SAN FRANCISCO
PLANNING DEPARTMENT

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Executive Summary
Conditional Use

HEARING DATE: 01/31/2019

Record No.:	**2018-007259CUA**
Project Address:	**88 MUSEUM WAY**
Zoning:	RH-2 (Residential- House, Two Family District) 40-X Height and Bulk District
Block/Lot:	2620/097
Applicant:	David Haun 156 South Park Street, San Francisco, Ca 94107
Staff Contact:	Jeffrey Horn – (415) 575-6925 *Jeffrey.Horn@sfgov.org*
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The Project is to construct a new 1,465 gross square foot, 20'-8" tall, two-story-over-basement detached garage structure and accessory space located on the rear property line of a through lot. The proposed structure fronts on Museum Way and will provide 2 vehicle parking spaces and accessory/workshop space for the residents of the rear unit of an existing two-unit building located on the States Street side of the lot (the other units address is 236 States Street), the structure provides an entry gate to maintain direct pedestrian access to the existing unit at 88 Museum Way.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for residential development that results in less than 45% rear yard depth as described in the Corona Heights Large Residence Special Use District (SUD).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has received 9 letters in support or no opposition of project and a member of the Corbett Height Neighbors has expressed concern over the proposal.
- **Design Review Comments:** The proposed Site Design, Massing and Architecture are generally consistent with the Residential Design Guidelines.

  The project has changed in the following significant ways since the original submittal to the Department:
  - Removal of a roof deck;

- Reduction in the width of the garage door;
- Clarification of the intended use of the top floor space as workshop/storage.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the the Corona Heights Large Residence SUD and the Objectives and Policies of the General Plan. Although the Project results in a rear yard of less than 45% at this property, it will allow for an off-street parking to be accommodating on a steeply down sloping lot and serves to fill a gap of building and sidewalk development of the block. 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 – Maps and Context Photos
Exhibit E - Public Correspondence
Exhibit F - Project Sponsor Brief

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to:(Select only if applicable)

☐ Affordable Housing (Sec. 415)
☐Jobs Housing Linkage Program (Sec. 413)
☐ Downtown Park Fee (Sec. 412)
☐First Source Hiring (Admin. Code)
✓ Child Care Requirement (Sec. 414)
☐Other

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Planning Commission Draft Motion

HEARING DATE: JANUARY 31, 2019

Case No.:	**2018-007259CUAVAR**
Project Address:	88 Museum Way
Permit Application:	2017.05.03.5635
Zoning:	RH-2 (Residential House, Two-Family) District 40-X Height and Bulk District
Block/Lot:	2620/097
Applicant:	David Haun 156 South Park Street, San Francisco, Ca 94107
Staff Contact:	Jeff Horn – (415) 575-6925 jeffrey.horn@sfgov.org
Recommendation:	**Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77(D)(4) AND 303(C) TO CONSTRUCT A TWO-STORY OVER BASMENT DETACHED GARAGE STRUCTURE AND ACCESSORY SPACE LOCATED ON THE REAR PROPERTY LINE OF A THROUGH LOT WITH AN EXISTING THREE-STORY, TWO-FAMILY RESIDENCE. THE ADDITION OF PROPOSED TWO-STORY OVER BASEMENT STRUCTURE FRONTING ON MUSEUM WAY WOULD RESULT IN A TOTAL RESIDENTIAL DEVELOPMENT ON THE PARCEL THAT IS GREATER THAN 55% TOTAL LOT COVERAGE, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 17, 2018, David Haun of Zack|de Vito (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.77 and 303(c) to construct a 1,465 gross square foot, two-story-over-basement detached garage structure and accessory space located on the rear property line of a through lot, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District.

On January 31, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-007259CUA.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption under CEQA.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2018-007259CUA, 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. **Site Description and Present Use.** The property at 88 Museum Way is located midblock between Roosevelt Way and the Randall Museum, within the Corona Heights neighborhood. The subject property is a through lot with approximately 25 feet of frontage on States Street and on Museum Way. The lot is 125 feet in depth and slopes downward (in excess of 20%) from the Museum Way frontage. The subject property is developed with a three-story two-family dwelling built in 1981 fronting on the States Street side of the lot. The building is subdivided vertically, with one unit having sole access to States Street and the other to Museum Way (The Project). The lot totals approximately 3,125 square feet in size and is in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. States Street and Museum Way slope up slightly to the west, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the south side of Museum Way are steeply down sloping, in excess of 20 percent. The adjacent building to the east, 96 and 100 Museum Way, is a one-story-over-garage two-family residence and the adjacent property to the west, 80 and 82 Museum Way, is a two-story-over-garage two-family residence

4. **Project Description.** The Project is to construct a new 1,465 gross square foot, 20'-8" tall, two-story-over-basement detached garage structure and accessory space located on the "rear" property line of a through lot. The structure fronts on Museum Way and will provide 2 vehicle parking spaces and accessory space for the residents of the rear unit of a two-unit building located on the States Street side of the lot (the other units address is 236 States Street), the structure provides an entry gate to maintain direct pedestrian access to the existing unit at 88 Museum Way.

5. **Public Comment/CommunityOutreach**. To date, the Department has received 9 letters in support or no opposition of project and a member of the Corbett Height Neighbors has expressed concern over the proposal, most specifically in regard to the upper floor.

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. The proposed project is in a 40-X Height and Bulk District, with a 40-foot height limit.

   The proposed building will be below the 40-foot height maximum from Museum Way and measures 20 feet and 8 inches in total height.

   B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

   A Variance is being sought per Planning Code Section 134(c)(4)(B) to reduce the rear yard to 25% of the lot depth to allow for construction of the garage structure in the rear of the lot. The Project will provide a reduced 25% rear yard via a court yard between the proposed structure and the existing unit (88 Museum Way).

   C. **Street Frontage.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

   The Project complies as the off-street parking entrance will not exceed 10 feet.

   D. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

   The Project proposes two parking spaces. There is presently no off-street parking on site.

   E. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

   The Project proposes no new dwelling unit(s).

   F. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

   There are currently two-units on the lot, the maximum density per the Zoning District. The Project proposes no increase to the unit count on the site.

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

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

      The Project will utilize a vacant frontage to create a garage with accessory space. The size and design of the structure is compatible the neighborhood context. The property is centrally located within the block and part of a series of buildings that create a strong street wall of two- and three-story residences with garages at the ground floor. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

   B. The use or feature as proposedwill not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

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

         The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality structure. Although the Project will result in the lot having a rear yard less than 45% of the total lot depth, the total lot coverage and scale are consistent with other properties in the surrounding neighborhood.

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

         The Project provides two off-street car parking spaces, but will add a new curb cut to the street. This small Project will not have significant impacts on area traffic.

         The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 24, 33, 35, and 37 MUNI bus lines.

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

         The Project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include, any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the front wall to contribute to an enjoyable front sidewalk area.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development.

The proposed Project exceeds one of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

In acting on any application for Conditional Use authorization within the SUD, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

A. The proposed project promotes housing affordability by increasing housing supply.

The property is currently developed to the maximum density allowed per the RH-2 District. The project does not propose any additional housing.

B. The proposed project maintains affordability of any existing housing unit; or

The proposed project does not substantially alter the affordability of existing units of housing on the property.

C. The proposed project is compatible with existing development.

The properties to the west and east of the Site are both developed with three-story and two-story residential structures will groundfloor garages, and therefore the rear of the subject property is currently enclosed by large building sidewalls on both property lines. Although the Project results in a rear yard of less than 45% at this property, it will allow for an off-street parking to be accommodating on a steeply down sloping lot and serves to fill a gap of building and sidewalk development of the block. 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.

9. **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 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:
Ensure implementation of accepted design standards in project approvals.

Policy 11.3:
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.6:
Foster a sense of community through architectural design, using features that promote community interaction.

The Project supports these policies in that the proposed construction is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, and proportions are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:
Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage.

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

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

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

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

The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened there is no net increase in units.

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.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.

G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

Th eProject will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2018-007259CUA** pursuant to Planning Code Sections 249.77 and 303(c) to construct a 1,465 gross square foot, two-story-over-basement detached garage structure and accessory space located on the rear property line of a through lot, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District, subject to the conditionssubject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 27, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth**.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. 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 January 31, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 31, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a 1,465 gross square foot, two-story-over-basement detached garage structure and accessory space located on the rear property line of a through lot, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District; in general conformance with plans, dated December 27, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2018-007259CUA and subject to conditions of approval reviewed and approved by the Commission on January 31, 2019 under Motion No. XXXXX. 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 January 31, 2019 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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

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 415-575-9017, 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 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

8. **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

9. **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

10. **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

11. **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

OPERATION

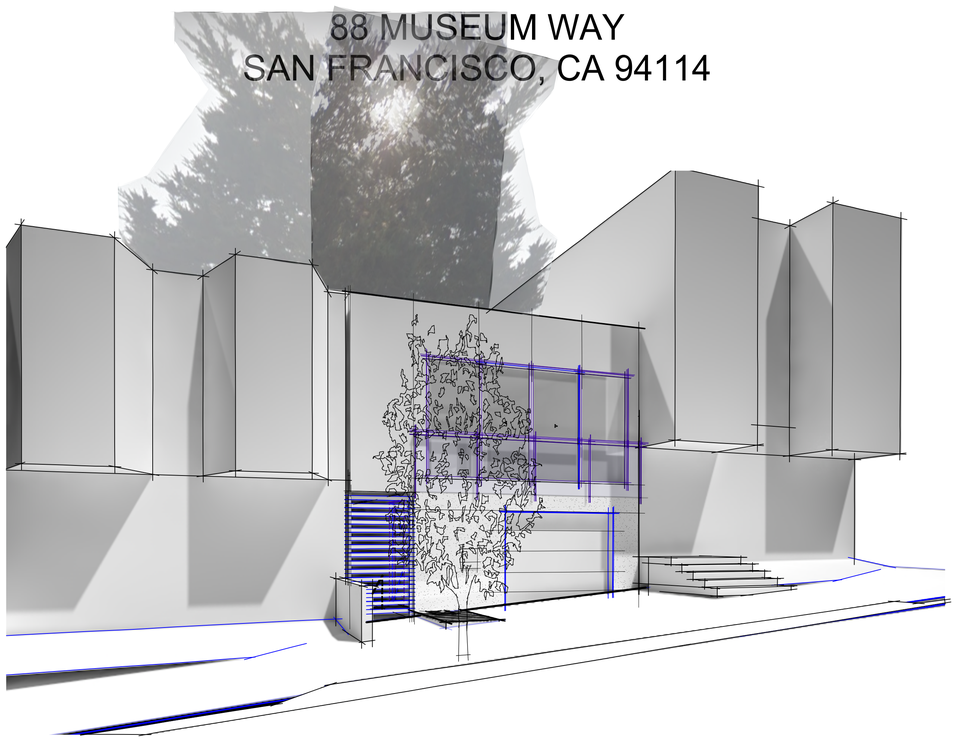
12. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling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

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sfdpw.org

14. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

NEW DETACHED GARAGE / WORKSHOP

88 MUSEUM WAY
SAN FRANCISCO, CA 94114



PROJECT CONTACTS

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OWNER
THOMAS SCHMIDT AND VLADIMIR PETROVIC
88 MUSEUM WAY
SAN FRANCISCO, CA 94114

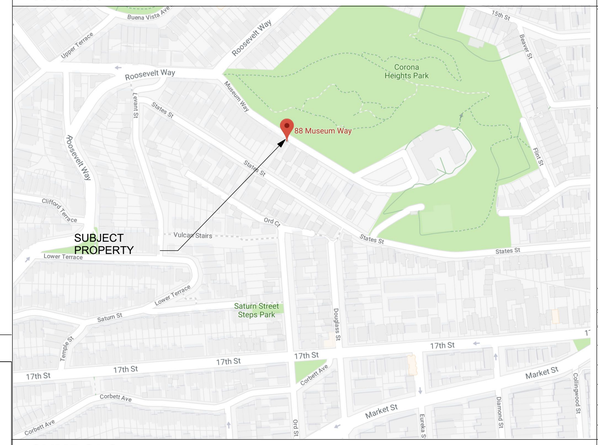
PROJECT DESCRIPTION

CONSTRUCT NEW DETACHED GARAGE, WITH ACCESSORY STORAGE AREAS AND WORKSHOP WITH 1/2 BATHROOM AT REAR OF LOT ALONG MUSEUM WAY.

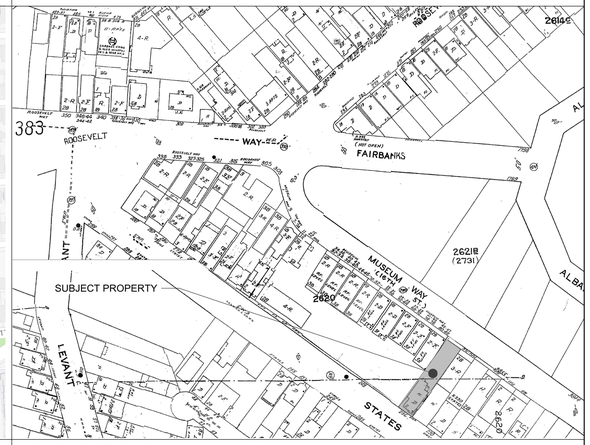
SHEET INDEX

A0.0	Cover Sheet
A0.2	Site Photos 8/8/17
A1.0	Site Plans
A2.1	New Floor Plans
A2.2	New Floor Plans
A3.0	New Elevations
A3.05	Existing Elevations
A3.1	New East Elevation
A3.3	Existing East Elevation
A3.4	Existing and New Rear Elevation:
A4.0	Sections
A5.0	Schedules & Axonometric Views
C-1	Survey

VICINITY MAP



SANBORN MAP



ABBREVIATIONS

GENERAL

&	AND
<	ANGLE
@	AT
#	NUMBER
C.L.	CENTERLINE
P.L.	PROPERTY LINE
(E)	EXISTING
(N)	NEW

A	
AB	ANCHOR BOLT
ABV	ABOVE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANNODIZED
AP	ACCESS PANEL
APX,APROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ASPH	ASPHALT
B	
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
B.O.	BOTTOM OF
BM	BEAM
B.U.	BUILT-UP
C	
CAB	CABINET
CJ	CONTROL JOINT
C.L.	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTL	CONTROL
COL	COLUMN
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER

D	
DBL	DOUBLE
DEM	DEMOLISH
DET	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION, DIVIDED
DN	DOWN
DP	DOUBLE POLE
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EO	ELECTRICAL PANELBOARD
EQ	EQUAL
EST	ESTIMATE
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
F	
FDN	FOUNDATION
FF	FINISHED FLOOR
FIN	FINISH
FLR	FLOOR, FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOP	FACE OF PLYWOOD
FOS	FACE OF STUD
FPL	FIREPLACE
FTG	FOOTING
FURN	FURNISH, FURNISHED
G	
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLAZING
GLB	GLASS BLOCK
GND	GROUND
GYP BD	GYPSUM BOARD

