



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 17, 2016

Date: March 10, 2016
Case No.: **2015-000184CUA**
Project Address: **29-31 HATTIE STREET**
Permit Application: 201406168502
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2657/022
Project Owner: Sydney Day
873 Ashbury Street
San Francisco, CA 94117
Staff Contact: Marcelle Boudreaux – (415) 575-9140
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Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The project proposes to add vertical and horizontal additions to an existing, two-story-over-garage two residential-unit building. Each unit will gain bedrooms, and the result is the creation of one family-sized residential unit and the expansion of one family-sized unit, within a RH-2 Zoning District. Lot coverage will measure approximately 66% after the proposed additions. Existing lot coverage is approximately 48%.

A one-story vertical addition, setback from the front building wall, is proposed and due to topography will increase at the front to a minimally visible third story at the front, and at the rear to four-stories. At the rear this new four-story mass will be extended horizontally approximately 5 feet for full lot coverage into the rear yard to fill-in around an existing pop-out, and the four-story mass is proposed to continue to extend approximately 8 feet into the rear yard, setback five feet from the north adjacent property line (25-27 Hattie Street). Further into the rear yard, a new two-story mass is proposed to extend approximately six feet eight inches, with setbacks of at least five feet from both adjacent side property lines (25-27 Hattie Street and 35 Hattie Street).

Following the expiration of Section 311 neighborhood notification with no Discretionary Review requests filed, this building permit application was approved by the Planning Department on February 20, 2015 and routed to the Department of Building Inspection. A different architect prepared the proposal approved in February 2015 than the plans under review today, however the scope and massing were similar. On April 20, 2015, the plans were returned to Planning Department for review and re-stamp, indicating a final site or building permit had not been issued. Pursuant to recent Interim Zoning Controls

for Large Residential Projects effective on March 20, 2015 (Resolution No. 76-15), this building permit application now requires Conditional Use Authorization due to proposed lot coverage greater than 55%.

EXISTING CONDITIONS		PROPOSED PROJECT	
Number Of Existing Units	<u>2 residential units</u> -29 Hattie/Unit 1: 1 BD -31 Hattie/Unit 2: 2 BD	Number Of New Units	<u>2 residential units</u> -29 Hattie/Unit 1: 3 BD -31 Hattie/Unit 2: 3 BD
Existing Parking	2	New Parking	2
Number Of Existing Bedrooms	3	Number Of New Bedrooms	6
Existing Building Area	±2,693 Gross Sq. Ft.	New Building Area	±4,519 Gross Sq. Ft.
Existing Lot Coverage	48.3%	Proposed Lot Coverage	66.2%

Background

On October 17, 2013, permit application 201310179633 was filed on behalf of owner Sydney Day for a vertical addition of a fourth story. The permit was officially withdrawn on October 16, 2014 due to a more recent submittal of permit application 201406168502 for expanded scope of work with a new architect.

On June 16, 2014, Antje Paiz, Architect, filed permit application 201406168502 on behalf of owner Sydney Day for vertical and horizontal additions. Following the expiration of Planning Code Section 311 neighborhood notification with no Discretionary Review requests filed, plans were approved by the Planning Department on February 20, 2015 and routed to Department of Building Inspection for further review before site/building permit issuance. Prior to final site/building permit issuance, the plan set was routed back to Planning Department for final review and approval of revisions on April 20, 2015.

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

On May 6, 2015, Sydney Day filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 for a vertical and horizontal addition to an existing two-story-over-garage, two-family dwelling that will exceed 55% lot coverage for a property within the boundaries of the Interim Zoning Controls for Large Residential

Projects (per Resolution No. 76-15) at **29-31 Hattie Street** within the RH-2 (Residential-House, Two-Family) and a 40-X Height and Bulk District. Subsequently, the office of Jonathan Goldman Architects submitted revised plans for similar scope and reduced massing.

On August 12, 2015, Jonathan Goldman, on behalf of the property owner, submitted a Letter of Determination ("LOD") request to the Zoning Administrator to clarify the use of adjacent rear decks in the calculation of the rear yard requirement. The Department submitted a LOD response on September 28, 2015.

On October 5, 2015, Sydney Day and Jonathan Goldman submitted an appeal of the issuance of the Letter of Determination to the Board of Appeals, which was heard at a hearing on December 16, 2015. The Board of Appeals voted 4-0-1 (one absence) to deny the appeal and uphold the LOD on the basis that the Zoning Administrator did not err or abuse his discretion.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of Hattie Street between Market Street and Corbett Avenue in the Castro/Upper Market neighborhood. The project site is a two-story, two residential-unit-over-garage building within the RH-2 (Residential – House, Two-Family), 40-X Height and Bulk district. The project site currently contains a two-story-over-garage two-residential unit building, approximately 2,693 gross square feet, built c1907. The lot is 25 feet wide and 75 feet in depth, containing approximately 1,875 square feet. Current lot coverage is approximately 48 percent.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the east side of Hattie Street, approximately in the middle of the block-face flanked by buildings on either side. This relatively small block is bound by Market Street to the south, Corbett Avenue to the north and Ord Street to the east.

On the east side of the street with the subject site, there are five parcels, with only four properties facing Hattie Street. The buildings adjacent to the subject site to the east and to the west are both two-story-above-basement. The block-face on the west is defined by two parcels, both corner buildings facing away from Hattie Street.

The mid-block open space for this small block does not exhibit a consistent pattern. Of the four parcels on the same side of Hattie Street as the subject parcel, the average lot depth is 75 feet. These four parcels exhibit lot coverage ranging from 48% - 65%, including the subject site. Of the seven parcels on the rear of the block fronting Ord Street, six of the seven parcels exhibit structures in the rear yard. Further, these seven parcels fronting Ord Street exhibit lot coverage ranging from approximately 40% - 64% for parcels with one structure, and from approximately 62% - 78% for parcels with two structures on the lot. On the remainder of the block, three irregular parcels front Corbett Avenue, with lot depths ranging from 65 feet to 91 feet; these three parcels exhibit lot coverage on average of 75%.

ENVIRONMENTAL REVIEW

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

PUBLIC COMMENT/COMMUNITY OUTREACH

The Department has received some communication about the project. Two emails have been received objecting to the project; one from a neighborhood resident and one from the Corbett Heights Neighbors. One email in support of the project has been received from a neighbor on the block. Additionally, the sponsor has submitted an email from a neighbor in support of the project.

Due to change in project scope, the owner/sponsor hosted a second Pre-Application meeting in July of 2014. Since the introduction of the Interim Legislation and requirement of Conditional Use Authorization for the project, the owner/sponsor reached out to the Corbett Heights and Eureka Valley Neighborhood Associations. The project was presented at a monthly meeting of EVNA on October 7, 2015. Additionally, the owner has maintained consistent communication with interested parties regarding project status for continuances and other project matters.

ISSUES AND OTHER CONSIDERATIONS

- For properties within the perimeter of the Interim Zoning Controls, Conditional Use authorization is required for projects exceeding 55% lot coverage. This project proposes to expand and maintain two existing residential-units through vertical and horizontal additions, and in doing so increases lot coverage to 66.2%. The horizontal addition utilizes the alternative method of averaging and proposes a code-compliant rear yard.
- The Project is designed to be compatible with the surrounding residential district and specifically with the massing of the rear of both adjacent buildings. It is in keeping with the neighborhood's pattern of density, scale and character. There is no existing pattern of mid-block open space on this small, irregularly shaped block.
- The subject site's lot depth (75 feet) is shorter than average lots with depth of 100 feet. If the subject property's lot depth were 100 feet, the current proposal would exhibit lot coverage less than 55%. On the small block on which the subject site is located, every parcel is zoned RH-2 and lot coverage ranges from approximately 40% - 78%.
- The Project has been reviewed by the Residential Design Team and modifications were made in keeping with RDT recommendations to shift the bulk of the rear expansion against the adjacent property's (to the south) blind wall. Additionally, during the Section 311 neighborhood notification period (expiration 01/22/15) no Discretionary Review requests were filed.
- The building permit application was approved by the Planning Department prior to the effective date of the Interim Legislation controls; however, a final site or building permit was not issued by the Interim Legislation's effective date.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization for the construction of horizontal and vertical addition that results in greater than 55% total lot coverage at 29-31 Hattie Street, pursuant to Resolution 76-15.

