



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 03/07/2019

Record No.: 2018-007253CUA
Project Address: 3356-3360 Market Street
Zoning: RH-2 (Residential- House, Two Family District)
40-X Height and Bulk District
Block/Lot: 2717/006
Applicant: Troy Kashanipour
2325 3rd Street, Suite 401, San Francisco, Ca 94107
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 the construction of a horizontal and vertical addition to an existing two-story over basement, three-unit building to enlarge the three existing units and to allow a dwelling unit density of one unit per 1,500 square feet of lot area to create a fourth dwelling unit. The Project will result in a four-unit, approximately 5,981 square foot (sq. ft.), 40-foot tall, two- to three-story over basement building.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow a dwelling unit density at a ratio of one unit per 1,500 square feet of lot area at 3356-3360 Market Street within the Residential- House, Two Family District (RH-2), pursuant to Planning Code Sections 207, 209.1 and 303.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received two public comment letters related to the Project expressing concern about the proposed density and potential access impacts to “John’s Alley”, which is a narrow, privately held driveway that provides access to the Project site and several adjacent properties, during construction. A response from the Sponsor was provided on February 21, 2019.
- **Residential Dwelling Units.** The Project will add one new three-bedroom dwelling unit to the City’s housing stock and will enlarge an existing studio and two two-bedroom units into three-bedroom units.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will create an additional residential unit and will enlarge three existing units to create four family-size units in total. 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: MARCH 7, 2019

Record No.: 2018-007253CUA
Project Address: 3356-3360 MARKET STREET
Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2717/006
Project Sponsor: Troy Kashanipour
2325 3rd Street, Suite 401
San Francisco, CA 94107
Property Owner: Marwood Assets Management
San Jose, CA 95131
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 A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 207, 209.1 AND 303 TO CONSTRUCT A HORIZONTAL AND VERTICAL ADDITION TO AN EXISTING TWO-STORY OVER BASEMENT, THREE-UNIT BUILDING TO ENLARGE THE THREE EXISTING UNITS AND TO ALLOW A DWELLING UNIT DENSITY AT A RATIO OF ONE UNIT PER 1,500 SQUARE FEET OF LOT AREA IN ORDER TO CREATE A FOURTH DWELLING UNIT WITHIN IN RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 17, 2018, Troy Kashanipour (hereinafter "Project Sponsor") filed Application No. 2018-007253CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a horizontal and vertical addition to an existing two-story over basement, three-unit building to enlarge the three existing units and to allow a dwelling unit density of one unit per 1,500 square feet of lot area to create a fourth dwelling unit. The Project would result in a in a four-unit, approximately 5,981 square foot (sq. ft.), 40-foot tall, two- to three-story over basement building (hereinafter "Project") at 3356-3360 Market Street, Block 2717 Lot 006 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-007253CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On March 7, 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. 2018-007253CUA.

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. 2018-007253CUA, 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 construction of a horizontal and vertical addition to an existing two-story over basement, three-unit building to enlarge the three existing units and to allow a dwelling unit density of one unit per 1,500 square feet of lot area to create a fourth dwelling unit. The Project will result in a four-unit, approximately 5,981 square foot (sq. ft.), 40-foot tall, two- to three-story over basement building.
3. **Site Description and Present Use.** The Project site is located on the southwest side of Market Street, between Glendale and Clayton Streets, Lot 006 in Assessor's Block 2717 and is located within the RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk District. The site is an approximately 5,488 sq. ft. upsloping lot, with approximately 50-ft of frontage along Market Street and 50-ft of frontage along "John's Alley", which is a privately held street directly behind the parcel. The Project Site contains an existing two-story over basement, approximately 2,892 sq. ft., three dwelling unit building constructed circa 1898. The building has three existing parking spaces on "John's Alley" at block 2717/lot 7A.
4. **Surrounding Properties and Neighborhood.** The subject property is located on a portion of Market Street that includes a range of residential building styles and types built between circa 1898 and 2000. The buildings on the block vary in density from single-family residences to multi-unit buildings. The adjacent property to the north is improved with two-story over basement single-family dwellings constructed in 1938 and the property to the south is improved with a three-story over basement, six unit apartment building constructed in 1957. The properties to the west (rear) and east (across Market Street) of the site are predominantly two-story over basement single-family homes constructed between 1938 and 1950. The surrounding properties are located in the RH-2 (Residential-House, Two-Family) Zoning Districts. The subject property is also within .25-miles of stops for the 33, 37, 48, KT, L and M MUNI transit lines.

- **Public Outreach and Comments.** The Department has received two phone calls and one public comment letter signed by fourteen neighbors expressing concerns about the Project. Included are concerns related to the proposed density, potential site/environmental issues, and access impacts during construction to “John’s Alley”, which is a narrow, privately held driveway that provides access to the Project site and several adjacent properties. A response from the Sponsor was provided on February 21, 2019.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Where the lot slopes upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plane. The proposed Project is located in a 40-X Height and Bulk District.

The Project site is a lot that slopes up from the street. The proposed a vertical addition is setback 15 feet from the front wall of the existing building, which is 27-feet, 6-inches in height measured from existing grade. The height of the addition will be approximately 33 feet, 6-inches measured from existing grade and the height of the building height at the front setback line will remain unchanged. Therefore, the Project complies with the Planning Code and the Height and Bulk District.

- B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15-foot maximum). In the case of any lot that abuts along its side lot line upon a lot that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the required setback for the subject lot shall be equal to the front setback of the adjacent building on its opposite side.

The subject property does not have a legislated setback. The Project has one adjacent property that fronts on the same street with a front setback of approximately 16 feet. The existing building has an average front setback of approximately 7-feet, 2-inches. The proposed vertical and horizontal additions are setback 15 feet from the existing front building wall and approximately 22-feet, 2-inches from the front property line, thus the Project complies with Planning Code Section 132.

- C. **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. In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street or alley. 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 110 feet, 5 inches to 112-2½ inches deep; and the rear yard depth of the adjacent neighbor is approximately 49- feet; therefore, the rear yard requirement is 49-feet. The Project will be setback approximately 53-feet, four-inches and therefore complies with the rear yard requirements.

- D. **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 off-street parking for the Project site is located in a detached structure located at the rear of the property on "John's Alley", which is a privately held street and therefore complies with the street frontage requirements.

- E. **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.

The Project has three existing off-street parking spaces, located in a detached structure on "John's Alley", which is a privately held street. No changes are proposed to the existing parking.

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

The Project provides access to the rear yard area for all units and units one, three and four have access to private decks. The shared open space is approximately 1,924 sq. ft. and 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.

- G. **Off-Street Parking.** Code Section 151 does not require off-street parking for each dwelling unit and allows a maximum of 1.5 spaces per unit.

There are three existing off-street parking spaces, which will remain. No additional off-street parking is proposed, therefore complies with Planning Code Section 151.

- H. **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 at the rear of the building.

- I. **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.

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 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:

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

The Project will maintain the two-story over basement 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 also 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.

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

The Planning Code does not require off-street parking for residential dwelling units. The Project has three existing off-street parking spaces, which will remain and four Class 1 bicycle parking space will be provided.

- (3) 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.

- (4) 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 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 RH-2 District.

The Project is consistent with the stated purpose of the RH-2 Zoning District, which is characterized by one- and two-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-2 Zoning District, which allows increased density with a Conditional Use Authorization.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 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.

The Project will enlarge the three existing units and provide a fourth new unit, which will result in an increase in the density of the property and contribute one net new dwelling unit 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 enlarge the three existing units, composed of one studio and two 2-bedroom, 1-bath units, to create three 3-bedroom, two-bath units and one 3-bedroom, 3-bath unit, 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-2 Zoning District which allows for increased density of one unit per 1,500 sq. ft. of lot area with approval of a Conditional Use Authorization. The Project proposes a total of four dwelling units, retaining the three existing off-street parking spaces on property located in a neighborhood consisting of single-family residences to small multi-unit buildings with off-street parking. The vertical and horizontal addition will be set back 15-feet from the front of the existing building, thus retaining the architectural design and massing along the street. Additionally, the design of the addition conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

Policy 1.7

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

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

The Project will maintain and expand the three existing units and provide a new fourth unit. The enlarged building would provide a total of four dwelling units in a neighborhood made up of single-family residences to multi-unit buildings of mixed architectural character.

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

The existing three-family dwelling is not designated as affordable housing and the proposed fourth dwelling unit 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 will retain the three existing off-street parking spaces and will provide four Class 1 bicycle parking spaces. Additionally, the Project Site is located along a Muni bus lines 33, 37, 48, KT, L and M.

- 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-2 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 Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- 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.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-007253CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 14, 2018 and January 10, 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 March 7, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 7, 2019

SAN FRANCISCO
PLANNING DEPARTMENT

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a horizontal and vertical addition to an existing two-story over basement, three-unit building to enlarge the three existing units and to allow a dwelling unit density of one unit per 1,500 square feet of lot area to create a fourth dwelling unit located at 3356-3360 Market Street, Block 2717 Lot 006, pursuant to Planning Code Section(s) XXXXXX within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated December 14, 2018 and January 10, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-007253CUA and subject to conditions of approval reviewed and approved by the Commission on March 7, 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 March 7, 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

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

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

9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

PARKING AND TRAFFIC

10. **Bicycle Parking.** The Project shall provide no fewer than four 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

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

MONITORING - AFTER ENTITLEMENT

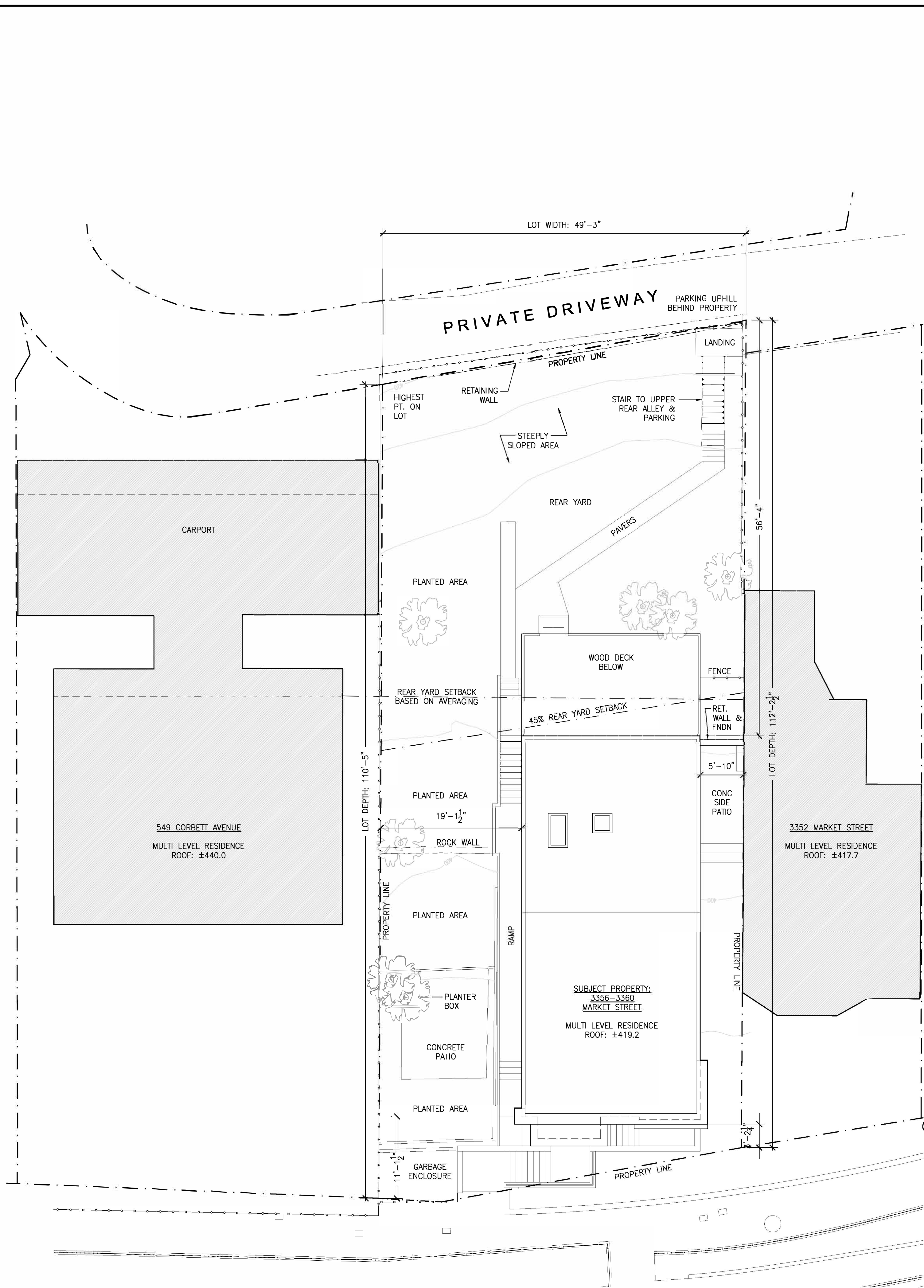
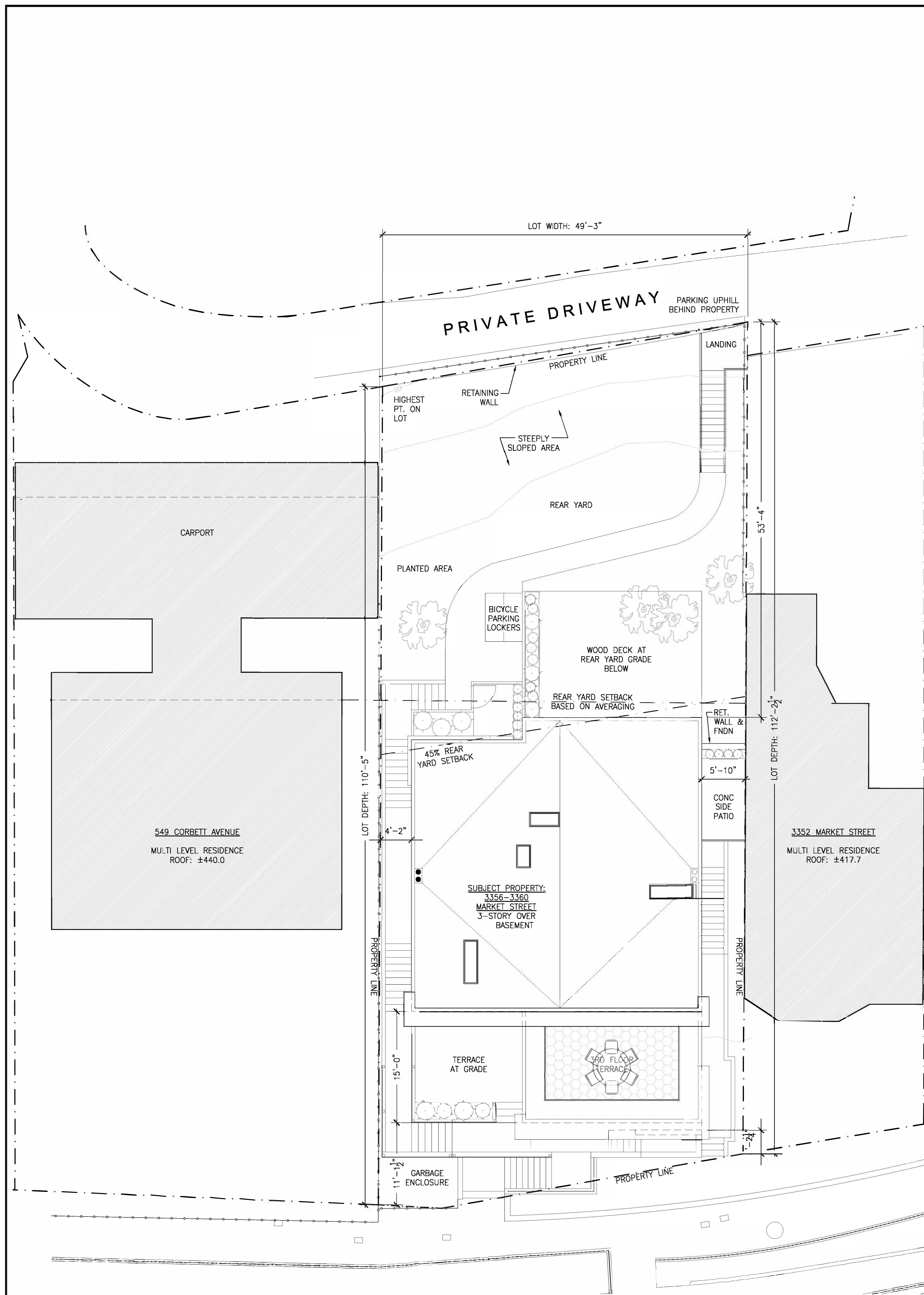
13. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176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

OPERATION

15. **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



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107, PHONE/FAX 415.631.0869

3356-3360 MARKET STREET

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

PRE-APPLICATION MEETING	05.09.2018
ISSUED FOR C.U.A.	05.16.2018
ISSUED FOR SITE PERMIT	06.08.2018
SITE PERMIT REVISIONS	01.10.2019

DATE:

CONSULTANT

APPROVAL

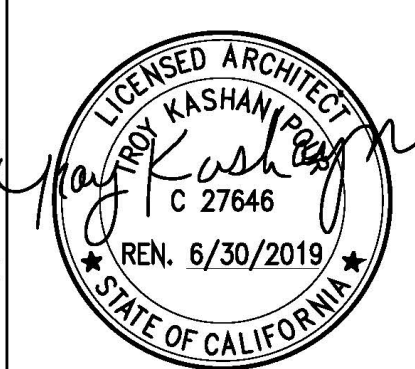
DRAWN:
TK

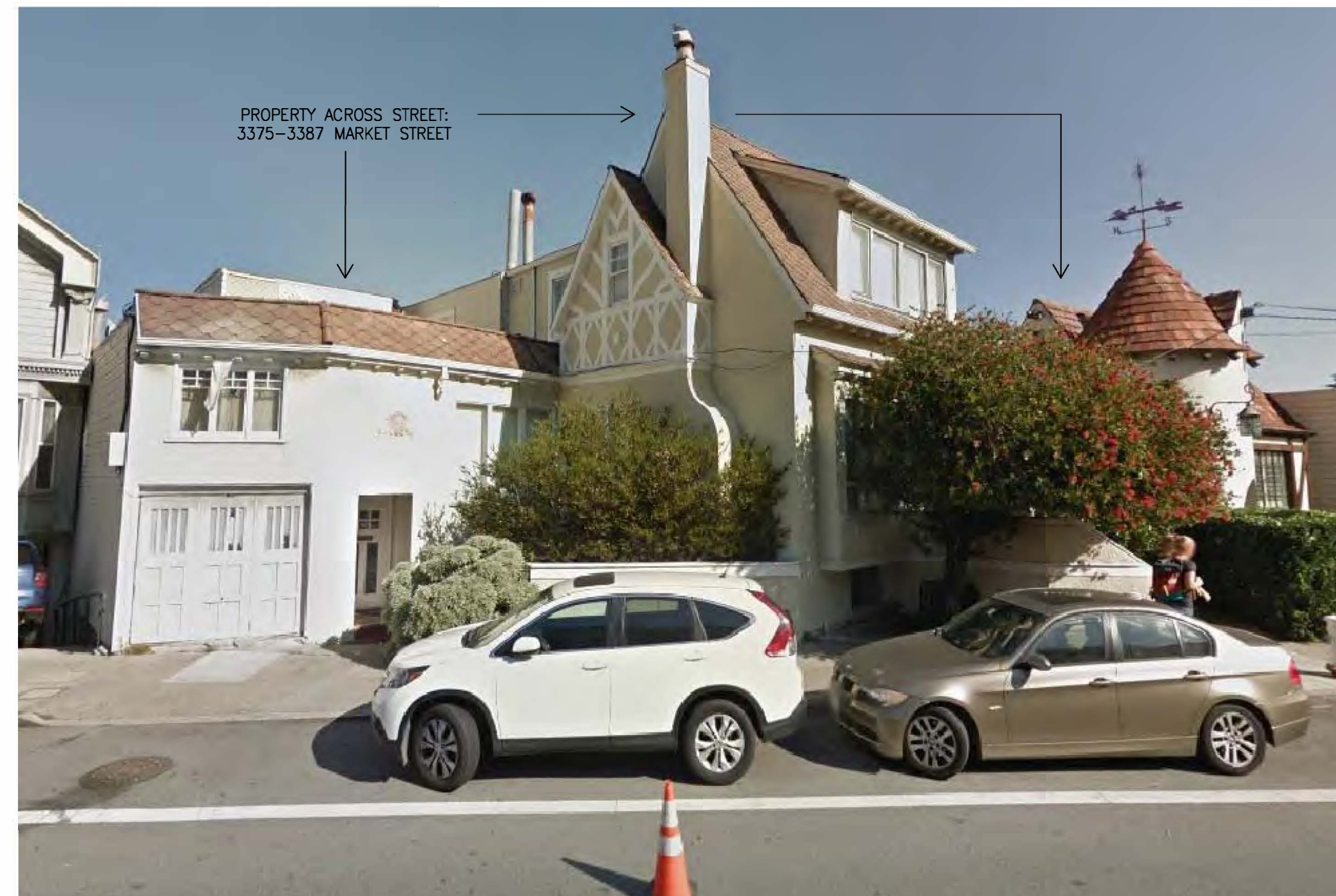
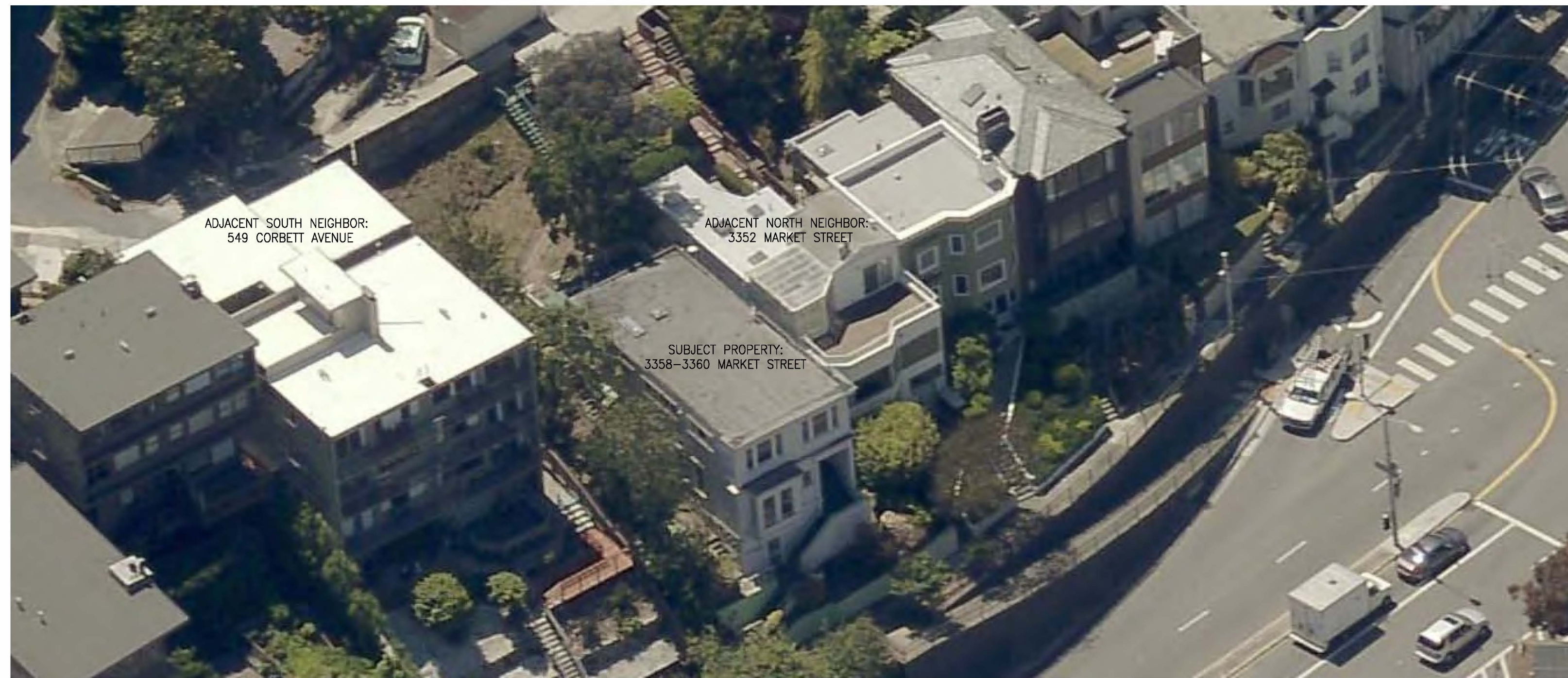
CHECKED:
TK

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

EXISTING & PROPOSED
SITE PLAN

A0.1





TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

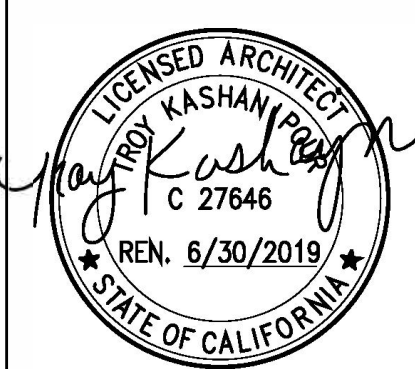
3356-3360 MARKET STREET

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@
MARWOODMANAGEMENT.COM

DATE:
PRE-APP MEETING 05.09.2018
ISSUED FOR C.U.A. 05.16.2018
ISSUED FOR SITE PERMIT 06.08.2018

CONSULTANT

APPROVAL



DRAWN:
SC
CHECKED:
TK
SCALE:
1/4"=1'-0"

