



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: FEBRUARY 12, 2015

Previous Planning Commission Hearing: December 4, 2014

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San Francisco,
CA 94103-2479

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Date: February 5, 2015
Case No.: **2013.1521DDV**
Project Address: **22 Ord Court**
Permit Application: 2013.1021.9832 (Alteration)
2013.1021.9817 (New Construction)
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2619/067
Project Sponsor: Aidin Massoudi
Sia Consulting Corp.
1256 Howard Street
San Francisco, CA 94103
Staff Contact: Tina Chang – (415) 575-9197
tina.chang@sfgov.org
Recommendation: **Do Not Take DR and Approve Project with Modifications as Proposed**

BACKGROUND

The Project Sponsor proposes a vertical and horizontal expansion of an existing two-story-over-garage, single-family dwelling unit filed under building permit application 2013.1021.9832, and the new construction of a two-story (four-level) single-family dwelling unit at the rear of the existing structure filed under building permit application 2013.1021.9817. New construction at the property's rear requires a variance, which is filed under Case Number 2013.1521V. The Variance Hearing for the project was initially scheduled for August 27, 2014, but continued to December 4, 2014, then to February 5, 2015, and finally to February 12, 2015 in conjunction with the Planning Commission Hearing. The Property is located in an RH-2 (Residential House, Two-Family) Zoning District, and a 40-X Height and Bulk District.

The proposed Project was heard before the Planning Commission and Zoning Administrator on December 4, 2014. After public testimony in opposition to the Project the Planning Commission continued the subject item to February 5, 2015. The project was subsequently continued to February 12th, to allow for additional time to conduct environmental review of the project changes. Though suggestions were made regarding the existing structure at 22 Ord Court, definitive requests were made to the proposed new construction at the rear of the subject property, primarily including the:

- Removal of top level of the proposed new structure at the rear
- Differentiation of architectural design between the proposed structures at the rear of 22 and 24 Ord Court
- Reduction of parking provided to increase habitable space within the proposed new structure

CURRENT PROPOSAL

The following changes have been made in response to the Commission's concerns:

- The number of floors above grade was reduced from three to two.
- Reduction of off-street parking spaces from two to one, increasing habitable living space.
- Alteration of front façade to emphasize a horizontal design.

In addition to the changes made in response to the Commission's concerns the project also includes the following changes:

- Excavation of 450 square feet beneath the basement level to create two levels below grade, resulting in a four-level structure; two levels above grade and two below.
- Addition of a roof deck above the second story, setback 13'-2" from the front façade.

The Department has received the Discretionary Review Requestor's response to revised plans, which has been included as an attachment to the subject memo.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must decide whether or not to take Discretionary Review and approve the horizontal and vertical addition to the existing structure at 22 Ord Court and proposed new construction of a two-story, four-level, two-unit building at the rear of the subject property, within RH-2, and 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

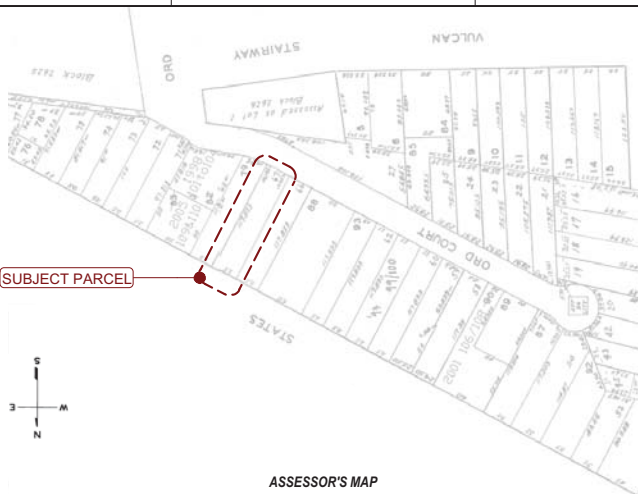
- The Project Sponsor has responded to each of the Commission's primary concerns
- The Project Sponsor has relayed these changes to the neighbors.
- The scale and mass of the existing and proposed dwelling-units are contextual and compatible with the surrounding neighborhood character.
- The Project is consistent with adopted City policies and General Plan.
- The Project is Code-complying and meets all other applicable requirements of the Planning Department.

RECOMMENDATION: Approve with Conditions
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Attachments:

Revised Plans for 22 Ord Court (Front)
Revised Plans for 22 Ord Court (Rear)
Rendering of new Construction at Rear
3D Perspective Renderings
Discretionary Review Filer's Response to Plan Revisions
-DPW Order No: 183228

**If Commissioners need copies of the previous staff report, please contact staff ASAP.*

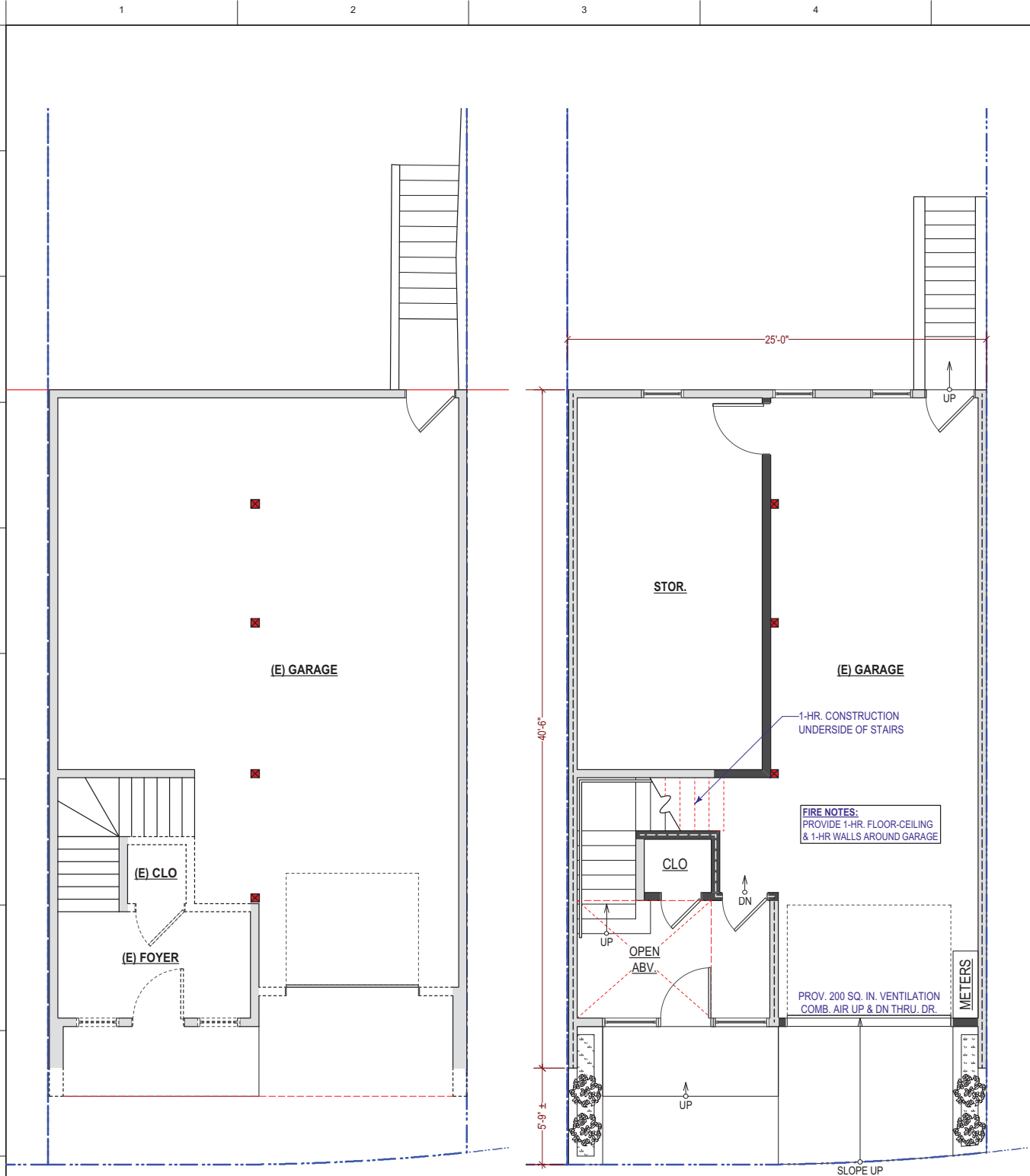
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PROPOSED HORIZONTAL & VERTICAL ADDITION TO AN EXISTING SINGLE FAMILY HOME @ 22 ORD COURT.						<u>ARCHITECTURAL</u> A-0.1 COVER SHEET A-1.1 SITE PLANS, & NOTES A-2.1 FIRST & SECOND FLOOR PLANS A-2.2 THIRD & FOURTH FLOOR PLANS, ROOF PLAN A-3.1 BUILDING ELEVATION (FRONT & REAR) A-3.2 BUILDING ELEVATION (LEFT) A-3.3 BUILDING ELEVATION (RIGHT) A-4.1 BUILDING SECTION A-A GP-0.1 GREEN POINT CHECKLIST C-1.0 SURVEY																																																																																																																																																																																																																																																																																																
GENERAL NOTES			ABBREVIATION			PROJECT DATA			SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE:WWW. SIACONSULT.COM																																																																																																																																																																																																																																																																																													
<p>1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.</p> <p>2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.</p> <p>5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.</p> <p>6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.</p> <p>7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.</p> <p>8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.</p> <p>9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.</p> <p>11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.</p> <p>12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.</p> <p>13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.</p> <p>14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.</p> <p>15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.</p> <p>16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.</p> <p>17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.</p> <p>18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.</p>			<table><tr><td>#</td><td>POUND OR NUMBER</td><td>H.C.</td><td>HANDICAPPED</td></tr><tr><td>&</td><td>AND</td><td>HI</td><td>HIGH</td></tr><tr><td>@</td><td>AT</td><td>HM</td><td>HOLLOW METAL</td></tr><tr><td>ABV</td><td>ABOVE</td><td>HP</td><td>HIGH POINT</td></tr><tr><td>ACT</td><td>ACOUSTIC CEILING TILE</td><td>HR</td><td>HOUR</td></tr><tr><td>AD</td><td>AREA DRAIN</td><td>HVAC</td><td>HEATING, VENTILATING, AND AIR CONDITIONING</td></tr><tr><td>AFF</td><td>ABOVE FINISHED FLOOR</td><td></td><td>IMPACT RESISTANT</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>IRGWB</td><td>GYPSUM WALLBOARD</td></tr><tr><td>APPROX</td><td>APPROXIMATE</td><td></td><td>IN LIEU 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CMU	CONCRETE MASONRY UNIT	OFF	OPPOSITE HAND																																																																																																																																																																																																																																																																																																			
COL	COLUMN	OH	OUNCE																																																																																																																																																																																																																																																																																																			
COMPR	COMPRESSIBLE	OZ	PRE-CAST CONCRETE																																																																																																																																																																																																																																																																																																			
CONC	CONCRETE	PCC	PROPERTY LINE																																																																																																																																																																																																																																																																																																			
CONT	CONTINUOUS	P.L	PLUMBING																																																																																																																																																																																																																																																																																																			
CORR	CORRIDOR	PLUMB	PLYWOOD																																																																																																																																																																																																																																																																																																			
CPT	CARPET	PLYD	PRESSURE TREATED																																																																																																																																																																																																																																																																																																			
CT	CERAMIC TILE	PT	PAINT/PAINTED																																																																																																																																																																																																																																																																																																			
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DBL	DOUBLE	RBR	REFLECTED CEILING PLAN																																																																																																																																																																																																																																																																																																			
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D.F.	DRINKING FOUNTAIN	RDWD	REQUIRED																																																																																																																																																																																																																																																																																																			
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DN	DOWN	S.F.	SIMILIAR																																																																																																																																																																																																																																																																																																			
DR	DOOR	SIM	SPECIFIED OR SPECIFICATION																																																																																																																																																																																																																																																																																																			
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FIXT	FIXTURE	TLT	TOP OF																																																																																																																																																																																																																																																																																																			
FLR	FLOOR	TO	TOP OF CONCRETE																																																																																																																																																																																																																																																																																																			
FLUOR	FLUORESCENT	TOC	TOP OF STEEL																																																																																																																																																																																																																																																																																																			
FM	FILLED METAL	TOS	TOILET PAPER DISPENSER																																																																																																																																																																																																																																																																																																			
FND	FOUNDATION	TP	TELEPHONE/DATA																																																																																																																																																																																																																																																																																																			
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F.O.F.	FACE OF FINISH	TST	UNLESS NOTED OTHERWISE																																																																																																																																																																																																																																																																																																			
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G.B.	GRAB BAR	V.I.F.	WITH																																																																																																																																																																																																																																																																																																			
GND	GROUND	VP	WOOD																																																																																																																																																																																																																																																																																																			
GRP	GROUP	W/	WATER HEATER																																																																																																																																																																																																																																																																																																			
GWB	GYPSUM WALL BOARD	WD																																																																																																																																																																																																																																																																																																				
GYP	GYPSUM	W.H.																																																																																																																																																																																																																																																																																																				
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						(E) SECOND FLOOR GROSS AREA:			1,051 ± S.F.																																																																																																																																																																																																																																																																																													
						(E) THIRD FLOOR GROSS AREA:			426 ± S.F.																																																																																																																																																																																																																																																																																													
						(E) TOTAL GROSS AREA:			2,401 ± S.F.																																																																																																																																																																																																																																																																																													
						(N) FIRST FLOOR GROSS AREA (INCL GARAGE):			945 ± S.F.																																																																																																																																																																																																																																																																																													
						(N) SECOND FLOOR GROSS AREA:			995 ± S.F.																																																																																																																																																																																																																																																																																													
						(N) THIRD FLOOR GROSS AREA:			868 ± S.F.																																																																																																																																																																																																																																																																																													
						(N) FOURTH FLOOR GROSS AREA:			417 ± S.F.																																																																																																																																																																																																																																																																																													
						(N) TOTAL GROSS AREA:			3,225 ± S.F.																																																																																																																																																																																																																																																																																													
						TOTAL AREA OF NEW ADDITION:			824 ± S.F.																																																																																																																																																																																																																																																																																													
NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS									These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.																																																																																																																																																																																																																																																																																													
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Site Plan