H	
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HVAC	HEATING,VENTILATION, AIR CONDITIONING
HW, HWH	HOT WATER HEATER
I	
ID	INSIDE DIMENSION
INS, INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JT	JOINT
JST	JOIST SF
K	
KIT	KITCHEN
L	
LAM	LAMINATE, LAMINATED
LAV	LAVITORY SF
LW	LIGHTWEIGHT SF
LWC	LIGHTWEIGHT CONCRETE SF
M	
M	MIRRORED
MANUF	MANUFACTURER SF
MAX	MAXIMUM SF
MC	MEDICINE CABINET SF
MDF	MEDIUM DENSITY FIBERBOARD SF
MECH	MECHANICAL SF
MEMB	MEMBRANE SF
MIN	MINIMUM SF
MIR	MIRROR SF
MTL	METAL SF
N	
N	NORTH
N/A	NOT APPLICABLE SF
NIC	NOT IN CONTRACT SF
NO	NUMBER SF
NTS	NOT TO SCALE SF

O	
O/	OVER
OC	ON CENTER SF
OD	OUTSIDE DIMENSION SF
OFD	OVERFLOW DRAIN SF
OFS	OVERFLOW SCUPPER SF
OPNG	OPENING SF
P	
PERF	PERFORATED
PL	PLATE
PLY	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
R	
R	RISER
RAD	RADIUS
RDWD	REDWOOD
REF	REFER, REFERENCE
RET.	RETURN
REV	REVISIED, REVISION
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
RIK	REPLACE IN KIND
S	
S	SOUTH
SC	SOLID CORE
SCD	SEE CIVIL ENGINEERING DRAWINGS
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SP	SINGLE POLE
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
T	
TEL	TELEPHONE
TEMP	TEMPERED
T.O.	TOP OF
T.O.FF	TOP OF FINISH FLOOR
T.O.P	TOP OFTOP OF PLATE
T.O.S	TOP OF SLAB
T.O.W	TOP OF WALL
TP	TOILET PAPER HOLDER
TR	TOWEL RACK
TV	TELEVISION
TYP	TYPICAL
U	
UON	UNLESS OTHERWISE NOTED
UR	URINAL
V	
VAR	VARIES
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FEILD
W	
W	WEST
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WWF	WELDED WIRE FABRIC

SYMBOLS

	ALIGN WALLS OR OBJECTS
	LINE OVERHEAD OR HIDDEN
	CENTERLINE
	PROPERTY LINE
LEVEL 36'-10"	DATUM LINE
X XX.X	SHEET NOTE MARKER
	FINISH NOTE MARKER
X	WALL TYPE MARKER
W101	WINDOW SYMBOL
D101	DOOR SYMBOL
X XX.X	SECTION MARKER
X XX.X	ELEVATION MARKER
XX.X 2	INTERIOR ELEVATION MARKER
X XX.X	PLAN DETAIL MARKER
1	REVISION MARKER

PROJECT DATA

SITE ADDRESS
88 MUSEUM WAT
SAN FRANCISCO, CA
94114

ZONING
RH-2

CEQA CATEGORY
C - NOT AGE ELIGIBLE

LOT SIZE
3245 SQ FT

BLOCK/LOT
2620/097

USE
TWO UNIT CONDOMINIUM

OCCUPANCY CLASS
U

AUTOMATIC SPRINKLERS
N/A

EXCAVATION VOLUME
TBD

CONSTRUCTION TYPE
VB

REQUIRED SETBACKS
FRONT: 0'
SIDE: N/A
REAR: 31'-3" (25% LOT DEPTH)

HEIGHT (40-X)
EXISTING HEIGHT: 0'-0"
NEW HEIGHT: 21'-2"

MAX. EXCAVATION CUT
15' FOR NEW WORK

AREA CALCULATIONS

AREA CALCULATIONS	EXISTING	DEMO	NEW	NET
sq.ft. to outside perimeter of wall				
WORKSHOP	0	0	630	630
GARAGE	0	0	510	510
GROUND FLOOR SHED / CRAWL	0	0	325	325
SUBTOTAL	**0**	**0**	**1465**	**1465**

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC) WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH SAN FRANCISCO AMMENDMENTS
2016 CALIFORNIA PLUMBING CODE (CPC) WITH SAN FRANCISCO AMMENDMENTS
2016 CALIFORNIA MECHANICAL CODE (CMC) WITH SAN FRANCISCO AMMENDMENTS
2016 CALIFORNIA GREEN BUILDING CODE WITH SAN FRANCISCO AMMENDMENTS
2016 CALIFORNIA FIRE CODE (CFC) WITH SAN FRANCISCO AMMENDMENTS
2010 SAN FRANCISCO PLANNING CODE

E	12/27/18	CUA/VAR

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New Detached Garage / Workshop

88 Museum Way, SAN FRANCISCO, CA

Cover Sheet

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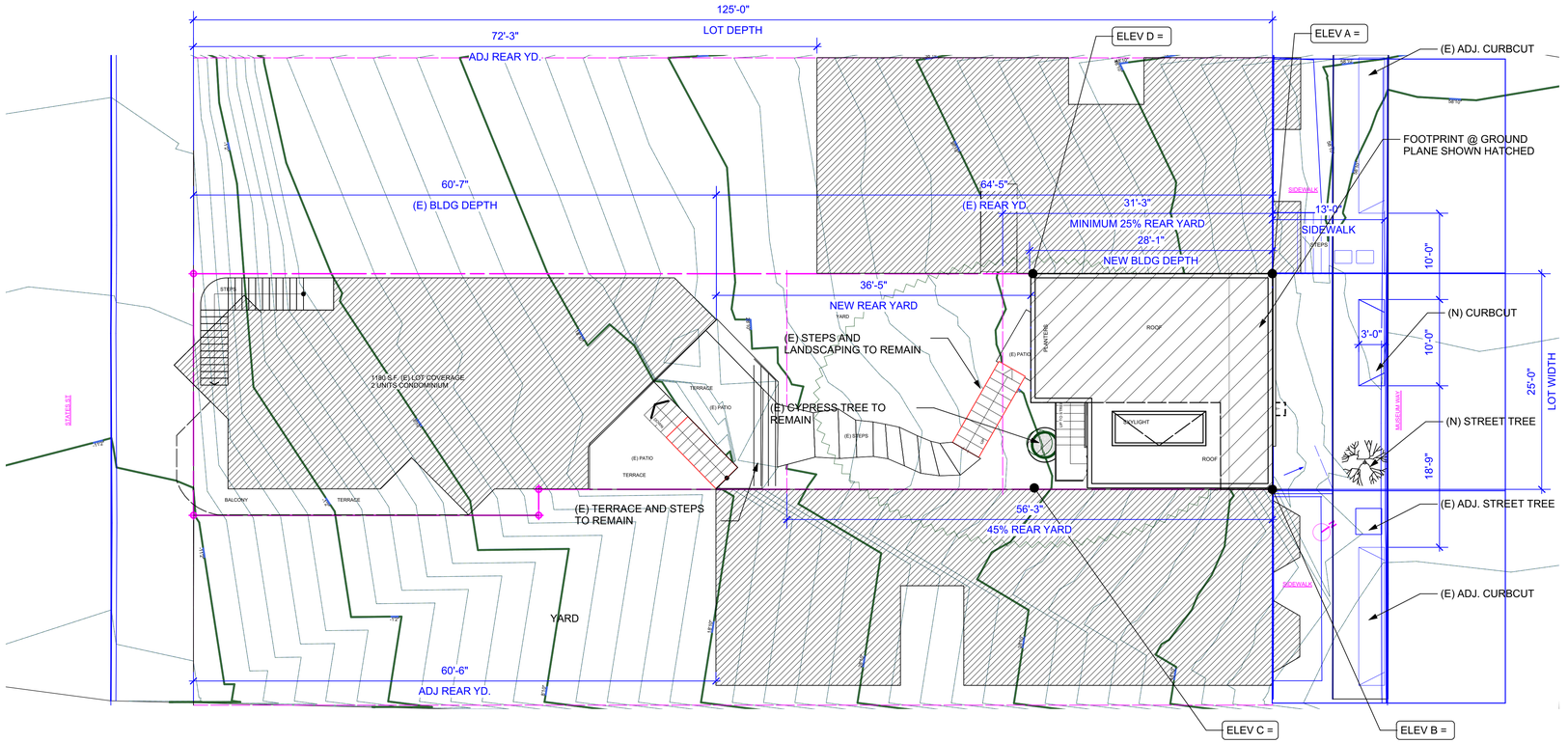
SCALE: Scale

DRAWN BY: Drawn By

A0.0

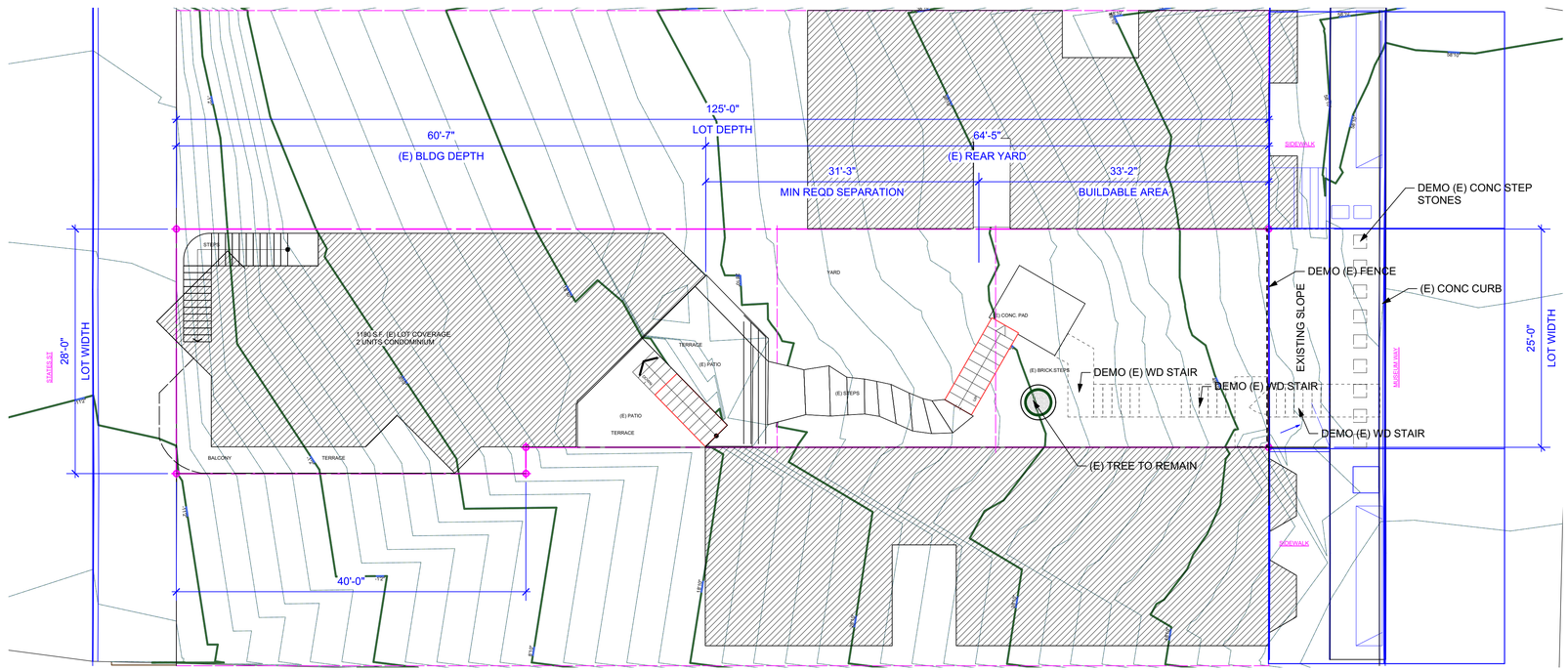
PLOT DATE: 12/27/18

AREA CALCULATIONS	EXISTING	DEMO	NEW	NET
sq.ft. to outside perimeter of wall				
WORKSHOP	0	0	630	630
GARAGE	0	0	510	510
GROUND FLOOR SHED / CRAWL	0	0	325	325
SUBTOTAL	**0**	**0**	**1465**	**1465**



Proposed Site Plan
Scale: 1/8" = 1'-0"

3



Existing Site Plan 8/9/2017
Scale: 1/8" = 1'-0"

2

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Site Plans

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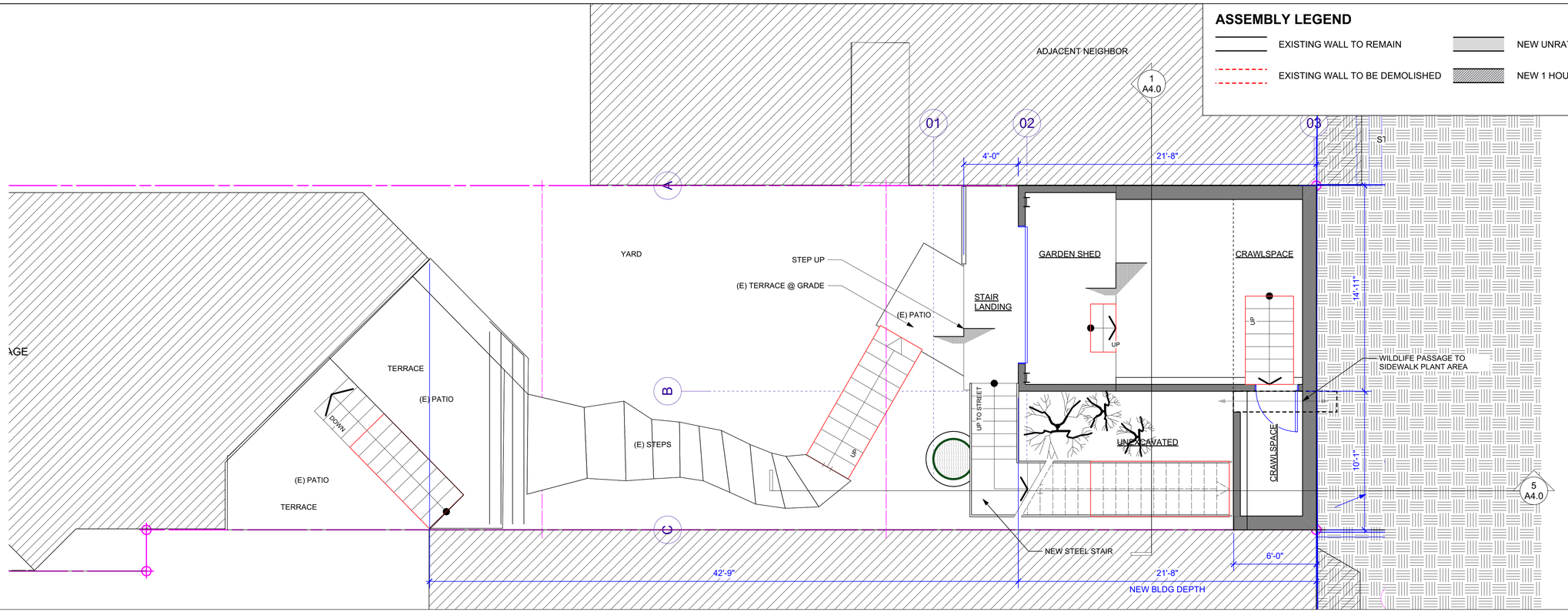
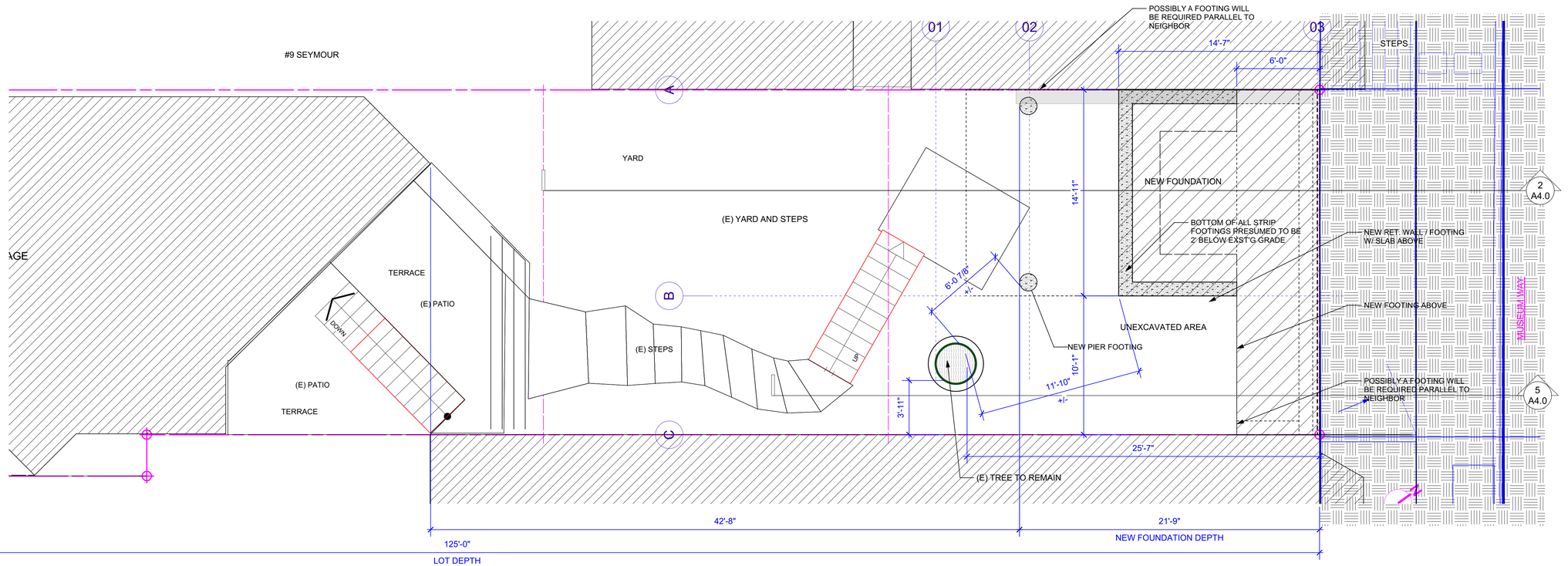
ASSEMBLY LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW UNRATED WALL
- NEW 1 HOUR WALL



