



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 02/28/2019
CONTINUED FROM: 12/18/2018

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Record No.: **2017-016520CUA**
Project Address: **828 ARKANSAS STREET**
Zoning: **RH-2 (Residential- House, Two Family District) Zoning District**
40-X Height and Bulk District
Block/Lot: **4162/026**
Applicant: **Chris McMahon**
McMahon Architects
4111 18th Street
San Francisco, Ca 94114
Staff Contact: **Michael Christensen – (415) 575-8742**
michael.christensen@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project includes the demolition of the existing two-story, 1,727 square foot single-family home and construction of a new four-story, 4,073 square foot (39.5-foot tall) residential structure containing two dwelling units. The proposed dwelling units are each three-bedroom units and are 1,703 square feet and 2,082 square feet in size.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317, to allow the demolition of the existing dwelling unit and construction of a new four-story, 4,073 square foot (39.5-foot tall) residential structure containing two dwelling units within the Residential-House, Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received one letter in support of the project. Additionally, the Department has received multiple inquiries from occupants of the multi-unit building directly south of the project, citing concern over parking and impact to light for their units.
- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:

- The building was setback 5' at all levels from the northern property line to match the 5' setback provided by the adjacent building.
- The primary façade was significantly redesigned to remove blank areas of walls.
- The entryway was enlarged and made more celebratory.
- **Residential Demolition.** While the project does involve demolition of a residential structure, the proposed replacement building will provide two family-sized units of very comparable size in full flat configurations. Additionally, the existing structure has been determined to not be a historic resource and the existing configuration of the structure would make it practically difficult to accommodate an additional housing unit through an addition to the existing structure.

BASIS FOR RECOMMENDATION

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

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Public Comments
Exhibit C – Project Sponsor Submittal
Exhibit D – Plans and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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Applicant: Chris McMahon
McMahon Architects
4111 18th Street
San Francisco, Ca 94114
Property Owner: 828 Arkansas LLC
236 West Portal Avenue #763
San Francisco, CA 94127
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 209.1, 303, AND 317, TO DEMOLISH AN EXISTING 1,727 SQUARE FOOT SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW FOUR-STORY, 39.5-FT TALL, RESIDENTIAL BUILDING (APPROXIMATELY 4,073 SQUARE FEET IN SIZE) WITH TWO THREE-BEDROOM DWELLING UNITS (APPROXIMATELY 1,703 SQUARE FEET AND 2,082 SQUARE FEET IN SIZE), LOCATED AT 828 ARKANSAS STREET, LOT 026, IN ASSESSOR'S BLOCK 4162, WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 9, 2017, Chris McMahon of McMahon Architects (hereinafter "Project Sponsor") filed Application No. 2017-016520CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish the existing two-story, 1,727 square foot single-family home and construct a new five-story, 4,073 square foot (39.5 foot tall from grade) residential structure containing two dwelling units (hereinafter "Project") at 828 Arkansas Street, Block 4162 Lot 026 (hereinafter "Project Site").

On February 2, 2018

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

On December 13, 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. 2017-016520CUA and continued the item to the February 28, 2019 hearing.

On February 28, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-016520CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2017-016520CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-016520CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the demolition of the existing two-story, 1,727 square foot single-family residence and construction of a new four-story (39.5 foot tall), 4,073 square foot residential structure containing two dwelling units and two off-street parking spaces. The proposed dwelling units are each three-bedroom units and are 1,703 square feet and 2,082 square feet in size.
3. **Site Description and Present Use.** The Project is located on a 2,500 square foot lot with 25 feet of street frontage and a depth of 100 feet. The Project Site contains one existing building containing a single-family residence.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Showplace Square / Potrero Hill Area Plan. The immediate context is primarily residential in character and is comprised primarily of small multi-family structures. Directly across the street from the subject property is the Potrero Recreation Center.

5. **Public Outreach and Comments.** The Department has received one letter in support of the project. Additionally, the Department has received multiple inquiries from occupants of the multi-unit building directly south of the project, citing concern over parking and impact to light for their units.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

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

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

The Project is required to maintain a rear yard equal to 35' 6.5" based on the average condition of adjacent properties. The Project meets that requirement and does not encroach into the required rear yard using any permitted obstructions.

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

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

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

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

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

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

- F. **Off-Street Parking.** The Planning Code does not require any off-street parking for the project and sets a maximum of 1.5 spaces per dwelling unit.

The project provides two automobile parking spaces and is compliant with this requirement.

- G. **Residential Child Care Fee.**

The fee will be paid by the project sponsor prior to permit issuance.

- H. **Eastern Neighborhood Infrastructure Impact Fees.**

The fee will be paid by the project sponsor prior to permit issuance.

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

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

The use and size of the proposed project is compatible with the immediate neighborhood. While the Project proposes demolition of an existing single-family residence, the proposed Project increases the number of dwelling units on the site. The proposed units are sized appropriately for the neighborhood and both are family sized with three bedrooms. The replacement building is designed to be in keeping with the existing development pattern and respond to the mixed neighborhood character. Therefore, the Project is necessary and desirable given the quality and design of the new residences and increase in the number of residential units.

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

The project site is a 2,500 square foot parcel measuring 25 feet wide and 100 feet deep, which is typical of parcels in the area. The proposed structure is four stories in height, which is one floor taller than the adjacent structures; however, as the fourth floor is setback from the front façade, the impact is very limited. As such, the proposed site and structure are both consistent with the development pattern of the neighborhood.

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

The Planning Code does not require any off-street parking; however, the Project is providing two off-street parking spaces. The Project is also proposing the required two new Class One bicycle parking spaces to accommodate alternative means of transit, and the neighborhood is transit rich. Thus, the proposed project provides adequate off-street parking and loading for the proposed use. The proposed project would not interfere or unduly burden traffic patterns within the surrounding neighborhood.

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

As the Project is residential in nature, it is unlikely to have the potential to produce noxious or offensive emissions.

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

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

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

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

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

The Project is consistent with the stated purposes of RH-2 Zoning District in that the Project provides additional residential units to the City's housing stock while maintaining the moderate scale and

segmentation prescribed by the Zoning District. The proposed dwelling units are in a full flat configuration as is typical for the district.

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

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

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

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

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

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

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the existing structure at 828 Arkansas Street is not a historical resource (See Case No. 2017-016520ENV).

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

According to the environmental review (See Case No. 2017-016520ENV), the Project would not result in a substantial adverse impact under CEQA.

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

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

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

The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board. However, single-family residences are typically excluded from the Rent Stabilization and Arbitration Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

- xiii. Whether the Project creates new supportive housing;

The Project will not create new supportive housing.

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

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliment the neighborhood character with a contemporary design. The Project was reviewed by the Residential Design Advisory Team, which determined that the Project was consistent with the Residential Design Guidelines with modifications including a five-foot setback at the northern property line where the building extends further than the adjacent neighbor, alterations of the primary façade, and the addition of a more pronounced entryway. With these modifications, the Project meets the relevant design guidelines and enhances the existing neighborhood character.

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

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

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

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

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

Per Planning Code Section 209.1, the site is permitted to accommodate two dwelling units. The Project proposes two dwelling units and thus maximizes the density on the subject lot.

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

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

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

HOUSING ELEMENT

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

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

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.3:

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

Policy 3.4:

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

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.5

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

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

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.5:

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

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

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

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

The Project reinforces the existing street pattern by providing a three-story street wall with the fourth-floor setback from the front façade.

Policy 1.3:

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

The Project reinforces the existing street pattern by providing a three-story street wall with the fourth-floor setback from the front façade. Thus, the building contributes to the overall character and unity of the neighborhood.

SHOWPLACE SQUARE / POTRERO HILL AREA PLAN

Objectives and Policies

OBJECTIVE 2.3

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

POLICY 2.3.3

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

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

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

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

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

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

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

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

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

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

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

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

The Project does not include commercial office development and would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

The project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-016520UA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 12, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 28, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 28, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of existing two-story, 1,727 square foot single-family home and construction of a new four-story, 4,073 square foot (39.5 foot tall from grade) residential structure containing two dwelling units located at 828 Arkansas Street, Block 4162, and Lot 026 pursuant to Planning Code Section(s) **209.1, 303, and 317** within the **RH-2** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 12, 2019**, and stamped "EXHIBIT B" included in the docket for Case No. **2017-016520CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 28, 2019** 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 **February 28, 2019** 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 **two (2)** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

9. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than **two (2)** off-street parking spaces.

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

PROVISIONS

10. **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

11. **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

12. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

13. **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

14. **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

October 26th, 2017

• • •

William Harris
834 Arkansas #2
San Francisco, CA 94107

Chris & Henry

Greetings,

Thank You for sending over the plans for 828 Arkansas and for coordinating the pre-application meeting.

I would first like to respond to the notice of pre-application meeting form you mailed to me dated on September 26th, 2017. It indicates that you and your clients wish to double the size of the existing property (based on proposed square footage), expand the building depth by 25%, and roughly double the height of the structure. The form stipulates that “proposed” dimensions and the “permitted” dimensions differ. In the case of the height; it is 9 feet higher. I assume by “permitted” the form is inferring what is allowed by city planning ordinances; not to be confused with an actual building permit. Therefore, based on your form, you would also like to increase the square footage by 333 sq. ft. beyond what the city allows.

Concerns based on the plans:

The height of the proposed structure is going to block light from my front door, kitchen window and guest room window. As it is the only source of light on that side of my condominium unit; this will impact the passive solar my unit receives. It will also hamper the air circulation that my unit relies upon to circulate air and properly ventilate the unit. Given that the size of the proposed unit's height is diminishing the light well; the air flow will be greatly minimized by the reduction of the air and space cushion between 828 & 834. Therefore, with the given height change blocking the light and the smaller light well constricting the airflow; I have a problem with the new construction plans for 828. Also, I am the deed holder of the back yard area of 834 Arkansas. If the proposed envelope of the new construction plans for 828 were to be built; it could seemingly block light and overshadow the back yard space. It would tower over 834 and at certain times during the year, invariably cast shadow where there is none now. My unit relies on the sun to warm it in the winter.