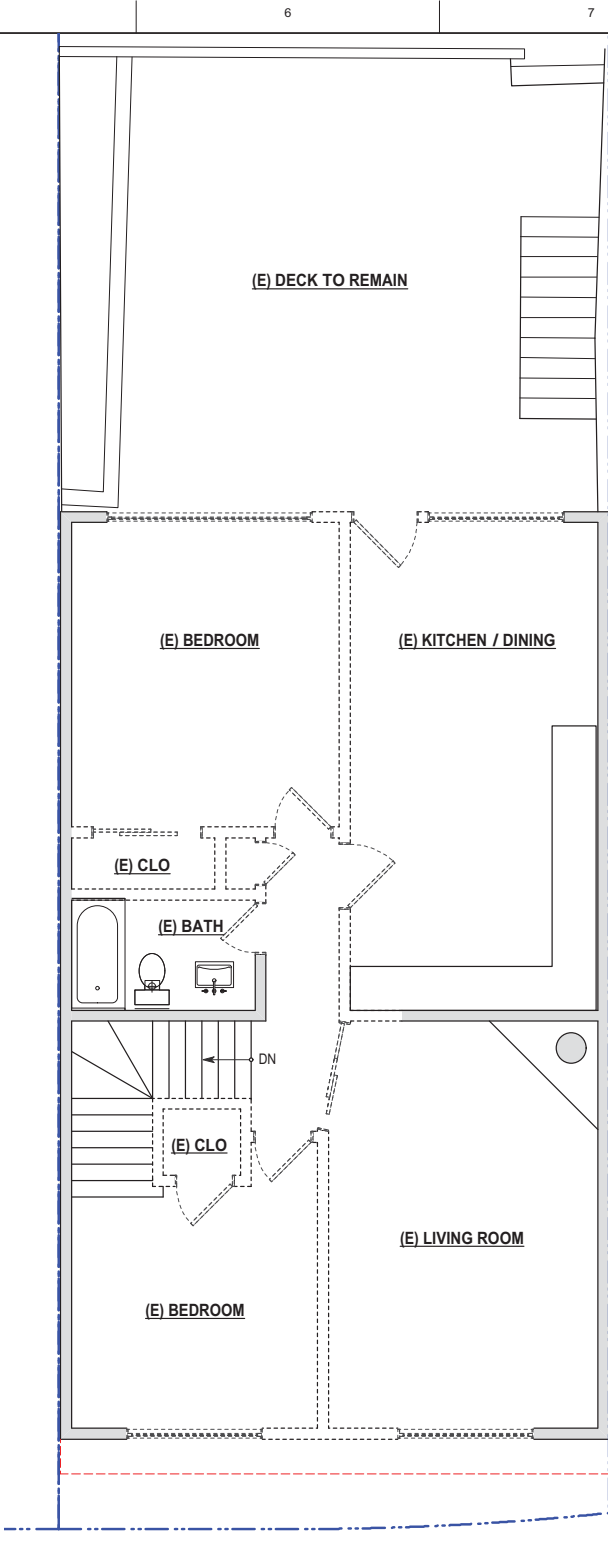
A-1.1





Existing First Floor Plan
1/4" = 1'-0"

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



Existing Second Floor Plan
1/4" = 1'-0"



Proposed Second Floor Plan
1/4" = 1'-0"

PROJECT NAME
22 Ord Court
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

Floor Plans

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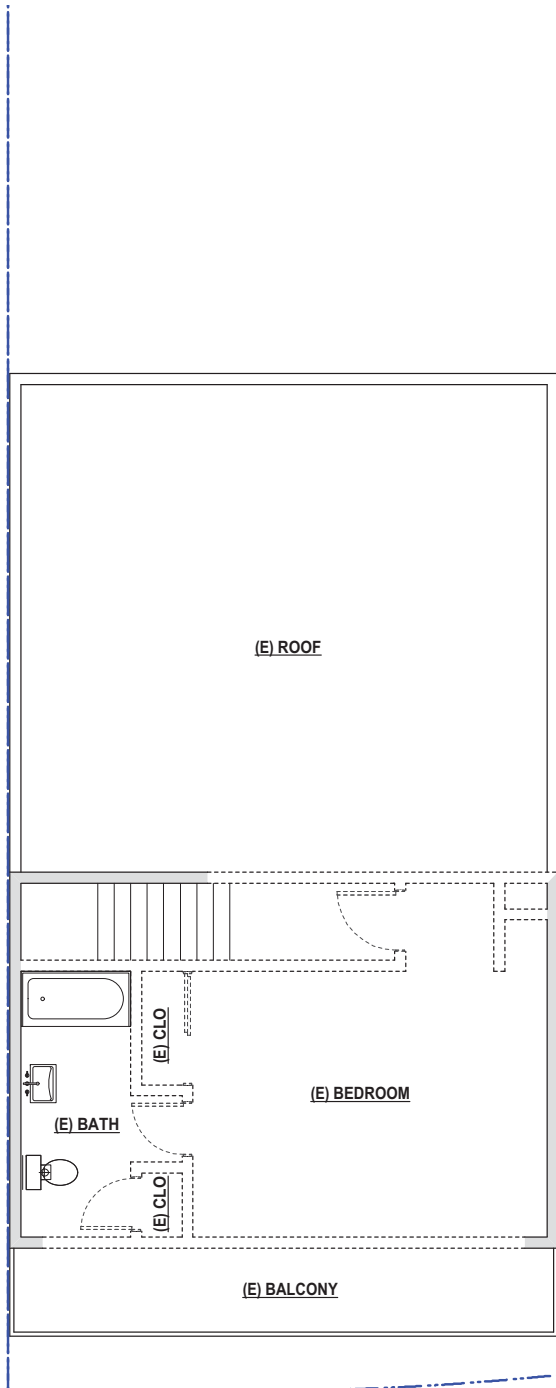
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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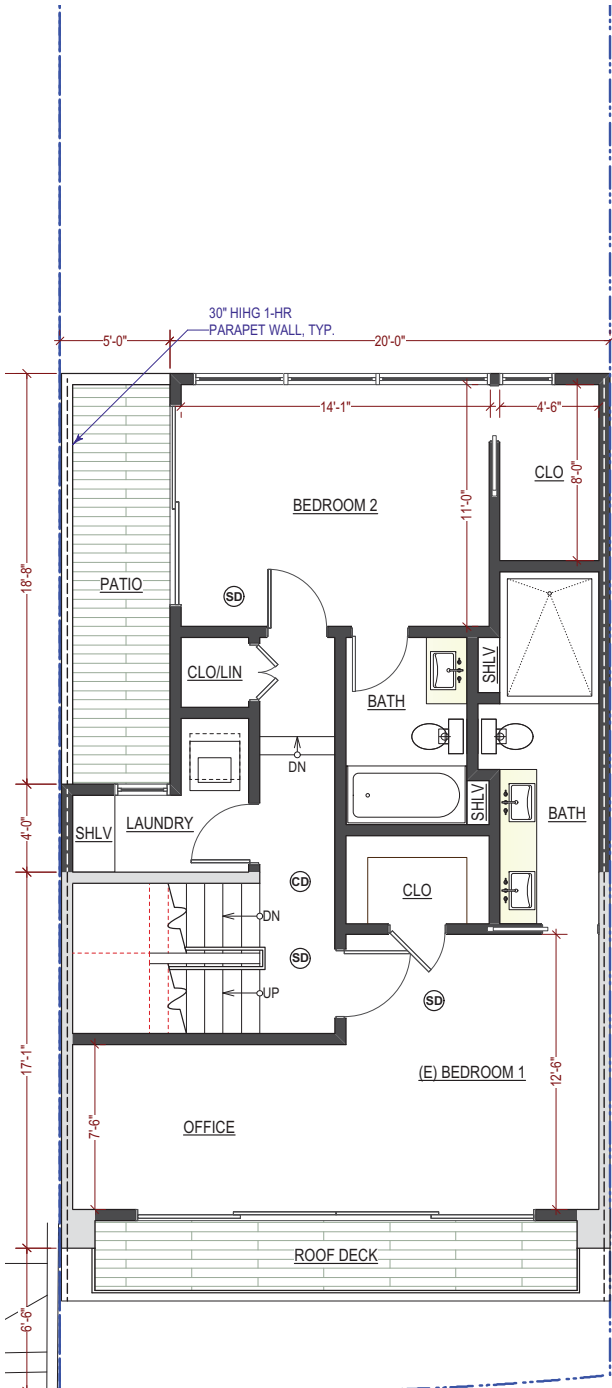
DRAWN	R.L.
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DESIGN	R.K.
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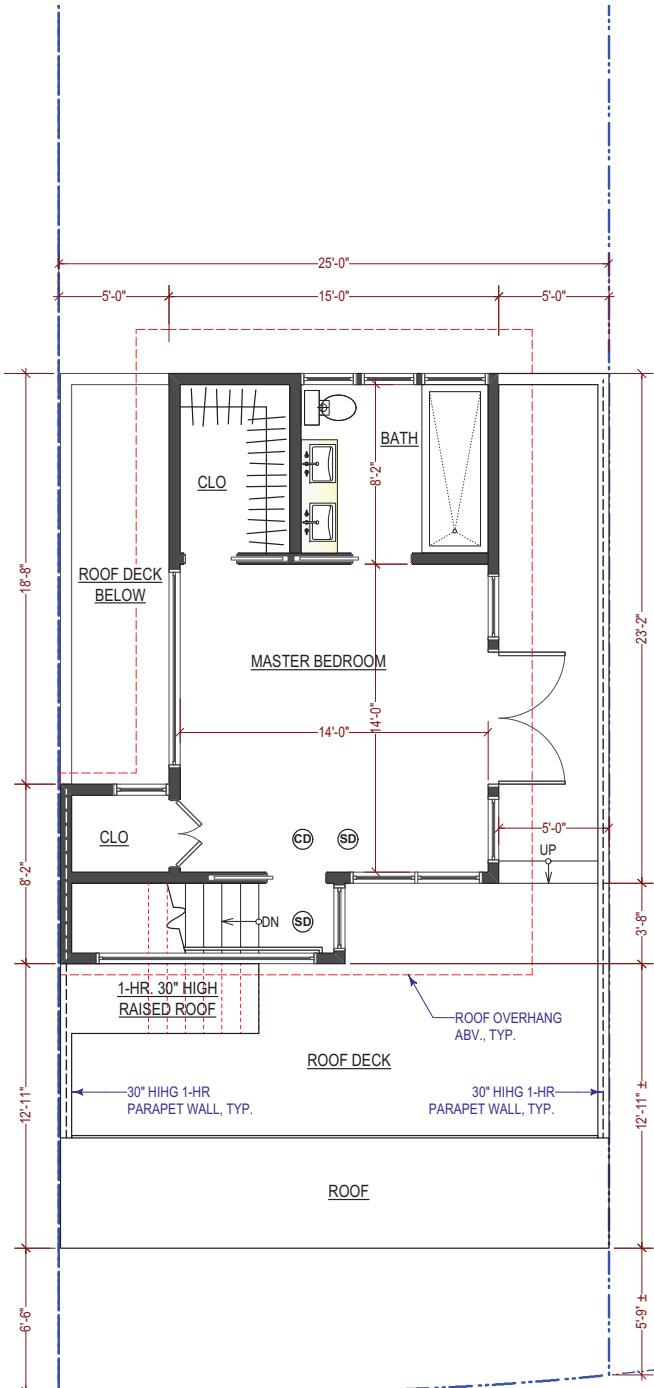
	PROPERTY LINE	DATE	08/19/2013
	(E) WALL TO BE REMOVED	REVISED DATE	01/28/2015
	(E) WALL TO REMAIN	JOB NO.	13-1590
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED	SHEET NO.	A-2.1
	(N) WALL TO BE CONSTRUCTED		
	(N) WALL TO BE 1-HR. FIRE RATED		



