



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: AUGUST 6, 2015

*Date:* July 29, 2015  
*Case No.:* **2014-000040CUA**  
*Project Address:* **1126 Irving Street**  
*Zoning:* Inner Sunset NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 1738/021  
*Project Sponsor:* Jonathan Pearlman  
Elevation Architects  
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### PROJECT DESCRIPTION

The applicant proposes to demolish an existing two-unit residential building and to construct a new four-story, three-unit residential building with a commercial space at the ground floor on the subject lot. The new development would include one (1) two-bedroom unit, two (2) three-bedroom units, and 1,415 square feet of commercial space at the ground floor. The proposed mixed-use building would be approximately 6,234 gross square feet (GSF) and 40 feet in height. The proposal includes no off-street parking and three (3) Class 1 bicycle parking racks for a total of six (6) secure, weather-protected spaces.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303, 317, and 730.37 to allow demolition of the two-story, two unit building located in the Inner Sunset NCD and a 40-X Height and Bulk District.

Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This report includes findings for Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014-000040CUA	New Building Case Number	2014-000040CUA
Recommendation	Approve w/ Conditions	Recommendation	Approve w/ Conditions
Demolition Application Number	2014.08.21.4434	New Buildings Application Numbers	2014.08.21.4436
Number Of Existing Units	2	Number Of New Units	3
Existing Parking	2	New Parking	0
Number Of Existing Bedrooms	3	Number Of New Bedrooms	8
Existing Building Area	±2,602 Sq. Ft.	New Building Area	±6,234 Sq. Ft.

**SITE DESCRIPTION AND PRESENT USE**

The project site is located on the north side of Irving Street between Funston and 12<sup>th</sup> Avenues in the Inner Sunset Neighborhood Commercial Zoning District (NCD), in a 40-X Height and Bulk District, Assessor’s Block 1738, Lot 021. The parcel is 2,500 square feet in area and is occupied by a two-story-over-garage, two-unit residential building constructed circa 1908.

The subject building was determined not to be an historic resource by planning staff on January 16, 2014 (Case No. 2013.1076E).

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located on the Irving Street commercial corridor between Funston and 12<sup>th</sup> Avenues. To the west, along Irving Street there are four residential houses similar in massing and design to the existing subject building, and larger mixed-use buildings flank the subject block at the street intersections. The property to the immediate east, 1112 Irving Street, features a one-story building with two commercial storefronts that converge with the corner property, 1102 Irving Street, which is a three-story mixed-use building with residential apartments over commercial storefronts. The overall surrounding development pattern is two- to three-story buildings with commercial ground stories. The surrounding zoning is primarily RH-2 (Residential House, Two-Family).

**ENVIRONMENTAL REVIEW**

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

## HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 17, 2015	July 17, 2015	20 days
Posted Notice	20 days	June 17, 2015	July 17, 2015	20 days
Mailed Notice	20 days	June 17, 2015	June 17, 2015	20 days

The proposal requires a public notice per Planning Code Section 312, which was conducted in conjunction with the conditional use authorization process.

## PUBLIC COMMENT

The Department has received 198 letters and 15 emails in support for this project, including a letter of support from the Inner Sunset Merchant's Association (ISMA).

The Department has received one letter in opposition to the project from the adjacent property owners at 1275 12<sup>th</sup> Avenue, citing concerns regarding loss of affordable housing, the massing and scale of the project and related effects to natural light within adjacent rear yards, and loss of off-street parking. The owners of the adjacent property at 1283 12<sup>th</sup> Avenue have expressed opposition due to these same concerns via email.

## URBAN DESIGN ADVISORY TEAM REVIEW

The request for demolition and new construction were reviewed by the Department' Urban Design Advisory Team (UDAT) on October 8, 2014, and UDAT requested modifications to the rear massing, residential entry design and storefront. The Project Sponsor modified the project accordingly and UDAT supports the project as proposed.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization as the project proposes to demolish two dwelling units pursuant to Planning Code Sections 303, 317, and 730.37.

## BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing building containing two dwelling units and the construction of two new four-story, three-unit building be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code. The project meets the criteria set forth in Planning Code Section 101.1 and 317 of the Planning Code in that:

- Although the project would result in the loss of two small units subject to the Rent Stabilization and Arbitration Ordinance, the replacement building would create three family-sized units, two with three bedrooms and one with two bedrooms, for a net gain of one dwelling unit and five bedrooms.
- Per the Rent Board's records, no tenant evictions have taken place at the subject property.
- The project would create a 1400 square foot ground floor commercial space, consistent with the objectives of the Inner Sunset Neighborhood Commercial District.

- Given the scale of the project, it would have no significant effect on the existing capacity of the local street system or MUNI.
- The proposed building would be consistent with the size and density of the immediate neighborhood and intent of the Inner Sunset NCD. The project is therefore an appropriate in-fill development.
- Although the existing structure proposed for demolition is more than 50 years old, the Historic Resource Evaluation resulted in a determination that the existing building is not a historic resource (Case No. 2013.1076E).

**RECOMMENDATION:** Approval with Conditions

**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photograph

## Exhibit Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>                          |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                             |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Block Book Map              | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photos               | <input type="checkbox"/> Community Meeting Notice             |
| <input type="checkbox"/> Context Photo                          | <input checked="" type="checkbox"/> Public Correspondence     |
| <input checked="" type="checkbox"/> Site Photo                  |   |

Exhibits above marked with an "X" are included in this packet

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AK  
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: AUGUST 6, 2015

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 317 AND 730.37 OF THE PLANNING CODE TO ALLOW FOR THE DEMOLITION OF A TWO-STORY-OVER GARAGE TWO-UNIT RESIDENTIAL DWELLING AND REPLACEMENT WITH A FOUR-STORY, THREE-UNIT RESIDENTIAL BUILDING WITH GROUND-FLOOR COMMERCIAL USE WITHIN THE INNER SUNSET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On December 30, 2014, Jonathan Pearlman of Elevation Architects (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 317 and 730.37 to demolish a two-story-over-garage, two-unit building and replace it with a four-story, three-unit residential building with ground-floor commercial use at 1126 Irving Street within the Inner Sunset NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

On August 6, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000040CUA.

On January 16, 2014, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project (Case No. 2013.1076E).

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-000040CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project proposes to demolish the existing two-story-over-garage, two-unit residential building. The proposed replacement building is a four-story, three-unit residential building with ground floor commercial space. No automotive parking is proposed; however, two Class 2 bicycle parking racks are provided on the sidewalk for the proposed commercial use and three Class 1 racks are located in a secured area at the ground floor, for a total of ten bicycle parking spaces. The proposed height is 40 feet, with permitted exemptions including a stair penthouse.
3. **Site Description.** The project site is located on the north side of Irving Street between Funston and 12<sup>th</sup> Avenues in the Inner Sunset Neighborhood Commercial Zoning District (NCD), in a 40-X Height and Bulk District, Assessor's Block 1738, Lot 021. The parcel is 2,500 square feet in area and is occupied by a two-story-over-garage, two-unit residential building constructed circa 1908.
4. **Surrounding Neighborhood.** The project site is located on the Irving Street commercial corridor between Funston and 12<sup>th</sup> Avenues in the Inner Sunset NCD. To the west, along Irving Street there are four residential houses similar in massing and design to the existing subject building, and larger, three- to four-story, mixed-use buildings flank the subject block at the street intersections. The property to the immediate east, 1112 Irving Street, features a one-story building with two commercial storefronts that converge with the corner property, 1102 Irving Street, which is a three-story mixed-use building with residential apartments over commercial storefronts. The overall surrounding development pattern is two- to four-story buildings with commercial ground stories. The surrounding zoning is primarily RH-2 (Residential House, Two-

Family). The area is served by the N-Judah MUNI Line with a stop one block to the south at Judah Street and 12<sup>th</sup> Avenue and the 71 MUNI line along Lincoln Way.

5. **Public Comment.** The Department has received 198 letters and 15 emails in support for this project. The Department has received one letter in opposition to the project from the adjacent property owners at 1275 12<sup>th</sup> Avenue, citing concerns regarding loss of affordable housing, the massing and scale of the project and related effects to natural light within adjacent rear yards, and loss of off-street parking. The owners of the adjacent property at 1283 12<sup>th</sup> Avenue have expressed opposition due to these same concerns via email.
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. **Residential Demolition – Section 317:** Pursuant to Planning Code Sections 730.37 and 317, Conditional Use Authorization is required for applications proposing to remove residential units, located at the second floor or above. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings in this Motion. See Item 8, “Additional Findings pursuant to Section 317” below.*

*Further, pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.”*

- B. **Residential Density.** The permitted ratio of dwelling units in the Inner Sunset Neighborhood Commercial District (NCD) is one dwelling unit per 800 square feet, pursuant to Planning Code Section 728.91. Pursuant to Planning Code Section 207.1, fractions of one-half or more are rounded up.

*The lot area is approximately 2,500 square feet, thus three (3) dwelling units are permitted.*

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in the Inner Sunset NCD, a rear yard measuring 25 percent of the total depth.

*The Project proposes a 25-foot rear yard, which is equal to 25 percent of lot depth.*

- D. **Open Space.** Planning Code Section 135 requires 100 square feet of common usable open space or 80 square feet of private usable open space per dwelling unit.

*The project proposes 625 square feet of common open space at the rear yard, and two private roof decks, one measuring 285 square feet for Unit 2 and one measuring 525 square feet for Unit 3.*

E. **Street Frontages in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires the following:

1. **Active Uses Required.** With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor from any façade facing a street at least 30 feet in width.

*An active ground floor use (commercial) is proposed within the first 25 feet of the building depth on the ground floor of the proposed building.*

2. **Ground Floor Ceiling Height.** Ground floor non-residential uses in NC Districts shall have a minimum floor-to-floor height of ten feet in a 40-foot height district.

*The proposed ground floor ceiling heights for the building would be a minimum of ten feet tall.*

3. **Street-Facing Ground-Level Spaces.** The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to those spaces.

*The proposed active use and residential lobby are designed along the property lines of the subject lot.*

4. **Transparency and Fenestration.** Frontages with active uses that are not residential must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

*The proposed commercial use contains approximately 133 square feet of exterior ground floor wall area. Approximately 96 square feet of wall area would be dedicated to glazing, which is equivalent to approximately 72 percent transparency. The proposed windows are un-tinted. As designed, the storefront windows are transparent and unobstructed, with exception of the window casework and concrete bulkhead.*

5. **Gates, Railings, and Grillwork.** Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind floor windows, shall be at least 75 percent open to perpendicular view.

*No gates, railing, or grillwork are proposed.*

F. **Use Sizes, Non-Residential Uses.** Planning Code Section 730.20 restricts floor area ratio to 1.8 to 1.



*Approximately 4,500 gross square feet of non-residential use is permitted pursuant to this Section of the Code. The project would provide approximately 1,415 gross square feet of non-residential use, which is within the permitted limits.*

- G. Use Size, Non-Residential.** Planning Code Section 730.21 permits use sizes up to 2,499 square feet, with a Conditional Use Authorization required for use sizes of 2,500 square feet and above, as defined by Planning Code Section 790.130.

*The proposed size for the commercial space is 1,415 square feet, which is permitted.*

- H. Parking, Commercial.** Planning Code Section 151 generally requires one automobile parking space for commercial uses with greater than 5,000 occupied square feet. Planning Code Section 155.2(b)(6) requires two Class 2 bicycle parking spaces.

*No automobile parking is provided. The proposed commercial square footage area is 1,415 square feet, below the threshold for required automobile parking. Two Class 2 bicycle racks are proposed at the sidewalk, for a total capacity of four bicycles, although the commercial use has not been identified at this time. Where a project proposes to construct new non-residential uses or increase the area of existing non-residential uses, for which the project has not identified specific uses at the time of project approval by the Planning Department or Planning Commission, the project shall provide the amount of non-residential bicycle parking required for Retail Sales.*

- I. Parking, Residential.** Planning Code Section 151 requires one automobile parking space per dwelling unit. However, Planning Code Section 155.1(d) permits the reduction of required automobile parking for all districts when fulfilling bicycle parking requirements. Planning Code Section Table 155.2 requires one Class 1 bicycle parking space for each dwelling unit.

*The Project proposes six (6) Class 1 bicycle parking spaces, two for each dwelling unit. The bicycle parking for the residential units will be provided in a secured space at the ground floor.*

- J. Bicycle Parking.** Planning Code Section 155 requires one Class 1 Bicycle Parking space for every dwelling unit and a minimum of two Class 2 spaces for the commercial use.

*The project proposes six Class 1 bicycle parking spaces that satisfy the bicycle parking requirements. The two Class 2 spaces are provided with a bike rack on Clement Street.*

- K. Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Pursuant to Planning Code Section 263.20, an additional 5 feet of height is permitted.

*The project proposes a replacement building of approximately 40 feet in height, with permitted exceptions such as stair penthouse and photovoltaic panels above the height limit.*

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

A. The proposed 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.

*Although two small, rent-controlled dwelling units, both of which are occupied by the property owners, would be demolished, the project is necessary and desirable as it proposes to construct three new family-sized dwelling units (two three-bedroom units and one two-bedroom unit), thus increasing the total dwelling count by one and the total bedroom count by five.*

*Overall, the use and size of the proposed project is compatible with the immediate neighborhood. The replacement building is designed to be in keeping with the existing development pattern and the neighborhood character, and the ground floor commercial use is in keeping with the pedestrian-oriented neighborhood commercial district.*

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:

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

*The Project is designed to be compatible with the surrounding neighborhood commercial district and adjacent residential buildings. It will be consistent with the neighborhood's pattern of development, scale and character, preserving mid-block open space.*

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

*There is no proposed off-street automobile parking, thereby minimizing any change in traffic volume directly at the subject site. The Project proposes to add one on-street parking space by removing the existing curb cut on Irving Street. The site is easily accessible by public transit, as it is one block from the MUNI N-Judah line, and the MUNI 71 bus line runs on Lincoln Way.*

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

*As the proposed project is primarily residential, it is not considered to have the potential to produce noxious or offensive emissions. The commercial use has not been determined at this time.*

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

*Although designed in a contemporary aesthetic, the façade treatment and materials of the replacement buildings have been appropriately selected to be harmonious with the existing surrounding neighborhood.*

- 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 Inner Sunset NCD District.