Tenor of the neighborhood:

Potrero Hill has always been a quiet enclave of simple quaint homes with backyards and lots of greenspaces and recreation areas for all to enjoy. The proposed structure seems massive for the lot size and almost as if bursting at its own seams. The front of the structure almost seems to literally be on the street. I do not have a problem with the expansion of the single family home to two units. I have a problem with the proposed size and scale of the units. If your plans could be modified to maintain the light and air circulation that 834 depends upon and could be scaled to fit the lot in a more considerate manner; I think it could be a terrific addition to the neighborhood.

Please let me know if you have any questions or updates about the comments and concerns mentioned above.

Sincerely,

William Harris
415.828.7337
stclairs1@aol.com

Christensen, Michael (CPC)

From: Annamarie Pabst <ampabst@gmail.com>
Sent: Monday, February 11, 2019 11:36 AM
To: Christensen, Michael (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Matthew Frisbie
Subject: Requests regarding construction project at 828 Arkansas Street
Attachments: Airpix correction.pdf

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

Hello Michael Christensen, Kathrin Moore, & Dennis Richards.

I live with my partner and our dog in a 4 unit building constructed in 1962 at 834 Arkansas Street next door to a pending project at 828 Arkansas. The plans are to demolish a cute 2 story house and replace it with a 4 story 2 unit luxury condo building.

We have 2 requests regarding this project.

- 1) We ask that the front East facing wall is pulled back (approx. 12 inches) so that it is not blocking our window. Our window for some reason is not shown in the current Airpix image for the project (see attached).
- 2) We would like the removal of the bump-out bay window at the 3rd floor so that the natural light of our main living space is not affected (see attached).

These requests are to preserve aspects of our home that are very important to us, and we hope that the developer will respect our wishes in the spirit of being a good neighbor. It is our impression that the bottom line of this project is to attain the maximum possible square footage and I believe our requests are modest ones that will not hinder their goal.

Thank you very much for your time and consideration.

Annamarie Pabst

Existing window at 834 Arkansas not shown on construction drawings. The proposed construction completely blocks about 8-12". Request to move wall back 8-12" so as not to be up against existing window.

Request to eliminate the 3rd floor bump out.



REUBEN, JUNIUS & ROSE, LLP

Jody Knight
jknight@reubenlaw.com

February 20, 2019

Delivered via Email (michael.christensen@sfgov.org)

Myrna Melgar, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, California 94103

Re: 828 Arkansas
Planning Case Number: 2017-016520
Hearing Date: February 28, 2019
Our File: 10456.06

Dear President Melgar and Commissioners:

This office represents 828 Arkansas LLC, the owner of 828 Arkansas Street (the “**Property**”), which proposes to demolish an existing one story over basement building and construct two mid-sized dwelling units in the Potrero Hill Neighborhood (the “**Project**”).

A. PROJECT DESCRIPTION

828 Arkansas is currently a one story over basement, single family house on a 2,495 square foot RH-2-zoned lot. It contains two-bedrooms and one-and a half baths, with much of the conditioned space in the basement. There is also an existing one car garage and curb cut. The building is in extremely poor condition. Although the house was constructed in 1930, significant changes have been made over time, resulting in a mixed vernacular architectural style that includes cedar shingles and rustic siding added in 1999 and vinyl windows.

The Project proposes replacement of the run-down existing house with two modest sized units. Both the lower 1,703 square foot unit and upper 2,082 square foot unit would have three bedrooms and two and a half baths. The lower unit would have a dedicated backyard space, while the upper unit would have a roof deck for its dedicated outdoor space. Each unit would have one parking space in the garage with no expansion of the existing curb cut. The roof deck is proposed to be set back from the street, and the stair penthouse would not exceed the 42 inch parapet railing height.

The existing building at 828 Arkansas is the smallest on the block, and the site is highly under-utilized for housing. The proposed building is compatible with the mix of building heights and

architectural styles on the block. 834 Arkansas, directly to the south, has four two-bedroom units in two floors over a two car garage. The two next properties to the south, 846-848 Arkansas, and 850 Arkansas, are both multi-unit three story over garage buildings. 826 Arkansas, to the north of the building, is a single-family home. The proposed building will be well-designed and contribute visually to the street. It will also add landscaping to the block and add a ground floor entrance to activate the streetfront.

B. PROJECT REVISIONS AND NEIGHBOR OUTREACH

The Project Team held a neighborhood pre-application meeting on October 12, 2017. Since that time, a number of changes have been made to accommodate requests by neighbors and the Planning Department as follows:

- reduced the overall footprint by 467 square feet, or 12%;
- pulled back the rear of the building at the north to align with the single family home at 826 Arkansas, requiring significant reconfiguration of stairs and interior space;
- pulled the top floor back from the rear of the building by 10 feet;
- increased the setback from 826 Arkansas from three to five feet;
- increased the setback of the roof-deck from the front of the building by five feet;
- altered the bay window design to make it wider and shallower;
- harmonized the front façade and made the pedestrian entry more prominent;
- removed spiral stairs from the roof deck;
- reduced the height of the stair penthouse to the 42 inch height of the parapet railing, making it inconspicuous from the street;
- reduced the front setback to “agree more” with the difference between the two side buildings;
- added green landscaping;
- changed the railing materials, redesigned the window trims and treatments and changed the parapet; and
- added solar panels.

President Myrna Melgar
San Francisco Planning Commission
February 20, 2019
Page 3

The Project Team has had ongoing correspondence with the neighbors since the pre-application meeting, and will continue to work with neighbors as the Project moves forward. The Project has received support letters from Kaamna and Rohit Dhawan, owners of 653 Arkansas, and Wayne Garcia, a Potrero Hill resident and the owner of DIG Wines in Dogpatch, expressing support for increasing the number of families living in the area and removing the existing building from the block. (**Exhibit A**)

C. CONCLUSION

The Project replaces a small house that is in disrepair with two moderate family-sized units, adding a well-designed building to the street and dwelling units to the City's housing stock. Please let me know if you have any questions. I look forward to presenting this Project to you on February 28, 2019.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

Enclosure

cc: Joel Koppel, Commission Vice-President
Dennis Richards, Commissioner
Rodney Fong, Commissioner
Rich Hillis, Commissioner
Kathrin Moore, Commissioner
Milicent Johnson, Commissioner

Exhibit A

Support Letters

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

Dear President Hillis and Commissioners,

Re: 828 Arkansas Street CUA Hearing scheduled for February 28, 2019

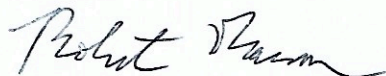
I am a father of two young children and a homeowner of 653 Arkansas Street writing to voice strong support for the proposed two-unit residence at 828 Arkansas Street. I have reviewed the proposed design and believe that our neighborhood needs more smart development like the one proposed for 828 Arkansas Street – large enough for families with ample outdoor space for kids (and adults) to play. I feel that the more development of small site multiunit ownership units that occurs in our neighborhood, the more family-friendly it becomes

As the property stands now, it is an eye sore! Among the features that I particularly appreciate or hope the proposed development to include:

- Quality materials and finishes substantially improve the character of the architecturally diverse neighborhood.
- The roof deck and back yard. Solar on rooftops for a green home and use of roof decks to enjoy outdoor space. Best case scenario would be to require 100% of the roof to be used for either recreation, vegetation, & solar.
- That it offers substantial window square footage to allow occupants to enjoy natural light
- The proposed project includes garage space for both units with electric charging infrastructure. While someday we may all be driven by autonomous vehicles, at present, families still need a private automobile and parking space for the autos. I urge you to drive past the 600-800 blocks of Arkansas street to appreciate how bad the street parking situation is, not to mention the high crime rate on the 800 block of Arkansas Street by the rec center and by the park.
- By converting a small single-family home into two modest sized apartments adequate for families, the project sponsor is providing much need housing stock.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by working closely with the planning department staff to address privacy needs of the neighbors. Please approve the proposed development at 828 Arkansas Street so that new families have an opportunity to move into the neighborhood.

Thank you,



The Dhawan's
Kaamna & Rohit
653 Arkansas Street

Wayne Garcia
1132 Rhode Island Street
San Francisco, CA 94107

December 6, 2018

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

Dear President Hillis and Commissioners,

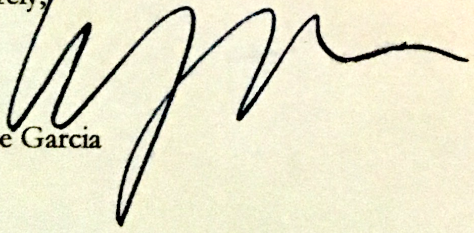
I am a Potrero Hill resident and the owner of DIG Wines in Dogpatch. I'm writing to voice my support for the two-unit project at 828 Arkansas St that adds a badly needed new unit to the housing stock without displacing anyone. This project is exactly the type of housing that San Francisco needs: two modest sized, "missing middle" apartments for two families with three bedrooms per unit ranging in size from ~ 1700 Sq. Ft and ~ 2200 Sq. Ft., instead of a neglected, small, single-family home on a RH2 lot.