BASIS FOR RECOMMENDATION

- The proposal adds three bedrooms to the property, creating one family sized-unit and expanding one family-sized unit.
- The proposal is compatible with the surrounding neighborhood in density, scale and character.
- The Project has been reviewed by the Residential Design Team and modifications were made in keeping with RDT recommendations to minimize the impact of the proposal on the light and air on the neighbor to the north.
- During the Section 311 neighborhood notification period (December 23, 2014 – January 22, 2015) there were no publicly filed Discretionary Review requests.
- The proposed Project generally meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions.
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

Categorical Exemption

Section 311 Notice

Project Sponsor Submittal

-Reduced Plans

-Color Rendering

Attachment Checklist

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

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

MWB

Planner's Initials

Enter Initials Here: MWB



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS GRANTING CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO PERMIT LOT COVERAGE OF A PARCEL TO EXCEED 55% FOR VERTICAL AND HORIZONTAL ADDITIONS TO AN EXISTING TWO-STORY-OVER-GARAGE, TWO RESIDENTIAL UNIT BUILDING. THE PROJECT SITE IS LOCATED IN AN RH-2 (RESIDENTIAL HOUSE, TWO FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 17, 2013, permit application 201310179633 was filed on behalf of owner Sydney Day for a vertical addition of a fourth story. The permit was officially withdrawn on October 16, 2014 due to a more recent submittal of permit application 201406168502 for expanded scope of work with a new architect.

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On March 17, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. **2015-000184CUA**.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Commission has reviewed and concurs with said determination.

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. **2015-000184CUA**, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS.

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project proposes to add vertical and horizontal additions to an existing two-story-over-garage two residential-unit building. Each unit will gain bedrooms, and the result is two family-sized residential units on site, within a RH-2 Zoning District. Lot coverage will measure approximately 66% after the proposed additions. Existing lot coverage is approximately 48%.

A one-story vertical addition, setback from the front building wall, is proposed and due to topography will increase at the front to a third, minimally visible third story at the front, and at the rear to four-stories. At the rear this new four-story mass will be extended horizontally approximately 5 feet for full lot coverage into the rear yard to fill-in around an existing pop-out, and the four-story mass is proposed to continue to extend approximately 8 feet into the rear yard, setback five feet from the north adjacent property line (25-27 Hattie Street). Further into the rear yard, a new two-story mass is proposed to extend approximately six feet eight inches, with setbacks of at least five feet from both adjacent side property lines (25-27 Hattie Street and 35 Hattie Street).

Following the expiration of Section 311 neighborhood notification with no Discretionary Review requests filed, this building permit application was approved by the Planning Department on February 20, 2015 and routed to the Department of Building Inspection. A different architect prepared the proposal approved in February 2015 than the plans under review today, however the scope and massing were similar. On April 20, 2015, the plans were returned to Planning Department for review and re-stamp, indicating a final site or building permit had not been issued. Pursuant to recent Interim Zoning Controls for Large Residential Projects effective on March 20, 2015 (Resolution No. 76-15), this building permit application now requires Conditional Use Authorization due to proposed lot coverage greater than 55%.

3. **Site Description and Present Use.** The project site is located on the east side of Hattie Street between Market Street and Corbett Avenue in the Castro/Upper Market neighborhood. The project site is a two-story, two residential-unit-over-garage building within the RH-2 (Residential – House, Two-Family), 40-X Height and Bulk district. The project site currently contains a two-story-over-garage two-residential unit building, approximately 2,693 gross square feet, built c1907. The lot is 25 feet wide and 75 feet in depth, containing approximately 1,875 square feet. Current lot coverage is approximately 48 percent.
4. **Surrounding Properties and Neighborhood.** The project site is located on the east side of Hattie Street, approximately in the middle of the block-face flanked by buildings on either side. This relatively small block is bound by Market Street to the south, Corbett Avenue to the north and Ord Street to the east.

On the east side of the street with the subject site, there are five parcels, with only four properties facing Hattie Street. The buildings adjacent to the subject site to the east and to the west are both two-story-above-basement. The block-face on the west is defined by two parcels, both corner buildings facing away from Hattie Street. The entire block consists of inconsistent and some irregular lot shapes. On the Hattie Street side, average lot depth is 74 feet; however the lots on the rear facing Ord Street exhibit average lot depth of 136 feet.

5. **Public Comment/Community Outreach.**

- The Department has received some communication about the project. Two emails have been received objecting to the project; one from a neighborhood resident and one from the Corbett Heights Neighbors. One email in support of the project has been received from a neighbor on the block. Additionally, the sponsor has submitted an email from a neighbor in support of the project.
- Due to change in project scope, the owner/sponsor hosted a second Pre-Application meeting in July of 2014. Since the introduction of the Interim Legislation and requirement of Conditional Use Authorization for the project, the owner/sponsor reached out to the Corbett Heights and Eureka Valley Neighborhood Associations. The project was presented at a monthly meeting of EVNA on October 7, 2015. Additionally, the owner has maintained consistent communication with interested parties regarding project status for continuances and other project matters.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

The rear building walls of the adjacent properties allow for reduction of the rear yard requirement using the alternative method of averaging. Pursuant to Planning Code Interpretation, rather than a straight line, it allows the forward edge of the rear yard to be further back next to a deeper adjacent building and further forward next to a shallower adjacent building. Under the authority granted by Section 311 to review permit applications against Residential Design Guidelines, this method of reduction will only be allowed when the deeper adjacent wall counted is blank and constructed to within four feet of the common property line. Utilizing the rear yard reduction based on adjacent rear building walls, the rear yard average line is established at approximately 27 feet of rear lot depth. By maintaining a consistent five foot side setback at the north side property line for the addition, approximately 32.7 square feet is left shallower. The Project proposes approximately 31.66 square feet projected forward of the rear yard line, against a the side of the adjacent blank wall built to its property line. The Project maintains a rear yard setback of approximately 18 feet 9 inches. The rear-most cross-section of the addition is a two-story mass with deck above and five foot side setbacks, which qualifies as a permitted obstruction pursuant to Planning Code Section 134(c)(25).

- B. **Open Space (Section 135).** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private, or 166 square feet if common open space.

The Project proposes a code-compliant rear yard of approximately 450 square feet meeting the minimum requirements of common open space. Both units have access to the rear yard. Additionally, the Project proposes two (2) deck areas, one for each residential unit, that meet the standards for usable open space in Planning Code Section 135. Combined, the Project exceeds the open space requirements.

- C. **Parking, Residential.** Planning Code Section 151 requires one automobile parking space per dwelling unit.

The Project includes two off-street parking spaces and proposes to retain the two spaces.

- D. **Density of Dwelling Units.** The ratio of dwelling units in the RH-2 zoning district is 2 dwelling units per lot.

Two residential units currently exist and two residential units are proposed to remain.

- E. **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.

Existing height as measured from the centerline at top of curb is approximately 30 feet. The project proposes a vertical addition. With the proposed addition, the height increases to approximately 40 feet, within the permitted height of the district.

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

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

The use and size of the proposed project is compatible with the immediate neighborhood. The Project retains the existing two residential units on-site, and increases the number of bedrooms by three, increasing the number of family-sized units. The unit at 29 Hattie Street will increase from 1 bedroom to 3 bedroom, and the unit at 31 Hattie Street will increase from 2 bedroom to 3 bedroom. The Project is also designed to be in keeping with the existing development pattern, massing and scale. The two adjacent properties are two-family buildings, and the entire block ranges in density from single-family to four-unit buildings, all within the RH-2 Zoning District.

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

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

The Project is designed to be compatible with the surrounding residential district and specifically with the massing of the rear of both adjacent buildings. It will comport with the neighborhood's pattern of development, scale and character. There is no existing pattern of mid-block open space on this small, irregularly shaped block.