*The proposed project is consistent with the stated purpose of this named NCD.*

- 3. **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:

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

***Project does not meet criterion.***

*A soundness report for the subject property was not submitted, as the existing residential building is in sound and habitable condition.*

- ii. Whether the property is free of a history of serious, continuing code violations;

***Project meets criterion.***

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

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

***Project meets criterion.***

*The structure appears to be in decent, safe, and sanitary condition condition.*

- iv. Whether the property is an “historic resource” under CEQA;

***Project meets criterion.***

*Although the existing structure is more than 50 years old, a Historic Resource Evaluation Report prepared by Department staff, Case No. 2013.1076E, found that the subject building is not individually eligible for listing on the California Register of Historic Places as an historic resource, nor is it located within an eligible historic district.*

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

***Criterion not applicable.***

*The structure is not an historical resource.*

- vi. Whether the Project converts rental housing to other forms of tenure or occupancy;

***Criterion not applicable.***

*The Project would remove two units from the city’s housing stock. There are no restrictions on whether the new units will be rental or ownership.*

- vii. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

***Project does not meet criterion.***

*The existing subject building contains two dwelling units subject to the Rent Stabilization and Arbitration Ordinance. Both rent-controlled units will be removed; however, the primary unit is currently occupied by the property owners and the second unit has not been occupied by tenants since the current owners purchased the property in 2002. No no-fault evictions have been filed with the Rent Board for the property.*

- viii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

***Project meets criterion.***

*Although the Project proposes demolition of a two-unit building, the replacement structure will bring on-line one additional unit and five additional bedrooms at the project site and a total of three family-sized dwelling units and a commercial space.*

- ix. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

***Project meets criterion.***

*The replacement building would conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by providing three family-sized*

*dwelling units. The project would provide a net gain of one dwelling unit and five bedrooms to the City's housing stock.*

- x. Whether the Project protects the relative affordability of existing housing;

***Project does not meet criterion.***

*The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing two-unit building and construction of a new three-unit building. However, it should be taken into consideration that the proposed structure offers an increased number of units and a variety of family-sized units with a net increase of seven bedrooms.*

- xi. 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.*

- xii. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

***Project meets criterion.***

*The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.*

- xiii. Whether the Project creates quality, new family housing;

***Project meets criterion.***

*The Project proposes three opportunities for family-sized housing. Two three-bedroom units are proposed, and one, two-bedroom unit is proposed within the three-unit building.*

- xiv. Whether the Project creates new supportive housing;

***Project does not meet criterion.***

*The Project does not create supportive housing.*

- xv. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

***Project meets criterion.***

*The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design.*

- xvi. Whether the Project increases the number of on-site dwelling units;

*Project meets criterion.*

*The Project increases the number of on-site units with a net gain of one unit.*

- xvii. Whether the Project increases the number of on-site bedrooms.

*Project meets criterion.*

*The project proposes eight bedrooms, five bedrooms more than that of the existing building.*

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

#### HOUSING ELEMENT

##### **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 three family-sized units, for a net gain of one family-sized dwelling unit.*

##### **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.

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

##### **Policy 11.4:**

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

*The project conforms to the zoning and height districts for the Inner Sunset NCD.*

##### **Policy 11.6:**

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

*The project's residential entry is defined with a transition between the public and private realms. A majority of the street frontage is dedicated to commercial use, with requirements for active use, and designed with transparent storefront system.*

## URBAN DESIGN

### 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 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

*The project proposes demolition of one existing building. Similar to other existing structures on the block-face, the replacement structure, built to the property line, will be mixed-use with ground-floor commercial and residential units above.*

#### Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

*The proposed building reflects the existing neighborhood character and development pattern while proposing to introduce greater density. The Project proposes a building of similar width and mass as the existing structures along the block-face, most notably at the adjacent intersection. The front setbacks of the building reflects the prevailing pattern of front setbacks along Irving Street— built to the property line at the public right-of-way.*

### OBJECTIVE 2:

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

#### Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

*The massing of the replacement building's main front façades has been designed to reflect the height and proportions of the adjacent mixed-use buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.*

5. **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.

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses/spaces. The proposed project will add 1,415 square feet of retail space to the NCD, which will enhance opportunities for resident employment. The three new residential units, which are pedestrian and mass-transit oriented, will also support existing neighborhood-serving retail uses.*

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

*While the existing housing is proposed to be demolished, the new replacement building would provide a net gain of one dwelling unit and five bedrooms. In addition, the replacement structure respects the neighborhood's mixed-use character, scale, mass, and proportions.*

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

*The project site is an owner-occupied two-unit building that has not been on the rental market since the current owners purchased the property in 2002. While the affordability of the existing rent-controlled units would not be preserved since it is proposed to be demolished, the replacement building will provide dwelling units that are well-designed and contain additional bedrooms. The proposed project will contain a mix of family-sized housing. The project will also increase the number of dwelling units on the lot from two to three and the number of bedrooms from three to eight.*

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

*The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. No off-street automobile parking is provided for the project and one additional on-street parking space would be added due to the removal of the existing curb cut. The site is one block from the Muni N-Judah line and the Muni 71 bus line runs on Lincoln Way, thus offering transit opportunities for resident commuters and potential users of the commercial 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 is not a commercial office project. The proposed commercial space is required to be an active use by the Planning Code. The project will include a retail space at street level, creating opportunities for resident employment and business ownership without displacing existing industrial or service uses. 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 replacement structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.*

- G. That landmarks and historic buildings be preserved.

*Landmark or historic buildings do not occupy the Project site.*

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

*The project will have no negative effect on existing parks and open spaces. The proposed height is less than 40 feet, and is not proximate to any properties under the jurisdiction of the Recreation and Parks Department. No shadow study was required.*

6. 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.
7. 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. 2014-000040CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 22, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. xxxxx. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on August 6, 2015.

Jonas Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow demolition of a two-story two-unit dwelling and replacement with a three-unit residential building with ground-floor commercial use located at 1126 Irving Street, Block 1738, Lot 021, pursuant to Planning Code Section(s) 303, 317, 730.37 within the **Inner Sunset NCD (Neighborhood Commercial) District** and a **40-X Height and Bulk District**; in general conformance with plans, dated **April 22, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014-000040CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 6, 2015** under Motion No **xxxx**. 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 **August 6, 2015** under Motion No. **xxxxx**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN – COMPLIANCE AT PLAN STAGE

1. **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 architectural addenda. 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](http://www.sf-planning.org).*

### DESIGN

2. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

### MONITORING

3. **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](http://www.sf-planning.org)*

## **OPERATION**

4. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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/>*

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1126 Irving Street		1738/021	
Case No.	Permit No.	Plans Dated	
2013.1076E	2014.08.21.4436	4/23/2015	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification <b>(GO TO STEP 7)</b>
Project description for Planning Department approval. Demolish an existing 3-story, 2-unit building and construct a new 4-story, three unit building with commercial at the ground story. Total new construction is approximately 6,500 SF.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) 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__

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> 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)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Noise Mitigation Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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



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

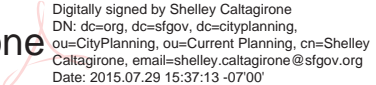
<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>1/14/2014</u> (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Shelley Caltagirone <small>Digitally signed by Shelley Caltagirone DN: cn=Shelley Caltagirone, ou=CityPlanning, ou=Current Planning, o=San Francisco, email=shelley.caltagirone@sfgov.org Date: 2015.07.29 10:35:59 -0700</small>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Shelley Caltagirone	<b>Signature:</b>  
	<b>Project Approval Action:</b> <b>Planning Commission Hearing</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**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)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
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?
<b>If at least one of the above boxes is checked, further environmental review is required</b> <b>CATEX FORM</b>	

**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.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>	1/14/2014	<b>Date of Form Completion</b>	1/14/2014
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<b>PROJECT INFORMATION:</b>		
<b>Planner:</b>	<b>Address:</b>	
Shelley Caltagirone	1126 Irving Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
1738/021	12th Ave / Funston Ave	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B		2013.1076E

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

<b>DATE OF PLANS UNDER REVIEW:</b>	7/29/13
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<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	

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

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

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

<b>PRESERVATION TEAM COMMENTS:</b>
<p>Preservation staff concurs with the findings of the Part I Historical Resource Evaluation for 1126 Irving Street prepared by Tim Kelley Consulting (June 2013) that the subject property is not eligible for listing on the CA Register either as an individual resource or as a contributor to a potential historic district. The vernacular-style building constructed in 1908 is not individually significant for its association with historical events, persons, or architecture. The building also does not contribute to an area that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." While there is a grouping of 17 buildings on the west side of 12th Avenue between Irving Street and Lincoln Way that appears to be a potential historic district based upon its unified development period (1907-1910), shared building type (two-story, front-gabled or hipped roof residences with right-hand recessed entrances and identical materials and ornamentation), and visual continuity, the subject building is not physically or visually connected to this grouping. The subject building and the four adjacent buildings were constructed in 1908 during the same period as the 12th Avenue group of homes and share the same form; however, the Irving Street grouping lacks material and design integrity and is more strongly associated with the commercial development along Irving Street. For these reasons, staff finds that the subject building does not contribute to the potential historic district on 12th Avenue. Therefore, as there are no historic resources present at the project site or the adjacent lots, the proposed work would have no potential impact to historic resources.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Gmada</i>	<i>1-15-2014</i>

# PART I HISTORICAL RESOURCE EVALUATION

1126 IRVING STREET  
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

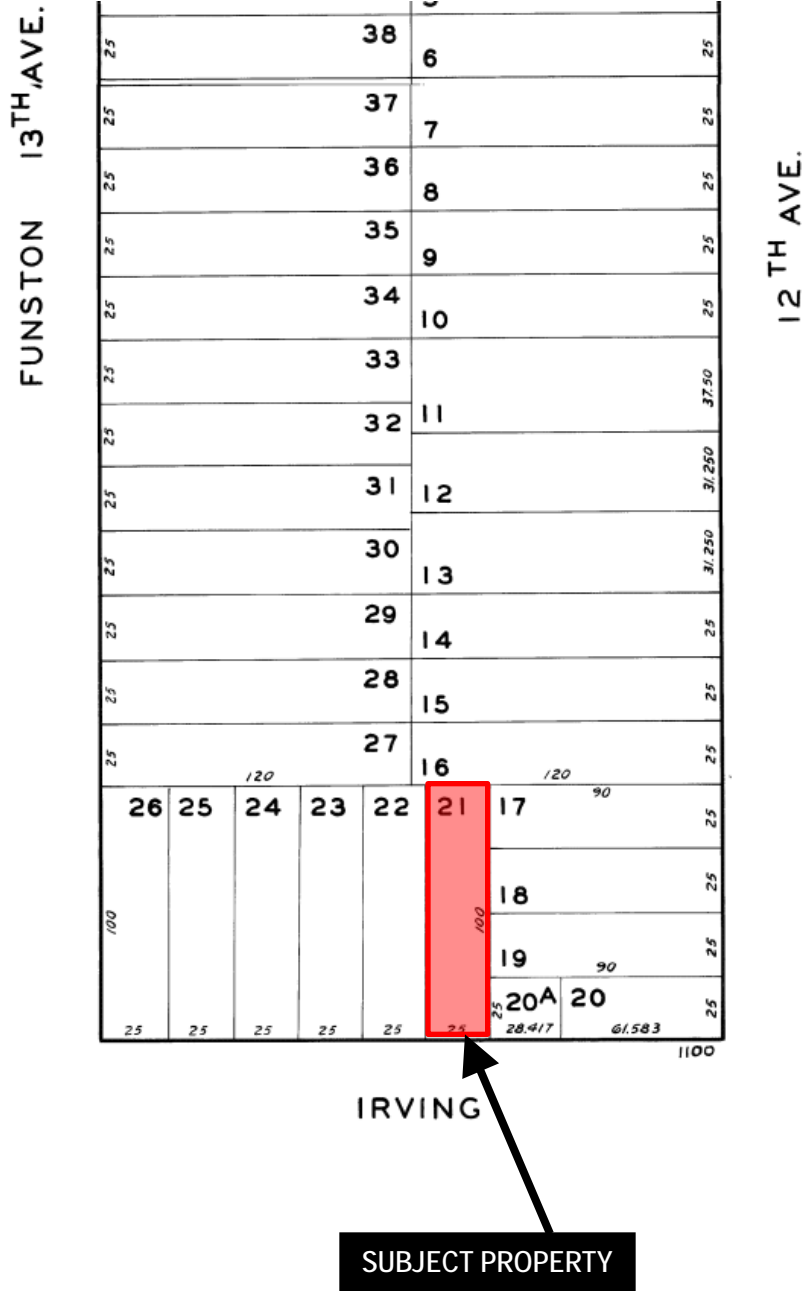
2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

# Parcel Map



Conditional Use Hearing  
 Case Number 2014-000040CUA  
 1126 Irving Street  
 Block 1738 Lot 021

# Sanborn Map\*



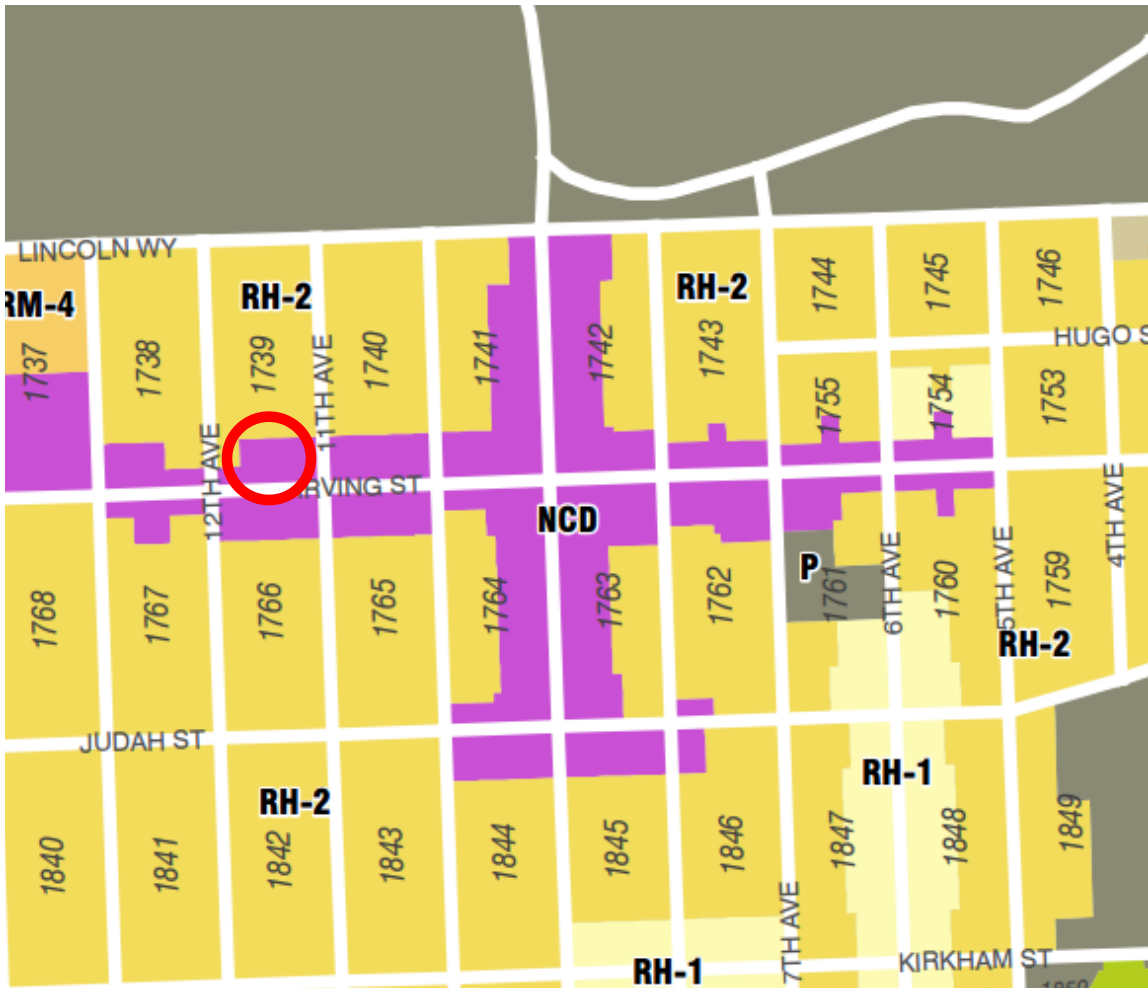
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2014-000040CUA  
1126 Irving Street  
Block 1738 Lot 021