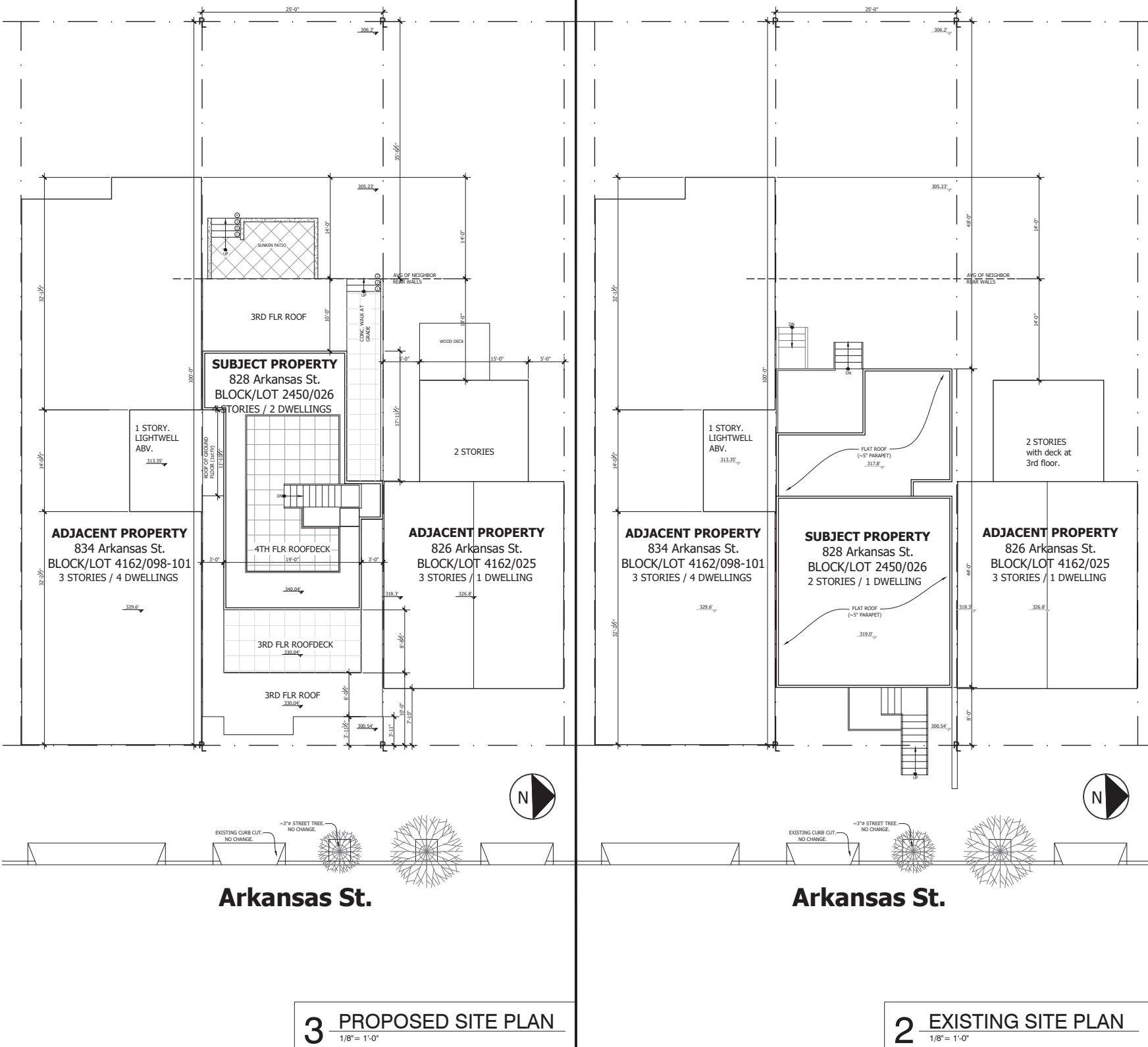
- The project sponsor has worked with the planning staff to address concerns and made several changes such as reducing the front setback to "agree more" with the difference between the two side buildings; comply with green landscaping; altered the bay window design making it wider and shallower; added solar panels; reduced the rear of the top floor by 10'; changed the railing materials; increased the setback of the top roof-deck; redesigned the front façade to make the pedestrian entry more "important"; redesigned window trims and treatments; redesigned parapet; removed spiral stairs from 4th floor deck; increased the north side setback; reduced the height of the pent enclosed stairs to 42" making it inconspicuous from the street; harmonized the front façade including the bay; and reduced the overall foot print by ~15%.
- The proposed project provides dedicated outdoor space for both units: backyard for the lower unit and roof deck for the upper units. Every family deserves outdoor space and the roof deck should be approved as dedicated outdoor space for the upper unit.
- The design is in keeping with recently built, high quality homes in Potrero Hill.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by working closely with the planning department staff to address privacy needs of the neighbors. Please approve the proposed development at 828 Arkansas Street so that new families have an opportunity to move into my neighborhood.

Sincerely,

Wayne Garcia





PROJECT DIRECTORY:

ARCHITECT:

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

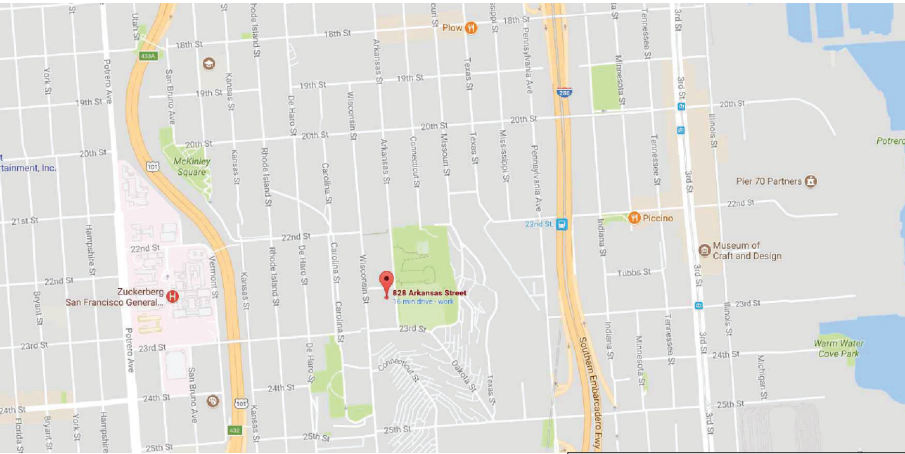
BUILDING/LOT INFO:

828 ARKANSAS ST.
SAN FRANCISCO, CA 94116
APN: 2450/027
ZONING: RH-2
UNITS: 1 EXISTING / 2 PROPOSED

CODES APPLIED:

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

AREA CALCULATIONS	
EXISTING (1 UNIT)	
GARAGE:	291 SQ. FT.
1ST FLR:	776 SQ. FT.
2ND FLR:	951 SQ. FT.
TOTAL CONDITIONED:	1,727 SQ. FT.
PROPOSED (2 UNITS)	
GARAGE:	624 SQ. FT.
COMMON SPACE:	288 SQ. FT.
LOWER UNIT:	1,703 SQ. FT.
UPPER UNIT:	2,082 SQ. FT.
TOTAL CONDITIONED:	4,073 SQ. FT.



SCOPE OF WORK:

1. DEMOLISH EXISTING 2 STORY, SINGLE FAMILY BUILDING
2. BUILD NEW 4 STORY, TWO UNIT BUILDING

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:

- A0.0 - COVER SHEET
- A0.01 - RENDERINGS
- A0.1 - SITE PHOTOS
- A0.2 - LANDSCAPING, ISOMETRIC VIEW
- A1.0 - FLOOR PLANS
- A1.1 - FLOOR PLANS
- A1.2 - FLOOR PLANS
- A1.3 - ROOF PLAN
- A2.0 - FRONT ELEVATIONS
- A2.1 - EXISTING NORTH ELEVATION
- A2.2 - PROPOSED NORTH ELEVATION
- A2.3 - REAR ELEVATION
- A2.4 - EXISTING SOUTH ELEVATION
- A2.5 - PROPOSED SOUTH ELEVATION
- A3.0 - EXISTING SECTION
- A3.1 - PROPOSED SECTION
- M4.0 - MATERIAL SELECTION

mcmahon architects + studio



828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:

ROOF DECK 10.08.18

materials 10.25.18

pl.comm. 2/12/19

DATE: 02.27.18

DRAWN: JM

SCALE: AS NOTED

COVER SHEET

A0.0



1 ACROSS STREET RENDERING
N.T.S.



2 FRONT RENDERING
N.T.S.

mcmahon architects — studio

4111 - 18th Street Suite 6
san francisco, ca 94114
415-626-5300
www.chrismcmahon.com



828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:

ROOF DECK 10.08.18

materials 10.25.18

pl.comm. 2/12/19

DATE: 02.27.18

DRAWN: JM

SCALE: AS NOTED

Renderings

A0.01



5 SOUTHERN NEIGHBOR



4 FRONT FACADE



3 NORTHERN NEIGHBOR



2 ACROSS ARKANSAS ST.



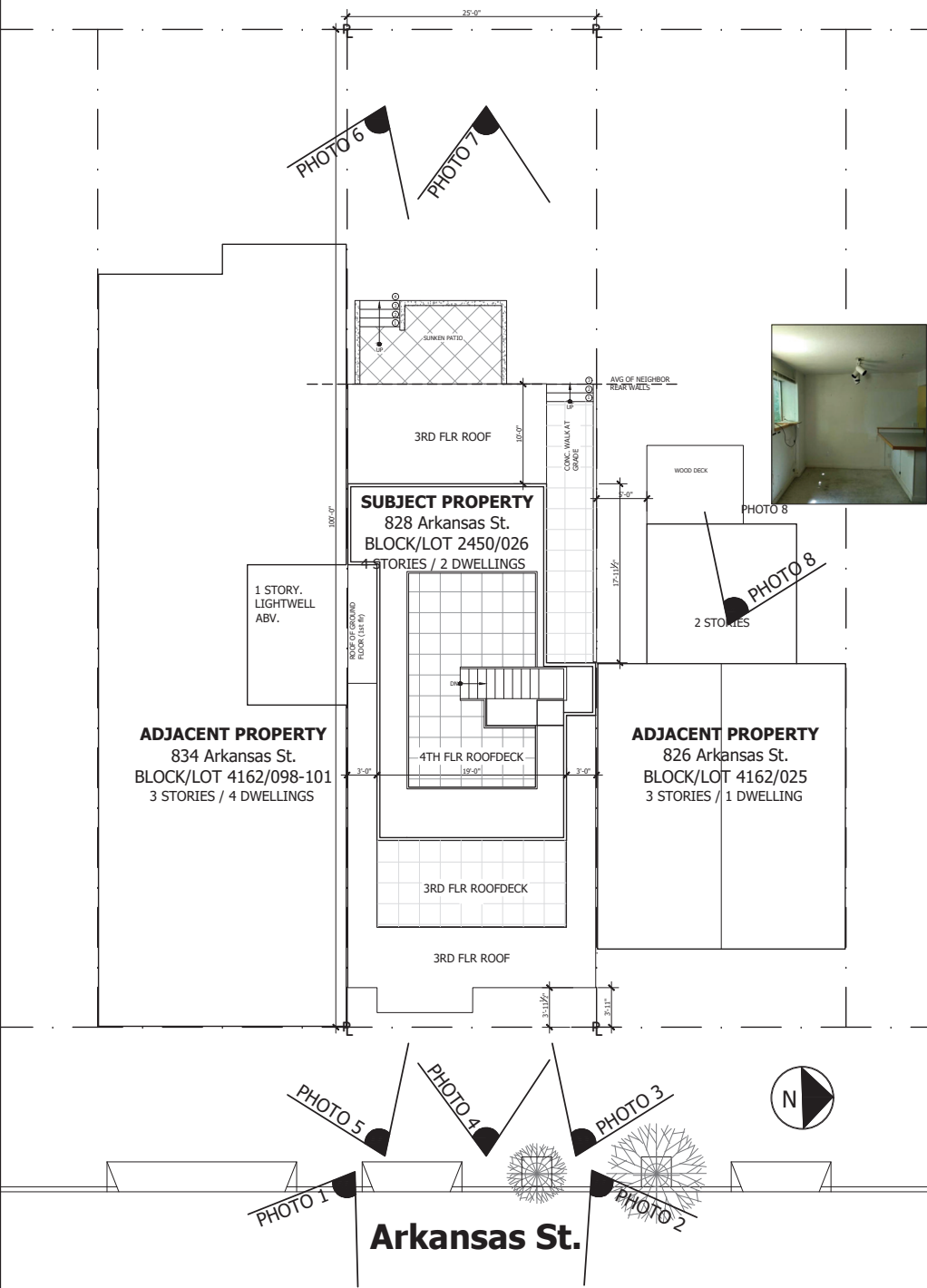
1 ACROSS ARKANSAS ST.