The mid-block open space for this small block does not exhibit a consistent pattern. Of the four parcels on the same side of Hattie Street as the subject parcel, the average lot depth is 75 feet. These four parcels exhibit lot coverage ranging from 48% - 65%, including the subject site. Of the seven parcels on the rear of the block fronting Ord Street, the average lot depth is 136 feet. Six of the seven parcels on Ord Street exhibit structures in the rear yard. Further, these seven parcels fronting Ord Street exhibit lot coverage ranging from approximately 40% - 64% for parcels with one structure, and from approximately 62% - 78% for parcels with two structures on the lot. On the remainder of the block, three irregular parcels front Corbett Avenue, with lot depths ranging from 65 feet to 91 feet; these three parcels exhibit lot coverage on average of 75%.

- 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;

There is no proposed change in density at the site or in change of off-street parking spaces.

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

As the proposed project is residential, the proposed residential use 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;

No changes are proposed to the front façade of the building. Off-street vehicular screening is proposed as a garage door. Landscaping will meet the City's standards.

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

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

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

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

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

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

The proposed project will maintain two existing dwelling units at 29-31 Hattie Street. The existing Unit 1 (29 Hattie Street) will grow into a family-sized unit, from one bedroom to three bedrooms. The existing Unit 2 (31 Hattie Street) will add one unit and increase to a three-bedroom unit. Although the properties on the same side of Hattie exhibit a similar short lot depth, existing lot coverage ranges from approximately 55-63%. The properties on the rear of the block fronting Ord Street exhibit longer lot depths of 136 feet. Additionally, these long lots on Ord Street are developed with structures covering substantial portions of the lot or have structures developed in the front and the rear of the lot.

The Project proposes to add vertical and horizontal additions, including three additional bedrooms in two existing residential units, that will increase lot coverage from approximately 48% to 66%. If the lot exhibited a more average 100 foot lot depth, the estimated lot coverage with this proposal would be less than 55%. It would be infeasible to add bedrooms to add new space for adequate family-sized units without exceeding 55% lot coverage as the lot is 75 feet in depth.

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

HOUSING ELEMENT

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

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

This project will add three bedrooms, to create one family sized unit and expand one family-sized unit.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

This new construction project will conform to the scale and character of the district, respecting the neighborhood residential character in design and use. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the surrounding building scale. The building's form, materials are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

The Project furthers this policy by creating quality family housing in an area well-served by the City's public transit system. The Castro Street Muni Station is 1/3-mile from the project site, and several Muni bus lines (33 and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN

OBJECTIVE 4:

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

Policy 4.15:

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

The project proposes a height and bulk in keeping with the scale of the neighborhood. Setbacks are proposed at the horizontal addition in the rear yard to reduce impacts to light and air. Additionally, a setback is proposed at the vertical addition to reduce the scale at the street.

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.

This is a residential project and does not include 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.

Two existing residential units are proposed to be retained. The additions respect the neighborhood's scale, mass, and density.

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

The project does not propose to remove or add affordable housing. One family sized unit is proposed to be added and one family sized unit is proposed to be expanded.

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

The Project is located in an area well-served by the City's public transit systems. Additionally, two-off-street parking spaces currently exist and are proposed to remain in the project.

- 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 is not a commercial office project. 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 Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The proposed height is less than 40 feet, therefore a shadow fan analysis was not required.

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. 2015-000184CUA** 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. #####. 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 March 17, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to permit lot coverage greater than 55% at 29-31 Hattie Street, Block 2657, Lot 022, pursuant to Planning Code Section(s) **303 and 306.7** establishing interim zoning controls imposed by Resolution No. 76-15 within the **RH-2 (Residential House, Two-Family) District** and a **40-X Height and Bulk District**; in general conformance with plans, dated **January 15, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-000184CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 17, 2016** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 17, 2016** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.2, the Project shall provide no fewer than 2 Class 1 spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
8. **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 .

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

OPERATION

10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
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. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents.

Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

CORBETT AVE. S



Sanborn Map*

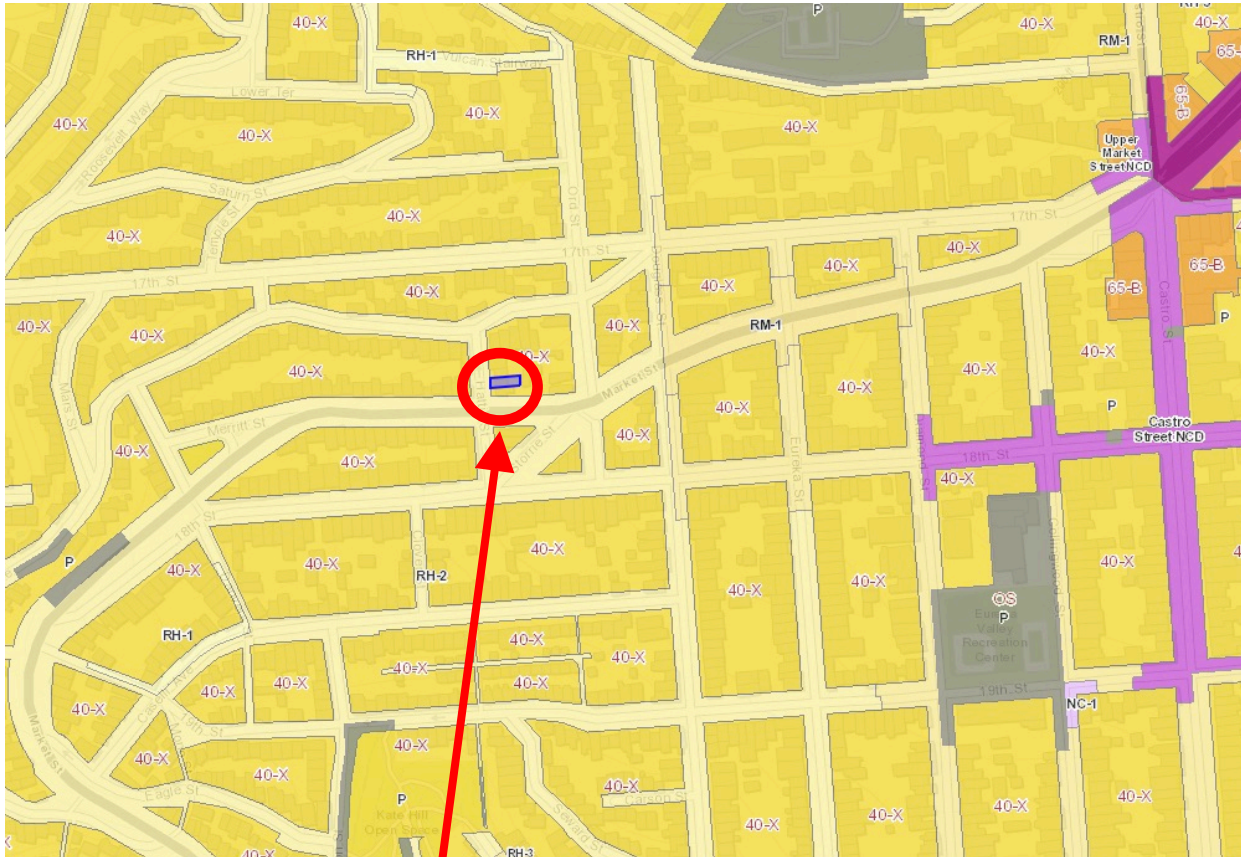


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use Authorization Request
Case Number 2015-000184CUA
29-31 Hattie Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2015-000184CUA
29-31 Hattie Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2015-000184CUA
29-31 Hattie Street

