



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 6, 2019

Record No.: 2018-009534CUA
Project Address: 45 Culebra Terrace
Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0500/025
Project Sponsor: Dennis Budd, AIA LEED AP
Gast Architects
355 11th Street – Suite 300
San Francisco, CA 94103
Property Owner: 45 Culebra LLC
3520 29th Street, Suite B
San Francisco, CA 94110
Staff Contact: Seema Adina – (415) 575-8722
seema.adina@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project would demolish the existing 1,640 square-foot single-family dwelling unit and construct a new four-story 3,882 square-foot building with two dwelling units. The project also proposes one off-street parking space and two Class I bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to permit the demolition of an existing dwelling unit, per Planning Code Sections 303 and 317.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any public correspondence regarding the proposed project. On April 17, 2018, the Sponsor hosted a pre-application meeting attended by seven members of the public.
- **Existing Tenant & Eviction History:** The existing unit is occupied by a tenant on a month-to-month basis. There is no known evidence of any evictions on the property.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as Class 1 and Class 3 categorical exemptions.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project would demolish the single family dwelling, the new building would replace that unit and add another to maximize the allowable density in the RH-2 Zoning District. 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 with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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Record No.: 2018-009534CUA
Project Address: 45 CULEBRA TERRACE
Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District
North Beach Special Use District
Block/Lot: 0050/025
Project Sponsor: Dennis Budd, AIA LEED AP
Gast Architects
355 11th Street – Suite 300
San Francisco, CA 941
Property Owner: 45 Culebra LLC
3520 29th Street, Suite B
San Francisco, CA 94110
Staff Contact: Seema Adina– (415) 575-8722
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH AN EXISTING 1,640 SQUARE FOOT SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW FOUR-STORY 3,882 SQUARE-FOOT BUILDING WITH TWO DWELLING UNITS, WITH TWO CLASS 1 BICYCLE PARKING SPACES AND ONE OFF-STREET PARKING SPACE LOCATED AT 45 CULEBRA TERRACE, LOT 025 IN ASSESSOR'S BLOCK 0050, WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 21, 2018, Dennis Budd of Gast Architects (hereinafter "Project Sponsor") filed Application No. 2018-009534CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing 1,640 square-foot single-family dwelling unit, and construct a new four-story, 3,882 square-foot two-family dwelling unit building (hereinafter "Project") at 45 Culebra Terrace, Block 0050 Lot 025 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 categorical exemptions.

On June 6, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-009534CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-009534CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-009534CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of the existing 1,640 square-foot single-family dwelling unit, and the new construction of a four-story, 3,882 square-foot, two-family dwelling unit building. The project also proposes one off-street parking space and two Class I bicycle parking spaces.
3. **Site Description and Present Use.** The Project is located on a rectangular shaped substandard lot measuring approximately 68 feet 9 inches deep and 24 feet wide. Consistent with adjacent homes, the subject lot extends into Culebra Terrace as it is a privately maintained street. There is a right-of-way easement recorded on the property for use of the street and road. 45 Culebra Terrace is developed with a two-story single-family dwelling unit constructed in 1912.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District and the Russian Hill neighborhood. The immediate context consists of one-to-four story residential buildings in a range of styles constructed primarily in the 1910s and 1920s with additional infill construction up to 1977. Other zoning districts in the vicinity of the Project Site include: RH-2 (Residential-House, Three Family) and RM-3 (Residential-Mixed, Medium Density) Zoning Districts.
5. **Public Outreach and Comments.** To date, the Department has not received any correspondence regarding the proposed project.
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. **Use and Density.** Planning Code Section 209.1 states that residential uses are permitted within the RH-2 Zoning District at up to two units per lot, or one unit per 1,500 square feet with Conditional Use Authorization.

The Project proposes two dwelling units which complies with the density standard of the District. The lot is substandard at 1,990 square feet so additional units cannot be accommodated through Conditional Use Authorization.

- B. **Rear Yard.** Planning Code Section 209.1 states that projects in the RH-2 Zoning District must provide a minimum rear yard depth equal to 45% of lot depth, or the average of the adjacent neighbors, but in no case less than 25% or 15 feet, whichever is greater.

The Project Site has a lot depth of 68 feet – 9 inches, with a required rear yard setback of approximately 17 feet – 2 inches, per Planning Code Section 134(c)(1). The Project encroaches approximately 2 feet – 2 inches into the required setback, thus a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2018-009534VAR.

- C. **Usable Open Space.** Planning Code Section 2019.1 requires at least 125 square feet of private usable open space per dwelling unit and 166 square feet of common usable open space per dwelling unit within the RH-2 Zoning District.

Unit #1 provides approximately 277 square feet of private usable open space on the roof deck, and Unit #2 provides approximately 435 square feet of private usable open space in the rear yard. Therefore, the Project complies with this requirement.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room in each dwelling unit measuring a minimum of 120 square feet, face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or a Code-compliant rear yard.

Although the project provides a rear yard, it does not meet the dimensional requirements of the Planning Code for exposure requirements. Additionally, although Unit #1 faces Culebra Terrace, private streets cannot be utilized to satisfy exposure requirements. Thus, an exposure Variance is required. The Project is seeking an exposure Variance under Case No. 2018-009534VAR.

- E. **Off-Street Parking.** Planning Code Section 151 does not require off-street parking, but principally permits off-street parking at a rate of 1.5 per dwelling unit.

The Project proposes one off-street vehicle parking, and therefore complies with this Code Section.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit.

The Project proposes two dwelling-units and requires two Class 1 bicycle parking spaces. Two Class 1 bicycle parking spaces are provided at the ground floor, and thus complies with this Code Section.

- G. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in the 40-X Height and Bulk District.

The Project proposes a height of approximately 31 feet- 10 inches for the replacement building, and thus complies with this Code Section.

- H. **Residential Demolition.** Planning Code Section 317 requires a Conditional Use Authorization for any application for a permit that would result in the removal of one or more residential units. This Code Section establishes criteria that the Planning Commission shall consider in review of the application.

The Project will demolish an existing single-family dwelling unit and therefore requires Conditional Use Authorization per Section 317. The additional criteria specified under Section 317(g)(5) have been incorporated as findings as part of this Motion. See Section 7 below, "Additional Findings Pursuant to section 317 – Residential Demolition."

7. **Additional Findings Pursuant to Section 317 – Residential Demolition.** Planning Code Section 317(g)(5) establishes criteria for the Planning Commission to consider when reviewing applications requesting to demolish Residential Units. On balance, the Planning Commission finds that the Project is compliant with these criteria as follows:

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

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

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

The Department has been maintained in a decent, safe, and sanitary condition; further the Department has no record of any violations and/or complaints of the housing code.

- C. Whether the property is a "historical resource" under the California Environmental Quality Act ("CEQA");

The Planning Department reviewed the Supplemental Information Form and Historic Resource Evaluation by the Project Sponsor and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a

contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

The criteria is not applicable since the property does not contain a historical resource under CEQA.

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

The existing residential unit is currently tenant-occupied with a month-to-month lease. The proposed Project will create two dwelling units that are intended for sale; however, this form of occupancy may be subject to change.

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

The Project Site contains one dwelling unit, though the Planning Department cannot definitively determine which aspects of the Rent Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction history, nor any eviction notices filed at the Rent Board for 45 Culebra Terrace.

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

The Project would demolish the existing residential unit, however, the Project proposes two dwelling units, resulting in a net gain of one dwelling unit at the Project Site, contributing to the City's housing stock.

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

The replacement building compliments the neighborhood character with appropriate mass, scale, design, and materials and improves the economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The Project would yield a net gain of one residential unit to the City's housing stock.

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

The existing residential unit is not a designated affordable dwelling unit, nor is it known to be subject to the Residential Rent Stabilization and Arbitration Ordinance and is therefore subject to market-rate demand pricing. The Project will provide a new market-rate unit and should therefore be comparable to

the affordability of the existing unit. The Project will also result in a net new addition of one unit to the City's housing stock, thereby providing minor relief to the overall demand for housing.

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

The Project proposes to construct two dwelling units and is therefore not subject to the inclusionary affordable housing requirements of Section 415 and will not increase the number of permanently affordable units.

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

The Project is consistent with the scale and development pattern of the established neighborhood character.

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

The Project proposes one one-bedroom unit and one three-bedroom unit, thus increasing the number of family-sized units on the site.

- M. Whether the project creates new supportive housing;

The Project does not propose supportive housing.

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

The Project has been reviewed and found to be consistent with relevant design guidelines and will enhance the existing neighborhood character through construction of a building that is more consistent with the surrounding neighborhood and scale. The overall massing and scale, relative building proportions, and the materials and detailing are generally compatible with the neighborhood context.

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

The Project will increase the number of on-site dwelling units by one.

- P. Whether the project increases the number of on-site bedrooms;

The Project maintains the overall number of on-site bedrooms. Currently, there are four total bedrooms on-site in the existing residential unit. The Project maintains the four bedrooms; three in Unit #1 and one in Unit #2.

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

The Project Site is located within the RH-2 Zoning District, which allows two dwelling units per lot, or one dwelling unit per 1,500 square feet with Conditional Use Authorization. The lot measures approximately 1,900 square feet, and thus allows a maximum of two dwelling units. The Project therefore maximizes the allowable density on site.

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

The Project Site contains one dwelling unit, though the Planning Department cannot definitively determine which aspects of the Rent Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction history, nor any eviction notices filed at the Rent Board for 45 Culebra Terrace.

8. **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 size of the proposed use is in keeping with other buildings on the block face. While the design introduces some contemporary elements, the proposed façade is in keeping with the fenestration pattern on the block, which is mixed in character. The Project includes a net gain of one residential unit, contributing to the housing stock.

- 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 provides adequate front and rear setbacks to preserve the existing mid-block open space and remain compatible to adjacent neighbors and the surrounding neighborhood.

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

The Planning Code does not require parking or loading for residential use, however, the Project does propose to add one off-street parking. This is within the principally permitted amount, while the proposed use would not generate significant vehicular traffic.

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

The Project is not expected to produce noxious or offensive emissions, noise, glare, dust, or odors.

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

The Project preserves the existing mid-block open space and introduces new landscaping elements at the front façade and entry while preserving the existing street tree to enhance the pedestrian experience along Culebra Terrace. Further, the garage door and curb cut has been minimized to the minimum amount.

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

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

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

The Project is not located within a Neighborhood Commercial District.

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 1:

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

Policy 1.1

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

Policy 1.10

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

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.

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 11.4:

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

Policy 11.6

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

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.

The Project is an in-fill development that would replace the existing underutilized two-story single-family home, with a four-story building with two dwelling units. One of the proposed units will provide three bedrooms, while the other would provide one bedroom. Although the Project would demolish an existing residential unit, the net addition of a unit to the City's housing stock is seen as desirable and compatible with the density controls that are the characteristic of the subject Zoning District and surrounding neighborhood. The Project's massing and scale are consistent and compatible with the surrounding neighborhood and the fabric of the adjacent historic districts. For these reasons, the Project is, on balance, consistent with the stated Objectives and Policies of the General Plan.

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 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.

The Project Site does not possess any 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.

While the existing housing is proposed to be demolished, the proposal results in one net new residential unit. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project proposes demolition of a residential unit, which is not designated as an affordable housing unit. The replacement project will increase the number of units by one and provide well-designed dwelling units that contain additional bedrooms.

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

The Project proposes to add one net new unit and is not expected to impede MUNI transit service or overburden streets or neighborhood parking. One off-street parking is proposed at the site.

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

The Project does not include commercial office development. 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 Project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295. The height of the proposed structure is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-009534CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 11, 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 June 6, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion
June 6, 2019**

**RECORD NO. 2018-009534CUA
45 Culebra Terrace**

ADOPTED: June 6, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of a single-family residential building and new construction of a two-family dwelling located at 45 Culebra Terrace, Block 0500, Lot 025 pursuant to Planning Code Section(s) 303 and 317 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated April 11, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-009534CUA and subject to conditions of approval reviewed and approved by the Commission on June 6, 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 June 6, 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

6. **Additional Project Authorization.** The Project Sponsor must obtain a Rear Yard and Exposure Variance under Sections 134 and 140 for the replacement building. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

7. **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
8. **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
9. **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
10. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

11. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

12. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than 1 off-street parking spaces.

