



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use/Variance

HEARING DATE: JUNE 25, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 18, 2015
Case No.: **2014.1591CV**
Project Address: **25-29 Alvarado Street**
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3634/025
Project Sponsor: Jace Levinson
520 3rd Street Suite 200
San Francisco, CA 94107
Staff Contact: Kimberly Durandet– (415) 575-6816
kimberly.durandet@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project Sponsor proposes to legalize an existing dwelling unit located at the rear of the property on the second floor of the rear structure which was a former carriage house. The Project also includes the removal and reconstruction of an existing deck. One storage space is being converted to accommodate four new Class 1 bicycle parking spaces.

SITE DESCRIPTION AND PRESENT USE

The site is located on the south side of Alvarado Street, between San Jose Avenue and Guerrero Street, Block 3634, Lot 025. The rectangular-shaped flat parcel measures 50 feet in width by 114 feet in length with a total lot area of 5,700 sf. The property is located within the RH-3 Zoning District and the 40-X Height and Bulk District within the Mission neighborhood. The lot is currently developed with five structures. The main building facing Alvarado Street is a three-story, residential building with two dwelling units. Directly behind the main building is a two-story residential building with one parking space, one dwelling unit and an adjacent deck that is the subject of the variance. A two car tandem garage also fronts on Alvarado Street. Directly behind the tandem garage is a storage structure. At the rear of the property is a two story structure. The ground floor of this structure has four independently accessible parking spaces. The second floor is an existing residential unit with an attached deck and is the subject of the Conditional Use Authorization to legalize an additional dwelling unit.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is generally residential in character. The surrounding properties are zoned RH-3, RM-1, Valencia NCT and P. The residential structures in the area are typically flats or apartment buildings two to three stories in height. The Valencia NCT is located across San Jose Avenue which offers a variety of residential above commercial uses that offer a variety of neighborhood services.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 5, 2015	June 3, 2015	22 days
Posted Notice	20 days	June 5, 2015	June 5, 2015	20 days
Mailed Notice	20 days	June 5, 2015	May 29, 2015	27 days

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

PUBLIC COMMENT

To date, the Department has received one inquiry relaying concerns regarding expansion of the building envelope. Department staff responded to the concerned neighbor and told them that no expansion of the building envelope is proposed.

ISSUES AND OTHER CONSIDERATIONS

- A Conditional Use Authorization is required, pursuant to Planning Code Section 207, 209.1, and 303 to allow residential density up to one dwelling unit per 1,000 sf of lot area. Currently, the subject lot measures 5,700 sf and has three dwelling units. The Project proposes a total of four dwelling units; less than the maximum permitted density (six dwelling units) subject to CU approval.
- A Variance, to be considered by the Zoning Administrator, is required pursuant to Planning Code Sections 134 and 305 to allow the proposed rear building to encroach into the required rear yard. The subject property is required to maintain a rear yard of 45% of the lot depth, or 40 feet through averaging. The subject building abuts the rear property line and, is therefore, legal non- conforming. The proposed conversion from storage into habitable space is an intensification of use that requires the building to meet the current rear yard requirement. Furthermore, the reconstruction of a deck in the required rear yard requires a Variance.
- The proposed project would preserve an historic structure. The site is historic in that it was constructed prior to 1900, possibly prior to 1892. Historic records indicate that the original farm

house was occupied by two families and a rear additional attached building was occupied by one family. The subject building, a detached building at the rear of the property that is seeking legalization of a fourth dwelling unit, was a carriage house with water records indicating six horses were housed at 25 Alvarado Street. Another additional detached garage structure is located at the front of the property. The proposed Project will not alter the historic structures and will preserve all buildings at the site. The Project qualified for a CEQA Categorical Exemption.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Section 207, 209.1 and 303 to allow residential density up to one dwelling unit per 1,000 square feet of lot area resulting in legalization of an existing dwelling unit (no expansion of the building envelope is proposed) for a total of four dwelling units on the subject property within the RH-3 (Residential-House, Three-Family) District and a 40-X Height and Bulk District, and adopting findings under the California Environmental Quality Act.

BASIS FOR RECOMMENDATION

- The Project legalizes one additional residential unit in the City's housing stock within the Mission neighborhood during a period of significant housing demand throughout the City.
- The Project provides four new Class 1 bicycle parking spaces to provide residents with an alternate mode of transportation.
- The Project provides for the installation of three new 24-inch box street trees to the City's urban forest.
- The project, with approval of the associated Variance, complies with Planning Code requirements.
- The project maintains the historic integrity of the property.
- The project is consistent with the General Plan.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion

CEQA Categorical Exemption

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Project Sponsor Submittal, including:

- Reduced Plans
- Site Photographs
- Historic Documents

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"/> CEQA Categorical Exemption | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning Map | Photos: Existing Conditions |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Check for legibility |
| | <input type="checkbox"/> Historic Documents |

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

Planner's Initials

KG: G:\Documents\Projects\1423 Polk\2011.0097C - 1423 Polk Street - Exec Sum.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 207, 209.1 and 303 OF THE PLANNING CODE TO ALLOW RESIDENTIAL DENSITY UP TO ONE DWELLING UNIT PER 1,000 SQUARE FEET OF LOT AREA RESULTING IN LEGALIZING AN EXISTING DWELLING UNIT (NO EXPANSION OF THE BUILDING ENVELOPE IS PROPOSED) FOR A TOTAL OF FOUR DWELLING UNITS ON THE SUBJECT PROPERTY WITHIN THE RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 16, 2014, Jace Levinson (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 207, 209.1 and 303 to allow residential density up to one dwelling unit per 1,000 sf of lot area within the RH-3 (Residential-House, Three Family) District and a 40-X Height and Bulk District.

On October 16, 2014, the Project Sponsor also filed a Variance pursuant to Planning Code Sections 134 and 305 to allow the existing dwelling unit and to alter a deck that encroaches into the required rear yard.

On June 25, 2015 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1591CV.

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

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. 2014.1591CV, 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 site is located on the south side of Alvarado Street, between San Jose Avenue and Guerrero Street, Block 3634, Lot 025. The rectangular-shaped flat parcel measures 50 feet in width by 114 feet in length with a total lot area of 5,700 sf. The property is located within the RH-3 Zoning District and the 40-X Height and Bulk District within the Mission neighborhood. The lot is currently developed with five structures. The main building facing Alvarado Street is a three-story, residential building with two dwelling units. Directly behind the main building is a two-story residential building with one parking space, one dwelling unit and an adjacent deck that is the subject of the variance. A two car tandem garage also fronts on Alvarado Street. Directly behind the tandem garage is a storage structure. At the rear of the property is a two story structure. The ground floor of this structure has four independently accessible parking spaces. The second floor contains an existing residential unit with an attached deck and is the subject of the Conditional Use Authorization to legalize an additional dwelling unit.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is generally residential in character. The surrounding properties are zoned RH-3, RM-1, Valencia NCT and P. The residential buildings in the area are typically flats or apartments two to three stories in height. The Valencia NCT is located across San Jose Avenue which offers a variety of residential above commercial uses that offer a variety of neighborhood services.
4. **Project Description.** The Project Sponsor proposes to legalize an existing dwelling unit located at the rear of the property on the second floor of the rear structure. The Project also

includes the removal and reconstruction of an existing deck. One storage space is being converted to accommodate four new Class 1 bicycle parking spaces.