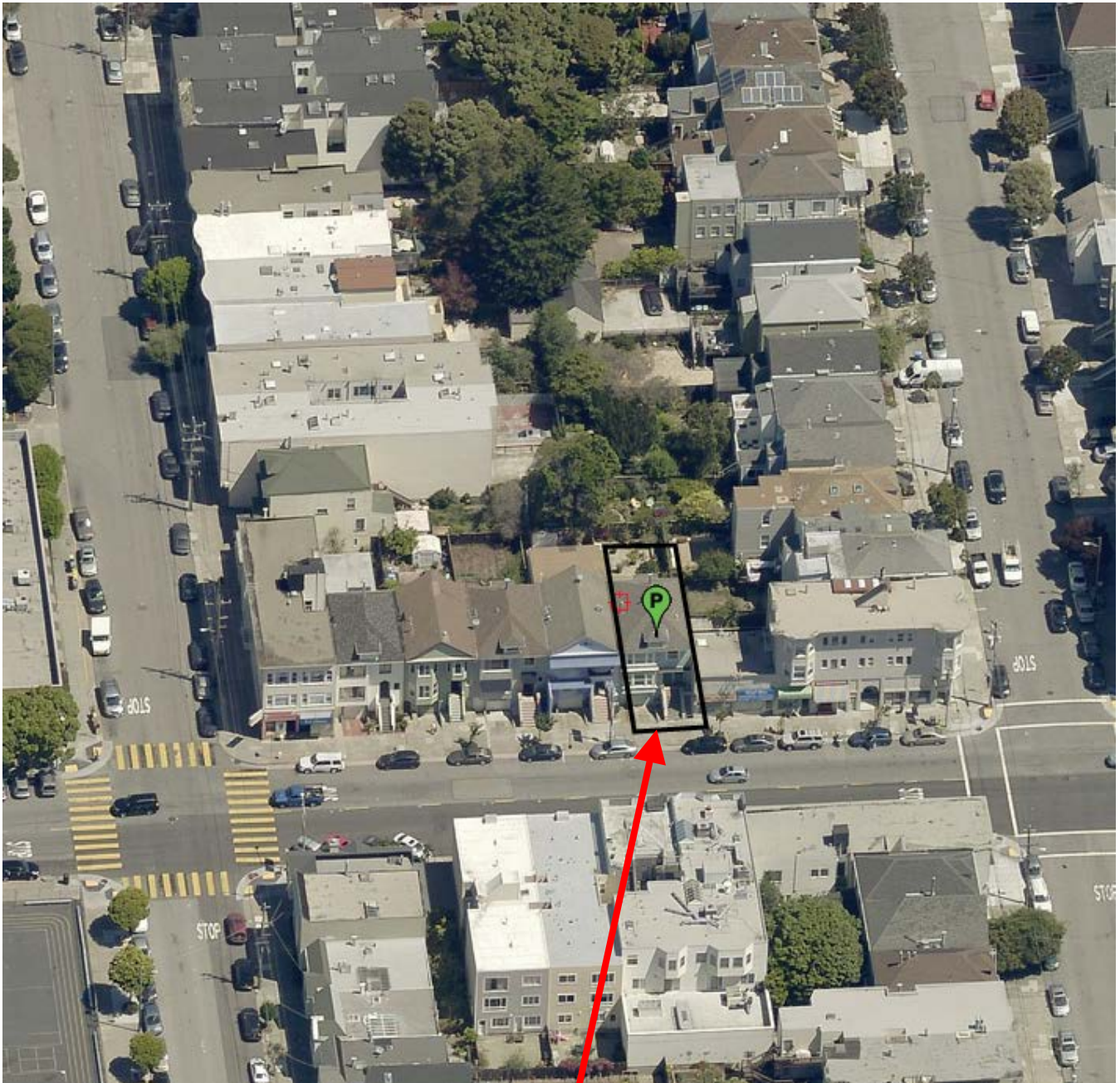


# Zoning Map



Conditional Use Hearing  
Case Number 2014-000040CUA  
1126 Irving Street  
Block 1738 Lot 021

# Aerial Photo (looking north)



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2014-000040CUA  
1126 Irving Street  
Block 1738 Lot 021

# Site Photo



**SUBJECT PROPERTY**

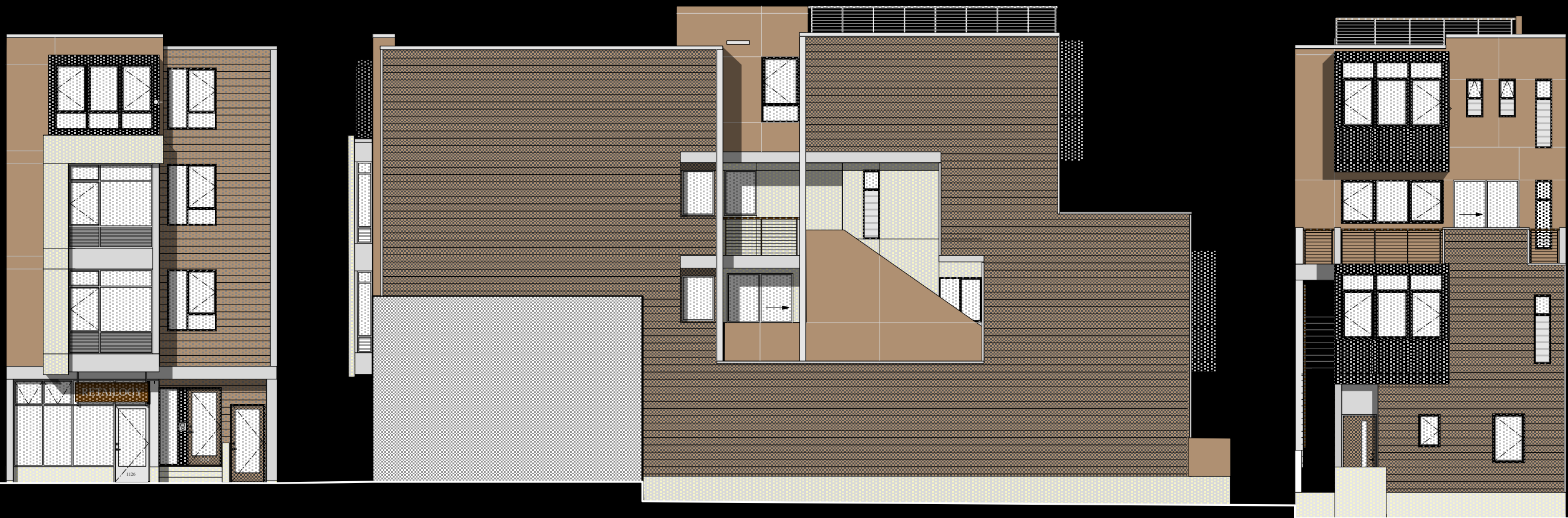
Conditional Use Hearing  
Case Number 2014-000040CUA  
1126 Irving Street  
Block 1738 Lot 021

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# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015



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# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

## DEMOLITION OF EXISTING BUILDING WILL NOT IMPACT AFFORDABLE HOUSING OR HARM THE CHARACTER OF THE NEIGHBORHOOD



### THERE WILL BE NO LOSS OF AFFORDABLE HOUSING

- The building was built in 1908 as a single family residence
- The entire building was converted to commercial use in 1964 and the permit includes cabinets and a sink for wet bar on 1st floor.
- In 1970, a permit was issued to convert the building to one commercial space and two residential units.
- In 1986, the Planning Commission approved a change of use of the existing residential unit back to commercial space. A 3-story addition in the rear yard included commercial space on the ground floor and 2 residential units above was also approved

At that time, the **existing** building was noted as:

- 1 basement/cellar (ground floor)
- 1 commercial space (1st floor)
- 1 residential unit (2nd floor)

This permit was never fully executed

- The basement garage level has never been renovated for occupancy
- From 1985 to 2002, 1st floor was in commercial with 1 residential unit above.
- The current owner bought the building in December 2002 and has lived in the building since 2003. The 3R report indicated that the building was defined as:

- 1 commercial space (1st floor)
- 2 residential units (2nd floor)

- There was no evidence as of 2002 that there were two units on the 2nd floor with only one kitchen and one bath. No changes have been made to the building since then.

### THE EXISTING BUILDING IS INCONSISTENT WITH THE OVERALL CHARACTER OF THE INNER SUNSET NCD

- The building is not considered a historic resource or part of a potential historic district. Historic resource status: "C"
- The building is setback 10'-0" from the sidewalk, inconsistent with the district pattern
- The building has a driveway and curb cut inconsistent with the district pattern
- At two-stories and only covering approximately 40% of the site area instead of allowable 75%, the property is "highly underutilized" according to the Planning Code and the *Sunset Blueprint* planning document

# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

## **CU FINDING 1: THAT THE PROPOSED USE OR FEATURE, AT THE SIZE AND INTENSITY CONTEMPLATED AND AT THE PROPOSED LOCATION WILL PROVIDE A DEVELOPMENT THAT IS NECESSARY OR DESIRABLE FOR, AND COMPATIBLE WITH, THE NEIGHBORHOOD OR COMMUNITY.**

The Planning Code sec. 730.1 defines the characteristics of the *Inner Sunset Neighborhood Commercial District*:

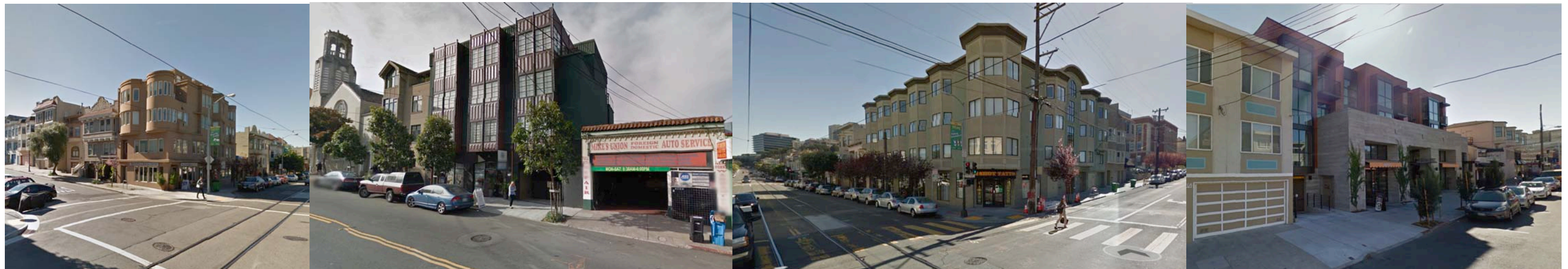
*The shopping area provides convenience goods and services to local Inner Sunset residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character. The Inner Sunset District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Housing development in new buildings is encouraged above the ground story.*

### **THE EXISTING BUILDING IS INCONSISTENT WITH THE OVERALL CHARACTER OF THE INNER SUNSET NCD**

- The building is setback 10'-0" from the sidewalk
- The building has a driveway and curb cut
- The building was designed as a single-family house from construction in 1908 to 1964 when commercial use was added to its 1st floor (2nd level)
- At two-stories, the site is "highly underutilized" according to the Sunset Blueprint planning document

### **THE PROJECT IS DESIRABLE AND COMPATIBLE WITH THE OVERALL CHARACTER OF THE INNER SUNSET NCD**

- The proposed building has a 1,300 sq. ft. ground floor commercial space located at the sidewalk edge
- The proposed building includes three residential units adding two family-sized units to the neighborhood
- The project includes no parking therefore eliminates the curb cut
- The project adds parking to the street and eliminates a car/pedestrian crossing
- The project is in scale and design with the Inner Sunset NCD



Most recent developments in the Inner Sunset over the past 20 years are 4-story buildings with ground level retail and residential use on the three-stories above.

# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015



## CU FINDING 2:

**THAT SUCH USE OR FEATURE PROPOSED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE VICINITY, OR INJURIOUS TO PROPERTY, IMPROVEMENTS OR POTENTIAL DEVELOPMENT IN THE VICINITY, WITH RESPECT TO ASPECTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

**(A) THE NATURE OF THE PROPOSED SITE, INCLUDING ITS SIZE AND SHAPE, AND THE PROPOSED SIZE, SHAPE AND ARRANGEMENT OF STRUCTURES;**

- The site is a typical San Francisco property, 25'-0" x 100'-0"
- The building is a 4-story building with ground-floor commercial with 3 residential units above
- The rear 12'-0" of the building is 2-stories, respecting the rear yard pattern along 12th Avenue

**(B) 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;**

- With the easy availability of transit, the project proposes no off-street parking
- By eliminating a curb cut, this project will add one parking space to the street
- By removing the curb cut, it eliminates the conflict between pedestrians and cars
- The project has 3, Class 1 bicycle parking spaces located in the lobby of the building and one Class B bicycle space on the sidewalk.

**(C) THE SAFEGUARDS AFFORDED TO PREVENT NOXIOUS OR OFFENSIVE EMISSIONS SUCH AS NOISE, GLARE, DUST AND ODOR;**

- There will be no noxious or offensive emissions, noise, glare or dust emanating from the building.

**(D) TREATMENT GIVEN, AS APPROPRIATE, TO SUCH ASPECTS AS LANDSCAPING, SCREENING, OPEN SPACES, PARKING AND LOADING AREAS, SERVICE AREAS, LIGHTING AND SIGNS;**

- The new building will have a transparent ground floor with the commercial storefront and residential entrance
- Open space for the residents of the building is provided at both the rear yard, the 3rd floor deck and at the roof for the top-floor unit and the rear yard
- The proposed open space is 3.5 times the required amount per code
- There are no loading or service areas.
- The lighting and signage will meet all applicable codes for each and be modest and attractive.



# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

## **CU FINDING 3:**

**THAT SUCH USE AND FEATURE WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE CODE AND WILL NOT ADVERSELY AFFECT THE MASTER PLAN.**

The controls are in Planning Code sec. 730.1, Inner Sunset Neighborhood Commercial District.

Sec. 730.91: 1 unit per 800 sq. ft. of lot

**The lot is 25'-0" x 100'-0". 2,500 sq. ft. / 800 sq. ft. = 3 units**

Sec. 730.20: Commercial FAR: 1.8:1

**The maximum permitted commercial space is 2,500 sq. ft. x 1.8 = 4,500 sq. ft. The project proposes 1,300 sq. ft.**

Sec. 730.21: Use size permitted to 2,499 sq. ft.; conditional use for greater than 2,500 sq. ft.

**The project proposes 1,300 sq. ft.**

Sec. 730.23: Commercial Loading: not required for gross floor area less than 10,000 sq. ft.

**No loading space is provided.**

Sec. 730.10: Height and Bulk limit: 40-X

**The proposed height for the project is 40'-0"**

Sec. 730.12: Rear Yard required at grade level and above

**The rear yard is at grade level in the rear 25% of the lot as required in Sec. 134 (a)**

Sec. 730.93: Usable Open Space: Generally, either 100 sq. ft. if private, or 133 sq. ft. if common.

**Common open space required is 399 sq. ft. The rear yard provides 625 sq. ft., 1.5 times the requirement. In addition, a private roof deck for the upper unit, adds 550 sq. ft.**

730.17: Street Trees required per sec. 138.1

**One new street tree to be planted on the sidewalk here.**

Sec. 155.1: Bicycle Parking for Commercial Uses

**One Class B bicycle parking rack will be provided on the sidewalk in front of the commercial space.**

Sec. 155.2.10: Bicycle Parking for Dwelling Units 3 or less: one per unit

**Three Class A bicycle parking areas are provided conveniently off the entry in the lobby for the three residential units**



# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015



## **CU FINDING 3:**

### **THAT SUCH USE AND FEATURE WILL NOT ADVERSELY AFFECT THE MASTER PLAN.**

- 1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.  
*The existing building has no retail space. The proposed project will add 1,300 sq. ft. of retail space directly at the sidewalk line in this Inner Sunset NCD. It is likely that ownership and employment will be by local residents of the Inner Sunset.*
- 2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.  
*While the existing house is planned to be demolished, the current owners are the occupants. The proposed project would keep the owners on this site while providing two additional residential units on this site. The new building is more consistent with the neighborhood, providing the classic formula of living over the retail space which is consistent with economic diversity of the Inner Sunset NCD.*
- 3) That the City's supply of affordable housing be preserved and enhanced.  
*The current building is commercial with one residential unit and has been owner-occupied for 13 years. Therefore, no affordable housing units will be removed.*
- 4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.  
*The existing building has one parking space with a curb cut on Irving Street. The proposed project will eliminate the parking and curb cut allowing for an additional street parking space and eliminating any potential pedestrian-vehicular conflicts or impede Muni service.*
- 5) 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.  
*There is no existing industrial or service sector use on this site so the demolition and new construction will have no impact.*
- 6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.  
*The existing building is sub-standard relative to earthquake preparedness with some dry rot and foundations built in 1908. The new building will meet or exceed performance standards of the current California Building Code.*
- 7) That landmarks and historic buildings be preserved.  
*The existing building is not considered a historic resource and has been classified with a status rating of "C".*
- 8) That our parks and open space and their access to sunlight and vistas be protected from development.  
*There are no parks or open space in the vicinity of the proposed project. There will be no effect on parks and open space.*

# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

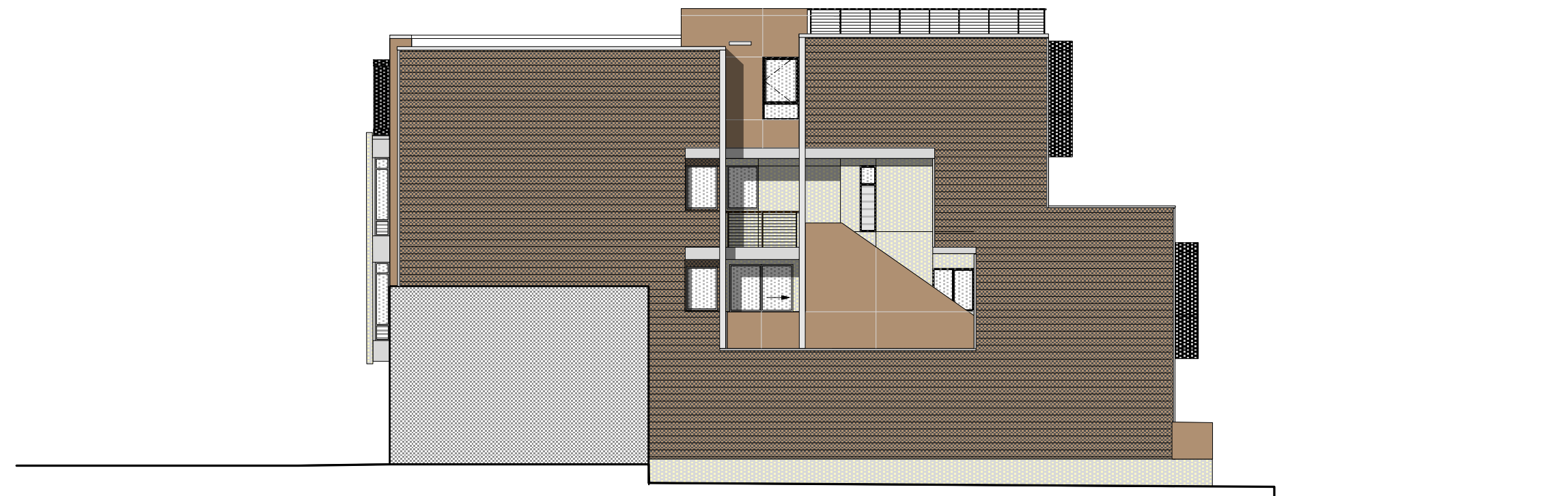
**CU FINDING 4:**  
**THAT SUCH USE OR FEATURE AS PROPOSED WILL PROVIDE DEVELOPMENT THAT IS IN CONFORMITY WITH THE STATED PURPOSE OF THE APPLICABLE USE DISTRICT**

Sec. 730: Inner Sunset Neighborhood Commercial District

*The Inner Sunset District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls prohibit additional eating and drinking uses, restrict expansion and intensification of existing eating and drinking establishments, and limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses protect the district's continuous retail frontage. Housing development in new buildings is encouraged above the ground story.*

**The project is in conformity with the stated purpose of the Inner Sunset NCD:**

- The project is a new mixed-use development that is in character and scale with adjacent buildings
- The rear yard is at the ground level and continues to all residential levels
- The mid-block open space is respected with a 12'-0" reduction of the building at the 3rd and 4th floors
- 60% of the street frontage is dedicated to commercial use
- No eating or drinking establishments, entertainment or tourist hotels will be permitted on this site
- Eliminating the existing driveway and curb cut will reinforce the district's continuous frontage
- 3 family-sized housing units will be built above the ground-floor commercial



# DAWSON/LEE MIXED USE




1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

## PROJECT IS IN SCALE WITH NEIGHBORING BUILDINGS



- At 4-stories, the new building is approximately the same height as neighboring buildings on Irving Street, Funston Avenue and 12th Avenue
- Utilizing the allowable 25% rear yard setback, the new building is similar in footprint to neighboring buildings along Irving Street, 12th Avenue and Funston Avenue
- Most recent developments in the Inner Sunset from 5th Avenue to Funston Avenue over the past 20 years are 4-story buildings with ground level retail and residential use on the three-stories above ground floor commercial

	SUBJECT PROPERTY: 1126 IRVING STREET
	PROPERTIES WITH SIMILAR FOOTPRINT
	PROPERTIES OF SIMILAR HEIGHT

# DAWSON/LEE MIXED USE

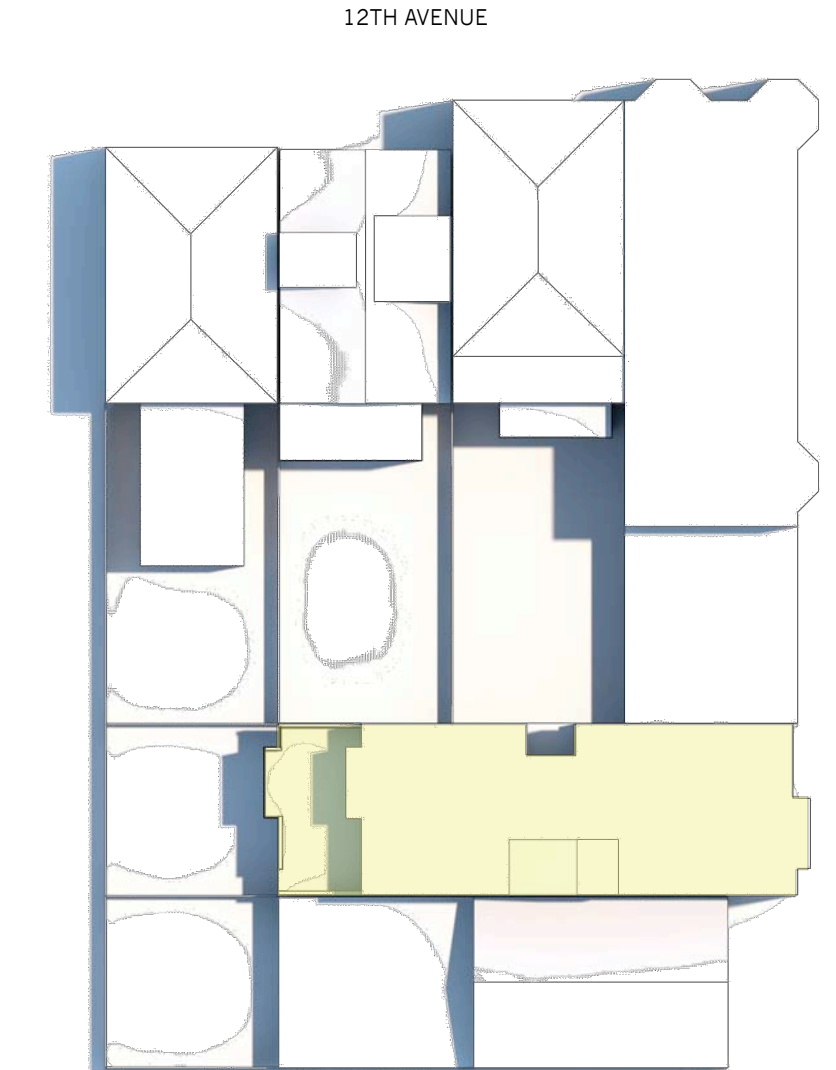
1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

## LIGHT AND SHADING CREATED BY PROJECT IS COMPARABLE TO OTHER BUILDINGS IN THE NEIGHBORHOOD



9 AM, Summer



12 PM, Summer



3 PM, Summer



# DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

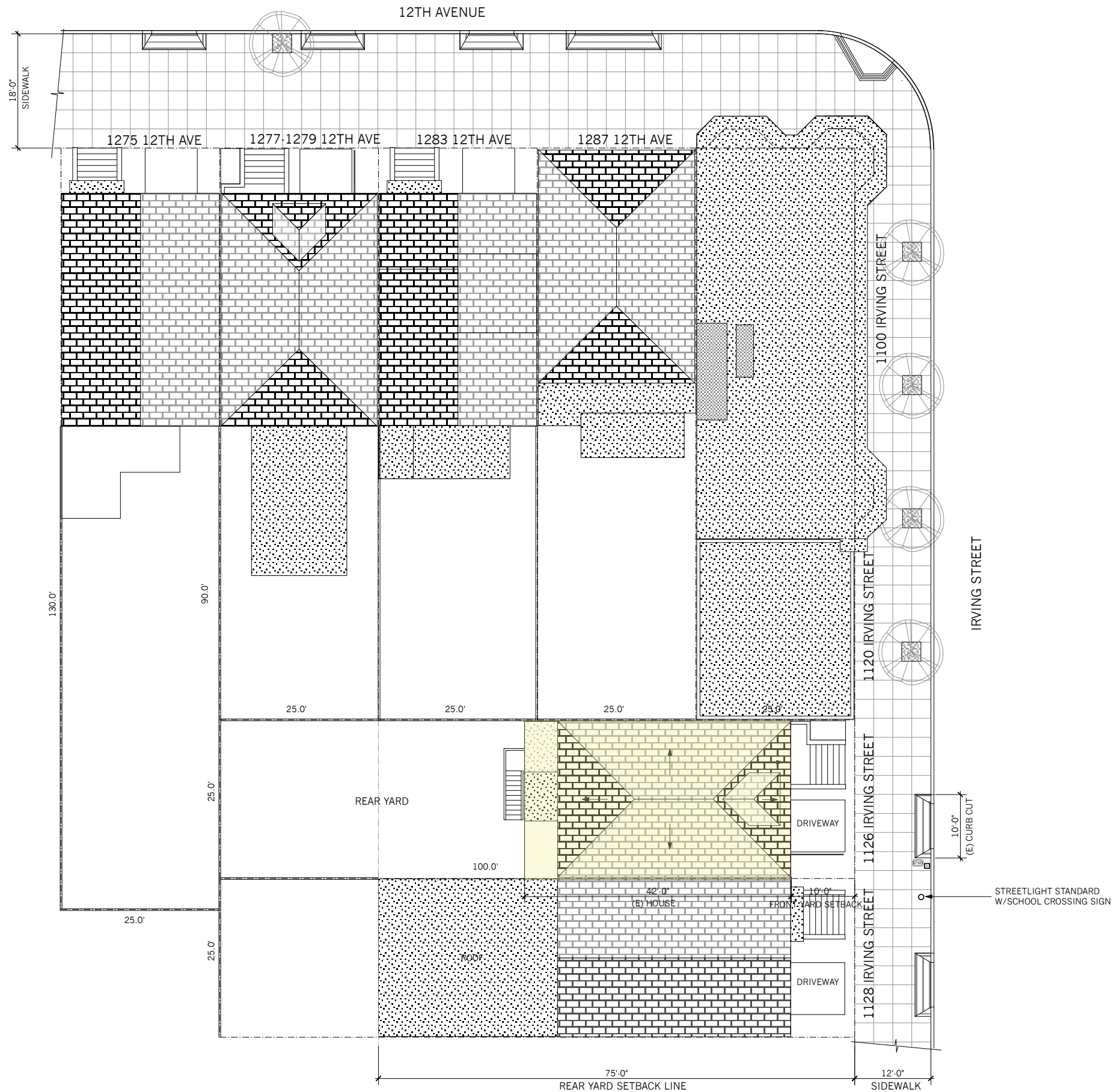
PLANNING COMMISSION HEARING: AUGUST 6, 2015

