



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 12/06/2018
CONTINUED FROM: 11/08/2018

Record No.: 2017-015810CUA
Project Address: 830 Rhode Island Street
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 4094/006
Applicant: Ryan Knock
2169 Union Street #5, San Francisco, CA 94123
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
Linda.AjelloHoagland@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

PROJECT DESCRIPTION

The Project includes demolition of an existing two-story, 930 square foot, single-family dwelling and construction of a new four-story, 5,253 square foot, three dwelling unit building at 830 Rhode Island Street. Unit One is a two-level unit on the first and second floors with two-bedrooms, two and one-half bathrooms and private rear yard with a total of 1,525 square feet. Unit Two is located on the second and third floors, and includes two-bedrooms, two and one-half bathrooms and a private deck with a total of 1,372 square feet. Unit Three is located on the third and fourth floors, includes two-bedrooms, two and one-half bathrooms and two private decks with a total of 1,428 square feet. Two off-street parking spaces and four Class 1 bicycle parking space are provided in the garage on the first floor.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow demolition of an existing single-family residence for the construction of three dwelling units within the RH-3 Zoning District, pursuant to Planning Code Sections 303 and 317(d).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received one public comments related to the Project expressing concern about the proposed height of the Project.
- **Residential Demolition.** While the Project does involve demolition of a residential structure, the proposed replacement building will provide three family-sized units. Additionally, the existing structure has been determined to not be a historic resource.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. While the project does involve demolition of an existing residential structure, the proposed replacement building will provide three family-sized units of very comparable size. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: DECEMBER 6, 2018

Record No.: **2017-015810CUA**
Project Address: **830 RHODE ISLAND STREET**
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 4094/006
Project Sponsor: Ryan Knock
2169 Union Street #5
San Francisco, CA 94123
Property Owner: Charles Ma
San Francisco, CA 94110
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 OF THE PLANNING CODE TO DEMOLISH A ONE-STORY SINGLE-FAMILY RESIDENCE, AND CONSTRUCT A FOUR-STORY, THREE-FAMILY DWELLING WITHIN AN RH-3 (RESIDENTIAL-HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 12, 2017, Charles Ma (hereinafter "Project Sponsor") filed Application No. 2017-015810CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing two-story, 930 square foot, single-family dwelling and construct a new four-story, 5,253 square foot, three dwelling unit building (hereinafter "Project") at 830 Rhode Island Street, Block 4094 Lot 006 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-015810CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On December 6, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-015810CUA.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-015810CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of an existing two-story, 930 square foot, single-family dwelling and construction of a new four-story, 5,253 square foot, three dwelling unit building at 830 Rhode Island Street. Unit One is a two-level unit on the first and second floors with two-bedrooms, two and one-half bathrooms and private rear yard with a total of 1,525 square feet. Unit Two is located on the second and third floors, and includes two-bedrooms, two and one-half bathrooms and a private deck with a total of 1,372 square feet. Unit Three is located on the third and fourth floors, and includes two-bedrooms, two and one-half bathrooms and two private decks with a total of 1,428 square feet. Two off-street parking spaces and four Class 1 bicycle parking space are provided in the garage on the first floor.
3. **Site Description and Present Use.** The project site is located on the west side of Rhode Island Street, between 20th and 22nd Streets, Lot 006 in Assessor's Block 4094 and is located within the RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk District. The site is an approximately 2,500 square foot uphill sloping lot with 25 feet of frontage and a depth of 100 feet. The project site has an existing approximately 930 square foot, one-story single-family dwelling constructed circa 1900. The structure was previously used as a short-term rental and is currently vacant. There is no off-street parking for the property.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the Showplace Square/Potrero Hill neighborhood. Parcels within the immediate vicinity consist of residential single- and two-family dwellings of varied design and construction dates. The block-face is characterized by two- to four-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings. The adjacent properties to the north and south are improved with three-story two-family dwellings constructed in 1922 and 1961, respectively, and the house to the east a three-story single-family home, constructed in 1908. On the east side of Rhode Island Street, the architectural style is also mixed and generally two- and three-story single- and multi-family dwellings. The surrounding properties are located in the RH-2 (Residential-House, Two-Family), RH-3 (Residential-House, Three-Family)

and RM-1 (Residential-Mixed, Low Density) Zoning Districts. The subject property is also within .25-miles of stops for the 10, 14X, 19, 33, 8, 8AX and 8BX MUNI transit lines.

5. **Public Outreach and Comments.** The Department has received one comment regarding the proposal, which expressed concern about the proposed height of the building.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-2 Zoning District. The Code establishes criteria that the Planning Commission shall consider in the review of applications for residential demolition.

As the Project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion (See Below).

- B. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District. Planning Code Section 261 further restricts height in the RH-2 Zoning District to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit.

The Project proposes a building that will be approximately 40 feet tall. The building height at the front lot line is approximately 34 inches tall. The fourth floor is set back 15 feet from the property line, and, therefore complies with the Planning Code and the Height and Bulk District.

- C. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-3 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15-foot maximum).

The subject property does not have a legislated setback. The average front setback of the adjacent two buildings is zero; therefore, there is no required front setback. The Project proposes no front setback; thus, the Project complies with Planning Code Section 132.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires a minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by averaging of the adjacent rear building walls. When averaging, the minimum rear yard allowed is 25%, but in no case less than 15 feet, and shall be provided at the ground level. Permitted projections into the rear yard are also permitted per Planning Code Section 136, such as a two-story addition projecting up

to 12 feet into the rear yard with 5-foot side setbacks on each side for the length of the projection.

The subject property is 100 feet deep; and the average rear yard depth of the adjacent neighbors is 37 feet, 3 inches; therefore, the rear yard requirement is 37 feet, 3 inches. The Project, which includes a permitted single-story, 9-foot, 1-inch projection, complies with the rear yard requirements.

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

The Project complies with the street frontage requirement and provides the appropriately-sized entrance to the off-street parking.

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

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

- G. **Usable Open Space.** Planning Code Section 135 requires, in RH-3 Districts, usable open space that is accessible by each dwelling (100 square feet per unit if private, or 133 square if shared).

The Project provides access to the rear yard area for the lower level unit and access to private roof decks for the upper level units. The private open space areas for all units exceed the 125 square feet required; therefore, the Project provides code-complying open space for all dwelling units.

- H. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

As the Project provides three dwelling units, three automobile parking spaces are required. The Project proposes two off-street parking spaces and one Class 1 bicycle parking space to offset the third off-street parking space, therefore complies with Planning Code Section 151.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 space for every 20 dwelling units.

The Project requires three Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project proposes four Class 1 bicycle parking spaces, located in the garage.

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

The Project proposes new construction of a building that results in one net new dwelling. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

- K. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project that results in the new residential use over 800 gross square feet.

The Project includes new residential development over 800 gross square feet. Excluding the square footage dedicated to the accessory parking spaces, this use is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

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

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed project is compatible with the surrounding neighborhood. The proposal would demolish an existing, 960 square foot, single-family dwelling. The new building will contain three two-bedroom dwelling units ranging in size from approximately 1,372 square feet to 1,525 square feet. The siting of the new building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of three new dwelling units is necessary and compatible with the surrounding neighborhood and the larger City.

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

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

The Project includes a three-story massing along the street, with the fourth-floor setback 15 feet from the front building wall, which is appropriate given the context of the surrounding

neighborhood. The proposed building provides rear setbacks, all which help to sculpt the building to minimize impacts and remain compatible with the neighborhood's two- to-four-story buildings.

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

The Planning Code requires one off-street parking space per dwelling unit. The garage provides the two required off-street parking spaces, in addition to the four Class 1 bicycle parking spaces.

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

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

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

The Project is residential and will be landscaped accordingly.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-3 District.

The Project is consistent with the stated purpose of the RH-3 Zoning District, which is characterized by one-, two- and multi-family buildings that are finely scaled and usually do not exceed 25 feet in width and 40 feet in height. Additionally, the Project is consistent with the Planning Code requirements for dwelling units in the RH-3 Zoning District.

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

- i. Whether the property is free of a history of serious, continuing Code violations;

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

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

The existing dwelling is currently used as a 30-day rental and has past code-violations for use as an illegal short-term rental; however, the building code-violation has since been resolved.

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

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the structure is not a historical resource.

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

Not Applicable. The existing structure is not a historic resource.

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

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building is a single-family residence used as a 30-day rental.

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

The existing single-family dwelling is used as a 30-day rental. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction neither history nor eviction notices filed at the Rent Board for 830 Rhode Island Street.

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

Although the Project proposes the demolition of an existing dwelling, the new construction will result in two additional dwelling units.

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

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two dwelling units that are consistent with the RH-3 Zoning District. The proposed residential development is characteristic of other existing residential buildings located along Rhode Island Street; two net new dwelling units would be added to the City's Housing Stock.

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

The Project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit; however, the project will add two family-sized dwelling units to the City's Housing Stock.

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

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

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

The Project proposes in-fill housing with a total of three dwelling units which is consistent with the varying neighborhood density. The proposed residential development is characteristic of other existing residential buildings located along Rhode Island Street and in the surrounding neighborhood.

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

The Project proposes an opportunity for family-sized housing. Three two-bedroom units are proposed within the new building. Currently, the property only contains one dwelling with one bedroom.

- xiii. Whether the project creates new supportive housing;

The Project does not create new supportive housing.

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

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The proposed residential development is characteristic of other existing residential uses along Rhode Island Street and in the surrounding neighborhood.

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

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

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

The existing dwelling contains one bedrooms. The Project proposes a total of six bedrooms between the three dwelling units.

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

The maximum density for the subject property is three units. The Project proposes the new construction of a three-unit building, maximizing the density permitted in the RH-3 Zoning District.

- xviii. 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.

The existing single-family dwelling is currently used as a 30-day rental occupied. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, nor any documentation indicating an eviction history nor eviction notices filed at the Rent Board for 830 Rhode Island Street.

Regarding unit size and count, the existing dwelling unit has approximately 960 square feet of habitable area and one bedroom. The proposed building contains three, two-bedroom units. The new units provide more than the existing square footage and bedroom count.

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

HOUSING ELEMENT

OBJECTIVE 2:

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

Policy 2.1:

Discourage the demolition of a sound existing housing unless the demolition results in a net increase in affordable housing.

The Project proposes to demolish an existing structure containing one bedroom and one bathroom to construct three new dwelling units each with two-bedrooms and thereby contributes to the general housing stock of the city.

**OBJECTIVE 3:
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.**

Policy 3.1:

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

Policy 3.3:

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

Policy 3.4:

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

While the Project will demolish an existing single-family dwelling, the new construction will result in an increase in the density of the property and contributes two net new dwelling units, a net addition of five bedrooms, to the existing housing stock.

**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.

The Project proposes to demolish a single-family residence with one bedroom to construct three dwelling units, each with two-bedrooms which could accommodate families with children.

**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 respect existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.5

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

The subject property is within a RH-3 Zoning District which allows for higher residential density than the existing single-family dwelling. The Project proposes a total of three dwelling units with two off-street parking spaces on property located in a neighborhood consisting of single-family residences to small multi-unit buildings with off-street parking. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

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

The Project proposes demolition of an existing single-family building to construct a two-family building with off-street parking. Similar to other existing structures on the block-face, the new building proposes garage access that is subordinate to the existing building façade. The structure, as viewed from the front façade, will continue the stepped pattern of building forms along the block-face with the top floor setback from the main building wall.

Policy 1.3:

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

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the ground floor entries of adjacent neighbors in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.

**OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE,
CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

Policy 2.6:

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

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

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

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

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

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

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

The existing single-family dwelling is not designated as affordable housing. The three proposed dwelling units will also not be designated as affordable housing.

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

The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where none currently exist.

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

The Project is a residential project in a RH-3 Zoning District, and does not include commercial office development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

- G. That landmarks and historic buildings be preserved.

A City Landmark or historic building does not occupy the Project site.

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

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

- 8. 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.
- 9. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-015810CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 18, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 6, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 6, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of an existing single-family home and construction of a new four-story, three-dwelling unit building located at 830 Rhode Island Street, Block 4094, and Lot 006, pursuant to Planning Code Sections 303 and 317 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 18, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2017-015810CUA and subject to conditions of approval reviewed and approved by the Commission on December 6, 2018 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 6, 2018 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than three Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than three (3) off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
10. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide two (2) independently accessible off-street parking spaces and one additional Class 1 bicycle parking space to offset the third required off-street parking space.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
11. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

12. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
13. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

16. **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>*
17. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice

of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

18. **Garbage, Recycling and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*

NEW RESIDENCES

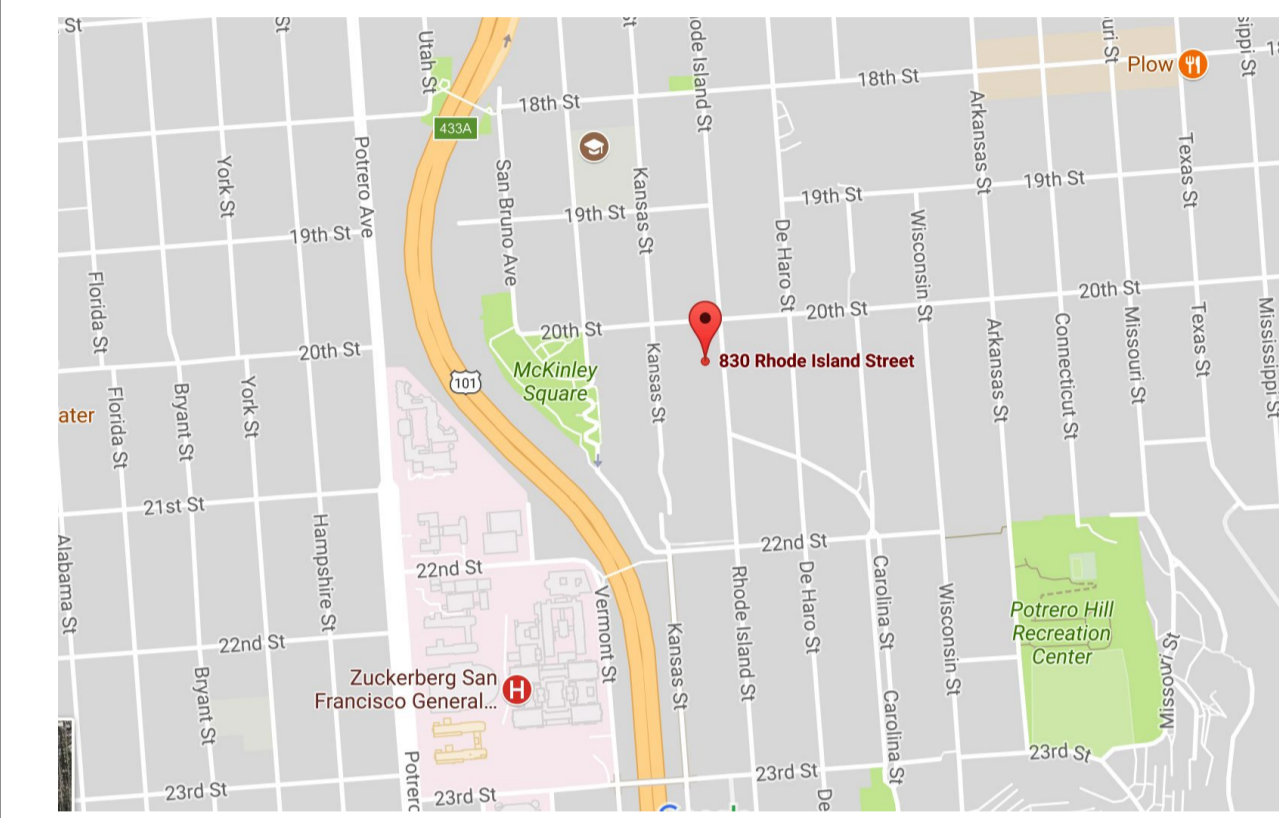
830 RHODE ISLAND STREET
SAN FRANCISCO, CA 94107

EXHIBIT B

SHEET INDEX

A0.0	INDEX, PROJECT INFORMATION	
A1.0	EXISTING AND PROPOSED SITE PLANS	
A1.1	UNIT AREA/ALLOCATION PLAN	
A2.1	EXISTING AND PROPOSED 1ST FLOOR PLANS	
A2.2	EXISTING AND PROPOSED 2ND FLOOR PLANS	
A2.3	PROPOSED 3RD, 4TH AND ROOF PLANS	
A3.0	EXISTING EAST ELEVATION	
A3.01	PROPOSED EAST ELEVATION	
A3.1	EXISTING AND PROPOSED WEST ELEVATIONS	
A3.2	EXISTING AND PROPOSED SOUTH ELEVATIONS	
A3.3	EXISTING AND PROPOSED NORTH ELEVATIONS	
A4.0	EXISTING AND PROPOSED BUILDING SECTION	

VICINITY MAP



PROJECT INFO

OWNER: CHARLES MA
59 CHENERY STREET
SAN FRANCISCO CA 94131

CONTRACTOR: TBD

ARCHITECT: RYAN KNOCK
KNOCK ARCHITECTURE AND DESIGN
2169 UNION STREET SUITE #5
SAN FRANCISCO, CA 94123

PROJECT DESCRIPTION: DEMOLISH EXISTING SINGLE FAMILY, 2 STORY HOME. REPLACE WITH 4 STORY, CONDOMINIUM BUILDING WITH THREE 2 BEDROOM UNITS, 2 OFF STREET PARKING SPACES, 3 BIKE PARKING SPACES, LIVING ROOF. SPRINKLER BUILDING TO NFPA 13, TYPE V-A CONSTRUCTION