5. **Public Comment.** To date, the Department has received one inquiry from a neighbor concerned about a building expansion. No building expansion is proposed, only alteration of the deck and the relocation of a skylight on the subject building containing the unit seeking legalization.
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. **Permitted Uses in the RH-3 Zoning District/ Dwelling Unit Density.** Planning Code Section 207, 209.1 and 303 require a Conditional Use Authorization to allow a residential density up to one dwelling unit per 1,000 sf of lot area in the RH-3 Zoning District.

Currently, the subject lot measures 5,700 sf. This would allow six dwelling units on the site. The subject lot has three legal and one illegal dwelling unit. The proposed project would legalize one dwelling unit resulting in a total of four legal dwelling units. The project is seeking a Conditional Use Authorization from the Planning Commission.

- B. **Rear Yard Requirement in the RH-3 District.** Planning Code Section 134 generally requires a rear yard of 45% of lot depth (or 51.3 feet in this case) for an RH-3 property unless a reduction is available through subsection (c) of Section 134. In averaging the setback of the adjacent residential neighbor the resulting average is 40 feet. Since this calculation does yield a reduction below that of the generally required 45% of the lot depth, the required rear yard is 40 feet.

The Project involves conversion of a portion of an existing 2-story building abutting the rear property line to legalize habitable living space for one dwelling unit. The proposed change of use constitutes an intensification of use, in the rear yard, that triggers the rear yard setback Code requirement. However, the Project does not alter the building footprint nor the building envelope of a structure which has existing in its current configuration since the early 1900's. The Project also proposes reconstruction of a deck in the required rear yard that is connected to the front building to serve unit number three. The Project is seeking a rear yard Variance from the Zoning Administrator.

- C. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley, at least 20 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or other open area that meets minimum requirements for area and horizontal dimensions.

The proposed dwelling unit faces onto the central inner court that is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it. Therefore, the Project complies with Planning Code Section 140.

- D. **Usable Open Space.** Planning Code Section 135 requires a minimum of 100 sf per dwelling unit, if private and 133 sf per dwelling unit, if common usable open space. Therefore, to legalize the dwelling unit, the Project is required to provide at least 133 sf of common usable open space for the new unit specifically. The site currently contains three existing dwelling units in the front residence. Therefore, collectively the entire site would require a total of 532 sf of common usable open space.

Cumulatively, the Project provides a total common usable open space area of 1,170 sf at an inner courtyard and 342 sf of private usable open space in the existing and proposed decks. Therefore, the Project complies with Planning Code Section 135.

- E. **Street Trees.** Planning Code Section 138.1 requires one new street tree for every 20 feet of property frontage for projects proposing the addition of a new dwelling unit. Therefore, with the new dwelling unit proposed and a property frontage of 50 feet, the Project is required to provide a minimum of three new street trees (50 linear feet of frontage x 1 tree/20 linear feet of frontage = three trees).

The Project will provide a total of three new 24-inch box street trees. Therefore, the Project complies with Planning Code Section 138.1.

- F. **Off-Street Parking.** Planning Section 151 of the Planning Code requires one off-street vehicular parking space per dwelling unit. Therefore, with one new dwelling unit proposed, the Project is required to provide four parking spaces.

The Project provides a total of five independently accessible parking spaces and two tandem spaces. Therefore, the Project complies with Planning Code Section 151.

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

The Project proposes one new dwelling unit for a total of four units and is required to provide four Class 1 bicycle parking spaces. The Project will convert an existing storage area to provide four Class 1 bicycle parking spaces. No class 2 spaces are required. Therefore, the Project complies with Planning Code Section 155.2.

- H. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the Eastern Neighborhoods that results in the addition of at least one net new residential unit.

The Project proposes the establishment of one new dwelling unit. Therefore, the Project is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. This fee must be paid prior to the issuance of the building permit application.

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

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

The size of the proposed dwelling unit is in keeping with other dwelling units in the surrounding neighborhood. The Project also provides an additional residential unit to the City's housing stock within the Mission neighborhood during a period of significant housing demand throughout the City.

- 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 height and bulk of the existing rear building will remain the same. The Project will not alter the existing appearance or character of the project vicinity.

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

The proposed use is designed to meet the needs of an additional dwelling unit through the provision of Code-compliant vehicular and bicycle parking and should not generate significant amounts of vehicular trips from the immediate neighborhood or Citywide.

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

The proposed use is residential and is not anticipated to produce any 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 includes the provision of three new 24-inch box street trees and shared common usable open space in a 1,170 sf central courtyard as well as decks provided throughout the Project to accommodate the new and existing dwelling units. All parking spaces are screened.

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

Subject to Planning Commission approval of the Conditional Use Authorization and Zoning Administrator approval of the rear yard Variance sought with this proposal, the Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is not located within a Neighborhood Commercial District.

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

HOUSING

OBJECTIVE 2:

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

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

OBJECTIVE 3:

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

Policy 3.4:

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

The Project involves the legalization of a dwelling unit within an existing structure, rather than demolition and new construction, to allow the establishment of one new residential dwelling unit. This unit will meet current Building Code requirements; thereby, promoting safety and maintenance standards while preserving the “natural affordability” of the building.

TRANSPORTATION ELEMENT

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project proposes three new 24-inch box street trees to be planted along the Alvarado street frontage.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project proposes a total of four new, on-site, Class 1 bicycle parking spaces within an enclosed, secure garage for convenient accessibility by all residents.

MISSION AREA PLAN

HOUSING

OBJECTIVE 2.2:

RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES.

Policy 2.2.1

Preserve viability of existing rental units.

OBJECTIVE 2.3:

ENSURE THAT NEW RESIDENTIAL DEVELOPMENT SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

The Project involves the legalization (rather than demolition and new construction), of an existing two-story, storage building into one new residential dwelling unit. Currently a rental unit, the legalization of the existing structure adds to its "natural affordability". The proposed density (4 units total) fits well within the neighborhood context which includes a variety of multi-family housing.

TRANSPORTATION

OBJECTIVE 4.7:

IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION.

Policy 4.7.2

Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.

OBJECTIVE 4.8:

ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS.

The Project proposes a total of four new, on-site, Class 1 bicycle parking spaces within an enclosed, secure garage for convenient accessibility by all residents.

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

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

The Project site does not contain any neighborhood-serving retail uses.

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

The Project does not displace any existing housing; rather, the Project proposes to legalize the second story of an existing two-story rear storage building into a dwelling unit. Neighborhood character is conserved in that the Project involves the retention of an existing historic structure.

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

No housing is removed for this Project.

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

The Project proposes to add only one new dwelling unit to an existing three dwelling unit property within a moderately dense neighborhood. It is not expected that commuter traffic from the Project will negatively impede MUNI transit service or overburden streets or neighborhood parking.

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is an existing structure and will conform to structural and seismic safety requirements of the City Building Code as required by the Department of Building Inspection.

- G. That landmarks and historic buildings be preserved.