7 REAR FACADE



6 SOUTHERN NEIGHBOR (REAR)



1 PHOTO LOCATIONS
1/8" = 1'-0"



828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:
ROOF DECK 10.08.18
materials 10.25.18
pl.comm. 2/12/19

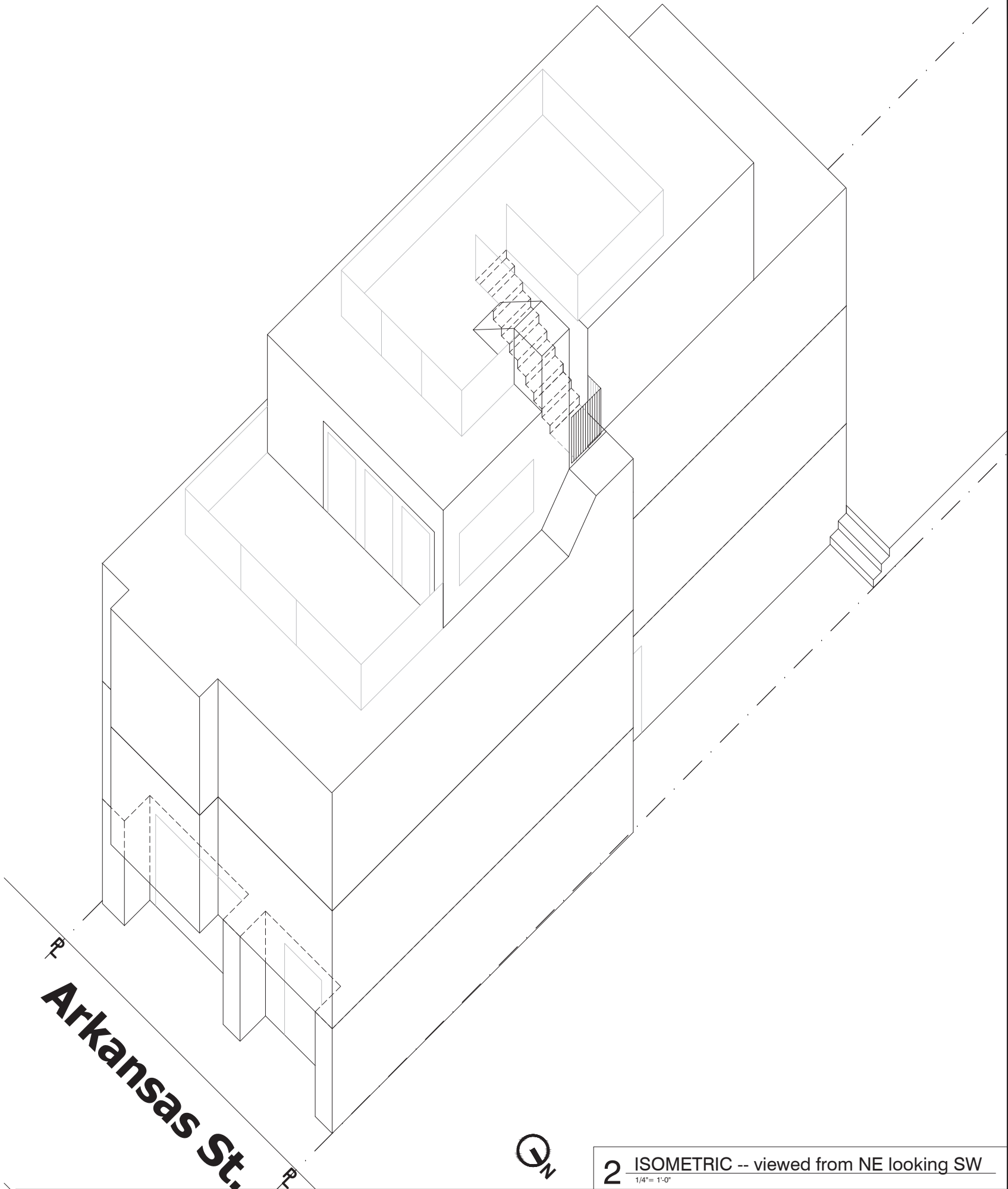
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SCALE: AS NOTED

SITE PHOTOS

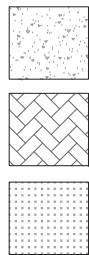
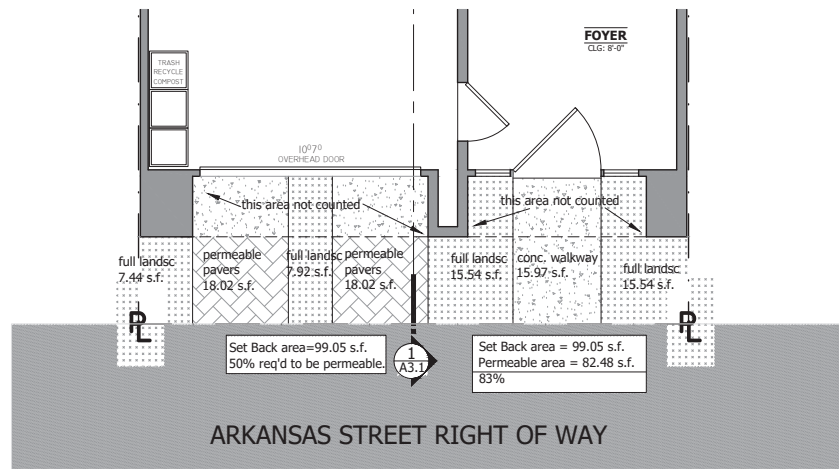
A0.1

mcmahon architects — studio

4111 - 18th Street Suite 6
san francisco, ca 94114
415-626-5300
www.chrisismcmahon.com



2 ISOMETRIC -- viewed from NE looking SW
1/4" = 1'-0"



Standard NON-Permeable paving

Permeable Paving/Pavers
"Eco Opti-Loc" by Unilock" in
grey over 3" gravel base.

Full landscaping-no pavers/paving.



1 FRONT SETBACK PERMEABLE SURFACES
1/8" = 1'-0"

828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:	
ROOF DECK	10.08.18
materials	10.25.18
pl.comm. 2/12/19	