Context Photo

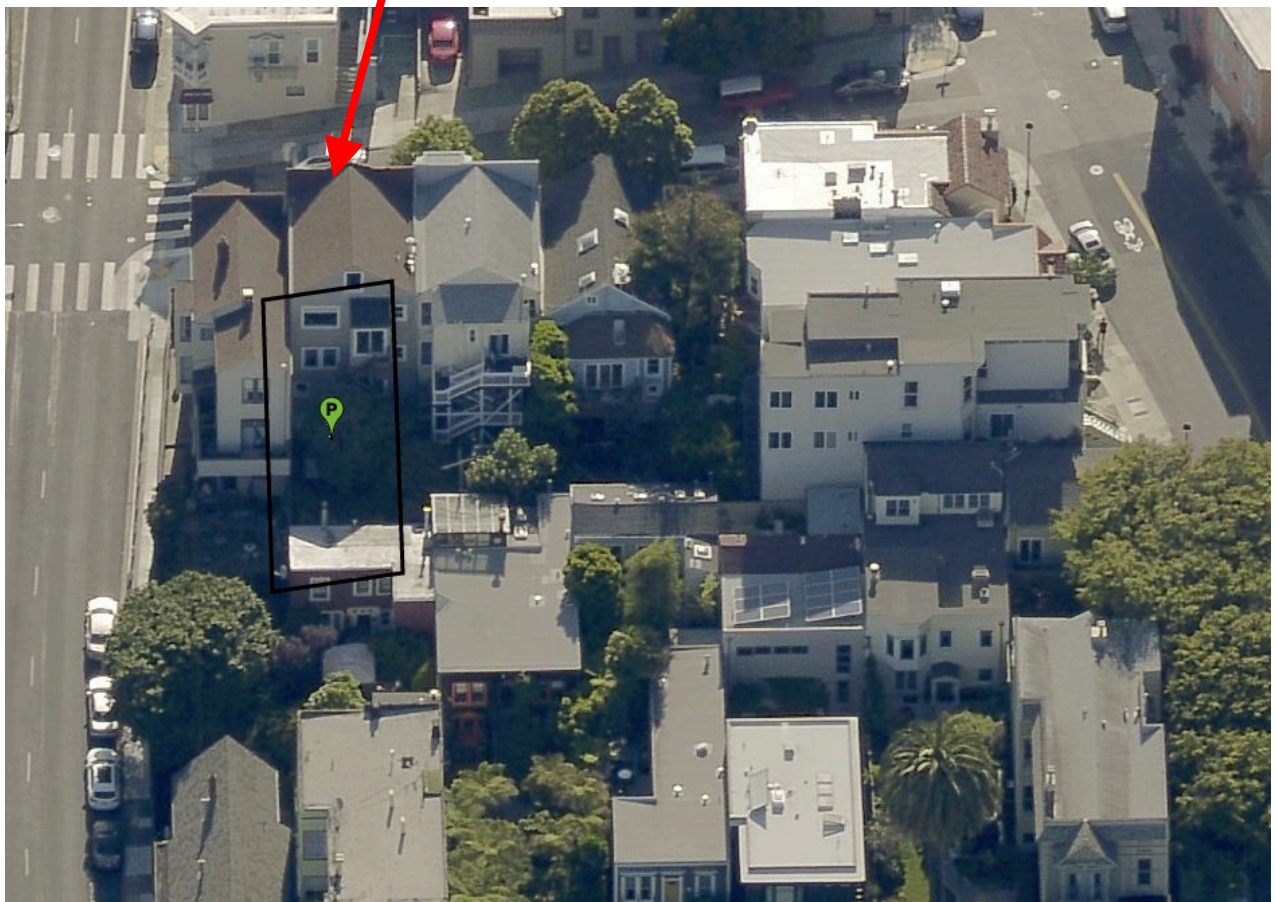


SUBJECT PROPERTY

Conditional Use Authorization Request
Case Number 2015-000184CUA
29-31 Hattie Street

Context Photo

SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2015-000184CUA
29-31 Hattie Street

Site Photo



Conditional Use Authorization Request
Case Number 2015-000184CUA
29-31 Hattie Street



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 *Environmental Evaluation Application* 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 *Environmental Evaluation Application* 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.	



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 16, 2014** the Applicant named below filed Building Permit Application No. **2014.06.16.8502** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	29-31 Hattie Street	Applicant:	Antje Paiz, Raumfabrik
Cross Street(s):	Market & Corbett	Address:	882 53rd Street
Block/Lot No.:	2657/022	City, State:	Oakland, CA 94608
Zoning District(s):	RH-2 / 40-X	Contact:	(510) 225-4075 antjapaiz@gmail.com

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Horizontal Addition
<input checked="" type="checkbox"/> Vertical Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Rear Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Building Depth	40 feet	53 feet
Rear Yard	34 feet	22 feet
Building Height	~33 feet 2 inches; ~ 38 to top of roof ridge	~39 feet 1 inches
Number of Stories	3 including garage + basement	4 including garage + basement
Number of Dwelling Units	2	No Change
PROJECT DESCRIPTION		
This project involves a vertical addition of a third habitable story to an existing two-unit building. The proposed vertical addition is setback from the front building wall, and includes a roof deck. The work in the rear yard includes rear addition for habitable space, and includes decks/balconies and stairs. This project has been reviewed by the Residential Design Team. See attached plans.		
The issuance of the building permit by the Department of Building Inspection would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Marcelle Boudreaux
Telephone: (415) 575-9140
E-mail: marcelle.boudreaux@sfgov.org

Notice Date: 12/23/14
Expiration Date: 1/22/15

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.** If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

COMMUNICATION

From: [Todd McElhatton](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Subject: 29-31 HATTIE STREET:
Date: Thursday, June 18, 2015 2:34:06 PM

As a neighbor on Ord St I support the conditional use permit for this project.

Todd McElhatton

From: [Gary Weiss](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Subject: 2/ - 31 Hattie Street
Date: Thursday, June 18, 2015 1:14:26 PM

Re: Case No.: 2014-000184 CUA
Building Permit: 2014.0616.8502

Dear Marcelle,
I'm currently collecting opposition letters to this project from neighboring residents. We strongly oppose granting this CU. The existing rear yard is very small as it is. Extending into it by considerably increasing the house footprint would be very bad for the rest of the block.

Thank you,

Gary Weiss, President,
Corbett Heights Neighbors
78 Mars St.
SF 94114
415-279-5570

From: [Olga Mandrussow](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Cc: sydaday@gmail.com
Subject: 29-31 Hattie Street Case No. 2014-000184 CUA
Date: Monday, September 21, 2015 9:26:13 AM

Hello Marcelle Boudreaux,
My husband and I are residents and owners, 4351A 17th Street. We received Notice on above project. We do not approve of this project, as it exceeds the existing footprint of the building. It is critical that our neighborhood maintain historical integrity.
Please let us know the timeline for hearings.
Kind regards,
Olga Mandrussow
Brad Buethe