The site is historic in that it was constructed prior to 1900, possibly prior to 1892. Historic records indicate that the original farm house was occupied by two families and a rear additional attached building was occupied by one family. The subject building, a detached building at the rear of the property that is seeking legalization of a fourth dwelling unit, was a carriage house with water records indicating six horses were housed at 25 Alvarado Street. Another additional detached garage structure is located at the front of the property. The proposed Project will not alter the historic structures and will preserve all buildings at the site. The Project qualified for a CEQA Categorical Exemption.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. 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.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.1591CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 12, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 25, 2015

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 25, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow residential density up to one dwelling unit per 1,000 square feet of lot area resulting in legalizing an existing dwelling unit (no expansion of the building envelope is proposed) for a total of four dwelling units on the subject property located at 25 Alvarado Street, Block 3634, and Lot 025 pursuant to Planning Code Section(s) 207, 209.1 and 303 within the within the RH-3 (Residential-House, Three Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated October 12, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2014.1591CV and subject to conditions of approval reviewed and approved by the Commission on June 25, 2015 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 June 25, 2015 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

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

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

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

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

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

Additional Project Authorization. The Project Sponsor must obtain a Variance under Sections 134 and 305 to allow the legalization of a dwelling unit in a building located in the required rear yard that abuts the rear property. Also, an existing deck adjacent to the front building proposed for modification is also located in the required rear yard. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the

Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

DESIGN – COMPLIANCE AT PLAN STAGE

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

PARKING AND TRAFFIC

Bicycle Parking. The Project shall provide no fewer than four 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

Parking Requirement. Pursuant to Planning Code Section 151, the Project shall provide four independently accessible off-street parking spaces.

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

PROVISIONS

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423, the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

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

MONITORING

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

OPERATION

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>

Community Liaison. Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

25-29 ALVARADO STREET - NEW DWELLING & DECK

San Francisco, CA 94110

(LEGALIZE EXISTING UNPERMITTED UNIT)

Block: 3634 Lot: 25

CLIENT

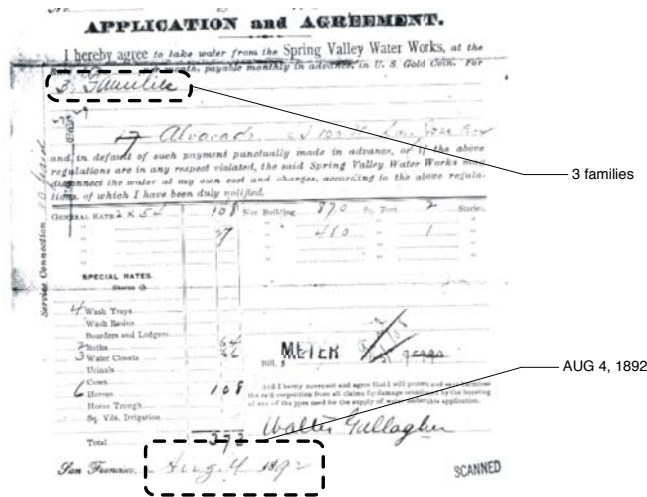
Kevin Clarke
27 Alvarado St
San Francisco, CA 94110
T: 415 515 5193

ARCHITECT

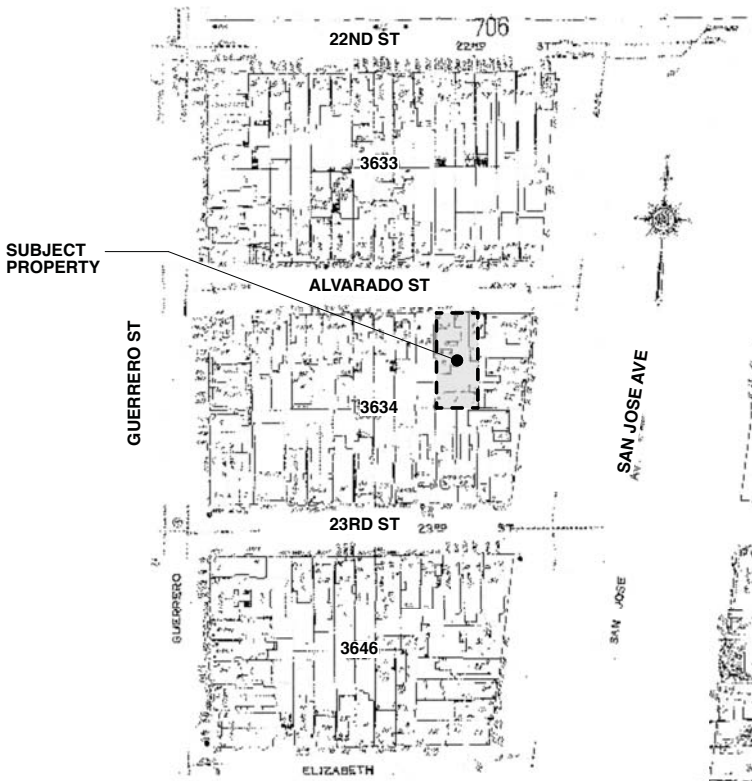
Jace Architecture
520 Third Street, Suite 200
Oakland, CA 94607
T: 510.452.2800 / F: 510.452.2801
www.jacearchitecture.com
Contact: Jace Levinson

PROJECT DATA	
Occupancy:	R-3 - single family home
Stories:	2
Fire Protection:	no sprinklers
Construction Type:	V
Zoning:	RH-2
Building Codes:	2013 California Building Code 2013 California Mechanical Code 2013 California Plumbing Code 2013 California Electrical Code 2013 California Energy Code
Lot Size:	5,700 sq. ft.
Building Coverage :	3,374 sq. ft.
Open Space :	2,326 sq. ft.
% of Open Space:	40%
Unit #1 existing:	1,035 sq. ft.
Unit #2 existing:	2,006 sq. ft.
Unit #3 existing:	696 sq. ft.
Unit #4 proposed:	1,186 sq. ft.
accessory bulding #1 existing: (garage & storage)	667 sq. ft.
Total Square Footage on Lot5,590 sq. ft.	
Existing Parking Spaces	8
Proposed Parking Spaces	8

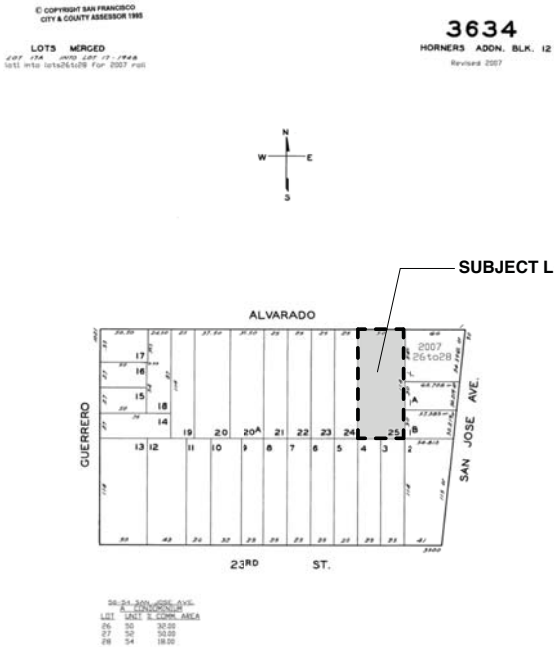
SHEET INDEX	
A-1	Exterior Photos, Historical Document, Project Data
A-2	Site Plan
A-3	Existing First Floor Plan
A-4	Existing Second Floor Plan
A-5	Existing Third Floor Plan, Unit 4 North Elevation
A-6	Front Elevation, Cross Section & East Elevation



