



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 7, 2016

Date: December 31, 2015
Case No.: **2014-000174CUA**
Project Address: **32 ORD STREET**
Permit Application: 2014.10.17.9274
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2626/005
Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately 4,750 square feet, an addition of approximately 2,985 square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal fully utilizes the existing building, with minor material changes to the front façade. The proposed additions have been sensitively designed within the context of the adjacent buildings by providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.

On March 9, 2015, the Board of Supervisors passed legislation under Resolution 76-15 to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75 percent without increasing the existing legal unit count, or more than 100 percent if increasing the existing legal unit count; and requiring Conditional Use Authorization for residential development that results in greater than 55 percent total lot coverage. The proposal increases the existing

square footage in excess of 3,000 square feet and by more than 75 percent without increasing the unit count; therefore Conditional Use Authorization is required.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17th Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 18, 2015	December 16, 2015	22 days
Posted Notice	20 days	December 18, 2015	December 18, 2015	20 days
Mailed Notice	10 days	December 28, 2006	December 28, 2015	10 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- Both adjacent neighbors to the subject property have been heavily involved throughout the review process for this project. Although they are not in opposition to the general notion of expansion to the building, they have expressed concerns with the particular design details of the project, and cannot support it as currently proposed. The neighbor to the north has concerns about the project's impacts on light, air, and privacy at the rear of their property. The neighbor to the south has concerns about impacts on light and air, as their property has several existing windows along the shared side property line.
- Jack Keating of the Eureka Valley Neighborhood Association requested information on December 9th, 2015 about the Project and the Department's internal review procedures more generally for proposals subject to the interim zoning controls under Ordinance 76-15.

ISSUES AND OTHER CONSIDERATIONS

- Interim zoning controls under Resolution 76-15 require that the Commission grant Conditional Use Authorization to allow residential development in excess of 3,000 square feet when it is an increase to the existing square footage of more than 75 percent without increasing the legal unit count. Findings are made in the draft motion, demonstrating that the project meets the conditions pursuant to Planning Code Section 303. The project will have minimal visual impact from the street, has been sensitively designed with regard to existing and adjacent site conditions, and will create a quality, family-sized home.
- Interim zoning controls under Resolution 76-15 also require that the Commission grant Conditional Use Authorization allowing residential development to result in greater than 55 percent lot coverage upon finding unique or exceptional lot constraints that would make development infeasible without exceeding 55 percent total lot coverage. The project does not create any habitable space that exceeds 55 percent lot coverage; a patio area is proposed at the third floor level, which is in part directly over the floor below, with the remainder fitting with the existing upsloping topography of the site and helping to create usable open space. The steep upsloping nature of the site is an exceptional constraint and it would be infeasible to design stairs that lead from the third floor to second floor level without exceeding the 55% threshold.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the construction of a horizontal and vertical addition that would result in a single-family home that is 75 percent larger than the existing home, and is in excess of 3,000 square feet at 32 Ord Street, pursuant to Resolution 76-15.

BASIS FOR RECOMMENDATION

- The project would add a quality, family-sized dwelling unit to the City's housing stock.
- The project has responded to the concerns of the two adjacent neighbors by lowering the roof height so as to minimally impact the adjacent solar panels, and by providing setbacks at the rear and sides to allow for light and privacy to the windows and adjacent homes generally.
- The project achieves much of the additional square footage through excavation, so that the project only has minimal impact on neighborhood and block face as seen from the street.
- The project conforms to the Department's Residential Design Guidelines, and has been well-designed with respect to site design and topography, building scale and form, architectural features, and building details.
- The project is well-served by and would not over-burden the City's public transportation network.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photographs
CEQA Categorical Exemption Determination
Project Sponsor Submittal
Neighbor Submittal
Interim Zoning Controls – Resolution 76-15

Attachment 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 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"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

_____AWP_____
Planner's Initials

AWP: G:\Plan Checks\32 Ord St\Case Report\ExecutiveSummary_32 Ord.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO PERMIT A HORIZONTAL AND VERTICAL ADDITION TO A SINGLE-FAMILY HOME THAT WOULD INCREASE THE EXISTING SQUARE FOOTAGE BY MORE THAN 75% AND RESULT IN EXCESS OF 3,000 SQUARE FEET WITHOUT INCREASING THE LEGAL UNIT COUNT, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 17, 2014, Jonathan Pearlman (hereinafter "Project Sponsor"), on behalf of Sunae Chon, filed Building Permit Application Number 2014.10.17.9274 for the horizontal and vertical expansion to an existing single-family dwelling at 32 Ord Street. On February 20, 2015, the property was sold to John Harty, and on March 5, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter "Department").

On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods

known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage. The project site was affected by the interim legislation, requiring Conditional Use Authorization.

On August 18, 2015, Jonathan Pearlman, on behalf of John Harty, filed Application No. 2014-000174CUA (hereinafter "Application") with the Department seeking Conditional Use Authorization for horizontal and vertical additions to the existing single-family dwelling that would increase the existing gross square footage in excess of 3,000 square feet and more than 75% without an increase to the legal unit count, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces, and is an addition of approximately 2,985 square feet, bringing the total square footage of the home to approximately 4,750. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000174CUA.

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

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. 2014-000174CUA, pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, 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. **Site Description and Present Use.** The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17th Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

4. **Project Description.** The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately 4,750 square feet, an addition of approximately 2,985 square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal fully utilizes the existing building, with minor material changes to the front façade. The proposed additions have been sensitively designed within the context of the adjacent buildings by providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.

5. **Public Comment.** The Department has received numerous emails with regard to the Project from both adjacent neighbors at 30 and 36-38 Ord Street. The first communication was received on January 8, 2015 with concerns about the accuracy of the plans and the representation of the subject and adjacent properties. Additionally, the neighbor at 30 Ord Street presented concerns that the Project height and vertical addition would result in shadowing and loss of function to their rooftop solar panels; also, that the addition at the rear (including the new third story) would cause significant impacts to light, air, and privacy to their property, particularly to their living room located at grade in the rear yard, with windows facing the Subject Property. The neighbor at 36-38 Ord Street was concerned that the Project would have significant impacts to several windows located in proximity to the shared property line and that face onto the Subject Property.

The Planner has conveyed these communications to the Project Sponsor, and subsequent revisions addressed the discrepancies and plan deficiencies that were identified in the public comments. The Planner has also met with the neighbors in person on two occasions, including one at the project site, so that conditions could be understood from inside both adjacent homes. The Project Sponsor has revised the plans based on the comments received in order to alleviate some of the concerns. Specifically, the Project height has been lowered toward the rear of the proposed structure, so that it does not exceed the height of the solar panels and shadowing does not occur; additional setbacks and lightwells have been provided to give more protection to the windows along 36-38 Ord Street; at the rear of the proposed Project, the new building mass will have a setback of 8'-9" from the shared side property line with 30 Ord Street, resulting in a total setback of 18'-3" from the adjacent neighbor's living room wall.

Additionally, the Department received an inquiry from Jack Keating of the Eureka Valley Neighborhood Association on December 9th, 2015 requesting information about the Project and the Department's internal review procedures more generally for proposals subject to the interim zoning controls under Ordinance 76-15.

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. **Rear Yard (Section 134).** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The subject property has a lot depth of 136 feet, and a required rear yard depth of 61'-2½". The rear building walls of the adjacent properties would not allow for any reduction of the rear yard requirement. The Project maintains a rear yard setback of approximately 63'-8", with the deepest building depth at the second floor. As the Section diagram shows, the rear of this floor is partially below the average grade line. At the third floor above, the rear-most cross-section of the addition is located approximately 66'-8" from the rear property line. A deck area is proposed at the third floor with stairs that lead to the second floor below, which does encroach into the required rear yard setback.

However, these features qualify as permitted obstructions pursuant to Planning Code Sections 136(c)(14) and 136(c)(24), as they will be built into the upsloping topography of the site and will not exceed a height that is 3 feet above grade within the required rear yard area.

- B. Open Space (Section 135).** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private.

The Project proposes to maintain the existing legal unit count as one (1) unit; therefore 125 square feet of usable open space is required. The Project proposes two (2) deck areas at the third floor that meet the standards for usable open space in Planning Code Section 135. Combined, these decks provide approximately 363 square feet of usable open space for the single-family dwelling, exceeding the open space requirements.

- C. Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires one new street tree for every 20 feet of frontage for projects that meet the conditions contained in Section 806(d) of the Public Works Code.

The Project triggers the requirement contained in the Public Works Code, as it proposes to add at least 500 square feet to the existing building. The subject property has 28 feet of linear frontage and would therefore require one (1) street tree. There is an existing street tree proposed to remain, therefore the requirement is met.

- D. Bird Safety (Section 139).** Planning Code Section 139 requires that feature-related hazards, such as free standing glass deck railings, either be treated with bird-friendly glazing or limited in size such that no unbroken glazed segment is 24 square feet or larger in size.

The Project proposes free-standing glass deck railings at the rear deck on the third floor level, however the area of unbroken glazing is only approximately 8 square feet, therefore the requirement is met.

- E. Off-Street Parking (Section 151).** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes to expand the garage from a 1-car to a 2-car garage. This meets the requirement for this dwelling unit, and is also within the accessory limits as stated by Section 151.

- F. Density (Section 209.1).** Planning Code Section 209.1 permits up to two (2) dwelling units per lot in an RH-2 District.

The Project proposes to maintain the existing legal unit count as one (1) unit, therefore permitted density is not exceeded.

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 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 the community.

The proposed Project – a horizontal and vertical expansion of the existing single-family home – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The additions have been designed such that a large amount of the increase in square footage is achieved through excavation – 1,350 square feet of the total expansion is below grade – into the upsloping lot, and will therefore be hidden from the public right-of-way, and with minimal impact to the adjacent neighbors. Much of the existing structure will be retained. Material changes are proposed for the front façade consistent with common residential materials that can be found elsewhere in the neighborhood; the existing openings and proportions will be retained, and the third floor addition will be set back from the main front building wall by 10' and from the front property line by approximately 17', so as to be minimally visible from the street.

The vertical addition at the third floor raises the building height of the subject home, however, it will be even with the height of the adjacent neighbor at 30 Ord Street, so that virtually no shadowing of the adjacent solar panels will occur. The proposed vertical addition will also be 8 feet lower than the ridge of the adjacent neighbor at 36-38 Ord Street. At the rear, setbacks along the side property lines have been provided for both adjacent neighbors. Along the northern side, a setback of 8'-9" is proposed, which is similar to the neighboring setback and provides for a cumulative separation of 18'-3" between the living room at 30 Ord Street and the side building wall of the proposed project. Along the southern side property line, the Project has been set back from the neighboring building in varying degrees by approximately 4 to 6 feet to allow for continued light and air to their existing windows along the property line.

Although the Project does result in a substantial increase in total square footage, it will create a higher-quality single family home that can accommodate a large family. The resulting depth and height of the Project is comparable and consistent with the immediately adjacent buildings and others in the surrounding neighborhood, and has been sensitively designed with regard to site-specific constraints. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

- B. The use or feature as 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:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Subject Property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 50 feet higher than the front property line. The proposed additions will not exceed 55% lot coverage, as stipulated by Code, and is similar in coverage to both adjacent neighbors. The third floor level is set back from the front façade to be minimally visible, is in scale with the adjacent building heights, and due to the upsloping nature of the site, is only one story above grade at the rear of the building. At the rear portion, setbacks have been provided on both sides of the building relative to the adjacent buildings' own extent of setbacks. The result is approximately 18'-3" separation from the living room at 30 Ord Street, and between 4 and 6 feet of setback from the building at 36-38 Ord Street, which has a number of windows near the property line. To facilitate privacy, the Project is not proposing any windows at the rear along the northern or southern walls which would look directly onto either of the adjacent properties.

- 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;

The Project does not plan to increase the unit count and will remain below the permitted density in the zoning district, which will have minimal impacts to overall traffic patterns. The existing house has a single curb cut and off-street parking for one vehicle; the Project proposes to maintain the existing curb cut and garage opening, while expanding the area of the garage through excavation to accommodate a second off-street vehicle parking space, alleviating demand for on-street parking.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street Muni Station, and within a quarter-mile of the 24, 33, 35, and 37 Muni bus lines.

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

The Project will not produce noxious or offensive emissions related to noise, glare, and dust.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The existing front setback is occupied by the entry stair and garage structure, however the Project proposes an additional small planter at the base of the stair, and will retain the existing, healthy street tree in front of the property. Additional planters are proposed at the rear, second and third floor levels, and existing trees in the rear yard will be retained to contribute to an enjoyable rear yard and open space area. A planter and wood trellis along the northern side of the front deck at the third floor will help to screen the area and provide privacy to the adjacent building at 30 Ord Street. The rear deck at the third floor creates level, usable open space within

the steep site conditions, and is located such that it will minimally impact the neighboring properties and their own enjoyment of their space.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Interim Zoning Controls (Resolution 76-15).** On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage.

The proposed Project proposes residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, therefore Conditional Use Authorization pursuant to Planning Code Section 303 is required. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

- A. The Planning Commission shall only grant a Conditional Use Authorization allowing residential development to result in greater than 55% lot coverage upon finding unique or exceptional lot constraints that would make development on the lot infeasible without exceeding 55% total lot coverage, or in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage.

The Project would not result in greater than 55% lot coverage, therefore additional findings are not required, however the lot is exceptional and unique due to the steep upsloping grade at the site. A deck at the third floor and stairs which lead to the second floor below exceed the 55% lot coverage threshold, but are considered as permitted obstructions under Section 136 of the Code; it would be difficult to

otherwise create usable open space at the rear of the property without these permitted obstructions exceeding the coverage threshold.

- B. The Planning Commission, in considering a Conditional Use Authorization in a situation where an additional residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

The Project is not a through lot, nor does it propose to add an additional residential unit, therefore additional findings are not required.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 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.

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family. Families with children typically seek more bedrooms and larger shared living areas, which this home directly provides, and also maintains all bedrooms on the same living level.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The Project supports these policies in that it is an addition that utilizes a large portion of the existing structure, is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating quality family housing in an area well-served by the City's public transit system. The Castro Street Muni Station is less than a 10-minute walk from the project site, and several Muni bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed addition is not incompatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the adjacent buildings' scale in terms of bulk and lot coverage. Setbacks have been provided at the rear to allow for increased light, air, and privacy to the adjacent buildings; a front setback minimizes the impact

of the addition as seen from the street, and a side setback at the front and planter and privacy trellis minimize privacy concerns to the neighbors at the front deck area.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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.

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any 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.

The Project is consistent with this policy, as the proposed additions are designed to be consistent with the height and size typical of the existing neighborhood. The openings and proportions of the existing façade and entry stair will be retained, and a large portion of the increase in square footage is achieved below grade through excavation, which will not be perceived from the street or adjacent properties.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality family-size unit suitable for a large family with multiple children or generations.

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

The Project is located in an area well-served by the City's public transit systems and expands an existing garage from one to two off-street parking spaces. The Castro Muni Rail Station and several Muni bus lines are in close proximity to the subject property, and the expansion of the garage will help to alleviate the need for on-street parking, therefore, the Project will not overburden streets or neighborhood parking. Muni transit service will not be overburdened as the existing unit count is remaining.

- 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.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The existing building is substandard relative to earthquake preparedness with removal of some interior walls, dry rot and foundations that were built in 1927. The Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000174CUA** pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 1, 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 January 7, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 7, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, at 32 Ord Street, Block 2626, Lot 005 pursuant to Planning Code Sections 303 and 306.7 within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated December 1, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2014-000174CUA and subject to conditions of approval reviewed and approved by the Commission on January 7, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 7, 2016 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PARKING AND TRAFFIC

9. **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

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

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

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

13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Exhibits

Block Book Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

2626

LOTS MERGED

LOT 10 OMITTED '1924
" 25A INTO LOT 27-1950
" 25A INTO LOT 15-1955
lot15 into lots41&42 for 2005 roll
lot9A into lots43&44 for 2006 roll
lot7 into lots49&50 for 2008 roll
lot1 into lots45&46 for 2008 roll
lot14B into lots47&48 for 2008 roll
lot26 into lots51&52 for 2009 roll
lot30 into lots53&54 for 2013 roll
lot32 into lots72&73 for 2013 roll

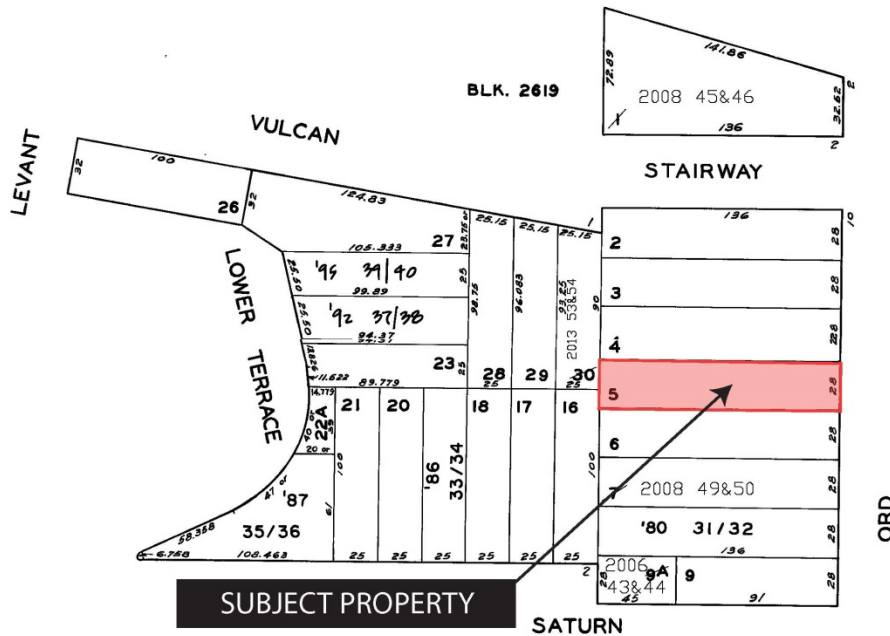
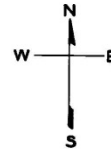
64-56 LOWER TERRACE

A CONDOMINIUM

LOT	UNIT	% COMM. AREA
39	56	64.72
40	54	39.28

PARK LANE TR. 2 & 5 BLK. U
HORNER'S ADDN. BLK. 203

REVISED '80
" '86
" '87
" '92
" '95
Revised 2005
Revised 2006
Revised 2008
Revised 2009
Revised 2013



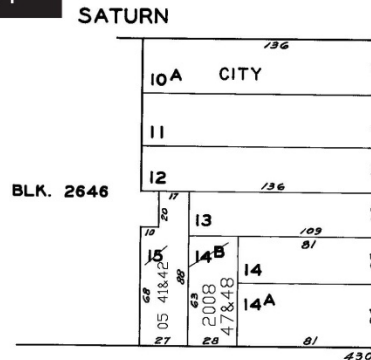
4306-4308 17th St.
A CONDOMINIUM
LOT UNIT % COMM. AREA
41 4306 51.34
42 4308 48.66

1 SATURN ST.
A CONDOMINIUM
LOT UNIT % COMM. AREA
43 1 35.01
44 2 64.99

50 ORD STREET
A CONDOMINIUM
LOT NO. UNIT NO. %COMMON AREA
31 1 50
32 2 50

14-16 SATURN ST.
A CONDOMINIUM
LOT UNIT % COMM. AREA
33 14 31.36
34 16 68.64

10-12 LOWER TERRACE
A CONDOMINIUM
LOT UNIT % COMM. AREA
35 10 50.17
36 12 49.83



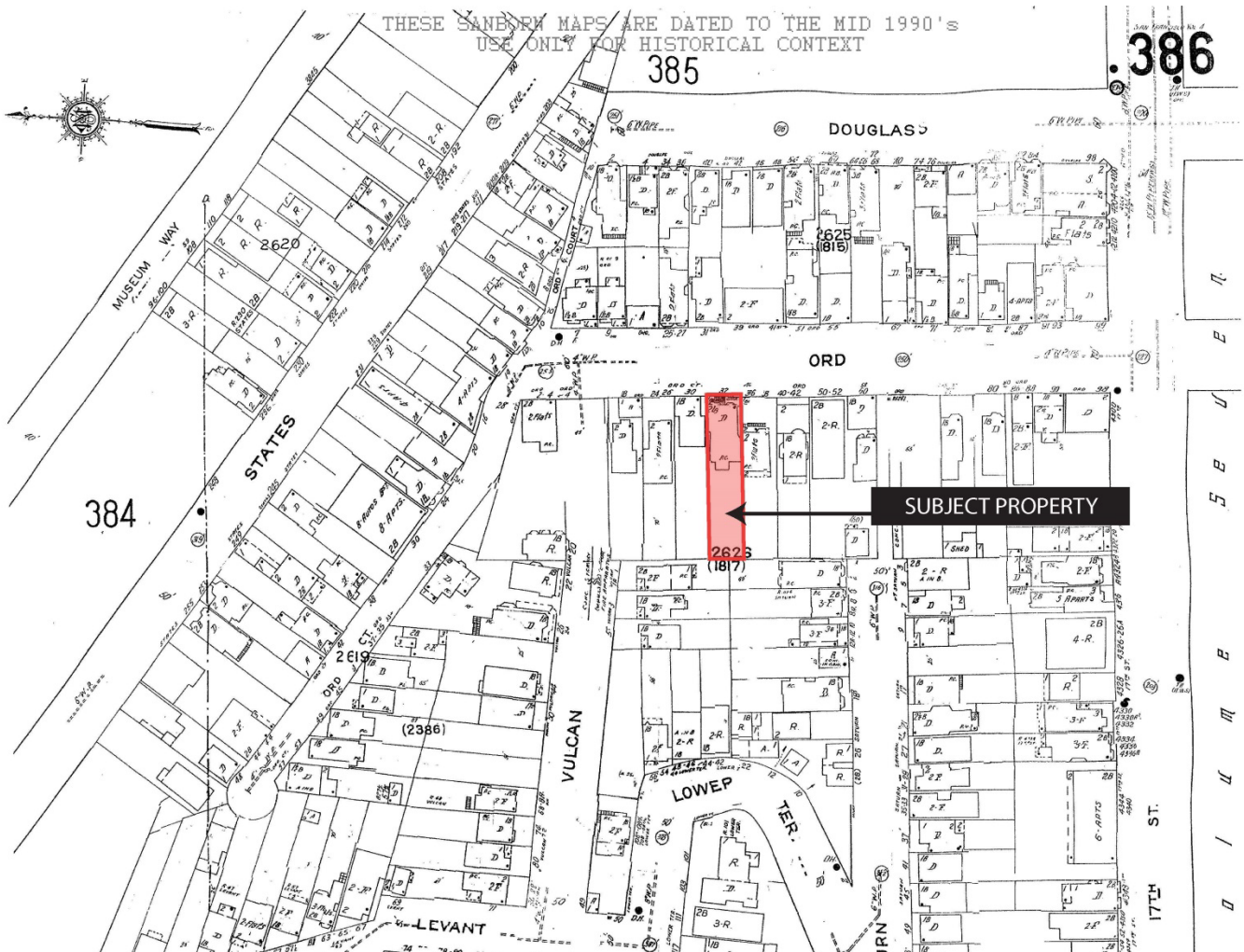
17TH

46-48 LOWER TERRACE
A CONDOMINIUM
LOT UNIT % COMM. AREA

SAN FRANCISCO
PLANNING DEPARTMENT

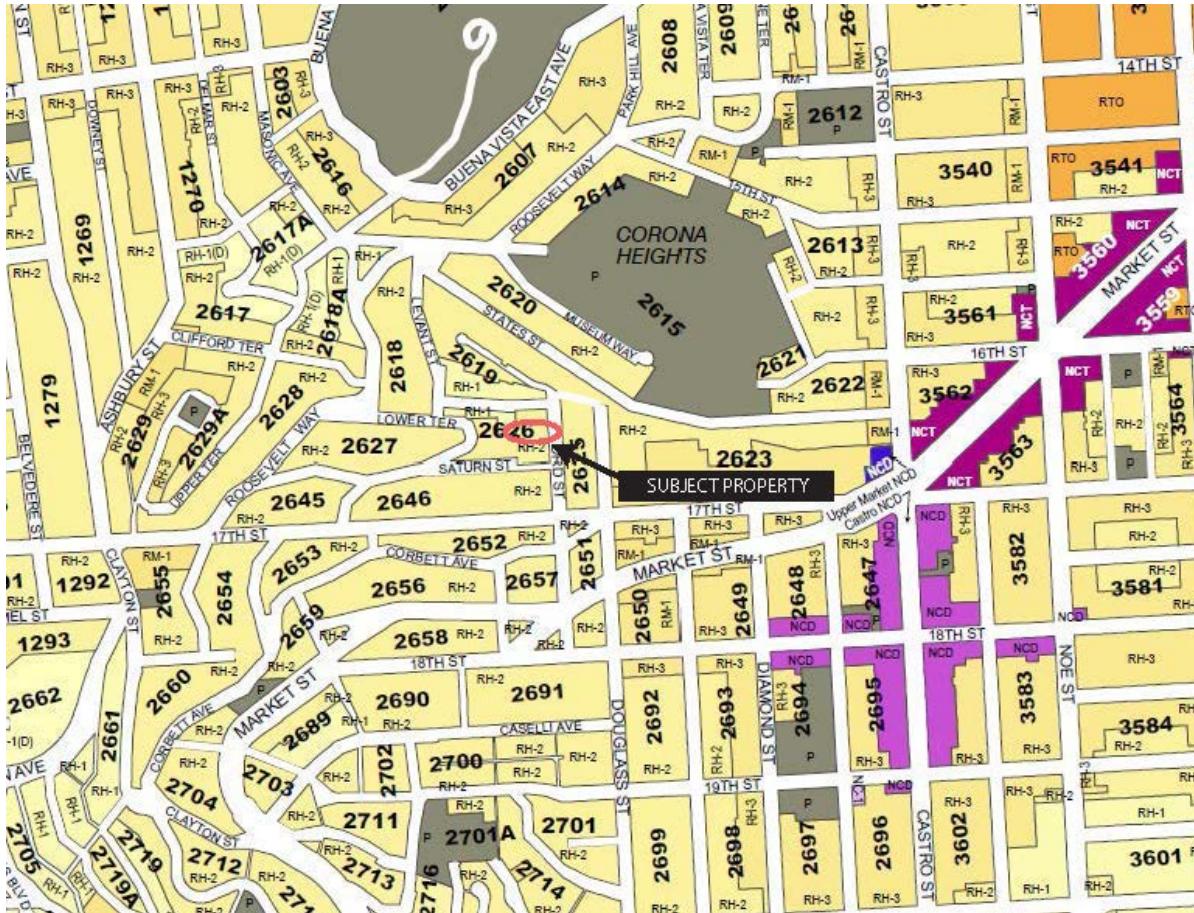
Conditional Use Authorization Hearing
Case Number 2014-000174CUA
32 Ord Street
Block 2626 Lot 005