Proposed First Floor Plan
Scale: 1/4" = 1'-0"

2



Proposed Basement Foundation Plan
Scale: 1/4" = 1'-0"

1

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New Floor Plans

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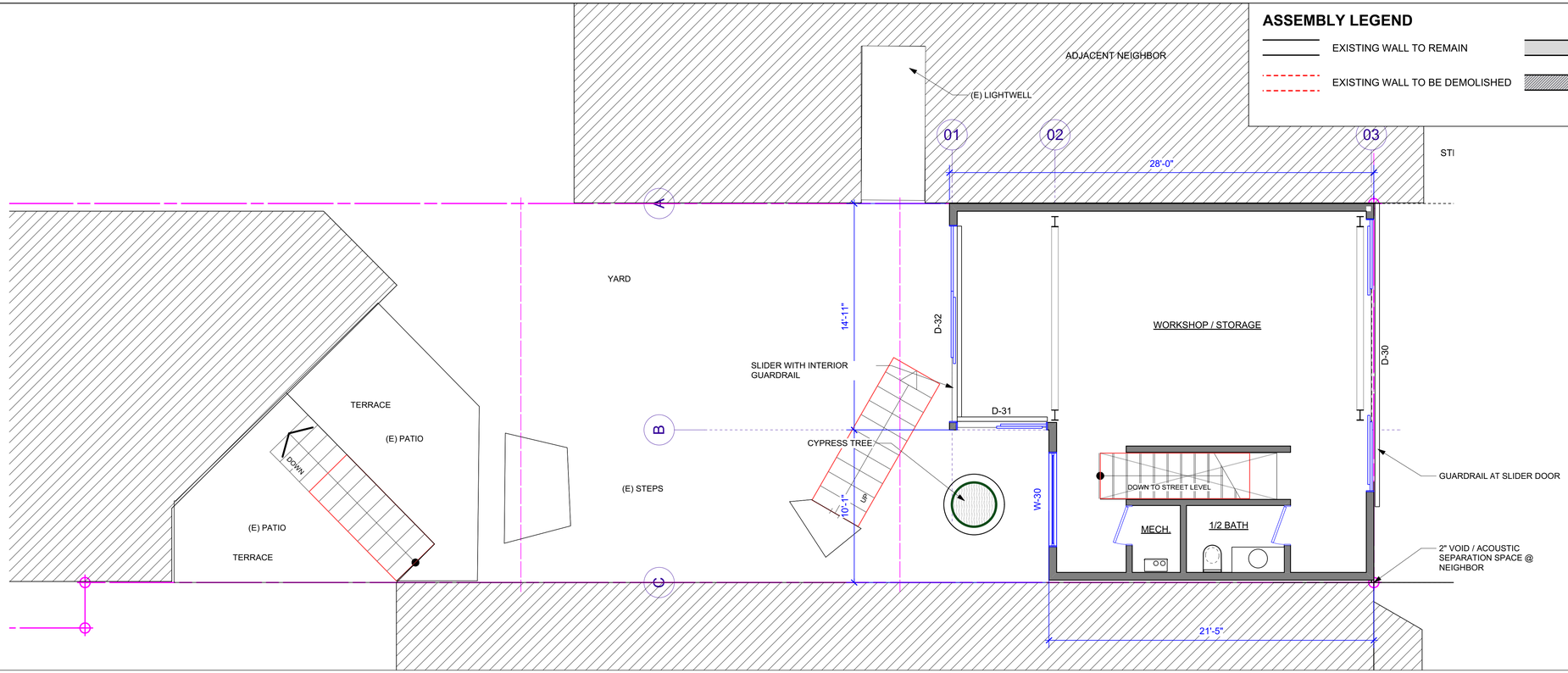
A2.1

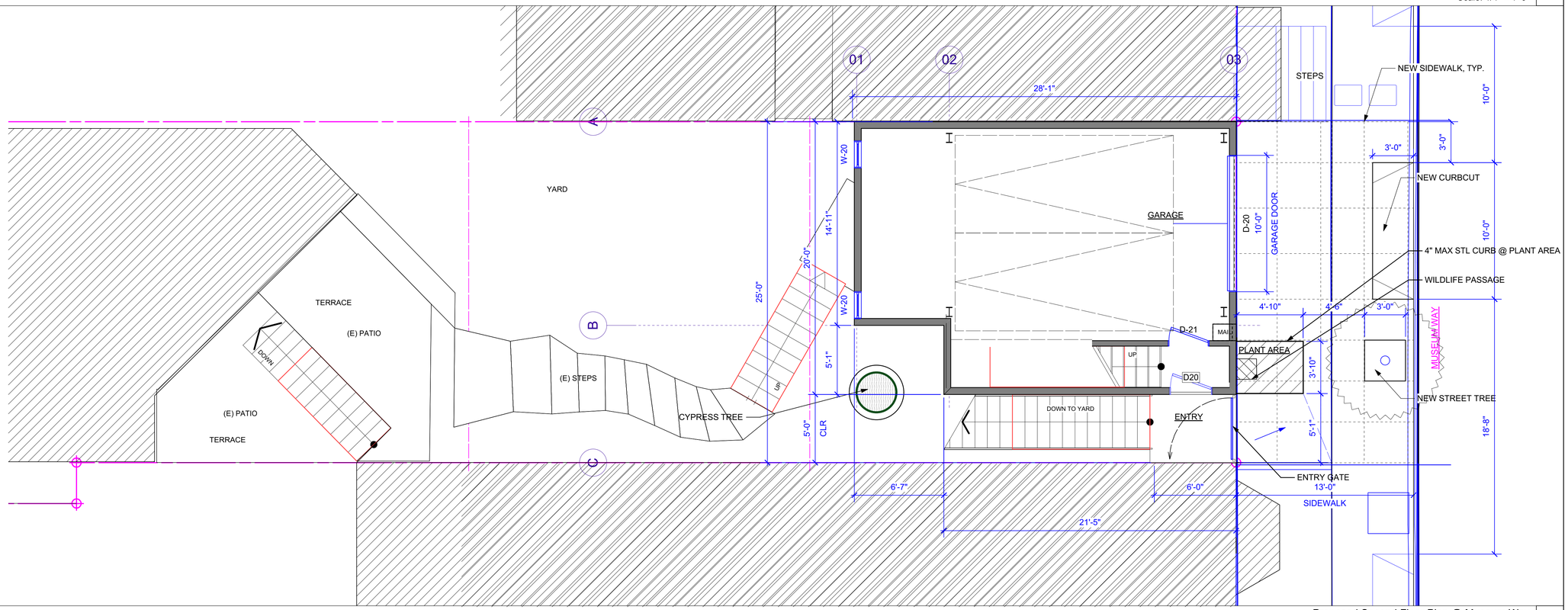
PLOT DATE: 12/27/18

ASSEMBLY LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW UNRATED WALL
- NEW 1 HOUR WALL



Proposed Third Floor Plan
Scale: 1/4" = 1'-0"
2



Proposed Second Floor Plan @ Museum Way
Scale: 1/4" = 1'-0"
1

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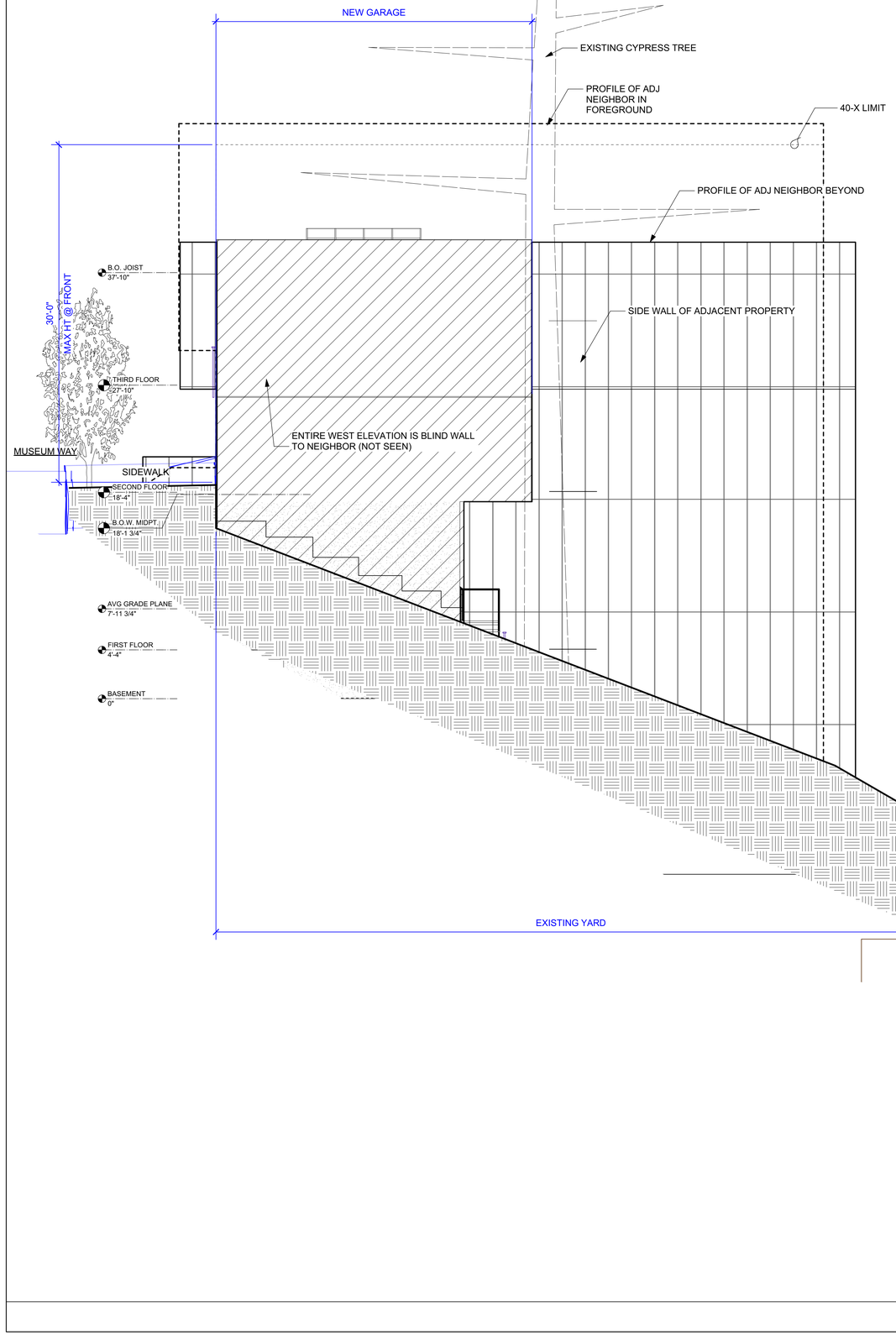
SCALE: Scale

