



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: MARCH 31, 2016

Date: February 22, 2016
Case No.: 2014.0450D/2014.0729D
Project Address: 268 Grand View Avenue
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2764/010
Project Sponsor: Warner Schmalz
Forum Design
1014 Howard Street
San Francisco, CA 94103
Staff Contact: Tina Chang – (415) 575-9197
tina.chang@sfgov.org
Recommendation: Do not take DR and approve demolition and new construction as proposed.

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

Reception:
415.558.6378

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DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.0450D	New Building Case Number	2014.0729D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2015.0218.8592	New Building Application Number	2014.1028.0037
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	2	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	4
Existing Building Area	±1,524 Sq. Ft.	New Building Area	±3,402 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	3/2/16	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to demolish an existing two-story, three level, single-family dwelling and construct a new two-story, four level, two-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The property at 268 Grand View Avenue is located on the western border of Noe Valley between Alvarado Street and Hoffman Avenue. The Property has approximately 31.5-feet of lot frontage along Grand View Avenue with a lot depth of approximately 91'-8". The significantly up-sloping lot contains a two-story-over garage, one-family dwelling of approximately 1,970 gross square-feet. The dwelling is nearly built up to the front property line with an approximately 6-inch front setback, and an existing rear yard of approximately 42'-8". The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1907 as a one-story single-family dwelling.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mostly two-, and three-stories-over-garage buildings, containing mostly one- or two-family dwelling-units. The adjacent building to the south at 272 Grand View Avenue is a two-unit, three-story-over-garage structure. The adjacent building to the north at 264 Grand View Avenue is a two-story, single-family dwelling unit. Both adjacent structures are set back approximately 8-feet from the front property line.

Market Street runs roughly parallel to Grand View Avenue to the west, and serves as the border for the Twin Peaks neighborhood.

HEARING NOTIFICATION

It should be noted that the 311 notice was mailed out on February 1, 2016 and closed on March 2, 2016.

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 21, 2016	March 21, 2016	10 days
Mailed Notice	10 days	March 21, 2016	March 21, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	x
Other neighbors on the block or directly across the street	0	0	x
Neighborhood groups	0	0	x

REPLACEMENT STRUCTURE

The replacement structure will provide two dwelling-units with a garage, and would rise to 38'-10", roughly the same height as the adjacent structure to the south, from approximately 29'-5.5". A 3'-8" x approximately 11'-0" deck is proposed at the second level providing approximately 40 square feet of usable open space. A common patio at the rear is provided. A shared garage occupies the first level, or lower basement. The first unit occupies the second level, or upper basement level, and contains one

bedroom and one bathroom. The second unit occupies the third and fourth levels, or first and second stories of the proposed replacement structure. The second unit contains three bedrooms and 2 ½ bathrooms. An elevator cab for all four living and garage levels is included in the proposed replacement structure.

The Project proposes a rear yard of approximately 41'-0", greater than the required rear yard of 38'-4.5" and slightly less deep than the existing rear yard of 42'-8". An RH-2 Zoning District requires rear yards to be 45 percent the lot depth, but allows the requirement to be reduced to the average depth of both adjacent properties, though in no circumstances less than 25 percent of the total lot depth. In the case of the subject property, the average rear yards of both adjacent properties is 38'-4.5", approximately 42 percent of lot depth.

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are more modern in style, with a mix of cement plaster and wood siding, and metal framed window.

COMMUNITY OUTREACH & PUBLIC COMMENT

Prior to submittal of the site permit application, the project sponsor conducted a Pre-Application Meeting with adjacent property owners. One person attended but did not have any comments. To date, the Project has completed the Section 311 and Mandatory DR notification as mentioned above. Staff has not received any expression of opposition to or support for the Project. However, staff has received one letter from a neighbor at 914 Alvarado requesting that construction hours not begin prior to 8am Monday through Friday and 10am on Saturday.

No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The proposal does not provide affordable units, but does provide a net growth of one unit to the City's housing stock. Additionally, with three bedrooms per unit, the project provides two dwelling 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.

The Project as proposed has been reviewed by the Residential Design Team (RDT), and found to be appropriate for the neighborhood. The Project's height and massing was found to be compatible because it would remain shorter than the adjacent building to the south, while the building's depth was roughly the average of both adjacent buildings while maintaining a rear yard exceeding Planning Code requirements.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposal does not remove any neighborhood-serving uses as the project is adding to the existing residential use of the property.

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

The project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the project would not disrupt the existing neighborhood character.

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

An appraisal has not been performed for the property.

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

Both the existing and proposed building contains two parking spaces. The new building would reduce the burden of on-street parking without creating any additional curb cuts.

5. 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 proposal has no impact on and will not displace industrial or service uses and is not a commercial office development.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The existing building fails to conform to contemporary earthquake standards. The proposed building will meet all current seismic standards for new buildings, vastly improving safety for residents of this property.

7. Landmarks and historic buildings be preserved.

The property is not recognized as historically or architecturally significant. The recent Categorical Exemption Determination completed on March 11, 2016 concludes that the property is not eligible for individual listing in the California Register under any criteria individually or as part of a historic district, nor was the project identified to have archeological potential.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal will have no impact on parks and open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on March 11, 2016.

RESIDENTIAL DESIGN TEAM REVIEW

The project was reviewed by the Residential Design Team (RDT) on February 5, 2015, when the Department provided feedback concerning the building's façade and lack of front setback, while requesting additional detail regarding the proposed building's windows and material choices. Department design staff continued working with the Project Sponsor to develop the design to the alternative being presented to the Planning Commission.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new two-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units, each with three bedrooms.
- 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 RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2014.0450D / 2014.0729D – Do not take DR and approve the demolition and new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meets Criteria

The Department could not conclude that the property is unquestionably unsound at the 50% threshold. As such, the property is considered relatively sound for the purposes of this report and Planning Code Section 317.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

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

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Categorical Exemption Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

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

Criteria Not Applicable to Project

According to the Project Sponsor, the property has been owner occupied since his purchase in 2012 and owner occupied by the previous owner who owned the property for more than 50 years.

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

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

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

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a net gain of housing and thus preserves and add to the quantity of housing. Two units will replace one single-family home. One of the units will be family-sized, whereas the other will be a one bedroom / one bathroom unit. The creation of these two units will likely contribute to the existing cultural and economic diversity within the neighborhood.

8. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating two new dwelling-units where one dwelling used to exist, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.

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

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of two units does not trigger Section 415 review.

Replacement Structure

10. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one single-family dwelling with two dwelling-units in a neighborhood characterized by one- two- and multi-family dwellings.

11. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will create two units; one family sized unit with three bedrooms and one unit with one bedroom. The floor plans reflect a quality family housing dwelling unit with private open space in the form of a deck, and common open space in the rear yard to be shared with the second unit below.

12. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

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

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and would be constructed of high-quality materials.

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

Project Meets Criteria

The Project increases the number of dwelling units on the site from one to two.

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

Project Meets Criteria

The Project increases the number of legal bedrooms on the site from two to five.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two- residential dwelling-units. The residential neighborhood contains dwellings of varying heights and depths on an up-sloping street, as one heads west. Both adjacent properties, east and west of the subject property, are three-story buildings containing two dwelling units. The building to the east is two stories at the block face, and steps back to three stories after approximately 16.5' from the front façade. The building to the west is three stories at the block face.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The new building respects the existing block pattern by matching the front and rear setbacks provided at both adjacent properties. The proposed building respects the context of the neighborhood by angling the articulation of the front façade to match that of its adjacent neighbors. Grand Avenue is a street that travers generally north-south, though it is not completely perpendicular

and veers east as one heads north. The property is located on a part of the street that begins veering east, serving as a transition between two buildings whose orientation shifts slightly to match that of the street. Accordingly, the north side of the building is angled in a way that matches its northern neighbor whereas the southern part of the building's orientation matches that of its southern neighbor. The building is articulated in a way that breaks up the building's massing to be consistent with the neighborhood character. The new structure also features a walk-up entry that is characteristic of the neighborhood, creating a pedestrian friendly entrance.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a compatible front setback. The height and depth of the building are compatible with the existing mid-block open space. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		

Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The entrance has been designed to appear consistent with the predominant pattern of entrances found along Grand View Avenue.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The proportion of windows and material choice of cement plaster and wood siding are consistent with the surrounding buildings.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

Attachments:

Design Review Checklist for replacement building (*All page numbers refer to the Residential Design Guidelines)

Block Book Map

Sanborn Map

Zoning Map

Aerial Photograph / Site photo

Section 311 Notice

Pre-application meeting summaries

Priority General Plan Findings

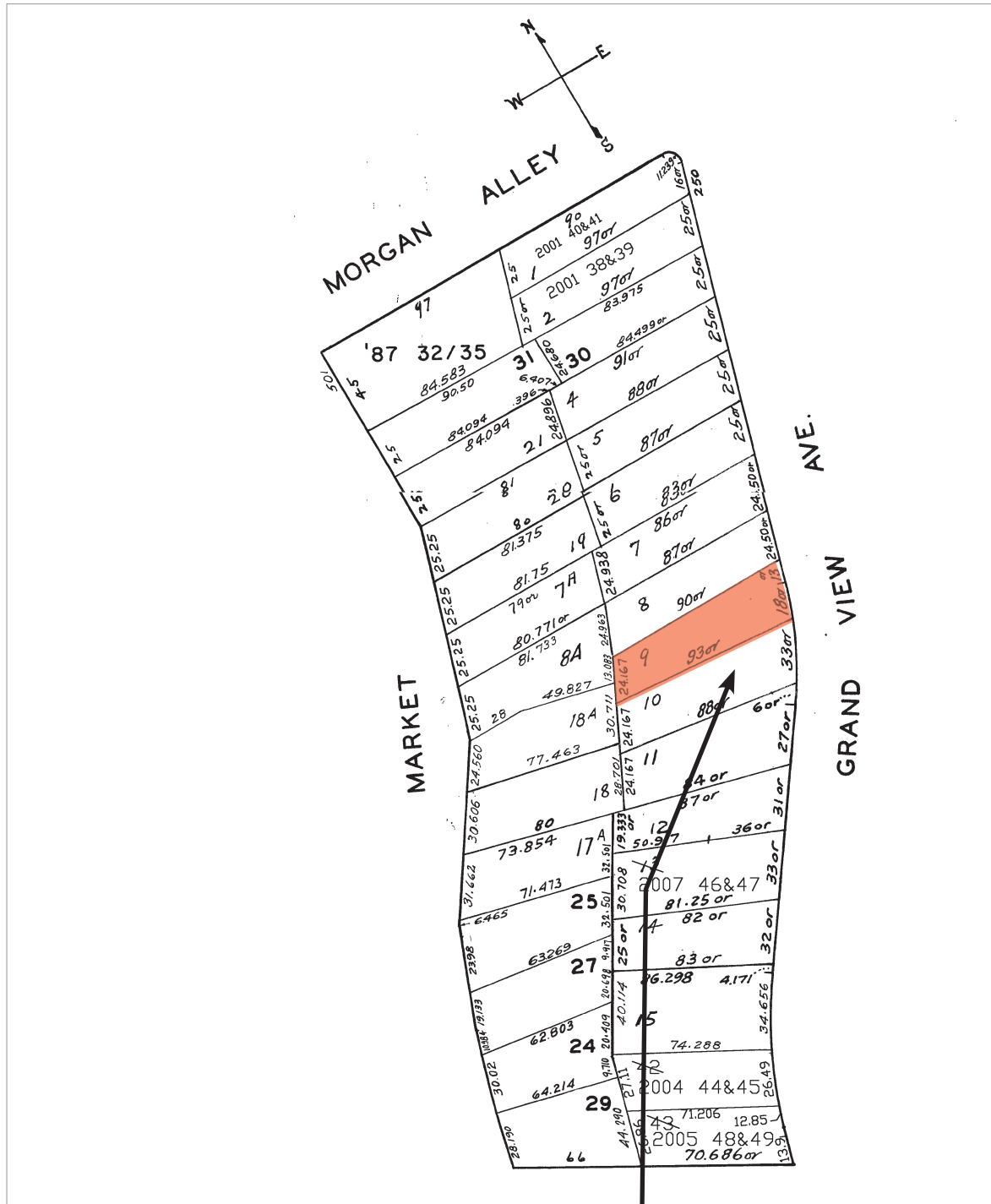
Environmental Evaluation / Historic Resources Information