Sanborn Map*



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

Zoning Map



Aerial Photo (looking west)



Aerial Photo (looking east)



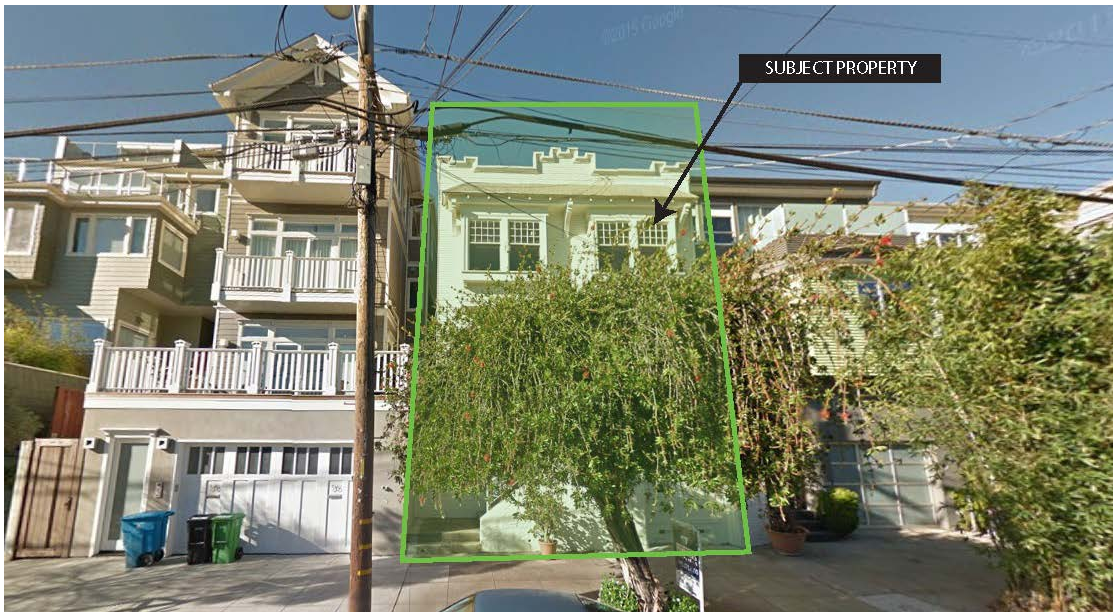
Aerial Photo (looking south)



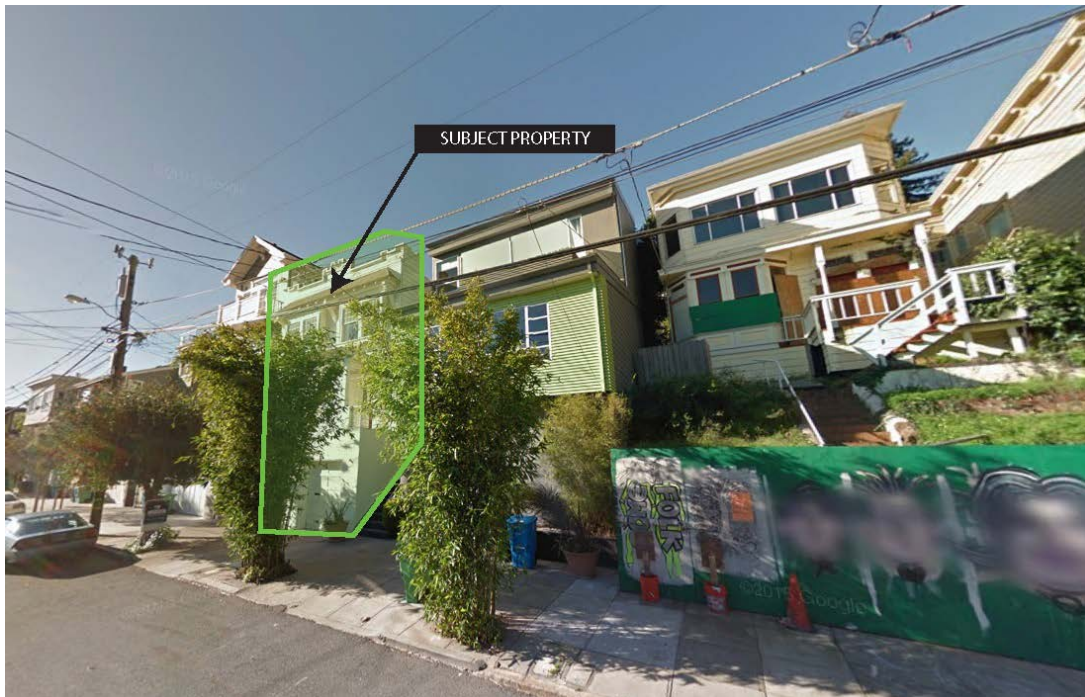
Aerial Photo (looking north)



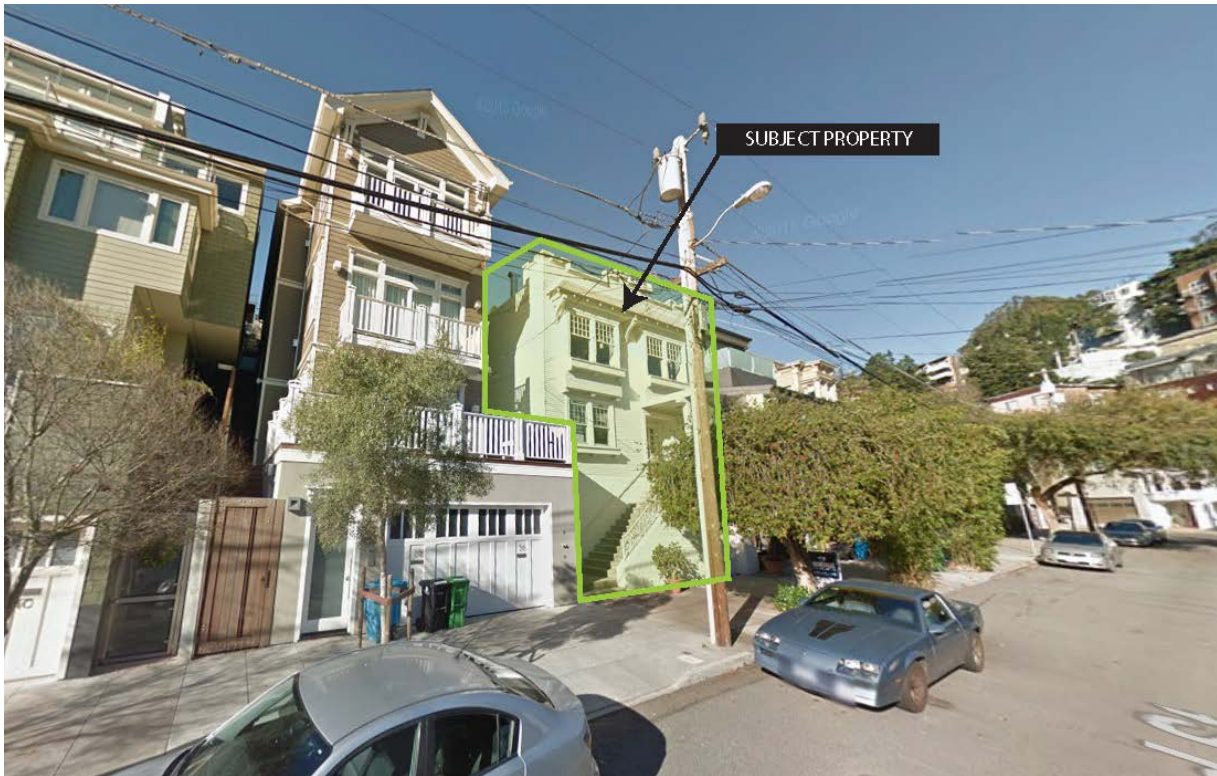
Site Photos (on Ord Street, looking west)



(on Ord Street, looking southwest)



(on Ord Street, looking northwest)





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
32 Ord Street		2626/005	
Case No.	Permit No.	Plans Dated	
2014-000174ENV		10/16/14	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Expand by 2,966 sf an existing two-story-over-basement 1,765 sf single-family residence with one vehicle parking space. Project includes third-floor addition, horizontal rear expansion, and excavation at the basement and first floor to create a three-story 4,731 sf single-family residence with three vehicle parking spaces.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. 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

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	Slope = or > 20%: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input checked="" type="checkbox"/>	Seismic: Landslide Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Archeo clearance. Project will follow recommendations of 9/6/14 Ting & Assoc. geotech investigation and 3/19/15 Louis A. Richardson geologic investigation.	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Form dated 6/18/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Gretchen A. Hilyard	Signature:
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Gretchen Hilyard <small>Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.06.25 09:20:38 -07'00'</small>
	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?
If at least one of the above boxes is checked, further environmental review is required	
CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	6/11/2015
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	32 Ord Street	
Block/Lot:	Cross Streets:	
2626/005	Saturn Street and Vulcan Stairway	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000174ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<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

DATE OF PLANS UNDER REVIEW:	10/16/2014
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (July 2014).	
Proposed project: RENOVATE (E) 1ST & 2ND FL. ADD (N) 3RD FL W/ RELOCATED KITCHEN & POWDER RM. EXPAND BASEMENT & 1ST FL.	

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

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<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 checked="" type="radio"/> Yes	<input type="radio"/> No	

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

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated July 2014) and information found in the Planning Department files, the subject property at 32 Ord Street contains a 2-story-over raised basement; wood frame, single-family residence constructed in 1913 in a vernacular style with some Craftsman style features. The building was constructed by the original owner/contractor Nels Lind. Very few alterations have occurred to the building overtime. Known exterior alterations include: reroofing (1994), window replacement (1997, 2000).</p> <p>No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a vernacular style residence with some Craftsman influences and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Corona Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Although a historic district was identified one block to the east of the subject property, the subject block would not contribute to this district. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-18-2015

HISTORICAL RESOURCE EVALUATION PART 1

32 ORD STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



Conditional Use Findings for 32 Ord Street

Project Description

The project is to expand the existing 1,765 sq.ft. single-family house by adding horizontal and vertical additions of 2,985 sq.ft. to this two-story over basement building. This will create a family-sized home of 4,750 sq.ft., not including the basement garage level. The two bedroom, 1 ½ bath house will be expanded by adding an additional floor for living space and renovating and expanding the existing 2nd floor by adding two additional bedrooms and 3 bathrooms for a total of 4 bedrooms and 4 full and 1 half bathroom.

The basement level currently consists of a one-car garage. The project calls for expanding this underground level to accommodate 2 cars and interior access into the house above. The 1st floor level has one room at the east, street front, of the floor with an excavated crawl space (7'-0" high) extending under the existing 2nd floor. Given the site conditions, the 2nd floor is at grade at the west end of the building with an excavated patio and retaining wall further to the west. This area will be utilized for an addition to this floor.

The design fully retains the existing building, with minor material changes to the front façade and the setting back of the new 3rd floor by 10'-0" so that this addition will be barely visible from the street. Many of the neighboring buildings are taller by one story so this addition will be consistent with the general massing of the buildings on the west side of Ord Street.



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 proposed renovation and addition to 32 Ord Street is desirable for this neighborhood as the design is very respectful of its site, its immediate neighbors and has a very minimal impact on the street or the neighborhood at large. This is a modest proposal that will have almost no visual impact on the street despite a significant increase in amount of area of this house. The addition allows this to become a quality family-sized home in a neighborhood comprised of many single-family homes.

Retaining the existing house in place will serve to keep the character of this street intact. The existing house is significantly smaller than its immediate neighbors in mass as well as height. The eave elevation of the southern neighbor at 36-38 Ord is 9'-0" higher and the ridge is over 16'-0" higher than the parapet of 32 Ord. The roof of 30 Ord Street, to the north, is 9'-0" higher than the roof of 32 Ord. The proposed 3rd floor addition of 32 Ord adds 12'-0" of height to the front half of the floor and 10'-0" at the rear portion. This brings the parapet only 2'-0" higher than the roof of 30 Ord at the front half of the house and in full alignment with 30 Ord on the rear portion of the new 3rd floor. The new addition is 8'-0" lower than the ridge of 36-38 Ord.

There is an increase in the square footage of this house in two ways. The first, is an expansion that mainly is built into the hillside at the basement/garage floor and the 1st floor. The existing garage is a very tight, 1-car garage. The proposed plan digs into the hill to expand the garage and provide an interior stair access to the floors above. The existing house has a fairly small, developed area (approx. 290 sq. ft.) at the street front of the 1st floor. Behind this is a crawl space that has a ceiling height that descends from 7'-4" at the highest point at the east down to 5'-4" at the west. The proposal calls for digging out the crawl space to provide more family space at this level. At the 2nd floor, there will be an expansion of 12'-3" beyond the end of the existing house, again, much of this addition is buried into the hillside.

The addition of the new 3rd floor is the second way that the size of the house is being increased. The design of the 3rd floor addition is sensitive to the neighboring properties. On the front (the east side), there is a 10'-0" setback so that the north facing windows on 36-38 Ord would not be blocked. At the rear of the floor, the ceiling height is lowered by 2'-0" so that the parapet would be lowered so that no shadowing of the solar panels on the roof of 30 Ord would take place. Approximately half way along the depth of the house, the north wall of the floor pulls away from 30 Ord by 8'-9", 31% of the width of the lot, to respect the similar setback of 9'-6" on 30 Ord. This provides an 18'-3" separation from the living room of 30 Ord to the kitchen of 32 Ord. At the request of the owner of 30 Ord, we have revised the design to eliminate windows on this side of the kitchen to provide privacy to his home. The overall length of the 3rd floor is 5'-6" or 7.5% less than the 55% coverage line.

Overall, the proposed project is desirable and compatible with the existing neighborhood because:

1. A significant amount of the increased space of the addition is buried in the hill and invisible to the immediate neighbors and the community at-large;
2. Most of the existing building will be retained to preserve neighborhood character;
3. The 3rd floor is setback 10'-0" from the front façade so as to be minimally visible from the street;
4. The design of the addition of the 3rd floor provides for privacy between neighbors and a form that reduces shadowing onto the solar panels of the adjacent house;
5. The addition is 5'-6" or 7.5% less than the allowable 55% lot coverage;
6. The addition creates a quality family-sized home.

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:

This is a unique property due to the fact that the rear yard property line is approximately 56'-0" higher than the street property line. At 136'-0" deep, it is significantly deeper than a standard 100'-0" San Francisco lot and its 55% buildable lot area offers 74' 9 1/2" of depth to stay within the interim control limits. The existing house is set at the street property line and extends 68'-3" into the lot or 75% of the allowable buildable area. The proposed project extends an additional 13'-3" into the lot depth increasing this to 92.5%, but *still 7.5% less than the 55% allowance*. Relative to its immediate neighbors, the proposed project has similar coverage as 30 Ord and has significantly less coverage than 36-38 Ord which extends 4'-4" beyond the 55% line and has a cottage that is set completely within the rear yard.

Because of the steep up-sloping lot, a significant amount of the area of the proposed addition will not be visible from the street or the immediate neighboring properties to the north (30 Ord Street) and south (36-38 Ord Street). The addition of the 3rd floor will be setback 10'-0" from the existing front façade and 17'-0" from the property line and will be minimally visible from the street. The rear portion of the new floor is set 8'-9" away from the north property line mirroring the approximate 9'-6" setback on the rear of 30 Ord – a 18'-3" separation which helps eliminate any shading on the north property as well as provide increased privacy for both properties. In addition, there are no windows looking directly north out of the 3rd floor addition towards 30 Ord for increased privacy.

This same west portion of the building is set from 4'-6" to 6'-2" away from the property line windows on 36-38 Ord Street. There are no windows on the south wall of the proposed addition for privacy between the two houses.

The massing of the existing house at 32 Ord is one story lower than both of its immediate neighbors. The addition of the 3rd floor will bring the new parapet height of 32 Ord only 2'-0" higher than 30 Ord (verified by survey). At this height, there will be virtually no shadowing of the solar panels on the roof of 30 Ord (a *de minimus* amount at the beginning of winter for the first hours of the day when the solar panels are producing at their lowest efficiency). The new parapet height will still be 8'-3" lower than the ridge of 36-38 Ord Street and as it is south of 32 Ord, the proposed design will have no light impacts on 36-38 Ord. With the setback of the new floor 10'-0" behind the existing facade, there will be virtually no visual change from the street for this project.

(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:

The existing house has a single curb cut that leads to a very narrow, single car garage door with parking for one car. The proposed project expands the opening by 1'-0", but digs out the basement area to allow for parking for an additional car and interior stair access into the house. There will be no change in the existing traffic pattern on Ord Street and by adding one additional off-street parking space, will likely free up a parking space on the street.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor:

The design of the project utilizes the existing façade and its windows, which will produce no additional glare to its neighbors. The new 3rd floor addition will have large windows along its east façade, but since it is setback 10'-0" from the front façade, any reflection or glare will be reflected on the deck in front of the windows and not to houses down the hill across the street. As a single-family home, there will be no noxious or offensive emissions, noise or dust emanating from the building. During construction, the general contractor will follow all applicable laws to prevent dust and odor from emanating from the site.

(d) Treatment Given, As Appropriate, To Such Aspects As Landscaping, Screening, Open Spaces, Parking And Loading Areas, Service Areas, Lighting And Signs:

From the street, there will be little difference to the sidewalk and front of the house. A small planter at the base of the entry stair will add some additional green planting at the sidewalk. The existing "bottle brush" street tree is healthy and will be retained.

At the rear yard, the 3rd floor addition is very respectful of the neighboring properties, offering landscaping opportunities on the north side at the 2nd floor where the master bedroom and new 3rd floor is set 8'-9" away from the side property line. On the south side, the wall of the kitchen is set between 4'-6" and 6'-2" away from the side property line.

The large rear yard area has many trees which will be retained and pruned. The property line fences will be improved with the design input of the neighboring property owners.

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 design of the remodel and addition to 32 Ord Street complies with all code provisions and its dimensions, mass and form are all well below all code maximums allowed in this RH-2 district.

Sec. 132: Front Setback Area in RH District:

There is no change to the location of the front of the building as the front entry stair and façade are retained in this project. The new 3rd floor addition is setback 10'-0" from the front façade.

Sec 134(a)(2): Rear Yard Setback: 45% of total depth of the lot

The proposed addition to this building will be within the allowed area.

Sec 138.1 (c)(1)(B)(i)(cc): Streetscape and Pedestrian Improvements

There is a healthy "Bottle Brush" street tree in front of the house which will be maintained

Sec. 139(3)(A)(i): Standards for Bird-Safe Buildings

This is not applicable as the building is below the minimum standards proscribed in this code section.

Sec. 151(b): Schedule of Required Off-street Parking Spaces

The project proposes to add one additional parking space for a total of 2 off-street parking spaces. The project will retain the single width garage door.

Sec. 155.2.(a)(3): Bicycle Parking For addition to a building or lot that increases the building's gross floor area by more than 20 percent;

One Class 1 bicycle parking space will be provided in the garage.

CU Finding 3:

That such use and features will comply with the applicable provisions of the code and 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.

This is a single-family house in a RH-2 residential district. As such, there is no effect on neighborhood serving retail uses.

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

The existing house is single-family and therefore is not under rent control. The project is to expand the house partially by building into the steep hillside and with an addition of a floor at the roof level. The design of the project retains most of the 1913 building including its façade and entry stair. The addition at the 3rd floor level is set back 10'-0" from the front façade and will be barely visible from the street so that neighborhood character is conserved.

3) That the City's supply of affordable housing be preserved and enhanced.

The existing building is single-family and therefore is not under rent control. Therefore, no affordable housing units will be affected.

4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The existing house has a one-car garage. The project proposes to expand the garage for an additional off-street parking space. This will help to alleviate any additional street parking from the expansion of the living space in the house. There is no MUNI service on this street so the project will not impede any commuter traffic.

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 or in this neighborhood. This project will have no effect on these sectors.

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 removal of some interior walls, dry rot and foundations that were built in 1927. The project will meet or exceed all current California Building Code requirements for earthquake preparedness.

7) That landmarks and historic buildings be preserved

The Existing Building Is Not Considered A Historic Resource And Has Been Classified With A "C" Rating. Despite this, the building is a handsome home and contributes to the character of the neighborhood. The façade and entry stair will be retained and the project is respectful of the overall character of the building and neighborhood.

8) That our parks and open space and their access to sunlight and vistas protected from development.

There are no parks in the vicinity of the proposed project. The Saturn Street stair is over 100' to the south and the Vulcan stair is approximately 75' to the north. The addition to this house will not throw shadow beyond the adjacent properties and therefore, there will be no effect on parks or open space.

Is this house a “Monster” home?

