



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 15, 2018

Continued from the December 14, 2017 Hearing

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 8, 2018
Case No.: **2014.1459CUA**
Project Address: **214 States Street**
Zoning: RH-2 (Residential-House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2620/017
Project Sponsor: 214 States Street LLC
PO Box 460171
San Francisco, CA 94146
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: Approval with Conditions

BACKGROUND

On December 14, 2017, the Planning Commission continued the item to March 15, 2018, to allow Planning Staff to further research the demolition determination of the building with the Department of Building Inspection (DBI) and the San Francisco Building Code.

On January 18th, 2018, the Planning Department meet with DBI to discuss the Violations at 214 States Street and the Planning Commission's request for confirmation on whether the project's activities constituted an Unlawful Demolition under SFB Code 103.1.3. At the meeting, DBI confirmed that the project's violation was interpreted as "Work Exceeding Scope of Permit" and not as an Unlawful Demolition (or "Work Without Permit After 9/1/60"). This conclusion was confirmed in the attached email from Senior Building Inspector Joe Duffy, dated March 2, 2018.

PUBLIC COMMENT

Between the publishing of the Case Report on December 7, 2017, and the Planning Commission Hearing on December 14, 2017, the Planning Department one correspondence in opposition of the project and received 11 letters and emails in support of the sponsor's proposed project. At the hearing 42 correspondences from the public in opposition to the proposal were submitted, which were entered into the record at the hearing.

Attachments:

Email from Department of Building Inspection Senior Building Inspector Joe Duffy
Department of Building Inspection Notice of Violation
Staff Report Packet to Commission from the December 21, 2017 Hearing

From: [Duffy, Joseph \(DBI\)](#)
To: [Horn, Jeffrey \(CPC\)](#); [Sweeney, Edward \(DBI\)](#); [O'Riordan, Patrick \(DBI\)](#)
Cc: [Teague, Corey \(CPC\)](#); [Washington, Delvin \(CPC\)](#)
Subject: RE: 214 States Street Violation Status
Date: Friday, March 02, 2018 12:29:30 PM

Jeff

Thank you for your email .214 States St was not an Unlawful demolition. The notice of violation describes the issues that warranted a notice of violation. If you need a copy of the NOV please let me know.

I had a question as well for you .I am just doing some research on building and planning codes and I had a question.

What is the penalty in the Planning code for someone who is in violation of Section 317.And is there a section in the Planning code that refers to other violations of The Planning code and related penalties.

Any help on this would be appreciated.

Thank you

Joseph Duffy, Senior Building Inspector
Building Inspection Division
Department of Building Inspection
1660 Mission Street, 3rd Floor
San Francisco, CA 94103
(415) 558-6656 (Desk)
Joseph.Duffy@sfgov.org

From: Horn, Jeffrey (CPC)
Sent: Friday, March 02, 2018 12:06 PM
To: Sweeney, Edward (DBI) <edward.sweeney@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>
Cc: Duffy, Joseph (DBI) <joseph.duffy@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>
Subject: 214 States Street Violation Status

Hello all,

On January 18th, Planning meet with DBI to discuss the violations at 214 States Street. The Planning Commission requested confirmation from DBI on whether the project's activities constituted and Unlawful Demolition under Admin Code 103.1.3. Could DBI please provide a response in either a reply to this email or within an attached document about the specific status of 214 States Street?



DEPARTMENT OF BUILDING INSPECTION

Inspection Services
City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414
(415) 558-6570 Website: www.sfdbi.org

DATE: 07/10/2017

PROPERTY ADDRESS:
214 STATES ST

BLOCK: 2620 LOT: 017

Building Complaint #: 201412792

CHENG KEVIN W
CHENG KEVIN W
PO BOX 460171
SAN FRANCISCO CA 94146

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 01/28/2015 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (415) 558-6454 if you have questions concerning the referenced Notice of Violation.

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 2

NUMBER: 201412792

DATE: 28-JAN-15

ADDRESS: 214 STATES ST

OCCUPANCY/USE: 0

BLOCK: 2620 LOT: 017

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: CHENG KEVIN W
MAILING CHENG KEVIN W
ADDRESS PO BOX 460171
SAN FRANCISCO CA

PHONE #: --

94146

PERSON CONTACTED @ SITE: CHENG KEVIN W

PHONE #: --

VIOLATION DESCRIPTION:

<input type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

Following a complaint being received at this office, a site inspection and a review of approved plans and permits have determined that existing conditions at this property were misrepresented on the drawings that were submitted to the building and planning departments for approval. There is no existing garage or storage or existing ground level. Excavation at front of property approximately 25ft x 25ft x 10ft has been done to create a new garage. Demolition and excavation at rear of property has occurred 25ft x 15ft x approx 15ft deep. A tree at front has been removed.

Code/sections #: 106A.4.7, 106A.3.1, 3307.1

Monthly monitoring fee \$52

CORRECTIVE ACTION:

☒ **STOP ALL WORK SFBC 104.2.4**

415-558-6656

- ☒ **FILE BUILDING PERMIT WITHIN 30 DAYS** ☒ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- ☒ **OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 120 DAYS, INCLUDING FINAL INSPECTION AND OFF.**
- ☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
- ☒ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.**
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Stop all work. File for a new building permit with plans. Plans must show all accurate existing conditions at front, rear, and at interior of property. Submit proposed plans and an accurate scope of work. Please show separate existing and proposed floor plans, elevations, and building sections. Please calculate excavation in cubic yards. Planning department approval required.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- ☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☒ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- ☐ OTHER: ☐ REINSPECTION FEE \$ ☐ NO PENALTY
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$50000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Joseph P Duffy

PHONE # 415-558-6656

DIVISION: BID

DISTRICT :

By: (Inspector's Signature) _____



City and County of San Francisco
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201412792

OWNER/AGENT: CHENG KEVIN W
CHENG KEVIN W
PO BOX 460171
SAN FRANCISCO CA

94146

OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

COMPLAINANT: JOELL HALLOWELL
WHITTIER@MINDSPRING.COM

DATE FILED: 16-DEC-14

LOCATION: 214 STATES ST

BLOCK: 2620 LOT: 017

SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: MASUNCION DIVISION: BID

COMPLAINT SOURCE: WEB FORM

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE 415-626-7961

DESCRIPTION: date last observed: 12-DEC-14; time last observed: 12/12/14; identity of person performing the work: Don't know; exact location: Main Bldg; building type: Residence/Dwelling WORK BEYOND SCOPE OF PERMIT; STRUCTURAL PROBLEMS; WORK BEING DONE IN DANGEROUS MANNER;; additional information: 1) Removed adjoining wall from 212 without permission. 2) A garage is being added where there was no garage before. There seems to be no permit on record for this work. Current permit suggests that they are "moving the existing garage location." But there never has been a garage at this location.;
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
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BID	BIRMINGHAM	6330	18	
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REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
16-DEC-14	CASE OPENED	BID	C SCHROEDER	CASE RECEIVED	
24-DEC-14	OTHER BLDG/HOUSING VIC	BID	C SCHROEDER	FIRST NOV SENT	1st NOV sent by J DUFFY
29-DEC-14	OTHER BLDG/HOUSING VIC	BID	C SCHROEDER	CASE UPDATE	1st copy of NOV mailed by jj
28-JAN-15	OTHER BLDG/HOUSING VIC	INS	C SCHROEDER	ADDENDUM TO NOV	1st NOV amendment
26-FEB-15	OTHER BLDG/HOUSING VIC	BID	C SCHROEDER	CASE CONTINUED	Site visit to verify cinditions at property lines, foundation is not joined with adjacent brick foundation. They are independent, .B. Curran
10-JUL-17	OTHER BLDG/HOUSING VIC	BID	C SCHROEDER	FINAL WARNING LETTER SENT	



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: DECEMBER 14, 2017

Date: December 7, 2017
Case No.: **2014.1459CUA**
Project Address: **214 States Street**
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 2620/017
Project Sponsor: 214 States Street LLC
PO Box 460171
San Francisco, CA 94146
Staff Contact: Jeff Horn – (415) 575-6925
Jeffrey.Horn@sfgov.org
Recommendation: Approval with Modifications and Conditions

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Suite 400
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CA 94103-2479

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PROJECT DESCRIPTION

The project proposes to legalize the tantamount to demolition of on an existing two-story single family home and to permit the addition of a ground floor garage and front entrance, a one-story horizontal rear addition to the 2nd floor, three new roof dormers and the enclosing of two existing front decks to create bay windows. The proposal includes façade changes and internal remodeling and permit excavation that has already occurred to accommodate the ground floor garage, the expanded 1st floor and retaining walls added to increase the rear patio at the second floor. The proposal will increase the existing 1,635 gross square foot building by 1,214 square feet, for a total size of 2,849 gross square feet.

The project requires Conditional Use Authorization pursuant to Planning Code Section 303 and 317 for the de facto demolition of a residential unit. 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.”

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	1	Number Of New Units	0 Proposed, 1 (with Staff Modifications)
Parking Spaces	0	Parking Spaces	1
Number Of Bedrooms	3	Number Of Bedrooms	3
Building Area	± 1,635 Sq. Ft.	New Building Area	±2,849 Sq. Ft.

SITE DESCRIPTION AND PRESENT USE AND BACKGROUND

The property at 214 States Street is located midblock between Levant and Castro Streets within the Corona Heights neighborhood. The subject property is a through lot with 25 feet of frontage on States Street and on Museum Way. The lot is 125 feet in depth and slopes upward (in excess of 20%) from the States Street frontage. The subject property is developed with a two-story single family dwelling of approximately 1,640 square feet built in 1910 fronting on the States Street side of the lot. The parcel totals 3,125 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. Although the existing residence was two-stories, due to the structure's siting on the upward sloping lot, the residence presented itself to the street as a three-story structure with a raised entry stair providing access at the second floor.

In 2014, the Project Sponsor was issued the first in a series of over-the-counter building permits intended to resolve outstanding Department of Building Inspection (DBI) complaints and Notices of Violation (NOV) (which pre-dated the Project Sponsor's ownership on the property). The permits also proposed scopes of work for building alterations that included facade alterations, enclosing the existing balconies to create bay windows, removing the front stairs and relocating the entrance to ground floor, relocating the "existing garage" and adding dormers and roof deck at the rear. The Building was classified as a 'C' Resource per preservation analysis under case 2014.1459E, filed by the Project Sponsor. A summary of all over-the-counter permits is as follows, please note that all of these permits have been suspended:

- 2014.03.17.0933 – Repair and enclose front balconies (to comply with NOV 201391903).
- 2014.05.15.5937 – Foundation replacement.
- 2014.07.25.2165 – DBI confirmation of 1-unit building.
- 2014.08.19.4205 – Add 3 dormers (exempt from Section 311), repair balconies (to comply with NOV 201391903), interior redesign.
- 2014.08.25.4675 – Facade alterations, enclose the existing balconies, remove the front stairs and relocate the entrance to ground floor and relocate "existing garage."
- 2014.08.29.5145 – Revision to 2014.05.15.5937, Replace foundation walls with concrete

In December of 2014, several complaints were filed with DBI (Complaint No. 201411676 and 201412792) for work being done beyond the scope of permit and on December 29, 2014 a Planning Enforcement case was opened for construction without Section 311 notification (2014-003195ENF). Upon review of the complaint, it was determined that within the issued permits (2014.05.15.5937, 2014.08.19.4205 and 2014.08.25.4675) the existing conditions of the structure was portrayed as containing a 26 foot-10 1/2 inch deep excavated ground floor with a garage, storage, laundry and internal stairs; a 36 foot- 3 1/2 inch deep first floor; and a 42 foot-1 inch deep second floor (with a 8 foot x 5 foot-6 inch projection) and a retaining wall setback 10 feet from the rear building wall.

However, as shown on the existing floor plans of the attached reduced plan set for the Conditional Use: no excavated ground floor or garage existed at the property, the first floor was only 26 foot-10 1/2 inch deep and the second floor was only 35 feet deep (with a 8 foot x 12 foot-9 inch projection and a 6 foot-2 inch x 7 foot-1 inch projection).

Through the over-the-counter permits that were issued, the Project Sponsor excavated the hillside at all floors to the dimensions shown as the “existing conditions” on the aforementioned over-the-counter permits. In addition to the inaccuracy of the existing conditions shown on the submitted plans, during construction the removal of exterior and interior walls exceeded the scope of work authorized on the issued permits. Currently, the entirety of the ground floor and first floor’s front façade, the floor plate and all interior walls of the first floor and the second floor’s rear wall (the gable mostly remains) and rear projections have been removed. Context photos of the current conditions of the front and rear façades have been provided as an attachment.

To correct all violations, the Project Sponsor submitted a Building Permit Application (2015.04.16.3876) for the expanded scope of work on April 16, 2015. Since the time of submittal, there has been a total of four revised plan sets submitted to the Department. Each revised permit set was thoroughly reviewed to confirm that all requirements provided by the Planning Department were addressed, however, the revised plans repeatedly contained new configurations of the existing and proposed building’s interior and/or exterior conditions that required additional review and comments.

In consideration of the removal of vertical and horizontal elements that has already occurred cumulatively with the need removal to accommodate the proposed project, the project sponsor determined that amount of removal exceeded the maximum allowed within Section 317, and therefore a Conditional Use Authorization application was required because the project is tantamount to demolition per Planning Code Section 317.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of vacant lots and one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. States Street slopes up slightly to the west, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the north side of States Street are steeply upsloping, in excess of 20 percent. The adjacent building to the east, 212 States Street, is a two-story single-family residence that sits above street grade and is accessed by a raised entrance. The adjacent property to the west has an approximately two-story tall retaining wall that fronts on States Street, the wall serves to support the rear yard of the one-story mid-lot residence at 126 Museum Way.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	November 24, 2017	November 24, 2017	20 days
Mailed Notice	20 days	November 24, 2106	November 22, 2017	22 days

PUBLIC COMMENT

As of December 4, 2017, the Department received five (5) letters of opposition of the project from residents and groups from the neighborhood; this total includes the adjacent neighbors on both sides, 212 States Street and 126 Museum Way.

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	4	0
Other neighbors	0	0	0
Neighborhood groups	0	1	0

ISSUES AND OTHER CONSIDERATIONS

- As shown on Sheet A04 of the reduced plans, a retaining wall, proposed to be legalized under this project, encroaches onto the property to the northwest (126 Museum Way). The Department considers the resolution of this issue to be a private matter.
- Previously, the project was scheduled for a Planning Commission hearing in February 2017 as a Mandatory Discretionary Review (MDR) and two (2) Public Initiated Discretionary Reviews (DR). The MDR was submitted by the Sponsor because the Sponsor declined to alter the proposal in a manner requested by the Department in accordance with the Residential Design Guidelines. The Department believed that the proposal conflicts with the Residential Design Guidelines and had concluded that the proposed façade should maintain the building's raised entrance and stairs. However, in review of the Conditional Use application, the Department supports the façade alteration as proposed.

It is in the review of the MDR and DR materials that staff determined that the project exceeded the removal thresholds of Section 317, and therefore required the project to submit as a Conditional Use Authorization for Residential Demolition.

- Staff recommends that project provide a second unit within the proposed (and publically noticed) building volume. A revised project would need to be compliant with minimum requirements for open space, exposure and all other applicable Planning Code Section.

The property is located a through lot, a second unit on the property that fronted on Museum Way could be proposed. However, the Corona Heights Special Use District (CHSUD) would require Conditional Use Authorization; the CHSUD resolved that when considering a Conditional Use Authorization in a situation where an additional new residential unit is proposed on a through lot, on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot. Additionally, a project proposing a development fronting on Museum Way would be required to seek and justify a Variance for rear yard requirements per Section 134(c)(4)(C), Through Lots Abutting Properties that Contain Two Buildings.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team found the proposed additions to the building to be compatible in scale and volume with the existing mid-block open space and the design approach at the rear minimizes light and air and privacy impacts to the adjacent buildings (RDG pgs. 25-28). The Residential Design Team did not find any exceptional or extraordinary circumstances and supports the building volume as proposed.

STAFF RECOMMENDATION

Staff recommends that the project incorporates a second unit into the proposed building volume to maximize the density allowed with the RH-2 Zoning District.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization and approve the project with modifications to allow the tantamount to demolition of an single-family residence and to create a three-story, 2-unit building within an RH-2 (Residential-House, Two Family), pursuant to Planning Code Sections 303 and 317.

BASIS FOR RECOMMENDATION

- The Project will result in no net loss of dwelling-units on the property.
- No tenants will be displaced as a result of this Project.
- The Project, with modifications, will increase number of units on the property from one (1) to two (2), the maximum density allowed in the RH-2 Zoning District.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This surrounding neighborhood is a mix of single and multifamily homes; therefore, the density and scale of the development is in keeping with the neighborhood pattern.
- Although the structures are more than 50-years old, a Historic Resource Evaluation resulted in a determination that the existing buildings are not historic resources.

RECOMMENDATION:	Approval with Modifications and Conditions
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Attachments:

1. Draft Motion
2. Block Book Map
3. Sanborn Map
4. Zoning Map
5. Aerial Photographs
6. Context Photos
7. Neighborhood Notice
8. Residential Demolition Application
9. Section 317 Findings
10. Correspondence Letters

11. Environmental Evaluation / Historic Resources Information
12. Demolition Plans
13. Reduced Plan Set

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 checked="" 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 |

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

_____ JH _____
Planner's Initials

JH: I:\Cases\2014\2014.1459CUA - 214 States Street\Executive Summary-214 States Street.docx



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
- ☒ Child Care Requirement (Sec. 414)
- ☐ Other

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

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Planning Commission Draft Motion

HEARING DATE: DECEMBER 14, 2017

Date: December 7, 2017
Case No.: **2014.1459CUA**
Project Address: **214 States Street**
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 2620/017
Project Sponsor: 214 States Street LLC
PO Box 460171
San Francisco, CA 94146
Staff Contact: Jeff Horn – (415) 575-6925
Jeffrey.Horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 TO LEGALIZE THE TANTAMOUNT TO DEMOLITION TO AN SINGLE-FAMILY RESIDENCE AND TO EXPAND AND ALTER THE STRUCTURE TO CREATE A THREE-STORY, 2-UNIT BUILDING WITHIN AN RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 10, 2017, 214 States Street LLC (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Sections 303 and 317 to legalize the tantamount to demolition of an single-family residence and to permit alterations to expand and alter the structure to create a three-story (with dormers and habitable gable roof), 2-unit building within an RH-2 (Residential-House, Two Family) Zoning District, and 40-x Height and Bulk District.

On December 14, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1459.

On October 24, 2014, the property was determined to not be a historic resource under Environmental Evaluation Application No. 2014.1459E.

On December 14, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA, as described in the determination contained in the Planning Department files for this Project under Environmental Evaluation Application No. 2015-015161ENV.

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. 2014.1459CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The property at 214 States Street is located midblock between Levant and Castro Streets within the Corona Heights neighborhood. The subject property is a through lot with approximately 25 feet of frontage on States Street and on Museum Way. The lot is 125 feet in depth and slopes upward (in excess of 20%) from the States Street frontage. The subject property is developed with a two story single family dwelling of approximately 1,640 square feet built in 1910 fronting on the States Street side of the lot. The parcel totals approximately 3,125 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of vacant lots and one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. States Street slopes up slightly to the west, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the north side of States Street are steeply upsloping, in excess of 20 percent. The adjacent building to the east, 212 States Street, is a two-story single-family residence that sits above street grade and is accessed by a raised entrance. The adjacent property to the west has an approximately two-story tall retaining wall that fronts on States Street, the wall serves to support the rear yard of the one-story mid-lot residence at 126 Museum Way.
4. **Project Description.** The project proposes the tantamount to demolition of on an existing two-story single family home the addition of a ground floor garage and front entrance, a one-story horizontal rear addition to the 2nd floor, three new roof dormers and the enclosing of two existing front decks to create bay windows. The proposal includes façade changes and internal remodeling and permit excavation that has already occurred to accommodate the ground floor

garage, the expanded 1st floor and retaining walls added to increase the rear patio at the second floor. The proposal will increase the existing 1,635 gross square foot building by 1,214 square feet, for a total size of 2,849 gross square feet.

Staff recommends that the project be modified to include a second unit. This may result in ground floor garage being used as habitable space, as well as other design changes to ensure both units meet minimum code requirements for usable open space, exposure and all other Code Sections.

