



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Hearing Date: January 9, 2020

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Record No.: 2019-012131CUA
Project Address: 1099 DOLORES ST
Zoning: RH-3 (Residential-House, Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3648/019
Project Sponsor: Geoff Gibson
WINDERGIBSON Architects
1898 Mission Street
San Francisco, CA 94103
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is the demolition an existing single-family dwelling and the construct a 3-dwelling unit, four-story, 39-foot 5-inches tall, 5,801 gross square foot residential building. The project includes the addition of one vehicle parking space within the existing single car detached garage and the relocation of the curb cut from 24th Street to Quane Street. The project also includes the construction of three utility sheds that will hold 4 Class One Bicycle parking spaces. Unit One is approximately 1538 square feet with 3 bedrooms and has direct access to the rear yard (463 square feet of private usable open space). Unit Two is approximately 1138 square feet with 2 bedrooms and a second-floor terrace (164 square feet of private usable open space). Unit Three is approximately 1531 square feet with 3 bedrooms and has direct access to the rear yard (2660 square feet of private usable open space). The Project requires Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 for the demolition of a dwelling Unit in the RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 317 and 303 to allow a demolition of an existing dwelling unit and the construction of a four-story, 39-foot 5-inch tall, mixed use building with 3 dwelling units within the RH-3 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment** The Department has not received correspondence regarding the project. The applicant performed the required Pre-application meeting prior to the submittal. The applicant has

since reached back out to the interested parties from the Pre-application meeting, as well as the Noe Neighborhood Council.

- **Existing Tenant, Eviction History, & Rent Stabilization, Demolition:** The existing unit is vacant. The existing dwelling unit is not subject to rent stabilization (rent control). There is no known evidence of any evictions on the property. See Exhibit G for Eviction History documentation. The existing structure is not a historic resource under CEQA.
- **Architecture and Design.** The Planning Department's Urban Design Team (UDAT) reviewed the Project and supported the site design, open space, and massing, including the open space location at the first level of the residential use. UDAT also supported the design of the commercial street frontage with the suggestion that the interior programming be organized to support positive sidewalk activity. UDAT supported the proposed architecture as shown on the attached plans.

ENVIRONMENTAL REVIEW

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

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 results in a removal of a dwelling unit, the Project maximizes density by providing two net new family sized dwelling unit, which is a goal for the City's. 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 – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Eviction History Documentation
Exhibit G – Dwelling Unit Demolition Application
Exhibit H – Project Sponsor Project Narrative for Commissioners



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 9, 2020

Record No.: 2019-012131CUA
Project Address: 1099 DOLORES STREET
Zoning: RH-3 (Residential-House, Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3648/019
Project Sponsor: Geoff Gibson
WINDERGIBSON Architects
1898 Mission Street
San Francisco, CA 94103
Property Owner: 1099 DOLORES STREET LP
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 317 AND 303 OF THE PLANNING CODE TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 3 DWELLING UNIT, FOUR-STORY, 39-FOOT 5-INCHES TALL, 5,801 GROSS SQUARE FOOT RESIDENTIAL BUILDING WITH THE ADDITION OF 1 VEHICLE PARKING SPACE WITHIN THE EXISTING DETACHED GARAGE WITHIN A RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULKDISTRICT.

PREAMBLE

On June 4, 2019, Geoff Gibson of WINDERGIBSON Architects (hereinafter "Project Sponsor") filed Application No. **2019-012131CUA** (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 317 (for a residential demolition), and 303 of the Planning Code to allow the demolition of an existing single-family dwelling and the construction of a 3 dwelling unit, four-story, 39-foot 5-inches tall, 5,801 gross square foot residential building with the addition of 1 vehicle parking space within the existing detached garage (hereinafter "Project") at 1099 Dolores Street, Block 3648 Lot 019 (hereinafter "Project Site").

This Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption and General Rule Exclusion, Section 15061(b)(3).

On January 9, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. **2019-012131CUA**.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-012131CUA 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 as requested in Application No. 2019-012131CUA, 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 proposal is the demolition an existing single-family dwelling and the construct a 3-dwelling unit, four-story, 39-foot 5-inches tall, 5,801 gross square foot residential building. The project includes the addition of one vehicle parking space within the existing single car detached garage and the relocation of the curb cut from 24th Street to Quane Street. The project also includes the construction of three utility sheds that will hold 4 Class One Bicycle parking spaces. Unit One is approximately 1538 square feet with 3 bedrooms and has direct access to the rear yard (463 square feet of private usable open space). Unit Two is approximately 1138 square feet with 2 bedrooms and a second-floor terrace (164 square feet of private usable open space). Unit Three is approximately 1531 square feet with 3 bedrooms and has direct access to the rear yard (2660 square feet of private usable open space). The Project requires Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 for the demolition of a dwelling Unit in the RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.
3. **Site Description and Present Use.** The project site is located on the west corner of Dolores between 23th and 24th Streets; Lot 019 in Assessor’s Block 3648 and is located within the RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District designation. The approximately 2,937.5 square foot site has 25 feet of frontage along Dolores Street and a depth of 117.50 feet of frontage along 24th Street. On site is an existing approximately 2,124 gross floor area two-story single-family dwelling and a detached single car garage with access along 24th Street.
4. **Surrounding Properties and Neighborhood.** The project site is located within an RH-3 (Residential, House – Three-Family) District, which is characterized by a mixture of dwelling types including one, two, and three-family homes. The predominant form is large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Limited commercial nonconforming uses are more common in these areas than in less intensive

residential districts. Shopping facilities and transit lines are found within a short distance of this neighborhood. These include the Valencia Street Neighborhood Commercial Transit District located two blocks east, and the 24th Street – Noe Valley Neighborhood Commercial District located four blocks north of the project site. Excluding the project site and other lots that front Dolores Street, the subject block is also zoned RH-2 and NC-1 that is primarily developed with one and two-family houses, and a small neighborhood grocery store (d.b.a. Modern Market) located at 26th and Church Streets.

5. **Public Outreach and Comments.** The Department has not received correspondence regarding the project. The applicant performed the required Pre-application meeting prior to the submittal. The applicant has since reached back out to the interested parties from the Pre-application meeting, as well as the Noe Neighborhood Council.
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. **Permitted Uses in the RH-2 Zoning District.** Planning Code Section 209.1 states that residential uses are permitted as of right within the RH-3 Zoning District.

The Project proposes to construct a new 3-unit residential building within the RH-3 Zoning District; including residential units compliant with Planning Code Section 209.1.

- B. **Dwelling unit Density.** Planning Code Section 209.1 principally permits up to three units per lot and up to one unit per 1,000 square feet of lot area with a Conditional Use within the RH-3 Zoning District.

The proposal includes 3-units on a 2,937.5 square foot lot, thus a maximum of 3 dwelling units are permitted.

- C. **Rear Yard.** Planning Code Section 209.1 and 134 states that projects in the RH-3 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 117 feet 6 inches, with a required rear yard average setback of approximately 51 feet 1 inches, per Planning Code Section 134(e). The Project proposes to maintain the existing rear yard of 51 feet 1 inches with the permitted obstructions within Planning Code 136; therefore, the Project complies.

- D. **Open Space.** Planning Code Section 135 requires a minimum of 100 square feet of Usable Open Space per unit if such space is private, and each square foot of private open space may be substituted with 1.33 square foot of common open space. Planning Code Section 135(g)(1) states that any space credited as common usable open space shall be at least 15 feet in every

horizontal dimension and shall have a minimum area of 300 square feet. The obstructions listed in Planning Code Section 136 for usable open space are permitted in the open space.

Unit One has private access to the rear yard with more than 463 square feet of usable open space. Unit Two and Three has access to a private deck located directly and immediately accessible from the residential unit; therefore, the Project complies.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room with a minimum floor area of 120 square feet face directly onto a public street or alley at least 20 feet in width, a side yard at least 25 feet in width, an unobstructed open area at least 25 in every horizontal dimension, or a Code complying rear yard.

Both proposed units face onto either Dolores or 24th Streets, satisfying the dwelling unit exposure requirements of Planning Code Section 140.

F. **Off-Street Parking.**

1. **Off-Street Parking, Residential.** Per Planning Code Section 151(b), no off-street parking is required.

Per Planning Code Section 152, the Project does not require off-street parking spaces. The project proposed one additional off-street parking space.

G. **Bicycle Parking.**

1. **Bicycle Parking, Residential.** Planning Code Section 155.2 requires the construction of a new building to provide one Class 1 bicycle space parking per dwelling unit that is easily accessible to residents and not otherwise used for automobile parking or other purposes.

The Project proposes 4 Class 1 spaces at the street level of the building.

- H. **Planning Code Section** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District. The proposal measures 30 feet 10 inches to the top of the roof and therefore complies.

The proposal measures 30 feet 5 inches to the midpoint of sloping roof and therefore complies.

- I. **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 8 below, "Additional Findings Pursuant to section 317 – Residential Demolition."

- J. **Residential Child Care Impact Fee.** Pursuant to Section 414, a Residential Child Care Impact in-lieu fee shall be assessed for all residential development projects. The proposed project is subject to the Residential Child Care Impact Fee for 10 Units and above. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

The Project is subject to the Residential Child Care Impact Fee which shall be paid prior to the issuance of the building permit.

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

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

The use and size of the proposed Project is compatible with the immediate neighborhood. While the Project proposes demolition of existing housing, the replacement building is proposed within the buildable area of the lot and is also designed to be in keeping with the existing development pattern and the neighborhood character. The proposal results in a net gain of two additional units at the project site, additional bedrooms, and improved interior layouts.

- 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 site is on a corner lot, which is common in the neighborhood, consistent with the block face, and compatible with the mixed residential neighborhood character. The proposed building is designed to take advantage of this prominent corner location. The height and bulk of the Project

proposes a building scale that is compatible with the scale and width of Dolores Street. The residential units above are of a scale that is consistent with applicable land use controls, and compatible with the surrounding neighborhood. The articulated facades proposed for the building will provide visual relief to break up the building's mass. The Project will provide an incremental addition of needed housing units in an established multi-family 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 additional off-street parking space to the existing detached garage. This is within the principally permitted amount, while the proposed use would not generate significant vehicular traffic. The proposal includes the relocation of the curb cut from 24th Street to Quane Street; thus, relieving traffic on 24th Street and providing an additional public parking space.

- (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 within the front setback and along 24th Street while preserving the existing street tree to enhance the pedestrian experience along Dolores Street.

- 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.

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

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

Project meets criterion.

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

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

Project meets criterion.

The subject property was purchased in February of 2018. The property has been maintained in a decent, safe, and sanitary condition.

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

Criterion not applicable.

The Planning Department reviewed the Historic Resource Assessment submitted 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;

Criterion not applicable.

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

Criterion not applicable.

The existing single-family residence and not subject to rent control. There are no restrictions on whether the constructed units will be rental or ownership.

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

Criterion not applicable.

The subject property is a single-family residence with commercial space and not subject to rent control.

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

Project meets criterion.

Although the Project proposes demolition of the two-bedroom single-family dwelling, there will be a net gain of two units to maximize the density allowed for the property. The replacement structure proposed will include three family-sized units; two 3-bedroom unit and one 2-bedroom unit.

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

Project meets criterion.

The Project would improve cultural and economic diversity by increasing the number of bedrooms. The Planning Department determined that the replacement building is of appropriate scale and development pattern to conserve the established neighborhood character.

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

Project meets criterion.

The Project does not protect the relative affordability of existing housing, as the Project proposes demolition of the existing building. However, it should be taken into consideration that the proposed structure offers a variety of unit sizes and net gain of one dwelling unit, adding to the City's housing stock.

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

Criterion not applicable.

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

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

Project meets criterion.

The Project proposes in-fill housing with a total of three dwelling units with which is consistent with the varying neighborhood density.

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

Project meets criterion.

The Project proposes an opportunity for family-sized housing. Two 3-bedroom unit and one 2-bedroom unit are proposed within the new three-unit building.

- M. Whether the project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

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

Project meets criterion.

The Planning Department determined that the replacement building is in keeping with the overall scale, massing and design of the immediately surrounding development.

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

Project meets criterion.

The Project proposes an increase of two additional units with a total of six bedrooms more than the existing building.

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

Project meets criterion.

The Project proposes a total of eight bedrooms between the three dwelling units – six bedrooms more than the existing building.

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

Project meets criterion.

The Project proposes three dwelling units, maximizing the density on the subject lot located within an RH-3 Zoning district that is 2,937.5 square feet in size.

- 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.

Project meets criterion.

The Project proposes replacing the existing unit with three new dwelling units of a larger size. The proposal results in three family-sized units.

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

HOUSINGELEMENT

Objectives and Policies

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.

This Project will create two three-bedroom units and one two-bedroom family-sized unit.

Policy 4.6:

Encourage an equitable distribution of growth according to infrastructure and site capacity.

The Project is located in a mixed-use corridor well-served by transit and small-scale neighborhood-serving retail.

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.

This new construction project will conform to the scale and character of the district, respecting the neighborhood character in design and use.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential 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 three dwelling units. Two of the proposed units will provide three bedrooms, while the other would provide two bedrooms. 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.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.3:

Promote effort to achieve high quality design for building to be constructed at prominent locations.

As an "anchor" corner property, the Project provides articulated street façades, which respond to the form, scale and material palette of surrounding buildings, while also providing a new contemporary architectural vocabulary.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

The Project will create private open space areas in a new residential development through private decks and access to the rear yard. The Project will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

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

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

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.

The existing dwelling unit is not subject to rent stabilization. The Project will provide two net new dwelling units, thus resulting in an increase in the neighborhood housing stock. The Project is simple in design and relates to the scale and form of the surrounding neighborhood by providing relationships to the other buildings. For these reasons, the proposed 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 two 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 proposed project is an area well served by public transportation, including MUNI's M Line along 24th Street. The relocation of the curb cut will relieve a burden on 24th Street and add an additional public parking space.

- 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 not affect the City's parks or open space or their access to sunlight and vistas.

14. 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.
15. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2019-012131CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 12, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 9, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 9, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a removal of a residential unit to construct a new three-family dwelling located at 1099 Dolores Street, block 3648 and lot 019, pursuant to Planning Code Section(s) 317 and 303 within the RH-3 District and a 40-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on XXXXXX 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 XXXXXX under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

PARKING AND TRAFFIC

8. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **four Class 1** bicycle parking spaces. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

PROVISIONS

9. **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

10. **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

11. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

12. **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

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

TITLE PAGE - DRAWING INDEX				
SHEET NUMBER	SHEET NAME	SITE PERMIT #	PLAN CHECK / PRICING SET	BID SET XXXXX
A 0.00	COVER SHEET, GENERAL NOTES	*		
A 0.01	GENERAL NOTES	*		
A 0.06	EXCAVATION CALCULATIONS	*		
A 0.50	AREA DIAGRAMS	*		
A 0.51	ROOF MIDPOINT DIAGRAM	*		
A 0.60	GS1 GREEN BUILDING FORM	*		
A 1.00	EXISTING SITE PLAN	*		
A 1.01	EXISTING FLOOR PLANS	*		
A 1.10	EXISTING FRONT (WEST) ELEVATION	*		
A 1.11	EXISTING REAR (EAST) ELEVATION	*		
A 1.12	EXISTING SIDE (NORTH) ELEVATION	*		
A 1.13	EXISTING SIDE (SOUTH) ELEVATION	*		
A 1.14	EXISTING SECTION	*		
A 1.15	EXISTING GARAGE	*		
A 2.00	PROPOSED SITE PLAN	*		
A 2.01	PROPOSED FLOOR PLANS	*		
A 2.02	PROPOSED FLOOR PLANS	*		
A 3.00	PROPOSED FRONT (WEST) ELEVATION	*		
A 3.01	PROPOSED REAR (EAST) ELEVATION	*		
A 3.02	PROPOSED SIDE (NORTH) ELEVATION	*		
A 3.03	PROPOSED SIDE (SOUTH) ELEVATION	*		
A 3.50	PROPOSED LONGITUDINAL SECTION	*		
A 3.51	PROPOSED TRANSVERSE SECTION	*		
A 3.60	PROPOSED GARAGE	*		
A 5.00	TYPICAL WALL TYPES	*		
A 9.00	PROPOSED AXONS	*		
A 9.01	PERSPECTIVE	*		
A 9.03	EXTERIOR MATERIALS	*		
L 2.00	PROPOSED LANDSCAPE PLAN	*		
L 2.01	LANDSCAPE ELEVATIONS	*		

PROJECT DIRECTORY

ARCHITECT
WINDER GIBSON ARCHITECTS
1989 MISSION ST
SAN FRANCISCO, CA 94103

CLIENT
SHADI ABOUKHATER
1099 DOLORES ST.
SAN FRANCISCO, CA 94110

CONTACT:
DANIEL VILLANUEVA
415 318 8634 x 104
VILLANUEVA@ARCHSF.COM

CONTACT:
SHADI ABOUKHATER
415 823 1110
SHADI@SAKDESIGNBUILD.COM

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san francisco, ca 94103



PROJECT DATA

BUILDING DATA	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	--	V-B	V-B
OCCUPANCY TYPE	R-3	R-3	R-3
BUILDING HEIGHT	23'-6"	40'-0"	39'-5"
STORIES/BASEMENTS	2	-	4
NUMBER OF UNITS	1	3	3
FIRE SPRINKLERS	NO	N/A	YES
SEISMIC UPGRADE	NO	N/A	YES
BUILDING DEPTH	55'-7"	56'-7"	56'-7"

PROJECT INFORMATION

DEMOLITION OF AN EXISTING BUILDING. CONSTRUCTION OF A NEW 4-STORY, 3 UNIT RESIDENTIAL HOME.

FLOOR AREAS BY TYPE	EXISTING	CHANGE	PROPOSED
RESIDENTIAL	2124 SF	3271 SF	5395 SF
COMMERCIAL/RETAIL	0 SF	0 SF	0 SF
OFFICE	0 SF	0 SF	0 SF
INDUSTRIAL PDR	0 SF	0 SF	0 SF
PARKING	0 SF	0 SF	0 SF
USABLE OPEN SPACE	0 SF	0 SF	0 SF
PUBLIC OPEN SPACE	0 SF	0 SF	0 SF
HABITABLE	2124 SF	3212 SF	5336 SF
NON-HABITABLE (GARAGE)	400 SF	0 SF	400 SF
GROSS FLOOR AREA	2524 SF	3271 SF	5795 SF

PROJECT DESCRIPTION

ADDRESS: 1099 DOLORES ST, SAN FRANCISCO

BLOCK: 3648

LOT: 019

ZONING: RH-3

INTERSECTION: DOLORES ST AND 24TH ST

HEIGHT/BULK DISTRICT: 40-X

LOT SIZE: 117'-6" X 25'-0"

LOT AREA: 2937.5 SQ. FT.

OCCUPANCY TYPE: R-3

CONSTRUCTION TYPE: V-B

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE

FLOOR AREAS	EXISTING	CHANGE	PROPOSED
DETACHED GARAGE	400 SF	+0 SF	400 SF
FIRST FLOOR	1052 SF	+486 SF	1538 SF
SECOND FLOOR	1072 SF	+210 SF	1282 SF
THIRD FLOOR	-	+1398 SF	1398 SF
FOURTH FLOOR	-	+1177 SF	1177 SF
TOTAL	2524 SF	+3271 SF	5795 SF

BUILDING DEPTH	EXISTING	CHANGE	PROPOSED
	55'-7"	1'	56'-7"

UNIT AREAS	FLOOR AREA	USABLE OPEN SPACE	BEDROOMS	BATHS
UNIT 1	1538 SF	463 SF	3	2
UNIT 2	1138 SF	164 SF	2	2
UNIT 3	2660 SF	139 SF	3	2.5
DETACHED GARAGE	400 SF			

VICINITY MAP



SITE PERMIT RESUBMITTAL

COVER SHEET, GENERAL NOTES

PROJECT NORTH

A 0.00

DATE 12/13/19

SCALE 12" = 1'-0"

DRAWN DV, JD, NW



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

EXCAVATION CALCULATIONS



A 0.06

DATE 12/13/19

SCALE 1/4" = 1'-0"

DRAWN DV, JD, NW

CUT/FILL LEGEND
 CUT FILL

PROPOSED EXCAVATION
 AREA x DEPTH MEASURED FROM LEVEL OF PAD TO EXISTING TOPOGRAPHY = CF / 27 = CY EXCAVATED
 = 7.88 + 1.99 + 16.33 + 22.03
 = 48.23 CUBIC YARDS EXCAVATED

NET CUT/FILL
 = CUT - FILL
 = 48.23 - 17.97
 = 30.26 CY NET CUT

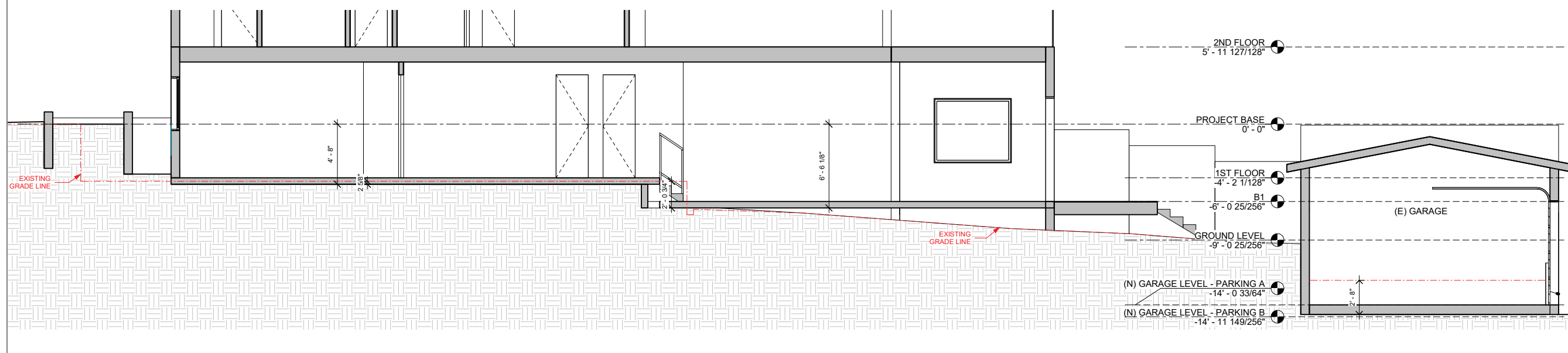
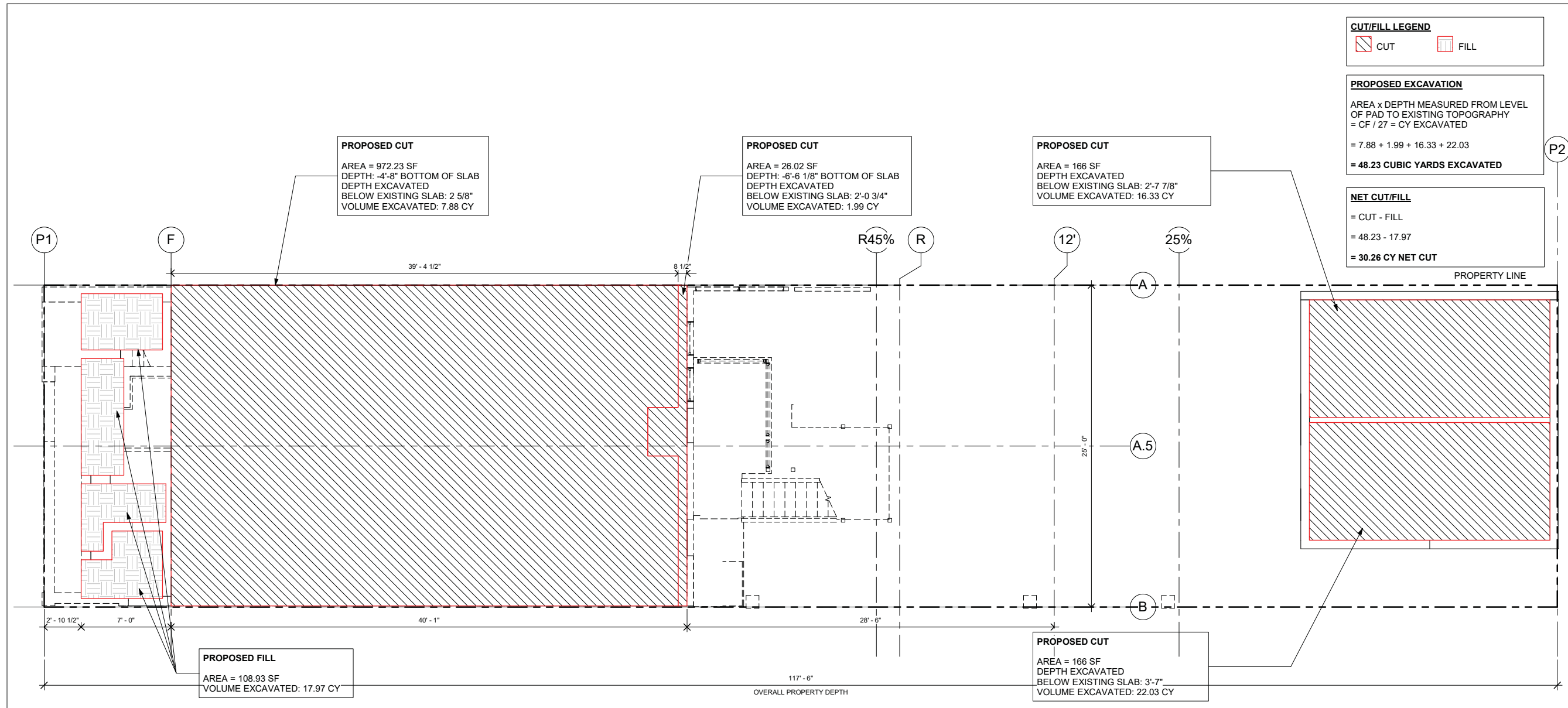
PROPOSED CUT
 AREA = 972.23 SF
 DEPTH: -4'-8" BOTTOM OF SLAB
 DEPTH EXCAVATED BELOW EXISTING SLAB: 2 5/8"
 VOLUME EXCAVATED: 7.88 CY

