



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JANUARY 21, 2016

*Date:* January 14, 2016  
*Case No.:* **2014 – 000437CUA**  
*Project Address:* **4171 24TH STREET**  
*Zoning:* 24<sup>th</sup> Street – Noe Valley NCD (Neighborhood Commercial) District  
40-X Height and Bulk District  
*Block/Lot:* 6506/032  
*Project Sponsor:* BMW Properties, LLC  
PO Box 460039  
San Francisco, CA 94146  
*Project Applicant:* John Kevlin  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Marcelle Boudreaux – (415) 575-9140  
[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)  
*Recommendation:* Approval with Conditions

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### PROJECT DESCRIPTION

The project proposes to demolish the existing two-story with garage, single-family residential building. The proposed replacement is a four-story-over-basement building with five residential units (5,793 square feet) and ground floor commercial space (755 square feet). Four of the five dwelling units are family-sized (two or greater bedrooms), and the dwelling units range from a 765 square foot one-bedroom unit to a 1,314 square foot three-bedroom unit. Five bicycle parking spaces are provided on site for the residential units; no off-street parking for vehicles is provided. Two bicycle parking spaces are provided for the proposed commercial use on the sidewalk. Private and common open space is provided through a combination of access to the rear yard and roof decks. The proposed height is 45 feet. Pursuant to Section 263.20 of the Planning Code, in order to encourage generous ground floor ceiling heights for commercial and other active uses up to an additional 5 feet of height is allowed in certain NCT and NCD areas, including the 24<sup>th</sup> Street – Noe Valley NCD.

Pursuant to Planning Code Section 728.37, within the 24<sup>th</sup> Street – Noe Valley NCD, residential demolition at the 2<sup>nd</sup> story requires Conditional Use Authorization. Further, pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.” This

report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014-000437CUA	New Building Case Number	2014-000437CUA
Recommendation	Approve with conditions	Recommendation	Approve with conditions
Demolition Application Number	201410169156	New Building Application Number	201410169154
Number Of Existing Units	1	Number Of New Units	5
Existing Parking	1	New Parking	0
Number Of Existing Bedrooms	2	Number Of New Bedrooms	10
Existing Building Area	±1,200 Sq. Ft.	New Building Area	± 5,793 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
312 Expiration Date	01/20/16	Date Time & Materials Fees Paid	N/A

## **SITE DESCRIPTION AND PRESENT USE**

The project site is located on the south side of 24th Street between Castro and Diamond Streets, Lot 032 in Assessor's Block 6506, in Noe Valley. The project site is within the 24th Street – Noe Valley NCD (Neighborhood Commercial) District and a 40-X Height and Bulk district. The project site currently contains a vacant, two-story single-family dwelling with garage. The lot is 25 feet wide and 114 in depth, containing approximately 2,848 square feet in lot area.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located approximately in the middle of the block-face flanked by buildings on either side. The adjacent building to the east is two-story over garage four-unit condominium residential building. The adjacent building to the west is a three-story residential structure setback from the property line, with a one-story commercial structure at the sidewalk. The block-face on the north and the south are characterized by one- to four-story buildings, and of mixed architectural style. At the street level, some buildings exhibit commercial use and some exhibit residential use (defined by entryways and garages); the majority of use at the ground floor is commercial. The buildings also vary in density from single-family residences to small multi-unit apartment buildings. Approximately 2/5-mile to the east is the Muni J-Church line on Church Street, three Muni bus lines run within ¼-mile of the site (nos. 24, 35, 48), and the regional serving BART stop at 24<sup>th</sup> Street-Mission is less than a one mile from the subject property.

## **REPLACEMENT STRUCTURE**

The use and size of the proposed project is compatible with the immediate neighborhood. The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The replacement building is two residential stories over ground floor commercial at the street; the fourth story is setback from the street. This is designed to be in keeping with the existing development pattern and the neighborhood character.

The ground floor commercial maintains the pedestrian-oriented character of the neighborhood commercial district. The project's residential entry is defined with a transition between the public and private realms. A majority of the street frontage is dedicated to commercial use, with requirements for active use. As designed, the storefront windows are transparent and unobstructed, defined by window casework and bulkhead. A majority of the dwelling units are family-sized; three units are two-bedroom ranging from 808-1,262 square feet, and one unit is three-bedroom ranging with 1,314 square feet.

Although designed in a contemporary aesthetic, the façade treatment and materials of the replacement buildings have been appropriately selected to be harmonious with the existing surrounding neighborhood, including but not limited to the use of bay windows, horizontal siding and storefront with bulkhead and transoms.

The project has proposed a code-compliant rear yard (25% of lot depth) to respect the pattern of mid-block open space. Additionally, the project steps down to a two-story mass from a four-story mass approximately 10 feet before the required rear yard line.

No automobile parking is provided, thus there is no garage entry and no curb cut. This is a transit-rich neighborhood commercial district and the residential and proposed commercial use will be well-served by MUNI.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. Case No. 2014-000437ENV determined the property not to be an historic resource.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	December 31, 2015	December 31, 2015	20 days
Mailed Notice	20 days	December 31, 2015	December 31, 2015	20 days

## **PUBLIC COMMENT**

The Department has received no direct communication in support of or in objection to the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- In the 24<sup>th</sup> Street- Noe Valley NCD, Conditional Use authorization is required for residential demolition at the 2<sup>nd</sup> story and above.
- The proposed building complements the neighborhood's pattern of development, with scale and character respective of the existing streetwall, and preserving the pattern of mid-block open space in the rear.
- The addition of commercial space at the ground floor complements the majority of the block face and supports a pedestrian-oriented neighborhood commercial district.

## **URBAN DESIGN ADVISORY TEAM REVIEW**

The request(s) for demolition and new construction was reviewed by the Department's Urban Design Advisory Team (UDAT). The UDAT's comments include:

- Design the roof penthouse massing (stair and elevator) as one massing instead of three separate elements. (Sponsor decided to remove all penthouse massing.)
- Include ground floor commercial space instead of a garage opening.
- Setback fourth floor approximately 10 feet from the street/proposed front building wall.
- Design details including:
  - At bay windows, extend siding element to remove floor to ceiling glazing;
  - Bulkhead element at storefront to extend across as much of front façade as possible;
  - Stronger defining cornice at the streetface
- Add horizontal element (wood slats) at the commercial storefront area to address the block context.

The Project Sponsor made the above changes to the proposal per UDAT comments.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization for the demolition of residential use at the 2<sup>nd</sup> story.

## **BASIS FOR RECOMMENDATION**

- The Project will result in a net gain of four dwelling-units.
- The Project will create four family-sized dwelling-units – three two-bedroom units and one three-bedroom unit.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The 24<sup>th</sup> Street – Noe Valley NCD Zoning District generally allows one dwelling unit per 600 square feet of lot area. The Project is therefore an appropriate in-fill development.



- Although the structure is more than 45-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The District is well served by transit; therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions.</b>
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**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Conditional Use Hearing Public Notice/Section 312 Notice

Environmental Evaluation / Historic Resources Information

Context Photos

Project Sponsor Submittal

- Sponsor Letter
- Appraisal of property

Reduced Plans

Color Renderings

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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                             |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Context Photos              | 3-D Renderings (new construction or significant addition)     |
| <input checked="" type="checkbox"/> Site Photos                 | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice             |
|   | <input type="checkbox"/> Environmental Determination          |

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

MWB

Planner's Initials

Enter Initials Here: MWB



# 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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*Case No.:* **2014 – 000437CUA**  
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[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)  
*Recommendation:* Approval with Conditions

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 317 AND 728.37 FOR THE REMOVAL OF A TWO-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH GARAGE AND REPLACEMENT WITH A FOUR-STORY, FIVE RESIDENTIAL-UNIT BUILDING WITH GROUND-FLOOR COMMERCIAL USE.**

### PREAMBLE

On November 4, 2015, John Kevlin of Reuben Junius Rose LLP (Project Applicant) for BMW Properties, LLC (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 317 and 728.37 to demolish a two-story single-family dwelling with garage, and replace with a four-story, five residential-unit building with ground-floor commercial use at **4171 24<sup>th</sup> Street** within the 24<sup>TH</sup> Street – Noe Valley NCD (Neighborhood Commercial) District and a 40-X Height and Bulk District.

On January 21, 2016 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000437CUA.

On January 22, 2015, the Project was determined by the Department not to be an historic resource under Case No. 2014-000437ENV. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. Further, on December 8, 2015, a shadow fan analysis was completed determining that the proposed project would not cast any new shadow on any properties under the jurisdiction of the Recreation and Parks Department (Section 295 of the Planning Code).

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. 2014-000437CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project proposes to demolish the existing two-story with garage, single-family residential building. The proposed replacement is a four-story-over-basement building with five residential units (5,793 square feet) and ground floor commercial space (755 square feet). Four of the five dwelling units are family-sized (two or greater bedrooms), and the dwelling units range from a 765 square foot one-bedroom unit to a 1,314 square foot three-bedroom unit. Five bicycle parking spaces are provided on site for the residential units; no off-street parking for vehicles is provided. Two bicycle parking spaces are provided for the proposed commercial use on the sidewalk. Private and common open space is provided through a combination of access to the rear yard and roof decks. The overall proposed height is 45 feet. Pursuant to Section 263.20 of the Planning Code, in order to encourage generous ground floor ceiling heights for commercial and other active uses up to an additional 5 feet of height is allowed in certain NCT and NCD areas, including the 24th Street – Noe Valley NCD.

Pursuant to Planning Code Section 728.37, within the 24th Street – Noe Valley NCD, residential demolition at the 2nd story requires Conditional Use Authorization. Further, pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to

Conditional Use requirements.” This report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

3. **Site Description and Present Use.** The project site is located on the south side of 24th Street between Castro and Diamond Streets, Lot 032 in Assessor’s Block 6506, in Noe Valley. The project site is within the 24th Street – Noe Valley NCD (Neighborhood Commercial) District and a 40-X Height and Bulk district. The project site currently contains a vacant, two-story single-family dwelling with garage. The lot is 25 feet wide and 114 in depth, containing approximately 2,848 square feet in lot area.
4. **Surrounding Properties and Neighborhood.** The project site is located approximately in the middle of the block-face flanked by buildings on either side. The adjacent building to the east is two-story over garage four-unit condominium residential building. The adjacent building to the west is a three-story residential structure setback from the property line, with a one-story commercial structure at the sidewalk. The block-face on the north and the south are characterized by one- to four-story buildings, and of mixed architectural style. At the street level, some buildings exhibit commercial use and some exhibit residential use (defined by entryways and garages); the majority of use at the ground floor is commercial. The buildings also vary in density from single-family residences to small multi-unit apartment buildings. Approximately 2/5-mile to the east is the Muni J-Church line on Church Street, three Muni bus lines run within ¼-mile of the site (nos. 24, 35, 48), and the regional serving BART stop at 24th Street-Mission is less than a one mile from the subject property.
5. **Public Comment.** The Department has received no direct communication in support or in objection to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Residential Demolition – Section 317:** Pursuant to Planning Code Sections 728.17 and 317, Conditional Use Authorization is required for applications proposing to remove residential units, located at the second floor or above. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8 , “Additional Findings pursuant to Section 317” below.*
  - B. **Rear Yard Requirement.** Planning Code Section 134 requires, in the 24<sup>TH</sup> Street- Noe Valley NCD, a rear yard measuring 25 percent of the total depth.

*The Project proposes an approximately 28-foot 6-inch rear yard, which is equal to 25 percent of lot depth.*

- C. **Street Frontages in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

*The Project site has approximately 25 feet of lineal street frontage along 24th Street with approximately 15 feet of street frontage devoted to either the potential commercial entrance or storefront window space. The proposed windows are un-tinted. As designed, the storefront windows are transparent and unobstructed, with exception of the window casework and bulkhead.*

- D. **Floor Area Ratio, Non-Residential Uses.** Planning Code Section 728.21 restricts floor area ratio to 1.8 to 1.

*Approximately 5,130 gross square feet of non-residential use is permitted pursuant to this Section of the Code. The project would provide approximately 755 gross square feet of non-residential use, which is within the permitted limits.*

- E. **Use Size, Non-Residential.** Planning Code Section 728.21 permits use sizes up to 2,499 square feet, with a Conditional Use Authorization required for use sizes of 2,500 square feet and above, as defined by Planning Code Section 790.130.

*The proposed size for the commercial space is 755 square feet, therefore is permitted.*

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

*No automobile parking is provided. The proposed commercial square footage area is 755 square feet, below the threshold for required automobile parking. Two Class 2 bicycle parking spaces are proposed, although the commercial use has not been identified at this time. Where a project proposes to construct new non-residential uses or increase the area of existing non-residential uses, for which the project has not identified specific uses at the time of project approval by the Planning Department or Planning Commission, the project shall provide the amount of non-residential bicycle parking required for Retail Sales.*

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

*The Project proposes five (5) Class 1 bicycle parking spaces, one for each dwelling unit. The bicycle parking for the residential units will be provided in an enclosed room in the basement accessible by an elevator.*

- H. **Density of Dwelling Units.** The ratio of dwelling units in the 24<sup>th</sup> Street – Noe Valley (NCD) Neighborhood Commercial District is generally one dwelling unit per 600 square feet, pursuant to Planning Code Section 728.91. Pursuant to Planning Code Section 207.1, fractions of one-half or more are rounded up.

*The lot area is approximately 2,848 square feet, thus five dwelling units are permitted.*

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

*The project proposes a replacement building of approximately 45 feet in height, with permitted exceptions such as stair and elevator penthouses. In order to encourage generous ground floor ceiling heights for commercial and other active uses up to an additional overall height of 5 feet is allowed in certain NCT and NCD areas, including the 24th Street – Noe Valley NCD. The proposed ground floor commercial ceiling height is approximately 15 feet at the street.*

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

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

*The use and size of the proposed project is compatible with the immediate neighborhood. The replacement building increases the number of units at the project site by four, and increases the number of bedrooms by eight. The replacement building is also designed to be compatible with the existing development pattern and the neighborhood character. The ground floor commercial is in keeping with the pedestrian-oriented neighborhood commercial district.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;



*The proposal will generally conform with the neighborhood's pattern of development, scale and character, preserving mid-block open space. The Project is consistent with the type and size of structures in the district, and with the majority of the block-face, by providing a ground floor occupied by commercial use and upper levels occupied by residential uses. The existing buildings in the district are generally two- to four-story tall buildings with no front setback, and include multiple dwelling units, and the four-story, five residential unit and ground floor commercial proposal is compatible with adjacent structures and the district.*

- 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 includes a ground-floor commercial use, which is expected to be neighborhood serving and be easily accessible by foot, public transportation or bicycle. There is no proposed off-street automobile parking, thereby minimizing any change in traffic volume directly at the subject site. The site is 2/5-mile from the Muni J-Church line, the Muni 24, 35 and 48 bus lines run with ¼ miles of the site, and the regional BART stop at 24th Street-Mission is less than one-mile from the site.*

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

*As the proposed project is primarily residential, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions. The commercial use has not been determined at this time. The Project will implement necessary safeguards to prevent noxious or offensive emissions such as noise, glare, dust and odor.*

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

*The Project will include the necessary treatments as appropriate. The commercial use at the Property will comply with Article 6 of the Planning Code.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable 24<sup>th</sup> St- Noe Valley NCD District.