5. **Public Comment/Community Outreach.** As of December 7, 2017, the Department had received five (5) letters of opposition of the project from neighborhood residents and groups.
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 Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units. 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 for residential demolition and merger 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 RH-2 Districts, a rear yard measuring 45 percent of the total depth.

The Project proposes an approximately 77 feet-9 inches rear yard for the replacement structure, which is greater than the required rear yard of 56 feet-3 inches.

- C. **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.

The Project proposes no additional height to the existing building, which currently has a height of 35 feet, 9 ¾ inches (midpoint of ridge).

- D. **Open Space.** Planning Code Section 135 requires the project to provide 125 square feet of useable open space per unit if privately accessible (including minimum dimensions), and 166 square feet of useable open space per unit if commonly accessible (including minimum dimensions).

Although the project provides a rear yard greater than the required 45%, most of the rear yard is not directly and immediately accessible from the building due to large retaining walls. The Project includes an approximately 240 square foot courtyard and an 147 square foot roof deck. The modified project is required to provide at least 125 square feet of private open space per unit or 166 square feet if common open space per unit per Section 209.1.

- E. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

The Project proposes a new garage with a parking space for the existing dwelling unit. The modified project would need to provide two (2) vehicle parking spaces. As stated in Planning Code Section 150(e), off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1(d).

- F. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The project provides space for one (1) Class 1 bicycle parking space. The modified project would be required to provide two (2) Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies 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 site is located in the RH-2 Zoning District, which permits the development of two dwelling units on the lot. The neighborhood is developed with a mix of one- and two-family houses that are two- to four-stories in height. The Project, with modifications, would include the legalization of tantamount to demolition of the existing two-family home and replacement with a two-family home. Per Staff, the structure would be oriented facing States Street, because providing a second unit in a detached home on Museum Way would require a Variance and Conditional Use Authorization per the Corona Heights Special Use District. The structure is designed to be compatible in height and façade design with the character of the block face.

- B. The proposed Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The Project is designed to be compatible with the surrounding neighborhood; the replacement building is three stories (with dormers and habitable gable roof) and similar in massing and footprint to the existing structures. The replacement buildings would maintain the rear yard, thus contributing to the mid-block open space and preserving the amount of open space on the site.

- 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;

Planning Code requires one off-street parking space per dwelling unit. The Project proposes a new garage with a parking space for the existing dwelling unit. The modified project would need to provide two (2) vehicle parking spaces. As stated in Planning Code Section 150(e) off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1(d). The existing structure contains no off-street parking.

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

The Project is residential in nature, which is a use that typically is not considered to have the potential to produce noxious or offensive emissions.

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

The Project proposes landscape in the front setback and generally maintains the existing configuration of open space on the site. The proposed driveways and garage doors have been minimized in width and are visually subordinate to the pedestrian entries to the residences, although these features could be removed should the ground floor proposed as a habitable space.

- 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 substantially complies with relevant requirements and standards of the Planning Code as detailed above 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 RH-2 District.

The proposed Project is consistent with the stated purpose of the RH-2 Districts to provide one-family and two-family houses. The modified Project creates two dwelling units on a single lot.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish residential buildings and to merge dwelling units.

- a. **Residential Demolition Criteria.** On balance, the Project complies with said criteria in that:

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

A review of the Department of Building Inspection and the Planning Department databases showed that the property is not free of serious, continuous code violations. Prior to the current Sponsor ownership of the property, several complaints (Complaint No. 201275764 and 201391903) had been made in regards hazardous wiring, mold and structural problems. In December of 2014, after ownership by the current Project Sponsor, several complaints were filed with DBI (Complaint No. 201411676 and 201412792) for work being done beyond the scope of permit and on December 29, 2014 a Planning Enforcement case was opened for construction without Section 311 notification (2014-003195ENF).

Approval of this Conditional Use would allow the Violations and Enforcement Case to be abated.

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

The structure appeared to have been in decent condition, but also has received documented complaints. The property has received complaints of hazardous wiring, mold and structural problems.

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

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the property is not a historical resource.

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

The structure is not a historical resource.

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

The existing single-family building was vacant and not subject to the Rent Stabilization and Arbitration Ordinance. There are no restrictions on whether the two new one-family units will be rental or ownership.

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

The project would remove no rent controlled units.

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

Although the Project proposes to legalize the tantamount to demolition of a single-family building, the number of units would increase at the project site with modifications per staff recommendations. The Project, with modifications, could provide two dwelling units of comparable size to the existing single family home.

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

The project, with modifications, would be consistent with the density and development pattern as it would provide a two-family building on a single lot in a neighborhood that is a mix of one- and two-family buildings. The Project would increase the existing number of dwelling units, and the two units would serve a variety of household sizes and needs.

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

The Project, with modifications, does protect the relative affordability of existing housing. The Project proposes the tantamount to demolition and the alteration and enlargement of the existing single-family home, which is generally considered be less affordable. However, if two units are provided per Staff's recommendation, each would individually maintain affordability relative to the original building.

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

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

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

The Corona Heights neighborhood is an established residential neighborhood. The Project has been designed to be in-keeping with the scale and development pattern of the established neighborhood character.

- xii. Whether the Project increases the number of family-sized units on-site;

The project, with modifications, would create a new unit. Although no proposed design has been submitted or reviewed by staff, the two equitable units would be of comparable size to the existing structures square footage.

- xiii. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed buildings are consistent with the block-face on States Street, respectively, and compliment the neighborhood character with a contextual, yet contemporary design.

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

The Project, with modifications, would increase the number of on-site units to two (2).

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

The Project proposes three bedrooms, the same total bedrooms as the original building.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and;

The Project, with modifications per Staff's recommendation would provide two (2) units on the subject lot, which maximizes the principally permitted density allowed within the RH-2 District.

- xviii. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The existing building being replaced is not subject to the Residential Rent Stabilization and Arbitration Ordinance because it is a single-family residence, constructed in 1910. Two units with the proposed 2,849 square foot building could provide units comparable to the original 1,635 square foot home.

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

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The existing building (prior to construction activities) appeared to be structurally sound (although the property had received a complaint (No. 201275764) for hazardous outlet wiring, mold, and structural problems. Newer units tend to be less affordable than older units of similar size. Furthermore, the existing building and property could accommodate an alteration that would achieve the higher density, while preserving the existing sound housing.

OBJECTIVE 3
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK,
ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

The Project, with modifications, does protect the relative affordability of existing housing. The Project proposes the tantamount to demolition and the alteration and enlargement of the existing single-family home, which is generally considered be less affordable. However, if two units are provided per Staff's recommendation, each would individually maintain a affordability similar to the natural affordability of the original building.

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.

Policy 1.3:

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

The proposed building reflects the existing neighborhood character and development pattern, by proposing buildings of similar mass, width and height as the existing adjacent structures along the block-face on States Street.

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 proposed alteration has been designed to be compatible with the prevailing proportions of the adjacent buildings and the original structure. The proposed alterations reflect the pattern of the older development, specifically in regards to reconstructing the building's original bay windows.

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 complies with said policies in that:

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. Ownership of neighborhood-serving retail businesses would not be affected by the Project, and the Project maintains the existing number of dwelling units on the site, which will preserve the customer base for local retail businesses.

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

The tantamount demolition of the existing building, and the alteration and addition to create a much larger single-family residence when two comparatively sized units could be accommodated, would not conserve the neighborhood character and would not protect existing housing, which could jeopardize the economic diversity of the neighborhood.

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

The former, older dwelling or two more modestly sized newer units would generally be considered to be more naturally affordable when compared with a new proposed dwelling-unit.

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

The Project would not impede MUNI transit service or significantly affect automobile traffic congestion or create parking problems in the neighborhood. The modified project would provide two bicycle parking spaces, consistent with the parking standards for the RH-2 Zoning District.

- 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 Site is located in an RH-2 District and is a residential development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain Landmark or historic buildings.

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

While Corona Heights Park is located to the rear of the Project Site, the Project will not negatively impact the existing park and open space because the proposed structure does not exceed the 40-foot height limit, and maintains the open rear yard space across the street from the park. The Project is not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission. The Project would not adversely affect impact any existing parks and open spaces, nor their access to sunlight and vistas

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, with modifications, 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. 2014.1459CUA** 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 December 14, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to tantamount to demolish and add an addition and alteration and second unit to the subject building located at 214 States Street, Block 2620 and Lot 017, pursuant to Planning Code Sections **303 and 317** within the **RH-2 (Residential-House, Two Family)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **December 14, 2017**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.1459CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 14, 2017** 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 **December 14, 2017** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

DESIGN

6. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

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

PROVISIONS

8. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

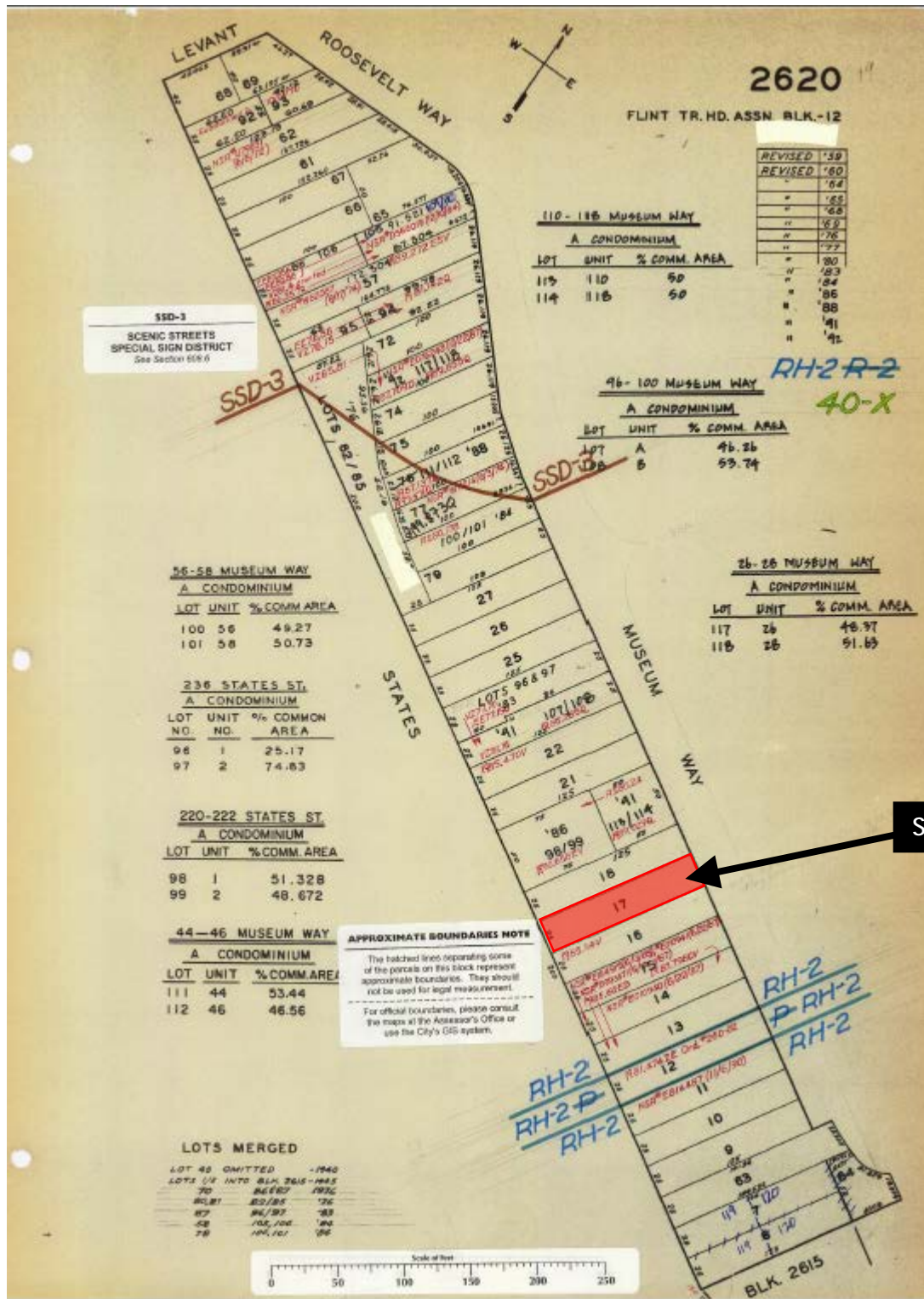
10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions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

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

OPERATION

11. **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/>*
12. **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.

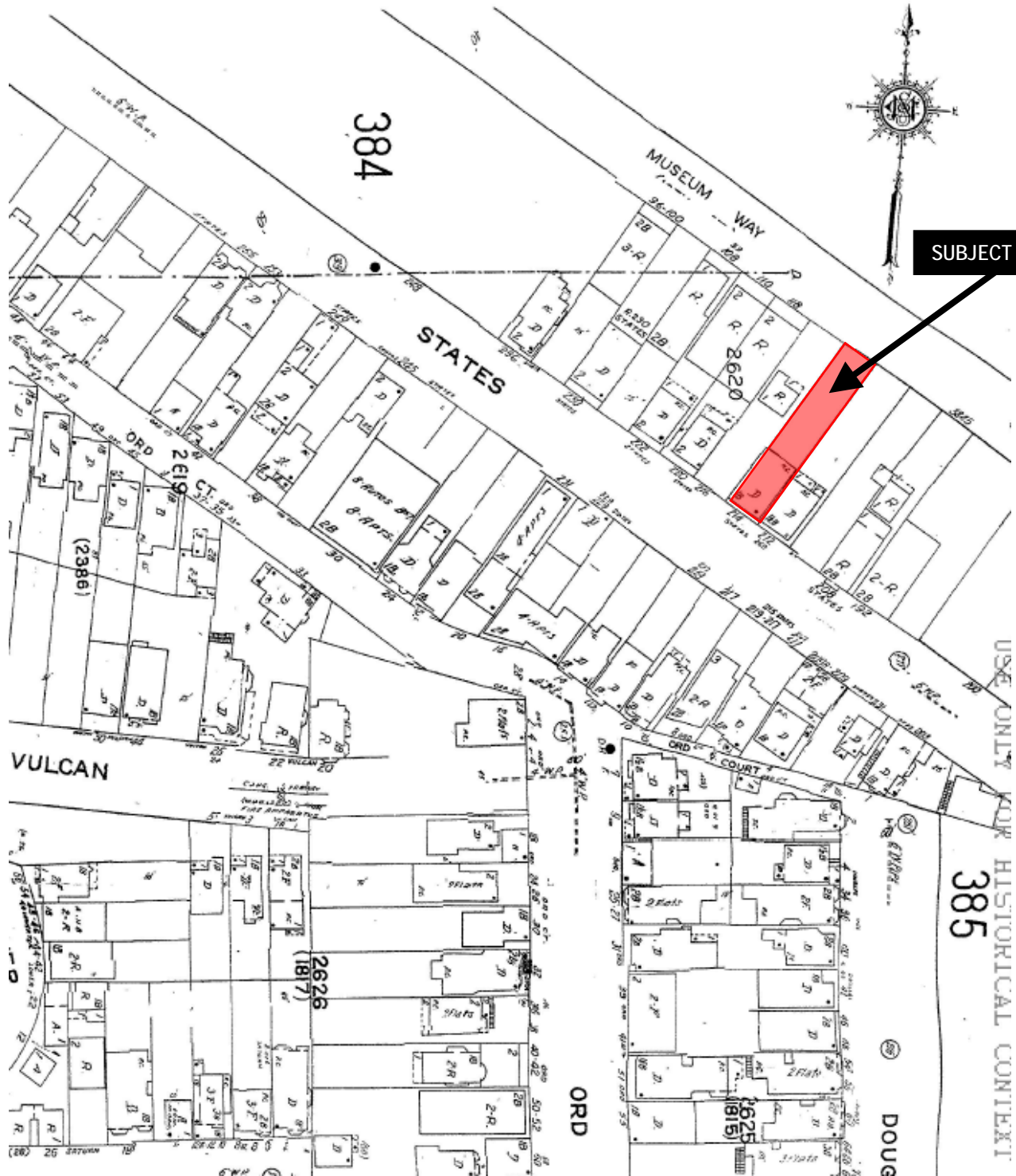
Parcel Map



Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street



Sanborn Map*

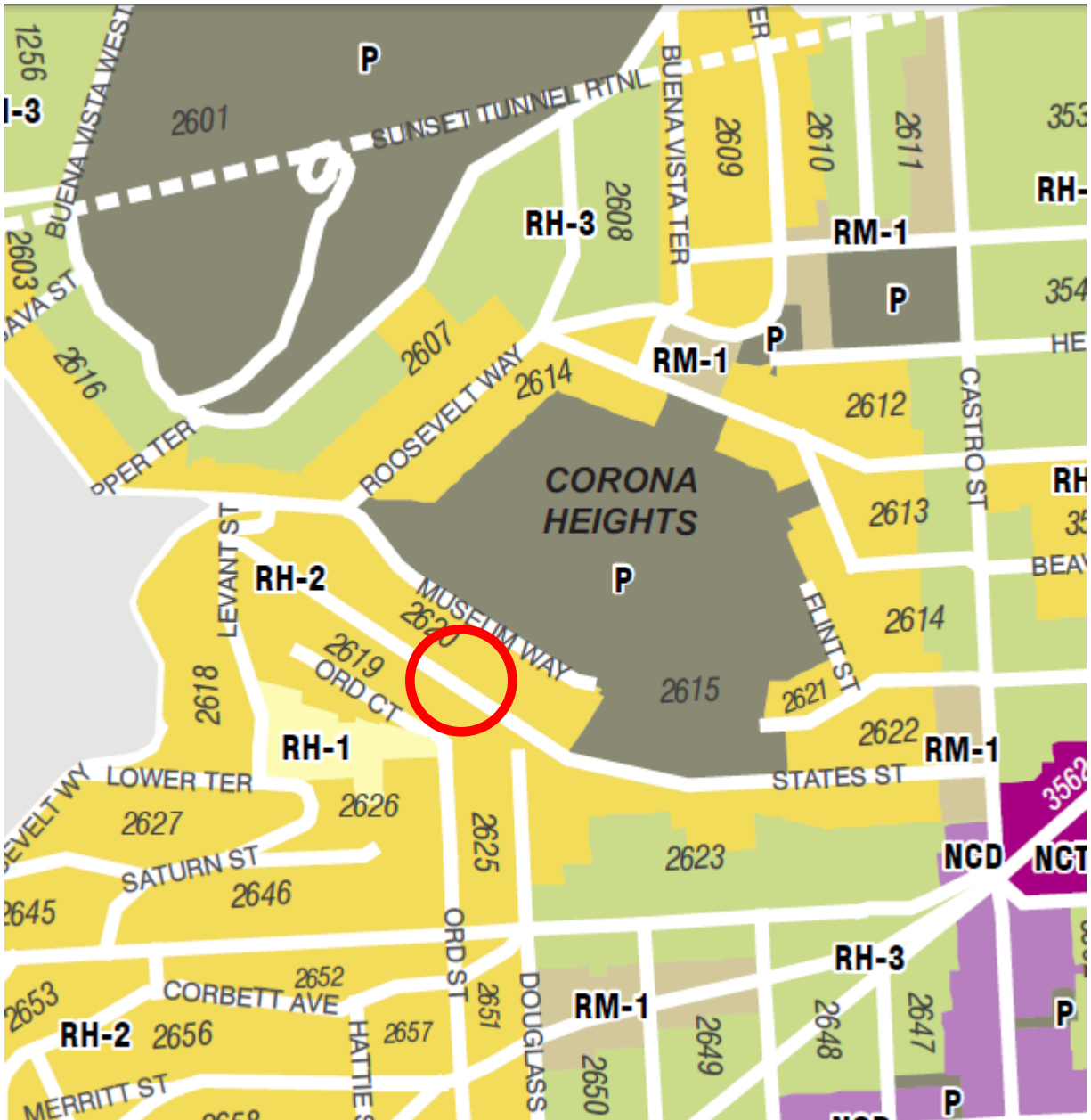


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street

Zoning Map



Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street

Existing Site Photo



Existing conditions of front façade and building

Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street

Existing Site Photo



Existing conditions of rear façade

Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street

Site Photo Prior to Construction



Front façade prior to construction activities

Conditional Use Authorization
Case Number 2014.1459CUA
214 States Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 16, 2015**, the Applicant named below filed Building Permit Application No. **2015.04.16.3876** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	214 States Street	Applicant:	Rodrigo Santos
Cross Street(s):	Levan Street	Address:	2451 Harrison Street
Block/Lot No.:	2620/017	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 / 40-X	Telephone:	415-642-7722

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 type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	±5'-2"	No Change
Building Depth	±47'-9"	±41'-7"
Rear Yard	±77'-3"	±83'-5"
Building Height	40'-0"	40'-0"
Number of Stories	2	3-over-garage
Number of Dwelling Units	1	1
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
<p>The proposal is for the addition of a ground floor garage and front entrance, a 1-story horizontal rear alteration of the 2nd floor, three new roof dormers and the enclosing of two existing front decks to create bay windows. The proposal includes façade changes and internal remodelling. The proposal will increase the building size by 1,218 square feet, for a total size of 2,853 gross square feet. The Department has determined that the project does not comply with the Residential Design Guidelines and has staff initiated a discretionary review of the project. The discretionary review hearing is scheduled for February 7, 2016 at City Hall, Room 400. Members of the public with unresolved concerns should file their own discretionary review.</p> <p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Jeff Horn
Telephone: (415) 575-6925
E-mail: Jeffrey.horn@sfgov.org

Notice Date: **11/30/16**
Expiration Date: **12/30/16**

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.