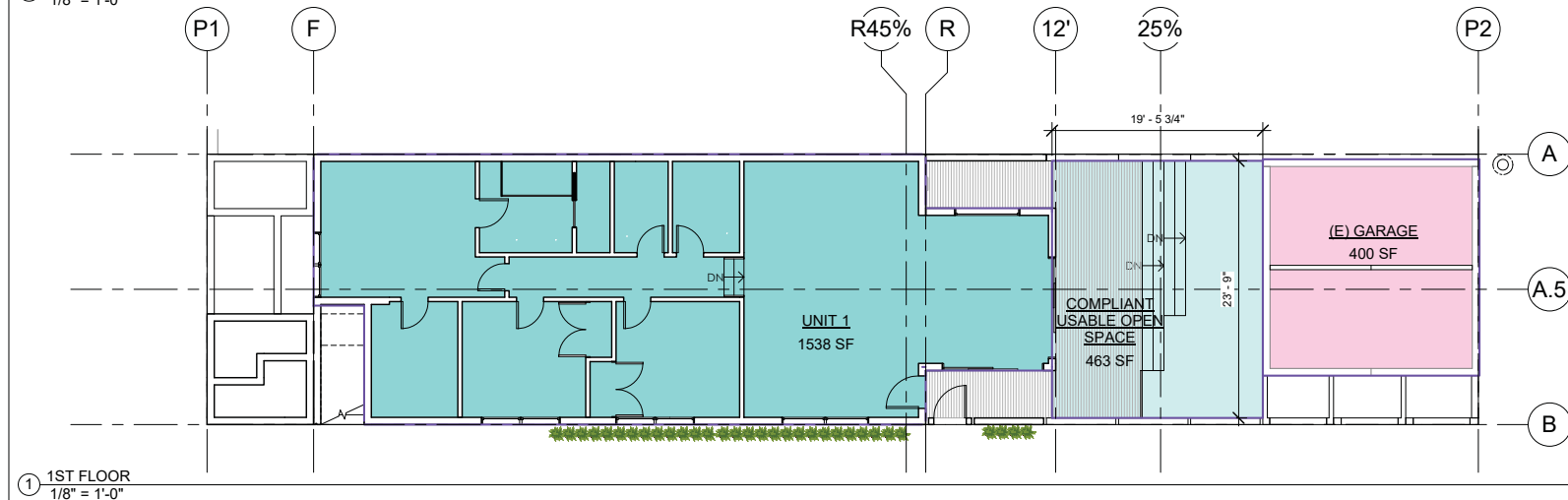
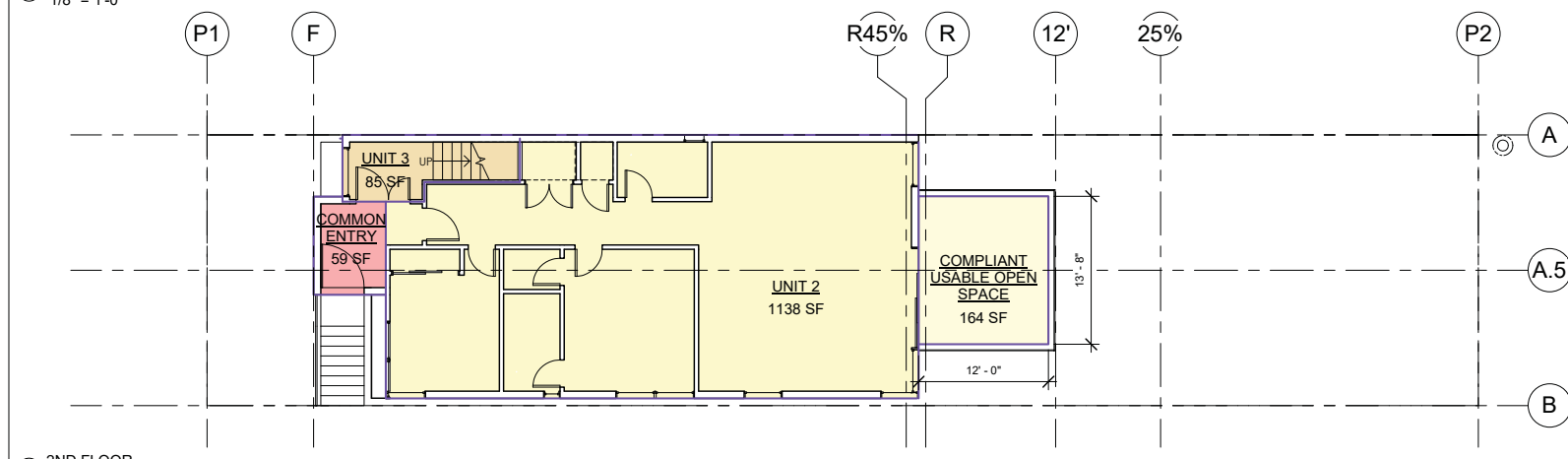
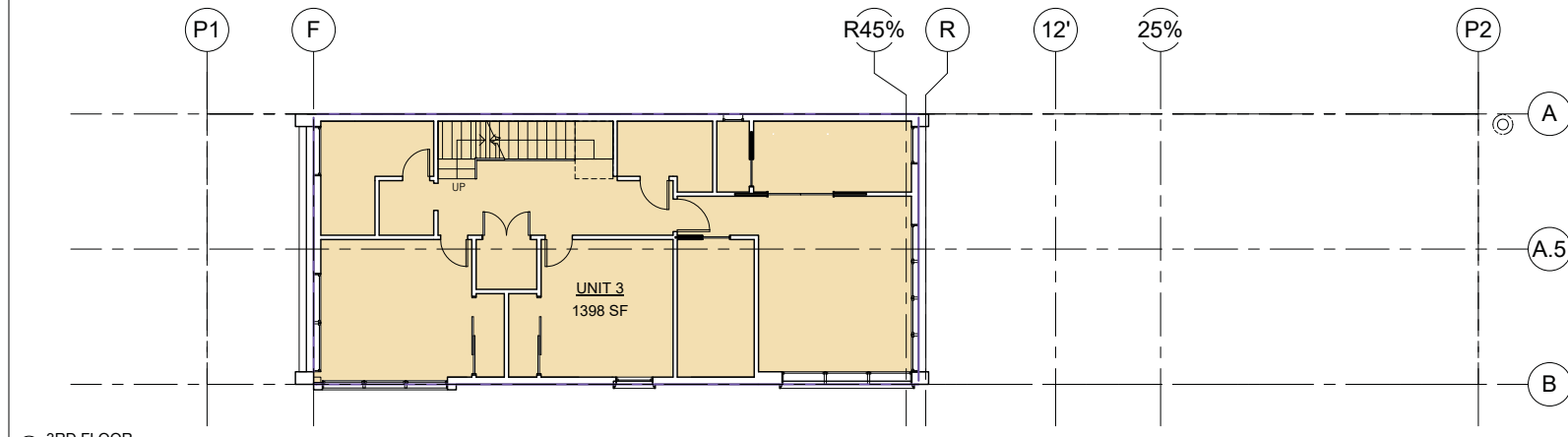
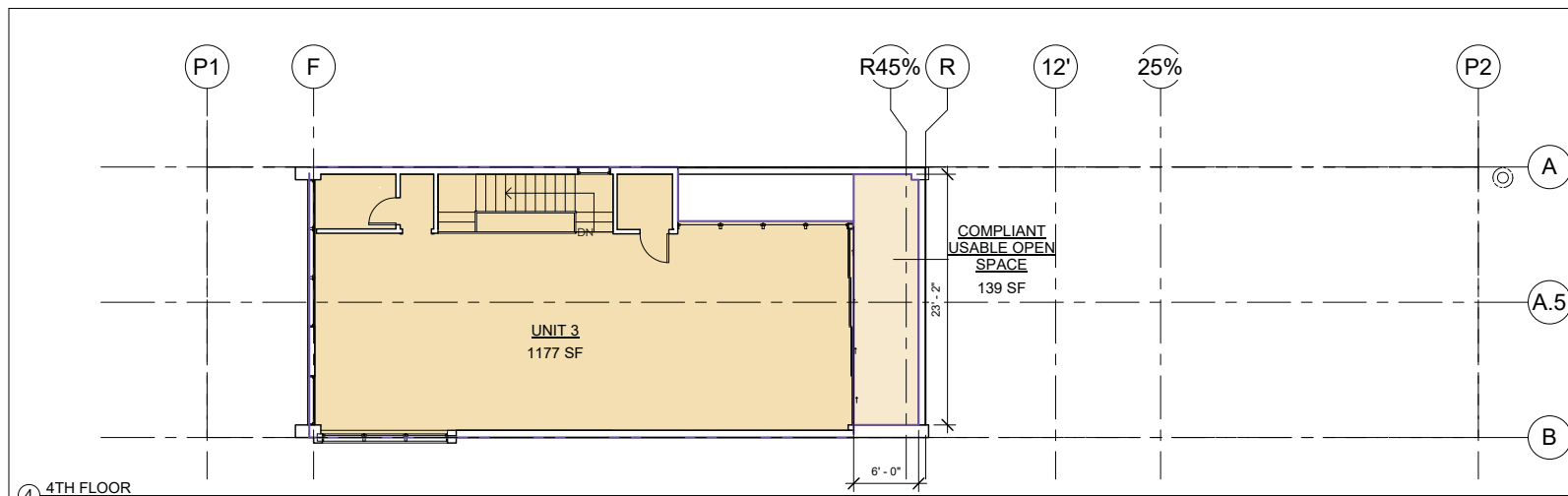
PROPOSED CUT
 AREA = 26.02 SF
 DEPTH: -6'-6 1/8" BOTTOM OF SLAB
 DEPTH EXCAVATED BELOW EXISTING SLAB: 2'-0 3/4"
 VOLUME EXCAVATED: 1.99 CY

PROPOSED CUT
 AREA = 166 SF
 DEPTH EXCAVATED BELOW EXISTING SLAB: 2'-7 7/8"
 VOLUME EXCAVATED: 16.33 CY

PROPOSED CUT
 AREA = 166 SF
 DEPTH EXCAVATED BELOW EXISTING SLAB: 3'-7"
 VOLUME EXCAVATED: 22.03 CY

PROPOSED FILL
 AREA = 108.93 SF
 VOLUME EXCAVATED: 17.97 CY





FLOOR AREAS	EXISTING	CHANGE	PROPOSED
DETACHED GARAGE	400 SF	+0 SF	400 SF
FIRST FLOOR	1052 SF	+486 SF	1538 SF
SECOND FLOOR	1072 SF	+210 SF	1282 SF
THIRD FLOOR	-	+1398 SF	1398 SF
FOURTH FLOOR	-	+1177 SF	1177 SF
TOTAL	2524 SF	+3271 SF	5795 SF

UNIT AREAS	FLOOR AREA	USABLE OPEN SPACE	BEDROOMS	BATHS
UNIT 1	1538 SF	463 SF	3	2
UNIT 2	1138 SF	164 SF	2	2
UNIT 3	2660 SF	139 SF	3	2.5
DETACHED GARAGE	400 SF			

GROSS AREA SCHEDULE (BY FLOOR)		
Level	Name	Area
1ST FLOOR	UNIT 1	1538 SF
1ST FLOOR	(E) GARAGE	400 SF
2ND FLOOR	UNIT 2	1138 SF
2ND FLOOR	UNIT 3	85 SF
2ND FLOOR	COMMON ENTRY	59 SF
PROPOSED 3RD FLOOR	UNIT 3	1398 SF
PROPOSED 4TH FLOOR	UNIT 3	1177 SF
Grand total		5795 SF

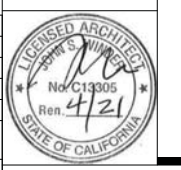
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SITE PERMIT
RESUBMITTAL

AREA DIAGRAMS



A 0.50

DATE 12/13/19
SCALE 1/8" = 1'-0"
DRAWN DV, JD, NW



1099 DOLORES ST
SAN FRANCISCO, CA 94110

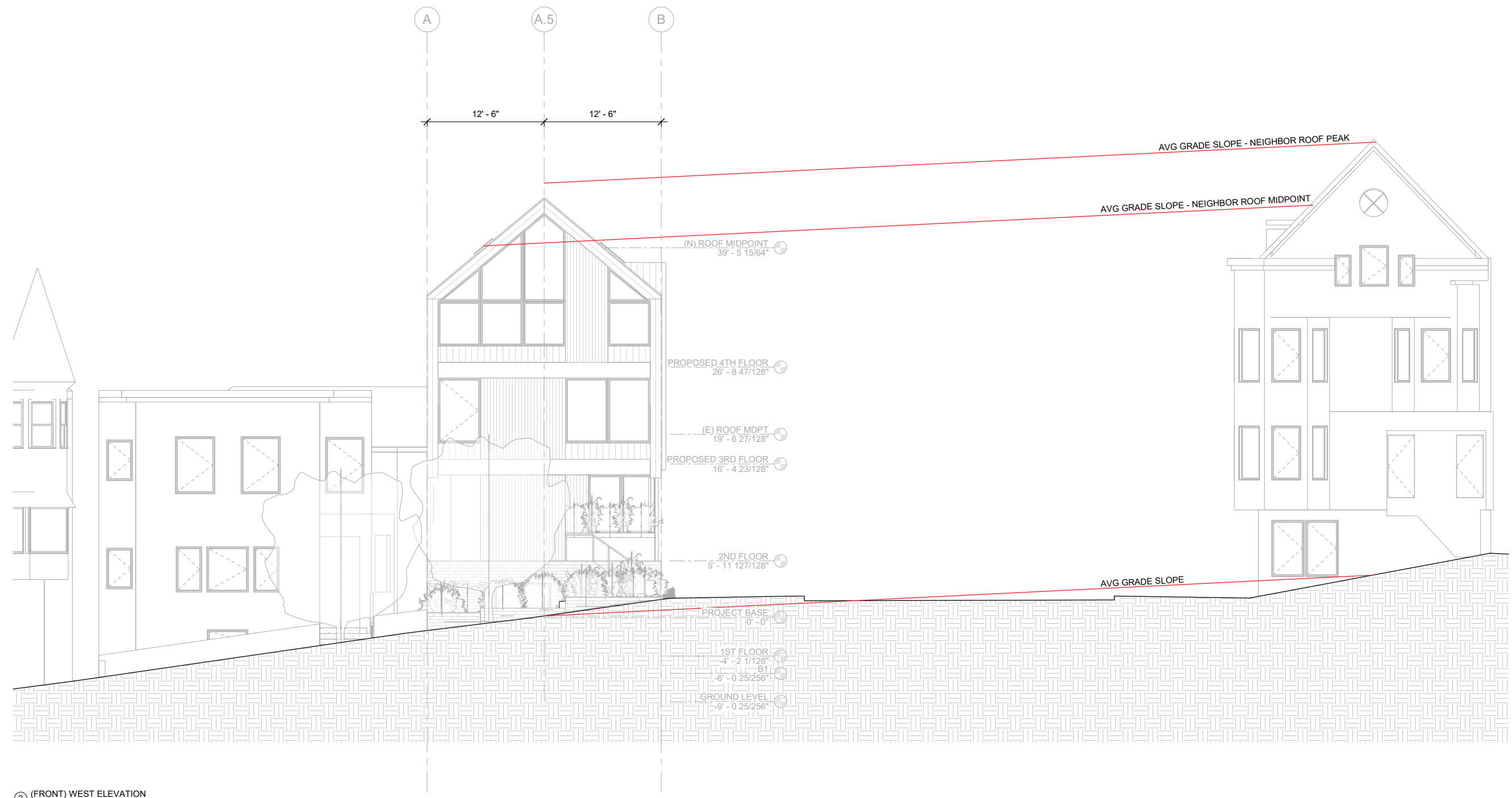
**SITE PERMIT
RESUBMITTAL**

ROOF MIDPOINT DIAGRAM



A0.51

DATE 12/13/19
SCALE 3/16" = 1'-0"
DRAWN DV, JD, NW



② (FRONT) WEST ELEVATION
3/16" = 1'-0"



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SITE PERMIT
RESUBMITTAL

EXISTING SITE PLAN

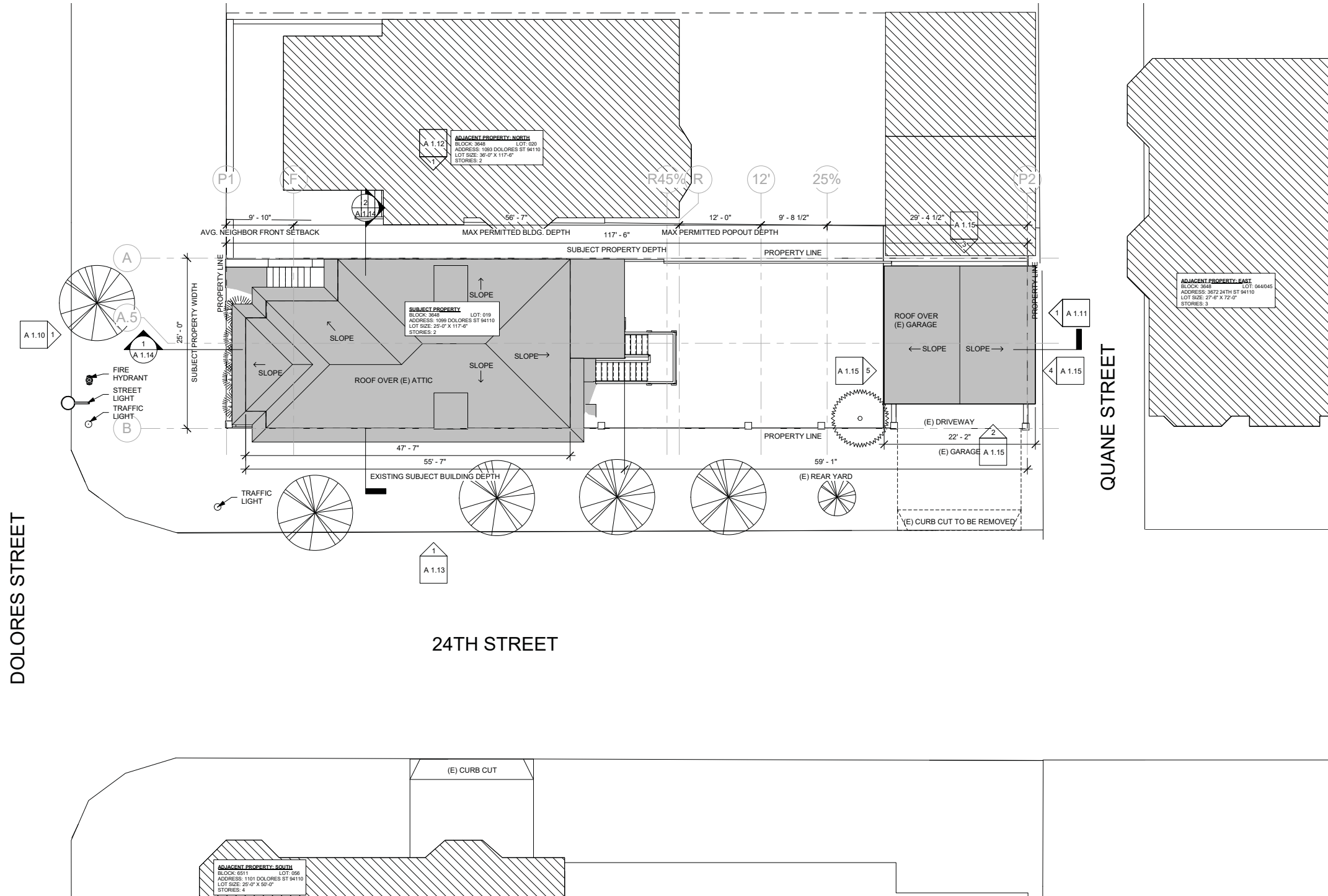


A 1.00

DATE 12/13/19

SCALE 1/8" = 1'-0"

DRAWN DV, JD, NW



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



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SITE PERMIT
RESUBMITTAL

EXISTING FLOOR PLANS

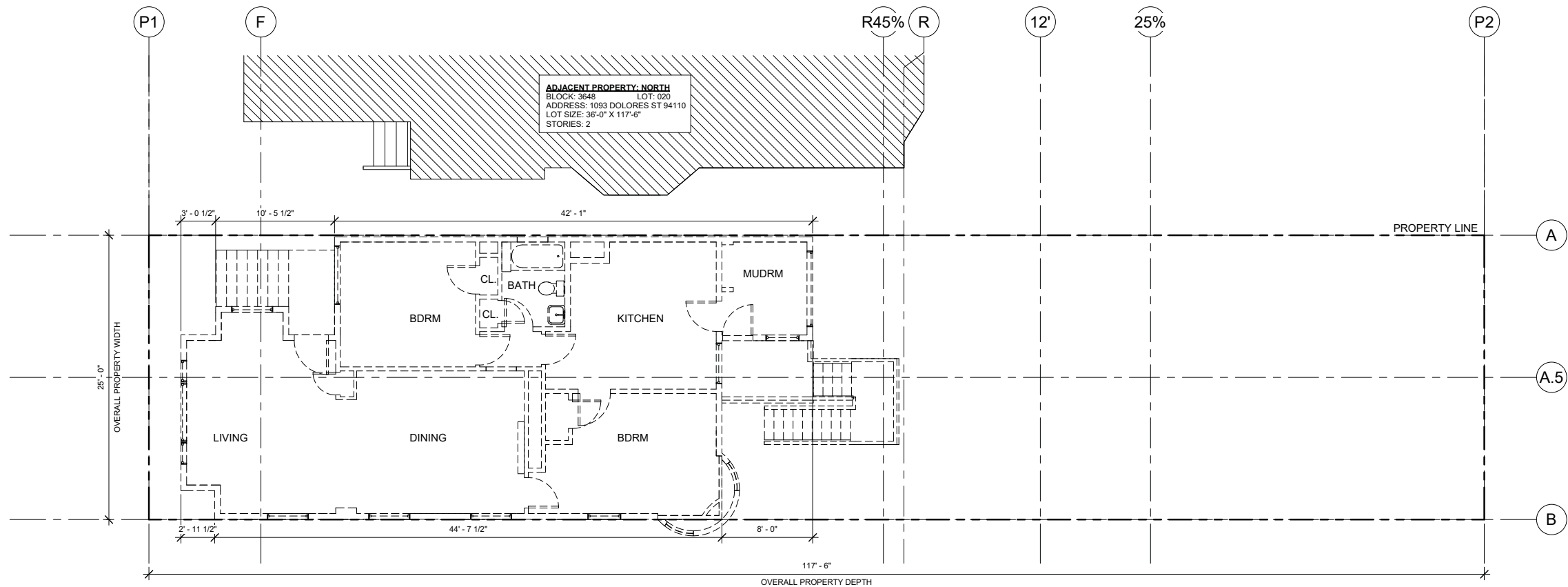


A 1.01

DATE 12/13/19

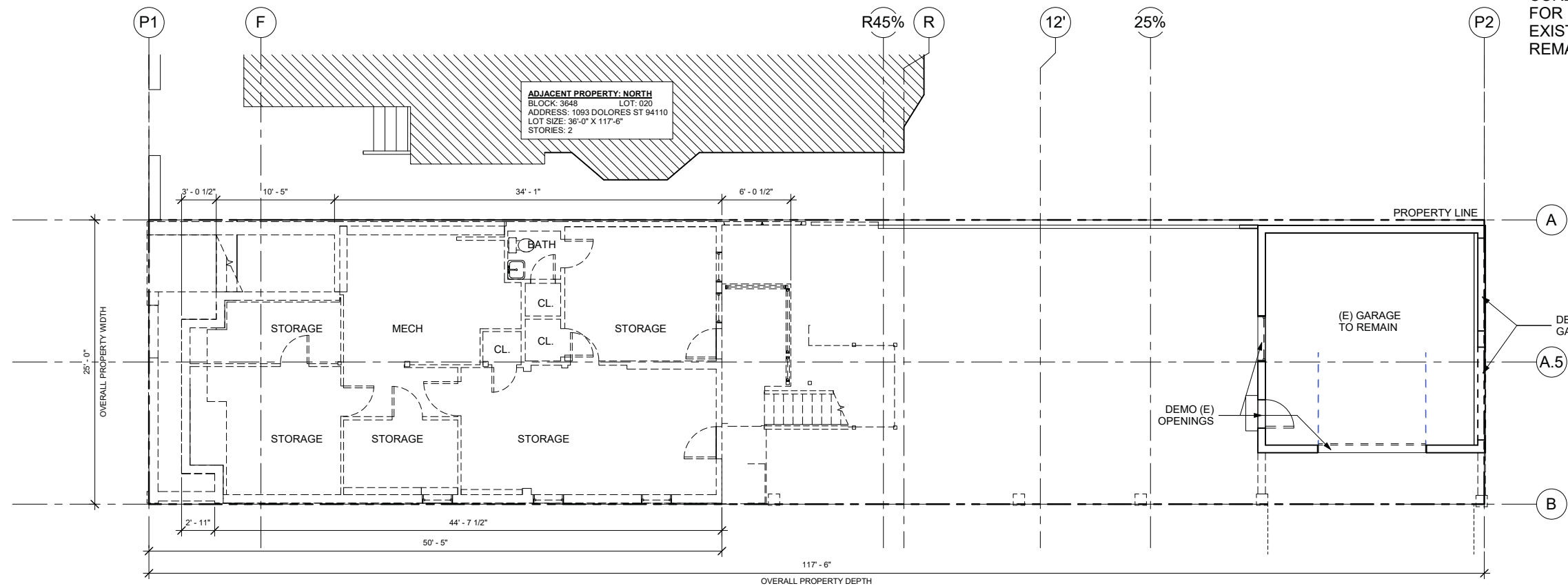
SCALE 3/16" = 1'-0"