Reduced Plans

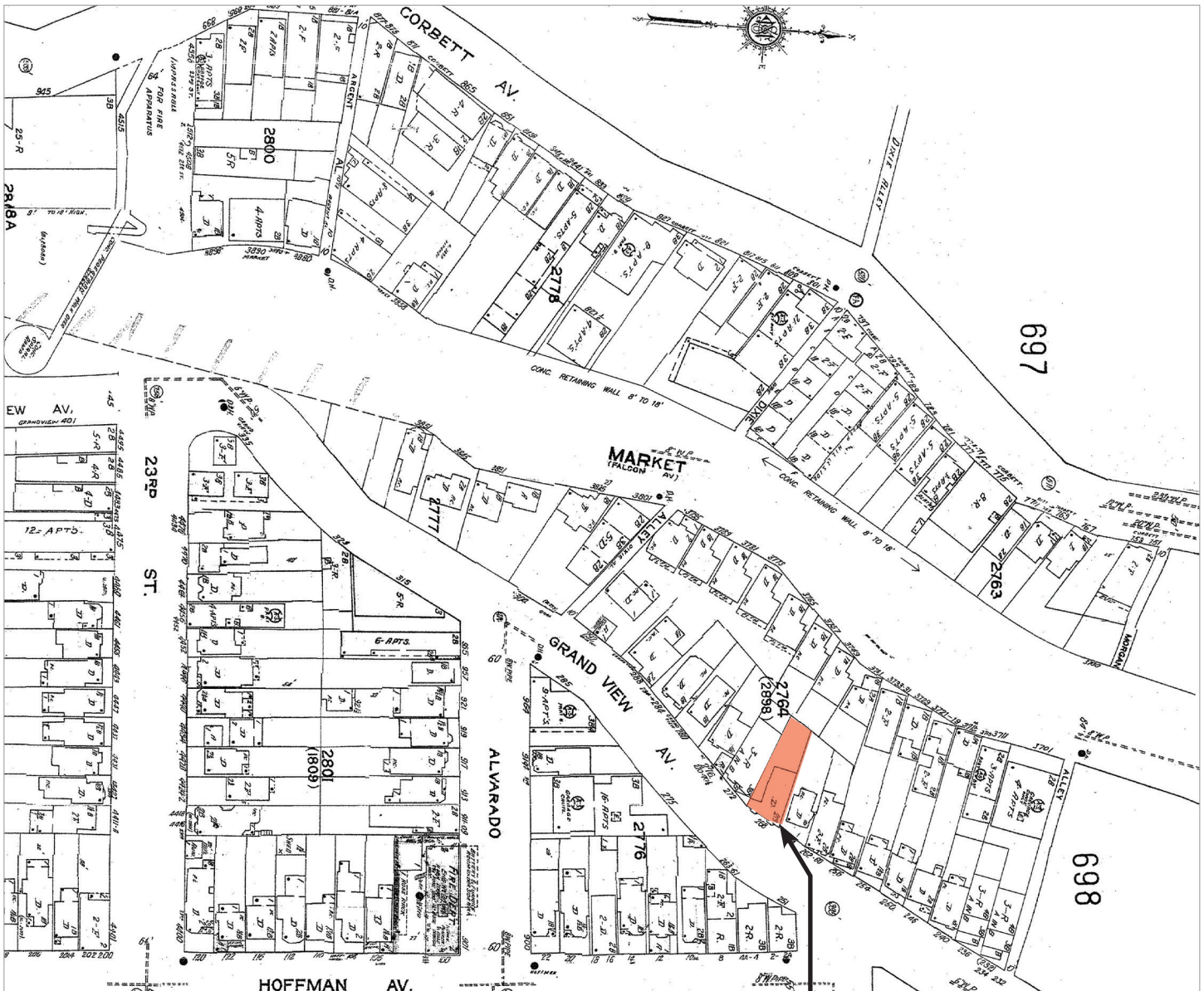
Exhibits

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Parcel Map



Sanborn Map



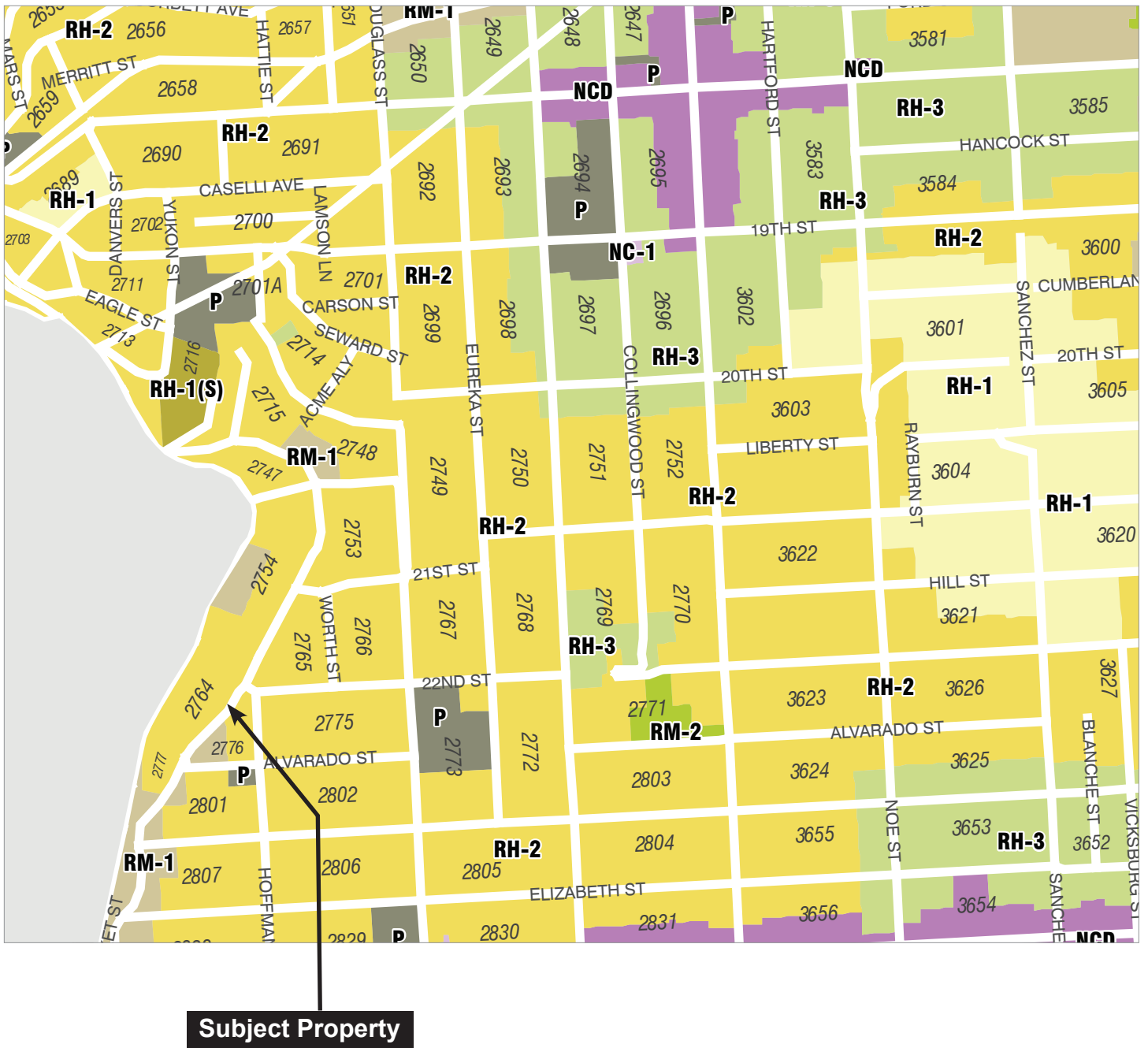
Subject Property

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

SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2014.0450D /
2014.0729D
Mandatory Discretionary Review
268 Grand View Avenue.

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2014.0450D /
2014.0729D
268 Grand View Avenue
Block 2764 Lot 010

Aerial



Subject Property

Site Photo



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Notice of Pre-Application Meeting

Date AUGUST 4, 2014

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 268 GRANDVIEW, cross street(s) N.A. (Block/Lot#: 2764/LOT 10; Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☒ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization.

The development proposal is to: DEMOLISH THE EXISTING SUB-STANDARD SINGLE FAMILY HOUSE AND CONSTRUCT A NEW SINGLE FAMILY HOUSE.

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>2</u>
Existing bldg square footage: <u>1910</u>	Proposed: <u>441</u>	Permitted: <u>N.A.</u>
Existing # of stories: <u>2+GARAGE</u>	Proposed: <u>3+GARAGE</u>	Permitted: <u>3+GARAGE</u>
Existing bldg height: <u>26'-9"</u>	Proposed: <u>29'-10"</u>	Permitted: <u>40'-0"</u>
Existing bldg depth: <u>4'-1" TO 53'-6"</u>	Proposed: <u>4'-1"-53'-6"</u>	Permitted: <u>PROPOSED PLUS REAR YARD PROJECTION</u>

MEETING INFORMATION:

Property Owner(s) name(s): SEAN AND FRANK CAFFERKEY

Project Sponsor(s): SEAN CAFFERKEY

Contact information (email/phone): WARNER SCHMALZ, FORUM DESIGN, ARCHITECT

Meeting Address*: 268 GRANDVIEW W. SCHMALZ @ FORUMDESIGN.COM

Date of meeting: MONDAY AUGUST 18

Time of meeting**: 6 AM - 7 PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have any questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Pre-Application Meeting Sign-in Sheet

Meeting Date: 8-18-2014
 Meeting Time: 6:00 PM
 Meeting Address: 268 GRAND VIEW
 Project Address: SAME AS ABOVE
 Property Owner Name: SEAN COFFERKEY
 Project Sponsor/Representative: WARNER SCHMAITZ/FORUM DESIGN

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. TYLER ANDERSON	3757 MARKET	630-0902	tyler@mighty crusher.com	<input type="checkbox"/>
2. _____	_____	_____	_____	<input type="checkbox"/>
3. _____	_____	_____	_____	<input type="checkbox"/>
4. _____	_____	_____	_____	<input type="checkbox"/>
5. _____	_____	_____	_____	<input type="checkbox"/>
6. _____	_____	_____	_____	<input type="checkbox"/>
7. _____	_____	_____	_____	<input type="checkbox"/>
8. _____	_____	_____	_____	<input type="checkbox"/>
9. _____	_____	_____	_____	<input type="checkbox"/>
10. _____	_____	_____	_____	<input type="checkbox"/>
11. _____	_____	_____	_____	<input type="checkbox"/>
12. _____	_____	_____	_____	<input type="checkbox"/>
13. _____	_____	_____	_____	<input type="checkbox"/>
14. _____	_____	_____	_____	<input type="checkbox"/>
15. _____	_____	_____	_____	<input type="checkbox"/>
16. _____	_____	_____	_____	<input type="checkbox"/>
17. _____	_____	_____	_____	<input type="checkbox"/>
18. _____	_____	_____	_____	<input type="checkbox"/>

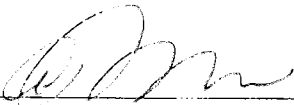
Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Alex Liskman, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 208 Grand View (location/address) on 9/18/2014 (date) from 6pm-7pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 09/18, 2014 IN SAN FRANCISCO.



Signature

ALEX LISKMAN

Name (type or print)

Forum Design

Relationship to Project (e.g. Owner, Agent)
(If Agent, give business name & profession)

208 Grand View

Project Address

Summary of discussion from the Pre-Application Meeting

Meeting Date: _____

Meeting Time: _____

Meeting Address: _____

Project Address: _____

Property Owner Name: _____

Project Sponsor/Representative: _____

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

Project Sponsor Response: _____

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

APPLICATION FOR Priority General Plan Findings

Priority Policies General Plan Findings

Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it does not.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

This is a residential building erected in place of another existing house to be demolished. No retail uses will be affected.

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

The existing neighborhood character will be preserved and protected - the new residence will not exceed the existing building (to be demolished) in size or height.

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

This is a single-family residence & Affordable housing program will NOT be affected.

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

The new building will have an enclosed parking garage in place of the existing one. No commuter traffic will be affected or overburdened.

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

The diverse economic base ^{will} be maintained. No industrial or service sectors will be displaced.

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

The project will comply with seismic & structural requirements per all Building codes.

7. That landmarks and historic buildings be preserved; and

The existing dilapidated building will be demolished & new residence erected in place of it.
No Landmarks or Historic Building will be affected.

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

The project will not affect any city parks, or access to sunlight and vistas by any properties.

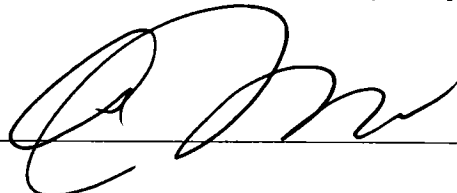
Estimated Construction Costs

TYPE OF APPLICATION: SITE PERMIT	
OCCUPANCY CLASSIFICATION: R-3 / RESIDENTIAL	
BUILDING TYPE: SINGLE - FAMILY	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 3,663 S.F. HABITABLE SPACE	BY PROPOSED USES: 3,663 HABITABLE 1,028 GARAGE
ESTIMATED CONSTRUCTION COST: \$ 600,000	
ESTIMATE PREPARED BY: FORUM DESIGN	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 10/27/14

Print name, and indicate whether owner, or authorized agent:

HILDA LARRAZOLA

Owner / Authorized Agent (circle one)



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **October 28, 2014** and **February 18, 2015** the Applicant named below filed Building Permit Application Nos. **201410280037** and **201502188592**, respectively, with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	268 Grand View Ave.	Applicant:	Warner Schmalz
Cross Street(s):	Btw. Alvarado St. & Hoffman Ave.	Address:	1014 Howard Street
Block/Lot No.:	2764 / 010	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 252.7063

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0'-6"	8'-1"
Side Setbacks	0'	No Change
Building Depth	43'-4"	41'-6"
Rear Yard	42'-8"	41'-0"
Building Height	29'-5.5"	38'-10"
Number of Stories	2 stories over garage (3 levels)	2 stories over 2 basement (4 levels)
Number of Dwelling Units	1	2
Number of Parking Spaces	2	2
PROJECT DESCRIPTION		
Project includes the demolition of an existing two-stories-over-garage single family dwelling unit, and the new construction of a two-story over two-basement level, two-unit structure. The Project requires a Mandatory Discretionary Review for the removal of a dwelling unit, which will be noticed separately.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Tina Chang
Telephone: (415) 575-9197
E-mail: tina.chang@sfgov.org

Notice Date: 2/1/16
Expiration Date: 3/2/16

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by 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.

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. 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.



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 31, 2016**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 268 Grand View Ave.	Case No.: 2014.0450D /2014.0729D
Cross Street(s): Btw. Alvarado St. & Hoffman Ave.	Building Permit: 201410280037 / 201502188592
Block /Lot No.: 2764 / 010	Applicant: Warner Schmalz
Zoning District(s): RH-2 / 40-X	Telephone: (415) 252.7063
Area Plan: N/A	E-Mail: w.schmalz@forumdesign.com

PROJECT DESCRIPTION

The Request is for a Mandatory Discretionary Review of Building Permit Applications 2014.1028.0037 and 2015.0218.8592 proposing the demolition of an existing two-story-over-garage, single family dwelling unit and the construction of a two-story, four level, two-unit building, respectively. One unit includes one bedroom / one bathroom; the second unit includes three bedrooms 2 ½ bathrooms.

This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tina Chang** Telephone: **(415) 575-9197** E-Mail: tina.chang@sfgov.org

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.

APPEAL INFORMATION

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.

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中文詢問請電: (415) 575-9010

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



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0450E
Address: 268 Grand View Avenue
Zoning: RH-2 (Residential – House, Two Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2764/010
Lot Size: 2,299 square feet (0.05 acres)
Project Sponsor: Warner Schmalz, Forum Design Architects
(415) 252-7063
Staff Contact: Christopher Espiritu – (415) 575-9022
christopher.espiritu@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located in San Francisco's Noe Valley neighborhood, on the block bounded by 22nd Street to the north, Alvarado Street to the south, Grand View Avenue to the east, and Market Street to the west. The project site is located midblock between 22nd and Alvarado streets, with frontage on Grand View Avenue. The proposed project would include the demolition of an existing three-story, 36-foot-tall, approximately 2,300-square-foot (sq ft) single-family residence, with an at-grade parking garage. The proposed project would also include the construction of a new three-story over garage, 40-foot-tall, approximately 3,400-sq-ft residence. The proposed residence would include two units, with one unit containing a single bedroom and the other unit containing three bedrooms. The project would include a parking garage for two vehicles, accessed by a 10-foot-long curb cut on Grand View Avenue.

(Continued next page)

EXEMPT STATUS:

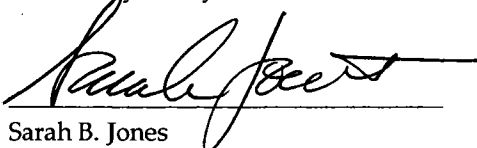
Categorical Exemption, Class 1 and 3 (California Environmental Quality Act [CEQA] Guidelines Section 15301 and 15303).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.



Sarah B. Jones
Environmental Review Officer

March 11, 2016
Date

cc: Warner Schmalz, Project Sponsor
Tina Chang, Current Planner

Virna Byrd, M.D.F.
Supervisor Wiener, D8 (via Clerk of the Board)

PROJECT DESCRIPTION (continued):

As part of the proposed project, the existing curb cut on Grand View Avenue would be removed and replaced with a new 10-foot-long curb cut located just north of the existing curb cut. The project would also include two new street trees along the Grand View Avenue frontage. The project site is not located within an existing historic district and is not located adjacent to any identified historic properties. The project site is located on a site that has a slope of 20% or greater. Due to the sloping nature of the project site, the proposed four-story residence would remain fully above grade along Grand View Avenue. Construction of the proposed project is expected to last between eight to 12 months. The proposed project would require excavation to a depth of 15 feet below ground surface and the removal of approximately 300 sq ft (167 cubic yards) of soil for a proposed elevator and the installation of a spread footing (pier) foundation system.