Exhibit B



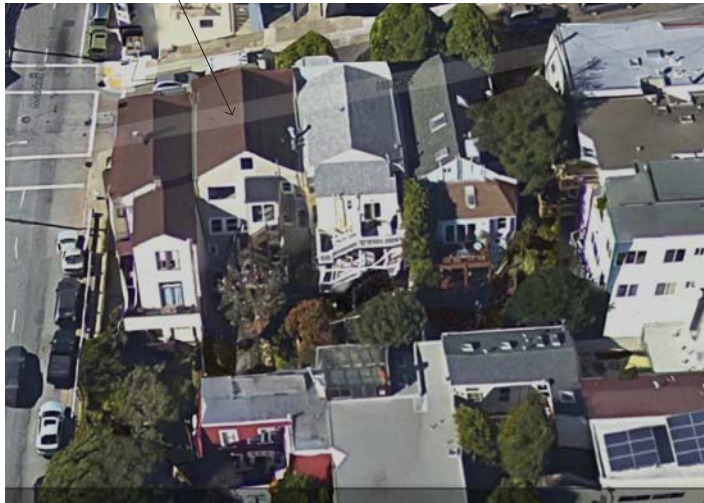
AERIAL OF ENTIRE BLOCK LOOKING NORTH



AERIAL OF ENTIRE BLOCK LOOKING NORTH



AERIAL OF MID-BLOCK LOOKING NORTH



AERIAL OF MID-BLOCK LOOKING WEST



VIEW TOWARDS FRONT OF 29-31 HATTIE STREET



VIEW TOWARDS NORTHEAST ON HATTIE STREET



VIEW TOWARDS SOUTHEAST ON HATTIE STREET

No.	ISSUES



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

SITE PHOTOS

Date:	1.15.2016
Scale	
Checked by:	JG
Drawn by	HB
Job	1502



29-31 HATTIE STREET REAR YARD



29-31 HATTIE STREET REAR YARD



29-31 HATTIE STREET REAR YARD



29-31 HATTIE STREET REAR YARD



29-31 HATTIE STREET REAR YARD



NORTH SIDE OF 35 HATTIE STREET



35 HATTIE STREET REAR YARD



35 HATTIE STREET REAR YARD

No.	ISSUES