DRAWN BY: Drawn By

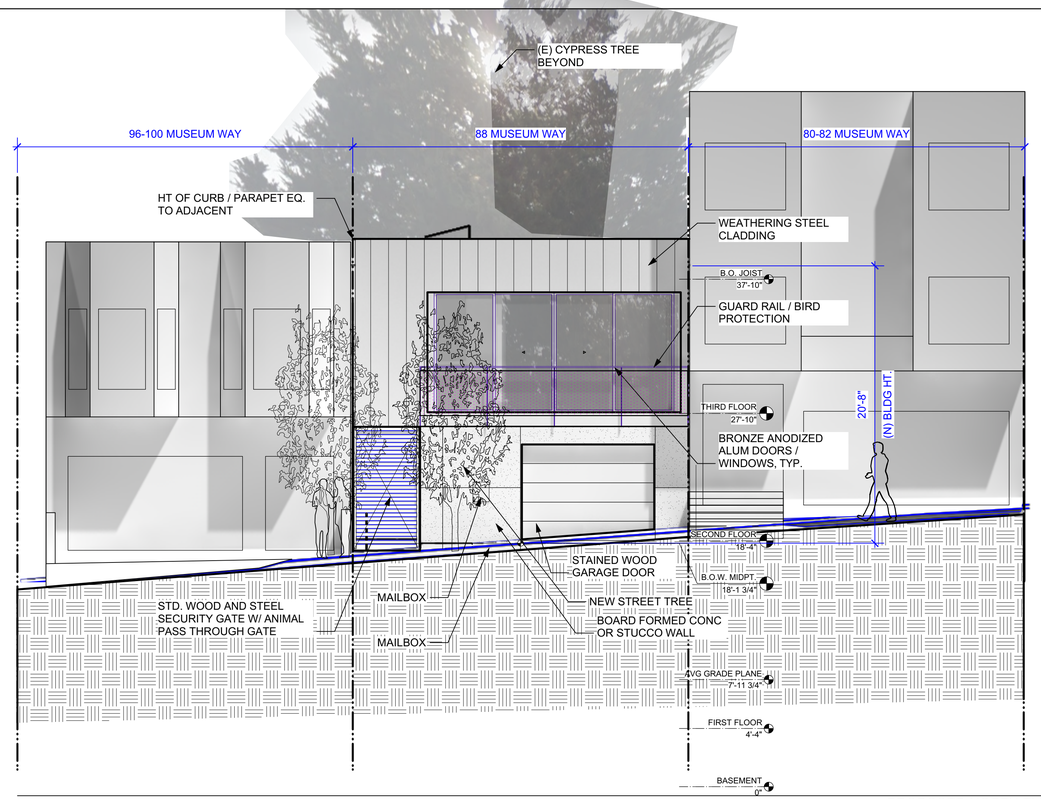
A2.2

PLOT DATE: 12/27/18



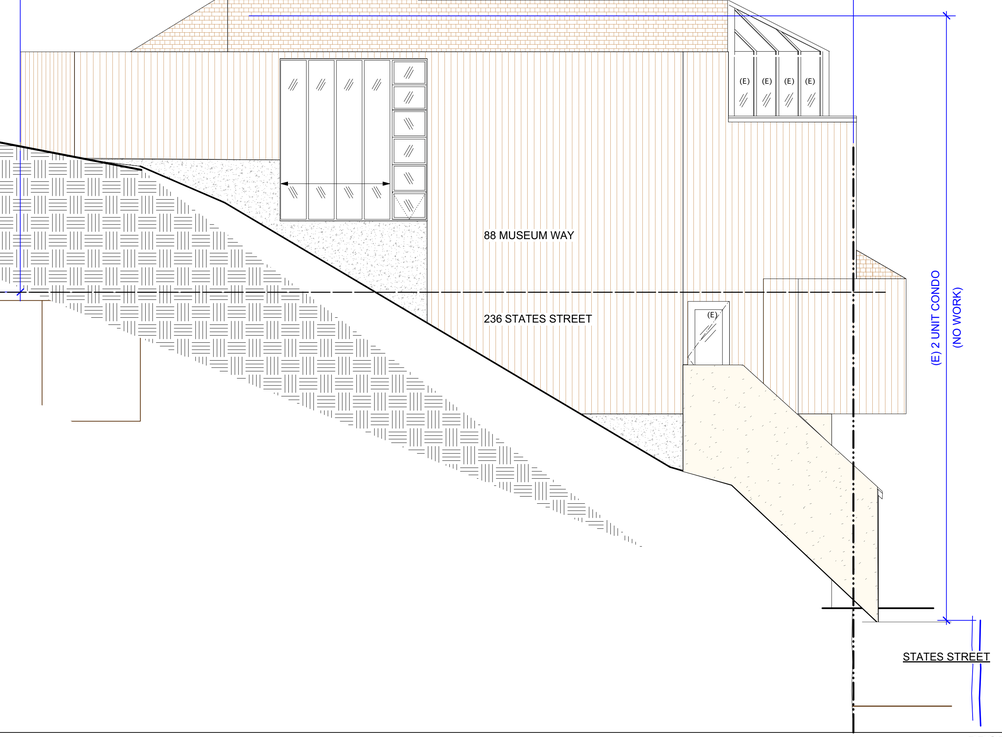
PROPOSED WEST ELEVATION
Scale: 3/16" = 1'-0"

3



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

4



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New Elevations

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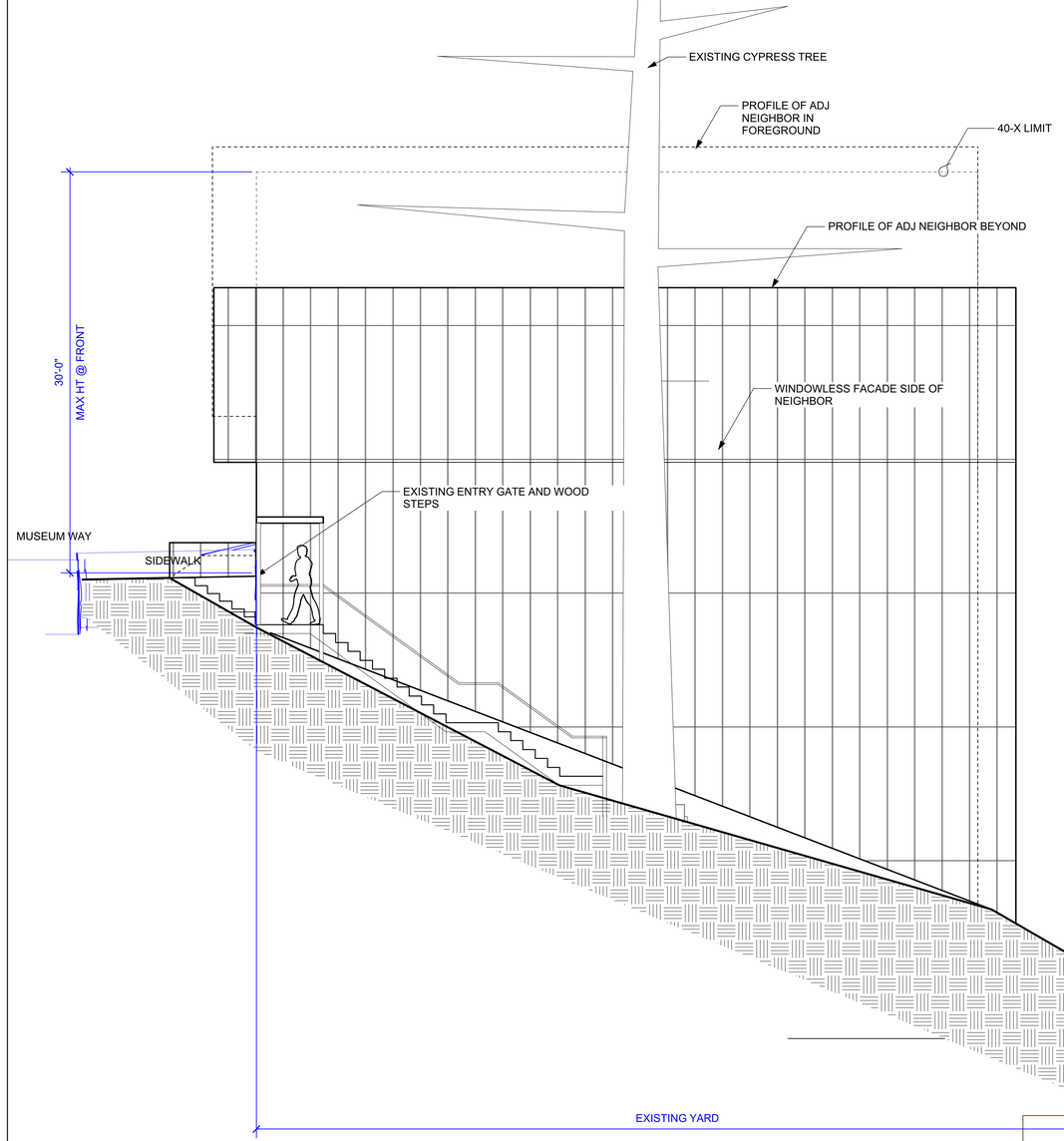
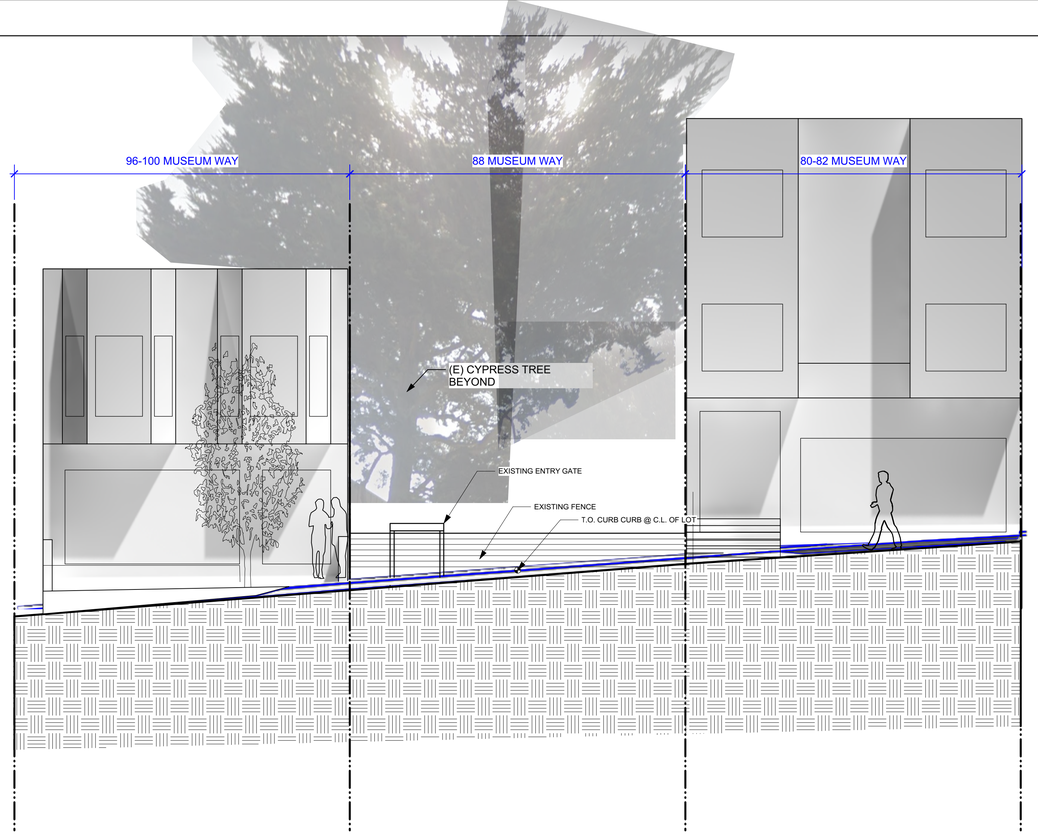
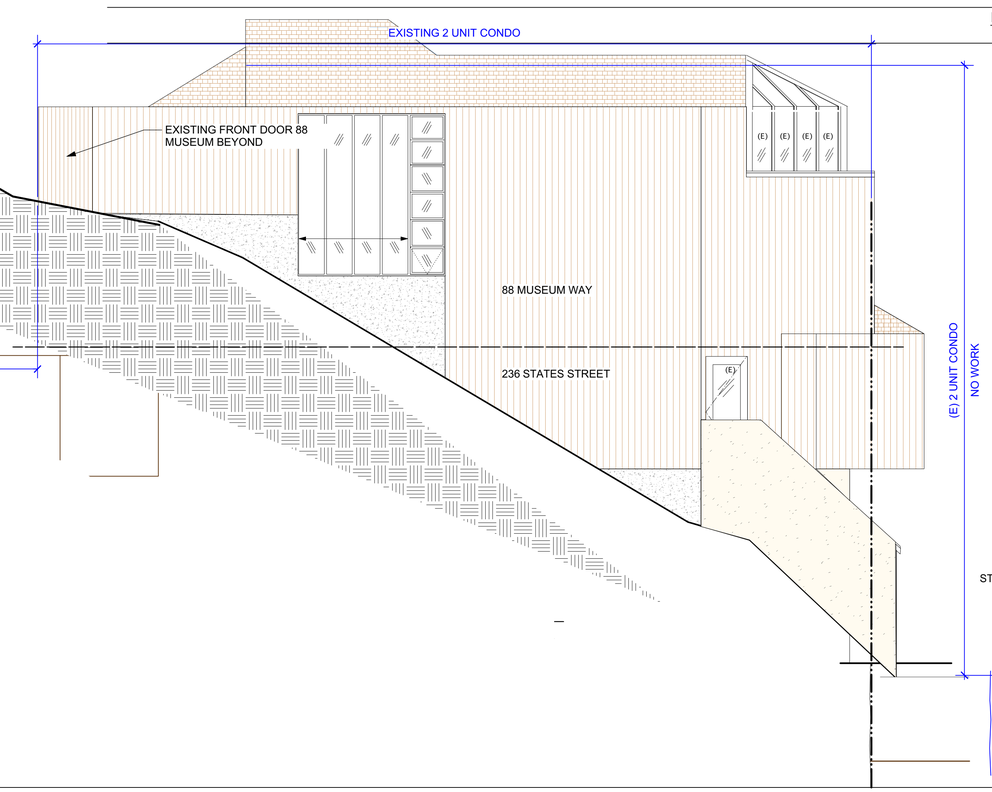
A3.0

PLOT DATE: 12/27/18





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



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

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New Detached Garage / Workshop

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Existing Elevations

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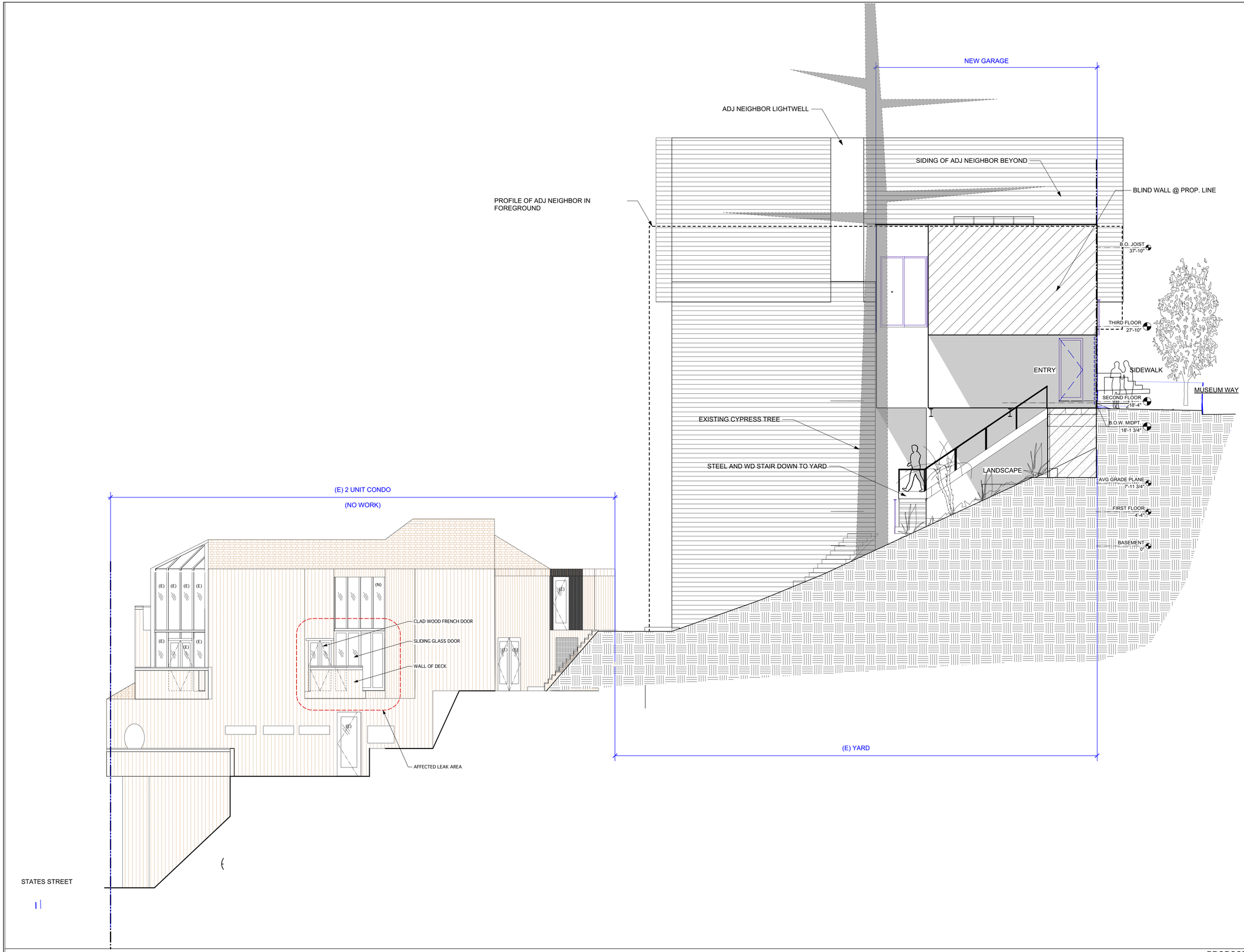
A3.05