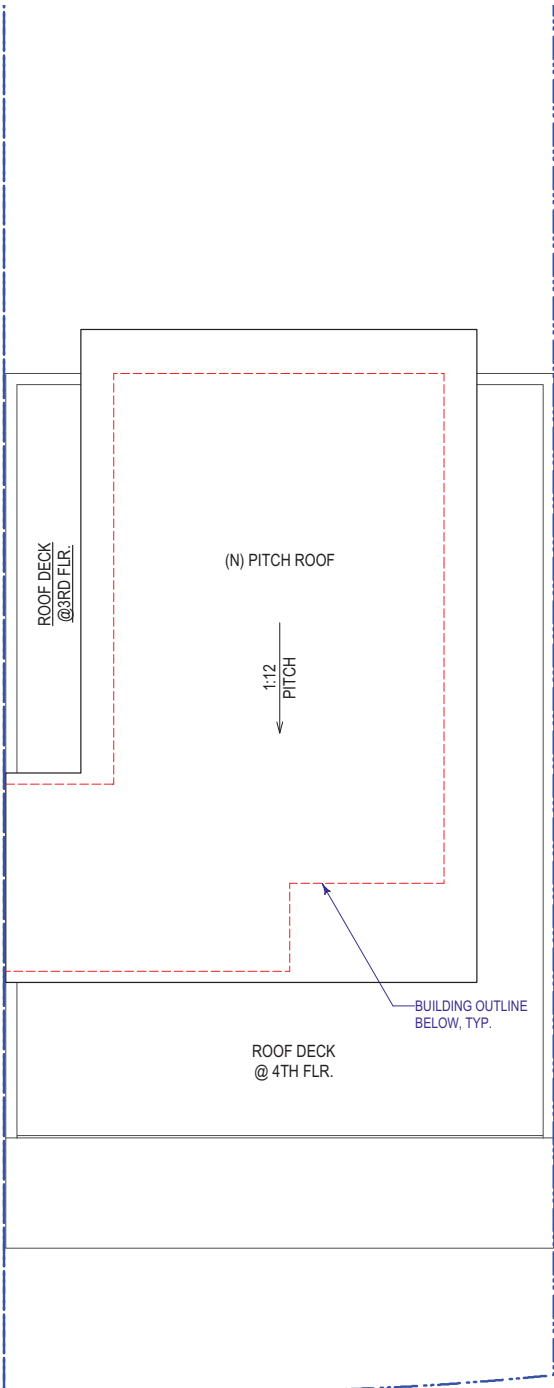
Existing Third Floor Plan
1/4" = 1'-0"



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



Proposed Fourth Floor Plan
1/4" = 1'-0"



Proposed Roof Plan
1/4" = 1'-0"

PROJECT NAME

22 Ord Court
SAN FRANCISCO, CA



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SHEET TITLE

Floor Plans

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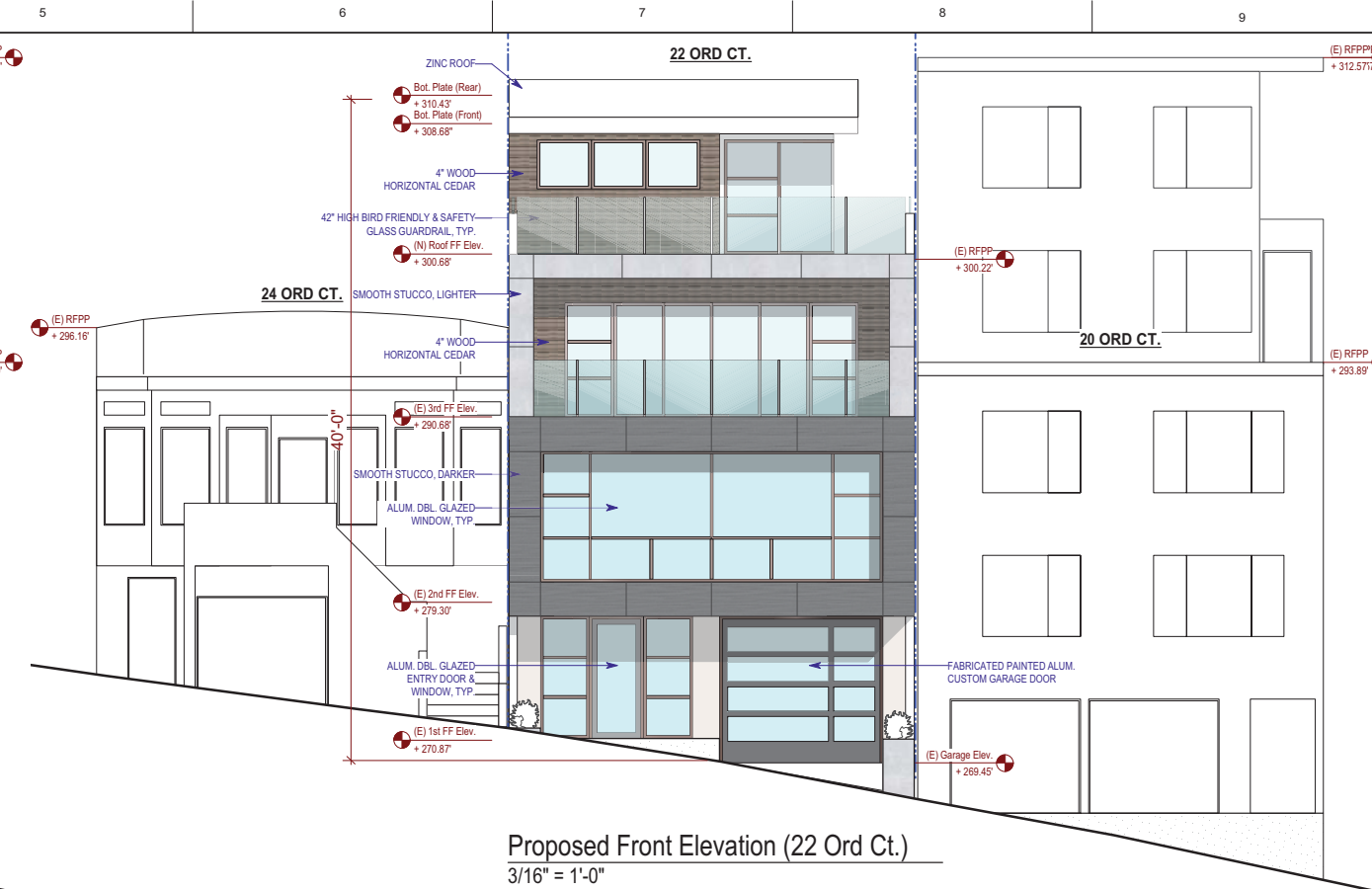
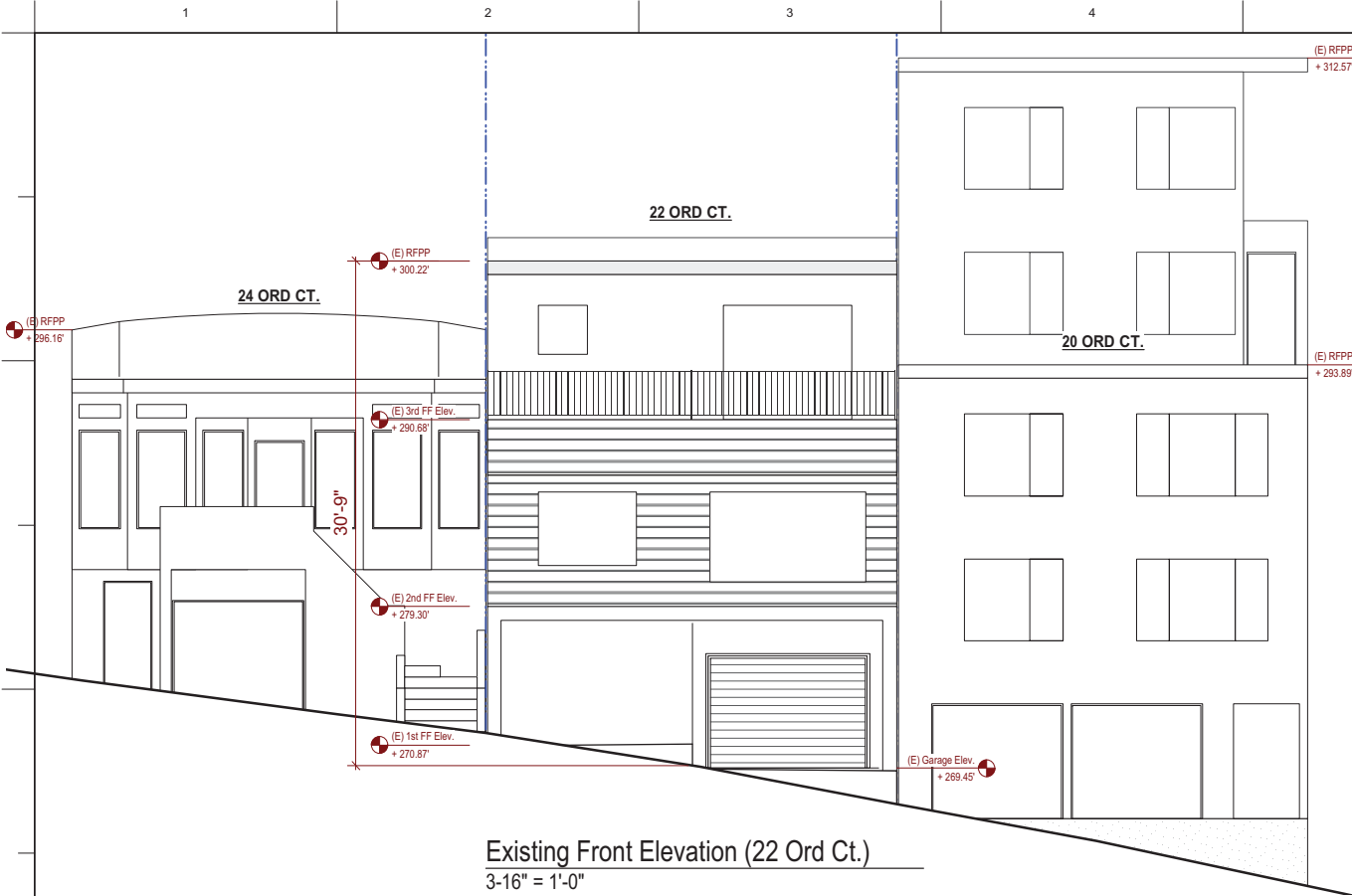
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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---	PROPERTY LINE	DATE	08/19/2013
----	(E) WALL TO BE REMOVED	REVISED DATE	01/28/2015
=====	(E) WALL TO REMAIN	JOB NO.	13-1590
=====	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED	SHEET NO.	A-2.2
=====	(N) WALL TO BE CONSTRUCTED		
=====	(N) WALL TO BE 1-HR. FIRE RATED		



PROJECT NAME

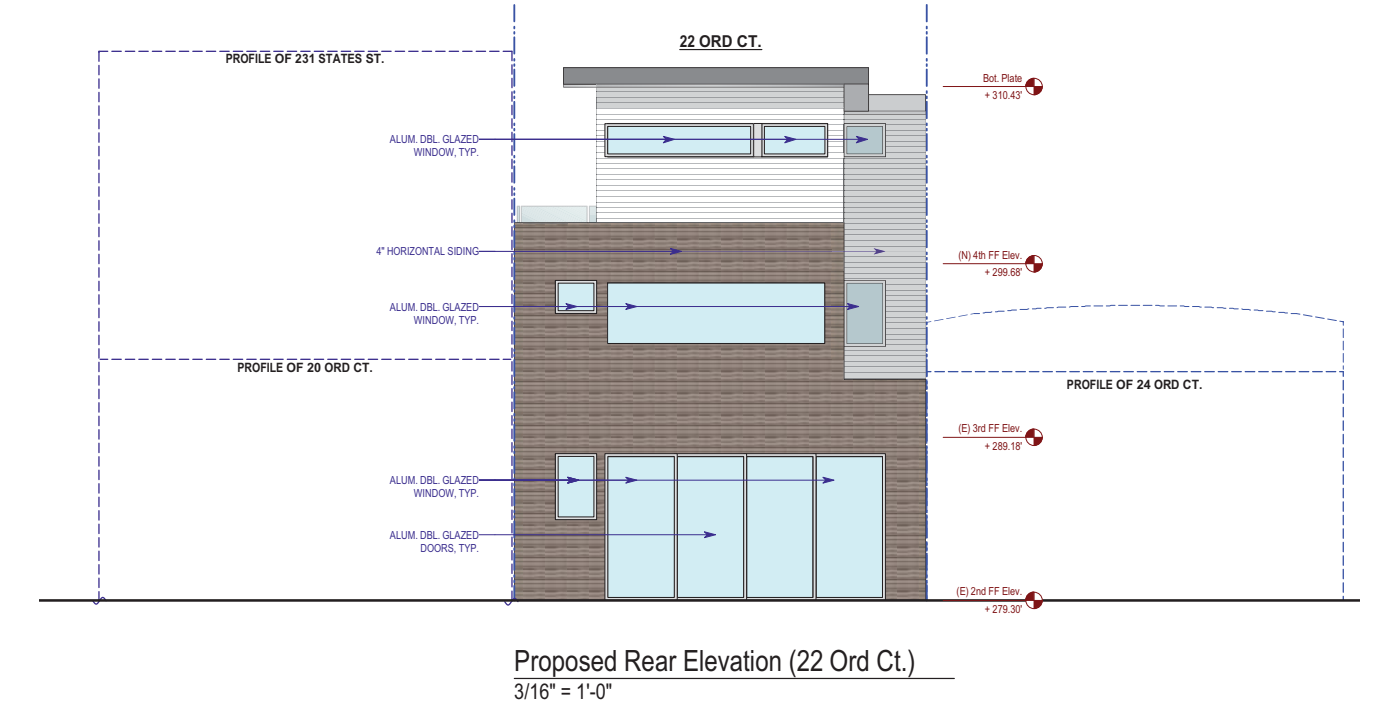
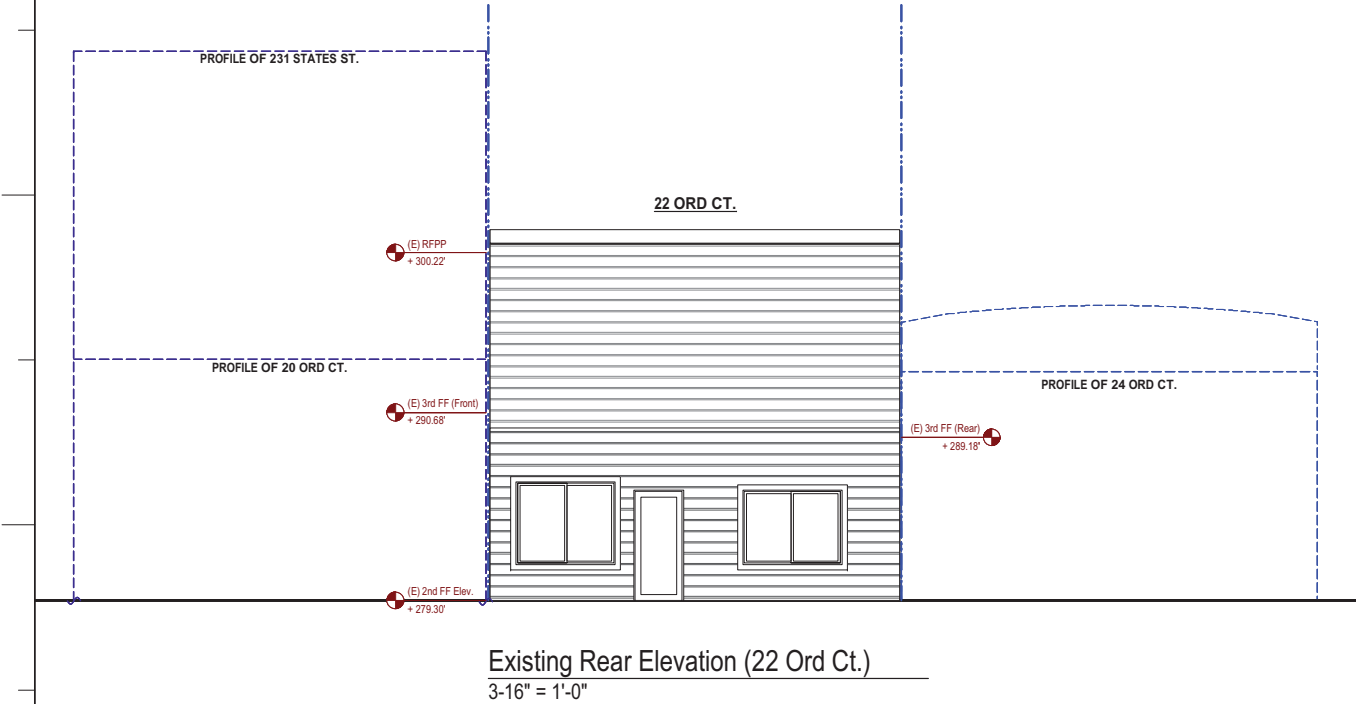
22 Ord Court
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