The legislation to establish the interim controls identifies a number of characteristics that trigger the review and criteria for the requirement of the Conditional Use. Two of the paragraphs from the legislation describe the issue:

WHEREAS, Existing zoning controls generally allow residential development much larger in scale than the existing residential fabric within the boundaries established by this Resolution; and

WHEREAS, The Planning Code encourages development that preserves existing neighborhood character yet recent residential development proposals within the boundaries established by this Resolution have been significantly larger and bulkier than existing residential buildings

The triggers for the Conditional Use review are:

... requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage

This house does not impact the neighborhood in any manner so as to be considered a “monster” home. The project was designed to be sensitive to both the neighborhood and the neighbors. While there is an increase in the size of the house by 250% (1,765 sq. ft to 4,750 sq. ft.), the disposition of the space in the

building reveals that very little of that increase is actually visible from the street. The increase in space in the house is distributed as follows:

	Existing	Proposed	
Basement (garage)	200 sf	957 sf	Increase is totally concealed underground
1 st Floor	315 sf	1,140 sf	Increase is totally concealed underground
2 nd Floor	1,250 sf	1,583 sf	Increase is buried in the hillside in the rear
3 rd Floor		1,070 sf	Increase is above existing house but setback
Total:	1,765 sf	4,750 sf	

Of the 2,985 sq. ft. increase, 757 sq. ft. are in the basement garage, fully concealed underground leaving an increase in living space of 2,228 sq. ft. over the existing 1,565 sq. ft., an increase of 142%. Of the 2,985 sq. ft. increase, only 1,070 sq.ft. is visible as an addition to the house. Based on this, the VISIBLE increase is only 60% (1,070 sf/1,765 sf) of the existing house. This falls well below the 75% threshold. In addition, the new 3rd floor is barely visible from the street and only impacts the north (30 Ord) and south neighbors (36-38 Ord). Even with this impact, the project has been designed to respect these houses (see summary below).

The second trigger is the limit of the lot area to 55% coverage. The lot is very deep at 136'-0". The 55% coverage or rear yard setback line is 74'-9 1/2" from the front property line. The proposed design extends 69'-3" which is 7.5% LESS than the allowable coverage.

In summary, the form and scale of the house has been designed to minimize the impact to the neighbors and the neighborhood:

- A 1,350 square feet of the expansion is below grade and unseen from Ord Street or from the immediate neighbor's homes;
- The 3rd floor addition is 1,070 square feet and is the only part visible from the street;
- The 3rd floor addition is set back from the existing facade to not block the north facing windows of 36-38 Ord and beyond the facade of 30 Ord Street;
- The 3rd floor addition is virtually the same height as 30 Ord and is significantly lower than 36-38 Ord;
- The rear of the 3rd floor has a setback to the south away from 30 Ord Street aligning to its setback to the north creating a separation of 18'-3" at the side property line;
- The rear of the 3rd floor is setback from 36-38 Ord Street to allow light into their property line windows;
- The massing of the new 3rd floor is very similar to the 3rd floor of both 30 Ord and 36-38 Ord Street;
- The existing house is retained to preserve the character of the street;
- The new materials of the facade and addition are all common materials found throughout Corona Heights and in all residential neighborhoods of San Francisco;
- The existing "one-car" curb cut will be retained in the same location and the garage will be expanded to allow 2-car parking;
- The existing street tree will be retained to preserve the character of the street.

While the increase in space does push this project into the Conditional Use review, this project can hardly be considered a "monster" home as it will have virtually no perceptible impact on the neighborhood. The design creates a quality 4-bedroom, 4 bath family-sized residence with proposed changes that are sensitive to the character and streetscape of both Ord Street and the Corona Heights neighborhood as well as being very respectful of the immediate neighboring homes.

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: JANUARY 7, 2016



32 ORD STREET IS A RENOVATION AND ADDITION TO A 1913 ECLECTIC STYLE HOME IN THE CORONA HEIGHTS NEIGHBORHOOD. THE PROJECT INCLUDES:

- Creation of a 4 bedroom / 4 1/2 bath family residence
- Horizontal additions to the basement, 1st and 2nd floors
- Vertical addition of a new 3rd floor
- Retaining of the existing home

ELEVATION architects • 1159 Green Street, Suite 4 • San Francisco, CA 94109
v: 415.537.1125 • w: elevationarchitects.com

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: JANUARY 7, 2016

IS THE PROJECT A MONSTER HOUSE?

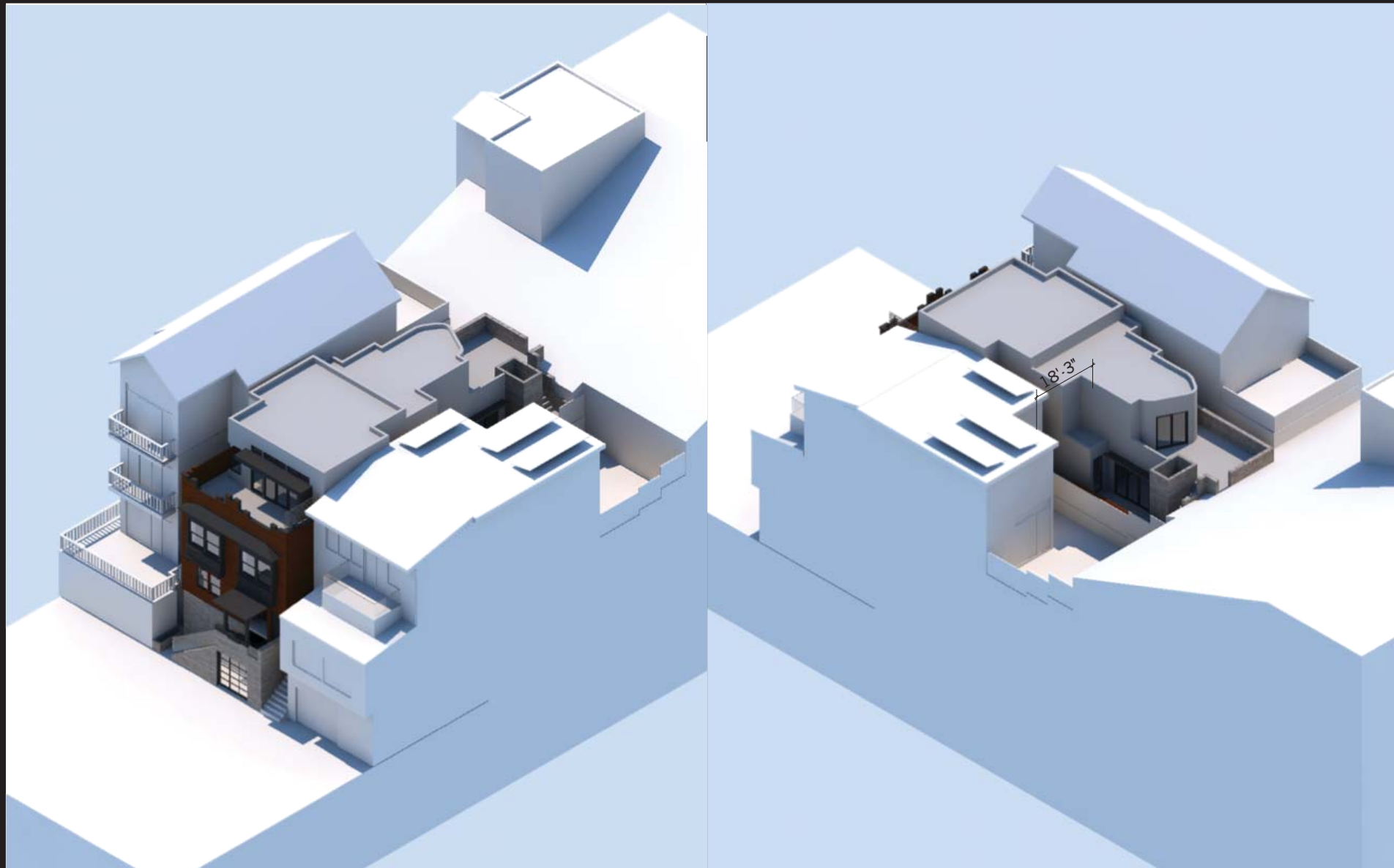
The reason for the Conditional Use process for this project is based in the concern that large, overscaled houses were replacing smaller scaled houses and that the character of the Corona Heights neighborhood was changing. The evaluation of this project reveals that this is **NOT** a monster house in any of the definitions of that term.

THE FORM AND SCALE

- A 1,350 square feet of the expansion is below grade and unseen from Ord Street or from the immediate neighbor's homes
- The 3rd floor addition is 1,065 square feet
- The 3rd floor addition is set back from the existing facade to not block the north facing windows of 36-38 Ord and beyond the facade of 30 Ord Street. The addition can be barely seen from the street.
- The 3rd floor addition is virtually the same height as 30 Ord and is significantly lower than 36-38 Ord Street
- The rear of the 3rd floor has a setback to the south away from 30 Ord Street aligning to its setback to the north creating a separation of 18'-3" at the side property line
- The rear of the 3rd floor is setback from 36-38 Ord Street to allow light into their property line windows
- The massing of the new 3rd floor is very similar to the 3rd floor of both 30 Ord and 36-38 Ord Street

SENSITIVITY TO THE NEIGHBORHOOD

- The existing house is retained to preserve the character of the street
- The new materials of the facade and addition are all common materials found throughout Corona Heights and in all residential neighborhoods of San Francisco
- The existing "one-car" curb cut will be retained in the same location and the garage will be expanded to allow 2-car parking
- The existing street tree will be retained to preserve the character of the street





The project is designed to retain the existing house with an addition that is minimally visible from the street

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: JANUARY 7, 2016

CU FINDING I:

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 PROJECT IS DESIRABLE AND COMPATIBLE WITH THE OVERALL CHARACTER OF THE CORONA HEIGHTS NEIGHBORHOOD

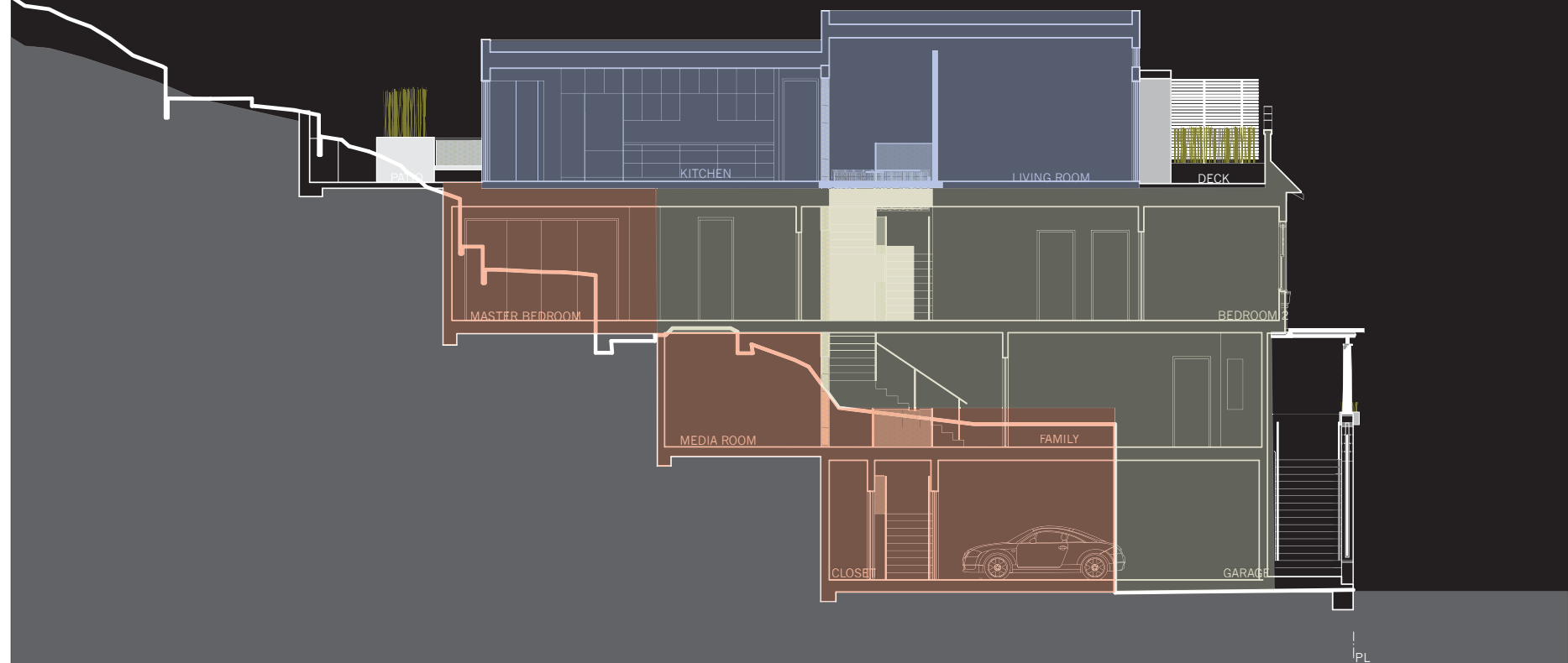
- A significant amount of the increased space of the addition is buried in the hill and invisible to the immediate neighbors and the community at-large;
- Most of the existing building will be retained to preserve neighborhood character;
- The new 3rd floor addition is setback 10'-0" from the front façade so as to be minimally visible from the street;
- The design of the addition of the 3rd floor provides for privacy between neighbors and a form that reduces shadowing onto the solar panels of the adjacent house;
- The addition is 5'-6" less than the allowable 55% lot coverage and is only one-story at the rear yard;
- The addition creates a quality family-sized home with 4-bedrooms and 4 1/2 baths.

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: JANUARY 7, 2016

- 3rd floor addition
- Sub-grade addition
- Existing house



CU FINDING 2:

THAT SUCH USE OR FEATURE PROPOSED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE OF PERSONS IN THE VICINITY, OR INJURIOUS TO PROPERTY OR POTENTIAL DEVELOPMENT IN THE VICINITY, WITH RESPECT TO:

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

- This is a unique site with 56'-0" of rise from front to rear property line
- A substantial amount of the project is an expansion into the hillside at the basement and 1st floor
- Due to the up-slope, the new 3rd floor is only 1-story above grade at the rear portion of the house

(B) THE ACCESSIBILITY AND TRAFFIC PATTERNS, THE TYPE AND VOLUME OF SUCH TRAFFIC, AND THE ADEQUACY OF PROPOSED OFF-STREET PARKING AND LOADING;

- There is an existing curb cut and a one-car garage. The project retains the curb cut and expands the garage for 2 cars
- There is no perceptible change to the nature or volume of traffic

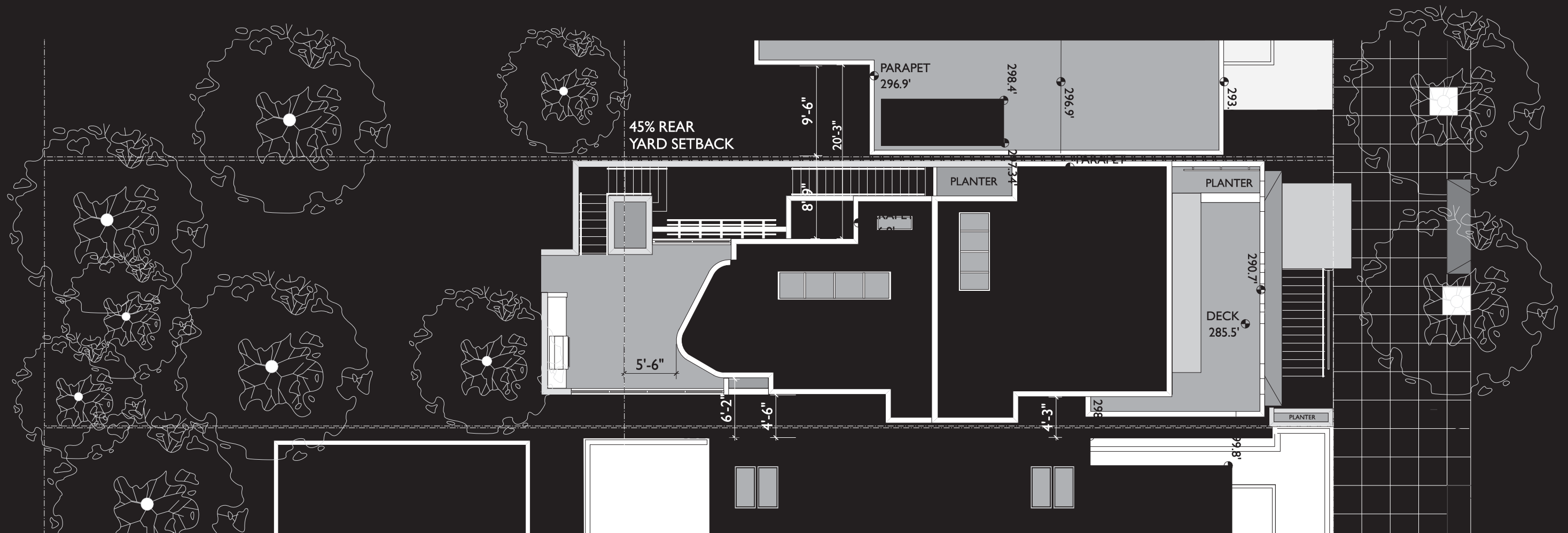
(C) THE SAFEGUARDS TO PREVENT NOXIOUS OR OFFENSIVE EMISSIONS SUCH AS NOISE, GLARE, DUST AND ODOR;

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

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

- There is no change to the front of the house regarding landscape
- Privacy for the northern neighbor (30 Ord) is created with an 8'-6" side setback from the north side property line mirroring the 9'-6" side setback on 30 Ord creating a side separation of 18'-3"
- The 3rd floor addition is setback between 4'-6" and 6'-2" from the south property line to provide light to the property line windows of 36-38 Ord
- A privacy screen to the upper floor windows of 30 Ord is provided at the northeast corner of the new 3rd floor deck

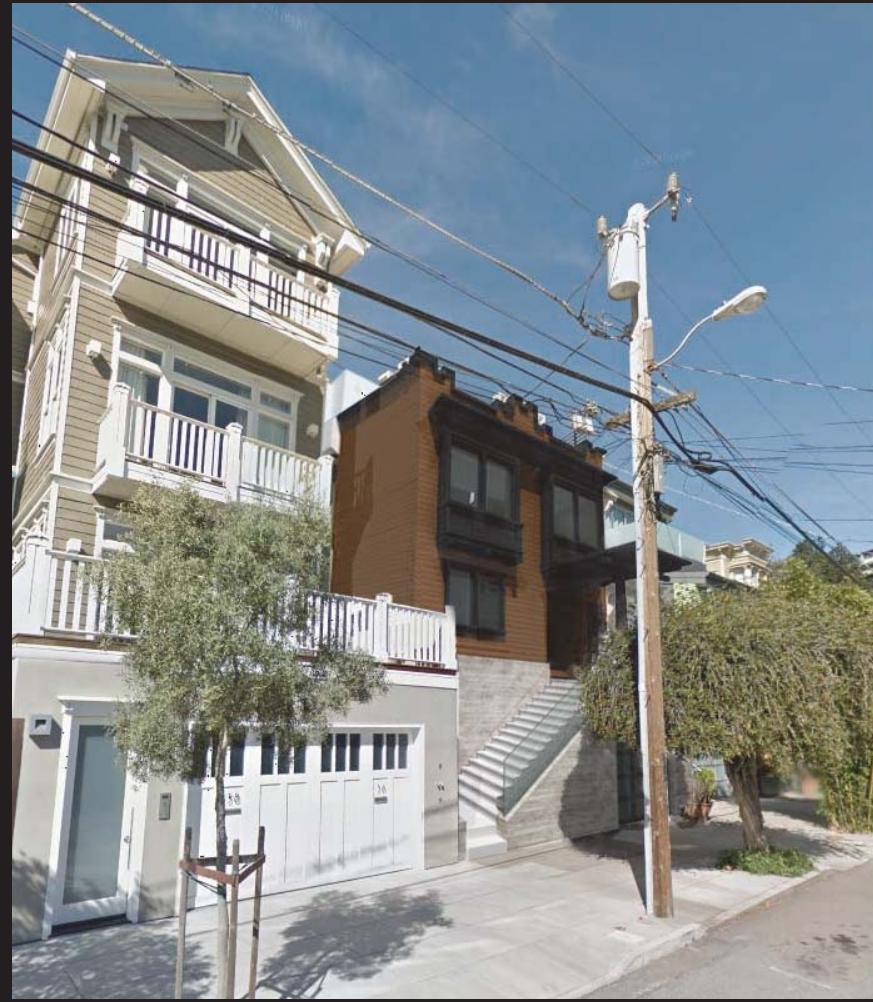
PLANNING COMMISSION HEARING: JANUARY 7, 2016



HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: JANUARY 7, 2016



The project retains the existing 1913 house to conserve neighborhood character.

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 is residential with no business use.

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

Retaining the existing house and setting the new 3rd floor addition back 10'-0" will conserve existing housing and neighborhood character.

3) That the City's supply of affordable housing be preserved and enhanced.

There is no affordable housing on this site.

4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The existing curb cut will be retained and the garage expanded from one space to two spaces.

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.

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 1913. 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". Despite this listing, the project retains the 100 year old house.

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.



HARTY RESIDENCE

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PLANNING COMMISSION HEARING: JANUARY 7, 2016

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. 209.1: RH (Residential, House) Districts

RH-2 Districts: Two-Family. These Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The Districts may have easy access to shopping facilities and transit lines. In some cases,

The project is in conformity with the stated purpose of the RH-2 district:

- The project is a renovation and addition to an existing single-family residence
- The lot is 28'-0" wide and the house is lower than 40'-0"
- Retaining the existing house to preserve the streetscape.
- The rear yard is greater than the required 45% of the lot depth

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The neighbor to the north at 30 Ord Street has expressed concern that the 3rd floor addition to 32 Ord Street would throw shadows on his rooftop solar panels. These diagrams represent **the worst case scenario** on the first day of winter, December 21.

Even at 9AM, when the production of energy is minimal, there is virtually no shadowing of the solar panels. These diagrams are based on surveyed heights and locations.



9 AM, December 21

12 PM, December 21

3 PM, December 21

HARTY RESIDENCE

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PLANNING COMMISSION HEARING: JANUARY 7, 2016

Within a few days of December 21, there is no shadowing of the solar panels.
These diagrams illustrate the shadow patterns on the Spring and Fall Equinox.
These diagrams are based on surveyed heights and locations.