DRAWN DV, JD, NW



2 EXISTING 2ND FLOOR
3/16" = 1'-0"

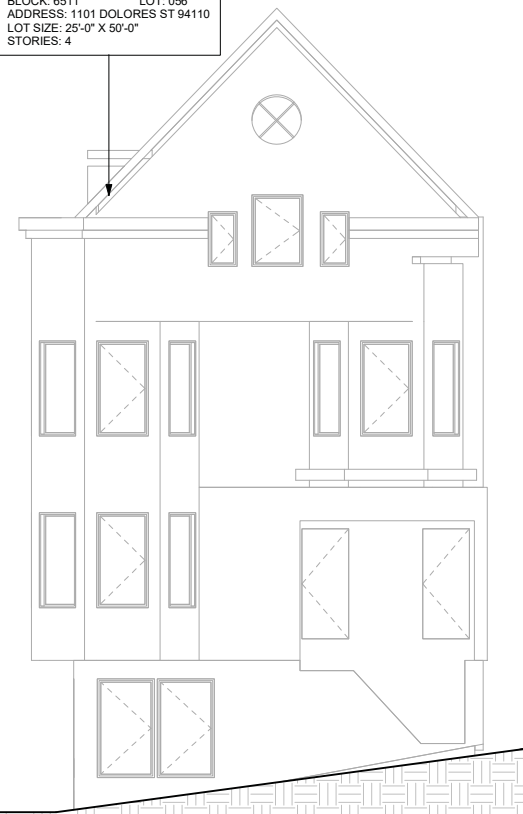
DEMOLISH ENTIRE EXISTING
BUILDING AND EXISTING
CURB CUT AND PREPARE
FOR NEW CONSTRUCTION.
EXISTING GARAGE TO
REMAIN



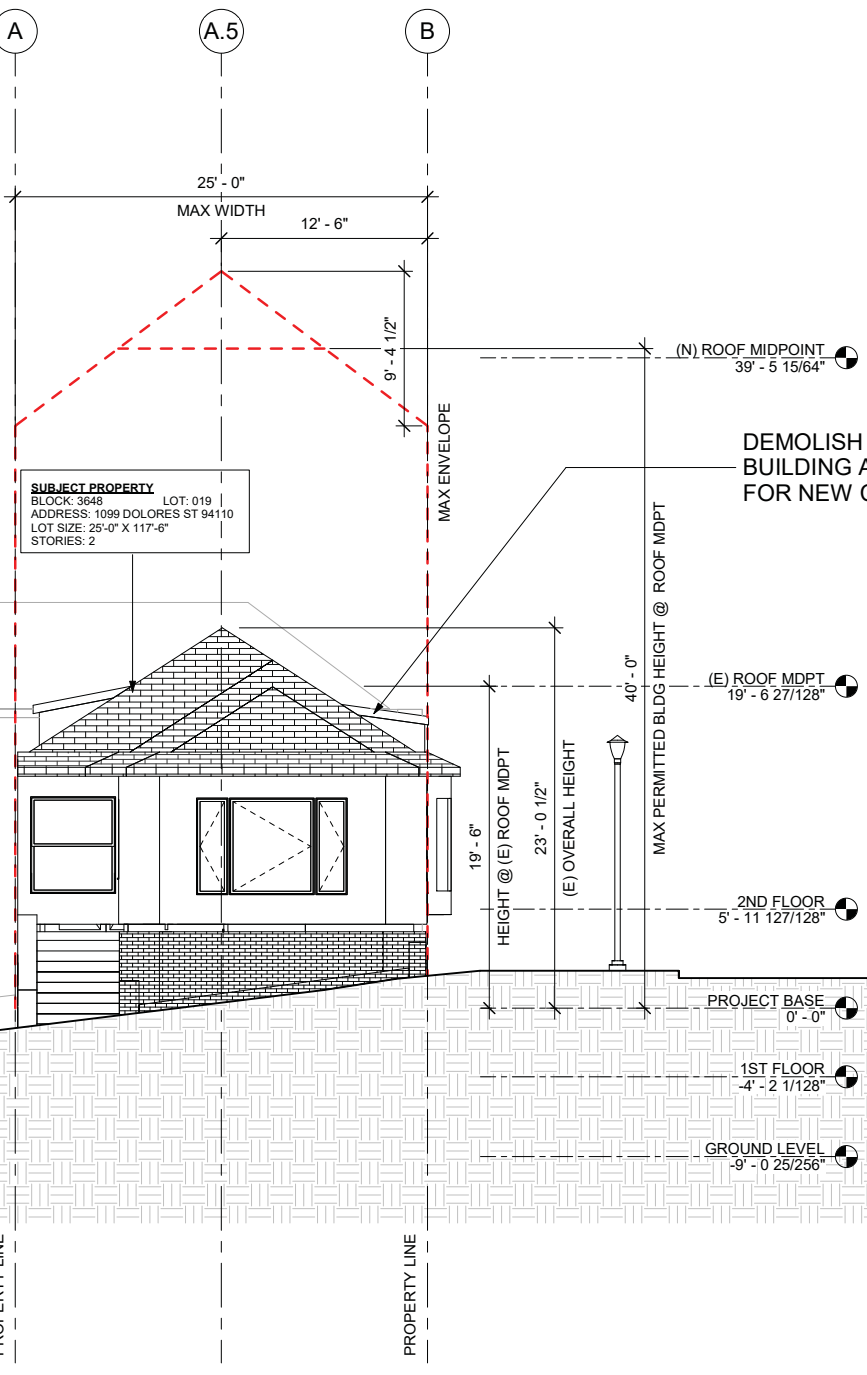
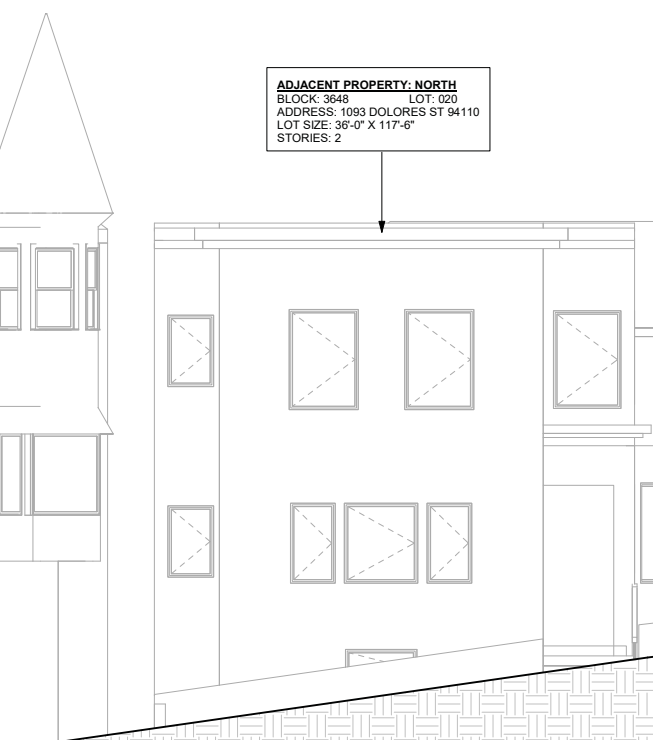
1 EXISTING 1ST FLOOR
3/16" = 1'-0"



ADJACENT PROPERTY: SOUTH
BLOCK: 6511 LOT: 056
ADDRESS: 1101 DOLORES ST 94110
LOT SIZE: 25'-0" X 50'-0"
STORIES: 4



ADJACENT PROPERTY: NORTH
BLOCK: 3648 LOT: 020
ADDRESS: 1093 DOLORES ST 94110
LOT SIZE: 36'-0" X 117'-6"
STORIES: 2



DEMOLISH ENTIRE EXISTING BUILDING AND PREPARE FOR NEW CONSTRUCTION

24TH ST.

PROJECT BASE
0' - 0"

1ST FLOOR
-4' - 2 1/128"

GROUND LEVEL
-9' - 0 25/256"

1099 DOLORES ST
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SITE PERMIT
RESUBMITTAL

EXISTING FRONT (WEST) ELEVATION

1 EXISTING FRONT (WEST) ELEVATION
3/16" = 1'-0"



A 1.10

DATE	12/13/19
SCALE	3/16" = 1'-0"
DRAWN	DV, JD, NW



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

EXISTING REAR (EAST)
ELEVATION

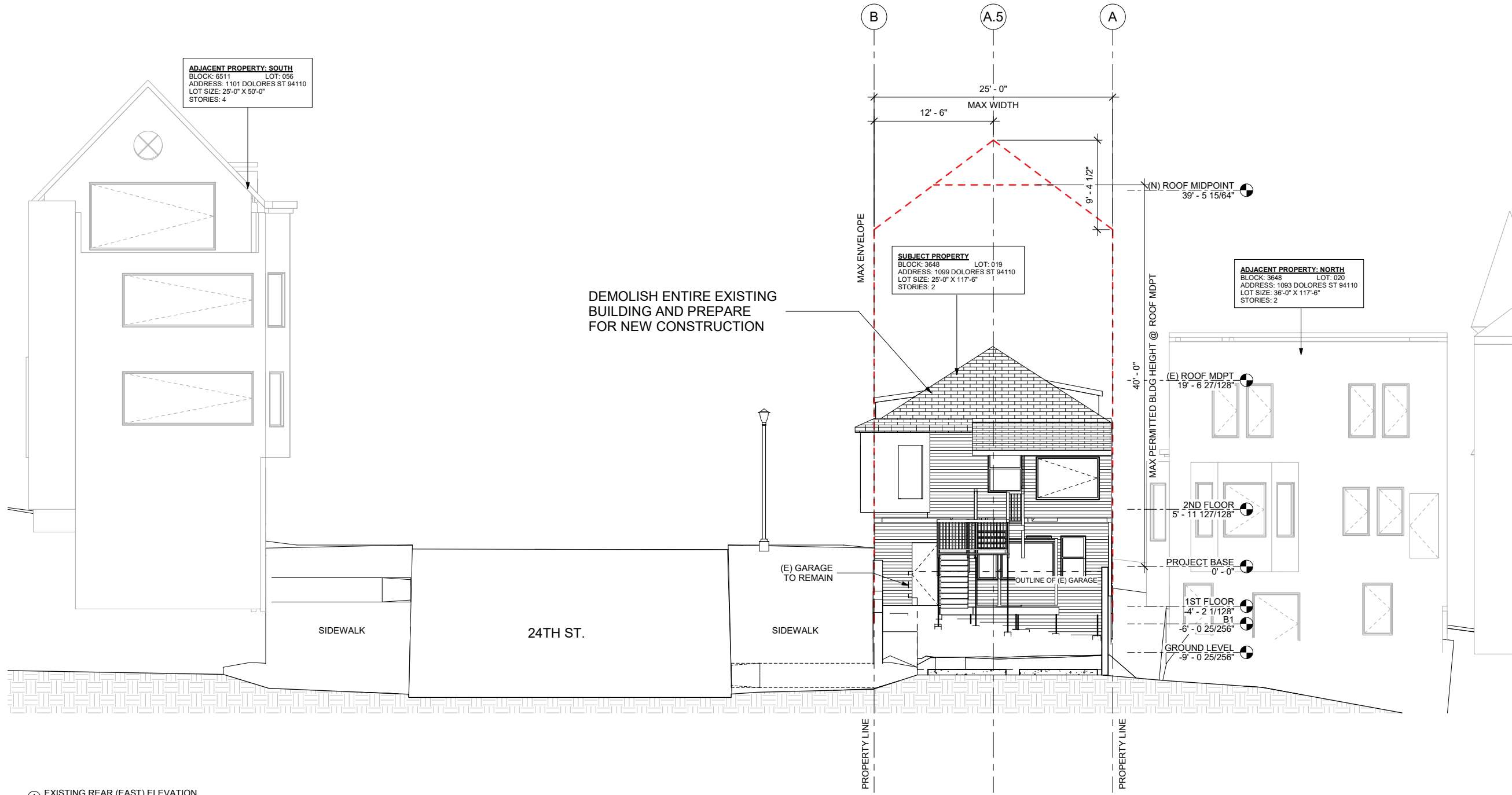


A1.11

DATE 12/13/19

SCALE 3/16" = 1'-0"

DRAWN DV, JD, NW



1 EXISTING REAR (EAST) ELEVATION
3/16" = 1'-0"



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**SITE PERMIT
RESUBMITTAL**

EXISTING SIDE (NORTH)
ELEVATION

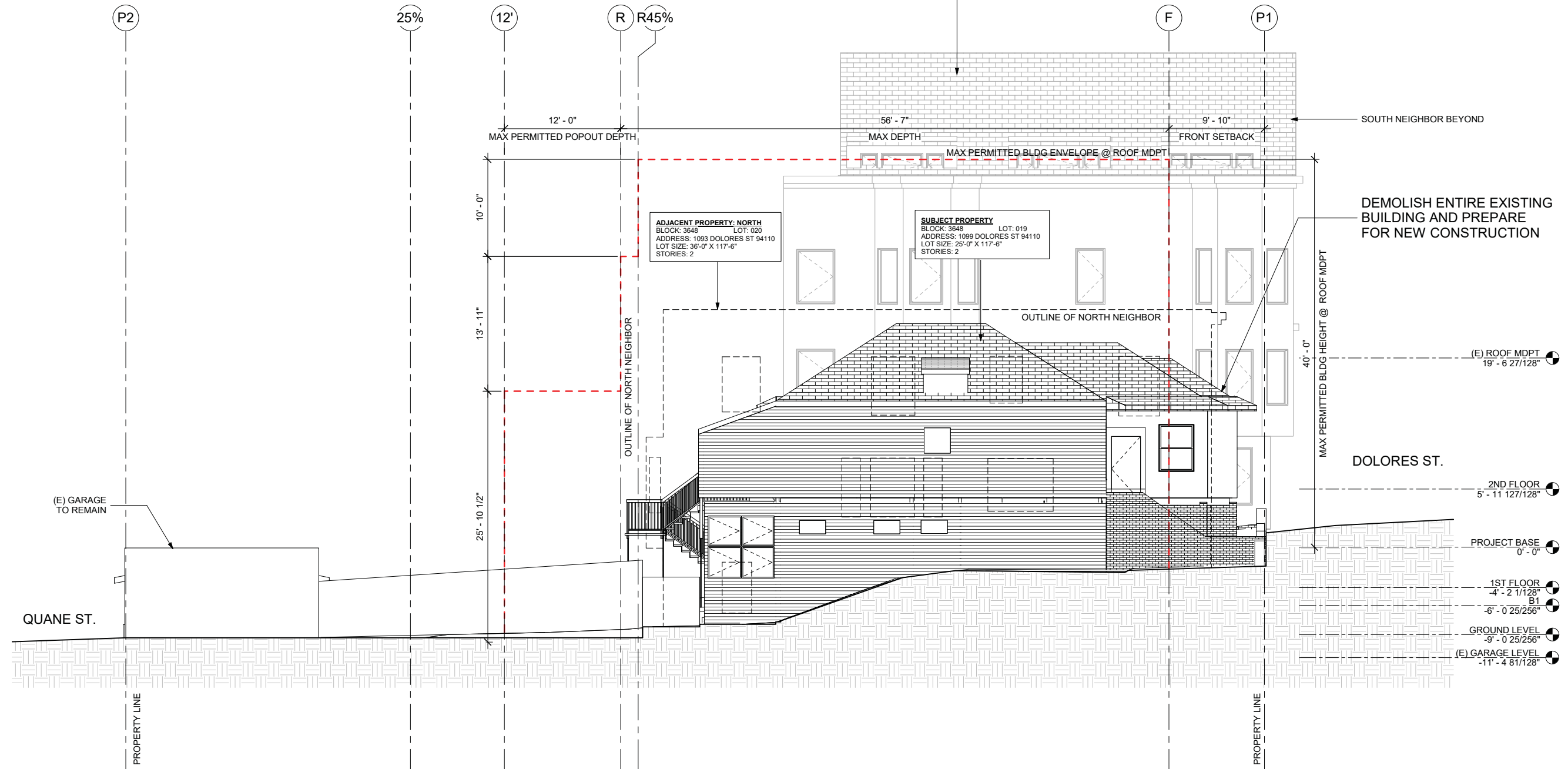


A1.12

DATE 12/13/19

SCALE 3/16" = 1'-0"

DRAWN DV, JD, NW



1 EXISTING SIDE (NORTH) ELEVATION
3/16" = 1'-0"



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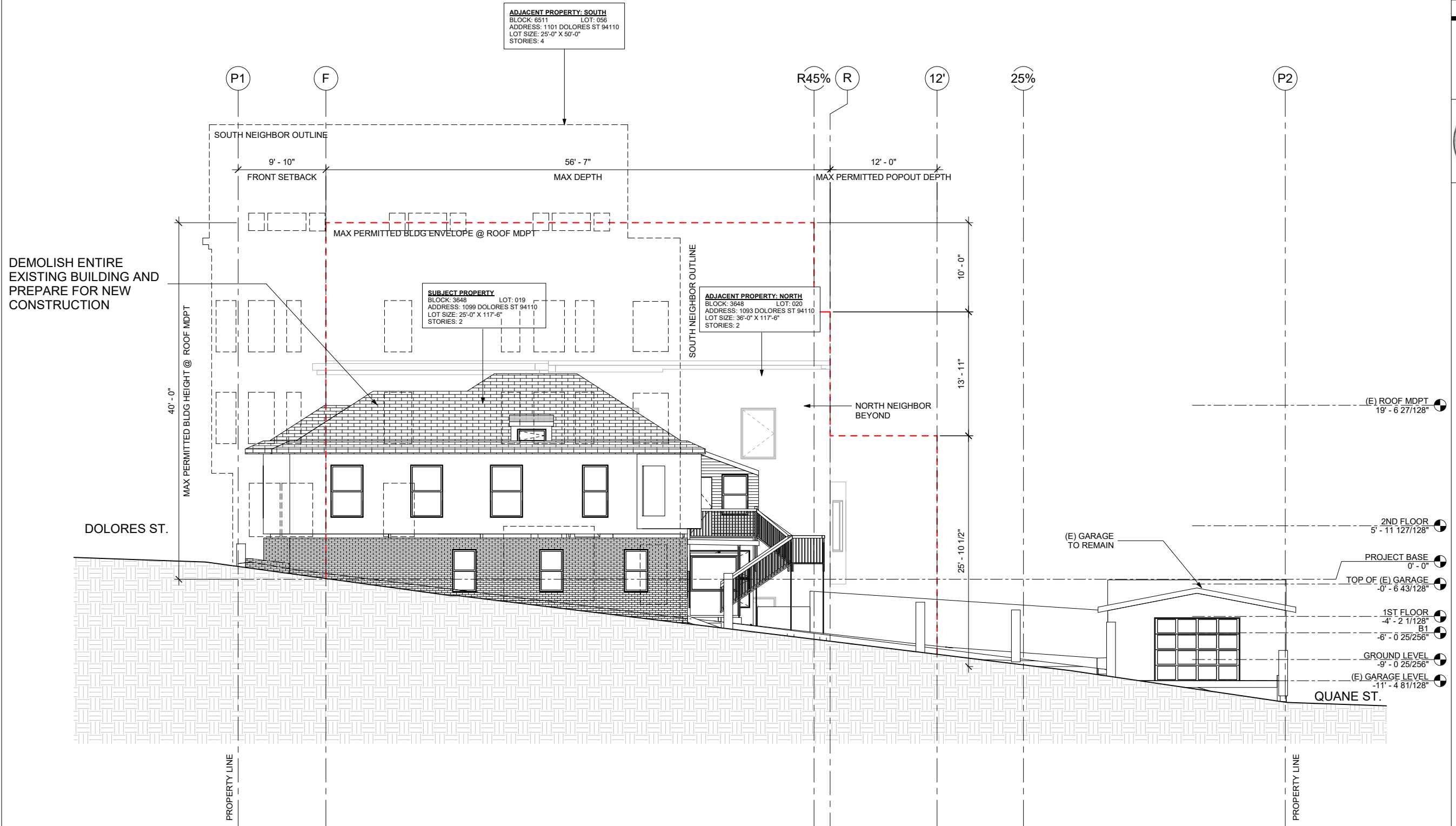
SITE PERMIT
RESUBMITTAL

EXISTING SIDE (SOUTH)
ELEVATION



A1.13

DATE 12/13/19
SCALE 3/16" = 1'-0"
DRAWN DV, JD, NW



1 EXISTING SIDE (SOUTH) ELEVATION
3/16" = 1'-0"



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SITE PERMIT
RESUBMITTAL

EXISTING SECTION

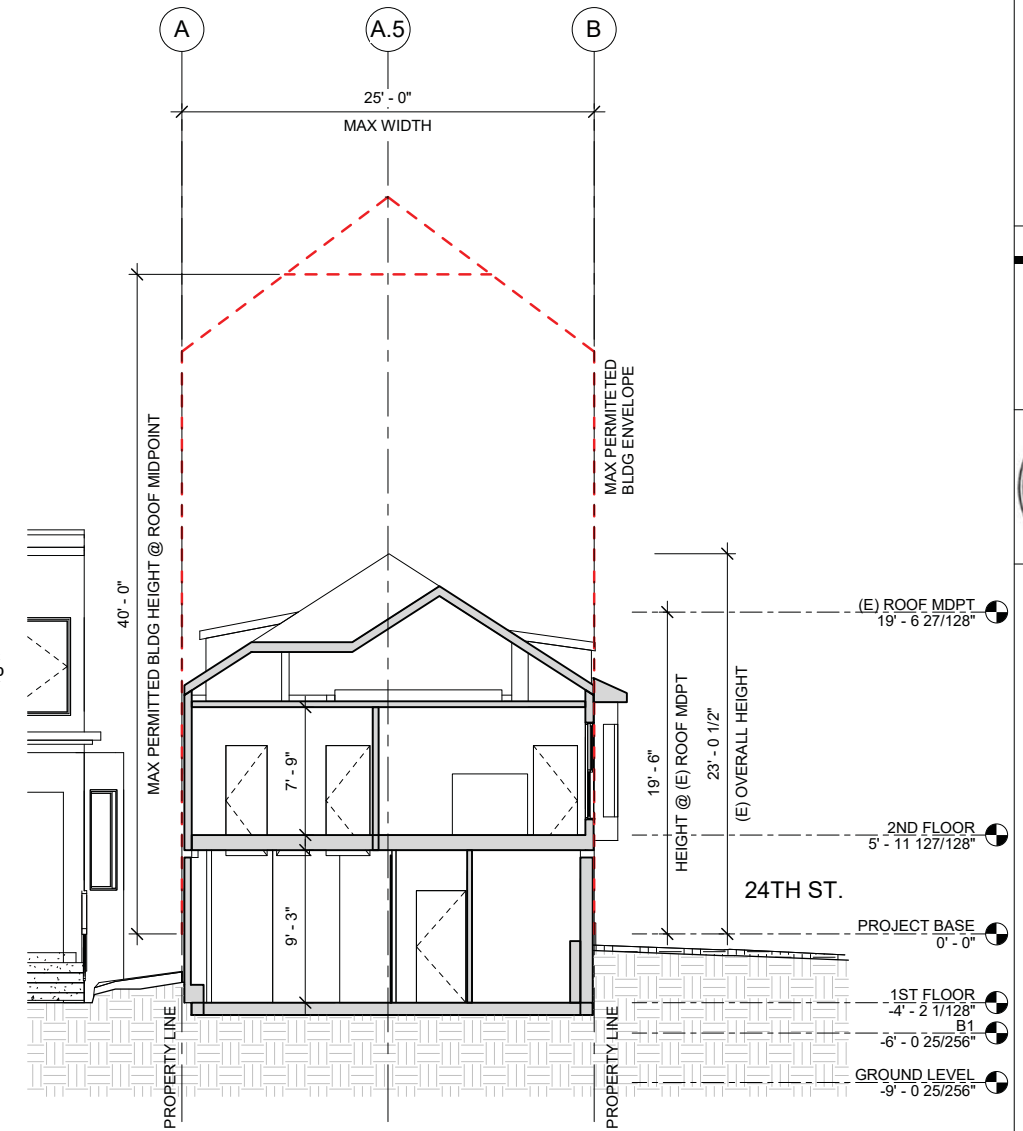


A1.14

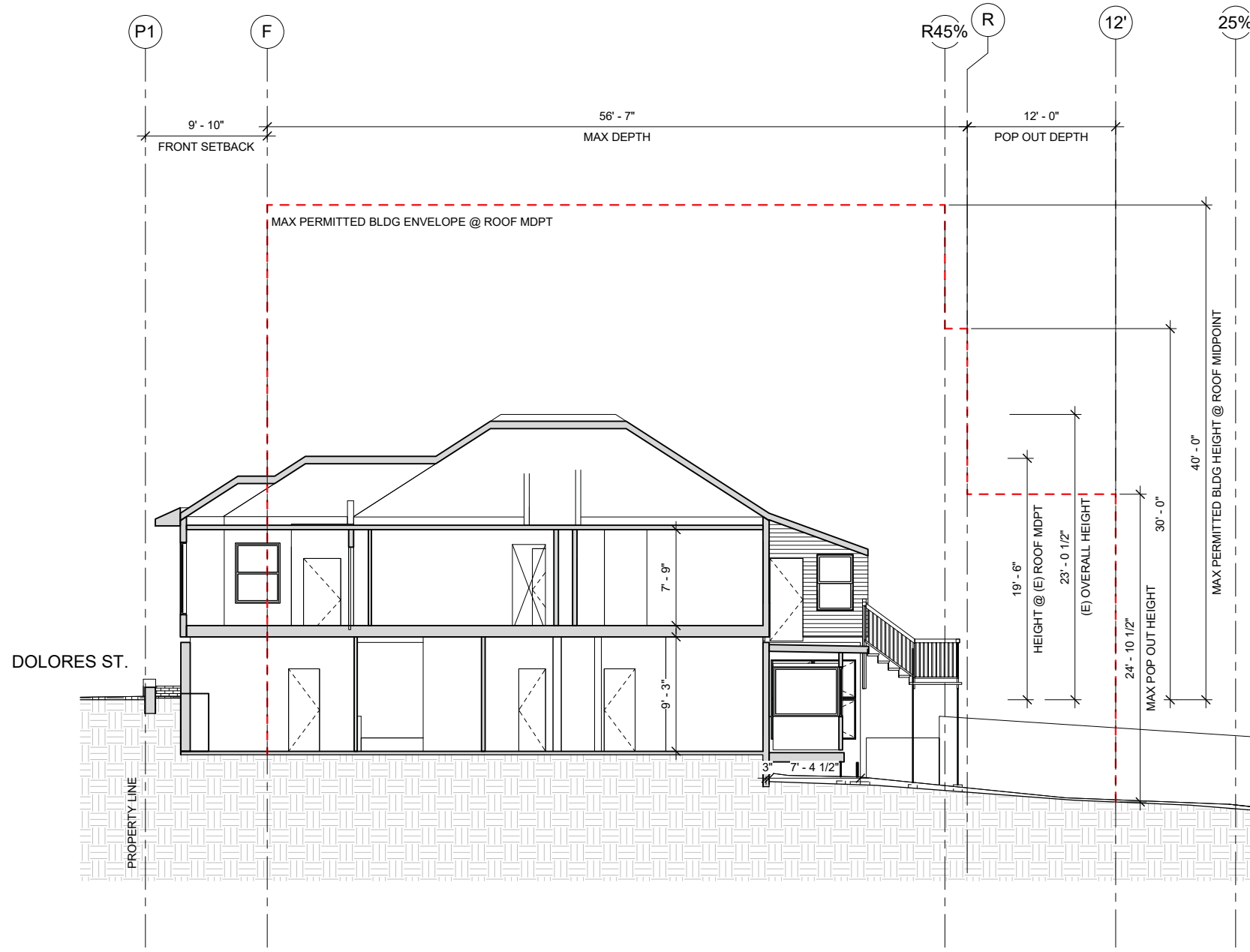
DATE 12/13/19

SCALE 3/16" = 1'-0"