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

PROVISIONS

13. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

14. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

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

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

MONITORING - AFTER ENTITLEMENT

16. **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

17. **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

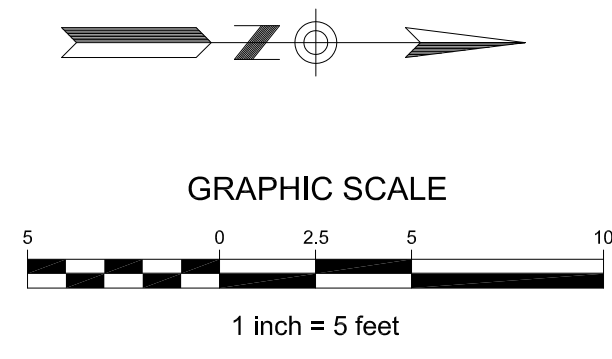
OPERATION

18. **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

EXHIBIT B:

PLANS AND RENDERINGS



BENCH MARK

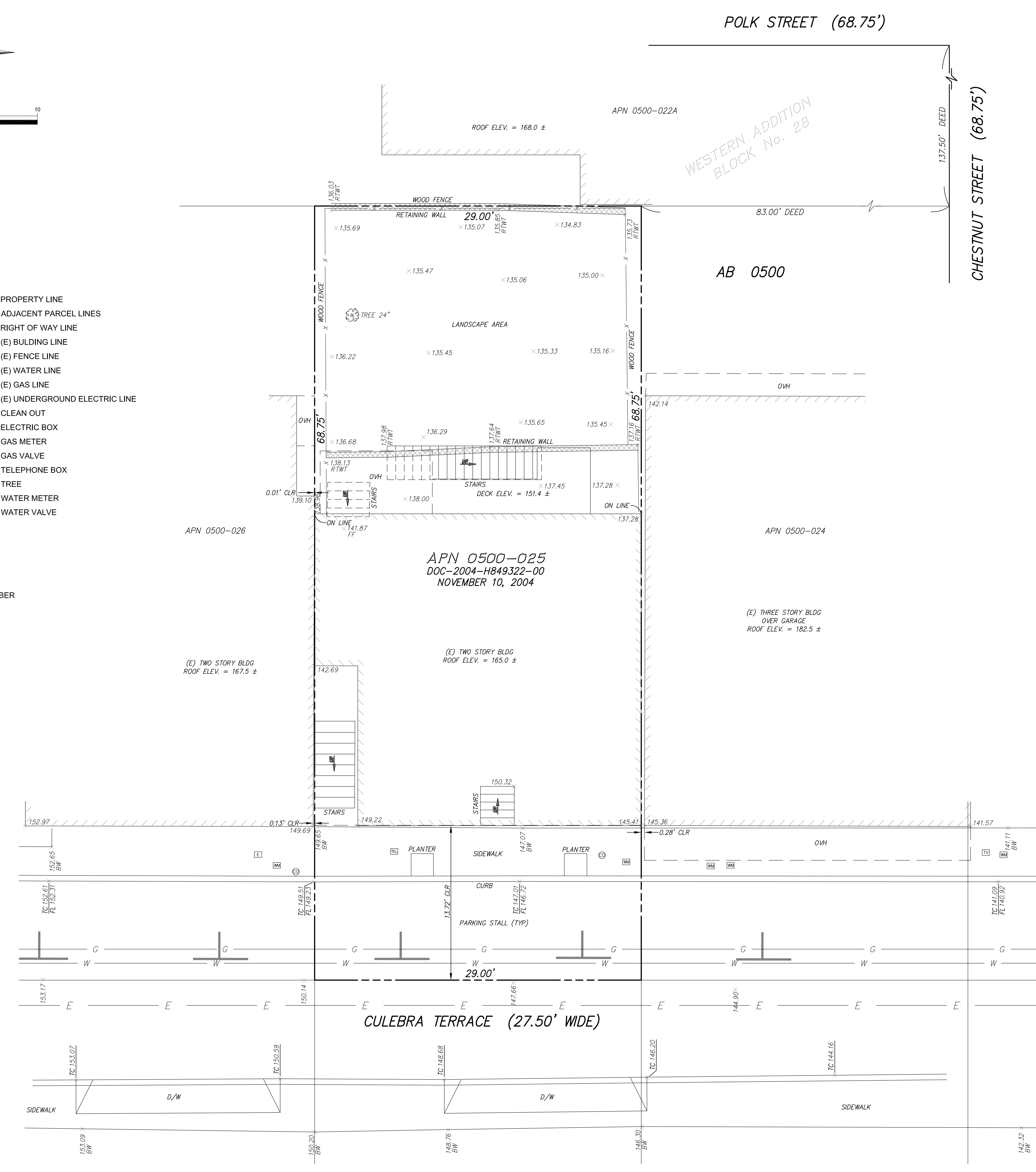
POLK AND LOMBARD STREETS
SOUTHEAST CORNER, LETTER "O"
IN "OPEN" TOP HPFS
ELEV. = 146.483 (CITY DATUM)

LEGEND

- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- ////// (E) BUILDING LINE
- X- (E) FENCE LINE
- W- (E) WATER LINE
- G- (E) GAS LINE
- E- (E) UNDERGROUND ELECTRIC LINE
- ⊙ CLEAN OUT
- ⊠ ELECTRIC BOX
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ TELEPHONE BOX
- ⊞ TREE
- ⊞ WATER METER
- ⊞ WATER VALVE

ABBREVIATIONS

- AB ASSESSOR'S BLOCK
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BW BACK OF WALK
- CLR CLEAR
- DW DRIVEWAY
- DOC DOCUMENT
- (E) EXISTING
- ELEV. ELEVATION
- FF FINISH FLOOR ELEV
- FL FLOW LINE
- OV OVER
- OVH OVERHEAD
- TC TOP OF CURB
- TYP TYPICAL
- RWTW TOP OF RETAINING WALL



NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP,
PLEASE BE ADVISED OF THE FOLLOWING:

- THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS: □ DEED □ TITLE REPORT □ A.P.N. □ ADDRESS OF THE P.I.Q.
- FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.
- THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
- THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.
- FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSAMERICAN ENGINEERS DISCLAIMS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.
- THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
- THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
- THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
- THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
- THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

SPECIAL NOTES

- ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
- "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
- "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
- DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
- IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
- ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

Job No.	6704
Sheet No.	1 OF 1
Date	02/18
Survey	DP/EM 02/18
Design	N/A 02/18
Drawn	CAMJR 02/18
Checked	BP 02/18
Scale	AS SHOWN

TRANSAMERICAN ENGINEERS

FOX PLAZA
1390 Market St., Suite 201
San Francisco, CA 94102
Phone No. (415) 553-4092
Fax No. (415) 553-4071

ARCHITECTURAL TOPOGRAPHIC SURVEY
APN 0500-025
THE LANDS DESCRIBED IN THAT CERTAIN DEED RECORDED NOVEMBER 10, 2004 AS DOC-2004-H849322-00, COUNTY OF SAN FRANCISCO RECORDS, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 28
45 CULEBRA TERRACE
SAN FRANCISCO CALIFORNIA

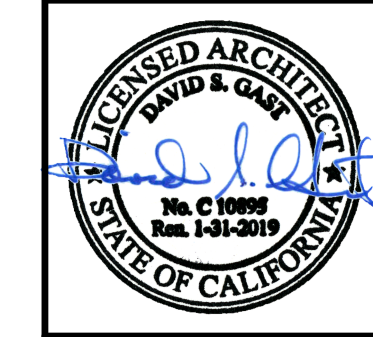
Approved by:	EXP.
Chief Engineer License No.	
Approved by:	
Chief Surveyor License No. 6975	
Expires 9/30/2019	

Revisions	By:



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109

PHOTOS

ISSUE	DATE	REV
SITE PERMIT	06/29/2010	

Date 4/11/2019
 Scale AS SHOWN
 Drawn CA
 Job 1802
 Sheet
A0.2
 Of Sheets



ADJACENT PROPERTY:
35 CULEBRA TERRACE

SUBJECT PROPERTY:
45 CULEBRA TERRACE

ADJACENT PROPERTY:
55 CULEBRA TERRACE

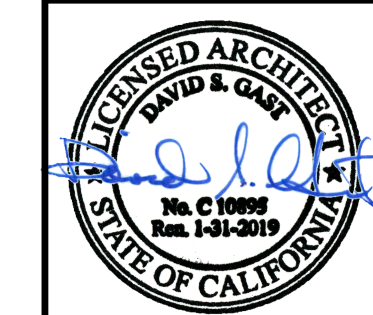


BUILDINGS OPPOSITE OF
PROJECT SITE



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109



① FRONT FACADE



② VIEW NORTH FROM CULEBRA TERRACE



③ VIEW SOUTH FROM CULEBRA TERRACE



④ BIRDS EYE VIEW



⑤ REAR FACADE

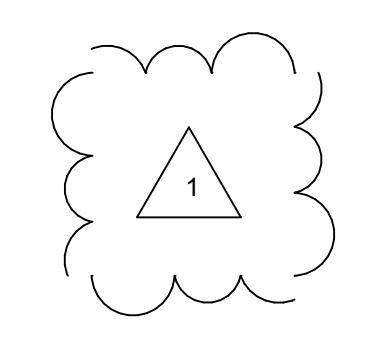


⑥ REAR YARD VIEW

RENDERINGS

ISSUE	DATE	REV
SITE PERMIT REV. 1	4/11/19	1
SITE PERMIT	09/24/2019	

Date	4/11/2019
Scale	AS SHOWN
Drawn	CA
Job	1802
Sheet	A0.3
Of	Sheets



B:\cloud\GAST ARCHITECTS - B\cloud\Basis for ARCHICAD 22\CURRENT PROJECTS\EASTFACOD - 45 CULEBRA - Thursday, April 11, 2019 3:41 PM

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

- Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
- Provide the Project Information in the box at the right.
- A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
- To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".
Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

**CHECK THE ONE COLUMN
THAT BEST DESCRIBES YOUR PROJECT** ➔

TITLE			SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
					LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf/wall, 0.5gpf/floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).			LEED WEc2 (2 pts)							
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥ 250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r			n/r	n/r	n/r	n/r	n/r	n/r	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥ 500 sq.ft., or existing projects with modified landscape area ≥ 1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤ 2,500 sq.ft. of landscape area. See www.sfwater.org for details.										
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r			n/r	n/r				
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.										
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r				
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r			if >10 stalls added	
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.										
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion					75% diversion		
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			n/r	n/r			n/r	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r				
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r				
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.										
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.										
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r				
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.										
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r				
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.			n/r	n/r			n/r	n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r	

PROJECT INFO

45 CULEBRA L.L.C.
PROJECT NAME

0500 / 025
BLOCK/LOT

45 CULEBRA TERRACE
ADDRESS

R-3
PRIMARY OCCUPANCY

3882
GROSS BUILDING AREA

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)





GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808

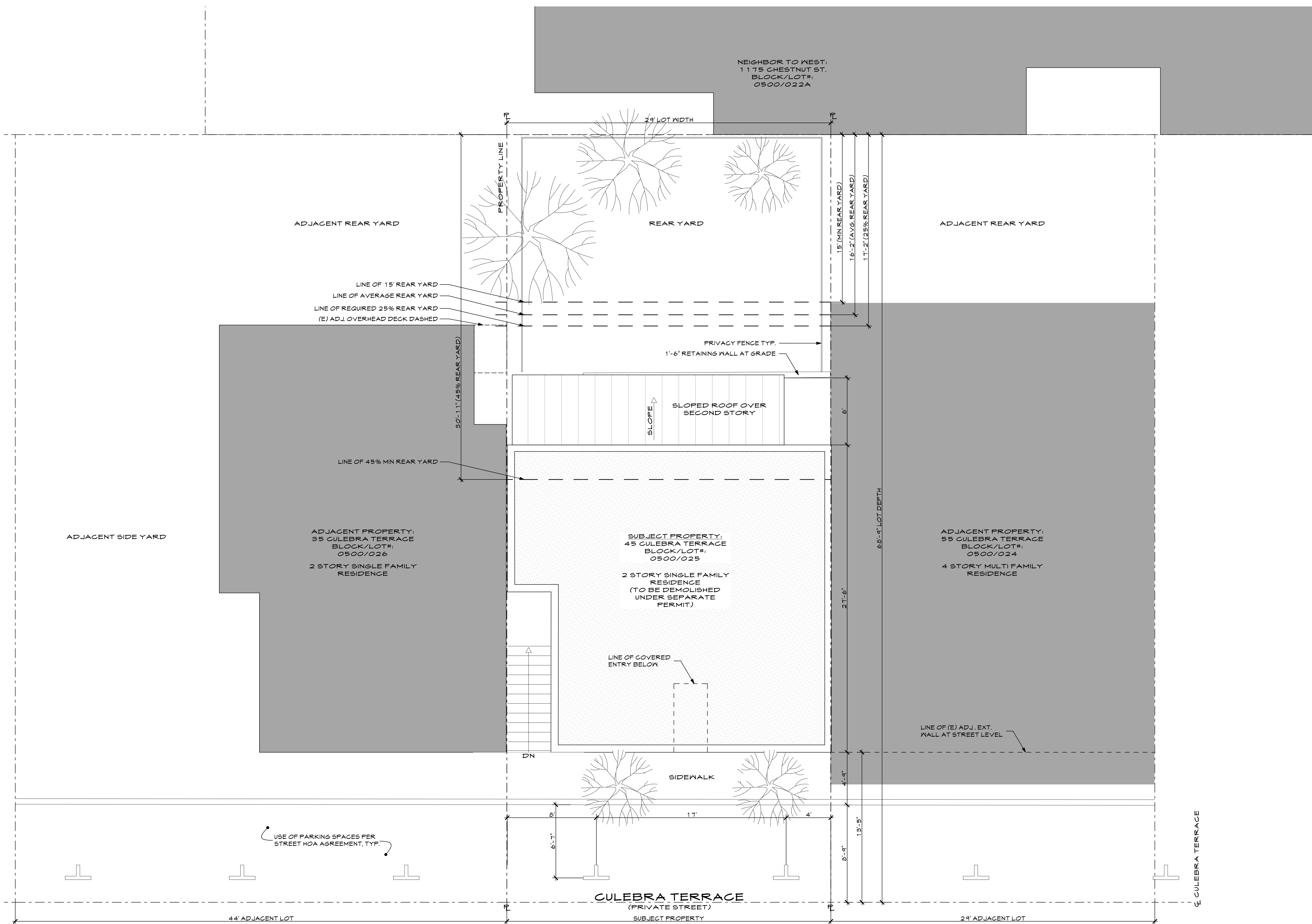


45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109

EXISTING SITE
PLAN

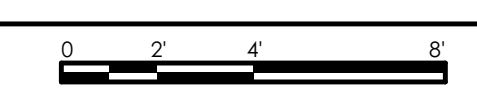
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SITE PERMIT	06/25/2010	