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

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

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

***Criterion not applicable.***

*Not applicable. Soundness is not a criterion for review in the neighborhood commercial districts.*

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

***Project meets criterion.***

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

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

***Project meets criterion.***

*The structure appears to be in decent condition.*

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

***Project meets criterion.***

*Although the existing structure is more than 45 years old, a review of the historic resource evaluation resulted in a determination that the structure is not an historical resource.*

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

***Project meets criterion.***

*The structure is not an historical resource.*

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

***Project meets criterion.***

*The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building is being used as a single-family residence. There are no restrictions on whether the new units will be rental or ownership.*

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

***Project meets criterion.***

*No rent controlled units will be removed. Single-family dwellings are not subject to rent control.*

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

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

*The Project proposes demolition of a two-bedroom single-family dwelling. The replacement structure will bring on-line four additional units of varying size, and eight additional bedrooms at the project site.*

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

***Project meets criterion.***

*The replacement buildings conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by providing four of the five units with multiple bedrooms, which provides family-sized housing. The project would provide a net gain of four dwelling units and eight bedrooms to the City's housing stock.*

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

***Project meets criterion.***

*The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building and construction of a new building. However, it should be taken into consideration that the proposed structure offers an increased number of units and a variety of unit sizes.*

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

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

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

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

***Project meets criterion.***

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

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

***Project meets criterion.***

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

- xiv. Whether the Project creates new supportive housing;

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

*The Project does not create supportive housing.*

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

***Project meets criterion.***

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

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

***Project meets criterion.***

*The Project increases the number of on-site units by four.*

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

***Project meets criterion.***

*The project proposes ten bedrooms: eight bedrooms more than that of the existing building.*

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

**HOUSING ELEMENT**

**OBJECTIVE 1:**

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY AFFORDABLE HOUSING.**

**Policy 1.8:**

Promote mixed-use development, and include housing, particularly permanent affordable housing, in new commercial, institutional or other single-use development projects.

**Policy 1.10:**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*The Project will build a new mixed –use development on the Property, where a vacant single-family residence exists. The Project will add five dwelling units in a district well-served by public transportation, within a neighborhood commercial district.*

**OBJECTIVE 4:**  
**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

**Policy 4.1:**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

*This project will create four family-sized units.*

**OBJECTIVE 11:**  
**SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO’S NEIGHBORHOODS.**

**Policy 11.1:**

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

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

**Policy 11.4:**

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

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

**COMMERCE AND INDUSTRY ELEMENT**

**OBJECTIVE 6:**  
**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

**Policy 6.3:**

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

**Policy 6.7:**

Promote high-quality urban design on commercial streets.

*The Project will contribute to the mixed commercial-residential character of the NCD by constructing a mixed-use building with commercial and residential uses. The Project will be located on 24<sup>th</sup> Street – Noe Valley NCD.*

## **URBAN DESIGN**

### **OBJECTIVE 1:**

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

#### **Policy 1.2:**

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

*The project proposes demolition of an existing single-family dwelling, setback from the street. Similar to other existing structures on the block-face, the replacement structure, built to the property line, will be mixed-use with ground-floor commercial and residential units above.*

#### **Policy 1.3:**

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

*The proposed replacement buildings reflect the existing neighborhood character and development pattern, particularly by proposing buildings of similar mass, width and height as the existing structures along the block-face. The front setbacks of the building reflects the prevailing pattern of front setbacks – built to the property line at the public right-of-way.*

### **OBJECTIVE 2:**

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

#### **Policy 2.6:**

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

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

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.

*The Project would improve on-site and nearby neighborhood-serving retail uses. It will provide an additional neighborhood-serving commercial space where one does not currently exist and will provide future opportunities for the employment of the neighborhood's residents in the proposed commercial use.*

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

*The Property is currently vacant. The Project will improve the existing housing and neighborhood character by contributing a new neighborhood-serving commercial use and new housing. In addition, the replacement structure respects the neighborhood's mixed-use character, scale, mass, and proportions.*

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

*The project will have no effect on the existing affordable housing.*

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

*The neighborhood is well-served by Muni service, and the modest increase of dwelling units will not impede that service. Also because the Property is well-served by public transportation, it is expected that new residents will not overburden the nearby streets or neighborhood parking, due to their reliance on the Muni and BART systems, and alternate modes of transportation.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project does not currently include or propose industrial or office use. It will contribute to a diverse economic base by adding a new neighborhood-serving commercial use on the Property, which currently consists of a vacant building. Demolition and construction will create new temporary jobs, and the ground-floor commercial use will add new permanent jobs.*

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

*The replacement structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.*

- G. That landmarks and historic buildings be preserved.

*Neither Landmark nor historic buildings occupy the Project site.*

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

*The project will have no effect on existing parks and open spaces. The proposed height is greater than 40 feet, therefore a shadow fan analysis was completed determining that the proposed project would not cast any new shadow on any properties under the jurisdiction of the Recreation and Parks Department (Section 295 of the Planning Code).*

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. 2014-000437CUA** subject to the following conditions attached hereto as "EXHIBIT A" 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. 17820. 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 94012.

**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 21, 2016

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 21, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow demolition of a two-story single-family dwelling with garage and replacement with a four-story five residential-unit building with ground-floor commercial use located at 4171 24<sup>TH</sup> Street, Block 6506, Lot 032, pursuant to Planning Code Section(s) 303, 317, 728.37 within the **24TH Street – Noe Valley NCD (Neighborhood Commercial) District** and a **40-X Height and Bulk District**; in general conformance with plans, dated **December 22, 2015**, and stamped “EXHIBIT B” included in the docket for Case No. **2014-000437CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 21, 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 21, 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

### DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) .*

### DESIGN

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) .*

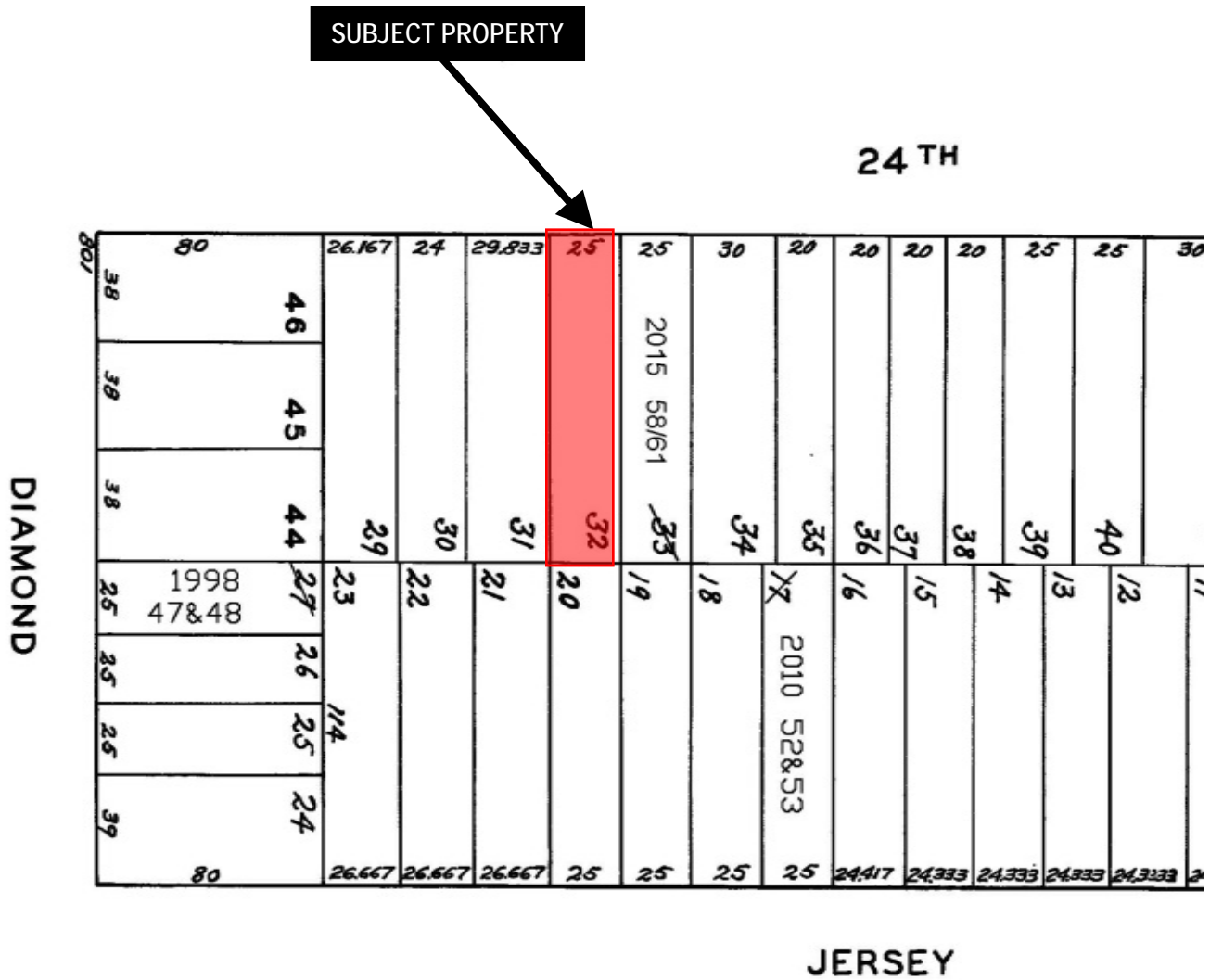
## MONITORING

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

6. **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/>*

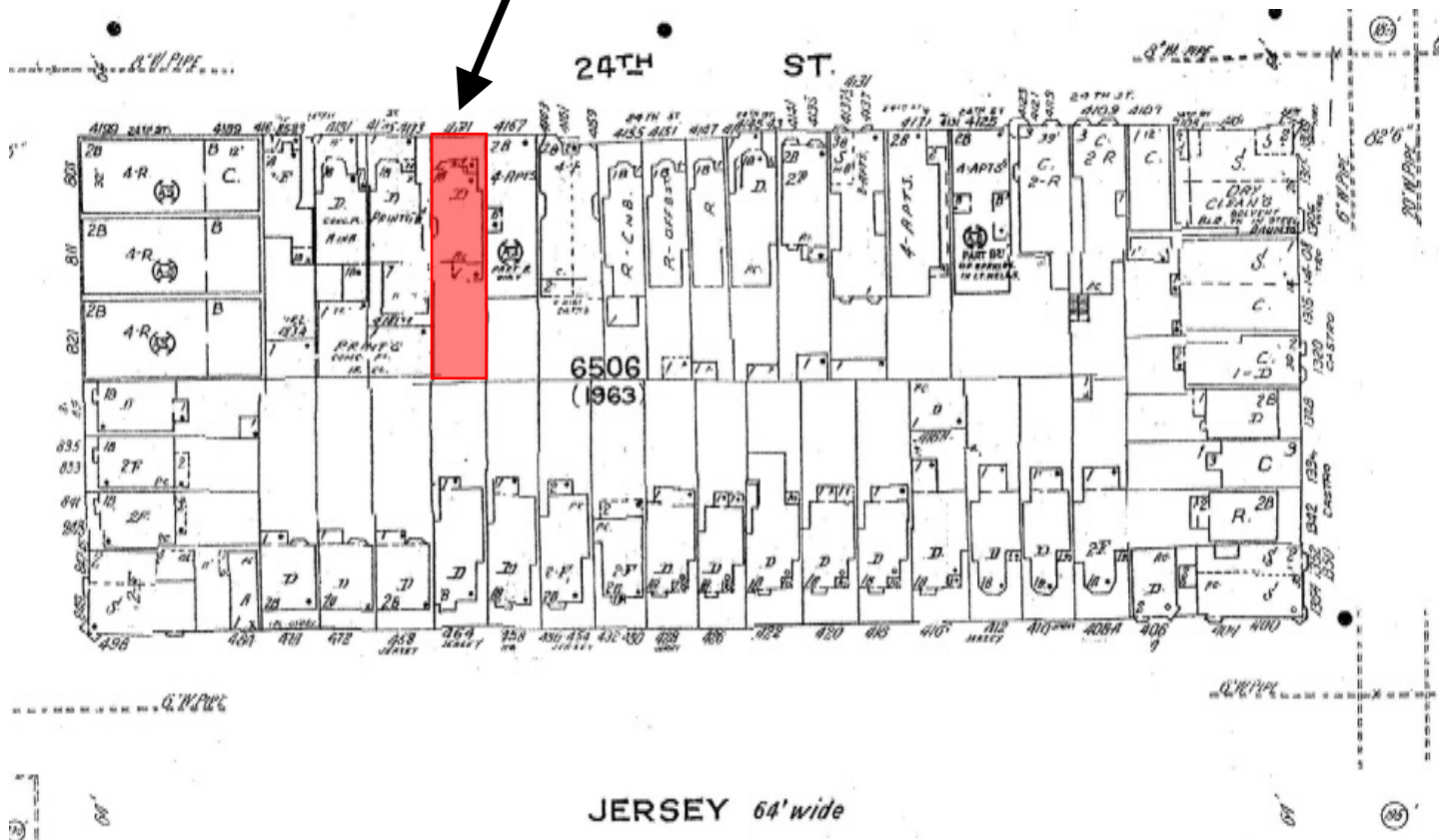
# Parcel Map



Conditional Use Authorization Request  
 Case Number 2014-000437CUA  
 4171 24<sup>TH</sup> Street

# Sanborn Map\*

SUBJECT PROPERTY

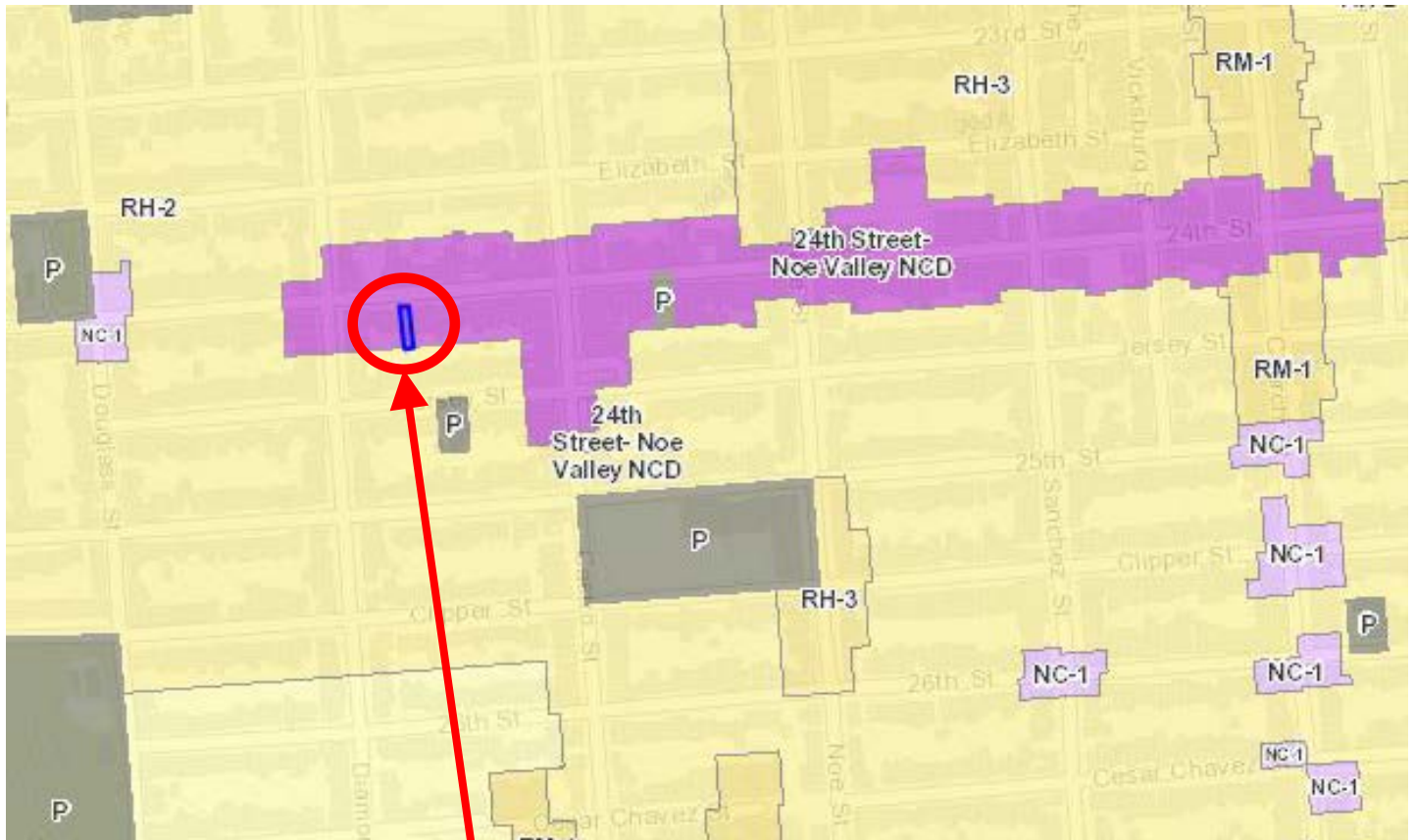


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Request  
Case Number 2014-000437CUA  
4171 24<sup>TH</sup> Street