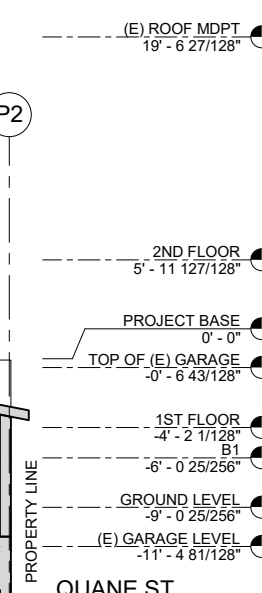
DRAWN DV, JD, NW



② EXISTING TRANSVERSE SECTION
3/16" = 1'-0"

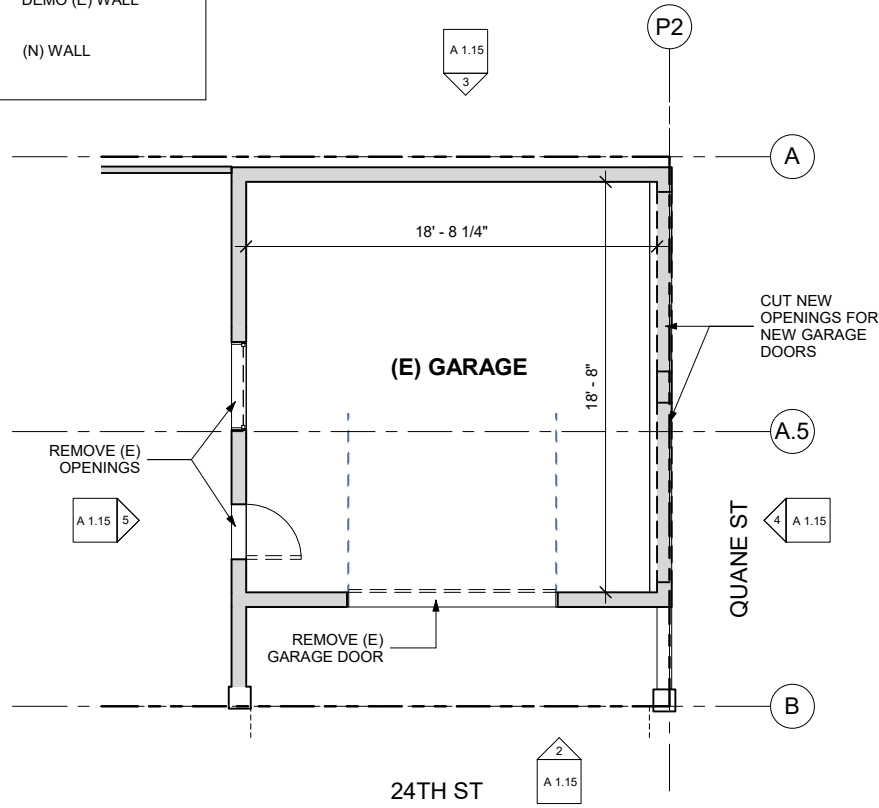


① EXISTING LONGITUDINAL SECTION
3/16" = 1'-0"

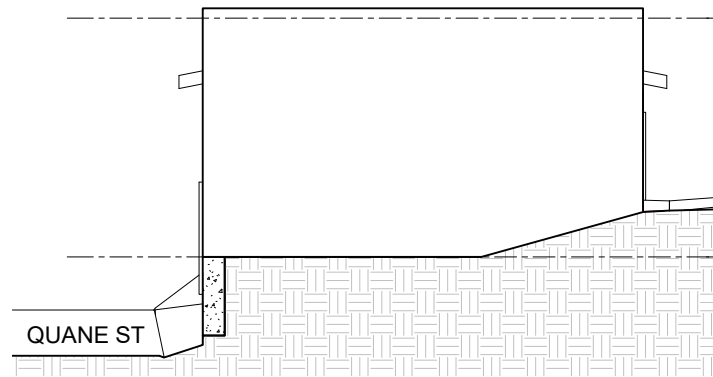


(E) GARAGE

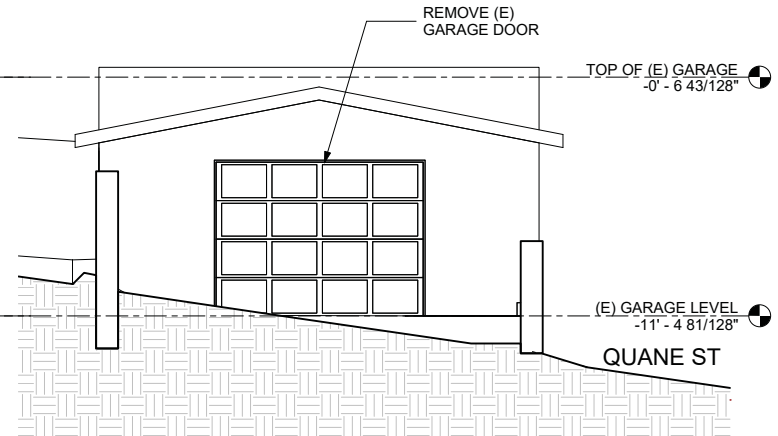
WALL LEGEND	
	(E) WALL TO REMAIN
	DEMO (E) WALL
	(N) WALL



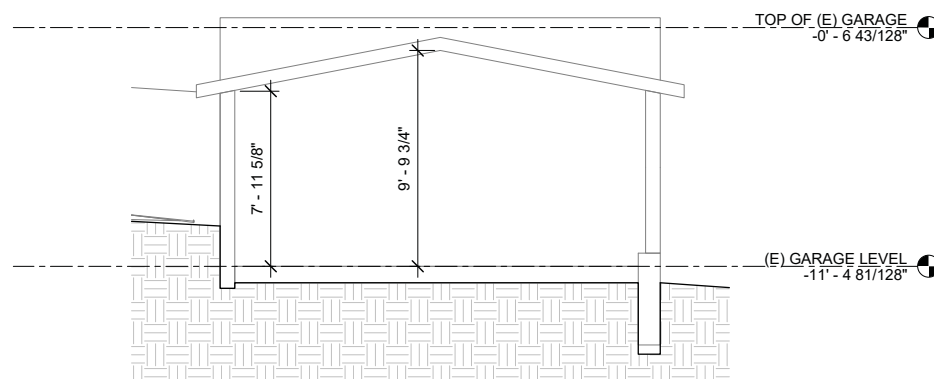
1 EXISTING GARAGE
1/4" = 1'-0"



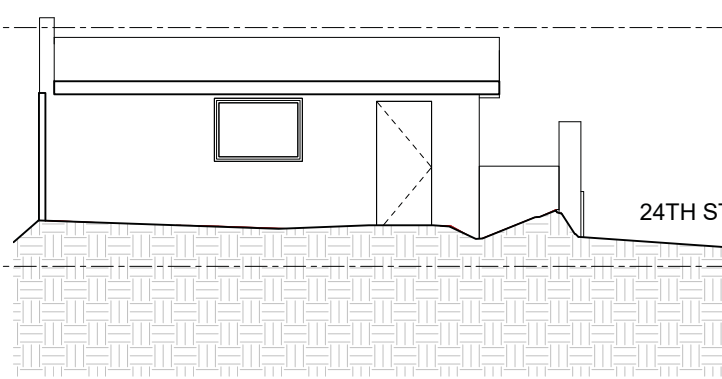
3 EXISTING GARAGE TO REMAIN NORTH ELEVATION
1/4" = 1'-0"



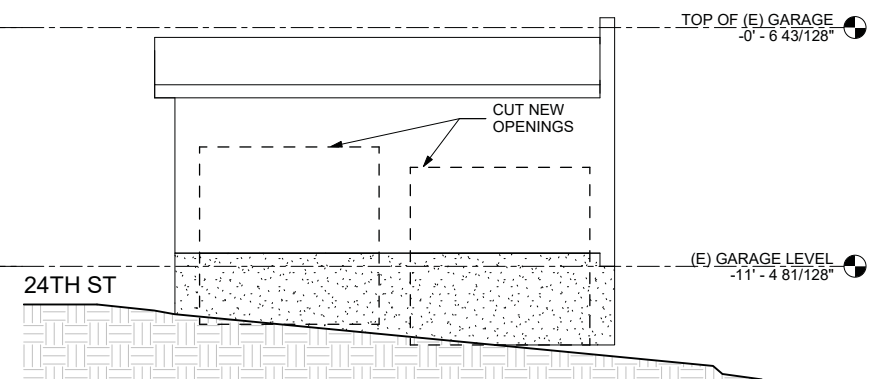
2 EXISTING GARAGE TO REMAIN SOUTH ELEVATION - 24TH ST FACADE
1/4" = 1'-0"



6 EXISTING GARAGE SECTION Copy 1
1/4" = 1'-0"



5 EXISTING GARAGE TO REMAIN WEST ELEVATION
1/4" = 1'-0"



4 EXISTING GARAGE TO REMAIN EAST ELEVATION - QUANE STREET FACADE
1/4" = 1'-0"

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SITE PERMIT
RESUBMITTAL

EXISTING GARAGE



A 1.15

DATE 12/13/19
SCALE As indicated
DRAWN DV, JD, NW



1099 DOLORES ST
SAN FRANCISCO, CA 94110

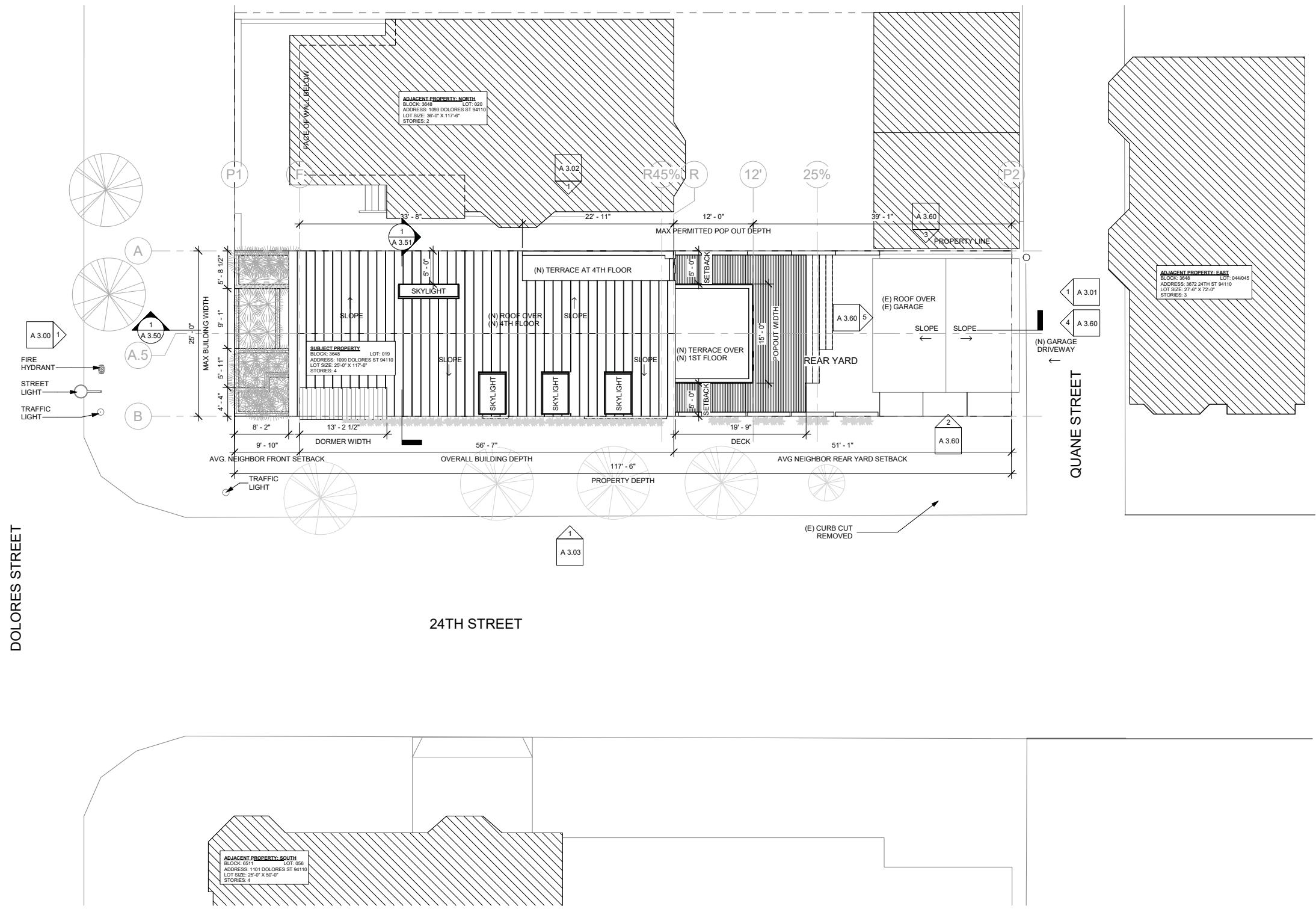
SITE PERMIT
RESUBMITTAL

PROPOSED SITE PLAN



A 2.00

DATE 12/13/19
SCALE 1/8" = 1'-0"
DRAWN DV, JD, NW



1 PROPOSED SITE PLAN
1/8" = 1'-0"



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PROPOSED FLOOR PLANS

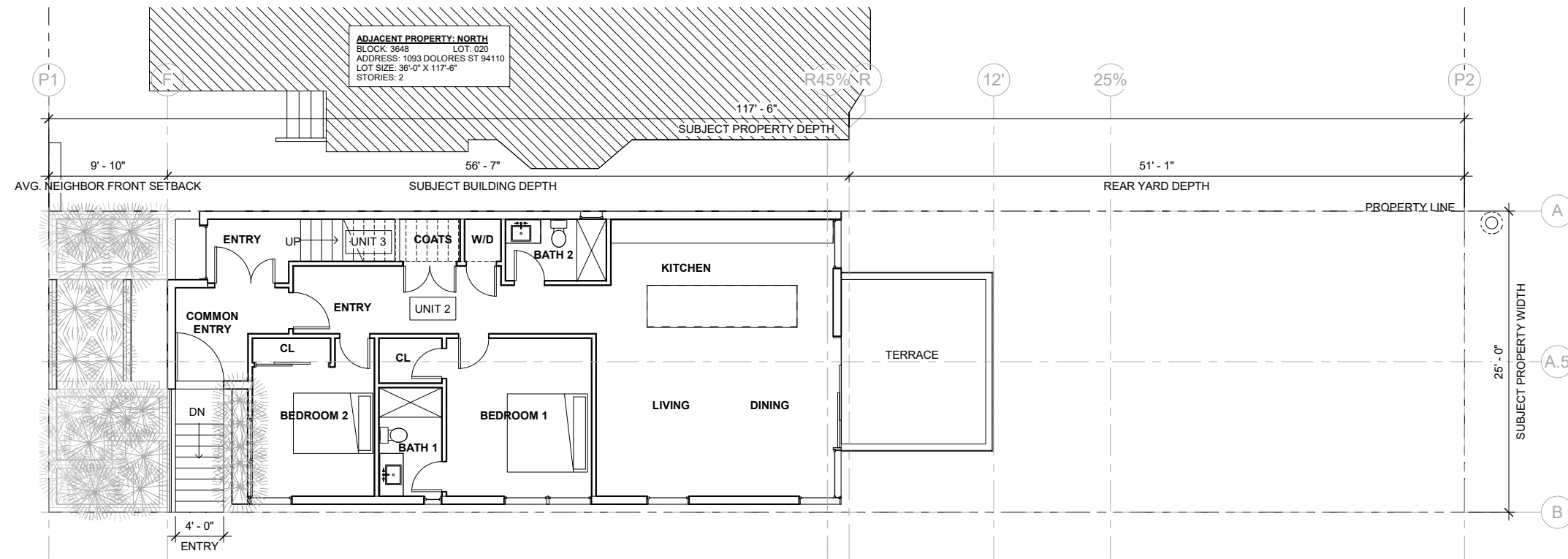


A2.01

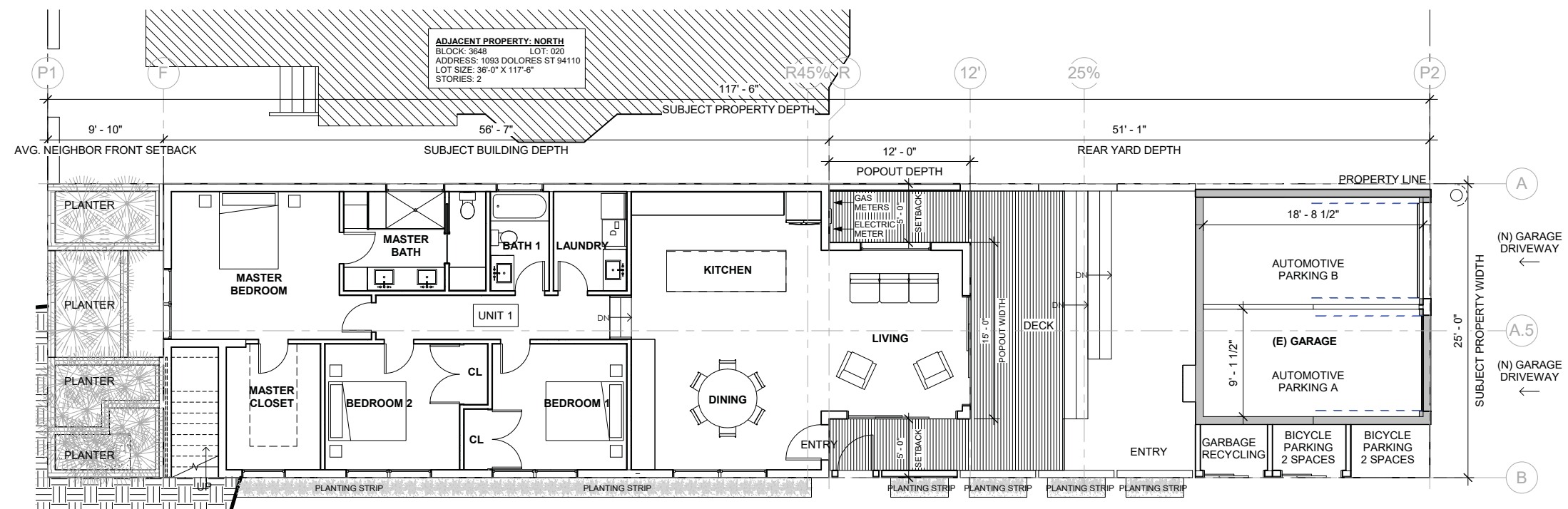
DATE 12/13/19

SCALE 3/16" = 1'-0"

DRAWN DV, JD, NW



2 PROPOSED 2ND FLOOR
3/16" = 1'-0"



1 PROPOSED 1ST FLOOR
3/16" = 1'-0"



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PROPOSED FLOOR PLANS

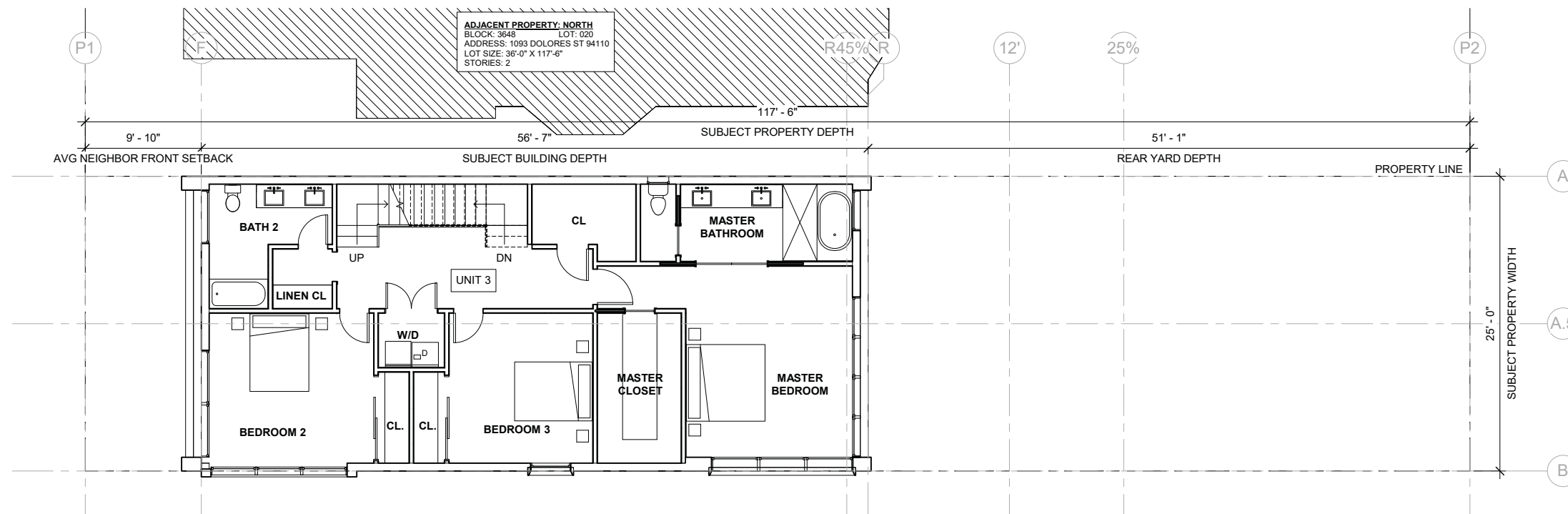
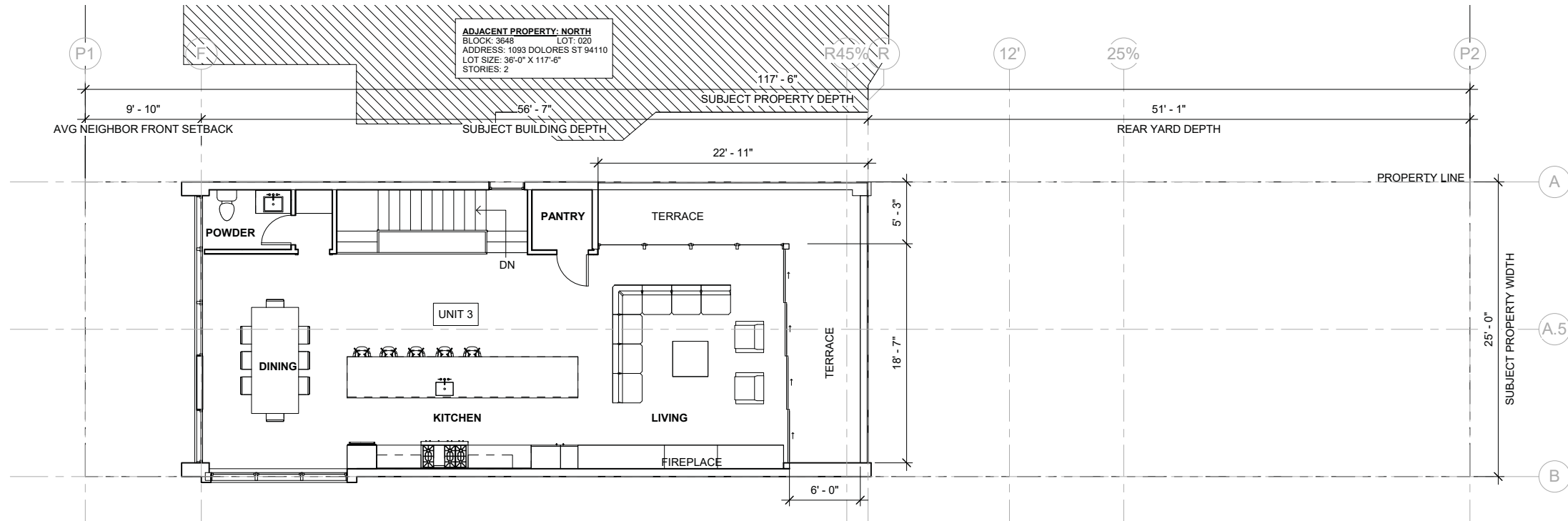


A2.02

DATE 12/13/19

SCALE 3/16" = 1'-0"

DRAWN DV, JD, NW



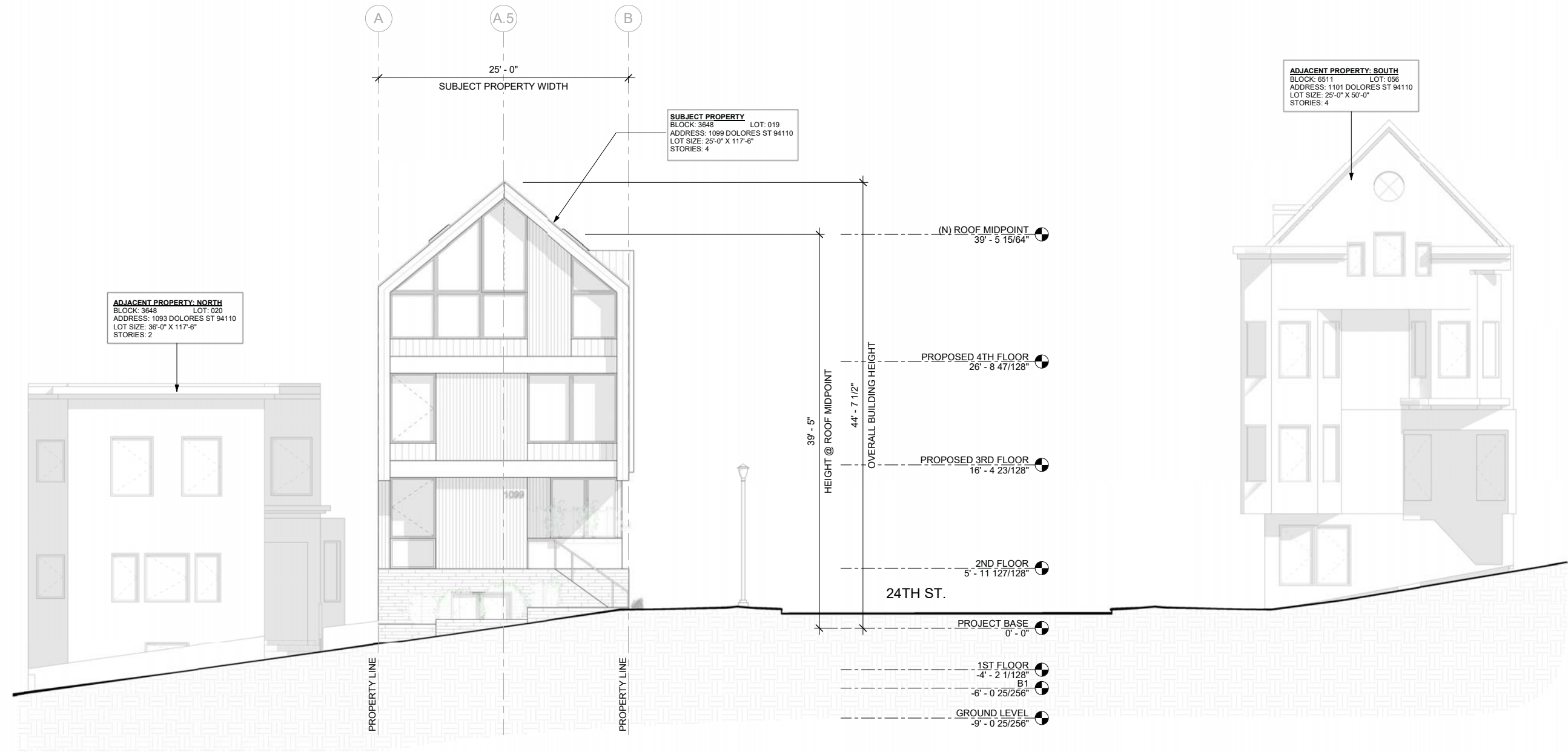


EXTERIOR MATERIALS

- GALVALUME STANDING SEAM ROOFING
- 8" THERMORY WOOD SIDING
- 4" PAINTED WOOD SIDING
- NATURAL STONE VENEER
- STUCCO

*NOTE: ALL WINDOWS AND DOORS ARE BLACK ANODIZED ALUMINUM.