Application for **Conditional Use**CASE NUMBER:
For Staff Use only**APPLICATION FOR
Conditional Use Authorization**

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 214 States Street LLC	
PROPERTY OWNER'S ADDRESS: PO Box 460171 San Francisco CA 94146	TELEPHONE: (415) 407-9713 EMAIL:

APPLICANT'S NAME: 214 States Street LLC, contact Malcolm L. Xiang		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: PO Box 460171 San Francisco CA 94146	TELEPHONE: (415) 407-9713 EMAIL: malcolmlxiang@gmail.com	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: 214 States Street		ZIP CODE: 94114		
CROSS STREETS: Levant and Castro Streets				
ASSESSORS BLOCK/LOT: 2620 / 017	LOT DIMENSIONS: 25'x125'	LOT AREA (SQ FT): 3123sf	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X

3. Project Description

(Please check all that apply)		PRESENT OR PREVIOUS USE:	
<input type="checkbox"/> Change of Use	ADDITIONS TO BUILDING:	Single Family Residence	
<input type="checkbox"/> Change of Hours	<input checked="" type="checkbox"/> Rear	PROPOSED USE:	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Front	Single Family Residence	
<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Height	BUILDING APPLICATION PERMIT NO.:	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Side Yard	DATE FILED:	
<input checked="" type="checkbox"/> Other Please clarify: Tantamount to Demolition		2015-0416-3876	04/16/2015

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	1	1
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	40'-0"	40'-0"	0	40'-0"
Number of Stories	3	3	1	4
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	1635	1635	934	2569
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	284	284
Other (Specify Use)	0	0	0	0
TOTAL GSF	1635	1635	1218	2853

Please describe any additional project features that are not included in this table:

(Attach a separate sheet if more space is needed)

Building Permit Application Number 2014-0416-3876 proposes the addition of a ground floor garage and front entrance, a one story horizontal rear alteration of the second floor, three new roof dormers and the enclosing of two existing front desks to create bay windows. Proposal includes facade changes and internal remodeling.

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Project is renovation of an existing Single Family Residence . A permit application was previously filed to renovate the existing building but the Planning Department determined that the work undertaken would be tantamount to demolition pursuant to Planning Code Section 317, and therefore a Conditional Use Authorization is required.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
 3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.
1. Project will maintain the existing Single Family Residence structure, preserving the experience and character of the predominantly single residential neighborhood. Project will be of similar size and massing to the existing building, with almost all increase in square footage gained through excavation. Project alterations provide for a more modern and usable living space.
 - 2a. Proposed site will be relatively unchanged. Project will be of a similar scale, bulk and footprint as the existing building, with a one-story horizontal rear alteration of the second floor, three new roof dormers and enclosing of two existing front decks to create bay windows.
 - 2b. Project will include one new off-street parking space.
 - 2c. Construction and resulting residential use of property will be managed to prevent noxious or offensive emission of noise, glare, dust, and odor to surrounding properties and public spaces.
 - 2d. Existing site landscaping will remain. New usable open space will be created due to new front setback. New off-street parking and curb cut will result. Exterior lighting will illuminate entry areas with no signage proposed.
 3. Project will comply with all applicable provisions of the Planning Code.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. 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;

Project does not involve or impact any retail uses.

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

Project will maintain existing Single Family Residence structure, add one off-street parking space with only a minor expansion of the building footprint and building envelope than currently exists. Building structure, finishes and systems will be upgraded to improve the experience of the residents and the neighborhood.

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

Project does not involve or impact affordable housing units.

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

Project will add one off-street parking space and will not impede Muni Transit service.

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

Project does not involve or impact the industrial and service sectors or commercial office development.

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

Project will be designed and constructed according to current California Building Code structural and seismic requirements.

7. That landmarks and historic buildings be preserved; and

Project does not involve a landmark or historic building.

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

Project will not affect the access to sunlight and vistas of parks and open spaces.

Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional Use Application	
OCCUPANCY CLASSIFICATION:	
RH-2	
BUILDING TYPE:	
Single Family Residence	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
2853sf	Residential
ESTIMATED CONSTRUCTION COST:	
\$375000	
ESTIMATE PREPARED BY:	
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: 09/28/2017

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

214 States Street LLC

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent and a department staff person.

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

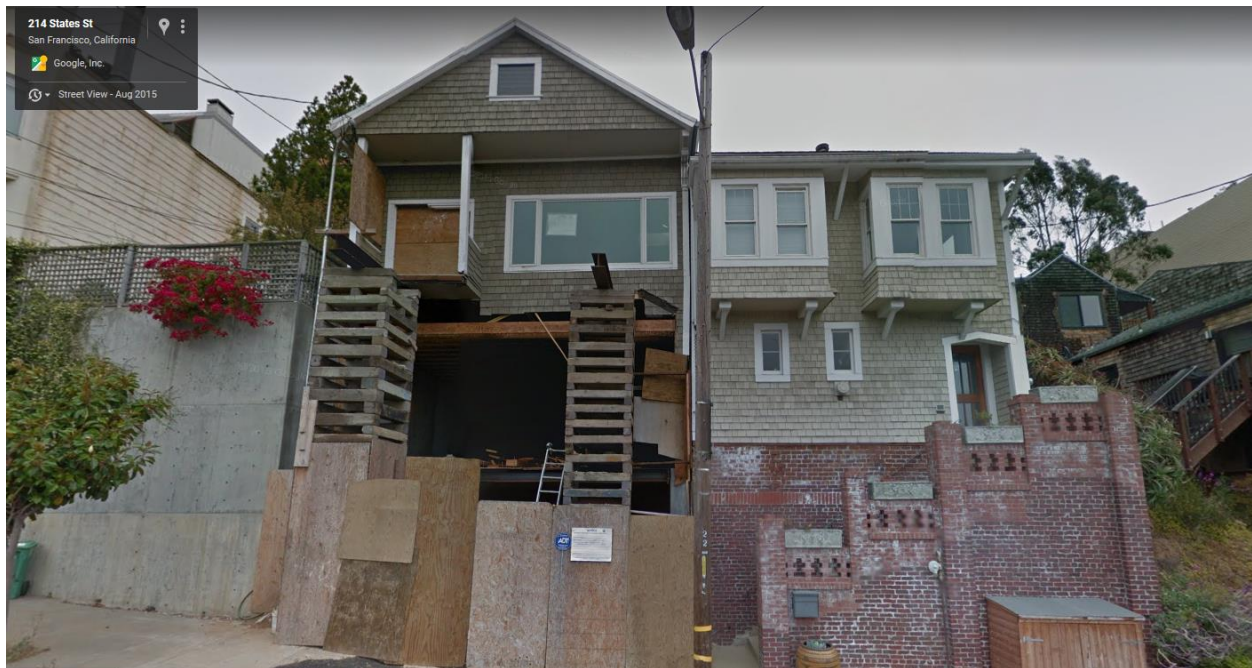
Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

214 States Street: Conditional Use Application: Current



Subject Property Looking West

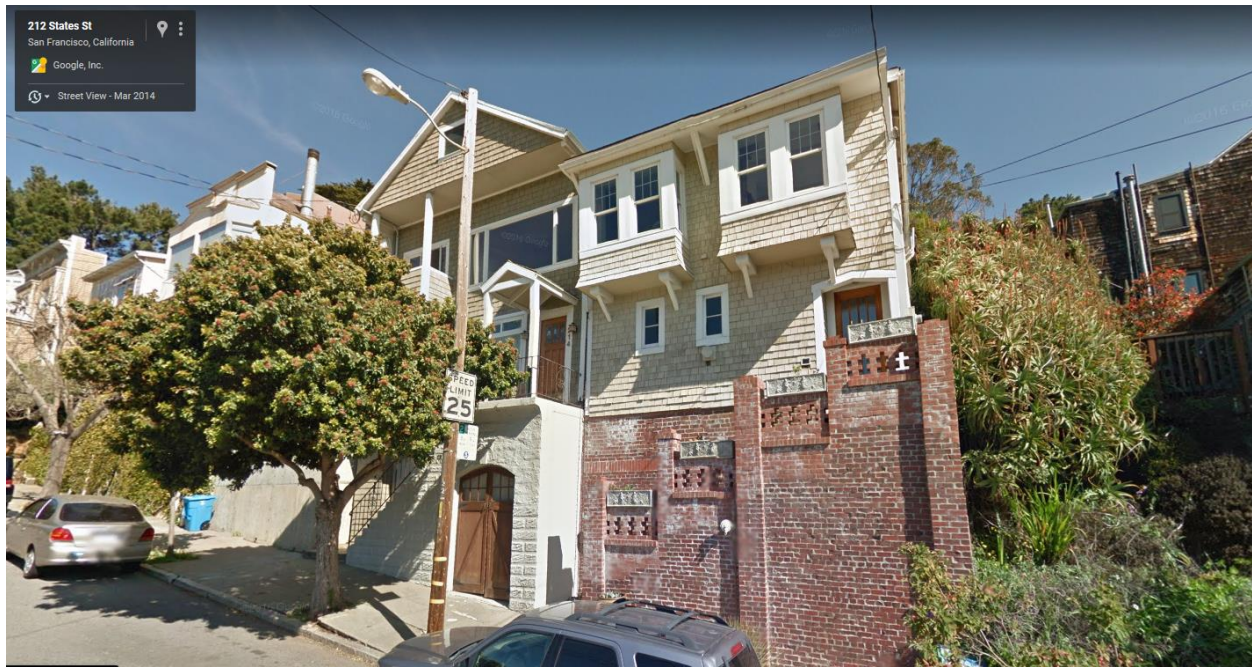


Subject Property



Subject Property Looking East

214 States Street: Conditional Use Application: Prior



Subject Property Looking West



Subject Property



Subject Property Looking East

214 States Street

Section 317(g)(5): Residential Demolition

The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

- A) Whether the property is free of a history of serious, continuing Code violations:
 - Current Conditional Use Application corrects numerous Hazardous and Structural Problems due to neglect by previous owner and Bank of America, who had foreclosed on property, before property was purchased by current owner.
- B) Whether the housing has been maintained in a decent, safe, and sanitary condition:
 - Since December 24, 2014, when the Department of Building Inspection stopped all work, property has been maintained in the same condition
- C) Whether the property is an "historical resource" under CEQA:
 - Planning Department has reclassified property to a C Resource: No Historic Resource Present / Not Age Eligible
- D) Whether the removal of the resource will have substantial adverse impact under CEQA:
 - Planning Department has determined property is categorically exempt from CEQA and no further environmental review is required.
- E) Whether the project converts rental housing to other forms of tenure or occupancy:
 - Planning Department and Department of Building Inspection performed a Unit Count Verification and determined property is a Single Family Residence. Prior Historical Use by a majority of Previous Owners has been as an Owner-Occupied, Single Family Residence.
- F) Whether project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing:
 - As a Single Family Residence, property is exempt from the Residential Rent Stabilization and Arbitration Ordinance. Any further addition of unit(s) will also be exempt from the Residential Rent Stabilization and Arbitration Ordinance.
- G) Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity:
 - Project will maintain existing Single Family Residence structure, add one off-street parking with only a minor expansion of the building footprint and building envelope that currently exist. Building structure, finishes and systems will be upgraded to improve the experience of the residents and the neighborhood.
- H) Whether the project conserves neighbor character to preserve neighborhood cultural and economic diversity:
 - Project will maintain existing Single Family Residence structure, add one off-street parking with only a minor expansion of the building footprint and building envelope that currently exists. Building structure, finishes and systems will be upgraded to improve the experience of the residents and the neighborhood.
- I) Whether the projects protects the relative affordability of existing housing:
 - Project will continue to be a Single Family Residence.
- J) Whether the project increases the number of permanently affordable units as governed by Section 415:
 - Project will continue to be a Single Family Residence.
- K) Whether the project locates in-fill housing on appropriate site in established neighborhoods:
 - Project will maintain existing Single Family Residence structure, add one off-street parking with only a minor expansion of the building footprint and building envelope that currently exist. Building structure, finishes and systems will be upgraded to improve the experience of the residents and the neighborhood.
- L) Whether the project increases the number of family-sized units on-site:
 - Project will maintain existing Single Family Residence structure, providing three bedrooms, three bathrooms and one off-street parking with internal access, appropriate for family use.
- M) Whether the project creates new supportive housing:
 - Project will continue to be a Single Family Residence.
- N) Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance neighborhood character:
 - Project meets the Residential Design Guidelines.

- O) Whether the project increases the number of on-site Dwelling Units:
 - Project will continue to be a Single Family Residence.
- P) Whether the project increases the number of on-site bedrooms:
 - Project increases the number of bedrooms from one (when building was first constructed) to three (what is currently proposed)
- Q) Whether or not the replacement project would maximize density on the subject lot:
 - Project will maintain existing Single Family Residence structure, add one off-street parking with only a minor expansion of the building footprint and building envelope that currently exist. Given that seismic improvements and other structures are already constructed, further increase to density and/or unit count will be cost-prohibitive and unfeasible.
- R) If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether new project replaces all the existing units with new Dwelling Units of similar size and with the same number of bedrooms:
 - Project will maintain existing Single Family Residence structure, with only a minor expansion of the building footprint and building envelope that currently exist. Existing Unit is not being replaced nor being reduced in size or bedroom count.



CORBETT HEIGHTS NEIGHBORS

Corbett Heights Neighbors was formed in July 2004 for the purpose of providing a forum for the residents to discuss common issues and concerns, develop solutions, and guide the direction of the neighborhood. The goals of the organization are to beautify, maintain and improve the character of the neighborhood, protect historic architectural resources, ensure that new construction/development is compatible with the neighborhood, maintain its pocket parks, increase security, provide community outreach and an educational forum, and encourage friendly association among the neighbors. www.corbettheights.org

December 6, 2017
San Francisco Planning Commission
Jeffrey Horn, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: **214 States Street: Case #: 2014.1459CUA**

Dear Commissioners:

This property falls within the Corona Heights Special Use District. Three key parts of the legislation are: protecting neighborhood context; increasing housing stock; and saving or creating affordable dwellings.

This project provides one single dwelling on a property zoned RH-2. By doing this they are creating a large home that exceeds affordability levels of the neighboring homes on the block.

As stated in the legislation:

When acting on a CUA application, The Planning Commission shall make the determination based on whether the project meets at least one of the following:

- (1) Promotes housing affordability by increasing housing supply,
- (2) Maintains affordability of existing housing unit,
- (3) Project is compatible with existing development.

We must **oppose** this CU application based on the above. If a second unit were added within the same envelope, we would vote otherwise.

Thank you,

Gary Weiss, President
Corbett Heights Neighbors

Re: 214 States Street PA # 2015-0416-3876

Conditional Use Authorization to allow the tantamount to demolition.

Dear Commissioners,

I ask that you use your discretion and require Project Sponsors to maximize density now (2 units) or to propose a plan where “it would be feasible to add a unit to the already developed street frontage of the lot.”

First, How we got here:

- May 2014 Project Sponsors submitted for a foundation replacement. (PA# 2014-0515-5937).
- November 2014 Adjacent neighbors became concerned about the scope of the project and asked the Project Sponsors to share their drawings/plans. The Project Sponsors refused.
- December 2014 Adjacent Neighbor goes to Records Department to review permit drawings and discovers that the Project Sponsors fabricated existing conditions on the drawings to include the existence of an existing basement/garage, including laundry, storage rooms and a communicating stair to the 2nd floor. Neighbor files complaint to DBI.
- January 2015 After closer inspection, DBI revokes permit(s). Project Sponsor is asked to reapply under new application.
- January - March 2015 Corona Heights Neighbors upset with monster homes and in particular, 2 sided development on through lots in Corona Heights (20 Ord Ct.- 231 States Street and 190 & 192 Museum Way - 176 & 178 States Street) ask Supervisor Wiener for relief. Corona Heights Interim Controls is introduced by Supervisor Wiener and passed by the BOS. The Interim controls specifically discourage 2 sided development unless it is “infeasible” otherwise.
- April 2015 Project Sponsors file a new permit. (PA# 2015-0416-3876)
- December 2015 Adjacent Neighbors file DR asking the Planning Commission to use review the project in its entirety and to find that the project is in fact a Demolition.

- February 2016 The Planning Department concludes that the project is a demolition and continues the project indefinitely while the Project Sponsor requests for a Conditional Use Authorization to allow the tantamount to demolition.
- June 2017 With help of Supervisor Sheehy, the Board of Supervisors adopt interim controls as permanent. > Corona Heights Large Residence Special Use Project.

SEC. 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.

(f) In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

In conclusion, to insure compatibility with existing development, I ask that the Project Sponsors be required to maximize density now (2 units) or to propose a plan where “it would be feasible to add a unit to the already developed street frontage of the lot.”

Thank you,

Michael Schulte
126 Museum Way

Horn, Jeffrey (CPC)

From: Joell Hallowell [<mailto:whittiers@mindspring.com>]

Sent: Tuesday, December 05, 2017 12:25 PM

To: michael schulte

Cc: Horn, Jeffrey (CPC)

Subject: Re: 214 States Hearing

Hi Jeff, I would like to add my name to Mike's (attached) document. I am in complete agreement that this is the right opportunity to put further development of 214 States to rest for good. We don't love the idea of having a much larger building right next to us, but in accordance with new neighborhood restrictions, the feasible development of only one end of the property is much preferred by us, and we absolutely do not want to go into battle within a few years over another looming building along Museum Way and live with who-knows-how-many years of new construction in our backyard. Mike has done a great job of thinking this through and I support his proposal. Thank you, Joell

From: michael schulte [<mailto:michaelschulte.sf@gmail.com>]

To: Horn, Jeffrey (CPC)

Cc: Joell Hallowell

Subject: Re: 214 States Hearing

Thanks jeff,

I will try to put something together. Quick question:

1. Does the 130 SF required open space have to be right off of each unit? ie: could someone in a lower floor unit go out the door and up a common stair to the rear yard to access this 130 SF open area?

Thanks,..... Mike

<CUA to Commissioners.pdf>

From: [Goldman, Rick](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Jonin, Jonas \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: Opposition to CUA for 214 States Street PA # 2015-0416-3876
Date: Wednesday, December 06, 2017 4:02:36 PM

Dear Commissioners:

I **oppose** the CU application as currently proposed.

As a resident of this neighborhood, I have fought very hard with other neighbors to protect the rear yards of through lots like 214 States. Initially, protection for rear yards on through lots were put in place as interim controls by Supervisor Weiner. Recently, these interim controls became permanent, thanks to the help of Supervisor Sheehy. These controls should be respected.

Although the current CUA does keep the rear yard fronting Museum Way, the current CU does leave open the possibility of a project sponsor coming back at a later date to add an additional unit fronting Museum Way. I am concerned that a project sponsor will argue that it would not be feasible to add a second unit to the new house fronting States Street, and thus would seek permission to build the second unit on Museum Way. By doing the development in two stages, a project sponsor will be able to subvert the intent of the permanent controls to protect rear yards on through lots. Given the misrepresentations about the project that the current project sponsor has already made (documented in other correspondences), I do not think we can rely on the word of the project sponsor not to be considering such an option.

Therefore, I request that the commissioners do what is in their power to ensure that the rear yard facing Museum Way is protected in the future. There are a few options available to the commission that would be acceptable, including:

1. **Reject the CU** and have the project sponsor come back with a design for a 2 unit building on States Street to max out the density on the through lot. This would support the goal of increasing the housing supply. If another unit was added within the same envelope, I would support the project.
2. **Reject the CU** and have the project sponsor come back with a design where it would be feasible to add a unit at a later date to the already developed States Street frontage of the lot.
3. Add a stipulation to the CU (or some other appropriate document) that approval of the CU would prevent any development on Museum Way for at least 20 years (preferably longer).