# Zoning Map



SUBJECT PROPERTY

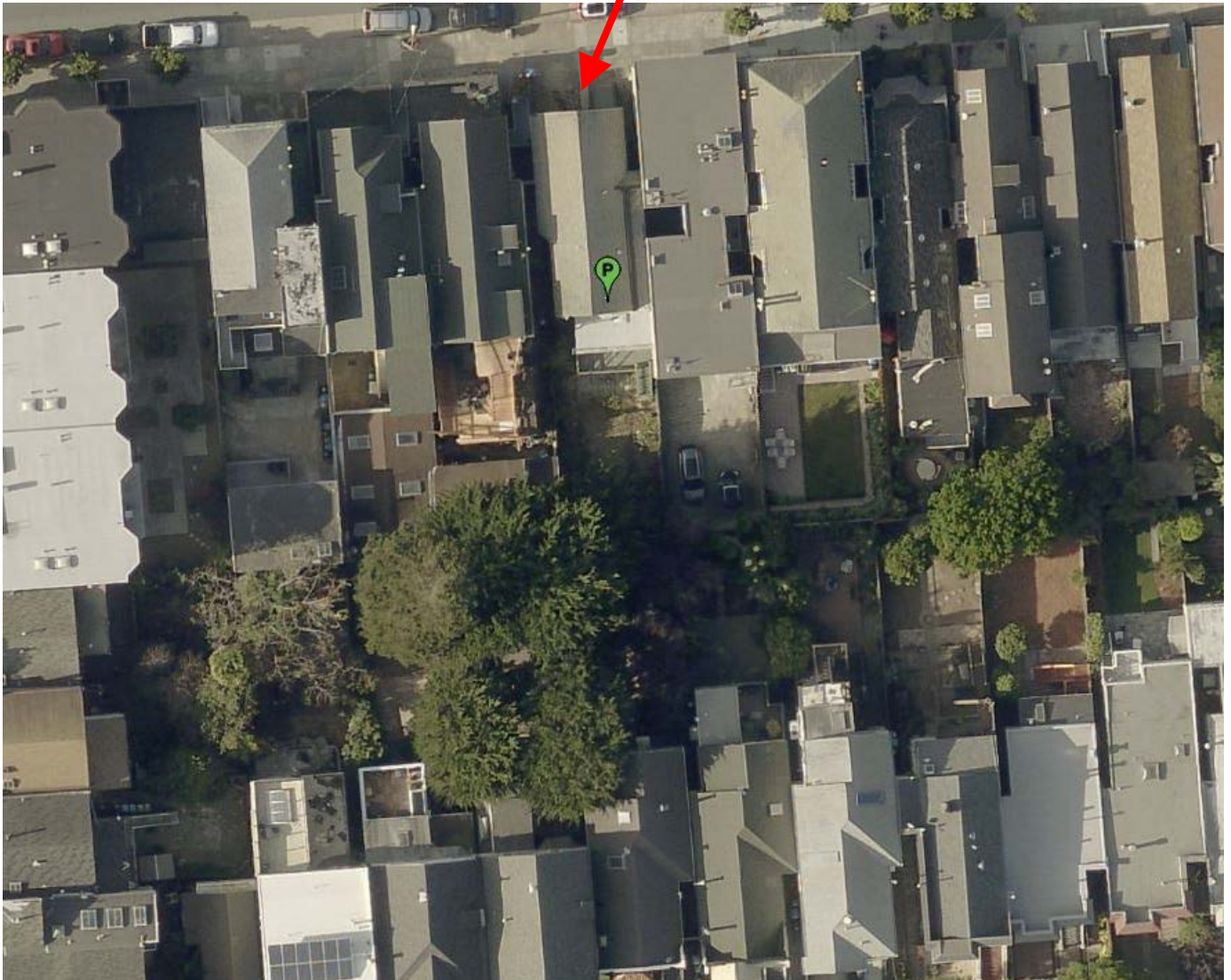


Conditional Use Authorization Request  
Case Number 2014-000437CUA  
4171 24<sup>TH</sup> Street



# Aerial Photo

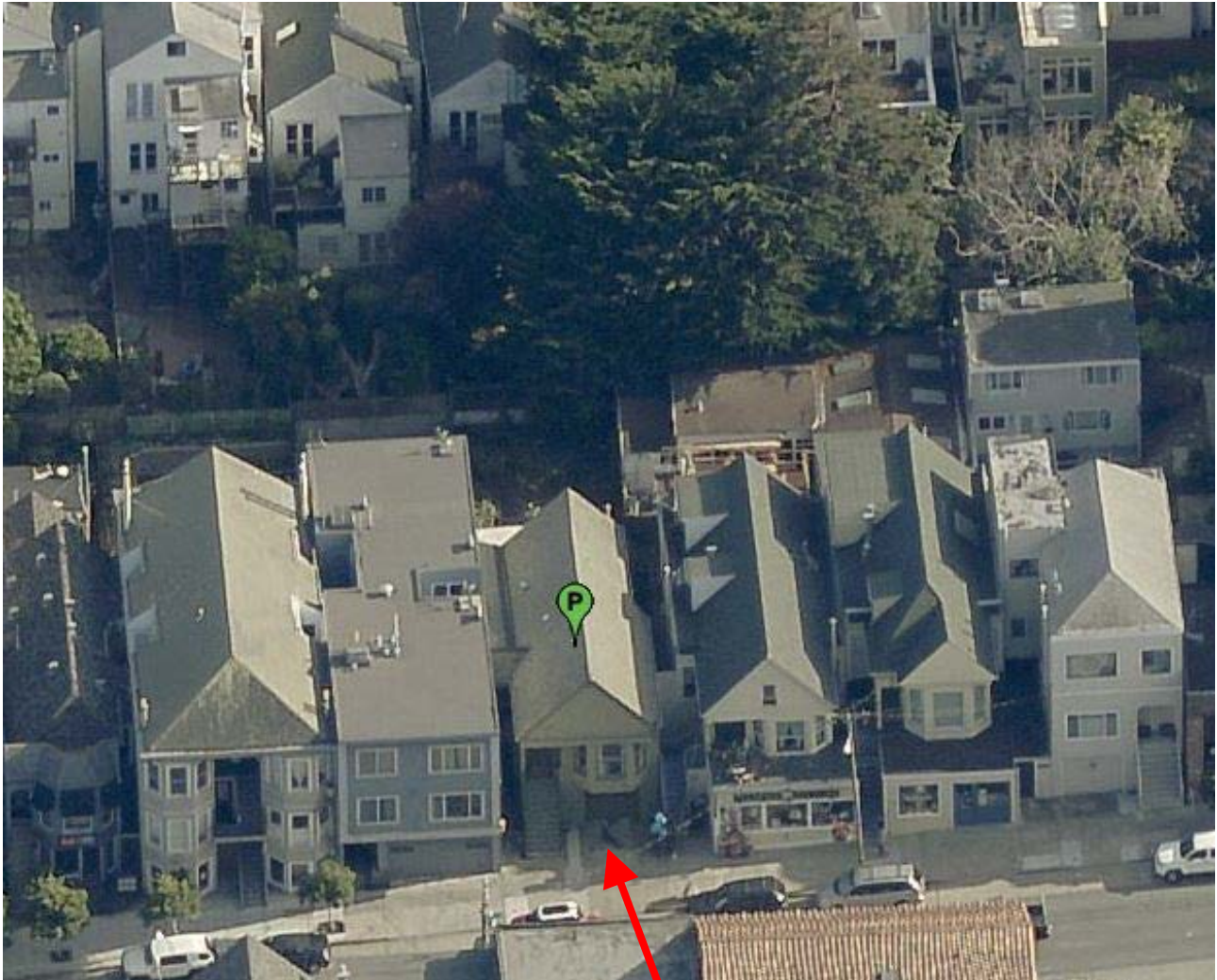
SUBJECT PROPERTY



Conditional Use Authorization Request  
Case Number 2014-000437CUA  
4171 24<sup>TH</sup> Street



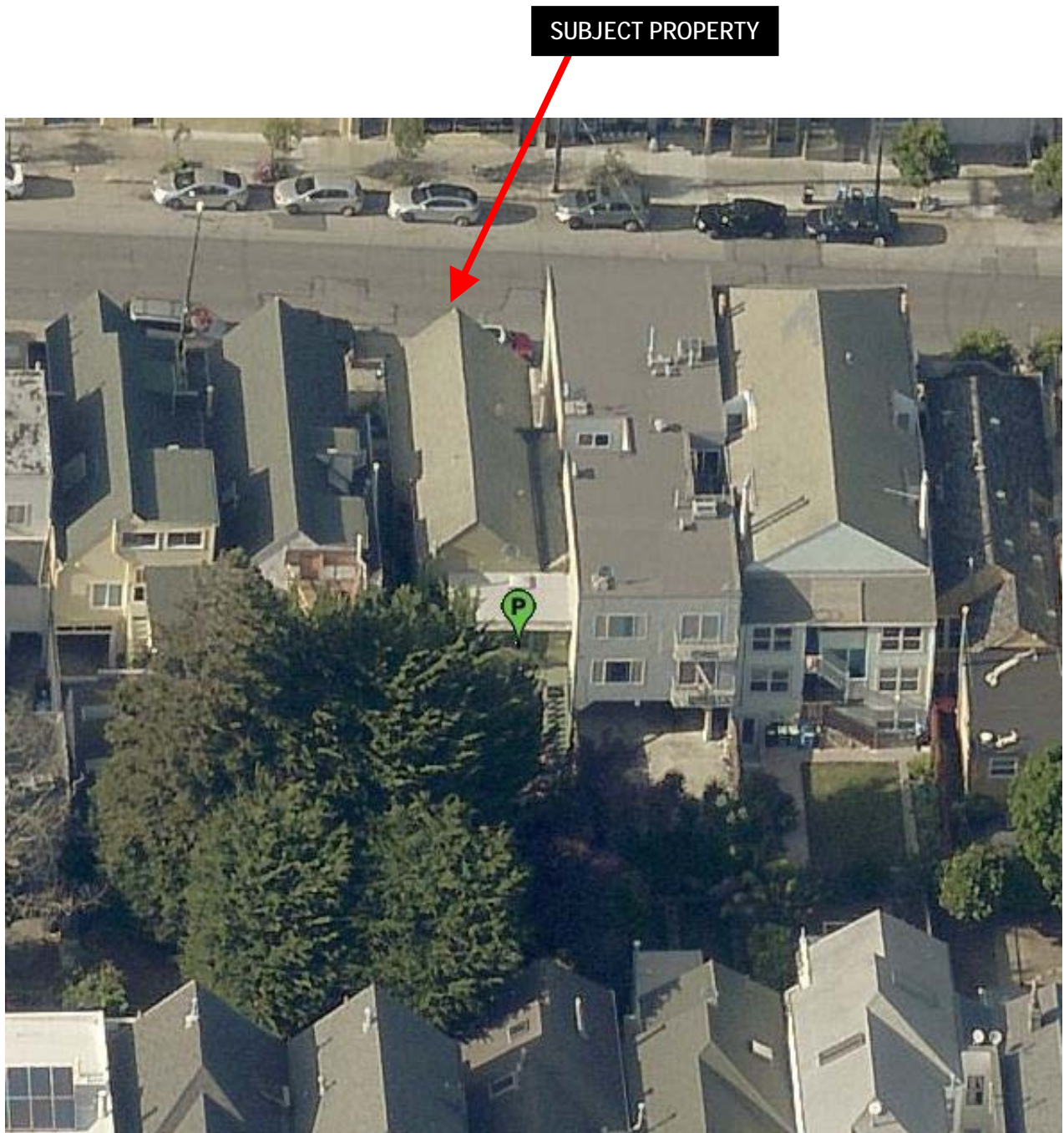
# Context Photo



SUBJECT PROPERTY

Conditional Use Authorization Request  
Case Number 2014-000437CUA  
4171 24<sup>TH</sup> Street

# Context Photo



Conditional Use Authorization Request  
Case Number 2014-000437CUA  
4171 24<sup>TH</sup> Street



# Site Photo



Conditional Use Authorization Request  
Case Number 2014-000437CUA  
4171 24<sup>TH</sup> Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, January 21, 2016**  
Time: **Not before 12:00 PM (noon)**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Rm 400**  
Case Type: **Conditional Use Authorization**  
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>4171 24<sup>th</sup> Street</b>	Case No.:	<b>2014-000437CUA</b>
Cross Street(s):	<b>Castro/Diamond</b>	Building Permit:	<b>201410169156 &amp; 201410169154</b>
Block /Lot No.:	<b>6506 /032</b>	Applicant:	<b>John Kevlin - Reuben, Junius &amp; Rose, LLP</b>
Zoning District(s):	<b>24<sup>th</sup> Street – Noe Valley NCD; 40-X</b>	Telephone:	<b>415-567-9000</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b><a href="mailto:jkevin@reubenlaw.com">jkevin@reubenlaw.com</a></b>
PROJECT DESCRIPTION			
<p>The proposal is for Conditional Use Authorization to allow demolition of an existing two-story single-family dwelling. The proposed new construction includes a four-story-over-basement building, approximately 45 feet in height (pursuant to Planning Code Section 263.20). The new construction will include five residential units with a ground-floor commercial space. Five bicycle parking spaces are provided on site. The existing structure was determined not to be an historic resource through Case no. 2014-000437ENV.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available one week prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Marcelle Boudreaux</b> Telephone: <b>(415) 575-9140</b> E-Mail: <b><a href="mailto:marcelle.boudreaux@sfgov.org">marcelle.boudreaux@sfgov.org</a></b></p>			

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4171 24TH Street		6506/032 JAG	
Case No.	Permit No.	Plans Dated	
2014-000437ENV	201410169154 JAG	11/10/2014 JAG	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. DEMOLITION OF EXISTING HOME AND CONSTRUCT NEW 4 STORIES, 1 BASEMENT, 5 UNITS MULTI-FAMILY RESIDENCE.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Noise Mitigation Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>
<input type="checkbox"/>	<b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>
<b>*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.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
Comments and Planner Signature (optional): <b>Laura Lynch</b> <div style="font-size: small; float: right;"> Digitally signed by Laura Lynch  DN: cn=Laura Lynch, email=Laura.Lynch@sfplanning.org, o=City and County of San Francisco  Date: 2014.11.18 16:52:39 -0800 </div>	
Archeo clearance.	