Front & Rear Elevations



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

DESIGN R.K.

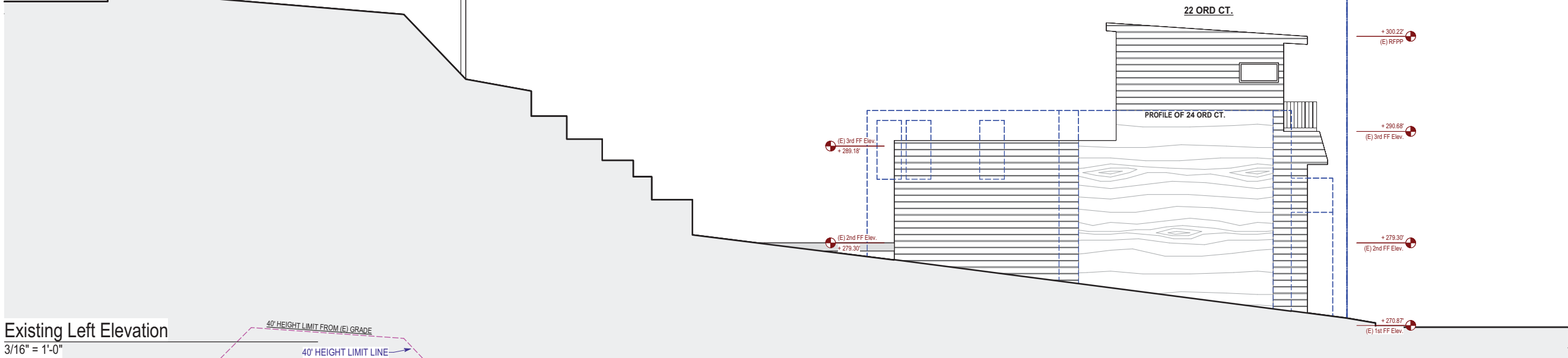
DATE 08/19/2013

REVISED DATE 01/28/2015

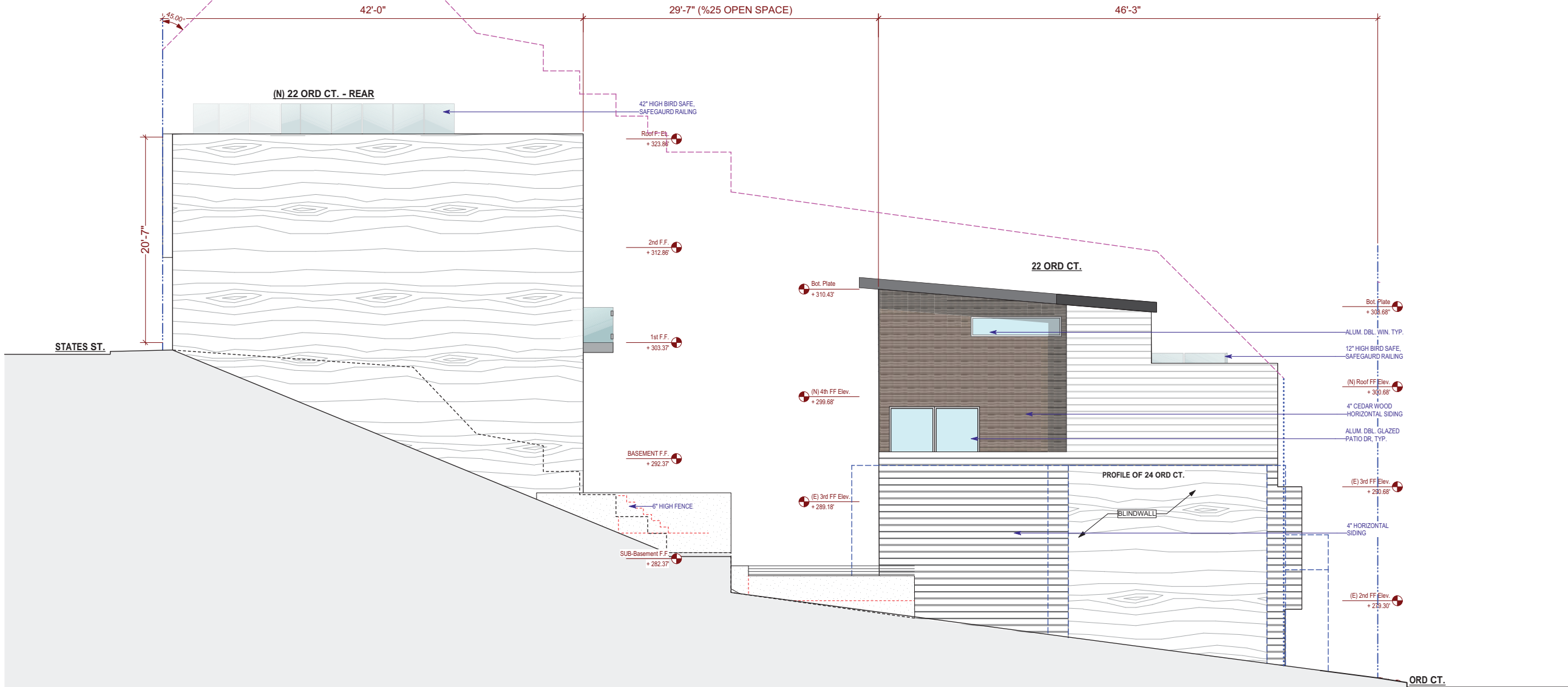
JOB NO. 13-1590

SHEET NO.

A-3.1



Existing Left Elevation
3/16" = 1'-0"



Proposed Left Elevation
3/16" = 1'-0"

PROJECT NAME

22 Ord Court
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
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SHEET TITLE

Left Elevations

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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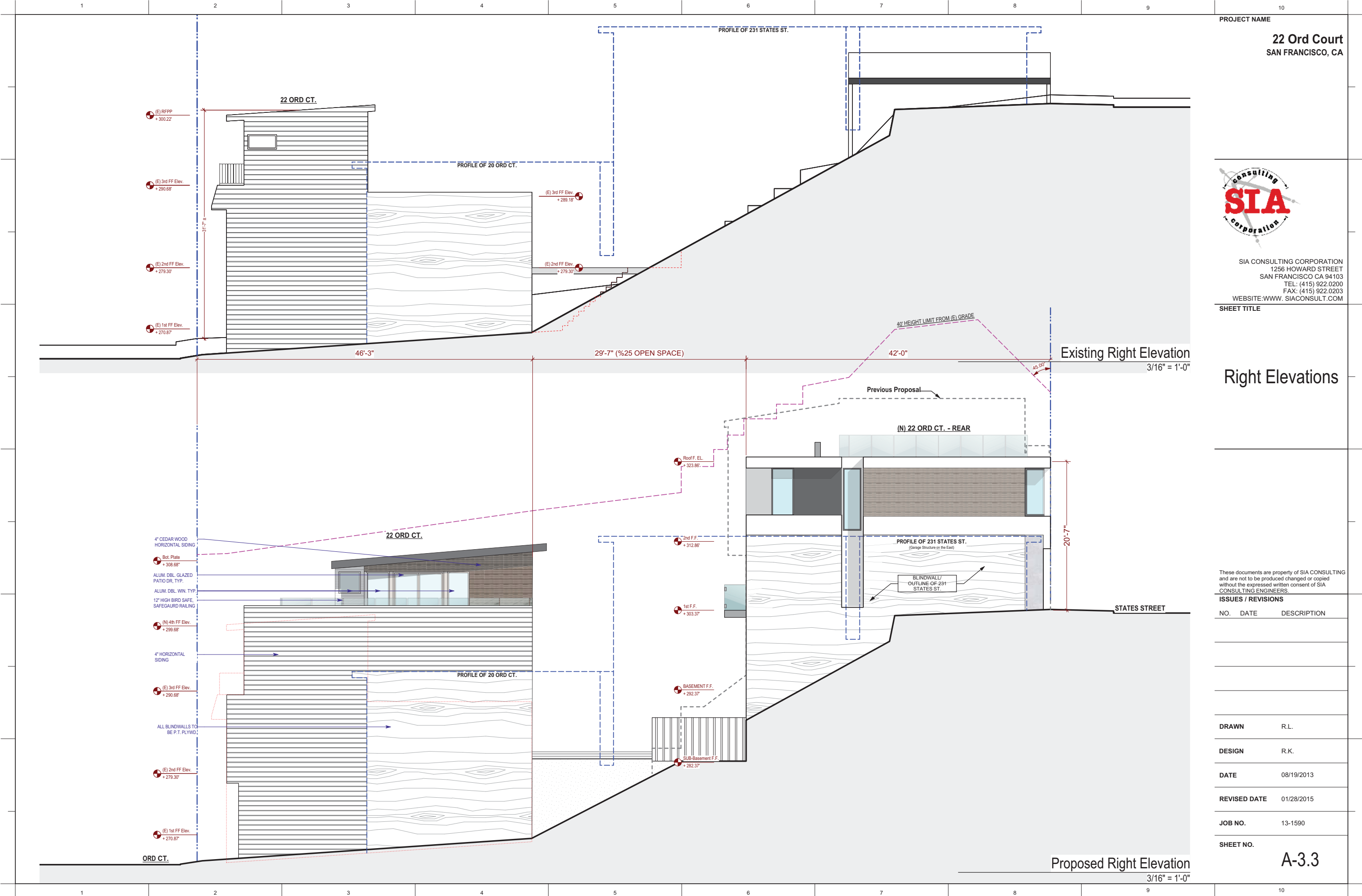
DATE	08/19/2013
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REVISED DATE	01/28/2015
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JOB NO.	13-1590
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SHEET NO.