PLOT DATE: 12/27/18



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

1

E	12/27/18	CUA/VAR

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New East Elevation

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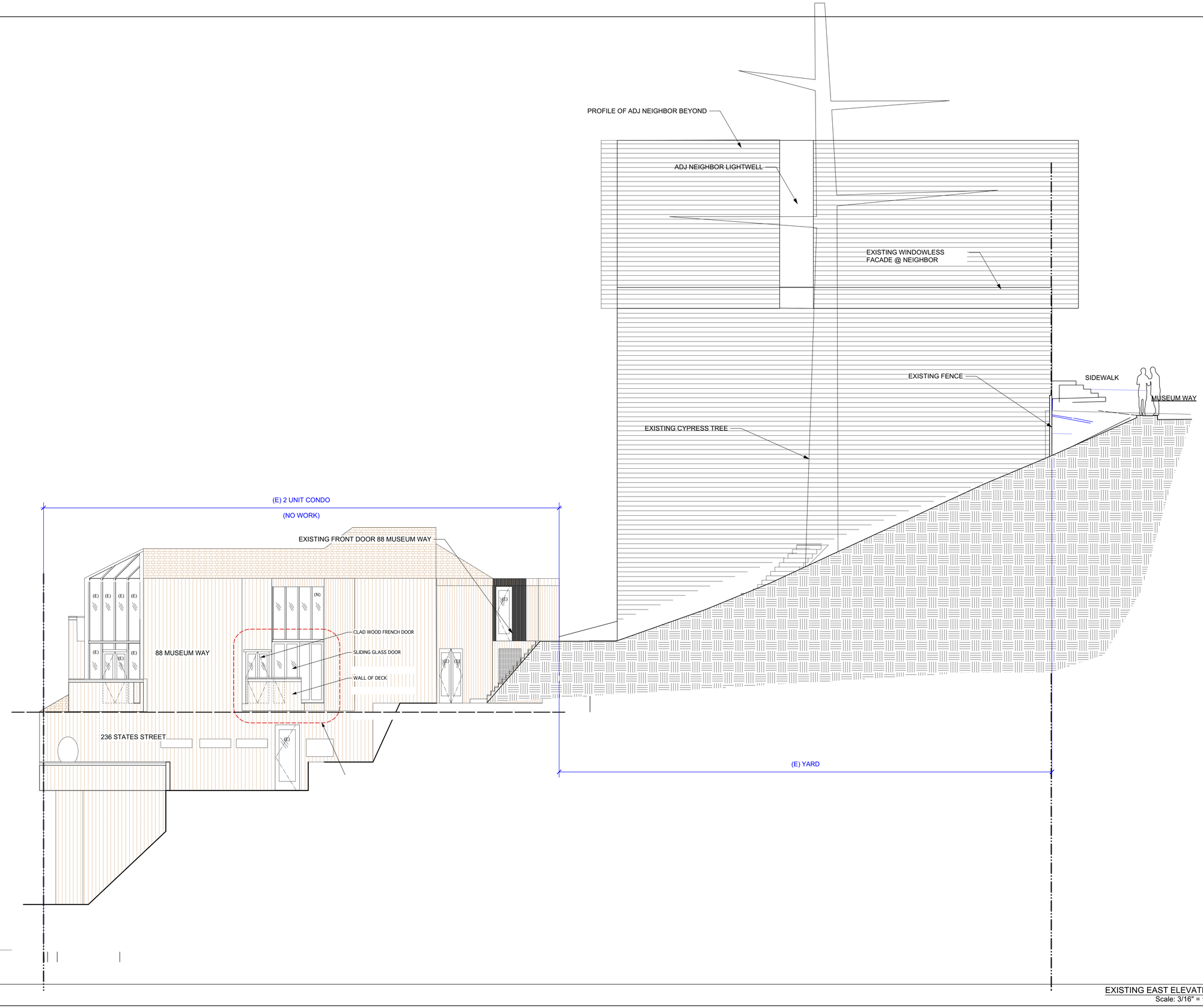
SCALE: Scale

DRAWN BY: Drawn By

A3.1

PLOT DATE: 12/27/18



E	12/27/18	CUA/VAR

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Existing East Elevation

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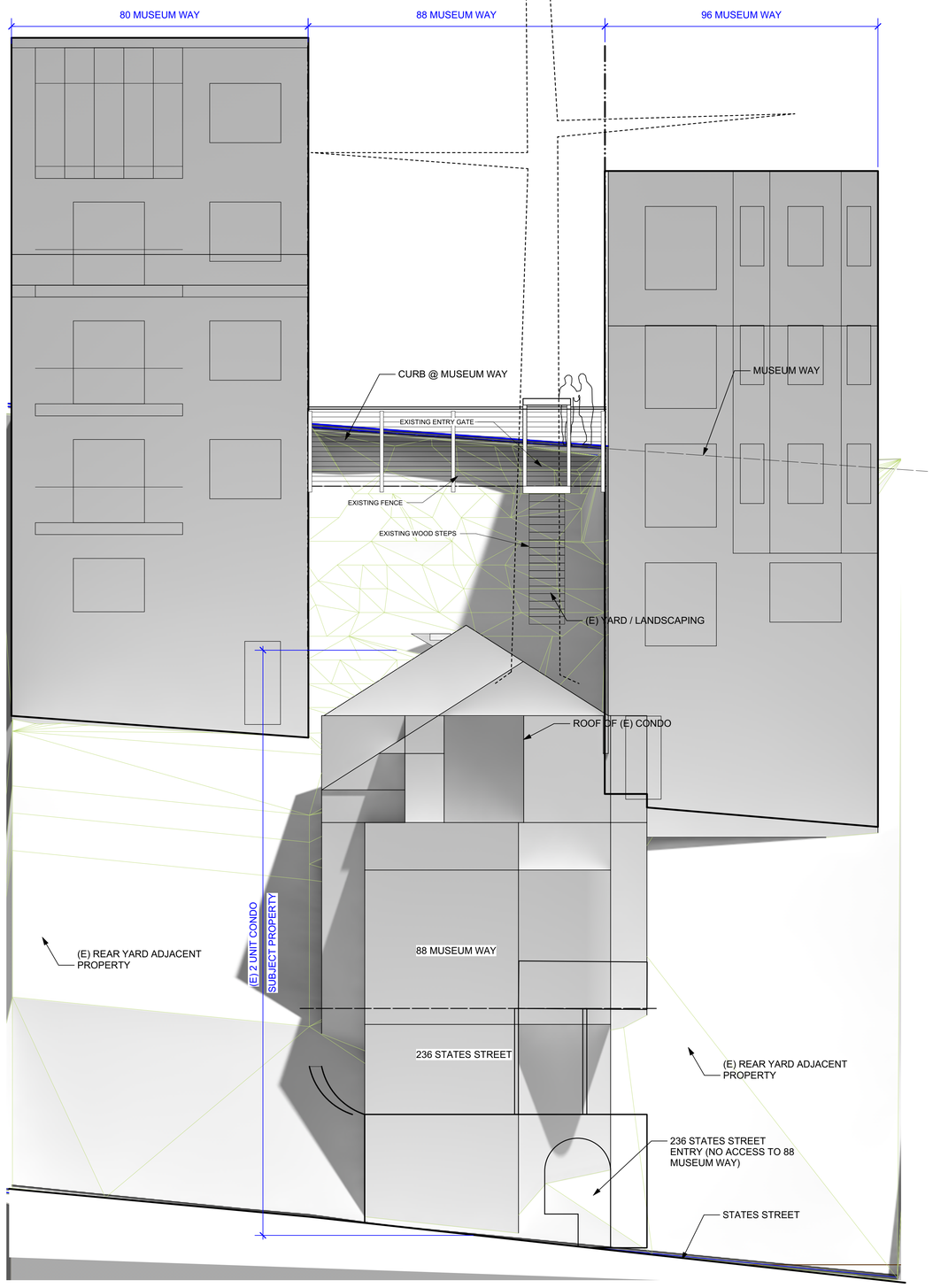
SCALE: Scale

DRAWN BY: Drawn By

A3.3

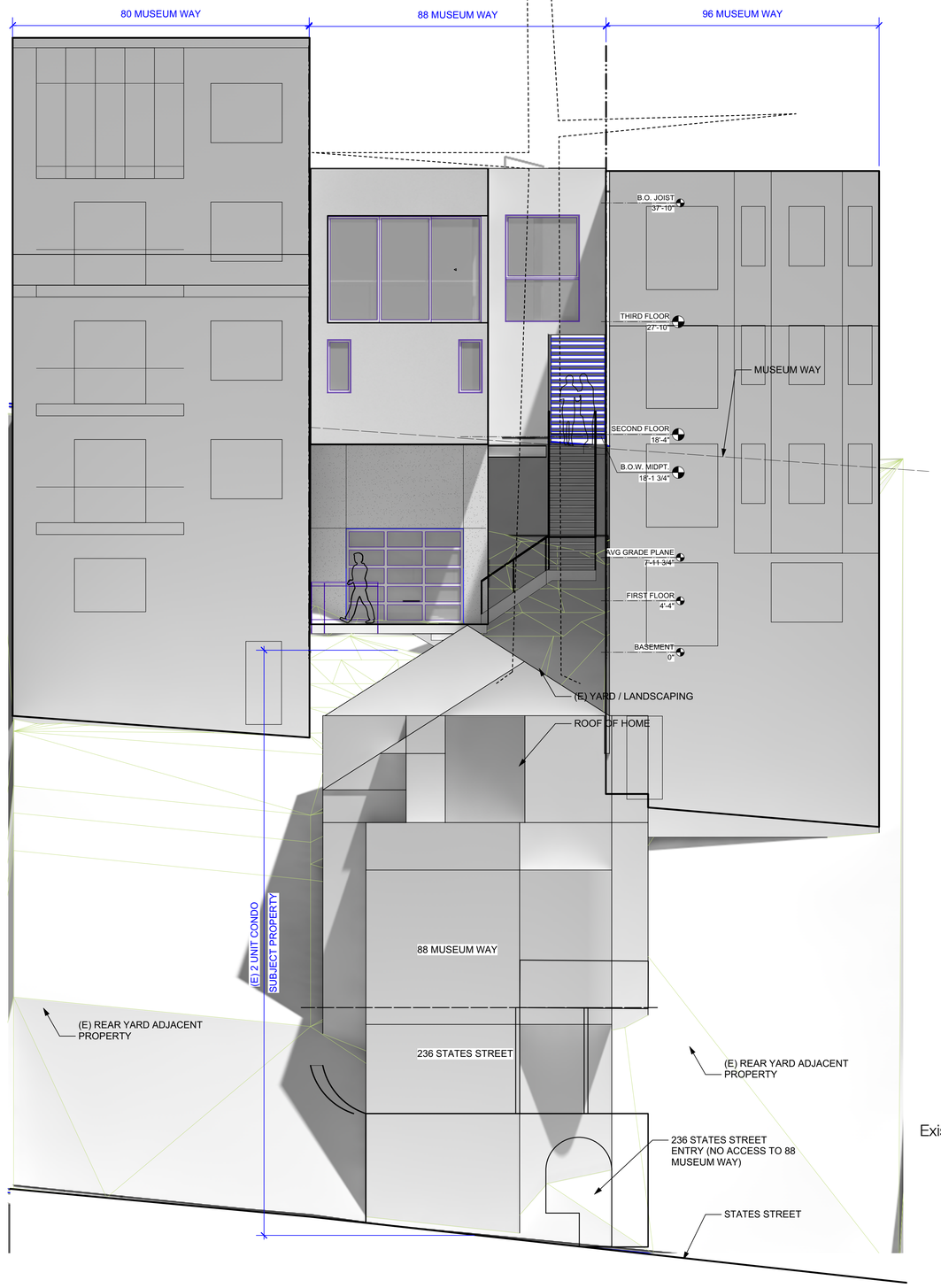
PLOT DATE: 12/27/18

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



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

1



PRPOSED SOUTH ELEVATION
Scale: 3/16" = 1'-0"

2

E	12/27/18	CUA/VAR

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Existing and New Rear Elevations

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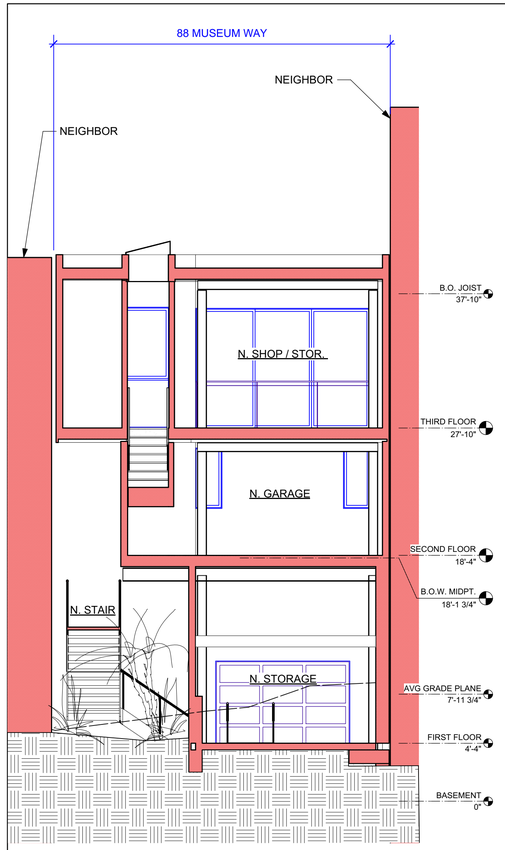
SCALE: Scale