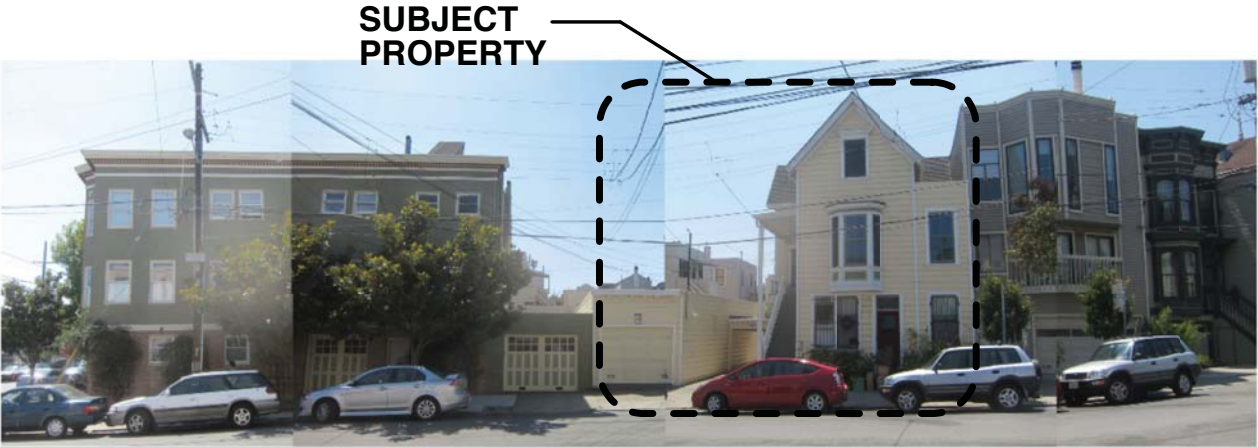
HISTORICAL DOCUMENT



SANBORN MAP



BLOCK MAP



ALVARADO ST. - FRONT



VIEW FROM OPEN SPACE TOWARDS ALVARADO ST.

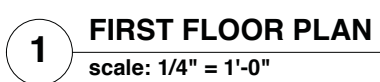


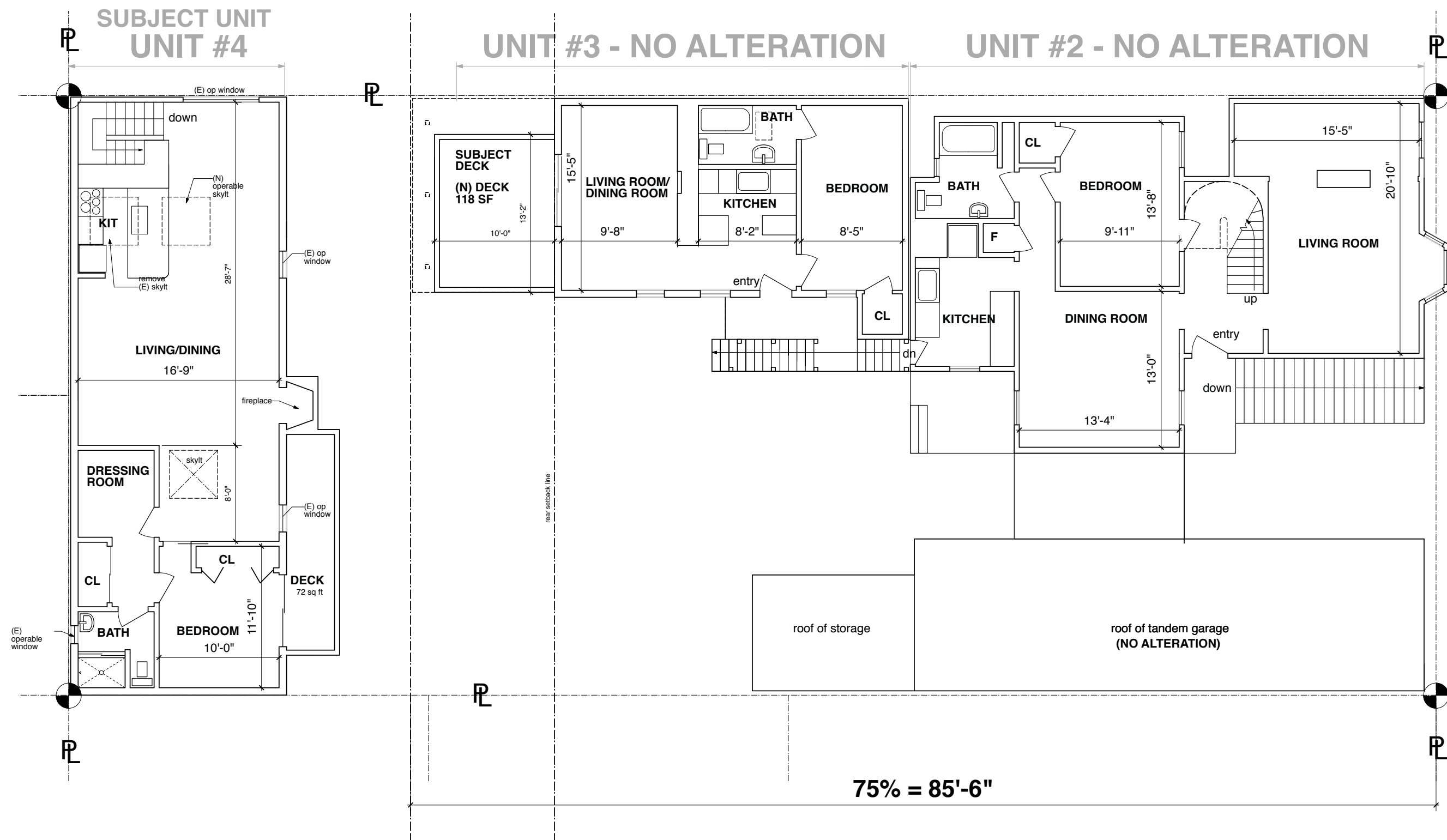
REAR YARD STRUCTURE WITH SUBJECT UNIT ABOVE