Project Approvals:

The proposed project would require the following approvals:

- Mandatory Discretionary Review (DR) (Planning Commission)
- Demolition and Site Permits (Department of Building Inspection)

Approval Action: The Mandatory Discretionary Review hearing by the Planning Commission would constitute the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS (continued):

CEQA State Guidelines Section 15301, or Class 1, provides an exemption for minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, Class 1 exempts the demolition and removal of individual small structures such as a single-family residence and up to three single-family residences within urbanized areas. The proposed project would include the demolition of the existing three-story, single-family, residence located at 268 Grand View Avenue. Therefore, the proposed addition meets the criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction (or conversion) of small structures and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Additionally, Class 3 provides an exemption for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, the exemption also applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would include the construction of a new residence with

two dwelling units at 268 Grand View Avenue and would therefore meet the criteria for exemption under Class 3.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property at 268 Grand View Avenue to determine whether the existing residence on the project site is a historical resource as defined by CEQA.¹ According to information from Planning Department records and the Historic Resource Evaluation (HRE)² prepared for the project, the existing building at 268 Grand View Avenue was determined to lack sufficient integrity due to major alterations to the building that have occurred over time. According to the HRE, the existing building was originally constructed as one-story single-family home in 1907 and was set back from the front property line. In 1927, a two-story addition was constructed on the primary façade and extended the building to the front property line. The 1927 addition completely concealed the original structure and resulted in the current building's scale, massing, and design. Based upon review of the adjacent block and immediate vicinity, there is an assortment of building types (building construction ranging from the early 1900's to the early 2000's) and varying appearances, which precludes the appearance of a potential historic district.

The Department's Historic Preservation staff concluded that the property at 268 Grand View Avenue is not eligible for individual listing in the California Register of Historic Resources (California Register) under any of the four criteria. Specifically, no known historic events occurred at the property (Criterion 1). None of the owners or occupants of the property have been identified as important to history (Criterion 2). The property is an example of a modified early 20th century residence with little architectural detailing and is not architecturally distinctive (Criteria 3). Finally, the property was not identified to have archeological potential (Criteria 4), based on a review of the project site by the Department's Archeological staff.³

The property is not located within the boundaries of any identified historic districts. The property is located within the Noe Valley neighborhood, on a block that exhibits a great variety of architectural

¹ Tina Tam – Senior Preservation Planner, *Preservation Team Review Form, 268 Grand View Avenue*, June 19, 2014. This document (and all other documents cited in this report, unless otherwise noted), is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2014.0450E.

² Tim Kelley Consulting, LLC – *Part I Historical Resource Evaluation, 268 Grand View Avenue, San Francisco, California*. June 2013.

³ Randall Dean – Staff Archeologist, *Preliminary Archeological Review, 268 Grand View Avenue*, August 12, 2014.

styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the property does not contain a significant concentration of historically or aesthetically unified buildings. Therefore, the property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Based on the above, the Planning Department determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Geotechnical. According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of approximately 20 percent or more. A Geotechnical Investigation was conducted for the property and is summarized below.⁴

The Geotechnical Investigation notes that the site slopes steeply upward toward the northwest (from the front to the rear of the property). There is an existing 10-foot-tall concrete retaining wall along the back of the lower level (garage). There are narrow or no setbacks between the property and adjacent buildings at either side of the existing building. The rear yard is on a higher elevation than the front and the ground is supported by a four-foot-tall retaining wall at the rear. Based on the soil samplings (borings) conducted, the project site is underlain by about 12 feet of stiff to very stiff material, consisting of sandy clay with gravel. Beyond 12 feet, soil samples found weathered sandstone and sandstone rock which extends to the maximum depth explored of 15 feet. No groundwater was encountered in the soil samples. The Geotechnical Investigation notes that there were no indications of major earth movement, such as landsliding, or slower ground creep movement of the surface soil and weathered bedrock at the project site.

The Geotechnical Investigation provided specific technical recommendations and requirements concerning excavation shoring, site preparation and earthwork, foundations, retaining walls, structural concrete slabs-on-grade, and site drainage. The report ultimately concluded that the site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

⁴ PGSoils, Inc., *Geotechnical Investigation, 268 Grand View Avenue, San Francisco, California*, February 2014.

CONCLUSION:

The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

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Exhibit B

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BUILDING DATA

APPLICABLE CODES:
2013 CALIFORNIA RESIDENTIAL CODE W/ SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE W/ SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE W/ SAN FRANCISCO AMENDMENTS
2013 CALIFORNIA PLUMBING CODE W/ SAN FRANCISCO AMENDMENTS
2013 CA ENERGY CODE

CONSTRUCTION TYPE: TYPE V-B

OCCUPANCY CLASSIFICATION: R-3; U
GRADE PLANE ELEVATION: 415.44'

ALLOWABLE BUILDING HEIGHT: 40'

PROPOSED PROJECT BUILDING HEIGHT: 30'-5" (PER CBC 2013 USING GRADE PLAN CALCULATION)

FLOOR AREA SUMMARY:

LEVEL	OCCUPANCY	AREA (S.F.)
LOWER BASEMENT (GARAGE)	U	920 S.F.
UPPER BASEMENT (UNIT 1)	R-3	805 S.F.
UPPER BASEMENT (UNIT 2)	R-3	57 S.F.
FIRST FLOOR (UNIT 2)	R-3	1,292 S.F.
SECOND FLOOR (UNIT 2)	R-3	1,248 S.F.
UNIT 1 (1 BR/1 BA) LIVING AREA TOTAL		805 S.F.
UNIT 2 (3BR/2.5BA) LIVING AREA TOTAL		2,597 S.F.
LIVING AREA TOTAL		3,402 S.F.

SPRINKLERS: FULLY AUTOMATIC SPRINKLER SYSTEM

ARCHITECT OF RECORD:

FORUMDESIGN, LTD
1014 HOWARD STREET
SAN FRANCISCO, CA 94103

WARNER SCHMALZ
415. 252. 7063 TEL
415. 252. 9020 FAX

SURVEYOR:

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551

RICHARD LANGFORD
510. 530. 5200 TEL

PLANNING DATA

PROJECT DESCRIPTION: DEMOLISH (E) 3 LEVEL 2BR/1BA 2,119 S.F. WOOD FRAME RESIDENTIAL BLDG WITH 1,524 S.F. OF LIVING AREA, AND REPLACE WITH NEW 2 UNIT BLDG W/ 1BR/1BA AND 3BR/2.5BA RESIDENTIAL UNITS WITH 3,402 S.F. TOTAL RESIDENTIAL LIVING AREA.

PROJECT ADDRESS: 268 GRAND VIEW AVENUE
SAN FRANCISCO, CA 94114

BLOCK & LOT NO.: BLOCK 2764, LOT 010

ZONING DISTRICT: RH-2

LOT AREA: 2,413 S.F.

HEIGHT LIMIT: 40-X

CURRENT USE: SINGLE FAMILY RESIDENTIAL BLDG

PROPOSED USE: TWO FAMILY RESIDENTIAL BLDG

NUMBER OF STORIES: 2 STORIES O/ 2 BASEMENT LEVELS

BUILDING HEIGHT: EXISTING - 36'-0"
PROPOSED - 38'-10" (PER 102.12 & 261.1(b)(2) PLANNING CODE DEFINITION)

PARKING PROVIDED: 2 SPACES

OWNER:

SEAN CAFFERKEY CONSTRUCTION
1362 DE SOTO AVE
BURLINGAME, CA 94010-5634

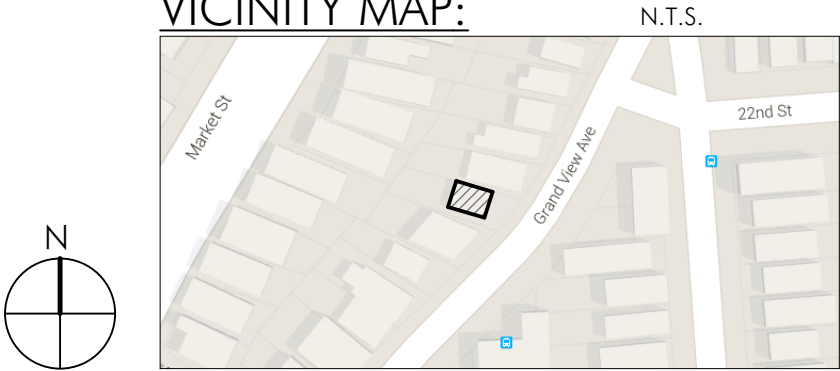
SEAN CAFFERKEY
650. 444. 1737 TEL

DRAWING INDEX

- ARCHITECTURAL
- A-0 COVER SHEET
 - A-1 SITE PLAN
 - A-2 LOWER BASEMENT FLOOR PLAN
 - A-3 UPPER BASEMENT FLOOR PLAN
 - A-4 1ST FLOOR PLAN
 - A-5 2ND FLOOR PLAN
 - A-6 ROOF PLAN
 - A-7.1 FRONT ELEVATION
 - A-7.2 REAR ELEVATION
 - A-7.3 NORTH ELEVATION
 - A-7.4 SOUTH ELEVATION
 - A-8.0 BUILDING SECTION
 - A-8.1 TYPICAL WINDOW DETAIL
 - A-8.2 PERSPECTIVE RENDER
 - A-9.0 SITE PHOTOS
 - A-9.1 SITE PHOTOS
 - A-9.2 EXISTING INTERIOR PHOTOS
 - A-9.3 VICINITY PHOTOS
 - E-1 EXISTING SITE PLAN
 - E-2 EXISTING BASEMENT FLOOR PLAN
 - E-3 EXISTING 1ST FLOOR PLAN
 - E-4 EXISTING 2ND FLOOR PLAN
 - E-5 EXISTING FRONT ELEVATION
 - E-6 EXISTING REAR ELEVATION
 - E-7 EXISTING NORTH ELEVATION
 - E-8 EXISTING SECTION

- SURVEY
- C-1 SITE SURVEY

VICINITY MAP:



A-0

COVER SHEET

PRESENTATION REVISIONS: MAR. 21, 2016
REVISED: JAN. 26, 2016
FEBRUARY 03, 2015



268 GRAND VIEW
SAN FRANCISCO, CALIFORNIA

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LEGEND/NOTES

REQUIRED FRONT SETBACK
@ 8'-1" PER CODE, 254 SF

PERMITTED GARAGE
STRUCTURE OBSTRUCTION
PER CODE SEC. 1.36(c)(27)

* NEW PLANTER (62 SF) 24%
OF REQUIRED FRONT YARD
SETBACK

* PERMEABLE STONE PAVERS
(98 SF) 39% OF REQUIRED
FRONT YARD SETBACK

* PERMEABLE SURFACES:
24% + 39% = 63% > 50%
REQ'D PER CODE SECTION
1.32(g) & (h)

SCALE: 1/8" = 1'-0"

0'

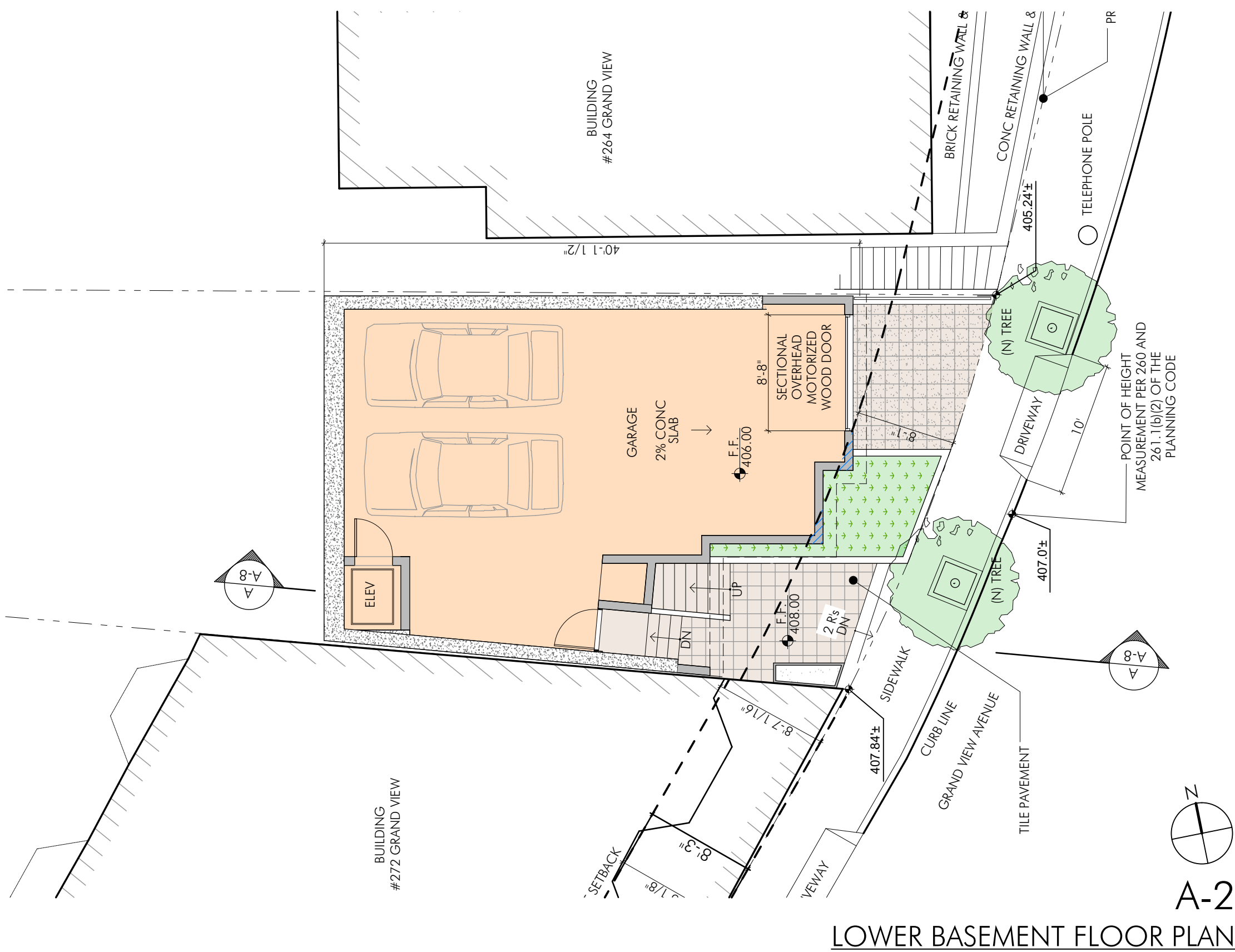
2'

4'

8'