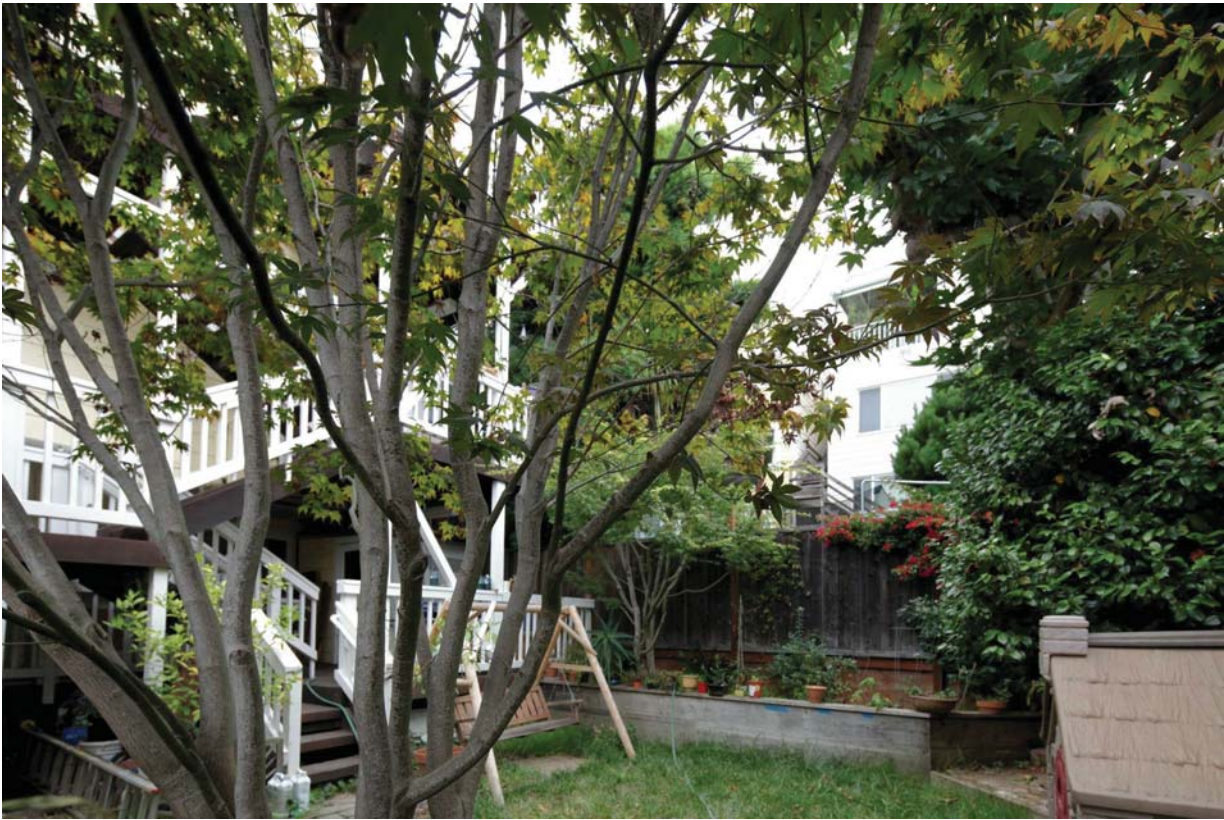


172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

SITE PHOTOS

Date:	1.15.2016
Scale	
Checked by:	JG
Drawn by	HB
Job	1502



25-27 HATTIE STREET REAR YARD



VIEW TOWARDS NORTHWEST FROM REAR YARD



VIEW TOWARDS SOUTH FROM REAR YARD



VIEW TOWARDS NORTH FROM REAR YARD

No.	ISSUES

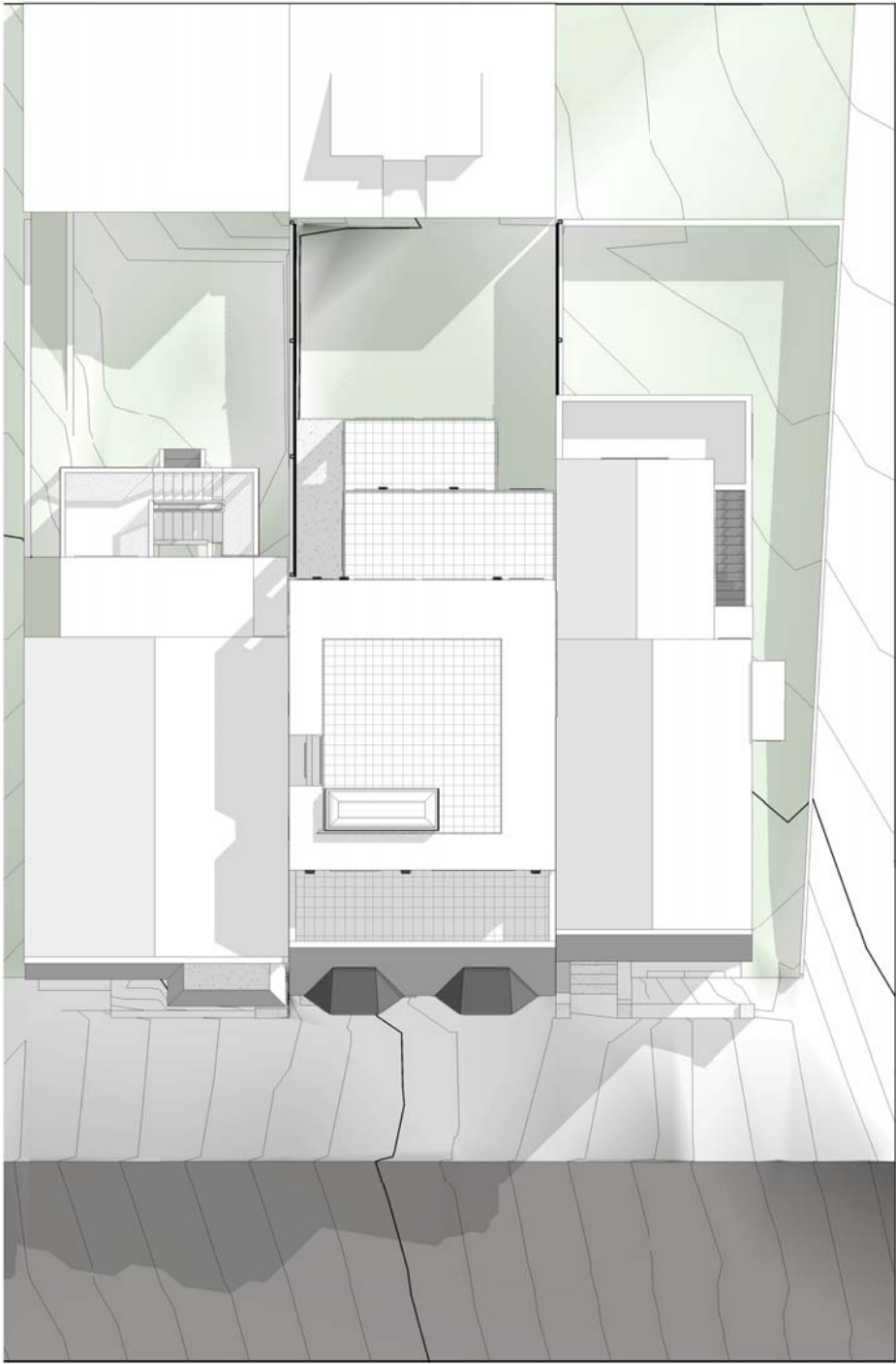


172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

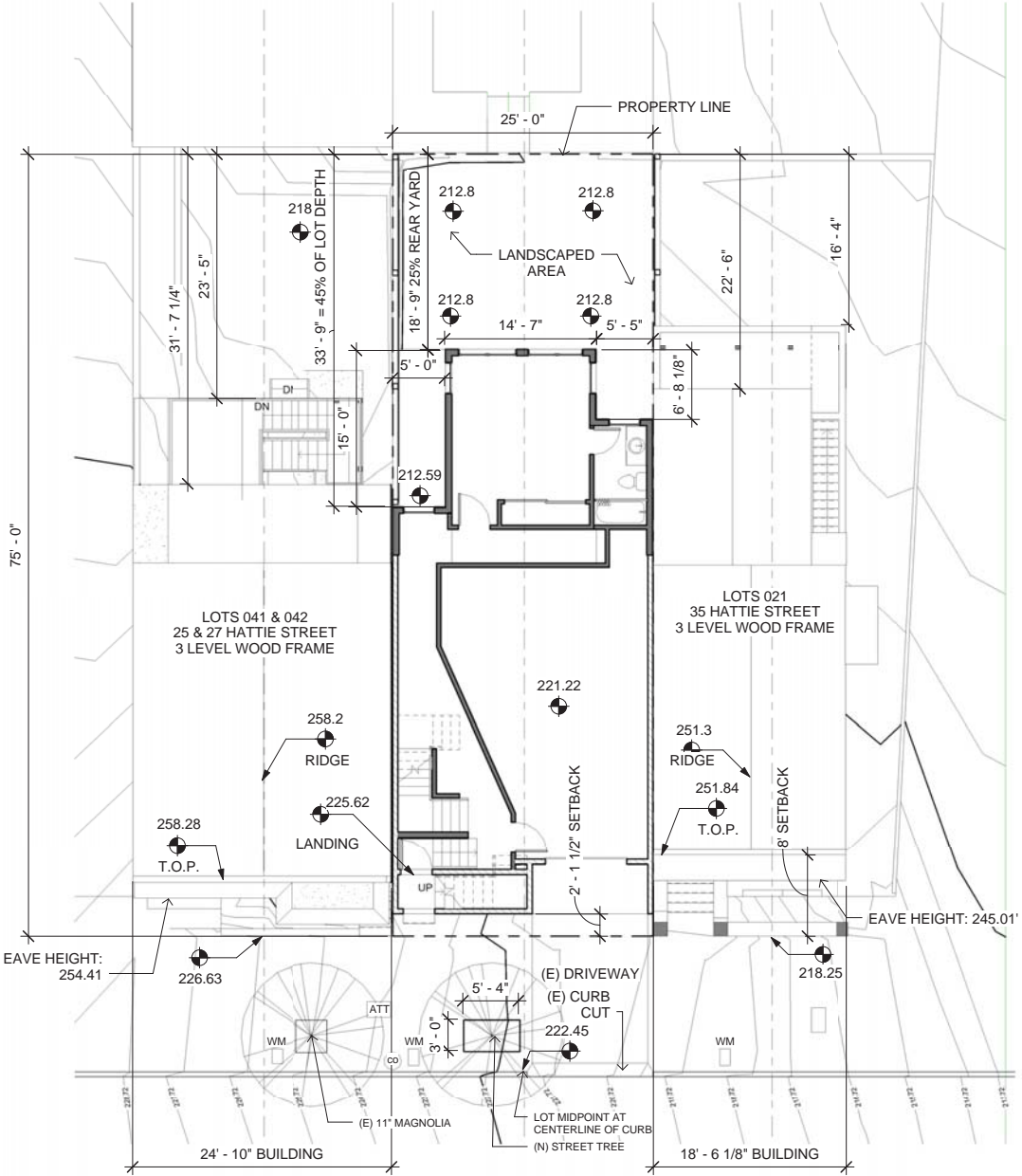
DAY RESIDENCE
29-31 HATTIE STREET

SITE PHOTOS

Date:	1.15.2016
Scale:	
Checked by:	JG
Drawn by:	HB
Job:	1502



② AERIAL SITE PLAN



① SITE PLAN
1/8" = 1'-0"



No.	ISSUES



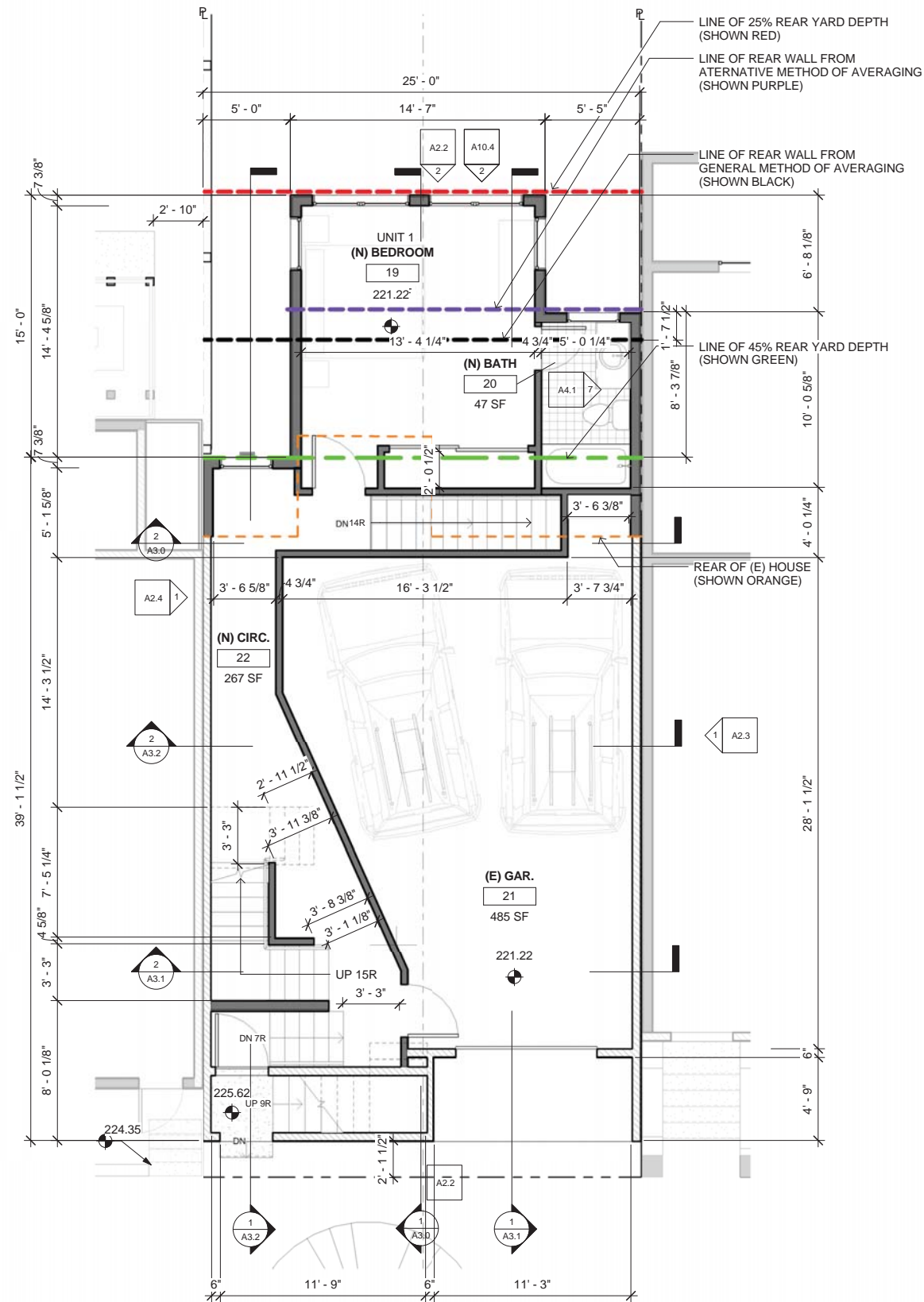
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