SITE PHOTOS

A0.2



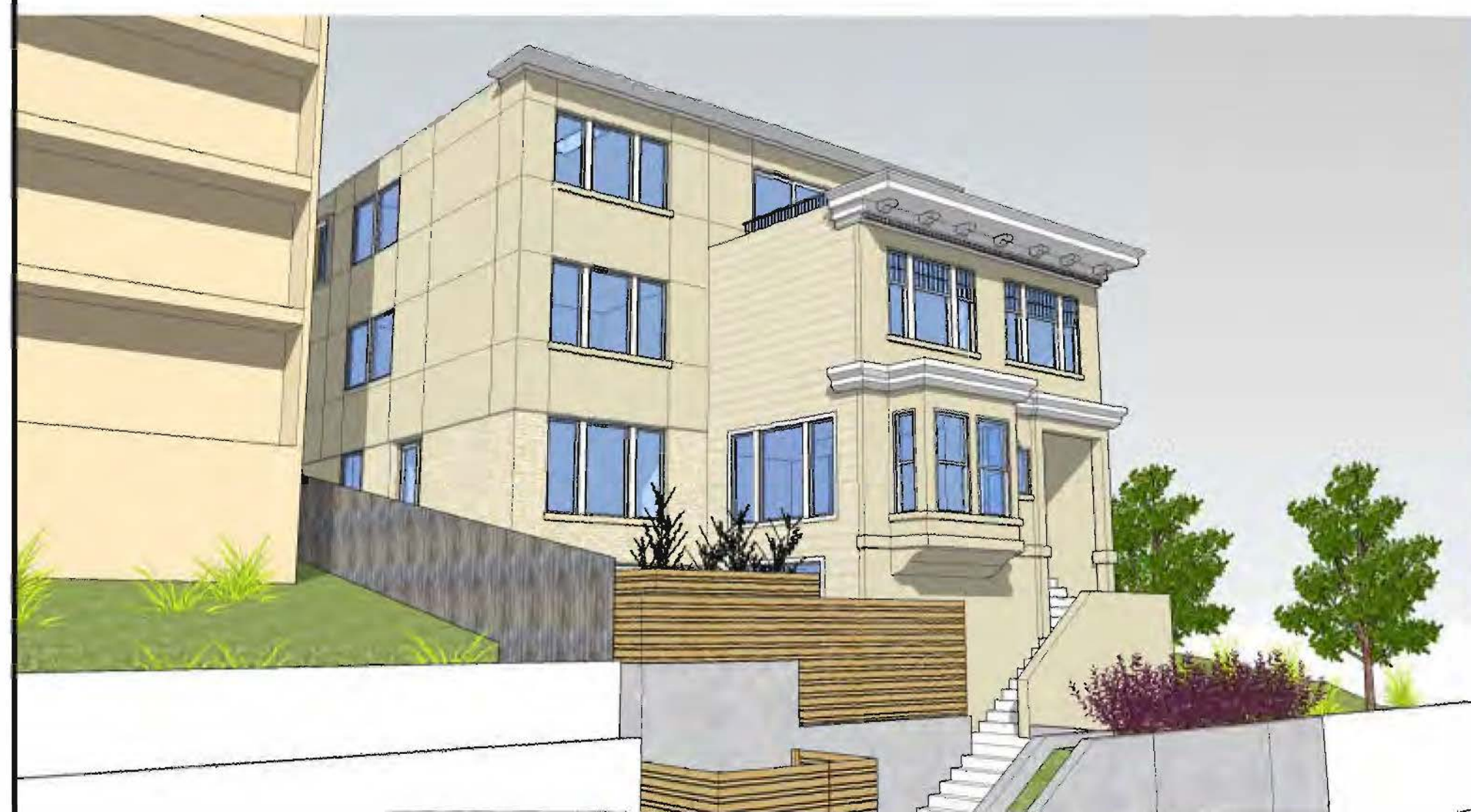
PROPOSED BIRD'S EYE VIEW



PROPOSED EAST VIEW



PROPOSED BIRD'S EYE VIEW



PROPOSED VIEW FROM MARKET STREET APPROACH



PROPOSED FRONT VIEW FROM BELOW



PROPOSED REAR VIEW

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

3356-3360 MARKET STREET

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@
MARWOODMANAGEMENT.COM

DATE:

CONSULTANT

APPROVAL

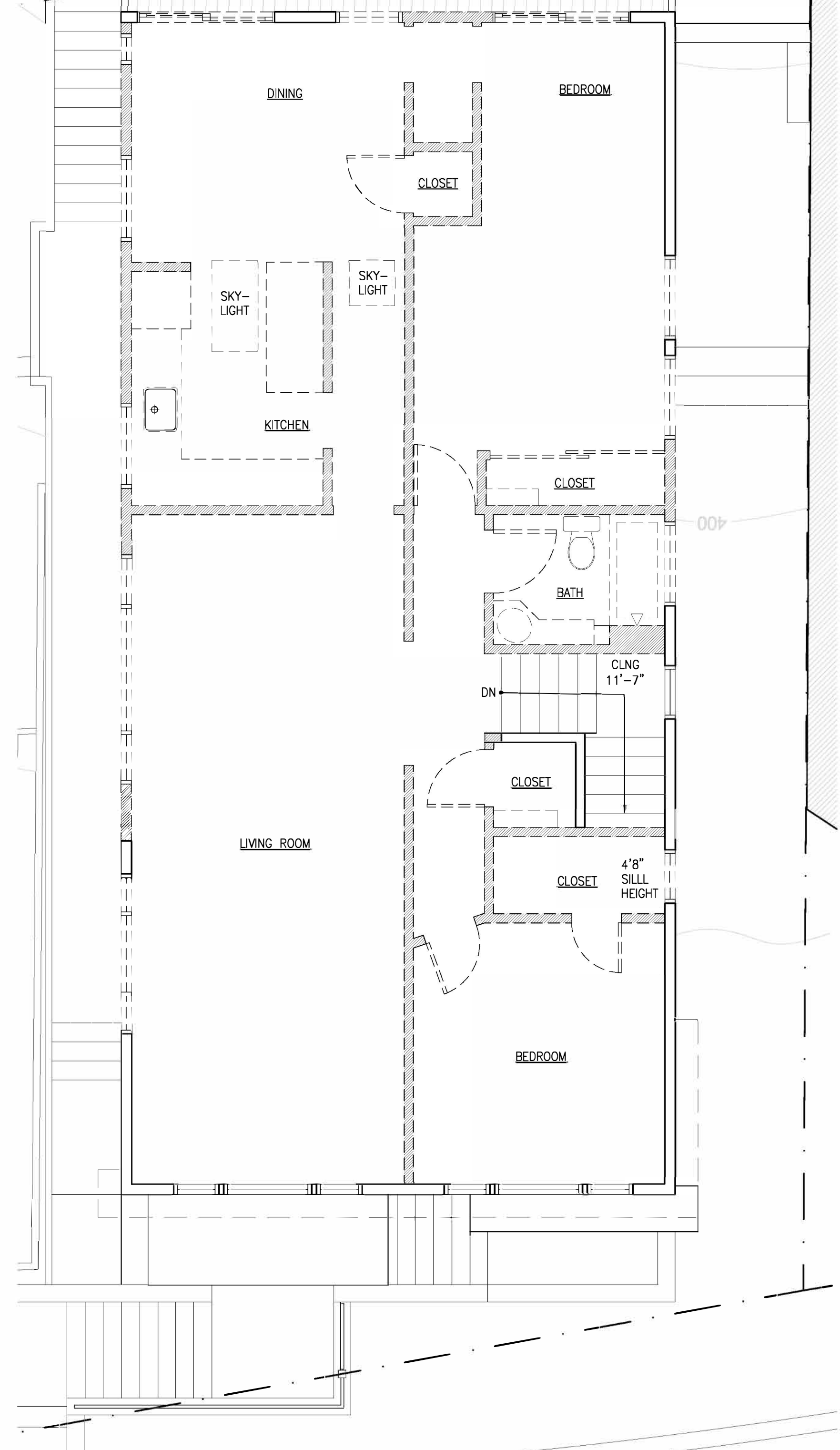
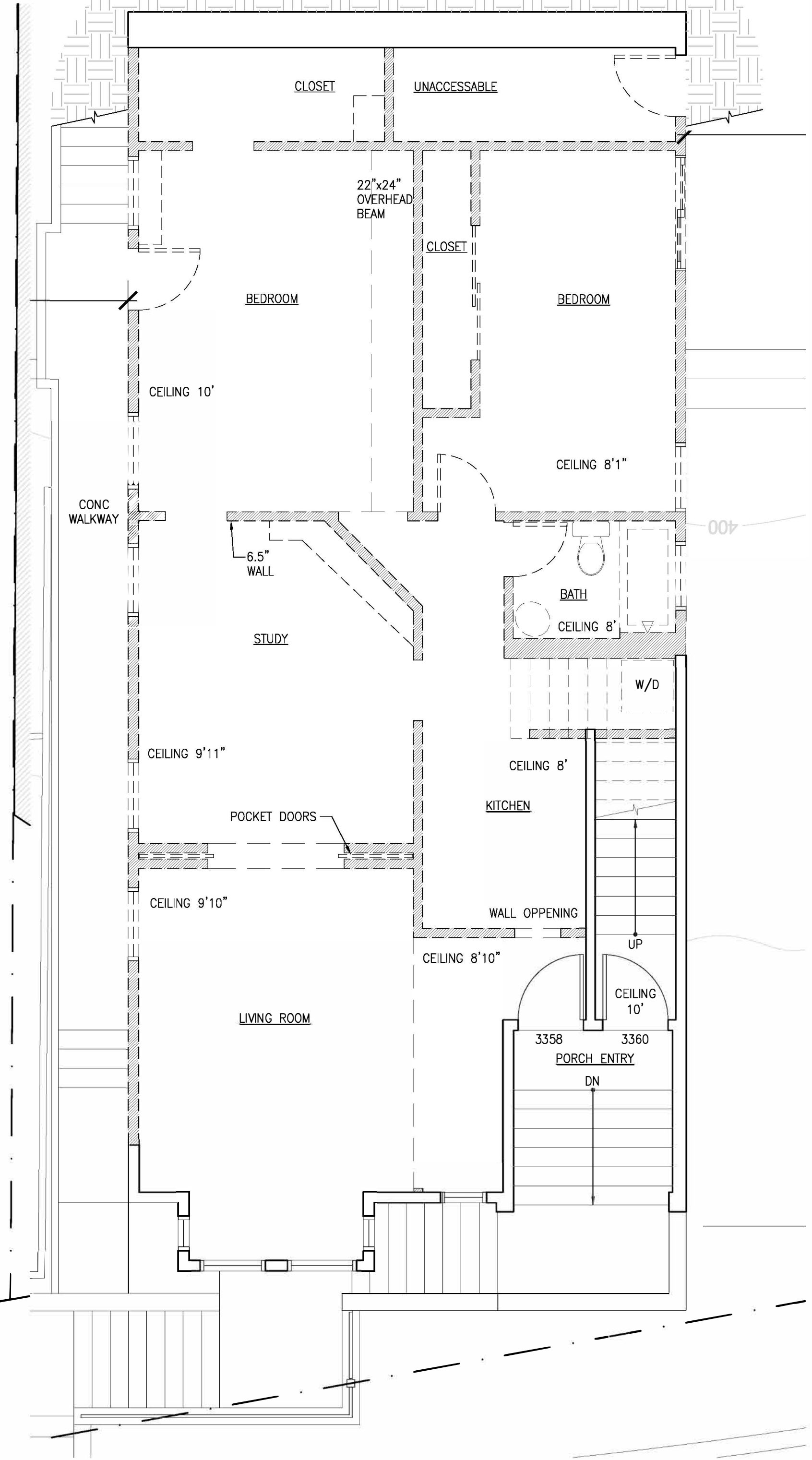
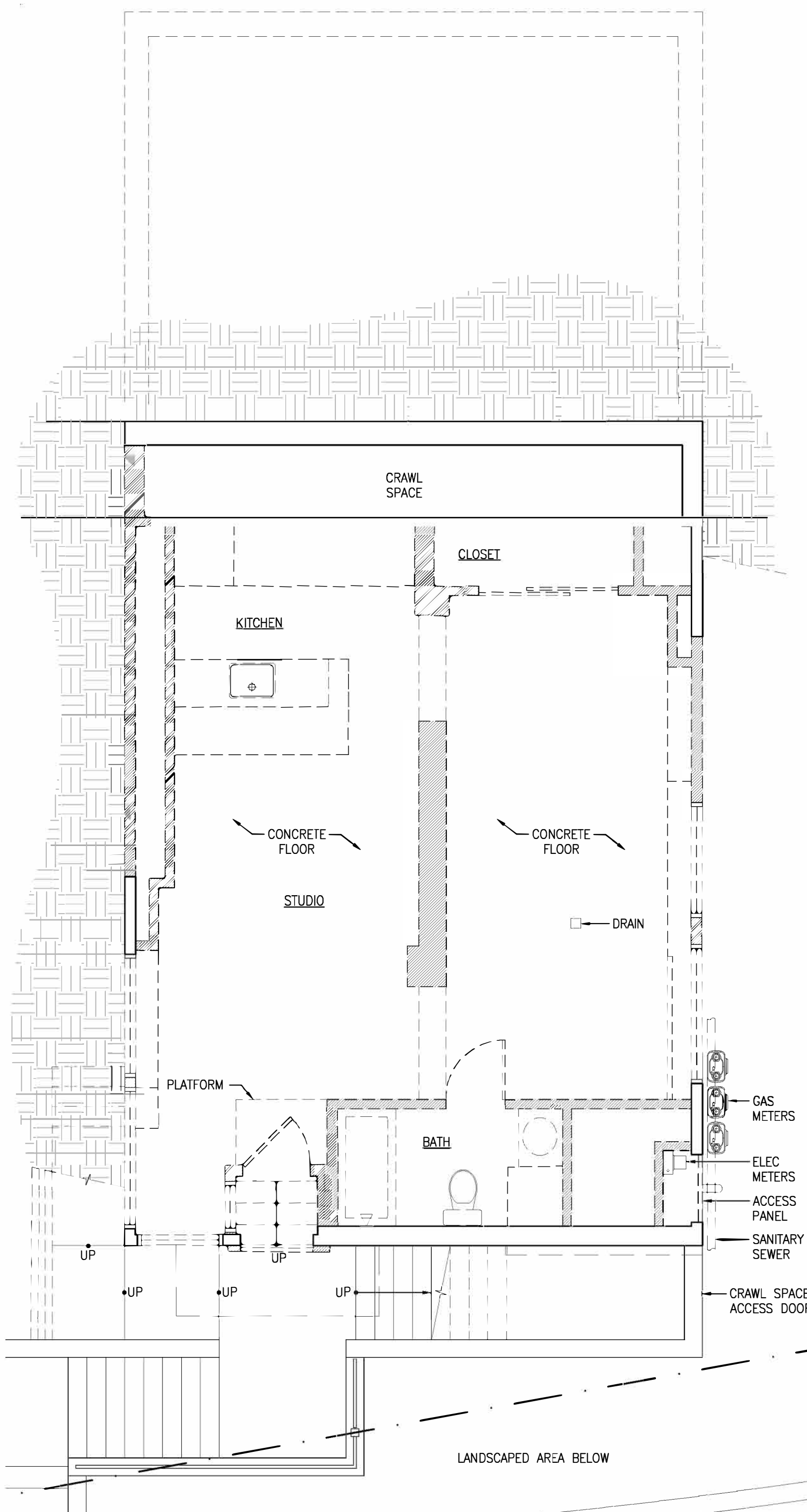


DRAWN:
SC
CHECKED:
TK
SCALE:
1/4"=1'-0"

RENDERINGS

A0.3

EXCAVATION:	
CUBIC YARDS TO BE EXCAVATED (WxLxH)	
(N) FLOOR AREA	18.5' x 51.75' x 10' (AVERAGED) = 9574 CUBIC FEET
	30' x 24' x .5' = 360 CUBIC FEET
TOTAL	9934 CUBIC FEET OR 368 CUBIC YARDS TO BE EXCAVATED



DEMOLITION GENERAL NOTES:

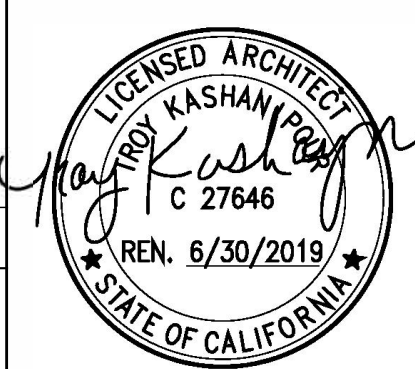
- (N) DENOTES NEW ITEMS. (E) DENOTES EXISTING ITEMS. ITEMS WITHOUT SYMBOLS SHALL BE CONSIDERED TO BE EXISTING.
- S.S.D. FOR EXTENT OF FOUNDATION & FLOOR SLABS TO REMAIN. REMOVE OTHER FOUNDATIONS & GROUND LEVEL CONCRETE SLAB IN PREPARATION FOR WORK AS NOTED.
- PROVIDE TEMPORARY SHORING AS NECESSARY/REQD.
- PROVIDE TEMPORARY UNDERPINNING OF STRUCTURES ON SUBJECT PROPERTY & ON ADJACENT PROPERTIES AS REQD.
- COORDINATE ALL DEMOLITION W/ (N) CONSTRUCTION.
- COMPLY WITH CONSTRUCTION WASTE RECYCLING PROGRAM AS REQUIRED BY CITY OF SAN FRANCISCO. MATERIAL NOT SPECIFIED TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.
- ALL (E) ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS SHALL BE TERMINATED PER CORRESPONDING 2016 CALIFORNIA CODE & ANY DESIGN-BUILD DRAWINGS.
- CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
- EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.
- ALL ELECTRICAL, DATA, AND TELEPHONE OUTLETS LOCATED WITHIN (E) PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED U.O.N. TO BE SAVED. ALL ELECTRICAL, DATA, TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANEL BOARD TERMINALS U.O.N.
- REMOVE ALL NOTED INTERIOR PARTITIONS, EQUIPMENT, CEILINGS, FLOORING, FLOOR DECK, ROOFING, ROOF DECK, AND UTILITIES. ANY ADDITIONAL ITEMS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR ADDITIONAL INSTRUCTIONS.
- ALL ITEMS AND SYSTEMS TO BE ADDRESSED BY DESIGN / BUILD CONTRACTORS SHALL BE IDENTIFIED AND DIRECTIONS SPECIFIED IN THE REQUIRED CONTRACT DOCUMENTS OF THE APPROPRIATE DESIGN / BUILD CONTRACTOR.
- WALL, FLOOR, AND CEILING FRAMING LUMBER IN GOOD REPAIR SHALL BE SALVAGED. G.C. TO COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER FOR REUSE.

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

DATE:
PRE-APP MEETING 05.09.2018
ISSUED FOR C.U.A. 05.16.2018
ISSUED FOR SITE PERMIT 06.08.2018

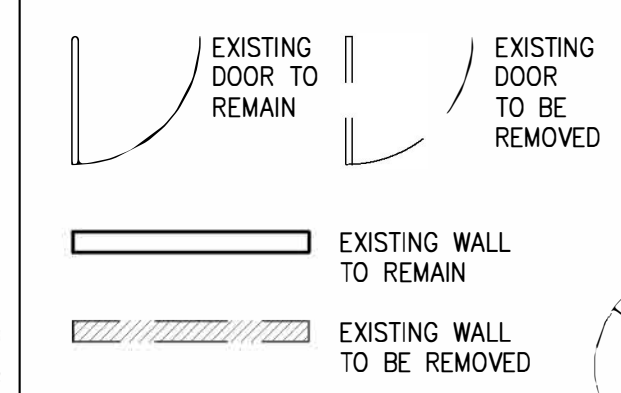
CONSULTANT

APPROVAL



DRAWN:
TK
CHECKED:
TK
SCALE:
1/4" = 1'-0"

DRAWING LEGEND:



DEMOLITION PLAN / EXISTING FLOOR PLANS

A1.0

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

3356-3360 MARKET STREET

GRADE PLANE CALCULATION:

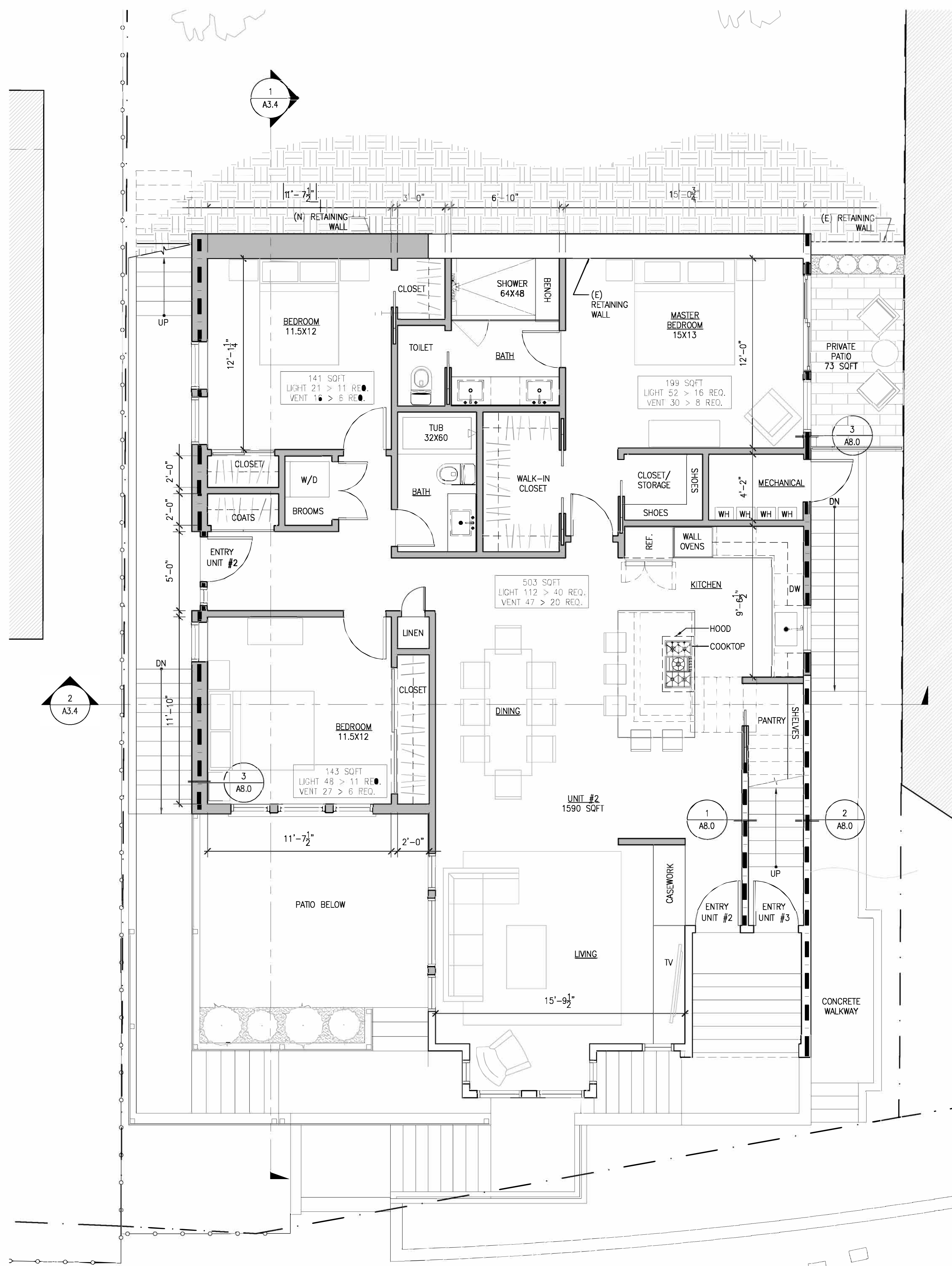
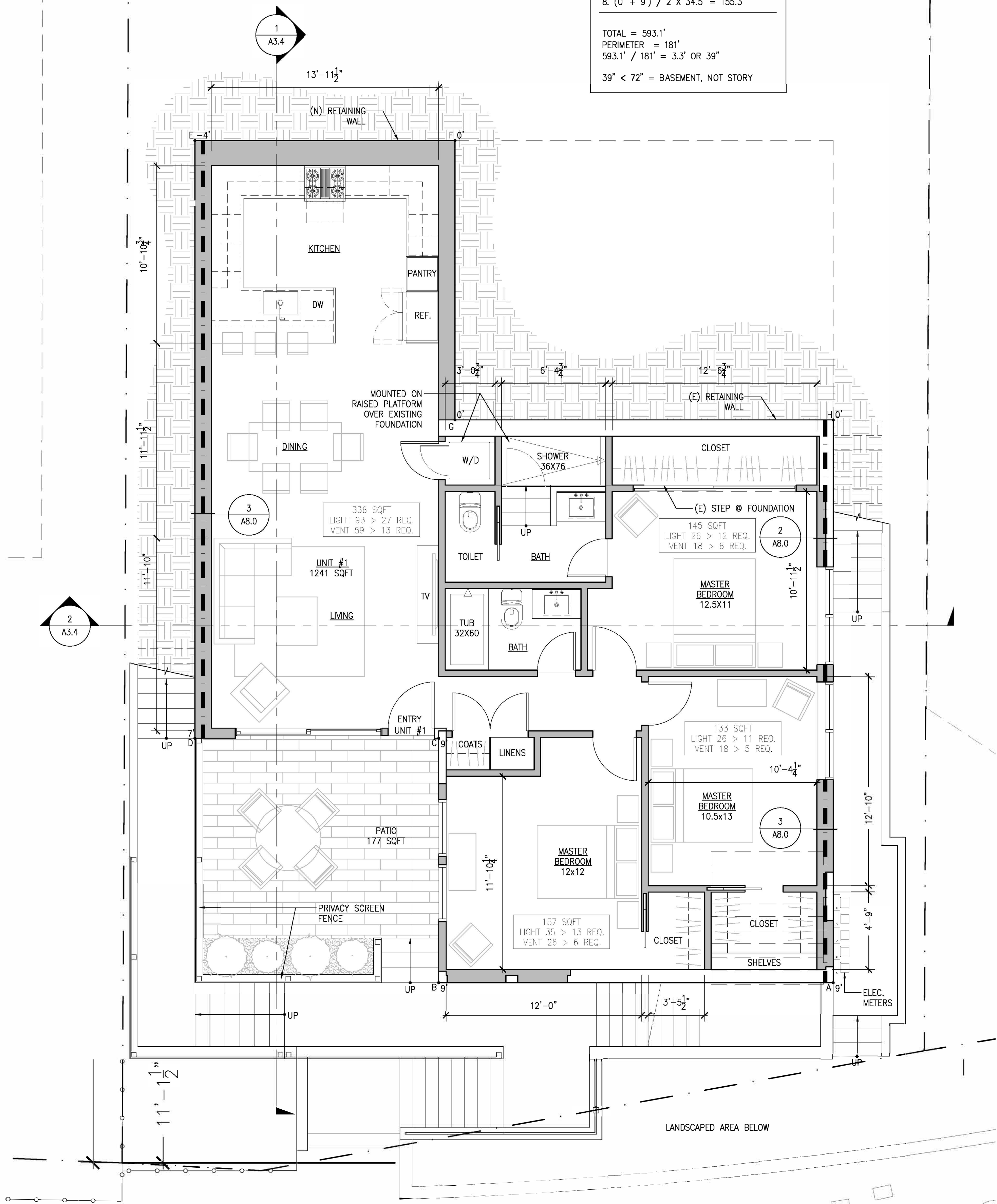
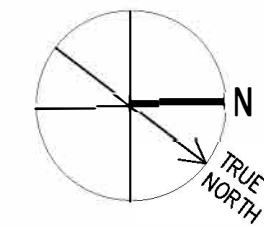
1. $\frac{A}{9} + \frac{B}{9} / 2 \times 24' = 216'$
2. $\frac{B}{9} + \frac{C}{9} / 2 \times 15' = 135'$
3. $\frac{C}{9} + \frac{D}{7} / 2 \times 15' = 120'$
4. $\frac{D}{7} + \frac{E}{-4} / 2 \times 36.5' = 54.8'$
5. $\frac{E}{-4} + \frac{F}{0} / 2 \times 16' = -88'$
6. $\frac{F}{0} + \frac{G}{0} / 2 \times 17' = 0'$
7. $\frac{G}{0} + \frac{H}{0} / 2 \times 23' = 0'$
8. $\frac{H}{0} + \frac{I}{9} / 2 \times 34.5' = 155.3'$

TOTAL = 593.1'
 PERIMETER = 181'
 $593.1' / 181' = 3.3'$ OR 39"
 39" < 72" = BASEMENT, NOT STORY

DRAWING LEGEND:

- EXISTING WALLS
- NEW WALL
- 1-HR RATED WALL

GRAPHIC SCALE



1 PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

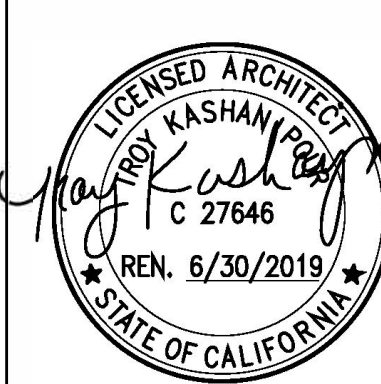
2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