268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA



A-2

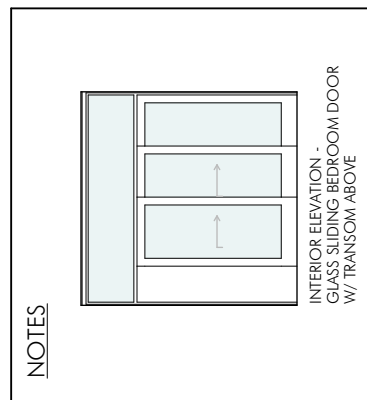
LOWER BASEMENT FLOOR PLAN

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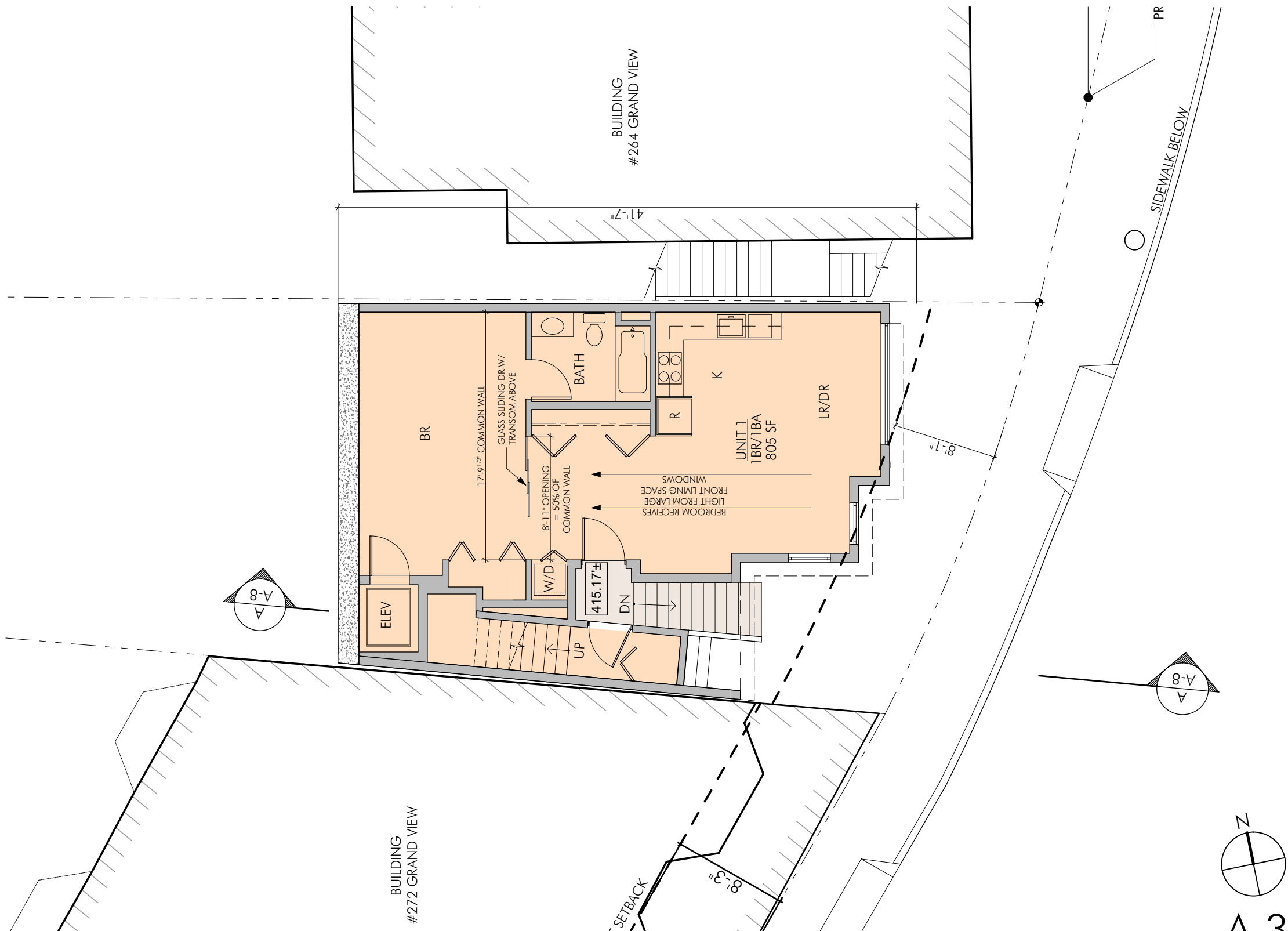
ARCHITECTS



SCALE: 1/8" = 1'-0"



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A-3

UPPER BASEMENT FLOOR PLAN

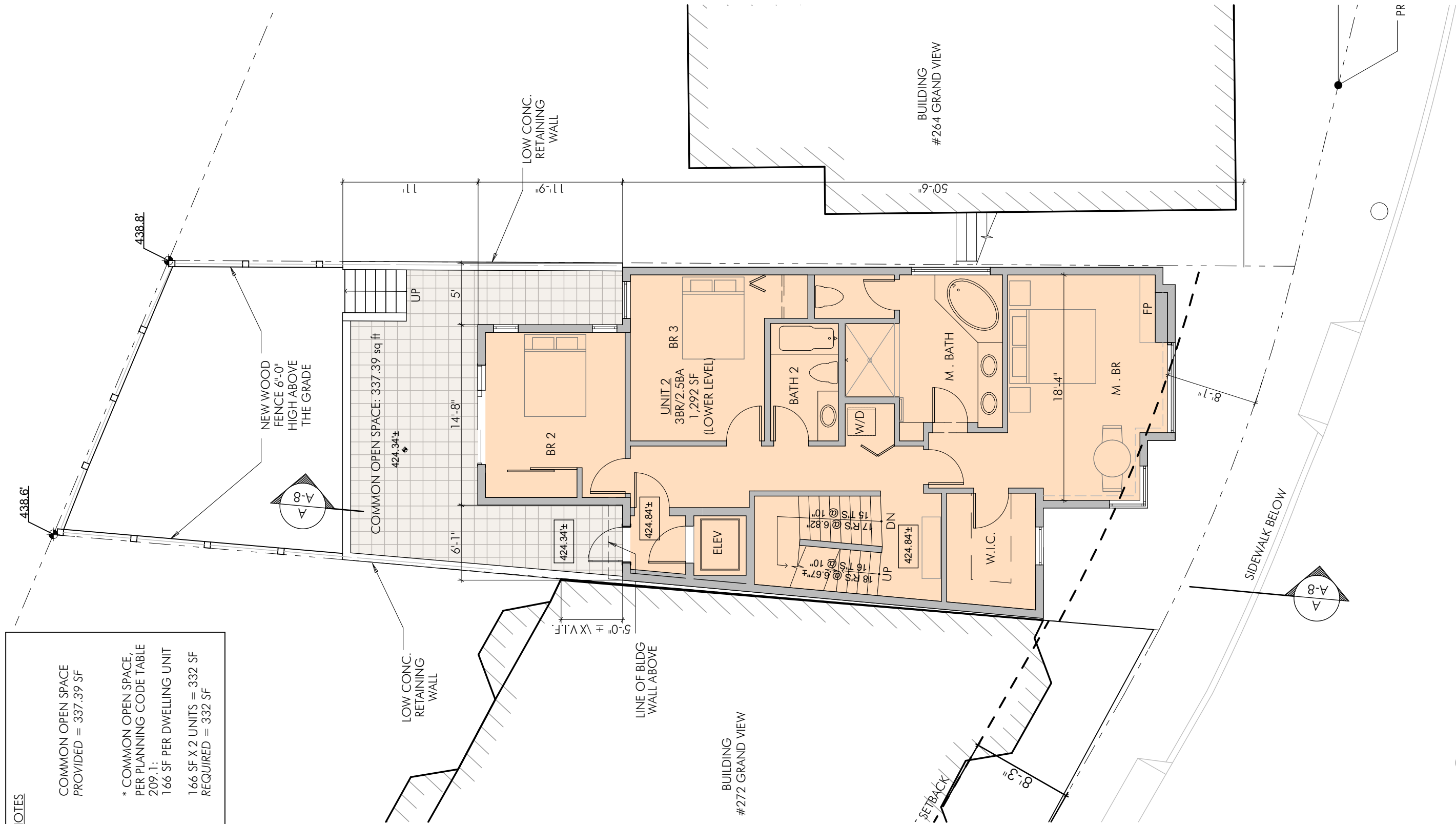
PRESENTATION REVISIONS: MAR. 21, 2016

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268 GRAND VIEW
SAN FRANCISCO, CALIFORNIA



LEGEND/NOTES

COMMON OPEN SPACE
PROVIDED = 337.39 SF

* COMMON OPEN SPACE,
PER PLANNING CODE TABLE
209.1:
166 SF PER DWELLING UNIT
166 SF X 2 UNITS = 332 SF
REQUIRED = 332 SF

SCALE: 1/8" = 1'-0"



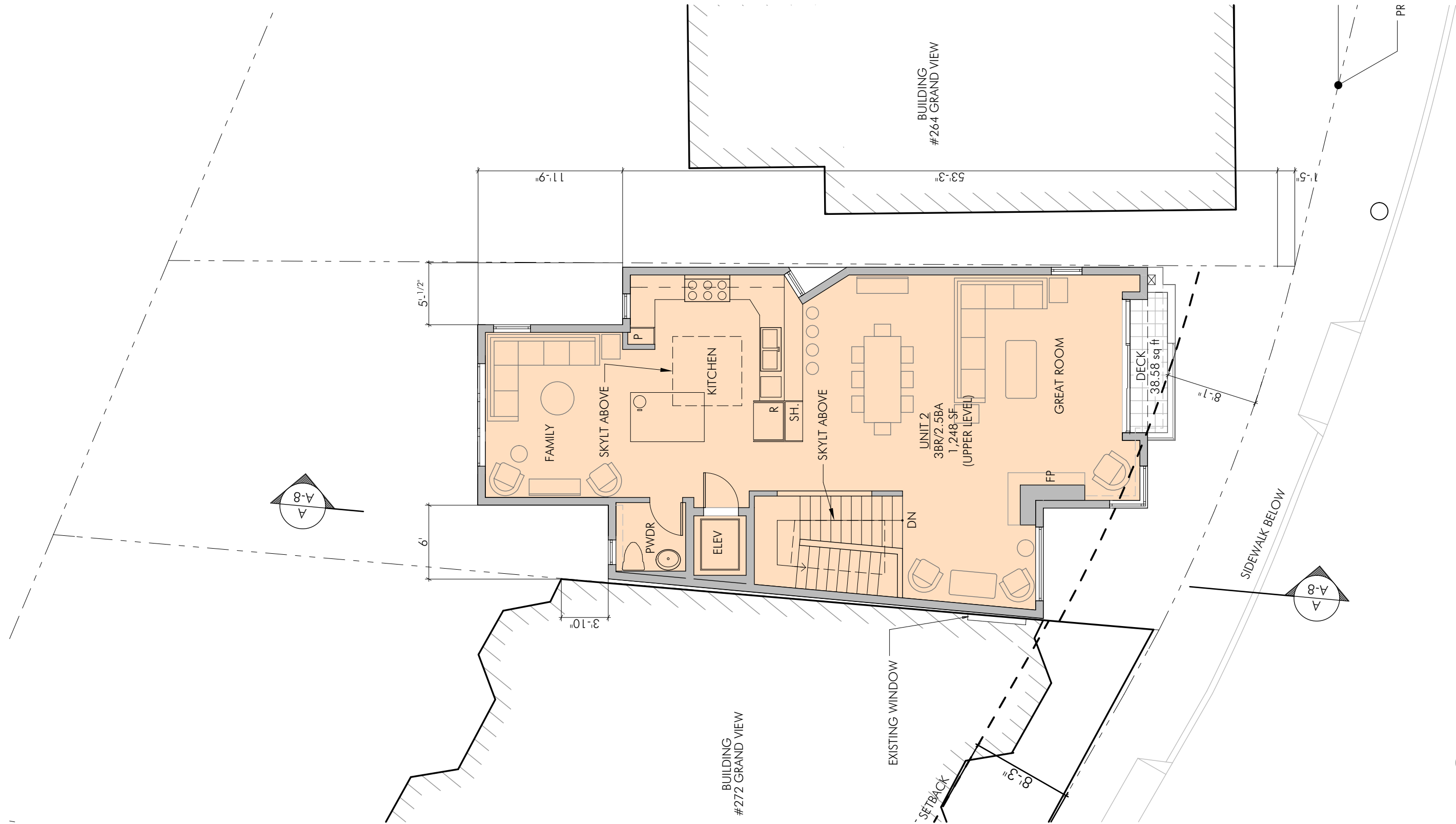
268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

A-4 FIRST FLOOR PLAN

PRESENTATION REVISIONS: MAR. 21, 2016
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SCALE: 1/8" = 1'-0"



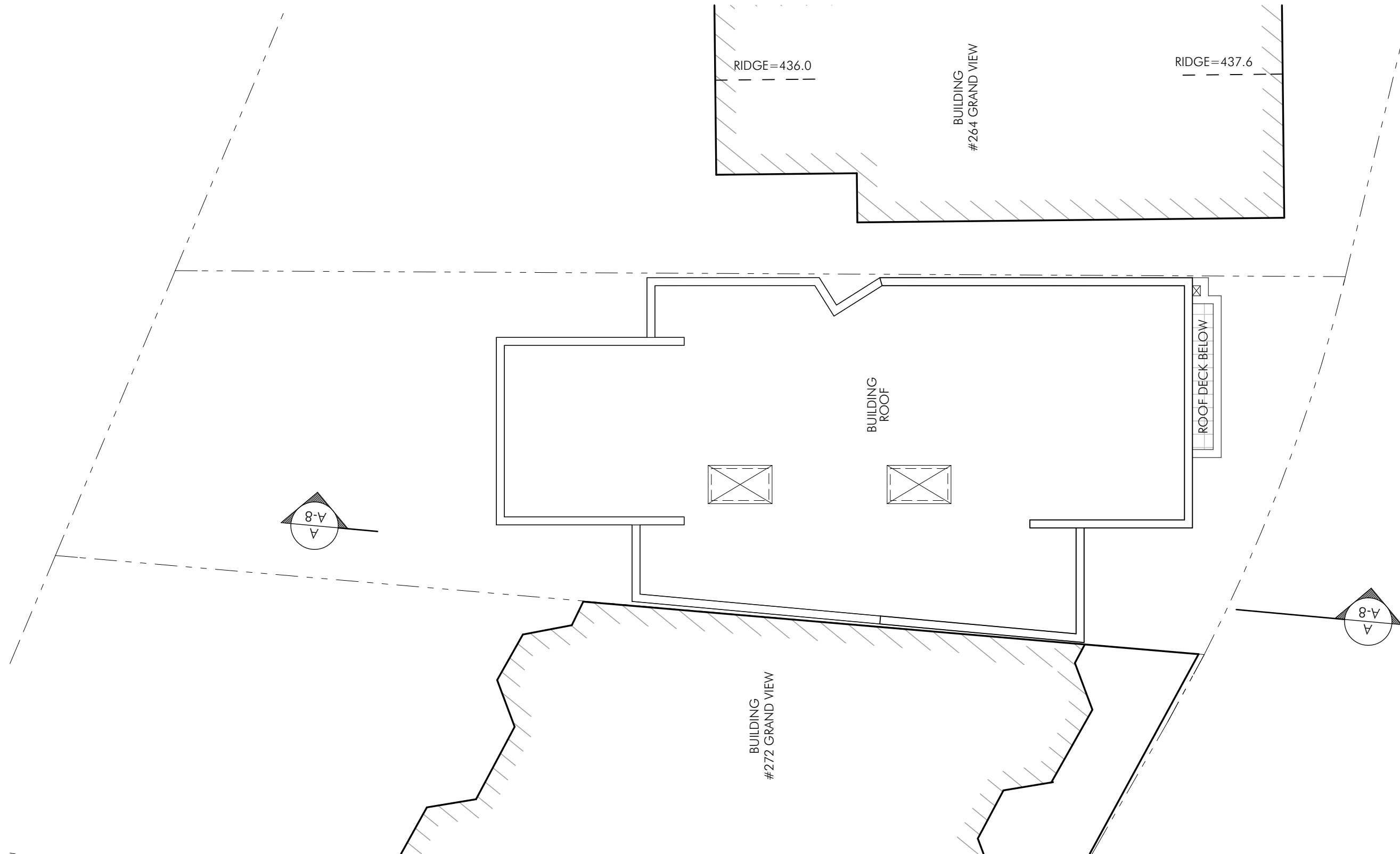
268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