9 AM, March 21 and September 21

12 PM, March 21 and September 21

3 PM, March 21 and September 21

HARTY RESIDENCE

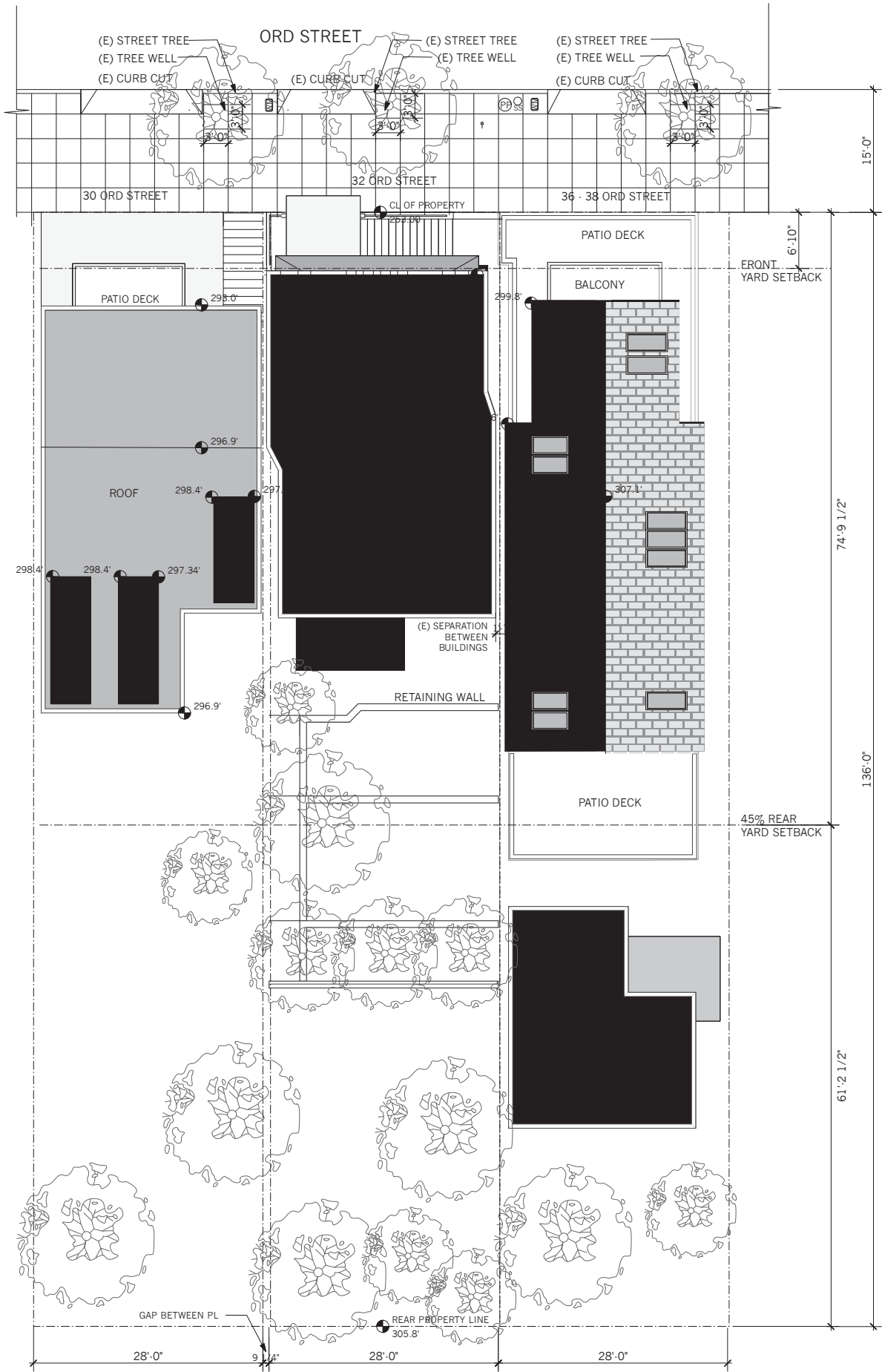
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PLANNING COMMISSION HEARING: JANUARY 7, 2016

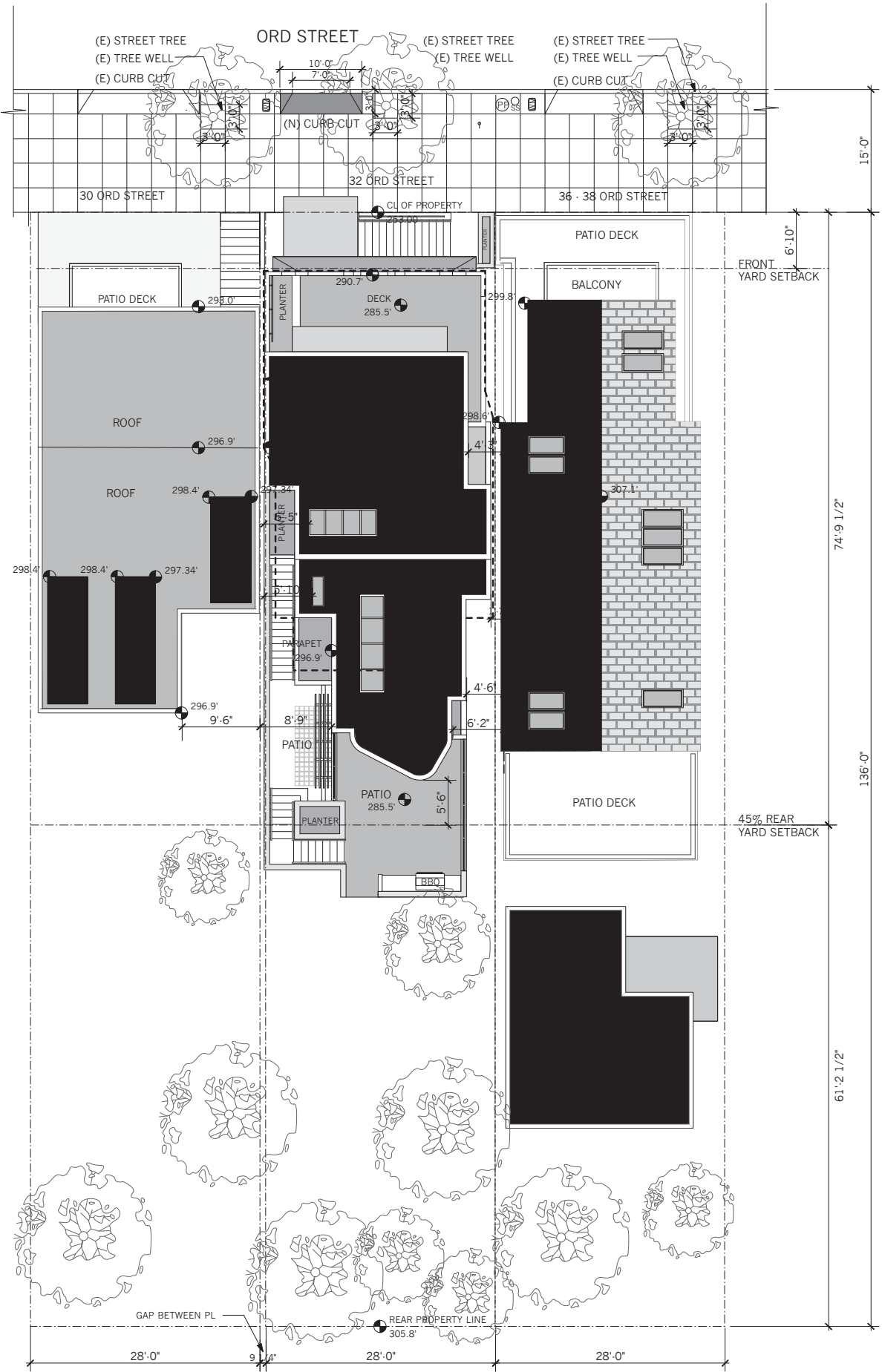


THIS PROJECT MEETS ALL OF THE REQUIREMENTS FOR A CONDITIONAL USE AUTHORIZATION

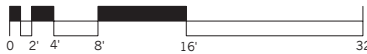
- Retains existing 1913 house to preserve character of the street
- Additions are either buried into the hillside or minimally visible from the street
- Project is respectful to immediate neighbors



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



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



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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

Site / Roof Plan

project: 14.12

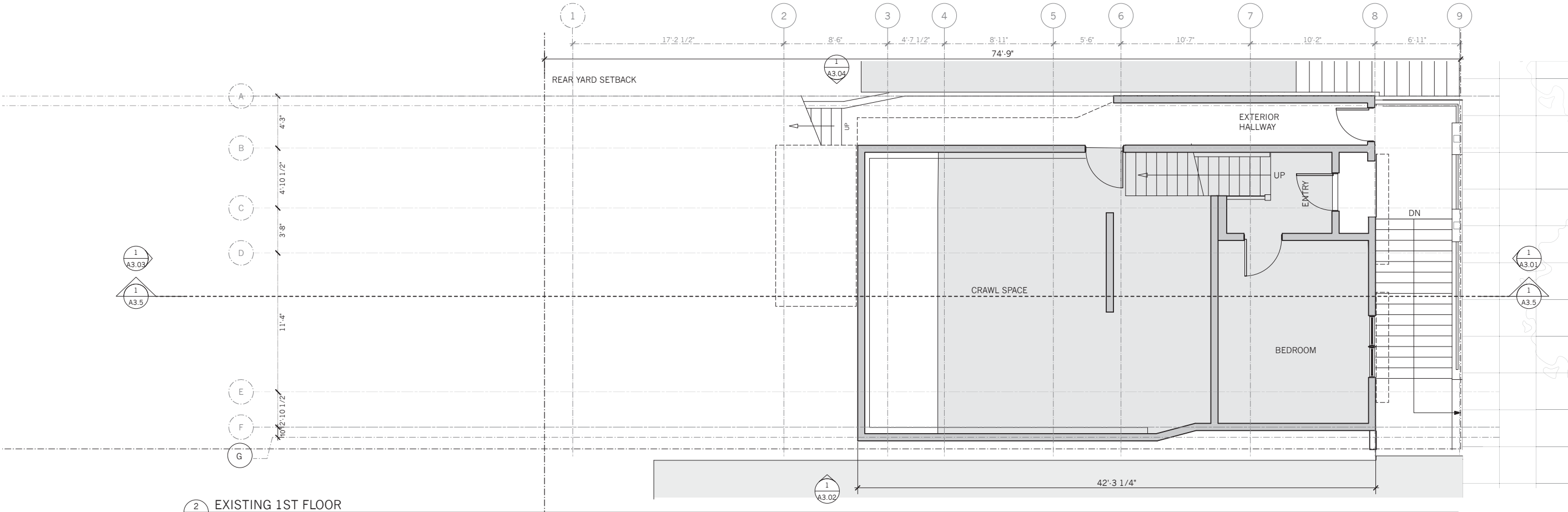
drawn by: JP

checked by:

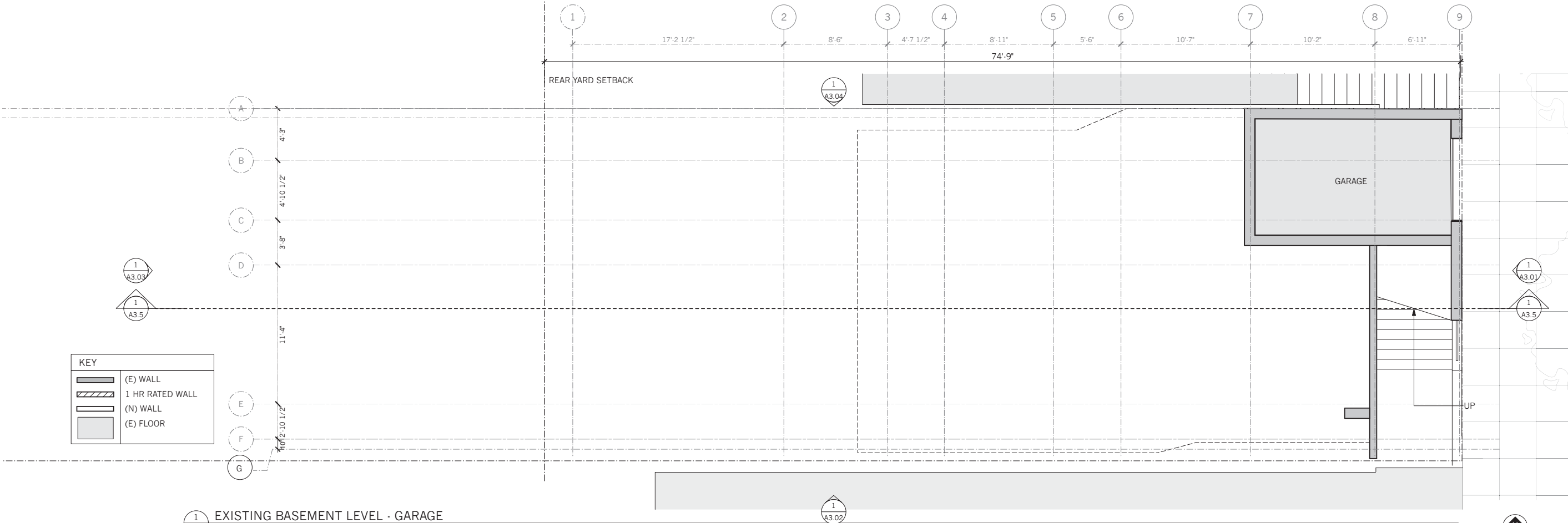
date: 10.16.14

scale:

A-1.1



2 EXISTING 1ST FLOOR
Scale: 1/4" = 1'-0"



1 EXISTING BASEMENT LEVEL - GARAGE
Scale: 1/4" = 1'-0"

KEY	
	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR



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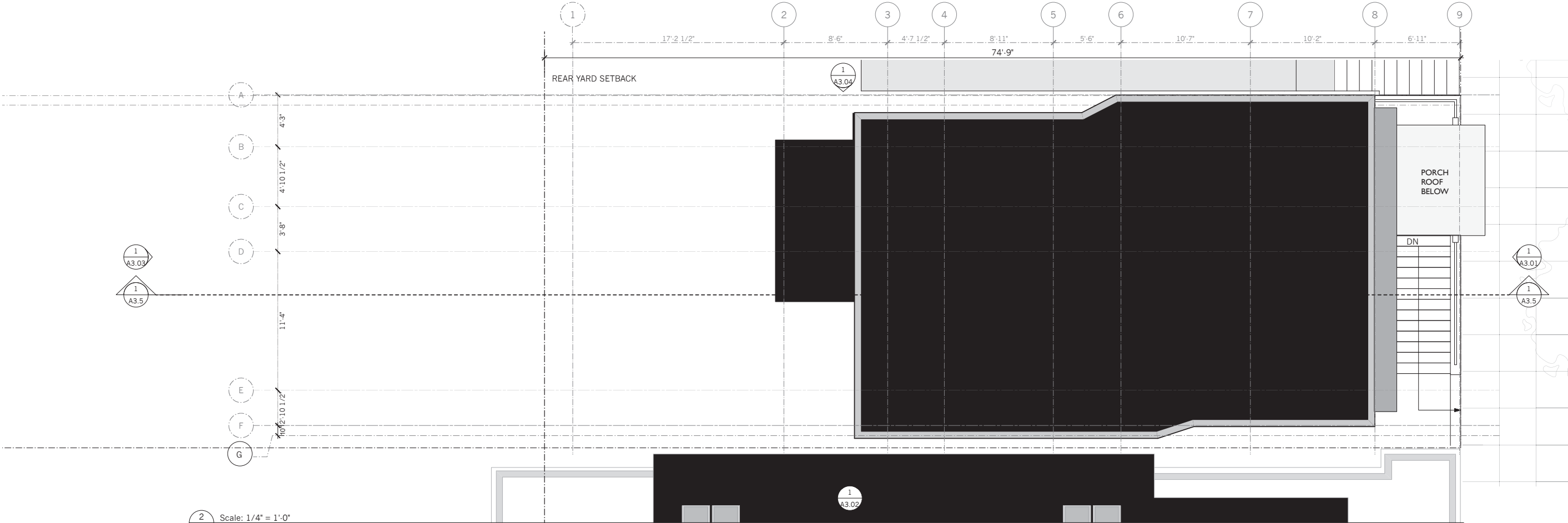
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
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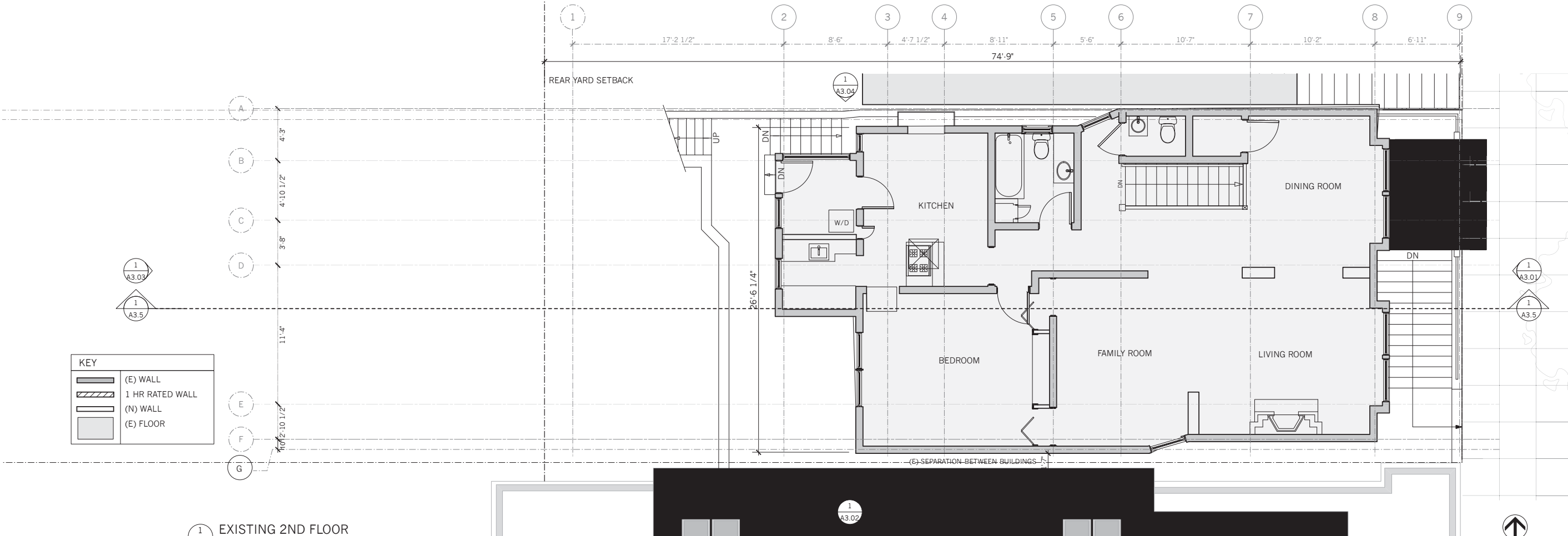
Existing Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

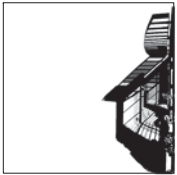
A-2.01



2
·
Scale: 1/4" = 1'-0"
EXISTING ROOF PLAN



1
·
Scale: 1/4" = 1'-0"
EXISTING 2ND FLOOR



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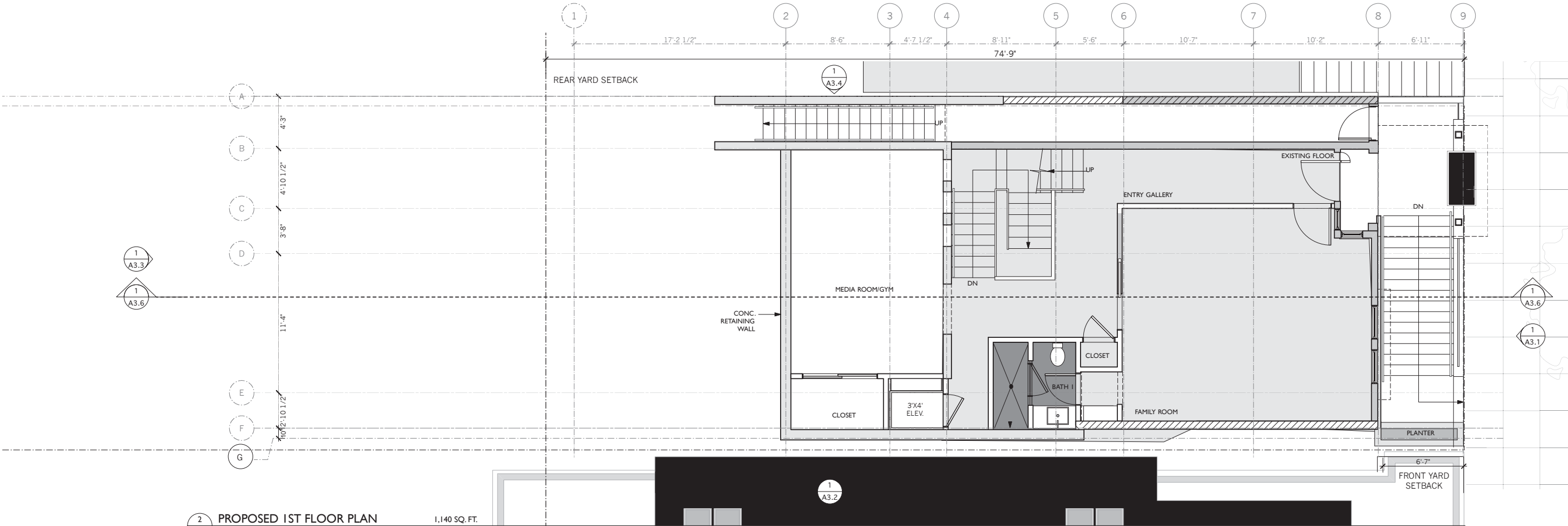
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

Existing Floor Plans

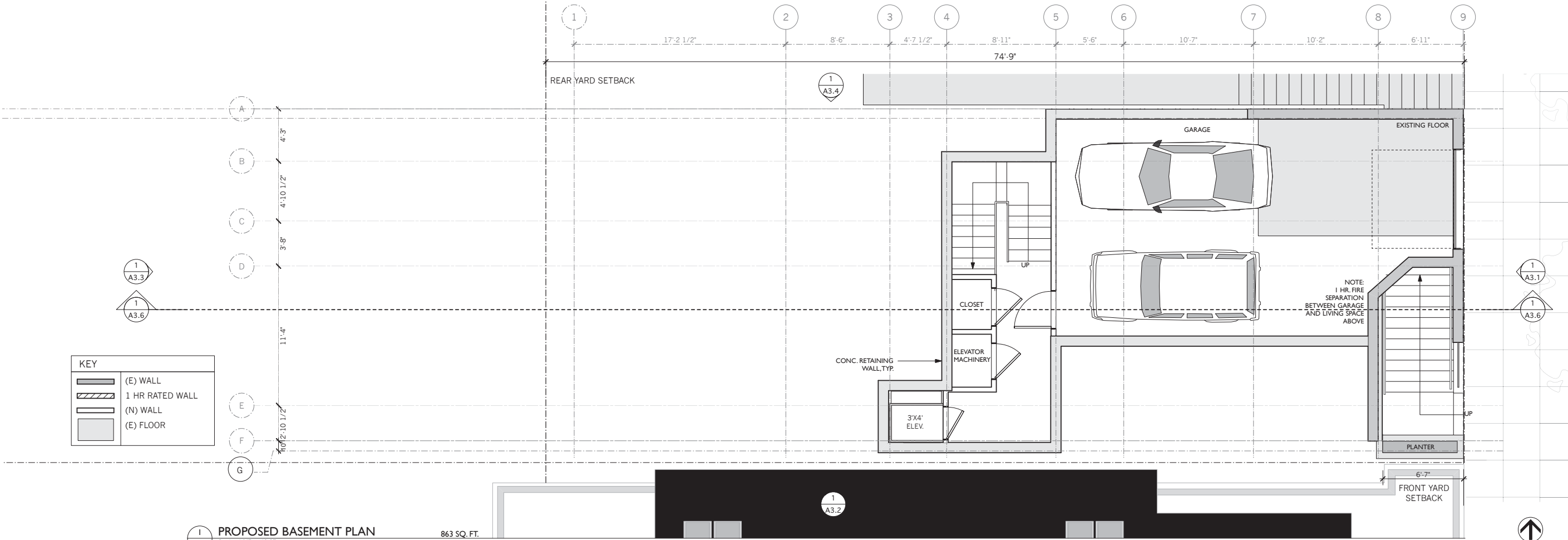
project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.02



2 PROPOSED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

1,140 SQ. FT.