**SEE SHEET A 9.03 FOR EXTERIOR MATERIALS



ADJACENT PROPERTY: NORTH
BLOCK: 3648 LOT: 020
ADDRESS: 1093 DOLORES ST 94110
LOT SIZE: 36'-0" X 117'-6"
STORIES: 2

SUBJECT PROPERTY
BLOCK: 3648 LOT: 019
ADDRESS: 1099 DOLORES ST 94110
LOT SIZE: 25'-0" X 117'-6"
STORIES: 4

ADJACENT PROPERTY: SOUTH
BLOCK: 6511 LOT: 056
ADDRESS: 1101 DOLORES ST 94110
LOT SIZE: 25'-0" X 50'-0"
STORIES: 4

① PROPOSED FRONT (WEST) ELEVATION
3/16" = 1'-0"

1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PROPOSED FRONT (WEST)
ELEVATION



A 3.00

DATE	12/13/19
SCALE	As indicated
DRAWN	DV, JD, NW



EXTERIOR MATERIALS

- GALVALUME STANDING SEAM ROOFING
- 8" THERMORY WOOD SIDING
- 4" PAINTED WOOD SIDING
- NATURAL STONE VENEER
- STUCCO

*NOTE: ALL WINDOWS AND DOORS ARE BLACK ANODIZED ALUMINUM.

**SEE SHEET A 9.03 FOR EXTERIOR MATERIALS

ADJACENT PROPERTY: SOUTH
BLOCK: 8511 LOT: 056
ADDRESS: 1101 DOLORES ST 94110
LOT SIZE: 25'-0" X 50'-0"
STORIES: 4

SUBJECT PROPERTY
BLOCK: 3648 LOT: 019
ADDRESS: 1099 DOLORES ST 94110
LOT SIZE: 25'-0" X 117'-6"
STORIES: 4

ADJACENT PROPERTY: NORTH
BLOCK: 3648 LOT: 020
ADDRESS: 1093 DOLORES ST 94110
LOT SIZE: 36'-0" X 117'-6"
STORIES: 2

1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PROPOSED REAR (EAST)
ELEVATION

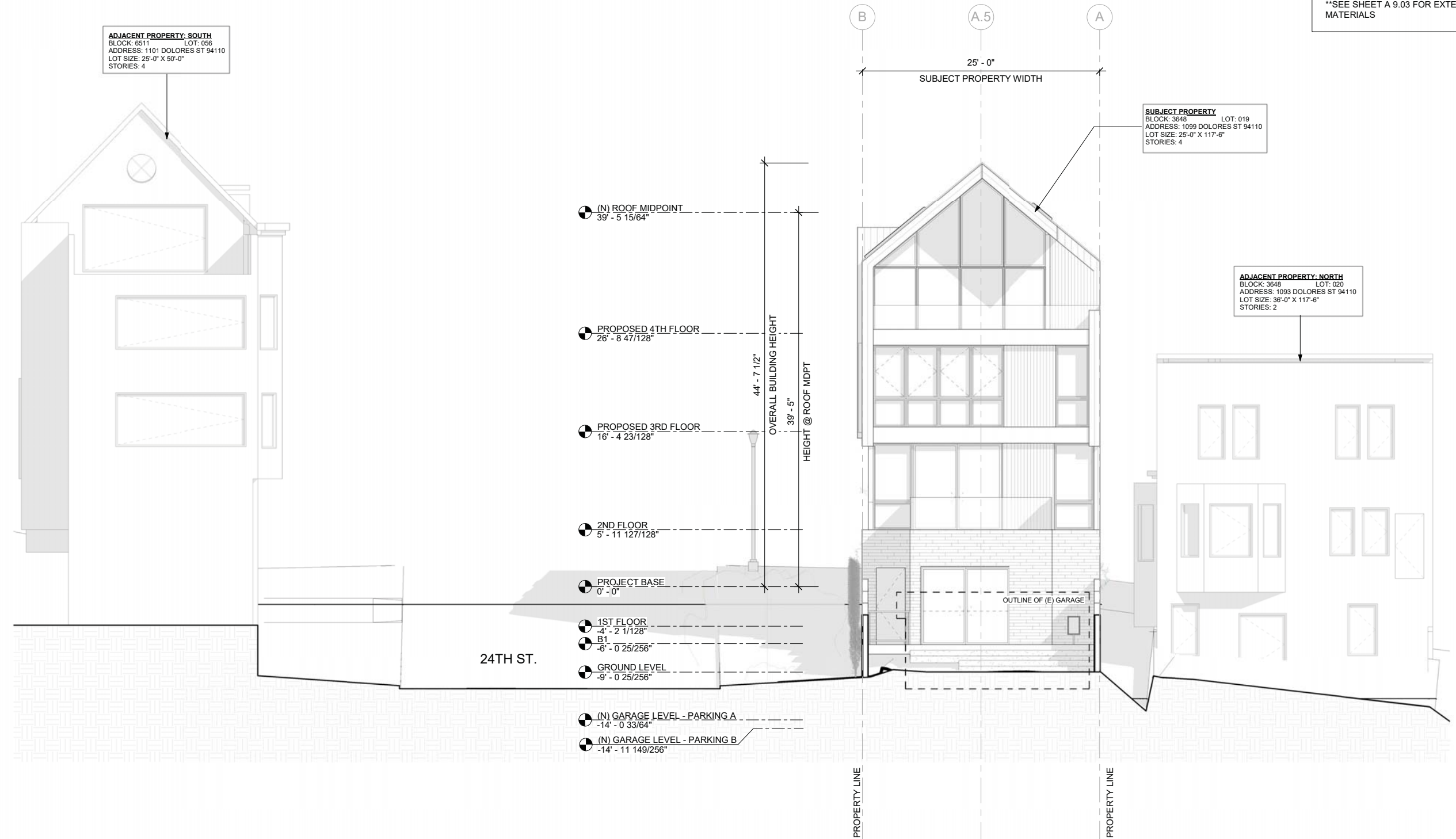


A 3.01

DATE 12/13/19

SCALE As indicated

DRAWN DV, JD, NW



1 PROPOSED REAR (EAST) ELEVATION
3/16" = 1'-0"

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EXTERIOR MATERIALS

-  GALVALUME STANDING SEAM ROOFING
-  8\" THERMORY WOOD SIDING
-  4\" PAINTED WOOD SIDING
-  NATURAL STONE VENEER
-  STUCCO

*NOTE: ALL WINDOWS AND DOORS ARE BLACK ANODIZED ALUMINUM.
**SEE SHEET A.9.03 FOR EXTERIOR MATERIALS

1099 DOLORES ST
SAN FRANCISCO, CA 94110

**SITE PERMIT
RESUBMITTAL**

PROPOSED SIDE (NORTH)
ELEVATION



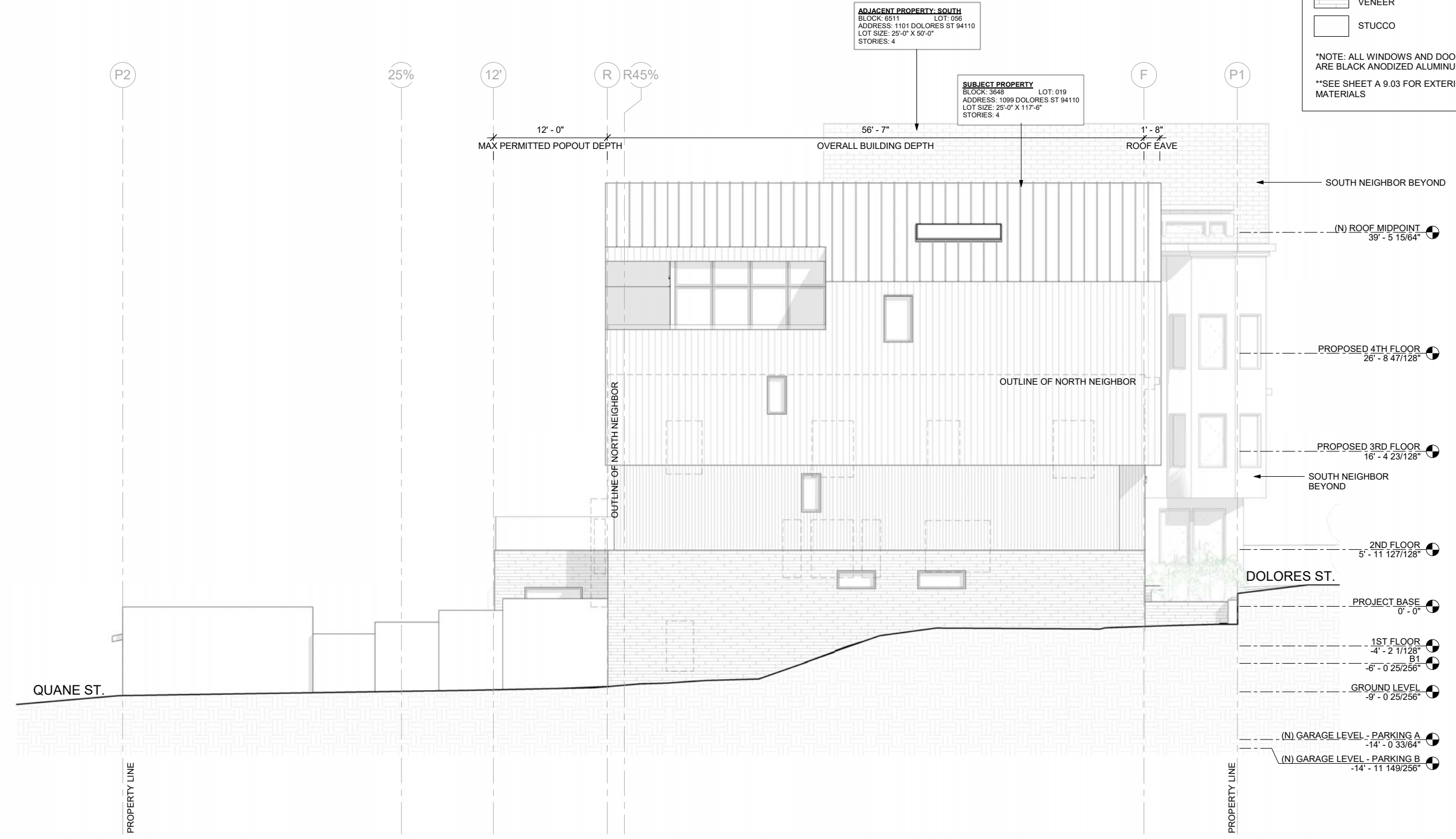
A 3.02

DATE 12/13/19

SCALE As indicated

DRAWN DV, JD, NW

1814



① PROPOSED SIDE (NORTH) ELEVATION
3/16\" = 1'-0\"



EXTERIOR MATERIALS

- GALVALUME STANDING SEAM ROOFING
- 8" THERMORY WOOD SIDING
- 4" PAINTED WOOD SIDING
- NATURAL STONE VENEER
- STUCCO

*NOTE: ALL WINDOWS AND DOORS ARE BLACK ANODIZED ALUMINUM.
**SEE SHEET A 9.03 FOR EXTERIOR MATERIALS

1099 DOLORES ST
SAN FRANCISCO, CA 94110

**SITE PERMIT
RESUBMITTAL**

PROPOSED SIDE (SOUTH)
ELEVATION



A 3.03

DATE 12/13/19
SCALE As indicated
DRAWN DV, JD, NW



1 PROPOSED SIDE (SOUTH) ELEVATION
3/16" = 1'-0"



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PROPOSED LONGITUDINAL
SECTION

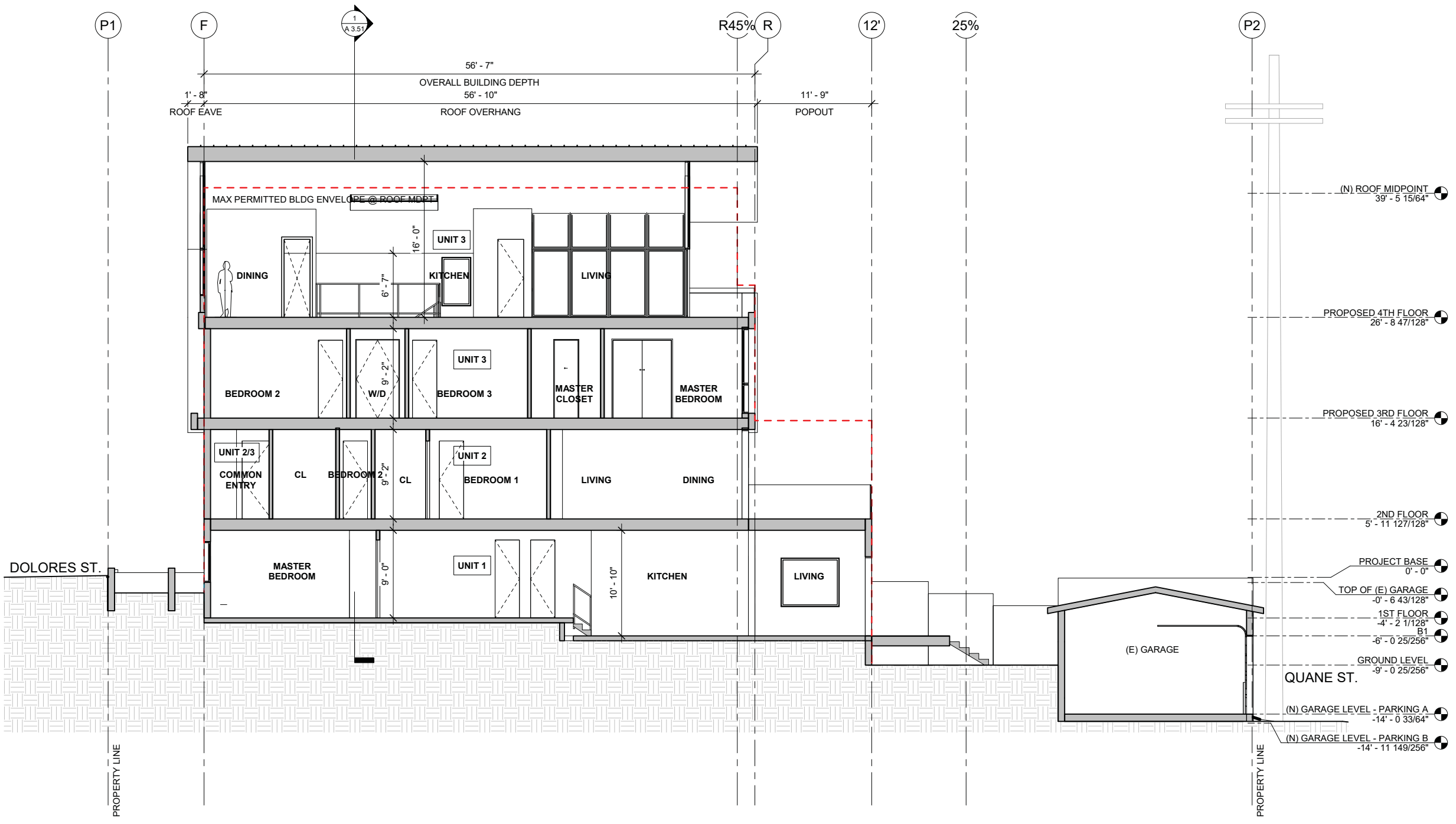


A 3.50

DATE 12/13/19

SCALE 3/16" = 1'-0"

DRAWN DV, JD, NW



1 PROPOSED LONGITUDINAL SECTION
3/16" = 1'-0"



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PROPOSED TRANSVERSE
SECTION

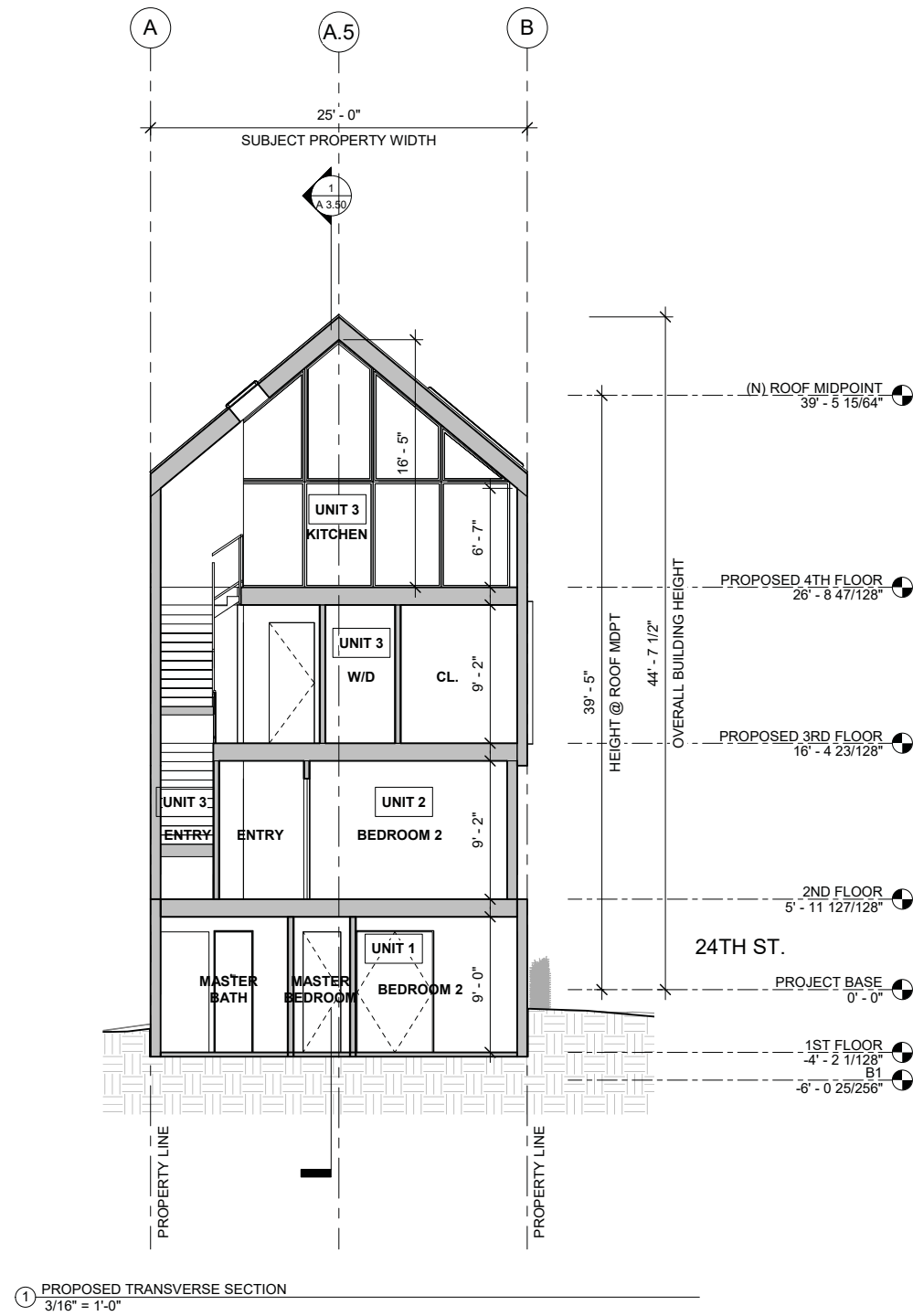


A3.51




DATE 12/13/19

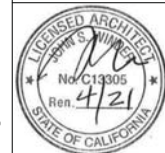
SCALE 3/16" = 1'-0"

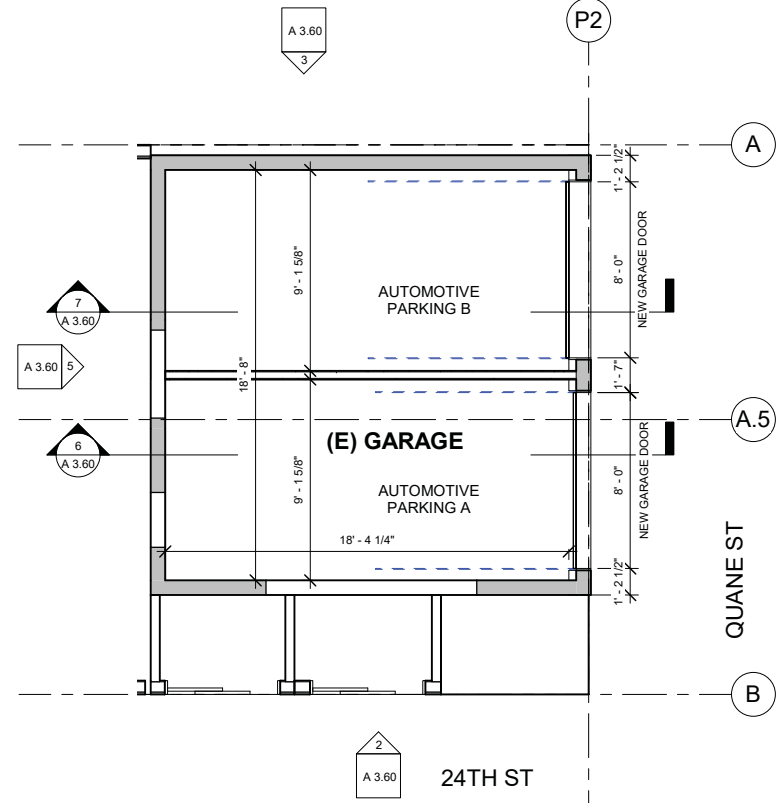
DRAWN DV, JD, NW



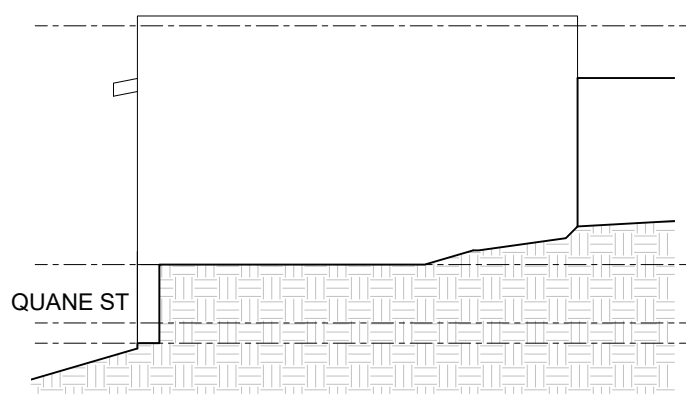
WALL LEGEND

	(E) WALL TO REMAIN
	DEMO (E) WALL
	(N) WALL

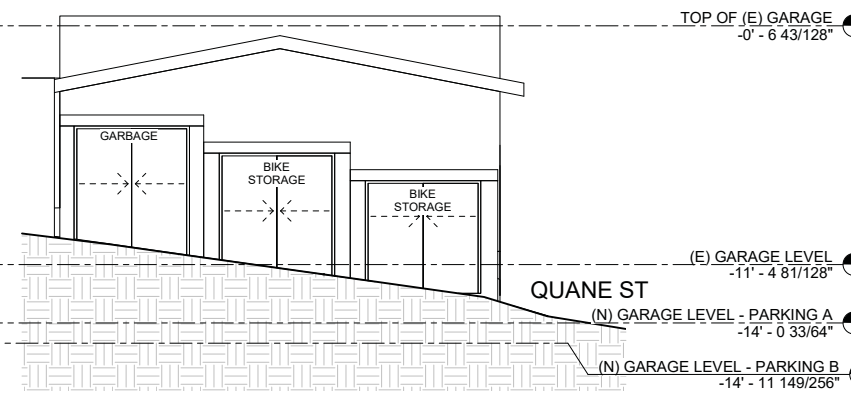




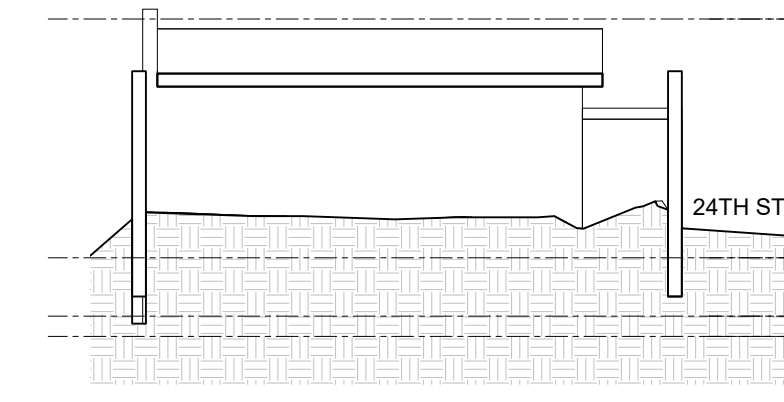
1 PROPOSED GARAGE PLAN
1/4" = 1'-0"