A-5 SECOND FLOOR PLAN

PRESENTATION REVISIONS: MAR. 21, 2016
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FEBRUARY 03, 2015

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SCALE: 1/8" = 1'-0"



268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

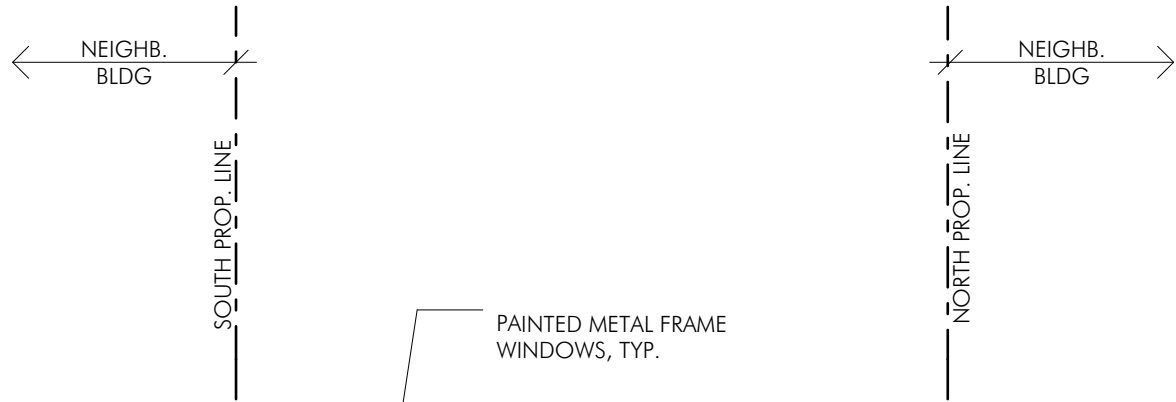


A-6

ROOF PLAN

PRESENTATION REVISIONS: MAR. 21, 2016
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 FEBRUARY 03, 2015

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 A R C H I T E C T S



SCALE: 1/8" = 1'-0"



268 GRAND VIEW

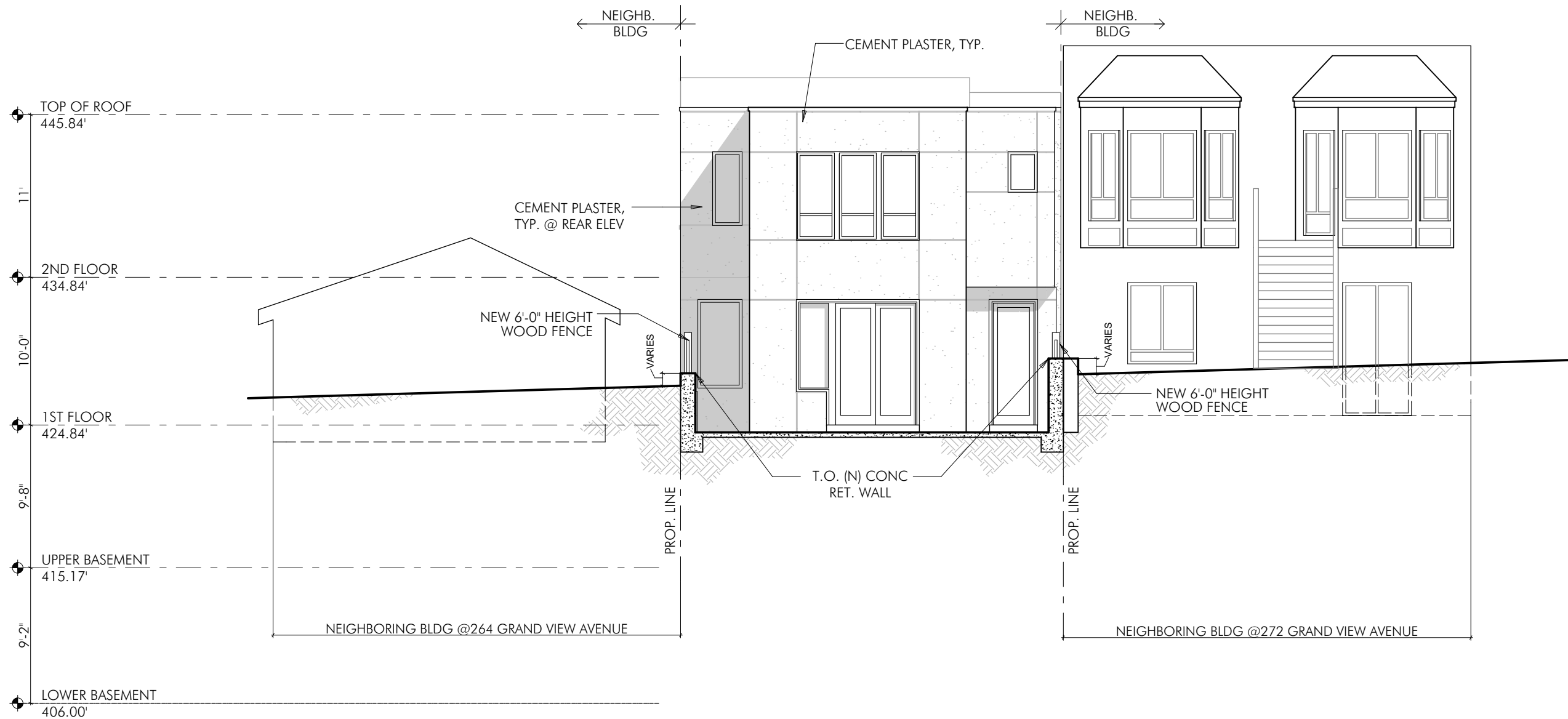
SAN FRANCISCO, CALIFORNIA

A-7.1

FRONT ELEVATION

PRESENTATION REVISIONS: MAR. 21, 2016
REVISED: JAN. 26, 2016
FEBRUARY 03, 2015

FORUMDESIGN
ARCHITECTS



SCALE: 1/8" = 1'-0"



268 GRAND VIEW

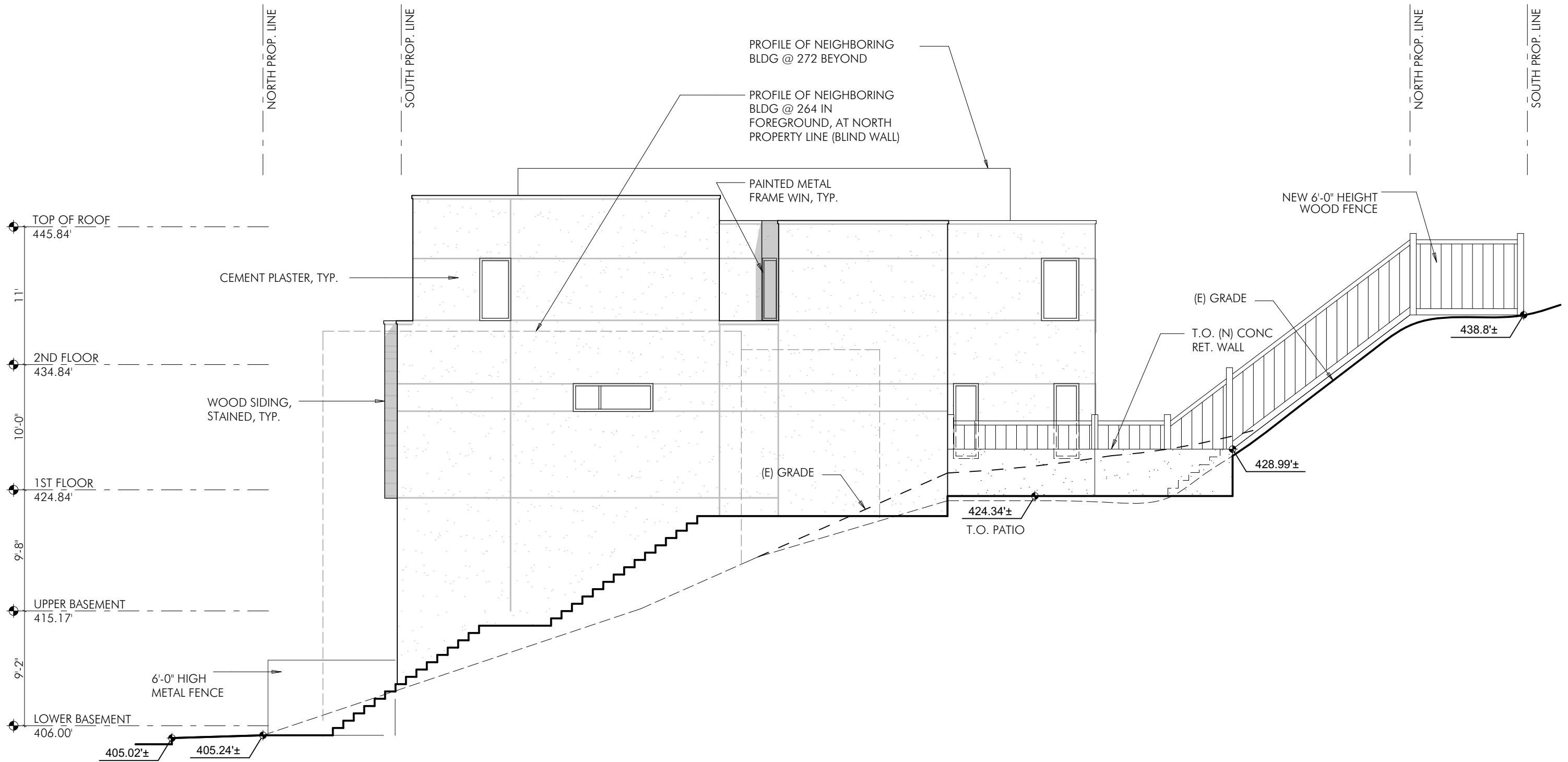
SAN FRANCISCO, CALIFORNIA

A-7.2

REAR ELEVATION

PRESENTATION REVISIONS: MAR. 21, 2016
REVISED: JAN. 26, 2016
FEBRUARY 03, 2015

FORUMDESIGN
ARCHITECTS



SCALE: 1/8" = 1'-0"



268 GRAND VIEW

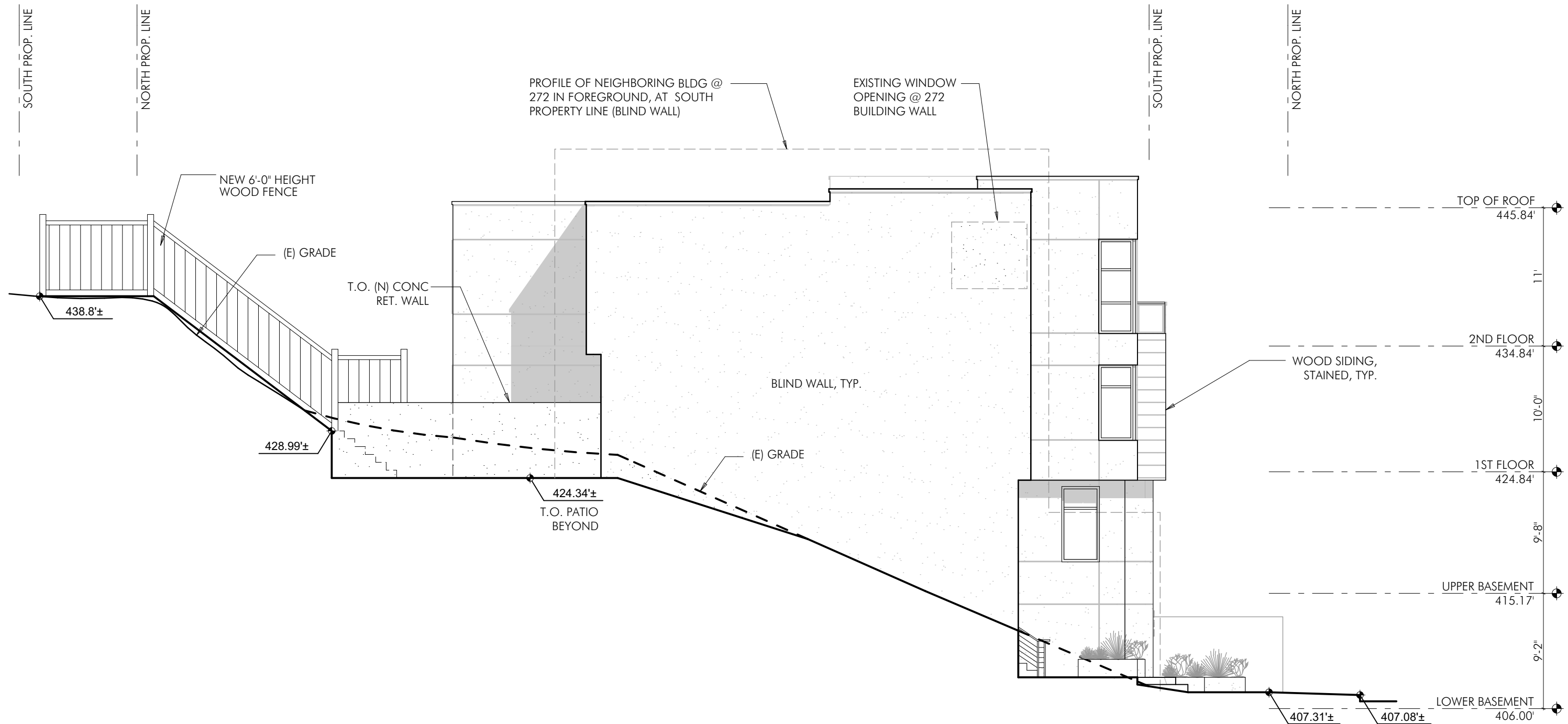
SAN FRANCISCO, CALIFORNIA

A-7.3

NORTH ELEVATION

PRESENTATION REVISIONS: MAR. 21, 2016
 REVISED: JAN. 26, 2016
 FEBRUARY 03, 2015

FORUMDESIGN
 ARCHITECTS



SCALE: 1/8" = 1'-0"