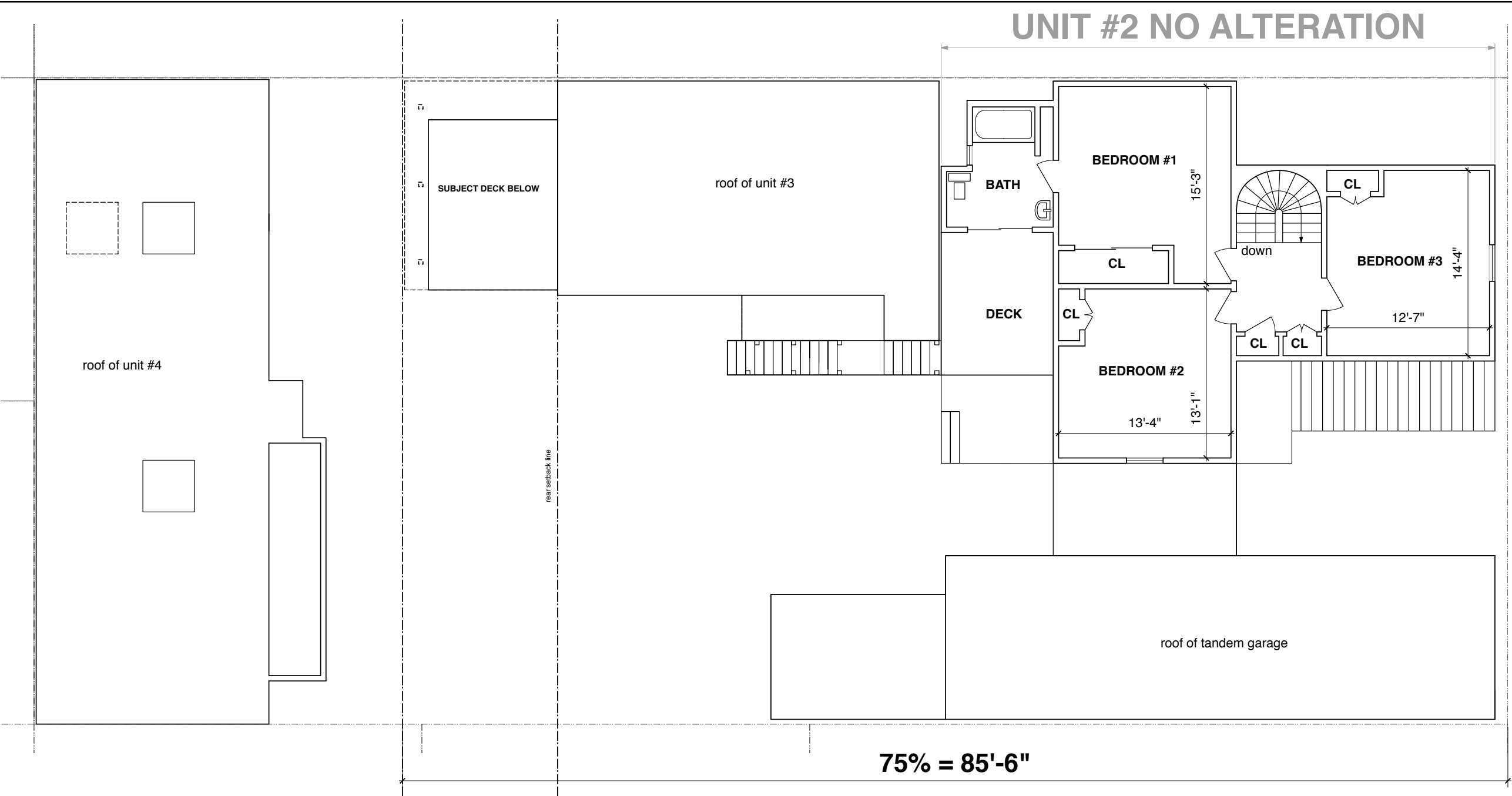


EXISTING DECK

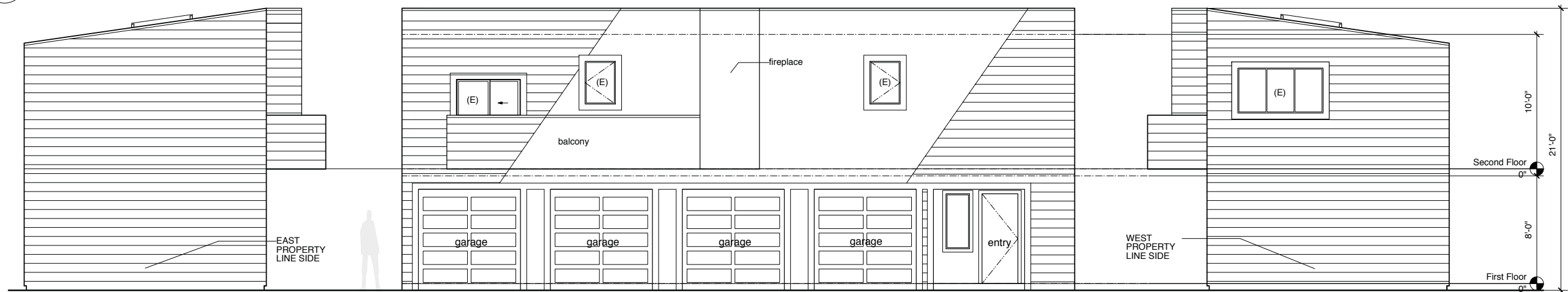
SANBORN MAP







1 THIRD FLOOR PLAN
scale: 1/4" = 1'-0"



2 UNIT 4 EXTERIOR ELEVATION
scale: 1/4" = 1'-0"

25, 27, 29 Alvarado



1 FRONT ELEVATION
scale: 1/4" = 1'-0"



1 CROSS SECTION & EAST ELEVATION OF UNITS 1, 2, & 3
scale: 1/4" = 1'-0"

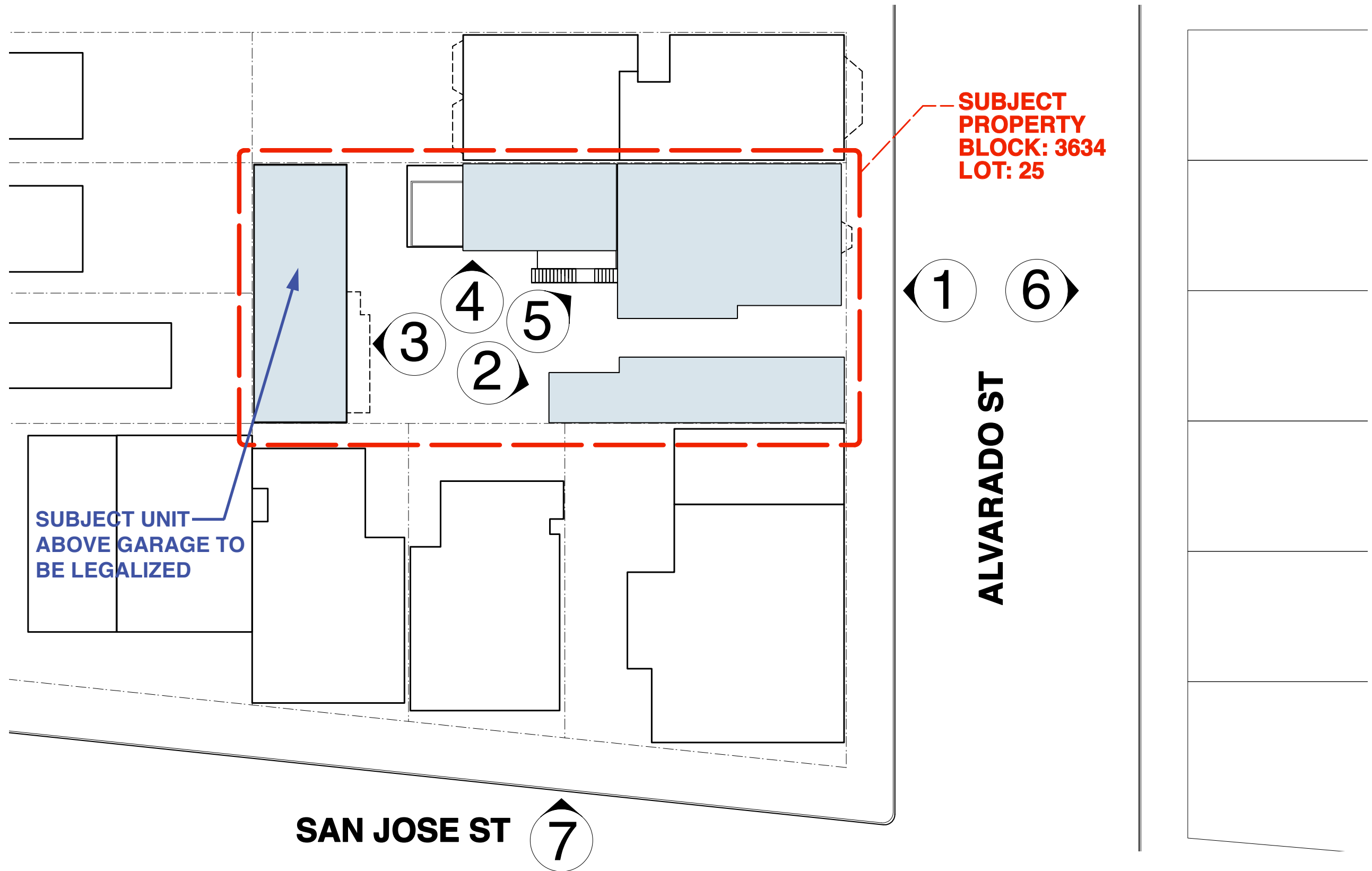


PHOTO LOCATION MAP

25-29 Alvarado St
Kevin Clarke
Block: 3634 Lot: 25
06.04.15

j a c e architecture

520 Third Street
Oakland, CA 94607
510.452.2800 fax: 510.452.2801
www.jacearchitecture.com
architecture interiors land-use analysis permit expediting public presentation



ALVARADO ST. - FRONT

1

25-29 Alvarado St
 Kevin Clarke
 Block: 3634 Lot: 25
 06.04.15

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 2 of 6



VIEW FROM OPEN SPACE TOWARD ALVARADO STREET

2

25-29 Alvarado St
 Kevin Clarke
 Block: 3634 Lot: 25
 06.04.15

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www.jacearchitecture.com

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3 of 6