## **THIS PROJECT WILL BE AN ASSET TO THE NEIGHBORHOOD**

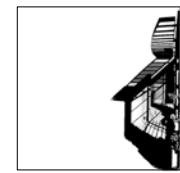
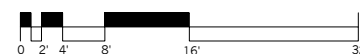
- There is no loss of affordable housing
- The project adds two family-sized units and 6-additional bedrooms
- The building is owner-occupied and will continue to be
- The project adds in-fill housing on an appropriate site
- The project is in scale and character with the Inner Sunset NCD
- The project meets the requirements for a Conditional Use under Sec. 303
- The project is consistent with the purpose of the Inner Sunset NCD
- The project is consistent with the goals of the *Sunset Blueprint*

## **DEMOLITION OF THE EXISTING BUILDING WILL NOT HARM THE OVERALL CHARACTER OF THE INNER SUNSET NCD**

- The building is not considered a historic resource
- The building site layout is inconsistent with the district pattern
- The building's driveway and curb cut are inconsistent with the district pattern and are a pedestrian hazard
- The property is "highly underutilized" with less than half of the usable space as allowed in the Planning Code for this district
- The project is consistent with the City's General Plan
- The project is consistent with the Housing Element of the General Plan
- The project is consistent with the Transportation Element of the General plan



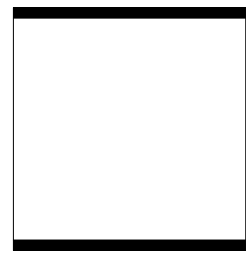
1 EXISTING SITE / ROOF PLAN  
Scale: 1/8" = 1'-0"



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Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

#	date	issue

Existing  
Site / Roof Plan

project: 11.02

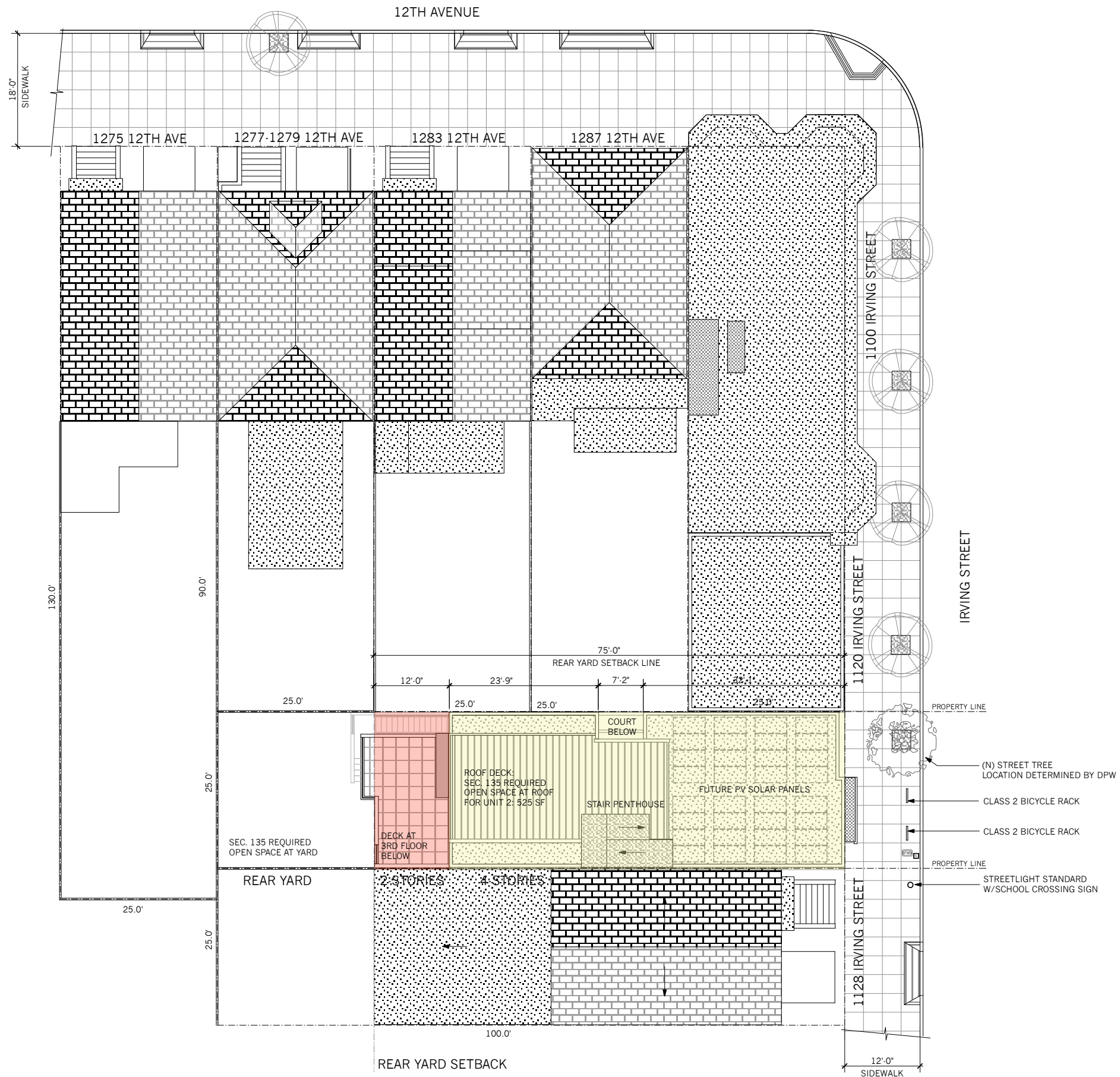
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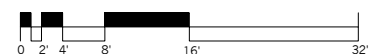
date: 08.06.15

scale:

A-1



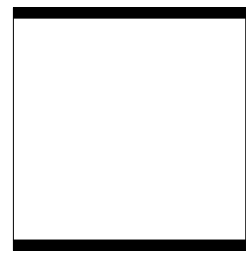
1 PROPOSED SITE / ROOF PLAN  
Scale: 1/8" = 1'-0"



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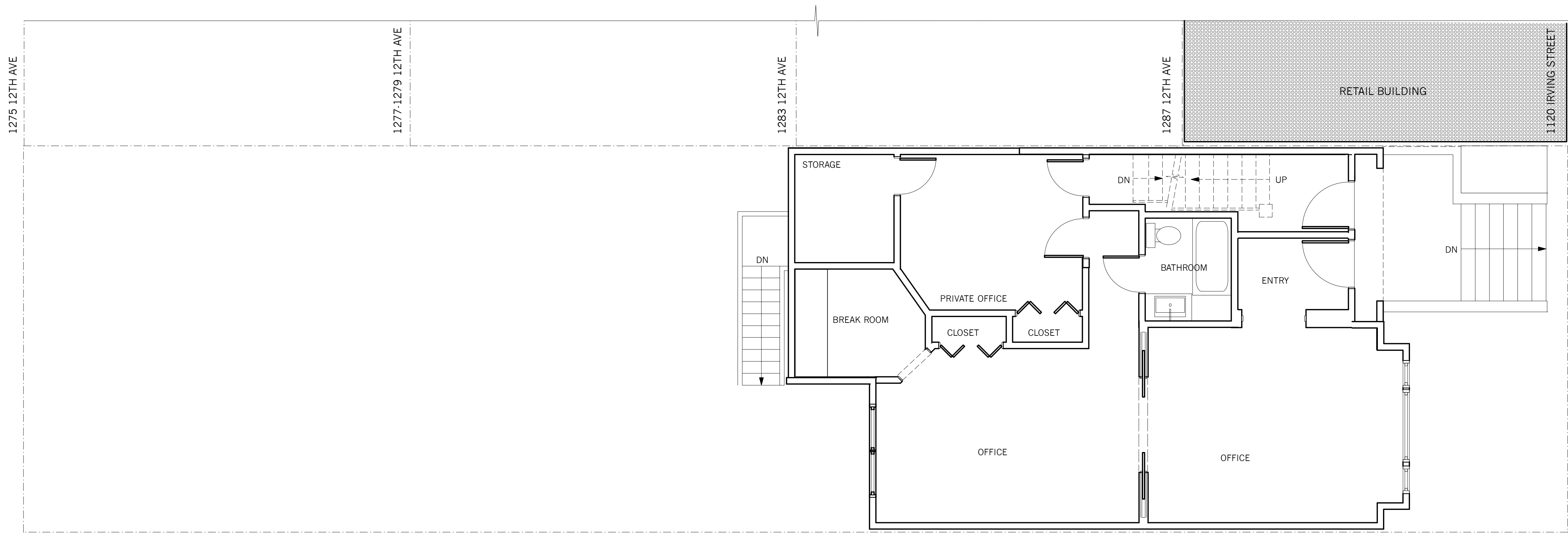
#	date	issue

Proposed  
Site / Roof Plan

project: 11.02  
drawn by: jp  
checked by:  
date: 08.06.15  
scale:

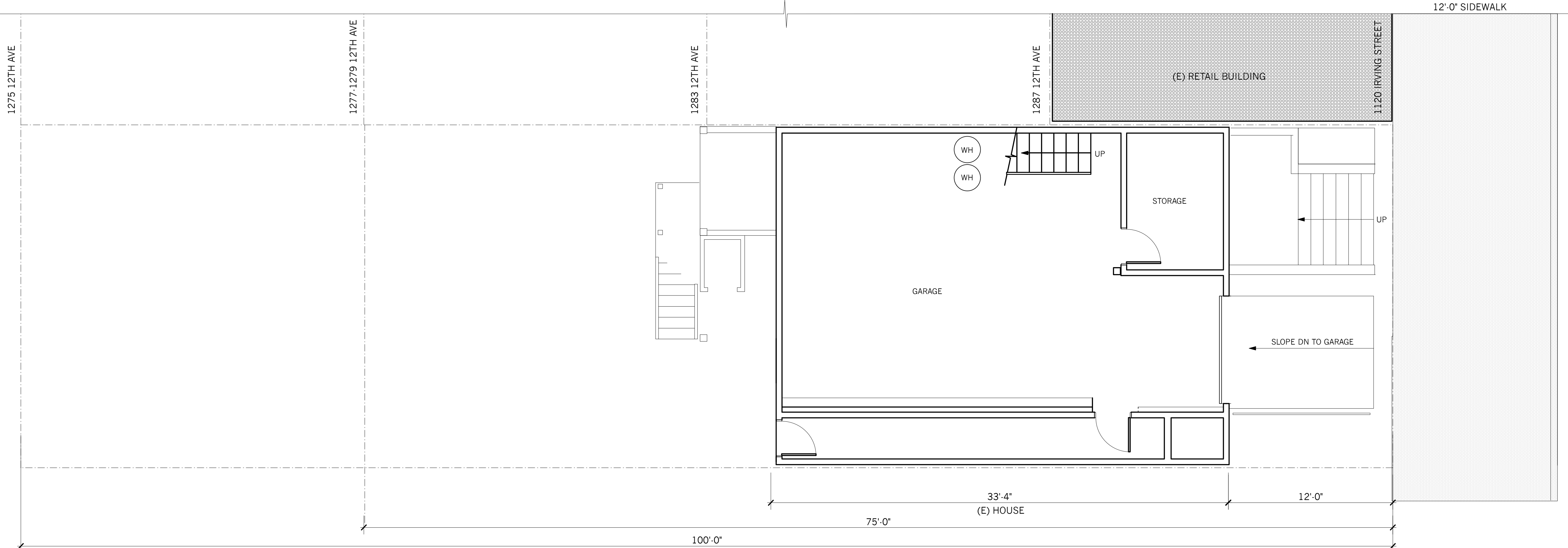
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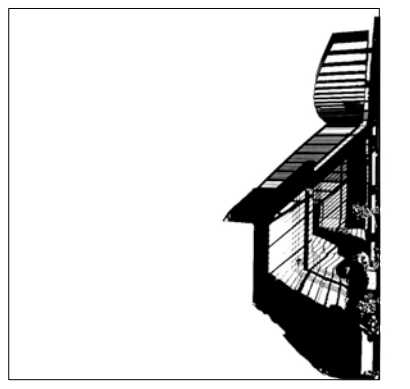
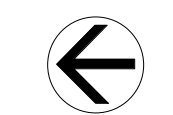
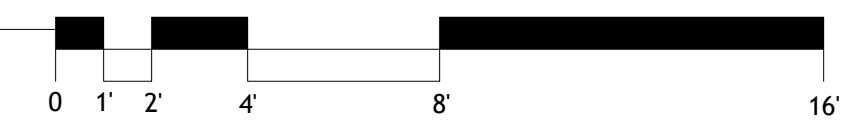
2 (E) 1ST FLOOR PLAN  
Scale: 1/4" = 1'-0"

905 SF



1 (E) BASEMENT FLOOR PLAN  
Scale: 1/4" = 1'-0"

812 SF



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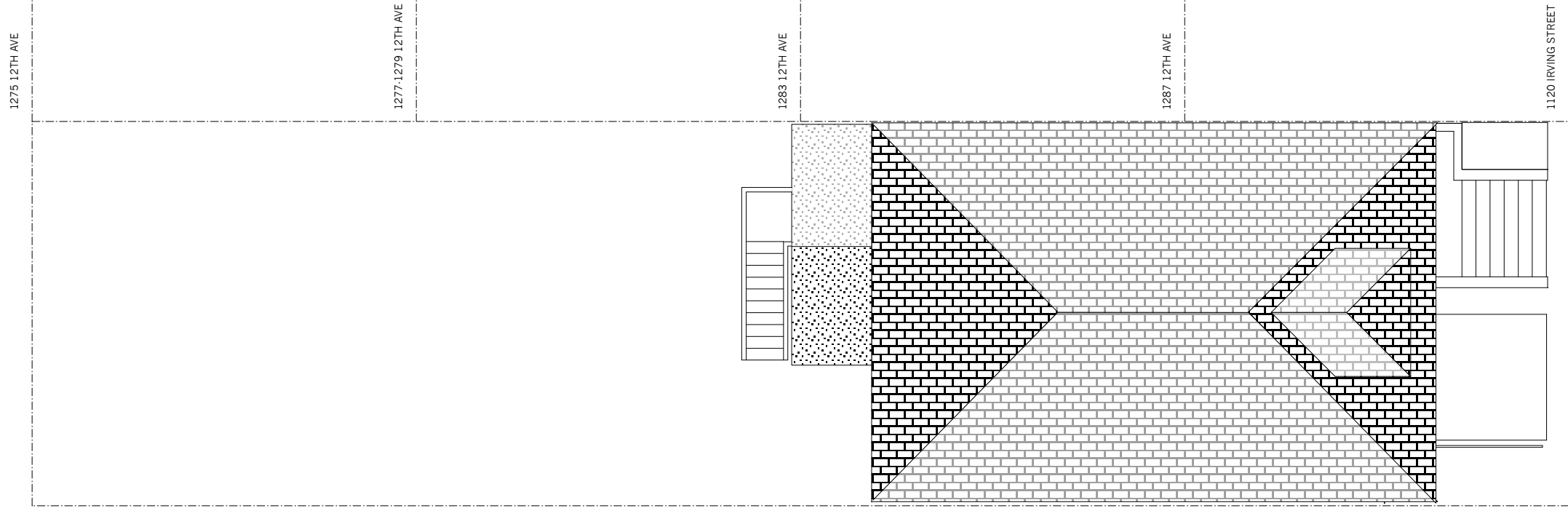
Demolition  
**1126 IRVING STREET**  
San Francisco, CA 94122