1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

863 SQ. FT.

KEY	
	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR



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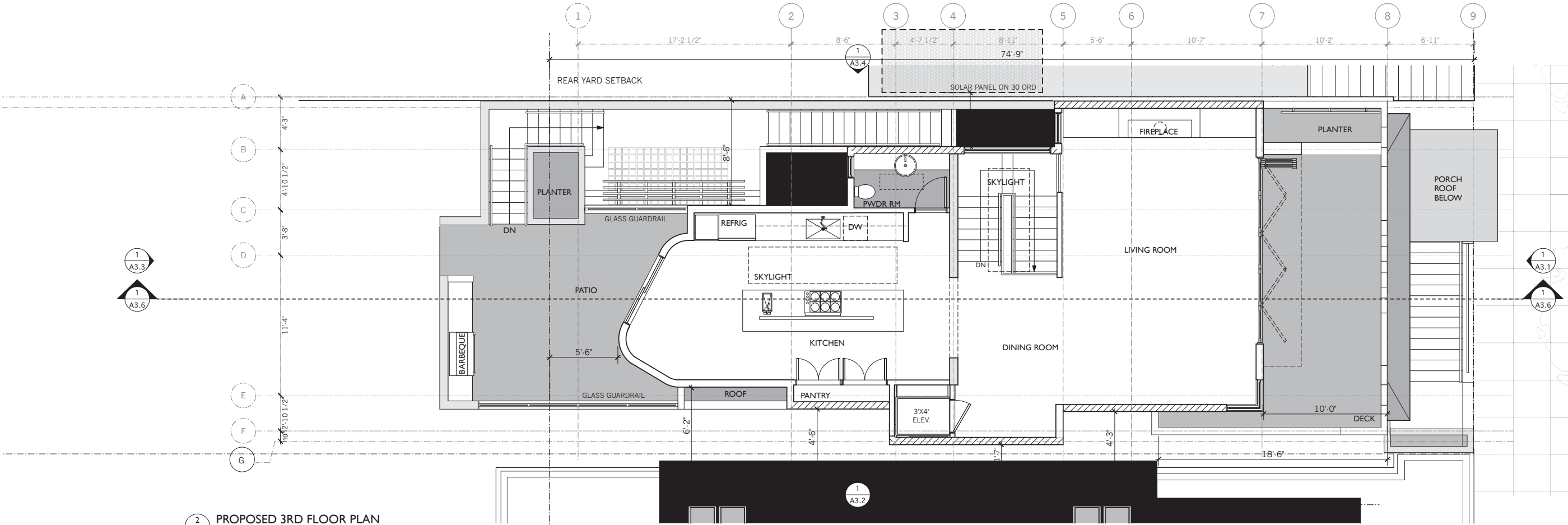
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
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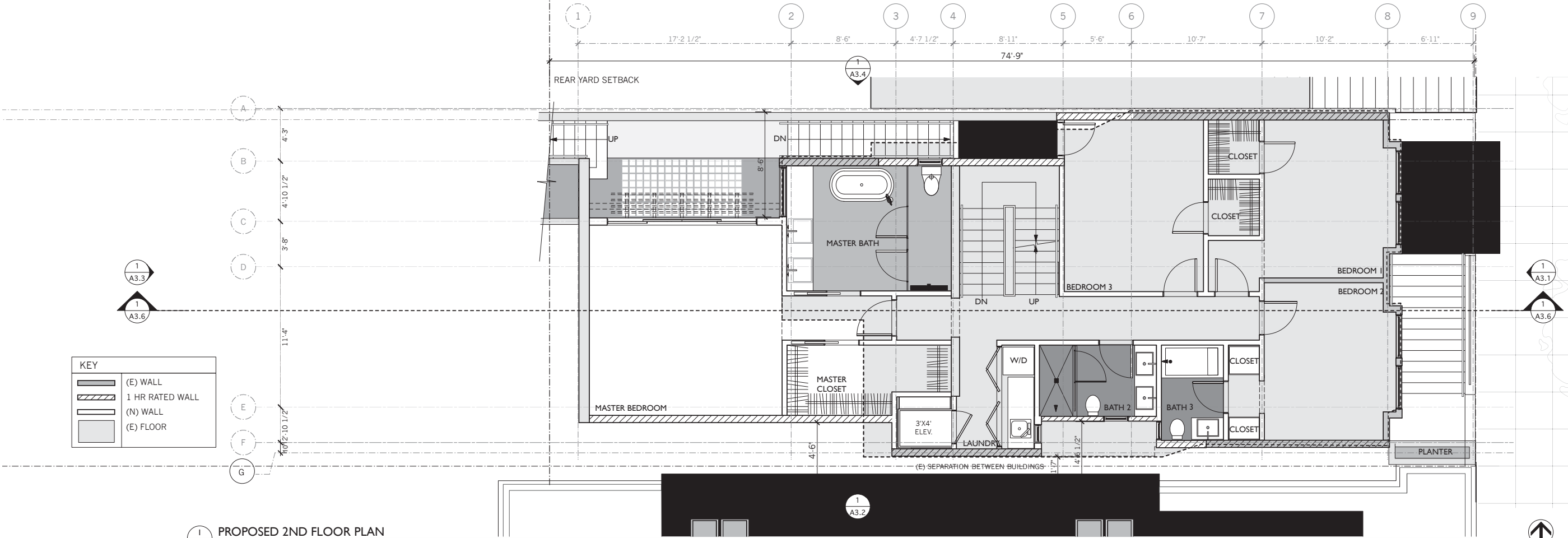
Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.1

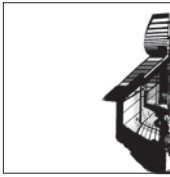


2 PROPOSED 3RD FLOOR PLAN
Scale: 1/4" = 1'-0"
1,070 SQ. FT.
225 SQ. FT. DECK



1 PROPOSED 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"
1,583 SQ. FT.

KEY	
	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR



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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
1		
1		
1		
1		
1		
1		
1		
1		
1		
1		

Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.2



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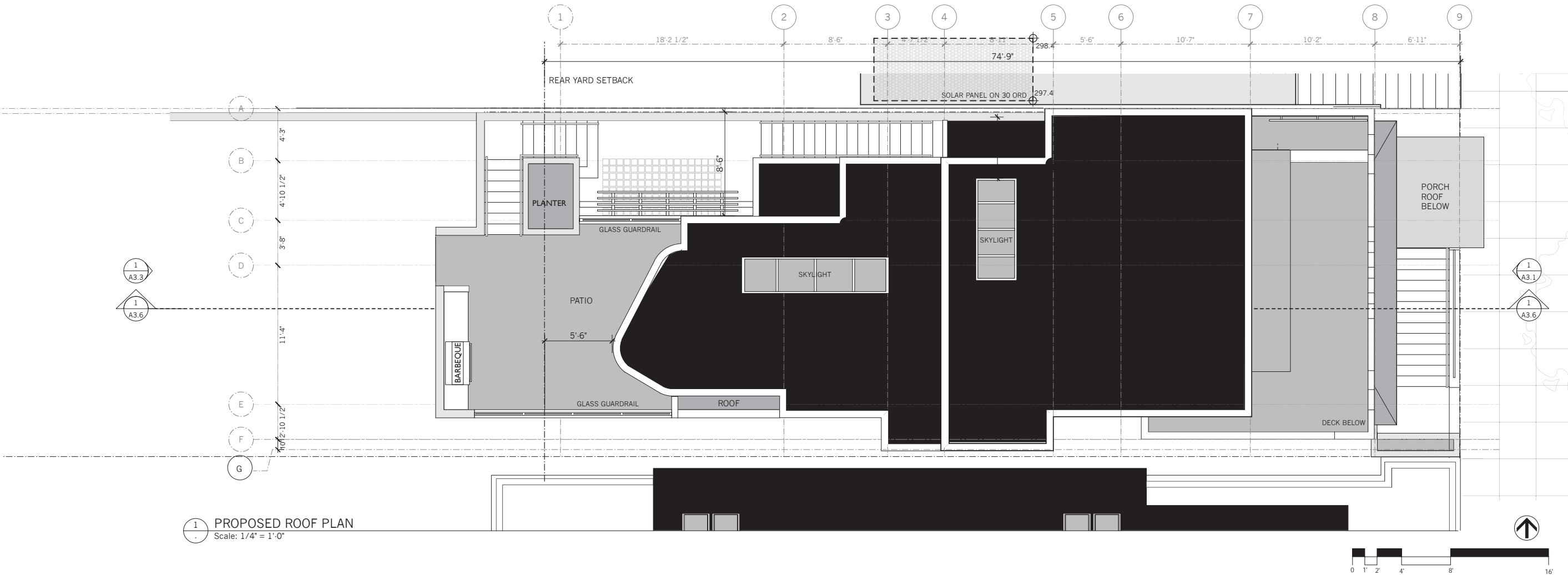
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.3





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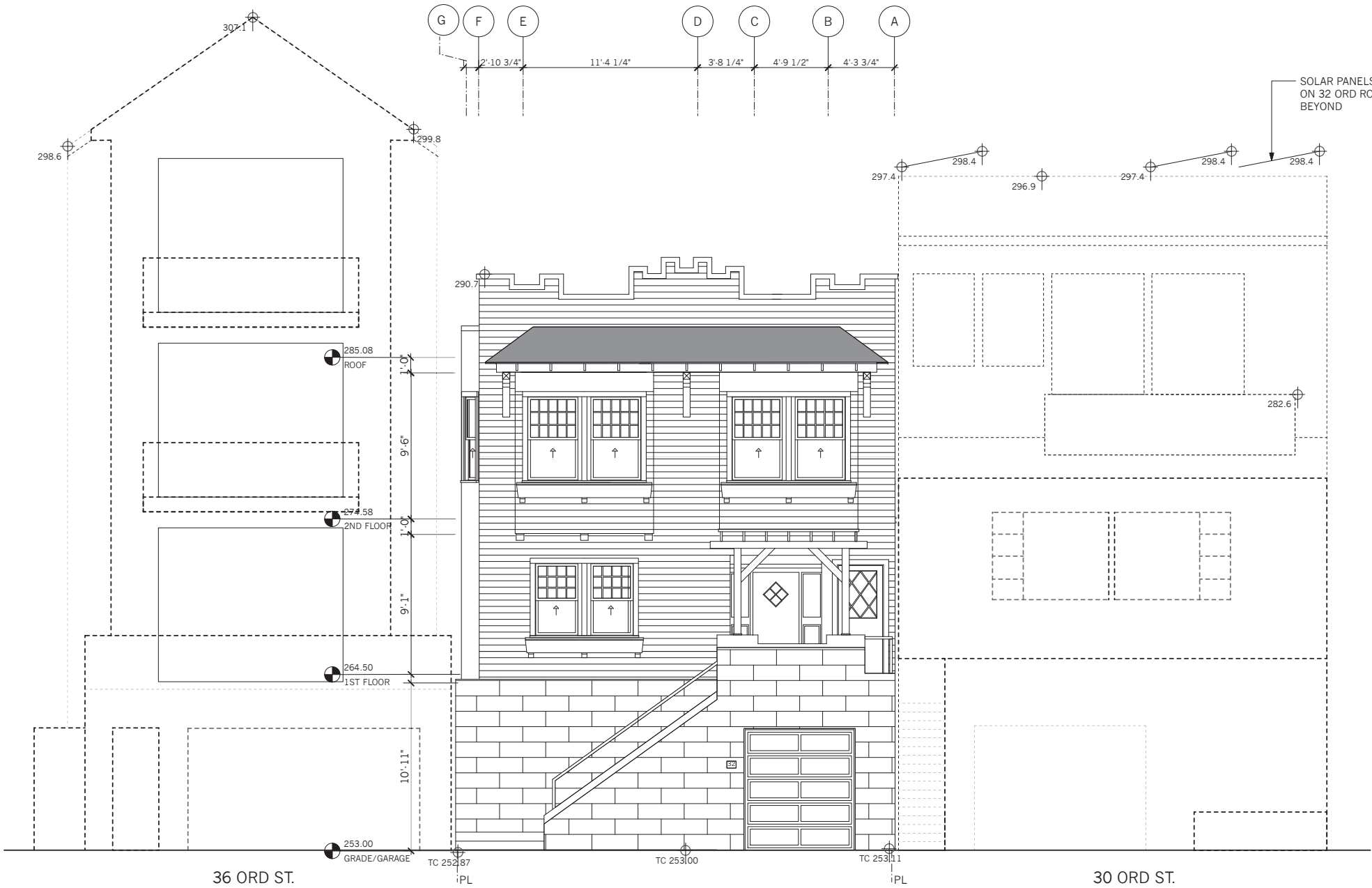
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
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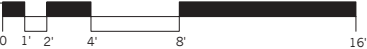
(E) East Elevation

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.01



1
-
EXISTING EAST ELEVATION
Scale: 1:48





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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
---	------	-------

East Elevation

project:	14.11
----------	-------

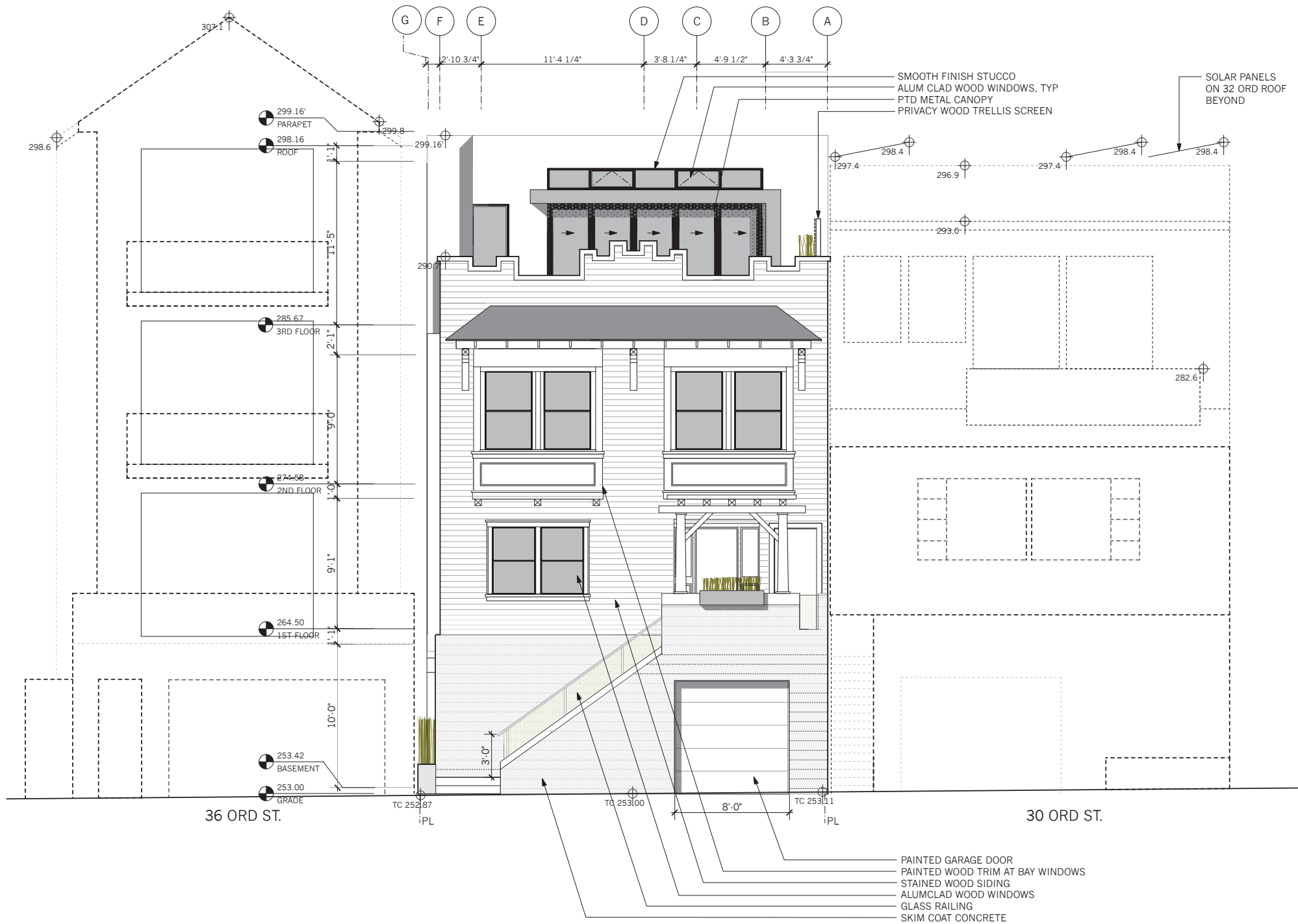
drawn by:	JP
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checked by:	
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date:	04.13.15
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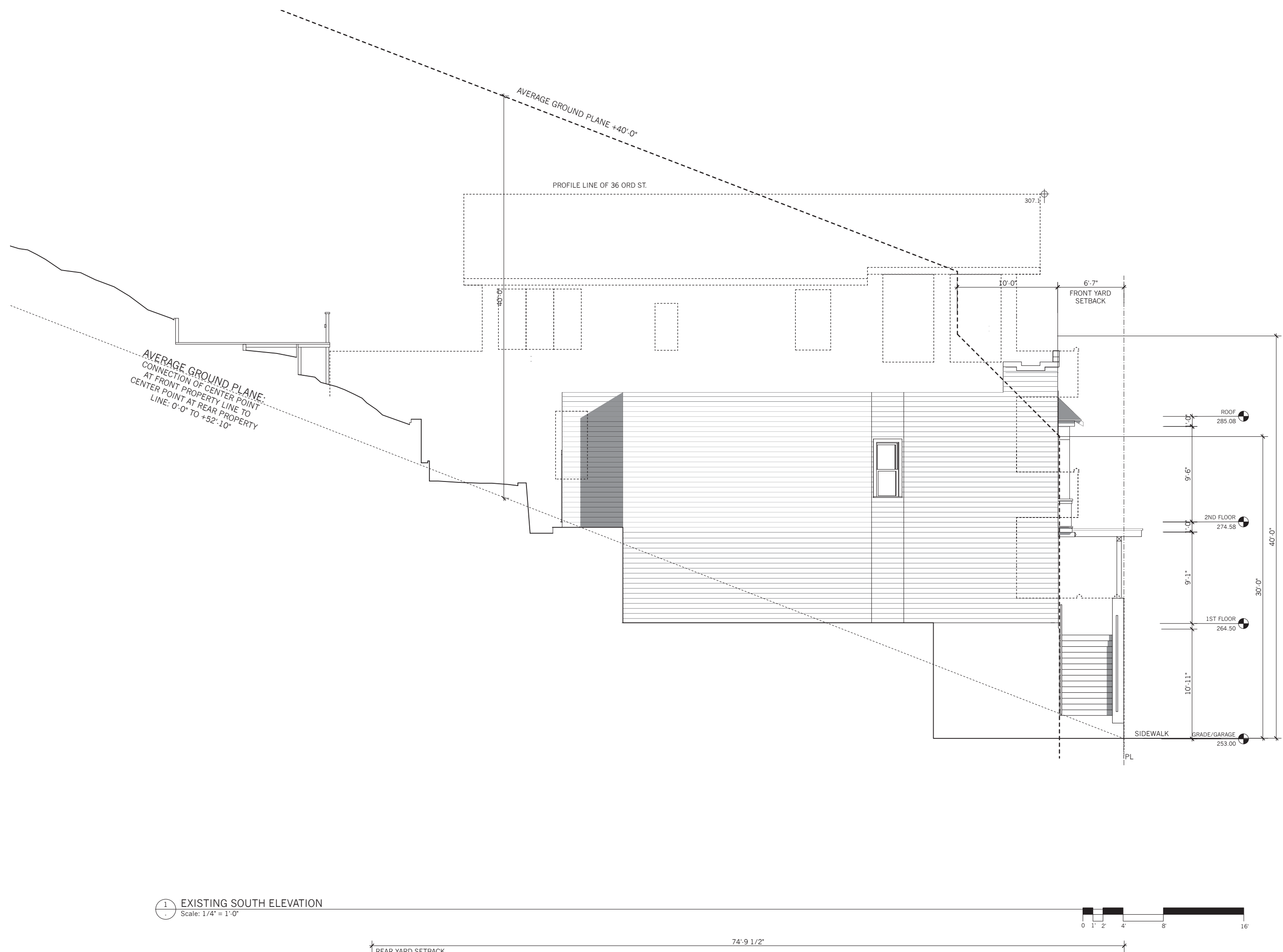
scale:	
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A-3.1

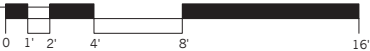


1 PROPOSED EAST ELEVATION
Scale: 1:48





1
EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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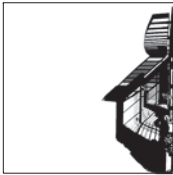
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

(E) South Elevation

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.02



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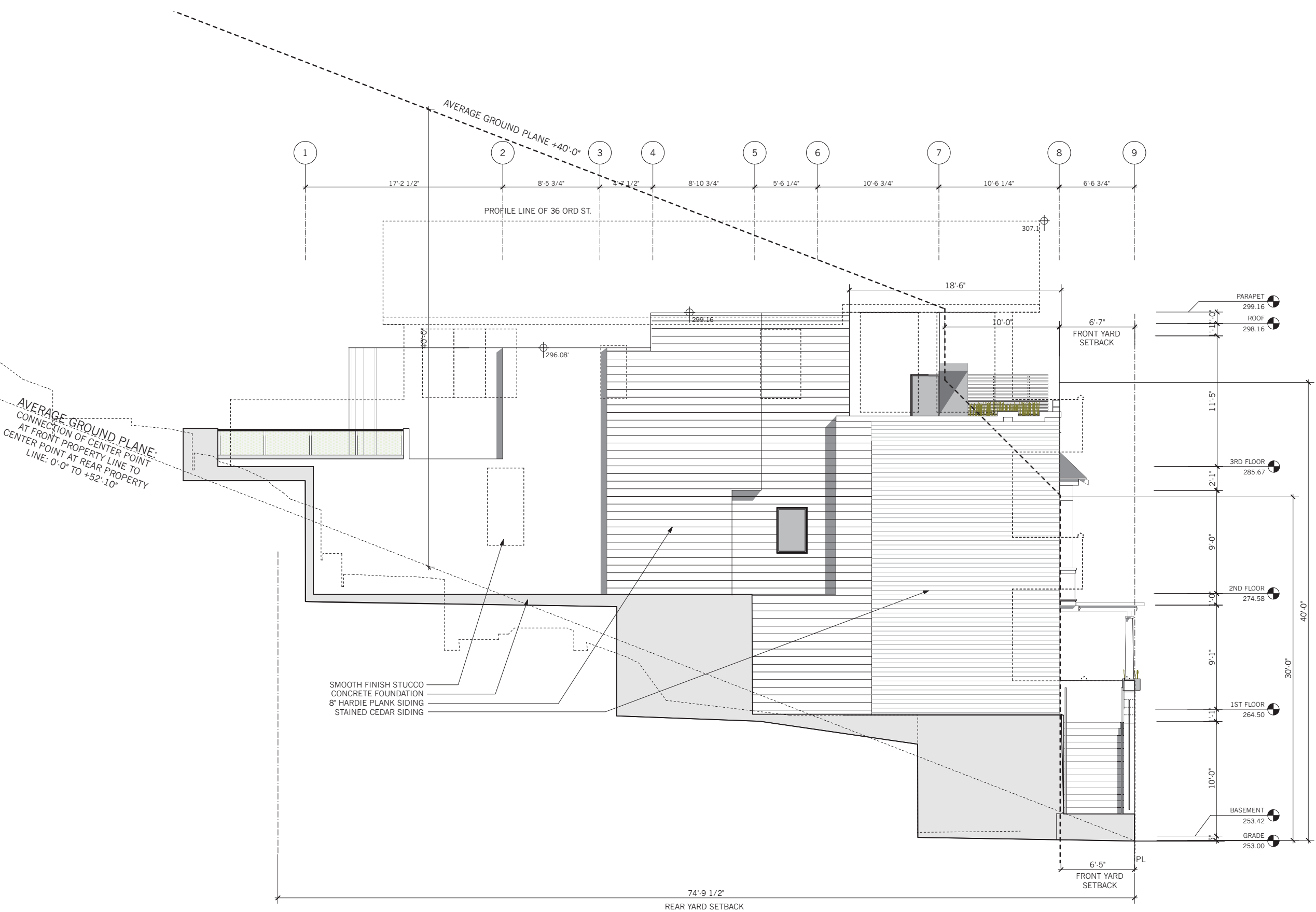
Remodel and Addition
HARTY RESIDENCE
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#	date	issue