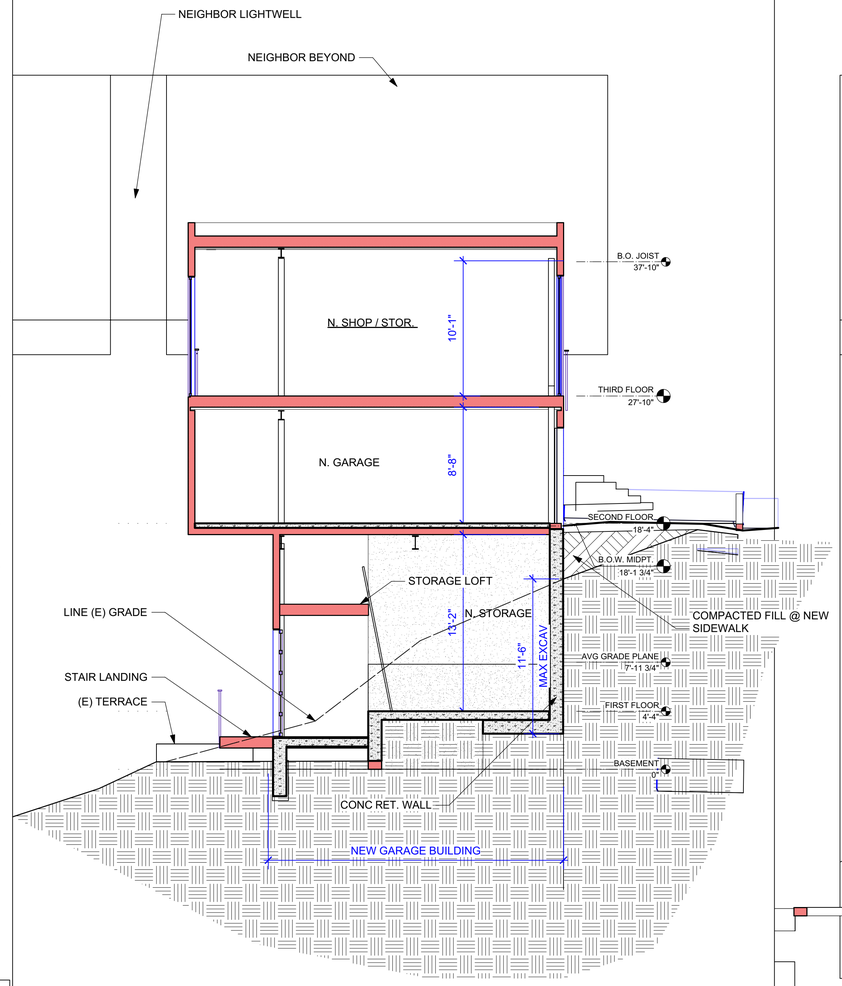
DRAWN BY: Drawn By

A3.4

PLOT DATE: 12/27/18



Cross Section 1
3/16" = 1'-0"



Section @ New Garage / Storage
3/16" = 1'-0" 2

Section at New Garage Entry
3/16" = 1'-0" 5

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Sections

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SCALE: Scale

DRAWN BY: Drawn By

A4.0

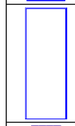
PLOT DATE: 12/27/18

Exterior Window Schedule

ALL WINDOWS BLOMBERG THERMALLY CONTROLLED BRONZE ANOD. ALUM. U.O.N. COMPLY WITH TITLE 24

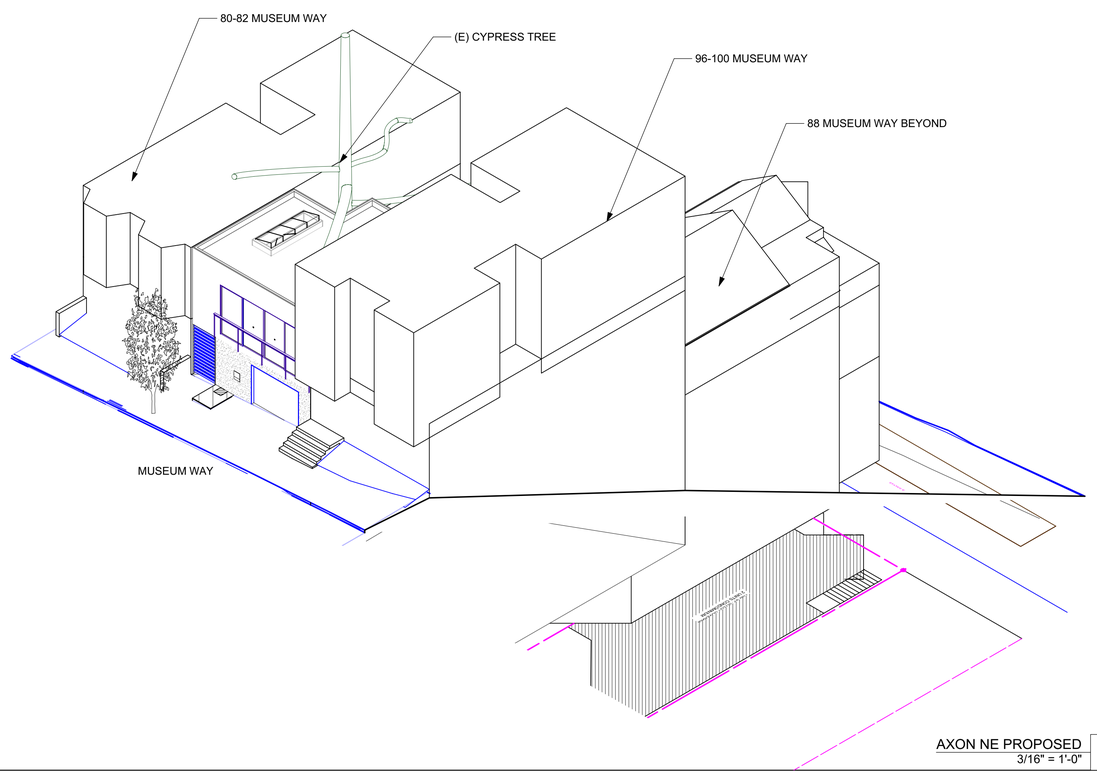
Image	Prefix	Mark	Suffix	Type	Nominal Size Width	Nominal Size Height	Glass Operation	Glass	Egress	Window Data Manufacturer	Window Data Fire Rating	Notes
	W-	20			2'0"	4'6"	Casement		FALSE			
	W-	20			2'0"	4'6"	Casement		FALSE			
	W-	30			6'3"	9'0"	Custom		FALSE			

Exterior Door Schedule

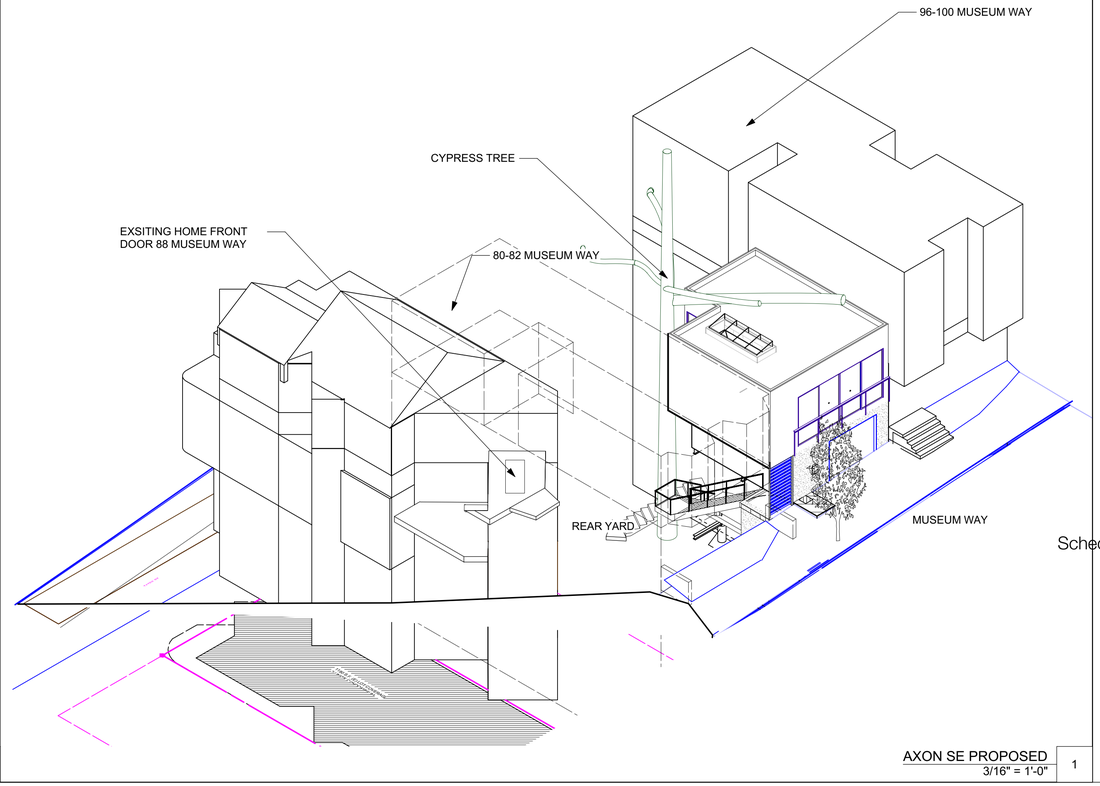
Thumbnail	Mark	Type	Nominal Size Width	Nominal Size Height	Nominal Size Thickness	Configuration	Leaf Type	Glazing	Fire Rating	Comments
	D- 20		3'0"	8'0"	1 3/4"	Swing Simple	Glass	None		
	D- 20		10'0"	8'0"	1 3/4"	Overhead	Solid	None		
	D- 21		3'0"	8'0"	1 3/4"	Swing Simple	Solid	None		
	D- 30		18'0"	9'0"	1 3/4"	Slider	Glass	None		
	D- 31		6'0"	9'0"	1 3/4"	Slider	Glass	None		
	D- 32		13'0"	9'0"	1 3/4"	Slider	Glass	None		

E	12/27/18	CUA/VAR

LICENSED ARCHITECT JAMES WILLIAM ZACK C-24146 11.30.19 RENEWAL DATE STATE OF CALIFORNIA



AXON NE PROPOSED
3/16" = 1'-0"
2



AXON SE PROPOSED
3/16" = 1'-0"
1

Zack | de Vito ARCHITECTURE CONSTRUCTION
156 South Park . San Francisco , California 94107 T: 415.495.7889 F. 415.495.7869 www.zackdevito.com

New Detached Garage / Workshop

88 Museum Way, SAN FRANCISCO, CA

Schedules & Axonometric Views

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

SCALE: Scale

DRAWN BY: Drawn By

A5.0

PLOT DATE: 12/27/18

GENERAL NOTES

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

BASIS OF ELEVATION

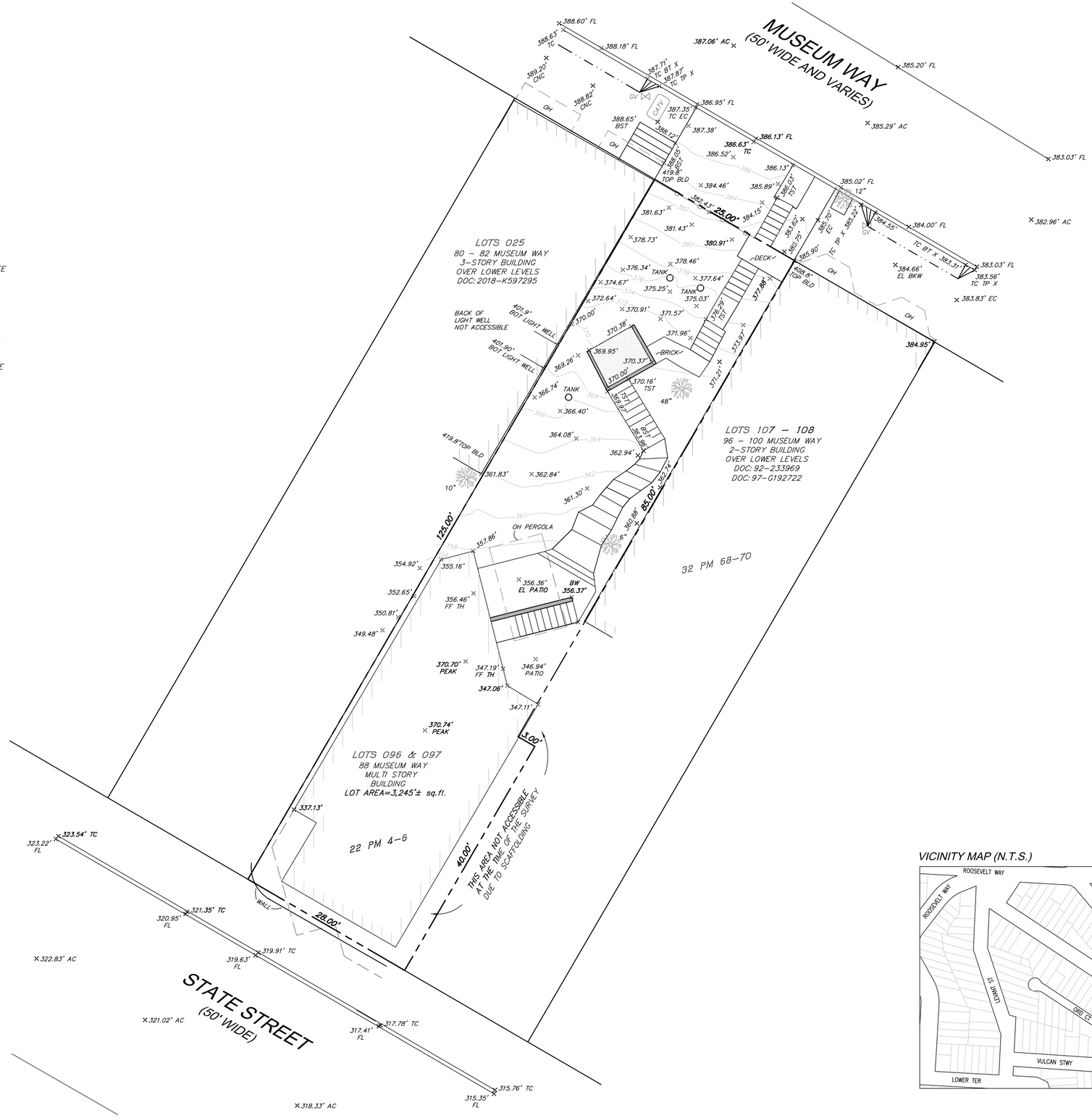
FOUND 1/2" DOMED STEEL ANCHOR PIN IN THE EASTERLY CORNER OF ROOSEVELT AND MUSEUM WAY. WESTERLY OF THE ENTRANCE TO CORONA HEIGHTS PARK. ELEVATION = 404.149' CITY AND COUNTY OF SAN FRANCISCO CCSF-VD13 DATUM.