#	date	issue

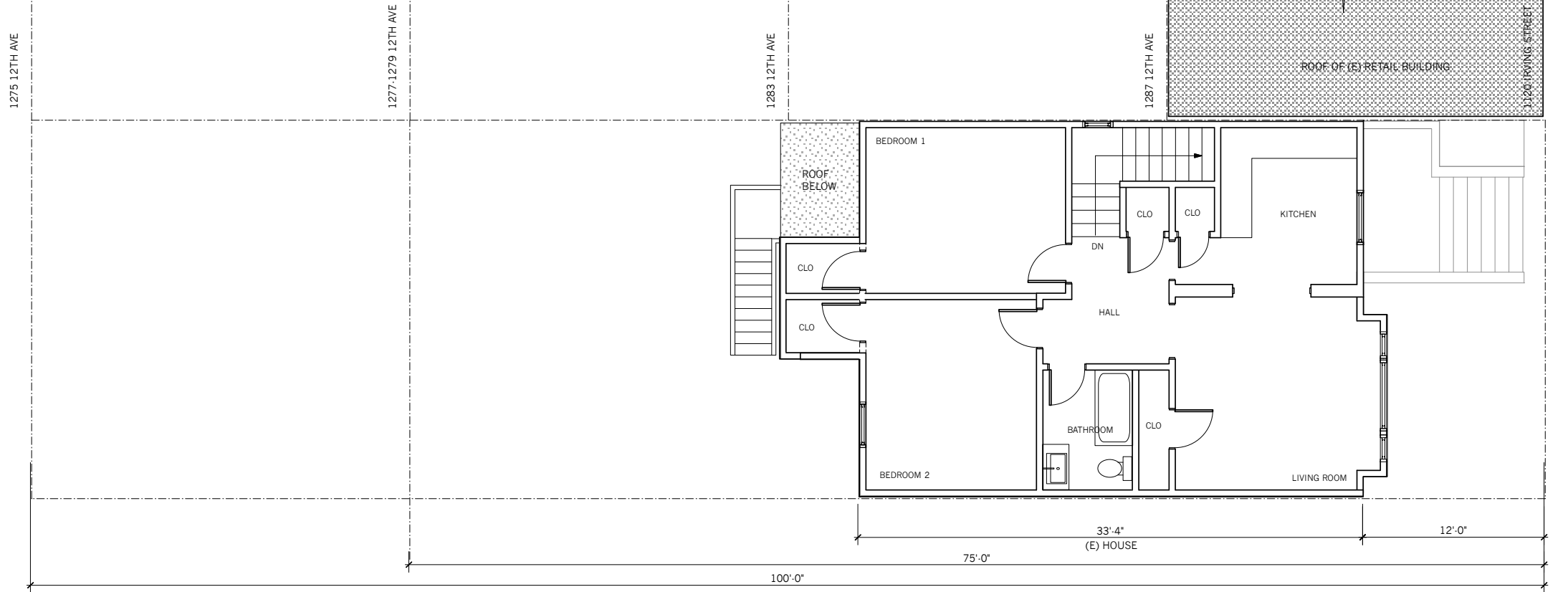
Existing Floor Plans

project:	11.02
drawn by:	jp
checked by:	
date:	07.07.14
scale:	

**A-3**



1 (E) ROOF PLAN  
Scale: 1/4" = 1'-0"



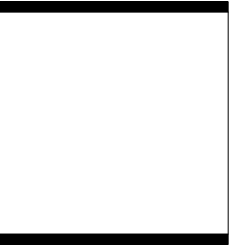
1 (E) 2ND FLOOR PLAN  
Scale: 1/4" = 1'-0"

885 SF



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Demolition  
**1126 IRVING STREET**  
San Francisco, CA 94122

#	date	issue

Existing Floor Plans

project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

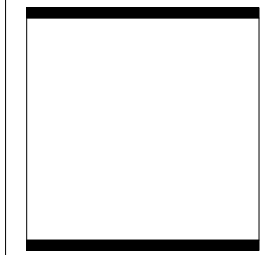
**A-4**



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Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

# date issue


Proposed Floor Plans

project: 11.02

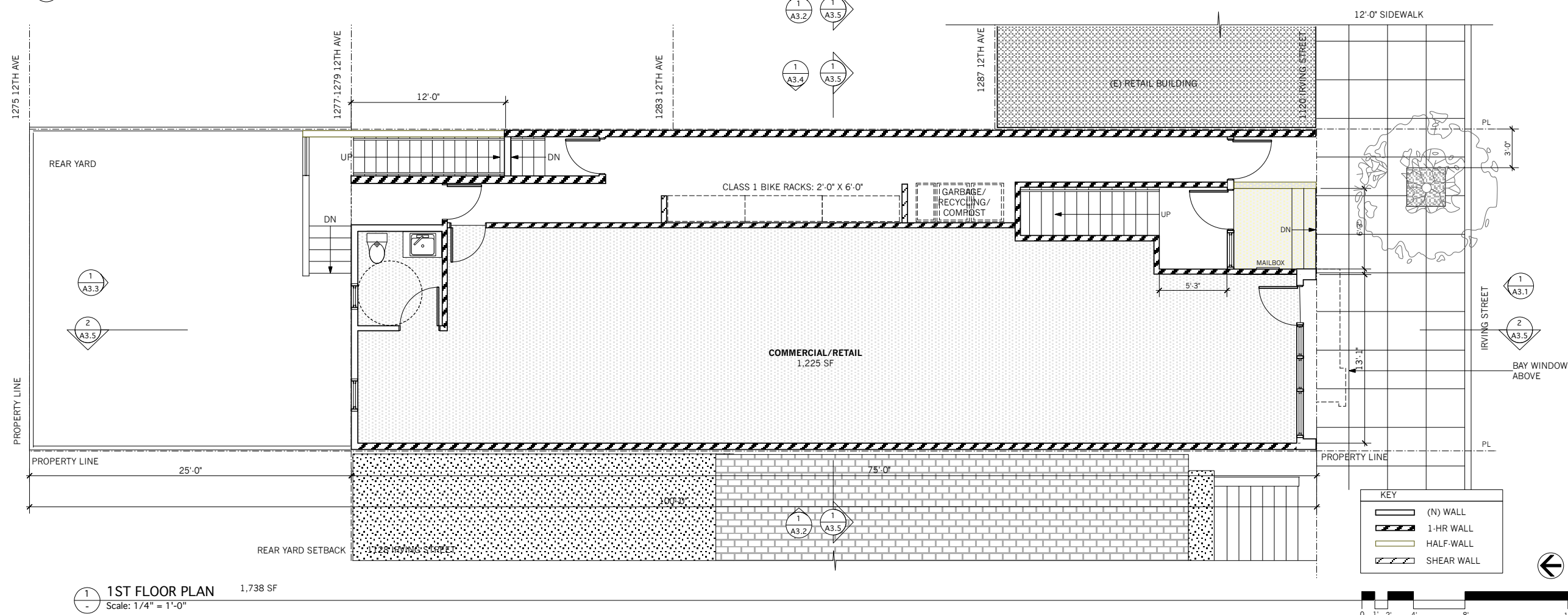
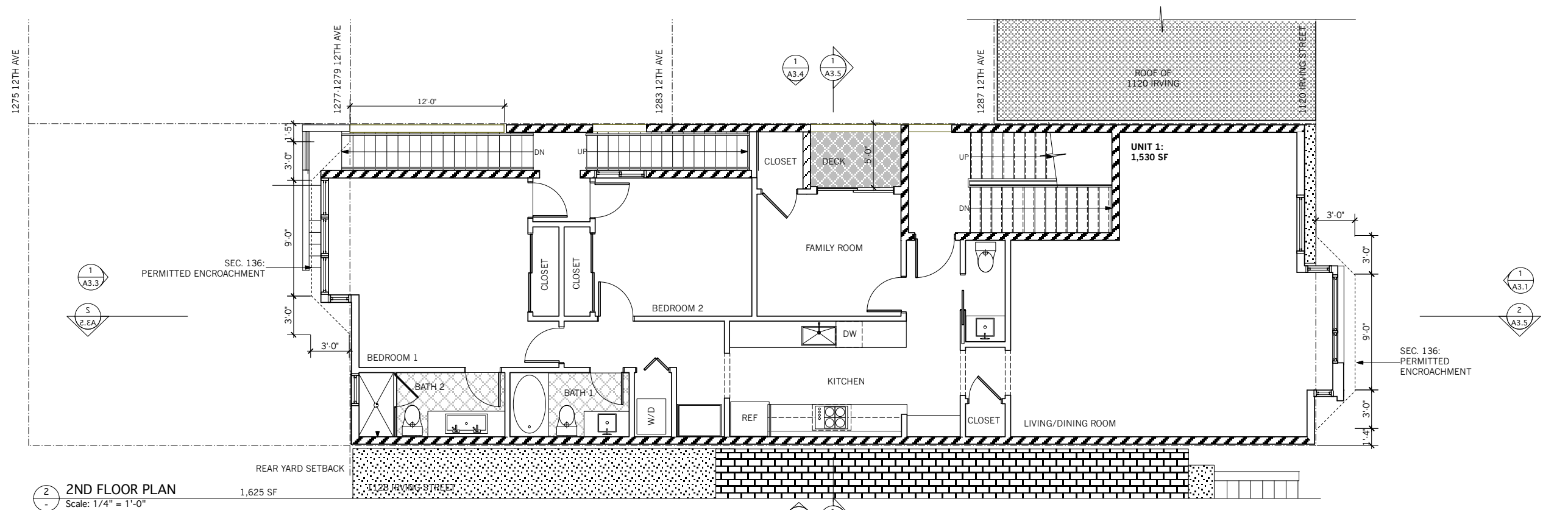
drawn by: jp

checked by:  

date: 08.06.15

scale:  

**A-5**



KEY

(N) WALL
1-HR WALL
HALF-WALL
SHEAR WALL

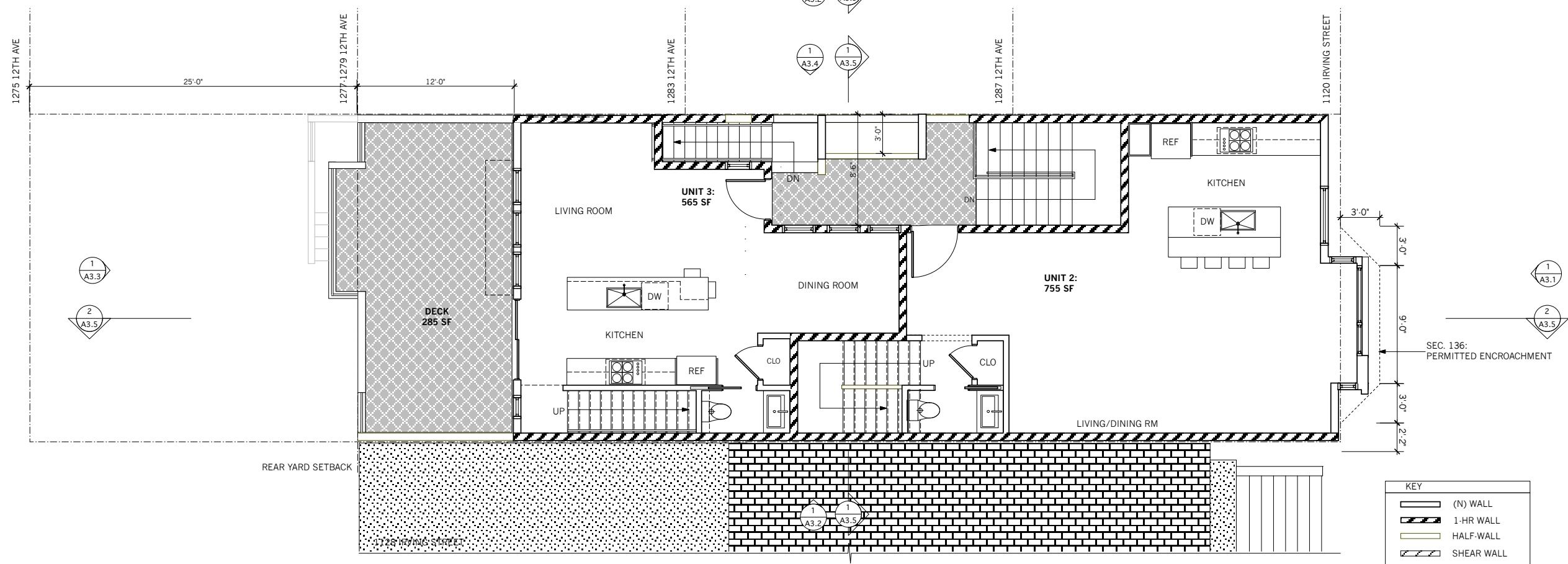
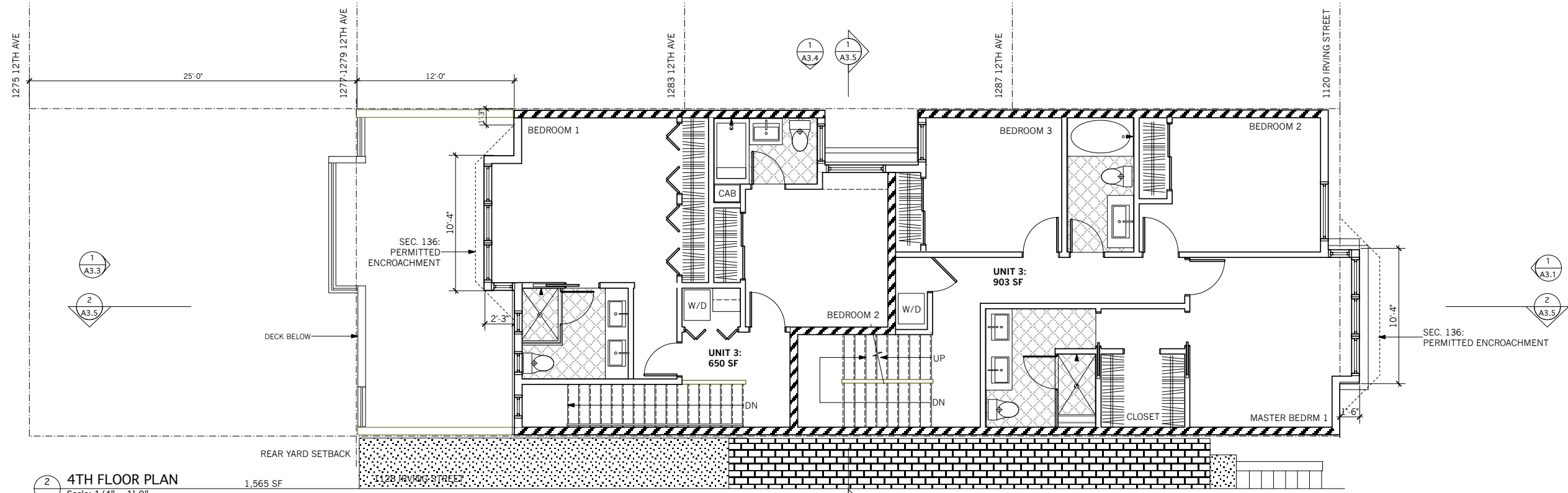