A-3.2



PROJECT NAME

22 Ord Court
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
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SHEET TITLE

Right Elevations

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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DATE	08/19/2013
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REVISED DATE	01/28/2015
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JOB NO.	13-1590
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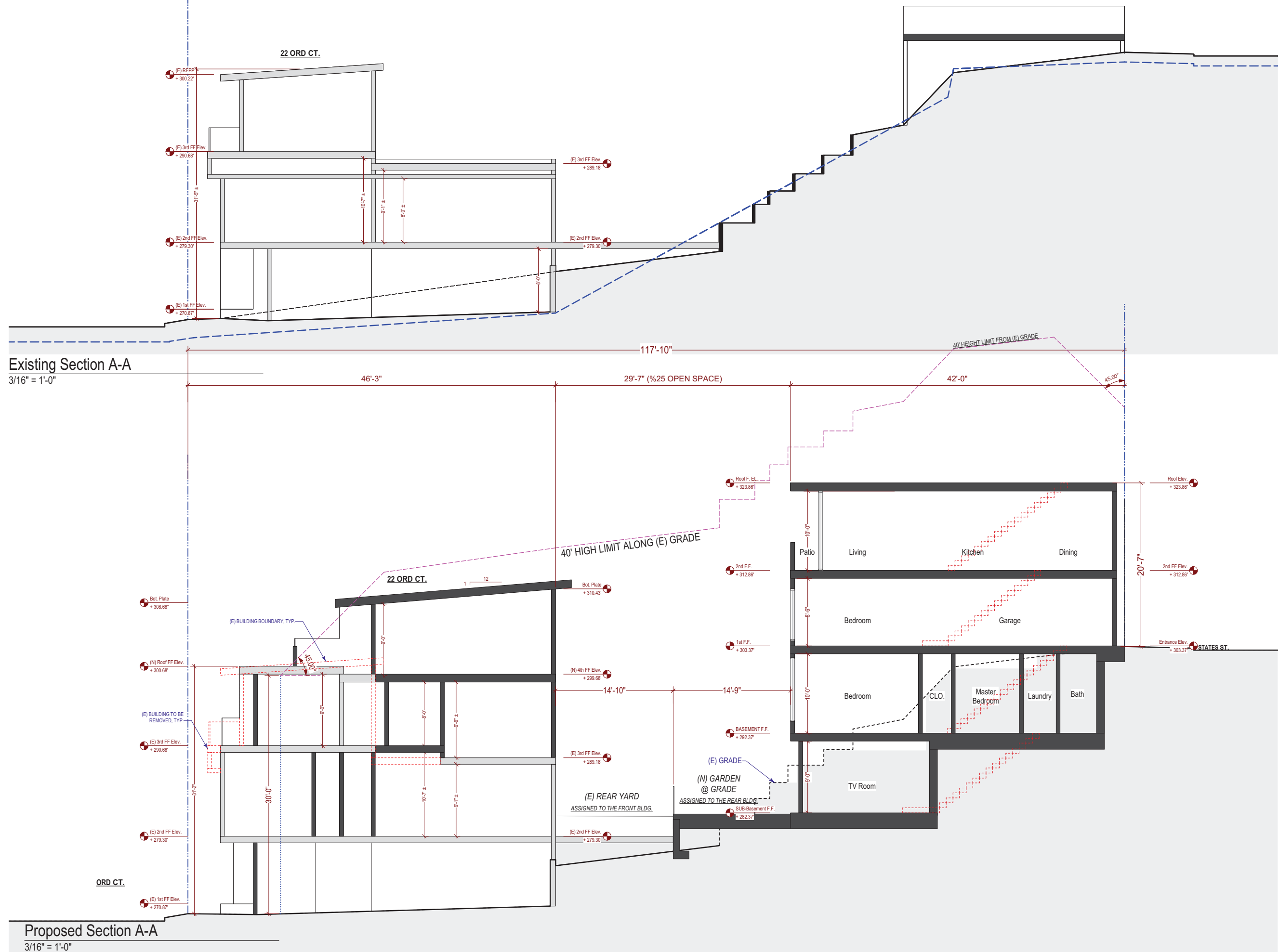
SHEET NO.	
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A-3.3



Building Sections

A-4.1



PROJECT NAME

22 Ord Court
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

Building Sections

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CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
DRAWN		R.L.
DESIGN		R.K.
DATE		08/19/2013
REVISED DATE		01/28/2015
JOB NO.		13-1590
SHEET NO.		

A-4.2

Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 22 ORD CT	Block/Lot 2619 / 067	Address 22 ORD CT
Gross Building Area 3,225 s.f. +/-	Primary Occupancy R-3	Design Professional/Applicant: Sign & Date Sia Tahbazof
# of Dwelling Units 1	Height to highest occupied floor 40'-0"	Number of occupied floors 4

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Divert at least 65% of construction and demolition debris by complying with the San Francisco Construction & Demolition Debris Ordinance)	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used .

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS

	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	SILVER	SILVER	SILVER	SILVER	SILVER	SILVER
Base number of required points:	50	2	50	50	50	50
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Recycling by Occupants: Provide space for storage, collection, and loading of compost, recycling, and trash. Exceeds requirements of LEED MR prerequisite 1. See Administrative Bulletin 088 for details.	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Type of Project Proposed (Check box if applicable)		
Recycling by Occupants: Provide space for storage, collection, and loading of recycling, compost and trash. (13C.5.410.1, et al) - See Administrative Bulletin 088 for details.	●	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.8
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

PROJECT NAME

22 Ord Court
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

Green Building Site Permit Checklist

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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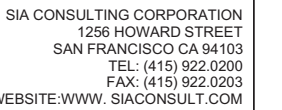
DATE	08/19/2013
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JOB NO.	13-1590
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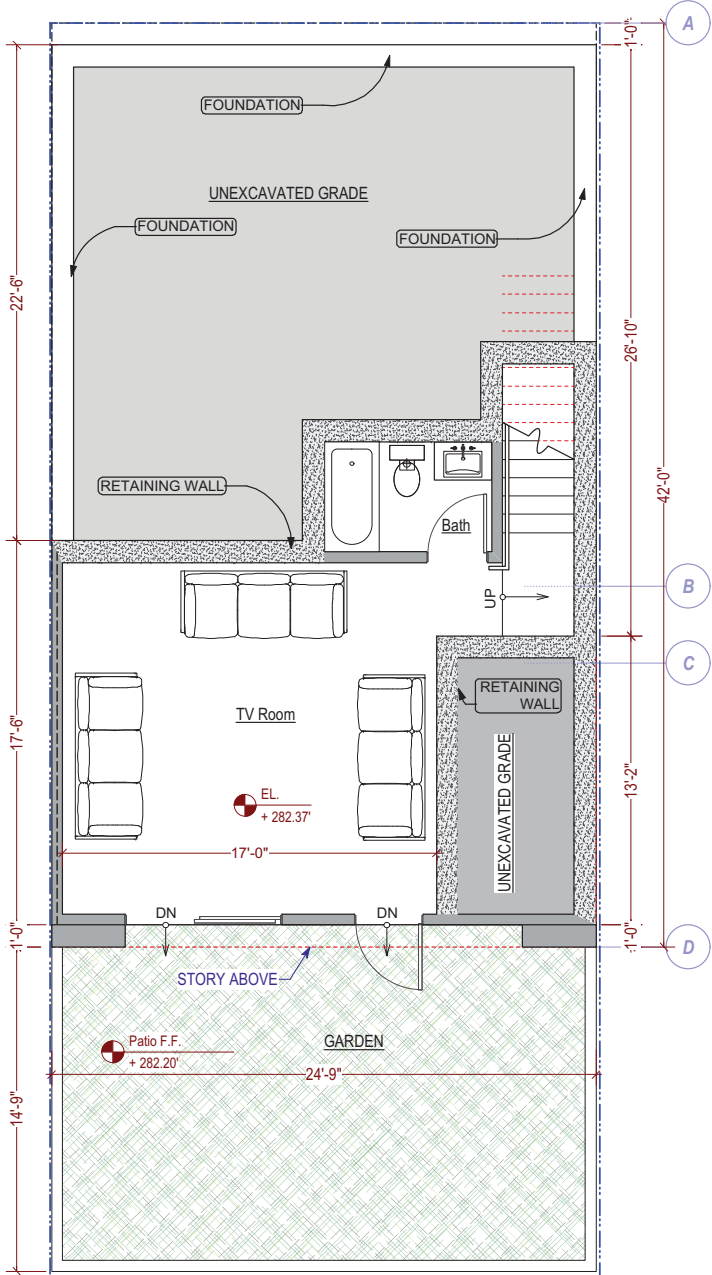
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Site Plan

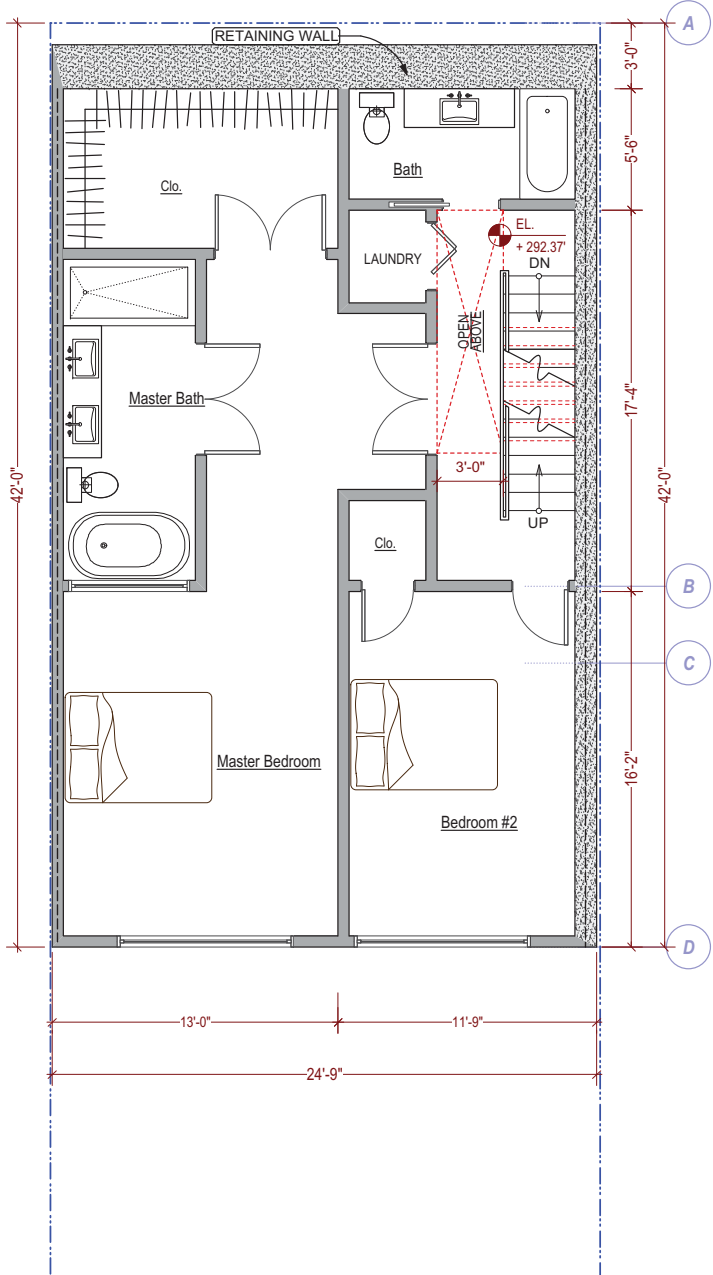
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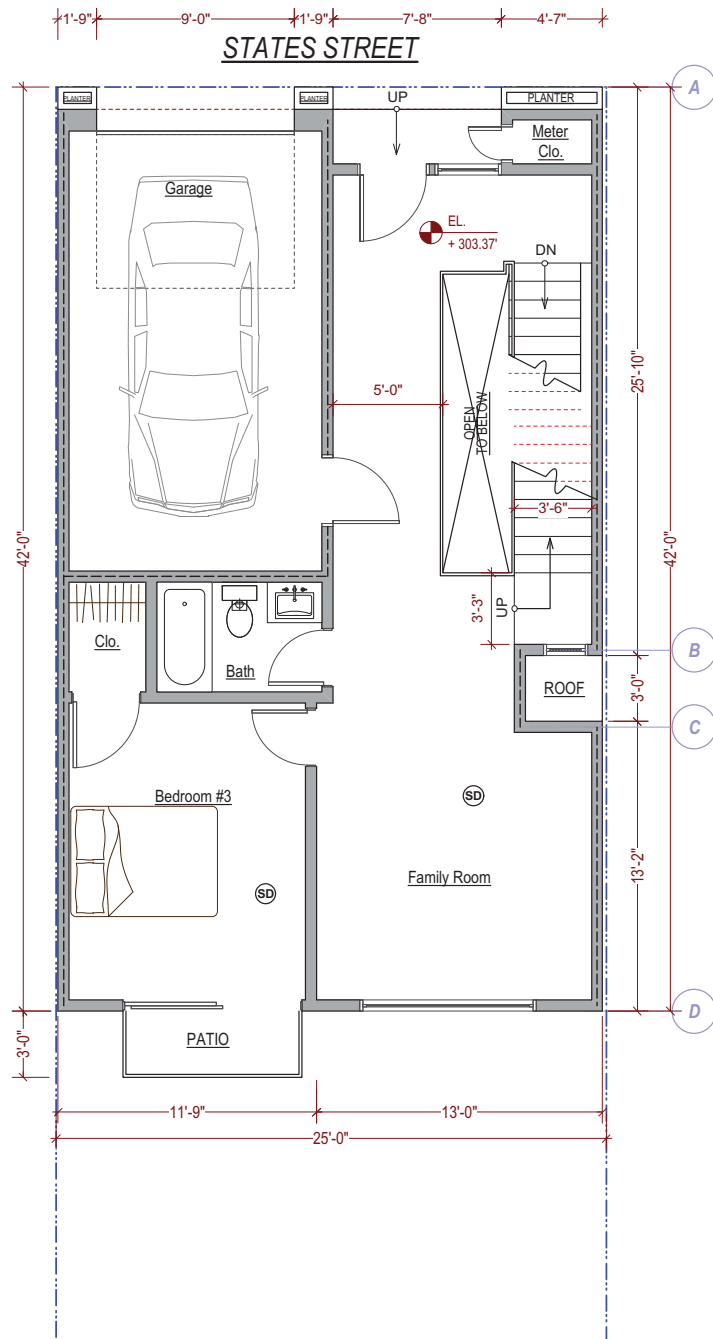
Proposed Sub-Basement Plan

1/4" = 1'-0"



Proposed Basement Plan

1/4" = 1'-0"



Proposed First Floor Plan

1/4" = 1'-0"

PROJECT NAME
22 Ord Ct-Rear Building
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
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SAN FRANCISCO CA 94103
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Floor Plans