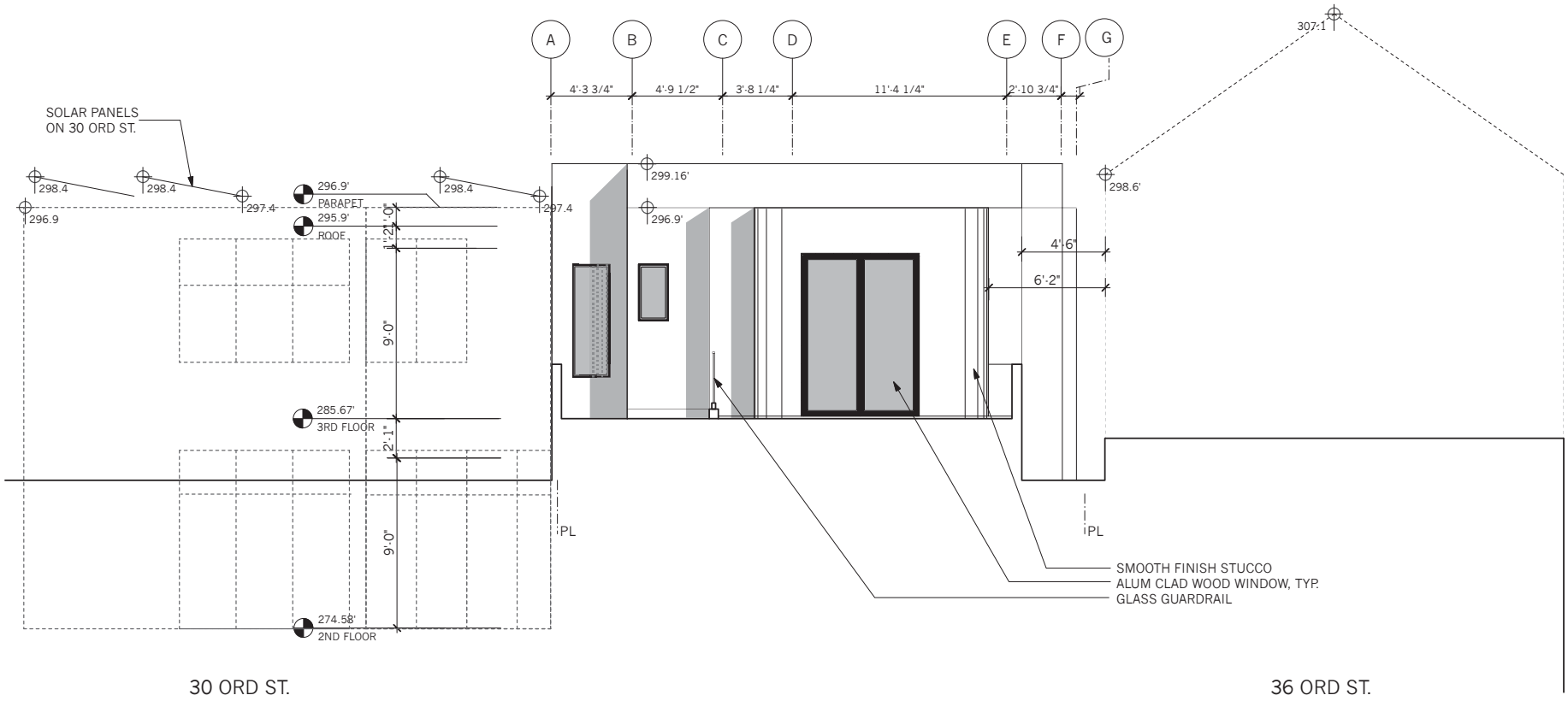
South Elevation

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.2



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



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#	date	issue

West Elevation

project: 14.11

drawn by: JP

checked by:

date: 04.13.15

scale:

A-3.3



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AVERAGE GROUND PLANE:
CONNECTION OF CENTER POINT
AT FRONT PROPERTY LINE TO
CENTER POINT AT REAR PROPERTY
LINE: 0'-0" TO +52'-10"

Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

[illegible]

(E) North Elevation

project: 14.11

drawn by: JP

checked by:

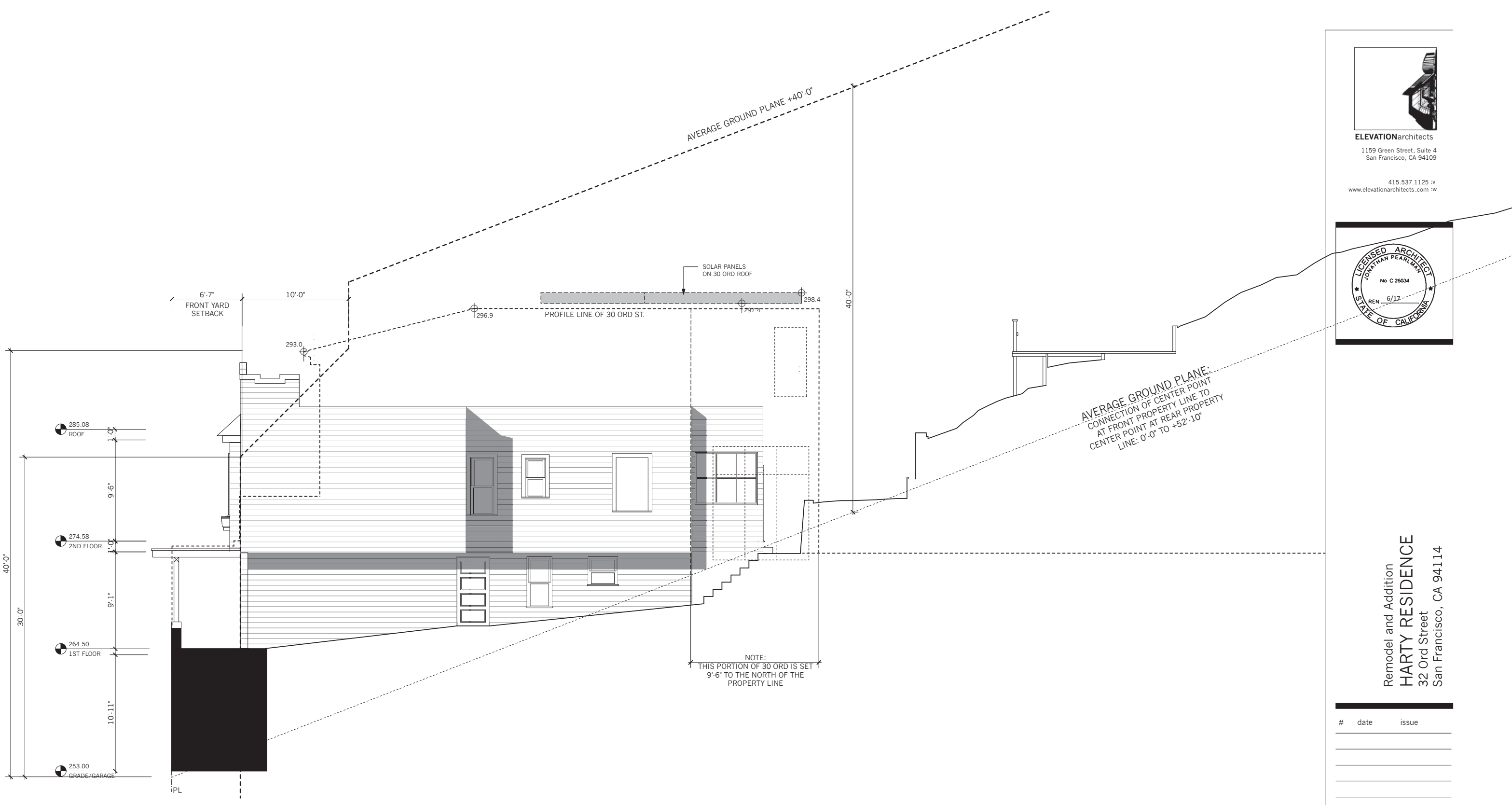
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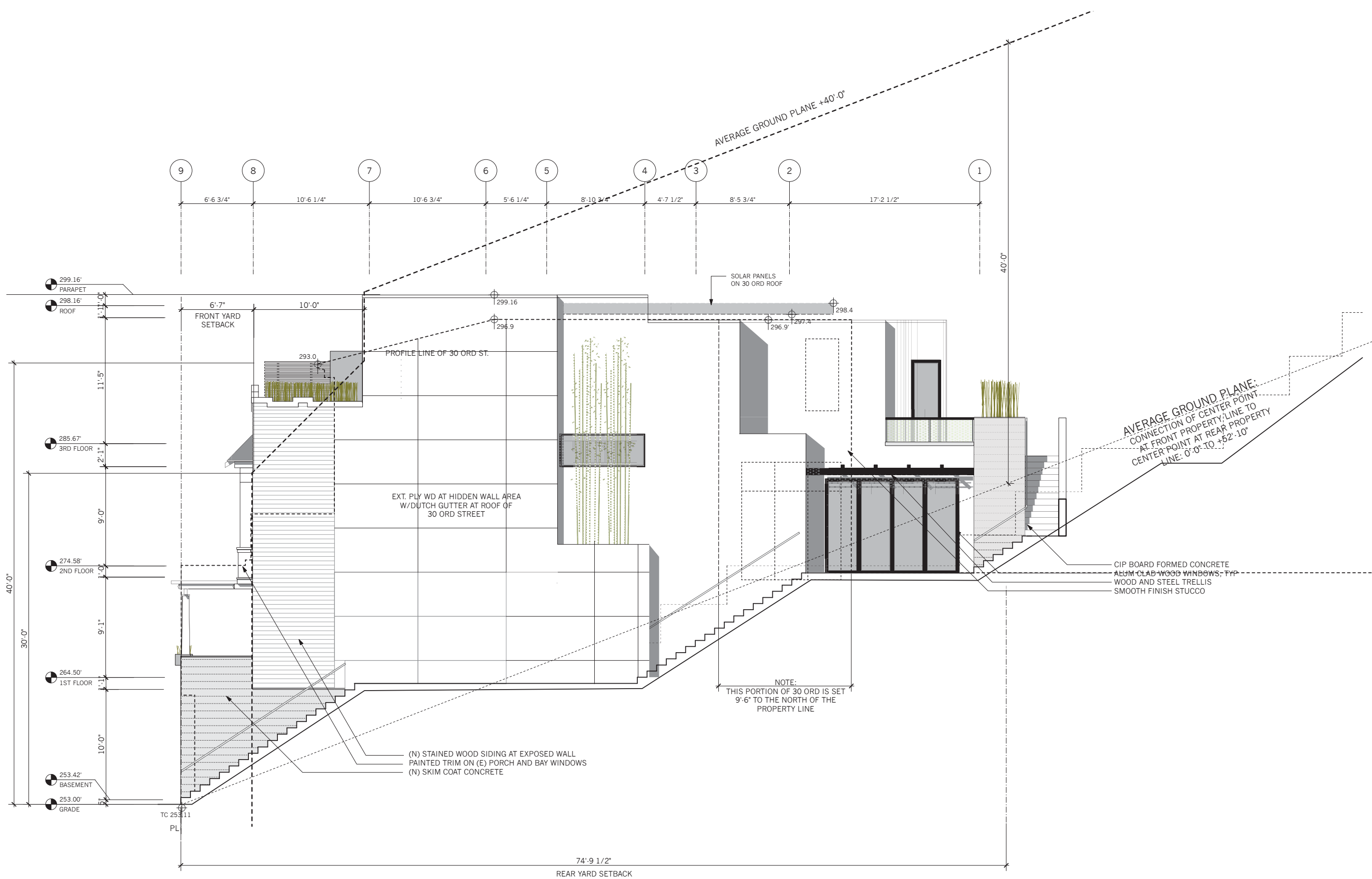
scale:

A-3.03



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





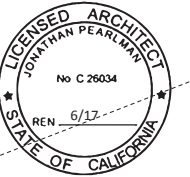
1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



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#	date	issue

North Elevation

project: 14.11

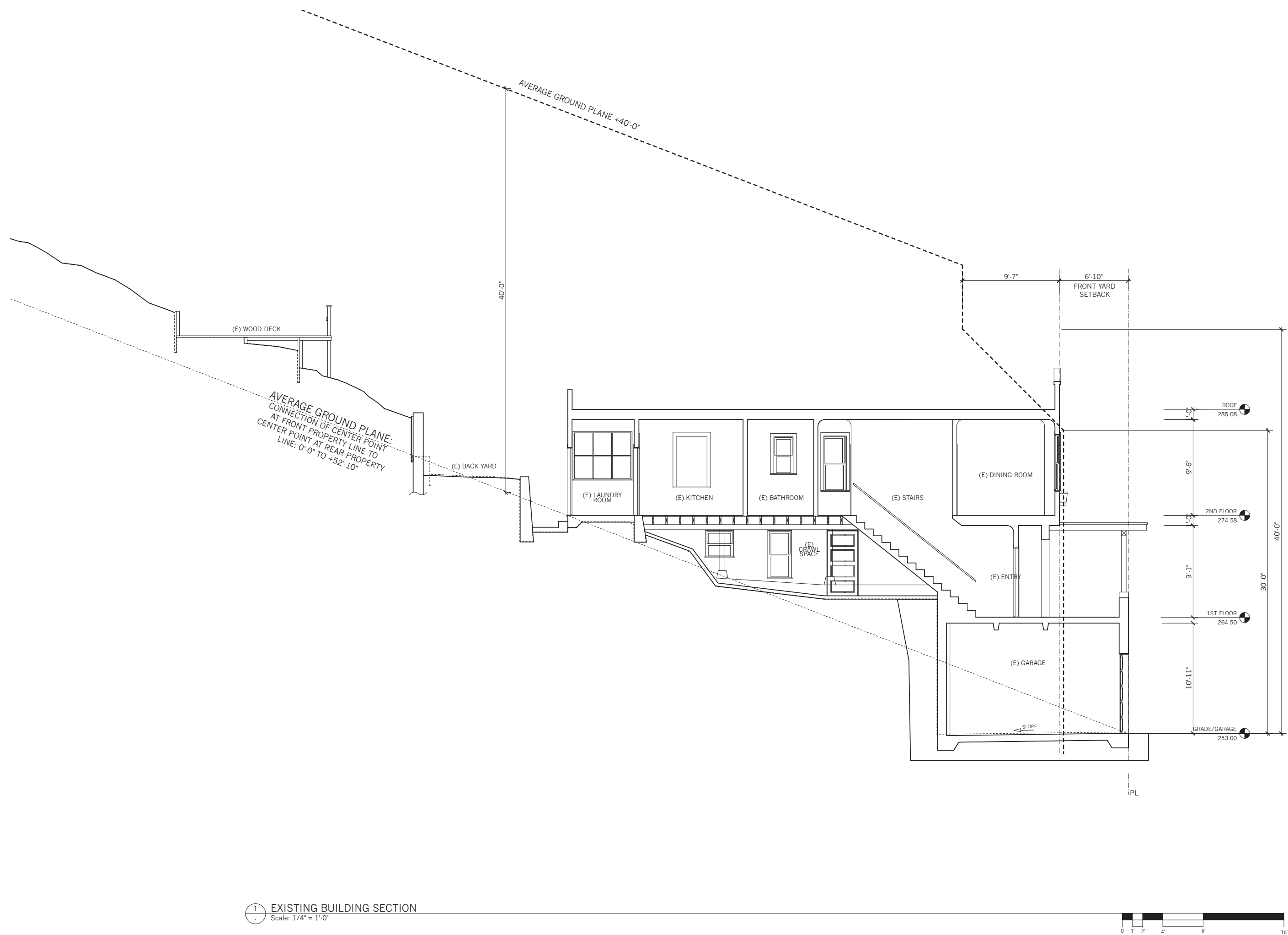
drawn by: JP

checked by:

date: 04.13.15

scale:

A-3.4



1
-
EXISTING BUILDING SECTION
Scale: 1/4" = 1'-0"



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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

(E) East-West
Building Section

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.04



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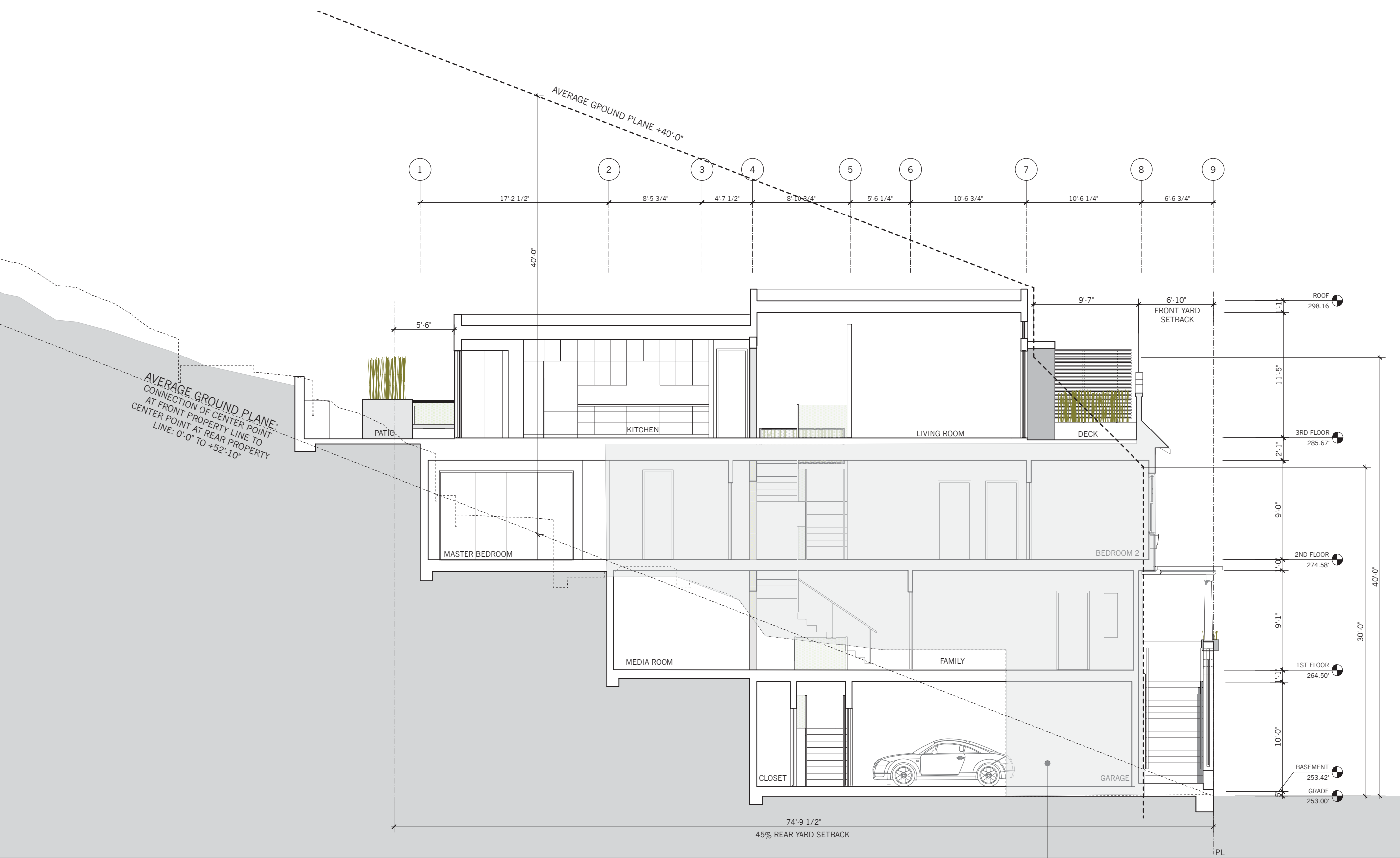
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

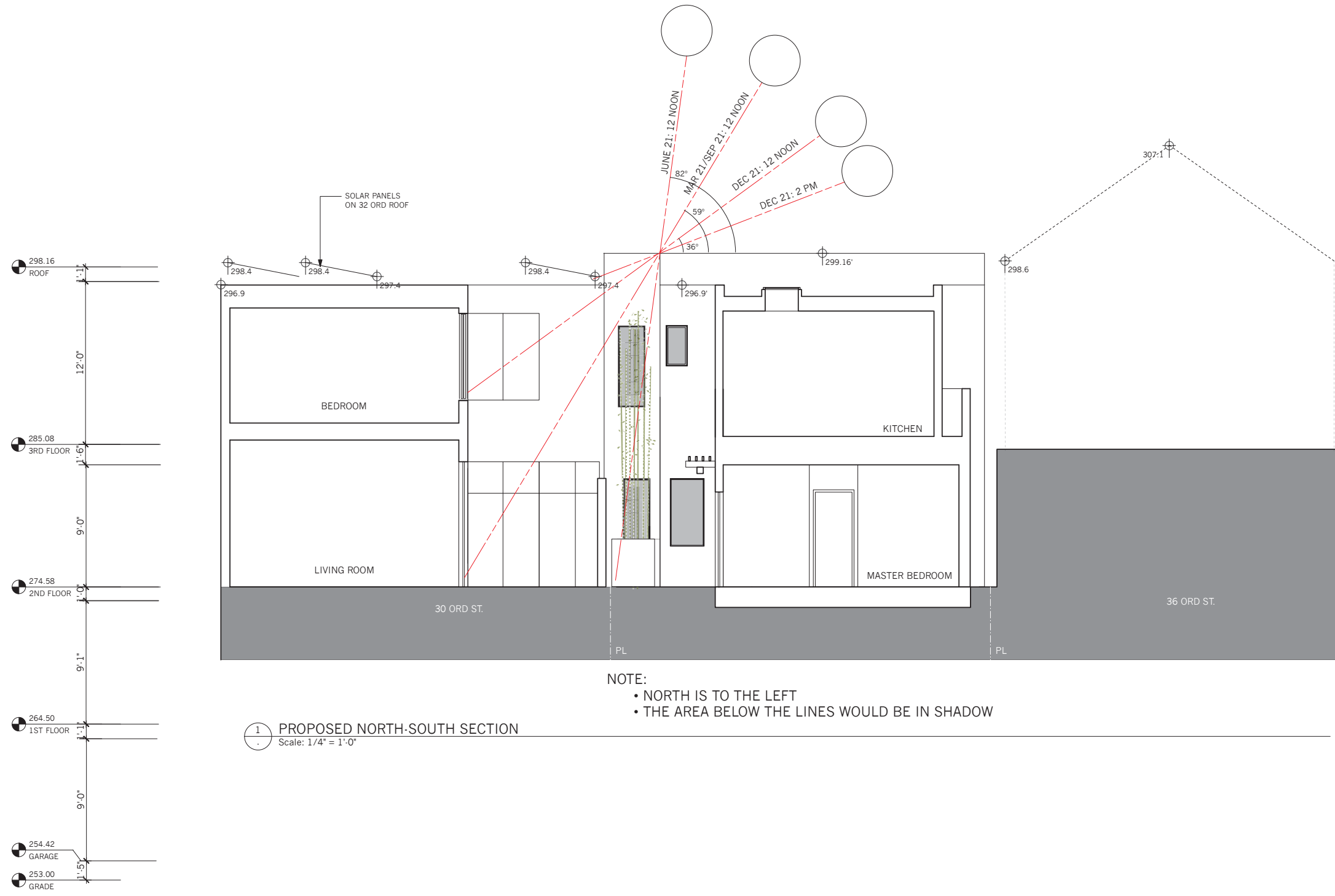
(N) East-West
Building Section

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

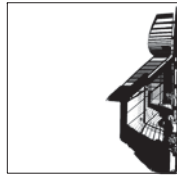
A-3.5



1 E-W BUILDING SECTION
Scale: 1/4" = 1'-0"



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



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Remodel and Addition
HARTY RESIDENCE
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San Francisco, CA 94114

#	date	issue

(N) North-South
Building Section

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.6

Neighborhood Packet

32 Ord Street

Conditional Use Application 2014-000174CUA

Prepared for
San Francisco Planning Commission

Prepared by
Dirk Aguilar, 30 Ord Street

Contents

- Executive summary
- Interim Zoning Controls Legislation
- Conditional Use Findings
- Conclusion
- Appendix

Executive summary

The substantial expansion of this single-family home has detrimental effects on the neighborhood. An alternative solution exists and it enjoys wide support. We respectfully ask the Planning Commission to please support our resolution and deny Conditional Use.