OWNER:
 MARWOOD ASSETS MANAGEMENT
 TIM MCENERY, PROJECT MANAGER
 1590 OAKLAND ROAD B111
 SAN JOSE, CA 95131
 PHONE:
 EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

DATE:	
PRE-APP MEETING	05.09.2018
ISSUED FOR C.U.A.	05.16.2018
ISSUED FOR SITE PERMIT	06.08.2018
SITE PERMIT REVISION	12.14.2018

CONSULTANT

APPROVAL

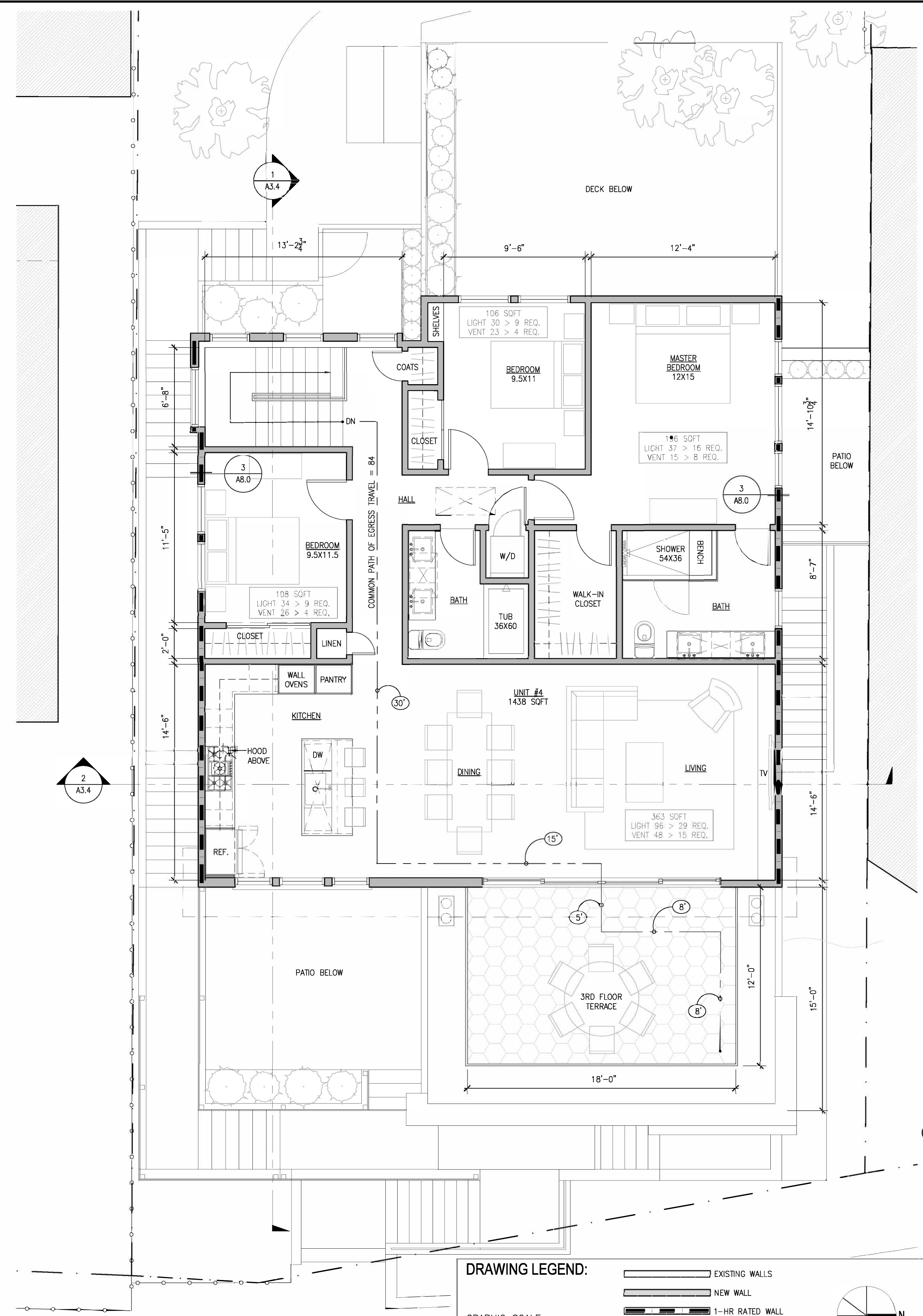
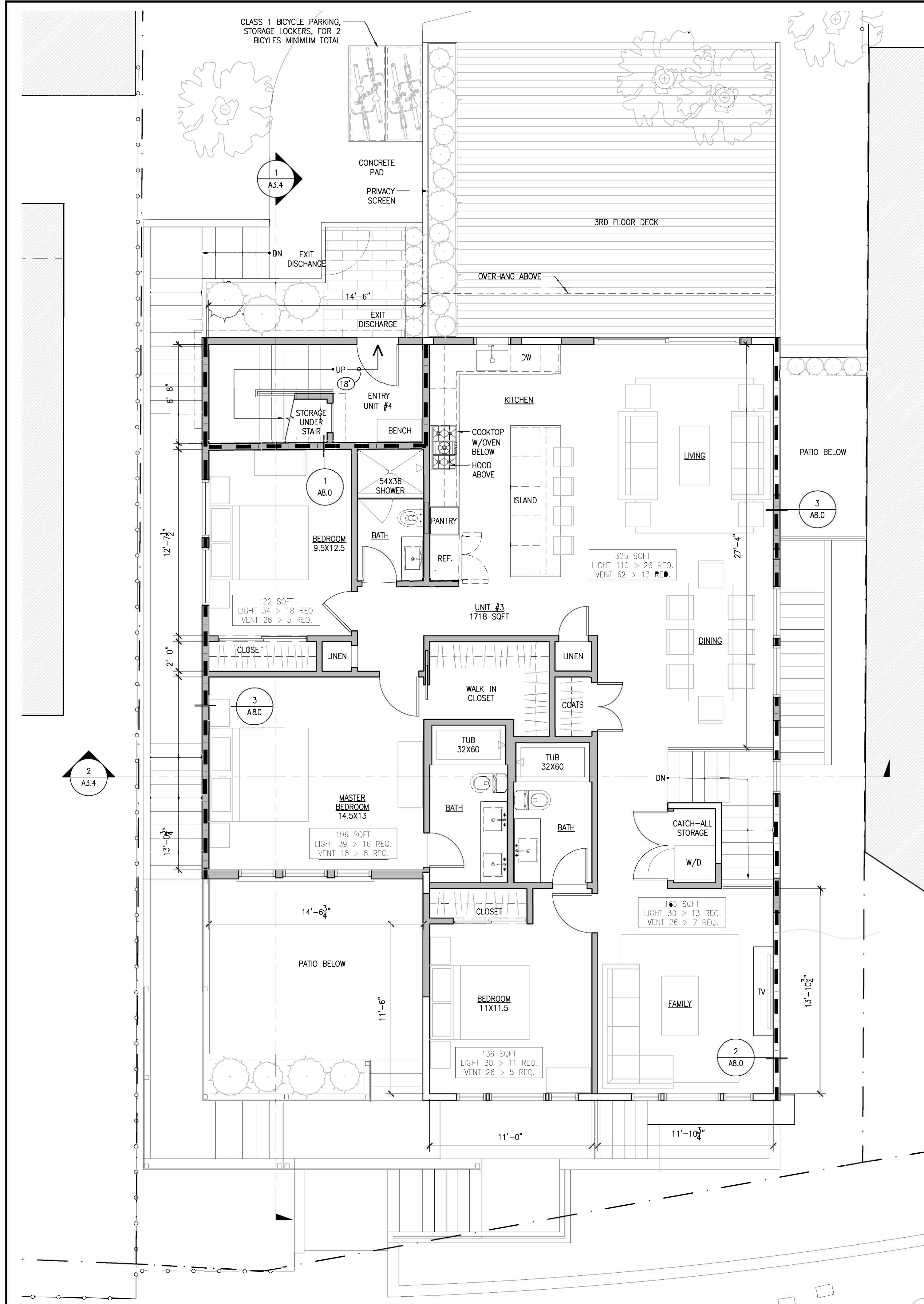


DRAWN:
 SC
 CHECKED:
 TK
 SCALE:
 1/4" = 1'-0"

PROPOSED FLOOR PLANS

A2.0

TROY KASHANPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107, PHONE/FAX 415.431.0869
3356-3360 MARKET STREET



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

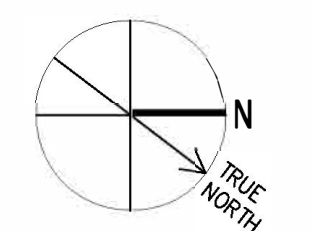
2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

DRAWING LEGEND:

- EXISTING WALLS
- NEW WALL
- 1-HR RATED WALL

GRAPHIC SCALE

2 5 10



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

3356-3360 MARKET STREET

OWNER: MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

DATE:
PRE-APPLICATION MEETING 05.09.2018
ISSUED FOR C.U.A. 05.16.2018
ISSUED FOR SITE PERMIT 06.08.2018
SITE PERMIT REVISIONS 01.10.2019

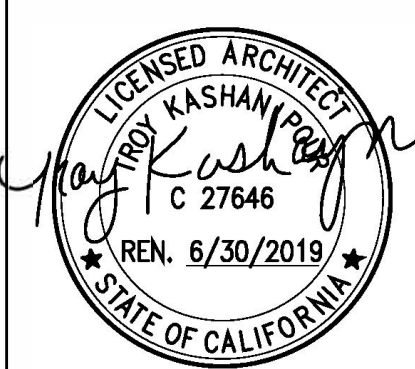
CONSULTANT

APPROVAL

DRAWN: SC
CHECKED: TK
SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLANS

A2.1

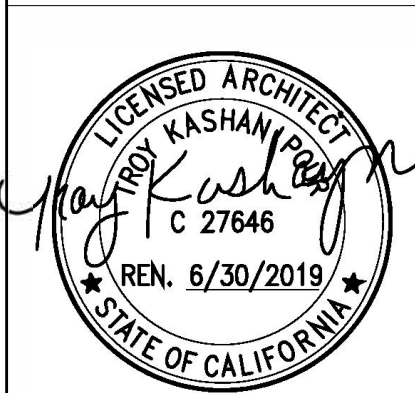


OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@
MARWOODMANAGEMENT.COM

	DATE:
PRE-APPLICATION MEETING	05.09.2018
ISSUED FOR C.U.A.	05.16.2018
ISSUED FOR SITE PERMIT	06.08.2018
SITE PERMIT REVISIONS	01.10.2019

CONSULTANT

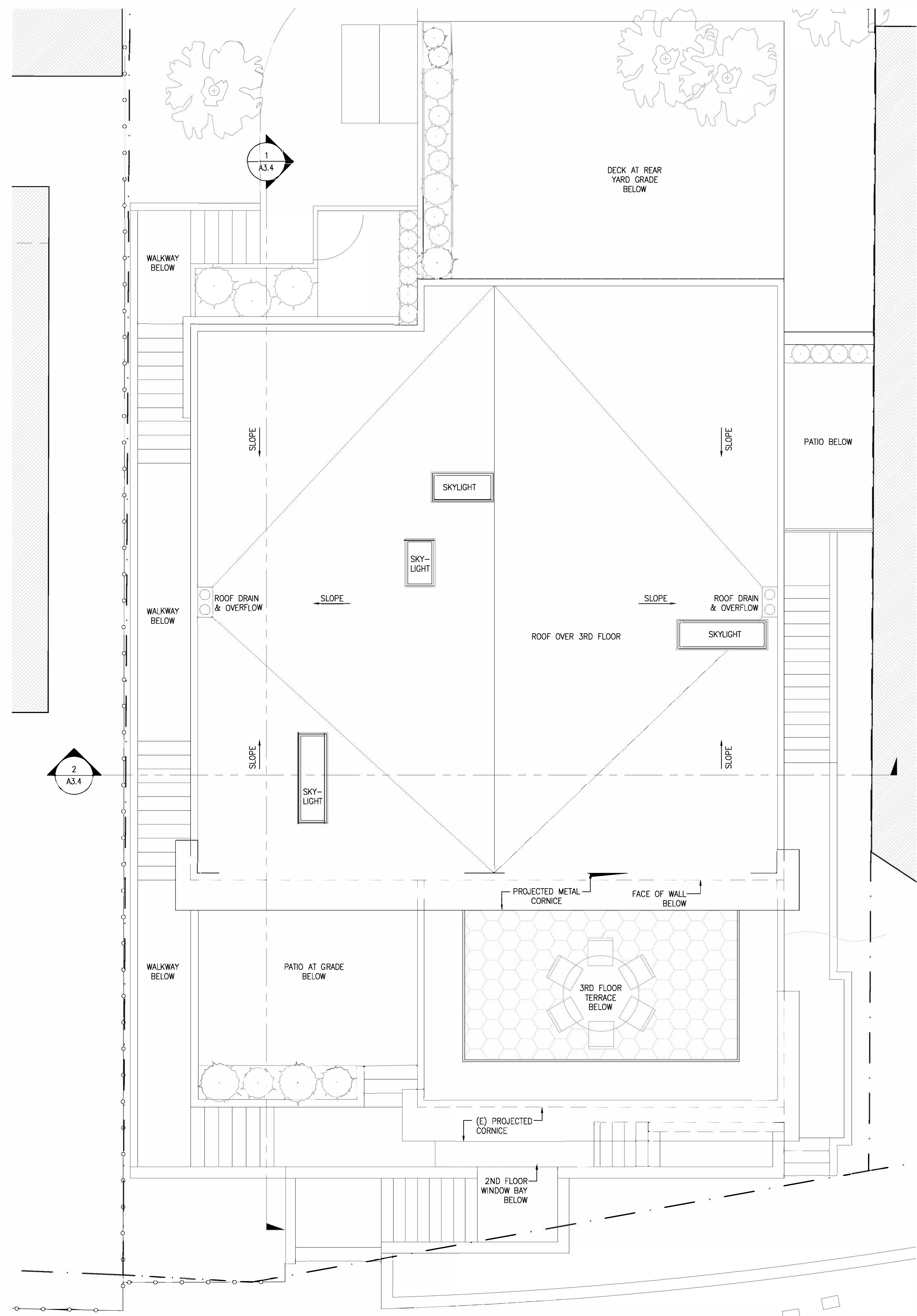
APPROVAL



DRAWN:
TK
CHECKED:
TK
SCALE:
1/4"=1'-0"

PROPOSED ROOF PLAN

A2.2

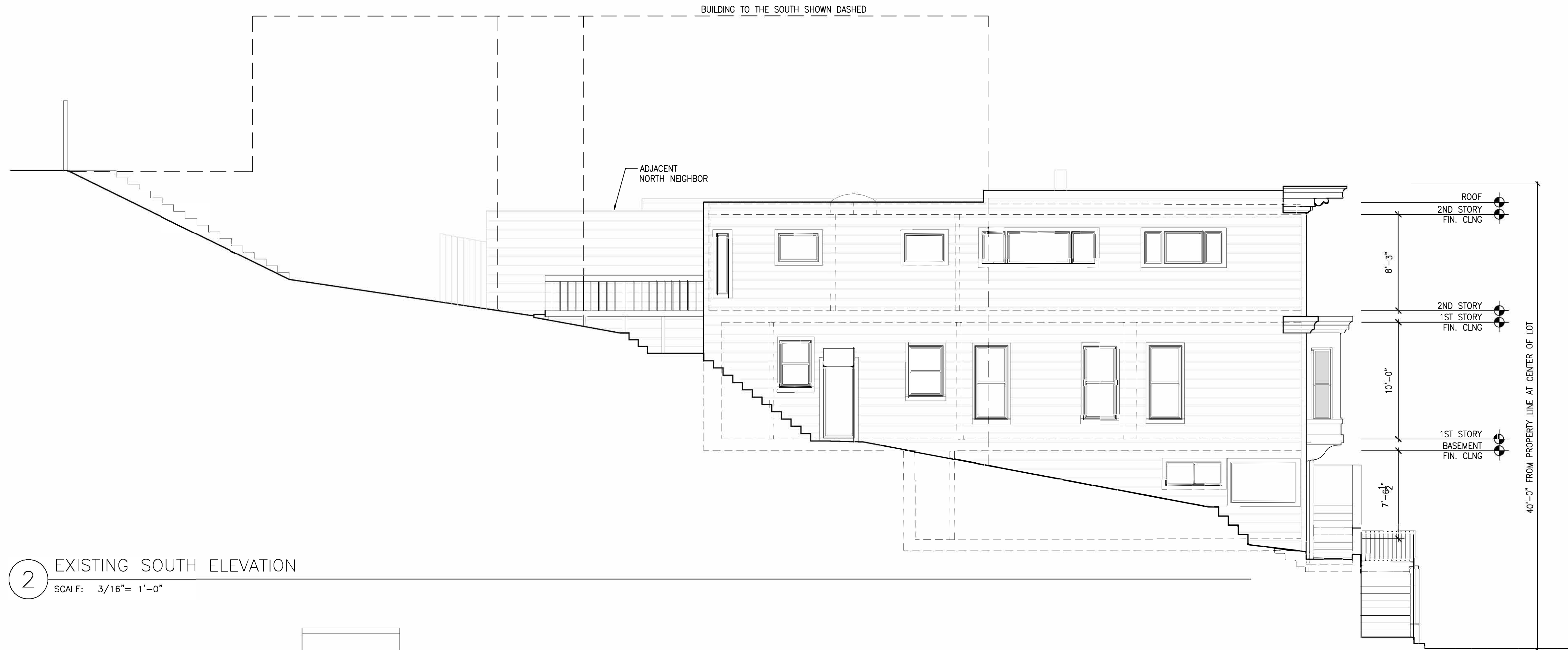


1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

DRAWING LEGEND:

- EXISTING WALLS
- NEW WALL
- 1-HR RATED WALL

GRAPHIC SCALE



2 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

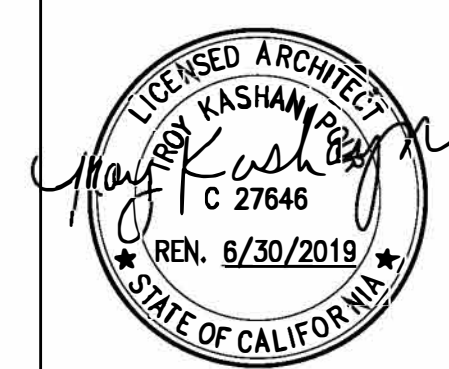
3356-3360 MARKET STREET

OWNER: MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

DATE:	
PRE-APP MEETING	05.09.2018
ISSUED FOR C.U.A.	05.16.2018
ISSUED FOR SITE PERMIT	06.08.2018
SITE PERMIT REVISIONS	12.14.2018

CONSULTANT

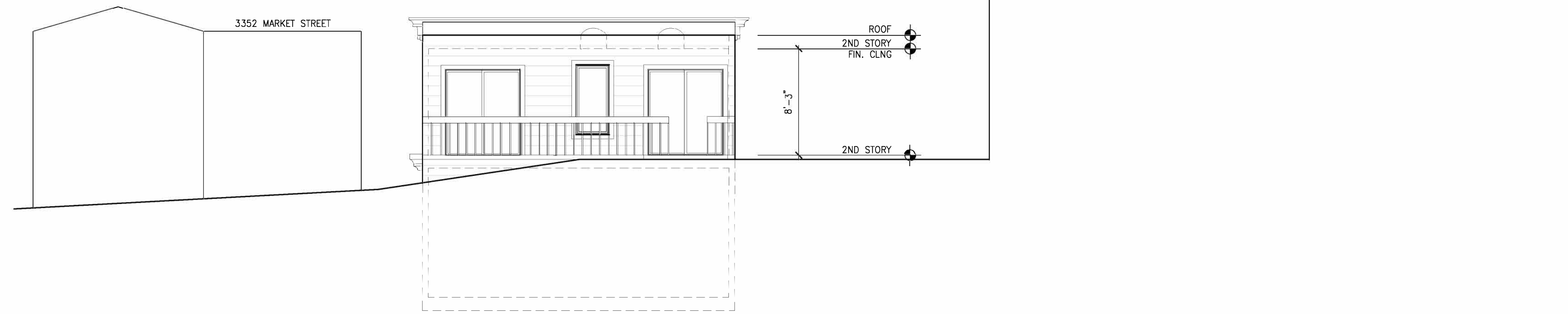
APPROVAL



DRAWN: SC
CHECKED: TK
SCALE: 1/4" = 1'-0"

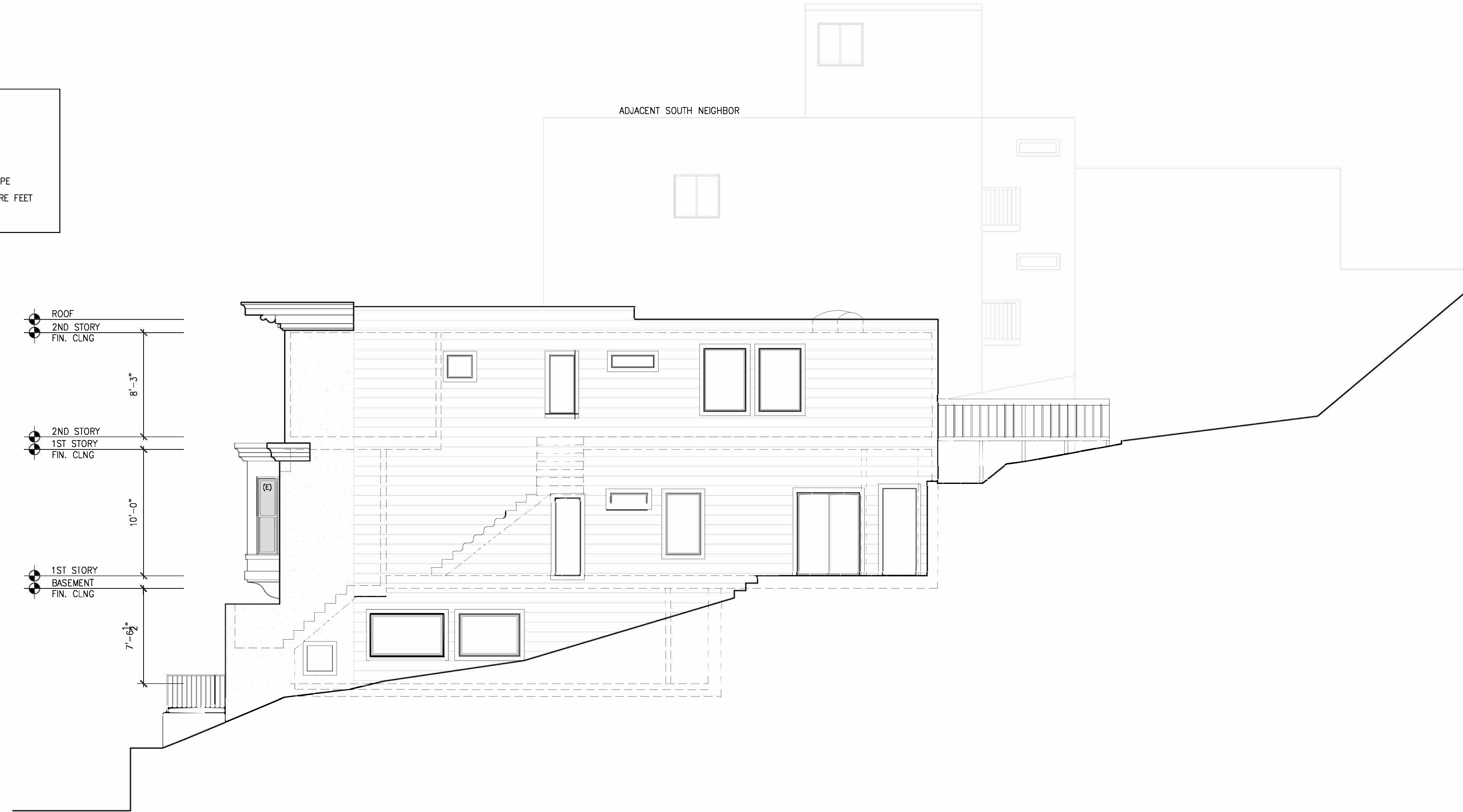
EXISTING ELEVATIONS

A3.0



2 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

TOTAL EXISTING VERTICAL WALL AREA (ALL SIDES) = 1574.1 SQFT
 TOTAL VERTICAL WALL AREA (ALL SIDES) TO BE DEMOLISHED = 331.4 SQFT
 $331.4/1574.1 = .21$ OR 21% < 50% THRESHOLD TO BE CONSIDERED "MAJOR ALTERATION"
 PER PLANNING CODE SEC. 317(b)(2)(C):
 "A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSED THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA"



1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.631.0869

OWNER:
 MARWOOD ASSETS MANAGEMENT
 TIM MCENERY, PROJECT MANAGER
 1590 OAKLAND ROAD B111
 SAN JOSE, CA 95131
 PHONE:
 EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

	DATE:
PRE-APP MEETING	05.09.2018
ISSUED FOR C.U.A.	05.16.2018
ISSUED FOR SITE PERMIT	06.08.2018
SITE PERMIT REVISIONS	12.13.2018

CONSULTANT
-

APPROVAL

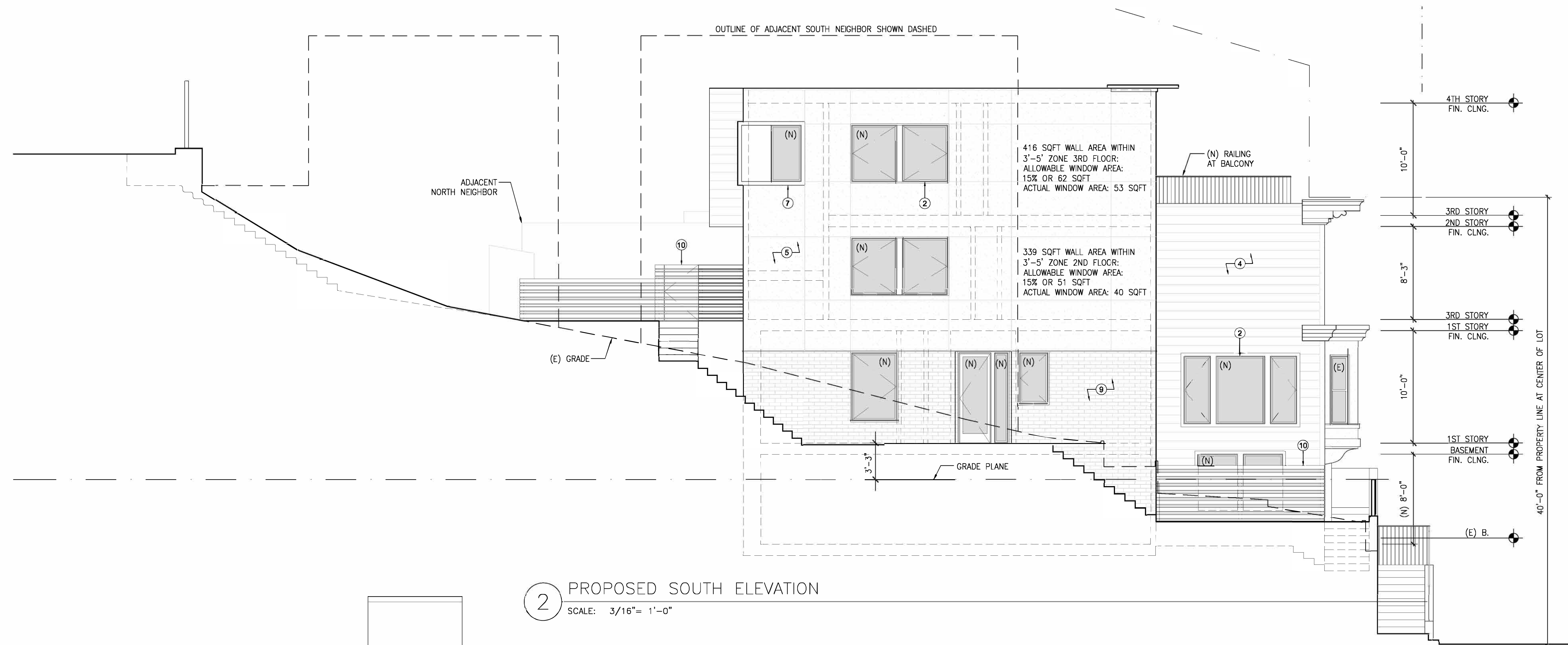


DRAWN: TK
 CHECKED: TK
 SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS

A3.1

3356-3360 MARKET STREET



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

- EXTERIOR FINISHES**
- 1 SOLID CORE WOOD ENTRY DOOR
 - 2 METAL CLAD WOOD WINDOW OR DOOR
 - 3 WOOD REPLACEMENT WINDOW
 - 4 EXISTING HORIZONTAL WOOD SIDING TO REMAIN
 - 5 EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
 - 6 HORIZONTAL WOOD SIDING
 - 7 POWER COATED STEEL PANEL OVER FRAMING
 - 8 POWDER COATED STEEL RAILING WITH STAINLESS STEEL PICKETS
 - 9 MODULAR BRICK TILE
 - 10 LOUVERED WOOD FENCE