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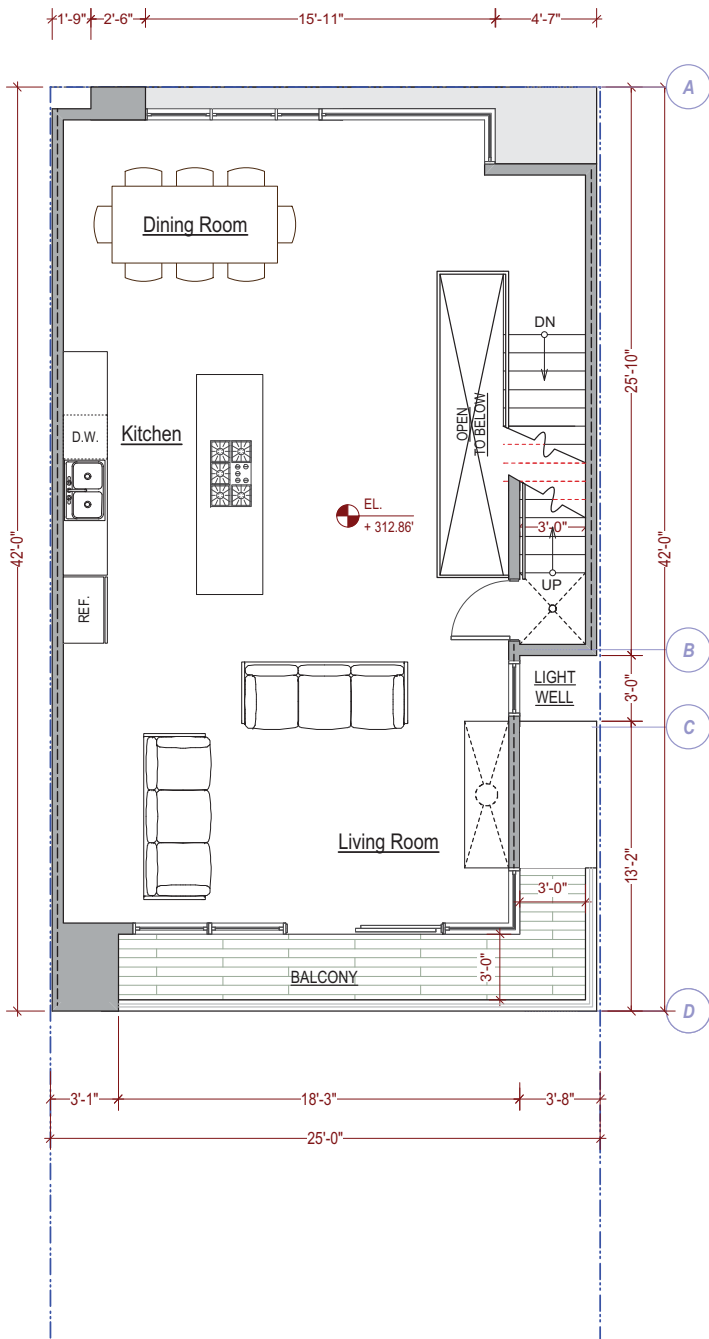
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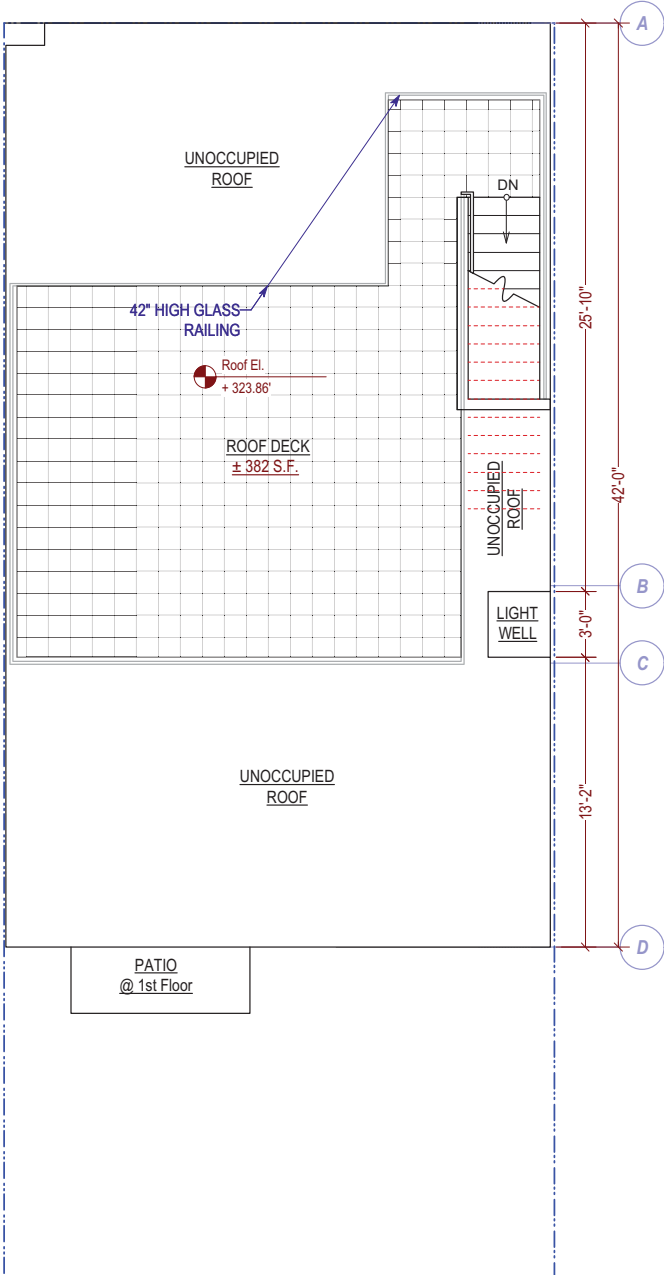
A-2.1

CD	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
=====	(N) WALL TO BE CONSTRUCTED
-----	(N) WALL TO BE 1-HR. FIRE RATED



Proposed Second Floor Plan

1/4" = 1'-0"



Proposed Roof Plan

1/4" = 1'-0"



CD	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
=====	(N) WALL TO BE CONSTRUCTED
=====	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
22 Ord Ct-Rear Building
SAN FRANCISCO, CA



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Floor Plans

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SHEET NO.

A-2.2



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SHEET TITLE

Front & Rear
Elevation

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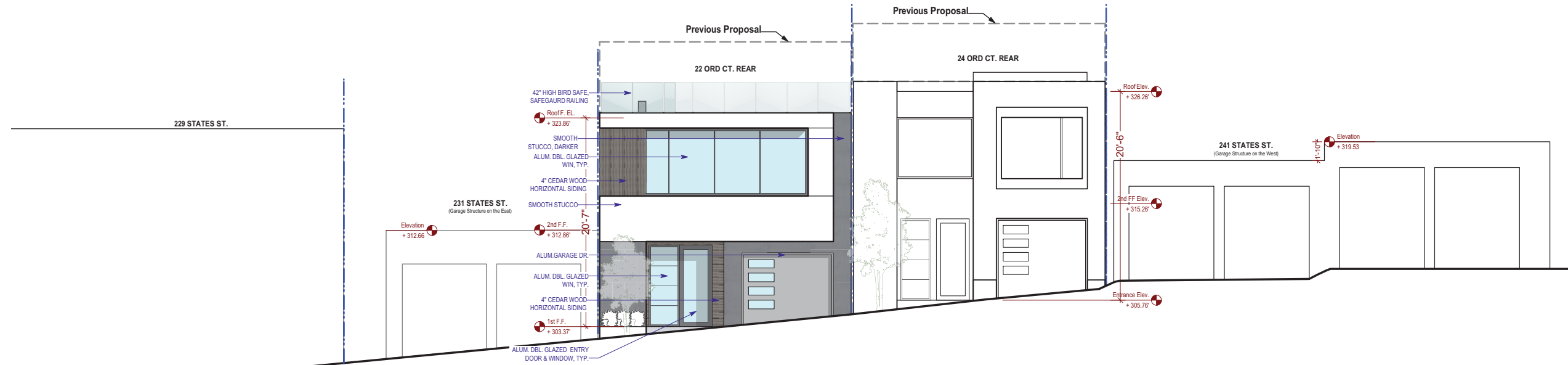
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REVISED DATE 01/28/2015

JOB NO. 13-1590

SHEET NO.

A-3.1



Proposed Front Elevation
3/16" = 1'-0"



Proposed Rear Elevation
3/16" = 1'-0"

22 Ord Ct-Rear Building
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
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Side Elevations

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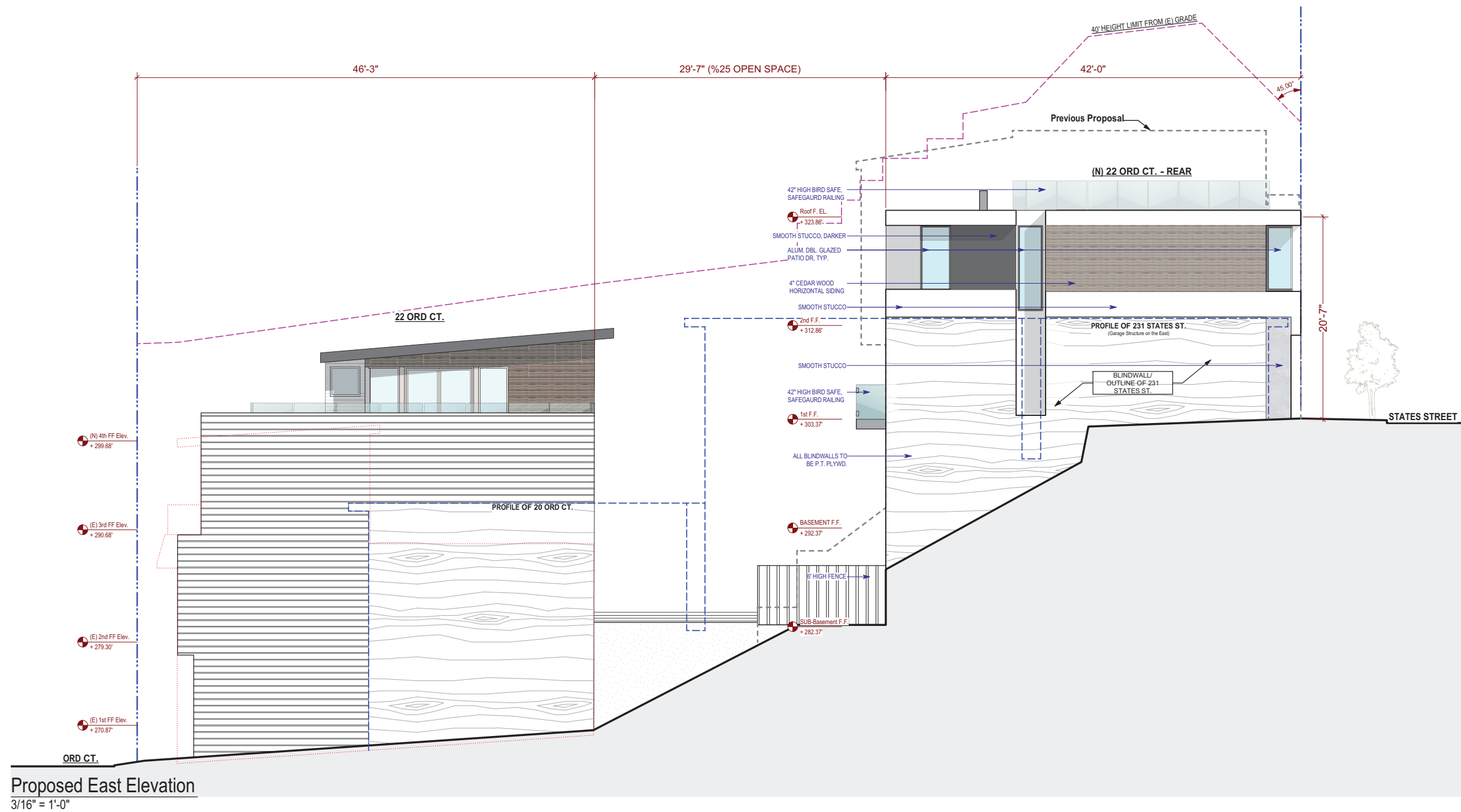
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A-3.2



Proposed East Elevation
3/16" = 1'-0"

22 Ord Ct-Rear Building
SAN FRANCISCO, CA



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Side Elevations

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DESIGN R.K.