Date 4/11/2019
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Of Sheets



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

NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



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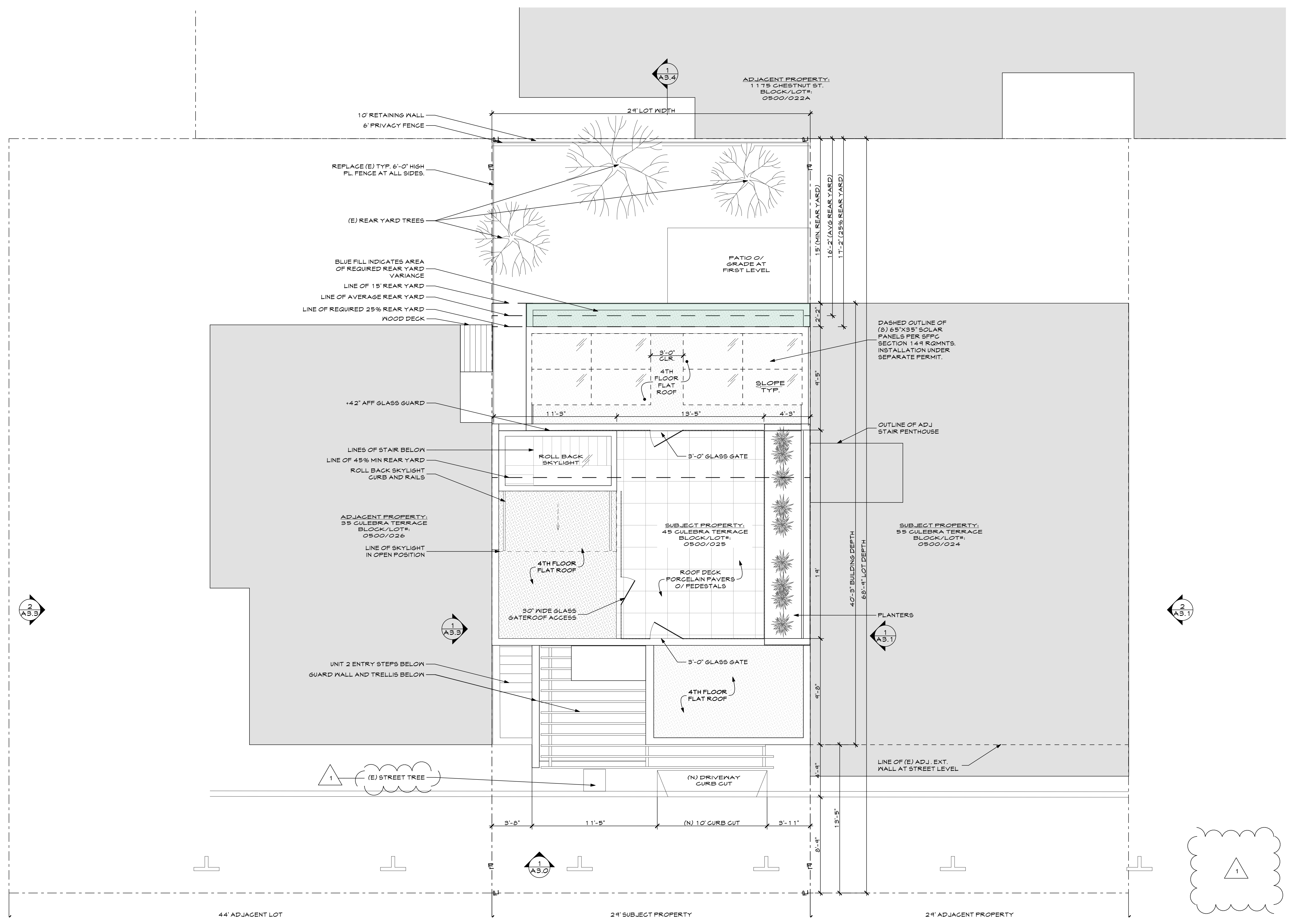


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SAN FRANCISCO, CA 94109

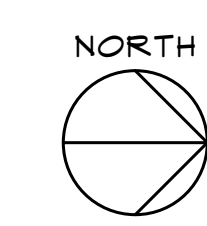
PROPOSED SITE
PLAN

ISSUE	DATE	REV
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SITE PERMIT	09/24/2019	

Date 4/11/2019
Scale AS SHOWN
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Sheet
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OF
Sheets



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

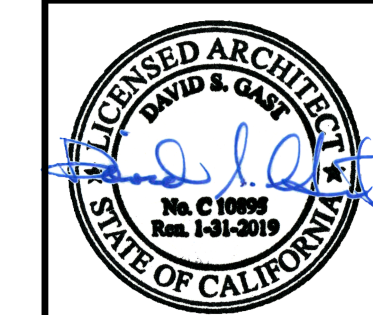


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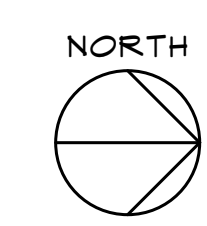


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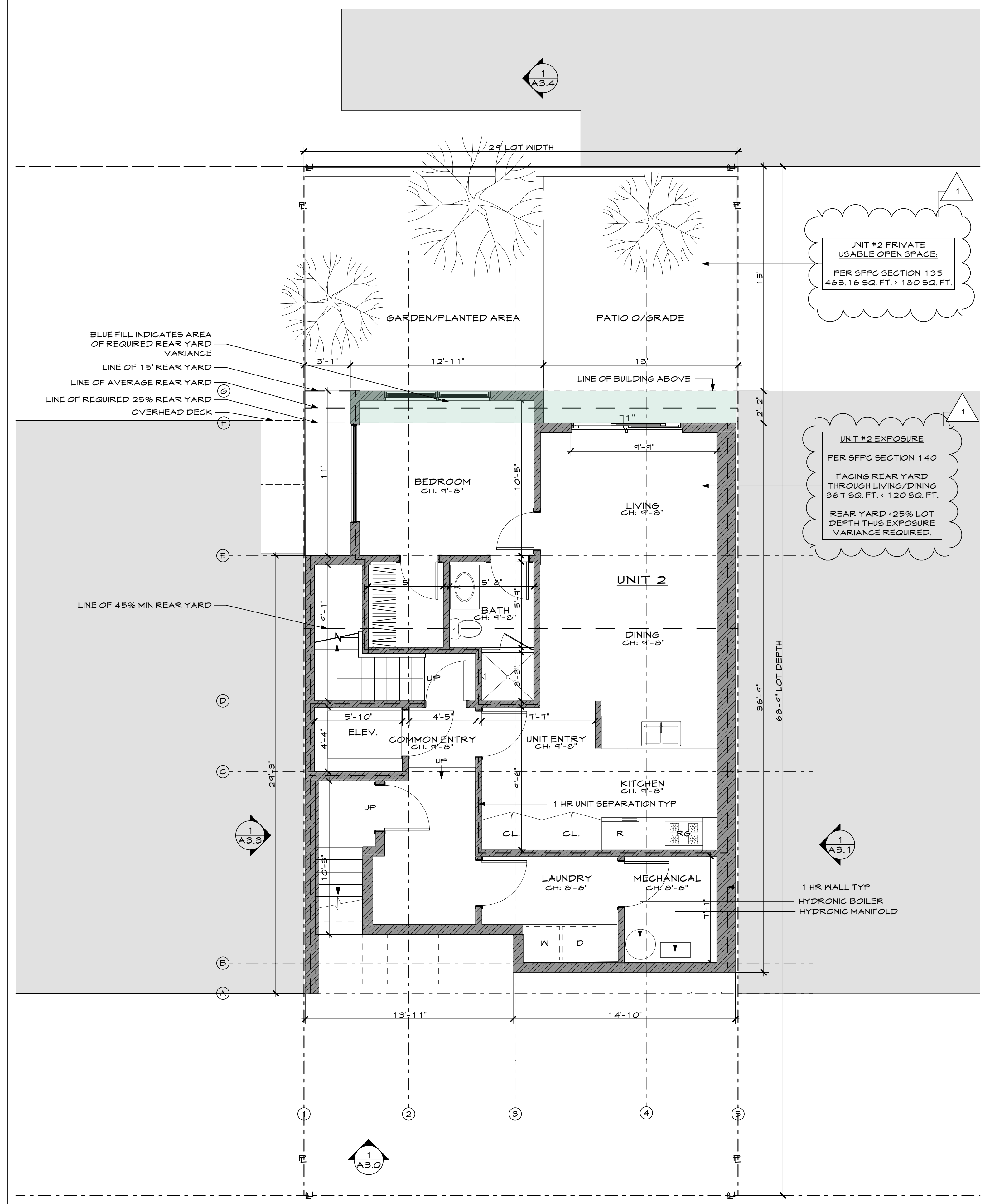
FIRST FLOOR PLANS

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SITE PERMIT	06/24/2019	

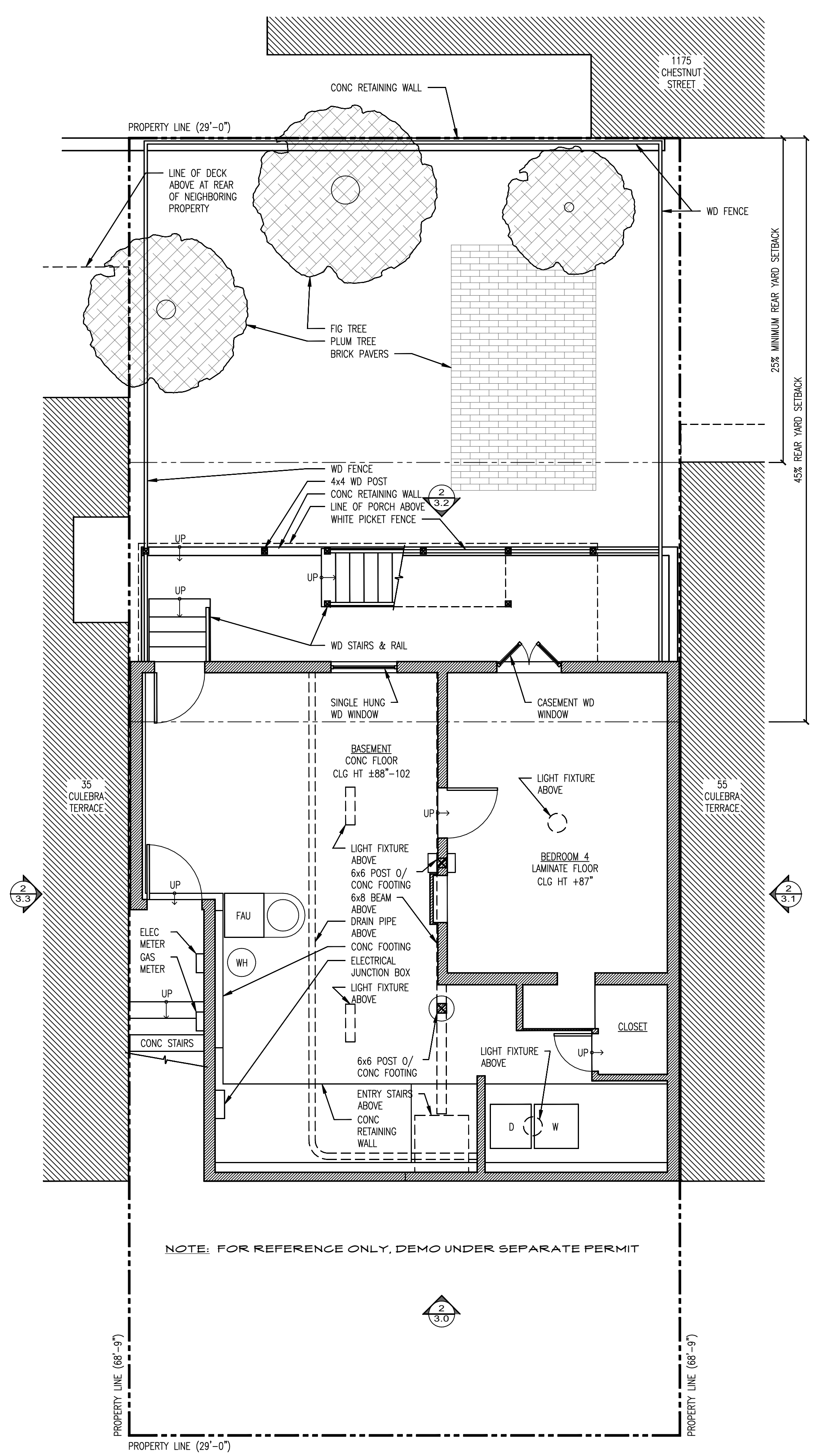
Date 4/11/2019
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1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



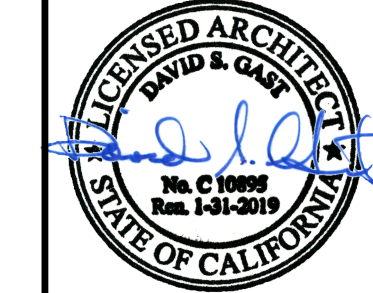
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SCALE: 1/4" = 1'-0"
NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.

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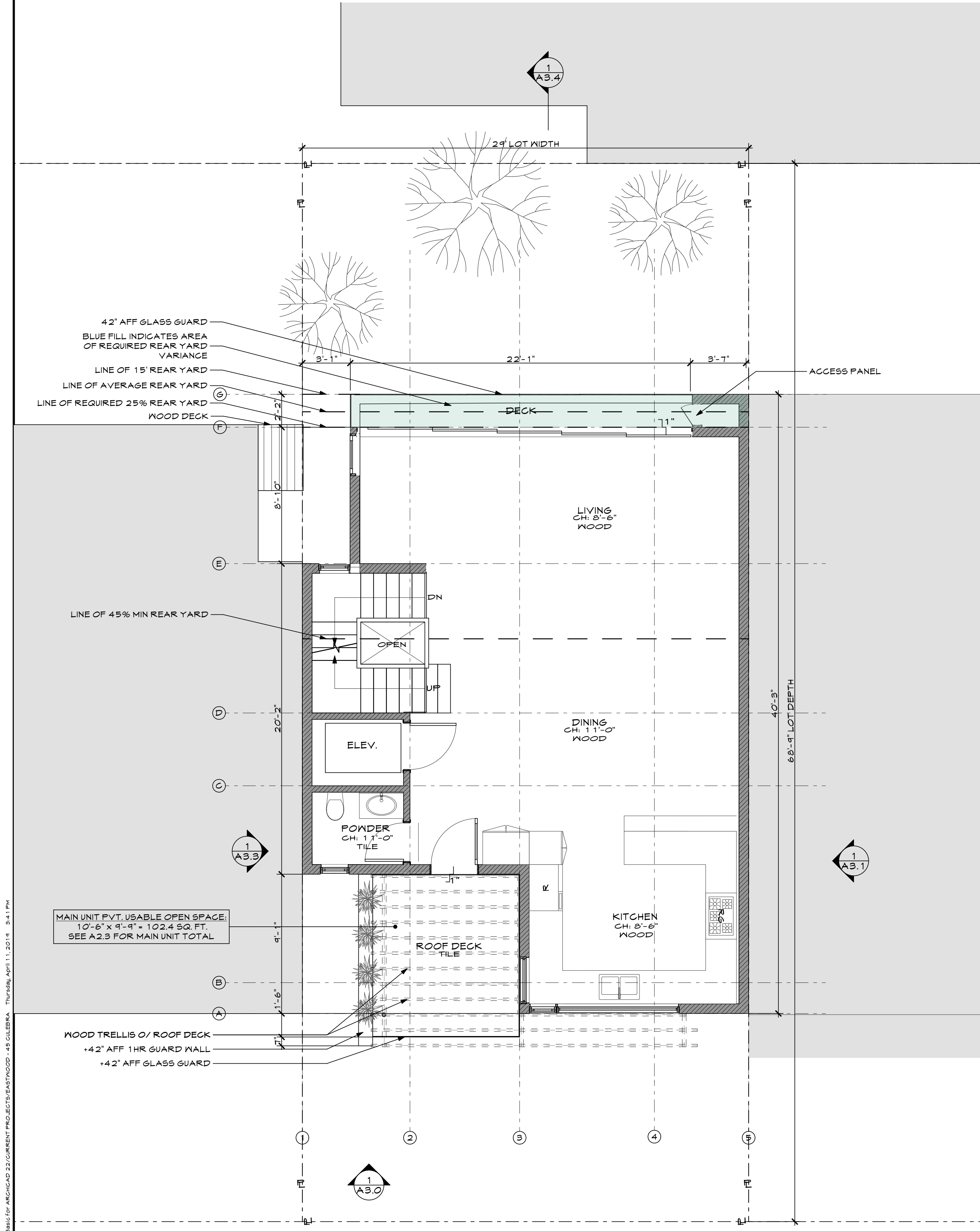