DATE:	02.27.18
DRAWN:	JM
SCALE:	AS NOTED

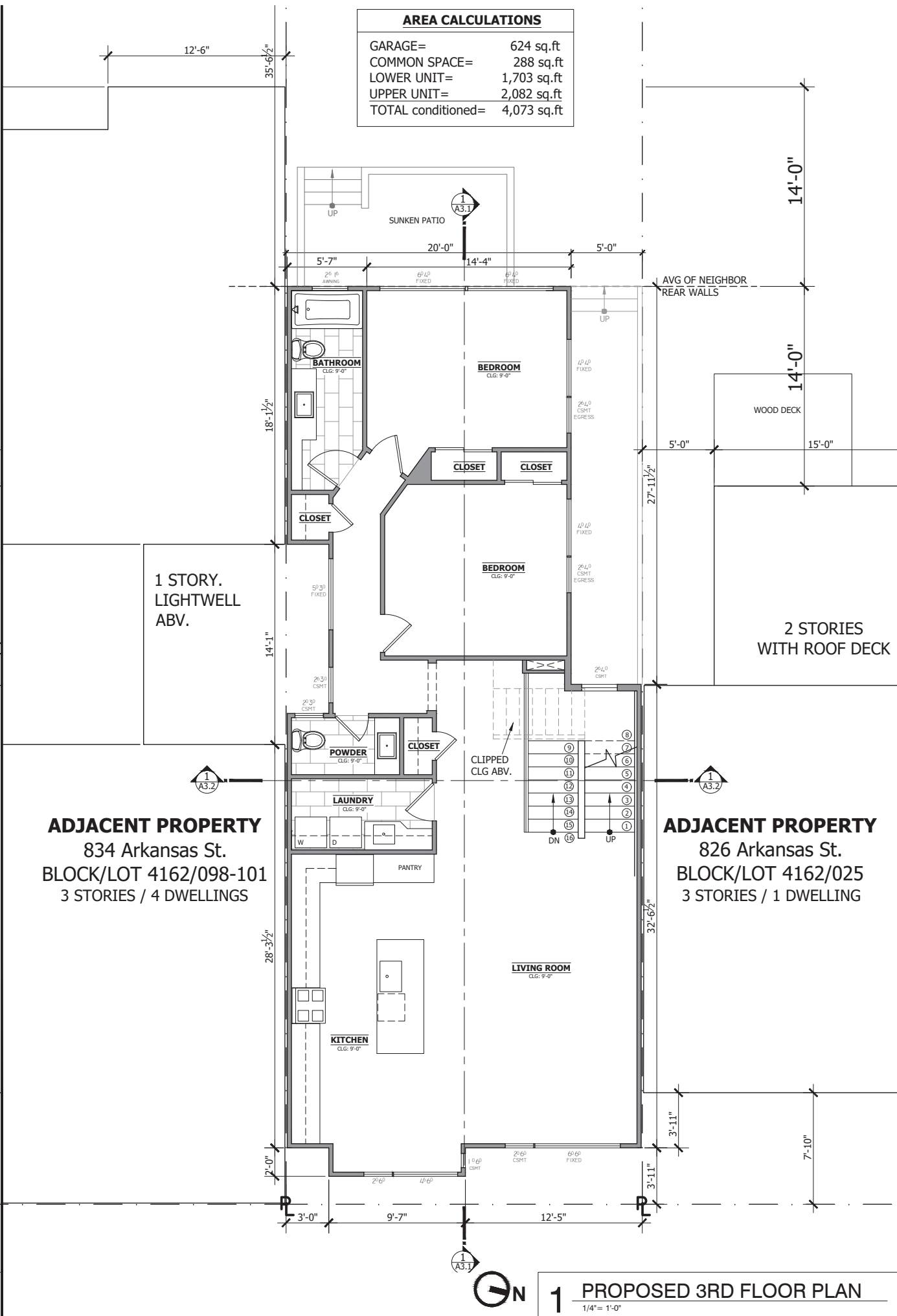
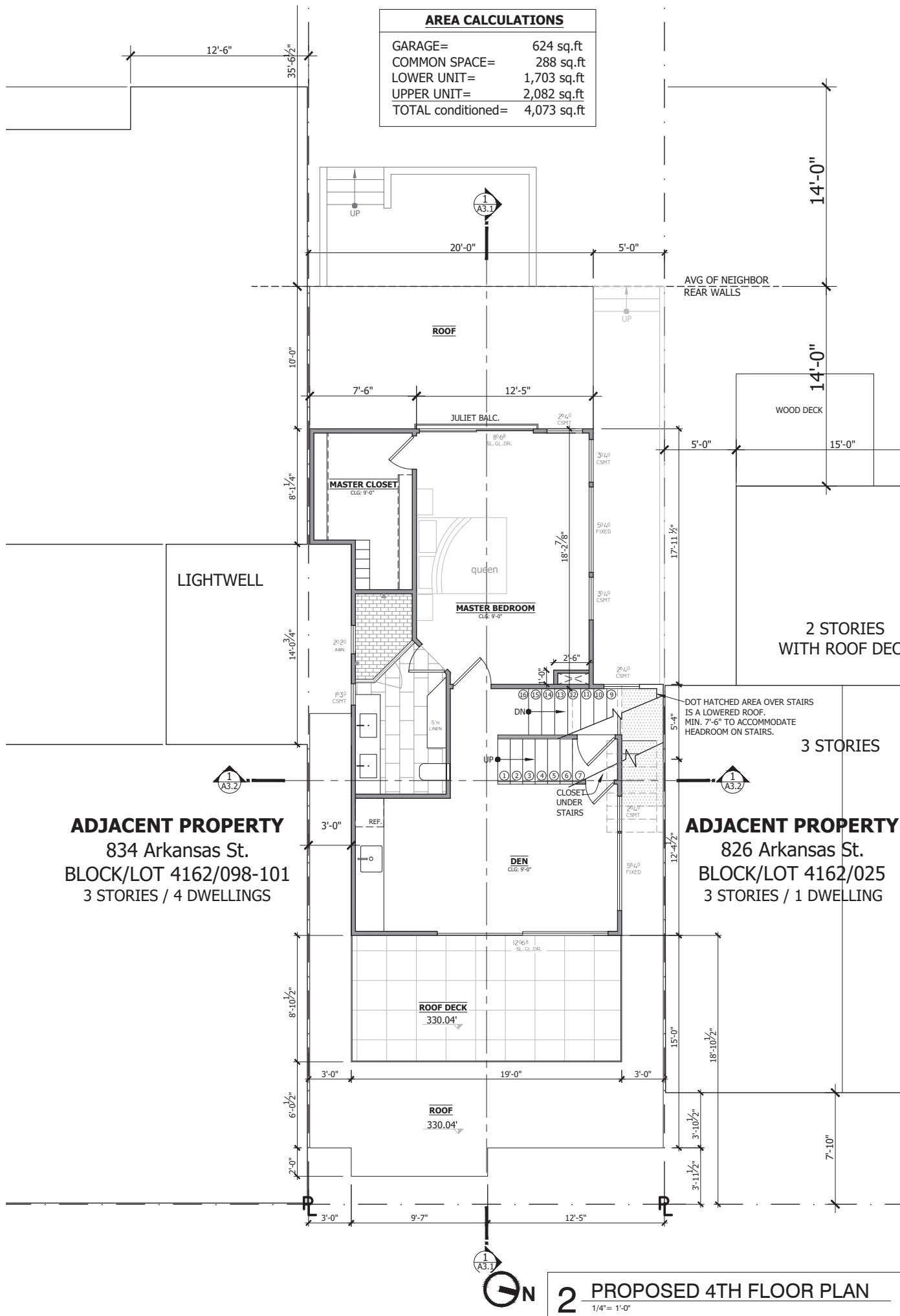
Landscaping

A0.2

mcmahon architects — studio

4111 - 18th Street Suite 6
san francisco, ca 94114
415-626-5300
www.chrismcmahon.com





mcmahon architects — studio

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san francisco, ca 94114
415-626-5300
www.chrismcmahon.com

LICENSED ARCHITECT
CHRISTOPHER P. MCMAHON
C-22982
RENEWAL DATE: SEP. 30, 2019
STATE OF CALIFORNIA

828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:

ROOF DECK	10.08.18
materials	10.25.18
pl.comm.	2/12/19

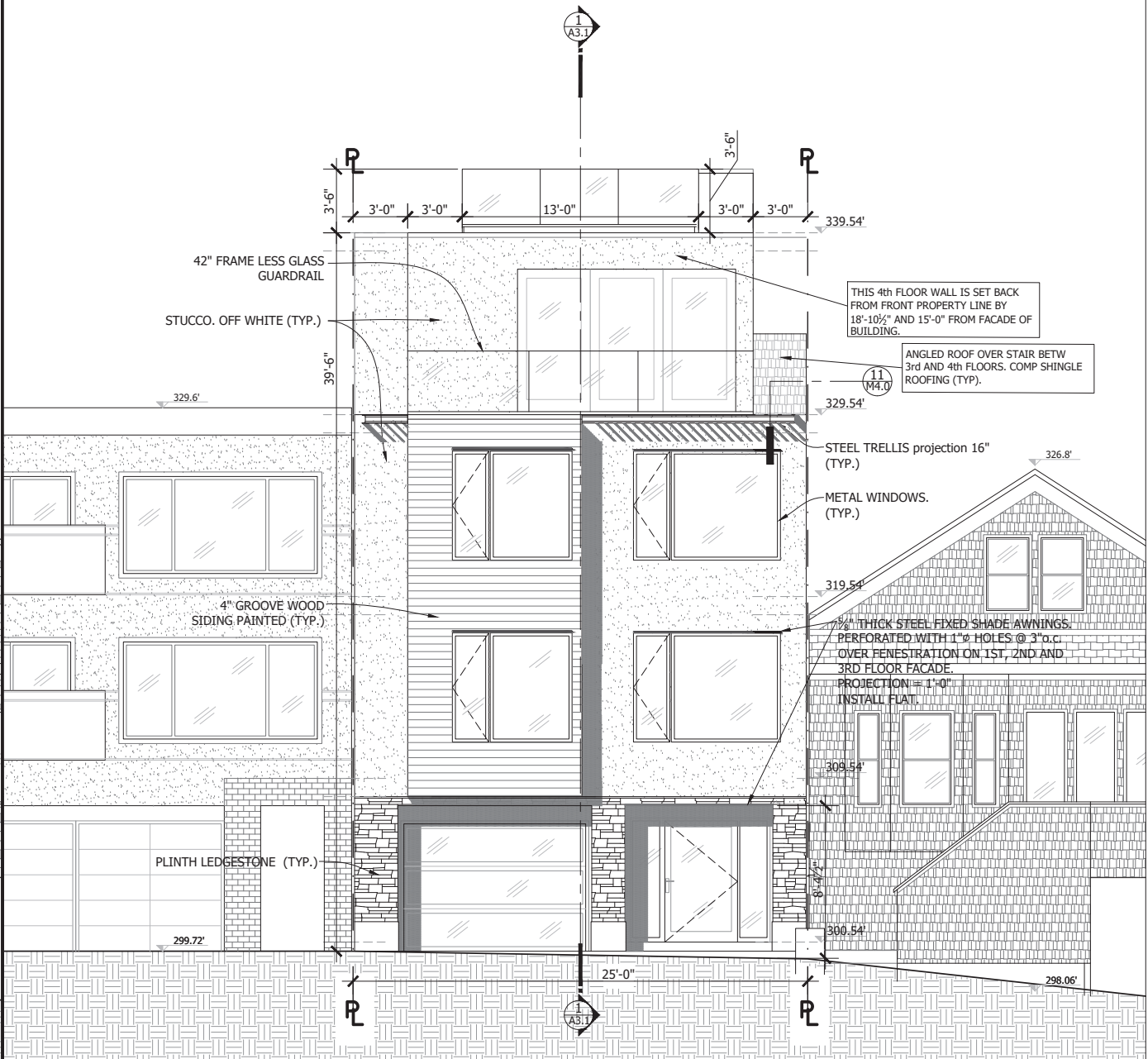
DATE: 02.27.18
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SCALE: AS NOTED

FLOOR PLANS

A1.2



1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

mcmahon architects — studio

4111 - 18th Street Suite 6
san francisco, ca 94114
415-626-5300
www.chrismcmahon.com