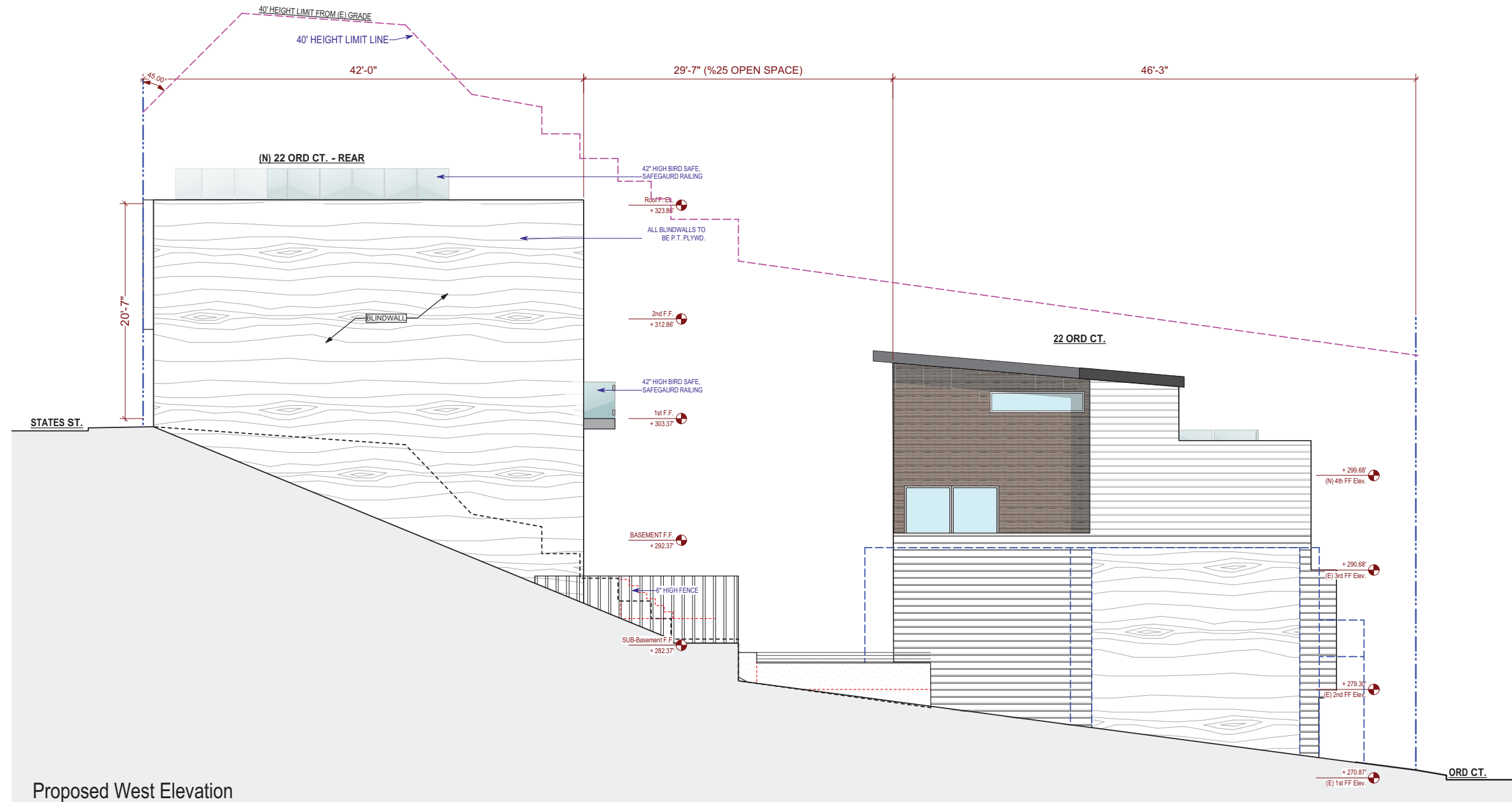
DATE 08/19/2013

REVISÉ DATE 01/28/2015

JOB NO. 13-1590

SHEET NO.

A-3.3



Proposed West Elevation

$$\frac{3}{16}'' = 1'-0''$$

PROJECT NAME

22 Ord Ct-Rear Building
SAN FRANCISCO, CA



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1256 HOWARD STREET
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SHEET TITLE

Building Section

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REVISED DATE	01/28/2015	
JOB NO.	13-1590	
SHEET NO.		

A-4.1

PROJECT NAME

22 Ord Ct-Rear Building
SAN FRANCISCO, CA



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1256 HOWARD STREET
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SHEET TITLE

Building Section

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DATE 08/19/2013

REVISD DATE 01/28/2015

JOB NO. 13-1590

SHEET NO.

A-4.2

1

2

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5

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7

8

9

10

Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 22 ORD CT-REAR	Block/Lot 2619 / 067	Address 22 ORD CT-REAR
Gross Building Area 3,283 s.f. +/-	Primary Occupancy R-3	Design Professional/Applicant: Sign & Date Sia Tahbazof
# of Dwelling Units 1	Height to highest occupied floor 20'-7"	Number of occupied floors 4

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. **Attachment C3, C4, or C5 will be due with the applicable addendum.** To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used .

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS						
	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commerical Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)		X				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	²	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

PROJECT NAME

22 Ord Ct-Rear Building
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE:WWW. SIACONSULT.COM

SHEET TITLE

Building Section

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NO.	DATE	DESCRIPTION
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DESIGN	R.K.
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DATE	08/19/2013
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REVISED DATE	01/28/2015
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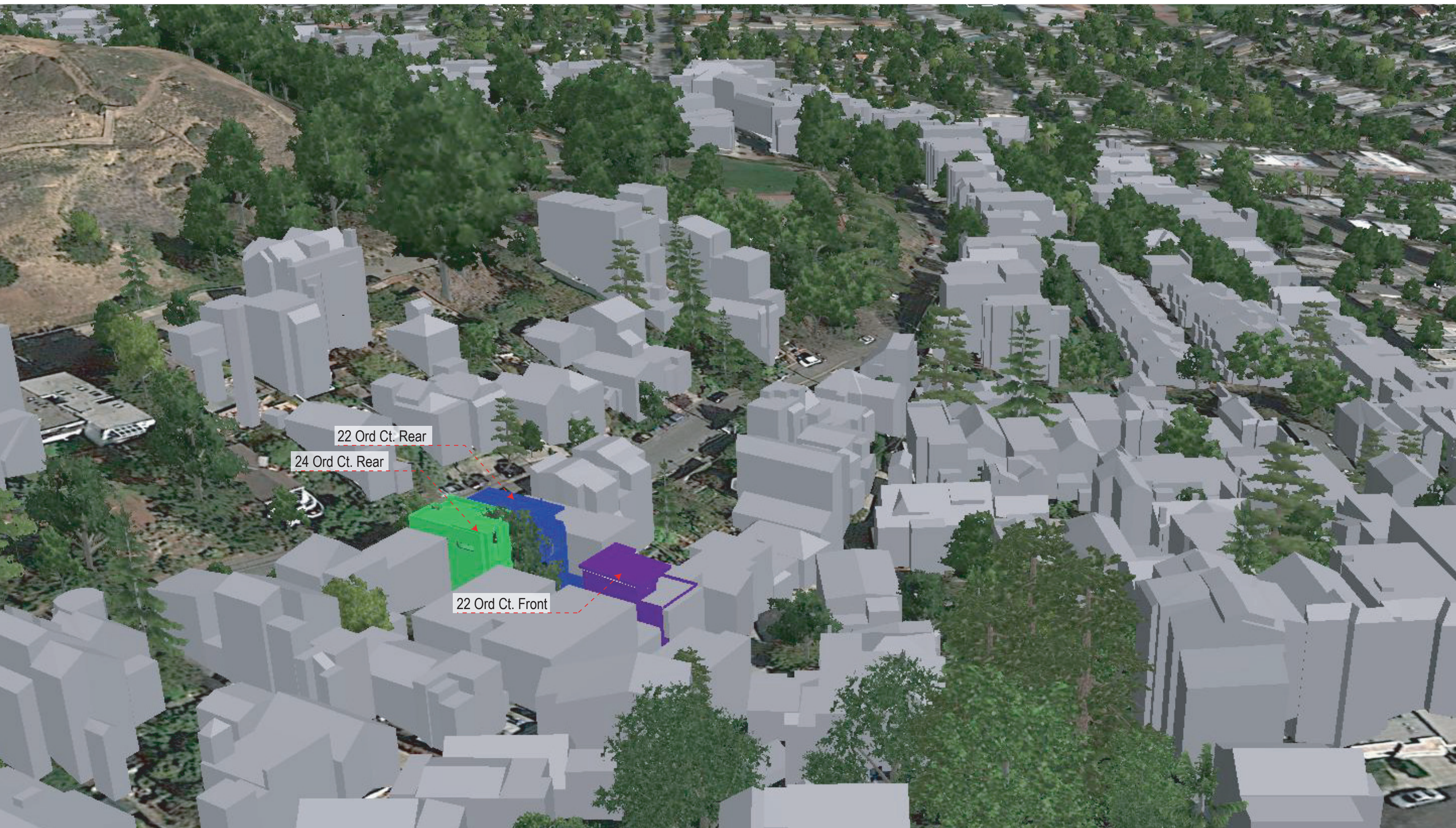
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SHEET NO.

G-1.0



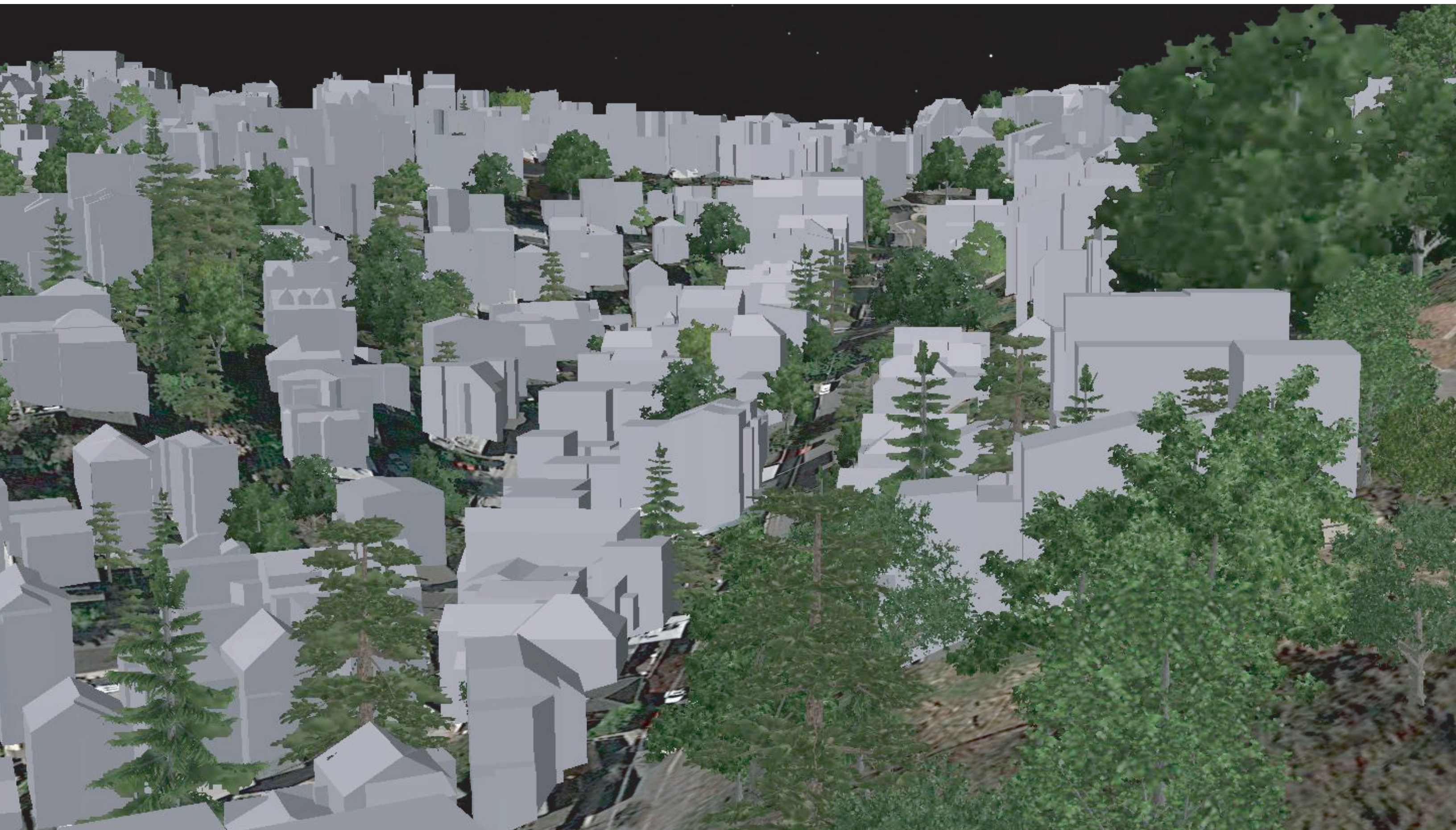




22 Ord Ct. Rear

24 Ord Ct. Rear

22 Ord Ct. Front





24 Ord Ct. Rear

22 Ord Ct. Rear

22 Ord Ct. Front

January 23, 2015

To: San Francisco Planning Department
Honorable Planning Commissioners and Zoning Administrator

Re: 22/24 Ord Court
Continued Discretionary Review Hearing, February 5, 2015

Commissioners,

Although I do not believe a variance is merited based on the analysis described below, in the event you and the Zoning Administrator nonetheless support a variance, please consider altering the proposed project and conditioning it as listed below. Please also note that although the project sponsor met with some neighbors to show us the plans and said they would provide us with pdf versions – We have not received emailed copies or final plans.

Among other things, I request:

1. Acknowledge removal of the third floor by taking DR;
2. Push back the second floor
3. Condition the approval of the States St. building at the back of 24 Ord to be redesigned to accommodate retention of the trees (more info. to follow at the hearing)
4. Condition the approval of both States buildings to prevent further enlargement of 22 and 24 Ord without a new variance approval

Please be aware the tree ruling is this -- the trees cannot be taken down if a building permit is not issued. In other words, the Hearing Officer did not find these trees to be a hazard or in poor condition. But he is allowing their removal anyway if you authorize a building on States. We have appealed the decision because, although we agree the trees are healthy enough to be maintained and are not a hazard (but do require care that the owner has thus far not provided), we believe he did not think thru the condition associated with removal if a building permit is issued. We believe the retention should be extended to include other circumstances, such as redesign of a building that accommodates the trees.

Please accept the following, including attachments, for inclusion in electronic and printed packets for the upcoming Discretionary Review continuance for 22/24 Ord Ct..

Sincerely,

Chris Parkes
231 States St., #4
San Francisco, CA 904114

Neighbors and I met with the project sponsor and received revised draft plans on Wednesday morning, January 21.