Thank you for your consideration on this matter.

Respectfully yours,

Rick Goldman
230 States Street

From: [Dirk Aguilar](#)
To: [Secretary, Commissions \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Cc: [Gary Weiss](#)
Subject: 214 States Street: Opposing Conditional Use (2015-0416-3876)
Date: Thursday, December 07, 2017 9:42:20 AM

Dear Planning Commission,

My neighbors and I have actively worked with Supervisors Wiener and Sheehy to protect the character and open space of Corona Heights, all the while increasing its housing stock.

I oppose the current proposal at 214 States Street, because it gives the project sponsors the option of adding a second building to the Museum Way frontage of the same lot in the future, using the argument that they will be creating housing at that time.

The same result can be accomplished today by adding a second unit to the current project. This pragmatic approach delivers a new housing unit sooner, we only have one and not two construction projects, open space will be preserved and our zoning legislation could support such a project scope. Everybody wins.

I respectfully ask the Planning Commission to please direct the project sponsors to work with their neighbors, add a second housing unit and resubmit the project for review. Thank you.

Best regards,

Dirk Aguilar

30 Ord Street
San Francisco, CA 94114



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
214 States St.		2620/017	
Case No.	Permit No.	Plans Dated	
2014.1459E		8/23/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Changes to front facade: replace balconies with bay windows, replace siding with shingles, remove entry stair, relocate front door and garage door, replace windows.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: 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 > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: 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 > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Based upon photographic evidence, the subject building has been drastically altered and retains insufficient integrity. As such, the building is ineligible for listing on the California Register.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: tina tam <small>Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.10.24 10:14:54 -0700</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Tina Tam Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature: tina tam <small>Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.10.24 13:19:02 -0700</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.	





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

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

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

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

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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature:
	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:		

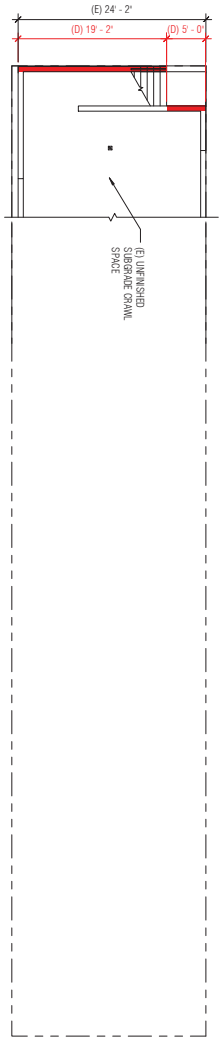
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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.	

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:

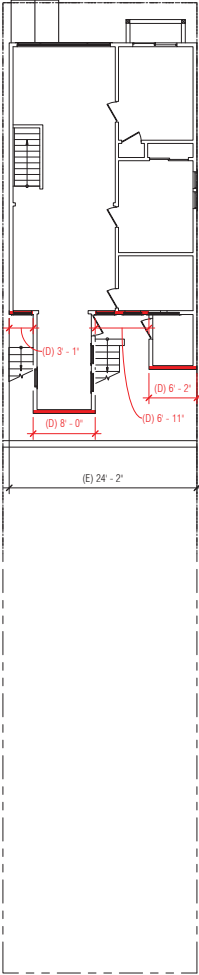
		<p>VERTICAL ENVELOPE ELEMENTS DETERMINATION: PASSED SECTION 317 (2) (C).</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."</p> <p>PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50% (SEE SHEET D-4)</p> <p>TOTAL EXISTING VERTICAL ENVELOPE ELEMENTS: 2,439 SQUARE FEET TOTAL REMOVED VERTICAL ENVELOPE ELEMENTS: 1,349 SQUARE FEET PERCENTAGE REMOVED: 48%-50%</p> <p>NOTE: CROSS-HATCH = DEMOLISHED VERTICAL ENVELOPE ELEMENT HEAVY DOTTED LINE = EXTENT OF EXISTING VERTICAL ENVELOPE ELEMENT</p> <p>HORIZONTAL ELEMENTS DETERMINATION: PASSED SECTION 317 (2) (C).</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA."</p> <p>PROPOSED REMOVAL OF HORIZONTAL ENVELOPE ELEMENTS IS > 50% (SEE SHEET D-3)</p> <p>TOTAL EXISTING HORIZONTAL ELEMENTS: 3,438 SQUARE FEET TOTAL REMOVED HORIZONTAL ELEMENTS: 3,083 SQUARE FEET PERCENTAGE REMOVED: 81%-50%</p> <p>NOTE: CROSS-HATCH = DEMOLISHED HORIZONTAL ELEMENT HEAVY DOTTED LINE = EXTENT OF EXISTING HORIZONTAL ELEMENT</p>
		<p>FRONT & REAR FACADE DETERMINATION: PASSED SECTION 317 (2) (B).</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO MEASURED IN LINEAL FEET AT THE FOUNDATION LINE."</p> <p>PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 50% (SEE SHEET D-2)</p> <p>FACE CALCULATION: TOTAL EXISTING WALL: 48'-4" TOTAL REMOVED WALL: 48'-4" PERCENTAGE REMOVED: 100%-50%</p> <p>NOTE: DI = DEMOLISHED WALL LENGTH EI = EXISTING WALL LENGTH</p> <p>EXTERIOR WALLS DETERMINATION: PASSED SECTION 317 (2) (B).</p> <p>"A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO MEASURED IN LINEAL FEET AT THE FOUNDATION LINE."</p> <p>PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65% (SEE SHEET D-1)</p> <p>PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%</p> <p>EXTERIOR WALLS CALCULATION: TOTAL EXISTING WALL: 163'-2" TOTAL REMOVED WALL: 88'-0" PERCENTAGE REMOVED: 54%-65%</p> <p>NOTE: DI = DEMOLISHED WALL LENGTH EI = EXISTING WALL LENGTH</p>
	<p>PROJECT INFORMATION</p> <p>ASSISTING BLOCK/DT: 2620017</p> <p>BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 201504 16 16 76</p> <p>THIS IS AN UNDESIGNED THREE PART DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO, CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANDROS ALBERTINI STRUCTURAL ENGINEERS, DATED 02/13/2017.</p> <p>APRILMA JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317(2)(B) & 317(2)(C) OF THE SAN FRANCISCO PLANNING CODE.</p>	<p>SHEET INDEX</p> <p>D-0 COVER SHEET</p> <p>D-1 FRONT & REAR FACADES</p> <p>D-2 EXTERIOR WALLS</p> <p>D-3 VERTICAL ENVELOPE ELEMENTS</p> <p>D-4 HORIZONTAL ELEMENTS</p>
	<p>CLIENT</p> <p>214 STATES STREET, LLC</p> <p>PROJECT</p> <p>REMODEL OF SINGLE FAMILY HOME AT 214 STATES STREET</p>	<p>DEMOLITION ANALYSIS</p> <p>SHEET TITLE</p> <p>COVER SHEET</p> <p>NO. DATE DESCRIPTION</p> <p>REVISIONS</p> <p>DATE: FEBRUARY 13, 2017</p> <p>SCALE</p> <p>JOB NO.: 201504</p> <p>SHEET NUMBER</p> <p>D-0</p>



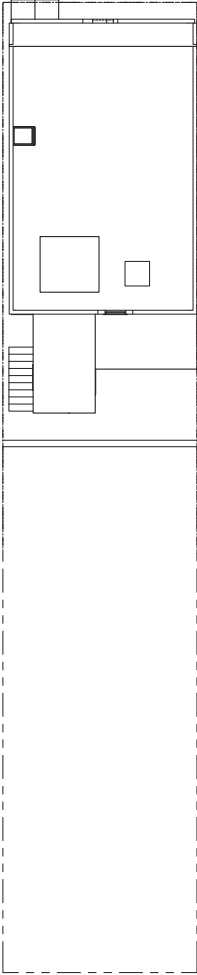
00 - STORAGE LEVEL PLAN - FACADE
0.1 / 1/8" = 1'-0"



01 - FIRST FLOOR PLAN - FACADE
0.1 / 1/8" = 1'-0"



02 - SECOND FLOOR PLAN - FACADE
0.1 / 1/8" = 1'-0"



03 - ATTIC PLAN - FACADE
0.1 / 1/8" = 1'-0"

PROJECT INFORMATION

ASSESSOR BLOCK LOT: 2620017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 201504.16.16.76

THIS IS AN UNRESERVED THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO, CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & LARUTIN STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 3171218 & 317220 OF THE SAN FRANCISCO PLANNING CODE.

FRONT & REAR FACADE DETERMINATION: PASSED SECTION 317.1(2) (B)

A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, INCLOSURED IN UNBUILT FEET IN THE FOUNDATION LEVEL.

PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65% (SEE SHEET D-2)

FACADE CALCULATION:

TOTAL EXISTING WALL: 48'-4"

TOTAL REMOVED WALL: 45'-4"

PERCENTAGE REMOVED: 100%-50%

NOTE:
(D) = DEMOLISHED WALL LENGTH
(E) = EXISTING WALL LENGTH

JAYSON
ARCHITECTURE

125 PICHIE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



DEMOLITION
ANALYSIS

SHEET TITLE
FRONT & REAR
FACADES

NO.	DATE	DESCRIPTION

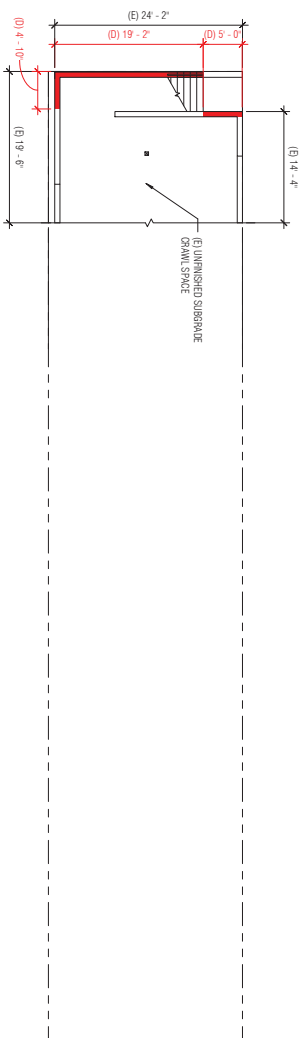
DATE: FEBRUARY 13, 2017

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

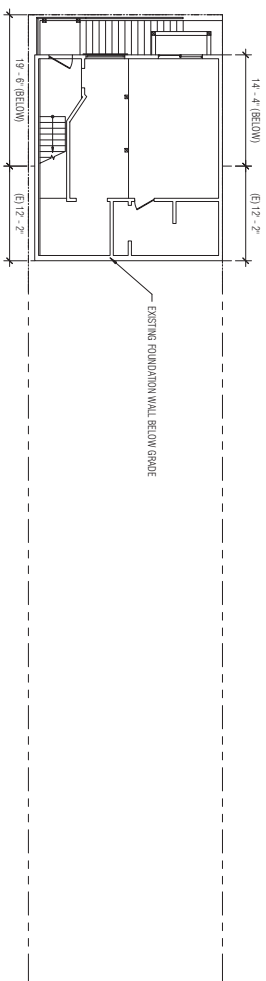
JOB NO.: 201504

SHEET NUMBER

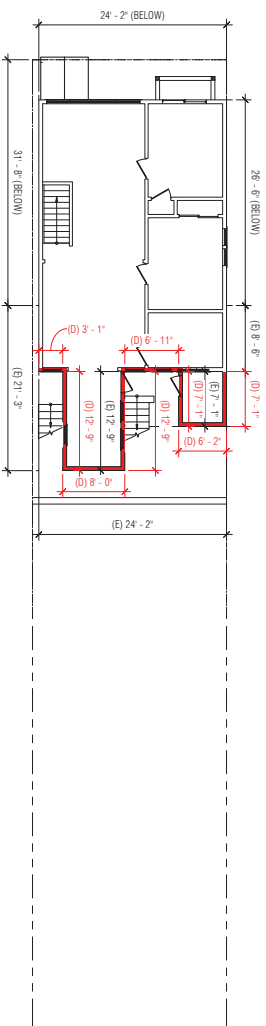
D-1



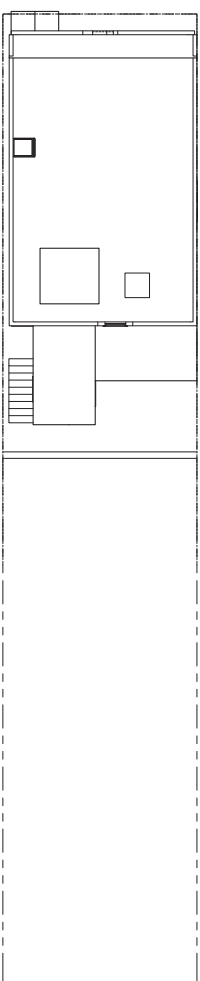
1
00 - STORAGE LEVEL PLAN - EXTERIOR WALLS
0-2 1/8" = 1'-0" 1/4" = 4" / 1/8" = 0.5"



01 - FIRST FLOOR PLAN - EXTERIOR WALLS



02 - SECOND FLOOR PLAN - EXTERIOR WALLS



03 - ATTIC PLAN - EXTERIOR WALLS

PROJECT INFORMATION

ASSESOR'S BLOCK/LOT: 2620/017
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 2015.04.16.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL REMODEL OF 214 STATES STREET, SAN FRANCISCO CALIFORNIA. THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS & URRUTIA STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAHAM JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DEMOLITION ANALYSIS PER SECTIONS 317I(2)(B) & 317I(2)(C) OF THE SAN FRANCISCO PLANNING CODE.

EXTERIOR WALLS DETERMINATION:

PASSED SECTION 317 (2) (B)

A MAJOR ALTERNATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL.

PROPOSED SUM FACADE TO BE REMOVED IS > 50% (SEE SHEET D-1)
PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%

EXTERIOR WALLS CALCULATION:
TOTAL EXISTING WALL: 163'-2"
TOTAL REMOVED WALL: 88'-0"
PERCENTAGE REMOVED: 54% < 65%

NOTE:
(D) = DEMOLISHED WALL LENGTH
(E) = EXISTING WALL LENGTH

PREVISIONS	
NO.	DESCRIPTION

**DEMOLITION
ANALYSIS**



REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET

214 STATES STREET, LLC

CLIENT

PROJECT

JAYSON
ARCHITECTURE

125 PIOCHE ST
SAN FRANCISCO CA, 94134
831.332.0837

DATE FEBRUARY 13, 2017

SCALE 1/8" = 1'-0"

JOB NO. 2015

D-2



A detailed architectural floor plan of a house. The plan features a central entrance hall with a door leading to a large living area on the right. The living area includes a fireplace and a large window. To the left of the entrance is a kitchen area with a sink and a window. A staircase leads down from the kitchen area. The entire house is enclosed within a cross-hatched pattern, and the roofline is indicated by a series of dots.

ASSESSOR BLOCKID: 2620017
BUILDING DEMOLITION PERMIT APPLICATION NUMBER: 2015.04.38.76

THIS IS AN INDEPENDENT THIRD PARTY DEMOLITION ANALYSIS OF THE RESIDENTIAL
REMODEL OF 274 STATES STREET, SAN FRANCISCO, CALIFORNIA. THE ANALYSIS
BASED ON INFORMATION BY SANTOS & VORPATA INCUBATIONAL ENGINEERS, DATED
01/24/2017.

BERNARD MONTGOMERY IS THE ARCHITECT OF RECORD FOR THIS PROJECT, AND HAS
BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSES OF PROVIDING A DEMO
ANALYSIS PER SECTIONS 1772.08.3 AND 1772.09 OF THE SAN FRANCISCO PLANNING CODE.

PASSED SECTION 317 (2) (C)

A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.¹⁶

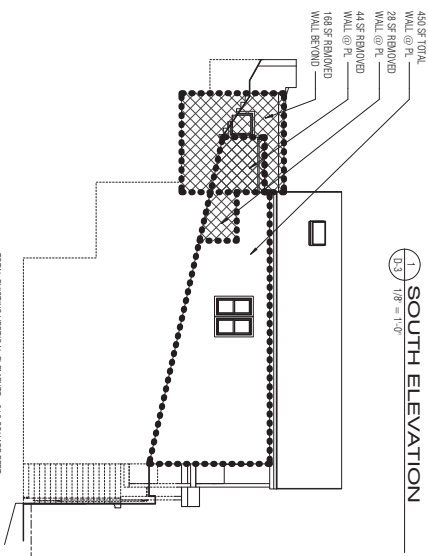
PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS > 50%
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS > 50% (SEE SHEET D-4)

VERTICAL ENVELOPE ELEMENTS CALCULATION:
TOTAL EXISTING VERTICAL ENVELOPE ELEMENT

TOTAL EXISTING VERTICAL ENVELOPE ELEMENTS: 2,829 SQUARE FEET
TOTAL REMOVED VERTICAL ENVELOPE ELEMENTS: 1,349 SQUARE FEET
PERCENTAGE REMOVED: 48% <50%

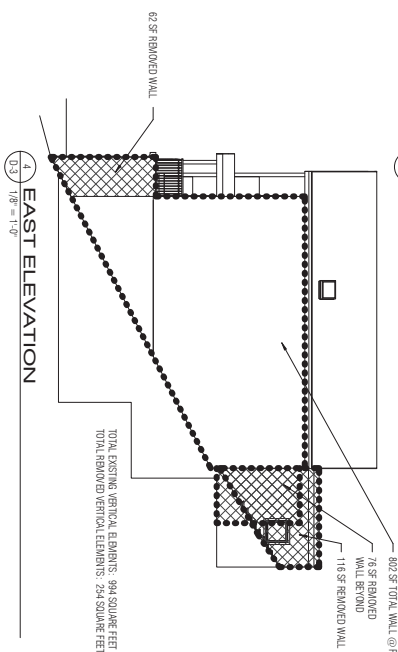
PERCENTAGE REMOVED: 48% < 50%

NOTE:
CROSS HATCH = DEMOLISHED VERTICAL ENVELOPE ELEMENT
HEAVY DOTTED LINE = EXTENT OF EXISTING VERTICAL ENVELOPE ELEMENT



WEST ELEVATION

TOTAL EXISTING VERTICAL ELEMENTS: 618 SQUARE FEET
TOTAL REMOVED VERTICAL ELEMENTS: 240 SQUARE FEET



4 EAST ELEVATION
0-3 1/8" = 1'-0"

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



DEMOLITION ANALYSIS

SHEET TITLE
VERTICAL
ENVELOPE
ELEMENTS

REVISIONS	
NO.	DESCRIPTION

DATE	FEBRUARY 13, 2017
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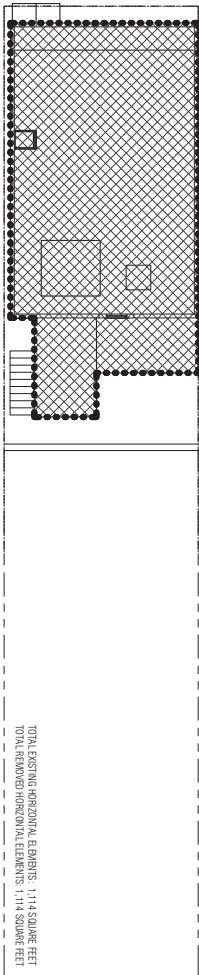
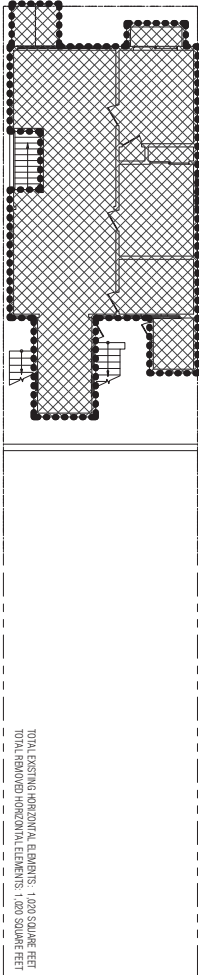
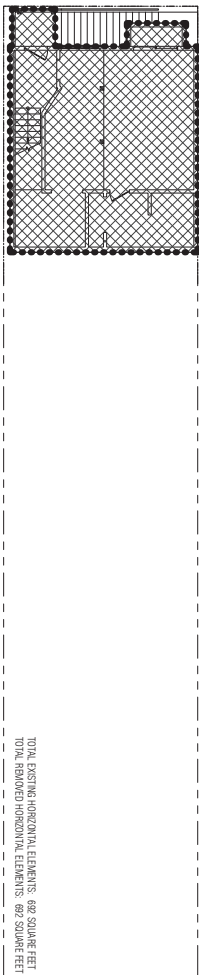
FORM NO.	179 - 1-0
JOB NO.	2015.04

SHEET NUMBER

D-3

JAYSON
ARCHITECTURE

125 PIOCHE ST
SAN FRANCISCO CA, 94134
831.332.0837



PROJECT INFORMATION

ASSISTING BLOCKOUT:
BUILDING DEPARTMENT PERMIT APPLICATION NUMBER: 20150416.38.76

THIS IS AN UNRESERVED THIRD PARTY EXAMINATION. ANY USE OF THE ARCHITECTURAL REMODEL OF 214 STATES STREET, SAN FRANCISCO, CALIFORNIA, THE ANALYSIS IS BASED ON DRAWINGS BY SANTOS ALBUQUERQUE STRUCTURAL ENGINEERS, DATED 02/13/2017.