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

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

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

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

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

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



<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <b>Per PTR form dated 1/22/2105</b>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving DN: cn=Justin Greving, o=City Planning, ou=City Planning, email=Justin.Greving@sfgov.org Date: 2015.01.22 16:49:37 -0800</small>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Justin A Greving  <b>Project Approval Action:</b> <b>Building Permit</b> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b>  <b>Justin Greving</b> <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.01.22 16:49:37 -0800</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**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	1/13/2015
--	--	--------------------------------	-----------

<b>PROJECT INFORMATION:</b>		
<b>Planner:</b>	<b>Address:</b>	
Justin Greving	4171 24th Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
6506/032	Diamond and Castro streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	n/a	2014-000437ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	11/10/2014
------------------------------------	------------

<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September, 2014)	
Proposed project: Demolition of existing home and construct new 4 stories, 1 basement, 5 units, multi-family residence	

<b>PRESERVATION TEAM REVIEW:</b>				
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:	n/a	Period of Significance:	n/a	
		<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.

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated September, 2014) and information found in the Planning Department files, the subject property at 4171 24th Street contains a one-and-a-half story over garage wood-frame single-family residence constructed in 1894 (source: water tap records). The subject property was constructed in the vernacular architectural style with minimal Queen Anne decorative elements. The residence was built by Stephen A. Born for Charles Adair, a messenger for Wells Fargo Bank, and his wife Mary. The property changed ownership a few times before being bought by Albert and Agnes Meyer in 1960. The Meyers lived next door and maintained the subject property as a rental investment property.</p> <p>Known exterior alterations to the property include recladding with asbestos siding (1938), and repair and reconstruction of the front steps (1979). Additional visual inspection reveals that exterior detailing was likely removed or covered when the asbestos shingles were added, the main door was replaced with a contemporary door, and a garage was inserted in the basement.</p> <p>No known historic events occurred at the subject property (Criterion 1). The subject property was constructed by speculative builder Stephen A. Born, who built a number of houses both individually and later as part of larger developments throughout San Francisco and the larger Bay Area. If Born is identified as a significant San Francisco builder, this property would not be a representative sample of his work. None of the owners or occupants have been identified as important to history (Criterion 2). The building 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 district. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles, construction dates, and later alterations to the earliest buildings. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings and does not retain sufficient historic integrity from this era to be considered a historic district.</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:
<i>Jmada</i>	1-22-2015

# HISTORICAL RESOURCE EVALUATION PART 1

4171 24<sup>TH</sup> STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

# REUBEN, JUNIUS & ROSE, LLP

December 28, 2015

## **By Hand Delivery and E-mail**

President Rodney Fong  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 4171 24<sup>th</sup> Street**  
**Planning File No. 2014-000437CUA**  
**Hearing Date: January 21, 2016**  
**Our File No.: 8981.01**

Dear President Fong and Commissioners:

Our office represents BMW Properties, LLC (the "Project Sponsor"), the project sponsor of the demolition of an existing single family home and the construction of a new, four-story, mixed-use building (the "Project") at 4171 24<sup>th</sup> Street (the "Property"). The Project will include five new dwelling units and a 755-square-foot ground-floor neighborhood-serving commercial space. The Property is within the 24<sup>th</sup> Street – Noe Valley NCD, which predominately consists of mixed use (commercial-residential) structures and multi-family apartment buildings.

The Planning Code requires conditional use authorization for the demolition of residential units above the first floor at the Property. The Project proposes the demolition of the existing two-story home, which requires conditional use authorization pursuant to Section 728.37.

## **A. Demolition Meets Criteria of Section 317**

The Project proposes the demolition of the existing single-family home at the Property to make way for a new mixed-use building with five dwelling units and ground floor retail space. The Project fulfills the criteria required for a demolition of a dwelling unit, including the following:

- Not subject to rent control. The existing building is a single-family home, and therefore is not subject to rent control.
- The existing building is not considered affordable. The value of the existing land and structure of the single-family residence is unaffordable, financially inaccessible housing. On November 6<sup>th</sup>, 2015, the Property was appraised at a value of

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin  
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup> | Tuija I. Catalano | Thomas Tunny  
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey  
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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\$1,880,000, which is above the 80<sup>th</sup> percentile of single-family homes in San Francisco that was recently adjusted to \$1,630,000.

- No historic resource present. The existing building has been reviewed by Planning Department staff and has been found to not be an historic resource.
- Existing building not consistent with neighborhood character. The existing, single family home is not consistent with the surrounding neighborhood character. First, it is one of only five single family homes along this block of 24<sup>th</sup> Street. The subject block consists of mainly two- to four-story multi-family housing buildings, many with ground floor retail. Most buildings provide a consistent street wall with no front setback at the ground floor, whereas the existing home at the Property is setback 10 feet. The 24<sup>th</sup> Street – Noe Valley NCD zoning district is intended to encourage new small scale mixed use buildings, which the proposed building is much more consistent with.

**B. Proposed Mixed-Use Building Consistent with Zoning and Neighborhood Character**

The Project will bring the Property much more in-line with the applicable zoning and neighborhood character. The Project proposes a four-story building with a 15-foot-tall ground floor commercial space. The building will be three stories at the street, consistent with the majority of buildings on the subject block. The fourth floor is set back 10 feet from the street, maintaining an appropriate streetwall height.

The modest-sized, 755 square foot retail space will match the other small-scale ground floor commercial uses on 24<sup>th</sup> Street – and meet the intent of the NCD zoning.

The Project will provide a 25% rear yard setback, maintaining the existing, relatively-well-preserved mid-block open space. Many lots on this block have accessory structures in the rear, and the Project proposes no encroachment into its required rear yard area. The Project's 28.5-foot-deep rear yard, combined with a similarly-sized rear yard from its rear neighbor, will result in roughly 50 feet of distance between the rear of the Project and the neighboring building to the rear. See existing mid-block photos attached as Exhibit A.

The Project is also sensitive to its adjacent neighbors. It will provide an additional 10.25 foot rear setback at the third and fourth floors, adjacent to a one-story rear structure on the Property's west neighbor. The rear wall of the four story mass of the Project lines up exactly with the rear building wall of the three story building on its east side. A lightwell is provided at the second floor and above connected to a lightwell on the east neighbor's building.

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Finally, the Project's elevator stops at the fourth floor. Only 3.5 foot tall railings are proposed surrounding the roof deck. As a result, no rooftop penthouses are included in the Project.

**C. Project Fulfills Goals of General Plan with No Significant Detriments**

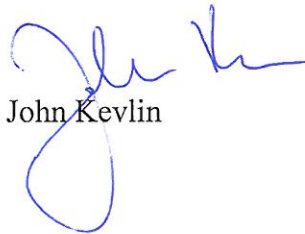
The Project will fulfill the goals of the General Plan and will help alleviate the housing crisis.

- The Project will result in a net increase of four dwelling units.
- The Project eliminates no rent-controlled housing.
- The Project replaces a dwelling unit that appraises at \$1,880,000 with five dwelling units that are expected to appraise at a significantly lower value.
- The Project creates four family-sized dwelling units, and increases the total bedroom count from two to ten.
- The five new dwelling units are modest in size (ranging from 765 and 1,314 square feet), making them naturally more affordable.

The Project provides these benefits while being consistent with the neighborhood character and being sensitive to its adjacent neighbors. For these reasons, Project Sponsor respectfully requests that the Planning Commission approve the conditional use, allowing the Project to move forward.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



John Kevlin

cc: Vice President Wu  
Commissioner Antonini  
Commissioner Hillis  
Commissioner Johnson  
Commissioner Moore  
Commissioner Richards  
BMW Properties, LLC – Project Sponsor

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## Uniform Residential Appraisal Report

1334597  
File No. 24TH4171

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.					
SUBJECT	Property Address <b>4171 24TH ST</b>		City <b>SAN FRANCISCO</b>	State <b>CA</b>	Zip Code <b>94114</b>
	Borrower <b>BRIAN HARTY</b>		Owner of Public Record <b>24TH STREET PROPERTIES LLC</b>		County <b>SAN FRANCISCO</b>
	Legal Description <b>BLOCK 6506 LOT 032</b>				
	Assessor's Parcel # <b>6506 LOT 032</b>		Tax Year <b>2014</b>	R.E. Taxes \$ <b>1,858</b>	
	Neighborhood Name <b>NOE VALLEY</b>		Map Reference <b>14-B1</b>	Census Tract <b>313.00</b>	
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$ <b>0</b> <input type="checkbox"/> PUD HOA \$ <b>0</b> <input type="checkbox"/> per year <input type="checkbox"/> per month		
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) <b>PER OWNER REQUEST</b>				
	Lender/Client <b>24TH STREET PROPERTIES LLC</b> Address <b>627 OCCIDENTAL AVE, SAN MATEO, CA 94401</b>				
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
CONTRACT	Report data source(s) used, offering price(s), and date(s). <b>THE SUBJECT HAS NOT BEEN LISTED OR SOLD IN THE PAST TWELVE MONTHS. DATA SOURCES INCLUDED THE SAN FRANCISCO MLS AND SAN FRANCISCO ASSESSORS DATA.</b>				
	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.				
	Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____				
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No				
	If Yes, report the total dollar amount and describe the items to be paid. _____				
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.				
	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		PRICE AGE
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		\$(000) (yrs)
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths		1250 Low 0
	Neighborhood Boundaries <b>22ND ST TO NORTH, MARKET ST TO WEST, 30TH ST TO SOUTH, GUERRERO ST TO EAST.</b>		5700 High 135		Commercial 3% %
	Neighborhood Description <b>See Attached Addendum</b>		2124 Pred. 95		Other %
	Market Conditions (including support for the above conclusions) <b>OPEN MARKET SALES USING CONVENTIONAL FINANCING AND WITHOUT SIGNIFICANT CONCESSIONS ARE THE NORM IN THIS MARKET.</b>				
SITE					
	Dimensions <b>RECTANGULAR</b>		Area <b>2848 sf</b>	Shape <b>RECTANGULAR</b>	View <b>N;CtyStr;</b>
	Specific Zoning Classification <b>24NOE</b>		Zoning Description <b>NEIGHBORHOOD COMMERCIAL, RESIDENTIAL, MODERATE DENSITY</b>		
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____				
	Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private				
	Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> <input type="checkbox"/> Street <b>ASPHALT</b> <input checked="" type="checkbox"/> <input type="checkbox"/>				
	Gas <input checked="" type="checkbox"/> <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Alley <b>ASPHALT</b> <input checked="" type="checkbox"/> <input type="checkbox"/>				
	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>N/A</b> FEMA Map # <b>SF- NON PARTIC</b> FEMA Map Date <b>07/05/1984</b>				
IMPROVEMENTS	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: <b>SAN FRANCISCO IS NOT IN A FLOOD ZONE.</b>				
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: <b>THERE IS \$15,000 EXTERNAL INADEQUACY DUE TO THE SUBJECT IS LOCATED ON A PREDOMINANTLY COMMERCIAL STREET RESULTING IN ADVERSE IMPACT FROM HEAVIER THAN AVERAGE TRAFFIC FLOW AND NOISE.</b>				
GENERAL DESCRIPTION	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit		Foundation <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space		Exterior Description materials/condition
	# of Stories <b>1</b>		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Floors <b>WOOD/AVG</b>
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit		Basement Area <b>0</b> sq. ft.		Walls <b>PLST/AVG</b>
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish <b>0 %</b>		Trim/Finish <b>WD,PAINT/AVG</b>
	Design (Style) <b>VICTORIAN</b>		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Bath Floor <b>LINOLEM/AVG</b>
	Year Built <b>1900</b>		Evidence of <input type="checkbox"/> Infestation		Bath Wainscot <b>TILE/AVG</b>
	Effective Age (Yrs) <b>35</b>		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Car Storage <input type="checkbox"/> None
	Attic <input type="checkbox"/> None		Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		<input checked="" type="checkbox"/> Driveway # of Cars <b>1</b>
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other <input type="checkbox"/> Fuel GAS		Driveway Surface <b>CONCRETE</b>
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>
FOUNDATION	<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other NONE		<input type="checkbox"/> Carport # of Cars <b>0</b>
	Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in
	Finished area above grade contains: <b>5 Rooms 2 Bedrooms 1.1 Bath(s) 998 Square Feet of Gross Living Area Above Grade</b>				
	Additional features (special energy efficient items, etc.) <b>See Attached Addendum</b>				
EXTERIOR DESCRIPTION	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). <b>C4;No updates in the prior 15 years;THE SUBJECT IS IN AVERAGE CONDITION. THE KITCHEN AND BATHS HAVE OLDER UPDATINGS. NO PHYSICAL OR FUNCTIONAL INADEQUACY NOTED. THERE IS \$15,000 EXTERNAL INADEQUACY DUE TO THE SUBJECT IS LOCATED ON A PREDOMINANTLY RESIDENTIAL STREET RESULTING IN ADVERSE IMPACT FROM HEAVIER THAN AVERAGE TRAFFIC FLOW AND NOISE. ESTIMATED REMAINING ECONOMIC LIFE IS 45 YEARS.</b>				
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____				
INTERIOR	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: _____				



## Uniform Residential Appraisal Report

1334597  
File No. 24TH4171

There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,599,000 to \$ 6,898,000									
There are 120 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,250,000 to \$ 5,700,000									
FEATURE		SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
4171 24TH ST		4143 24TH ST		4147 24TH ST		4225 23RD ST			
Address SAN FRANCISCO, CA 94114		SF, CA 94114		SF, CA 94114		SF, CA 94114			
Proximity to Subject		.02 MILES E		.02 MILES E		.18 MILES N			
Sale Price		\$ 2,124,000		\$ 2,250,000		\$ 1,740,000			
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 1,302.08 sq. ft.		\$ 1,467.12 sq. ft.			
Data Source(s)		SF MLS #437381;DOM 12		SF MLS #434342;DOM 11		SF MLS #438611;DOM 0			
Verification Source(s)		D#K1405957/CD 09/22/2015		D#K089184/CD 06/30/2015		D#K135755/CD 10/07/2015			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sale or Financing		ArmLth		ArmLth		ArmLth			
Concessions		Conv;0		Conv;0		Conv;0			
Date of Sale/Time		s10/15;c09/15		s07/15;c06/15		s10/15;c10/15			
Location		N;Res;Commerc		N;Res;Commerc		N;Res;		-15,000	
Leasehold/Fee Simple		FEE		FEE		FEE			
Site		2848 sf		2278 sf		2944 sf		0	
View		N;CtyStr;		N;CtyStr;		N;CtyStr;			
Design (Style)		DT1;VICTORIAN		DT1;VICTORIAN		DT1;VICTORIAN			
Quality of Construction		Q3		Q3		Q3			
Actual Age		115		115		122		0	
Condition		C4		C3		C4			
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count		5 2 1.1		7 2 2.0		7 3 2.0		5 2 1.0	
Gross Living Area		150 998 sq. ft.		1,410 sq. ft.		1,728 sq. ft.		1,186 sq. ft.	
Basement & Finished		0sf		0sf		0sf		0sf	
Rooms Below Grade									
Functional Utility		AVERAGE		AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling		FWA NONE		FWA NONE		FWA NONE		FWA NONE	
Energy Efficient Items		NONE		NONE		NONE		NONE	
Garage/Carport		2gbi1dw		2gbi1dw		2gbi1dw		1gbi1dw	
Porch/Patio/Deck		PATIO		DECK,LND		PATIO		25,000	
		0 F/P		1 DEC F/P		2 F/P		1 F/P	
		OLDR KITCHEN		UPDT KITCHEN		UPDT KITCHEN		OLDR KITCHEN	
		OLDER BATH		UPDT BATH		UPDT BATH		OLDER BATH	
Net Adjustment (Total)		+ [X] - \$ 245,300		+ [X] - \$ 322,500		+ [X] - \$ 8,700			
Adjusted Sale Price		Net Adj. -11.5%		Net Adj. -14.3%		Net Adj. -0.5%			
of Comparables		Gross Adj. 11.8% \$ 1,878,700		Gross Adj. 14.6% \$ 1,927,500		Gross Adj. 4.8% \$ 1,731,300			
I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain									
My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.									
Data source(s) ASSESSOR, MLS.									
My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.									
Data source(s) ASSESSOR									
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).									
ITEM		SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer		08/06/2014				08/05/1997		05/14/1993	
Price of Prior Sale/Transfer		1850000				435500		349000	
Data Source(s)		SF ASSESSOR		SF ASSESSOR		SF ASSESSOR		SF ASSESSOR	
Effective Date of Data Source(s)		11/06/2015		11/06/2015		11/06/2015		11/06/2015	
Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT WAS SOLD FOR \$1,850,000 AND CLOSED AT THAT PRICE ON 08/04/2014. PRIOR TO THAT TRANSACTION, THE SUBJECT HAS NOT BEEN LISTED OR SOLD IN THE PAST THREE YEARS. PRIOR TO THE MOST RECENT TRANSACTION, NONE OF THE COMPARABLES HAVE BEEN RESOLD IN THE PAST YEAR.									
Summary of Sales Comparison Approach. See Attached Addendum									
Indicated Value by Sales Comparison Approach \$ 1,880,000									
Indicated Value by: Sales Comparison Approach \$ 1,880,000 Cost Approach (if developed) \$ 1,865,700 Income Approach (if developed) \$ 0									
See Attached Addendum									
This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: NONE									
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,880,000 as of 11/06/2015, which is the date of inspection and the effective date of this appraisal.									