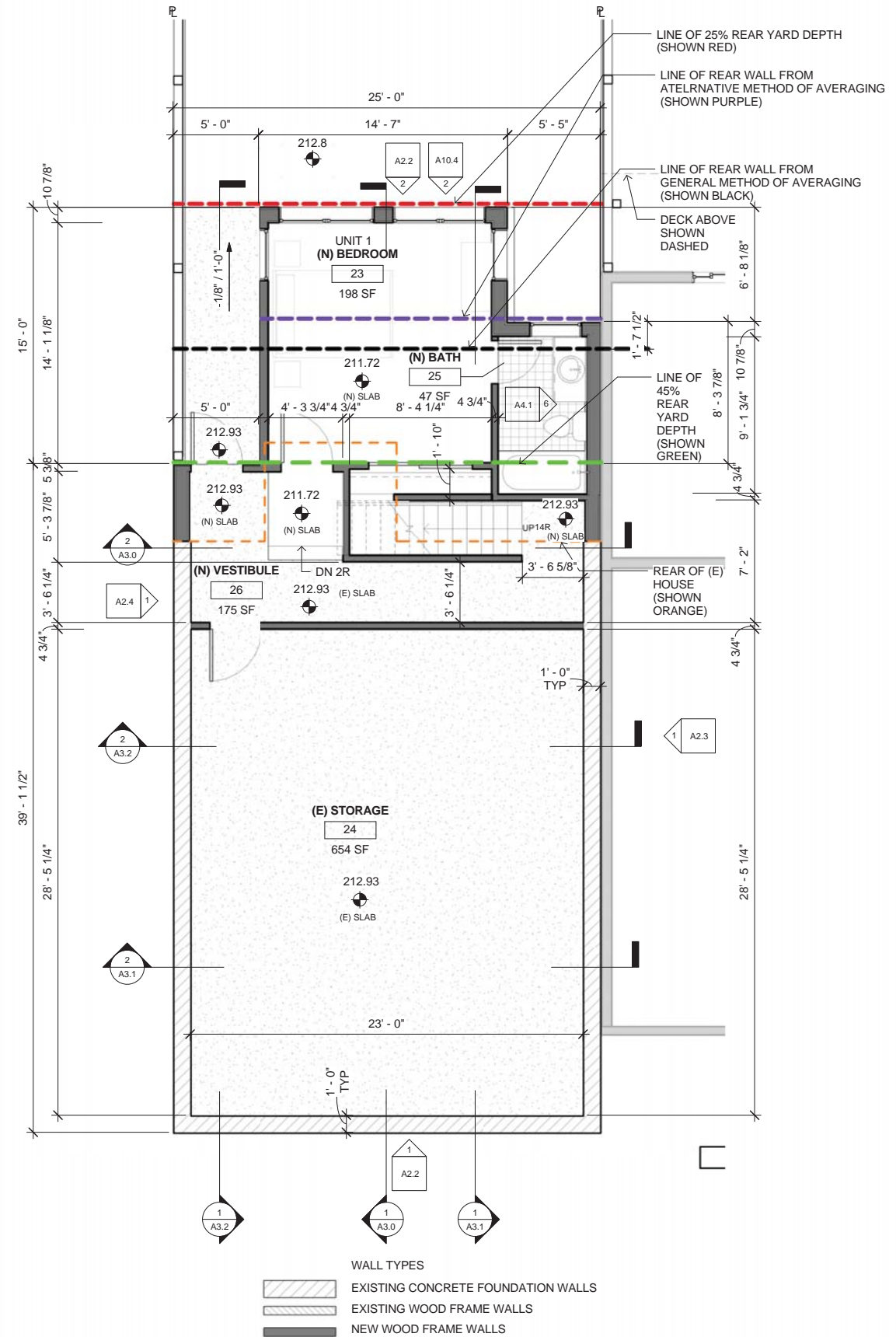
SITE PLAN

Date:	1.15.2016
Scale:	1/8" = 1'-0"
Checked by:	Checker
Drawn by:	Author
Job:	1502

A1.0



② LEVEL 1 (UNIT 1)
 1/4" = 1'-0"



① BASEMENT (UNIT 1)
 1/4" = 1'-0"

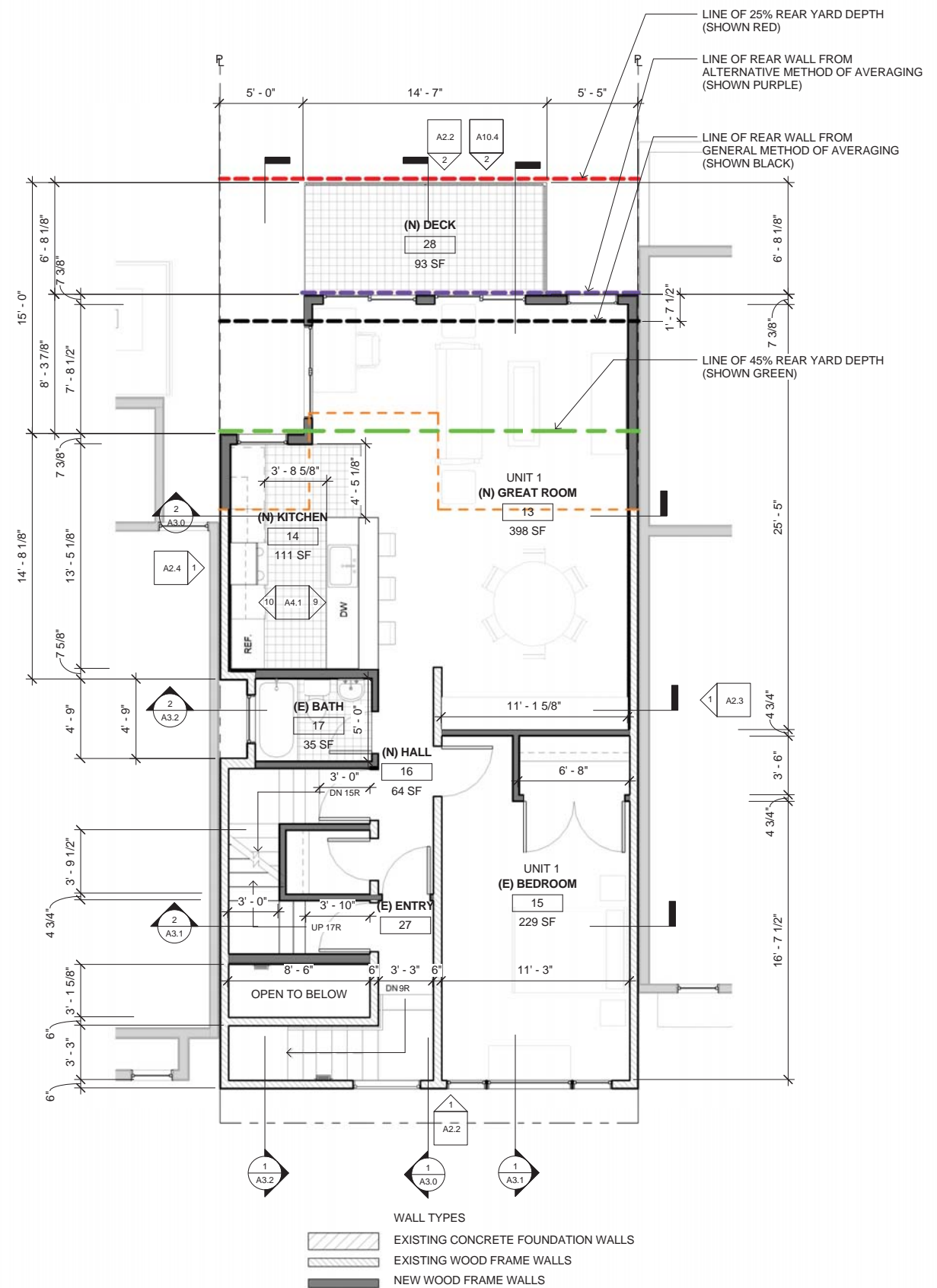
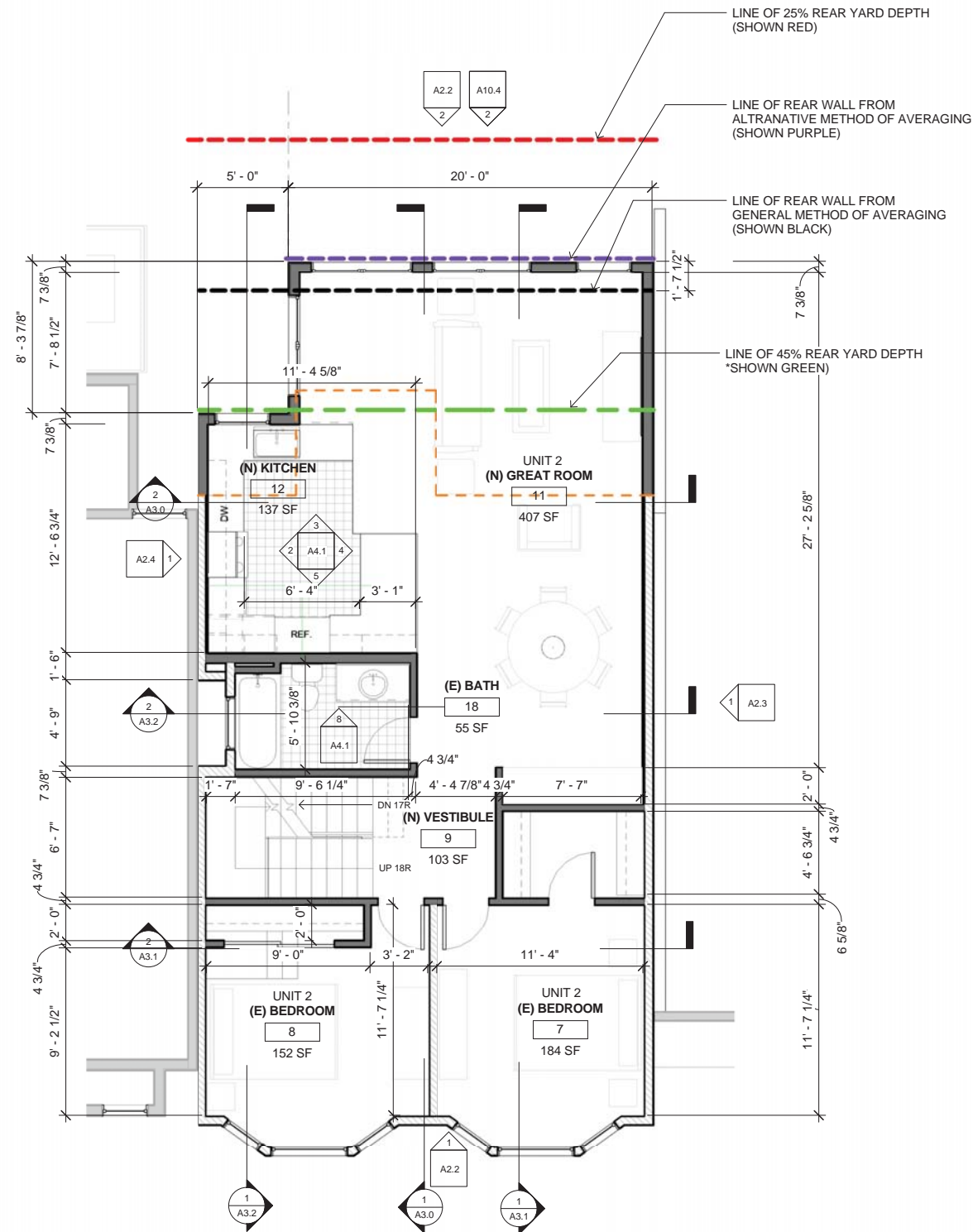