268 GRAND VIEW

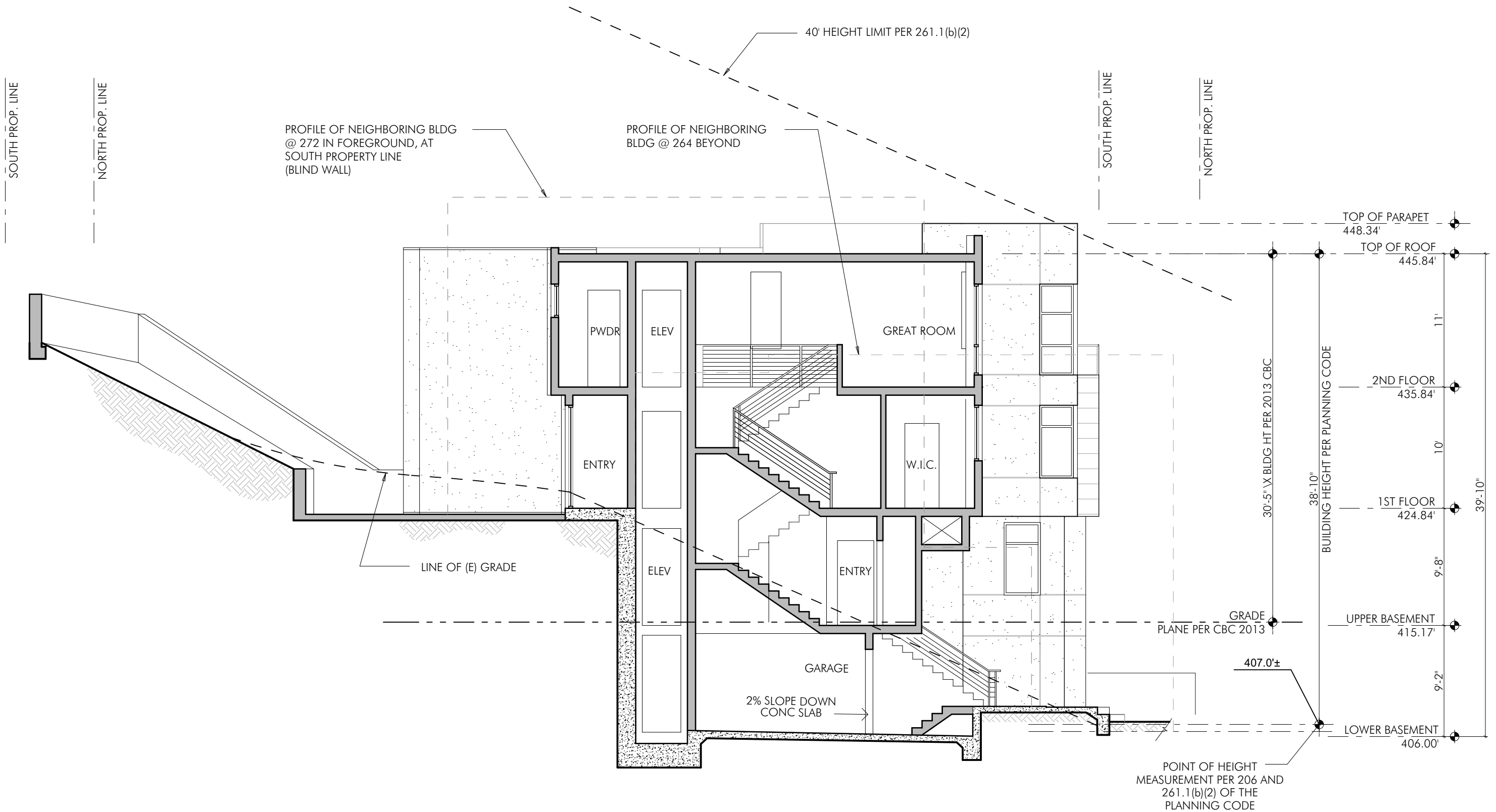
SAN FRANCISCO, CALIFORNIA

A-7.4

SOUTH ELEVATION

PRESENTATION REVISIONS: MAR. 21, 2016
 REVISED: JAN. 26, 2016
 FEBRUARY 03, 2015

FORUMDESIGN
 ARCHITECTS



SCALE: 1/8" = 1'-0"



268 GRAND VIEW

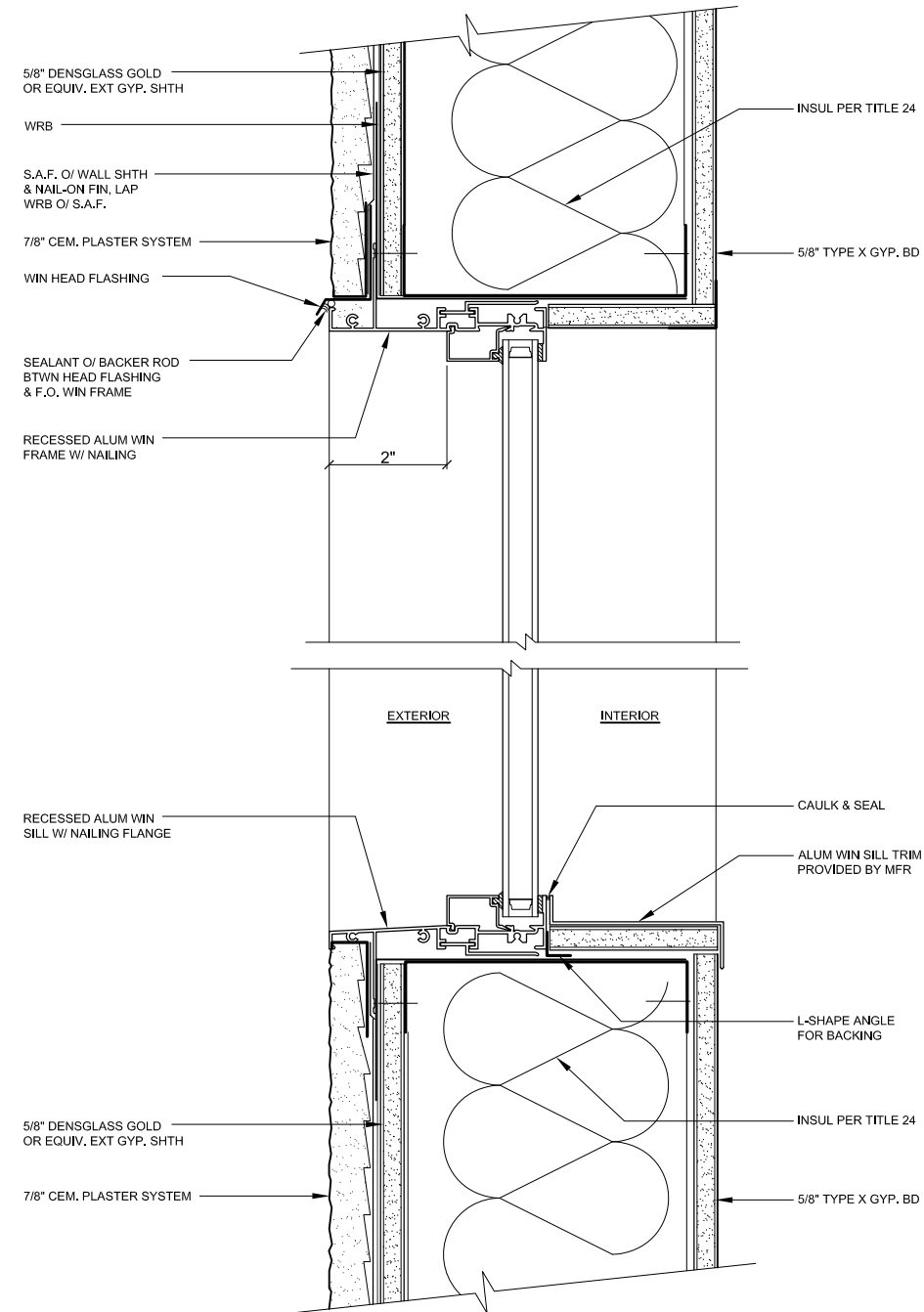
SAN FRANCISCO, CALIFORNIA

A-8.0

BUILDING SECTION

PRESENTATION REVISIONS: MAR. 21, 2016
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 FEBRUARY 03, 2015

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SCALE: 3" = 1'-0"

268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

A-8.1

TYPICAL WINDOW DETAIL

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268 GRAND VIEW SAN FRANCISCO, CALIFORNIA

A-8.2 PERSPECTIVE RENDER

PRESENTATION REVISIONS: MAR. 21, 2016
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268 GRAND VIEW - FRONT VIEW W/ ADJACENT
PROPERTY AT 272 GRAND VIEW TO THE LEFT



268 GRAND VIEW - FRONT VIEW



264 GRAND VIEW - FRONT VIEW
(SUBJECT PROPERTY TO THE LEFT)



GRAND VIEW STREETSCAPE TOWARDS 22ND STREET



GRAND VIEW STREETSCAPE TOWARDS ALVARADO STREET

SCALE: 1/8" = 1'-0"

268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

A-9.0 SITE PHOTOS

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FEBRUARY 03, 2015

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268 GRAND VIEW - REAR YARD



272 GRAND VIEW (ADJACENT PROPERTY) - REAR YARD



264 GRANDVIEW (ADJACENT PROPERTY) - REAR YARD



264 GRAND VIEW (ADJACENT PROPERTY) - REAR YARD

SCALE: 1/8" = 1'-0"

268 GRAND VIEW SAN FRANCISCO, CALIFORNIA

A-9.1 SITE PHOTOS

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268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

A-9.2

EXISTING INTERIOR PHOTOS

PRESENTATION REVISIONS: MAR. 21, 2016
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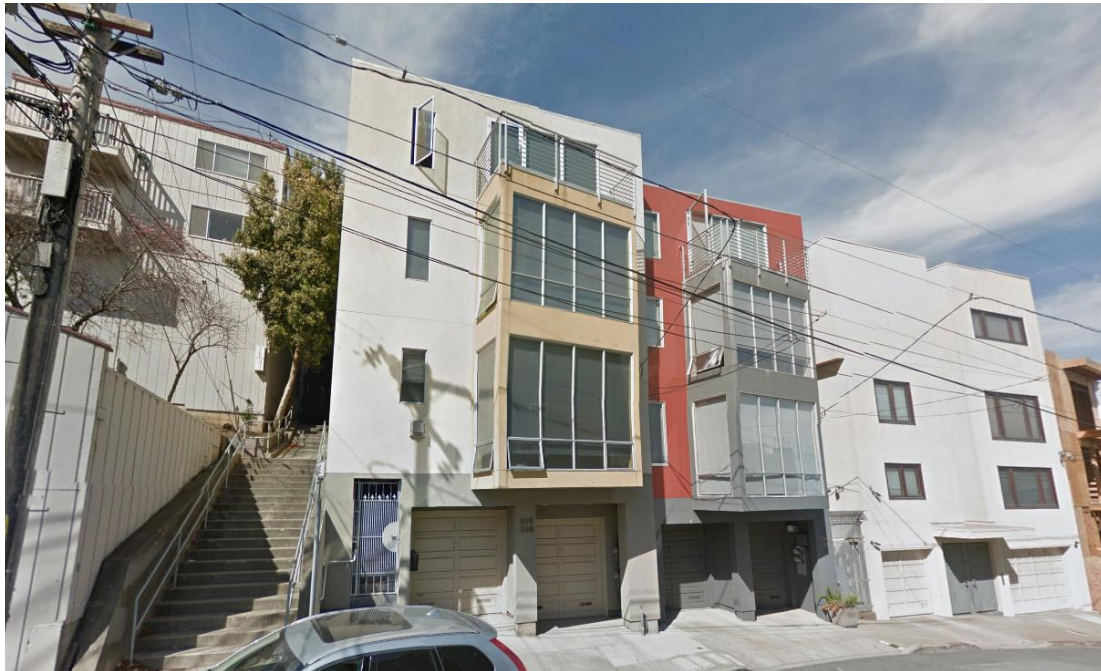
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VIEW 1 (GRAND VIEW AVE)



VIEW 2 (GRAND VIEW AVE)



VIEW 3 (GRAND VIEW AVE)



VIEW 4 (25TH ST & GRAND VIEW AVE)

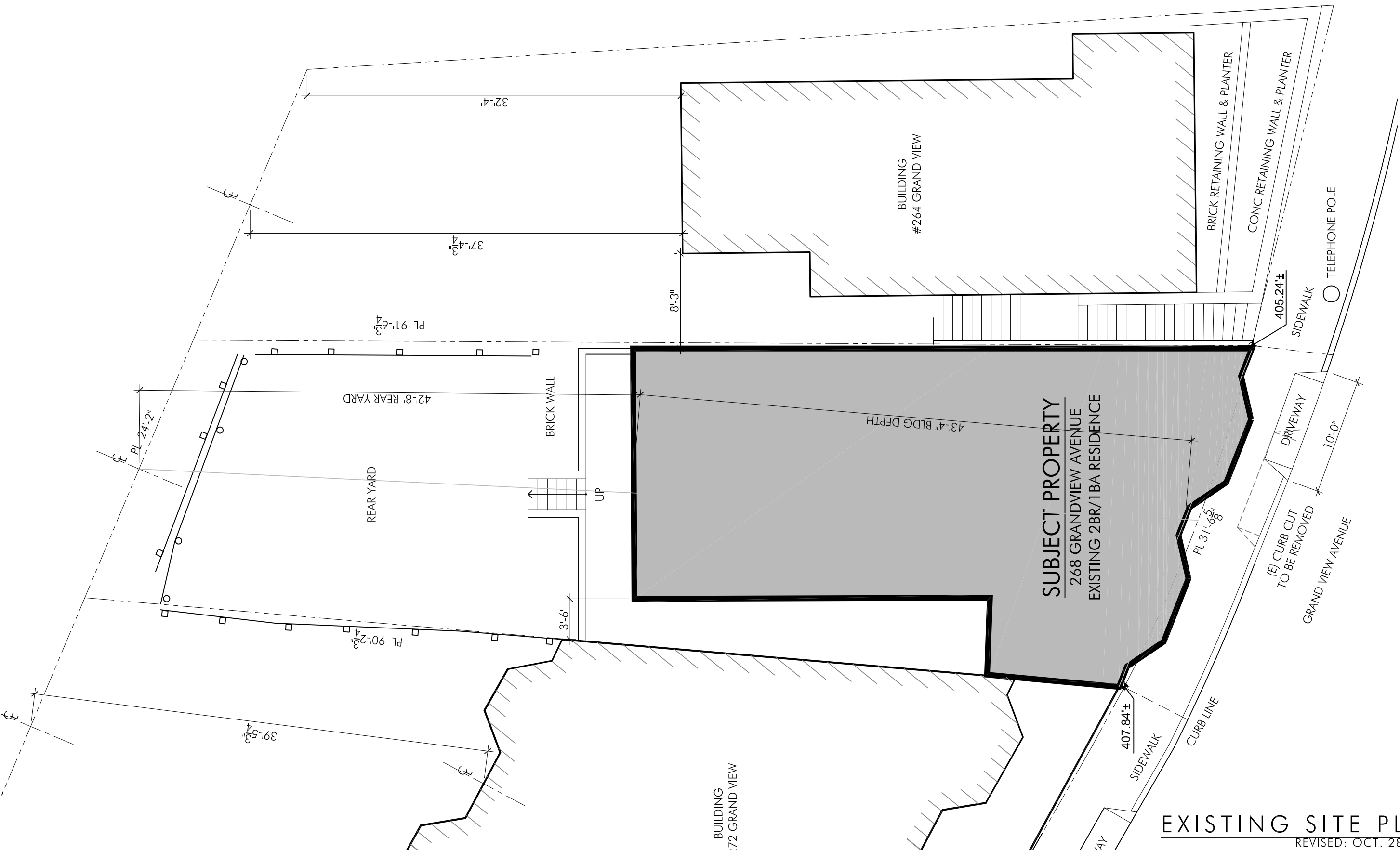


268 GRAND VIEW SAN FRANCISCO, CALIFORNIA

A-9.3 VICINITY PHOTOS

PRESENTATION REVISIONS: MAR. 21, 2016
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 FEBRUARY 03, 2015