3

SUBJECT UNIT
ABOVE GARAGE TO
BE LEGALIZED



4

REAR YARD STRUCTURE WITH UNITS ABOVE

25-29 Alvarado St
Kevin Clarke
Block: 3634 Lot: 25
06.04.15

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Oakland, CA 94607
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www.jacearchitecture.com

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VIEW FROM OPEN SPACE TOWARDS UNIT 3

5

25-29 Alvarado St
 Kevin Clarke
 Block: 3634 Lot: 25
 06.04.15

j a c e architecture

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 Oakland, CA 94607
 510.452.2800 fax: 510.452.2801
www.jacearchitecture.com

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5 of 6



ALVARADO STREET - ACROSS

6



SAN JOSE STREET

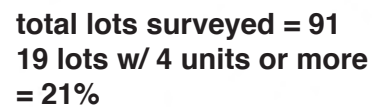
7

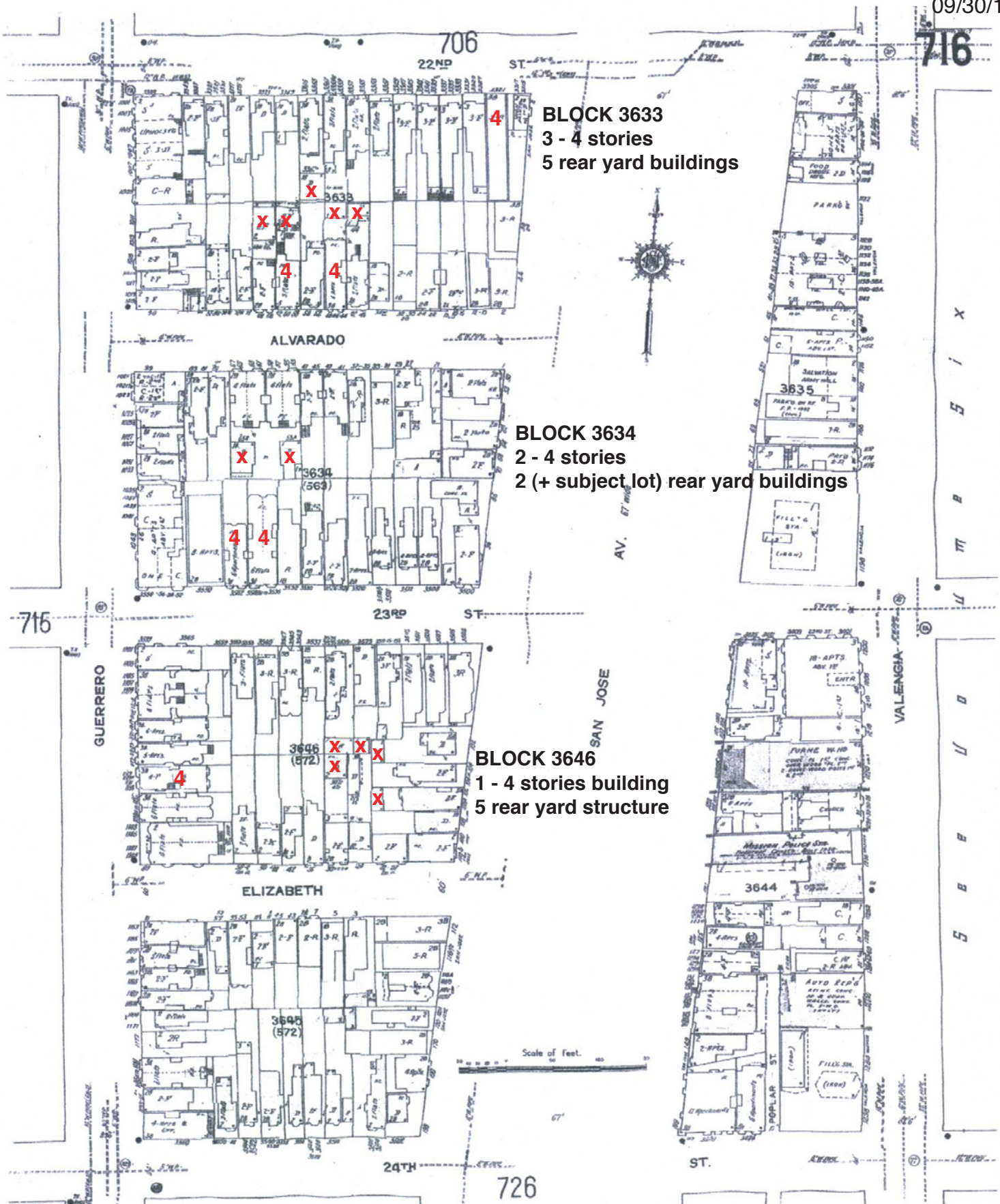
25-29 Alvarado St
 Kevin Clarke
 Block: 3634 Lot: 25
 06.04.15

j a c e architecture

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total lots surveyed = 91
6 - 4 stories building = 6.25%
12 rear yard buildings = 13%