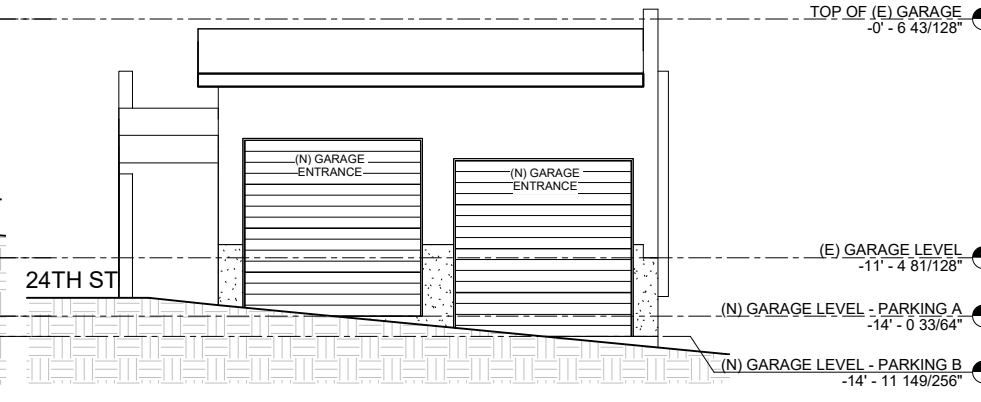
3 PROPOSED GARAGE NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED GARAGE SOUTH ELEVATION - 24TH ST FACADE
1/4" = 1'-0"

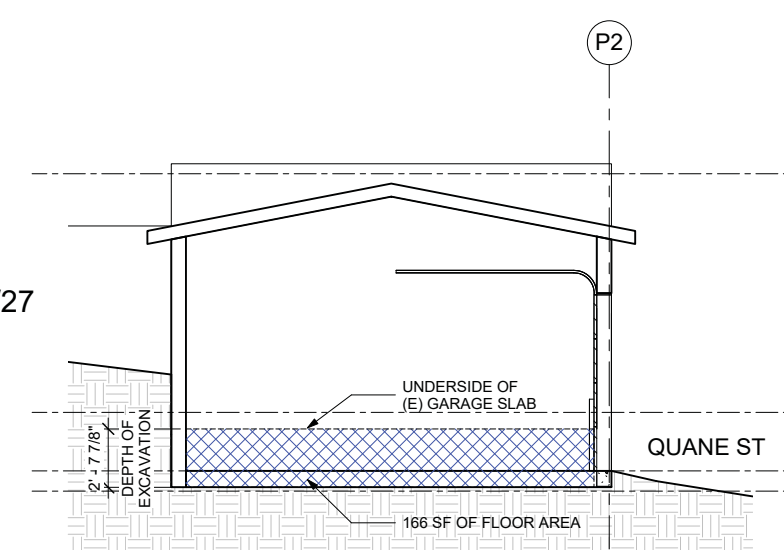


5 PROPOSED GARAGE WEST ELEVATION
1/4" = 1'-0"

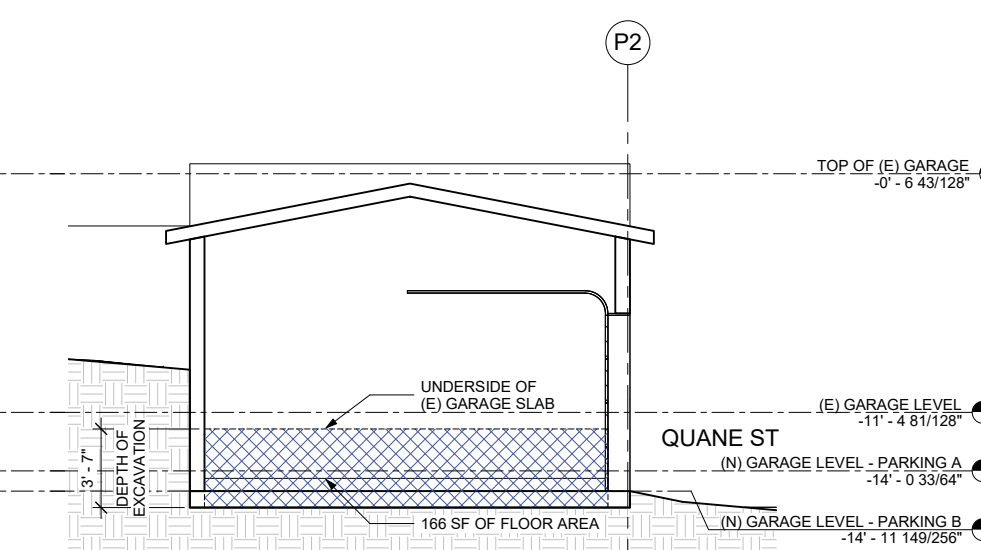


4 PROPOSED GARAGE EAST ELEVATION - QUANE ST FACADE
1/4" = 1'-0"

EXCAVATION = $(166 \text{ SF} \times 2' - 7 \frac{7}{8}) / 27 + (166 \text{ SF} \times 3' - 7") / 27$
 = 38.36 CU. YDS TOTAL
 EXCAVATION AT GARAGE



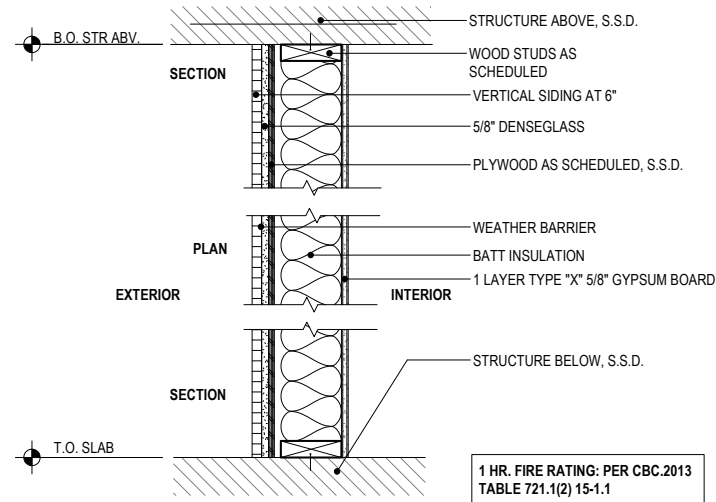
6 PROPOSED GARAGE SECTION 1 - AUTOMOTIVE PARKING A
1/4" = 1'-0"



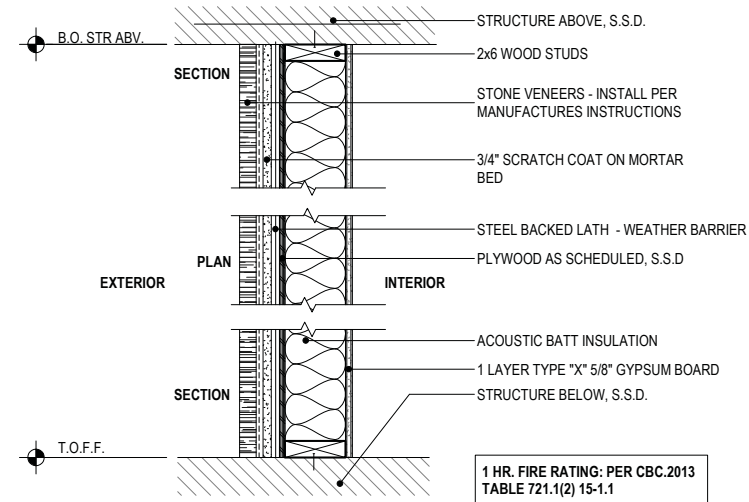
7 PROPOSED GARAGE SECTION 2 - AUTOMOTIVE PARKING B
1/4" = 1'-0"



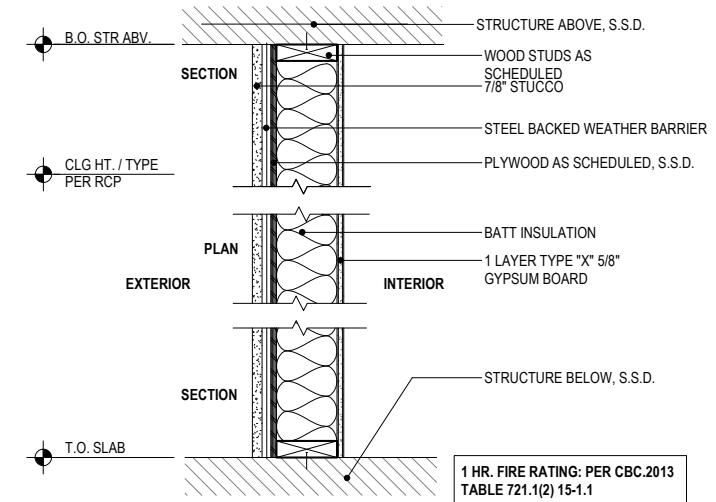
1099 DOLORES ST
SAN FRANCISCO, CA 94110



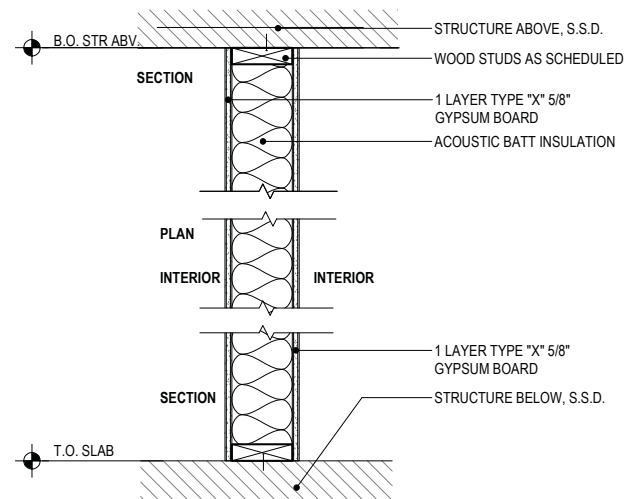
⑤ E6-10-1-S - 1 HR. RATED EXTERIOR WOOD SIDING WALL
1 1/2" = 1'-0"



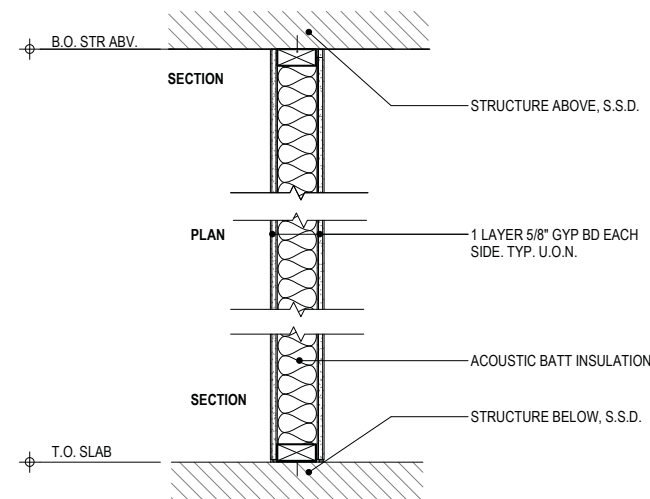
② E6-40-1-S - 1 HR. RATED EXTERIOR STONE CLAD WALL
1 1/2" = 1'-0"



① E6-00-1-S - 1 HR. RATED EXTERIOR STUCCO WALL
1 1/2" = 1'-0"

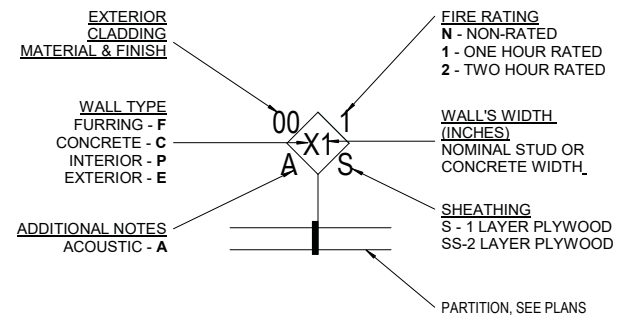


④ P6-N-N NON-RATED INTERIOR PARTITION - 2X6 STUDS
1 1/2" = 1'-0"



③ P4-N
1 1/2" = 1'-0"

WALL TYPE TAG :



STUD SIZE DESIGNATION :

- 1 = FURRING
- 2 = N/A
- 3 = 2X2-1/2" WOOD STUD
- 4 = 2X4 WOOD STUD
- 5 = N/A
- 6 = 2X6 WOOD STUD
- 8 = 2X8 WOOD STUD

EXTERIOR FINISH :

- 00= STUCCO
- 10 = WOOD
- 20 =HARDIE SIDING
- 40 = STONE
- 50 = TBD

SITE PERMIT
RESUBMITTAL

TYPICAL WALL TYPES

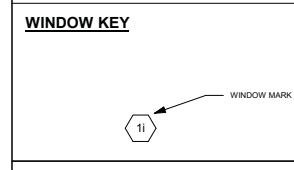
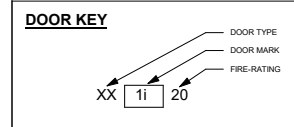
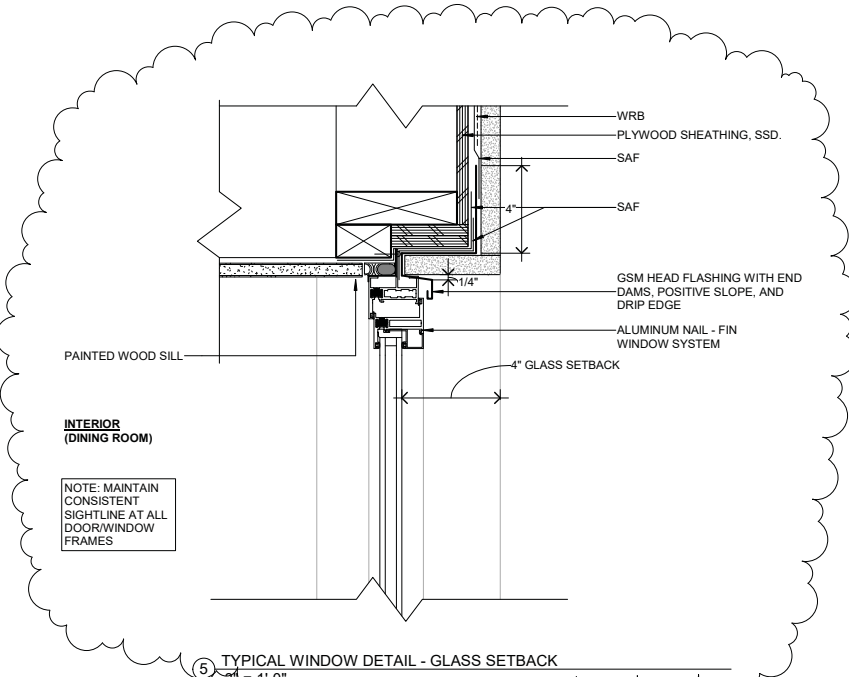
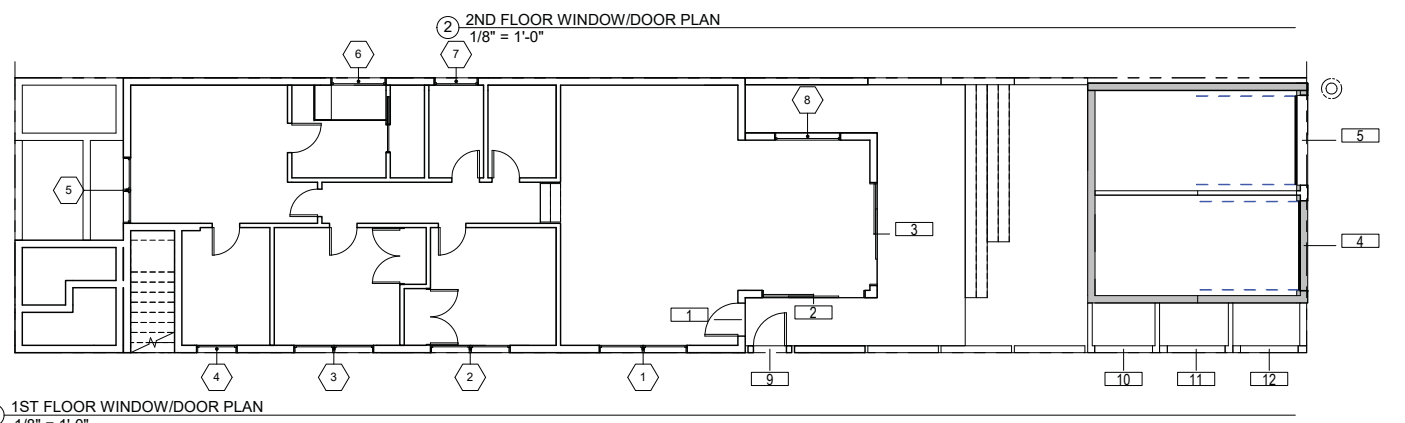
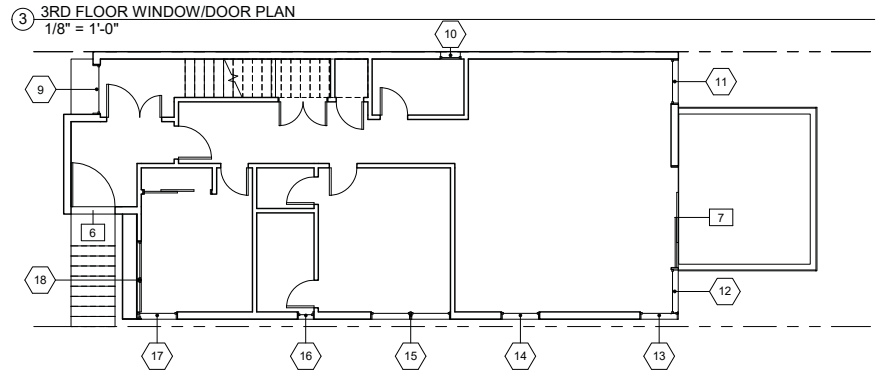
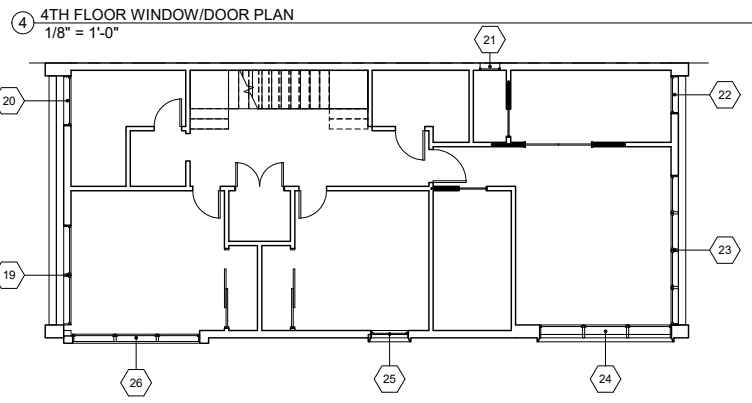
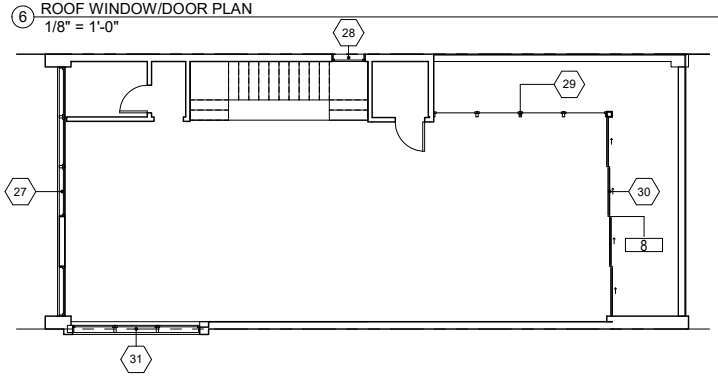
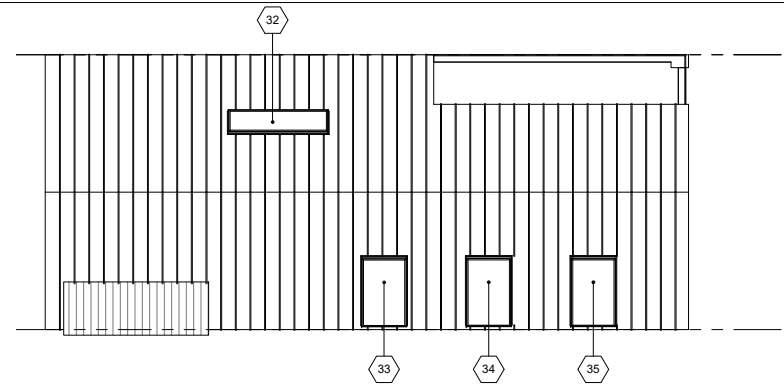


A 5.00



WINDOW SCHEDULE								
Mark	Manufacturer	Operation	Width	Height	Sill Height	Frame Material	Glazing	Comments
1	Fleetwood Windows and Doors	Fixed	8' - 0"	6' - 3 1/2"	4' - 0"	Aluminum	Tempered; Double glazing	
2	Fleetwood Windows and Doors	Casement	7' - 3"	4' - 4"	3' - 8"	Aluminum	Tempered; Double glazing	Egress
3	Fleetwood Windows and Doors	Casement	7' - 3"	4' - 4"	3' - 8"	Aluminum	Tempered; Double glazing	Egress
4	Fleetwood Windows and Doors	Fixed	3' - 0"	4' - 0"	6' - 0"	Aluminum	Tempered; Double glazing	
5	Fleetwood Windows and Doors	Casement	6' - 0"	4' - 2"	3' - 8"	Aluminum	Tempered; Double glazing	Egress
6	Fleetwood Windows and Doors	Fixed	3' - 0"	4' - 0"	6' - 0"	Steel	Tempered; Double glazing	45min Fire Rated; Frosted
7	Fleetwood Windows and Doors	Fixed	3' - 0"	4' - 0"	6' - 0"	Steel	Tempered; Double glazing	45min Fire Rated; Frosted
8	Fleetwood Windows and Doors	Fixed	6' - 0"	5' - 0"	3' - 0"	Aluminum	Tempered; Double glazing	
9	Fleetwood Windows and Doors	Casement; Fixed	4' - 6 3/8"	9' - 2 3/16"	0' - 0"	Aluminum	Tempered; Double glazing	
10	Fleetwood Windows and Doors	Fixed	3' - 0"	4' - 0"	4' - 0"	Steel	Tempered; Double glazing	45min Fire Rated; Frosted
11	Fleetwood Windows and Doors	Fixed	4' - 1 1/4"	9' - 2 3/16"	0' - 0"	Aluminum	Tempered; Double glazing	
12	Fleetwood Windows and Doors	Fixed	4' - 1 1/4"	9' - 2 3/16"	0' - 0"	Aluminum	Tempered; Double glazing	
13	Fleetwood Windows and Doors	Casement; Fixed	3' - 6"	8' - 10 3/8"	0' - 0"	Aluminum	Tempered; Double glazing	
14	Fleetwood Windows and Doors	Casement; Fixed	3' - 6"	8' - 10 3/8"	0' - 0"	Aluminum	Tempered; Double glazing	
15	Fleetwood Windows and Doors	Casement; Fixed	7' - 3"	8' - 10 3/8"	0' - 0"	Aluminum	Tempered; Double glazing	Egress
16	Fleetwood Windows and Doors	Casement; Fixed	1' - 6"	8' - 10 3/8"	0' - 0"	Aluminum	Tempered; Double glazing	
17	Fleetwood Windows and Doors	Casement; Fixed	3' - 8 1/8"	8' - 10 3/8"	0' - 0"	Aluminum	Tempered; Double glazing	Egress
18	Fleetwood Windows and Doors	Fixed	7' - 1 3/8"	6' - 2 1/4"	3' - 0"	Aluminum	Double Glazing	
19	Fleetwood Windows and Doors	Fixed	9' - 0 3/4"	6' - 10 1/2"	2' - 3"	Aluminum	Double Glazing	
20	Fleetwood Windows and Doors	Casement	4' - 6 3/8"	6' - 11 1/4"	2' - 3"	Aluminum	Tempered; Double glazing	Frosted
21	Fleetwood Windows and Doors	Fixed	3' - 0"	4' - 0"	4' - 0"	Steel	Tempered; Double glazing	45min Fire Rated; Frosted
22	Fleetwood Windows and Doors	Fixed	3' - 5 1/4"	8' - 8 3/16"	0' - 6"	Aluminum	Tempered; Double glazing	
23	Fleetwood Windows and Doors	Casement; Fixed	13' - 7"	8' - 8 3/16"	0' - 6"	Aluminum	Tempered; Double glazing	Egress
24	Fleetwood Windows and Doors	Casement; Fixed	12' - 0"	9' - 0"	0' - 2 1/8"	Aluminum	Tempered; Double glazing	Egress
25	Fleetwood Windows and Doors	Casement; Fixed	3' - 5"	9' - 0"	0' - 2 1/8"	Aluminum	Tempered; Double glazing	Egress
26	Fleetwood Windows and Doors	Casement; Fixed	11' - 6 3/4"	6' - 11 1/4"	2' - 3"	Aluminum	Tempered; Double glazing	Egress
27	Fleetwood Windows and Doors	Fixed	22' - 8"	14' - 2 1/8"	2' - 3"	Aluminum	Double Glazing	
28	Fleetwood Windows and Doors	Fixed	3' - 0"	4' - 0"	1' - 2 1/8"	Steel	Tempered; Double glazing	45min Fire Rated; 5' off property line
29	Fleetwood Windows and Doors	Fixed	16' - 5 3/8"	10' - 9 1/4"	0' - 0"	Aluminum	Tempered; Double glazing	
30	Fleetwood Windows and Doors	Fixed	18' - 1 5/8"	9' - 5 1/8"	7' - 0"	Aluminum	Double Glazing	
31	Fleetwood Windows and Doors	Casement; Fixed	11' - 6 3/4"	7' - 3"	2' - 3"	Aluminum	Tempered; Double glazing	
32	VELUX	Skylight	2' - 6"	9' - 0"			Tempered; Double glazing	
33	VELUX	Skylight	4' - 0"	8' - 0"			Tempered; Double glazing	
34	VELUX	Skylight	4' - 0"	8' - 0"			Tempered; Double glazing	
35	VELUX	Skylight	4' - 0"	8' - 0"			Tempered; Double glazing	