SCALE: 1/8" = 1'-0"

BUILDING #264 GRAND VIEW

268 GRAND VIEW

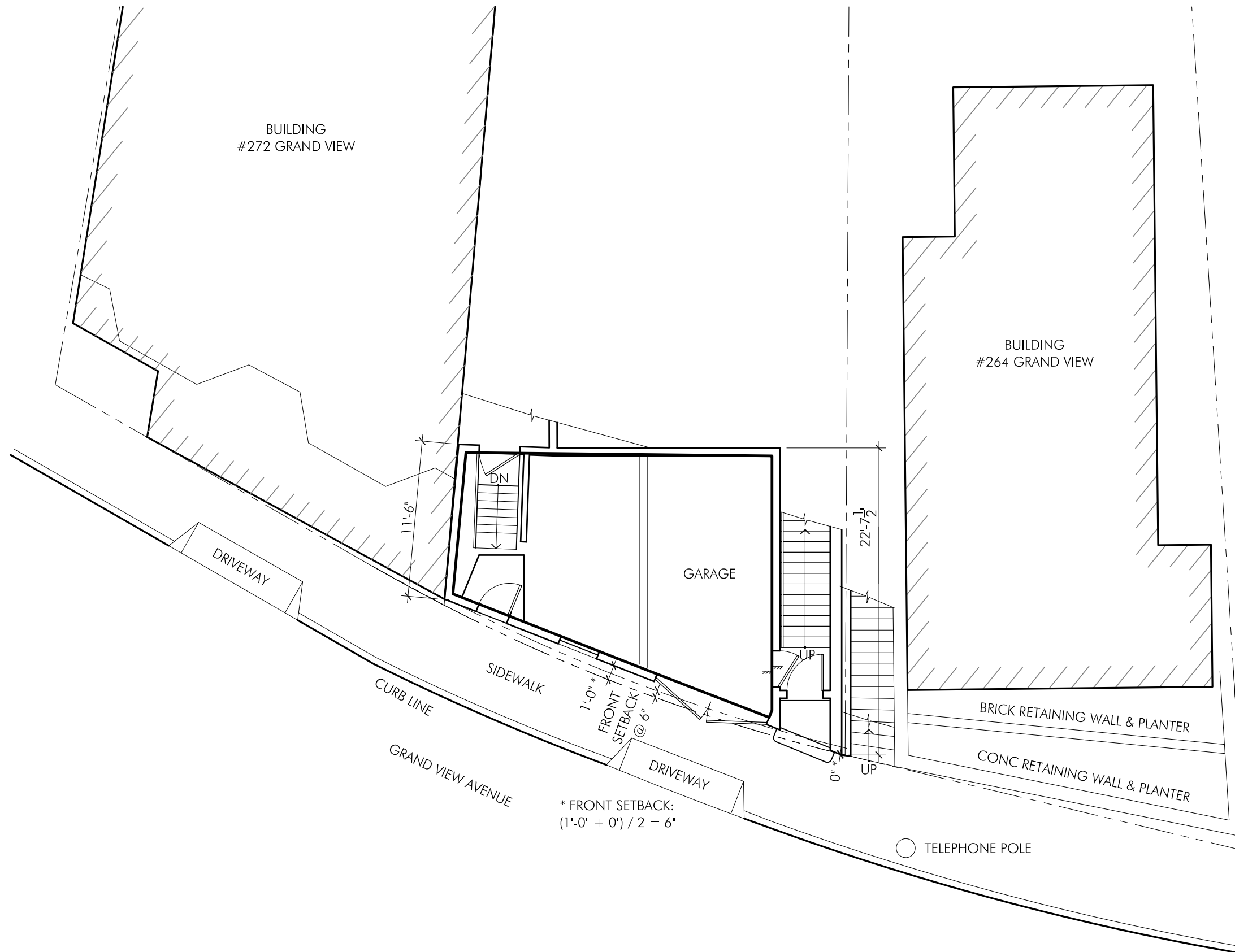
SAN FRANCISCO, CALIFORNIA

E-1

EXISTING SITE PLAN

REVISED: OCT. 28, 2015
REVISED: APRIL 10, 2015
FEBRUARY 03, 2015

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ARCHITECTS



* FRONT SETBACK:
(1'-0" + 0") / 2 = 6"

268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

SCALE: 1/8" = 1'-0"

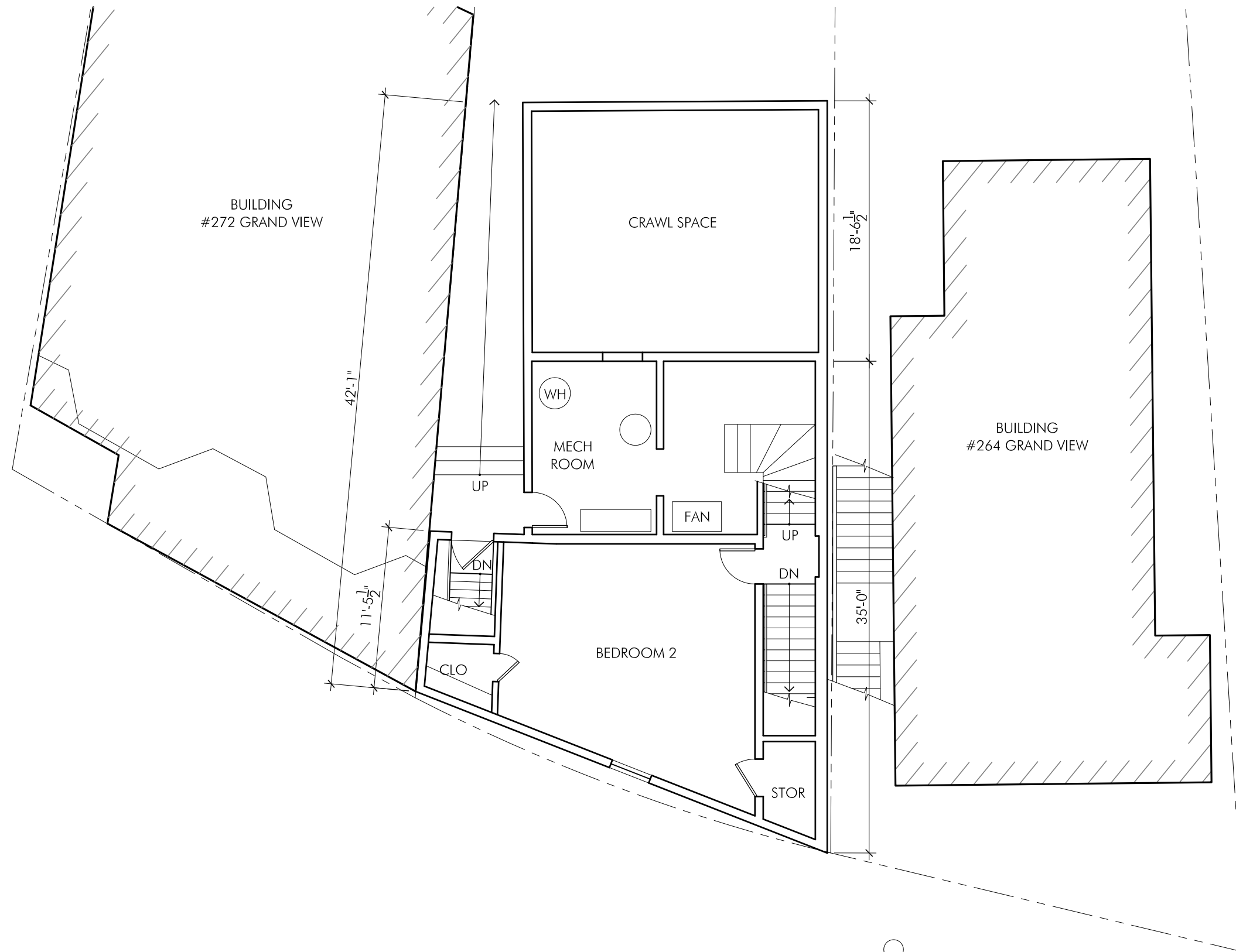
E-2
EXISTING BASEMENT

REVISED: OCT. 28, 2015

REVISED: APRIL 10, 2015

FEBRUARY 03, 2015

FORUMDESIGN
ARCHITECTS



E-3

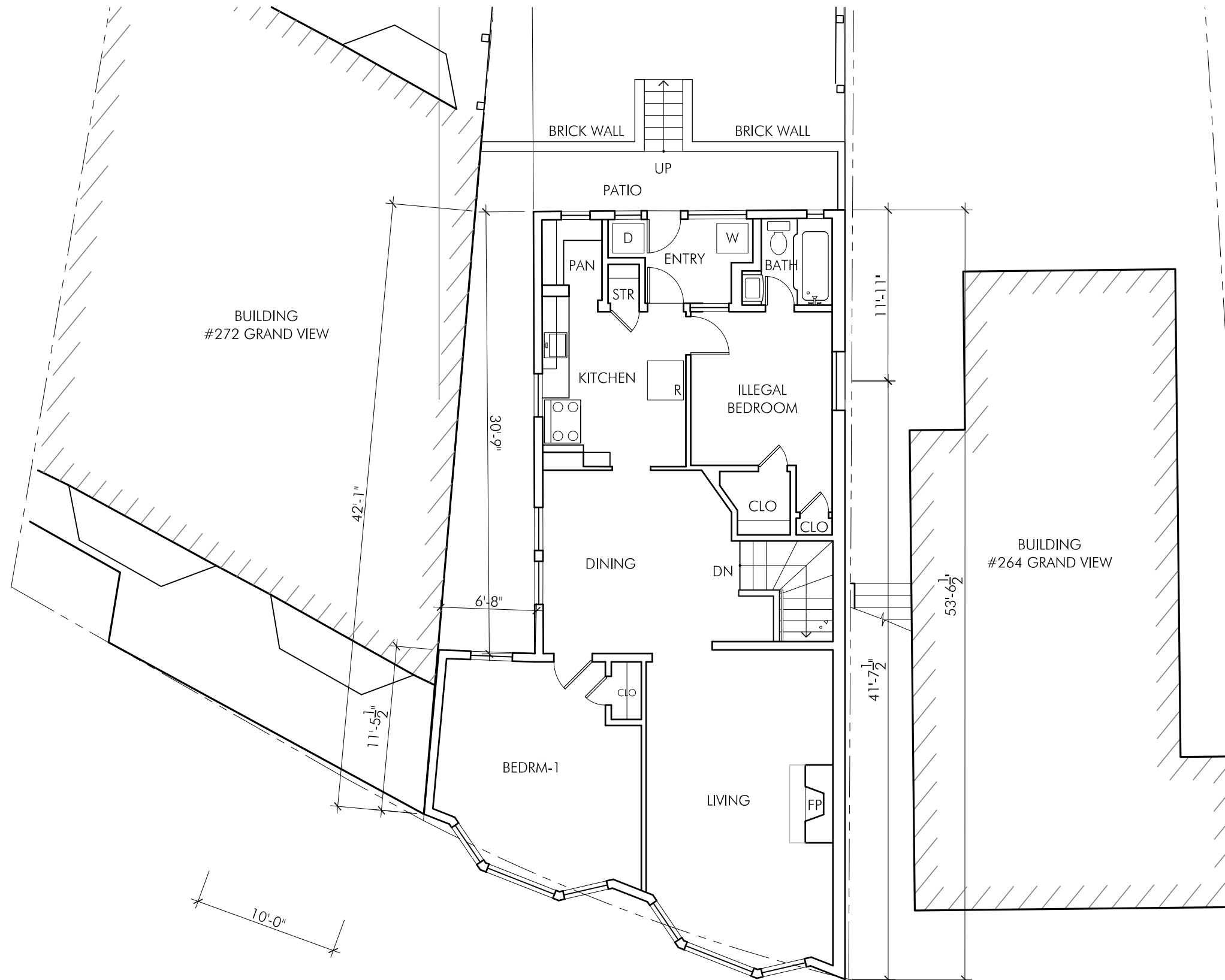
EXISTING FIRST FLOOR

268 GRAND VIEW
SAN FRANCISCO, CALIFORNIA

SCALE: 1/8" = 1'-0"

REVISED: APRIL 10, 2015
FEBRUARY 03, 2015

FORUMDESIGN
ARCHITECTS



E-4
EXISTING SECOND FLOOR

268 GRAND VIEW
SAN FRANCISCO, CALIFORNIA

SCALE: 1/8" = 1'-0"

REVISED: APRIL 10, 2015
FEBRUARY 03, 2015

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NEIGHB.
BLDG
SOUTH PROP. LINE

NEIGHB.
BLDG
NORTH PROP. LINE

TOP OF PARAPET
450.60'

RIDGE 442.0'

RIDGE 437.6'

ELEVATION 424.74'

ELEVATION 417.4'

ELEVATION 407.2'

410.63'±

407.84'±

405.24'±

402.87'±

NEIGHBORING BLDG @
272 GRAND VIEW AVENUE

NEIGHBORING BLDG @
264 GRAND VIEW AVENUE

SCALE: 1/8" = 1'-0"