ABRAMA JAYSON IS NOT THE ARCHITECT OF RECORD FOR THIS PROJECT AND HAS BEEN RETAINED BY THE CLIENT SOLELY FOR THE PURPOSE OF PROVIDING A DESIGN ANALYSIS PER SECTIONS 31172B & 3172C OF THE SAN FRANCISCO PLANNING CODE.

HORIZONTAL ELEMENTS DETERMINATION:

PASSED SECTION 317 (2) (C)

A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.*

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS: ~ 50% (SEE SHEET D-3)

HORIZONTAL ELEMENTS CALCULATION:

TOTAL EXISTING HORIZONTAL ELEMENTS: 3,828 SQUARE FEET

TOTAL REMOVED HORIZONTAL ELEMENTS: 3,038 SQUARE FEET

PERCENTAGE REMOVED: 81% > 50%

NOTE:
CROSS-HATCH = REMAINING HORIZONTAL ELEMENT
HATCH DOTTED LINE = EXISTING HORIZONTAL ELEMENT

JAYSON
ARCHITECTURE

125 PICHIE ST
SAN FRANCISCO CA, 94134
831.332.0837

CLIENT

214 STATES STREET, LLC

PROJECT

REMODEL OF SINGLE
FAMILY HOME AT 214
STATES STREET



DEMOLITION
ANALYSIS

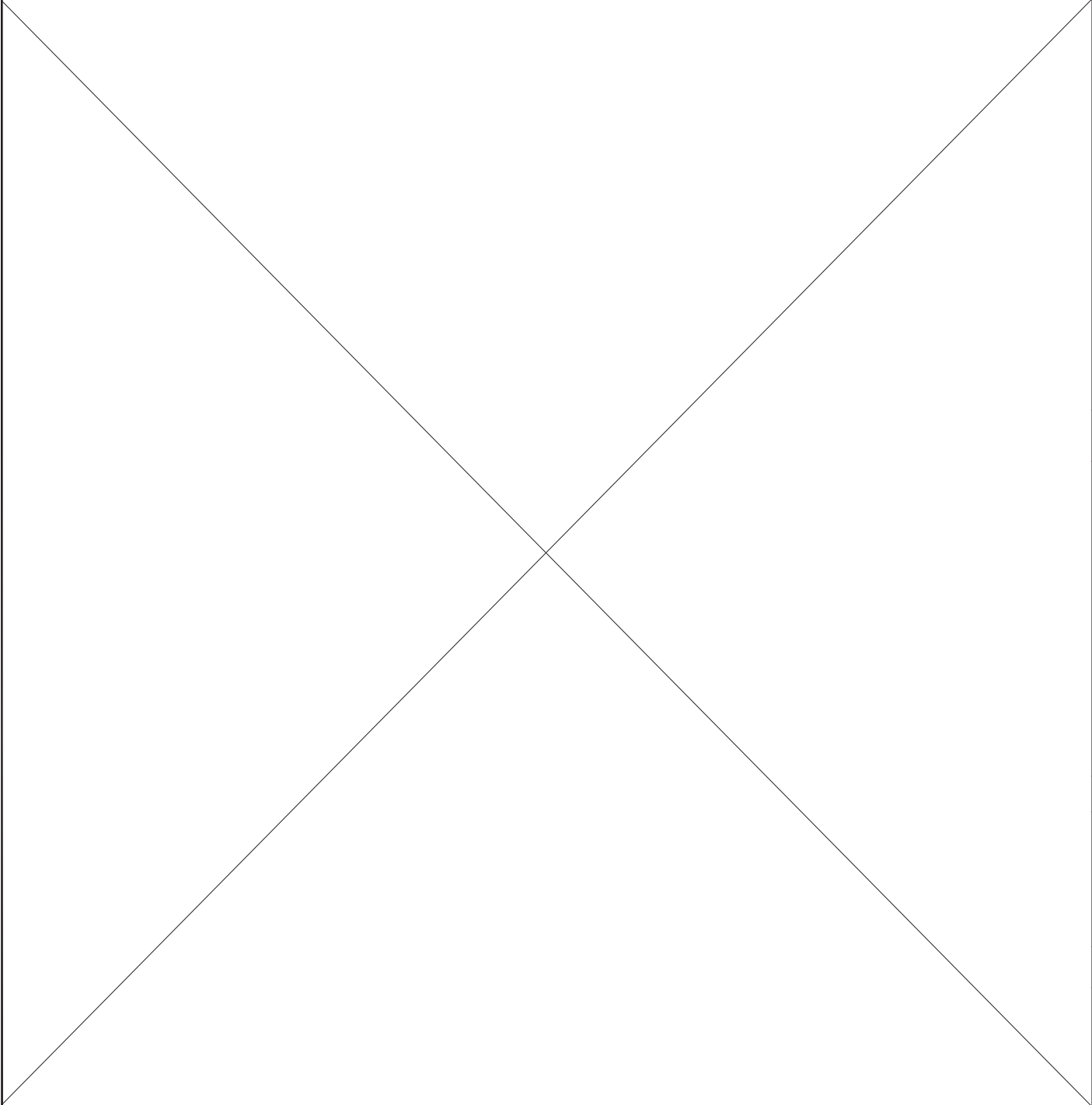
SHEET TITLE
HORIZONTAL
ELEMENTS

NO.	DATE	DESCRIPTION
1	2/13/17	ISSUED FOR PERMIT

DATE	FEBRUARY 13, 2017
SCALE	1/8" = 1'-0"
JOB NO.	201504
SHEET NUMBER	D-4

CONDITIONAL USE APPLICATION

214 STATES STREET, SAN FRANCISCO, CALIFORNIA



VICINITY MAP



AERIAL VIEW



ARCHITECTURAL NOTES	
MARK	DESCRIPTION
A1	NEW STONE CLADDING AT GROUND FLOOR
A2	NEW FRONT DOOR AND SIDELITES
A3	NEW CONCRETE STAIRS AND LANDING (MAX. 7'3/4" RISE, MIN. 10" RUN, MIN. 3'-0" LANDING).
A4	MIN. 200 SQIN. VENTILATION FOR GARAGE
A5	RELOCATE CARRIAGE DOOR AND ENTRY TO WEST SIDE OF FACADE
A6	EXISTING ELECTRICAL METER TO REMAIN
A7	REPLACE (E) WINDOWS THROUGHOUT FRONT FACADE
A8	ENCLOSE EXISTING DECKS AS BAY WINDOW, RETURNING TO ORIGINAL STATE PRIOR TO P.A. #296721. CIRCA 1964
A9	NEW PAINTED REDWOOD LAP SIDING AT FRONT FACADE, RETURNING TO ORIGINAL STATE PER HISTORICAL PHOTO
A10	NEW PLANTER
A11	NEW PAINTED REDWOOD LAP SIDING
A13	NEW PAINTED REDWOOD SIDING OR PRE-FINISHED PLYWOOD
A14	NEW DOUBLE GLAZED, FIXED ALUMINUM CURB-MOUNTED SKYLIGHT
A15	NEW DOUBLE GLAZED ALUMINUM CLAD WOOD WINDOWS
A16	1-HR FIRE RATED ROOF ASSEMBLY AT NEW DORMERS WITH COMPOSITE SHINGLES OVER TWO LAYERS BUILDING PAPER OVER 1-1/8" PLYWOOD OVER NEW JOISTS. 5/8" TYPE-X GYP. BD. AT INTERIOR SIDE
A17	(E) BLIND WALL
A20	NEW INTERIOR WALL, SEE WALL TYPE LEGEND
A21	NEW GUARDRAIL BESIDE STAIRS AND STAIR OPENING. 42" HIGH ABOVE TREAD NOSING. 4" MAX SPACING
A22	NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE PER CBC 1009.4 WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS
A26	NEW EXTERIOR WALL, SEE WALL TYPE LEGEND
A27	NEW INTERIOR DOOR

(N) WALL/ SLAB

(E) DEMOLISH

DEMOLITION NOTES	
MARK	DESCRIPTION
D1	REMOVE (E) EXTERIOR STAIR AND METAL RAILING
D2	EXCAVATE (E) CRAWL SPACE FOR NEW GARAGE
D3	RELOCATE DOOR TO WEST SIDE OF FACADE
D5	REMOVE (E) STAIRS
D8	REMOVE (E) DOOR
D10	REMOVE (E) NON-ORIGINAL SHINGLES AT FRONT FACADE
D11	REPLACE (E) WHITE VINYL WINDOWS THROUGHOUT FRONT FACADE
D12	ENCLOSE EXISTING DECKS AS BAY WINDOW, RETURNING TO ORIGINAL STATE PRIOR TO P.A. #296721. CIRCA 1964
D15	REMOVE (E) FLOOR FRAMING FOR OPEN CEILING OVER LIVING ROOM BELOW
D16	REMOVE (E) SKYLIGHT
D17	REPLACE ALL (E) WINDOWS w/ NEW PER SCHEDULE
D18	RELOCATE (E) FLOOR JOIST TO NEW FLOOR ELEVATION
D20	RELOCATE ENTRY DOOR TO STREET LEVEL
D21	REMOVE (E) ROOF OVER ENTRY
D22	REMOVE (E) FAUX BRICK SIDING

SHEET INDEX

- A0 - TITLE SHEET
- A01- EXISTING SITE PLAN
- A02- PROPOSED SITE PLAN
- A03- AS-BUILT SITE PLAN w/ ENCROACHMENT
- A04- SURVEY OF ENCROACHMENT
- A1- EXISTING & PROPOSED GROUND & FIRST FLOOR PLANS
- A1.1- AS-BUILT GROUND FLOOR PLAN w/ ENCROACHMENT
- AS-BUILT FIRST FLOOR PLAN w/ ENCROACHMENT
- A2- EXISTING & PROPOSED SECOND & ATTIC FLOOR PLANS
- A2.1- AS-BUILT GROUND FLOOR PLAN w/ ENCROACHMENT
- AS-BUILT FIRST FLOOR PLAN w/ ENCROACHMENT
- A3- EXISTING & PROPOSED FRONT & BACK ELEVATION
- A3.1- AS-BUILT REAR ELEVATION w/ ENCROACHMENT
- AS-BUILT FRONT ELEVATION w/ ENCROACHMENT
- A4- EXISTING & PROPOSED ELEVATIONS LOOKING NW
- A4.1- AS-BUILT SIDE ELEVATION w/ ENCROACHMENT
- A5- ELEVATIONS LOOKING SE EXISTING & PROPOSED
- A5.1- AS-BUILT SIDE ELEVATION w/ ENCROACHMENT
- A6- EXISTING, PROPOSED & AS-BUILT LATERAL SECTIONS AND w/ ENCROACHMENT
- A7- EXISTING & PROPOSED LONGITUDINAL SECTIONS
- A7.1- AS-BUILT LONGITUDINAL SECTION w/ ENCROACHMENT

SCOPE OF WORK

- CONDITIONAL USE APPLICATION FOR EXCEEDING THE THRESHOLD OF HORIZONTAL AND VERTICAL ELEMENT THAT CAN BE REMOVED PER SECTION 317(b)(2).

DOCUMENT AND ADDRESS SITE RETAINING WALL ENCROACHMENT (±7 INCHES MAX) ON NEIGHBORING PROPERTY 126 MUSEUM WAY. ENCROACHING WALL IS TO BE LEGALIZED OR TO BE REMOVED/REPLACED.

ABATEMENT OF NOV# 201412792, NOV#201391903 AND PLANNING NOV# 2014003195ENF. REPLACE EXISTING SHINGLES WITH NEW REDWOOD LAP SIDING TO ORIGINAL STATE. NEW 147 SF ROOF DECK AT ATTIC LEVEL (THIRD FLOOR). ENCLOSE EXISTING BALCONY AS BAY WINDOWS RETURNING TO ORIGINAL STATE. REBUILD FRONT BAY WINDOW. NEW BEDROOM AND KITCHEN AND BATH.

PROJECT INFO

PROJECT CONTACT: SANTOS & URRUTIA STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CALIFORNIA 94110
PHONE: (415) 642-7722
FAX: (415) 642-7590

BLOCK: 2620
PROJECT DATA:

LOT: 017

	EXISTING	PROPOSED
ZONING:	RH-2	RH-2
BUILDING USE:	RESIDENTIAL	RESIDENTIAL
OCCUPANCY TYPE:	R3	R3
CONSTRUCTION TYPE:	V-B	V-B

APPLICABLE CODES:
2013 CALIFORNIA RESIDENTIAL BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ENERGY CODE
ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

BUILDING DATA

	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE	V-B	V-B	V-B
OCCUPANCY TYPE	RH-2	RH-2	RH-2
BUILDING HEIGHT	40'-0"	40'-0"	40'-0"
GROSS FLOOR AREA	1635 SF	N/A	2,849 SF
HABITABLE SF	1348 SF	N/A	2,013 SF
NON-HABITABLE* SQ. FT.	287 SF	N/A	836 SF
STORIES/BASEMENTS	2/0	3/1	3/1
# OF UNITS	1	2	1
FIRE SPRINKLERS	NO	N/A	YES
SEISMIC UPGRADE	NO	N/A	YES

HABITABLE FLOOR AREAS:	EXISTING	PROPOSED
GARAGE FLOOR	0 SF	225 SF
FIRST FLOOR	515 SF	731 SF
SECOND FLOOR	833 SF	840 SF
ATTIC FLOOR	0 SF	217 SF
TOTAL HABITABLE	1348 SF	2013 SF

	EXISTING	ALLOWABLE	PROPOSED
BUILDING DEPTH	50'-11"	56'-3"	50'-11"

*NON-HABITABLE SQ. FOOTAGE IS CONSTITUTED BY:

- A) GARAGE
- B) STAIR
- C) INTERIOR WALLS
- D) EXTERIOR WALLS

PROPOSED RENDERING AT STREET LEVEL



REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



TITLE SHEET

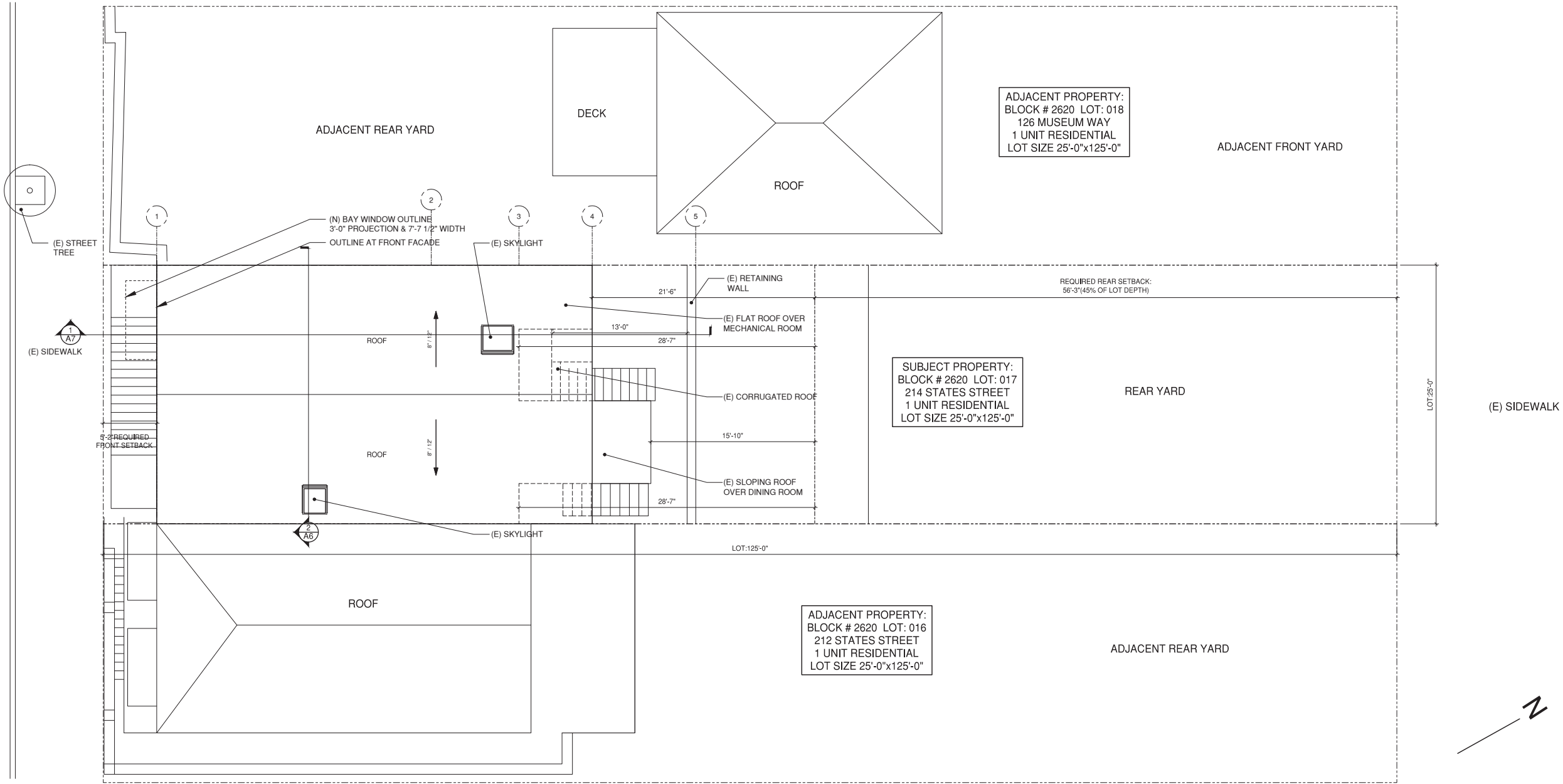
CONDITIONAL USE APPLICATION
214 STATES STREET
SAN FRANCISCO, CA

Date: 09/28/17
Scale:
Drawn By: R.S.
Job No: 9429
Sheet
AO
Of 18 Sheets

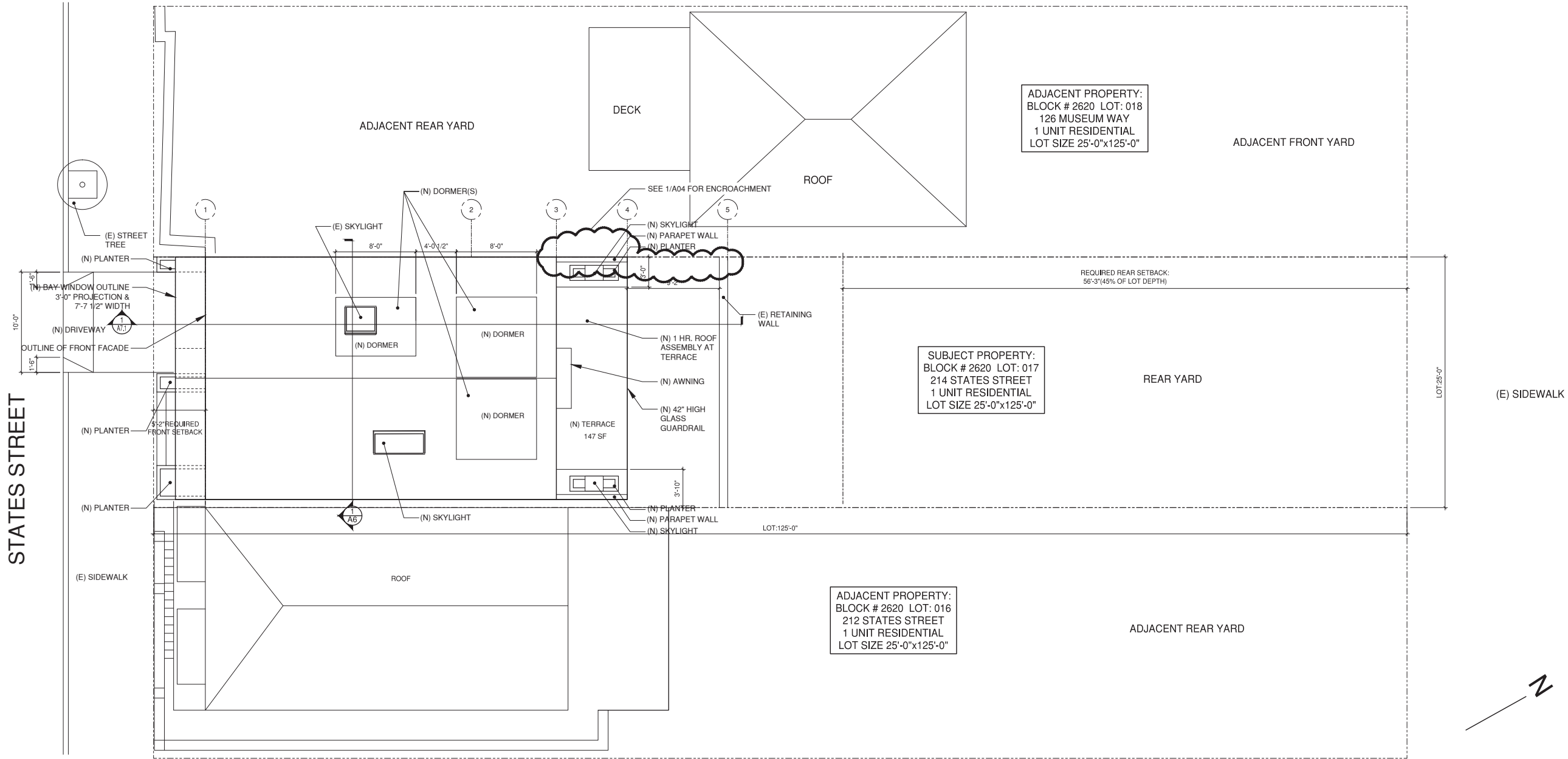
STATES STREET

EXISTING SITE PLAN

SCALE: 3/16"=1'-0"