## Uniform Residential Appraisal Report

1334597  
File No. 24TH4171

Clarification of Intended Use and Intended User:		
ADDITIONAL COMMENTS	The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. IN ADDITION, PER SF CITY ORDINANCE, THE SUBJECT CAN BE REBUILT TO ITS PRESENT USE IN THE EVENT OF FIRE OR OTHER NATURAL DISASTER.	
	COST APPROACH TO VALUE (not required by Fannie Mae)	
	Provide adequate information for the lender/client to replicate the below cost figures and calculations.	
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) <u>LAND VALUE IS DERIVED BY ABSTRACTION.</u>		
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ 1,300,000
	Source of cost data <u>MARSHALL AND SWIFT COST ESTIMATORS</u>	Dwelling 998 Sq. Ft. @ \$ 600.00 ..... = \$ 598,800
	Quality rating from cost service <u>C3</u> Effective date of cost data <u>11/2015</u>	Sq. Ft. @ \$ ..... = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
	<u>See Attached Addendum</u>	Garage/Carport 1,006 Sq. Ft. @ \$ 150.00 ..... = \$ 150,900
		Total Estimate of Cost-New ..... = \$ 749,700
		Less 50 Physical Functional External
		Depreciation \$170,000 \$0 \$15,000 = \$ ( 185,000)
		Depreciated Cost of Improvements ..... = \$ 564,700
		"As-is" Value of Site Improvements <u>PATIO</u> ..... = \$ 1,000
Estimated Remaining Economic Life (HUD and VA only) <u>45</u> Years		
INDICATED VALUE BY COST APPROACH ..... = \$ 1,865,700		
INCOME APPROACH TO VALUE (not required by Fannie Mae)		
Estimated Monthly Market Rent \$ <u>0.00</u> X Gross Rent Multiplier = \$ <u>0</u> Indicated Value by Income Approach		
Summary of Income Approach (including support for market rent and GRM) _____		
PROJECT INFORMATION FOR PUDs (if applicable)		
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.		
Legal name of project <u>N/A</u>		
Total number of phases _____ Total number of units _____ Total number of units sold _____		
Total number of units rented _____ Total number of units for sale _____ Data source(s) _____		
Was the project created by the conversion of an existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion. _____		
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s) _____		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____		
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____		
Describe common elements and recreational facilities. _____		

Diamond St.



Bldg. Across  
4171 24th St.



Castro St.

Castro St.



4171 24th St.



Diamond St.

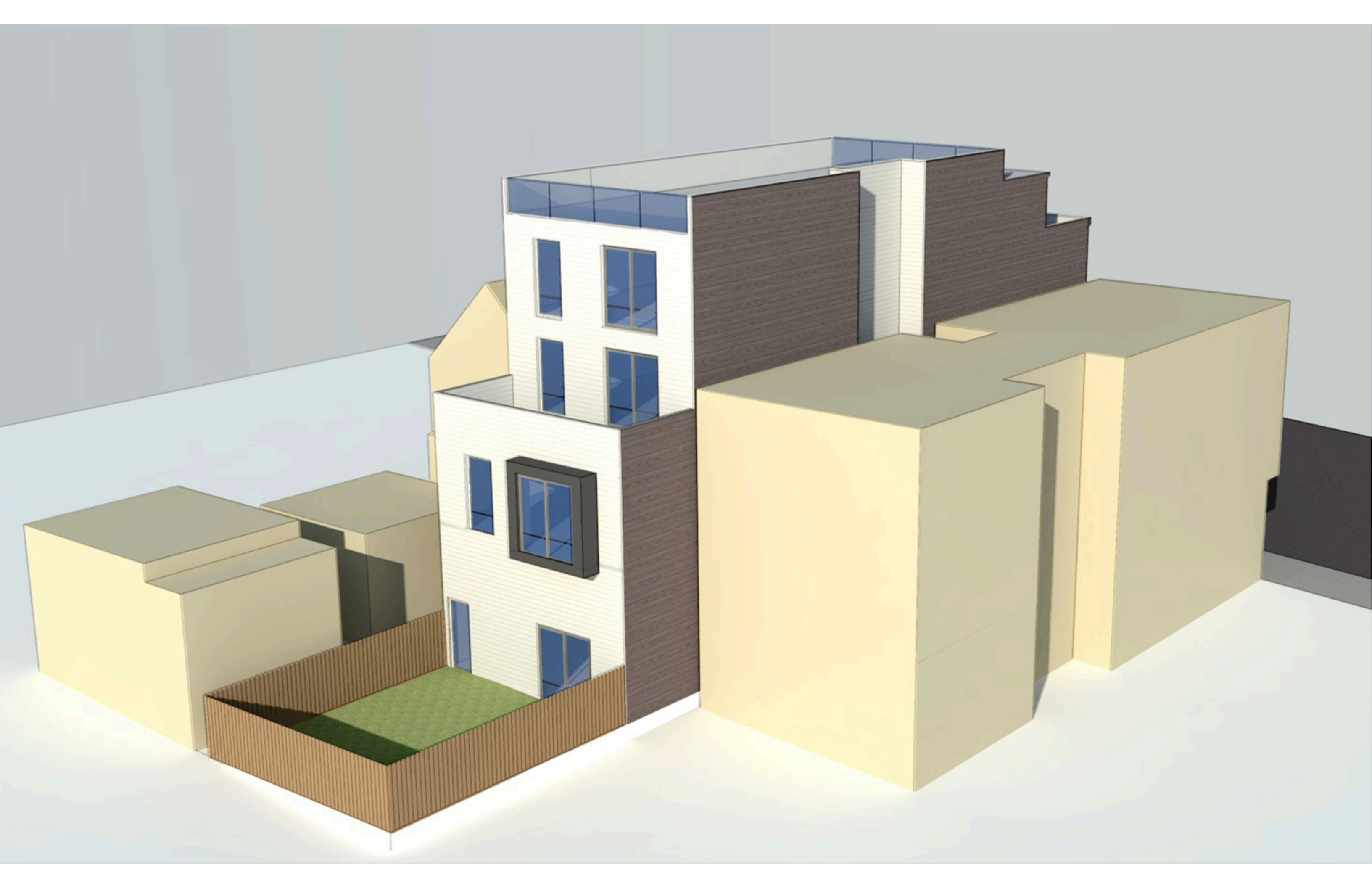














PLANNING DATA

ADDRESS: 4171 24TH STREET

LOT AREA: 2,850 ± S.F.

BLOCK / LOT: 6506 / 032

ALLOWABLE HEIGHT: 45-X

BUILDING HEIGHT: 45'-0"

ZONING: NCD

GROSS FLOOR AREA (PER PLANNING CODE)

BASEMENT (STORAGE): 1,379 S.F.

1ST FLOOR (COMMERCIAL): 755 S.F.

1ST FLOOR (RESIDENTIAL): 1,354 S.F.

1ST FLOOR MEZZANINE (RESIDENTIAL): 180 S.F

2ND FLOOR (RESIDENTIAL): 2,121 S.F.

3RD FLOOR (RESIDENTIAL): 1,833 S.F.

4TH FLOOR (RESIDENTIAL): 1,563 S.F.

TOTAL GROSS RESIDENTIAL: 7,051 S.F. (RESIDENTIAL)

TOTAL GROSS COMMERCIAL: 755 S.F. (COMMERCIAL)

REAR YARD OPEN SPACE

REQUIRED: 712 S.F. (25% OF LOT AREA)

PROVIDED: 712 S.F. (25%)

USABLE OPEN SPACE

REQUIRED: 500 S.F. (100 S.F. / DWELING UNIT x 5 UNITS)

PROVIDED: 512 S.F. (COMMON) @ REAR YARD

1,775 S.F. (PRIVATE) @ 1ST , 3RD , & 4TH FLOORS

PARKING SUMMARY

CAR PARKING: NONE PROVIDED

CLASS I BICYCLE PARKING: 5 BICYCLE PARKING (ONE PER DWELING)

CLASS II BICYCLE PARKING: 2 @ SIDE WALK (ONE PER EVERY 20 UNITS)

RESIDENTIAL UNIT MIX					
LEVEL	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL
1	-	1	-	-	1
2	-	-	2	-	2
3	-	-	1	1	2
TOTAL	-	1	3	1	5

PROJECT NAME:

4171 24TH STREET

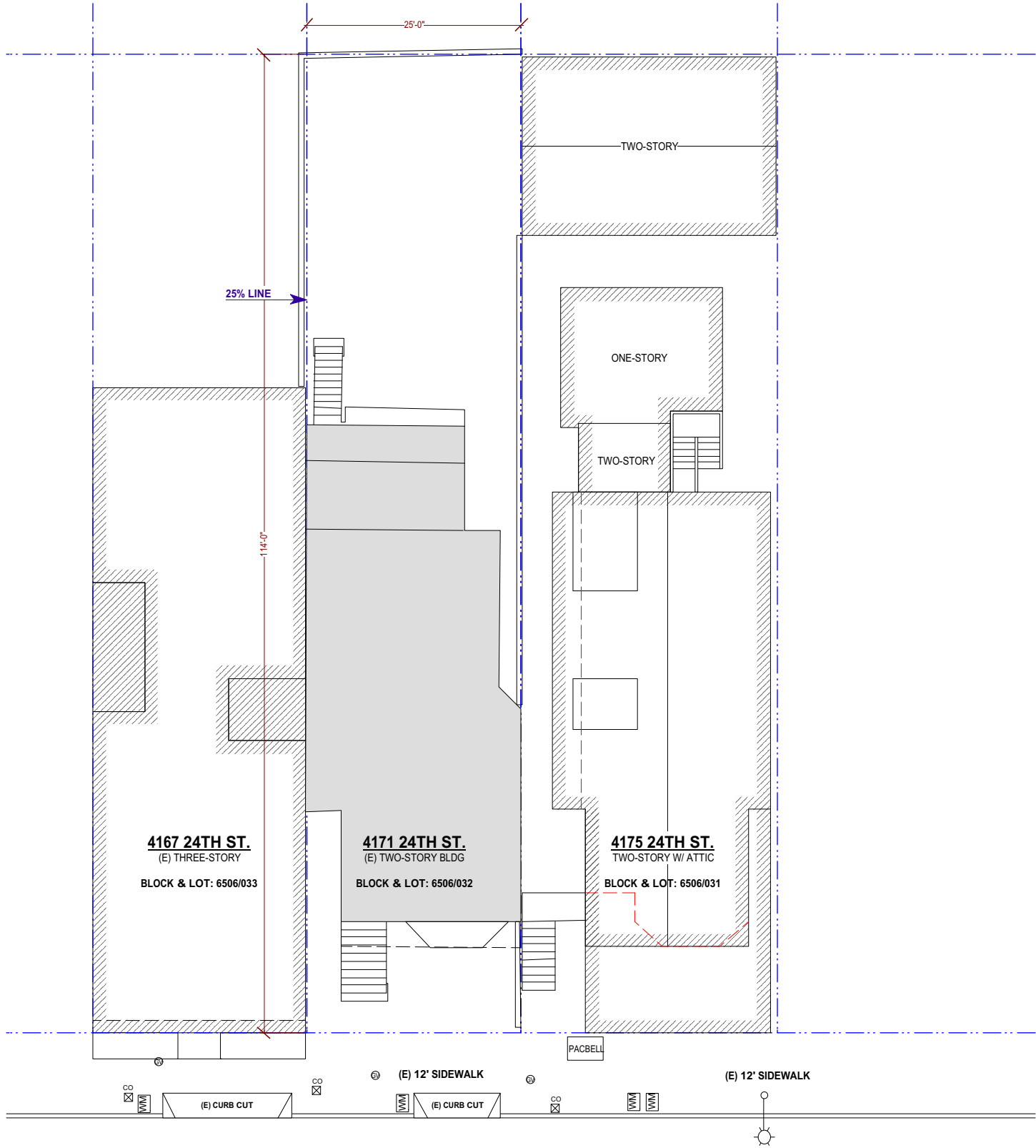
SAN FRANCISCO, CA

PROJECT DATA

DRAWING DATE: 12/22/2015

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





24TH STREET

## Existing Site Plan

BLOCK & LOT: 6506-032

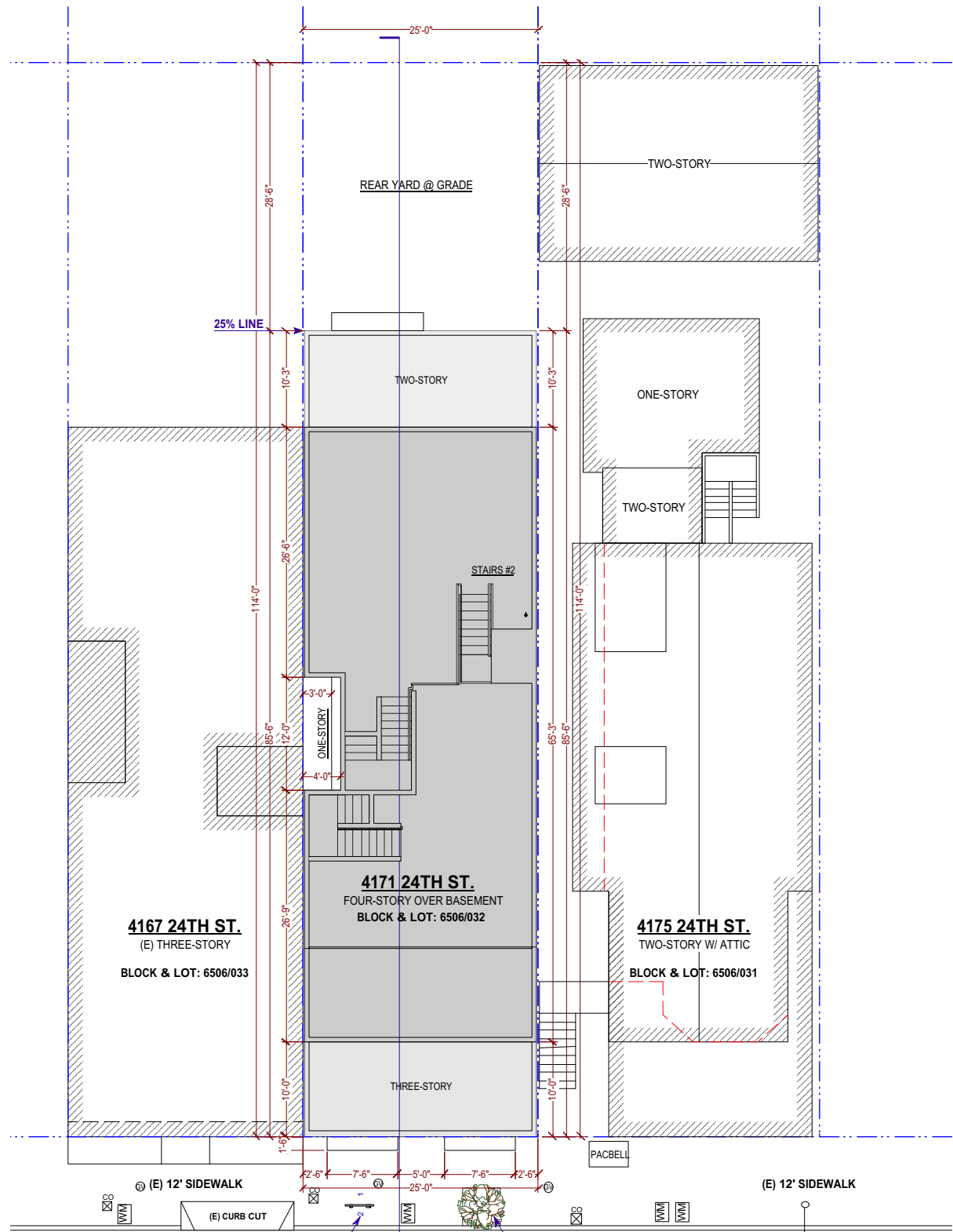
PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:



NORTH



24TH STREET

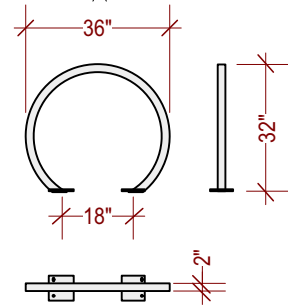
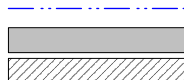
## Proposed Site Plan

BLOCK & LOT: 6506-032

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:



**BICYCLE RACK DETAILS**  
N.T.S.

PROJECT NAME:

**4171 24TH STREET  
SAN FRANCISCO, CA**

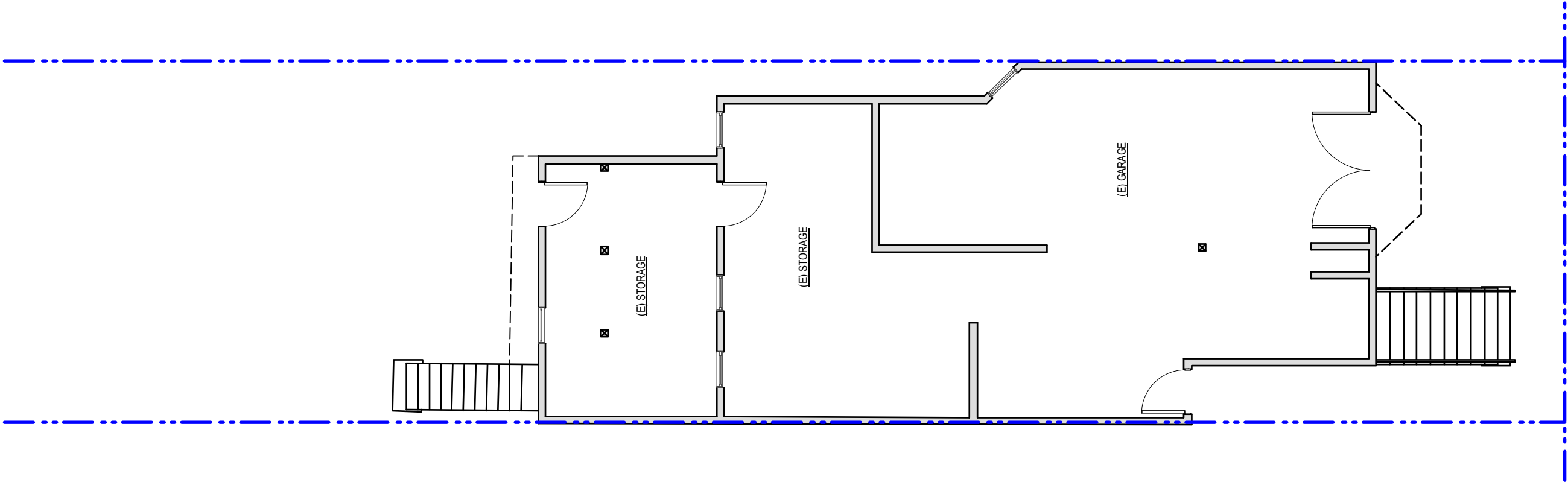
**SITE PLAN**  
1/16" = 1'-0"

DRAWING DATE: 12/22/2015

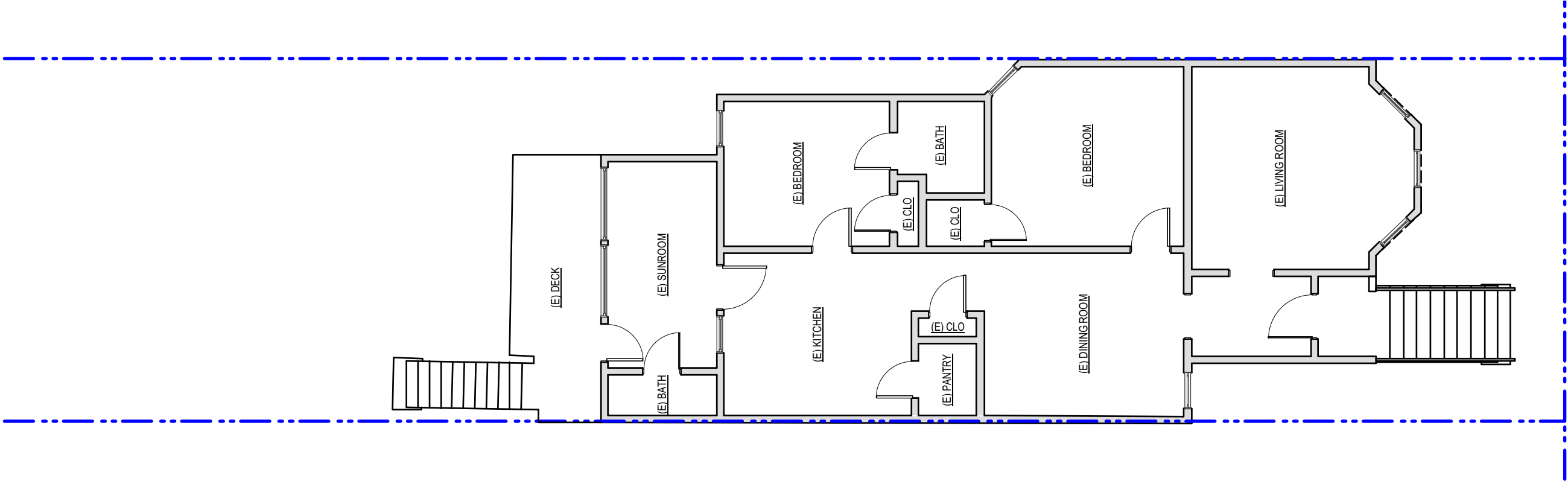
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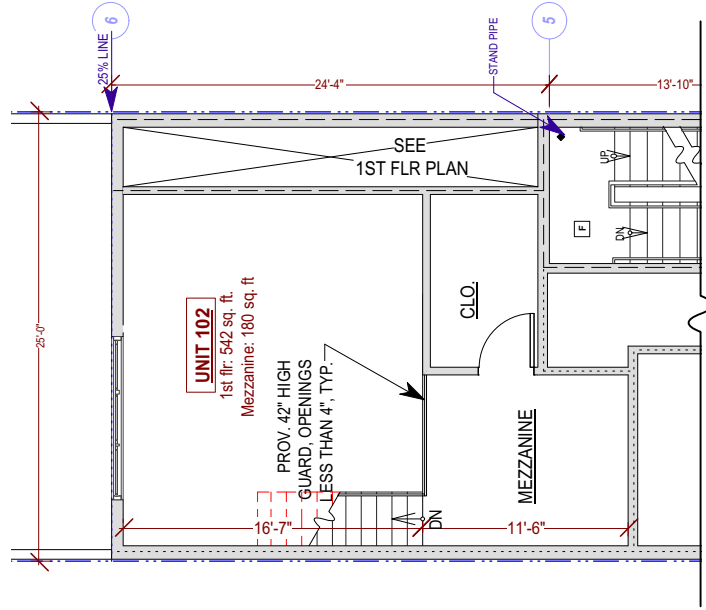


Existing First Floor Plan (To Be Demo)



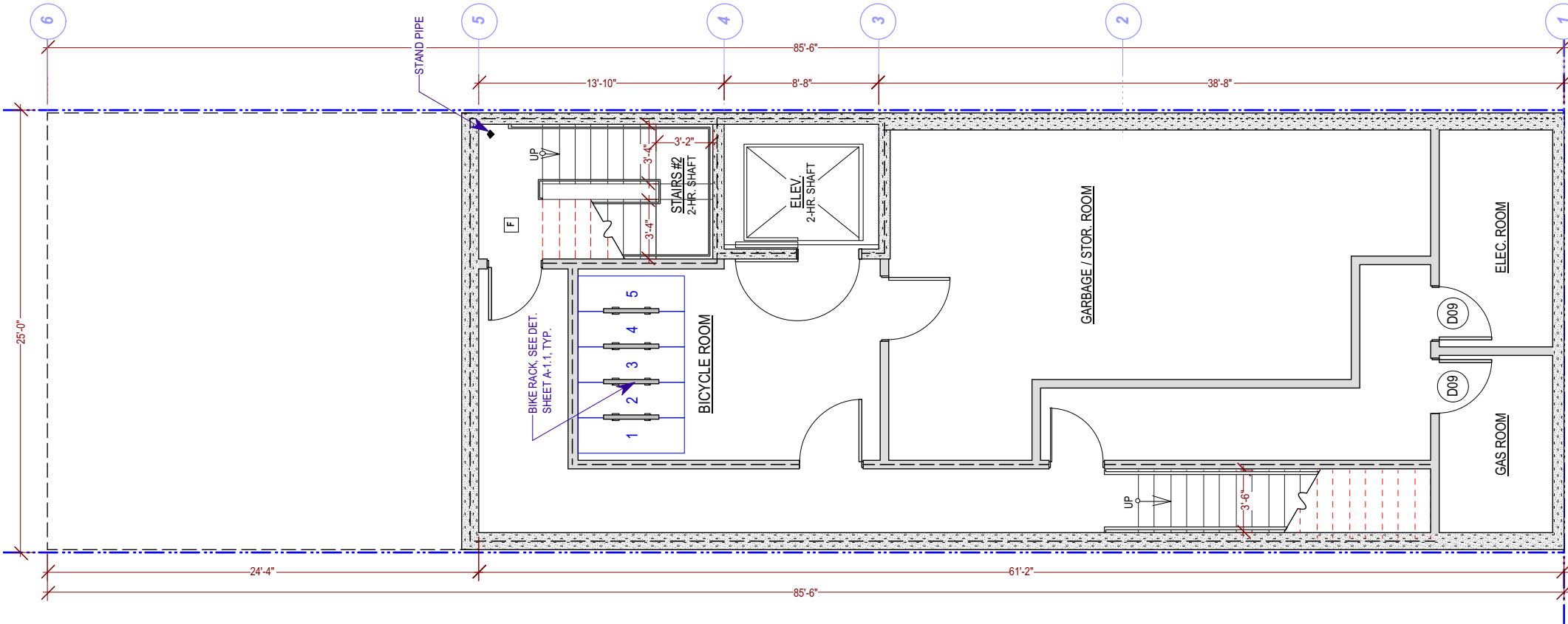
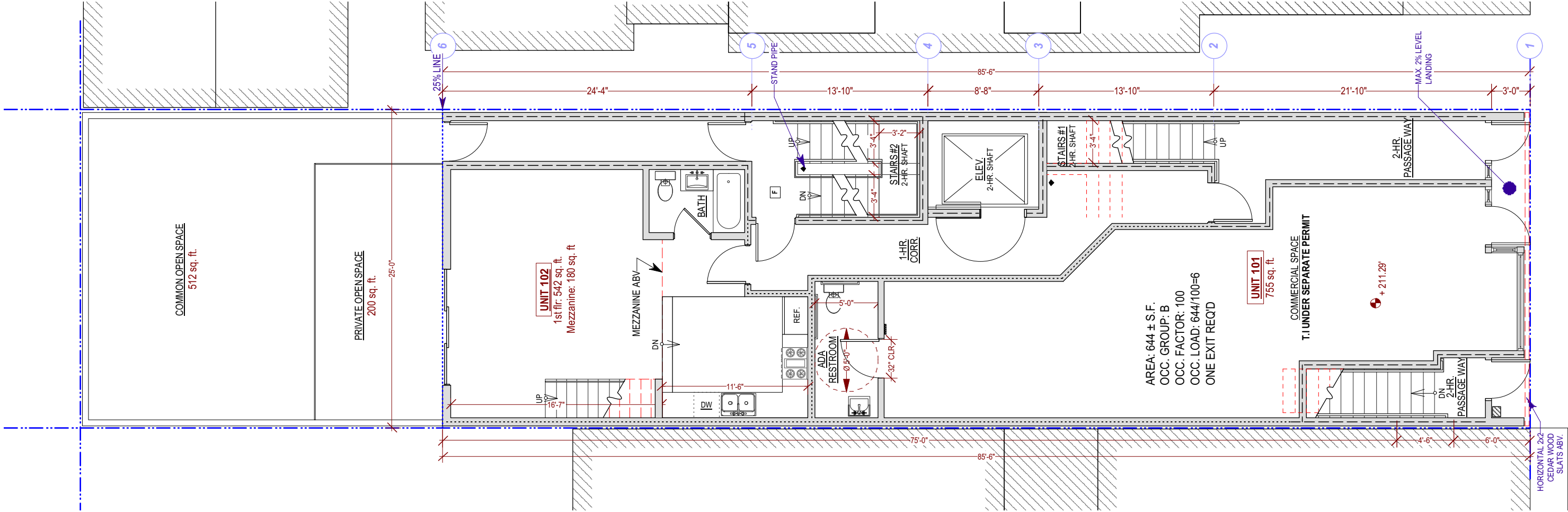
Existing Second Floor Plan (To Be Demo)