268 GRAND VIEW

SAN FRANCISCO, CALIFORNIA

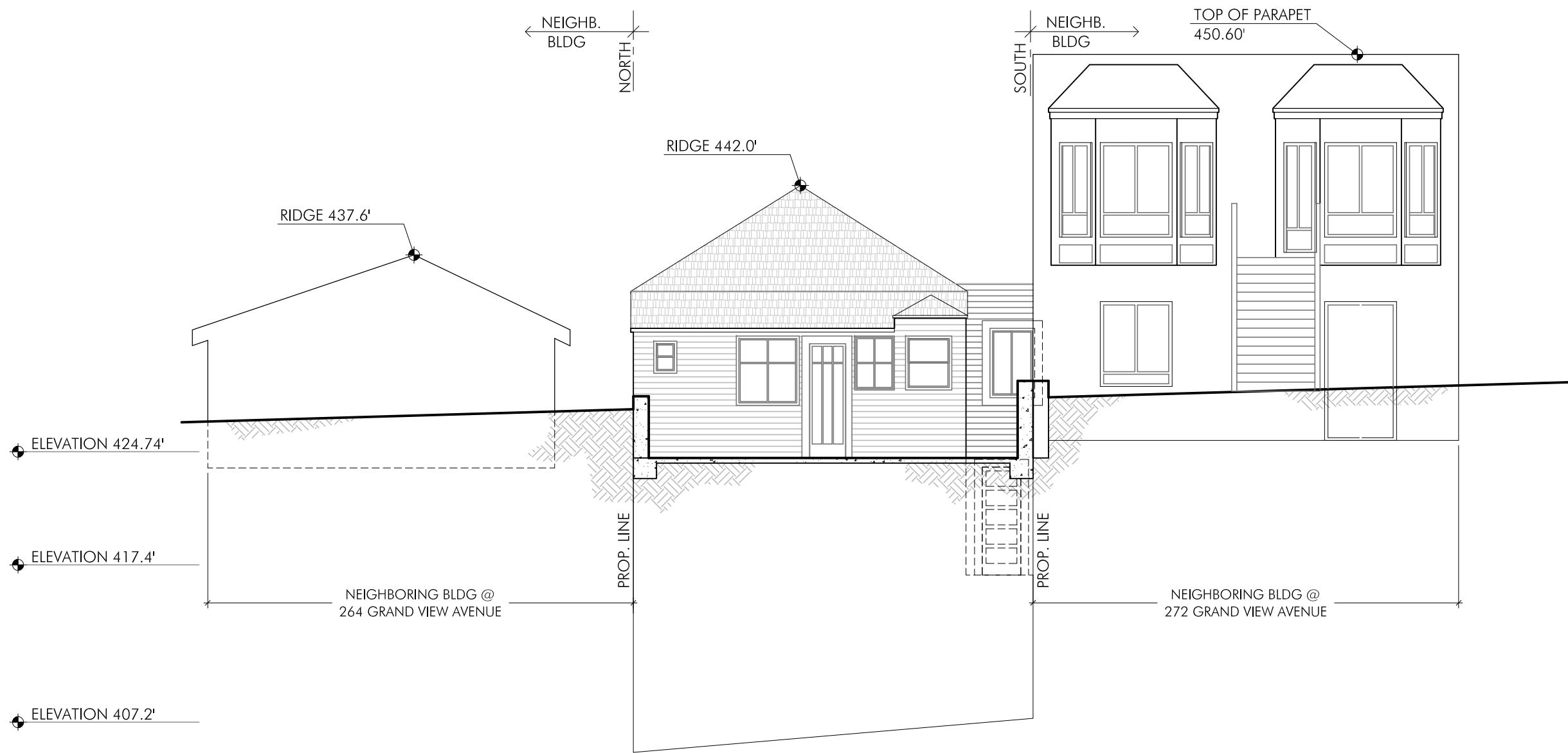
EXISTING FRONT ELEVATION

REVISED: OCT. 28, 2015

REVISED: APRIL 10, 2015

FEBRUARY 03, 2015

FORUMDESIGN
ARCHITECTS



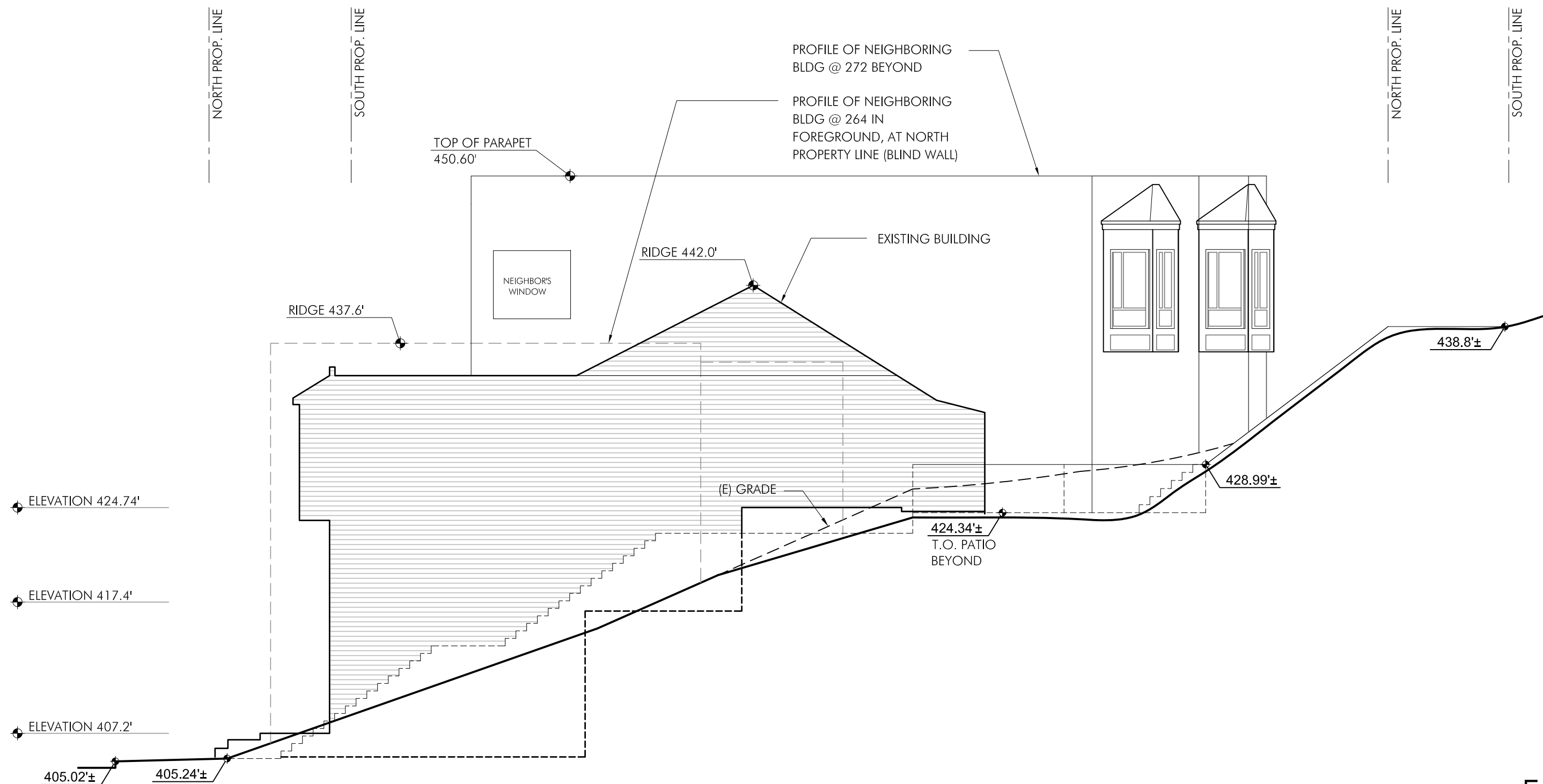
SCALE: 1/8" = 1'-0"

268 GRAND VIEW SAN FRANCISCO, CALIFORNIA

E-6 EXISTING REAR ELEVATION

REVISED: APRIL 10, 2015
FEBRUARY 03, 2015

FORUMDESIGN
ARCHITECTS



SCALE: 1/8" = 1'-0"

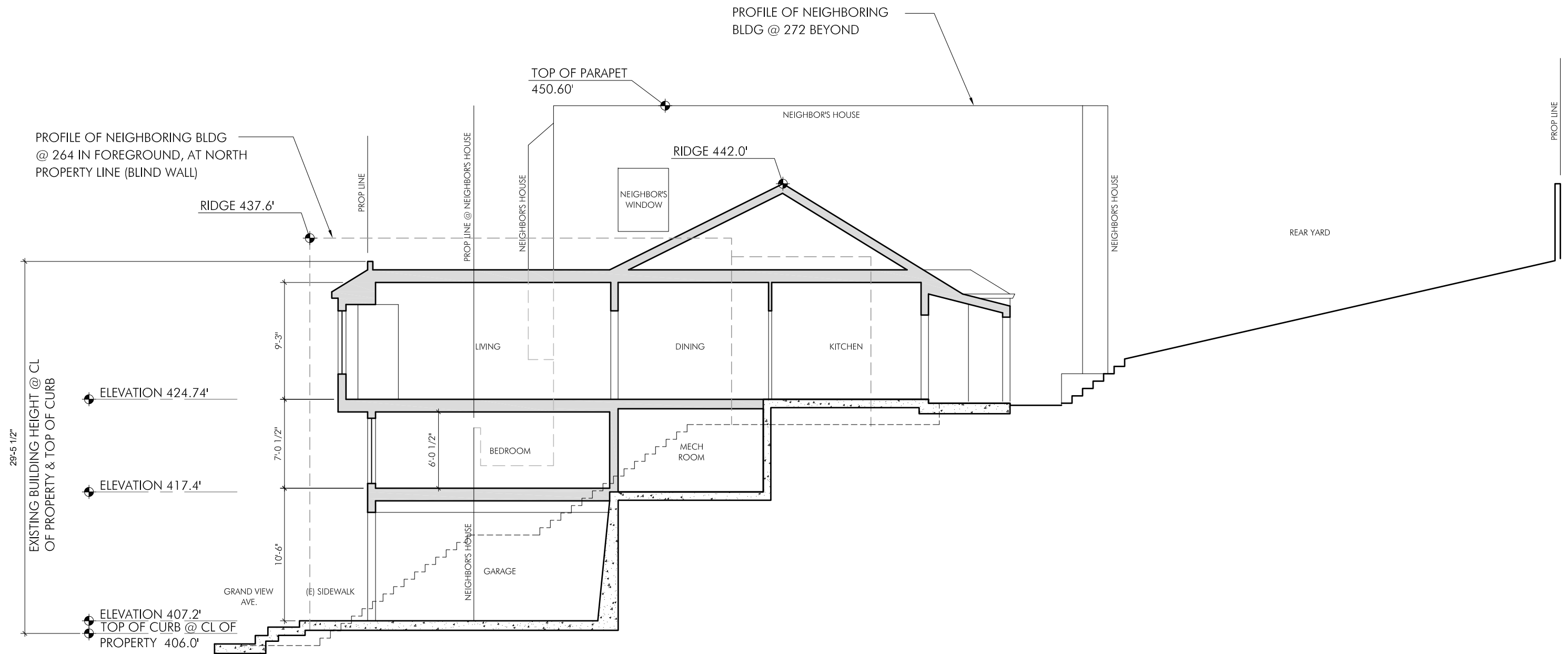
268 GRAND VIEW SAN FRANCISCO, CALIFORNIA

E-7

EXISTING NORTH ELEVATION

REVISED: APRIL 10, 2015
FEBRUARY 03, 2015

FORUMDESIGN
ARCHITECTS



SCALE: 1/8" = 1'-0"

268 GRAND VIEW

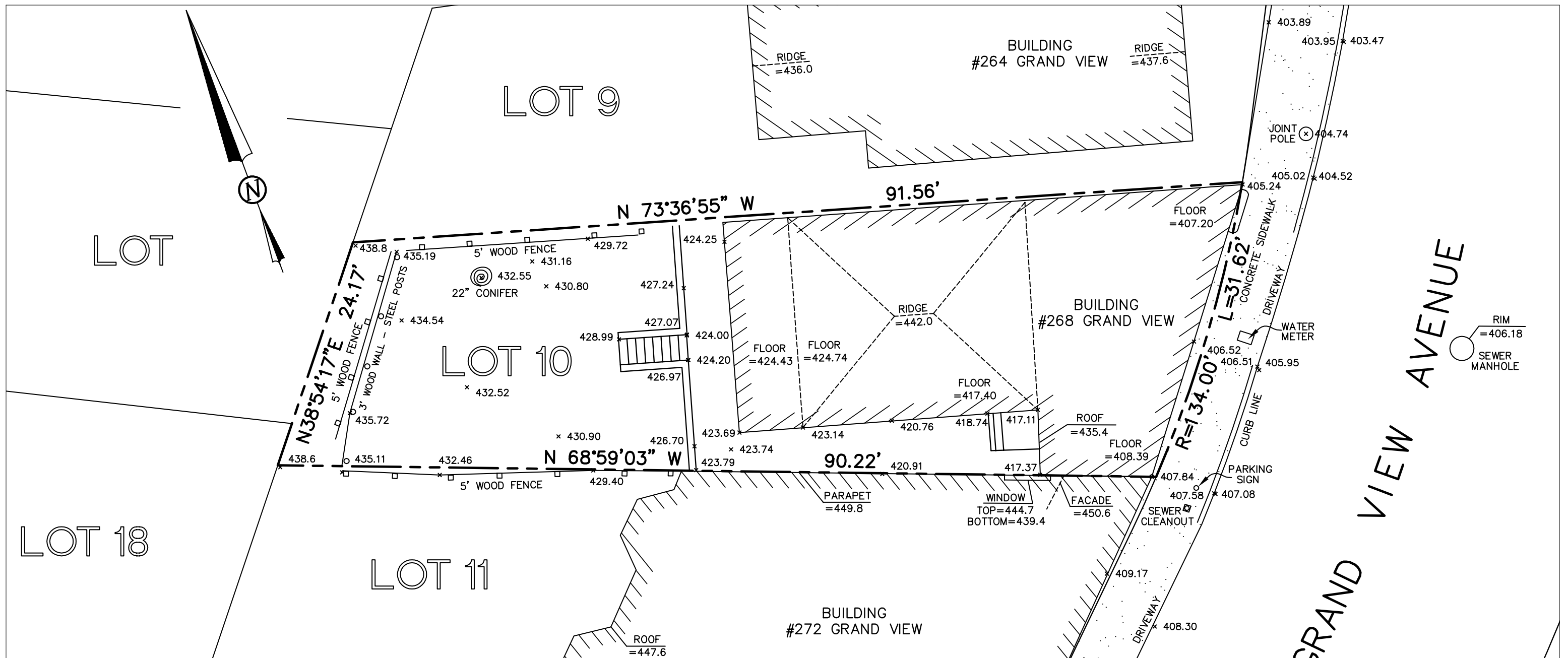
SAN FRANCISCO, CALIFORNIA

E-8

EXISTING SECTION

REVISED: APRIL 10, 2015
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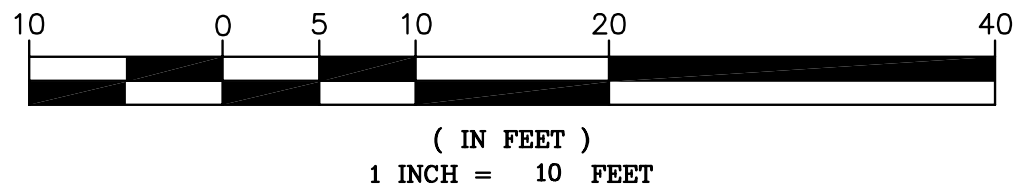
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NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. THE BASIS OF BEARINGS SHOWN ON THIS SURVEY IS THE MONUMENT LINE IN GRAND VIEW AVENUE TAKEN AS S 38°18'24" W AS SHOWN ON THE PARCEL MAP FILED APRIL 5, 2006 IN BOOK 94 OF CONDOMINIUM MAPS AT PAGES 21-24.
3. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF SAN FRANCISCO DATUM. THE BENCHMARK FOR THIS SURVEY IS THE PLUS CUT ON THE NORTH SIDE OF THE LOWER CONCRETE STEP AT THE NORTHEAST CORNER OF DIXIE ALLEY AND GRAND VIEW AVENUE. ELEVATION = 425.655 FEET

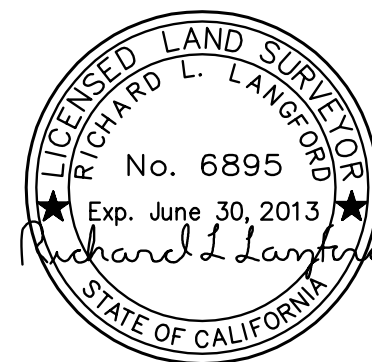
GRAPHIC SCALE



SITE SURVEY

BEING THE PARCEL DESCRIBED IN THE DEED RECORDED
DECEMBER 21, 2012 ON REEL K798 AT IMAGE 0297
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
ALSO BEING LOT 10 OF ASSESSOR'S BLOCK 2764
KNOWN AS 268 GRAND VIEW AVENUE
SAN FRANCISCO, CALIFORNIA

MARCH 2013



3/24/2013

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#12-2978 DRAWING=2978GRAN.DWG

C-1
SHEET
1 OF 1