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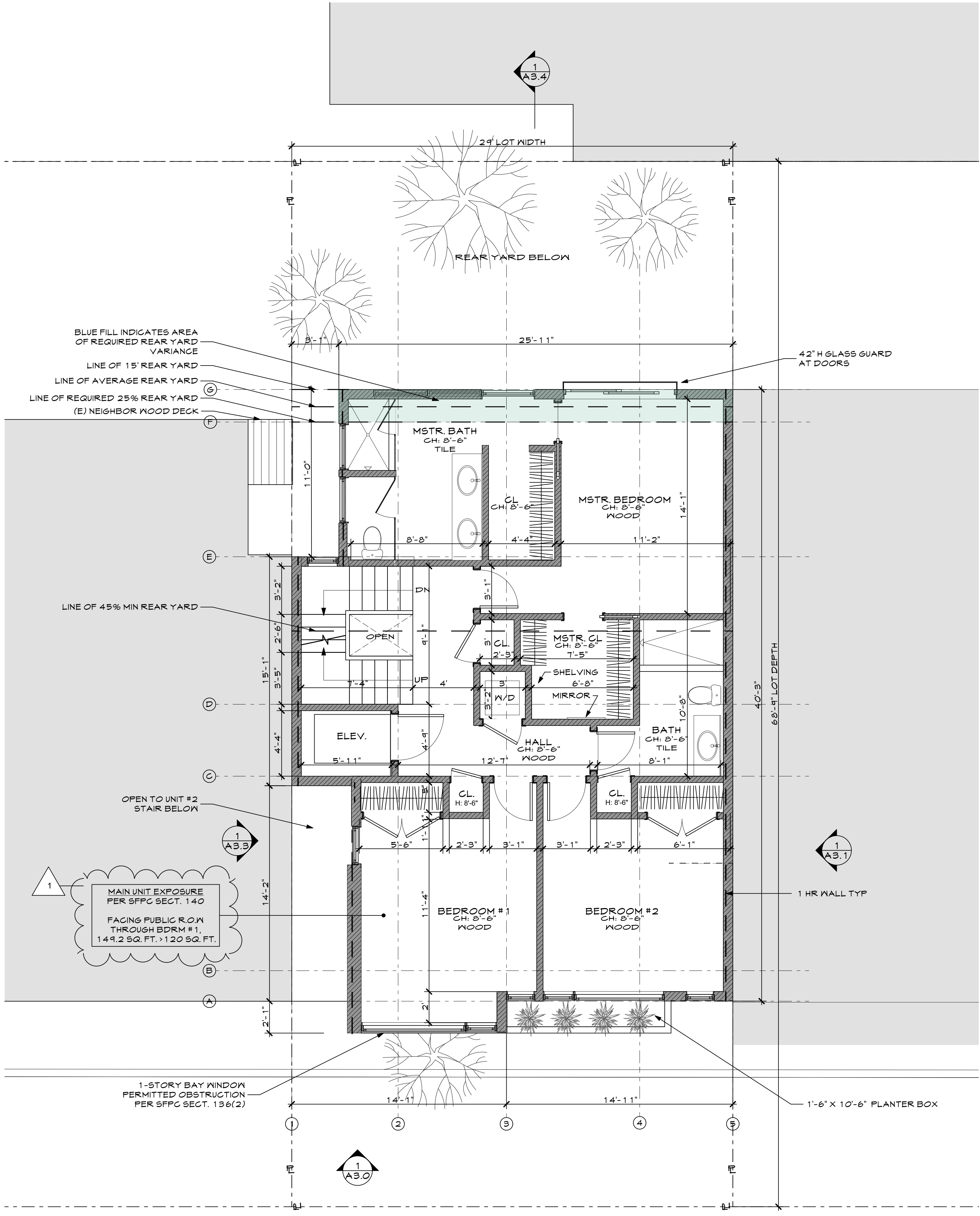
THIRD AND
FOURTH FLOOR
PLANS

ISSUE	DATE	REV
SITE PERMIT	4/11/2019	1
SITE PERMIT	06/24/2019	

Date 4/11/2019
Scale AS SHOWN
Drawn CA
Job 1802
Sheet
A2.2
OF
Sheets

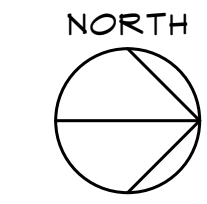


2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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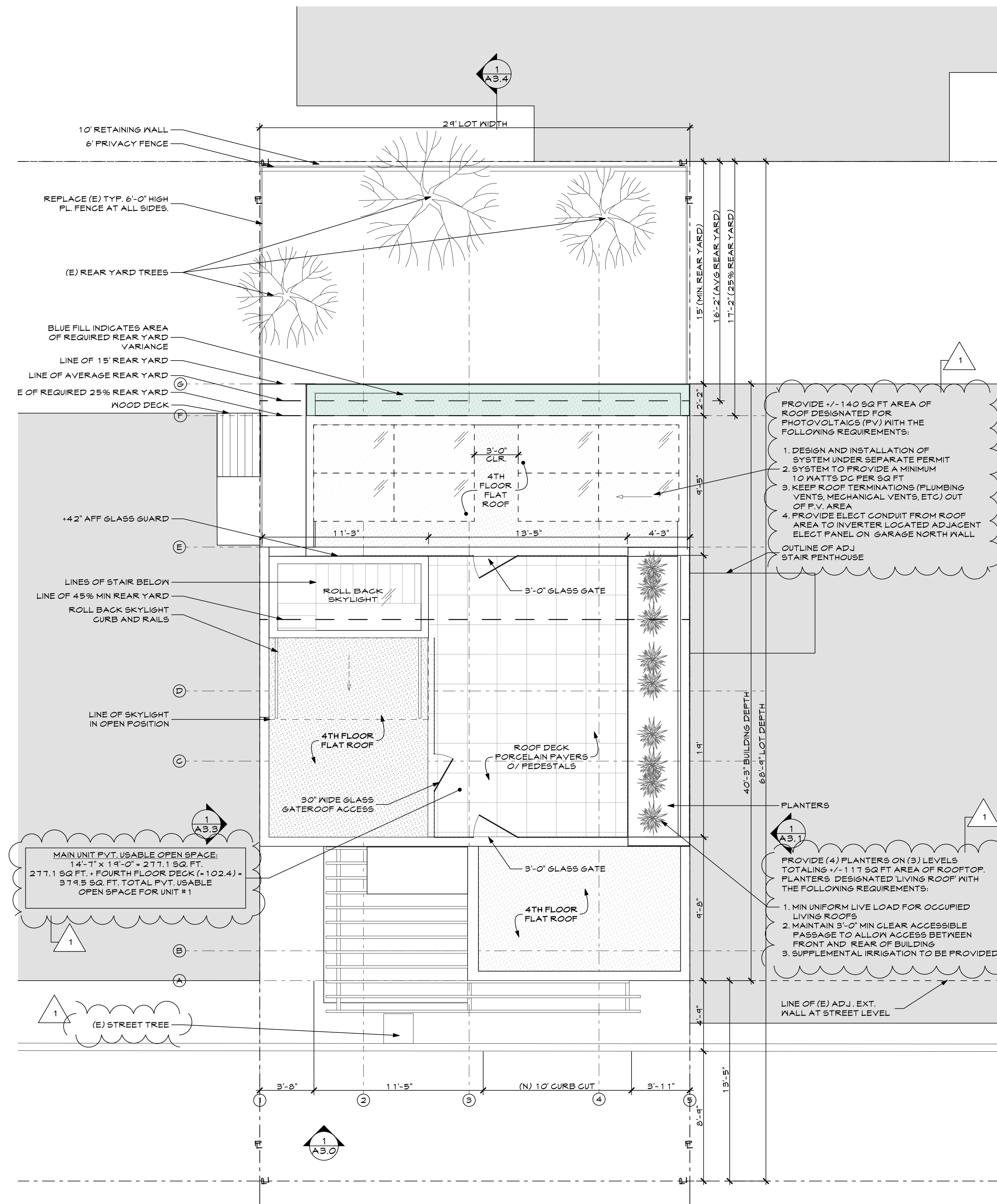


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ROOF PLAN

ISSUE	DATE	REV
SITE PERMIT REV. 1	4/11/19	1
SITE PERMIT	06/24/2019	

Date	4/11/2019
Scale	AS SHOWN
Drawn	CA
Job	1802
Sheet	A2.3
Of	Sheets



10' RETAINING WALL
6' PRIVACY FENCE
REPLACE (E) TYP. 6'-0" HIGH PL. FENCE AT ALL SIDES.
(E) REAR YARD TREES
BLUE FILL INDICATES AREA OF REQUIRED REAR YARD VARIANCE
LINE OF 15' REAR YARD
LINE OF AVERAGE REAR YARD
E OF REQUIRED 25% REAR YARD WOOD DECK

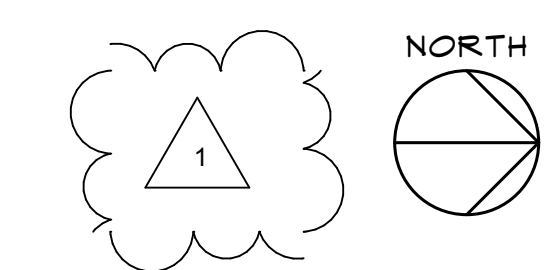
+4.2' AFF GLASS GUARD
LINES OF STAIR BELOW
LINE OF 45% MIN REAR YARD
ROLL BACK SKYLIGHT CURB AND RAILS
LINE OF SKYLIGHT IN OPEN POSITION

MAIN UNIT PVT. USABLE OPEN SPACE:
14'-7" X 19'-0" = 277.1 SQ. FT.
277.1 SQ. FT. + FOURTH FLOOR DECK (+102.4) =
379.5 SQ. FT. TOTAL PVT. USABLE
OPEN SPACE FOR UNIT #1

PROVIDE +/- 140 SQ. FT. AREA OF ROOF DESIGNATED FOR PHOTOVOLTAICS (PV) WITH THE FOLLOWING REQUIREMENTS:
1. DESIGN AND INSTALLATION OF SYSTEM UNDER SEPARATE PERMIT
2. SYSTEM TO PROVIDE A MINIMUM 10 WATTS DC PER SQ. FT.
3. KEEP ROOF TERMINATIONS (PLUMBING VENTS, MECHANICAL VENTS, ETC.) OUT OF P.V. AREA
4. PROVIDE ELECT CONDUIT FROM ROOF AREA TO INVERTER LOCATED ADJACENT ELECT PANEL ON GARAGE NORTH WALL
OUTLINE OF ADJ STAIR PENTHOUSE

PROVIDE (4) PLANTERS ON (3) LEVELS TOTALING +/- 117 SQ. FT. AREA OF ROOFTOP. PLANTERS DESIGNATED 'LIVING ROOF' WITH THE FOLLOWING REQUIREMENTS:
1. MIN UNIFORM LIVE LOAD FOR OCCUPIED LIVING ROOFS
2. MAINTAIN 3'-0" MIN CLEAR ACCESSIBLE PASSAGE TO ALLOW ACCESS BETWEEN FRONT AND REAR OF BUILDING
3. SUPPLEMENTAL IRRIGATION TO BE PROVIDED

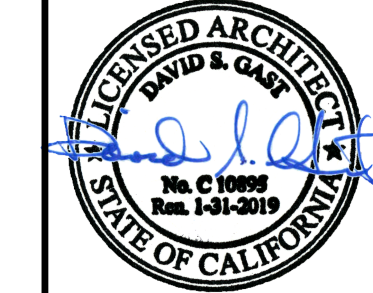
2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"