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@
MARWOODMANAGEMENT.COM

DATE:	
PRE-APPLICATION MEETING	05.09.2018
ISSUED FOR C.U.A.	05.16.2018
ISSUED FOR SITE PERMIT	06.08.2018
SITE PERMIT REVISIONS	01.10.2019

CONSULTANT

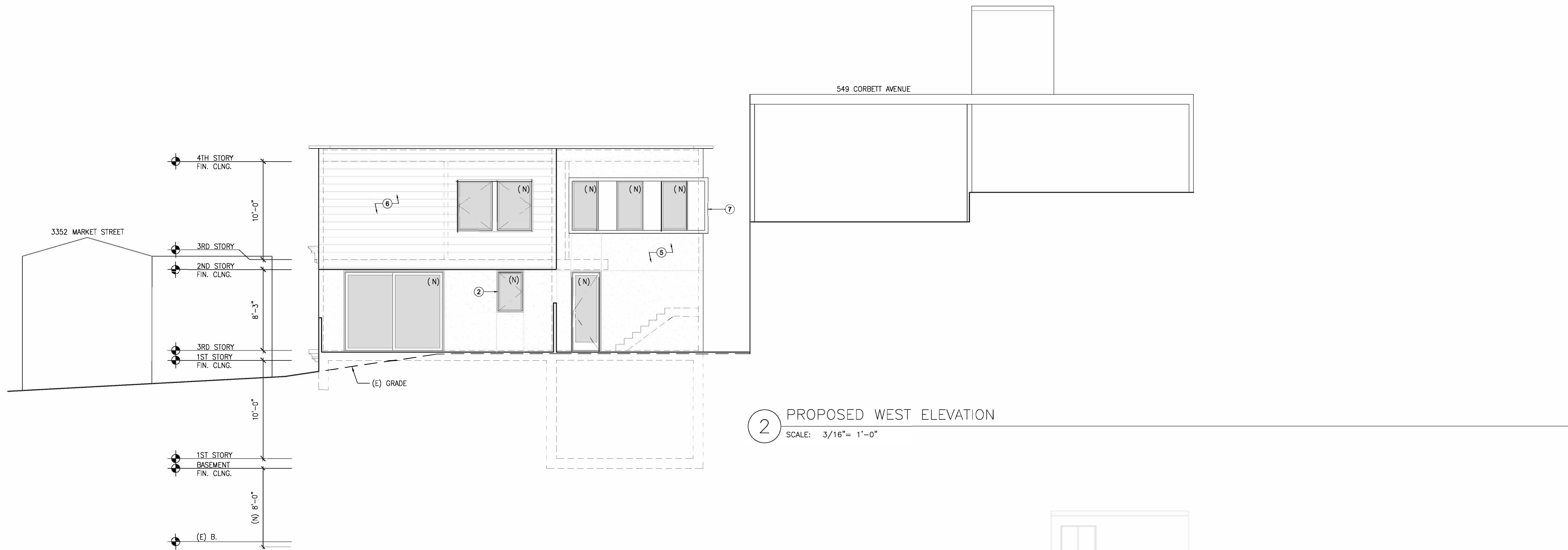
APPROVAL



DRAWN:
SC
CHECKED:
TK
SCALE:
1/4" = 1'-0"

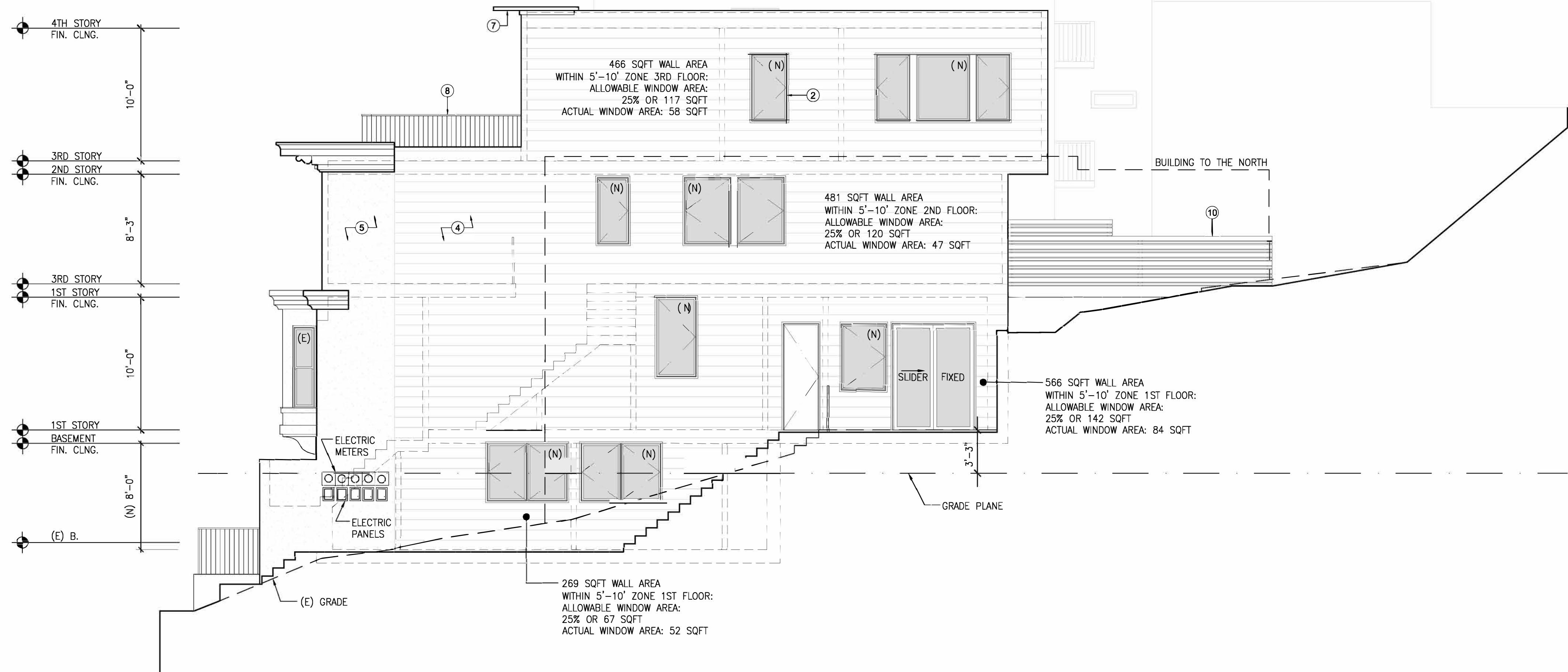
PROPOSED ELEVATIONS

A3.2



2 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

- EXTERIOR FINISHES**
- 1 SOLID CORE WOOD ENTRY DOOR
 - 2 METAL CLAD WOOD WINDOW OR DOOR
 - 3 WOOD REPLACEMENT WINDOW
 - 4 EXISTING HORIZONTAL WOOD SIDING TO REMAIN
 - 5 EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
 - 6 HORIZONTAL WOOD SIDING
 - 7 POWER COATED STEEL PANEL OVER FRAMING
 - 8 POWDER COATED STEEL RAILING WITH STAINLESS STEEL PICKETS
 - 9 MODULAR BRICK TILE
 - 10 LOUVERED WOOD FENCE



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

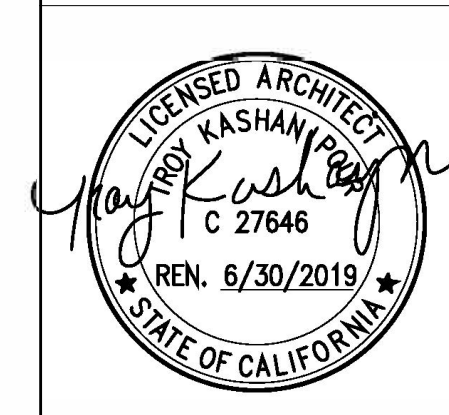
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107, PHONE/FAX 415.631.0869
 3356-3360 MARKET STREET

OWNER:
 MARWOOD ASSETS MANAGEMENT
 TIM MCENERY, PROJECT MANAGER
 1590 OAKLAND ROAD B111
 SAN JOSE, CA 95131
 PHONE:
 EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

	DATE:
PRE-APPLICATION MEETING	05.09.2018
ISSUED FOR C.U.A.	05.16.2018
ISSUED FOR SITE PERMIT	06.08.2018
SITE PERMIT REVISIONS	01.10.2019

CONSULTANT

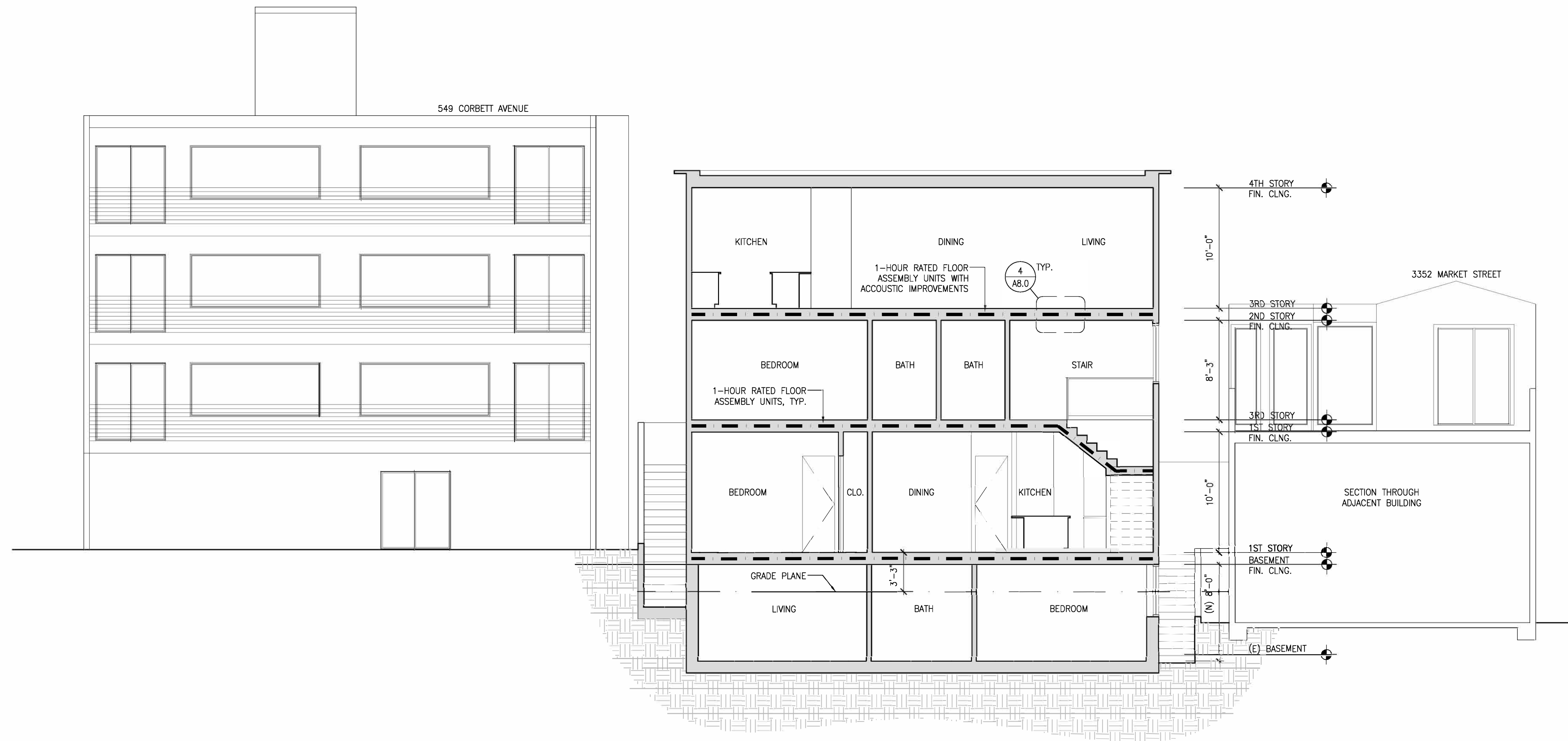
APPROVAL



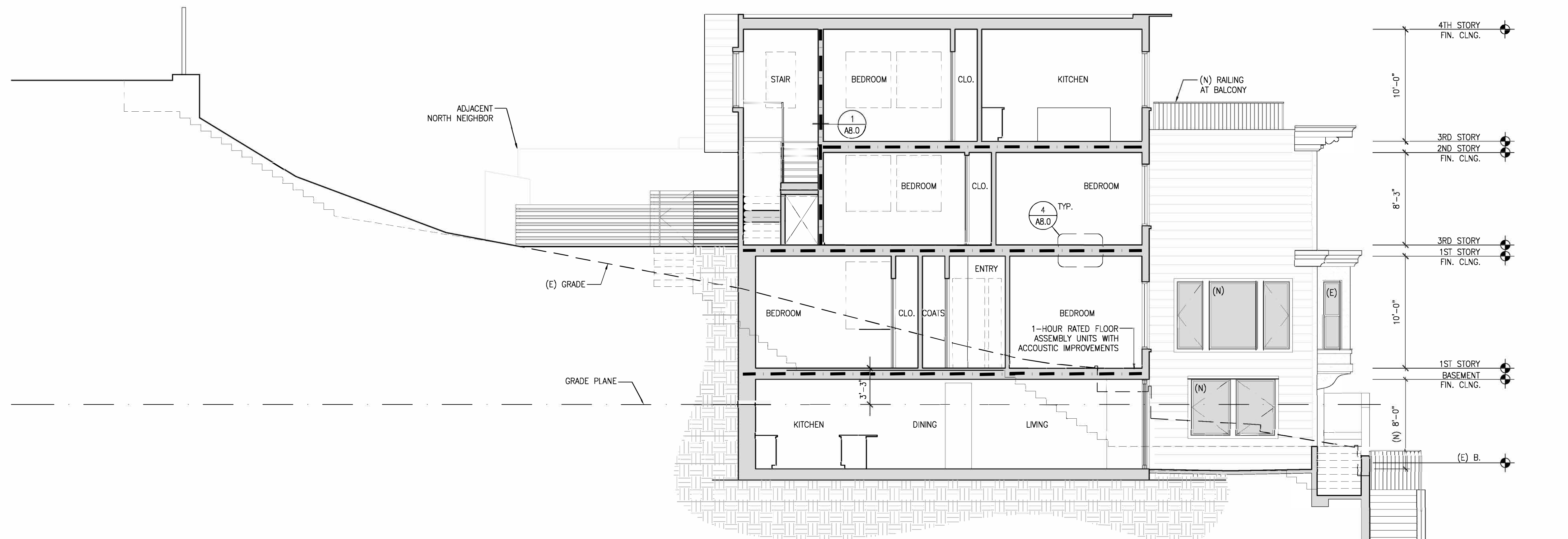
DRAWN:
 SC
 CHECKED:
 TK
 SCALE:
 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.3



2 PROPOSED BUILDING CROSS SECTION LOOKING WEST
SCALE: 3/16" = 1'-0"



1 PROPOSED BUILDING SECTION LOOKING NORTH
SCALE: 3/16" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.631.0869

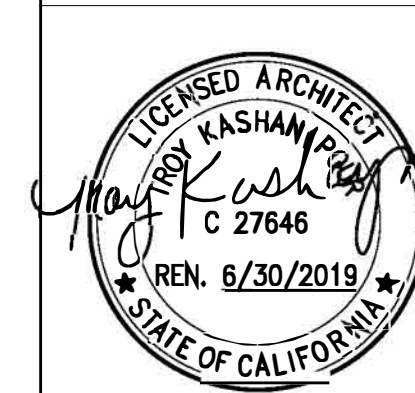
3356-3360 MARKET STREET

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@
MARWOODMANAGEMENT.COM

DATE:
PRE-APPLICATION MEETING 05.09.2018
ISSUED FOR C.U.A. 05.16.2018
ISSUED FOR SITE PERMIT 06.08.2018
SITE PERMIT REVISIONS 01.10.2019

CONSULTANT

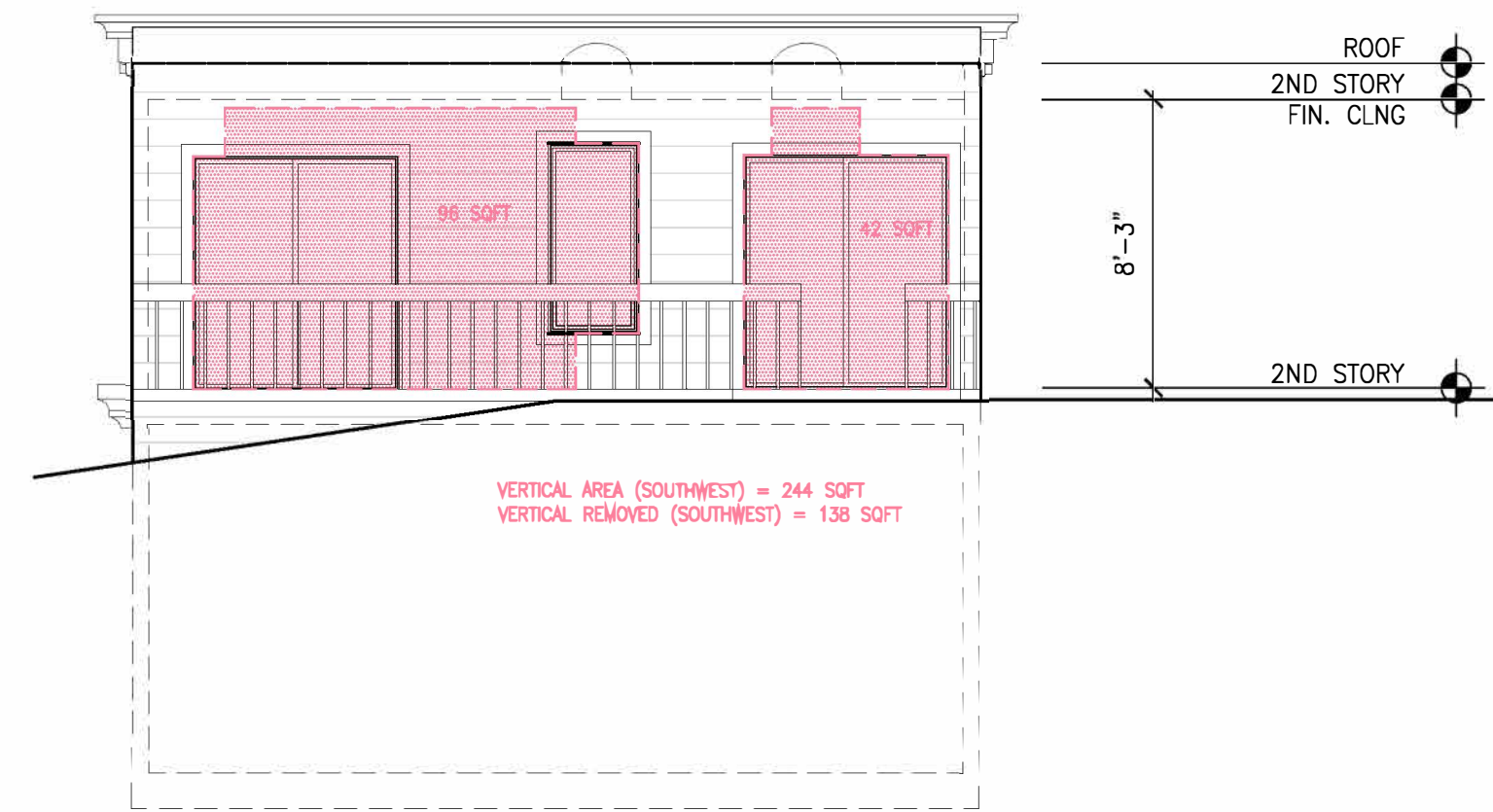
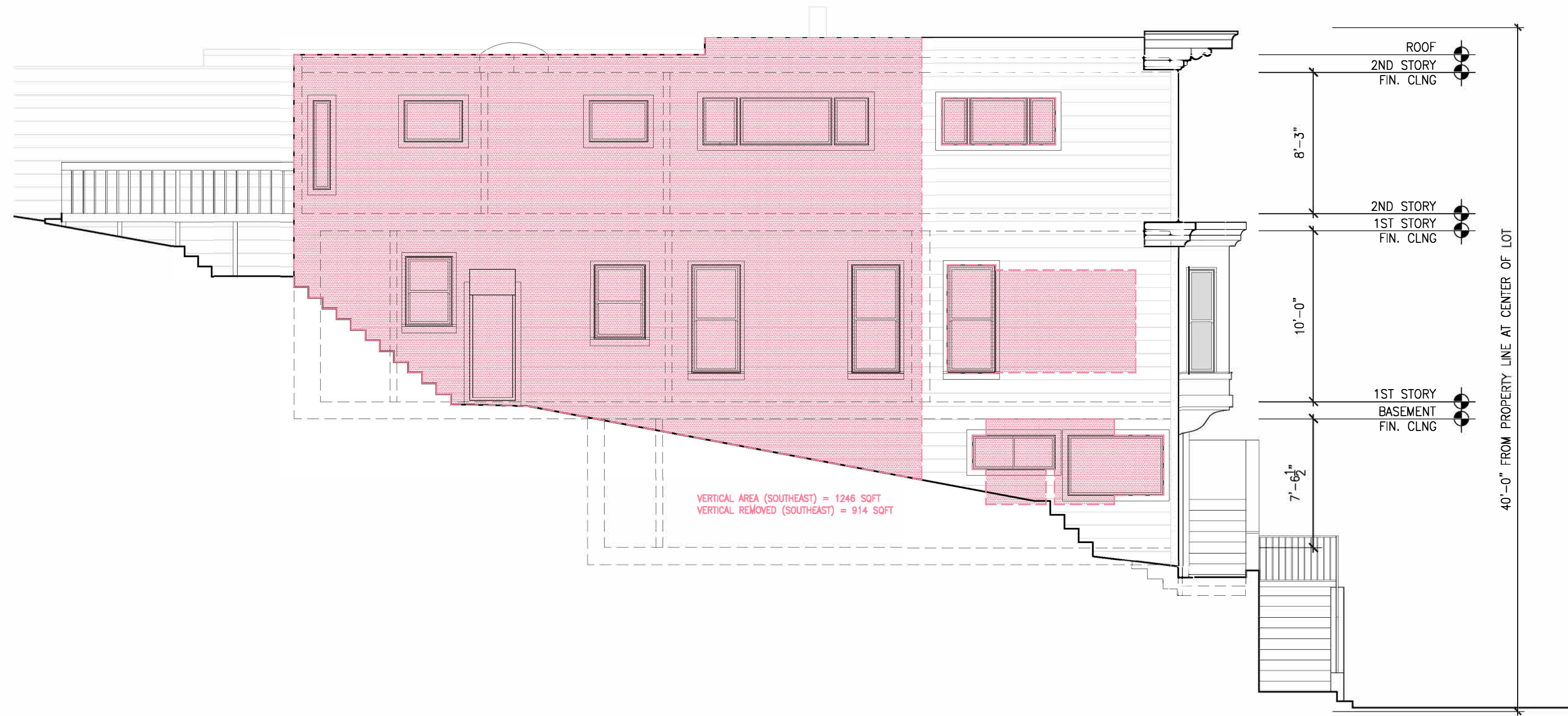
APPROVAL



DRAWN:
SC
CHECKED:
TK
SCALE:
1/4" = 1'-0"

BUILDING SECTIONS

A3.4



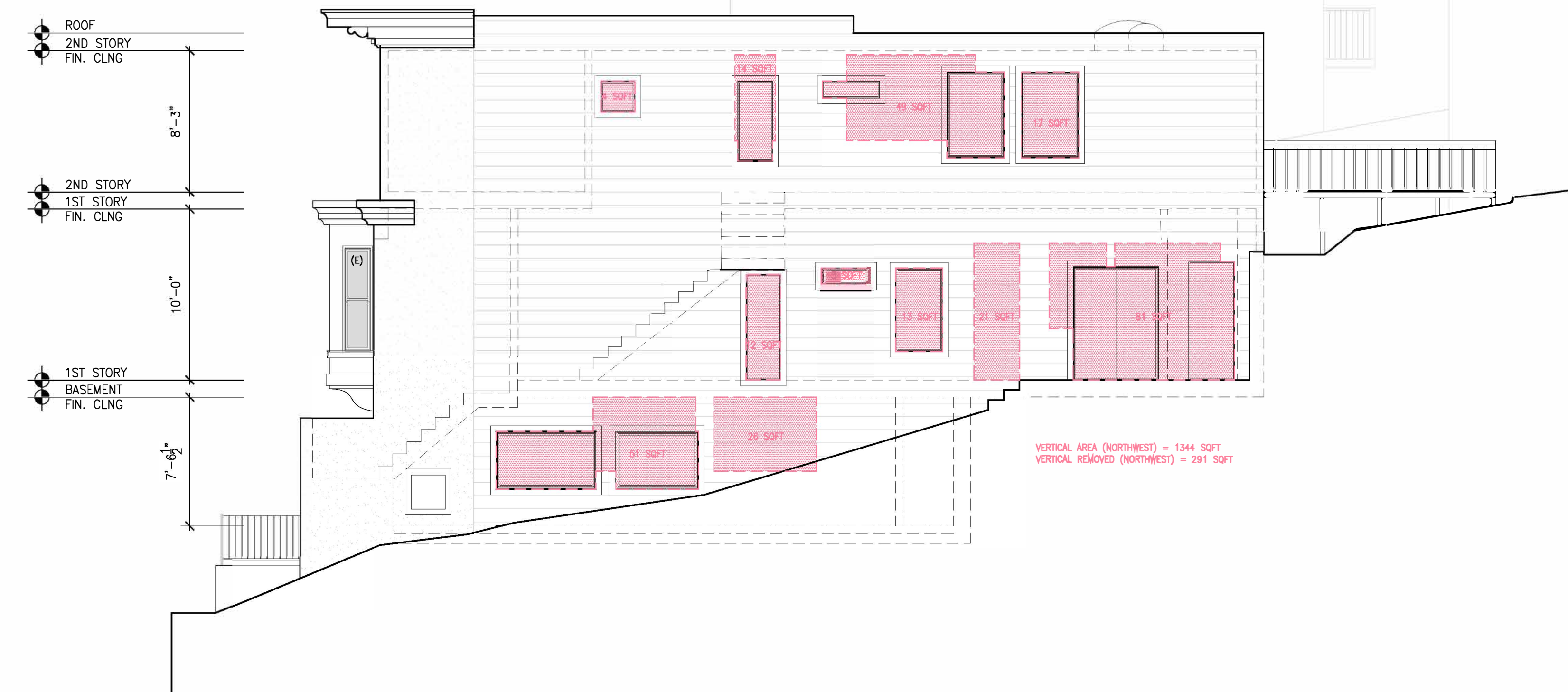
4 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