EXTERIOR DOOR SCHEDULE								
Mark	Manufacturer	Operation	Width	Height	Material	Glazing	Comments	
1	Fleetwood Windows and Doors	Single swing	3' - 0"	8' - 0"				
2	Fleetwood Windows and Doors	Slider	9' - 1 3/8"	8' - 0"	Aluminum; Thermally broken	Tempered; Double glazing		
3	Fleetwood Windows and Doors	Slider	9' - 1 3/8"	8' - 0"	Aluminum; Thermally broken	Tempered; Double glazing		
4	TBD	Automatic Garage	8' - 0"	8' - 0"	TBD			
5	TBD	Automatic Garage	8' - 0"	8' - 0"	TBD			
6	Fleetwood Windows and Doors	Single swing	4' - 0"	9' - 4"	TBD		Front Door	
7	Fleetwood Windows and Doors	Slider	9' - 1 3/8"	9' - 0 3/4"	Aluminum; Thermally broken	Tempered; Double glazing		
8	Fleetwood Windows and Doors	Slider	18' - 1 5/8"	7' - 0"	Aluminum; Thermally broken	Tempered; Double glazing		
9	TBD	Single swing	3' - 0"	6' - 9 1/2"			Gate Door	
10			5' - 0"	6' - 0"			Storage Door	
11			5' - 0"	6' - 0"			Storage Door	
12			5' - 0"	5' - 0"			Storage Door	

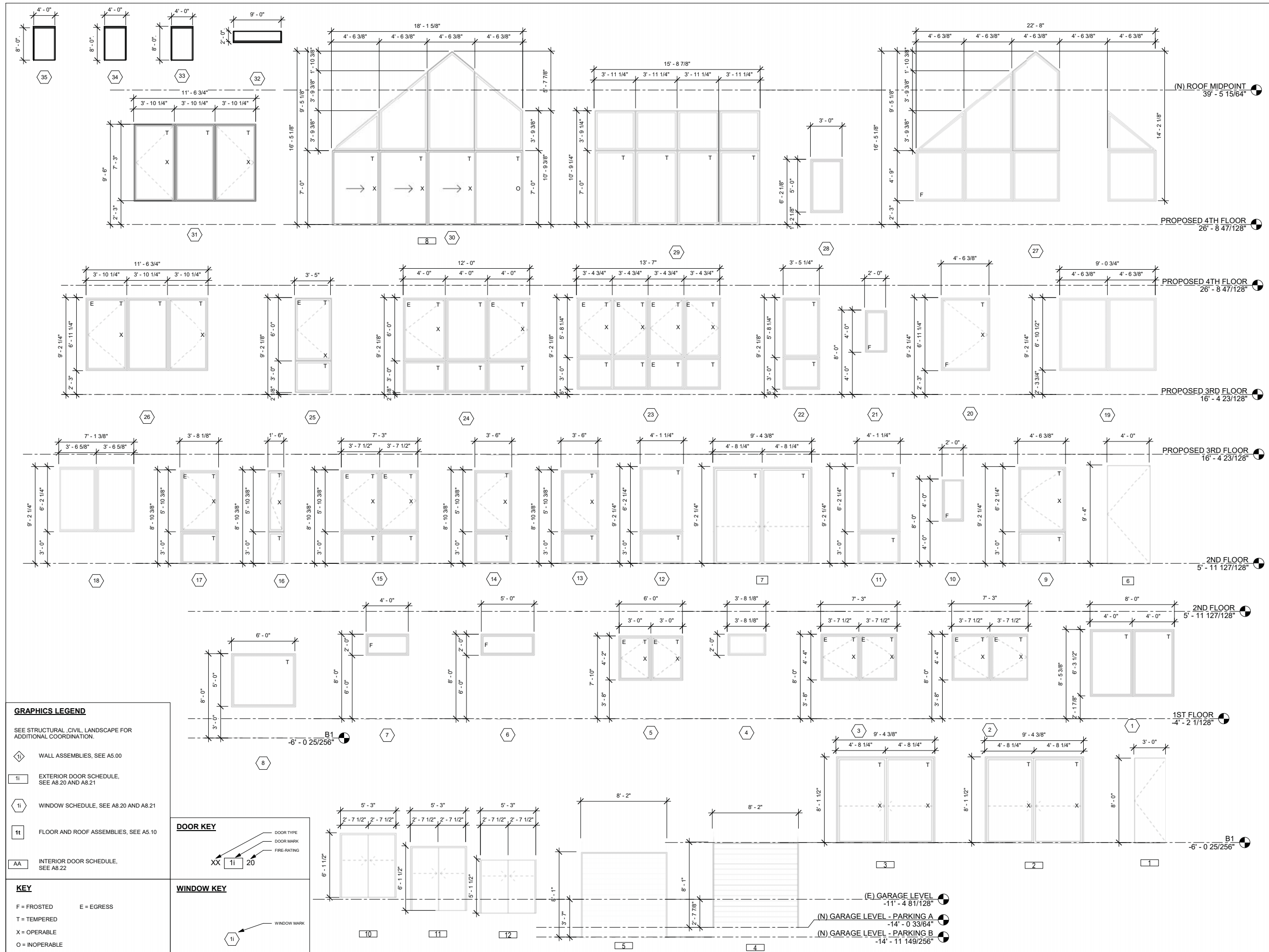


- GRAPHICS LEGEND**
SEE STRUCTURAL, CIVIL, LANDSCAPE FOR ADDITIONAL COORDINATION.
- ① WALL ASSEMBLIES, SEE A5.00
 - 11 EXTERIOR DOOR SCHEDULE, SEE A8.20 AND A8.21
 - ① WINDOW SCHEDULE, SEE A8.20 AND A8.21
 - 11 FLOOR AND ROOF ASSEMBLIES, SEE A5.10
 - AA INTERIOR DOOR SCHEDULE, SEE A8.22
- KEY**
- F = FROSTED E = EGRESS
 - T = TEMPERED
 - X = OPERABLE
 - O = INOPERABLE

NOTE: MAINTAIN CONSISTENT SIGHTLINE AT ALL DOOR/WINDOW FRAMES



NO.	DESCRIPTION



GRAPHICS LEGEND
SEE STRUCTURAL, CIVIL, LANDSCAPE FOR ADDITIONAL COORDINATION.

	WALL ASSEMBLIES, SEE A5.00
	EXTERIOR DOOR SCHEDULE, SEE A8.20 AND A8.21
	WINDOW SCHEDULE, SEE A8.20 AND A8.21
	FLOOR AND ROOF ASSEMBLIES, SEE A5.10
	INTERIOR DOOR SCHEDULE, SEE A8.22

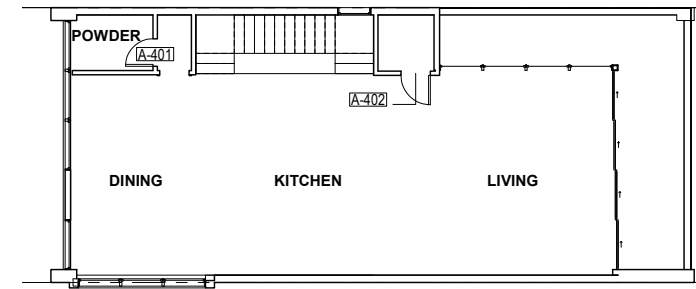
KEY
F = FROSTED E = EGRESS
T = TEMPERED
X = OPERABLE
O = INOPERABLE

DOOR KEY
DOOR TYPE
DOOR MARK
FIRE-RATING
XX 11 20

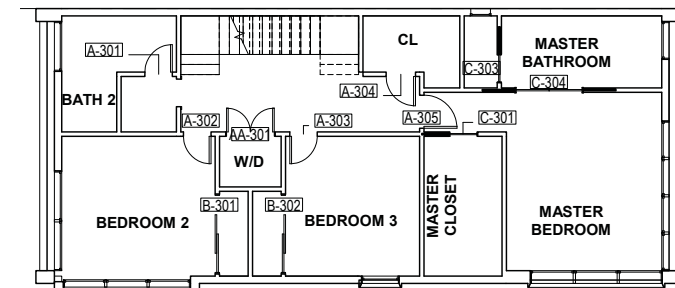
WINDOW KEY
WINDOW MARK
11



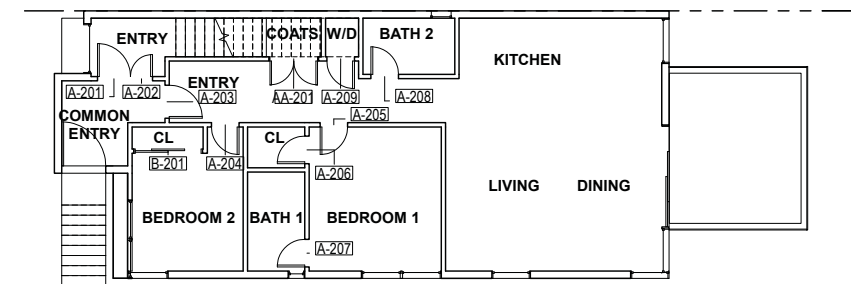
INTERIOR DOOR SCHEDULE							
Mark	Room	Operation	Width	Height	Sill Height	Material	Comments
A-101	UNIT 1 MASTER CLOSET	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-102	UNIT 1 MASTER BATH	Single swing	2' - 8"	8' - 0"	0' - 0"		INTERIOR
A-103	UNIT 1 MASTER BEDROOM	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-104	UNIT 1 BEDROOM 2	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-105	UNIT 1 BEDROOM 1	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-106	UNIT 1 BATH 1	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-107	UNIT 1 LAUNDRY	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-201	UNIT 3 ENTRY	Single swing	3' - 0"	8' - 0"	0' - 0"		INTERIOR
A-202	UNIT 3 ENTRY	Single swing	2' - 0"	8' - 0"	0' - 0"		INTERIOR
A-203	UNIT 2 ENTRY	Single swing	3' - 0"	8' - 0"	0' - 0"		INTERIOR
A-204	UNIT 2 BEDROOM 2	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-205	UNIT 2 BEDROOM 1	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-206	UNIT 2 CL	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-207	UNIT 2 BATH 1	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-208	UNIT 2 BATH 2	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-209	UNIT 2 W/D	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-301	UNIT 3 BATH 2	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-302	UNIT 3 BEDROOM 2	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-303	UNIT 3 BEDROOM 3	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-304	UNIT 3 CL	Single swing	2' - 8"	8' - 0"	0' - 0"		INTERIOR
A-305	UNIT 3 MASTER BEDROOM	Single swing	3' - 0"	8' - 0"	0' - 0"		INTERIOR
A-401	UNIT 3 POWDER	Single swing	2' - 6"	8' - 0"	0' - 0"		INTERIOR
A-402	UNIT 3 PANTRY	Single swing	2' - 8"	8' - 0"	0' - 0"		INTERIOR
AA-101	UNIT 1 CL	Double Swing	5' - 0"	8' - 0"	0' - 0"		INTERIOR
AA-102	UNIT 1 CL	Double Swing	5' - 0"	8' - 0"	0' - 0"		INTERIOR
AA-201	UNIT 2 COATS CL	Double Swing	4' - 4"	8' - 0"	0' - 0"		INTERIOR
AA-301	UNIT 3 W/D	Double Swing	4' - 4"	8' - 0"	0' - 0"		INTERIOR
B-201	UNIT 2 CL	Slider	6' - 0"	8' - 0"	0' - 0"		INTERIOR
B-301	UNIT 2 BEDROOM 2	Slider	7' - 0"	8' - 0"	0' - 0"		INTERIOR
B-302	UNIT 2 BEDROOM 3	Slider	7' - 0"	8' - 0"	0' - 0"		INTERIOR
C-101	UNIT 1 MASTER BATH	Interior Pocket Slider	2' - 6"	8' - 0"	0' - 0"		INTERIOR
C-301	UNIT 2 M. BEDROOM	Interior Pocket Slider	2' - 6"	8' - 0"	0' - 0"		INTERIOR
C-303	UNIT 2 M. BATHROOM	Interior Pocket Slider	2' - 6"	8' - 0"	0' - 0"		INTERIOR
C-304	UNIT 2 M. BATHROOM	Double Pocket	6' - 0"	8' - 0"	0' - 0"		INTERIOR



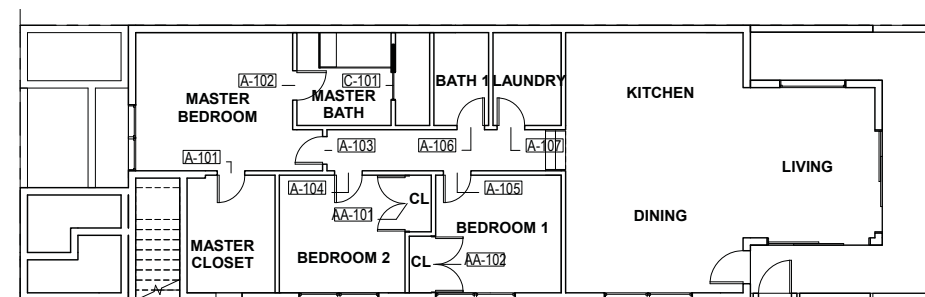
④ 4TH FLOOR INTERIOR DOOR PLAN
1/8" = 1'-0"



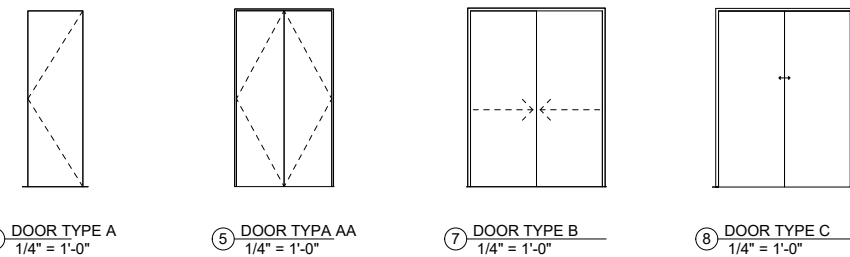
③ 3RD FLOOR INTERIOR DOOR PLAN
1/8" = 1'-0"



② 2ND FLOOR INTERIOR DOOR PLAN
1/8" = 1'-0"



① 1ST FLOOR INTERIOR DOOR PLAN
1/8" = 1'-0"



⑥ DOOR TYPE A
1/4" = 1'-0"

⑤ DOOR TYPAA
1/4" = 1'-0"

⑦ DOOR TYPE B
1/4" = 1'-0"

⑧ DOOR TYPE C
1/4" = 1'-0"

GRAPHICS LEGEND

SEE STRUCTURAL, CIVIL, LANDSCAPE FOR ADDITIONAL COORDINATION.

① WALL ASSEMBLIES, SEE A5.00

1f EXTERIOR DOOR SCHEDULE, SEE A8.20 AND A8.21

①i WINDOW SCHEDULE, SEE A8.20 AND A8.21

1f FLOOR AND ROOF ASSEMBLIES, SEE A5.10

AA INTERIOR DOOR SCHEDULE, SEE A8.22

DOOR KEY



WINDOW KEY



KEY

F = FROSTED E = EGRESS
T = TEMPERED
X = OPERABLE
O = INOPERABLE



① AXON LOOKING NE.



② AXON LOOKING NW.



③ AXON LOOKING SE.



④ AXON LOOKING SW.

1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PROPOSED AXONS



A 9.00

DATE 12/13/19

SCALE

DRAWN DV, JD, NW

**WINDER
GIBSON**
architects

interiors
planning
architecture

www.archsf.com

t 415.318.8634

1898 mission street
san francisco, ca 94103



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

PERSPECTIVE



A9.01

DATE 12/13/19

SCALE 12" = 1'-0"

DRAWN DV, JD, NW

1814

PERSPECTIVE LOOKING NE





A. Galvalume Standing Seam Roofing



B. 8" Thermory Wood Siding



C. Black Anodized Aluminum Windows



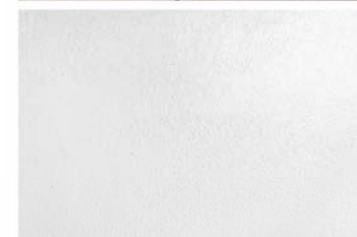
D. 4" Black Painted Wood Siding



E. Oak Entry Door



F. Natural Stone Base



G. White Stucco



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

EXTERIOR MATERIALS



A9.03

DATE 12/13/19

SCALE 12" = 1'-0"

DRAWN DV, JD, NW



1099 DOLORES ST
SAN FRANCISCO, CA 94110

**SITE PERMIT
RESUBMITTAL**

PROPOSED LANDSCAPE PLAN

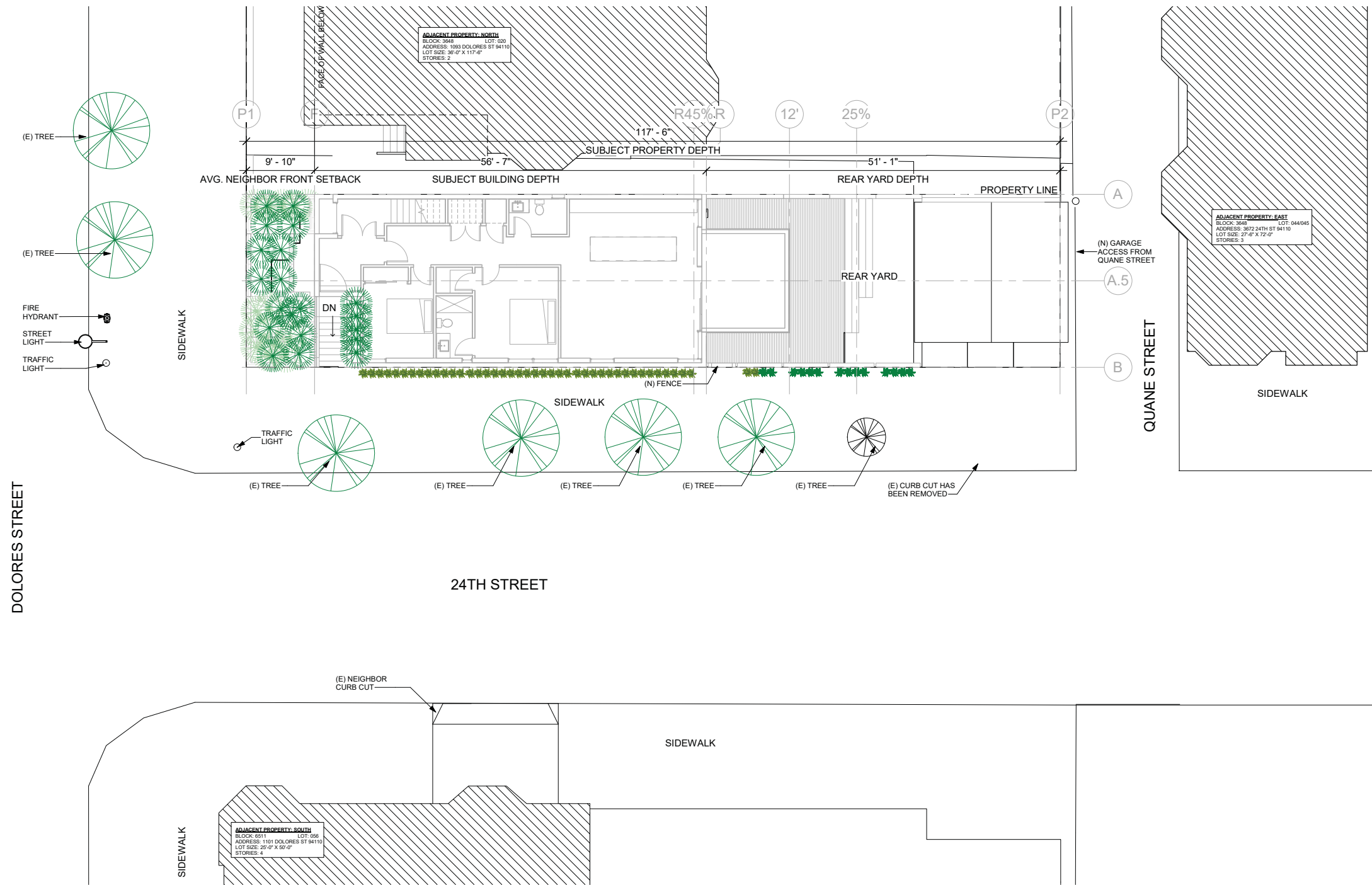


L 2.00

DATE 12/13/19

SCALE 1/8" = 1'-0"

DRAWN DV, JD, NW



1 PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"



1099 DOLORES ST
SAN FRANCISCO, CA 94110

SITE PERMIT
RESUBMITTAL

LANDSCAPE ELEVATIONS

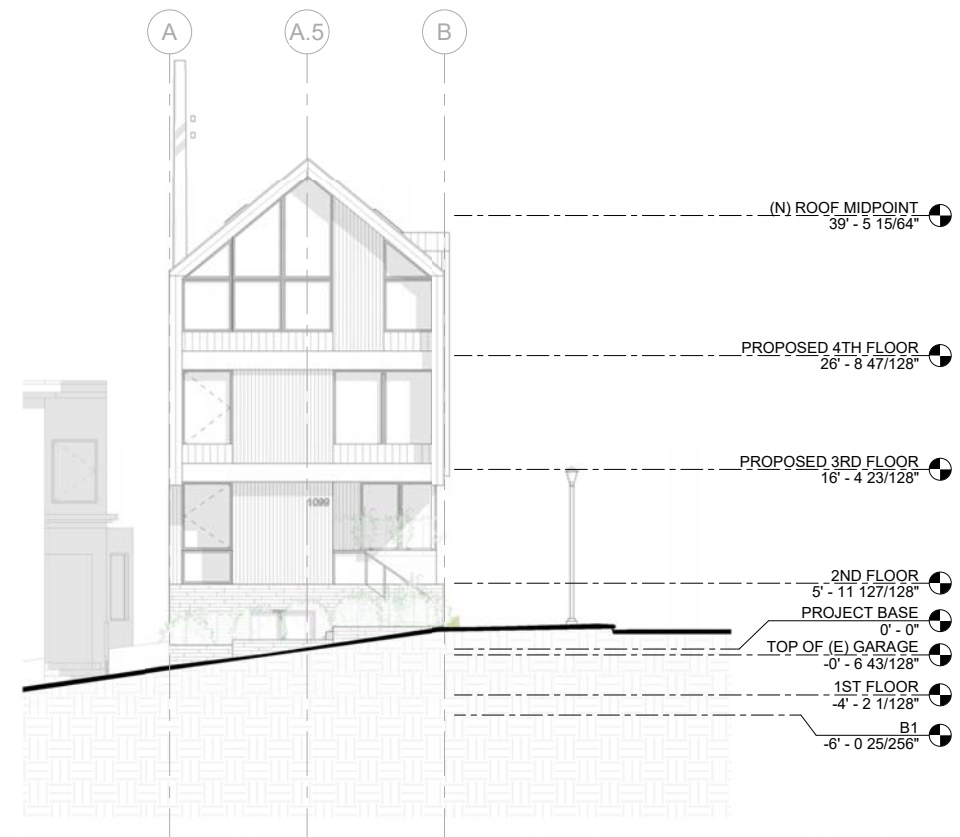


L2.01

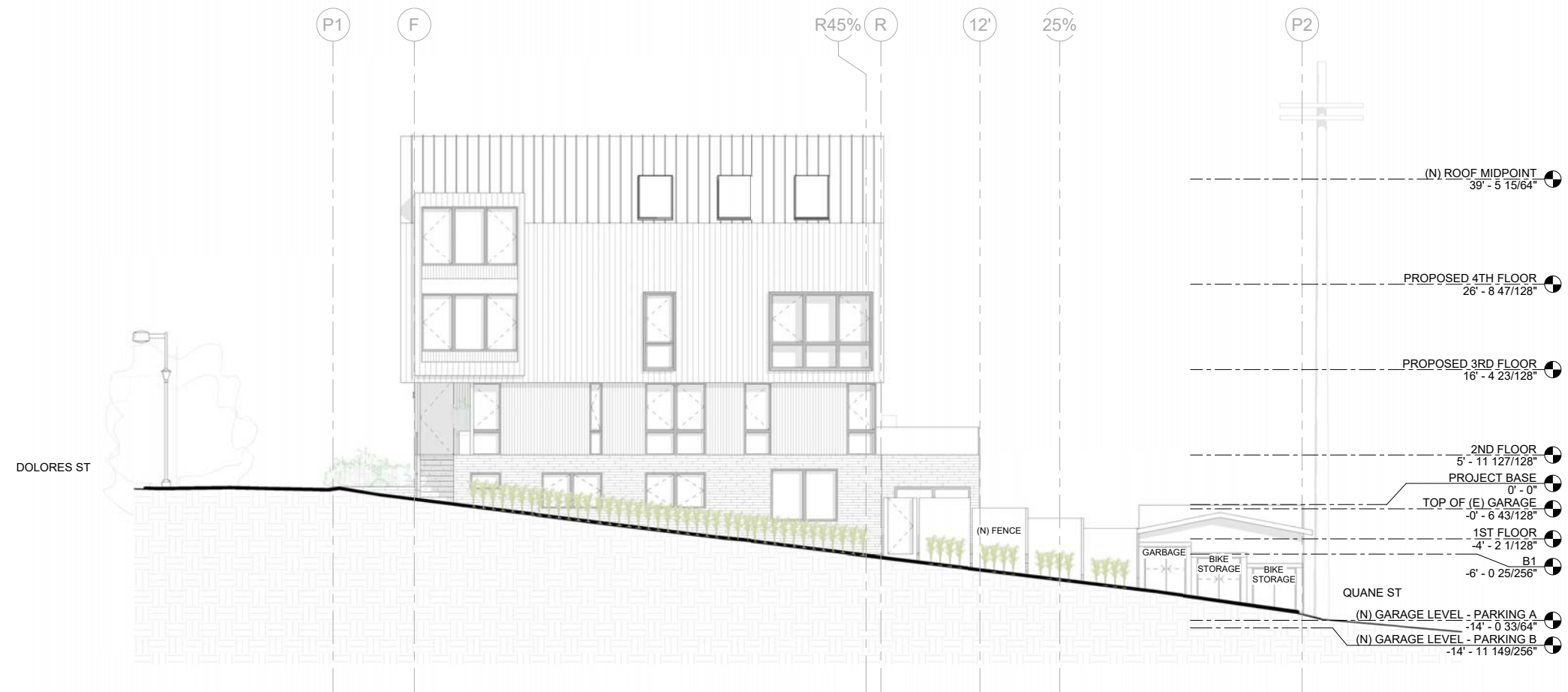
DATE 12/13/19

SCALE 1/8" = 1'-0"