Developer's proposal



- ✗ Exceeds max sq ft in Interim Zoning Controls Legislation
- ✗ Sets a bad precedent
- ✗ Detrimental to immediate neighbors

Alternative solution



- ✓ Largest single-family on west Ord St
- ✓ Gives room to work with neighbors
- ✓ Honors Legislation, follows precedent
- ✓ Supported by EVNA & Corbett Heights

Interim Zoning Controls Legislation

Overview

The legislation was introduced to scrutinize oversized development.

- **Trigger:** Gross square footage, including basement & garage
- **Not exempt:** “Invisible” square footage
- **Precedent:** Legislation prevailed in 22-24 Ord Ct appeal (unanimous BoS vote)

32 Ord Street

Second project to be heard under the legislation. It exceeds the allowable 75% gross square foot increase for single-family homes:

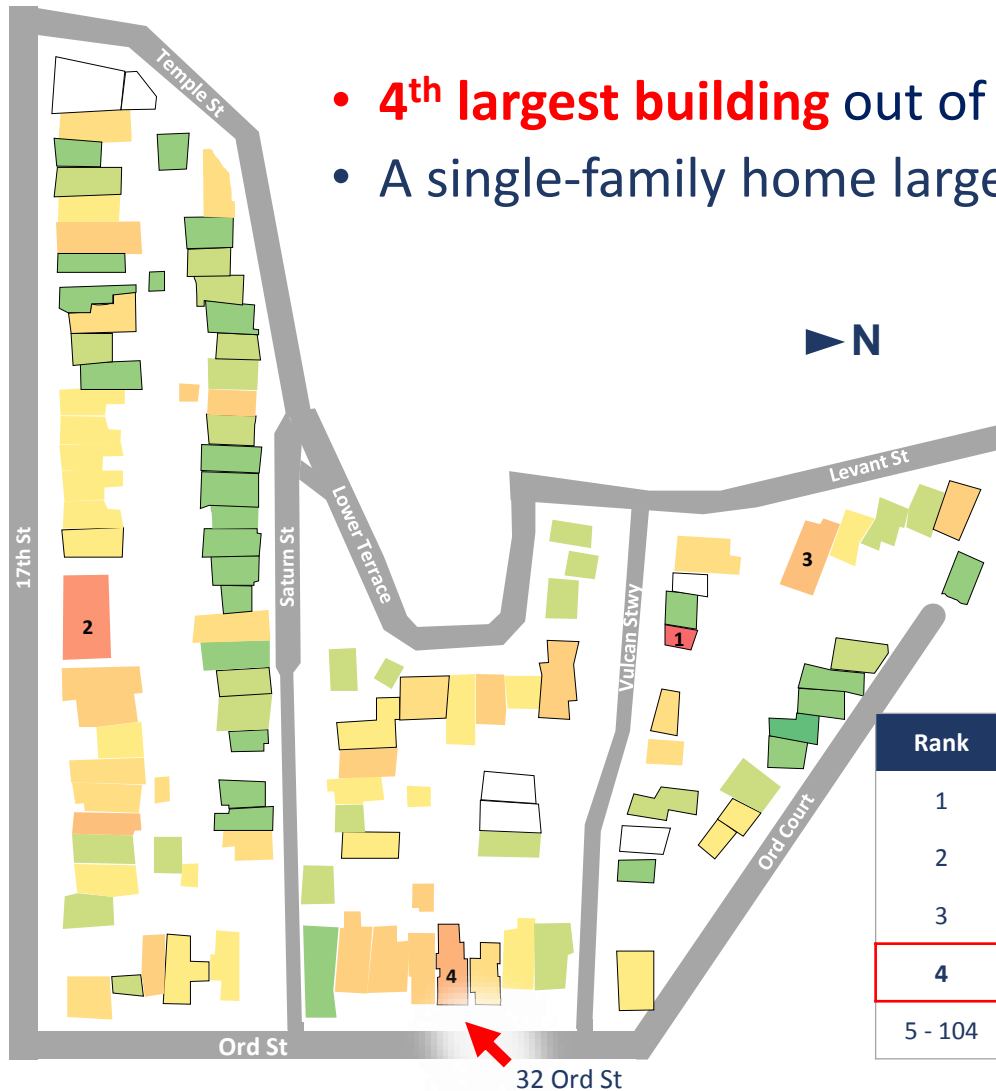
- **Existing & allowable:** $1,765 + 75\% = 3,089$ sq ft
- **Existing & proposed:** $1,765 + 169\% = 4,750$ sq ft
- **Excess:** $4,750 - 3,089 = 1,661$ sq ft

Conditional Use Findings

*“**Necessary** or **desirable** for, and **compatible** with, the neighborhood or the community [...] **Not detrimental** to the [...] persons residing or working in the vicinity”* SF Planning Department

This development is out of scale

- **4th largest building** out of 104 on its extended block
- A single-family home larger than 50 multi-unit buildings



Notes

- Heatmap: Black outlines designate single-family homes
- Source: SF Property Information Map
- Unit: Residential sq ft, not gross sq ft

Rank	Address	Lots	Units	Residential sq ft
1	58-68 Vulcan Stwy	2	1	6,732
2	4344 17 th St	1	6	5,274
3	65-67 Levant St	1	2	4,259
4	32 Ord St	1	1	3,793
5 - 104	...	1	1 - 6	560 - 3,686

Not necessary for the community

Supervisor Wiener clearly described what types of development he is targeting

*“Regular-sized homes are being [...] tripled or quadrupled in their size from one size single-family home to another size single-family home. [...] That is not addressing our housing crisis. That is **simply creating a massive single-family home.**”*

Supervisor Wiener

Promoting Interim Zoning Controls Legislation to the Land Use & Transportation Committee on 3/9/2015



32 Ord Street

- Showcase example for the need of scrutiny
- Displaces the middle class
- Diminishes the housing stock for 4 years

Y 2014
1,765 sq ft
\$1.585M



Y 2017
4,750 sq ft
~\$5M

Not desirable for the neighborhood

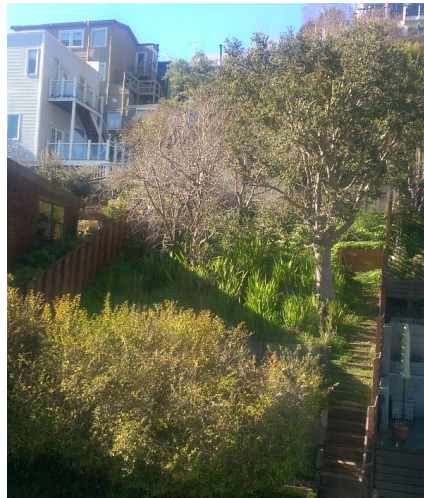
This development sets a **bad precedent**, it renders our legislation useless and it only encourages more excess. This is highly undesirable.

Current

- ✓ Presently a charming house
- ✓ Beautiful garden with mature trees
- ✓ Precious open space (tight due to hill)



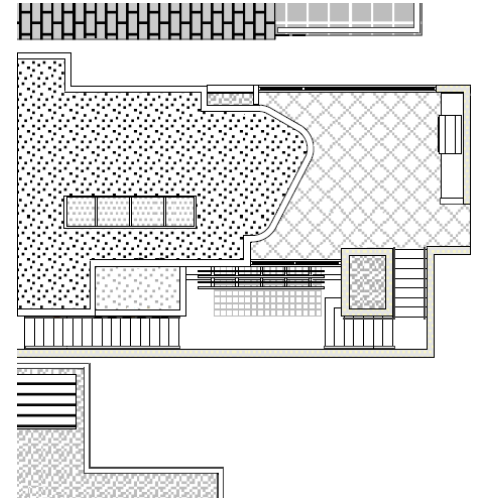
Existing façade



Garden



Proposed façade



Top floor shoots past adjacent structures

Long-term impact if approved

- ✗ Sets a very bad precedent
- ✗ Further reduces midblock open space
- ✗ Addition less desirable than access to air

Detrimental to 30 Ord St sunlight

The application states that the north neighbor will **not be shaded** ^[1], when in fact **new shading** will be created during more than half of the year.

"The rear portion of the new floor is set 8'-9" away from the north property line mirroring the approximate 9'-6" setback on the rear of 30 Ord – a 18'-3" separation which helps eliminate any shading on the north property"

Conditional Use Application

Page 3 of text document dated 12/3/2015

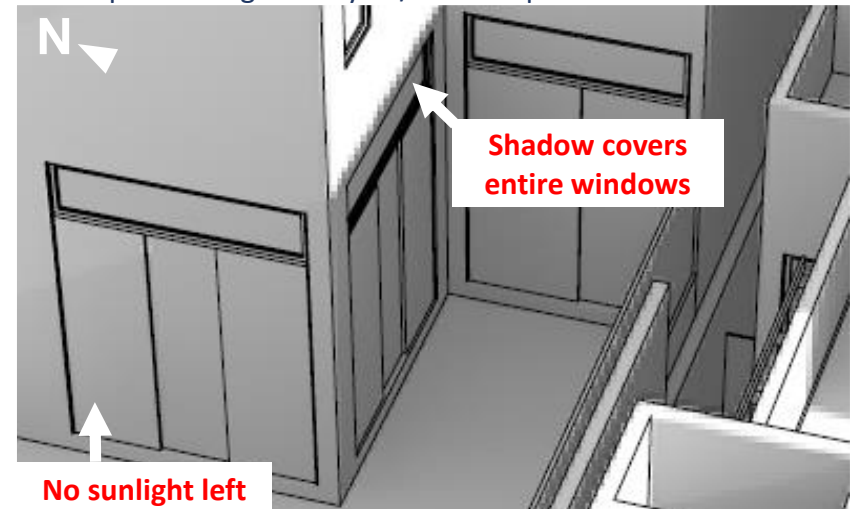
Current conditions

Photo survey 12/23/2015 12:00pm ^[2]



Proposed conditions

Developer's sunlight study 12/21 12:00pm ^[3]



Potential impact on 30 Ord St solar power

Existing shadows are misrepresented in the developer's sunlight study

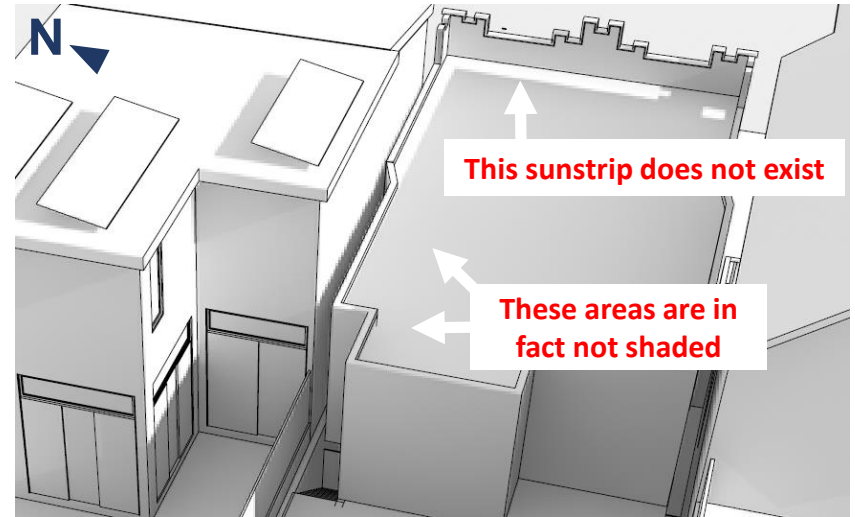
Our photo survey

Existing conditions: 12/23/2015 12:01pm ^[2]



Developer's sunlight study

Existing conditions: 12/21 12:00pm ^[3]



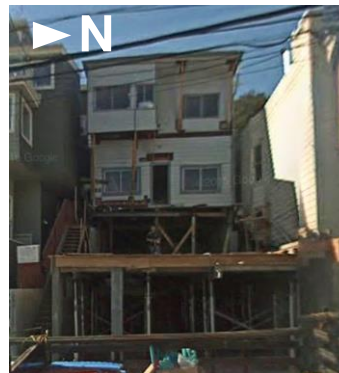
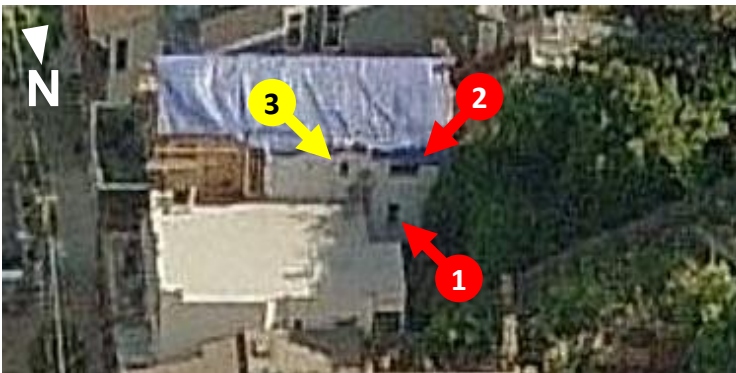
- Raises questions on whether simulations of the addition are accurate
- Will our solar system be unaffected as the application states? ^[1]
- We wish **clarification** and **potential mitigation**

36-38 Ord St background

- Built in 1902 – 13 years before 32 Ord St
- Three windows are original and located behind the property line
- Extended forward in 2008 without raising its roof and with no objections



Taken in 1986 eastward from the rear yard of 32 Ord St. Note existing 36-38 Ord St window 3



2008 construction. Note existing windows 1 2 3

Note: Image sources in Appendix 2

36-38 Ord St today

- Sizable home; owners do not oppose an expansion of 32 Ord St
- 2 households in main building + 3rd in grandfathered cottage
- Combined 3,504 sq ft of **3 units is smaller than** 32 Ord St **single-family**



Mitigation sought

- 1** 1902 window to be protected; only one in children's room
- 2** 1902 window to be protected
- 3** 1902 window, but not seeking protection
- 4** Not protected
- 5** Protected through mandatory front setback

Conclusion

Negotiations failed

- Neighbors are on the same page
- They have promoted a reasonable scope since 7/2014
- Mitigation fell short, proposal still 1,661 sq ft too large

Alternative solution: 3,089 sq ft

- Largest single-family home on the west side of Ord Street
- Honors Interim Controls, follows 22-24 Ord Ct precedent (unanimous BoS vote)
- Gives developer room to accommodate neighbors
- Supported by EVNA and Corbett Heights Neighbors

Planning Commission:

We respectfully ask for a **denial of Conditional Use** and a **support of our resolution**

Thank you!

Dirk Aguilar
30 Ord Street
DAguilar@gmail.com
(415) 347-5415

Appendix

Appendix 1: Sunlight & solar protection

CU Findings: Text doc page 3

Project: CU Findings, 32 Ord Street, San Francisco

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures:

This is a unique property due to the fact that the rear yard property line is approximately 56'-0" higher than the street property line. At 136'-0" deep, it is significantly deeper than a standard 100'-0" San Francisco lot and its 55% buildable lot area offers 74' 9 1/2" of depth to stay within the interim control limits. The existing house is set at the street property line and extends 68'-3" into the lot or 75% of the allowable buildable area. The proposed project extends an additional 13'-3" into the lot depth increasing this to 92.5%, but still 7.5% less than the 55% allowance. Relative to its immediate neighbors, the proposed project has similar coverage as 30 Ord and has significantly less coverage than 36-38 Ord which extends 4'-4" beyond the 55% line and has a cottage that is set completely within the rear yard.

Because of the steep up-sloping lot, a significant amount of the area of the proposed addition will not be visible from the street or the immediate neighboring properties to the north (30 Ord Street) and south (36-38 Ord Street). The addition of the 3rd floor will be setback 10'-0" from the existing front facade and 17'-0" from the property line and will be minimally visible from the street. The rear portion of the new floor is set 8'-9" away from the north property line mirroring the approximate 9'-6" setback on the rear of 30 Ord – a 18'-3" separation which helps eliminate any shading on the north property as well as provide increased privacy for both properties. In addition, there are no windows looking directly north out of the 3rd floor addition towards 30 Ord for increased privacy.

This same west portion of the building is set from 4'-6" to 6'-2" away from the property line windows on 36-38 Ord Street. There are no windows on the south wall of the proposed addition for privacy between the two houses.

The massing of the existing house at 32 Ord is one story lower than both of its immediate neighbors. The addition of the 3rd floor will bring the new parapet height of 32 Ord only 2'-0" higher than 30 Ord (verified by survey). At this height, there will be virtually no shadowing of the solar panels on the roof of 30 Ord (a *de minimus* amount at the beginning of winter for the first hours of the day when the solar panels are producing at their lowest efficiency). The new parapet height will still be 8'-3" lower than the ridge of 36-38 Ord Street and as it is south of 32 Ord, the proposed design will have no light impacts on 36-38 Ord. With the setback of the new floor 10'-0" behind the existing facade, there will be virtually no visual change from the street for this project.

Architect emails to neighbor

Gmail - 32 Ord: new direction

Jonathan Pearlman <jonathan@elevationarchitects.com>

Thu, Sep 4, 2014 at 3:41 PM

To: Dirk Aguilar <daguilar@gmail.com>

Cc: Sunae Chon <s@vanguardsf.com>, Steven Deeks <SDeeks@php.ucsf.edu>

Dirk,

Sunae has asked me to provide you with the drawings for our revised design for her house. It responds to your concern for light into your living room and also pulls the rear extension away from Steven's back windows. I have included a drawing (A-3.7) that illustrates the Southern sun path at different times of the year. Based on this, the rear extension on the new 4th floor will throw no shading into your living room for virtually the entire year. Around the beginning of winter (Dec. 21), there will be a very small shadow that will fall onto the floor of the very south side of your living room. Within about 1 to 1 1/2 hour after noon, the ridge of Steven's house will cause your entire house to be shaded - but there will be no additional shading from 32 Ord since it will be in the same shadow thrown from Steven's roof ridge.

On the new 4th floor, we have pulled the west wall of the kitchen over 18'-0" to the east, reducing the impact to Steven's house significantly. Given this severe impact to the house design, we have moved the front setback of the 4th floor from 15'-0" to 12'-0" gaining an additional 3'-0" of floor area, but still being respectful of the north windows on Steven's house.

For us, THIS is a compromise considering how much below the zoning envelope this is. I am hoping that you will be true to your word and consider this design rather than just dispensing it out of hand as not acquiescing to the letter of your demands for what might get built here.

Jonathan

Jonathan Pearlman
ELEVATIONarchitects
1099 23rd Street, Suite 18
San Francisco, CA 94107

o: 415.537.1125 x15

c: 415.2

w: eleva

Gmail - Moving forward with 32 Ord

Roof heights

We would like clarification on sun path illustrations and on the impact that the proposed roof height would have on the 30 Ord solar system.

==> The parapet of the new roof of 32 Ord is approximately 2'-0" taller than 30 Ord Given our relative position to the direct south of 30 Ord, there is no physical way that this differential can throw shadows on to the roof or solar panels of 30 Ord. Please note also, that the solar panels do not sit flush to the roof, but are elevated off of the roof further diminishing the difference in height. See attached photo (solar panels on the far right):

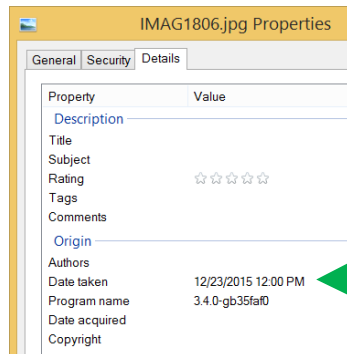
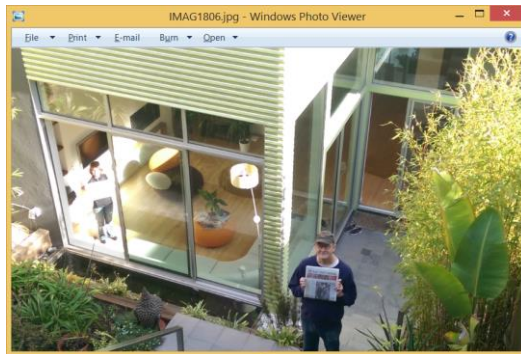
Jonathan Pearlman
ELEVATIONarchitects
1099 23rd Street, Suite 18
San Francisco, CA 94107

o: 415.537.1125 x15

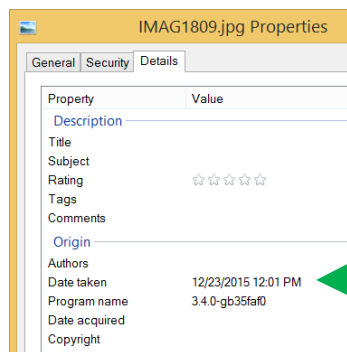
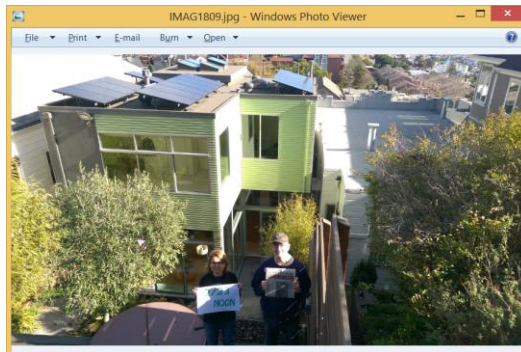
c: 415.225.3973

w: elevationarchitects.com

Appendix 2: Image properties & sources



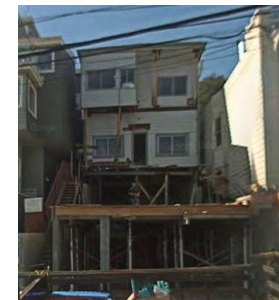
Source: https://www.flickr.com/photos/dennis_brumm/9653516888/in/photostream/ Dated 7/1986