3 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

TOTAL EXISTING VERTICAL WALL AREA (ALL SIDES) = 3631 SQFT
 TOTAL VERTICAL WALL AREA (ALL SIDES) TO BE DEMOLISHED = 1389 SQFT
 $1289/3631 = .35$ OR 35% < 50% THRESHOLD TO BE CONSIDERED "MAJOR ALTERATION"
 PER PLANNING CODE SEC. 317(b)(2)(C):
 "A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSED THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA"



1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



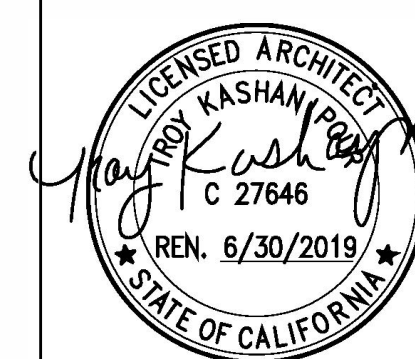
2 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

DATE:
PRE-APPLICATION MEETING 05.09.2018
ISSUED FOR C.U.A. 05.16.2018
ISSUED FOR SITE PERMIT 06.08.2018
SITE PERMIT REVISIONS 12.14.2018

CONSULTANT

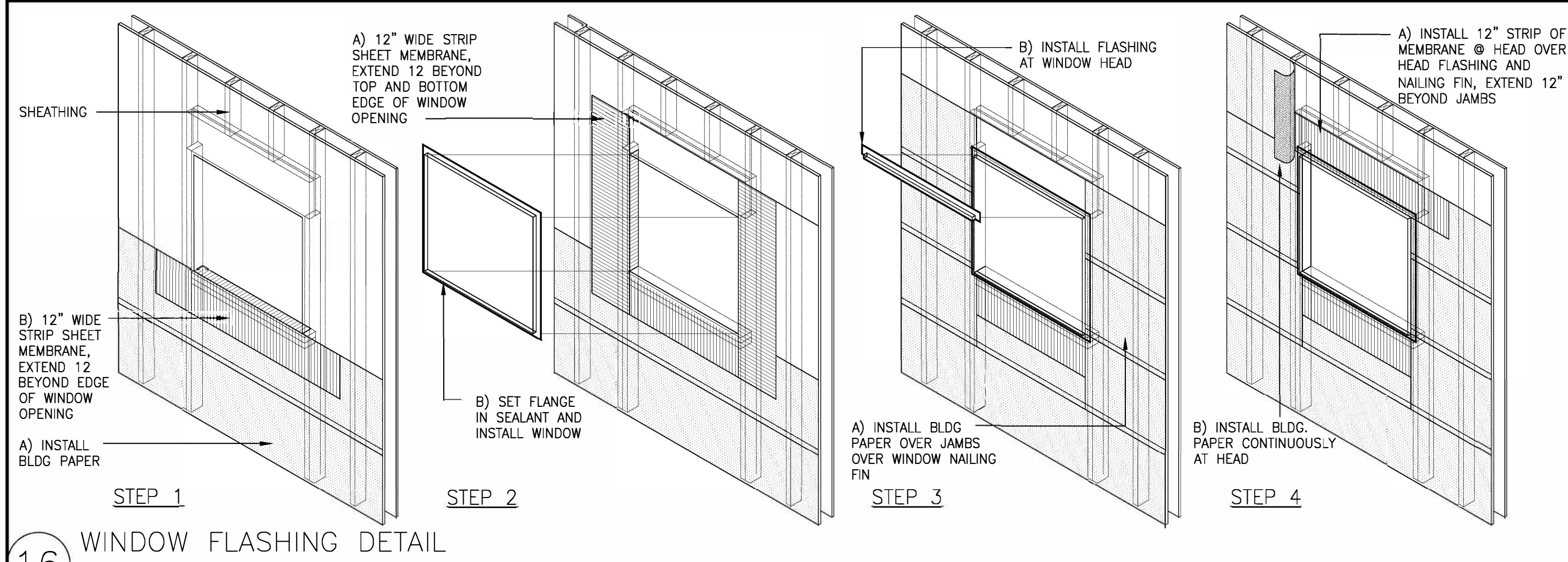
APPROVAL



DRAWN:
SC
CHECKED:
TK
SCALE:
1/4" = 1'-0"

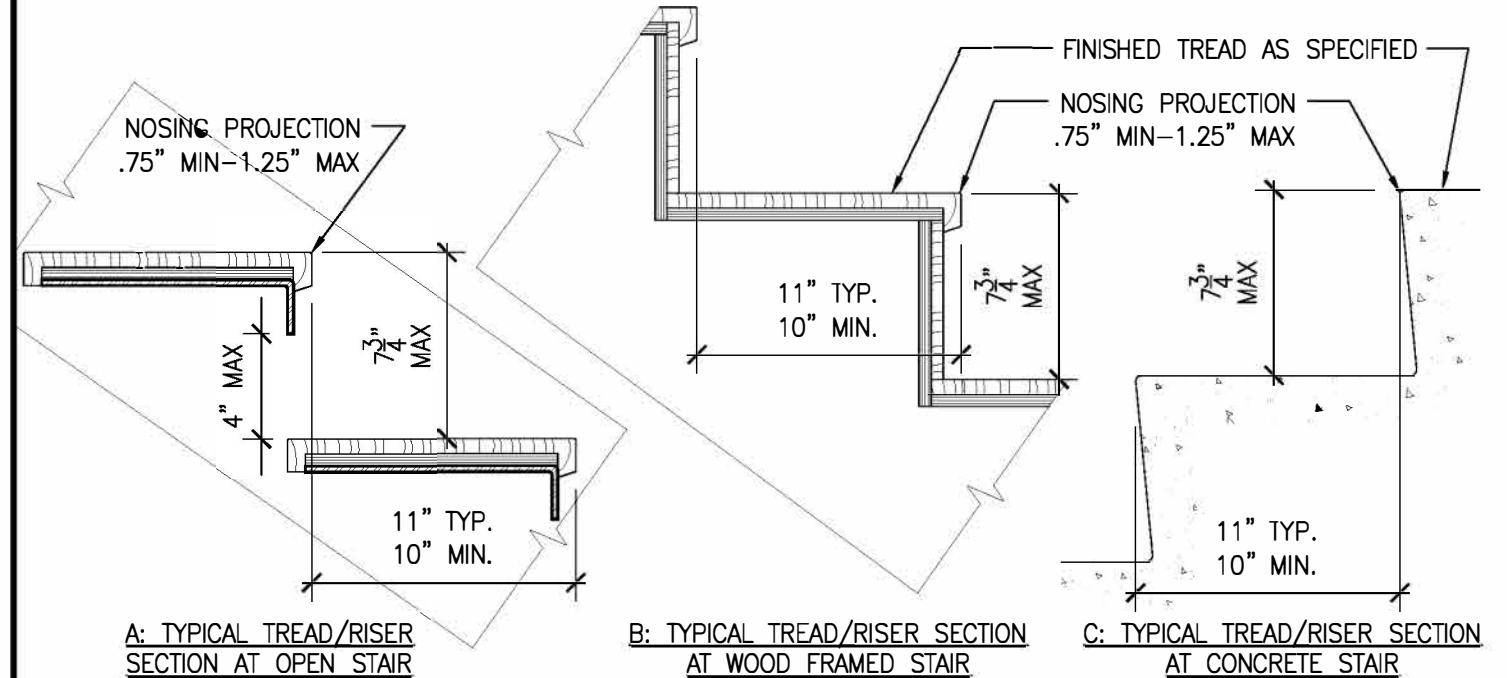
VERTICAL DEMOLITION

A3.5

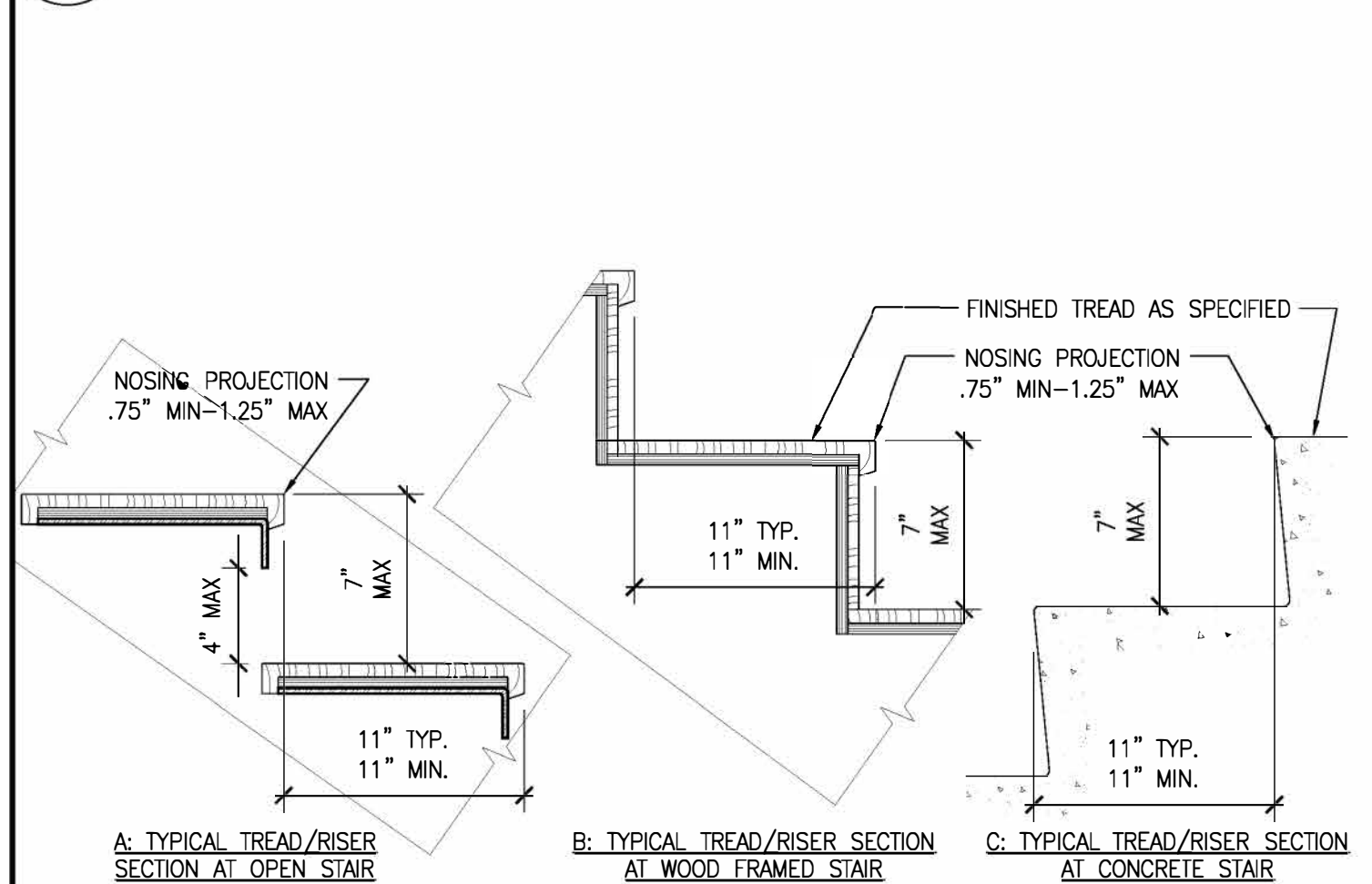


16 WINDOW FLASHING DETAIL

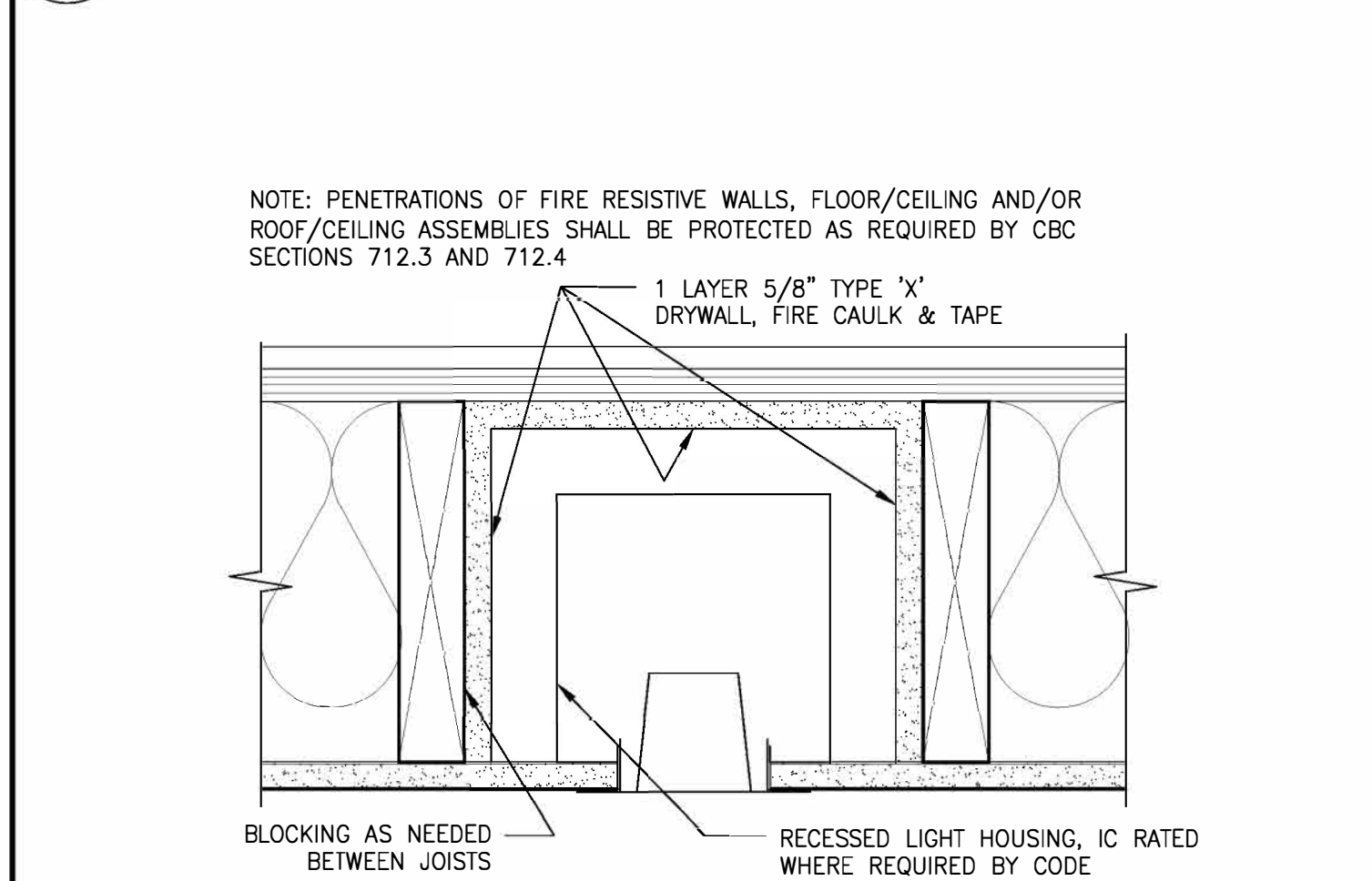
SBC 1009.24 EXCEPTION 5. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 73/4 inches; the minimum tread depth shall be 10 inches; the minimum winder tread depth at the walkline shall be 10 inches; and the minimum winder tread depth shall be 6 inches. A nosing not less than 3/4 inch but not more than 1 1/4 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches.



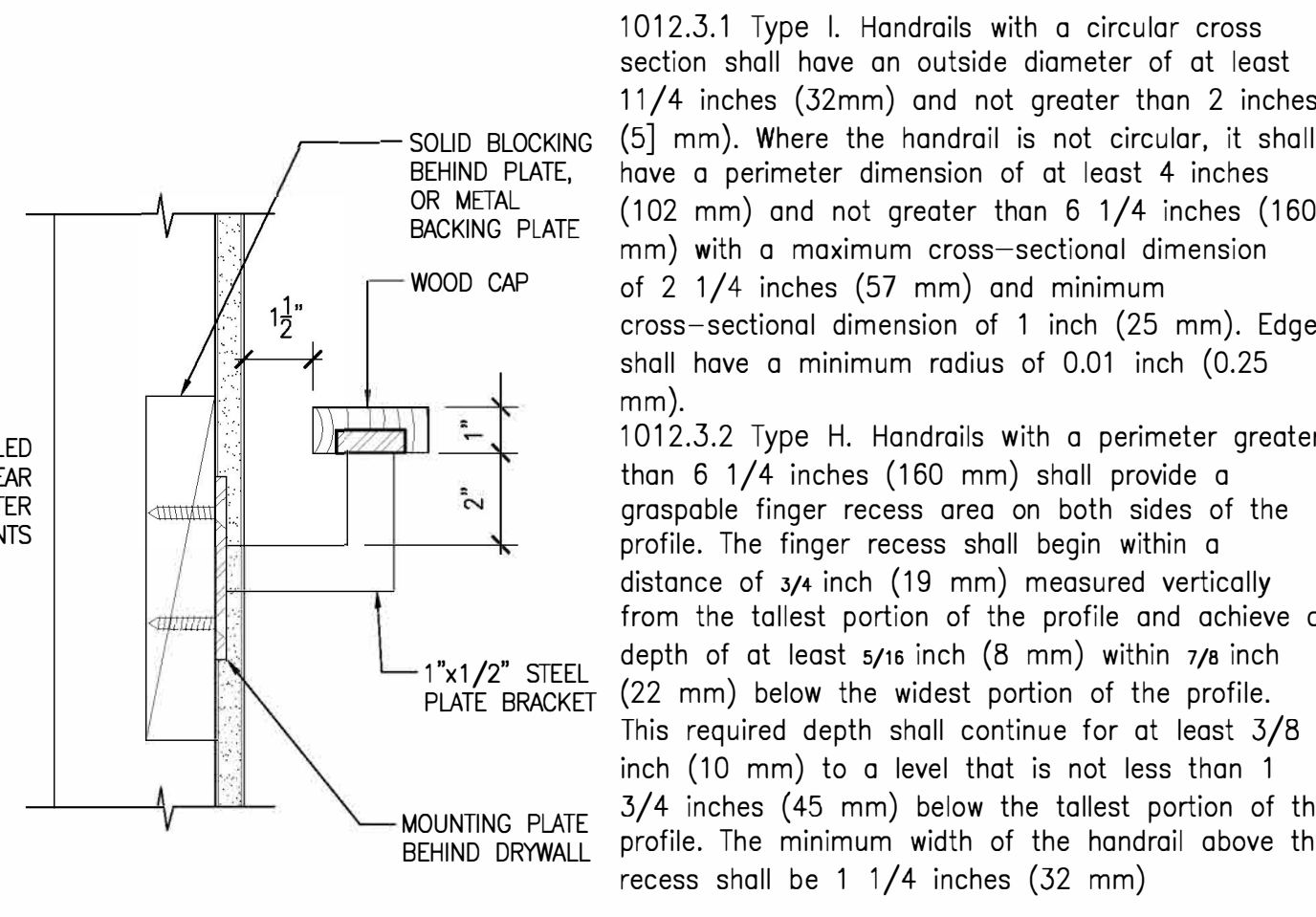
15 STAIR TREAD AND RISER (R-3 OCCUPANCY) SCALE: NTS



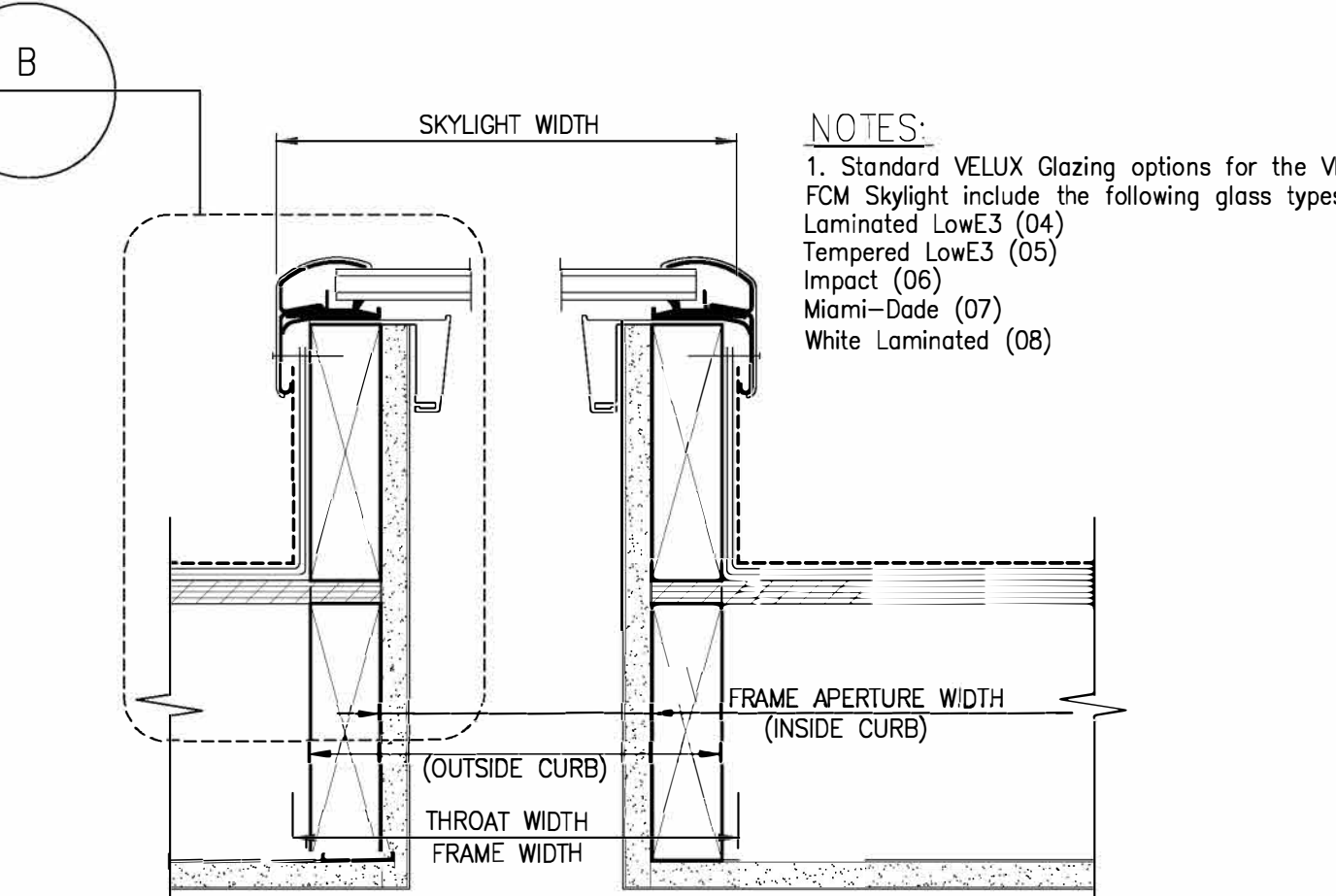
14 STAIR TREAD AND RISER (R-2 OCCUPANCY) SCALE: NTS



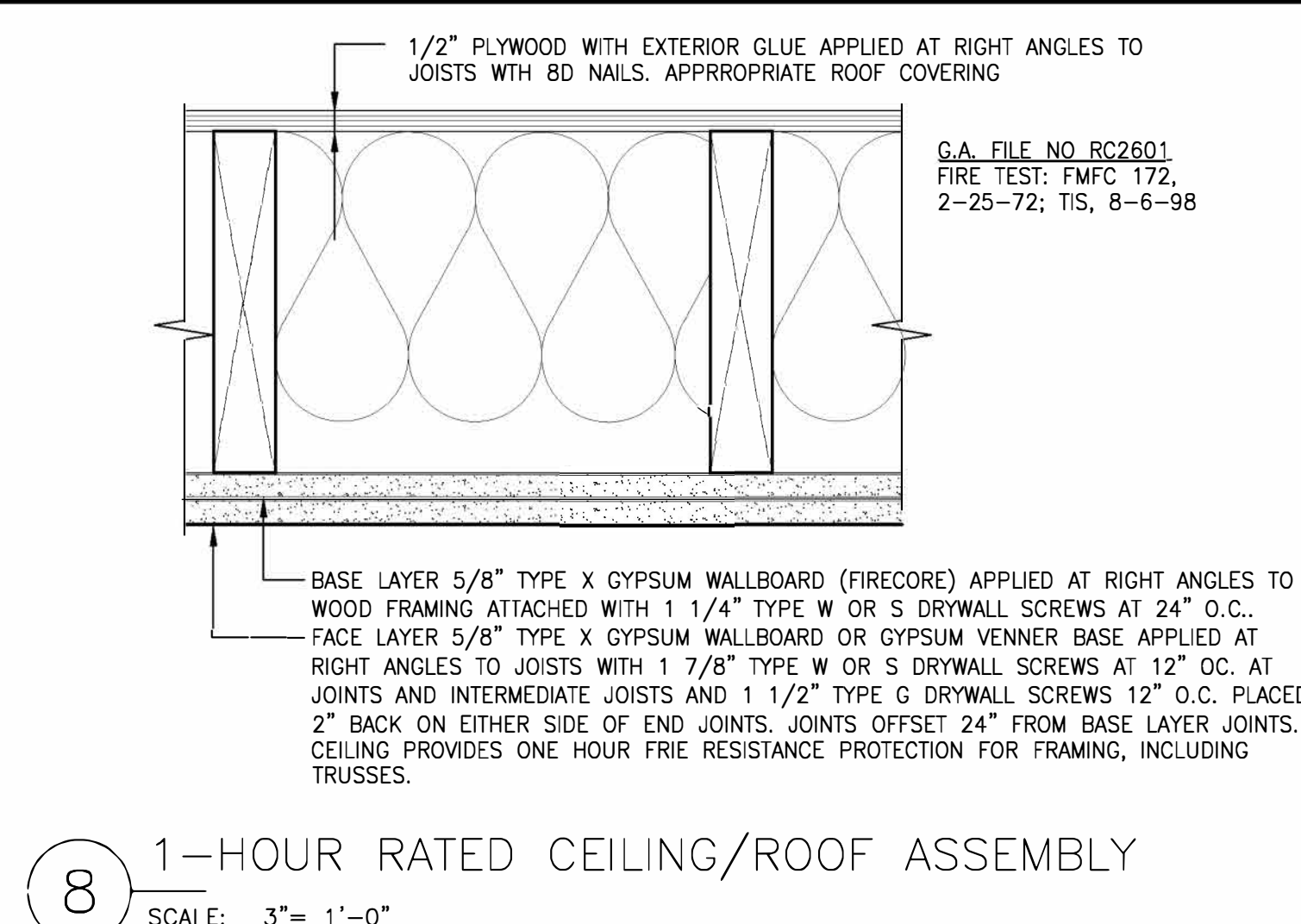
13 FIRE RATED BOX AT LIGHT FIXTURE SCALE: 3\"/>