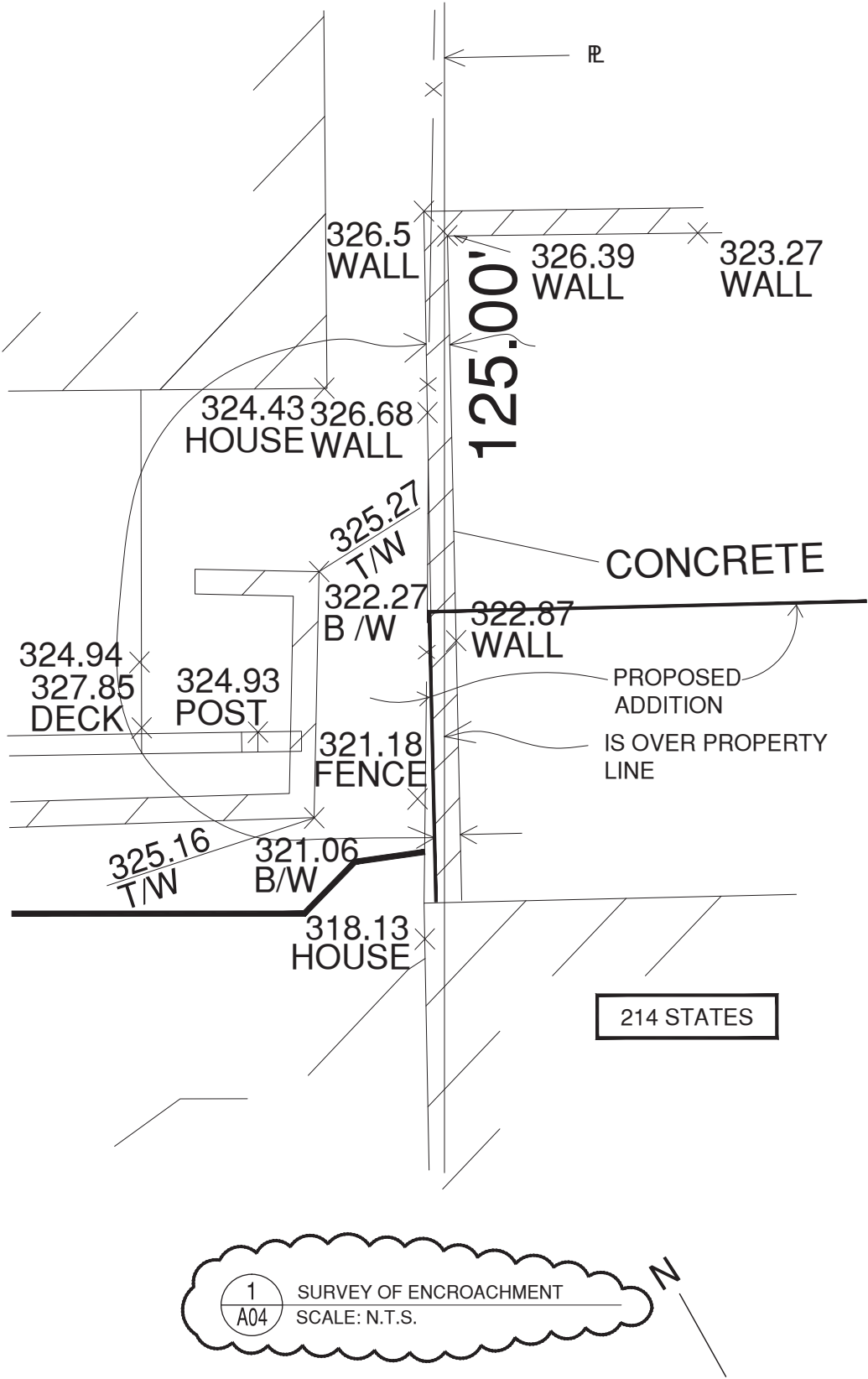
REVISIONS		BY
<div>SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590</div>		
<div>REGISTERED PROFESSIONAL ENGINEER RODRIGO SANTOS NO. 52984 Exp. 6/30/18 STRUCTURAL STATE OF CALIFORNIA</div>		
EXISTING SITE PLAN		
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA		
Date:	09/28/17	
Scale:		
Drawn By:	R.S.	
Job No:	9429	
Sheet	AO 1	
Of 18 Sheets		



AS-BUILT SITE PLAN w/ ENCROACHMENT
SCALE: 3/16"=1'-0"

REVISIONS	BY
<div>SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590</div>	
<div>REGISTERED PROFESSIONAL ENGINEER RODRIGO SANTOS NO. S2384 Exp. 6/30/18 STATE OF CALIFORNIA STRUCTURAL</div>	
AS-BUILT SITE PLAN WITH ENCROACHMENT	
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA	
Date:	09/28/17
Scale:	
Drawn By:	R.S.
Job No:	9429
Sheet	A03
Of 18 Sheets	

(SOURCE: MICHAEL L. SCHULTE, 126 MUSEUM WAY, SAN FRANCISCO, CA 94114 SUBMITTED IN FEBRUARY 2017 THE SURVEY BELOW TO THE SAN FRANCISCO PLANNING DEPARTMENT.)

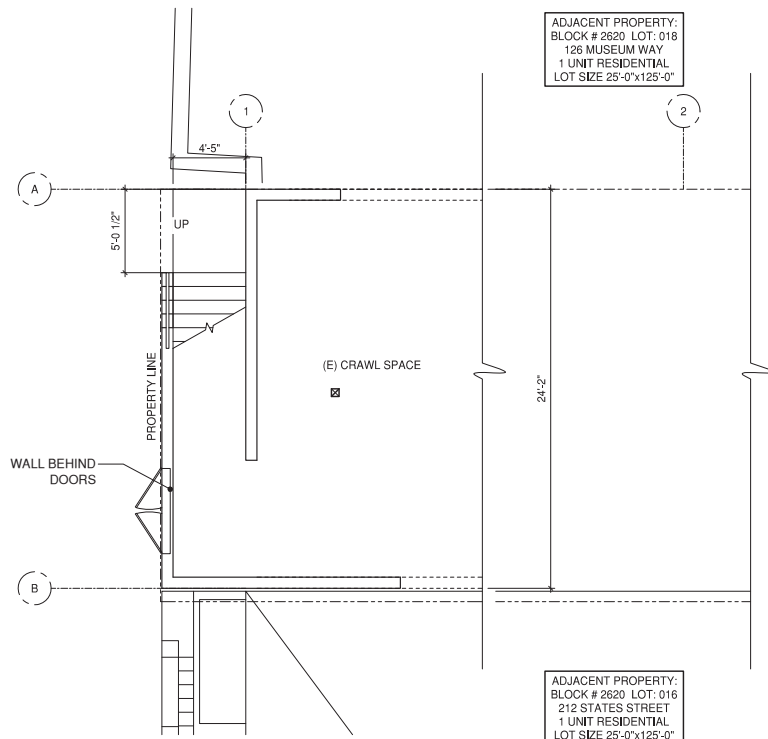


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A04

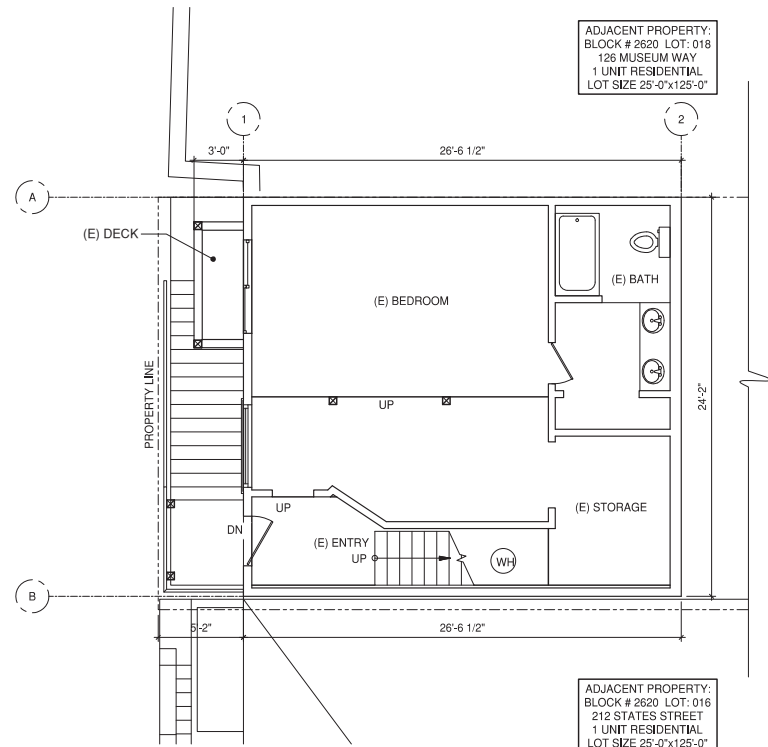
SURVEY OF ENCROACHMENT
SCALE: N.T.S.

N

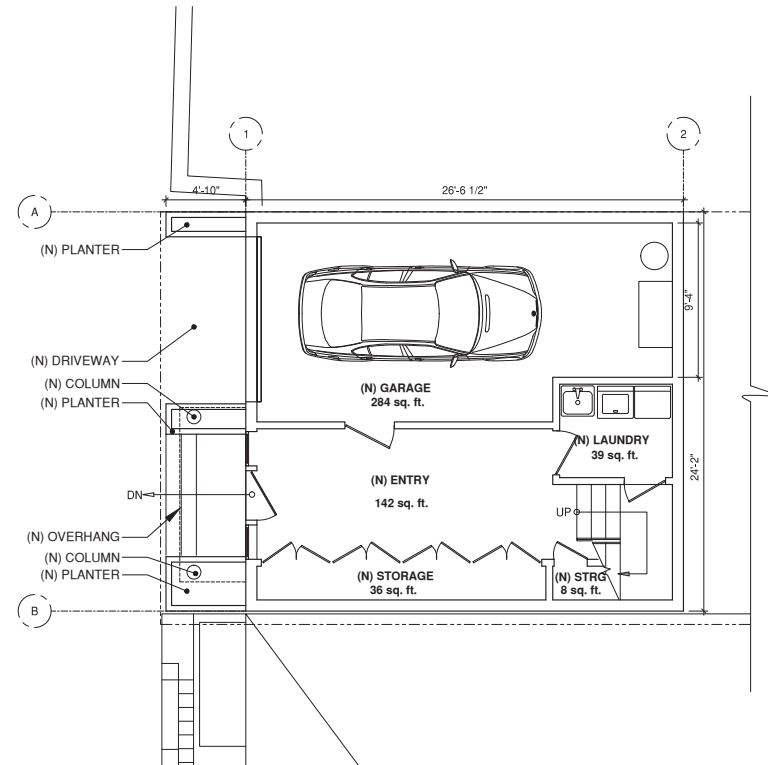
REVISIONS	BY
SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590	
SURVEY OF ENCROACHMENT	
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA	
Date:	09/28/17
Scale:	
Drawn By:	R.S.
Job No:	9429
Sheet	A04
Of 10 Sheets	



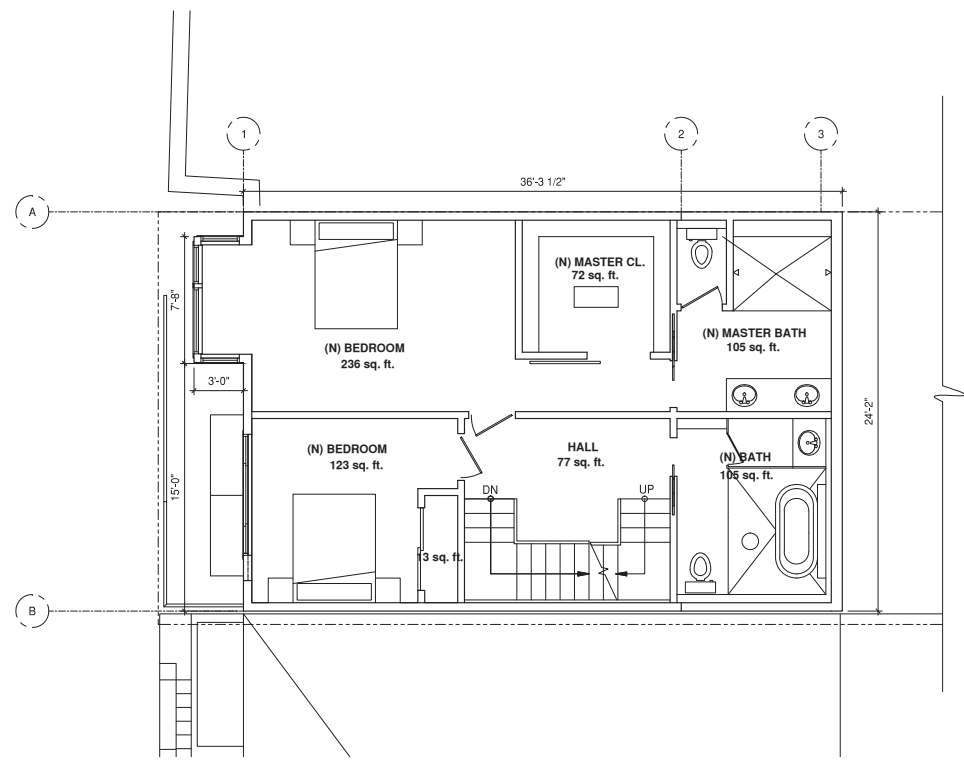
4
A1 (E) GROUND FLOOR PLAN
SCALE: 3/16"=1'0"



2
A1 (E) FIRST FLOOR PLAN
SCALE: 3/16"=1'0"

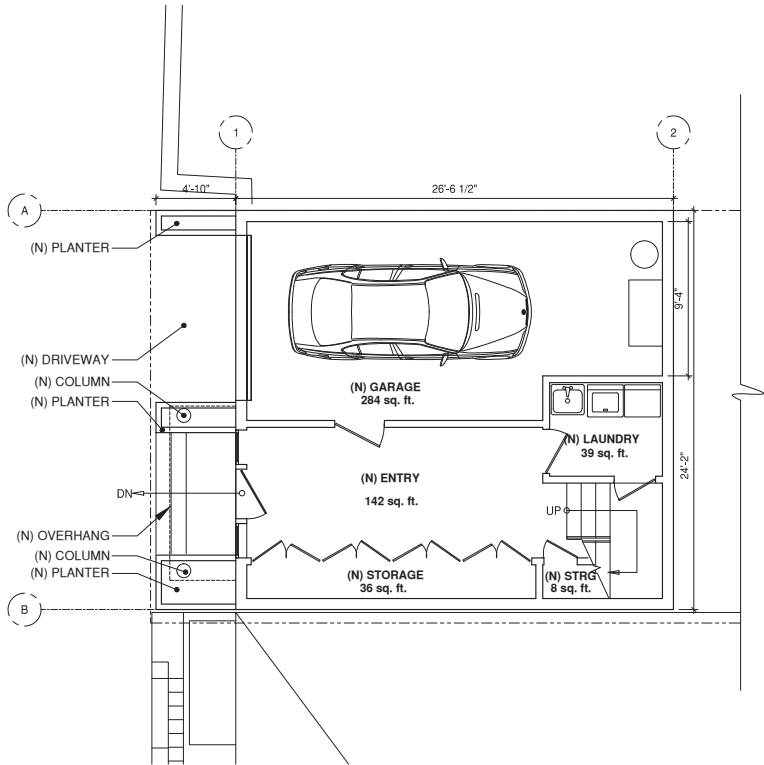


3
A1 (N) GROUND FLOOR PLAN
SCALE: 3/16"=1'0"

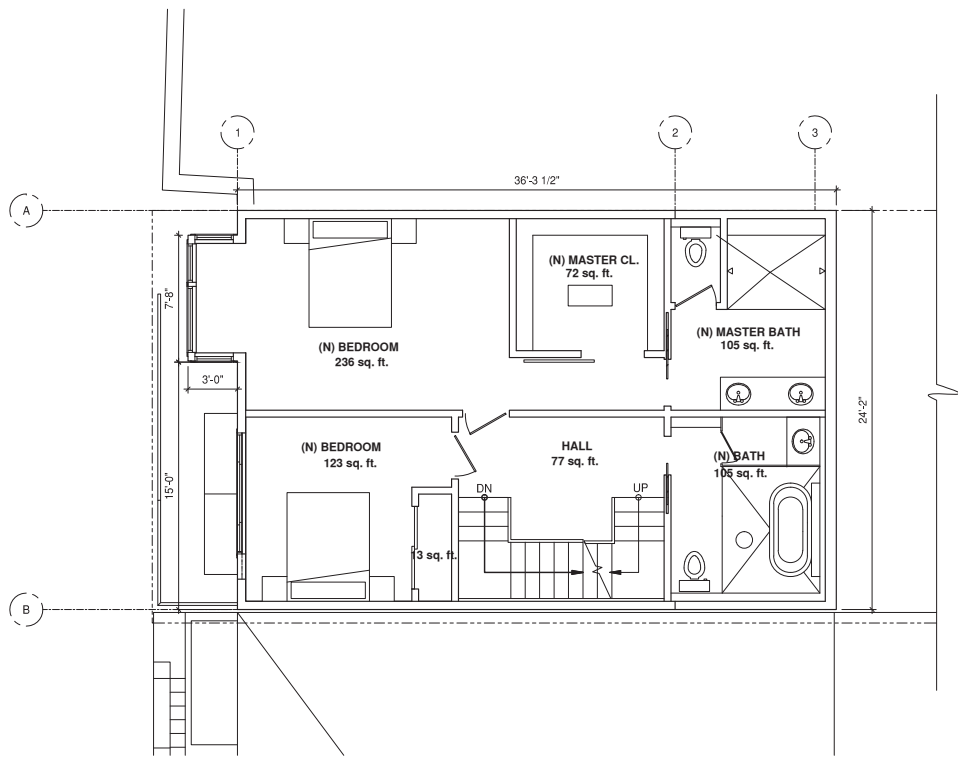


1
A1 (N) FIRST FLOOR PLAN
SCALE: 3/16"=1'0"

REVISIONS	BY
<div>SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590</div>	
<div>REGISTERED PROFESSIONAL ENGINEER NO. 52894 Exp. 6/30/16 STATE OF CALIFORNIA</div>	
EXISTING & PROPOSED GROUND & FIRST FLOOR PLANS	
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA	
Date:	09/28/17
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	9429
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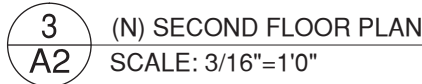
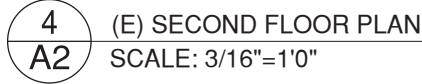