828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

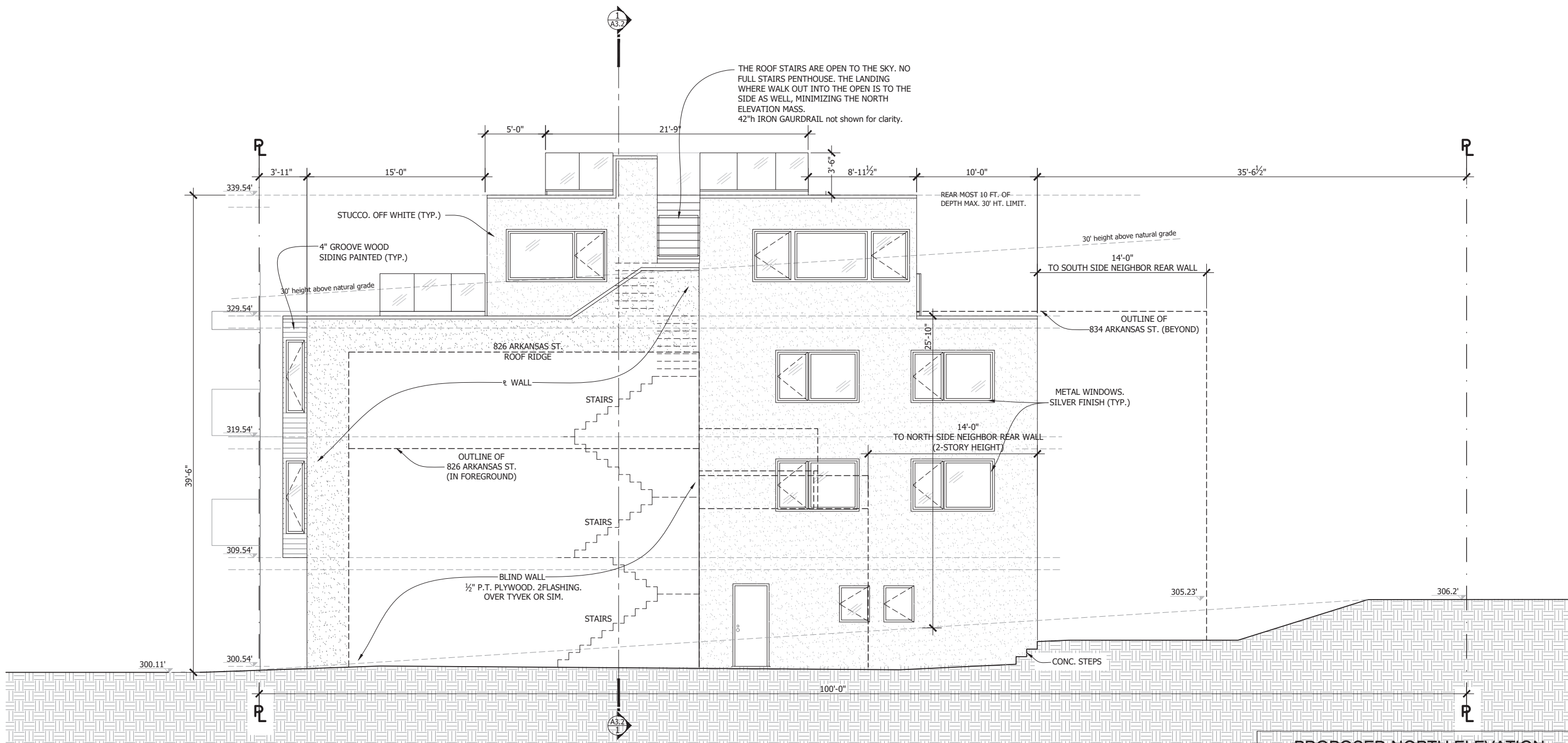
REVISIONS:	
ROOF DECK	10.08.18
materials	10.25.18
pl.comm. 2/12/19	

DATE:	02.27.18
DRAWN:	JM
SCALE:	AS NOTED

FRONT
ELEVATION

A2.0





1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



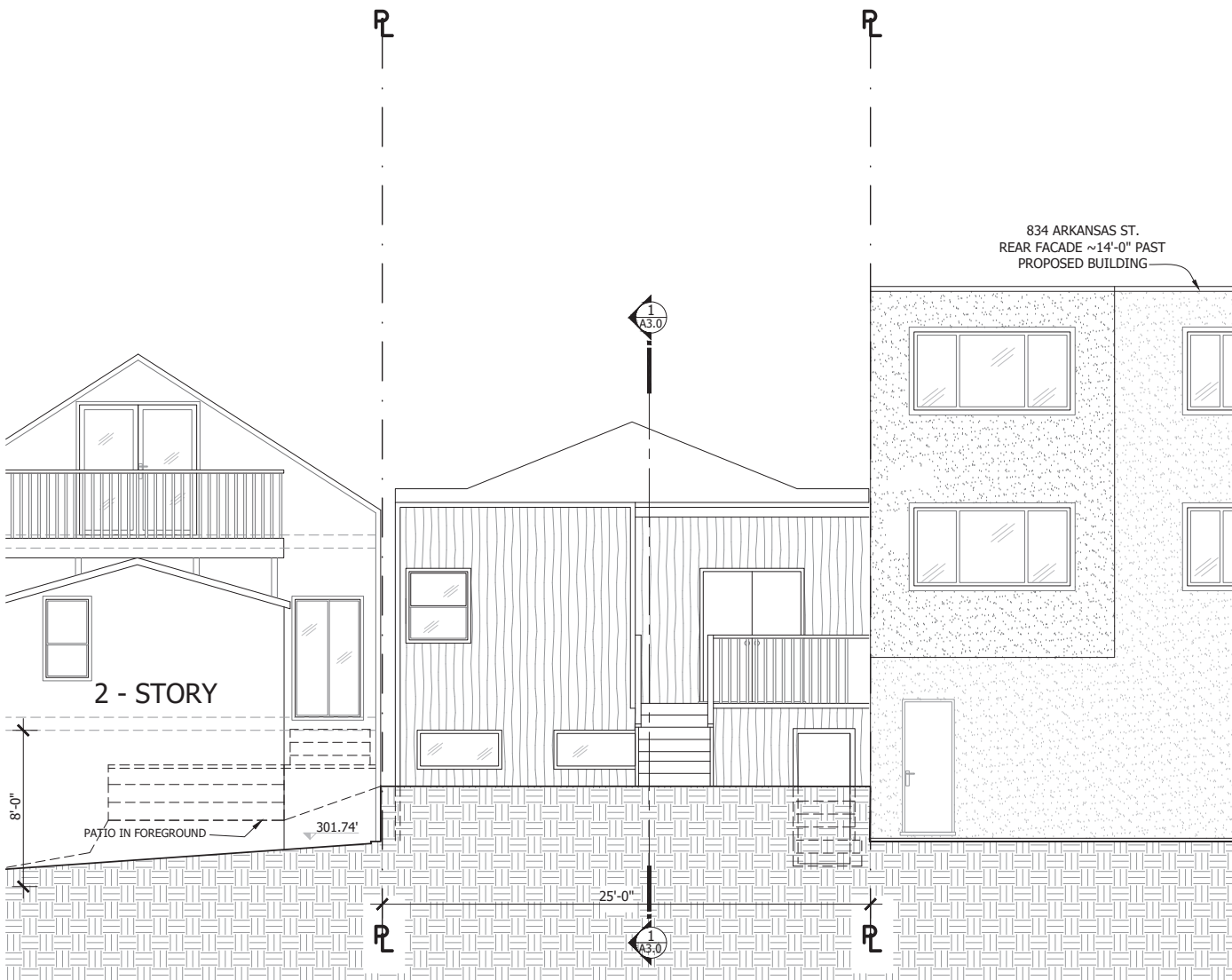
828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:	
ROOF DECK	10.08.18
materials	10.25.18
pl.comm. 2/12/19	

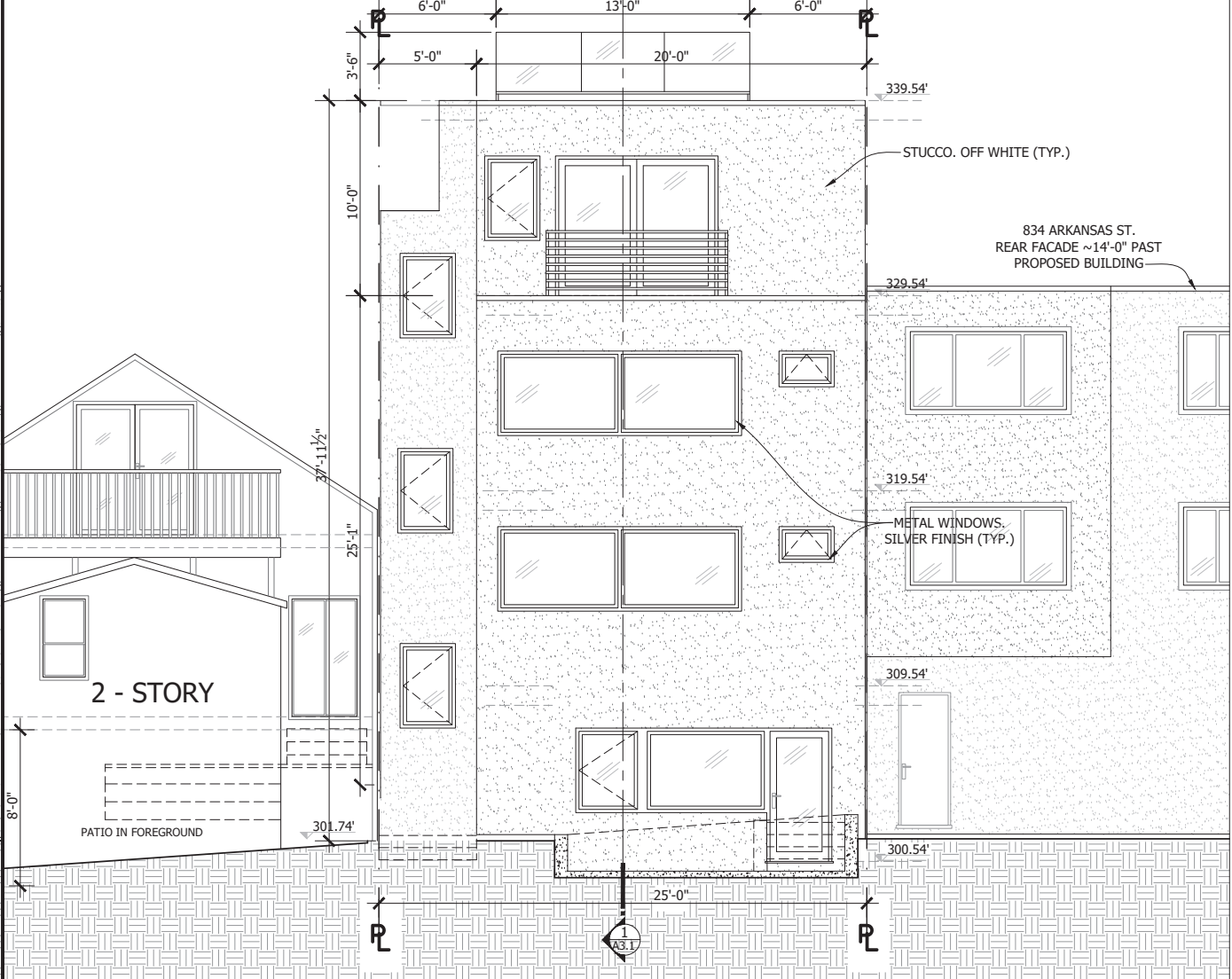
DATE:	02.27.18
DRAWN:	JM
SCALE:	AS NOTED