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Works. They are to be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement:

1. In all cases of non-payment of the water rent within three days after the presentation of the bill, the supply will be cut off, and the water shall not again be let on, either for the present or any subsequent occupant, except upon the payment of the amount due, together with the sum of two dollars; provided, that in case of specific supplies, or for the fractional parts of the month, where the water has been let on, it may be cut off immediately, after notice given at the place that the rent is not paid, and may be let on again upon the condition before mentioned.
2. No person or family supplied with Spring Valley Water will be permitted to use the water for any other purpose than that stated in this agreement, nor to supply water in any way to other persons or families.
3. Consumers shall prevent all unnecessary waste of water, and shall make no concealment of the purposes for which it is used.
4. No alteration shall be made in any water-pipe or fixture without first giving notice of the intended alteration at the office of the Company.
5. In all cases where water is to be supplied to several parties or tenants from one connection or tap, the Company contracts only with one of said several parties, and on his default to abide by these regulations and pay the rates, will cut off the connection.
6. Whenever any of these regulations shall be violated, the supply of water will be discontinued, and not resumed until all charges and expenses are satisfied.
7. All persons taking water shall keep the service pipes in good repair, at their own expense, and they will be held liable for all damages which may result from their failure to do so.
8. Street Sprinkling with hose and standing Irrigators will not be allowed under any circumstances.
9. The inspector or other properly authorized officer of the Company shall be admitted at all reasonable hours to all parts of any premises supplied with water, to see that these regulations are observed.
10. The Company does not guarantee to deliver water under this application more than ten feet above the street.

No. _____ Date of Supply, _____ 18__

APPLICATION and AGREEMENT.

I hereby agree to take water from the Spring Valley Water Works, at the Rate of 9 per month, payable monthly in advance, in U. S. Gold Coin. For 3 Families

17 Alvarado St 100 W San Jose Ave
and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Works may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified.

GENERAL RATE	<u>2 x 54</u>	<u>108</u>	Size Building	<u>870</u>	Sq. Feet	<u>2</u>	Stories	
"			"		"		"	
"		<u>17</u>	"	<u>480</u>	"	<u>1</u>	"	
"			"		"		"	
"			"		"		"	

SPECIAL RATES.

Stores @	
<u>4</u> Wash Trays	
Wash Basins	
Boarders and Lodgers	
<u>2</u> Baths	<u>64</u>
<u>3</u> Water Closets	<u>66</u>
Urinals	
<u>6</u> Cows	
<u>6</u> Horses	<u>108</u>
Horse Trough	
Sq. Yds. Irrigation	

Bill, \$

METER

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application.

Total

373

Walter Gallagher

San Francisco, Aug. 4 1892

SCANNED

25-27-29 ALVARADO T.

Probably built prior to 1892, for Walter Gallagher; early records indicate large lot, with well, and horses. By 1907, 2 families occupied front building, with 1 family in a rear building, and an "Italian Ball Court" on east side lot..horses kept here until at least 1912.

Three-story Stick style "farmhouse", with gabled roof. One slanted bay. High wooden stairs and carved balustrade lead to recessed second-level entrance, beneath long portico hood. Old "wind up doorbell" on paneled, ground-level front door. Large garage in rear resembling old carriage house.

25-27-29 Alvarado

3 sty old farm house (?) - prob. 1st maretta - gabled roof. Very simple tongue - in - groove. High wooden stairs + carved balustrade. Old door at street level; newer one at top stairs. Large garage (old carriage house?) behind. All cement grounds now on east - yard to west (one lot). Has old "wind around" doorbell now on front door.

WD

1892

Walter Gallagher
1 fam, 2 sty.

prob. horses

By 1907: 2 fam
in front bldg;

1 fam. in a rear bldg.
"Italian Ball Court"
east side lot.

1910: 8 horses

1912: 6 "

(orig. drawing shows what loc. like well
(it's the WD's symt for a well

1967 owners: Laura V. + Rose J. Muzio;
Isabelle M. Muzio

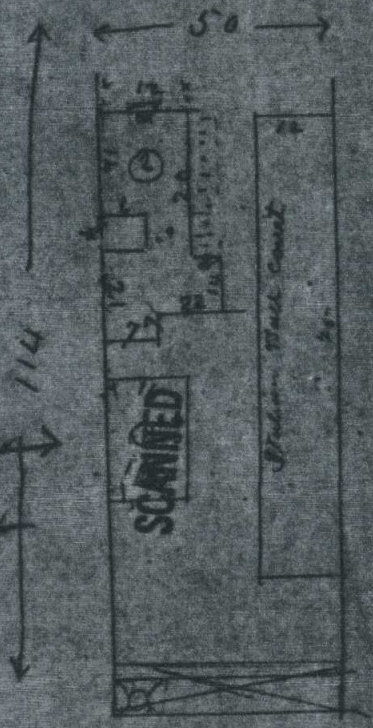
[BLK-3634, LOT 25]