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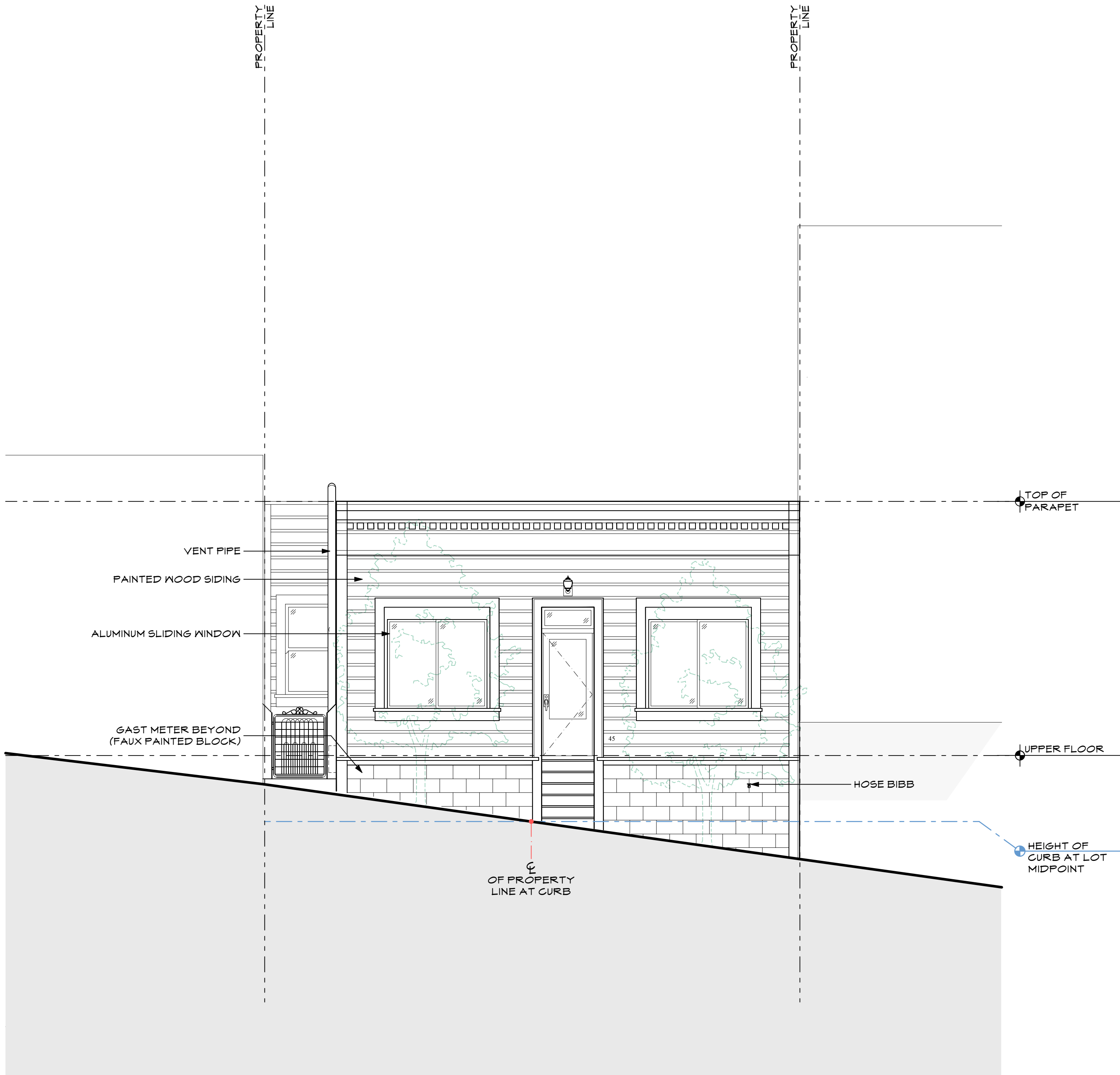


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EAST
ELEVATIONS

ISSUE	DATE	REV
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SITE PERMIT	09/24/2019	

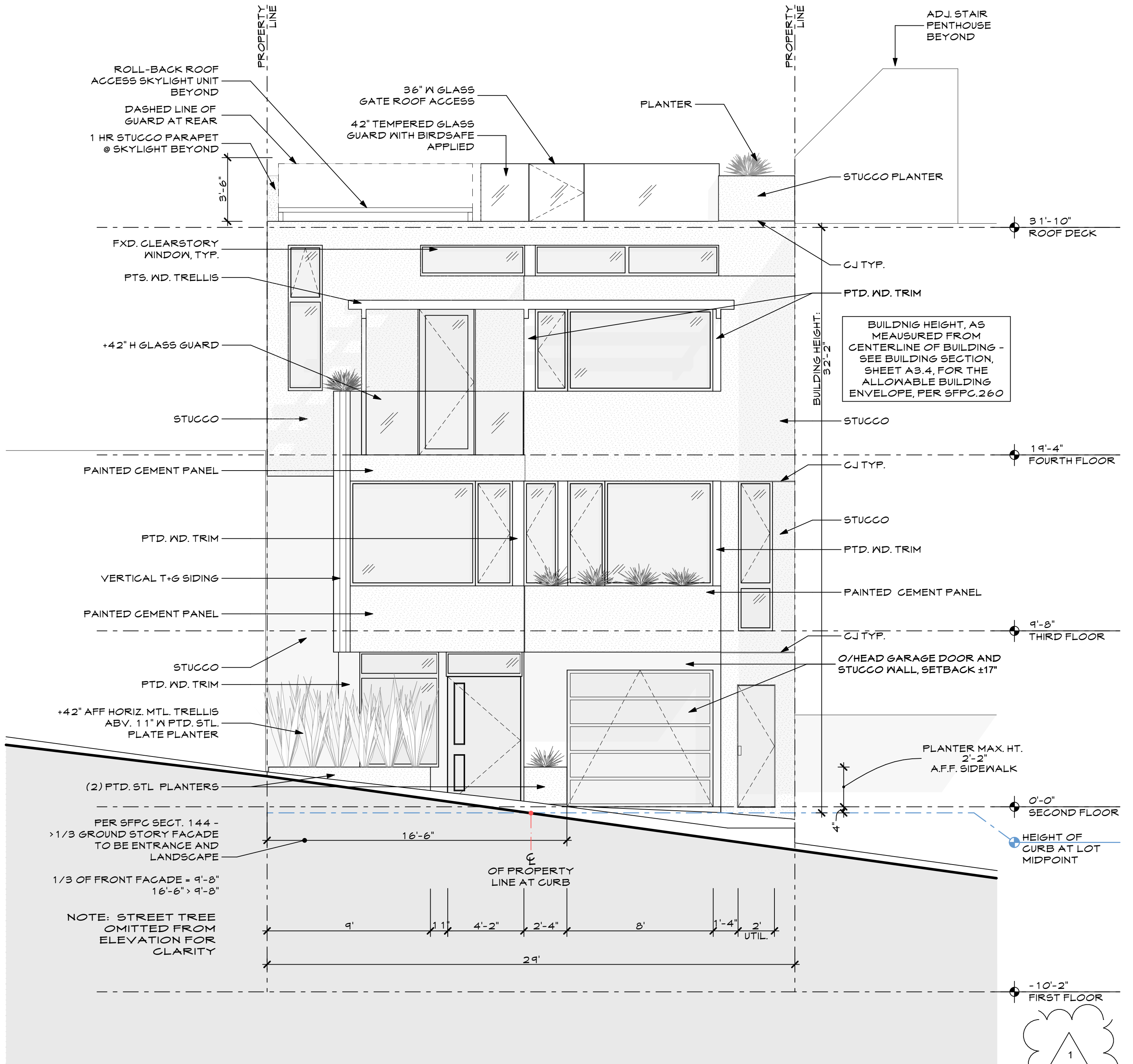
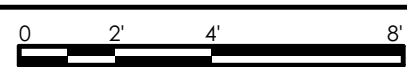
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Drawn	CA
Job	1802
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OF	Sheets



2 EXISTING EAST ELEVATION

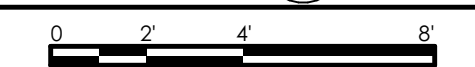
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NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED EAST ELEVATION

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

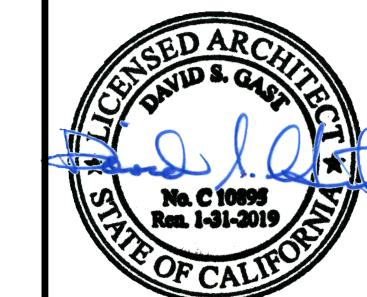


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NORTH
ELEVATIONS

ISSUE	DATE	REV
SITE PERMIT REV. 1	4/11/19	1
SITE PERMIT	06/24/2019	

Date 4/11/2019

Scale AS SHOWN

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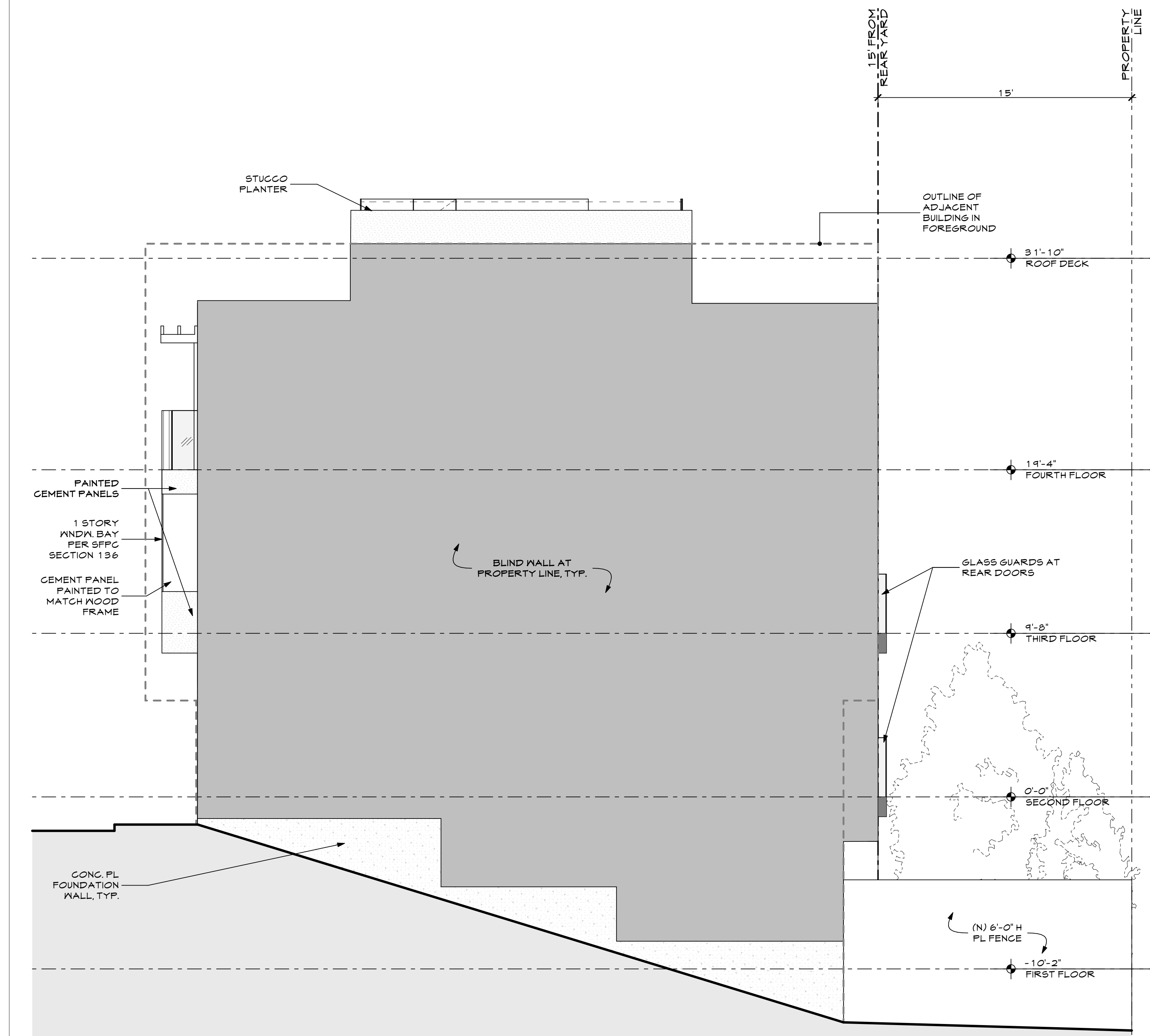
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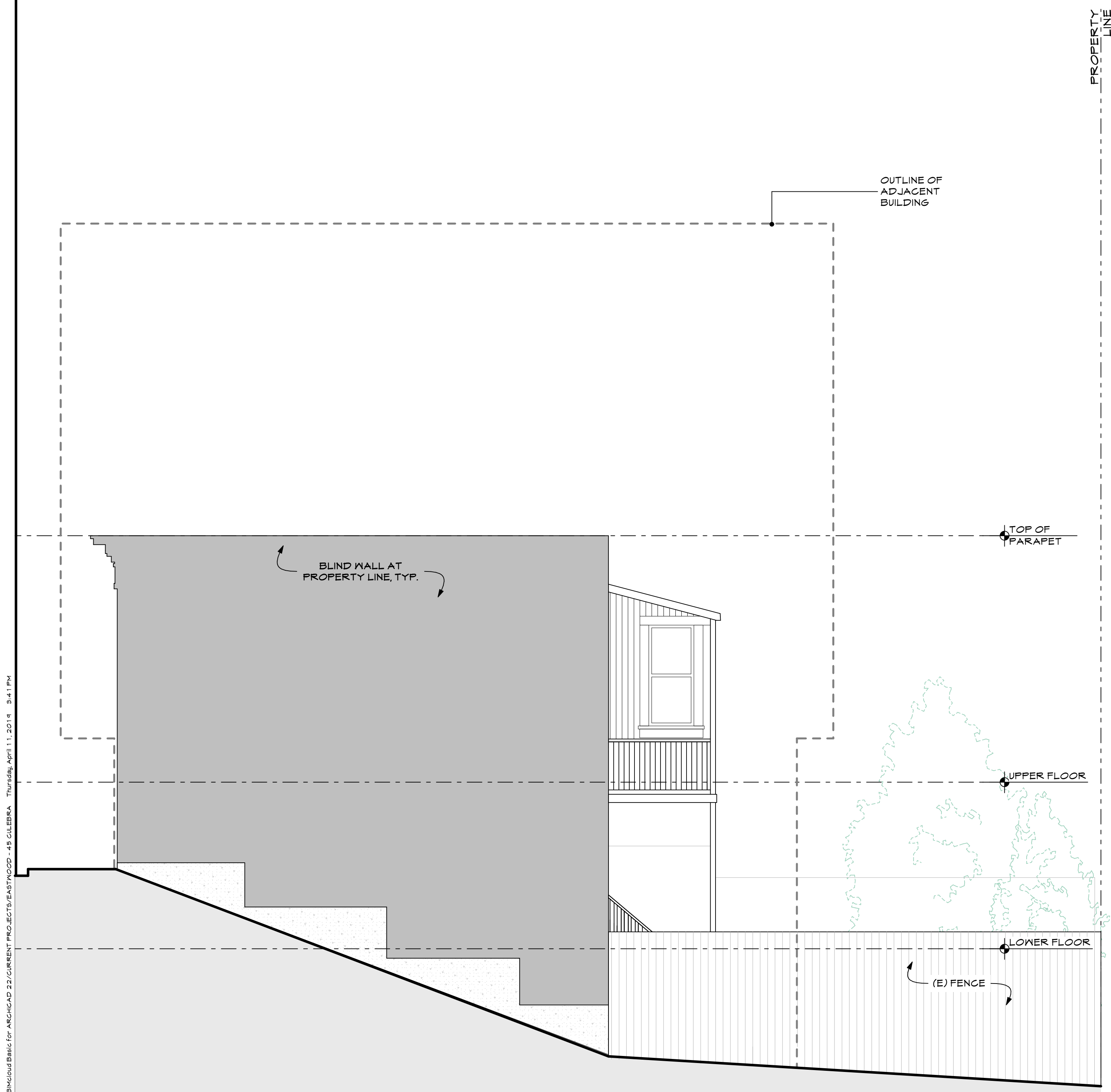
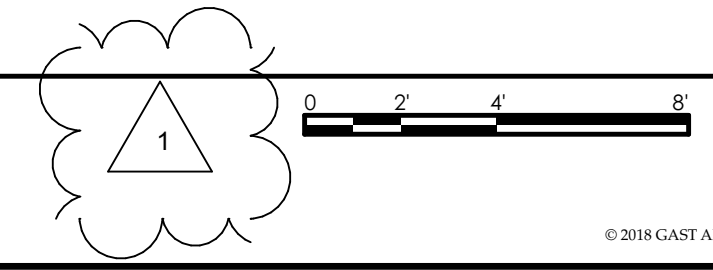
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OF Sheets

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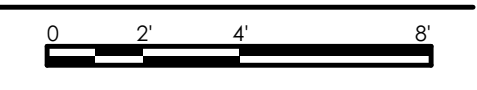


1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.