NORTH
ELEVATION

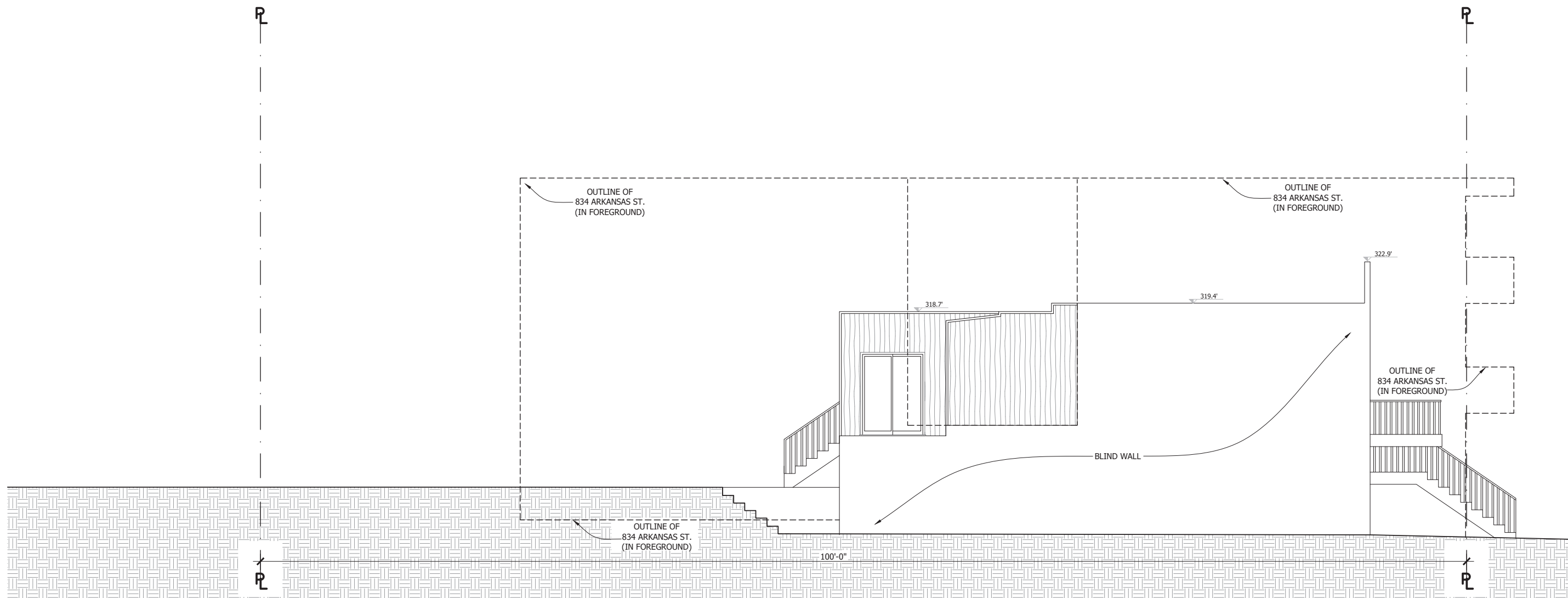
A2.2



1 EXISTING REAR ELEVATION
1/8" = 1'-0"

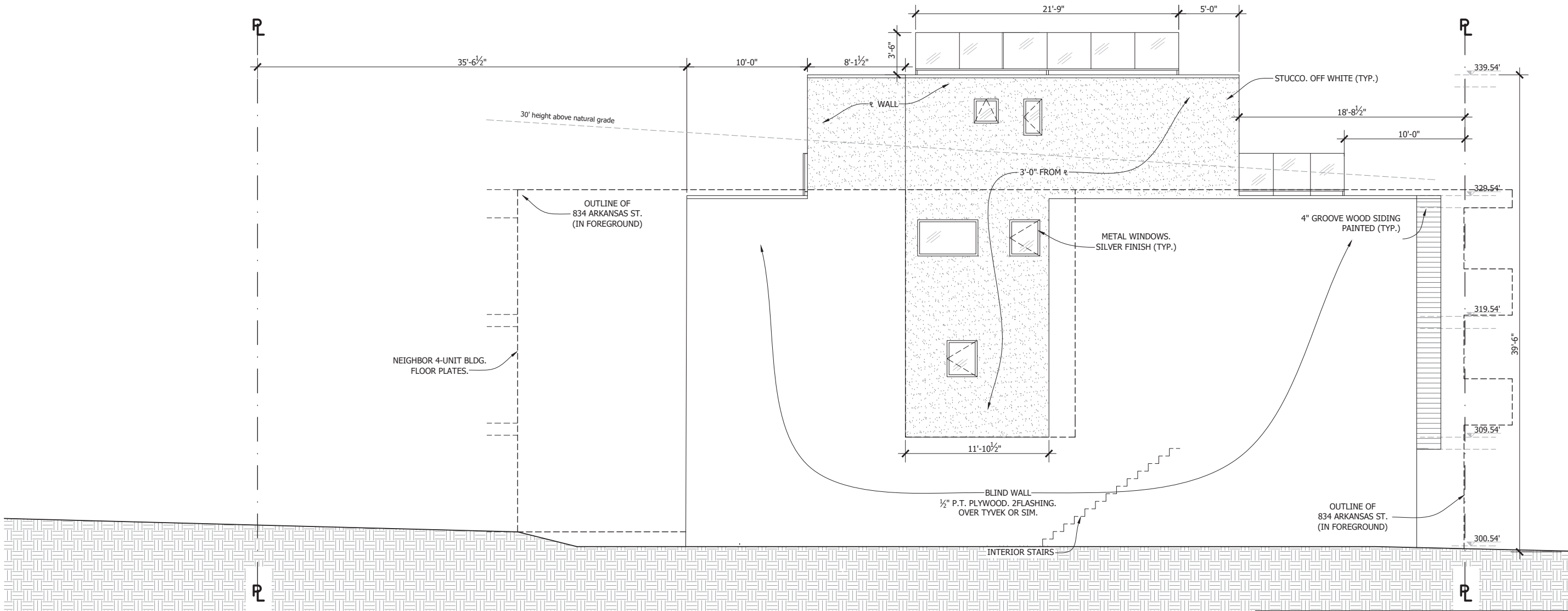


2 PROPOSED REAR ELEVATION
1/8" = 1'-0"



828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:	
ROOF DECK	10.08.18
materials	10.25.18
pl.comm. 2/12/19	
DATE:	02.27.18
DRAWN:	JM
SCALE:	AS NOTED



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:	
ROOF DECK	10.08.18
materials	10.25.18
pl.comm. 2/12/19	
DATE:	02.27.18
DRAWN:	JM
SCALE:	AS NOTED

PROPOSED
SOUTH
ELEVATION

A2.5

mcmahon architects — studio

4111 - 18th Street Suite 6
san francisco, ca 94114
415-626-5300
www.chrismcmahon.com



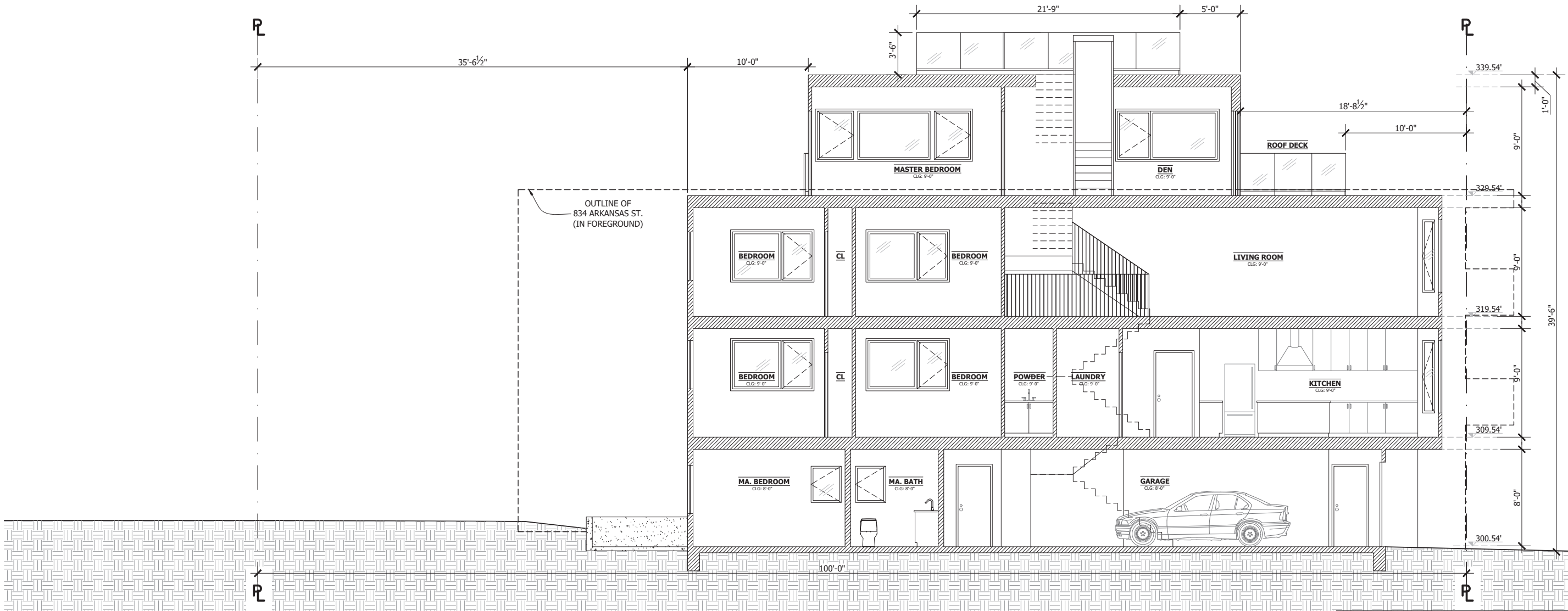
828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