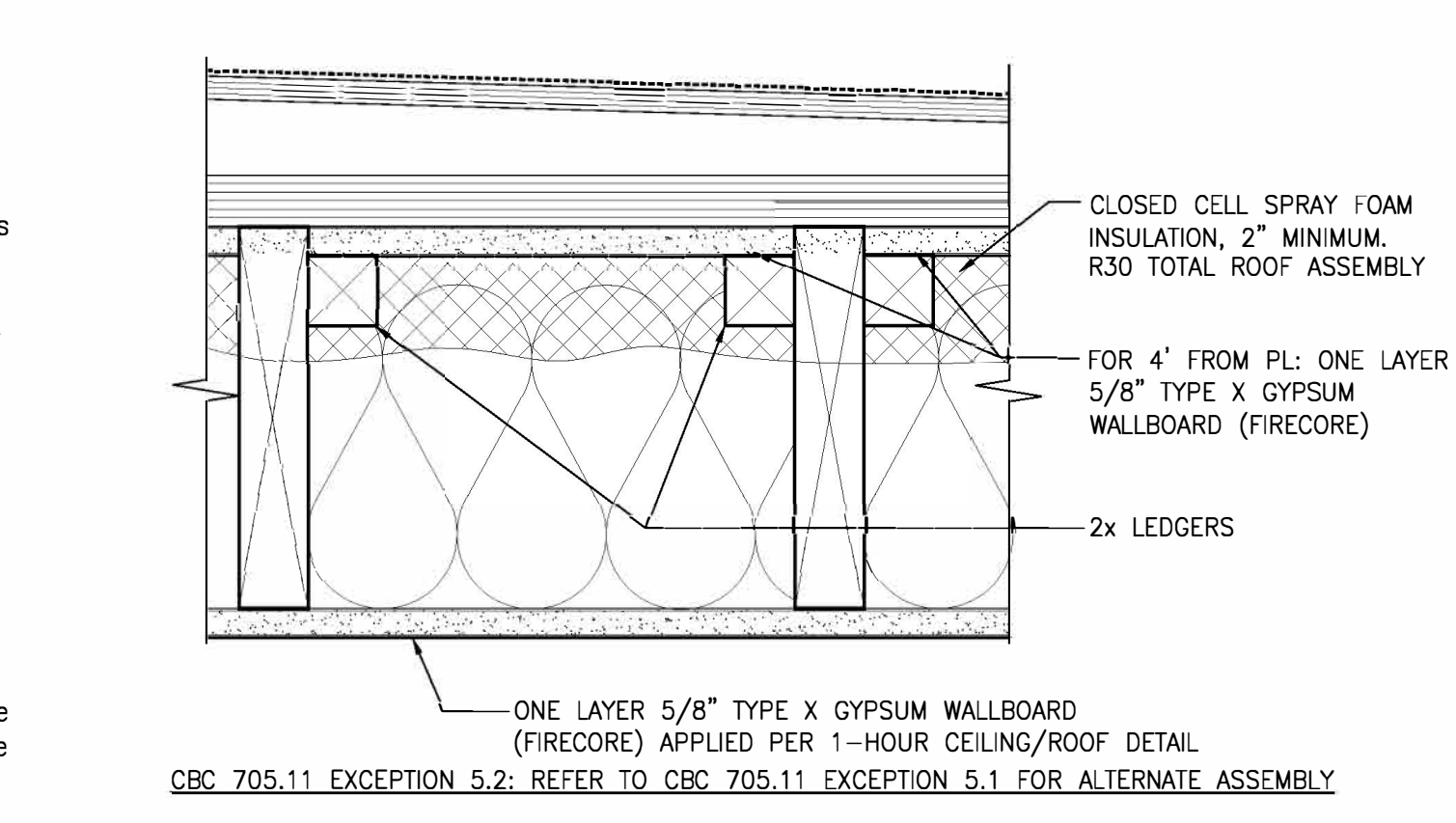
11 STEEL HANDRAIL WITH WOOD CAP SCALE: 3\"/>



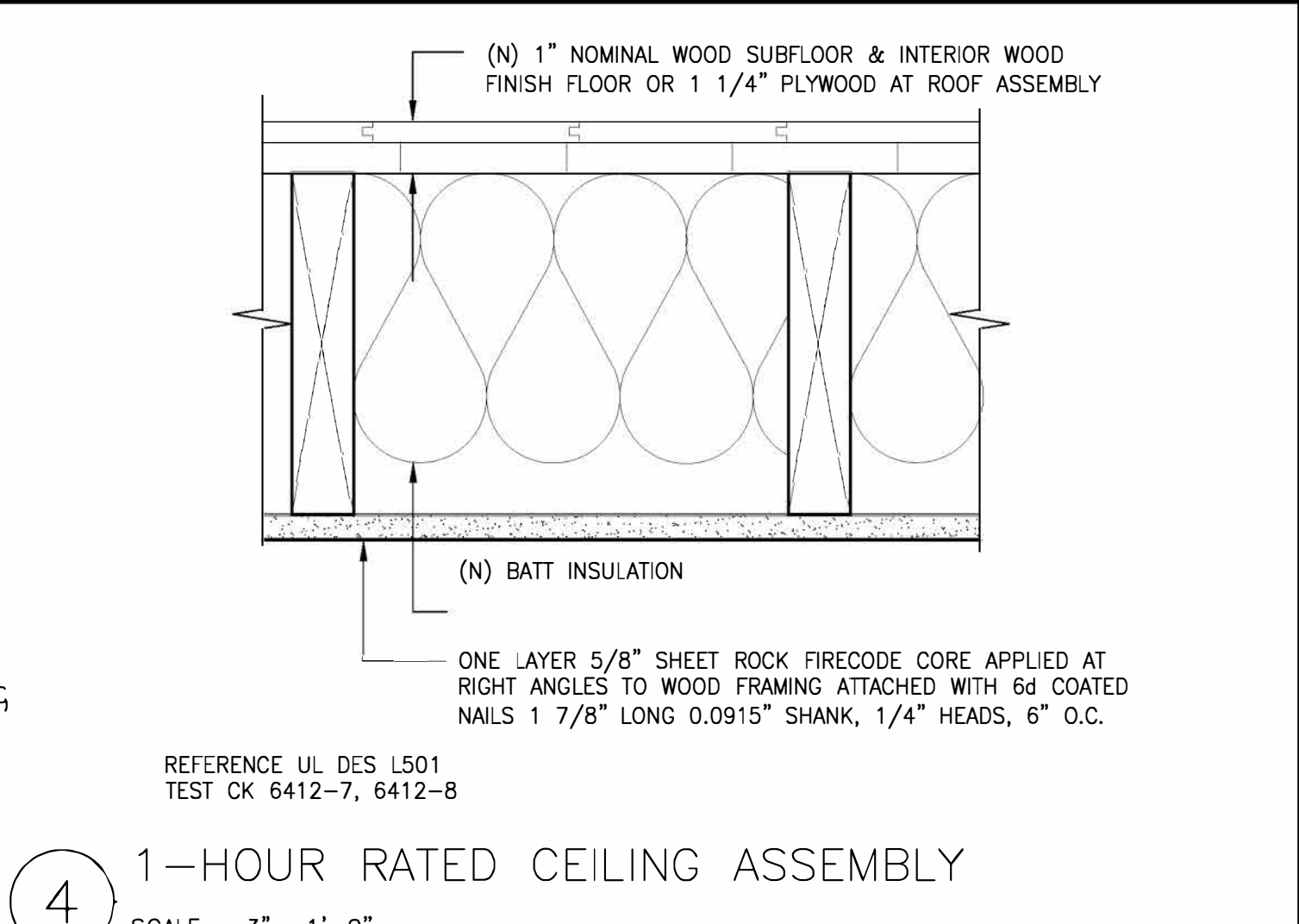
5 HORIZONTAL SECTION (MFR'S TYP DETAIL) SCALE: NTS



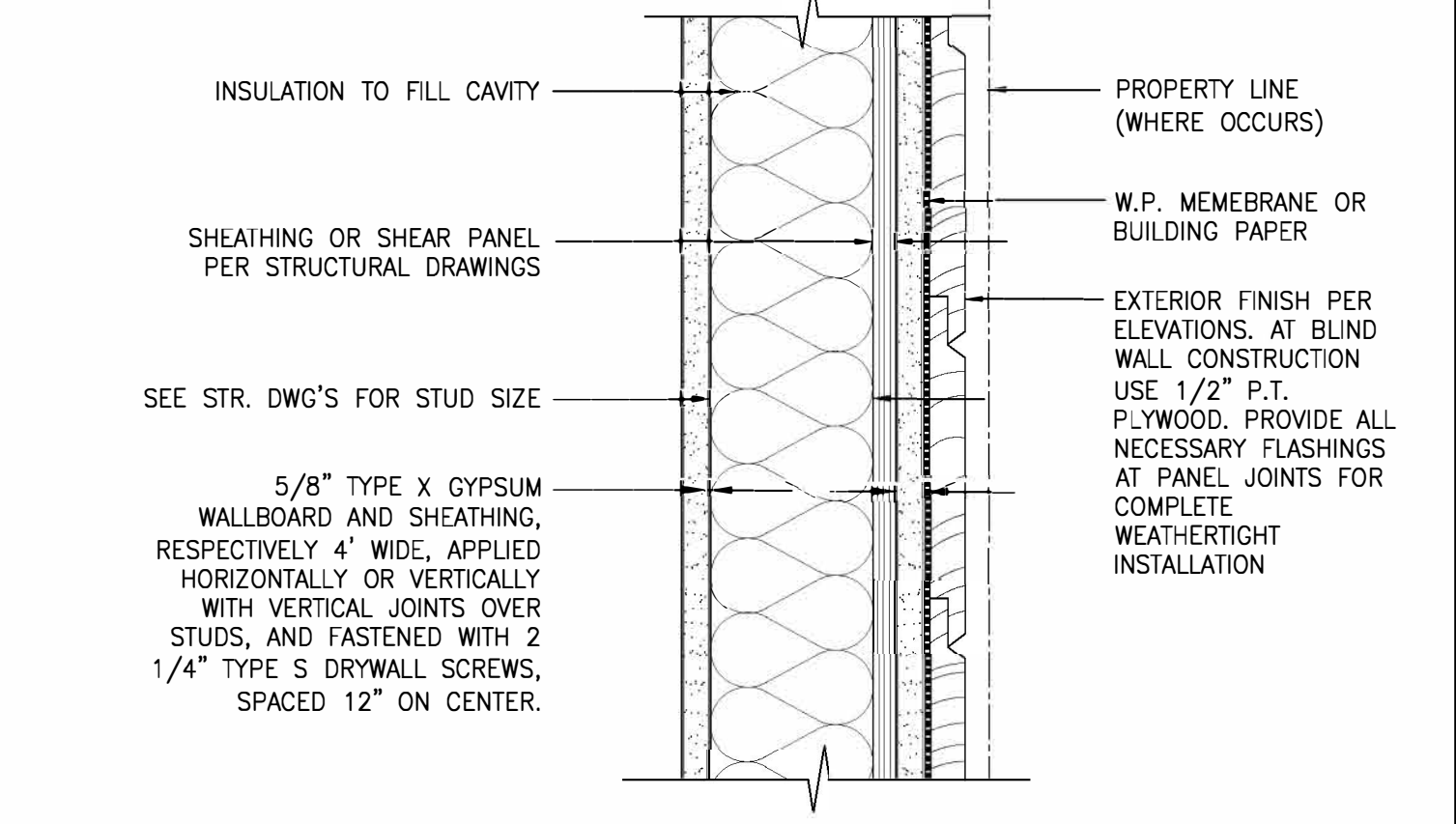
8 1-HOUR RATED CEILING/ROOF ASSEMBLY SCALE: 3\"/>



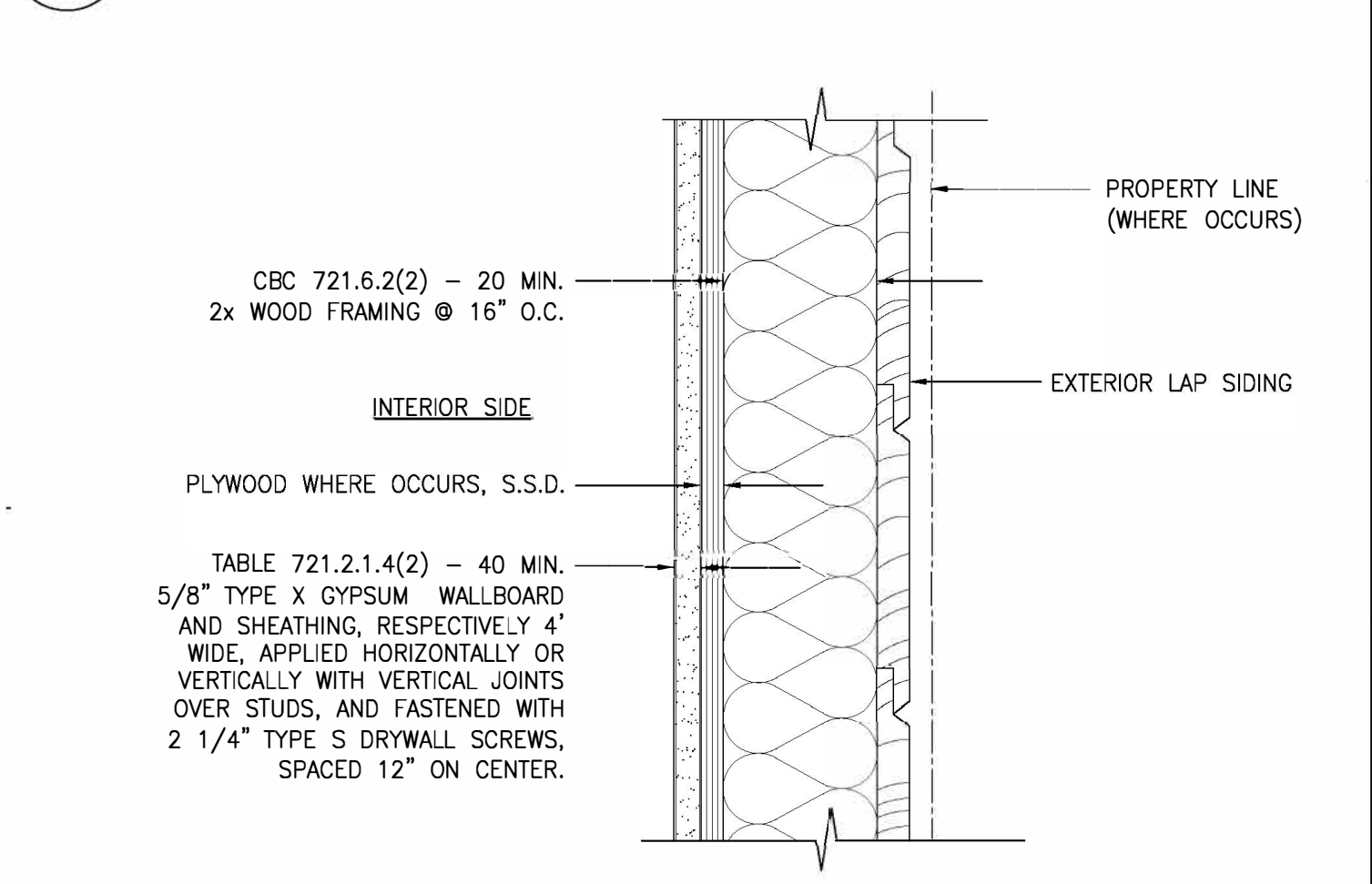
7 ROOF ASSEMBLY WITH NO PARAPET SCALE: 3\"/>



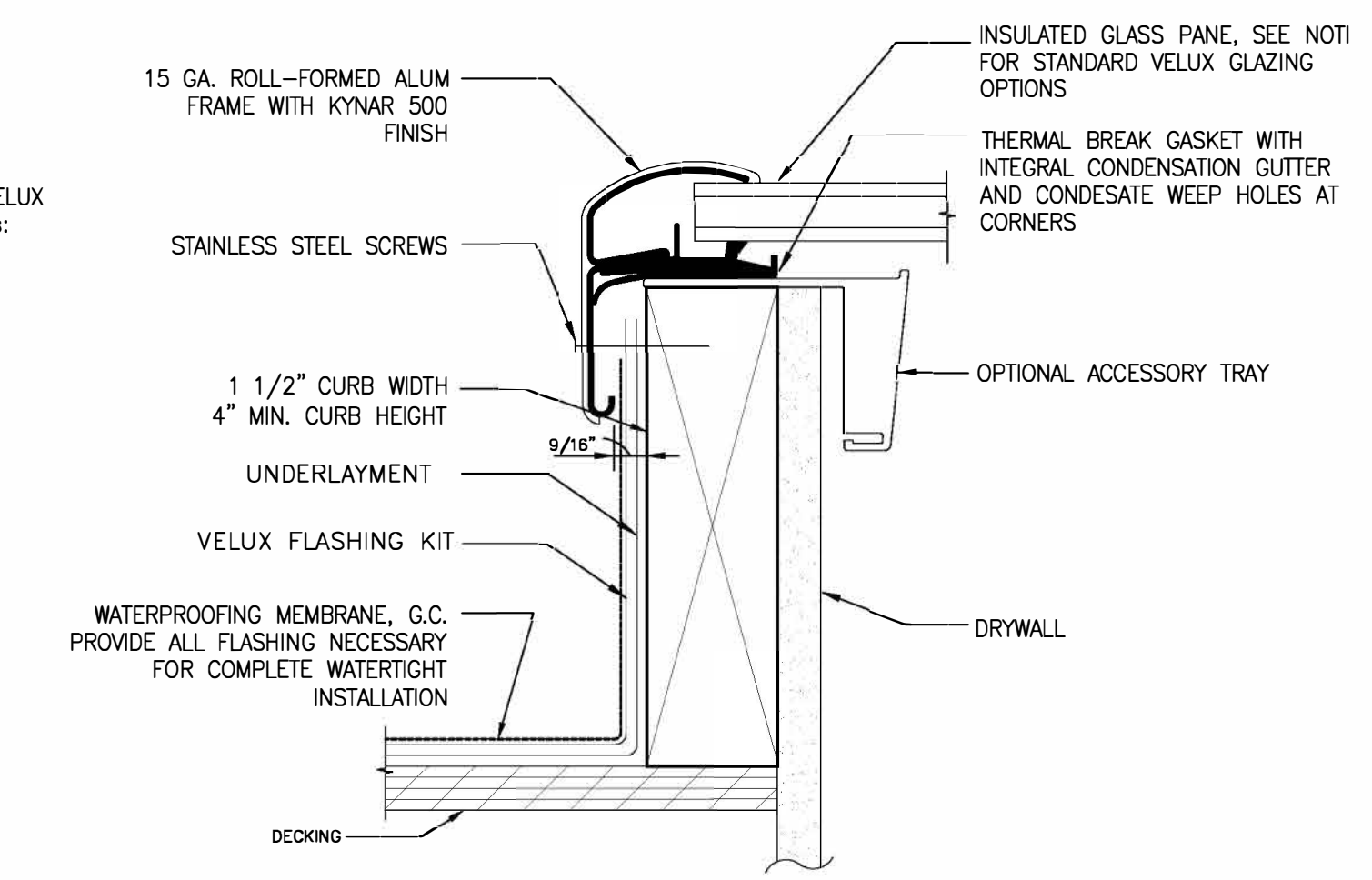
4 1-HOUR RATED CEILING ASSEMBLY SCALE: 3\"/>



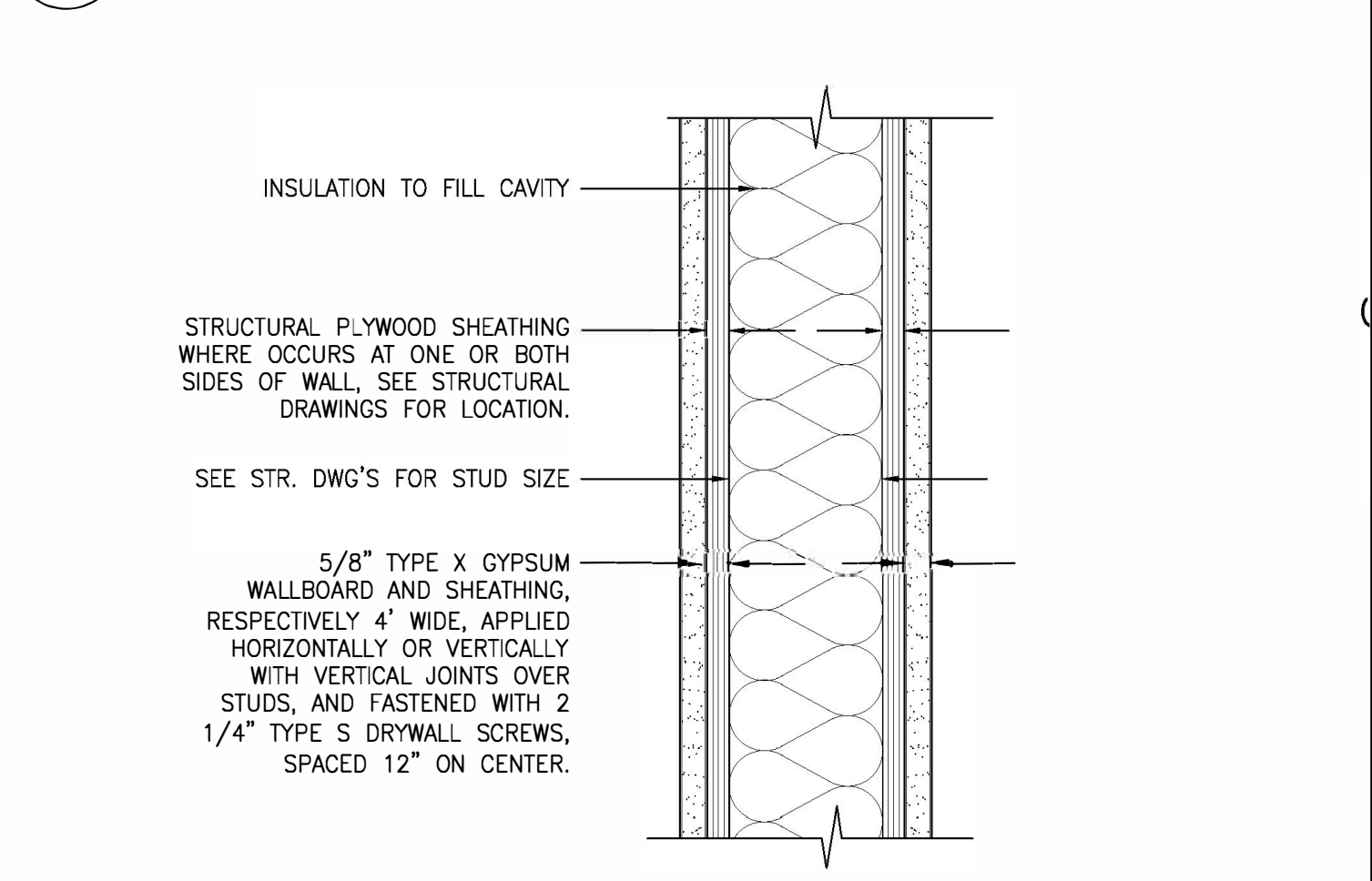
3 SECTION AT EXTERIOR WALL - 1HR SCALE: 3\"/>



2 SECTION AT (E) EXTERIOR WALL - 1HR EQ. SCALE: 3\"/>



6 ENLARGED DETAIL @ CURB SCALE: NTS



1 SECTION AT 1-HR WALL SCALE: 3\"/>

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

3356-3360 MARKET STREET

OWNER: MARWOOD ASSETS MANAGEMENT
 TIM MCENERY, PROJECT MANAGER
 1590 OAKLAND ROAD B111
 SAN JOSE, CA 95131
 PHONE:
 EMAIL: TIM.MCENERY@MARWOODMANAGEMENT.COM

DATE:
 PRE-APP MEETING 05.09.2018
 ISSUED FOR C.U.A. 05.16.2018
 ISSUED FOR SITE PERMIT 06.08.2018

CONSULTANT:
 -

APPROVAL:

DRAWN: TK
 CHECKED: TK
 SCALE: NONE

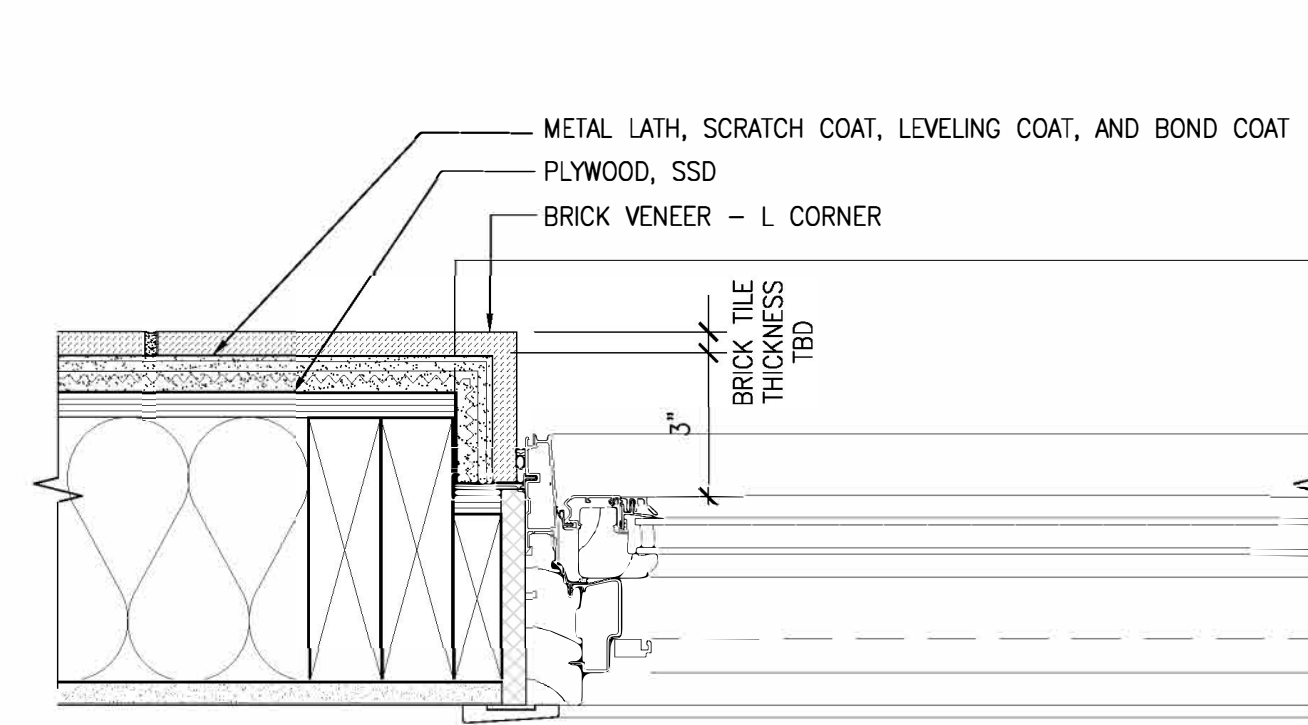
CONSTRUCTION DETAILS

A8.0



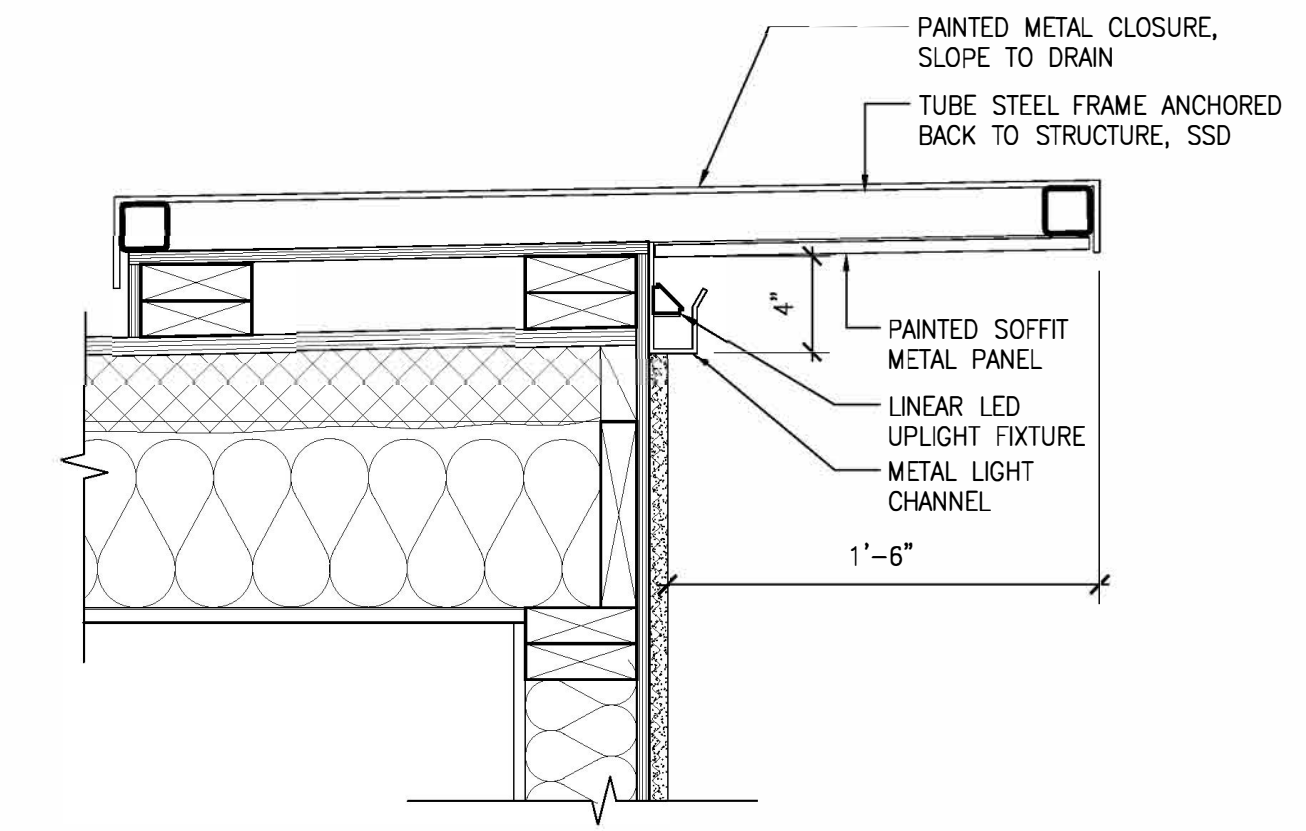
15 PERSPECTIVE VIEW AT FACADE

SCALE: NTS



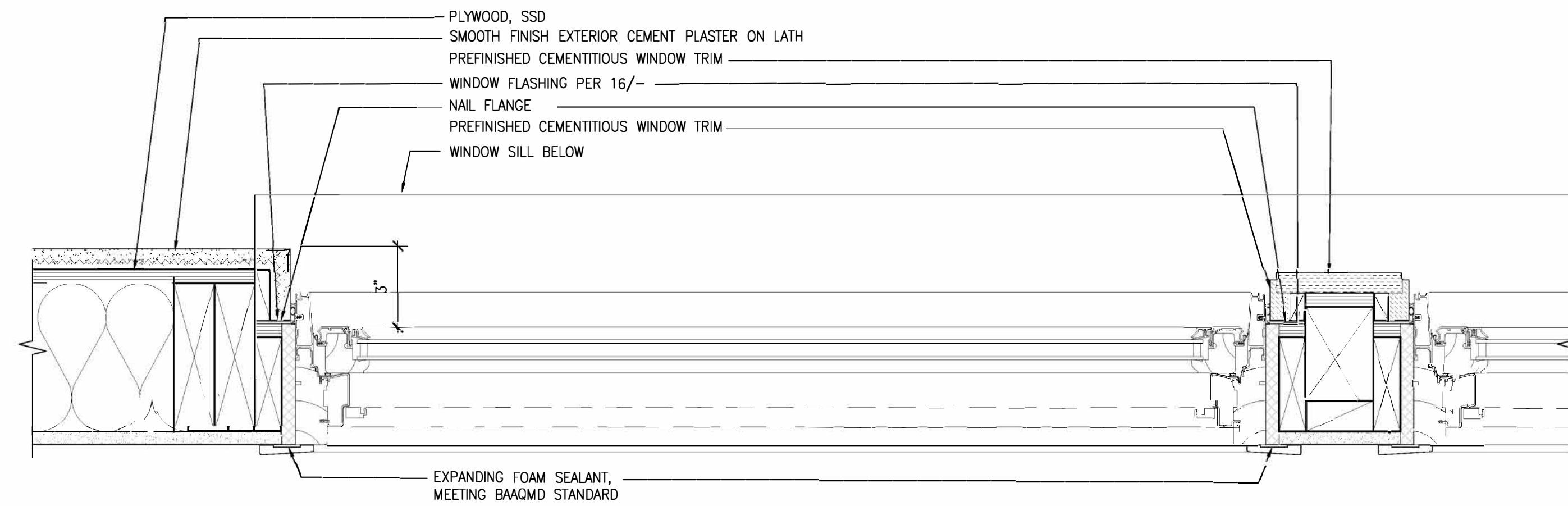
8 WINDOW JAMB DETAIL AT BRICK

SCALE: 3" = 1'-0"



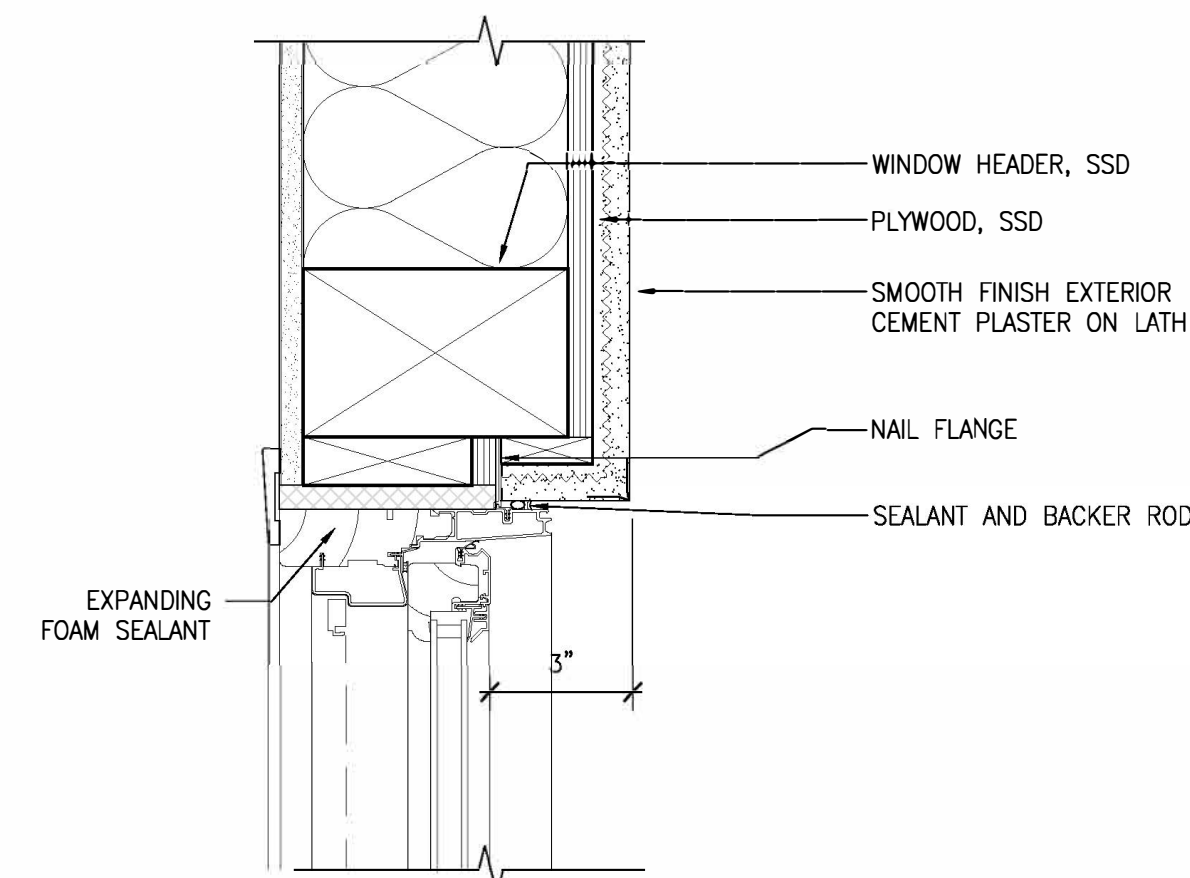
4 CORNICE DETAIL

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



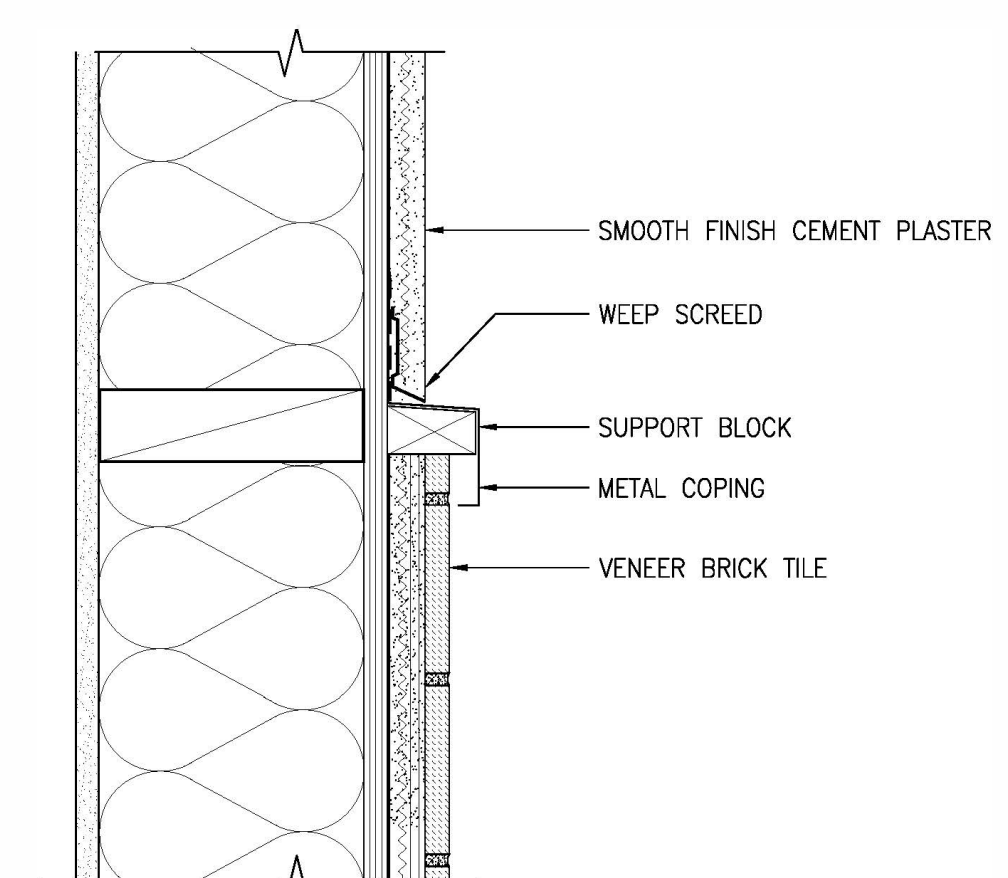
7 WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"



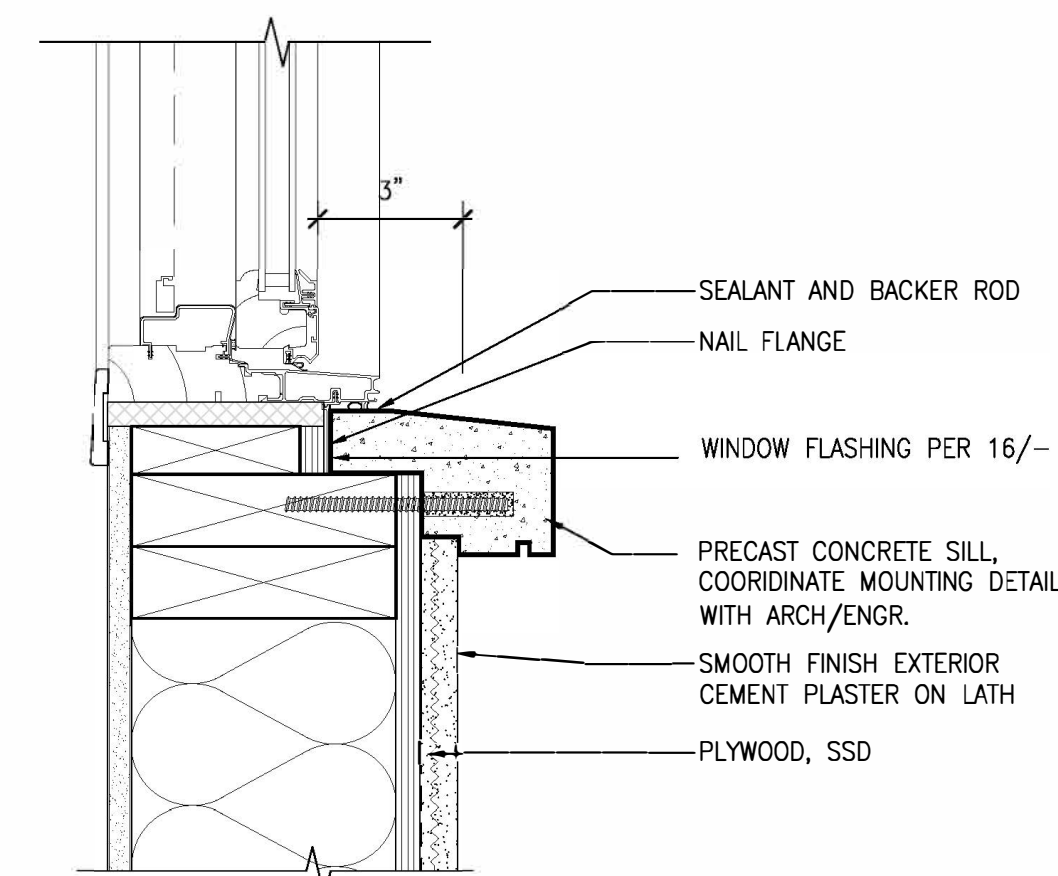
6 WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"



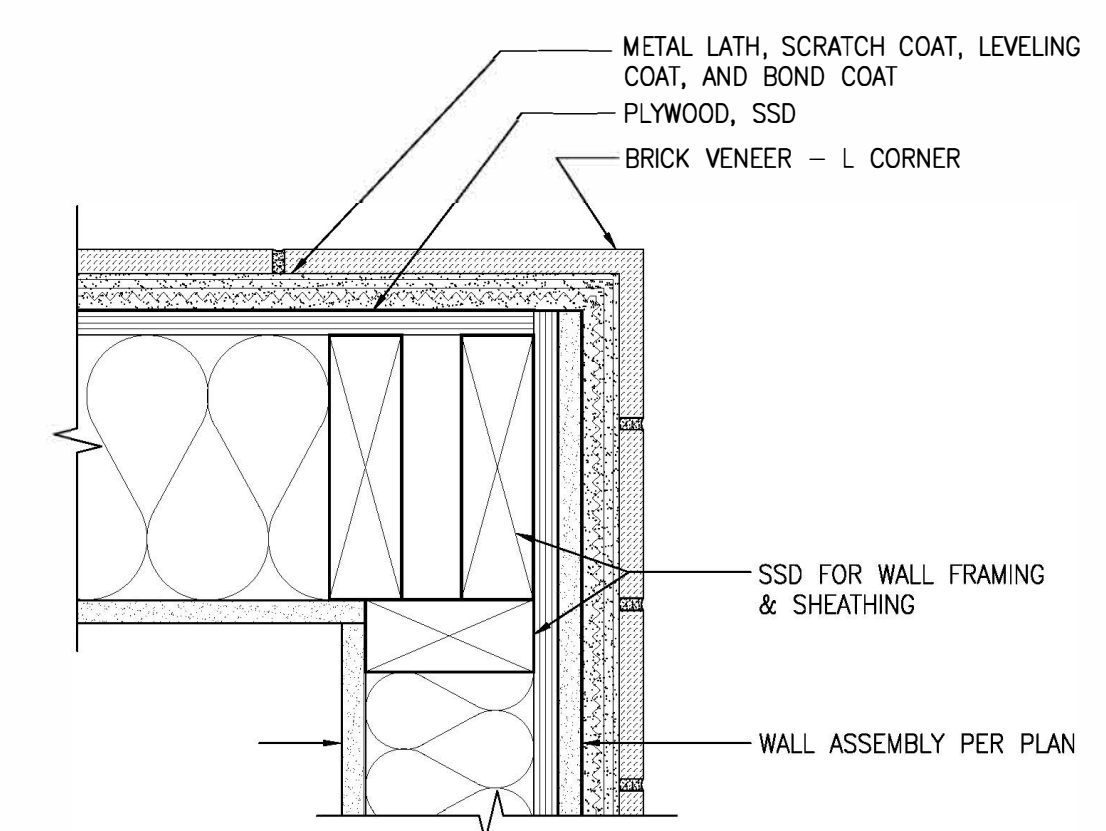
2 STUCCO BRICK TRANSITION DETAIL

SCALE: 3" = 1'-0"



5 WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



1 WALL CORNER DETAIL

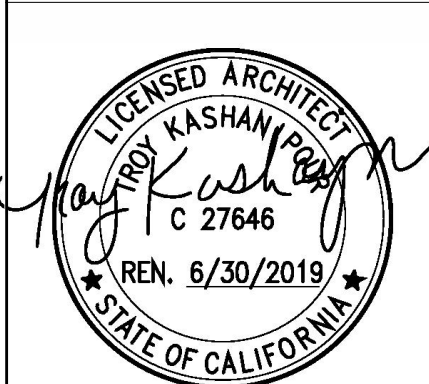
SCALE: 3" = 1'-0"

OWNER:
MARWOOD ASSETS MANAGEMENT
TIM MCENERY, PROJECT MANAGER
1590 OAKLAND ROAD B111
SAN JOSE, CA 95131
PHONE:
EMAIL: TIM.MCENERY@
MARWOODMANAGEMENT.COM

DATE:
SITE PERMIT REVISIONS 01.10.2019

CONSULTANT

APPROVAL



DRAWN:
SC
CHECKED:
TK
SCALE:
NONE

WINDOW DETAILS

A8.1

TROY KASHANPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107, PHONE/FAX 415.631.0869

3356-3360 MARKET STREET



**SAN FRANCISCO
PLANNING DEPARTMENT**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3356-3360 Market Street		2717006
Case No.		Permit No.
2018-007253ENV		201806111458
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization (Density) to permit the addition of a new accessory dwelling unit to an existing 3-unit building.</p> <p>The project expands the existing 2 story over basement building through a horizontal and vertical addition. The existing 3 unit dwelling will be expanded to 4 dwelling units. The horizontal addition expands the building on an undeveloped area on the south side of the oversized lot. The existing dwelling units are each expanded. 3356 Market, at the basement level, is expanded from a studio unit to a 3 bedroom. 3358 Market, at the 1st story, is expanded from 2 bedroom unit to a 3 bedroom unit. 3360 Market, at the 2nd story, is expanded from a 2 bedroom unit to a 3 bedroom unit. The vertical addition accommodates the 4th dwelling unit which will be a 3 bedroom unit. A conditional Use application is required for the Density as the oversized lot is RH-2 zoning. The lots size is 5488 sq ft. Planning Code allows one unit per each 1500 sq ft of lot area, or 4 dwelling unit in this case. There is existing parking on "John's Alley" which is a privately held street directly behind the parcel with 3 spaces at block 2717/lot 7A</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.
<input 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; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (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): Diane Livia Geotech report submitted. Archeo PAR performed.</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.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3356-3360 Market Street		2717/006
Case No.	Previous Building Permit No.	New Building Permit No.
2018-007253PRJ	201806111458	
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
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:	Date:



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	12/28/2018
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	3356-3360 Market Street	
Block/Lot:	Cross Streets:	
	Clayton Street and Glendale Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-007253ENV

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

DATE OF PLANS UNDER REVIEW:	06/8/18
------------------------------------	---------

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 prepared by Tim Kelley Consulting, LLC (updated December 2018).	
Proposed Project: Renovation of existing dwelling. Vertical addition to add 1 new story with a 15' setback. 15' horizontal addition at south yard. Add accessory dwelling unit at new third story.	

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:
<p>According to Planning Department records and the Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC, 3356-3358-3360 Market Street is a three-unit residential building located in the Twin Peaks neighborhood. Documents suggest that an unknown builder originally constructed the subject building as a two-story, single-family residence in 1898. California-based artist Charles Robinson owned and occupied the home from 1898 until 1902.</p> <p>Photos of the building from the 1910's show a two-story residence in the rustic vernacular style that featured a double gable roof, wood siding and a bay window at the upper floor. Although not formally recorded, the building was substantially altered c.1922 in the Classical Revival style. These changes included a horizontal addition at the front elevation, construction of a flat roof with a bracket cornice, addition of belt cornices, a modified porch entry, and application of a smooth stucco finish.</p> <p>Today, 3356-3360 Market Street is a two-story over basement building that retains a Classical Revival style and appears much as it did in the 1920's. The building is clad in smooth stucco and features a flat roof with a bracketed cornice and a simple frieze with dentil detailing. Additionally, the primary (northeast) elevation includes a multi-tiered belt cornice between first and second floors and a simple belt cornice between first floor and basement. The building is two structural bays wide and fenestration on the upper floor includes two groupings of three multi-lite-over-one, wood-frame double-hung windows. A projecting box bay at the first floor features two windows at center and a window on each side; all windows are one-over-one, wood-frame double-hung windows with simple wood surrounds.</p> <p>From the ground floor, a set of angle stairs provide access to a first floor recessed entry porch opening with a shallow projecting frame. This entry includes two residential wood doors with upper glazing and simple transoms. The third residential unit is located at the basement level, which features a simple residential door fronted by a metal security gate. Located on a large lot with setbacks on each side, the side elevations are visible from the public right of way and feature a number of double-hung wood-frame windows in various styles and dimensions.</p> <p>(continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.01.09 17:52:18 -08'00'	

**3356-3360 Market Street, San Francisco
Preservation Team Review Form, Comments**

(continued)

The building is located on a steeply sloping lot and sits atop a tall concrete retaining wall that fronts the property. Grading and topography of the area has resulted in a separation between the sidewalk and Market Street, the latter of which was carved out of the steeply sloping hillside and sits several feet below grade of the homes on this block face. This siting and grading of the subject block results in a more imposing street frontage than the opposite block face, which sits at grade. The rear portion of the lot ends at a private road shared by several buildings on the same block.

In addition to the undocumented modifications in the 1920's, the permit history indicates that the subject building has undergone some alterations. These alterations include repair of fire damage at first floor flat (1969), miscellaneous repairs as per inspector's report (1976), work to address violations identified in 1987 (1988), replacement of retaining wall (1994), flooring replacement and dry rot repairs (1994), reroofing (1994), and selective replacement of front stairs to address dry rot (2005). Additionally, although originally a single-family home, the building records suggest that a second unit was added as early as 1923, and a third residential unit added no later than 1947.

The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). The subject building is located within the boundaries of a study area associated with the Corbett Heights Historic Context Statement (adopted 2017). Based on the themes, property types, and eligibility requirements outlined in the context statement, as a building originally constructed c.1898 it could be significant under Criterion 1 for its association with early development of the neighborhood. However, substantial alterations performed c.1922 have resulted in a complete lack of integrity of materials, design, workmanship, association, setting and feeling, such to the extent that the existing building no longer relates to the historic structure. Therefore, the subject building cannot be considered eligible for individual listing in the California Register under this Criterion.

The earliest documented owner and occupant of the building was Charles Robinson, a notable California-based landscape painter. Although the subject building has some association with the artist, Mr. Robinson's body of work is closely tied with landscape paintings of California, particularly Yosemite. Mr. Robinson only occupied the building briefly during his career and the building is not directly associated with his accomplishments. No other 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 design that has undergone several significant alterations since construction and these later modifications have not acquired significance in their own right. Additionally, although the building is an intact example of a Classical Revival style residential flats building, it is simple in design and an unexceptional example of this building style and type. Furthermore, the subject building is not associated with a master architect or builder and therefore it is not eligible for listing under criterion 3.

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject building is not located adjacent to any known historic resources (Category A properties) and does not appear to be located in an eligible historic district. The building stock on this portion of Market Street includes a range of residential building styles and types built between c.1898 and 2000. 3356-3360 Market Street and the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district.