2
A1.1 AS-BUILT GROUND FLOOR PLAN w/ ENCROACHMENT
SCALE: 3/16"=1'0"

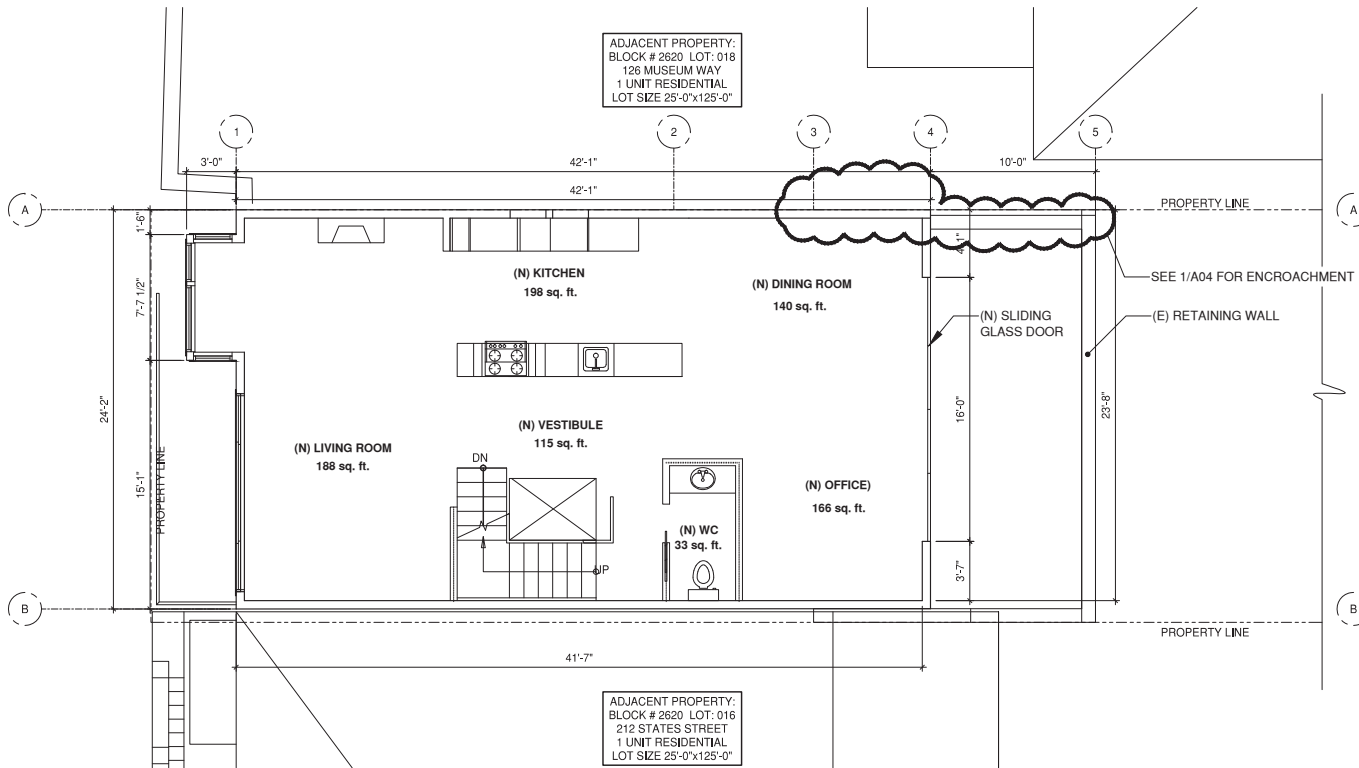


1
A1.1 AS-BUILT FIRST FLOOR PLAN w/ ENCROACHMENT
SCALE: 3/16"=1'0"

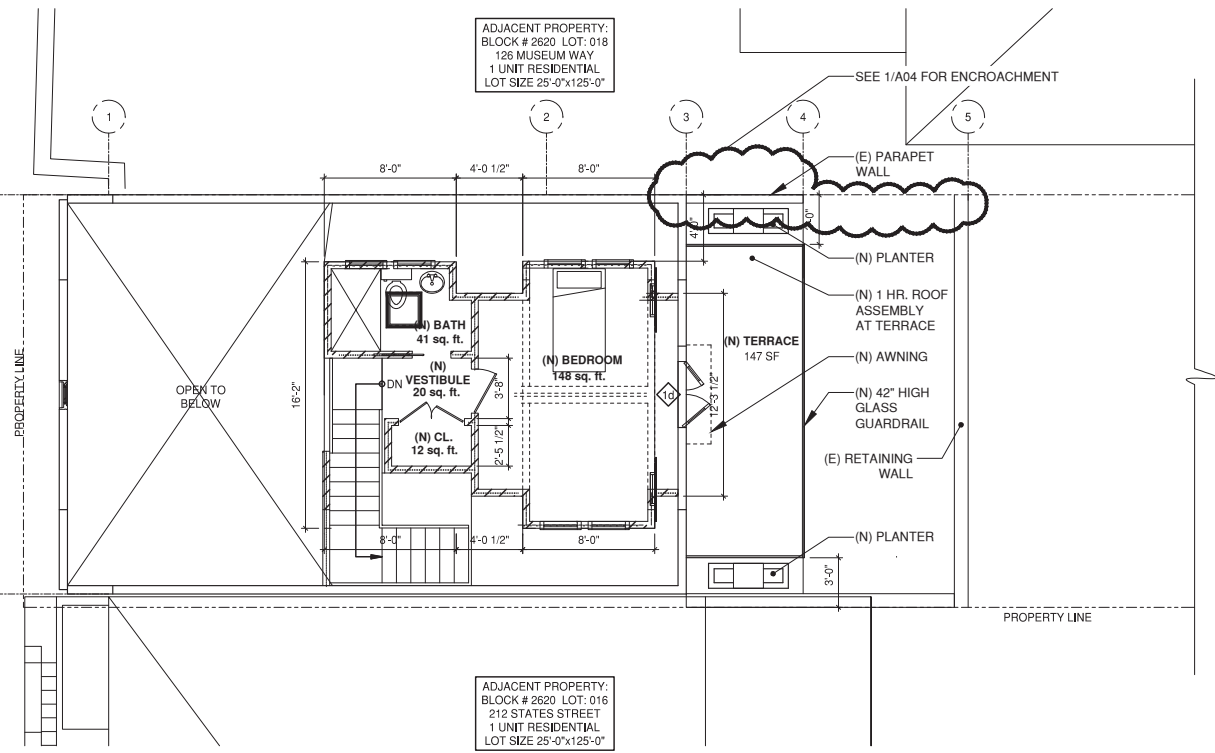
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<div>REGISTERED PROFESSIONAL ENGINEER RODRIGO SANTOS No. 52894 Exp. 6/30/16 STATE OF CALIFORNIA STRUCTURAL ENGINEERING</div>	
AS-BUILT GROUND FLOOR PLAN w/ ENCROACHMENT AS-BUILT FIRST FLOOR PLAN w/ ENCROACHMENT	
<div>CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA</div>	
Date:	09/28/17
Scale:	AS NOTED
Drawn By:	R.S.
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Date:	09/28/17
Scale:	AS NOTED
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Job No:	9429
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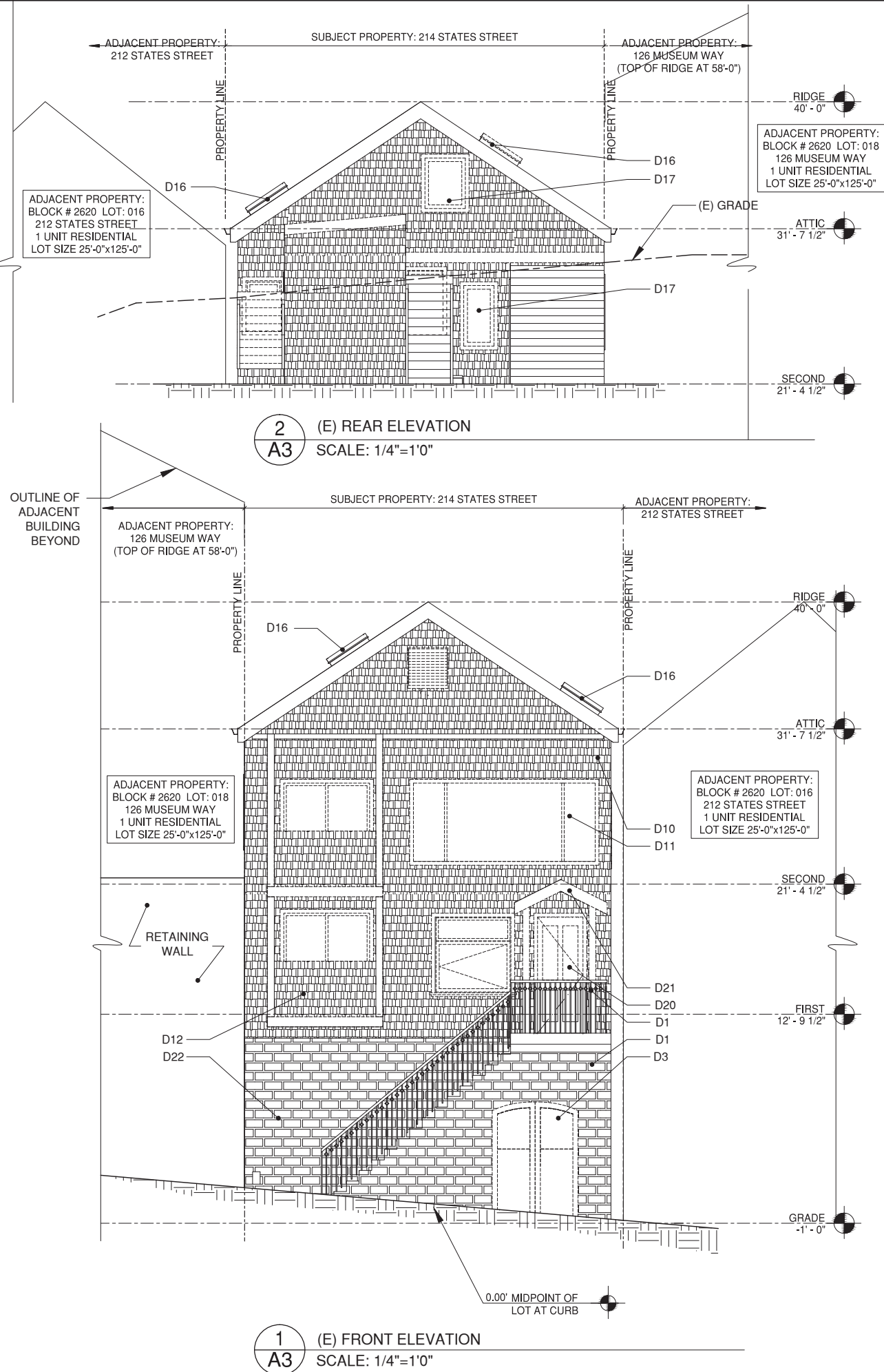
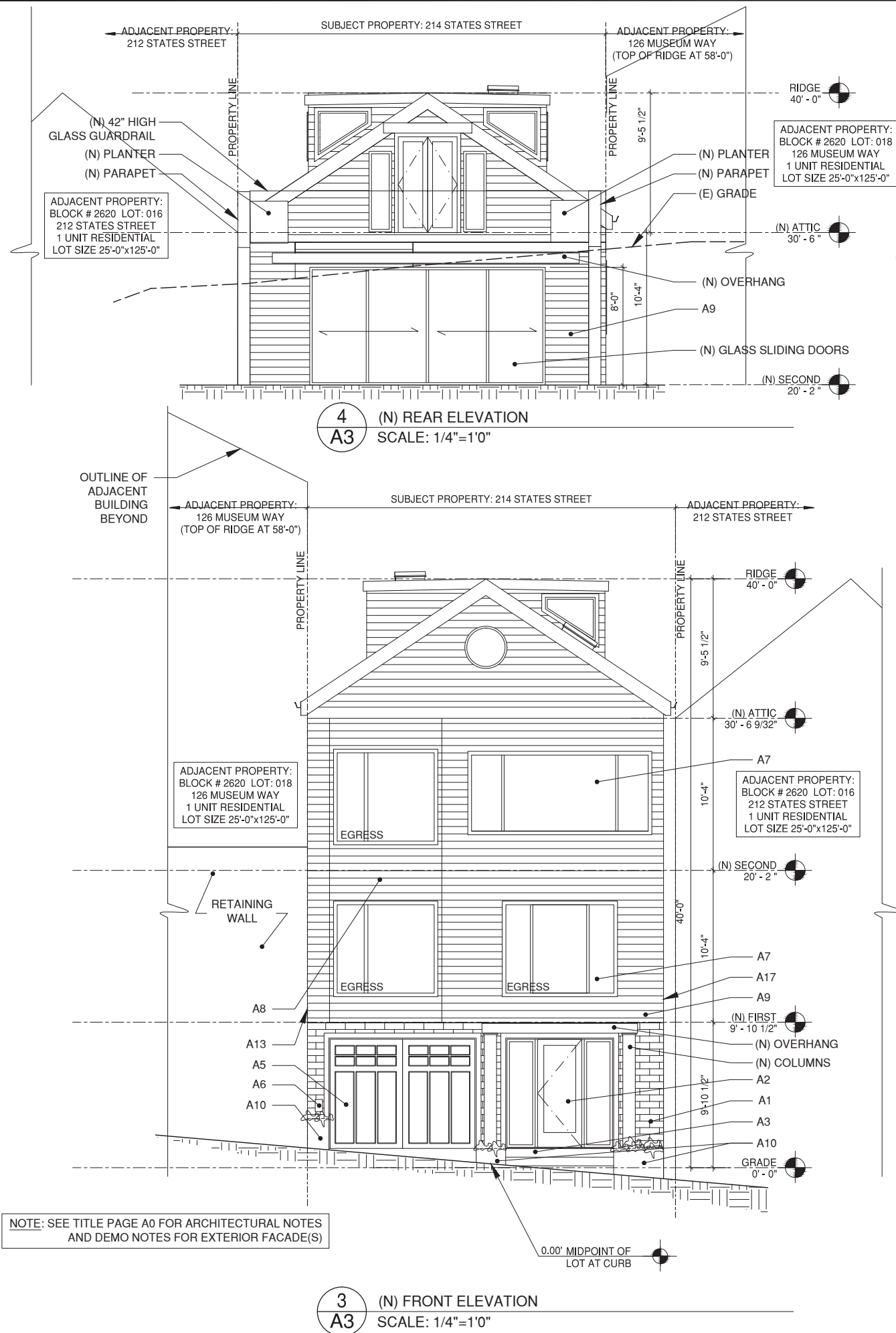


2 AS-BUILT SECOND FLOOR PLAN w/ ENCROACHMENT
A2.1 SCALE: 3/16"=1'0"



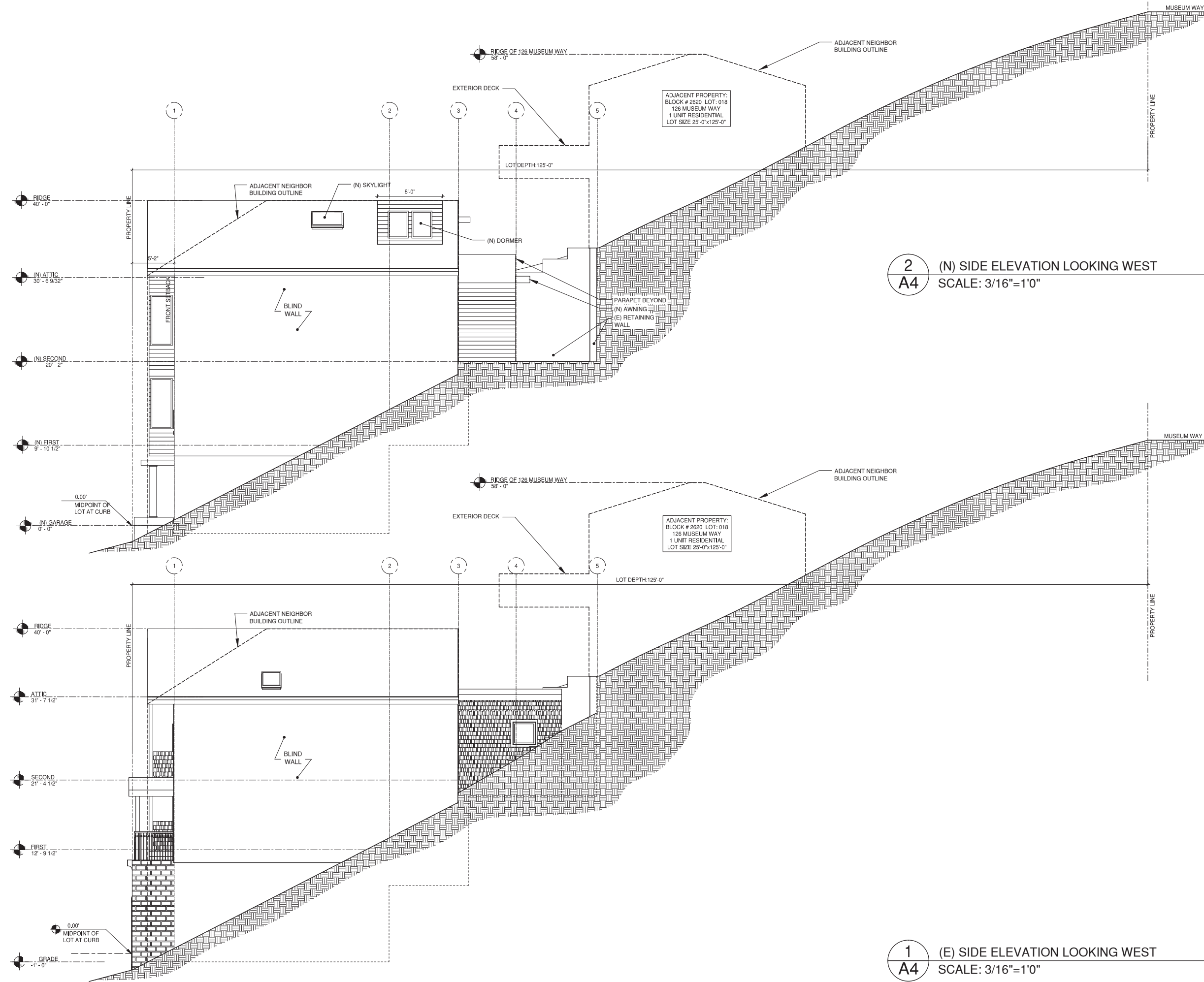
1 AS-BUILT ATTIC FLOOR PLAN w/ ENCROACHMENT
A2.1 SCALE: 3/16"=1'0"