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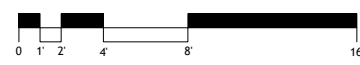
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KEY

(N) WALL
1-HR WALL
HALF-WALL
SHEAR WALL



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San Francisco, CA 94122

#	date	issue

Proposed Floor Plans

project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

**A-6**



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Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

# date issue


**Proposed Roof Plan**

project: 11.02

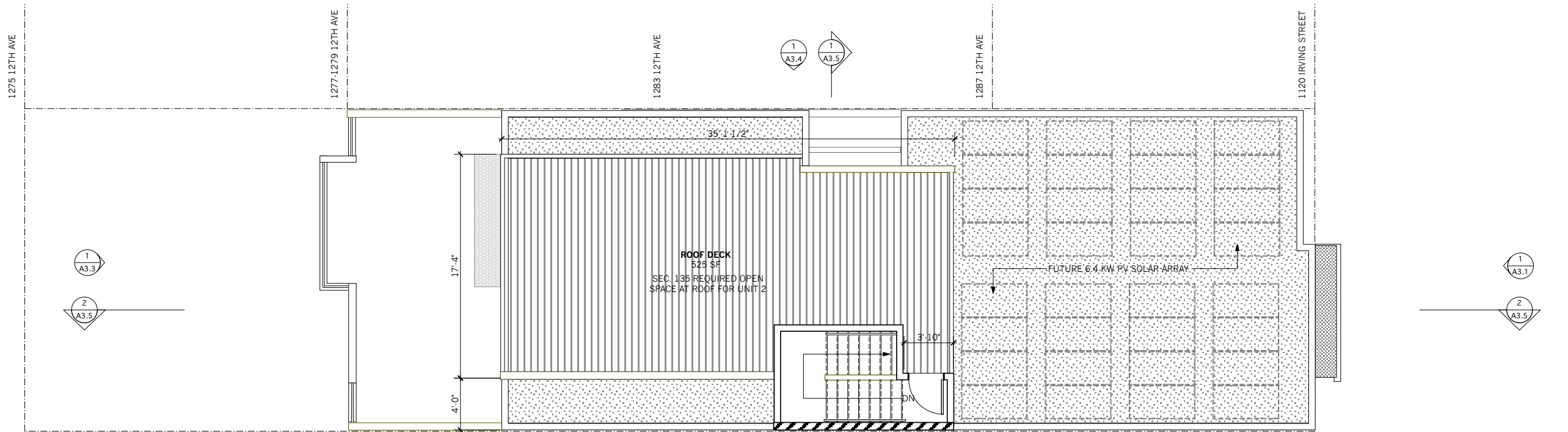
drawn by: jp

checked by:

date: 08.06.15

scale:

**A-7**



KEY

	(N) WALL
	1-HR WALL
	HALF-WALL



**1 ROOF PLAN**  
Scale: 1/4" = 1'-0"

HARDIE PLANK - SMOOTH LAP SIDING

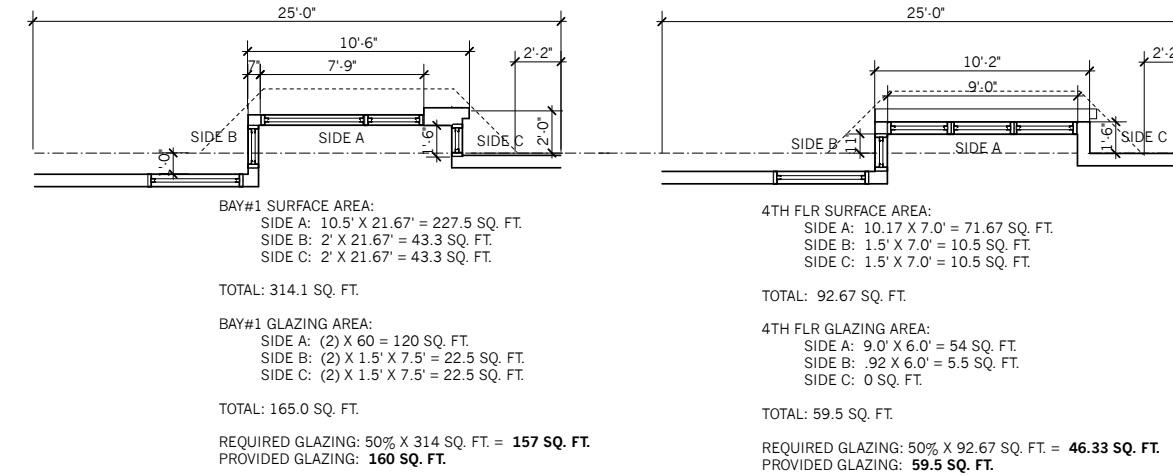
Smooth Lap Siding

Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
Length: 12' planks

Color Palette  
Tuscan Gold

Widths	5.250"	6.250"	7.250"	8.250"	9.250"	12.000"
Exposures	4.0"	5.0"	6.0"	7.0"	8.0"	10.75"
Columns	✓	✓	✓	✓	✓	✓
Frames	✓	✓	✓	✓	✓	✓

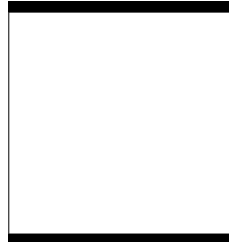
BAY WINDOW GLAZING CALCULATION



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1 (N) SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

#	date	issue
6.16.15		RDT REQ. REVISION

Proposed  
South Elevation

project: 11.02  
drawn by: jp  
checked by:  
date: 08.06.15  
scale:

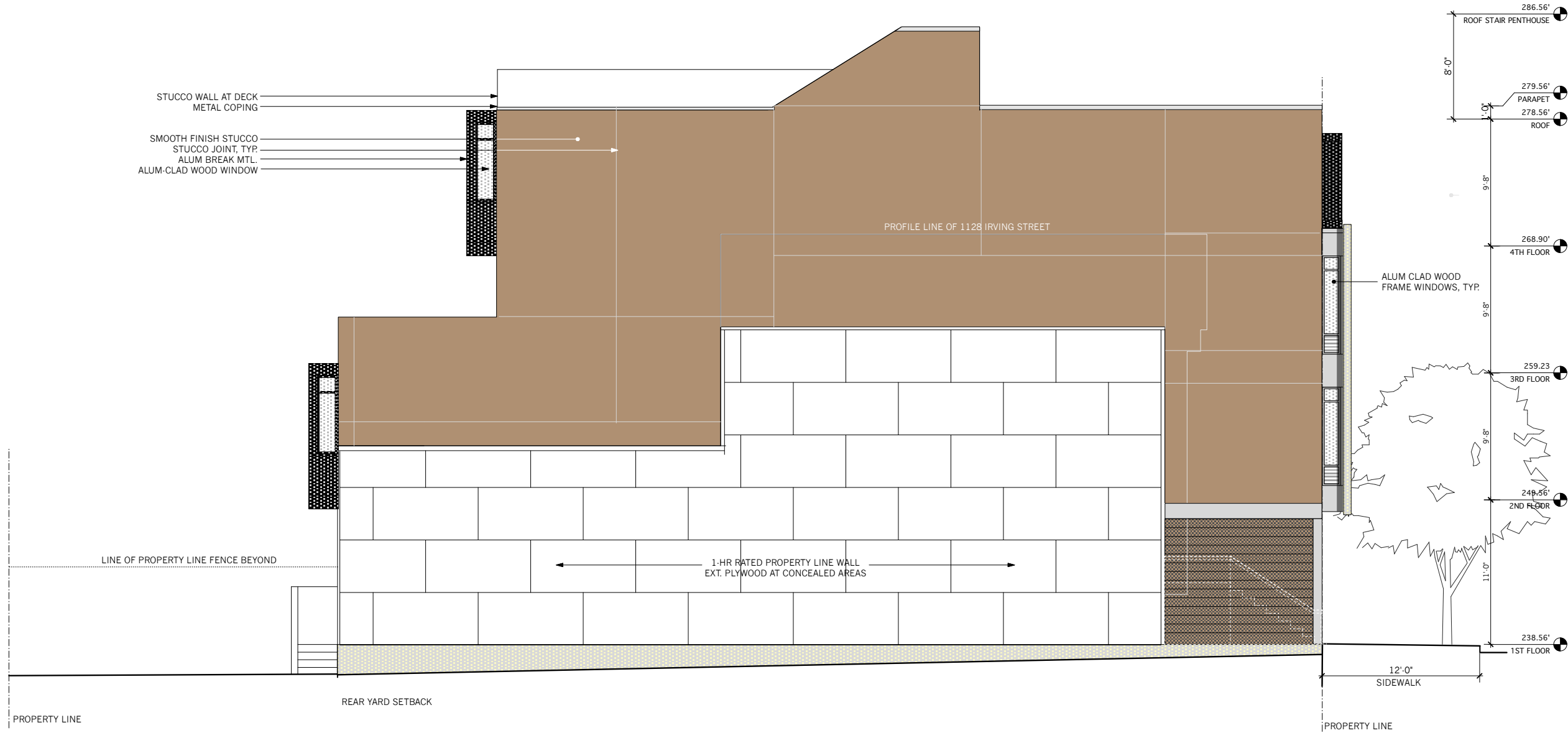
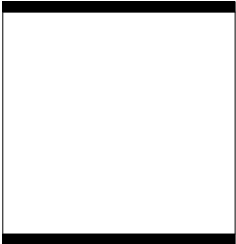
A-8



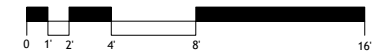
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1 (N) WEST ELEVATION  
Scale: 1/4" = 1'-0"



Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

# date issue

#	date	issue

Proposed  
West Elevation

project: 11.02  
 drawn by: jp  
 checked by:  
 date: 08.06.15  
 scale:

A-9



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1 (N) NORTH ELEVATION  
Scale: 1/4" = 1'-0"

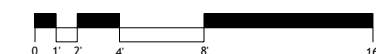
Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

# date issue

#	date	issue

Proposed  
North Elevation

project: 11.02  
 drawn by: jp  
 checked by:  
 date: 08.06.15  
 scale:



A-10

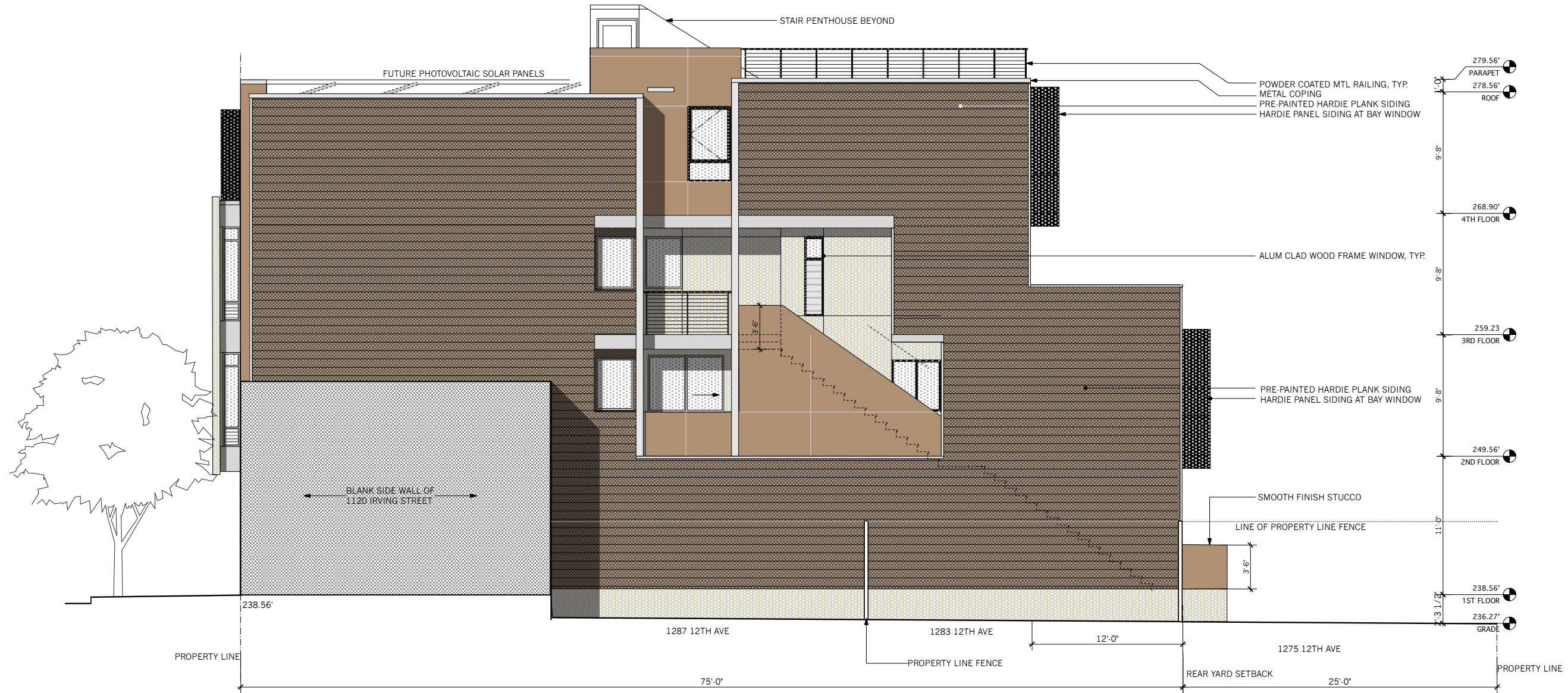




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1 (N) EAST ELEVATION  
Scale: 1/4" = 1'-0"



Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

# date issue

Proposed  
East Elevation

project: 11.02

drawn by: jp

checked by:

date: 08.06.15

scale:

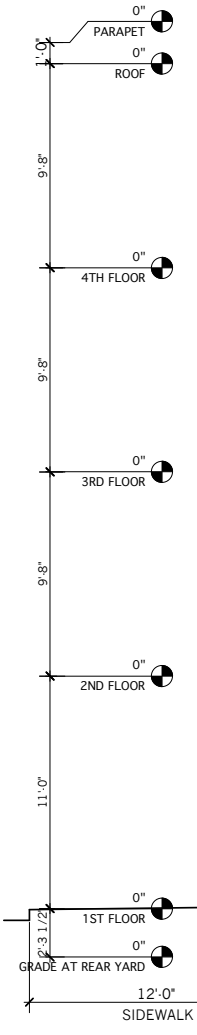
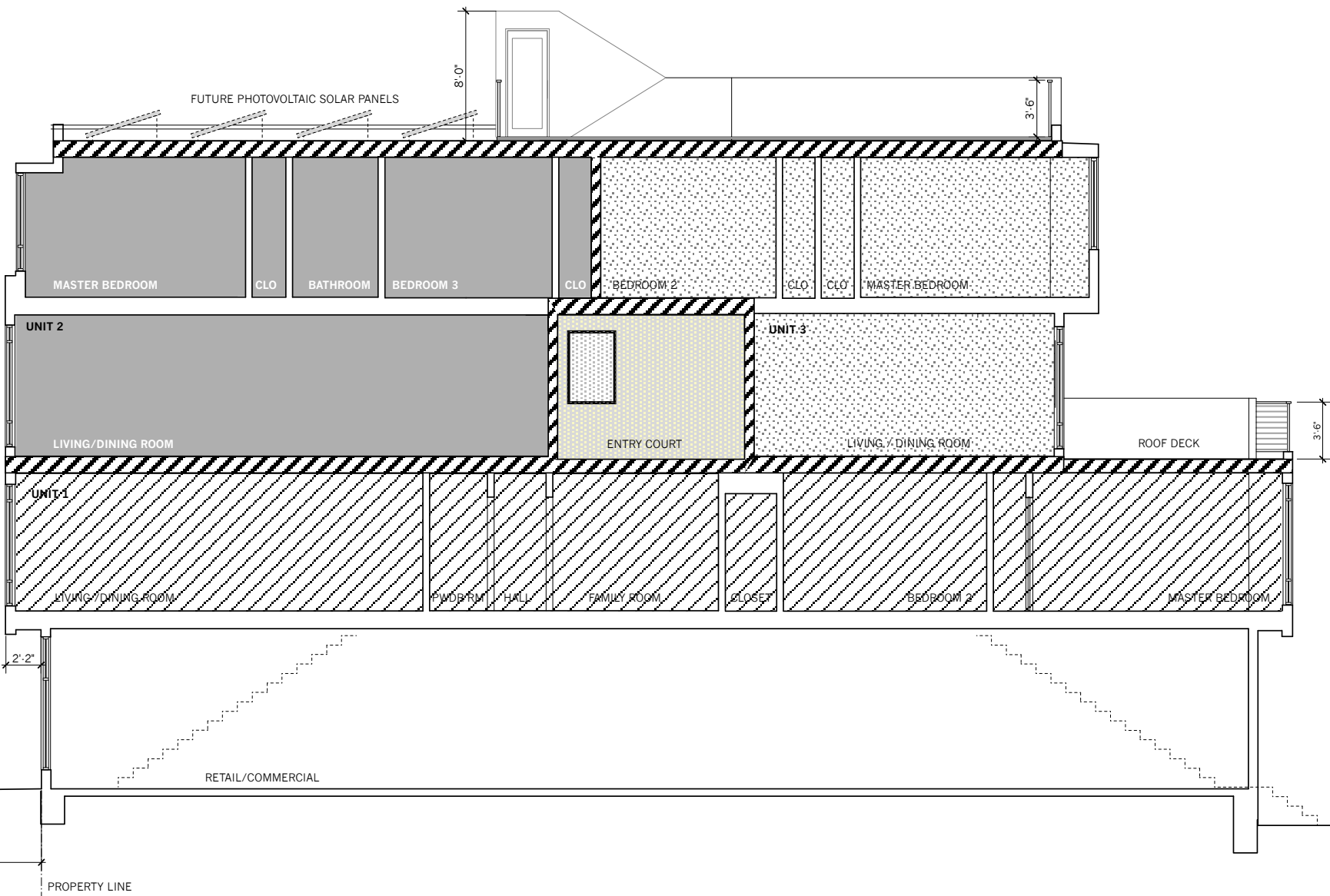
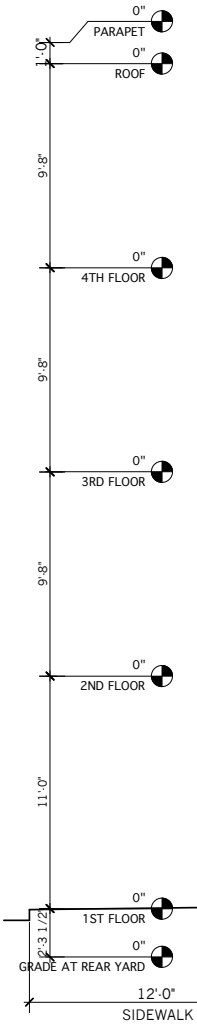
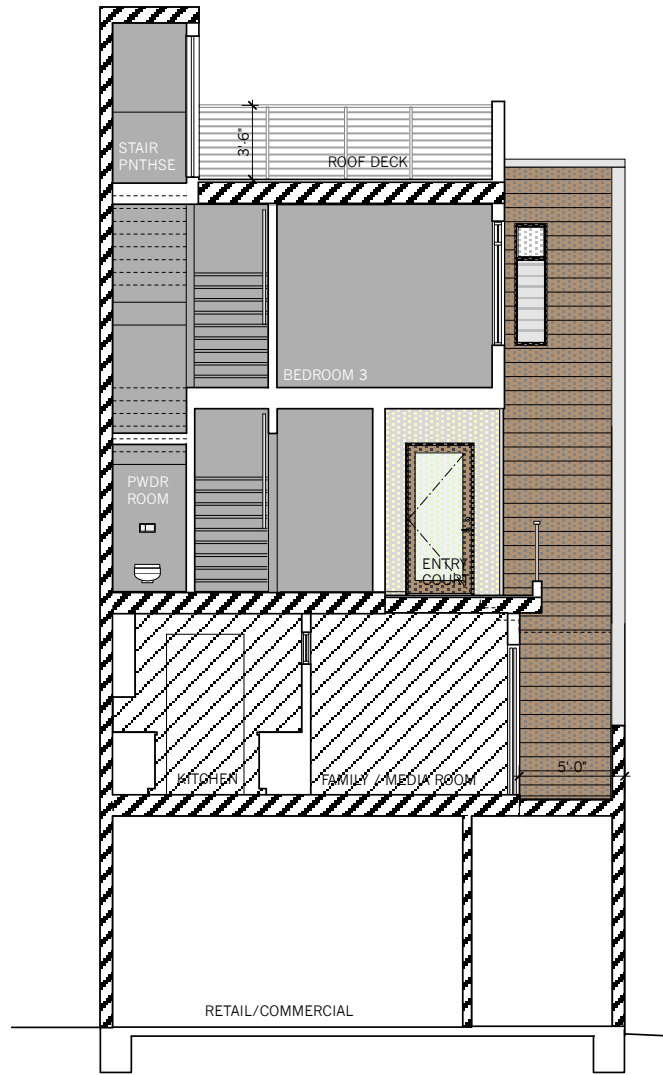
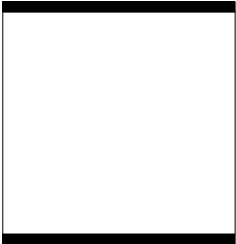
A-11



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1 EAST-WEST SECTION  
Scale: 1/4" = 1'-0"

2 NORTH - SOUTH SECTION  
Scale: 1/4" = 1'-0"

KEY	
	UNIT 1
	UNIT 2
	UNIT 3
	1-HR FIRE SEPARATION



Mixed Use  
**RETAIL/RESIDENTIAL**  
1126 Irving Street  
San Francisco, CA 94122

#	date	issue

Building Sections

project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

A-12

## **LETTER OF OPPOSITION**

**Kathryn Fritz & William Littmann**

1275 12<sup>th</sup> Avenue  
San Francisco, CA 94122

July 29, 2015

**By Facsimile & U.S. Mail**

Alexandra Kirby  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re:** Case No. 2014-000040CUA  
Building Permits 2014.08.21.4434; 2014.08.21.4436  
Property Address: 1126 Irving Street  
Block/Lot No.: 1738/021  
**Hearing Scheduled for August 6, 2016**

Dear Ms. Kirby:

We are neighbors who own property adjacent to the property referenced above at 1126 Irving Street. We write to raise several points for consideration by the Planning Commission in connection with the requests to demolish the residential building currently at 1126 Irving Street and build a new, much larger combined commercial/residential building on the same single lot. We submit this writing because, as mentioned in our prior letter requesting a continuance of the upcoming August 6 hearing, we will be unable to attend that hearing due to long-scheduled commitments. We have had an opportunity to look at the current plans and wish to raise three primary concerns which are outlined below.

The first relates to the demolition request. The current building is over one hundred years old, part of a group of houses built right after the 1906 earthquake by the same builder. A number of these remain extant on Irving Street and 12<sup>th</sup> Avenue. The particular dwelling at 1126 contains two rent-controlled units. Unfortunately, these units have been uninhabited for many years, while the demand for housing in San Francisco, especially affordable rental housing, has grown exponentially. Not only has the property been uninhabited, but it has been permitted to become more and more dilapidated, even as other of its "sister" houses have retained their historic character. Its relative decay has stood out in the neighborhood. We are concerned that granting these current requests and permitting this project to proceed encourages purposeful neglect of affordable living space so that it can be replaced with unaffordable housing and commercial property. The mere fact that this project proposes to replace two units with three units does not "right" this situation but only exacerbates it: the project

Alexandra Kirby  
San Francisco Planning Department  
July 29, 2015  
Page 2

replaces two rent-controlled units that would have been available to potential residents for many years at lower rents with three units that will be set at current market rates, which are the highest or nearly the highest rental rates in the country. See "America's Most Expensive City Just Got More Expensive," [The Huffington Post](#) (02/04/15) ("San Francisco is still a renter's worst nightmare, and it's kicking 2015 off with yet more record-high price tags."). Unlike other projects that might convert unused *non-residential* property to residential property, this project proposes to convert *affordable* residential rental property, which has been purposefully left vacant, into *unaffordable* rental property. This is but one example of a very disturbing trend of building projects in San Francisco that are making our city less and less affordable.

Second, we are concerned about the sheer scale of the proposed project and its impact on the neighborhood. The Inner Sunset neighborhood is truly unique in the City – a neighborhood where small local businesses, houses, and apartments coexist in close proximity. One reason for this success is the small scale of the buildings. There are many single lot properties along Irving Street that are mixed commercial and residential, but none of them are taller than the original early 20<sup>th</sup> century houses built there. It is that constraint that continues to make even the most commercial of streets in the neighborhood retain single-family homes alongside thriving businesses.

The proposed building at 1126 Irving Street, however, shares none of this constraint. It may be a lovely design in the abstract, but in the concrete world of the neighborhood it is way out of proportion to the other lots on Irving Street. It is significantly higher than any other single lot building and extends that mass not only to the edge of the sidewalk, but significantly back into lots adjacent on 12<sup>th</sup> Avenue. The height of this building would also, of course, significantly impact the light available to the immediately adjacent neighbors. While this project is just one lot, it could easily be a precursor for similar requests that would dramatically transform the immediate block and the neighborhood from one that remains truly mixed – small businesses, houses, apartments – into something quite different. Imagine the impact of multiple such projects side-by-side going down the block on Irving Street and how that would impact the residences around it? The aspect of the neighborhood that makes it inviting for a range of uses would be obliterated – why would any single residence want to remain if dwarfed by massive buildings all around? Those massive buildings would certainly have a negative impact on the nearby property values. And why would any other request for a similar-sized project be denied if this request were permitted? If this demolition is permitted, we suggest that the building height, at a minimum, be reduced to better conform with the buildings around and to permit the neighborhood to retain its unique mixed-use nature.

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San Francisco Planning Department  
July 29, 2015  
Page 3

Finally, we are concerned that the building proposes to remove all off-street parking while adding commercial space and residential units. We understand that the project adds a street parking space by removing a curb cut and also provides significant room for bicycle storage. These are both very laudable. We very much support efforts to encourage use of public transportation (especially given its availability in our neighborhood) and bicycles. Nevertheless, it is unreasonable to expect that no resident in a 3-unit (or even a 2-unit) building would own an automobile and need parking for it. Street parking in the neighborhood is already very much at a premium, especially on Irving Street, because of use by customers at shops, services and restaurants and visitors to Golden Gate Park. The residents of this building would simply be added to the many who fight for street parking in the neighborhood. The added space on the street would not help solve the parking problems in the neighborhood in general or those of the building residents.

Thank you very much for considering our concerns. We are sorry that we are unable to attend the August 6, 2015 hearing in person. Should the hearing be postponed as we have requested, we would welcome the opportunity to participate more fully in this public process.

Respectfully submitted,



Kathryn Fritz & William Littmann

cc: Jonas Ionin, Planning Commission Secretary

## **LETTERS OF SUPPORT**

From: David Zimmerman <blackthornsf@gmail.com>  
Subject: RE: Case No.2014-000040cua, 1126 Irving St Project  
Date: July 28, 2015 at 4:39:43 AM PDT  
To: mediacraig@mindspring.com

RE: Case No.2014-000040cua, 1126 Irving St Project

July 28, 2015

SF Planning Commission:

**The Inner Sunset Merchants Association is pleased to support the project at 1126 Irving St.** that will add needed housing and commercial space along the Irving corridor. It is vital to the neighborhood to add housing density to help alleviate the escalating rents in the area and it is vital to the retail community to have increased desirable options for space. This project addresses critical community needs and has our full endorsement. Craig Dawson and his team have done a great job with their extensive outreach to the surrounding area and have proven they are willing to work with anyone who has expressed even the slightest concerns at their proposal.

Thanks again for your consideration of this project and **we urge the commission to vote yes** on this proposed project.

Sincerely,

David Zimmerman  
Inner Sunset Merchants Association



RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

**I am writing in support** of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and businesses in our community.

**ADDED HOUSING**

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

**ADDED RETAIL SPACE**

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.


**NEIGHBORHOOD BENEFIT**

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

  
NAME \_\_\_\_\_ JOHN BARRY