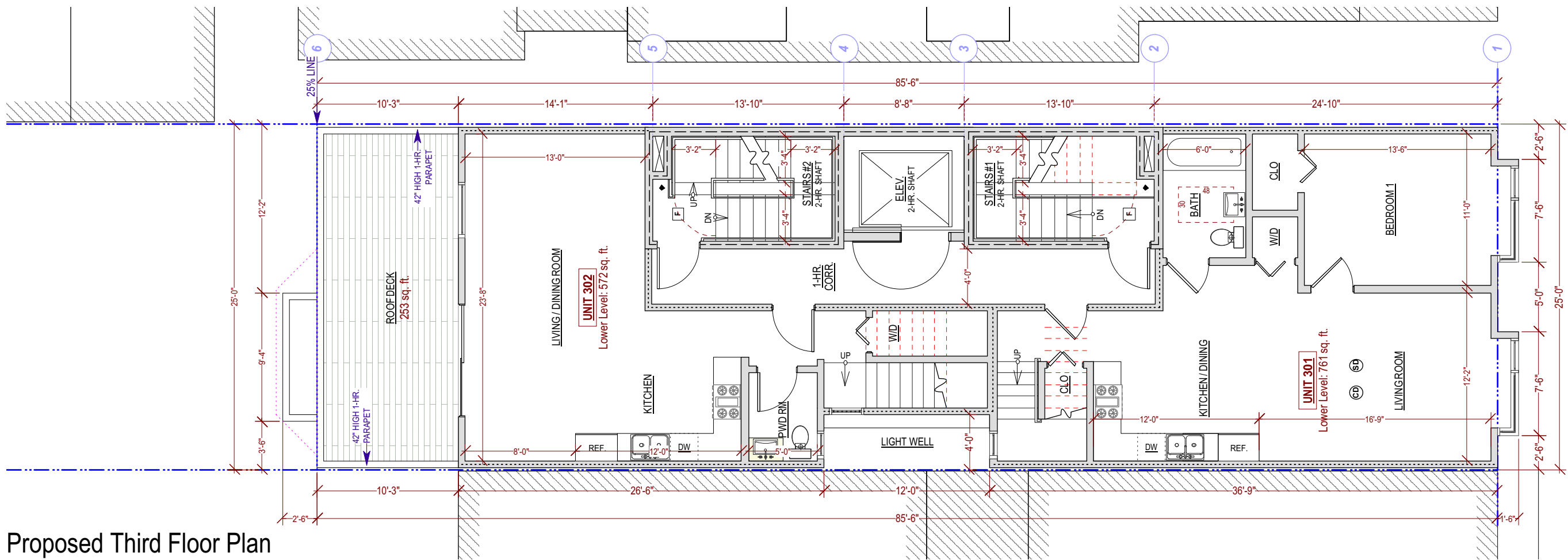
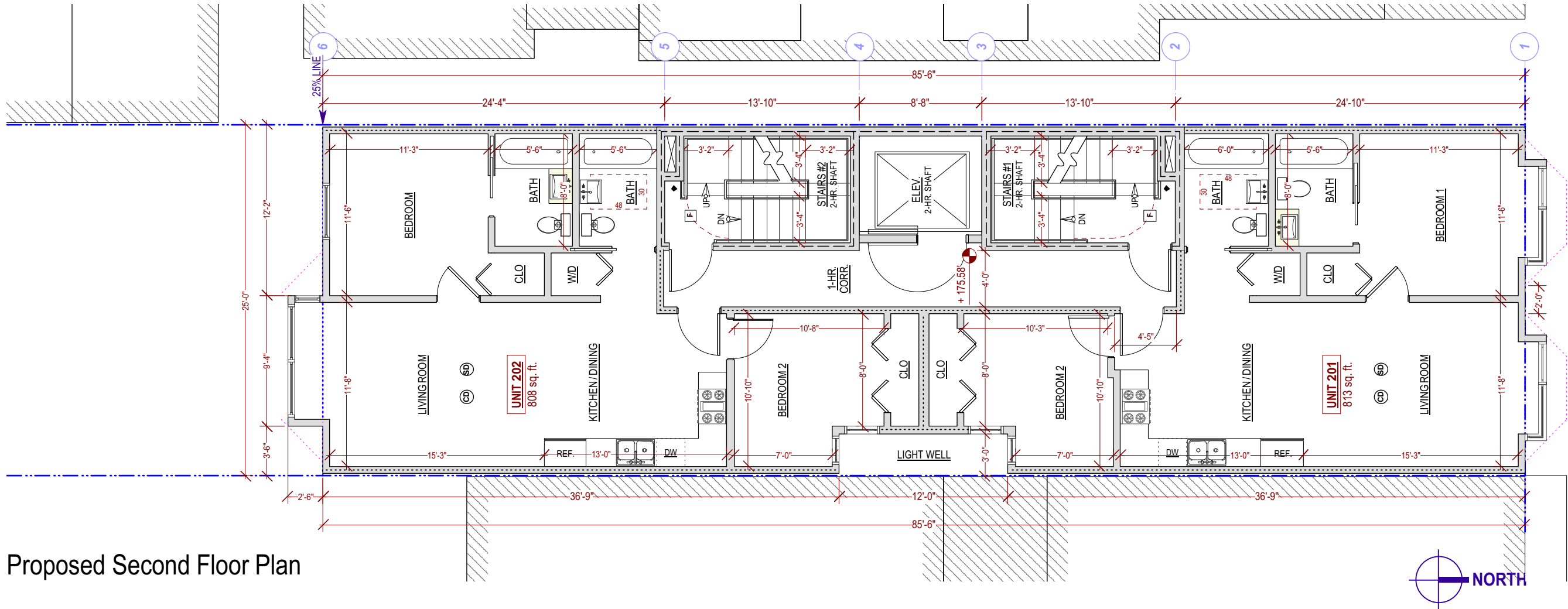
Proposed Mezzanine

Proposed First Floor Plan



Proposed Basement Floor Plan





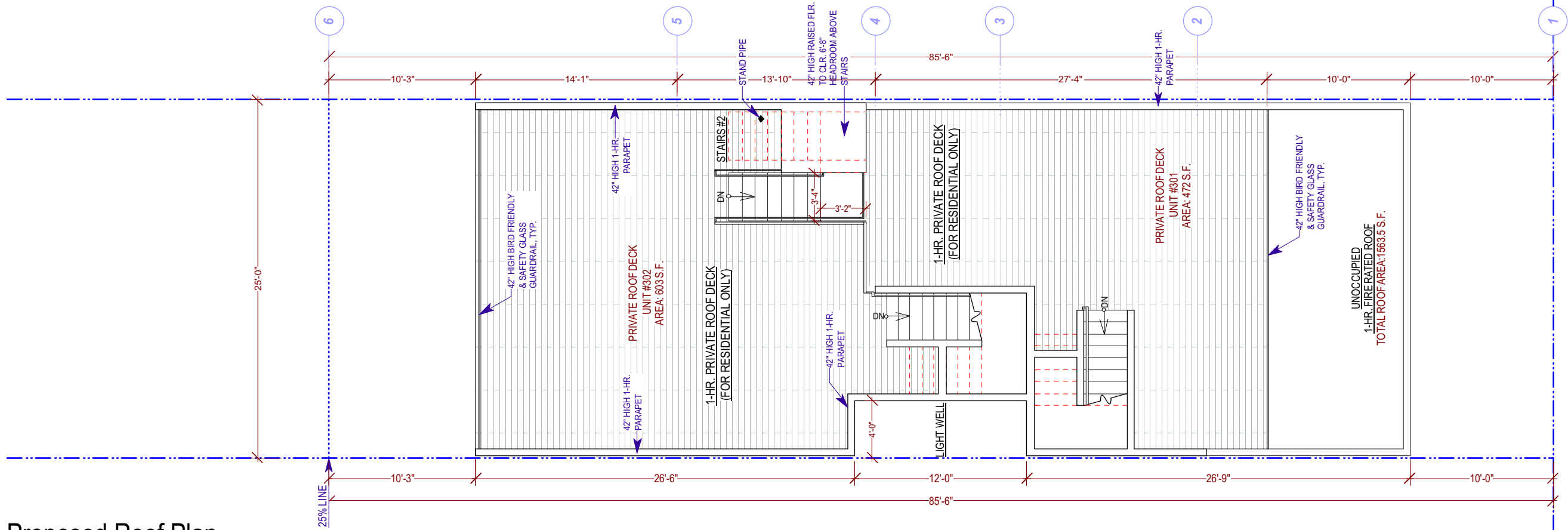
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**PROPOSED FLOOR PLANS**  
1/8" = 1'-0"

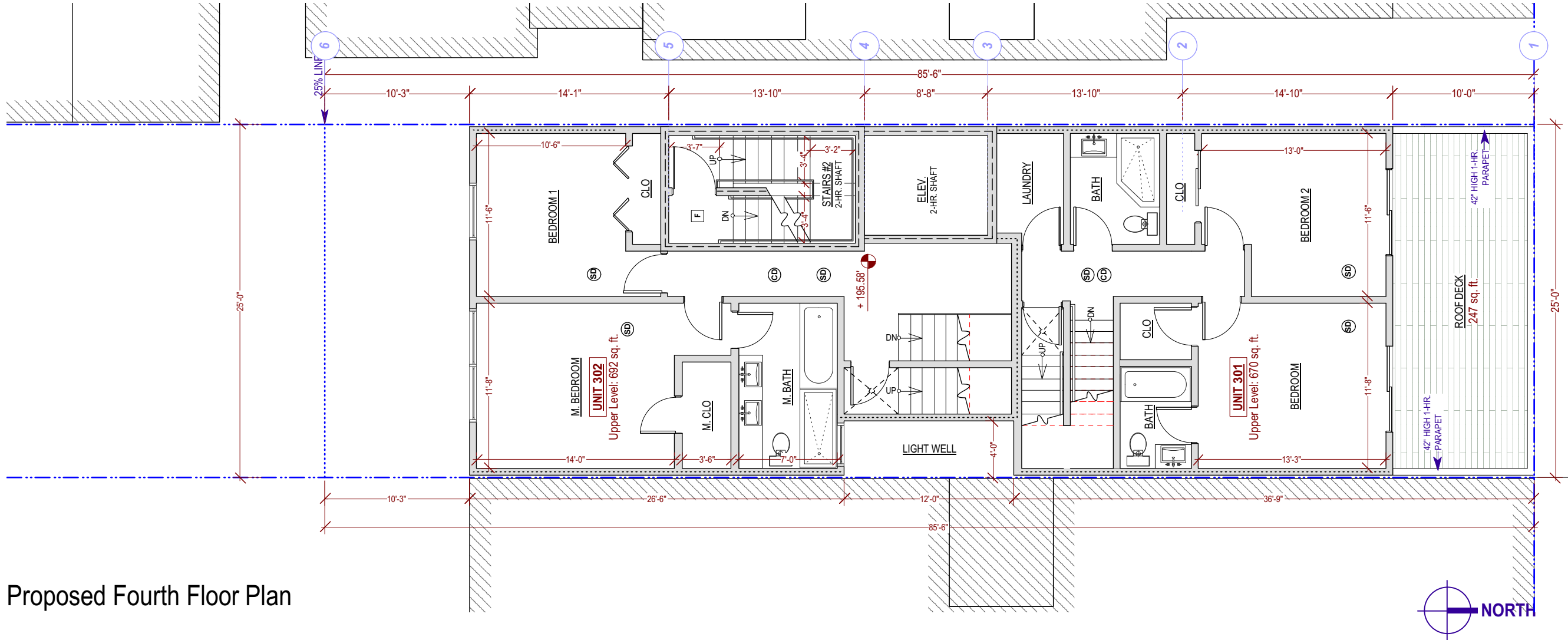
PROJECT NAME:  
**4171 24TH STREET  
SAN FRANCISCO, CA**

DRAWING DATE: 12/22/2015

Proposed Roof Plan



Proposed Fourth Floor Plan

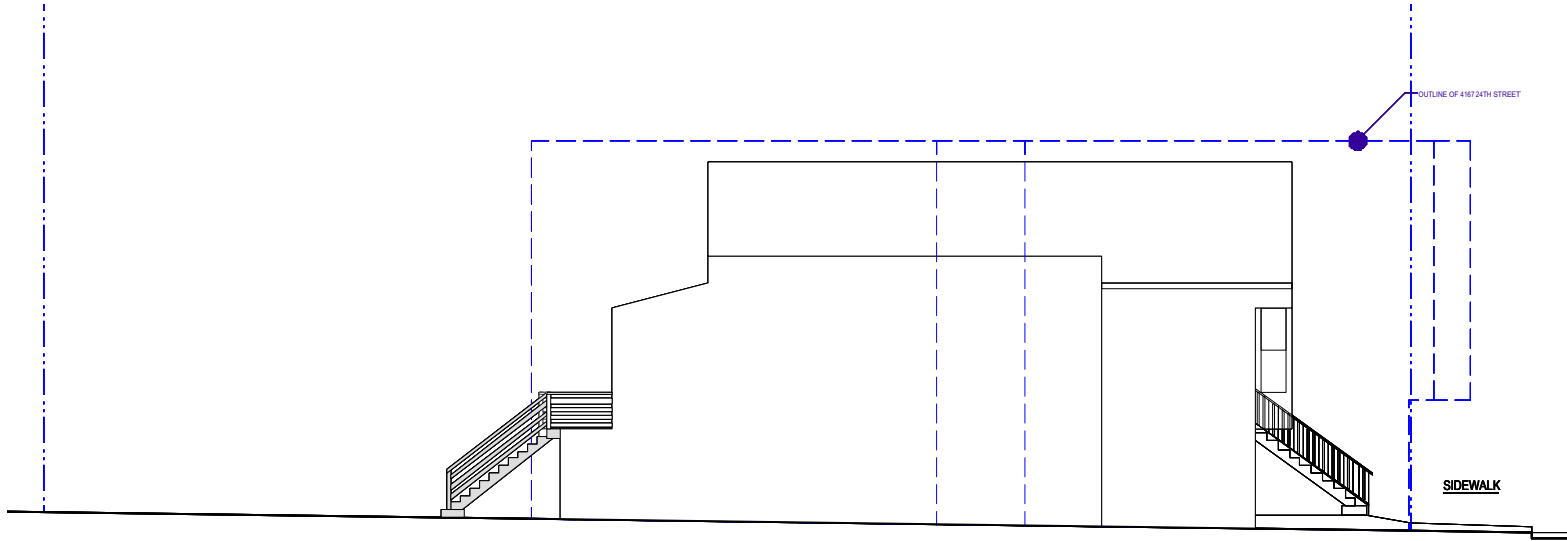


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**PROPOSED FLOOR PLANS**  
1/8" = 1'-0"

PROJECT NAME:  
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SAN FRANCISCO, CA**