Source: Bing Bird Eye. Retrieved on 12/14/2015

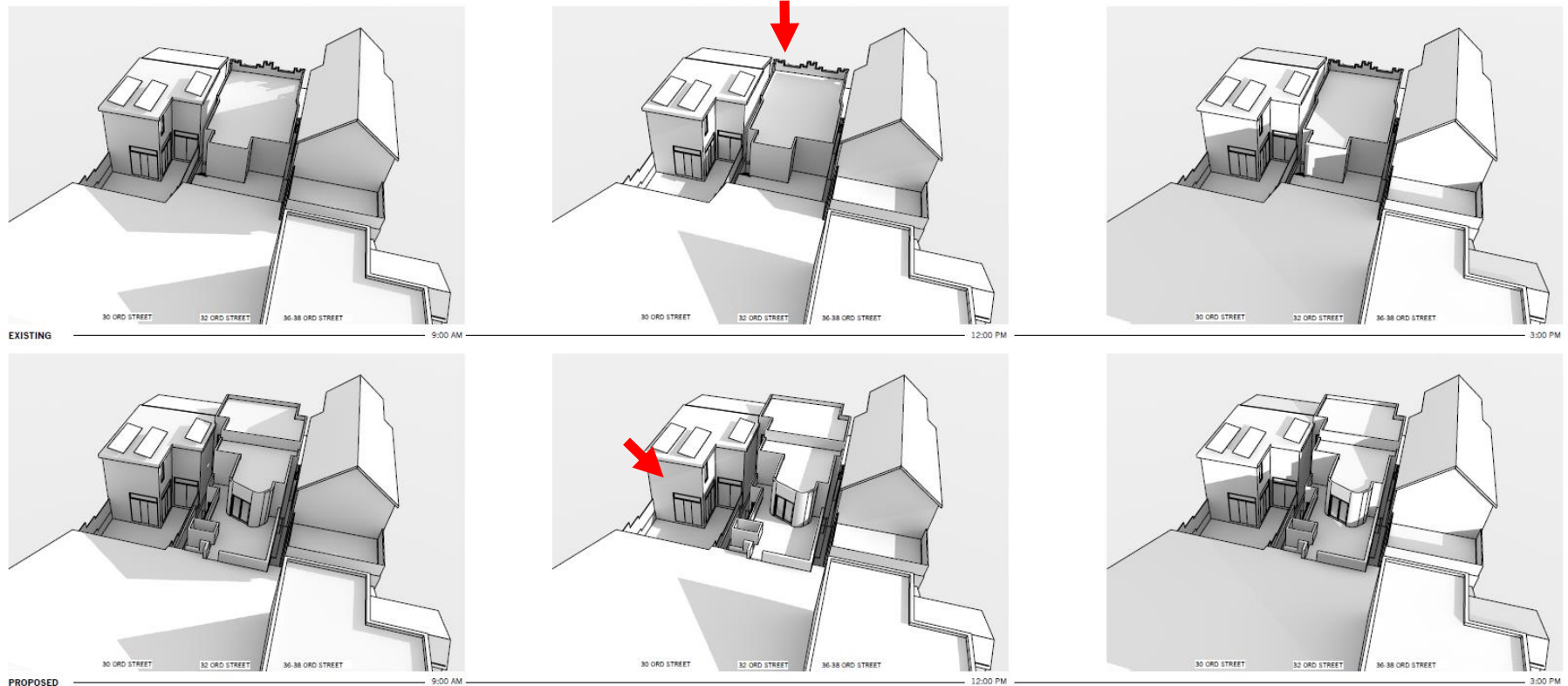


WEDNESDAY, DECEMBER 23, 2015



Source: Google Street View. Archive 2/2008

Appendix 3: Developer's sunlight study



 SUN PATH STUDY DIAGRAMS | DECEMBER 21 10.16.15

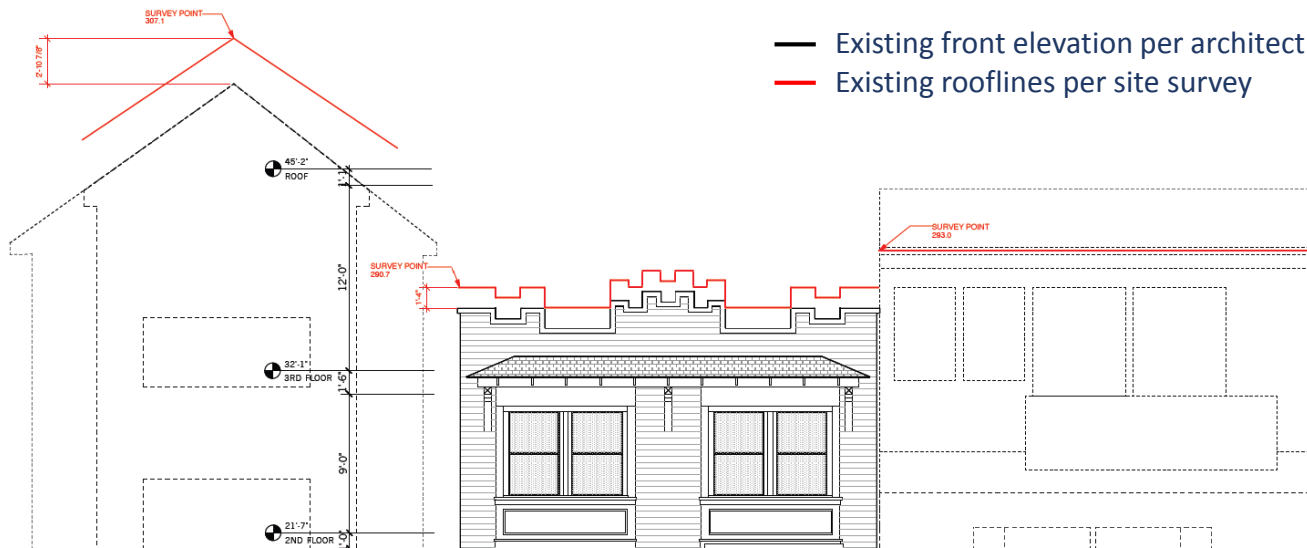
ELEVATION
1159 GREEN STREET, SUITE 4, SAN FRANCISCO, CA 94109 | T: 415.557.1125 **ARCHITECTS**

Note

This sunlight study is dated 10/16/2015 and it is not the latest revision. While simulations of existing conditions have not changed, those of proposed conditions actually create **more shadows** than shown here.

A history of issues

- Neighbors identified issues with roof heights
- Invited architect to take measurements: No response
- Escalated to Planner, who kindly ordered a site survey
- Sunlight study still flawed



From: [Maryann Dresner](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: daguilar@gmail.com
Subject: 32 Ord Street, (2014-000174CUA)
Date: Monday, December 28, 2015 8:49:47 PM

to: Andrew Perry:

I have lived several houses away from 32 Ord Street for over 30 years.

I have been informed of the scale and size of the proposed development at 32 Ord Street, and as I understand the Interim Zoning Controls legislation, the proposal for that address violates the Interim Zoning Controls Legislation.

I believe that the said legislation was specifically enacted both to curb oversize projects like that proposed at 32 Ord Street and to maintain the character of the neighborhood in which Ord Street and Ord Court and States Street are located. I understand that the proposal for 30 Ord Street is a 4,750 square foot single-family home. I believe that such a size and scale is inappropriate for this site.

I understand that there is a housing shortage in San Francisco. However, to erect a structure as contemplated by the current owner of 30 Ord Street will not do ANYTHING to help that shortage in any manner or degree.

Unfortunately, the house planned for 32 Ord Street appears to tower over the neighboring houses, thereby diminishing the light which can shine into those houses during certain times of the day and certain times of the year. Such characteristics serve to diminish the desirability of the neighborhood as a whole.

In summary, the house now contemplated for 32 Ord Street does nothing to help the San Francisco housing crisis, violates the Interim Zoning Legislation, and is out of character for the neighborhood and will negatively affect those houses which are its closest neighbors.

Finally, in addition, I worry that this 32 Ord Street project will set a bad precedent for the broader areas of Corona Heights and Corbett Heights, if it is approved, as currently proposed.

The reality of the proposed project is that it will house only one wealthy family. There does not seem to be enough of a benefit to the neighborhood or to the city to justify a structure of that size or to justify a violation of the interim zoning controls..

Please do share my comments with each of the Planning Commissioners. You may contact me as below should you have any questions or concerns.

Thank you for your attention to this matter,
Maryann Dresner.

MARYANN DRESNER
Attorney at Law
1390 Market, Fox Plaza Suite 818
San Francisco, California 94102
(415) 864-7636
fax (415) 863-8596

Please note change for Suite number

December 29, 2015

Mr. Perry,

I live at 40 Ord Court. I have owned my home in the neighborhood for 13 years. I welcome renovations and home improvements because they keep the neighborhood looking nice.

While I am not opposed to remodeling and improvement to the property, the proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this. A 4,750 square foot single-family home is inappropriate for this site on the current lot. It is not desirable for the neighborhood or community, and it is detrimental to the close neighbors. I am concerned that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Additionally, as more and more green space disappears in these neighborhoods drainage and possible places for trees becomes more and more of a challenge. The rainwater has no place to go if every lot is concrete. Development should not remove all green space which the proposed project at 32 Ord Street will do.

Please relay my opposition to the Planning Commission? Thank you for your time and attention to this matter.

Respectfully,
Jeffery Poe
40 Ord Court

From: [Harold](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: 32 Ord Court
Date: Tuesday, December 29, 2015 10:25:55 AM

Dear Mr. Perry:

I have lived at 255 States Street for over 40 years.

The proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this.

A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors.

I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Best Regards,
Harold Charns

From: [Rick Walsh](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#); [Pat Dowd](#); [Gary Weiss](#)
Subject: 32 Ord St
Date: Tuesday, December 29, 2015 4:20:36 PM

Hi Andrew,

We have lived at 18 Ord St for 19 years. During this period, we have watched our street transform itself from an eclectic and affordable enclave to a place where very few can now afford to buy (or rent). It was because of this transformation that we approached the Chronicle and explained the situation a few years ago. The resultant article is what sparked Supervisor Wiener's interim controls to slow the transformation of the neighborhood's cottages into mansions that are out of reach to all but a few. The intention of the interim controls was to make it more difficult to transform a small, affordable cottage into a mansion. The interim controls were passed unanimously by the Board of Supervisors.

The developer of 32 Ord St is asking to basically ignore the interim controls as they are requesting permission to transform a 1500 sq foot cottage into an almost 5000 sq foot mansion. A house of this size is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors (and we happen to care about our neighbors!). We are worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights. In addition, what would it say about the will of the people and our duly elected representatives?

Could you please relay our opposition to the Planning Commission? Thank you in advance.

Best regards,

Rick Walsh / Pat Dowd
18 Ord St
415-297-1698

PS. We understand that development is inevitable and are not against it. We just ask that it be reasonable and respectful of those of us who live here. I'd like to convey the story of 24 Ord STREET (note, don't confuse this story with the nightmare of 24 Ord COURT as I don't think any of us need to be reminded of that:)). The developer of 24 Ord Street bought a run down home in desperate need of help. It is located next door to our house. He listened to our issues and came up with a design that preserved an affordable unit while not increasing the building's height or its rear yard setback. As a result, the neighborhood supported the transformation of 24 Ord Street. Not a single letter of opposition or DR was filed for a job that is more than doubling the square footage of 24 Ord Street. On the other hand, the developer of 32 Ord Street is facing a rather different response from the exact same group of neighbors. We are reasonable people who simply ask that the spirit of the interim controls be respected.

From: together3@comcast.net
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 9:01:33 AM

Subject: Opposition to 32 Ord Street (2014-000174CUA)

Mr. Perry,

I have lived at 172 Museum Way for 12 years.

The proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this. A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors. I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Three doors down from us, you approved a huge house like this. It was bitterly opposed by our dear neighbor, Mae, who lived next door. It towered over and beyond her house, in order to gain the huge size you allowed. Mae had built and lived in her home for 30 plus years. After losing her battle to prevent its size, she died in her house during the disruptive construction. Your decisions have long lasting consequences for the neighbors who call their buildings home.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Best regards,

Mark Randall

From: [Rose](#)
To: [Perry, Andrew \(CPC\)](#); [Dirk Aguilar](#)
Subject: Expressing My Opposition to 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 10:20:59 AM

Dear Mr Perry:

I have lived at 255 States Street for over 40 years.

The proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this.

A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors.

I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Best Regards,
Rose Schubert



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Roberta Leblang Davis](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: Fwd: Opposition to 32 Ord Street (2014-0000174CUA)
Date: Tuesday, December 29, 2015 11:49:55 AM

Dear Mr Perry,

My recent email to you indicated opposition to the proposed project at 32 Ord Street (2014-0000174CUA) not 33 Ord Street as shown on my original email below. I apologize for the typo.

Sincerely,
Roberta Leblang Davis
4322 17 Street
San Francisco, CA 94114

Sent from my iPad

Begin forwarded message:

From: Roberta Leblang Davis <ledlangdav@aol.com>
Date: December 29, 2015 at 11:43:30 AM PST
To: andrew.perry@sfgov.org
Cc: Dirk Aguilar <daguilar@gmail.com>
Subject: **Opposition to 32 Ord Street (2014-0000174CUA)**

Dear Mr. Perry,

I have lived at 4322 17th Street for 25 years. I have seen many changes to the neighborhood, mostly for the better but the proposed development at 32 Ord Street is quite concerning to me and to many of my neighbors. The proposed development violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversized projects like this. A 4,750 square foot single-family home is inappropriate for this site and for this neighborhood. It is neither necessary nor desirable for the neighborhood or the community and it is detrimental to the close neighbors. I am worried that if this project were approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Please rely my opposition to the Planning Commission. I appreciate your attention to this matter.

Sincerely,

Roberta Leblang Davis

Sent from my iPad

From: [Jonathan Neuberger](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: Neighbor opposition to proposed development of 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 4:39:23 PM

Mr. Perry,

I am writing to express my opposition to the proposed development at 32 Ord Street. I have lived at 40 Ord Street (two doors away from 32 Ord) for more than seven (7) years.

Through the work of neighbors, I have had an opportunity to view the proposed plans for 32 Ord. My immediate reaction to these plans was one of shock at the enormous size of the proposed additions to the existing property. It is my understanding that the proposal will almost triple the size of the existing building. I further understand that the proposed development violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this one. A 4,750 square foot single-family home is wholly inconsistent with the existing home and seems inappropriate for this site. I fail to see how such a project is either necessary or desirable for the neighborhood or the community. It is also highly impactful and detrimental to the immediate neighbors. In light of several similar proposals in the neighborhood, I worry that if this project were approved it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Please relay my opposition to the Planning Commission. Thank you for your attention in this matter.

Sincerely,
Jonathan Neuberger
40 Ord Street
415-826 8634

From: [Poe Asher](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: DAguilar@gmail.com
Subject: Opposition to 32 Ord St. (2014-000174CUA)
Date: Tuesday, December 29, 2015 3:50:45 PM

Mr. Perry,
I have lived at 44 Ord Court for 35 years.

The proposed development at 32 Ord St. violates the Interim Zoning Legislation, which was specifically enacted to stop these oversized buildings. The one on States St. that goes all the way to Museum Way is a mind-boggler. This project at 32 Ord St. is equally not appropriate for this location. What is the purpose of IZL if such exceptions are permitted? What am I missing here?

This project, at 4,750 square feet is not just bad for nearby neighbors. If it were approved it would set the stage for making the IZL redundant as well as being a death knell for the entire Corona Heights and Corbett Heights neighborhoods. Please count me as opposed.

Thank you,
Poe Asher

From: [Thomas Schmidt](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Vladimir S. Petrovic](#); [Dirk Aguilar](#)
Subject: Opposition to 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 7:45:09 AM

Mr. Perry,

My husband and I have lived at 88 Museum Way in Corona Heights since June.

I am writing regarding the proposed development at 32 Ord Street, which violates the Interim Zoning Controls Legislation. This legislation was specifically enacted to curb oversized projects like this. A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors. I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Happy new year to you!

Best regards,

Tom Schmidt

--

Tom Schmidt
tschmidt@alum.mit.edu

From: [Sonja Renner](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: Opposition to 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 8:36:31 AM

Mr. Perry,

I live at 30 Ord Street and you have already been in contact with my husband Dirk Aguilar. Thank you very much for your support.

As you know, the sunlight in our living room will be diminished during a good part of the year, despite what Jonathan Pearlman had told us and despite what his application says. We are still not sure what the real implications are on our solar panels, because Jonathan's sunlight study is visibly inaccurate. Unfortunately both of these issues are unacceptable for us.

I understand that our Interim Zoning Controls Legislation prevailed in front of the Board of Supervisors in a precedent case at 22-24 Ord Court. We would like John and Brian Harty to honor this legislation and downsize their development.

Can you please relay my opposition to their Conditional Use Application to the Planning Commission? Thank you for your attention to this matter.

Best regards,

Sonja Renner

--

Sonja Renner
Sonja.Renner@gmail.com
Cell: +1 (415) 728-8698

From: [Monique Passicot](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: DAguilar@gmail.com
Subject: Opposition to 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 10:08:37 AM

Mr. Perry,

I have lived at 16 Temple Street for thirteen years, and before that, at 4406 17th street for over twenty.

The proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this. A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors. I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Best regards,

Monique Passicot

From: [Lauren Fogel](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: Opposition to 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 12:54:32 PM

Dear Mr. Perry,

I'm writing to state my opposition to the situation re the 32 Ord St. development. Unfortunately, I will be on a business trip from 1/4-1/8/2016 and am unable to attend the hearing in person, hence this email.

I have lived at 270 States Street for 12 years (since October 2003).

With my downstairs neighbor at 272 States St, I took the building through condominium conversion in June 2006. Both the owner of 272 States and I still live in the building and have every intention of living there for many years to come. I have been a resident of adjoining/nearby neighborhoods (Castro/Noe Valley) since 1999.

I am not against development. I appreciate the situation in San Francisco in which we have a dearth of housing in general and little affordable housing. I understand that new housing must be created to address this situation.

However, the proposed development at 32 Ord Street, a 4,750 square foot single family home, does not address the housing situation in San Francisco, and, further and worse, it violates the Interim Zoning Controls Legislation. As I am sure you are aware, this legislation has been enacted to curb oversized projects like the one proposed at 32 Ord Street that are not in keeping with the neighborhood.

A 4,750 square foot single-family home is simply inappropriate for this site. While it may be desirable for the future owners, it is neither necessary nor desirable for the neighborhood or community, and it is highly problematic to the close neighbors.

I am extremely concerned that if this project were to be approved, it would set a negative precedent for the broader areas of Corona Heights and Corbett Heights. If the planning commission doesn't adhere to the Interim Zoning Controls for this development, one that is so clearly in violation of those controls, then that effectively renders them moot, and other developers could follow the precedent. And that is not acceptable.

Would you please relay my opposition to the Planning Commission?

I encourage the developers to work in a positive and productive manner with the neighbors to ensure that the project can move forward in a manner more in keeping with the neighborhood than the proposed development.

Thanks for your attention to this matter.

Best.

Lauren Fogel
270 States St.
San Francisco, CA 94114
[415/254-8857](tel:4152548857)

From: [Alan Broussard](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: Opposition to 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 2:20:36 PM

Dear Mr. Perry,

I have lived at 74 Vulcan Stairway in San Francisco for the past 20 years.

The proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this. A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors. I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Best regards,

Alan Broussard

From: [Duke Dahlin](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#); [Joel Smart](#)
Subject: Proposed Development at 32 Ord Street
Date: Tuesday, December 29, 2015 3:25:49 PM

Mr. Perry,

We have lived at 245 States Street since 1985, 30 years.

The proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversize projects like this. A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors. I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Best regards,

Clarence A. Dahlin and Joel R. Smart

From: [Martin Burbidge](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: ["Dirk Aguilar"](#)
Subject: Subject: Opposition to 32 Ord Street (2014-000174CUA)
Date: Tuesday, December 29, 2015 4:12:27 PM

Mr. Perry,

I have lived at I Vulcan Stairway, SF, CA 94114 for five years. My home directly abuts 32 Ord Street to the west.

The proposed development at 32 Ord Street violates Interim Zoning Controls Legislation, which has specifically been enacted to curb oversized projects like this. A 4,750 square foot single-family home is inappropriate for this site. It is neither necessary nor desirable for the neighborhood or community, and it is detrimental to the close neighbors. I am worried that if this project were to be approved, it would set a bad precedent for the broader areas of Corona Heights and Corbett Heights.

Could you please relay my opposition to the Planning Commission? Thanks for your attention to this matter.

Best regards,

Martin Burbidge

[Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts]

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

WHEREAS, Planning Code Section 306.7 provides for the imposition of interim zoning controls that promote the public interest, including but not limited to development and conservation of the City's commerce and industry to maintain the City's economic vitality and maintain adequate services for its residents, visitors, businesses, and institutions; and preservation of neighborhoods and areas of mixed residential and commercial uses and their existing character; and

WHEREAS, The area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of

1 parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street is
2 composed primarily of residential buildings, many of which are small in scale and located on
3 large lots and on through lots; and

4 WHEREAS, Existing zoning controls generally allow residential development much
5 larger in scale than the existing residential fabric within the boundaries established by this
6 Resolution; and

7 WHEREAS, The Planning Code encourages development that preserves existing
8 neighborhood character yet recent residential development proposals within the boundaries
9 established by this Resolution have been significantly larger and bulkier than existing
10 residential buildings; and

11 WHEREAS, The interim controls established by this Resolution will allow time for the
12 orderly completion of a planning study and for the adoption of appropriate legislation; and

13 WHEREAS, This Board of Supervisors ("Board") has considered the impact on the
14 public health, safety, peace, and general welfare if these interim controls are not imposed;
15 and

16 WHEREAS, The Board has determined that the public interest will best be served by
17 imposition of these interim controls to ensure that the legislative scheme which may be
18 ultimately adopted is not undermined during the planning and legislative process for
19 permanent controls; and

20 WHEREAS, The Board makes the following findings of consistency with the Priority
21 Policies set forth in Planning Code Section 101.1: By requiring Conditional Use authorization
22 for (1) any residential development that will result in total residential square footage exceeding
23 3,000 gross square feet on a parcel if the residential development will occur on a vacant
24 parcel; (2) any residential development that will increase the total existing gross square
25 footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75%

1 without increasing the existing legal unit count or (b) more than 100% if increasing the existing
2 legal unit count; and (3) any residential development, either as an addition to an existing
3 building or as a new building, that results in greater than 55% lot coverage, these interim
4 controls advance Priority Policy 2, that existing housing and neighborhood character be
5 conserved and protected to preserve the cultural and economic diversity of our
6 neighborhoods; and these interim controls do not conflict with the other Priority Policies of
7 Section 101.1; and

8 WHEREAS, The Planning Department has determined that the actions contemplated in
9 this Resolution are in compliance with the California Environmental Quality Act (California
10 Public Resources Code, Sections 21000 et seq.). Said determination is on file with the Clerk
11 of the Board of Supervisors in File No.150192 and is incorporated herein by reference. The
12 Board hereby affirms this determination; now, therefore, be it

13 RESOLVED, That pursuant to Planning Code, Section 306.7, the Board hereby
14 requires that for all parcels zoned RH-1, RH-2, or RH-3 within a perimeter established by
15 Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum
16 Way, the eastern property line of parcel 2620/063, the eastern property line of parcel
17 2619/001A, and Douglass Street, (1) a Conditional Use authorization pursuant to Planning
18 Code Section 303 is required for any residential development that will result in total residential
19 square footage exceeding 3,000 gross square feet on a parcel if the residential development
20 will occur on a vacant parcel; (2) a Conditional Use authorization pursuant to Planning Code
21 Section 303 is required for any residential development that will increase the total existing
22 gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more
23 than 75% without increasing the existing legal unit count or (b) more than 100% if increasing
24 the existing legal unit count; and (3) a Conditional Use authorization pursuant to Planning
25

1 Code Section 303 is required for any residential development, either as an addition to an
2 existing building or as a new building, that results in greater than 55% lot coverage; and, be it

3 FURTHER RESOLVED, That the Planning Commission shall only grant a Conditional
4 Use authorization allowing residential development to result in greater than 55% lot coverage
5 upon finding unique or exceptional lot constraints that would make development on the lot
6 infeasible without exceeding 55% total lot coverage, or, in the case of the addition of a
7 residential unit, that such addition would be infeasible without exceeding 55% total lot
8 coverage; and, be it

9 FURTHER RESOLVED, That the Planning Commission, in considering a Conditional
10 Use authorization in a situation where an additional new residential unit is proposed on a
11 through lot on which there is already an existing building on the opposite street frontage, shall
12 only grant such authorization upon finding that it would be infeasible to add a unit to the
13 already developed street frontage of the lot; and, be it

14 FURTHER RESOLVED, That upon imposition of these interim controls, the Planning
15 Department shall conduct a study of the contemplated zoning proposal and propose
16 permanent legislation to address the issues posed by large residential development projects
17 within an existing fabric of smaller homes; and, be it

18 FURTHER RESOLVED, That these interim controls shall apply to all applications for
19 residential development in the area covered by the controls where a final site or building
20 permit has not been issued as of the effective date of this Resolution; and, be it

21 FURTHER RESOLVED, That for projects currently scheduled for a hearing at the
22 Planning Commission under a Discretionary Review as of the effective date of this Resolution,
23 the Planning Department is requested to expedite the processing and calendaring of any
24 required Conditional Use authorization under these controls; and, be it

1 FURTHER RESOLVED, That these interim controls shall remain in effect for a period
2 of eighteen (18) months unless extended in accordance with Planning Code Section 306.7(h)
3 or until permanent controls are adopted; and, be it

4 FURTHER RESOLVED, That the Planning Department shall provide reports to the
5 Board pursuant to Planning Code Section 306.7(i).

6
7 APPROVED AS TO FORM:
8 DENNIS J. HERRERA, City Attorney

9 By: 

10 ROBB KAPLA
11 Deputy City Attorney

12 n:\egana\as2015\1500585\00998479.docx



City and County of San Francisco

Tails Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 150192

Date Passed: March 10, 2015

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

March 09, 2015 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE


March 09, 2015 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

March 10, 2015 Board of Supervisors - ADOPTED

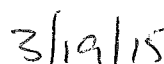
Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150192

I hereby certify that the foregoing Resolution was ADOPTED on 3/10/2015 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor


Date Approved