Block and Lot	4094/006
Zoning	RH-3
Year Built	1904

	Existing	Proposed
Use	Single Family	Three Apartment Condos
Occupancy	R-3	R-2
Construction Type	V-B	V-A
Sprinklering	not sprinklered	NFPA 13 (full)
Building Height	21'-5"	40'-0"
Stories	2	4

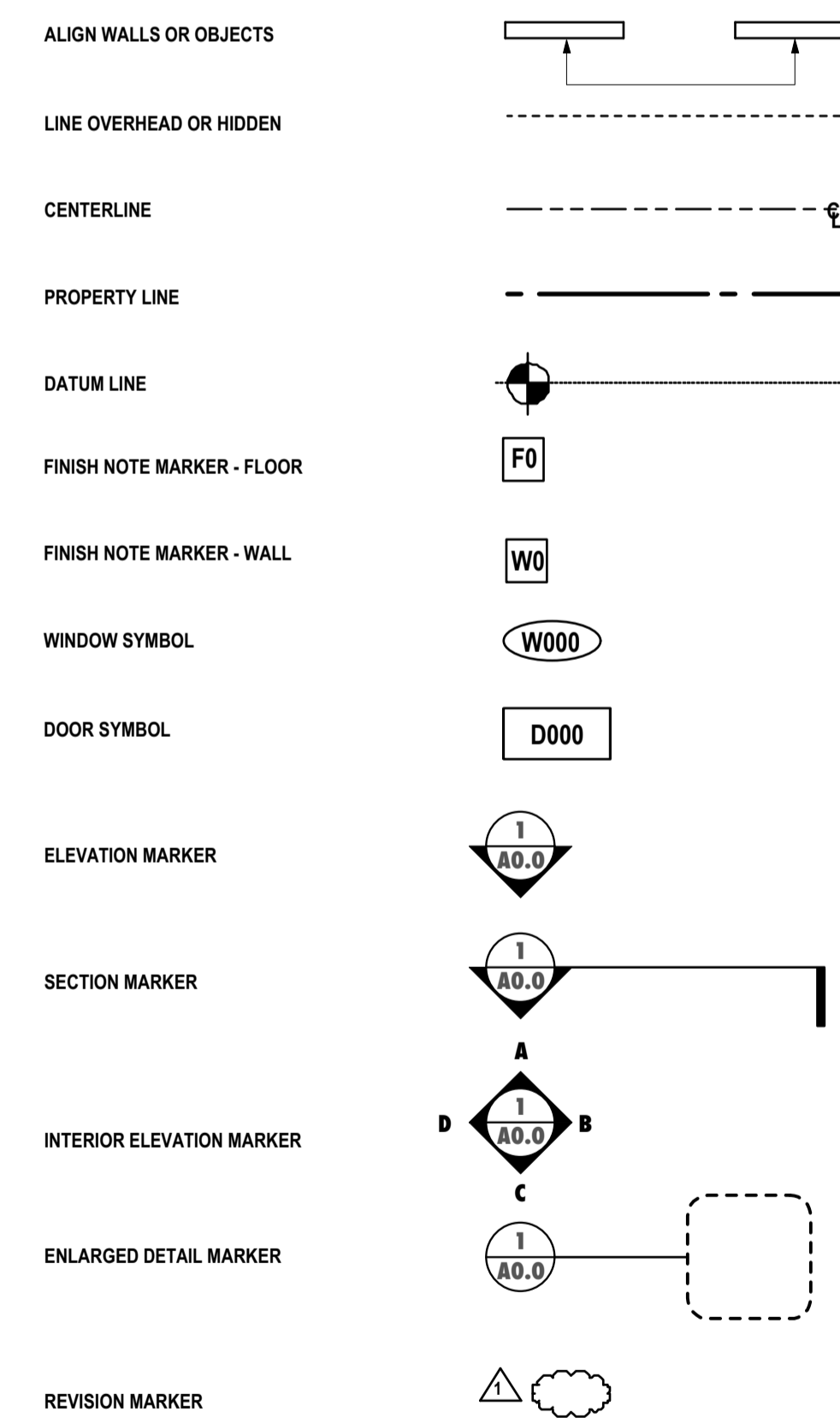
	Existing	Proposed
Off Street Parking Spots	0	2
Bike Parking	0	3
Building Area (garage nic)	930	5253
Area Calculations (garage nic)		
-First Floor	690	1210
-Second Floor	240	1573
-Third Floor	0	1545
-Fourth Floor	0	925
TOTAL	930	5253

Unit Areas	Existing	Proposed
-Unit #1	930	1525
-Unit #2	NA	1372
-Unit #3	NA	1428
-Shared Parking Area	0	513
-Shared Storage Areas	NA	NA
-Exit passage/entry/Stair	0	928
-Outdoor Space Unit #1	0	675
-Outdoor Space Unit #2	0	195
-Outdoor Space Unit #3	0	483
-Occupied Living Roof	0	925

ABBREVIATIONS

GENERAL		D		H		O		T.O.P	
&	AND	DBL	DOUBLE	HB	HOSE BIB	O	OVER	T.O.S	TOP OF SLAB
<	ANGLE	DEM	DEMOLISH	HC	HOLLOW CORE	OC	ON CENTER	T.O.W	TOP OF WALL
@	AT	DET	DETAIL	HCP	HANDICAP	OD	OUTSIDE DIMENSION	TP	TOILET PAPER HOLDER
#	NUMBER	DF	DOUGLAS FIR	HDR	HEADER	OFD	OVERFLOW DRAIN	TR	TOWEL RACK
C.L.	CENTERLINE	DIA	DIAMETER	HWWD	HARDWOOD	OFS	OVERFLOW SCUPPER	TV	TELEVISION
P.L.	PROPERTY LINE	DIM	DIMENSION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	OPNG	OPENING	TYP	TYPICAL
(E)	EXISTING	DN	DOWN	HW, HWH	HOT WATER HEATER	P	PERFORATED	U	UNLESS OTHERWISE NOTED
(N)	NEW	DP	DOUBLE POLE	I	INSIDE DIMENSION	PERF	PERFORATED	UON	UNLESS OTHERWISE NOTED
A	ANCHOR BOLT	DS	DOWNSPOUT	ID	INSULATION	PL	PLYWOOD	UR	URINAL
AB	ABOVE	DW	DISHWASHER	INS, INSUL	INTERIOR	PLY	PLYWOOD	VAR	VARIES
ABV	ABOVE	DWG	DRAWING	INT	INTERIOR	PT	PRESSURE TREATED	VCT	VINYL COMPOSITE TILE
AD	ADJACENT	E	EAST	INV	INVERT	PTD	PAINTED	VERT	VERTICAL
ADJ	ADJACENT	EA	EACH	J	JOINT	R	RISER	VIF	VERIFY IN FIELD
AFF	ABOVE FINISHED FLOOR	EJ	EXPANSION JOINT	JT	JOINT	RAD	RADIUS	W	WEST
ALT	ALTERNATE	EL	ELEVATION	JST	JOIST	RDWD	REDWOOD	WC	WATER CLOSET
ALUM	ALUMINUM	ELEC	ELECTRICAL	K	KITCHEN	REF	REFER, REFERENCE	WD	WOOD
ANOD	ANNODIZED	ELEV	ELEVATOR	KIT	KITCHEN	RET.	RETURN	WIN	WINDOW
AP	ACCESS PANEL	EO	ELECTRICAL PANELBOARD	L	LAMINATE, LAMINATED	REV	REVISED, REVISION	WWF	WELDED WIRE FABRIC
APX, APPROX	APPROXIMATE	EQ	EQUAL	LAM	LAMINATE, LAMINATED	RM	ROOM		
ARCH	ARCHITECT, ARCHITECTURAL	EST	ESTIMATE	LAV	LAVATORY	RO	ROUGH OPENING		
ASPH	ASPHALT	EXH	EXHAUST	LW	LIGHTWEIGHT	RWL	RAINWATER LEADER		
B	BOARD	EXP	EXPOSED	LWC	LIGHTWEIGHT CONCRETE	S	SOUTH		
BD	BOARD	EXT	EXTERIOR	M	MIRRORED	SC	SOLID CORE		
BIT	BITUMINOUS	FDN	FOUNDATION	M	MIRRORED	SCD	SEE CIVIL ENGINEERING DRAWINGS		
BLDG	BUILDING	FF	FINISHED FLOOR	MANUF	MANUFACTURER	SECT	SECTION		
BLK	BLOCK	FIN	FINISH	MAX	MAXIMUM	SF	SQUARE FEET		
BLKG	BLOCKING	FLR	FLOOR, FLOORING	MC	MEDICINE CABINET	SHT	SHEET		
BOT	BOTTOM	FLUOR	FLUORESCENT	MDF	MEDIUM DENSITY FIBERBOARD	SIM	SIMILAR		
B.O.	BOTTOM OF	FOC	FACE OF CONCRETE	MECH	MECHANICAL	SLD	SEE LANDSCAPE DRAWINGS		
BM	BEAM	FOM	FACE OF MASONRY	MEMB	MEMBRANE	SP	SINGLE POLE		
B.U.	BUILT-UP	FOP	FACE OF PLYWOOD	MIN	MINIMUM	SQ	SQUARE		
C	CABINET	FOS	FACE OF STUD	MIR	MIRROR	SSD	SEE STRUCTURAL DRAWINGS		
CAB	CABINET	FPL	FIREPLACE	MTL	METAL	SSTL	STAINLESS STEEL		
CJ	CONTROL JOINT	FTG	FOOTING	N	NORTH	STC	SOUND TRANSMISSION COEFFICIENT		
C.L.	CENTERLINE	FURN	FURNISH, FURNISHED	N/A	NOT APPLICABLE	STL	STEEL		
CLG	CEILING	G	GAUGE	NIC	NOT IN CONTRACT	T	TELEPHONE		
CLR	CLEAR	GALV	GALVANIZED	NO	NUMBER	TEMP	TEMPERED		
CMU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	NTS	NOT TO SCALE	T.O.	TOP OF		
CNTL	CONTROL	GL	GLAZING	NTS	NOT TO SCALE	T.O.FF	TOP OF FINISH FLOOR		
COL	COLUMN	GLB	GLASS BLOCK						
CONT	CONTINUOUS	GND	GROUND						
CPT	CARPET	GYP BD	GYPSUM BOARD						
CT	CERAMIC TILE								
CTR	CENTER								

SYMBOLS

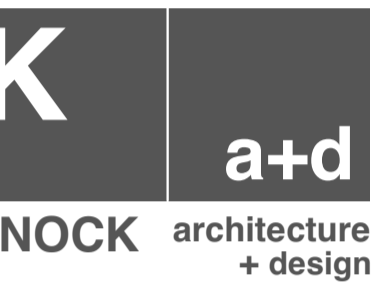


APPLICABLE CODES

ALL DRAWINGS, REGARDLESS OF DETAILS ON DRAWINGS, SHALL COMPLY WITH THE FOLLOWING CODE AND ANY LOCAL AMENDMENTS

- 2016 CALIFORNIA BUILDING CODE AND SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA ELECTRICAL CODE AND SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA ENERGY CODE AND SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA GREEN BUILDING CODE AND SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA PLUMBING CODE AND SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA MECHANICAL CODE AND SAN FRANCISCO AMENDMENTS

10.23.17	PROGRESS SET
11.03.17	PREAPP
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

NEW RESIDENCES
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

permit #:

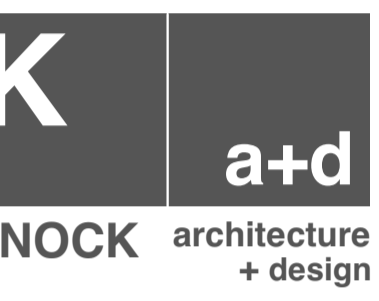
PROJECT INFO

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A0.0

SCALE:
PLOT DATE:

10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT

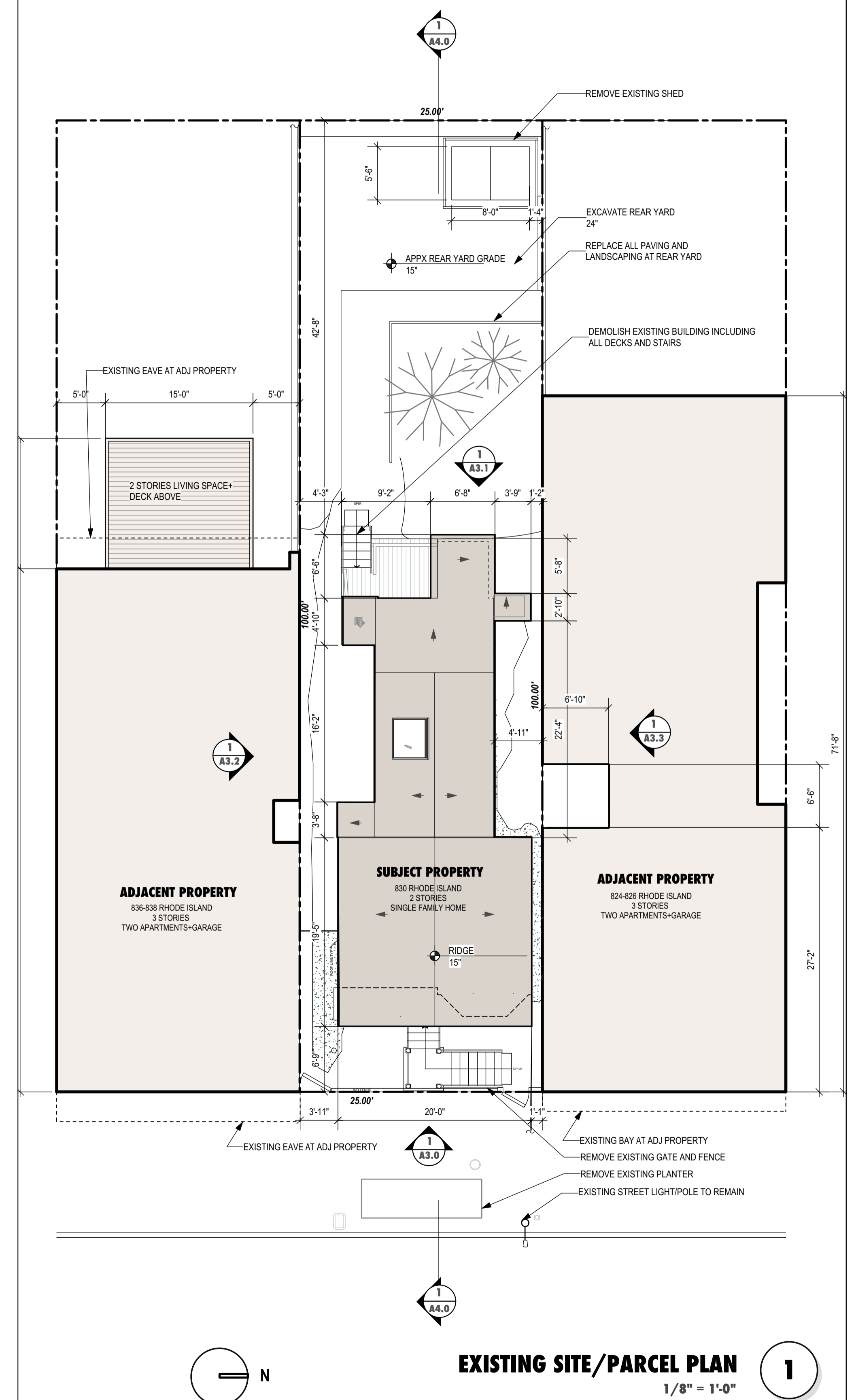
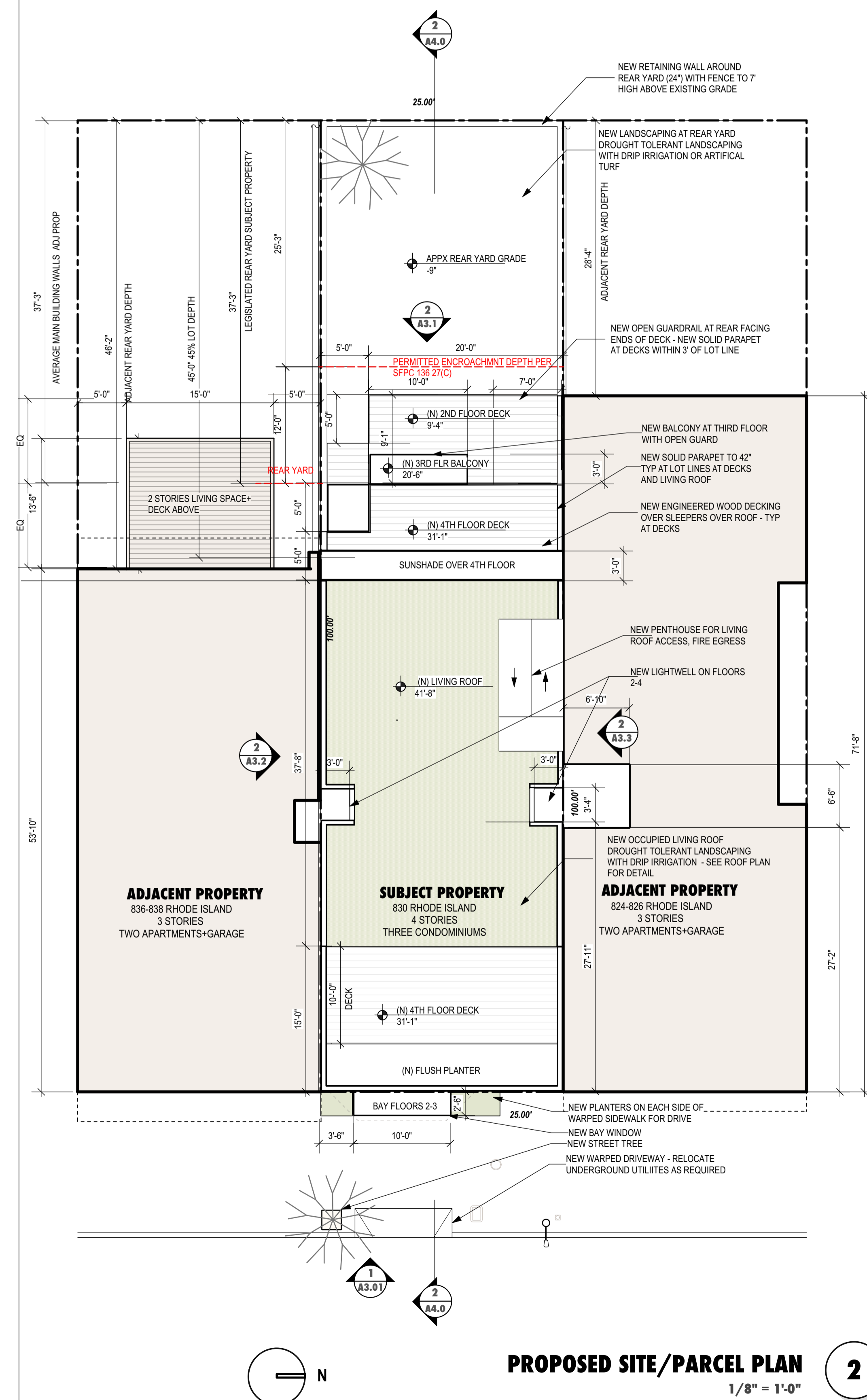


www.knock-ad.com
ryan@knock-ad.com
415-215-2647

NEW RESIDENCES

830 RHODE ISLAND STREET, SAN FRANCISCO, CA

permit #:



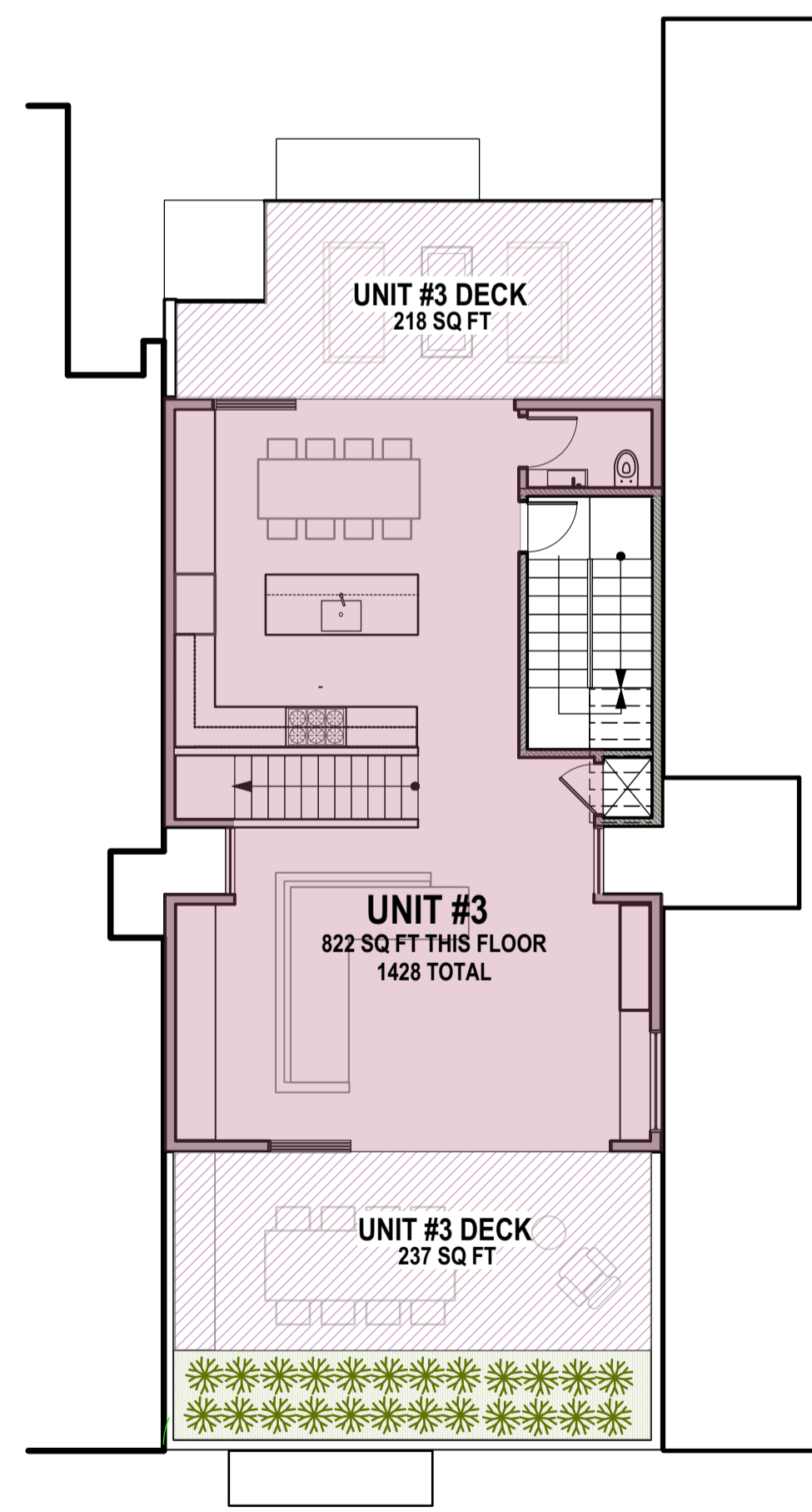
SITE/PARCEL PLANS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A1.0

SCALE:
PLOT DATE:

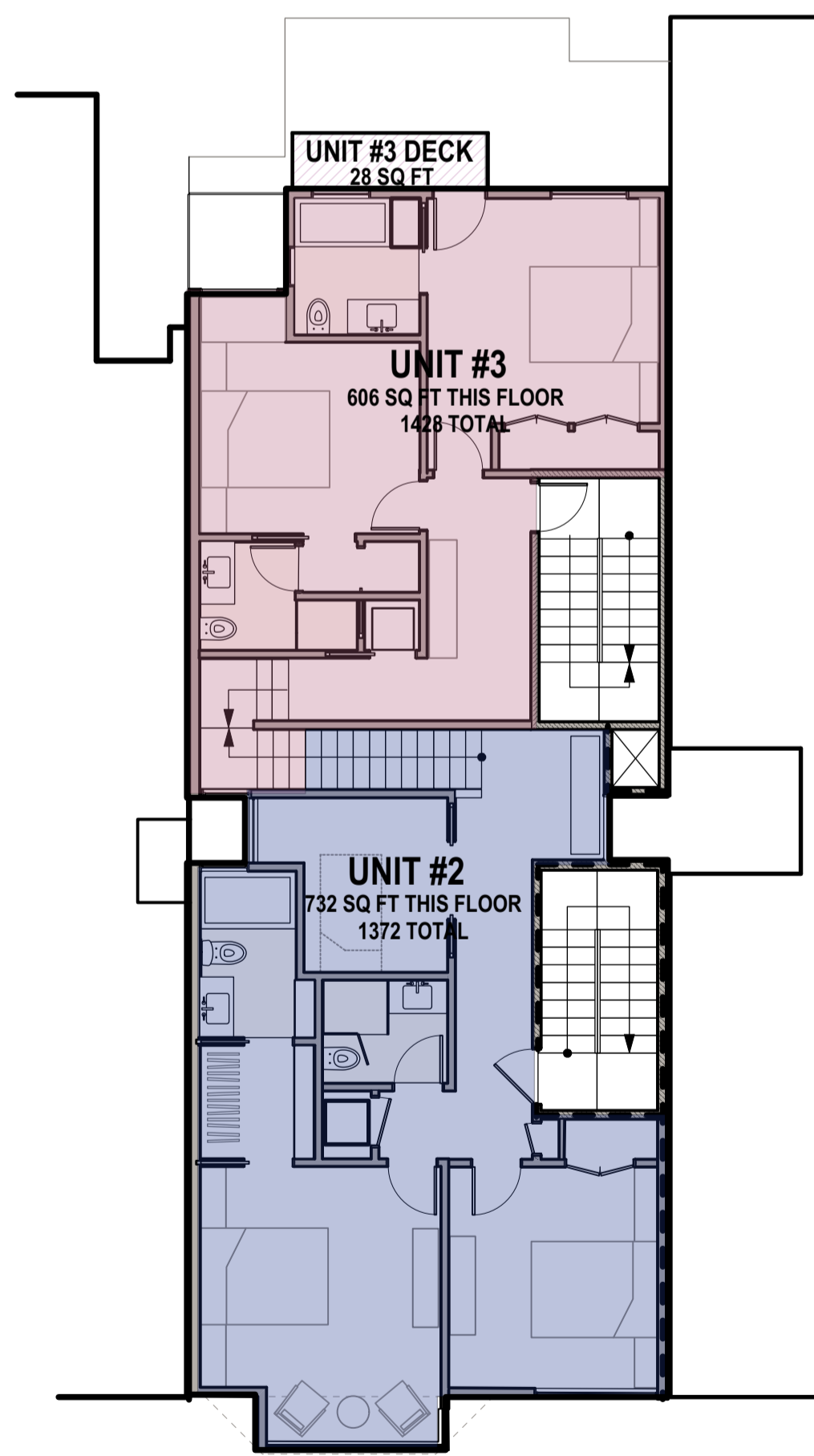
	Existing	Proposed
Off Street Parking Spots	0	2
Bike Parking	0	3
Building Area (garage inc)	930	5253
Area Calculations (garage inc)		
-First Floor	690	1210
-Second Floor	240	1573
-Third Floor	0	1545
-Fourth Floor	0	925
TOTAL	930	5253
Unit Areas		
-Unit #1	930	1525
-Unit #2	NA	1372
-Unit #3	NA	1428
-Shared Parking Area	0	513
-Shared Storage Areas	NA	NA
-Exit passage/entry/Stair	0	928
-Outdoor Space Unit #1	0	675
-Outdoor Space Unit #2	0	195
-Outdoor Space Unit #3	0	483
-Occupied Living Roof	0	925



RHODE ISLAND STREET

4TH FLOOR

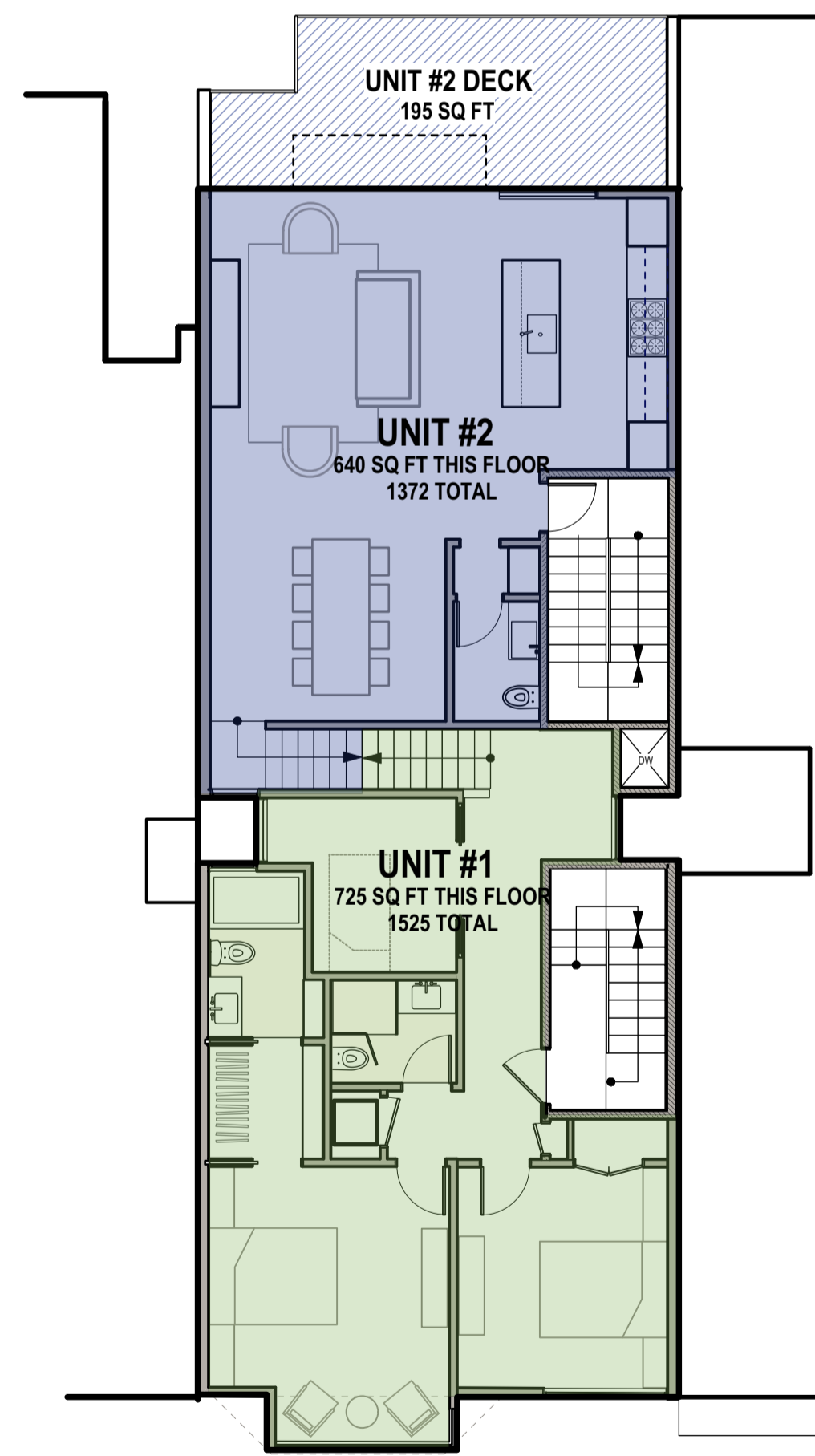
925 GROSS SQUARE FEET



RHODE ISLAND STREET

3RD FLOOR

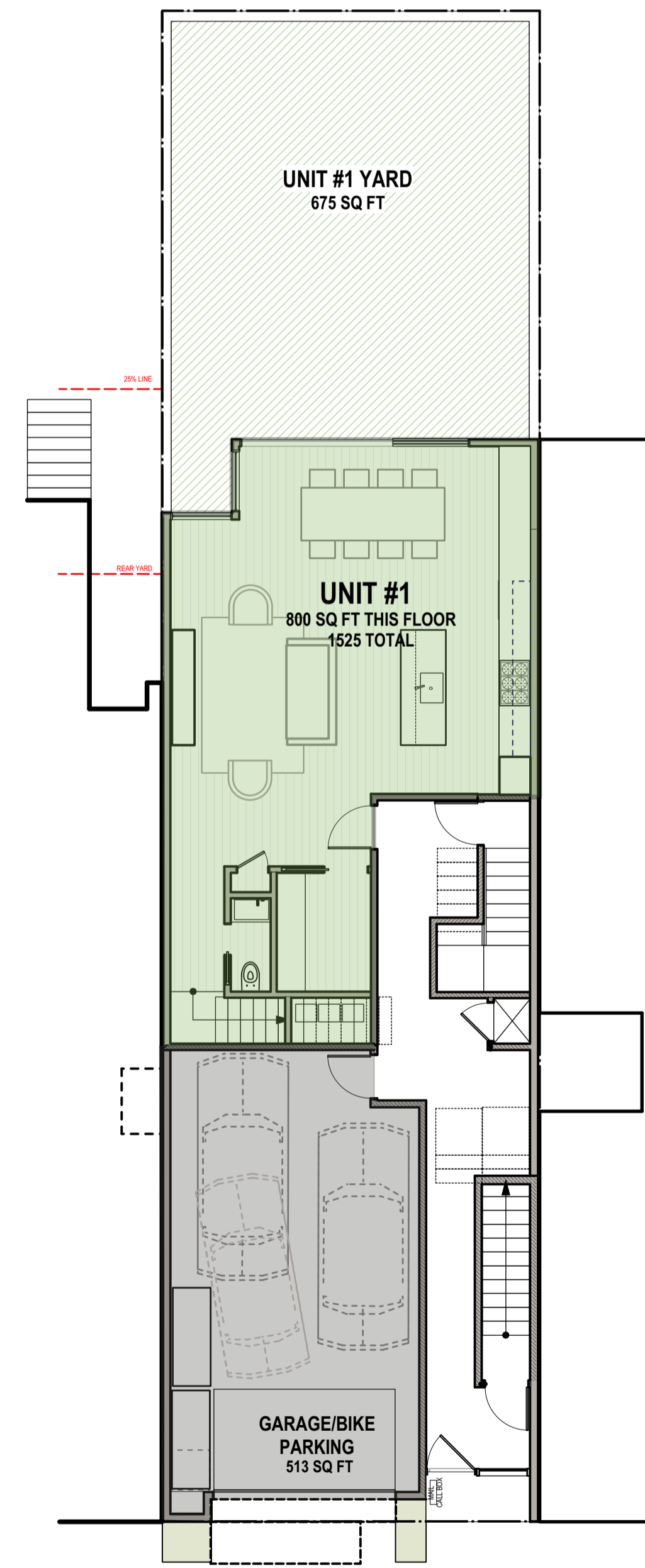
1545 GROSS SQUARE FEET



RHODE ISLAND STREET

2ND FLOOR

1573 GROSS SQUARE FEET



RHODE ISLAND STREET

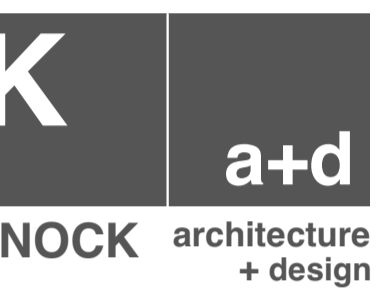
FIRST FLOOR

1210 GROSS SQUARE FEET RESIDENTIAL
513 GROSS SQUARE FEET GARAGE/PARKING

UNIT AREA/ALLOCATION PLAN

1/8" = 1'-0"