BASIS OF SURVEY

22 PM 4-6

LEGEND

AC	ASPHALT CONCRETE
A/G	ABOVE GROUND
BLD	BUILDING
BR	BRICK
BST	BOTTOM OF STEP
BKW	BACK OF SIDEWALK
BW	BOTTOM OF WINDOW
BX	BOTTOM OF DRIVEWAY "X"
TV	CABLE TELEVISION
CO	CLEANOUT
CNC	CEMENT CONCRETE
DWY	DRIVEWAY
EC	EDGE OF CEMENT CONCRETE
EL	ELEVATION
FD	FOUND
FF	FINISHED FLOOR
FL	FLOWLINE
NG	GROUND
PL	PROPERTY LINE
PAC	PACIFIC BELL
PGE	PAC GAS AND ELECTRIC
RR	ROOF RIDGE
TB	TOP OF BUILDING
TC	TOP OF CURB
TP	TOP OF PARAPET
TST	TOP OF STEP
TW	TOP OF WINDOW
TX	TOP OF DRIVEWAY "X"
WM	WATER METER
	PROPERTY LINE
	DECK OR OVERHANG
	FLOWLINE AND BACK OF CURB
	FENCE OR RAILING
XXX	CONTOUR (1' INTERVAL)
CO	SANITARY SEWER CLEANOUT
PAC	PAC BOX
PGE	PGE BOX
SIG	SIGNAL BOX
TV	CABLE TELEVISION BOX
SL	STREET LIGHT
XX.XX'	SPOT ELEVATION
XXX	SURVEY CONTROL POINT
X"	TREE (DIAMETER IN INCHES)
WM	WATER METER



GRAPHIC SCALE
8 0 4 8
1 INCH = 8 FEET

VICINITY MAP (N.T.S.)

DATE: 6/5/18
SCALE: 1:8
DRAWN: AWM
CHECKED: GTJ
REVISED:
DATE:

PROFESSIONAL LAND SURVEYOR
GREGORY T. TITTLE
NO. 8649
6-12-18

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2
BURLINGAME, CA 94010
415-735-6180

SITE SURVEY
88 MUSEUM WAY
SAN FRANCISCO, CA
BLOCK 2620 LOT 096 - 097

C-1

SHEET 1
OF
1 SHEETS

JOB No.
#18054

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
88 MUSEUM WAY		2620097
Case No.		**Permit No.**
2018-007259ENV		
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	■ **New Construction**

Project description for Planning Department approval.

Variance request from the rear yard requirement to permit construction of a new detached garage at the rear of an existing 2-unit dwelling.
CEQA Approval Action: Planning Commission Conditional Use Authorization- 2018-007259CUA
5/29/2018 - erect (N) 3-story accessory/garage partial vacant lot

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☐	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
■	**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.
☐	**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: (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. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
■	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
■	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
Comments and Planner Signature (*optional*): Laura Lynch Archeo Review complete 7/18/2018 no effect Preliminary Geotechnical Report, Divis Consulting 5-16-2018.	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
■	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
■	**No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Laura Lynch 07/26/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
88 MUSEUM WAY		2620/097
Case No.	Previous Building Permit No.	New Building Permit No.
2018-007259PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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.	

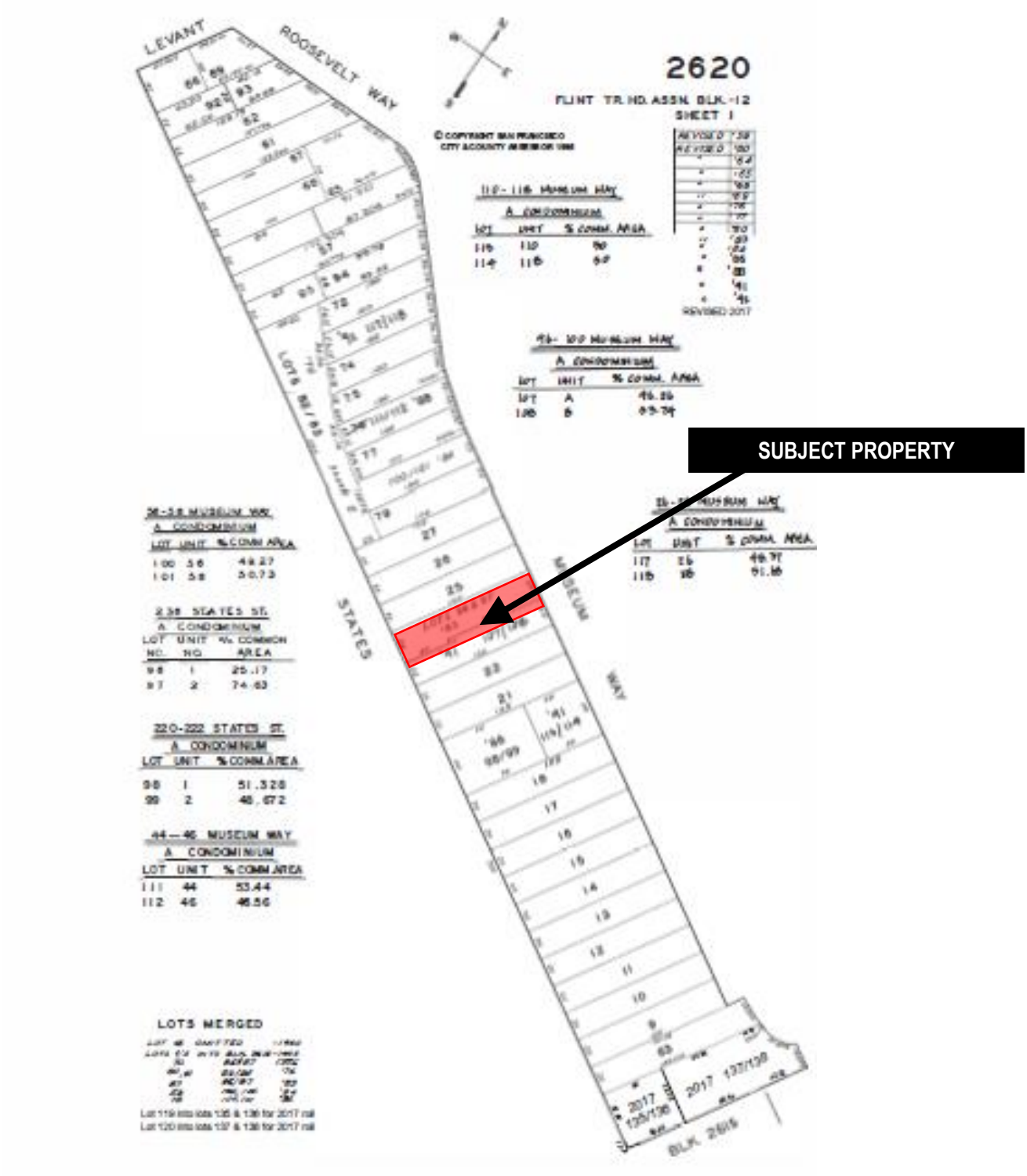
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

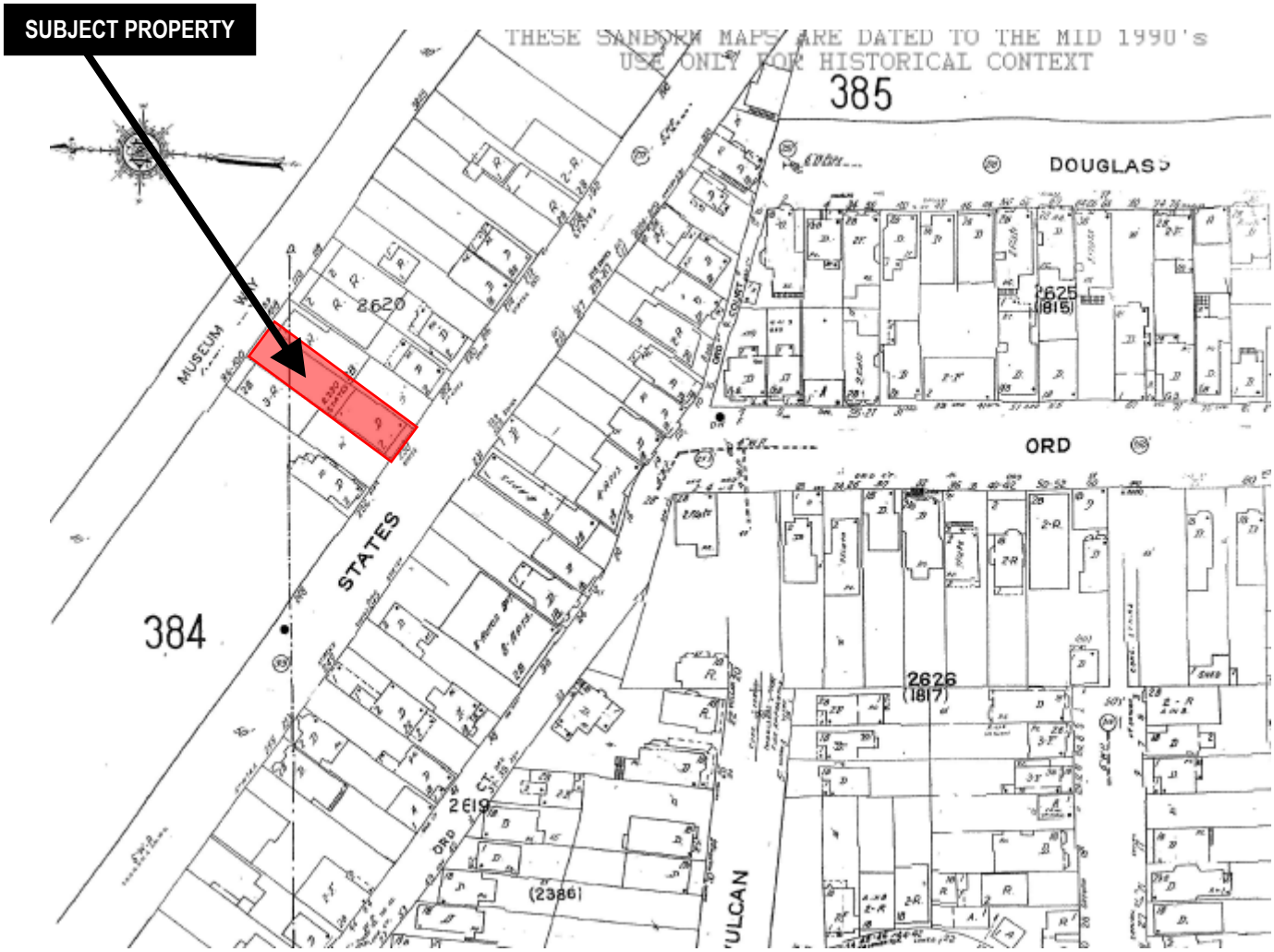
Planner Name:	**Signature or Stamp:**

Parcel Map



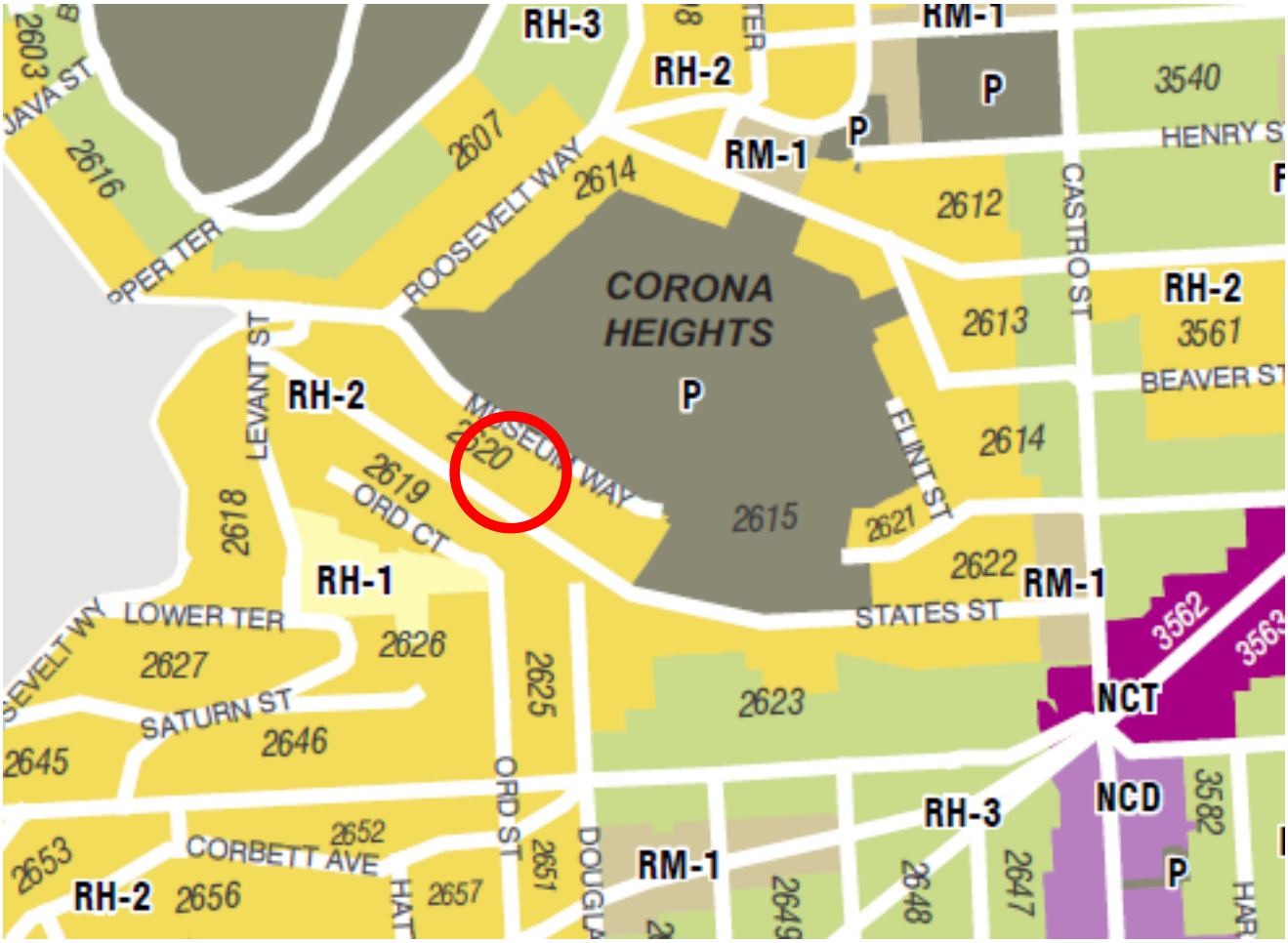
Conditional Use Hearing
Case Number 2018-007259CUA
88 Museum Way

Sanborn Map*



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

Zoning Map



Conditional Use Hearing
Case Number 2018-007259CUA
88 Museum Way

Aerial Photo

Conditional Use Hearing
Case Number 2018-007259CUA
88 Museum Way

Existing Site Photo

Conditional Use Hearing
Case Number 2018-007259CUA
88 Museum Way

Horn, Jeffrey (CPC)

From: Basil Green <basil.s.green@gmail.com>
Sent: Wednesday, January 16, 2019 4:36 PM
To: Horn, Jeffrey (CPC)
Cc: Thomas Schmidt
Subject: 88 museum way

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

Dear Mr. Horn,

I live at 82 Museum Way, and I am writing in support of my immediate next door neighbors' garage construction project at 88 Museum Way. My unit has a view of Tom and Vladimir's front door, so I know the situation well.

I like that the proposed development will create a new sidewalk where there is currently is none. In addition, as I understand it, the garage will provide 1 additional parking space for homes on the street, since it is taking one space from the curb but adding two in the garage (parking has become more scarce due to Randall Museum traffic.)