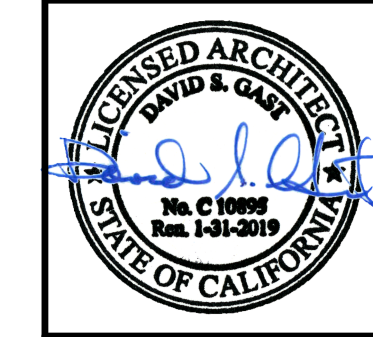


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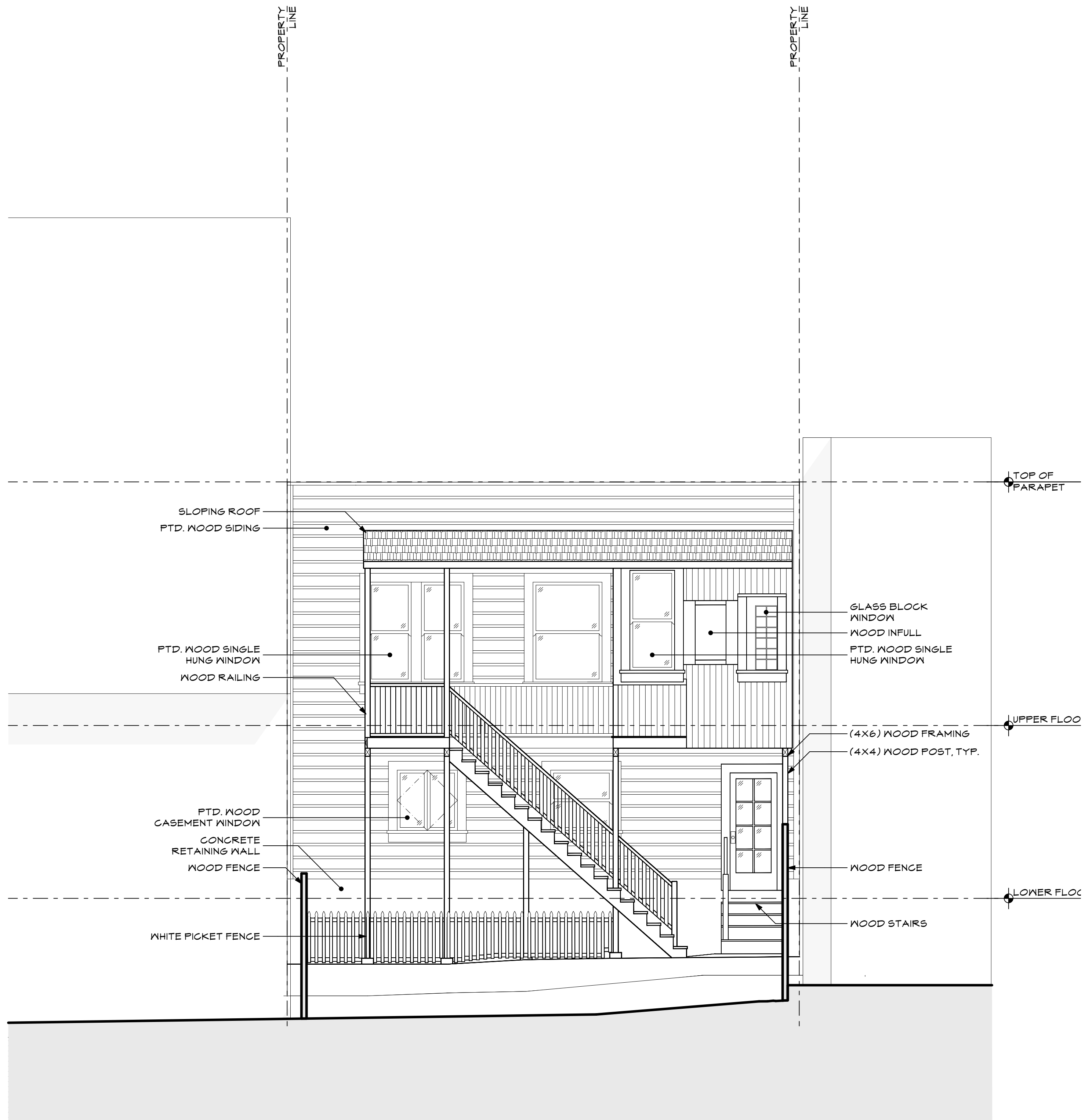


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WEST
ELEVATIONS

ISSUE	DATE	REV
SITE PERMIT	06/29/2010	

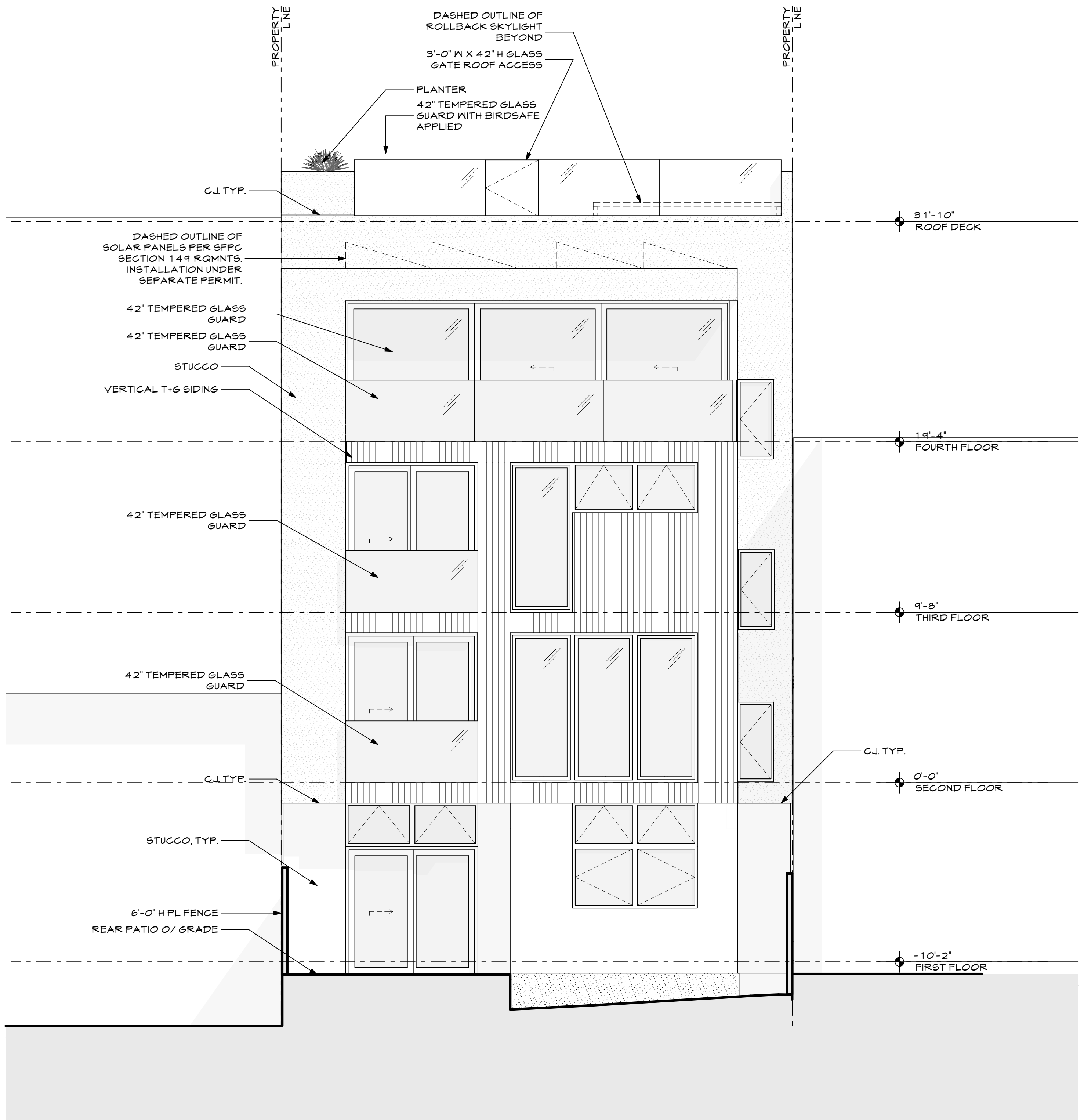
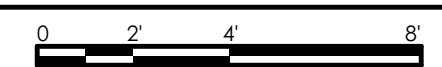
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Job	1802
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OF	Sheets



2 EXISTING WEST ELEVATION

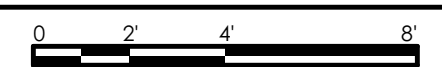
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NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED WEST ELEVATION

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

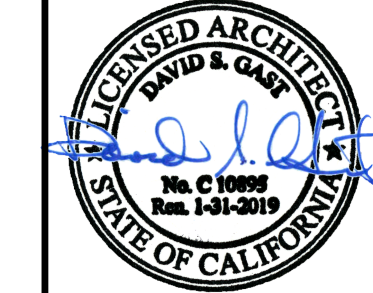


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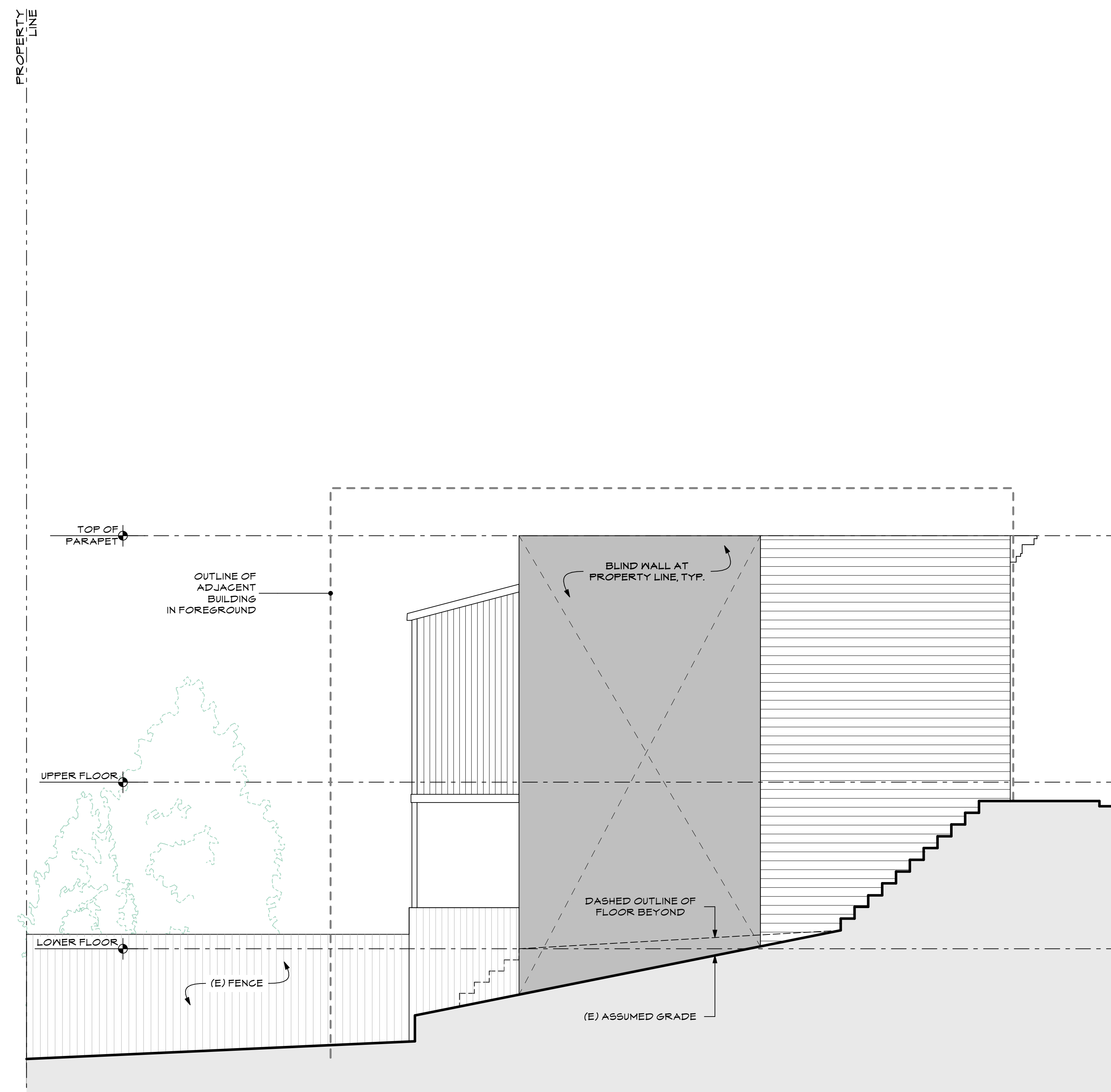


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SOUTH
ELEVATIONS

ISSUE	DATE	REV
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SITE PERMIT	06/24/2019	