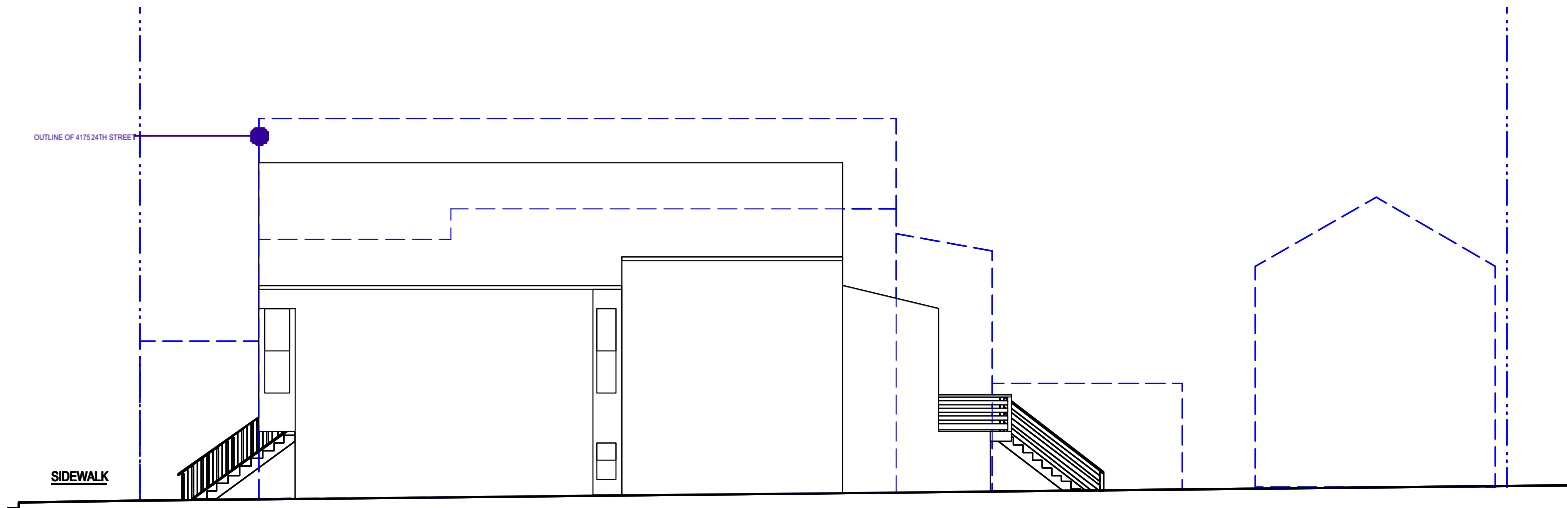
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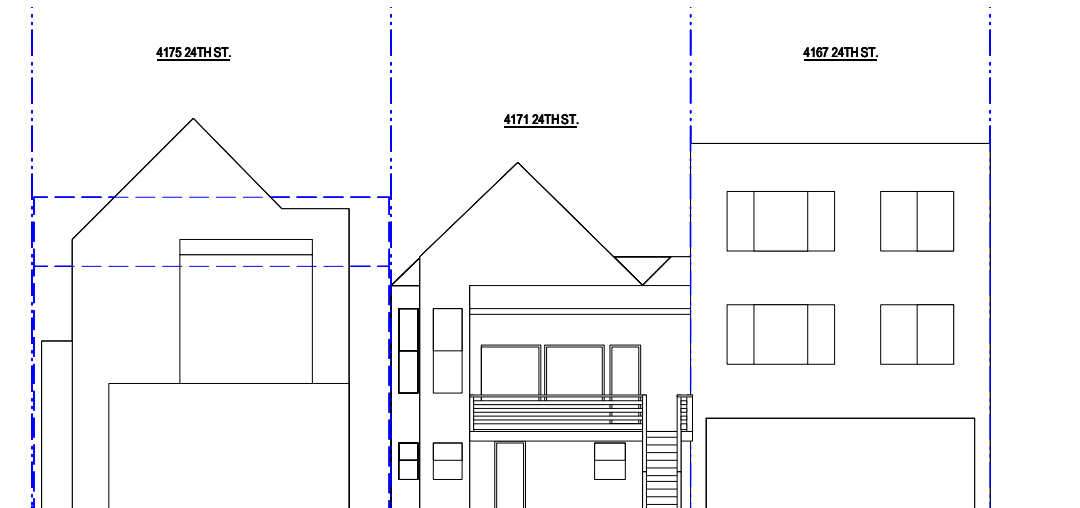
Existing Left Elevation



Existing Front Elevation



Existing Right Elevation



Existing Rear Elevation

PROJECT NAME:  
**4171 24TH STREET  
SAN FRANCISCO, CA**

**EXISTING ELEVATIONS (DEMO PLAN)**  
1/16" = 1'-0"

DRAWING DATE: 12/22/2015

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Proposed Front Elevation (North)

PROJECT NAME:  
**4171 24TH STREET  
SAN FRANCISCO, CA**

**FRONT (STREET) ELEVATION**  
1/8" = 1'-0"

DRAWING DATE: 12/22/2015

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Proposed Rear Elevation (South)

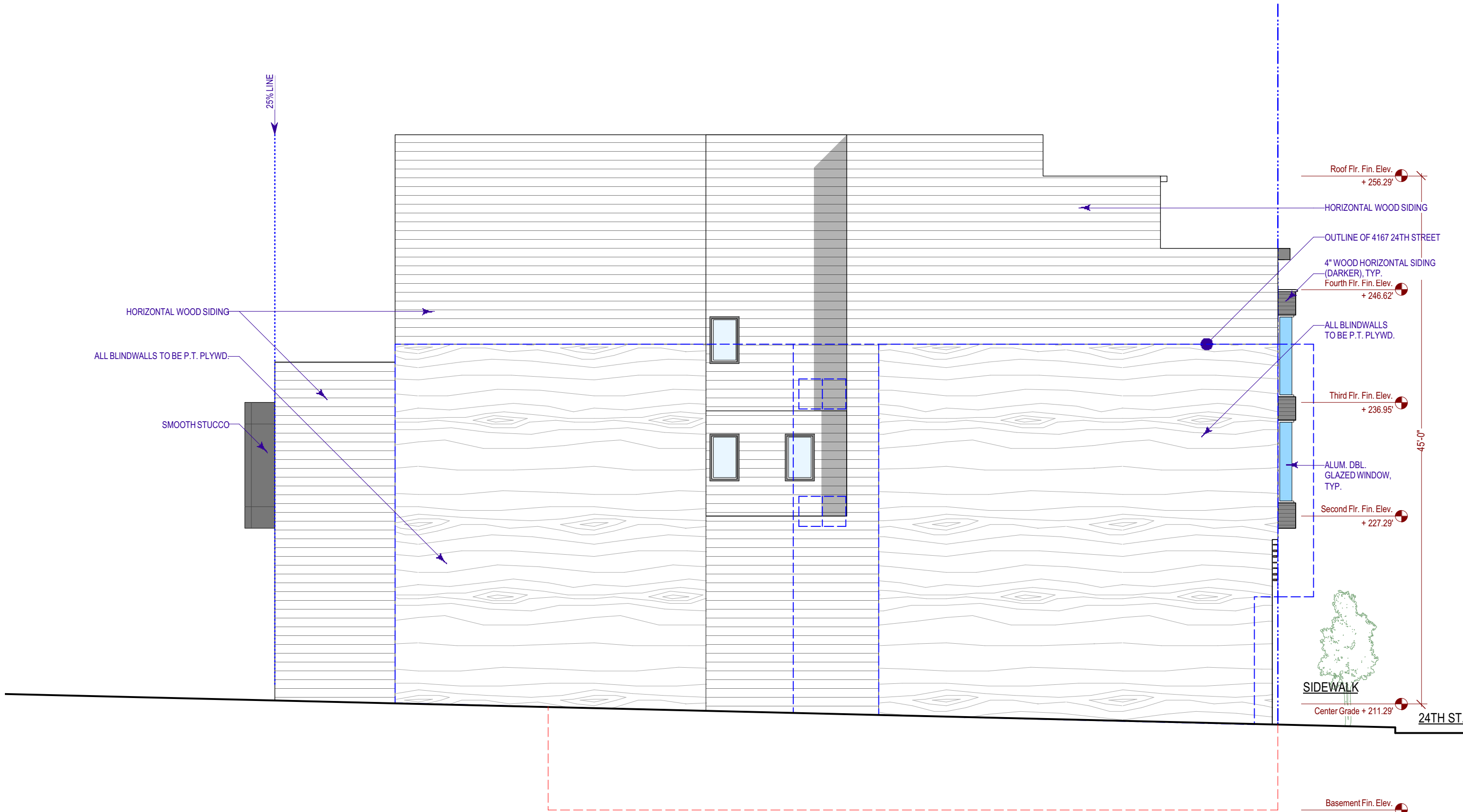
PROJECT NAME:  
4171 24TH STREET  
SAN FRANCISCO, CA

REAR (SOUTH) ELEVATION  
1/8" = 1'-0"

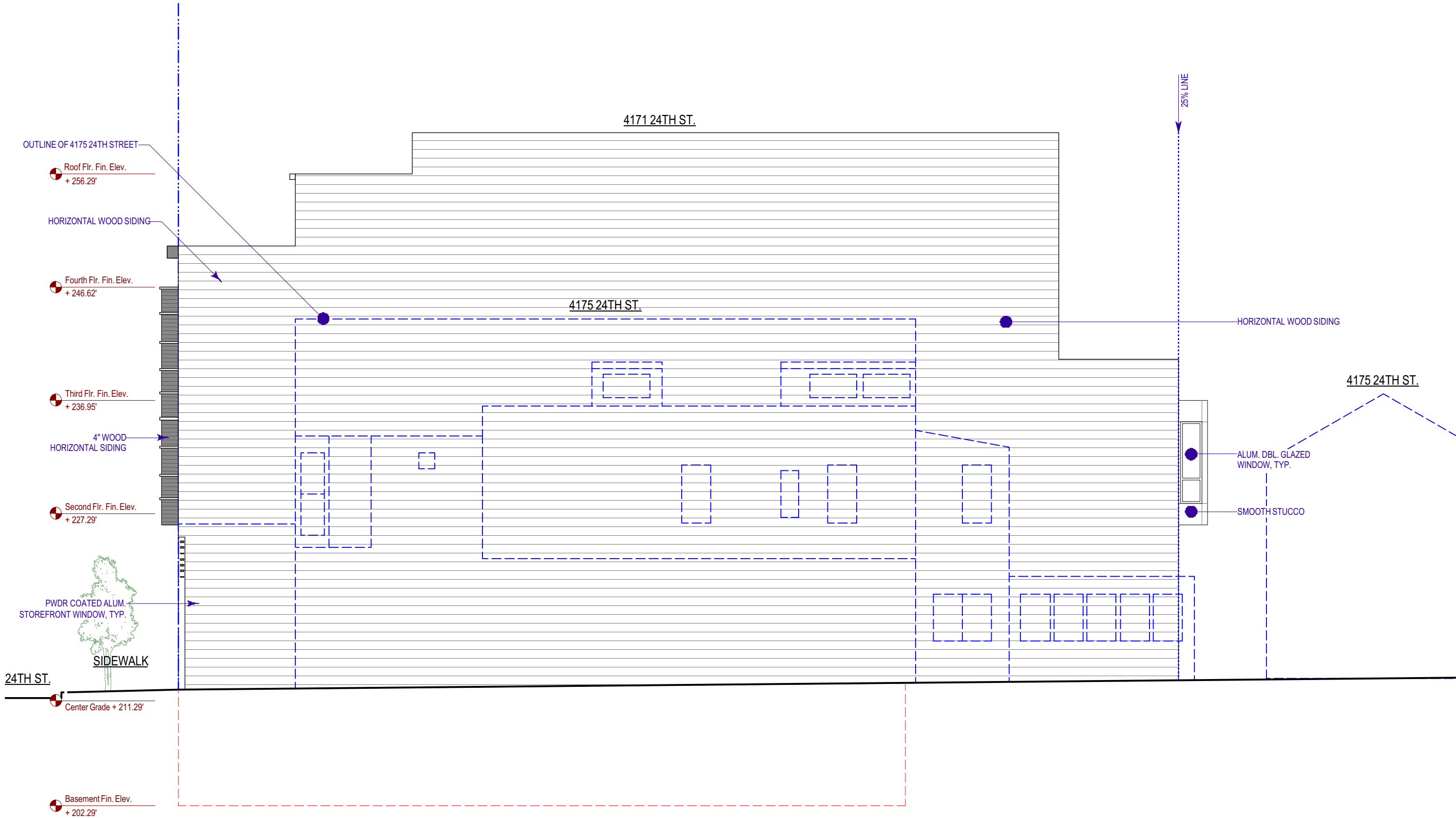
DRAWING DATE: 12/22/2015

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Proposed Left Elevation (East)



Proposed Right Elevation (West)

**NOTE:**  
LOCATION OF 4175 24th St WINDOWS ARE APPROXIMATE.

PROJECT NAME:

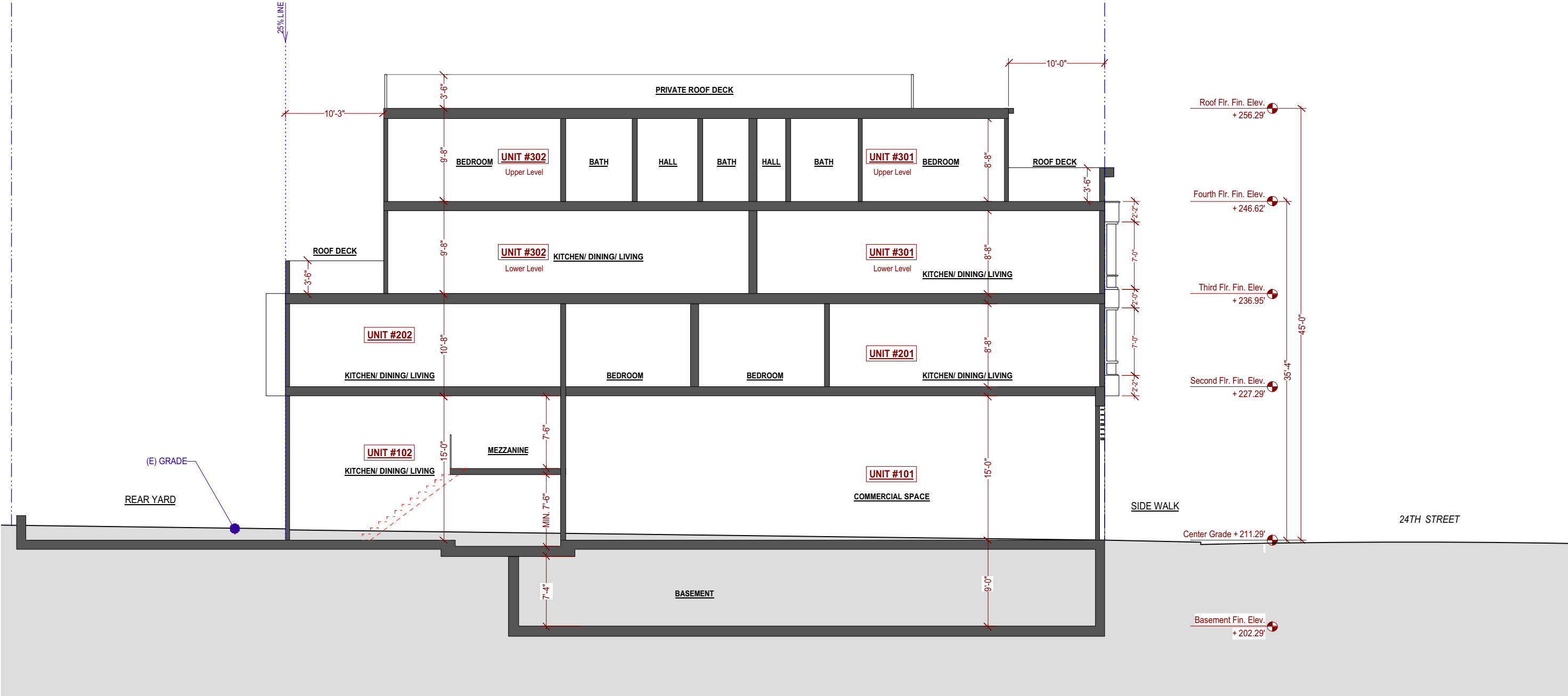
**4171 24TH STREET  
SAN FRANCISCO, CA**

**RIGHT (WEST) ELEVATION**  
1/8" = 1'-0"

DRAWING DATE: 12/22/2015

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Proposed Section

PROJECT NAME:  
4171 24TH STREET  
SAN FRANCISCO, CA

RIGHT (WEST) ELEVATION  
3/32" = 1'-0"

DRAWING DATE: 12/22/2015

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