Tom and Vladimir love the natural beauty of the neighborhood, like I do, so I am happy that the tree and mid-block open space on the property will be preserved. Also, the new structure will provide more eyes on the street to improve safety, which is increasingly an issue in our area.

I am happy that project is compatible with the neighborhood, while also enabling the owners to make better use of their home. Given that Tom and Vladimir have been quiet and respectful neighbors, I trust that they will manage the construction to be as minimally disruptive as possible. I have lived in my home on Museum Way since 2012

Best,
Basil Green
82 Museum Way

Horn, Jeffrey (CPC)

From: Cheri Pencovic <clpencovi@icloud.com>
Sent: Sunday, January 13, 2019 2:14 PM
To: Horn, Jeffrey (CPC)
Cc: tgschmidt@gmail.com
Subject: Re: Email to planner

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

hello,
in response to request from tom about
garage, who could blame him for wanting,
given their property availability and situation regarding difficulty parking on museum way.
wishing all the best in their endeavors always.
sincerely,
cheri pencovic
98 museum way
Sent from my iPhone

On Jan 13, 2019, at 10:00 AM, Thomas Schmidt <tgschmidt@gmail.com> wrote:

> Hi Cheri,
>
> It was really nice catching up with you yesterday! I really appreciate your support of our project and the offer to send an email to our planner and attend the hearing with us. As mentioned the hearing is currently scheduled for Thursday, January 31st. Typically you need to be there by 12:30 or 1:00pm because you will not know when the agenda item will come up exactly. As we get closer to the date, I can arrange specific plans so we can head there together, if you like.
>
> Below is a template you can use for emailing Jeff Horn, our planner. You will need to fill in the placeholders (xxx). Jeff's email is "Jeffrey.Horn@sfgov.org". Can you CC me when you send? Feel free to edit the template as you see fit. Thank you!!
>
> Best,
> Tom
>
> ~~~
>
> Dear Mr. Horn,
>
> I live at xxx Museum Way, and I am writing in support of my immediate next door neighbors' garage construction project at 88 Museum Way. My unit has a direct view of Tom and Vladimir's front door, so I know the situation well.

I like that the proposed development will create a new sidewalk where there is currently is none. In addition, the garage will provide net new parking, which has become scarce due to Randall Museum traffic.

Tom and Vladimir are nature lovers, like I am, so I am happy that the tree and mid-block open space on the property will be preserved. Also, the new structure will provide more eyes on the street to improve safety, which is increasingly an issue in our area.

I am happy that project is compatible with the neighborhood, while also enabling the owners to make better use of their home. Given that Tom and Vladimir have been quiet and respectful neighbors, I trust that they will manage the construction to be as minimally disruptive as possible. I have lived in my home on Museum Way since xxx.

Best,
Cheri Pankovic
xxx Museum Way
--
—
Tom Schmidt

Horn, Jeffrey (CPC)

From: David Archibeque <archibeque.db@gmail.com>
Sent: Tuesday, January 08, 2019 8:48 AM
To: Horn, Jeffrey (CPC)
Cc: Thomas Schmidt; Vladimir S. Petrovic
Subject: 88 Museum Way proposed development

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr. Horn,

I live at 110 Museum Way, and I am are writing in support of our next door neighbors' garage construction project at 88 Museum Way. We like that the proposed development will create a new sidewalk where there is currently is none. In addition, the garage will provide net new parking, which has become scarce due to Randall Museum traffic.

The tree and mid-block open space on the property will be preserved, while the new structure will provide more eyes on the street to improve safety, which is increasingly an issue in our area. We are happy that project is compatible with the neighborhood, while also enabling the owners to make better use of their home. We have owned our home on Museum Way since 2003.

Best,
David Archibeque
110 Museum Way

--
Best Regards,
David B. Archibeque
BRE Lic#01779702
DArchibeque.APR.Com

I welcome, appreciate & always have time for your referrals !
Cell:415.637.6825

Alain Pinel Realtors
2107 Union St.
San Francisco, Ca., 94123
3899 24th St.
San Francisco, Ca., 94114

What is Title and Escrow? Very Important Information for both
Buyers and Sellers:

Click here for video Information: **www.firstam.tv**

Horn, Jeffrey (CPC)

From: Kurt Stammberger <kurt.stammberger@gmail.com>
Sent: Friday, December 28, 2018 4:50 PM
To: Horn, Jeffrey (CPC)
Subject: Re: 88 museum way

Yay,

They're not cutting down the cypress tree. That was my primary concern.

If the plans change such that they decide to Destroy the cypress tree, please inform me.

Kurt

On Dec 28, 2018, at 4:45 PM, Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org> wrote:

Hi Kurt,

Attached is the plans for 88 Museum Way. The project is going to be continued to the January 31st, 2019, Planning Commission to allow the owners to do more outreach with the neighbors.

Thanks and Happy New Year,

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6925 | Email:jeffrey.horn@sfgov.org www.sfplanning.org |San Francisco Property Information Map

-----Original Message-----
From: Kurt Stammberger <kurt.stammberger@gmail.com>
Sent: Tuesday, December 25, 2018 11:32 AM
To: Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>
Subject: 88 museum way

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

Hi Jeff

I'm a property owner at 22 Museum Way San Francisco California.

I'd like to see plans for the proposed development of 88 Museum Way. If you could send me a PDF or some kind of image file that would be terrific. Thank you

Best,
Kurt

Kurt R. Stammberger CISSP PMC
4155190850

<museum88_CUAVARreduced.pdf>

Horn, Jeffrey (CPC)

From: esteban escareño <solkolik@hotmail.com>
Sent: Saturday, December 29, 2018 2:13 PM
To: Horn, Jeffrey (CPC)
Cc: tgschmidt@gmail.com
Subject: Email on behalf of Peter Boulware; Garage at 88 Museum Way

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Dear Jeff,

I live at 108 Museum Way and I am writing in support of my neighbors' garage construction project at 88 Museum Way. I like that the proposed development will create a new sidewalk where there is currently is none. In addition, the garage will provide net new parking, which has become scarce due to Randall Museum traffic.

The tree and mid-block open space on the property will be preserved, while the new structure will provide more eyes on the street to improve safety, which is increasingly an issue in our area. I am happy that project is compatible with the neighborhood, while also enabling the owners to make better use of their home. I have lived on museum way since 1969.

Best,
Peter Boulware
108 Museum Way

Horn, Jeffrey (CPC)

From: Per <per@123mail.org>
Sent: Friday, December 28, 2018 11:43 AM
To: Horn, Jeffrey (CPC)
Cc: Tom Schmidt
Subject: Construction of garage on 88 Museum Way

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Dear Jeff,

We live at 236 States Street and we are writing in support of our neighbors' garage construction project at 88 Museum Way.

One thing that we like is that the proposed development will create a new sidewalk where there is currently is none. In addition, the garage will provide net new parking on the street, which has become scarce due to Randall Museum traffic.

The tree and mid-block open space on the property will be preserved, while the new structure will provide more eyes on the street to improve safety, which is increasingly an issue in our area. We are happy that the project is compatible with the neighborhood, while also enabling the owners to make better use of their home.

Sincerely,

Per and Melissa Schwarzenberger
236 States Street

Horn, Jeffrey (CPC)

From: Paul Williams <paulwilliams415@gmail.com>
Sent: Saturday, January 05, 2019 4:00 PM
To: Horn, Jeffrey (CPC)
Subject: Approval of proposed construction at 88 Museum Way

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

Dear Mr. Horn,

I reside at 82 Museum Way and have lived here since 1992. I am writing in support of my next door neighbors' garage construction project at 88 Museum Way. I am delighted the proposed development will create a pedestrian sidewalk (where there is currently is none). And, the garage will provide off-street parking, which is greatly needed due to the growing demand for parking spaces at the Randall Museum.

I am confident my neighbors will continue to properly maintain their magestic pine tree as well as their mid-block open space gardens on their lot. Without a doubt, they are very conscious stewards of urban green space especially preserving the thriving bird habitat that is unique to Corona Heights.

This new structure will provide additional lighting and a sense of security that will help reduce the increasing crime in our neighborhood.

In my opinion, the design of the project is complementary to the neighborhood character and charm, while also allowing the owners to make appropriate use of their home.

I can be reached by return email if you have any questions. Thank you for your time and consideration.

Paul Williams
82 Museum Way

Horn, Jeffrey (CPC)

From: Rick Walsh <patandrick@sbcglobal.net>
Sent: Monday, January 07, 2019 5:18 PM
To: Horn, Jeffrey (CPC)
Subject: Re: 88 museum way

Hi Jeffrey,

Thanks for the information about 88 Museum Way. I think I figured it out. I'm not strongly opposed, I just wish that in a hypothetical world where that through-lot was was divided into two parcels, that each resultant lot would have the 45% rear yard setback. But it looks like they are going to retain the big cypress so it's not horrific.

I did have a separate question as I saw you were the planner on 24 Ord St. We are the neighbors who live next door at 18 Ord St. We've seen DBI is actively trying to resolve the situation (there are hearings scheduled due to the lack of fire sprinklers), but it seems like the owners have been unresponsive. I wanted to ask if you know any details as we've been living next to this problem child for 5 years now and we just want to know what, if anything, is happening. The planning case is 2018-008479PRJ.

Thanks and regards, rick walsh

> On Jan 4, 2019, at 1:57 PM, Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org> wrote:
>
> Hi Rick,
>
> Yes, now the final case report and plans will not be released until the week before the 1/31/2019 hearing. I have attached the current plans, there may be modifications made to this proposal.
>
> The rear setback percentage is the reason the project requires the Conditional Use Authorization and the Variance, so effectively there is no project (of any size) possible without the CUA and Variance.
>
> Thanks,
>
> Jeff Horn, Senior Planner
> Southwest Team, Current Planning Division
> San Francisco Planning Department
> 1650 Mission Street, Suite 400, San Francisco, CA 94103
> Direct: 415-575-6925 | Email:jeffrey.horn@sfgov.org
> www.sfplanning.org |San Francisco Property Information Map
>
> -----Original Message-----
> From: Rick Walsh <patandrick@sbcglobal.net>
> Sent: Friday, January 04, 2019 1:44 PM
> To: Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>
> Cc: Gary Weiss <gary@corbettheights.org>
> Subject: 88 museum way

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Hi Jeffrey,

We received a notice of public hearing for a project at 88 Museum Way (2018-007259CUAVAR). It indicated the architectural plans would be attached to the agenda. When I looked at the agenda, I didn't see said plans. I then noticed this item has been "continued" to Jan 31. Does this mean we need to wait until the Jan 31 meeting's agenda is published before we can see the plans?

Without seeing the plans, it's really hard to comment. However, I will state, as someone who has attended MANY of these variance request meetings in our neighborhood, I would ask that you please ask the commissioners to abide by the neighbors' long-standing desires and NOT violate the existing planning code. Specifically, please do not allow a variance that results in less than 45% of a rear year setback. We just ask that the existing planning code be followed.

Thank you,

Rick Walsh / Pat Dowd
18 Ord St
SF, CA 94114
415 297 1698
<museum88_CUAVAR.pdf>

Horn, Jeffrey (CPC)

From: Trey Clark <trey.e.clark@gmail.com>
Sent: Wednesday, January 23, 2019 9:07 PM
To: Horn, Jeffrey (CPC); Thomas Schmidt; Duygu Clark
Subject: 88 Museum Way

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

Dear Mr. Horn,

We live at 80 Museum Way, and own the building and through lot immediately next door, and North, of the proposed garage project at 88 Museum Way. We are writing in support of Tom and Vladimir's project. We have a direct view of their home, so we know the situation well.

We are supportive of homeowners in San Francisco being able to improve their homes, in general. Specific to 88 Museum (that we support), we like that the proposed development will create a new sidewalk where there is currently is none. In addition, as I understand it, the garage will provide 1 additional parking space for homes on the street, since it is taking one space from the curb but adding two in the garage (parking has become more scarce due to Randall Museum traffic.)

Tom and Vladimir love the natural beauty of the neighborhood, like we do, so we are happy that the tree and mid-block open space on the property will be preserved. This is important to us, since we have a view of that area. In addition, the new structure will provide more eyes on the street to improve safety, which is increasingly an issue in our area.

We are happy that project is compatible with the neighborhood, while also enabling the owners to make better use of their home. Given that Tom and Vladimir have been quiet and respectful neighbors, I trust that they will manage the construction to be as minimally disruptive as possible.

Best,
Trey and Duygu Clark
80 Museum Way

--

-Trey

Zack | de Vito ARCHITECTURE CONSTRUCTION
156 South Park San Francisco CA 94107 t. 415.495.7889 f. 415.495.7869 www.zackdevito.com

December 27, 2018

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

Re: Variance and Conditional Use applications

for: 88 Museum Way APN 2620/097
associated condo on this parcel is:
236 States, APN 2620/096

Mr. Jeffrey Horn, Planning Staff & Zoning Adminstrator,

Mr Jeff Horn,

Attached is a revised written description for the proposal due to adjustments for RDAT:

Compatibility: We are happy that RDAT found the Site Design, Massing, and Architecture are generally consistent with the Residential Design Guidelines.

Planter Box: Has been modified to be a Landscape area with a nominal 4" high curb to add landscaping to the streetscape in response to RDAT.

Garage Door: The proposed garage door has been reduced to 10' width per RDAT request. Applicants advocate for a wider more practical door if the reason and context allows Sec 144 (b) (1) (A) to apply.

In response to Conditional Use findings per Sec. 249.77(e), please add to the record:

- Housing supply is unchanged. Planning Code currently prohibits a third unit of housing to be added at this location.
- The proposed project does not substantially alter the affordability of existing units of housing on the property.
- RDAT has reviewed and found that the height and massing and architecture of the project is generally consistent with Residential Design Guidelines. Please see following, for supporting points on public benefit and compatibility.

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156 South Park San Francisco CA 94107 t. 415.495.7889 f. 415.495.7869 www.zackdevito.com

Compatibiliy of Use, Appropriateness and Public Benefit of the Proposed Project at 88 Museum Way:

a. Development at Museum Way is more beneficial to maintaining the mid block open space and maximizing light and air to adjacent neighbors than would adding onto horizontally or vertically to the rear of the existing home at States Street.

b. The detached nature of the Proposed Project allows for two smaller residential scale buildings than a singular larger structure by adding the same mass and lot coverage to the existing building.

c. The proposed development will create sidewalk and link public pedestrian use where currently there is none. It will provide safety barrier to the steep hillside and infill a missing gap in the street face.

d. The new 2 car garage will provide 2 new off-street parking spaces for a net reduction for on-street parking demand.

e. The large tree on-site is protected for wildlife habitat and public enjoyment and also impacts the buildable area.

f. The upper floor workshop space provides “eyes on the street” and enlivens the pedestrian experience and streetscape more than a single floor garage door with security gate alone. It provides a place to organize home supplies, work on home projects, etc.

g. The garage and workshop uses are compatible with existing development and is normal in all aspects other than being detached from the residence far downhill. They must be detached from a functional standpoint.

If there are any further needs or questions regarding these applications, I am happy to provide them.

Thank you for your attention to this matter.

Sincerely,

David Haun,
Senior Project Architect
Zack de Vito Architecture