pl.comm. 2/12/19

SCALE: AS NOTED

A3.0





1 PROPOSED SECTION
1/8" = 1'-0"



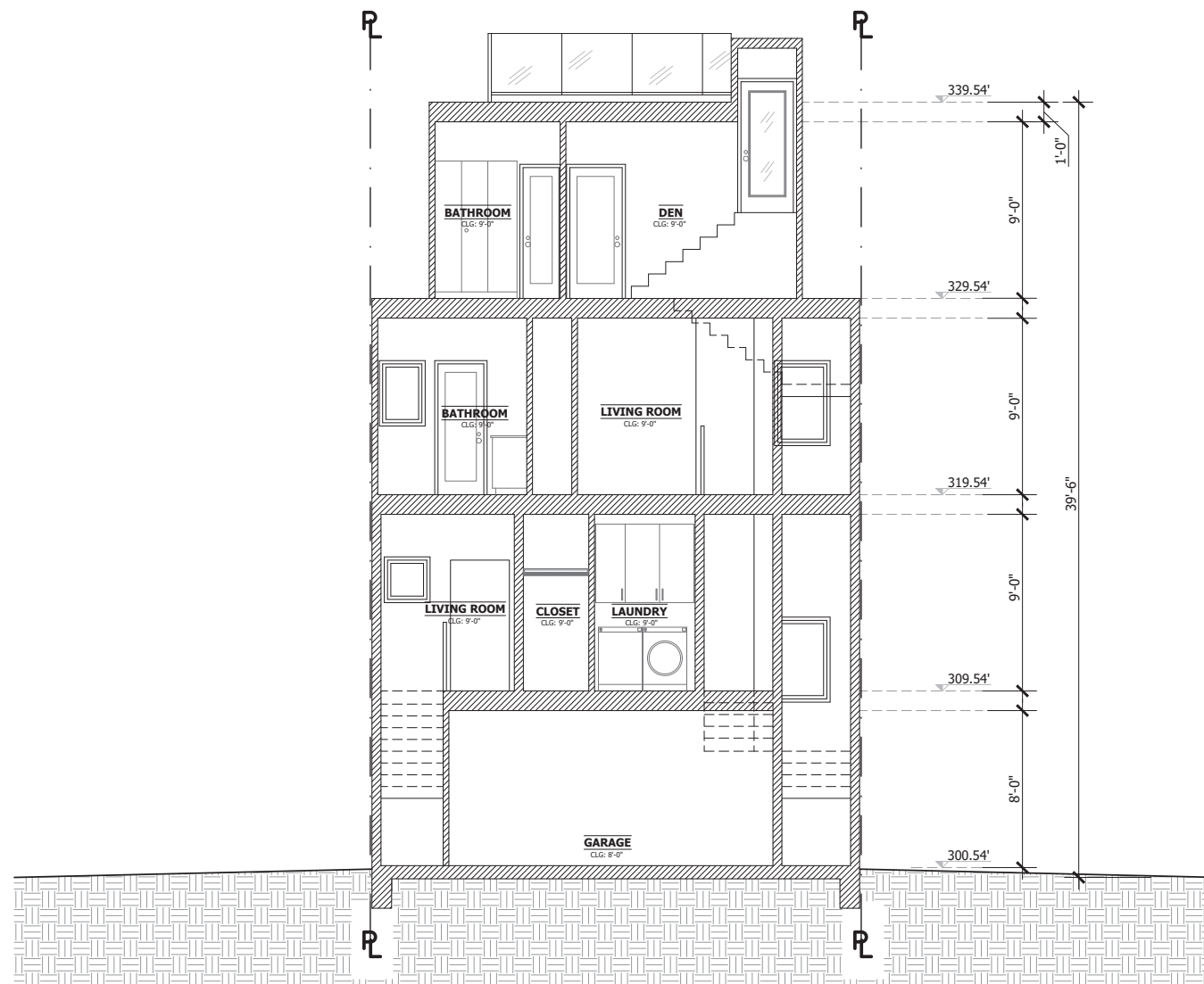
828 ARKANSAS ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:	
ROOF DECK	10.08.18
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DATE:	02.27.18
DRAWN:	JM
SCALE:	AS NOTED

PROPOSED
SECTION

A3.1



1 PROPOSED SECTION

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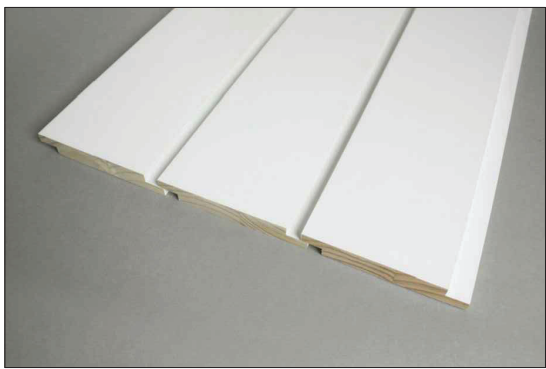
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SAN FRANCISCO, CALIFORNIA

[illegible]PROPOSED
SECTION

A3.2



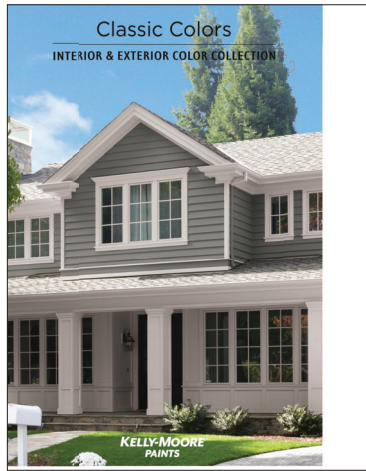
STUCCO FINISH IS FINE SAND ①



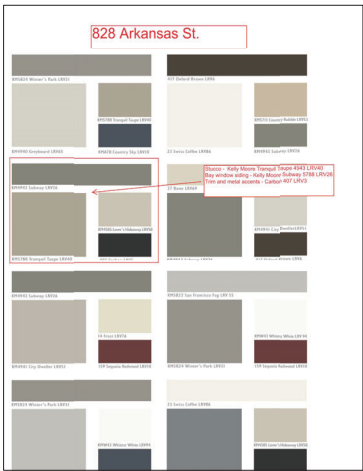
SIDING IS SHIP LAP 4" EXPOSURE. PAINT (SEE COLOR BELOW) ②



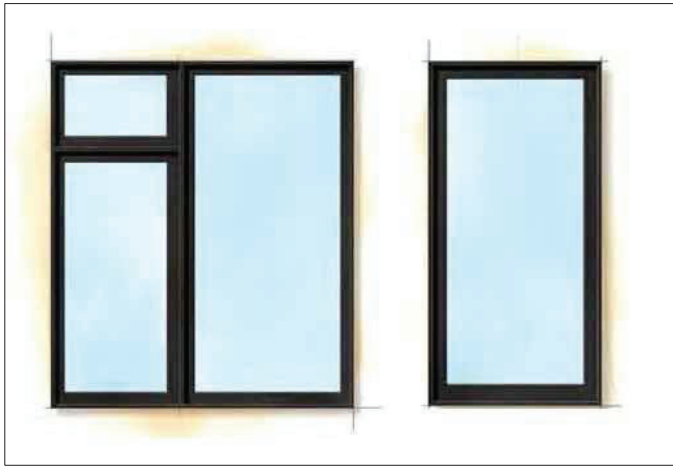
STUCCO FINISH IS FINE SAND (SANDPEBBLE FINE-MIDDLE BOTTOM) ③



EXTERIOR PAINT LOOK ④



PAINT SCHEME AT EXTERIOR ⑤



METAL WINDOWS WITH BRONZE FINISH (NOT SILVER AS PREVIOUSLY SHOWN ON PLANS) ⑥



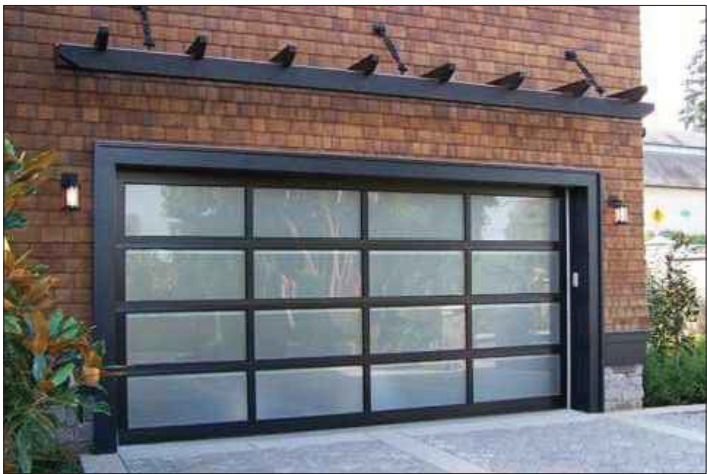
SHADE STRUCTURE TRELLIS AT BUILDING CORNICE. BRONZE COLOR TO MATCH WINDOW FRAMES. ⑦



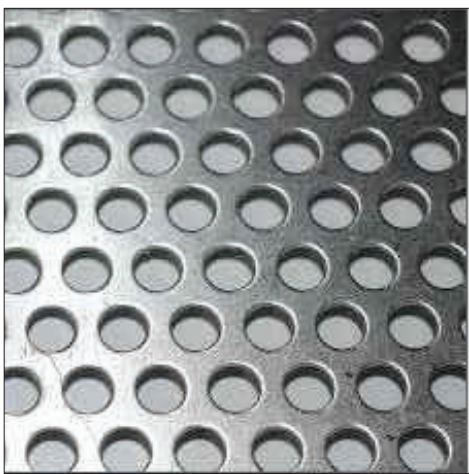
EXTERIOR THIN BRICK ON GROUND FLOOR PLINTH. ⑧



ENTRY DOOR. ACTUAL DOOR WILL BE 48" WIDE WITH LARGE SIDELIGHTS. BRONZE FINISH TO MATCH WINDOWS. ⑨



GARAGE DOOR. ACTUAL DOOR WILL BE NARROWER. BRONZE FINISH TO MATCH WINDOWS. ⑩



STEEL AWNING SHEETS. COLOR TO BE BRONZE. 5/8" THICK WITH 1/2" dia. PERFORATIONS. ⑪