DRAWN DV, JD, NW



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



① SIDE LANDSCAPE ELEVATION
1/8" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1099 DOLORES ST		3648019
Case No.		Permit No.
2019-012131PRJ		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. Demolition of an existing building. New construction of a 4-Story, 3 unit residence.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<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"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____ Demolition of an existing 1-story single family home. Construction of a new 3-unit, 4-story dwelling.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<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?</p> <p><i>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 involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Cathleen Campbell</p> <p>Less than 50 Cubic Yards of soil disturbance</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Cathleen Campbell
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/16/2019
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 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)
1099 DOLORES ST		3648/019
Case No.	Previous Building Permit No.	New Building Permit No.
2019-012131PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1099 DOLORES ST
RECORD NO.: 2019-012131CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	2937.5	2937.5	
Residential	2124	5395	+3271
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking	400	400	0
Usable Open Space	940	766	
Public Open Space			
Other ()			
TOTAL GSF	2524	5795	+3271
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	3	2
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces	1	2	1
Loading Spaces			
Car Share Spaces			
Bicycle Spaces	0	4	4
Number of Buildings	2	2	(N) Residential and (E) Detached Garage
Number of Stories	2	4	2
Height of Building(s)	23'-6"	39'-5"	15'11"
Other ()			

Parcel Map

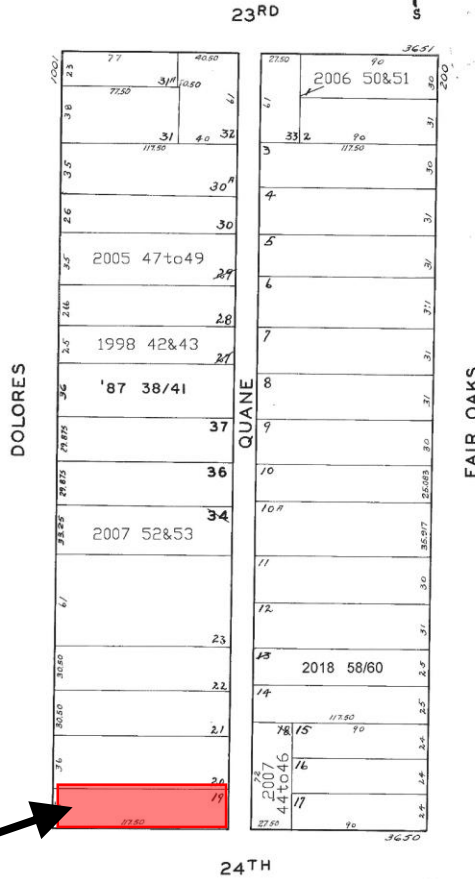
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CITY & COUNTY ASSESSOR 1995

lot 27 into lots 42&43 for 1998 roll
lot 29 into lots 47 to 49 for 2005 roll
lot 1 into lots 50&51 for 2006 roll
lot 34 into lots 52&53 for 2007 roll
lot 18 into lots 44 to 46 for 2007 roll
Lot 13 into lots 58 to 60 for 2018 roll

3648

HORNERS ADDN. BLK. 28

REVISED '63
" '71
" '87
Revised 1998
Revised 2005
Revised 2006
Revised 2007
REVISED 2018



SUBJECT PROPERTY

1027-1031 DOLORES ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
47	1027	35.21
48	1029	33.753
49	1031	31.037

1061 DOLORES ST.
& 260 QUANE ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
52	1061	50
53	260	50

1041-1047 DOLORES ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
38	1	18.06
39	2	21.29
40	3	39.36
41	4	21.29

1037-1039 DOLORES ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
42	1037	48
43	1039	52

200-202 FAIR OAKS ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
50	200	25
51	202	75

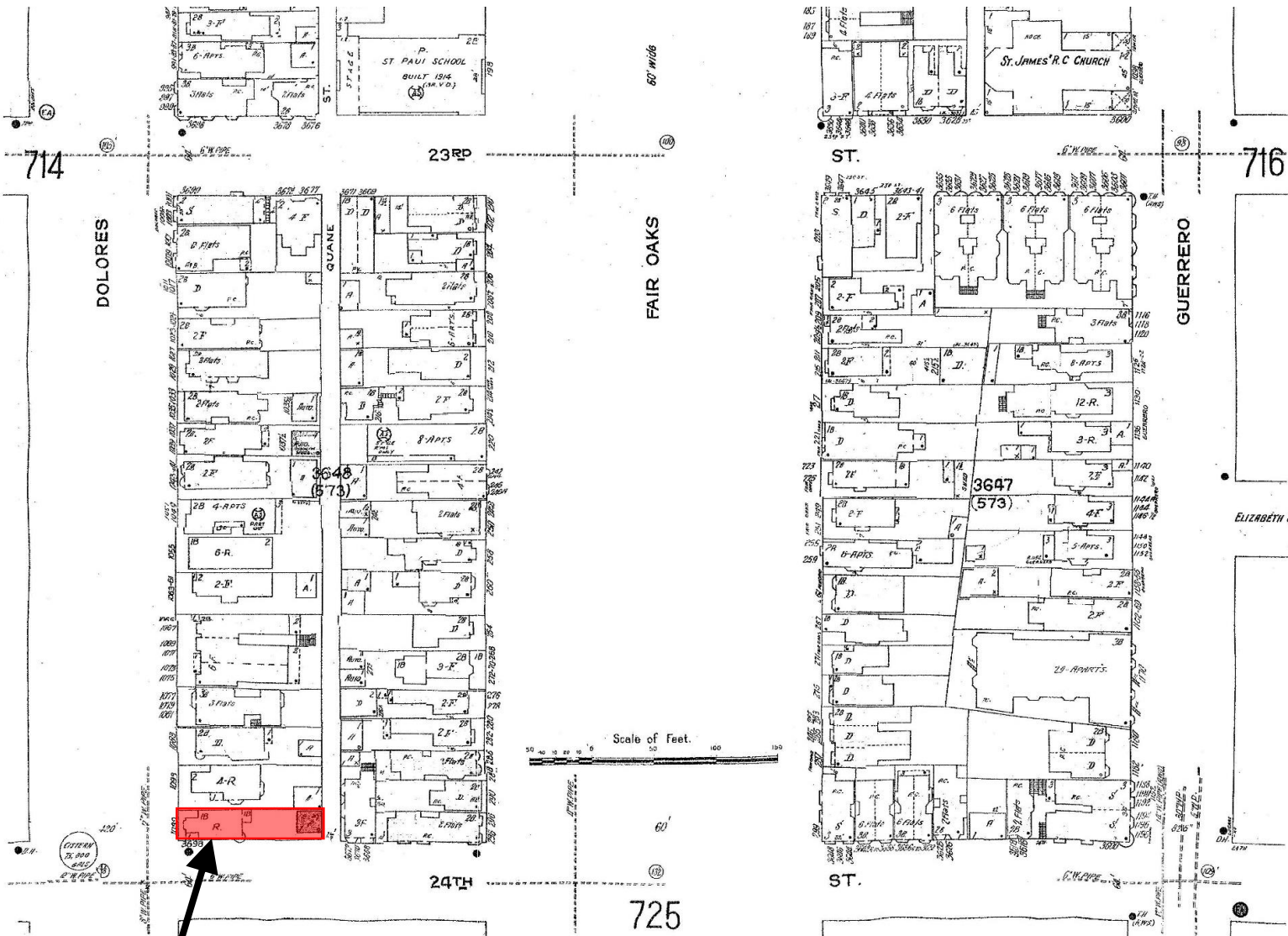
3668-3672 24TH ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
44	3668	50.789
45	3670	32.847
46	3672	36.364



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

Sanborn Map*

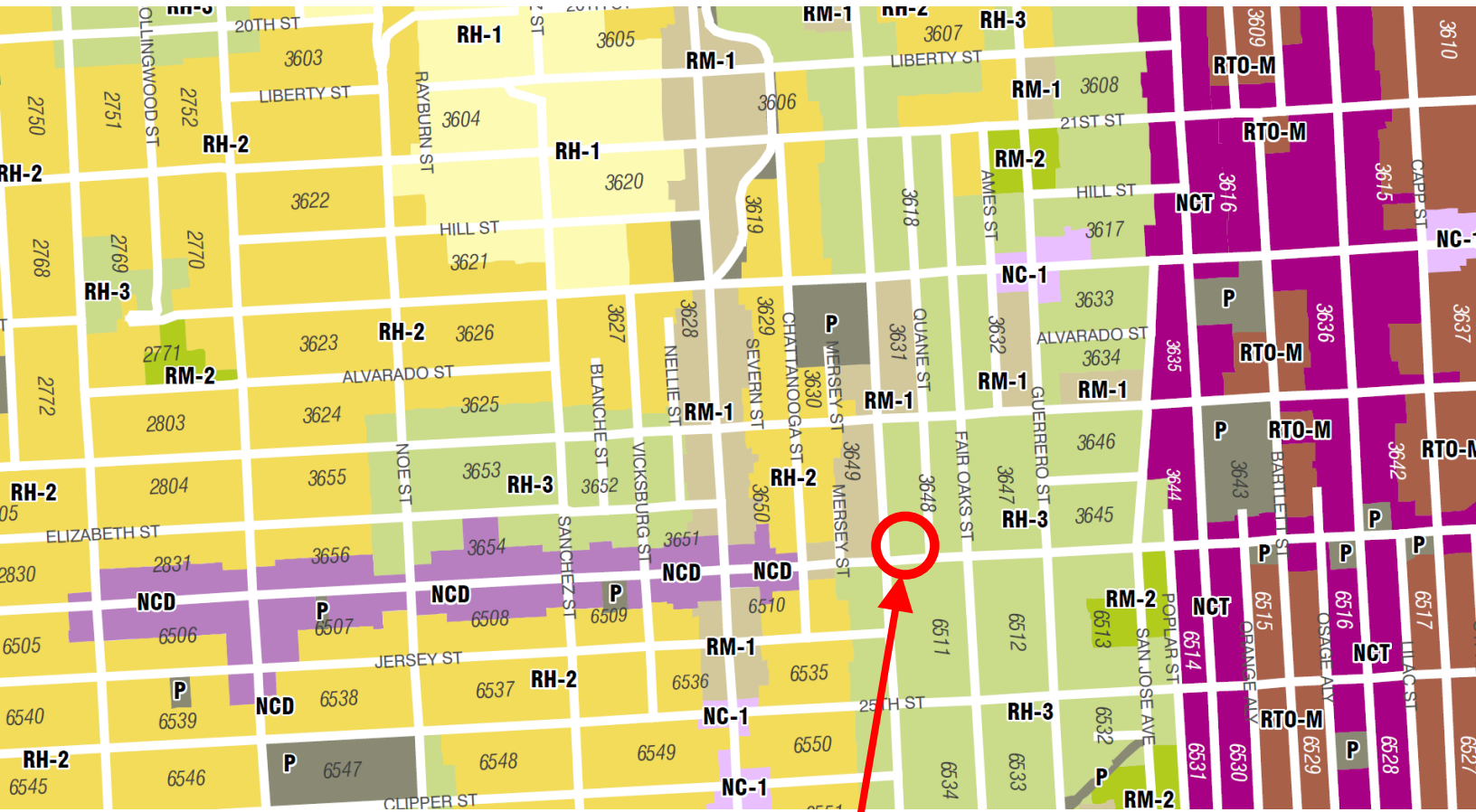


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

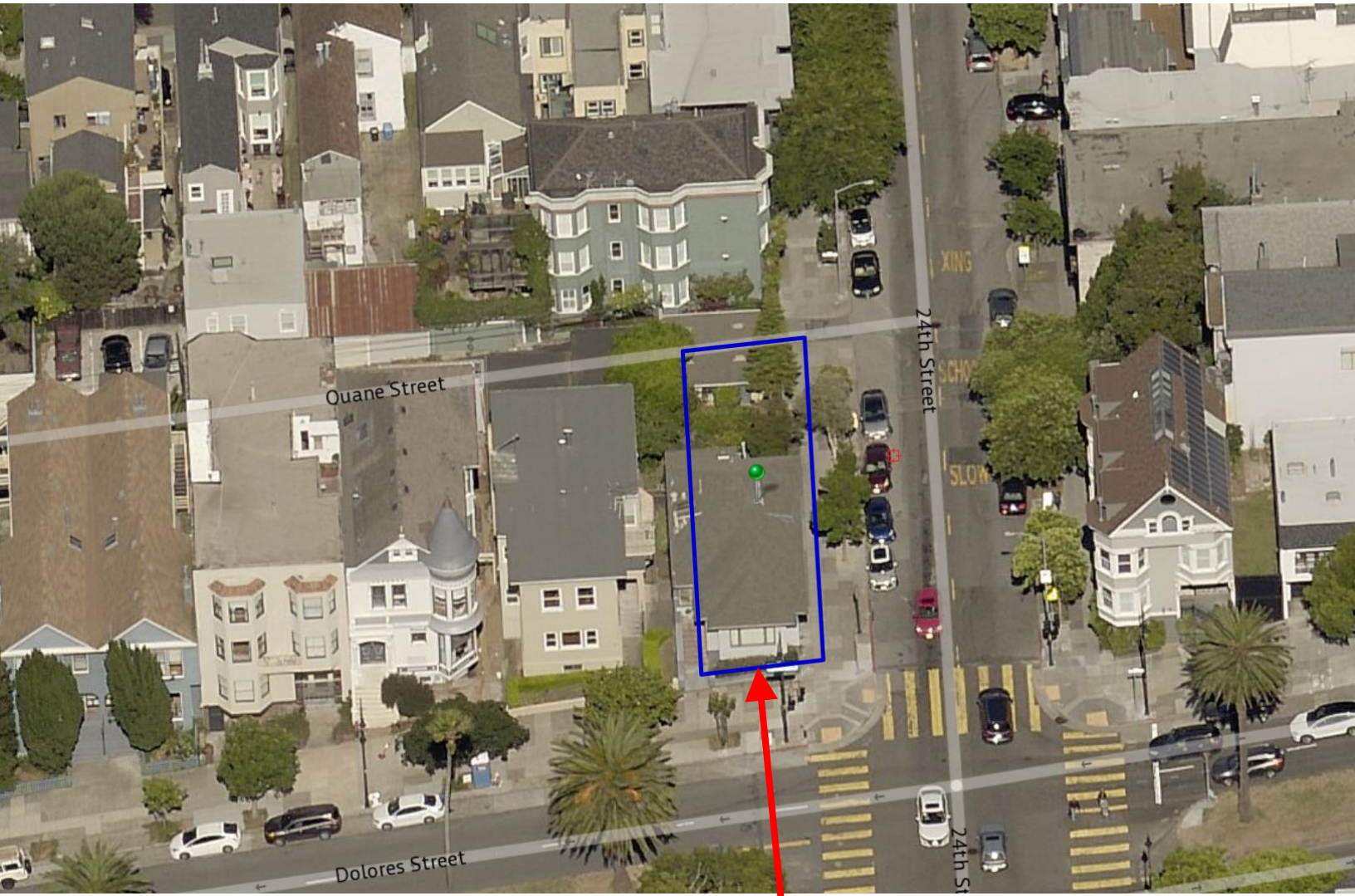
Aerial Photo – View 2



SUBJECT PROPERTY



Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

Aerial Photo – View 3



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST



Site Photo



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

Site Photo



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

Site Photo



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

Site Photo



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST

Site Photo



Conditional Use Hearing
Case Number 2019-012131CUA
Demolition/ New Construction
1099 DOLORES ST



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) 8/16/2019

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 1099 Dolores St
Assessor's Block/Lot: 3648/019
BPA # / Case #: 201905312125/2019-01213

Project Type

- Merger – Planning Code Section 317
- Enlargement / Alteration / Reconstruction – Planning Code Section 181
- Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,
Planner **Cathleen
Campbell**

Digitally signed by Cathleen Campbell
DN: cn=Cathleen Campbell, ou=Planning
Department, ou=Current Planning,
email=cathleen.campbell@sfgov.org,
c=US
Date: 2019.08.16 09:55:18 -0700

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 1099 Dolores St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No ~~related~~ eviction notices were filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

Signed:



Van Lam
Citizens Complaint Officer

Dated:

8-16-19

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 317, the Planning Commission shall hear and make determinations regarding the loss of dwelling units including the loss of unauthorized dwelling units, with some codified exceptions.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A DWELLING UNIT REMOVAL APPLICATION?

The Dwelling Unit Removal application is intended for any requests involving the removal of existing housing. This application is designed to determine if the proposed dwelling unit removal is desirable, utilizing the review criteria set forth in Planning Code Section 317. The Dwelling Unit Removal application will be processed as a Conditional Use Authorization. The Code provides for some administrative exceptions where Planning staff may approve an application to remove dwelling units without a public hearing, but only if the project meets certain specific requirements. For more information, please refer to Planning Code Section 317, or consult a planner at the Planning Information Center.

WHEN IS A DWELLING UNIT REMOVAL APPLICATION NECESSARY?

The Planning Commission requires Conditional Use hearings for all projects that would result in the removal of existing housing units, whether by demolition, merger with other dwellings, or by conversion to non-residential uses. This application is also required when an alteration is considered tantamount to demolition.

Please note that pursuant to Planning Code Section 317(g)(2), the Planning Commission will not approve an application for a Residential Merger if any tenant has been evicted where the tenant was served with an eviction notice after December 10, 2013 and:

- pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) if the eviction notice was served within 10 years prior to filing this application for a merger; or
- pursuant to Administrative Code Section 37.9(a)(8) if the eviction notice was served within 5 years prior to filing this application for a merger.

Please consult a planner at the Planning Information Center (PIC) for additional information regarding these applications.



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:			
Rental Units:			
Total Units:			
Units subject to Rent Control:			
Vacant Units:			

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:			
Rental Bedrooms:			
Total Bedrooms:			
Bedrooms subject to Rent Control:			

Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY		ADDITIONAL CRITERIA (check all that apply)
EXISTING				OWNER OCCUPIED	RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED				OWNER OCCUPIED	RENTAL	
EXISTING				OWNER OCCUPIED	RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED				OWNER OCCUPIED	RENTAL	
EXISTING				OWNER OCCUPIED	RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED				OWNER OCCUPIED	RENTAL	

DWELLING UNIT DEMOLITION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), residential demolition is subject to a Conditional Use Authorization or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal dated within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department’s website under Publications for “*Dwelling Unit Removal: Current Numerical Values*” and the “*Zoning Controls on Dwelling Unit Removal Implementation*” documents..

The Planning Commission will consider the following criteria in the review of residential demolitions Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria, as described in Planning Code Section 317(g)(5):

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal dated within the past six months is required with the application or if administrative approval (as outlined above) is being sought.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESIDENTIAL DEMOLITION

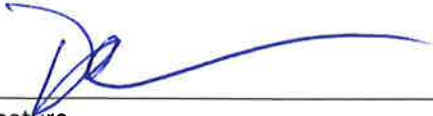
(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Does the Project maximize density on the subject lot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19	If the building is not subject to Rent Stabilization and Arbitration Ordinance or affordable housing, will the Project replace all of the exiting units with new dwelling units of similar size and with the same number of bedrooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

Daniel Villanueva

Name (Printed)

Project Manager

Relationship to Project
(i.e. Owner, Architect, etc.)

415-318-8634

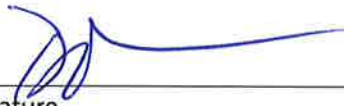
Phone

villanueva@archsf.com

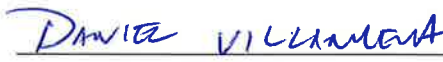
Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature



Name (Printed)

05/20/2019

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

DATE: 12.22.2019

PROJECT: 1099 Dolores Street

TO: San Francisco Planning Commissioners

FROM: Geoff Gibson, Winder Gibson Architects

Commissioners.

Thank you for considering our proposed project at 1099 Dolores Street. We know you see a lot of complex cases. We wanted to provide some background on the project to assist in your understanding of the project objectives, design and history. We look forward to presenting this project to you at the January 9, 2020 hearing.

Project Objective

Create three new family-sized “missing middle” housing units to replace one non-affordable single-family home, maximizing the density on the lot.

Conditional Use Authorization

This project comes before you as a CUA is required to demolish the existing single family home. Full demolition of this existing building is required to make it possible to construct this new 3-unit building, achieving the project objective explained here.

Retention of the existing building is not possible while constructing these three units of housing without transgressing the Section 317 Tantamount to Demolition thresholds.

Zoning

Zoning: RH-3

Permitted Density: 3 residential units

Proposed: 3 residential units

Height limit: 40' (to midpoint of roof)

Site Dimensions: 25' x 117'-6"

No historic resource present.

Neighborhood Outreach and Planning Department Collaboration

We held a neighborhood meeting in April 2019 which was well attended, including a representative from the Noe Neighborhood Council. The project was well received. There was no significant opposition to the project but there were productive suggestions made. We ultimately took the input we received at the neighbor meeting and made some adjustments to the project outlined below in response to specific comments received.

Throughout 2019, we worked closely and productively with Planning staff and the RDAT. Through this close collaboration the project design improved and evolved. Staff offered extensive input regarding the exterior design, fenestration, materials, detailing, massing, siting and parking for the project, resulting in the project you see before you.

I will outline what changed from the original project version presented in April, through both Planning Department input and neighbor input.

Unit Count and Mix: We originally had the project programmed as two residential units, with one large unit across three floors and one smaller one on the lower floor only. After consideration of the need for more 'missing middle' housing in the city, and the general need for more housing units, we reworked the project to now include three units, all of more equal size. The project now includes (2) units that are 3 bedrooms each and (1) unit that is 2 bedrooms. All have private outdoor space. We were able to do this without enlarging the building volume at all. We simply redesigned the interior. We think this brings much needed family-sized housing to this area and represents a much better use for the site than the existing very expensive single family home.

Parking: We were originally planning to retain the existing detached single-car garage and to add a new garage within the building, with a new driveway off of Dolores Street. We have instead focused on retaining and increasing on-street (for the benefit of the neighborhood) and improving off-street parking. We have reoriented access to the existing freestanding rear garage to be from Quane Street, allowing us to create 2 spaces of offstreet parking within the existing building without eliminating any on-street parking, since there is no parking on Quane. We are eliminating the existing curb cut on 24th Street, which therefore adds 1-2 on-street parking spaces available for common use to the whole neighborhood and eliminates any safety conflicts with pedestrians, buses, bicycles or cars on 24th Street. We are no longer including a garage within the main building and are therefore no longer creating a new curb cut on Dolores, so there is no reduction of on-street parking there.

Building Style and Fenestration: The project design continues to be a contemporary interpretation of a traditional gabled form, rendered with wood siding and an entry porch and stoop at the corner. We have reduced the size and number of windows in the project to temper the design and reflect the window types and sizes found in the context.

Building Height: We originally designed the building to match the height of 1101-1103 Dolores Street, accounting for the grade down from that corner lot to ours. We have reworked the pitch of the roof slightly to bring the overall height down a little.

In closing, please take into consideration that we have previously provided criteria responses which have demonstrated that the project is consistent with the findings of both Planning Code Sections 303(c) and 317. We ask that you support the subject Conditional Use Application for 1099 Dolores Street and GRANT authorization as recommended by the Planning Department.

Thank you for your time reviewing this project and project application. The Development Team is available to meet or conference with commissioner to address any questions in advance of the hearing.

Sincerely, Geoff Gibson, Winder Gibson Architects