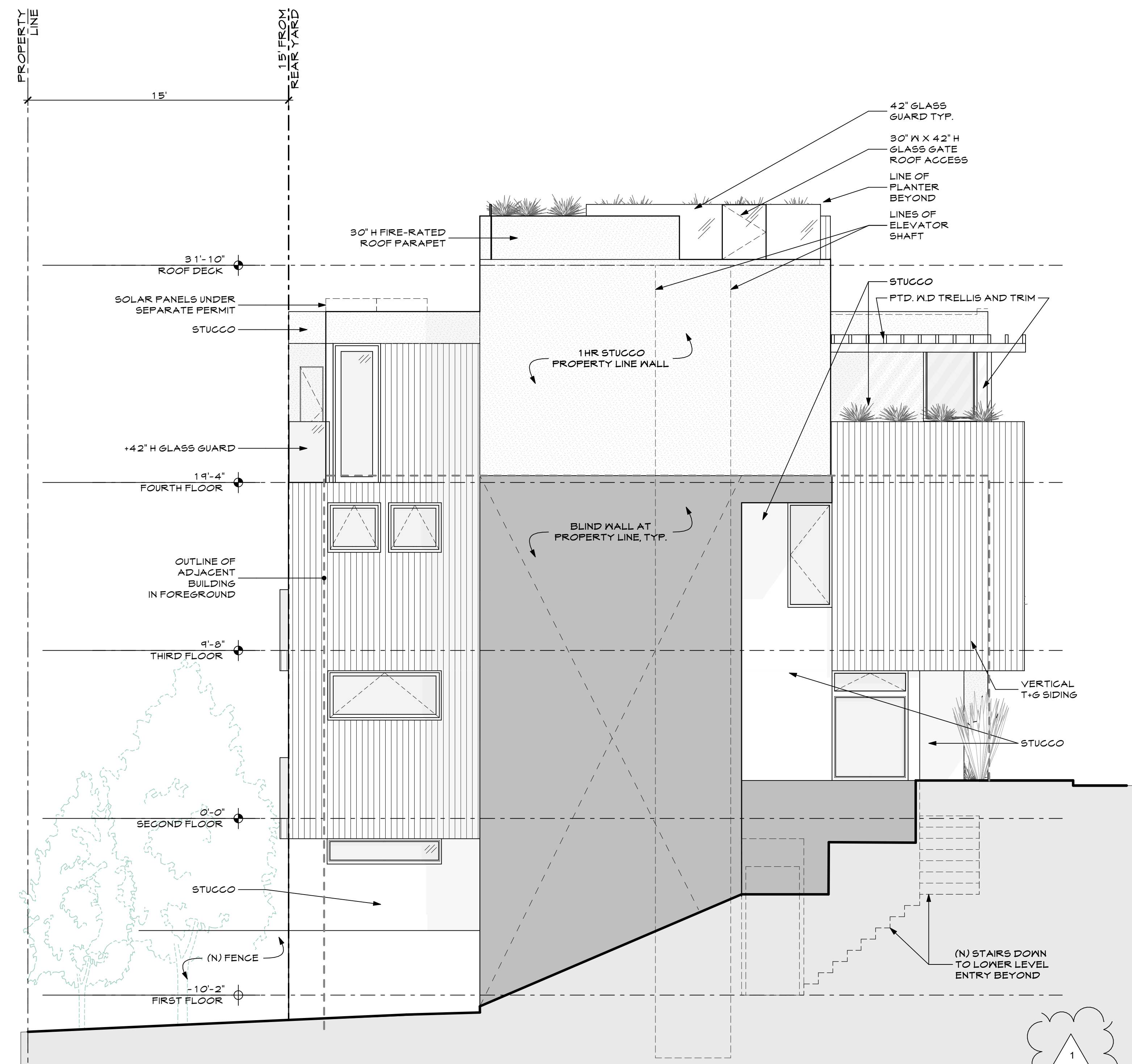
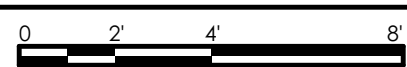
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Job	1802
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Of	Sheets



2 EXISTING SOUTH ELEVATION

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

NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED SOUTH ELEVATION

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

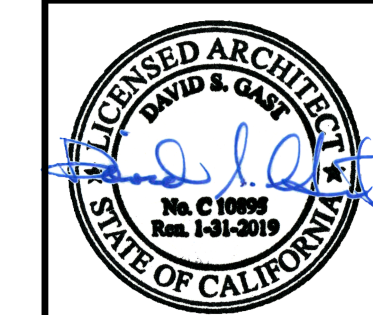


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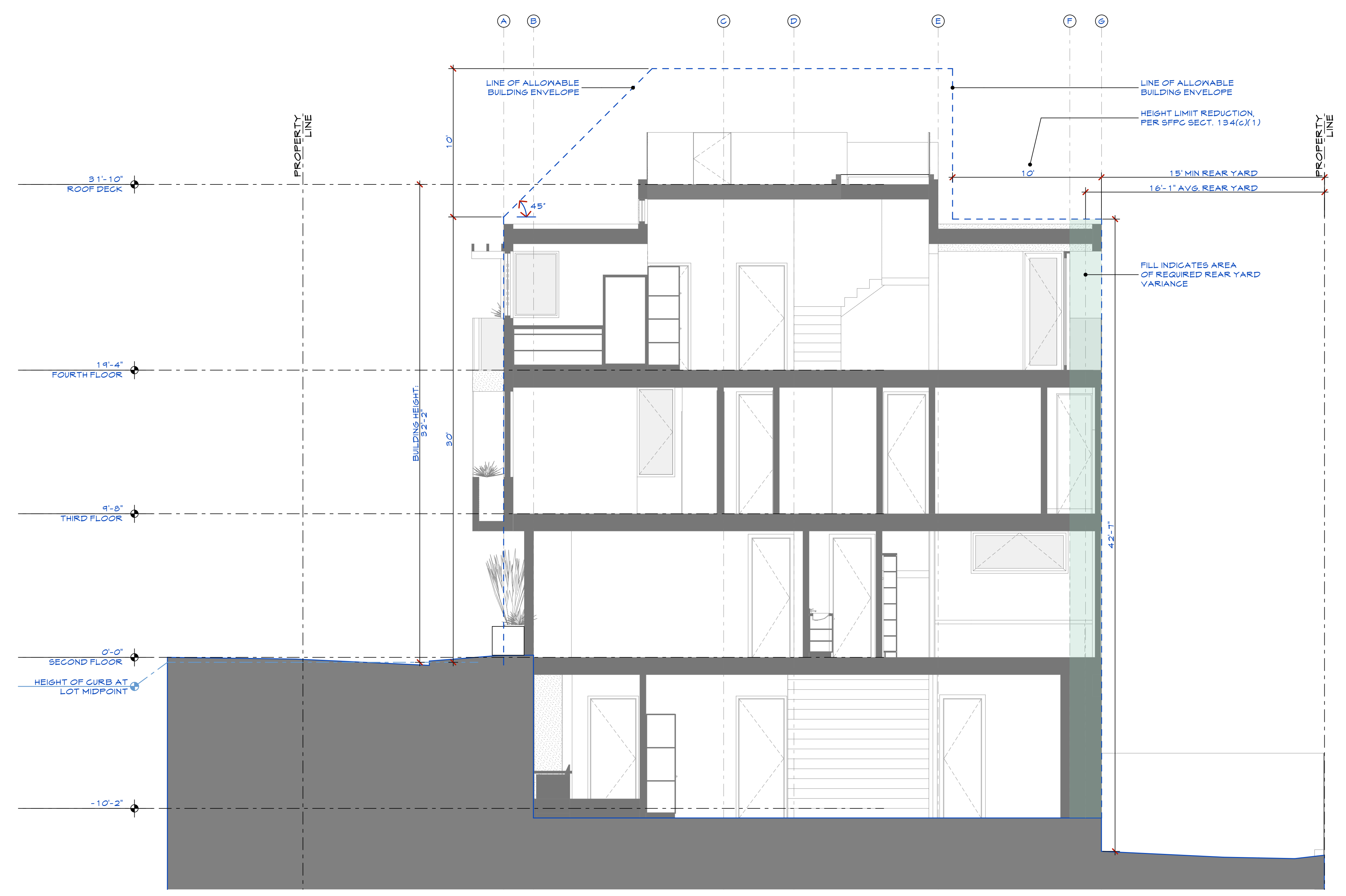


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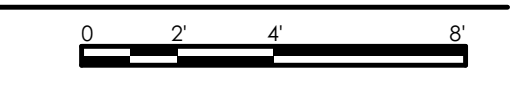
SECTIONS

ISSUE	DATE	REV.
SITE PERMIT	06/25/2010	

Date	4/11/2019
Scale	AS SHOWN
Drawn	CA
Job	1802
Sheet	A3.4
Of	Sheets



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



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EXHIBIT C:

ENVIRONMENTAL DETERMINATION



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
45 CULEBRA TER		0500025
Case No.		Permit No.
2018-009534ENV		201807033669
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. DEMOLISH A 2 STORY, TYPE 5 BUILDING W/ ONE DWELLING UNIT. TO ERECT A 4 STORY, TYPE 5 BUILDING W/ TWO FAMILY DWELLING UNITS. The project proposes to add off-street parking, none is currently provided. The project requires a rear-yard variance for development into the required 25% rear yard area and a conditional use authorization for demolition of an existing residential building.</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 checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; 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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" 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 checked="" type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Laura Lynch</p> <p>Archeo review complete 9/10/2018-- no effect</p> <p>Geotechnical Report on file 9/2/2018 H. Allen Gruen</p>	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): Reclassify to Category C as per PTR form signed on 10/22/18 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Michelle A Taylor	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Michelle A Taylor 10/22/2018
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be 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)
45 CULEBRA TER		0500/025
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009534PRJ	201807033669	
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:	
<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	10/12/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Michelle Taylor	45 Culebra Terrace	
Block/Lot:	Cross Streets:	
0500/025	Chestnut Street and Lombard Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-009534ENV

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

DATE OF PLANS UNDER REVIEW:	07/02/2018
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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:	
<p>Historic Resource Evaluation prepared by William Kostura (dated October 2017). Proposed project: Demolish existing 2-story single-family residence. Construct new 4-story, 2-family residence with roof deck. The project proposes to add off-street parking, not is currently provided. The project requires a rear-yard variance for development into the required 25% rear-yard area and a conditional use authorization for demolition of an existing residential building.</p>	

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

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

PRESERVATION TEAM COMMENTS:

According to Planning Department records and the Historic Resource Evaluation prepared by William Kostura, 45 Culebra Terrace is a single-family residence located on a private cul-de-sac in the Russian Hill neighborhood. The subject building is located on a sloped lot and presents as a single-story building at the street and a two-story building at the rear. Local builder and carpenter Lorenzo (Lawrence) Del Caro constructed 45 Culebra Terrace in 1912 in a restrained Classical Revival style. The building features a flat roof and is clad in horizontal wood siding above a simple cornice belt and a scored stucco water table. The building's Classical Revival design is expressed through simple ornamental features such as a projecting cornice, dentil frieze and end brackets. Additionally, it is a symmetrical building with a central entrance sequence that features narrow recessed wood stairs, wood paneled entryway, a wood door with glazing and a transom window. Fenestration on this primary (east) elevation is limited to openings that flank the entryway and feature aluminum slider windows with original wood trim and sills. The building has no front setback and only a narrow side setback at the south elevation. According to the permit history and a visual inspection of the building, the subject building has undergone some alterations including erection of a cement wall in the rear yard (1920), installation of drains for run-off (1994), selective repairs of exterior walls and stairs to address deferred maintenance (1994), foundation and seismic upgrades (1995), re-roofing (2009), repair of rear stairs (2011), and installation of aluminum-frame windows (date unknown).

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). According to the information provided, the subject property is not associated with events found to be sufficiently important to be significant under Criterion 1. No person associated with the building is significant to history and therefore the property does not appear significant under Criterion 2. Architecturally, the building features a simple design. Additionally, the building is not associated with a master architect or builder. Therefore, the subject property 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

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2018.10.22 12:13:19 -07'00'	

**45 Culebra Terrace, San Francisco
Preservation Team Review Form, Comments**

(continued)

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 a potential historic district. The building stock on Culebra Terrace includes one-to four-story residential buildings in a range of styles constructed primarily in the 1910's and 1920's with additional infill construction up to 1977. 45 Culebra and the neighboring building stock do not possess sufficient architectural, historical significance or cohesion to identify as a historic district.