#11, color

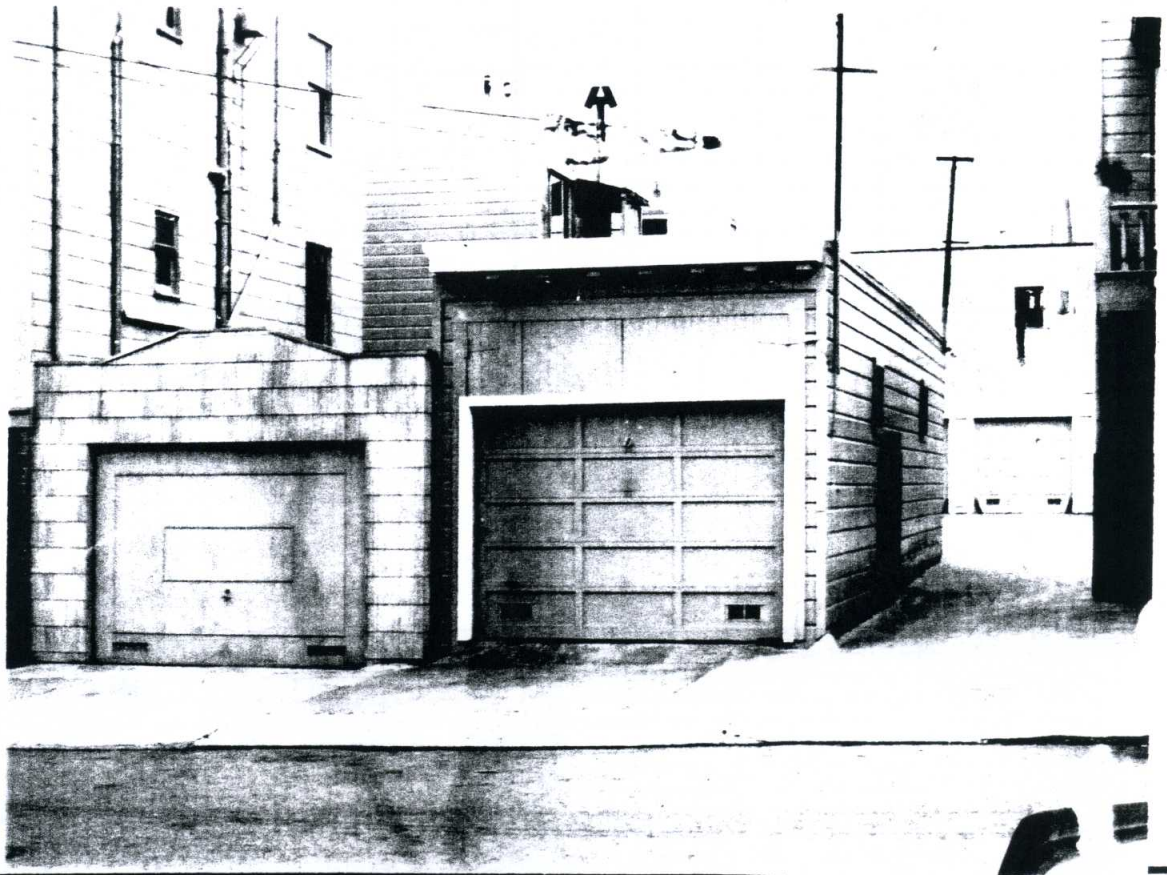
Alvarado S. 68 W. San Jose

2 Story
 2 B
 2 B
 2 B
 in all
 1 pair
 Vac



12/27
 861
 112
 973
 179

TABLE	%
-------	---



TE	GRM	REMARKS:

		Sales History:
		Summary:

Sales History:

Summary:

[illegible]SALES
RATIO

DATE _____

PRICE

1st D/T

2nd D/T

542 110

T	CASH EQ.	SQ. FT. VALUE
---	----------	------------------

PHOTO

Oct 1974

F. F.

F. Value

COST

79 *Alameda*
street address

36-1
block number

25
lot number

1
summary

R 2
building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of
setting to building -2 -1 0 1 2 3 4 5

Importance as contribution
to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence
of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual
feature of interest 0 1 2 3 4 5

Example of a rare or
unusual style or design 0 1 2 3 4 5

Overall architectural
quality -2 -1 0 1 2 3 4 5

☒ PROPOSED FOR FURTHER INVESTIGATION

☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice
to building design -2 -1 0 1 2 3 4 5

Cornice contribution
to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material
color -2 -1 0 1 2 3 4 5

☐ REMODELING

Appropriateness
of improvements -2 -1 0 1 2 3 4 5

Oct 1 - 75
date

Field Notes

*Grate or Grate Reveal "House" form
packed up with underground floor
inserted below*

Review Notes

Junior League Listing

☐ text ☐ index ☐ file

☐ Northern California Guide

☐ Other Listing



photo 63-57

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Works. They are to be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement:

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4. No alteration shall be made in any water-pipe or fixture without first giving notice of the intended alteration at the office of the Company.
5. In all cases where water is to be supplied to several parties or tenants from one connection or tap, the Company contracts only with one of said several parties, and on his default to abide by these regulations and pay the rates, will cut off the connection.
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7. All persons taking water shall keep the service pipes in good repair, at their own expense, and they will be held liable for all damages which may result from their failure to do so.
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10. The Company does not guarantee to deliver water under this application more than ten feet above the street.

No.

Date of Supply, 18

APPLICATION and AGREEMENT.

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3 Families

17 Alvarado St 100 N. Langdon Ave
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GENERAL RATE	<u>2 x 54</u>	<u>108</u>	Size Building	<u>870</u>	Sq. Feet	<u>2</u>	Stories.
"			"		"		"
"		<u>7</u>	"	<u>480</u>	"	<u>1</u>	"
"			"		"		"
"			"		"		"

SPECIAL RATES.

Stores @

<u>4</u> Wash Trays	
Wash Basins	
Boarders and Lodgers	
<u>2</u> Baths	<u>64</u>
<u>3</u> Water Closets	<u>66</u>
Urinals	
<u>6</u> Cows	
<u>6</u> Horses	<u>108</u>
Horse Trough	
Sq. Yds. Irrigation	

Total

373

Bill, \$

METER

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application.

Walter Gallagher

San Francisco, Aug 4 1892

SCANNED

Dear SF Planning Department,

I support the Clarke family in their efforts to legalize the unit and deck to the rear of my building at 68 San Jose Ave.

Laz Beltran

L. Beltran

(415) 596-4428

6-15-15

Notice of Pre-Application Meeting

September 22, 2014

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 27 Alvarado Street, cross street(s) San Jose Ave (Block/Lot#: 3634/25); Zoning: RH-3), in accordance with the San Francisco

Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

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

- ☐ New Construction;
 - ☐ Any vertical addition of 7 feet or more;
 - ☐ Any horizontal addition of 10 feet or more;
 - ☒ Decks over 10 feet above grade or within the required rear yard;
 - ☐ All Formula Retail uses subject to a Conditional Use Authorization;
 - ☐ PDR-I-B, Section 313;
 - ☐ Small Business Priority Processing Program (SB4P).
- ☒ variance & conditional use for legalization of existing non-permitted unit

The development proposal is to: to legalize existing non-permitted dwelling unit @ rear of property and to modify existing deck located in rear yard.

Existing # of dwelling units:	<u>3</u>	Proposed:	<u>4</u>	Permitted:	<u>5.7</u>
Existing bldg square footage:	<u>6,767 sq ft</u>	Proposed:	<u>6,767 sq ft</u>	Permitted:	<u>N/A</u>
Existing # of stories:	<u>3</u>	Proposed:	<u>3</u>	Permitted:	<u>3</u>
Existing bldg height:	<u>30 ft</u>	Proposed:	<u>30 ft</u>	Permitted:	<u>40</u>
Existing bldg depth:	<u>114 ft</u>	Proposed:	<u>114 ft</u>	Permitted:	<u>85.5 ft</u>

MEETING INFORMATION:

Property Owner(s) name(s): Kevin Clarke

Project Sponsor(s): Jace Levinson (Jace Architecture)

Contact information (email/phone): 510-452-2800 / jace@jacearchitecture.com

Meeting Address*: 27 Alvarado St, San Francisco, CA 94110

Date of meeting: Sunday, October 12, 2014

Time of meeting**: 3 p.m.

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

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

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

Dear Mr. Clarke,
Whatever you wish to do to your home
I am in favor of!
Catherine Cony #36



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
25 Alvarado		3634/025	
Case No.	Permit No.	Plans Dated	
2014.1591CV	2014.1022.9595	October 12, 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. Legalize an existing dwelling unit and modify an existing deck both exist in the required rear yard which requires a variance and a CU is being sought for the additional dwelling unit.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input 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.
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):	

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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): No impact on historic materials or features.	
Preservation Planner Signature: Richard Sucre <small>Digitally signed by Richard Sucre DN: cn=Richard Sucre, o=San Francisco Planning Department, ou=City Planning, email=richard.sucre@sfgov.org, c=US Date: 2015.05.21 11:44:51 -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: Kimberly Durandet Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: kimberly durandet <small>Digitally signed by kimberly durandet DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Zoning and Compliance, cn=kimberly durandet, email=kimberly.durandet@sfgov.org, c=US Date: 2015.05.21 11:44:51 -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.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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