DATE	DESCRIPTION
10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

NEW RESIDENCES
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

UNIT AREAS ALLOCATIONS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A1.1

SCALE:
PLOT DATE:

permit #:

10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



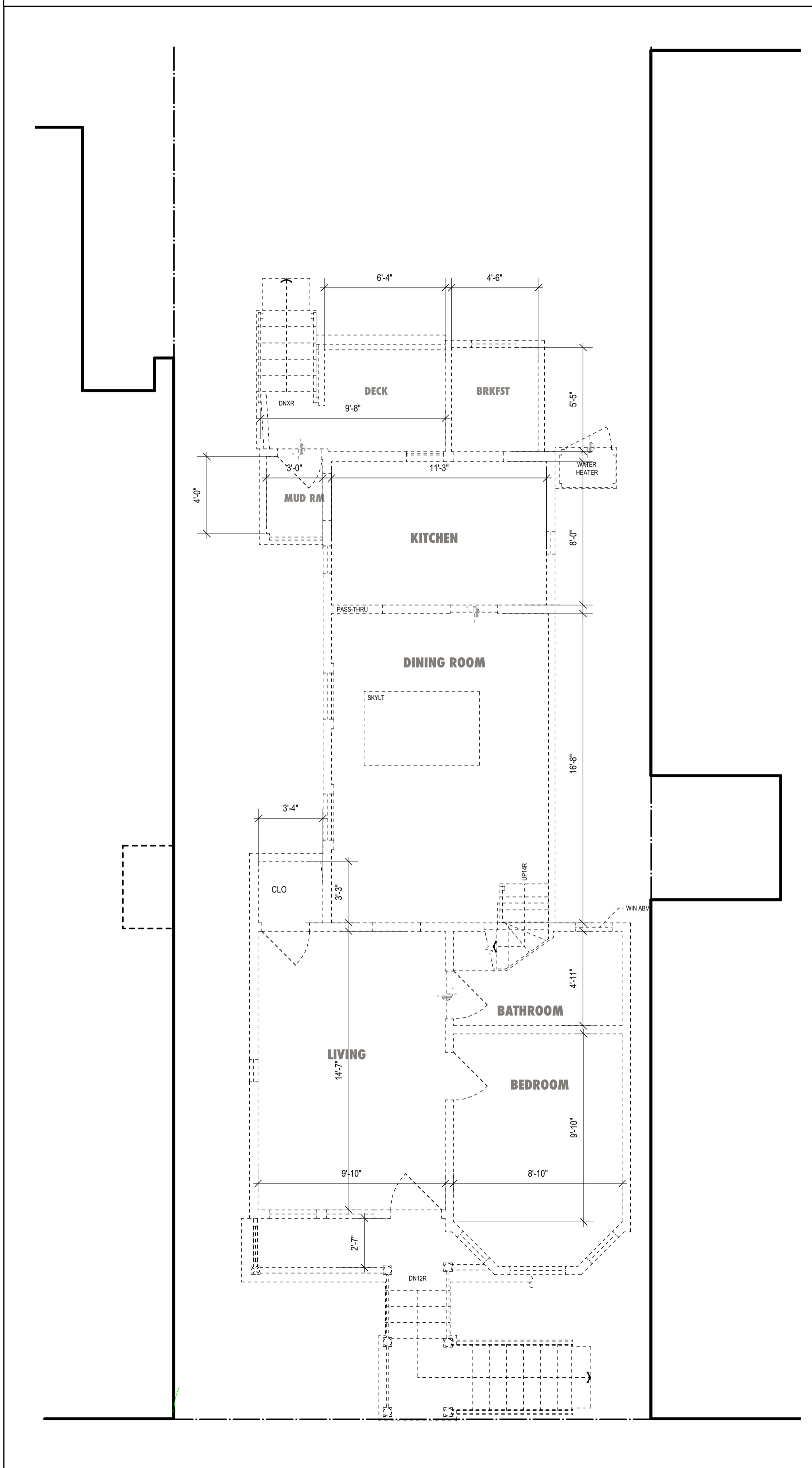
www.knock-ad.com
ryan@knock-ad.com
415-215-2647

NEW RESIDENCES
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

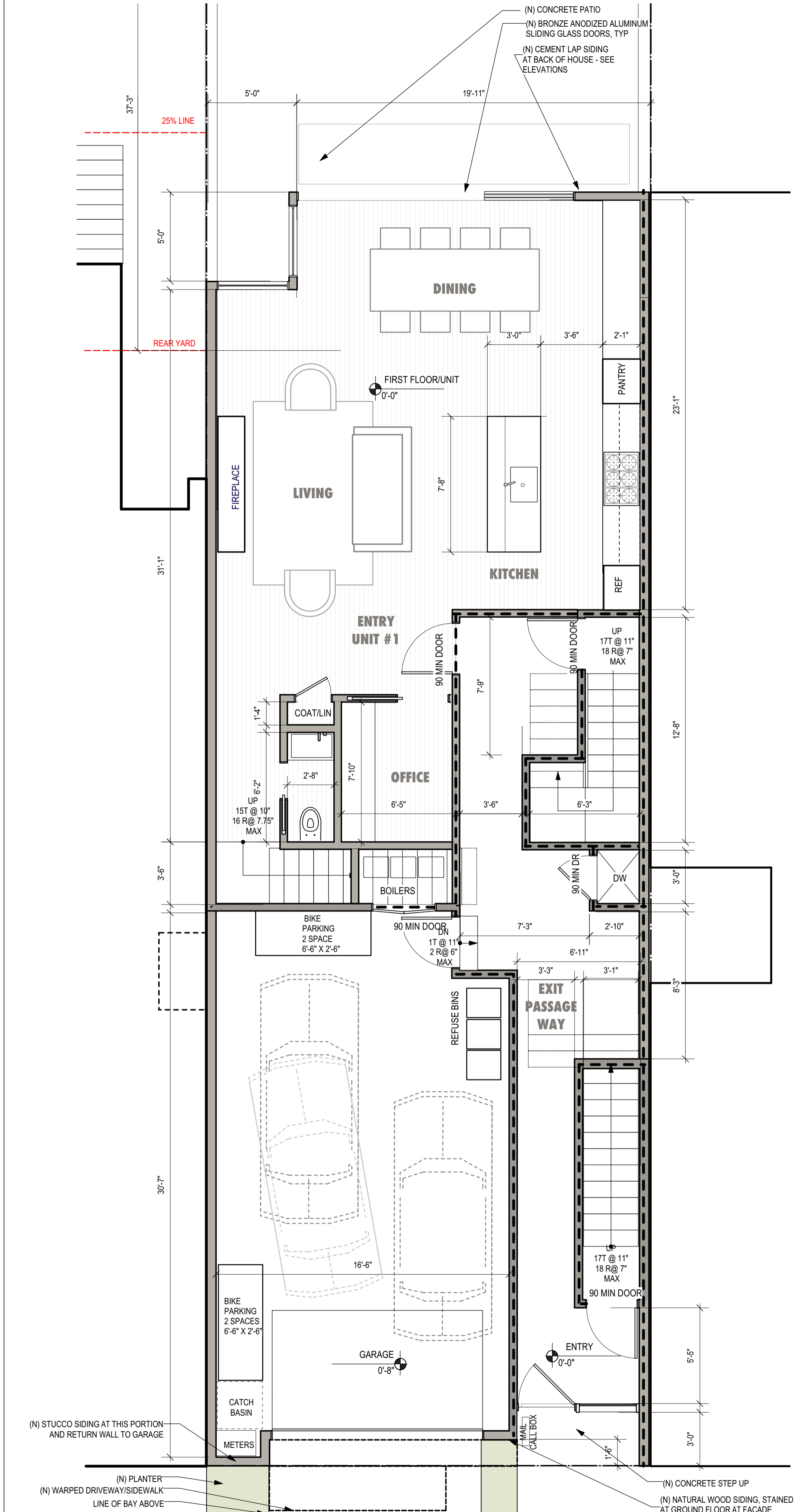
permit #:

LEGEND

- EXISTING PARTITION OR WALL TO BE DEMOLISHED
- ===== NEW WALL
- - - 1-HOUR FIRE RATED WALL
- - - 2-HOUR FIRE RATED WALL



DEMO FIRST FLOOR PLAN 1
1/4" = 1'-0"



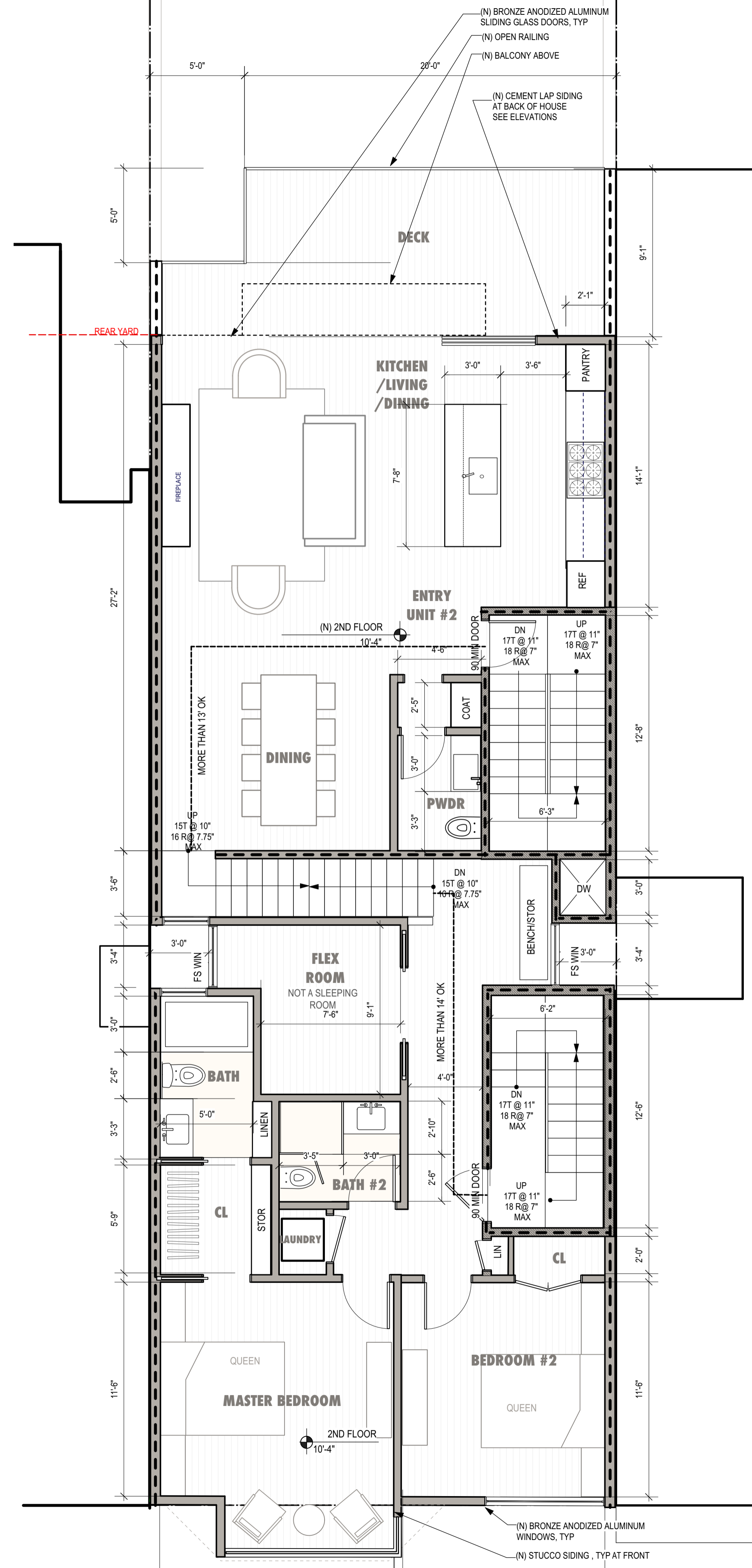
PROPOSED FIRST FLOOR PLAN 2
1/4" = 1'-0"

FIRST FLOOR PLANS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A2.1

SCALE:
PLOT DATE:

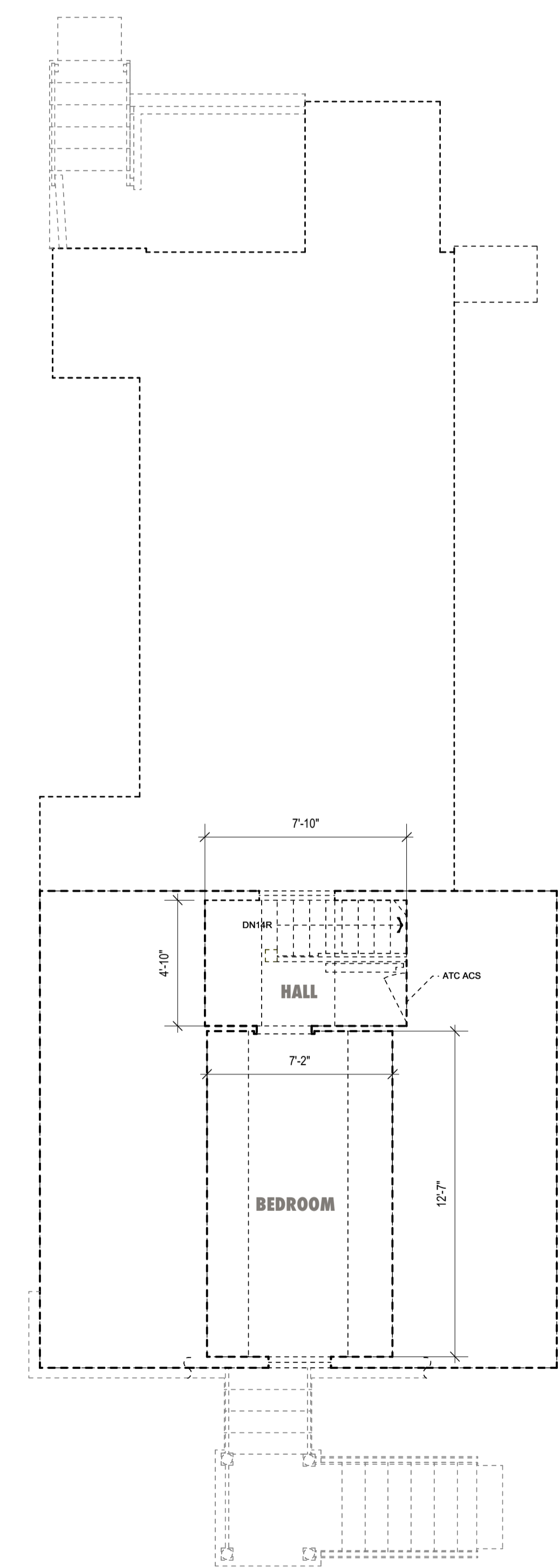


PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

2

LEGEND

-----	EXISTING PARTITION OR WALL TO BE DEMOLISHED
=====	NEW WALL
- - - - -	1-HOUR FIRE RATED WALL
- - - - -	2-HOUR FIRE RATED WALL



DEMO SECOND FLOOR PLAN
1/4" = 1'-0"

1

DATE	DESCRIPTION
10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

NEW RESIDENCES
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

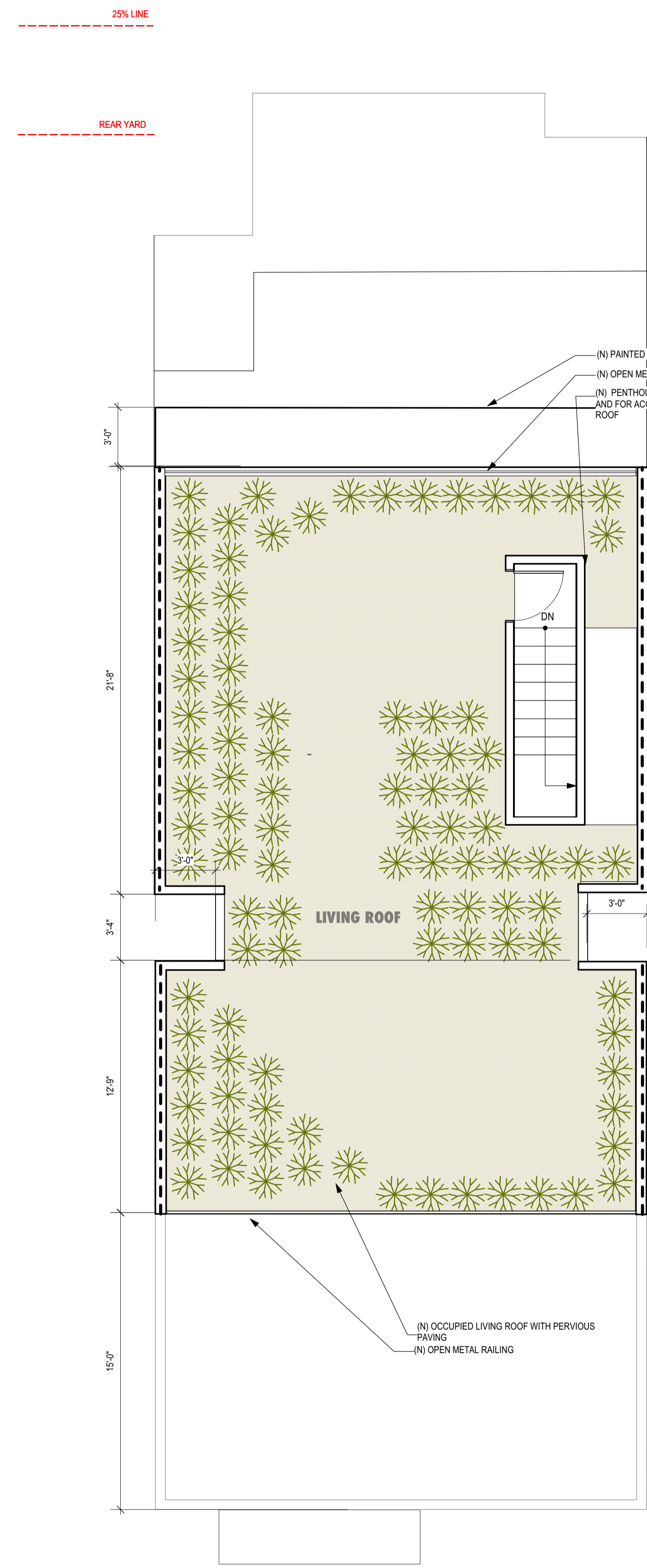
permit #:

SECOND FLOOR PLAN

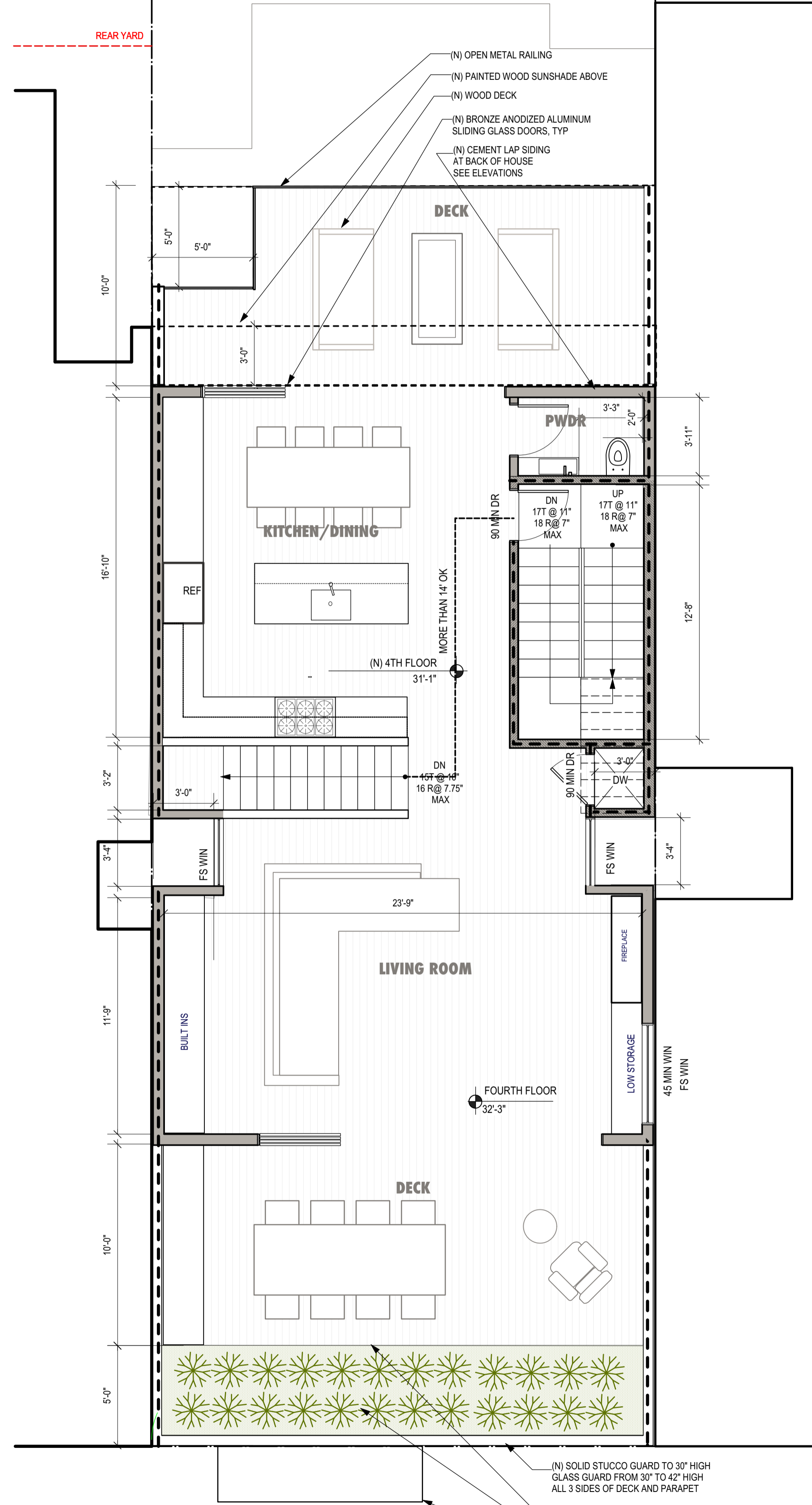
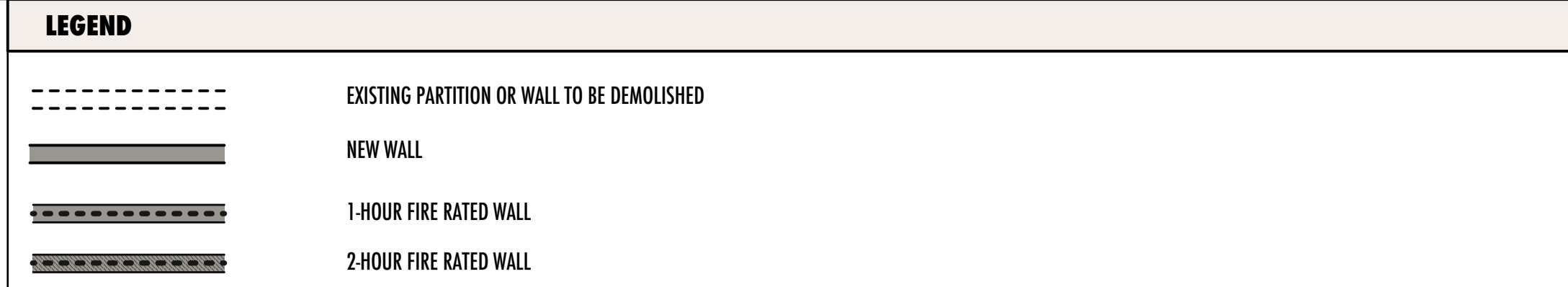
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A2.2

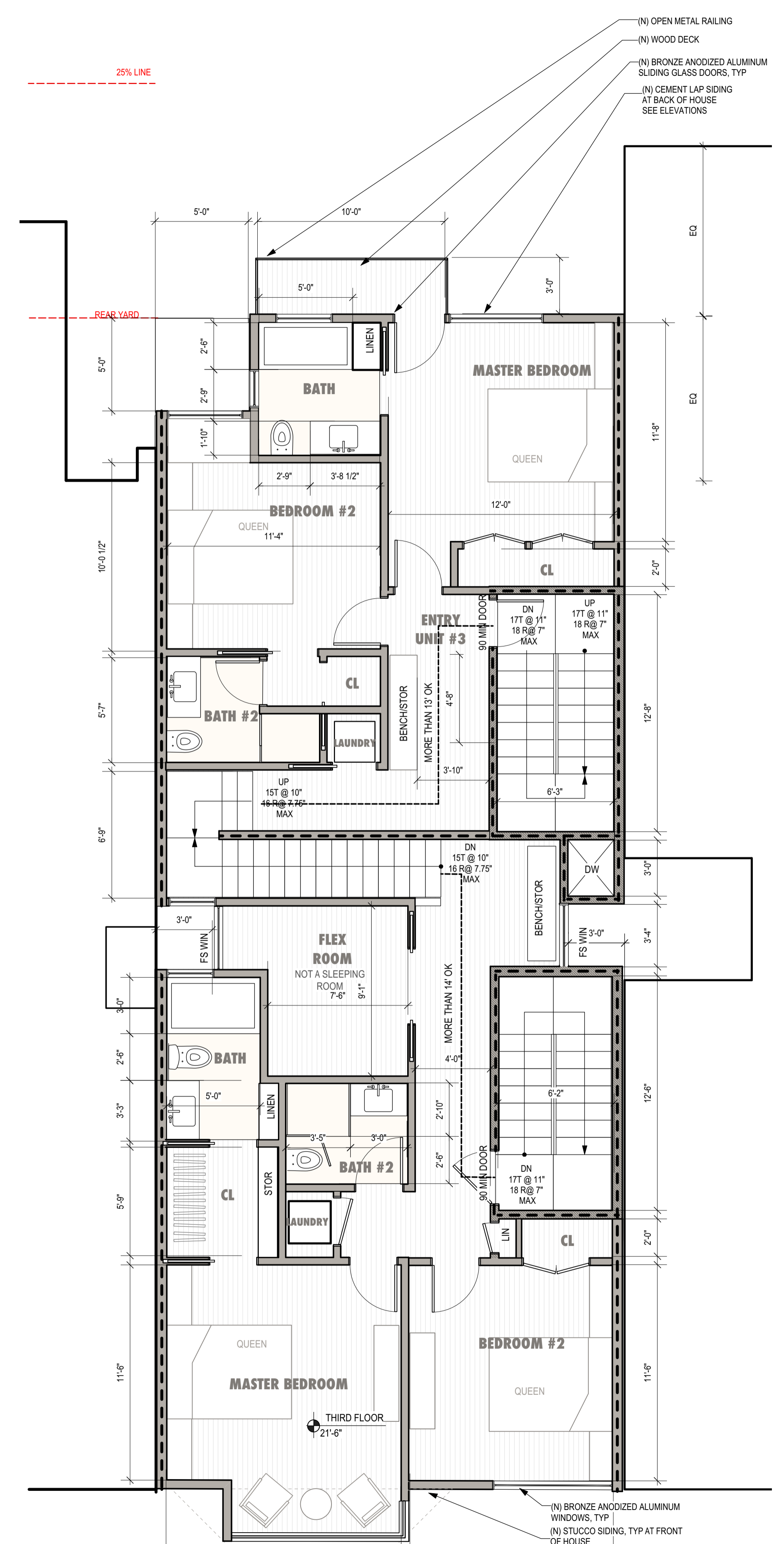
SCALE:
PLOT DATE:



LIVING ROOF PLAN
1/4" = 1'-0" **3**



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



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

10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

NEW RESIDENCES
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

3RD, 4TH FLR & ROOF PLANS

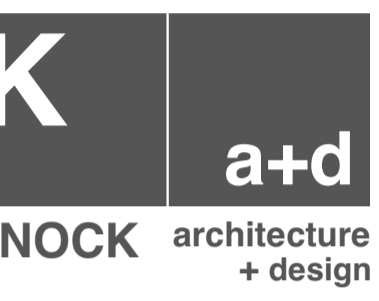
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A2.3

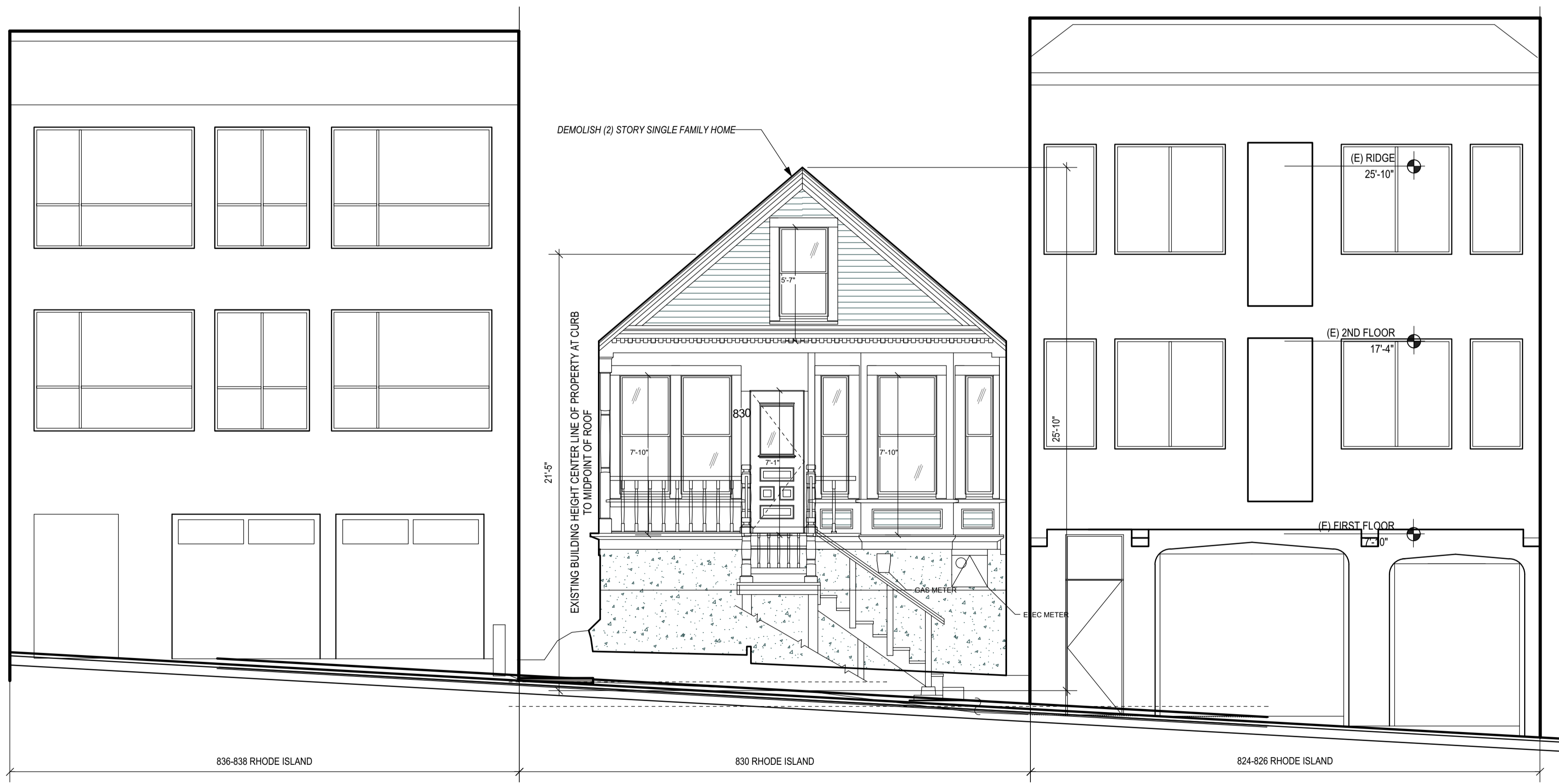
SCALE:
PLOT DATE:

permit #:

10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647



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

1

NEW RESIDENCES
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

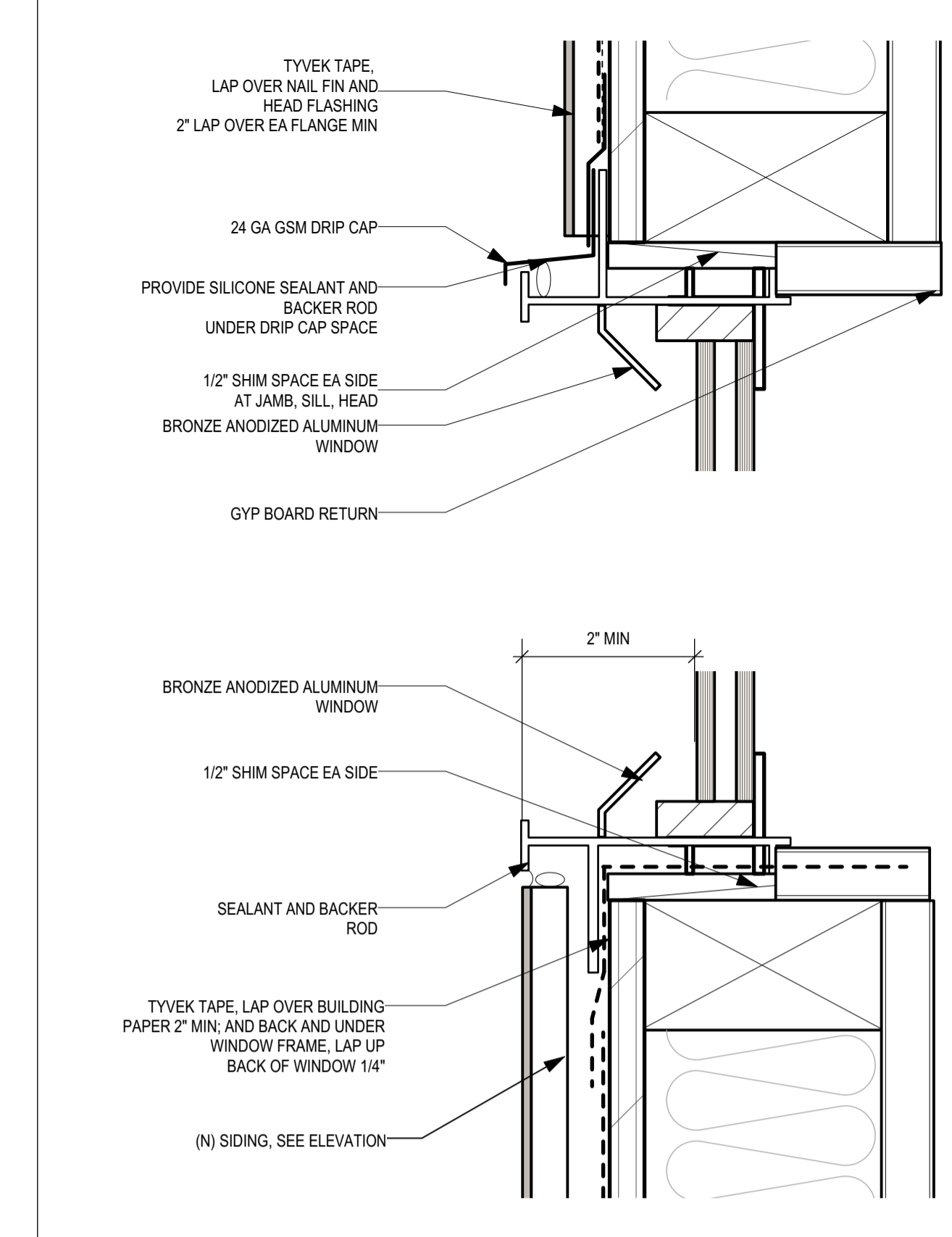
permit #:

EAST ELEVATIONS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A3.0

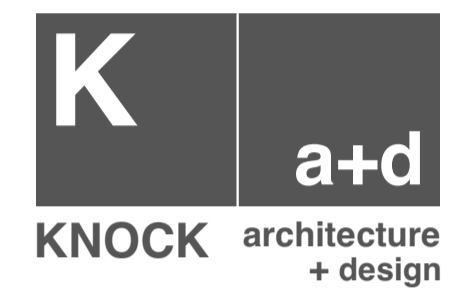
SCALE:
PLOT DATE:



PROPOSED WINDOW DETAIL
1 1/2" = 1'-0" **2**

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

DATE	DESCRIPTION
10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

NEW RESIDENCES
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

permit #:

EAST ELEVATIONS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A3.01

SCALE:
PLOT DATE:

DATE	DESCRIPTION
10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

permit #:

NEW RESIDENCES

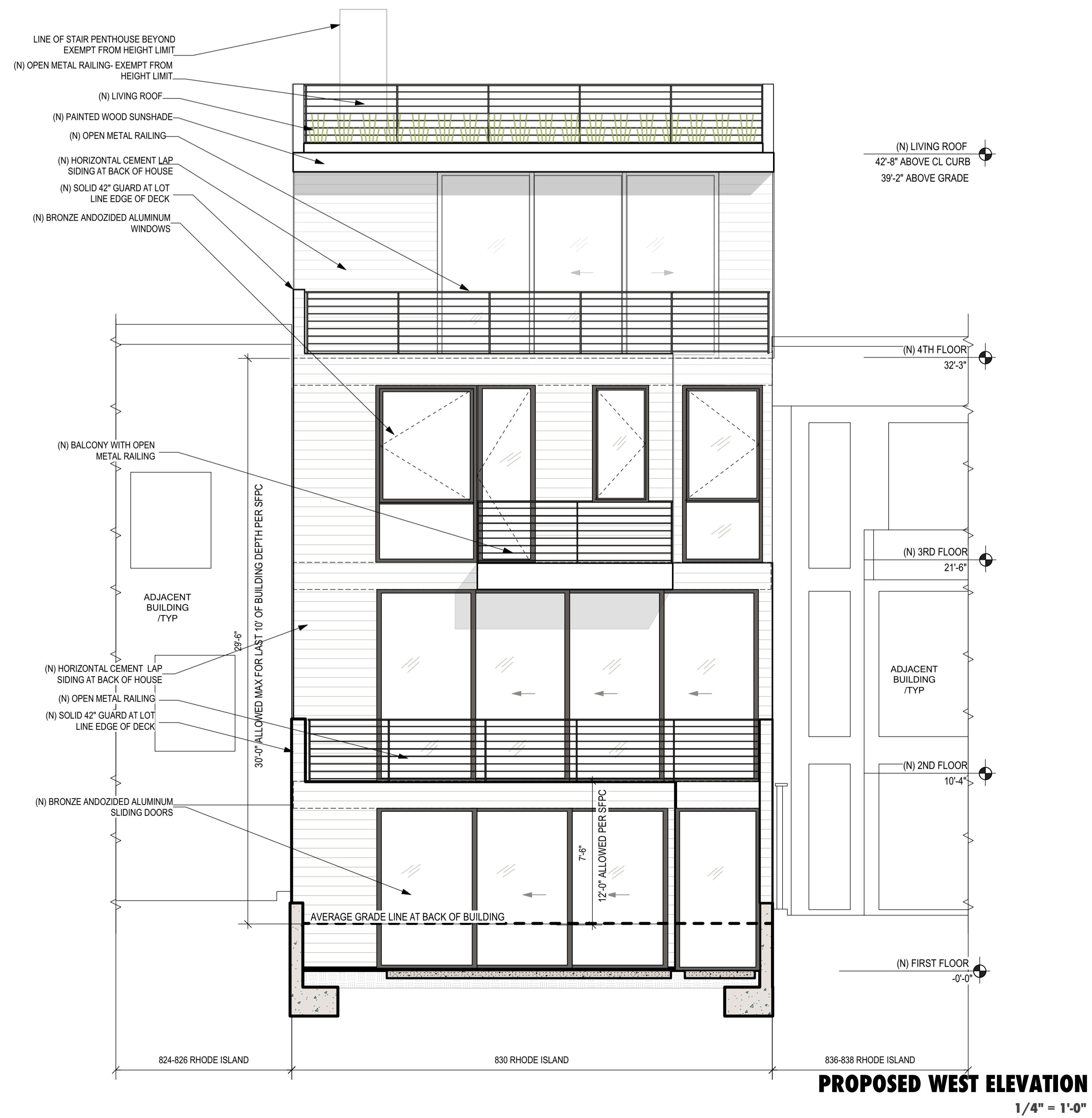
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

WEST ELEVATIONS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A3.1

SCALE:
PLOT DATE:



2



1

(N) STAIR PENTHOUSE BEYOND EXEMPT FROM HEIGHT LIMIT
 (N) SOLID GUARD TO 42" AT LOT LINES AT LIVING ROOF EXEMPT FROM HEIGHT LIMIT
 (N) PAINTED WOOD SUNSHADE
 (N) SOLID GUARD TO 42" HIGH AT LOT LINE AT DECKS TYP
 (N) SOLID GUARD TO 42" HIGH AT LOT LINE AT DECKS TYP
 HEAVY DASHED LINE INDICATES THE OUTLINE OF ADJACENT BUILDING IN FOREGROUND (836-838 RHODE ISLAND)

(N) HORIZONTAL HARDI PANEL LAP SIDING AT BACK OF HOUSE
 OPEN METAL RAIL AT END AND SIDES OF DECK MORE THAN 3' FROM LOT LINES

(N) HORIZONTAL HARDI PANEL LAP SIDING
 (N) BRONZE ANODIZED WINDOWS
 NEW FENCE BEYOND (7' HIGH ABOVE EXISTING GRADE)

HEAVY DASHED LINE INDICATES ALLOWED BUILDING HEIGHT OF 40'-0" ABOVE EXISTING GRADE - ENTIRE BUILDING TO BE BELOW 40'-0" HEIGHT LIMIT - EXISTING GRADE - PROPERTY UPSLOPES FROM STREET - SEE SAN FRANCISCO PLANNING CODE SECTION 260 (a)1.C, AND BUILDING SECTION, A4.0 FOR FURTHER CLARIFICATION

(N) BRONZE ANODIZED WINDOWS AT LIGHT WELL
 (N) GLASS GUARD (FROM 30" TO 42" ABOVE DECK SURF) SOLID GUARD 30" AND BELOW

LINE OF BAY BEYOND DARK STUCCO

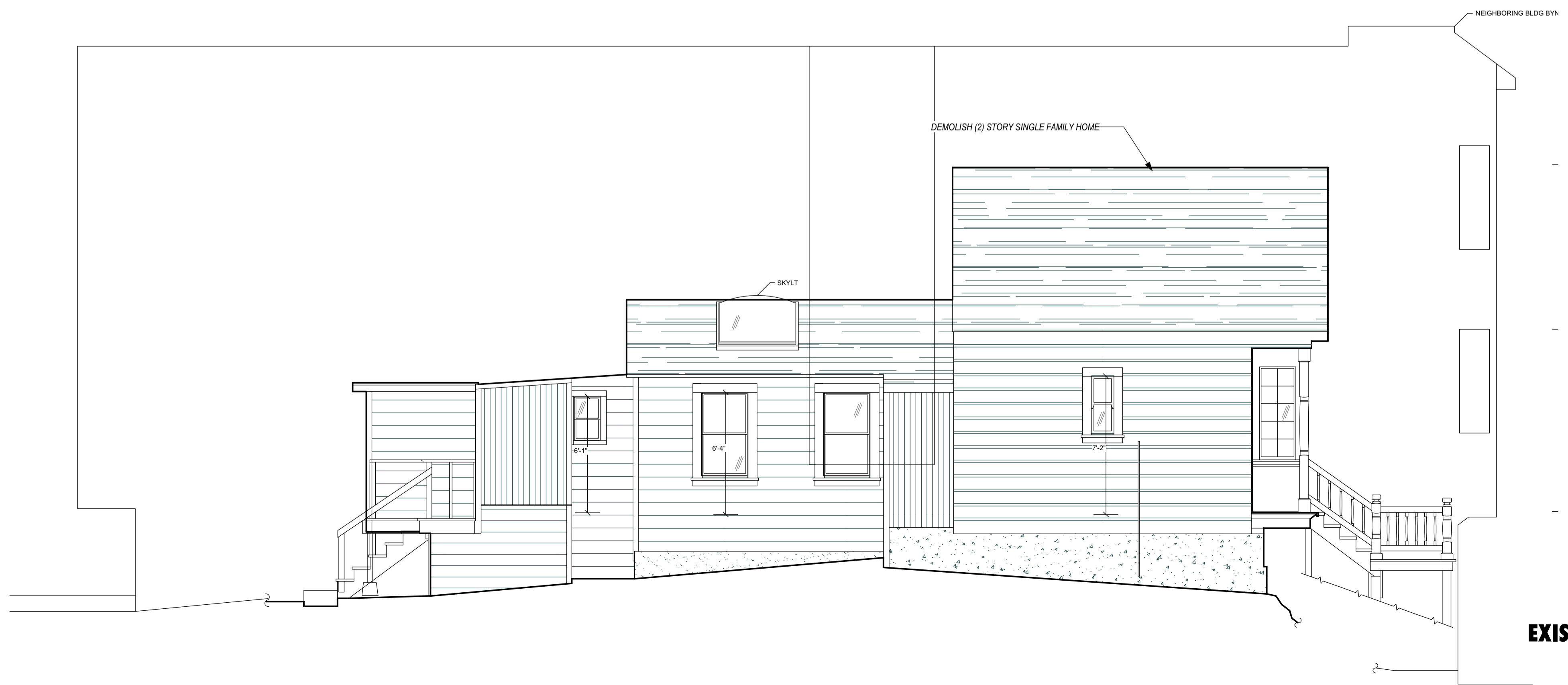
LOT LINE WINDOW ADJ PROPERTY

DASHED LINE INDICATES EXISTING GRADE - EXISTING GRADE IS AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING - HEIGHT LIMIT MEASURED FROM EXISTING GRADE - SEE SAN FRANCISCO PLANNING CODE SECTION 260 (a)1.C

HATCHED AREA IS AREA BELOW EXISTING GRADE

PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"

2



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

1

DATE	DESCRIPTION
10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
 ryan@knock-ad.com
 415-215-2647

NEW RESIDENCES
 830 RHODE ISLAND STREET, SAN FRANCISCO, CA

permit #:

SOUTH ELEVATIONS
 All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A3.2
 SCALE:
 PLOT DATE:

HEAVY DASHED LINE INDICATES ALLOWED BUILDING HEIGHT OF 40'-0" ABOVE EXISTING GRADE - ENTIRE BUILDING TO BE BELOW 40'-0" HEIGHT LIMIT - EXISTING GRADE - PROPERTY UPSLOPES FROM STREET - SEE SAN FRANCISCO PLANNING CODE SECTION 260 (a)1.C, AND BUILDING SECTION, A4.0 FOR FURTHER CLARIFICATION

(N) BRONZE ANODIZED WINDOWS AT LIGHT WELL

(N) LIVING ROOF 42'-8" ABOVE CL CURB
 (N) GLASS GUARD (FROM 30" TO 42" ABOVE DECK SURF) SOLID GUARD 30" AND BELOW

LINE OF BAY BEYOND DARK STUCCO

(N) 4TH FLOOR 32'-3"

(N) 3RD FLOOR 21'-6"

(N) 2ND FLOOR 10'-4"

DASHED LINE INDICATES EXISTING GRADE - EXISTING GRADE IS AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING - HEIGHT LIMIT MEASURED FROM EXISTING GRADE - SEE SAN FRANCISCO PLANNING CODE SECTION 260 (a)1.C

HATCHED AREA IS AREA BELOW EXISTING GRADE

(N) FIRST FLOOR 0'-0"

32'-3" TO CURB CL PROP
 40'-0" ALLOWED PER SFPC

39'-2"
 40'-0" ALLOWED PER SFPC

38'-0"
 40'-0" ALLOWED PER SFPC

45 MIN RATED WINDOW IN STEEL FRAME
 18 sq ft

4 sq ft

4 sq ft

4 sq ft

(N) STAIR PENTHOUSE BEYOND EXEMPT FROM HEIGHT LIMIT
 (N) SOLID GUARD TO 42" AT LOT LINES AT LIVING ROOF EXEMPT FROM HEIGHT LIMIT

(N) PAINTED WOOD SUNSHADE

(N) SOLID GUARD TO 42" HIGH AT LOT LINE AT DECKS TYP

HEAVY DASHED LINE INDICATES THE OUTLINE OF ADJACENT BUILDING IN FOREGROUND (836-838 RHODE ISLAND)

(N) OPEN METAL RAILING AT BALCONY

GUARD TO 42" ABOVE DECK SURFACE AT LOT LINE

NEW FENCE BEYOND (7' HIGH)

PROPOSED NORTH ELEVATION

1/4" = 1'-0"

2

(E) RIDGE 25'-10"

(E) 2ND FLOOR 17'-4"

(E) FIRST FLOOR 7'-10"

DEMOLISH (2) STORY SINGLE FAMILY HOME

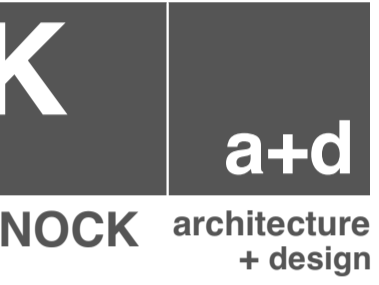
NEIGHBORING BLDG BYND

EXISTING NORTH ELEVATION

1/4" = 1'-0"

1

DATE	DESCRIPTION
10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
 ryan@knock-ad.com
 415-215-2647

NEW RESIDENCES
 830 RHODE ISLAND STREET, SAN FRANCISCO, CA

permit #:

NORTH ELEVATIONS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A3.3

SCALE:
 PLOT DATE:

10.23.17	PROGRESS SET
11.03.17	PREAPP
07.18.18	RDAT REVISIONS
09.24.18	RDAT REVISIONS
10.01.18	SFPC REV
11.12.18	REV 3 UNIT



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

permit #:

NEW RESIDENCES

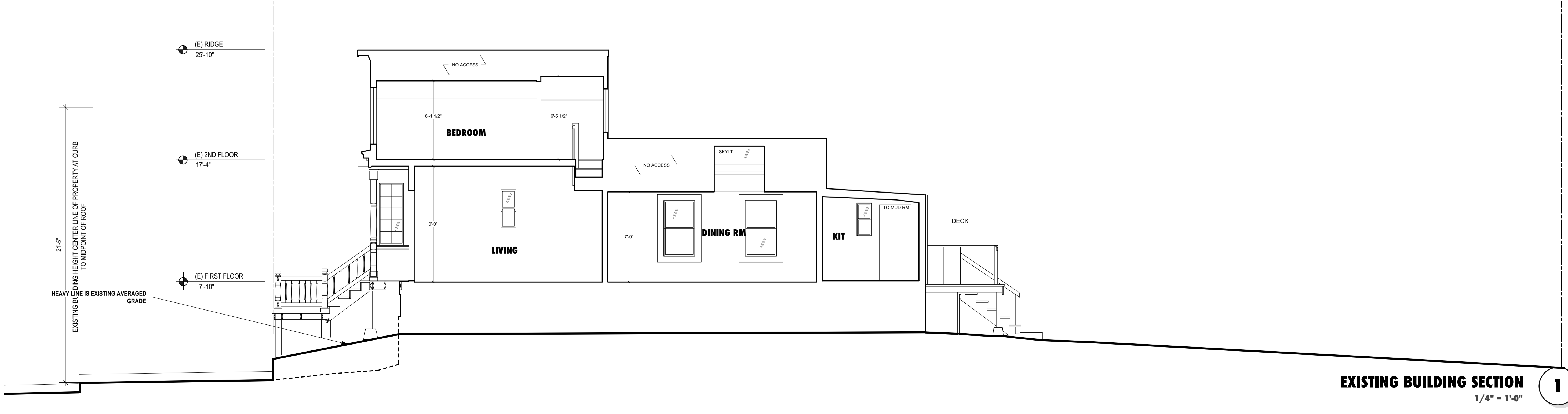
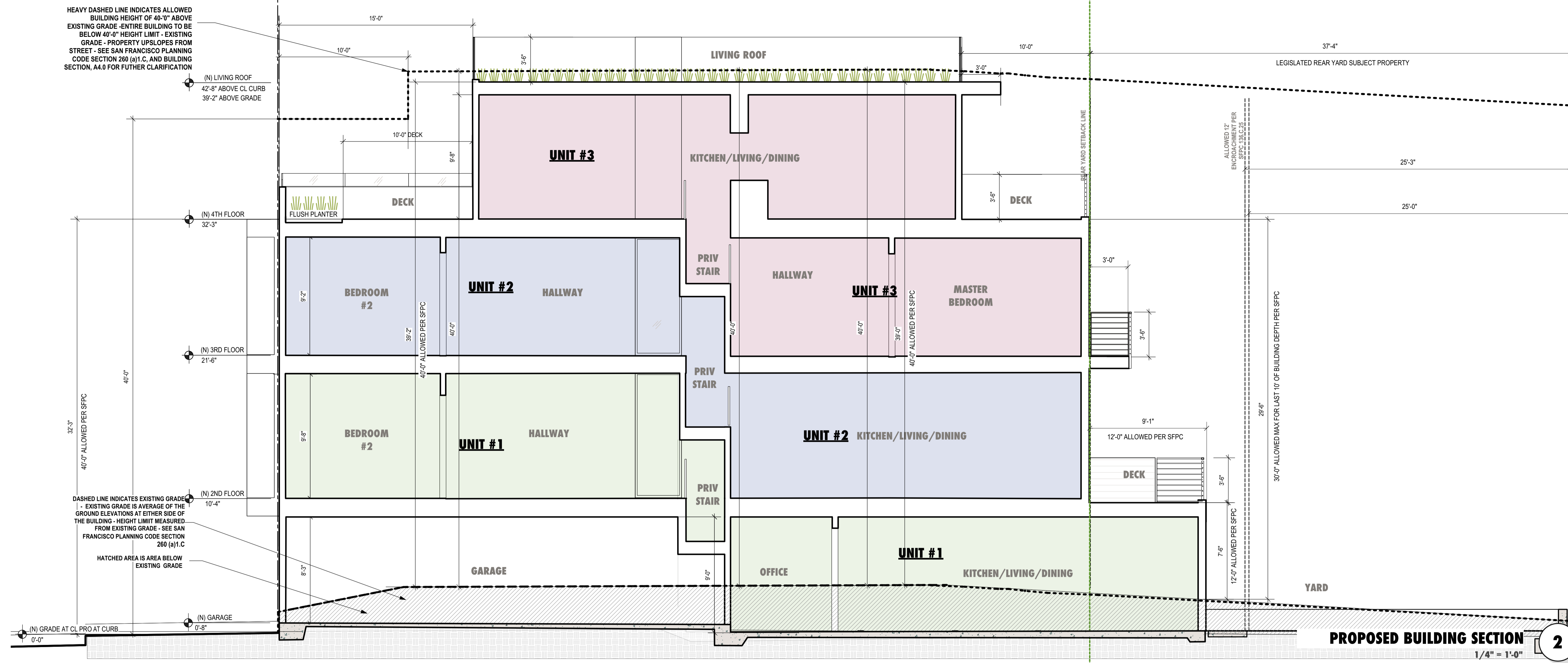
830 RHODE ISLAND STREET, SAN FRANCISCO, CA

LONGITUDINAL SECTIONS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A4.0

SCALE:
PLOT DATE:



HEAVY DASHED LINE INDICATES ALLOWED BUILDING HEIGHT OF 49'-3" ABOVE EXISTING GRADE - ENTIRE BUILDING TO BE BELOW 40'-0" HEIGHT LIMIT - EXISTING GRADE - PROPERTY UPSLOPES FROM STREET - SEE SAN FRANCISCO PLANNING CODE SECTION 260 (a)1, C, AND BUILDING SECTION, A4.0 FOR FURTHER CLARIFICATION

(N) LIVING ROOF
42'-8" ABOVE CL CURB
39'-2" ABOVE GRADE

(N) 4TH FLOOR
32'-3"

(N) 3RD FLOOR
21'-6"

(N) 2ND FLOOR
10'-4"

(N) GARAGE
0'-8"

(N) GRADE AT CL PRO AT CURB
0'-0"

DASHED LINE INDICATES EXISTING GRADE - EXISTING GRADE IS AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING - HEIGHT LIMIT MEASURED FROM EXISTING GRADE - SEE SAN FRANCISCO PLANNING CODE SECTION 260 (a)1, C

HATCHED AREA IS AREA BELOW EXISTING GRADE

32'-3" 40'-0" 40'-0" ALLOWED PER SFPC

39'-2" 40'-0" 40'-0" ALLOWED PER SFPC

9'-2" 9'-8" 8'-5" 8'-3"

15'-0" 10'-0" 10'-0" DECK 9'-8" 3'-8" 10'-0" 3'-0" 3'-0" 37'-4" 37'-4" LEGISLATED REAR YARD SUBJECT PROPERTY

25'-3" 25'-0"

3'-0" 3'-6" 9'-1" 12'-0" ALLOWED PER SFPC 3'-6" 7'-6" 12'-0" ALLOWED PER SFPC 28'-6" 30'-0" ALLOWED MAX FOR LAST 10' OF BUILDING DEPTH PER SFPC

FLUSH PLANTER DECK DECK DECK DECK

LIVING ROOF

UNIT #3

KITCHEN/LIVING/DINING

UNIT #2

HALLWAY

UNIT #3

MASTER BEDROOM

UNIT #2

KITCHEN/LIVING/DINING

UNIT #1

KITCHEN/LIVING/DINING

OFFICE

GARAGE

YARD

PRIV STAIR PRIV STAIR PRIV STAIR

NO ACCESS

NO ACCESS

SKYLIT

DECK

TO MUD RM



SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT
C**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
830 RHODE ISLAND ST		4094/006
Case No.		Permit No.
2017-015810ENV		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Demolition of an existing single family home and construction of a new 2-unit building. Proposed building will be 4 stories, approximately 5939 square feet and contain two units.</p>		

STEP 1: EXEMPTION CLASS

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. ; change of use under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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 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></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

Project is on soils containing serpentinite rock. Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.

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 PROJECT 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Michelle A Taylor	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Michelle A Taylor
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/15/2018
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
830 RHODE ISLAND ST		4094/006
Case No.	Previous Building Permit No.	New Building Permit No.
2017-015810PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

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	1/31/2018
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	830 Rhode Island	
Block/Lot:	Cross Streets:	
4094/006	Southern Heights Ave. & 20th St.	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-015810ENV

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

DATE OF PLANS UNDER REVIEW:	11/03/2017
------------------------------------	------------

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:	
Historic Resource Evaluation (dated September 2017) prepared by Tim Kelley Consulting, LLC.	
Proposed Project: Demolition of a two-story, single family residence to accomodate the new construction of a four-story, two-family condo 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"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

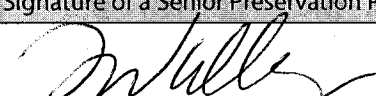
Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic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

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting, LLC and Planning Department records, 830 Rhode Island Street is a two-story single family home built in 1907 and located in the Potrero Hill neighborhood. The front elevation of the building likely dates from a front addition constructed in 1916. The building is a simple wood frame structure clad in rustic siding; it features a gable roof and a single bay window on the main floor. The building is set back from the lot line and located approximately a half story above grade. A set of wood stairs with a quarter turn provides access to a small porch featuring a wood balustrade and a turned wood corner post. The front door is located slightly off center with a pair of windows on one side and a canted three window bay on the other; a third window sits center in the second story pediment. All windows are metal-frame single-hung sash. Ornamentation is limited and includes frieze panels below the bay windows, wood casing at the openings and a cornice with dentil molding above the first floor. Documented exterior alterations to the building following the 1916 addition are limited to the construction of a wood fence at the front lot line (1958) and the repair or replacement of the front stairs (1967).

The subject building does not appear to be eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). According to the information provided in the HRE, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. Additionally, no person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a simple vernacular style, and although it dates from the Edwardian-era, it features architectural elements similar to a Victorian Queen Anne Cottage. The building does not present distinctive characteristics of a particular style, period, or type and it is not associated with a particular builder or architect, therefore it is not significant under Criterion 3. The building does not embody a rare construction type and therefore is not significant under Criterion 4 as it relates to buildings and structures. (The potential archaeological significance of the site, as opposed to the building, is not addressed in this document.)

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in a potential historic district. The building (continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/12/18

**830 Rhode Island Street, San Francisco
Preservation Team Review Form, Comments**

(continued)

stock along this portion of Rhode Island Street includes a wide range of residential building styles and types that date from 1900 to 2004. Although the subject building is part of a general trend of infill construction in the Potrero Hill neighborhood following the 1906 earthquake, it and neighboring building stock do not possess sufficient architectural or historical significance to identify as a historic district.



830 Rhode Island Street, San Francisco CA (Image: Tim Kelley Consulting, LLC)



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
830 RHODE ISLAND ST		4094/006
Case No.		Permit No.
2017-015810ENV		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Demolition of an existing single family home and construction of a new 2-unit building. Proposed building will be 4 stories, approximately 5939 square feet and contain two units.</p>		

STEP 1: EXEMPTION CLASS

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. ; change of use under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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 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></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>Project is on soils containing serpentinite rock. Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.</p>	

**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 PROJECT 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Michelle A Taylor	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Michelle A Taylor
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/15/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
830 RHODE ISLAND ST		4094/006
Case No.	Previous Building Permit No.	New Building Permit No.
2017-015810PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT
D**

Land Use Information

PROJECT ADDRESS: 830 RHODE ISLAND ST
RECORD NO.: 2017-015810CUA

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)			
Parking GSF	0	513	513
Residential GSF	930	5253	4323
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <small>Production, Distribution, & Repair</small>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	~1150	2278	~1128
Public Open Space	0	0	0
Other ()			
TOTAL GSF	2080	8044	5964
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	2	3
Dwelling Units - Total	1	2	3
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	3	3
Car Share Spaces	0	0	0
Other ()			

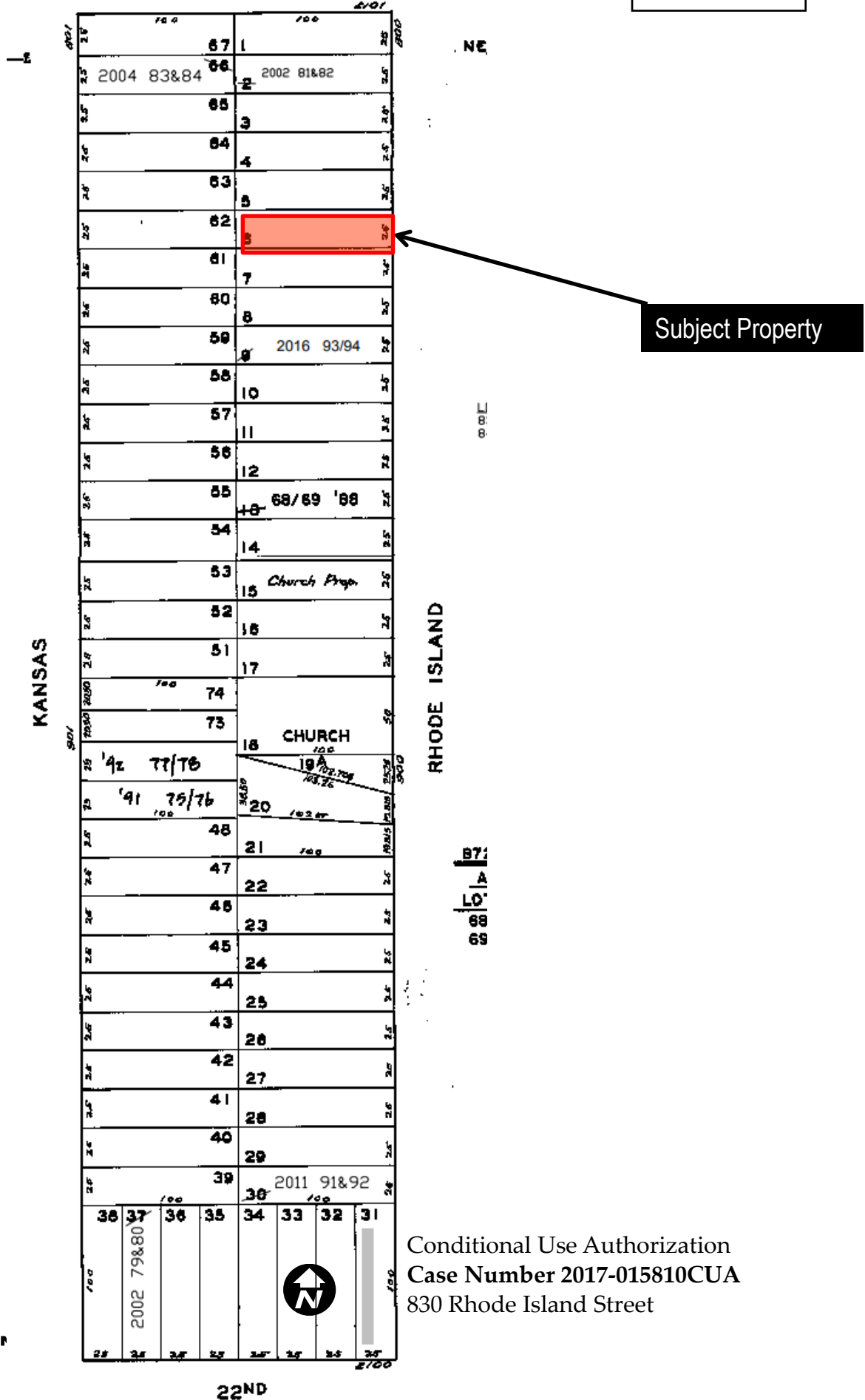
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	1	0	0
Two Bedroom Units	0	3	3
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Block Book Map

EXHIBIT
E

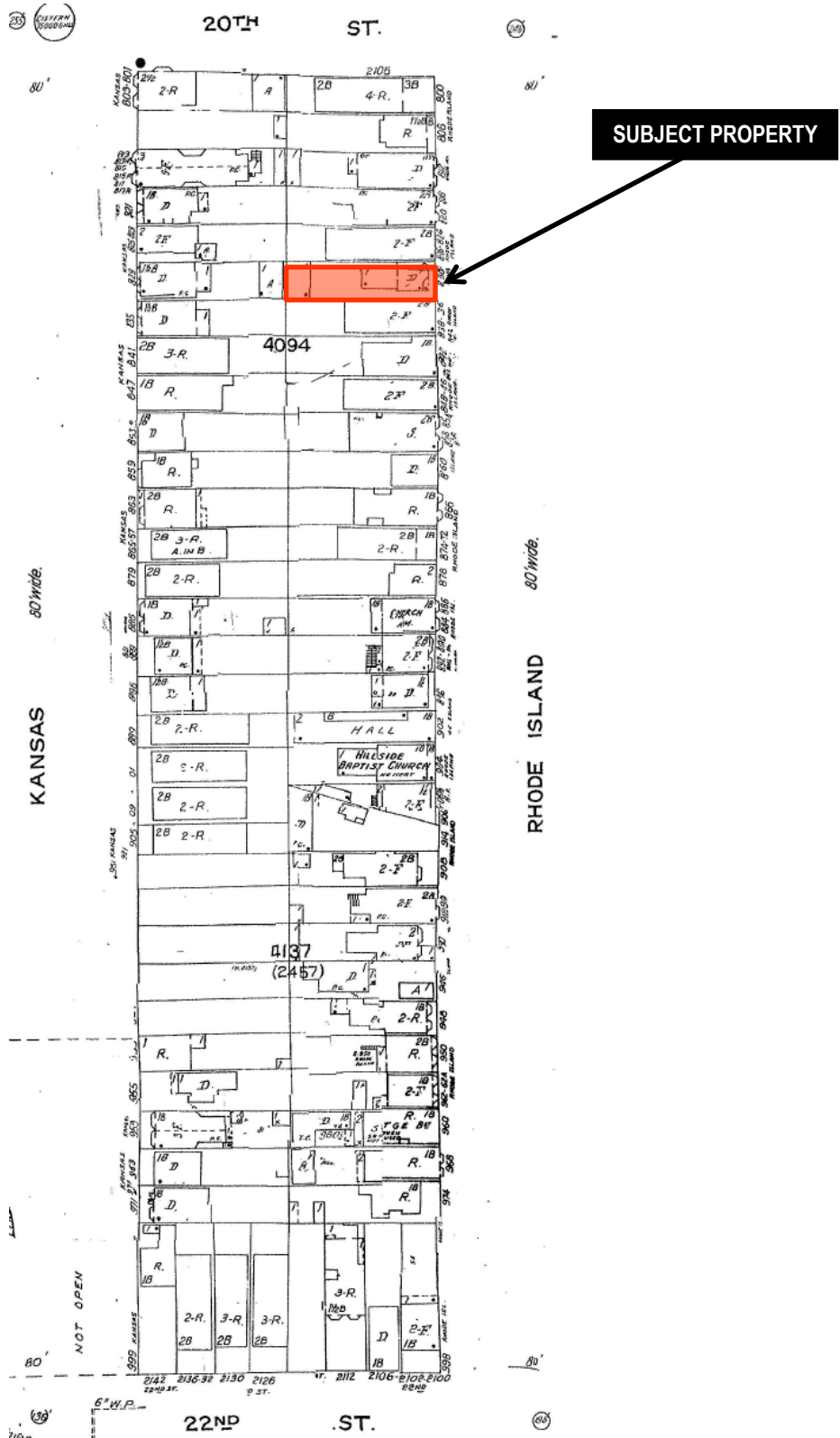
ESSOR 1966
84 for 2004 roll
92 for 2011 roll