**HISTORICAL EVALUATION of
45 CULEBRA TERRACE, SAN FRANCISCO**

According to California Register Criteria



*View looking west, showing 45 Culebra Terrace
Photograph supplied by the owner (taken when trees were smaller)*

by

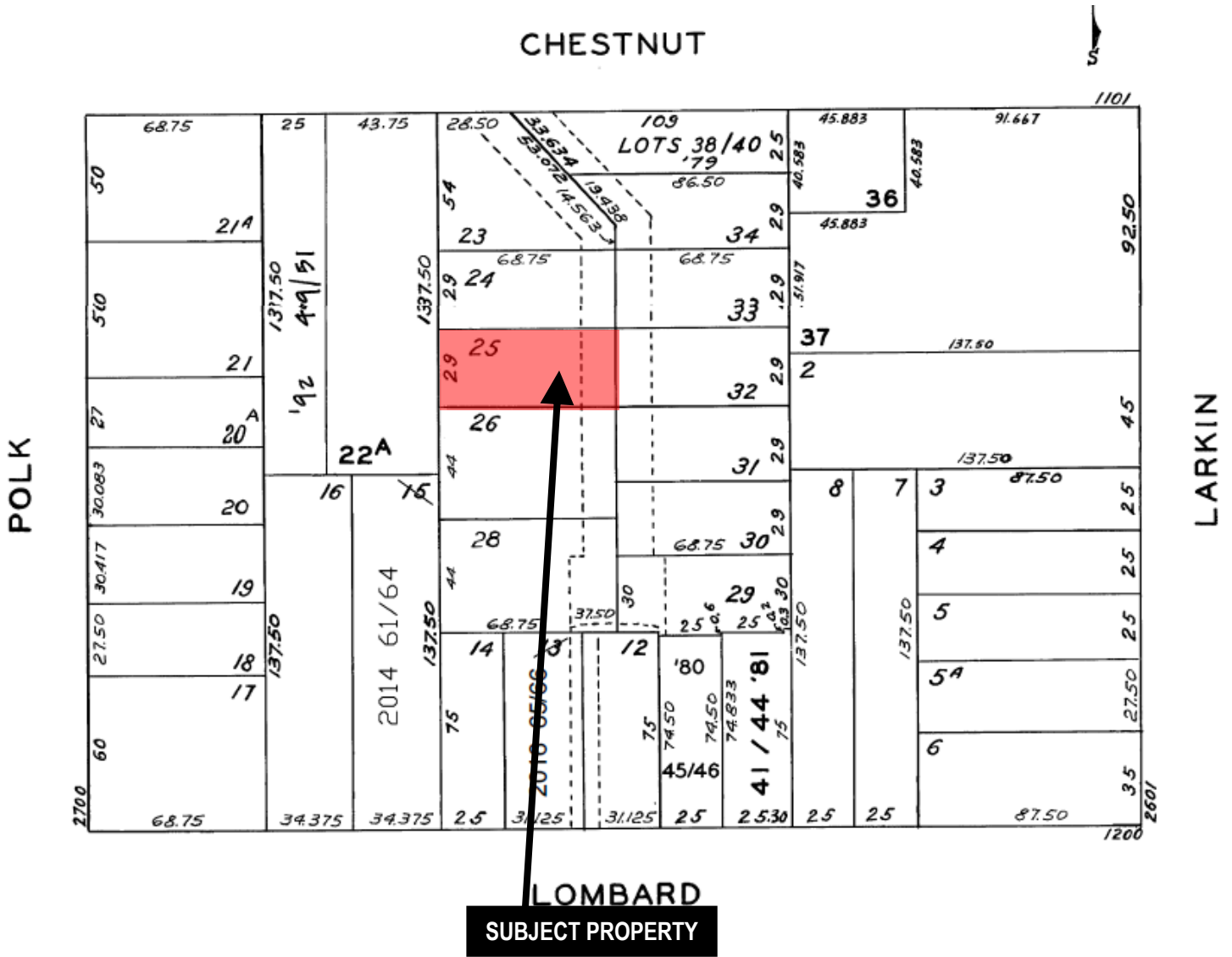
William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

October 2017

EXHIBIT D:

MAPS AND CONTEXT PHOTOS

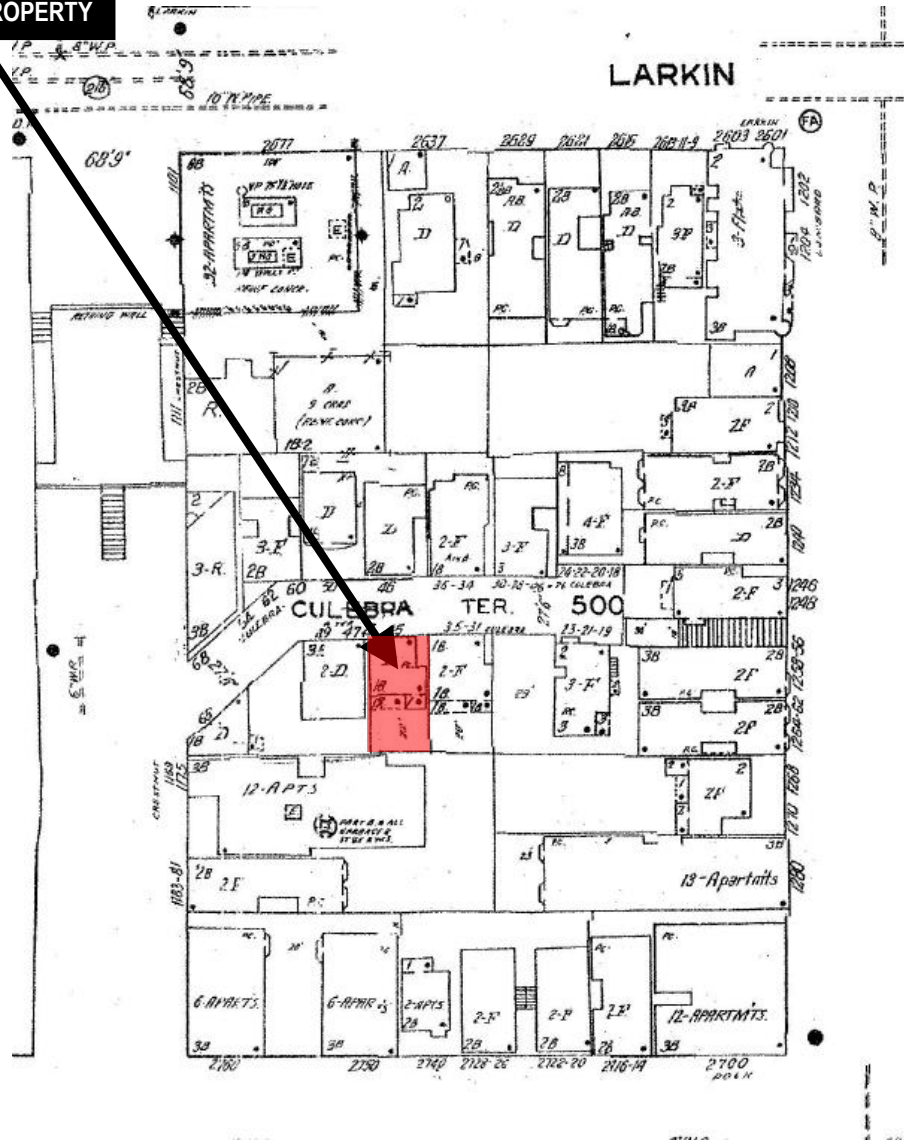
Parcel Map



Conditional Use Authorization
 Demolition + New Construction
 Case Number 2018-009534CUA
 45 Culebra Terrace

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Authorization
Demolition + New Construction
Case Number 2018-009534CUA
45 Culebra Terrace

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Demolition + New Construction
Case Number 2018-009534CUA
45 Culebra Terrace

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Authorization
Demolition + New Construction
Case Number 2018-009534CUA
45 Culebra Terrace

Aerial Photo – View 3



SUBJECT PROPERTY



Conditional Use Authorization
Demolition + New Construction
Case Number 2018-009534CUA
45 Culebra Terrace

Site Photo– View 1

Market Street

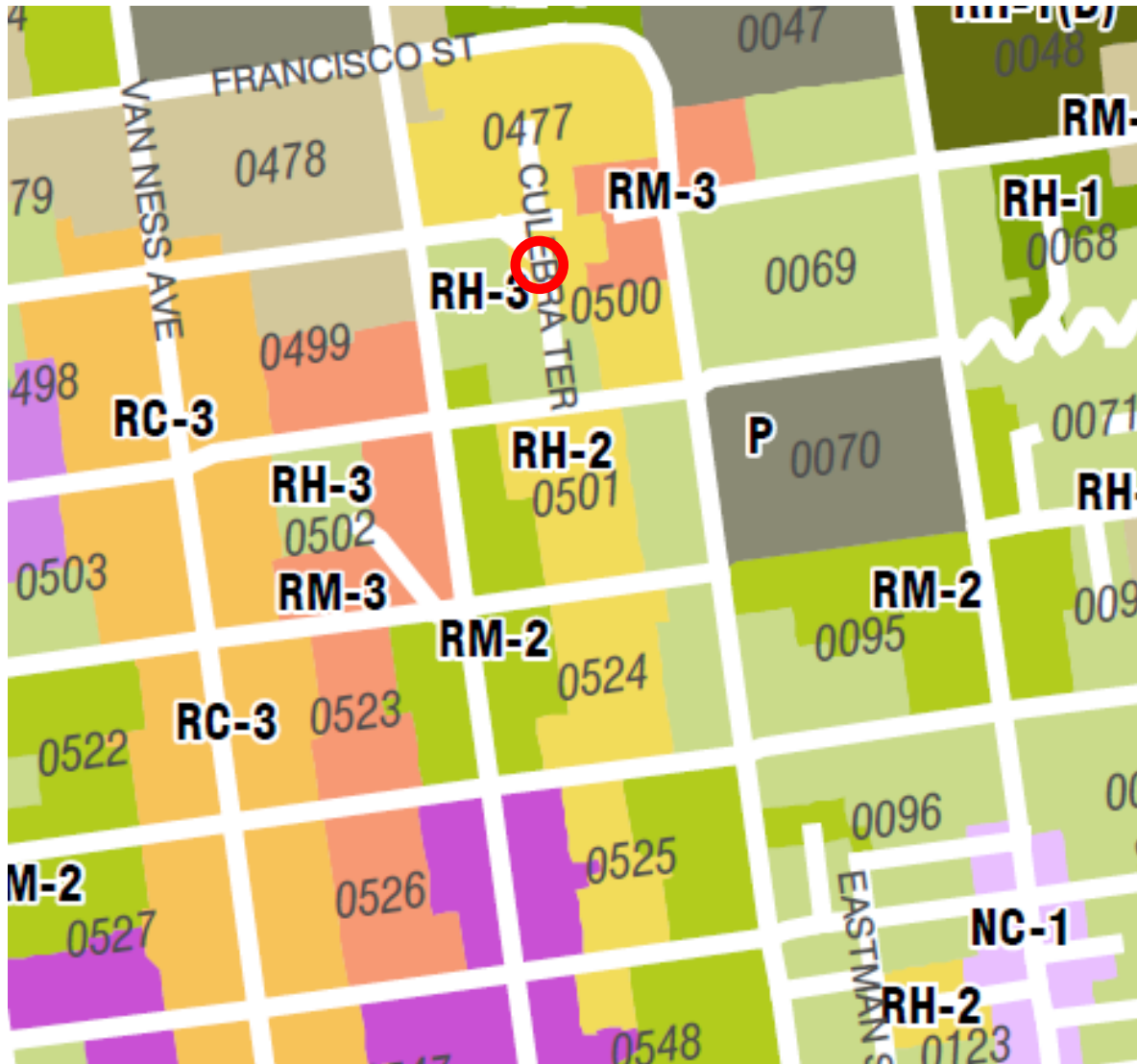


SUBJECT PROPERTY



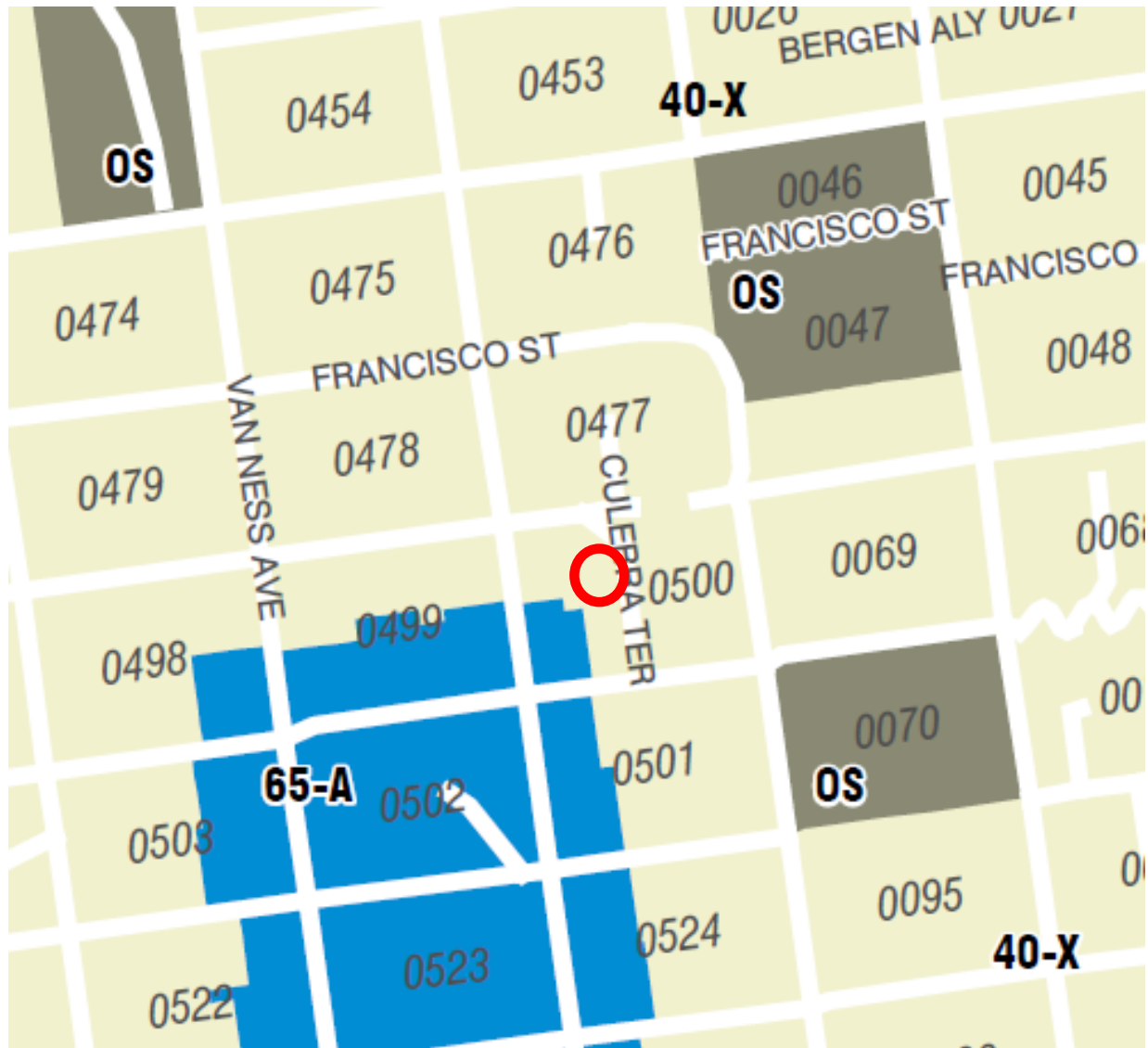
Conditional Use Authorization
Demolition + New Construction
Case Number 2018-009534CUA
45 Culebra Terrace

Zoning Map



Conditional Use Authorization
Demolition + New Construction
Case Number 2018-009534CUA
45 Culpebra Terrace

Height and Bulk Map



Conditional Use Authorization
Demolition + New Construction
Case Number 2018-009534CUA
45 Culebra Terrace