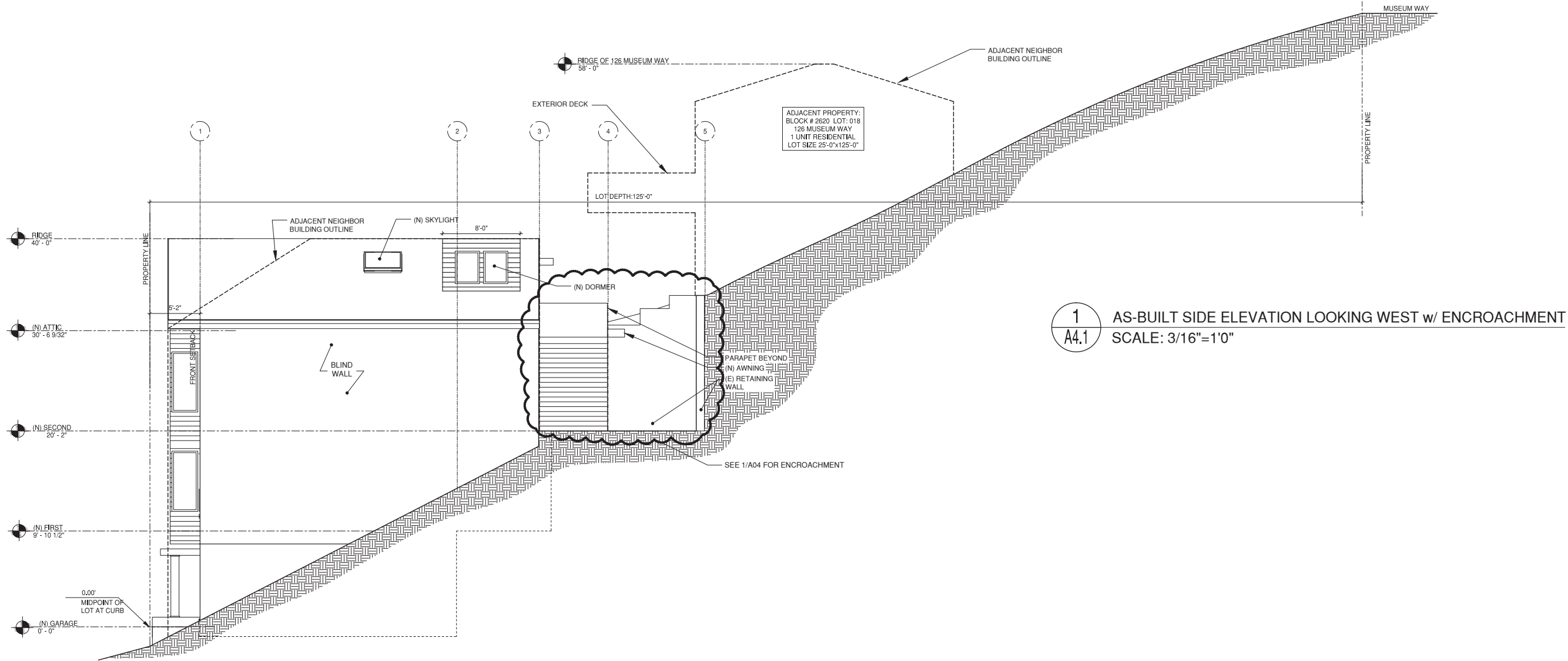
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<div>REGISTERED PROFESSIONAL ENGINEER RODRIGO SANTOS NO. 52894 Exp. 6/30/16 STATE OF CALIFORNIA STRUCTURAL</div>	
AS-BUILT GROUND FLOOR PLAN w/ ENCROACHMENT AS-BUILT FIRST FLOOR PLAN w/ ENCROACHMENT	
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA	
Date:	09/28/17
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	9429
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<div>PROFESSIONAL ENGINEER - CIVIL NO. 52984 Exp. 6/30/18 RODRIGO SANTOS SANTOS & URRUTIA</div>		
EXISTING & PROPOSED FRONT & BACK ELEVATIONS		
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA		
Date:	09/28/17	
Scale:	AS NOTED	
Drawn By:	R.S.	
Job No:	9429	
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[illegible]

[illegible]



1
A4.1

AS-BUILT SIDE ELEVATION LOOKING WEST w/ ENCROACHMENT
SCALE: 3/16"=1'0"



AS-BUILT SIDE ELEVATION w/ ENCROACHMENT

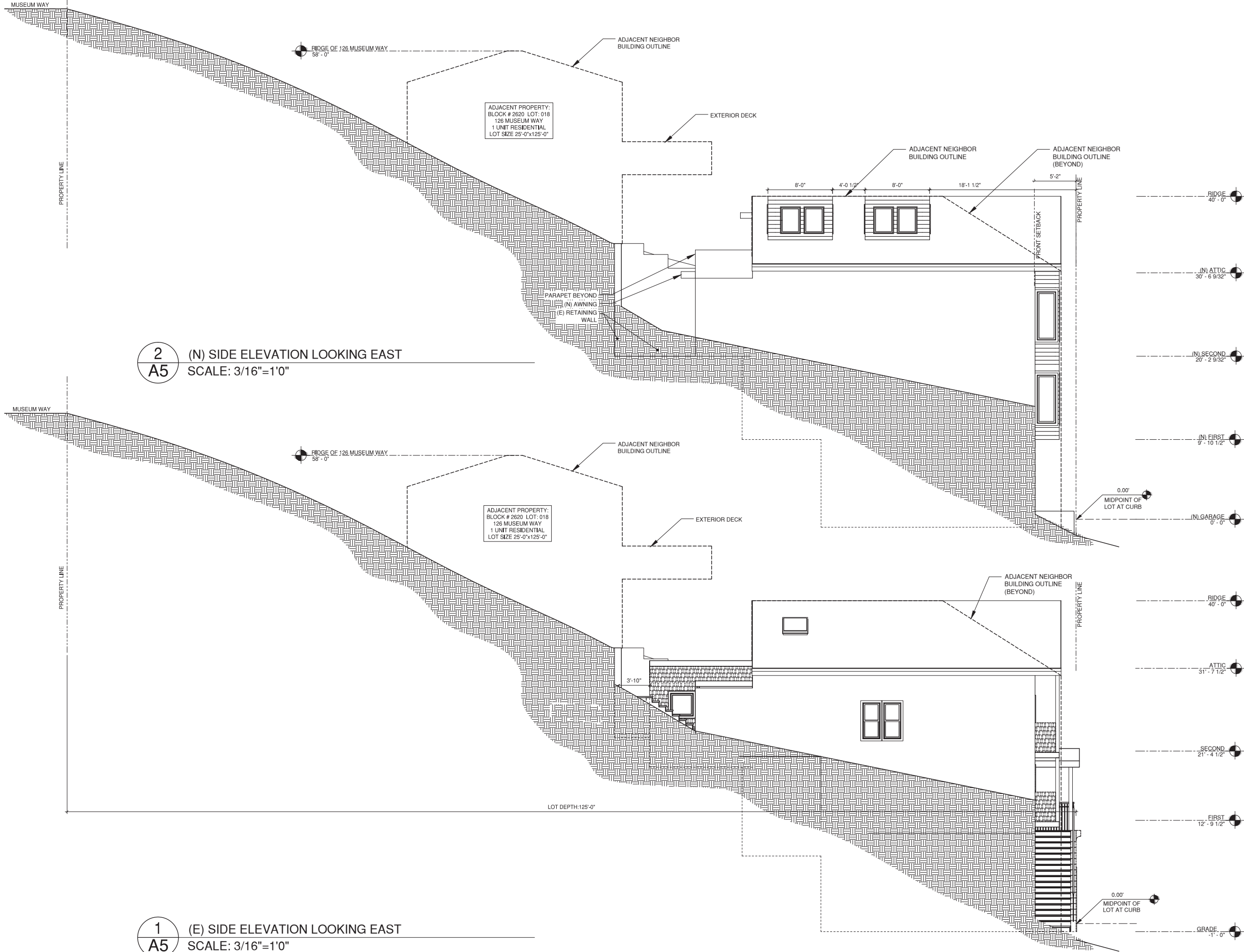
CONDITIONAL USE APPLICATION
214 STATES STREET
SAN FRANCISCO, CA

Date: 09/28/17
Scale: AS NOTED
Drawn By: R.S.
Job No: 9429

Sheet
A4.1
Of 18 Sheets

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2
A5 (N) SIDE ELEVATION LOOKING EAST
SCALE: 3/16"=1'0"

1
A5 (E) SIDE ELEVATION LOOKING EAST
SCALE: 3/16"=1'0"

REVISIONS	BY

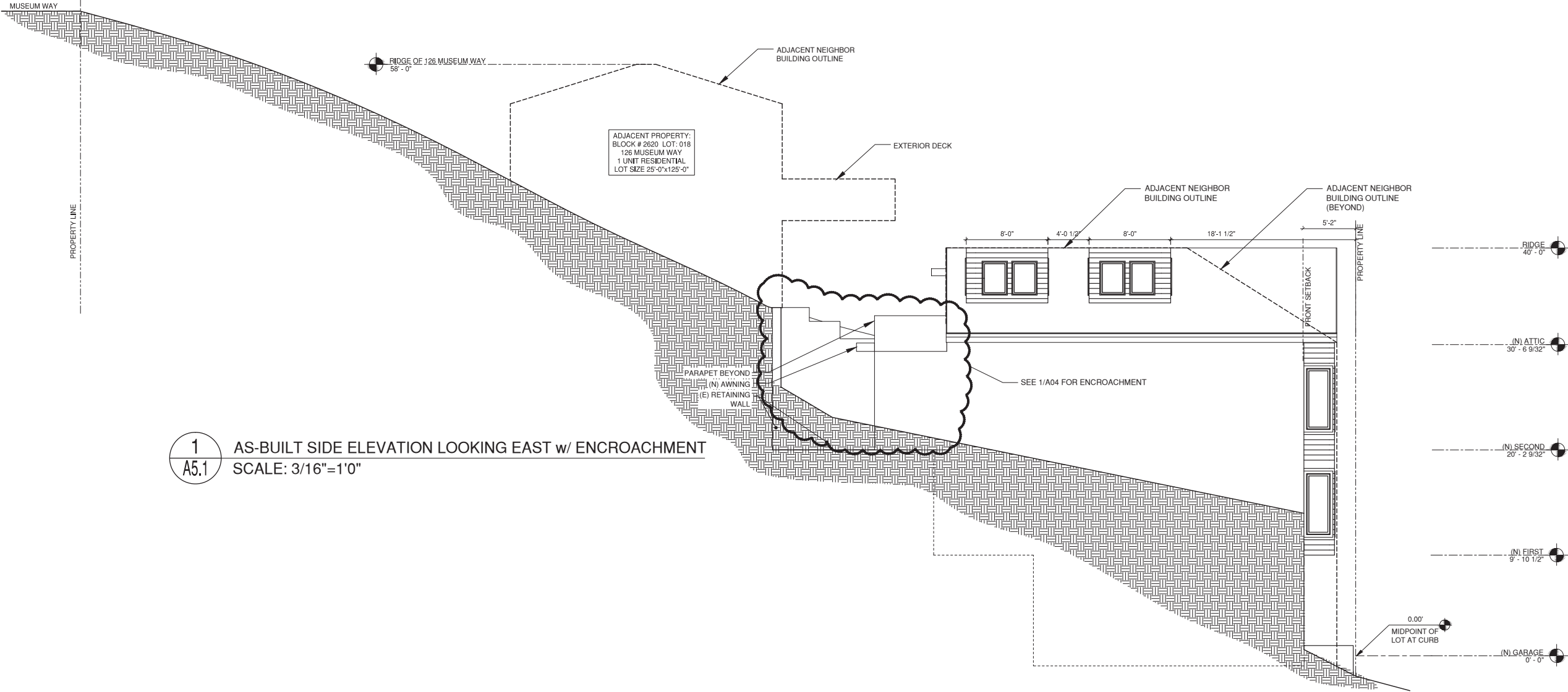
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EXISTING & PROPOSED
ELEVATIONS LOOKING SE

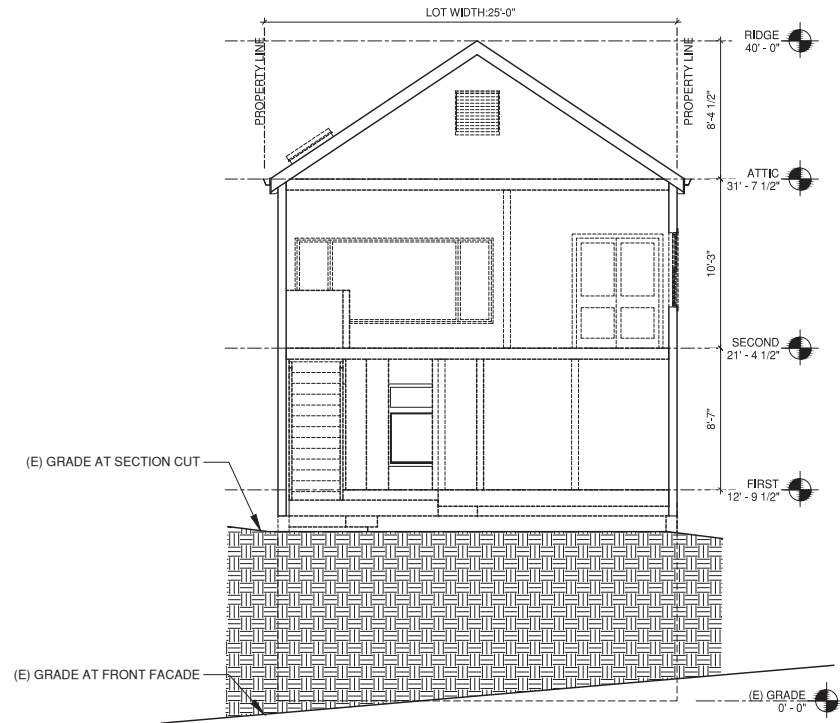
CONDITIONAL USE APPLICATION
214 STATES STREET
SAN FRANCISCO, CA

Date:	09/28/17
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	9429
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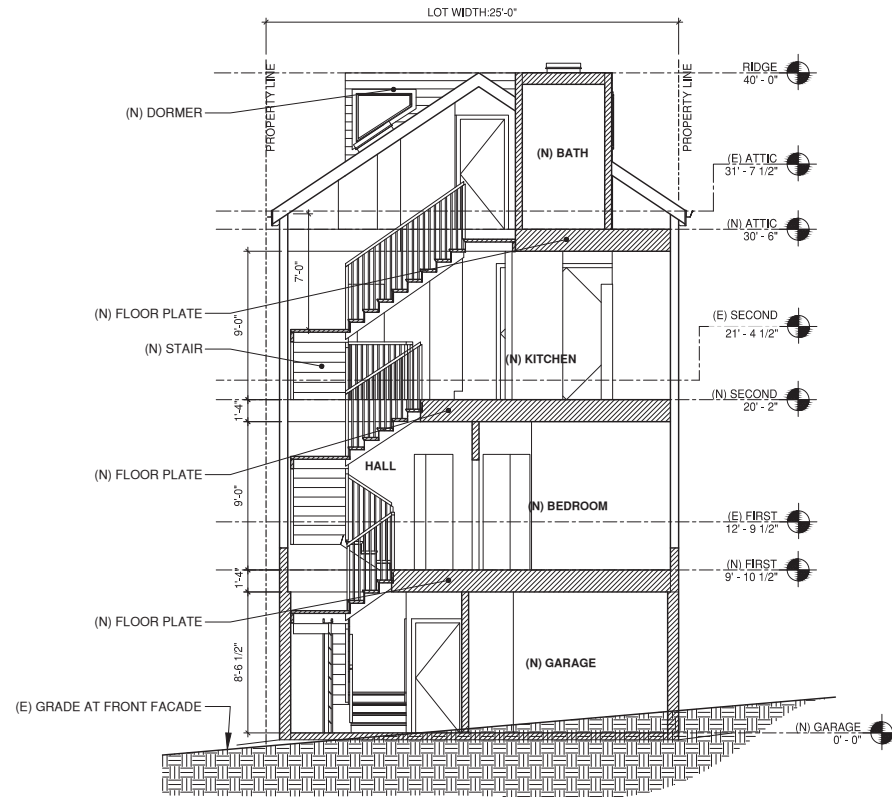


1 AS-BUILT SIDE ELEVATION LOOKING EAST w/ ENCROACHMENT
A5.1 SCALE: 3/16"=1'0"

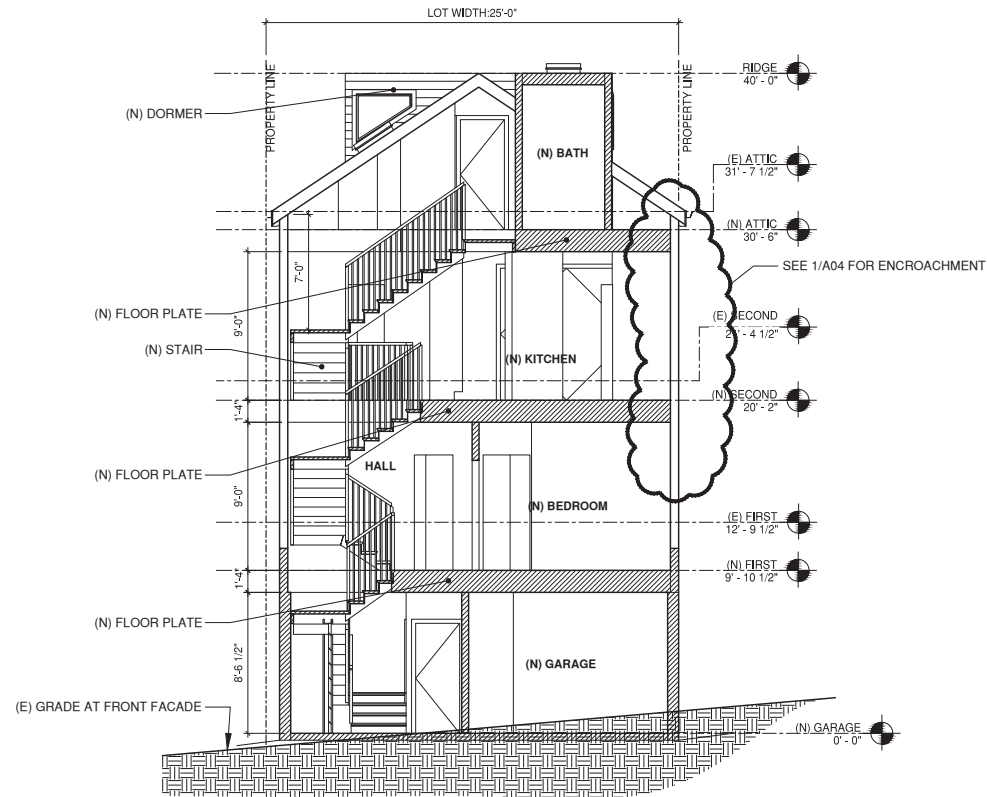
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<div>PROFESSIONAL ENGINEER * VIRGINIA RODRIGO SANTOS NO. S2984 Exp. 6/30/18 15 YEARS</div>		
AS-BUILT SIDE ELEVATION w/ ENCROACHMENT		
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA		
Date:	09/28/17	
Scale:	AS NOTED	
Drawn By:	R.S.	
Job No:	9429	
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2 (E) LATERAL SECTION LOOKING TOWARD STATES STREET
A6 SCALE: 3/16"=1'0"



1 (N) LATERAL SECTION LOOKING TOWARD STATES STREET
A6 SCALE: 3/16"=1'0"



3 AS-BUILT LATERAL SECTION LOOKING TOWARD STATES STREET
A6 SCALE: 3/16"=1'0" w/ ENCROACHMENT

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<div>PROFESSIONAL ENGINEER RODRIGO SANTOS NO. S2984 Exp. 6/30/18 STATE OF CALIFORNIA</div>	
EXISTING, PROPOSED & AS-BUILT LATERAL SECTIONS AND w/ ENCROACHMENT	
CONDITIONAL USE APPLICATION 214 STATES STREET SAN FRANCISCO, CA	
Date:	09/28/17
Scale:	AS NOTED
Drawn By:	R.S.
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LOT DEPTH:125'-0"





LOT DEPTH: 125'-0" LOT SIZE 25'-0"x125'-0"

SANTOS & URRUTIA
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<p>AS-BUILT LONGITUDINAL SECTION w/ ENCROACHMENT</p>		
<p>CONDITIONAL USE APPLICATION</p> <hr/> <p>214 STATES STREET SAN FRANCISCO, CA</p>		
Date:	09/28/17	
Scale:	AS NOTED	
Drawn By:	R.S.	
Job No:	9429	
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1
A.01

RENDERING OF PROPOSED BUILDING IN CONTEXT
SCALE: NTS

Date: 02/13/17
Scale:
Drawn By: R.S.
Job No: 9429
Sheet
A.01
Of 11 Sheets

REMODEL
214 STATES STREET
SAN FRANCISCO, CA

RENDERING
PROPOSED VIEW AT STREET LEVEL



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SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

REVISIONS

BY



1
A.02

RENDERING OF PROPOSED BUILDING MASSING
SCALE: NTS

REVISIONS		BY
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RENDERINGS PROPOSED BUILDING MASSING		
REMODEL 214 STATES STREET SAN FRANCISCO, CA		
Date:	02/13/17	
Scale:		
Drawn By:	R.S.	
Job No:	9429	
Sheet	A.02	
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