20TH



Conditional Use Authorization
Case Number 2017-015810CUA
830 Rhode Island Street

Sanborn Map*

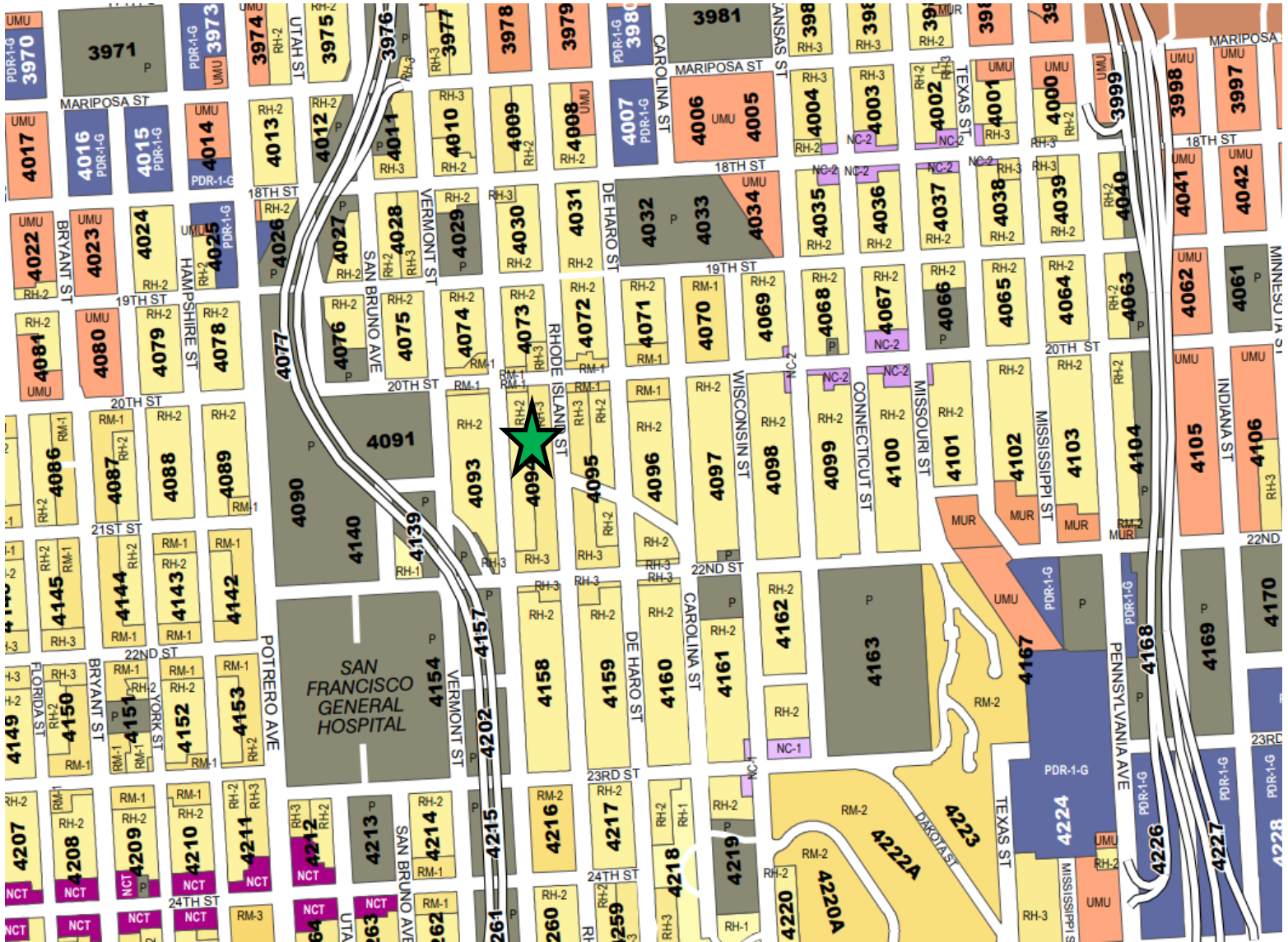


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
 Case Number 2017-015810CUA
 830 Rhode Island Street

Zoning Map



Conditional Use Authorization
Case Number 2017-015810CUA
830 Rhode Island Street

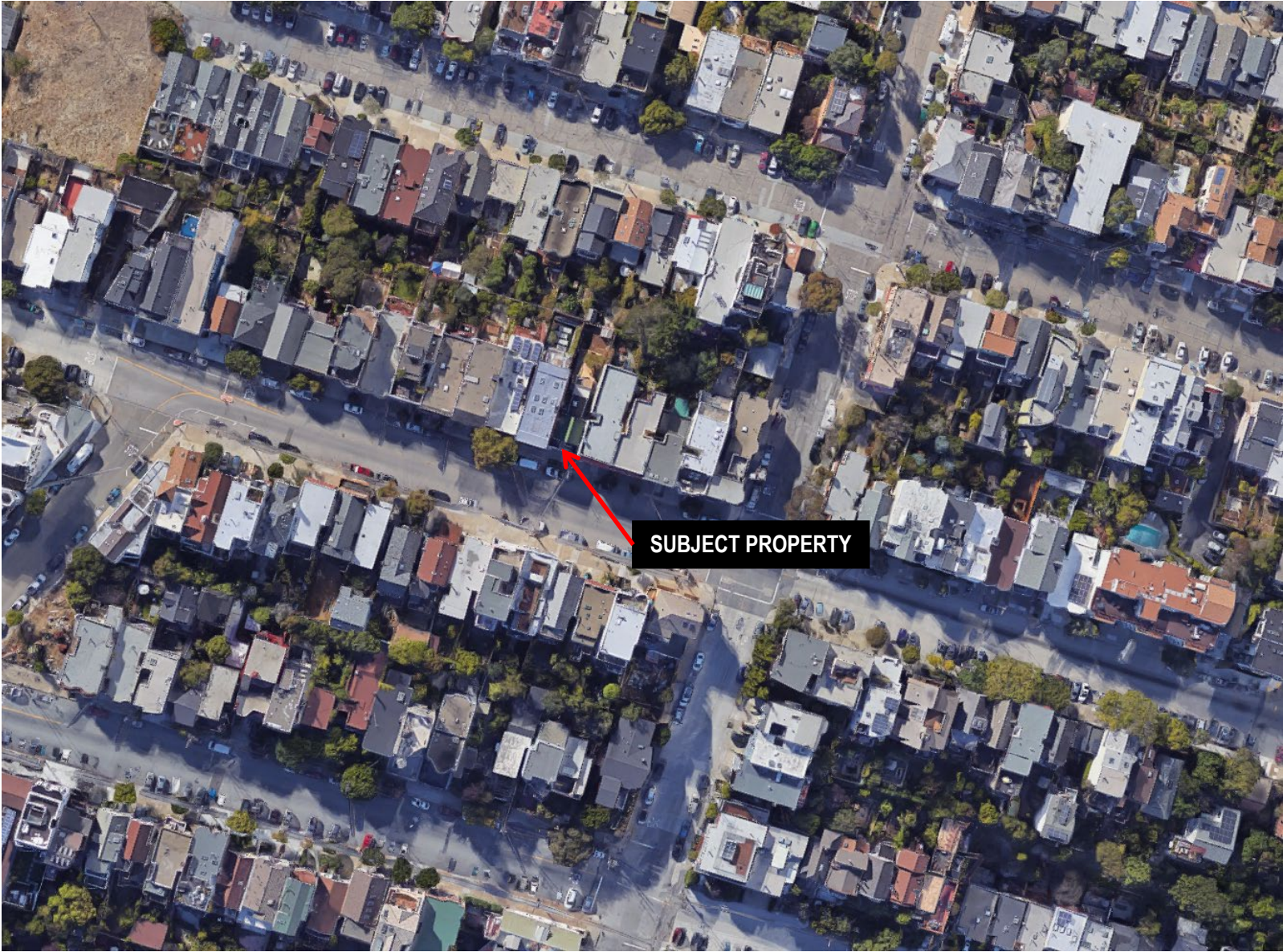


Height and Bulk Map



Conditional Use Authorization
 Case Number 2017-015810CUA
 830 Rhode Island Street

Aerial Photo

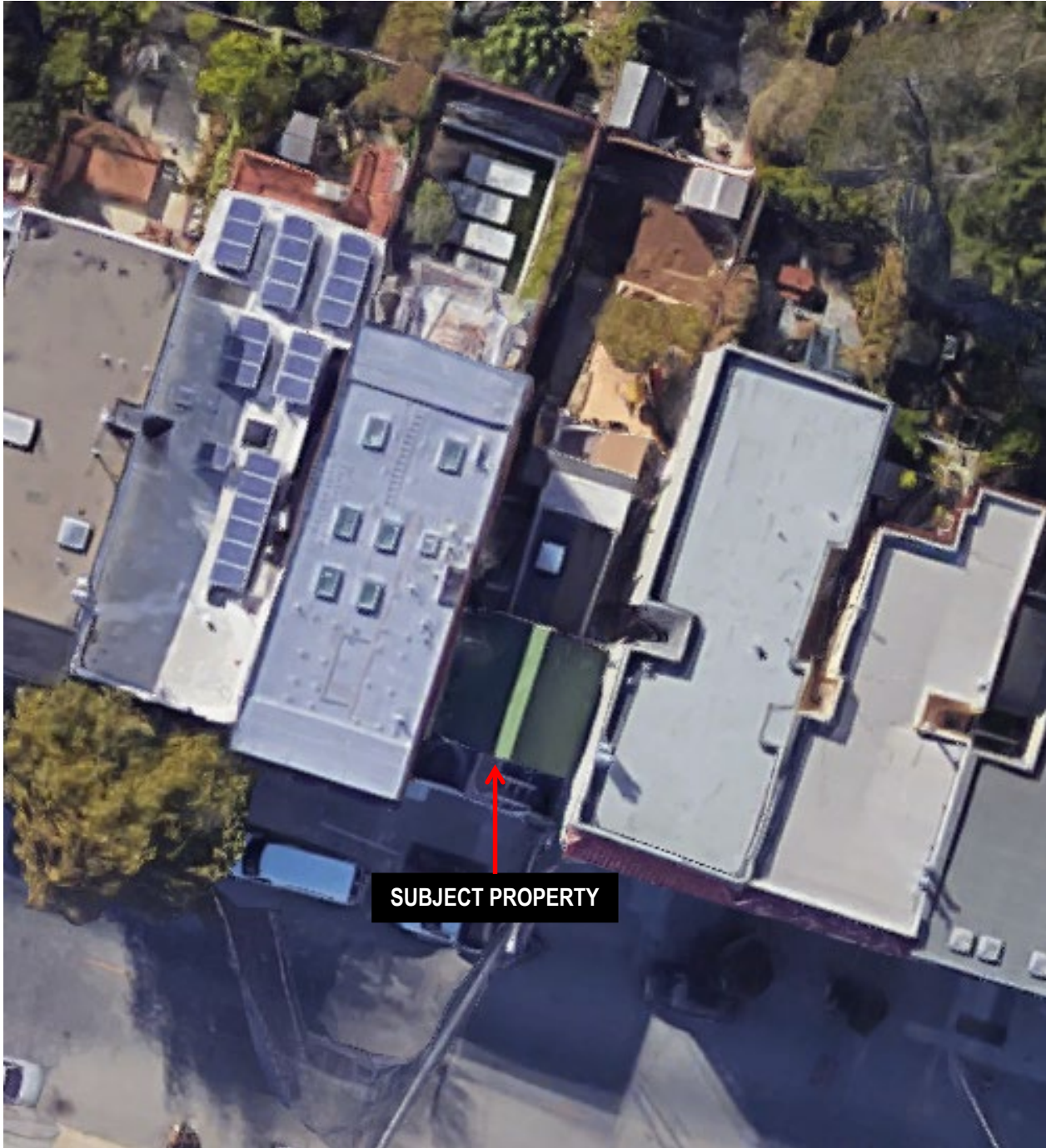


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-015810CUA
830 Rhode Island Street

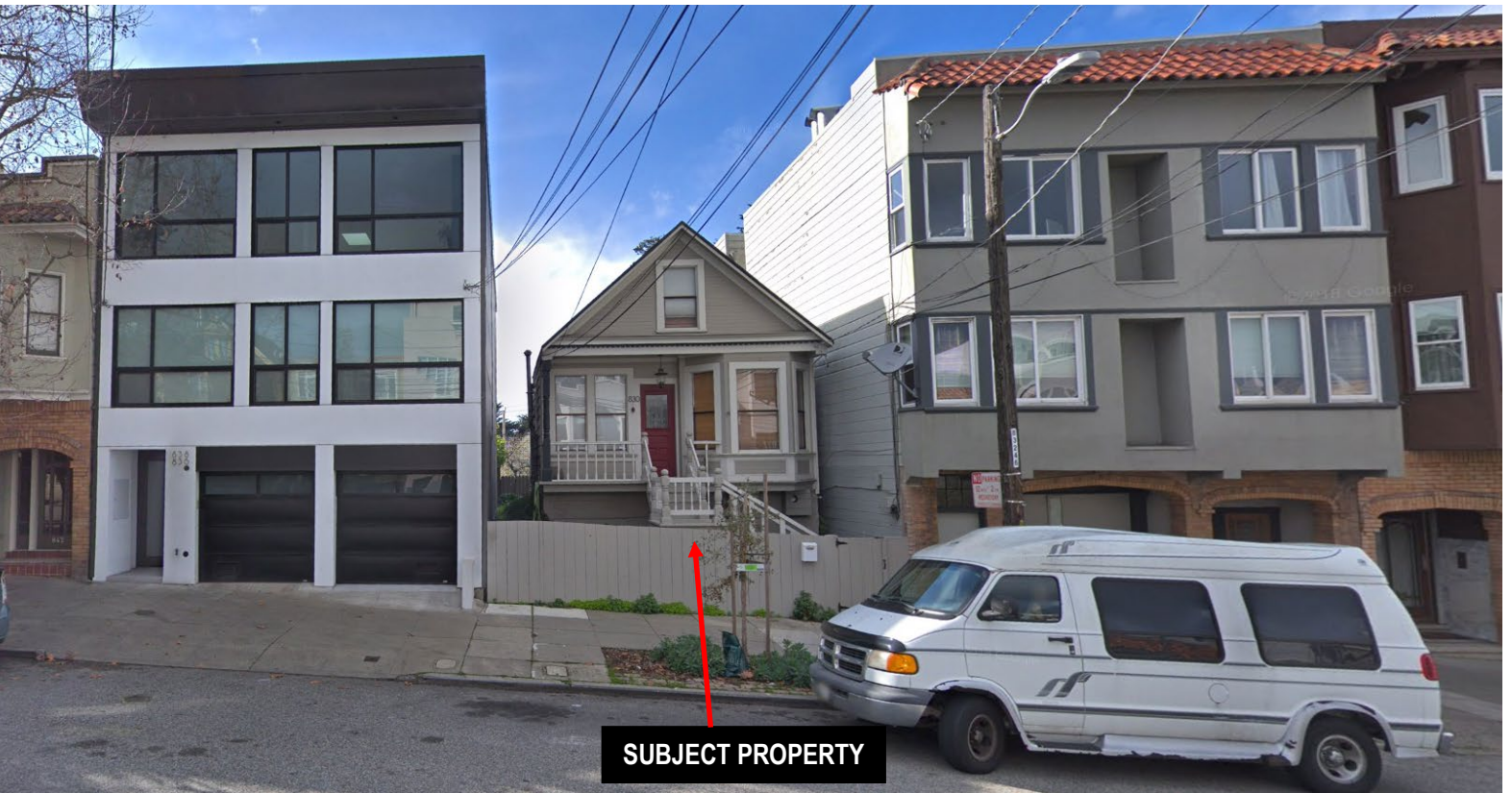
Aerial Photo



Conditional Use Authorization
Case Number 2017-015810CUA
830 Rhode Island Street

Context Photos

SUBJECT PROPERTY ON RHODE ISLAND STREET



Conditional Use Authorization
Case Number 2017-015810CUA
830 Rhode Island Street

Site Photo

PORTION OF SUBJECT BLOCK ON RHODE ISLAND STREET



Conditional Use Authorization
Case Number 2017-015810CUA
830 Rhode Island Street

Site Photo

PORTION OF OPPOSITE BLOCK ON RHODE ISLAND STREET



Conditional Use Authorization
Case Number 2017-015810CUA
830 Rhode Island Street

Ajello Hoagland, Linda (CPC)

From: Ann Parris <annparris1@yahoo.com>
Sent: Monday, November 05, 2018 9:27 AM
To: Ajello Hoagland, Linda (CPC)
Subject: Plans for 830 Rhode Island

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

I have visited the website www.SF-planning.org and have not been able to see the architectural plans for the proposed project. I am particularly concerned that you have listed a new four-story dwelling which in my mind would go over the 39 foot height restriction and I have been seeing that happening with some regularity in this neighborhood. My property is at 2058 20th street and hence I received notice of the forthcoming hearing. How do I access those plans since they are not coming up as they were supposed to be available on 11/1.

Thank you,
Ann Parris