As before, this is a single response for all three 22/24 Ord Ct. projects. It includes specific project response information, as appropriate.

The project sponsor has not yet emailed us the plans or provided final plans. Several folks have not yet seen the plans. If allowed, I may ask to supplement my response after we have had an opportunity to review final plans in depth.

I do not support the exceptional variance necessary for the projects as proposed and presented to neighbors on January 21, 2015.

I do support the Commission to approve a modified variance that allows a reasonable encroachment into the rear yards of the projects, based upon several conditions.

I support a modified variance, with the following mitigations and conditions:

1. Preservation of Significant Trees

A. Condition 1A: Set back the 24 Ord Ct. home sufficiently from States Street to preserve the existing Monterey Cypress trees, designated significant trees by the Department of Public Works (DPW).

DPW Order # 183228, dated December 31, 2014, states that if the applicant does not submit all required necessary permit approvals to construct the new building, then removal of these significant trees is denied.

At the above Planning Commission December 4, 22/24 Ord Ct. Planning Commission meeting, the zoning administrator expressed:

“...which gives me a little bit of pause, honestly, in having any decision right now. I would really be hesitant in having a decision approving a project be used as justification for removal of the tree.”

B. Condition 1B: Provide reports and evidence of certified arborist approval for both the building setback from the tree, and a plan for ongoing preservation of these trees during construction.

SIA Consulting January 21 draft plans continue to misrepresent the trees as 8” and 9” trunk diameter trees. The project sponsor’s arborist reported the trees are 29.8” and 24.6” DBH (Diameter at Breast Height).

These trees are significant to the character of States Street and provide parrot habitat.

Furthermore, a variance allowing removal would be precedent setting and be detrimental to the character of States Street.

Please see Attachments:

1a: DPW Tree Order # 183228

2. Limited encroachment into the required rear yard.

The last time a variance was requested for the scale for this project in the neighborhood was in 1985. The Planning Department denied this request, consistent with the Planning Code.

The Planning Department conducted an analysis of Ord Ct. lots encompassing the project lots and those southwest of the proposed project lots. Of 16 lots selected, the Planning Department identified 6 properties that either had dwelling units fronting both Ord Court and States Street or encroached upon the required rear yard. All but one of the 6 properties are 3-8 dwelling properties, including apartment buildings. The 6th lot appears to have an encroachment into the rear yard. The planning department explained that these non-conforming multi-unit buildings were grandfathered when the current RH Zoning districts were created in 1978.

The 22/24 Ord Ct. projects are required to conform to current zoning standards. Effectiveness of Planning Code standards requires the Planning Department to maintain vigilance to prevent zoning standard subversion via exceptional or cumulative variance requests.

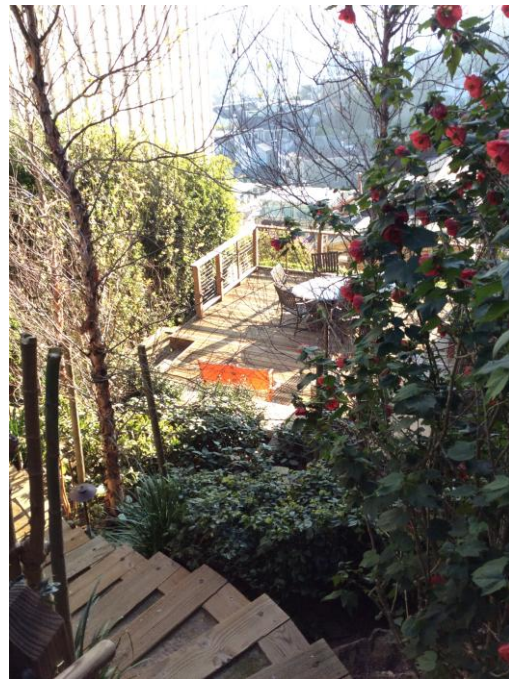
The city allows variances under the specific requirements of Planning Code Section 135. While this project sponsor variance request does not meet the 5 conditions necessary for a variance request, I could support a variance for 22/24 Ord Ct if the project sponsor enacted the other requested mitigation conditions.

The closest recent case of a variance found for new construction on States Street was at 2 Ord Ct in 2003. In this case, the zoning administrator allowed a 7.5' encroachment into the rear yard for new construction. If other proposed conditions of approval were adopted, a similar level of encroachment could be allowed for 22/24 Ord Ct.

A. **Condition 2A: Limit encroachment into the required rear yard to no more than 7.5'**

Project sponsor contentions that the value of the existing sloped back yards may only be realized by constructing at the top of the lots contradict conforming neighbors with similar sloped back yards who have landscaped or terraced the back yards to provide significant enjoyment. See photos below:

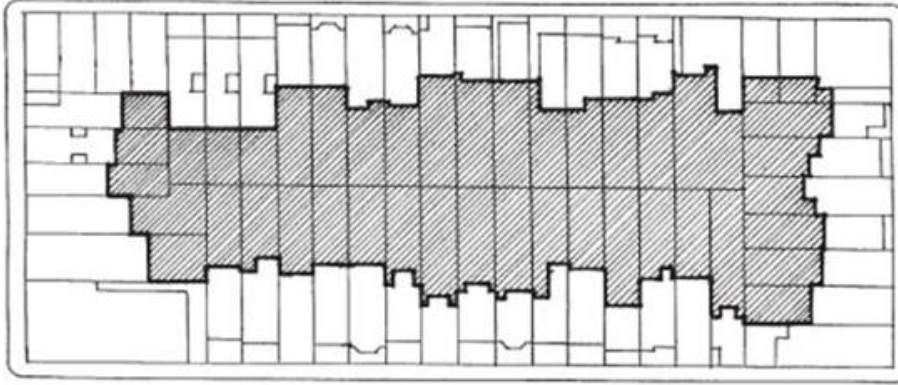
Across the Street: Conforming back yards with steep slopes on States St.:



Down the Street: Conforming back yards with steep slopes on States St.:



Project sponsor contentions that the nearby homes lack an established pattern of mid-block open-space misapplies the concept of mid-block open-space. Residential guidelines refer to “Mid-Block Open Space” as the spaced formed by abutting rear yards from separate individual lots, fronting on opposite streets.



<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=5356>

The valuable character of upper States Street and Museum Way exists because of the pattern of alternating required back yards on through lots.



Enforcement of zoning standards on the RH-2 through-lots that exist on States Street provides many mature trees that overhang States Street as they reside in these zoning protected back yards and overhang States Street. Allowing the exceptional proposed precedent setting variance will lead to the loss of the alternating open space character of States Street and the loss of enjoyment of this open space by neighbors, pedestrians, travelers, and tourists. This contradicts city code and policy.

3. Record conditions of approval for any approved variance and require future significant changes require a new variance.

Condition 3A: Require that Conditions of approval for granting the variance will be recorded with the Recorder's office and on the Planning Department's Website. Require that future significant expansion should require a variance, even if otherwise code complaint. 22 Ord Court received a variance to expand the third level in 1984, and the applicant has failed to request a new variance for the current 22 Ord Ct. expansion project.

4. **Require the applicant to request a variance before approval of the 22 Ord Court Expansion.**

Condition 4A: Place the 22 Ord Court Project on hold, pending the Variance Hearing.

5. Request specific project changes in order be consistent neighborhood character and mass.

Condition 5A: Remove any proposed roof decks

Roof decks are atypical to the neighborhood and inconsistent with architecture in the neighborhood

6. Façade and distinction between rear units.

The planning commission requested specific improvement from the project sponsor, including distinction between the units. The Sponsor provided this:



Frankly, this came across to me as “Office Complex” style, which is inappropriate for States St. It also coincidentally highlights how the project sponsor’s proposed diminutive trees, restricted by overhead

high voltage power lines, would appear, should the project sponsor not be required to implement the setback condition above necessary to preserve the existing significant trees.

The project sponsor explained that the distinction between the units was that one was “horizontal”, and the other “vertical”. I do not believe either is in character with the street, and I do not anticipate it meets Commissioner’s expectations. I ask that the project sponsor look at the façade of homes across the street, or up the street.

A. Condition 6A: The façade needs to be more in line with the neighborhood.

7. City Affordability Initiatives

A. Condition 7A: Require that the project sponsor to configure the floor plans and square footage so that at least one of the meets city standards for more affordable housing.

These projects conflict with city priority policy to promote affordable housing. While these projects add housing stock, they do so by removing more affordable smaller square footage housing (Existing 22 Ord Ct.), and replace it with less affordable larger square footage housing. Based upon recent neighborhood sales, the new larger square footage homes at 22 and 24 Ord Ct. are likely to sell for well over \$2 million each. It is the intent of city residents that the city preserve housing that is more affordable for its workers and residents. Approval of these projects as proposed would create precisely the opposite outcome.

8. Environmental and geotechnical review

Condition 8A: Require the project sponsor to update its geotechnical report and resubmit for environmental review.

The existing report assumes excavation does not exceed 8 feet, and the revised plans employ significantly greater excavation and retaining walls.

9. Cumulative/Piecemeal Impact

Condition 9A: Require a cumulative/piecemeal evaluation of what is happening to States Street and nearby neighborhoods.

Recent news articles have highlighted the cumulative impacts of development to residents in our neighborhood. On States Street alone, in addition to this project, we are being impacted by projects from:

53 States St. LLC

176/178 States St. and 190/192 Museum Way are listed as owned by 190/192 Museum Way LLC

214 States St. LLC



Edwin M. Lee, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

1 Dr. Carlton B. Goodlett Place, S.F., CA 94102

(415) 554-6920 ■ www.sfdpw.org

DPW Order No: 183228

The Director of Public Works held a Public Hearing on Monday, November 24th, 2014 commencing at 5:30 PM at City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. The hearing was to consider Order No. 183116 to consider the removal of two (2) significant trees on private property at 24 Ord Crt.

Findings:

The subject trees are two mature Monterey cypress trees (*Cupressus macrocarpa*) located on private property at 24 Ord Crt., within ten (10') feet of the States St. public right-of-way (RoW). The trees qualify as significant trees because they are within 10' of the public RoW and meet at least one of the three size criteria. The Public Works code requires that the removal process for significant trees follow the rules and procedures governing permits for removal of street trees. In addition to these procedures, the Director shall also consider a number of factors related to the trees as outlined in Section 810A(c) of the Public Works Code.

Urban Forestry staff received an application from the property owner to remove the two significant trees and the applicant referenced the following reasons for removal:

- Seeking permission from the Planning Department to construct a new home on the States St. frontage of the property.
- Sidewalk damage
- The trees are located within the buildable area at the rear of the lot
- The new building will be adjacent to the States St. public RoW

Urban Forestry staff evaluated the condition of the trees and approved the proposed removals on the basis that the trees had poor structure and would be impacted by the construction of the proposed building. During the 30-day public notification period a protest was received and the matter was scheduled for a public hearing.

At the hearing Urban Forestry staff testified that both trees are located to the side of high voltage power lines. The trees have been repeatedly pruned by PG&E tree contractors and no routine maintenance appears to have been performed on the trees over the years by the property owner(s). Very poor tree structure has resulted. Staff testified that the trees have received heading or topping cuts and that the new growth has the potential to fail. The trees are composed of multiple co-dominant stems with included bark. The vigor of the trees is fine but the structure



of the two trees is very poor. The two trees are located along a narrow, level portion of the property on the top of a steep slope above nearby homes.

Testimony at the hearing supporting the applicant included an arborist, land use attorney and a neighbor who all testified in favor of approving the trees for removal. There were eight members of the public who testified against the removal of the trees, which also included an arborist who testified that pruning could help mitigate some of the structural issues of the trees.

An arborist for the applicant presented similar testimony to that of Urban Forestry staff regarding the poor structure of the trees and also expressed concerns about the lean of the trees, the steepness of the slope and the location of the trees at the top of the slope above several homes.

Eight members of the public spoke in favor of keeping the trees and how much the community valued the trees. Testimony included the many benefits that trees provide, including biological habitat, shade, and many other benefits that mature trees provide in a dense urban environment, and that the trees contribute to the character of the neighborhood.

Although the applicant wishes to replant two street trees within the States St. sidewalk at the conclusion of the project, Urban Forestry staff believes there is insufficient space to require two trees to be planted. There appears to be room to plant one street tree on the States St. frontage. The sidewalk on the Ord Crt. frontage is too narrow to accommodate any street trees.

The significant tree criteria for consideration as outlined in Article 16, Section 810A of the Public Works Code has been examined in making this recommendation.

Recommendation:

After consideration of letters and testimonies presented at the hearing the decision is to approve the removal of the two significant trees on the condition that all necessary permit approvals have first been obtained from other departments to construct a new building. If the required approvals to construct the new building are not obtained, then the request to remove the two significant trees is denied. A permit to remove the two trees will not be issued to the property owner until copies of the required approvals have been provided to Urban Forestry staff. If the removal of the two trees is granted the trees shall be replaced with a total of one (1) 36" box size street tree within the States St. sidewalk.

The tree species and location are to be approved by Urban Forestry staff.

Appeal:

This Order may be appealed to the Board of Appeals within 15 days of December 31, 2014.

Board of Appeals
1650 Mission, Room 304
San Francisco, CA 94103
(between Van Ness and Duboce Avenues)
Phone: 415.575.6880
Fax: 415.575.6885



Regular office hours of the Board of Appeals are Monday through Friday from 8am to 5pm. Appointments may be made for filing an appeal by calling 415-575-6880. All appeals must be filed in person. For additional information on the San Francisco Board of Appeals and to view the Appeal Process Overview, please visit their website at <http://sfgov.org/bdappeal/>

12/24/2014

X Mohammed Nuru

Nuru, Mohammed

Approver 1