3358 Market Street



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3358 MARKET ST
RECORD NO.: 2018-007253CUA

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	474 – offsite	No change	0
Residential GSF	2,892	5,981	3,089
Retail/Commercial GSF	-	-	-
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	3,426	2,816	0
Public Open Space	-	-	-
Other ()			
TOTAL GSF	6,318	8,797	3,089
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	3	1	4
Dwelling Units - Total	3	1	4
Hotel Rooms	-	-	-
Number of Buildings	1	0	1
Number of Stories	3	1	4
Parking Spaces	3	0	3
Loading Spaces	-	-	-
Bicycle Spaces	0	4	4
Car Share Spaces	-	-	-
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	1	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	2	0	0
Three Bedroom (or +) Units	0	4	4
Group Housing - Rooms	-	-	-
Group Housing - Beds	-	-	-
SRO Units	-	-	-
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

Block Book Map

EXHIBIT E

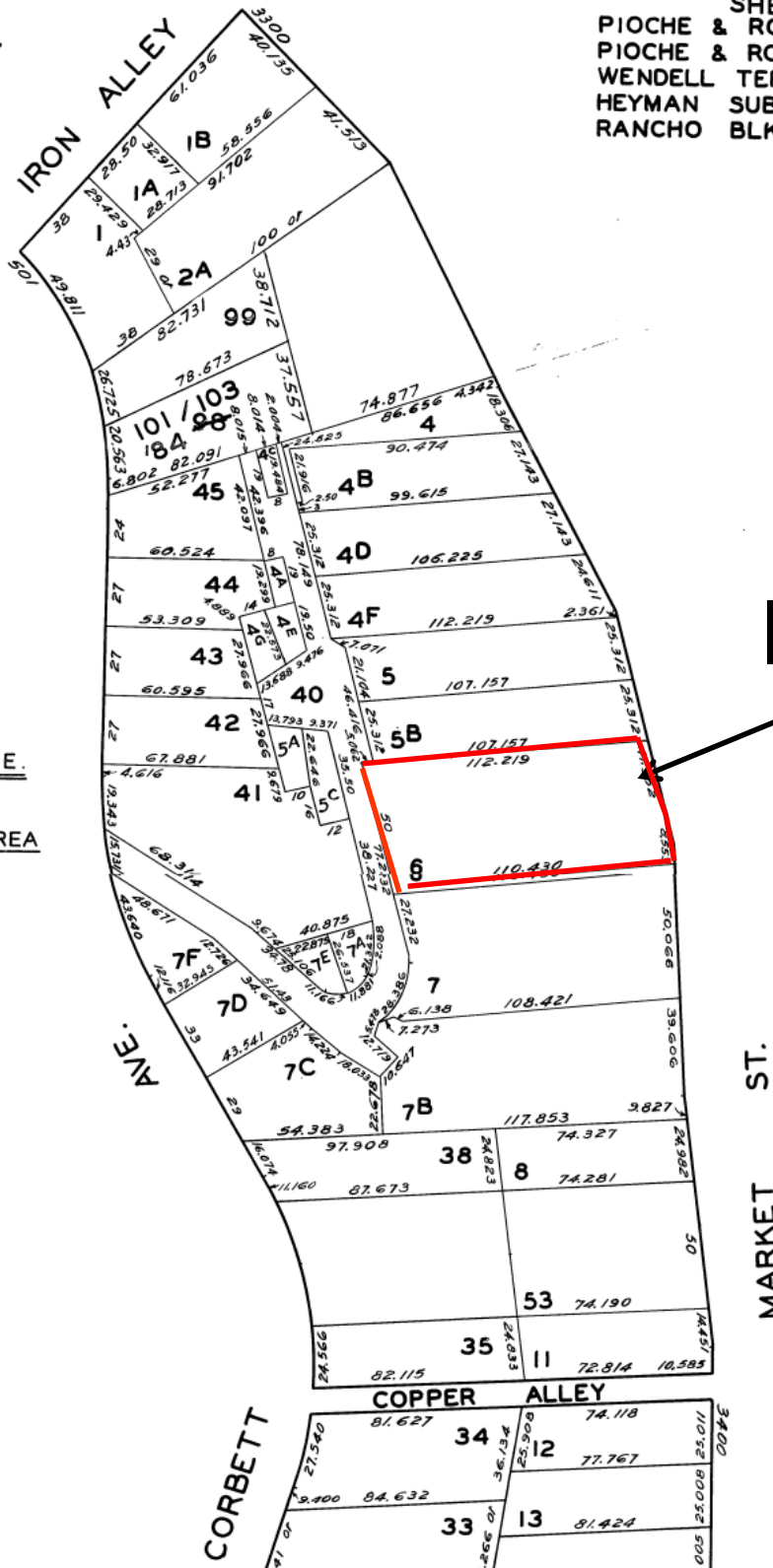
IGED
 07 27-29-1942
 33 -1948
 78 -1953
 1 -1955
 59/97 -1957
 71/103 1976
 1984

SHEET
 PIOCHE & ROBIN
 PIOCHE & ROBIN
 WENDELL TERRAC
 HEYMAN SUB. OF
 RANCHO BLK. 9



CORBETT AVE.
DOMINIUM

% COMM AREA
23.30
34.62
42.08



Subject Property



Conditional Use Authorization
 Case Number 2018-007253CUA
 3356-3360 Market Street

Sanborn Map*

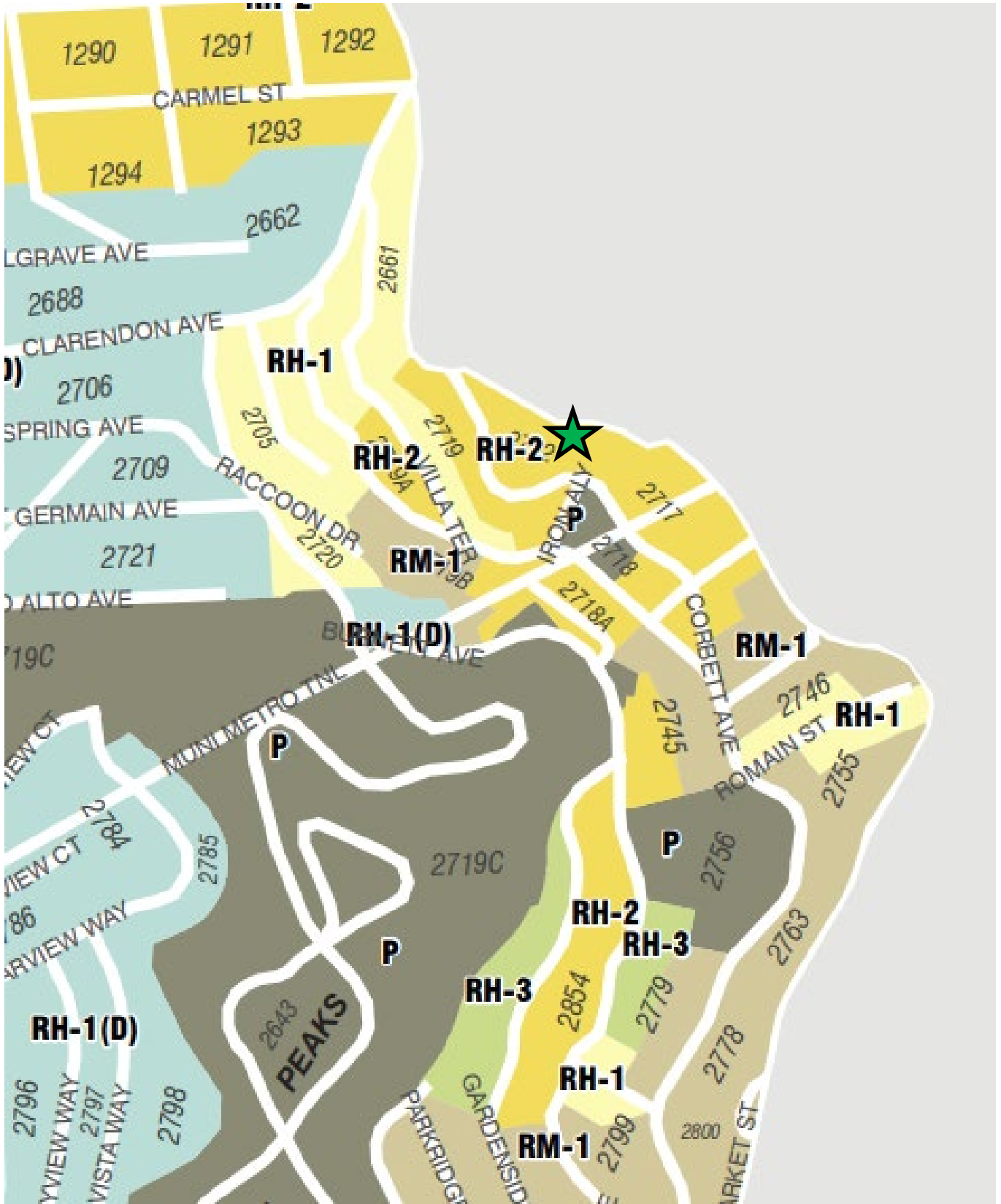


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

Zoning Map



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

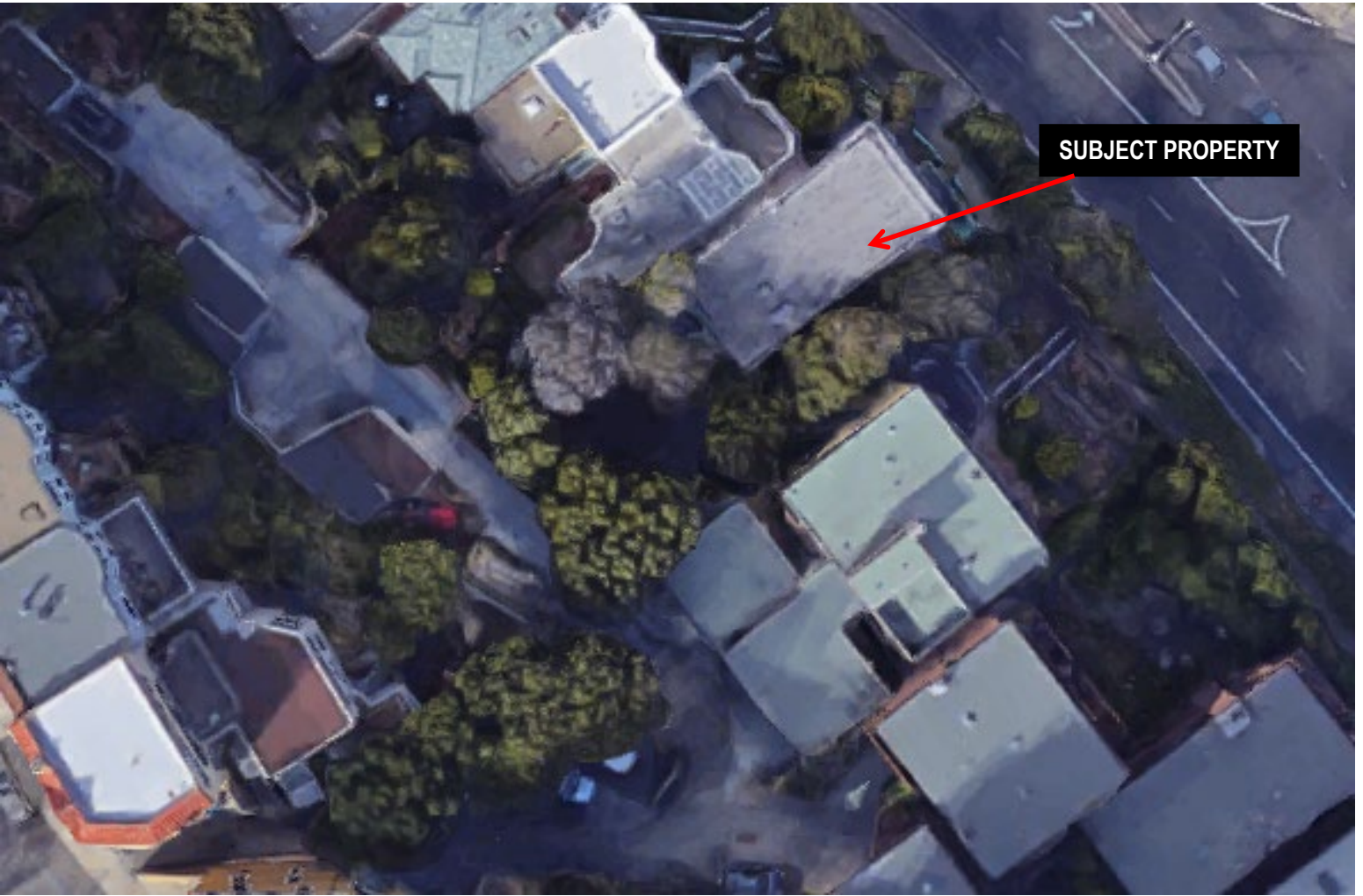
Aerial Photo



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street



Aerial Photo



Context Photos

SUBJECT PROPERTY ON MARKET STREET



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

Site Photo

PORTION OF BLOCK ON MARKET STREET



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

Site Photo

PORTION OF OPPOSITE SIDE OF SUBJECT BLOCK ON MARKET



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

Site Photo

Entrance to “John’s Alley” off Corbett



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

Site Photo

Going down “John’s Alley” from Corbett



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

Site Photo

“John’s Alley” from Rear of Project Site



Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

Site Photo

“John’s Alley” from Rear of Project Site



Project Site

Conditional Use Authorization
Case Number 2018-007253CUA
3356-3360 Market Street

May 31, 2018

EXHIBIT F

Marwood Assets Management
One Market Street, Spear Tower
Suite 3631
San Francisco, CA 94105

ATTN: TIM MCENERY, DIRECTOR

SB: 3356-60 Market Street San Francisco CA
Proposed Partial Demolition, Remodel and Addition

Dear Mr. McEnery:

Thank you for conducting the “Pre-Application Meeting” on May 9, 2018 for the above-referenced proposed project (Project). We understand the Project is in the preliminary stage; that an application has yet to be filed with the City; and that while your plans and schematics provide a good level of detail the Project is not in its final form. However, you have provided some detailed information with respect to floor plans, elevations and massing.

LEGISLATIVE FRAMEWORK

We understand that the RH-2 zoning permits two (2) dwelling units per lot. The RH-2 zoning also provides for the consideration of increased density on larger lots. The Project site is 5,488 square feet, and by code is considered a larger lot. The code provides for increased density on a lot up to one additional unit per 1,500 of lot area with conditional use approval.

The conditional use process is a discretionary process; it does not guarantee the right to build an additional unit. A conditional use permit application can be approved, conditionally approved or denied.

Our research indicates that at a minimum a Biological Resource Assessment, Historic Resource Assessment, geological site characterization and assessment, and an Initial Study (IS) pursuant to the California Environmental Quality Act (CEQA) Guidelines must be conducted. The IS may result in the City adopting a Mitigated Negative Declaration or certifying an Environmental Impact Report addressing and mitigating Project impacts (California Public Resources Code, Sections 21000 - 21178, and Title 14 CCR, Section 753, and Chapter 3, Sections 15000 - 15387).

We have identified environmental, planning code, safety and quality of life concerns and issues through our review of your proposal. While we understand the need for housing and more notably affordable housing in the City, we are concerned with the density of the proposed Project. Moreover, the density defines and creates the concerns we identify below.

PRELIMINARY ISSUES AND CONCERNS

The proposed density creates and/or exacerbates conditions relating to the:

- Integrity of the historic building on the site that was constructed in the 1800s;
- Disruption of the streetscape along Market Street;

- Stability of the +/- 55 percent slope on site that could be destabilized by the cut, fill, grading and additional loading of the soil required to construct the Project and the loss of mature vegetation and trees that contributes to slope maintenance and stabilization;
- Potential loss of habitat for migratory birds associated with tree removal (50 Federal Code of Regulations) known as the Migratory Bird Treaty Act of 1916;
- Presence of an underground stream on the property and the potential to create slope instability (slip outs, landslides) and water runoff impacts associated with grading activities;
- Potential for neighboring property and foundation impacts associated with water erosion;
- Neighborhood safety during construction and after the Project is built, should it be approved by the City.
- Safety of the neighborhood by obstruction of John's Way, a privately owned and maintained cul de sac that provides access to the residents on Corbett Avenue, emergency access, and dedicated parking of which three parking spaces are dedicated to the residents of or the occupants of 3356-60 Market Street (your property).

Density of the Proposed Use: Currently the site supports three levels of housing; a basement studio unit and the first and second floors provide two bedrooms each for a total of five bedrooms. The proposed Project (Kashinapour Architecture) identifies three bedrooms at the basement level; three bedrooms each on the first and the proposed (new) third level, and three bedrooms on the second level with a family room that could easily be converted to a bedroom.

The proposed density of the Project is the heart of our concerns and is seemingly the driver to all other associated issues and potential impacts. The Project as proposed would construct 12 to 13 bedrooms and increase the density on the site by 260 percent.

Access to Our Homes and Traffic and Pedestrian Safety. The Project site is in a unique area of the City and is accessed from Corbett Avenue and an alley-way locally monikered John's Way. John's Way is eight to nine feet in width and privately owned and maintained by 15 neighbors with deeded ownership. However at least 50 residents in the neighborhood have access to and use John's Way per day, as there are two multi-unit buildings with rights to the alley. John's Way is the only way for over 25 personal vehicles to enter and leave their homes, and for many provides the only access to their dedicated parking. John's Way is a quiet, single egress, single lane, cul de sac that is in constant use by its owners.

We are concerned that during construction and after the Project is completed and occupied there will be obstruction to our homes, parking and emergency access resulting from construction activities (delivery of materials, tools, equipment, trucks) as well as residents from the Project (illegal parking).

John's Way is a jointly owned parcel of land (LOT #40) that is taxed by the City separately. The City sends the annual property tax bill to whichever abutting owner that has last bought or refinanced their property. A legally binding and recorded document must be entered into providing assurances making the owners of the Project aware of this situation. We recommend recording this information on the deed to the property and in the recorded Covenants, Conditions and Restrictions for the Project.

Historic Building and Streetscape. The home located on the Project site is one of the neighborhood's original homes, built in the 1800's and is historically important. We believe the modifications shown in the architectural drawings are not compatible with the building. The front elevation (Architectural Sheet A3.2) illustrating the proposed widening of the building as well as the proposed third story looks more sympathetic to 1950's mid-century architecture than a Victorian constructed in the 1800's.

The existing elevations near roof levels (i.e., finished ceiling height) on the Project site and two adjacent residential buildings are very similar, climbing slightly from east to west as the terrain increases in elevation. 3359 Market Street is at 417 feet, the Project site at 419 feet and 549 Corbett at 440 feet (Architectural Drawing Sheets A.01 and A3.2). The proposed third story finished ceiling height would be 10 feet above existing. The proposed addition would pop above 3352 Market Street residence disrupting the existing flow and symmetry.

Historically, all major renovations of the properties to the north of 3356 Market respected the Market Street-facing line (i.e. none has extended beyond the others). The architectural drawings show the addition of a third story cantilevering or extending 10 feet toward Market Street. The proposed cantilever will break the site line respected by the prior renovations and cast shadow on abutting properties.

An Historic Resource Assessment must be conducted and include archival research, field documentation, and recommendations pertaining to the building's eligibility to the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) as part of the CEQA process. Revisions to the façade of the building should be redesigned to be in-keeping with Victorian architecture in both design and materials.

Hydrology, Slope Stability, Tree Removal Green and Safe Site Issues. The Project site is steeply sloped. The percent slope of the property ranges from approximately 55 to 61 percent (Google Earth, May 2018). The site is known to contain an underground stream and is landscaped with mature trees and mature landscaping.

A new third floor would be added, and the existing building would be widened by approximately a third over existing conditions to realize this increase in intensity and density. Landscaping would be removed along the west elevation and the rear elevation. Landscaping along the west elevation would be replaced with hardscape. The addition towards the rear of the property would also remove trees and landscaping. These proposed changes could impact the geotechnical stability of the site resulting in on and off-site water and soil erosion and impact building foundations and other structures.

At a minimum a Biological Resource Assessment must be conducted as part of the CEQA process. A geological site characterization and assessment must also be conducted as part of the CEQA process.

SUMMARY

We can support three units on the site and believe that four units is not appropriate for the site. We look forward to reviewing revised plans that reflect our concerns along with revised site and elevation plans reflecting a reduction of mass and an addition of architectural elements more sympathetic to Victorian architecture. We look forward to an opportunity to review new and revised plans that reflect our concerns regarding landscape plans (including tree removal and replacement), civil engineering drawings including grading plans, amount of cut and fill and off haul routes, and parking plans.

We want the ability to review and comment on the construction phasing plan prior to any construction or demolition on the site. The plan must identify the phase and duration of each element of demolition, preparation and construction (i.e., grading, demolition, concrete work, frame and wall construction, painting, interior construction, mop-up, landscaping and completion).

The plan at a minimum must include the names and telephone numbers of the site superintendent and back-up personnel; these personnel must be available 24/7. Haul routes, parking and access protection for our neighborhood, and hours and days of construction activity must be included on the plan. The jobsite and

contractors thereto shall be notified of a no tolerance policy with respect blocking access to and from John's Way.

We must be notified of future meeting dates and times. We will be reviewing the CEQA document associated with the Project as well as other special studies. We understand these items will be managed by the City Planning Department.

In closing, we believe the proposed density of the Project is the defining impetus of many of our concerns and issues. We the undersigned urge you to reduce the density of the proposed Project and address our concerns. We thank you in advance for your time and consideration.

Sincerely,

The Owners & Supporters of '**John's Way**' Alley:

Greg Antipa
Wai Chan
Wilson Chan
James Cross
Albert Downs
Michael Gibbons
Rick Oberst
Katie O'Rourke
John Phan
Barbara Pletz
Ernie Riemer
Greg Tarbox
Wendy Thieler
Neal Wood
Lisa Nicol, Principal, Lisa Nicol Law
Gary Weiss, President, Corbett Heights Neighbors

CC: Troy Kashinapour
2325 3rd Street, Suite 401
San Francisco, CA 94107

February 21, 2019

Mr. Weiss, President
Corbett Heights Neighbors

RE: Proposed Addition at 3356-3360 Market Street

Dear Mr. Weiss:

Thank you for your letter with the summary of concerns about our proposed addition at 3356-3360 Market Street sent May 31, 2018.

You raised several points, and we realize these are important concerns for you. We have spent the last several months soliciting expert opinion on some of these points, as well as receiving the perspective of the Planning Department's Environmental Planner and Neighborhood Planner prior to responding more formally. As the project moves toward a public hearing, we want to re-engage with your group to discuss specifics.

Below are responses to the concerns raised in your letter:

Environmental Review and Historic Resource Determination:

As part of the process, the project has been reviewed by the Environmental Planning Division of the San Francisco Planning Department. The appropriate CEQA review was provided and a CEQA Categorical Exemption issued. As part of our submittal, a geotechnical Engineer provided a report to the Planning Department per request. Additionally, a Historic Resource Consultant was engaged and provided a report to the Planning Department. The Planning Department has determined that the existing building should not be considered a potential historic resource. Quoting the CEQA document:

“The subject building is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential). The subject building is located within the boundaries of a study area associated with the Corbett Heights Historic Context Statement (adopted 2017). Based on the themes, property types, and eligibility requirements outlined in the Context Statement, as a building originally constructed c.1898 it could be significant under Criterion 1 for its association with early development of the neighborhood. However, substantial alterations performed c.1922 have resulted in a complete lack of integrity of materials, design, workmanship, association, setting and feeling, such to the extent that the existing building no longer relates to the historic structure. Therefore, the subject building cannot be considered eligible for individual listing in the California Register under this Criterion.”

Streetscape on Market Street:

The Market Street streetscape is highly varied. Views of buildings are often obstructed by areas of large retaining wall, with buildings set back significantly from the street or sidewalk. The massing of buildings is highly varied ranging from smaller, older, 2- and 3-story residences to larger more monolith blocks of 4 stories built in the post war period.

The proposed addition to the building at 3356-3360 is relatively modest in massing compared to other buildings in the immediate context. The addition is pulled back significantly from the principal façade to minimize disruption of any sense of continuity which might exist. Seen from the perspective of a pedestrian at the sidewalk or from a vehicle on Market Street, the proposed addition will not be significantly impactful.

Issues of Slope Stability and Site Hydrology were addressed in the Geotechnical Report. The site itself is outside of the boundaries of the San Francisco Earthquake Induced Seismic Hazard Zone, but the project will be appropriately reviewed by Engineers and the San Francisco Department of Building Inspection at the time of the submittal of Engineering and Construction Documents.

Density of the Proposed Use:

The project is designed to have minimal impact on surrounding properties in terms of size and massing. The number of bedrooms and number of units are appropriate to the size of the lot.

The lot is the size of two (2) typical city lots of 2,500 square feet each. If subdivided, it could support four (4) dwelling units without Conditional Use approval. Based on lot coverage restrictions and the height limits in context of the Residential Design Guidelines, each of these units could be approximately 2,500 square feet, significantly larger than what has been proposed.

The units having three (3) bedrooms each are appropriately sized for use by families of all sort. As you know, the Bay Area is experiencing a housing shortage and, thus, an affordability crisis. The addition of infill housing at this location, with minimal impact to adjacent properties, in a transit rich area is an appropriate policy that the Planning Commission, the Board of Supervisors, and State Government fully support.

Please consider the public benefit of providing housing in a City experiencing tremendous job growth without a proportionate increase in number of units, bedrooms, and family-sized rent-controlled apartments. The building is and will continue to be subject to the San Francisco Rent Control Ordinance; and, thus, the added density is subject to rent control. We consider this a significant public benefit.

Access to Homes and Traffic and Pedestrian Safety:

It is understood and understandable that John's Way is an area of sensitive concern to the neighbors. It is also understood that previous construction has impacted the access for residents due to poor communication and follow-through by the previous developer.

The project team at this point does not include a General Contractor (GC) although we have engaged several contractors around the logistics of executing our renovation plan. As the engineering work will proceed after City Planning Approval of the Conditional Use permit, the project cannot be bid, nor can the General Contractor be selected until such approval.

At the time of bidding and Contractor selection, the Ownership will understand what the access needs are at the rear of the property. It is certainly our intent to minimize access from John's Alley with access to the site being principally from Market Street. We heard clearly from the neighborhood about the importance of the back alley to the daily ingress/egress of those residents who are reliant on this pathway.

When the General Contractor is selected, we will be pleased to meet with interested parties to discuss the construction sequencing, phasing, a communication plan, and also work out an agreement for an acceptable use of the common jointly-held right-of-way.

You have requested "a legally binding and recorded document providing assurances and making the owners of the Project aware of this situation". We welcome a discussion of your expectations for use of the shared right-of-way. A construction sequencing and phasing plan can be presented for review and comment per your request, but in this entitlement phase of the process it would only be conjecture.

Again, we have held a series of conversations with various developers who we will be going out to bid. The conversation regarding the ingress/egress of John's Alley was a principal conversation. The common themes that permeated from those discussions were the following:

- 1) Most of the heavy equipment/demo/foundation work will be supported via the Market Street side of the project;
- 2) Due to the size limitations of John's Alley, only pick-up trucks will be entering the Alley. For days when we have standard delivery (i.e., lumber delivery) we will be able to communicate that schedule out on a regular basis;
- 3) Our GC and their staff will be managing the delivery schedule of "ad hoc" pick-up traffic in the back of the Alley and following the protocol established in the aforementioned communications plan.

Historic Buildings Streetscape:

The home originally built in the late 1800's was significantly altered in the 1920's and the property classified with a 'C- No Historic Resource Present' rating by San Francisco Planning.

However, the project has been modified in detail and material reflective of the comments of the Residential Design Advisory Team. The approach recommended by the Planning Department is that an addition to an older building be clearly delineated and that the addition itself be stylistically of the current age. Revisions included a refinement of window pattern, and details and material change to delineate a building "base".

The letter provided discusses the line of Market Street and cantilevering of the addition 10' toward Market Street. As the addition is set back 15' from the existing face of building, we are having trouble understanding the site geometry you are referencing.

We are happy to provide you with revised views of the project in an in-person meeting and discuss some of the site geometry concerns that you have.

I understand that Greg Tarbox and Barbara Pletz have been in touch with the Linda Hoagland, The Project Planner. Please feel free to forward them this letter. We would be pleased to meet with you and other interested parties next week at a time and location that is convenient. Please feel free to call or email myself or our Architect Troy Kashanipour with some suggested dates and times.

Kind regards,



Tim McEnery

415.596.6669

tim.mcenery@marwoodmanagement.com

Troy Kashanipour

415.290.8844

tk@tkworkshop.com

cc: Greg Tarbox
Barbara Pletz