

1016 Pierce Street

1886 Stick Victorian
w/ Italianate details



The Family

- 20 years as owners and occupants
- Purchased house in 2001
- Twins born in 2004
- Third child born in 2007
- Rented second unit from 2001-07
- Family has lived in top two units since 2007
- Five grandparents 78 and older



Dwelling Unit Merger

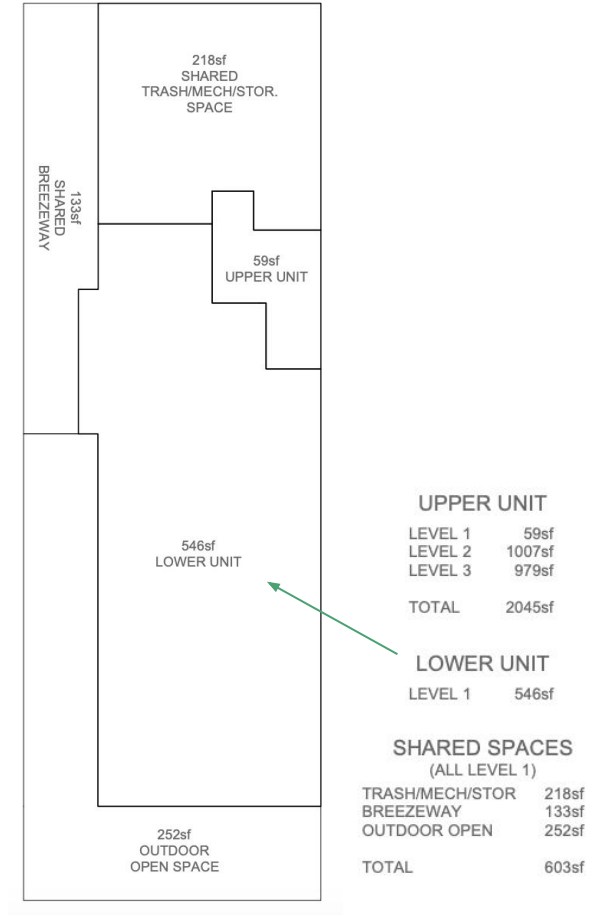
- Increase # of bedrooms
- Remove kitchen on 2nd floor
- Re-connect 2nd and 3rd floor to original design
- And add an ADU on ground floor...



No changes to exterior!

Additional Dwelling Unit

- New foundation & seismic retrofit
- New sewage/drainage w/ well & pump
- 546 sq ft studio w/ 603 sq ft shared
- Larger then rental units at 1008-1014 & 1015 Pierce St.



Additional Dwelling Unit (cont)

- Available for long-term rentals
- 59 reviews and 4.93 ranking out of 5 on Airbnb

Example Reviews:

"Lovely and comfortable space."

"Very tasteful and spacious modern apartment."

"It felt very airy and open."

"Very clean, beautiful."

"A lot of thought into each detail of the space."

"A really great flat. It has everything you need to feel at home."

"Beautiful apartment. I felt like I was at home."

"A lot of care has clearly been put into renovating and decorating the space."

"Tall ceilings, nice kitchen, and windows with a lovely city garden outside."

"A+ beautiful little apartment in a great neighborhood."

Section 317 - recent decision

Motion #20979 which approved a 360 sq ft ADU on a 4,033 sq ft single family house at 3757 21st Street on 9/2/21. RECORD NO. 2020-006404CUA

- Complete demolition and new construction (ADU could have been any size)
- Developer project - not for current resident
- Our proposed unit of 546 sq ft is larger than the one approved

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-006404CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 10, 2021, and stamped "EXHIBIT B," which is incorporated herein by reference as though fully set forth.

Summary

- Project adds bedrooms to 1016 Pierce St
- Allows a family of five with aging grandparents to stay in SF
- Supports unit diversity w/ family friendly house + studio
- Overwhelming support of neighbors
- If merger not approved, we will divide the house back to separate one-bedroom units; sell it; and move out of San Francisco.