172 RUSS STREET
 SAN FRANCISCO
 CALIFORNIA 94103
 415-391-1339
 415-621-3393 f

DAY RESIDENCE 29-31 HATTIE STREET

FLOORPLANS

Date: 1.15.2016
 Scale: 1/4" = 1'-0"
 Checked by: JG
 Drawn by: HB
 Job: 1502



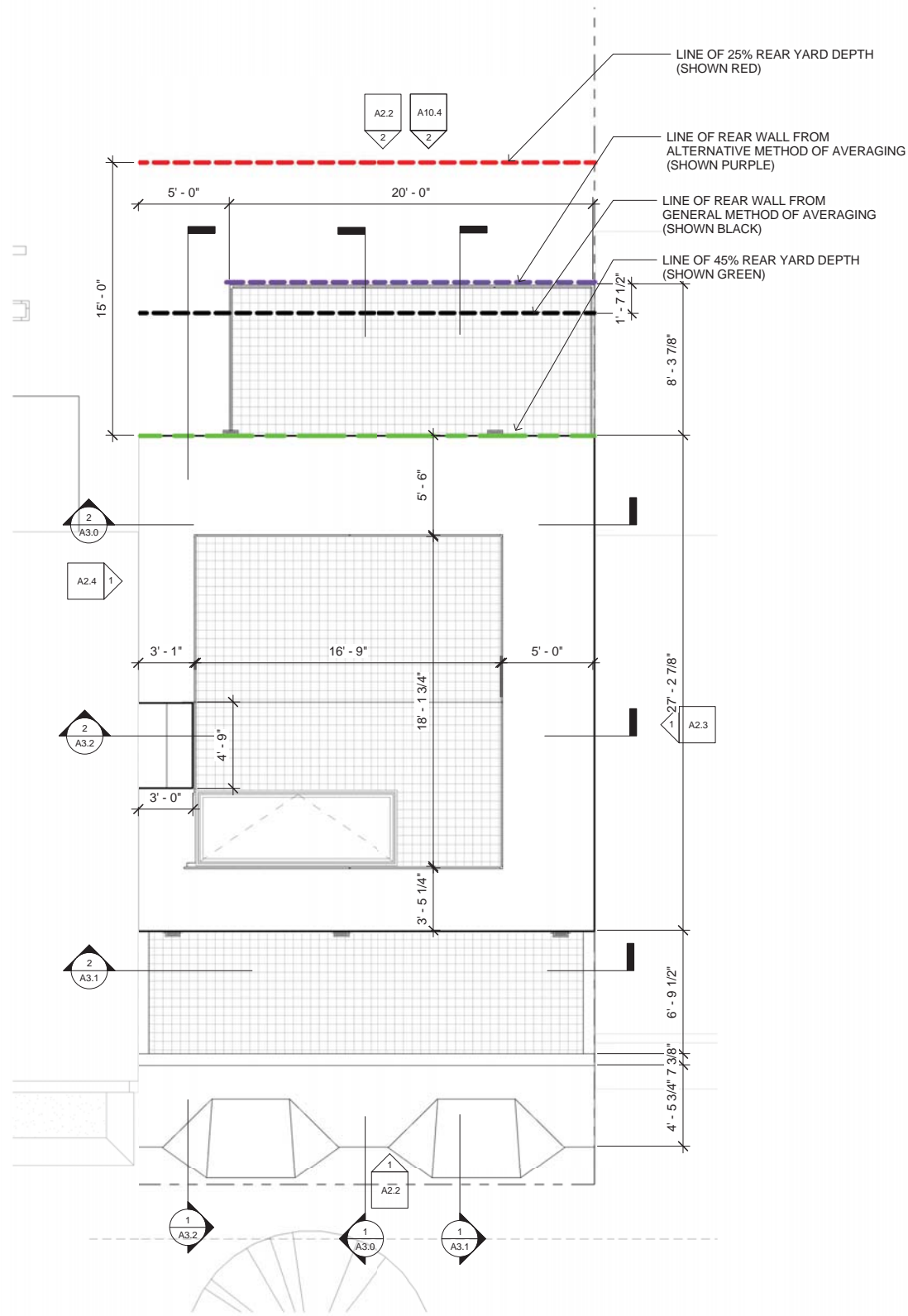
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE 29-31 HATTIE STREET

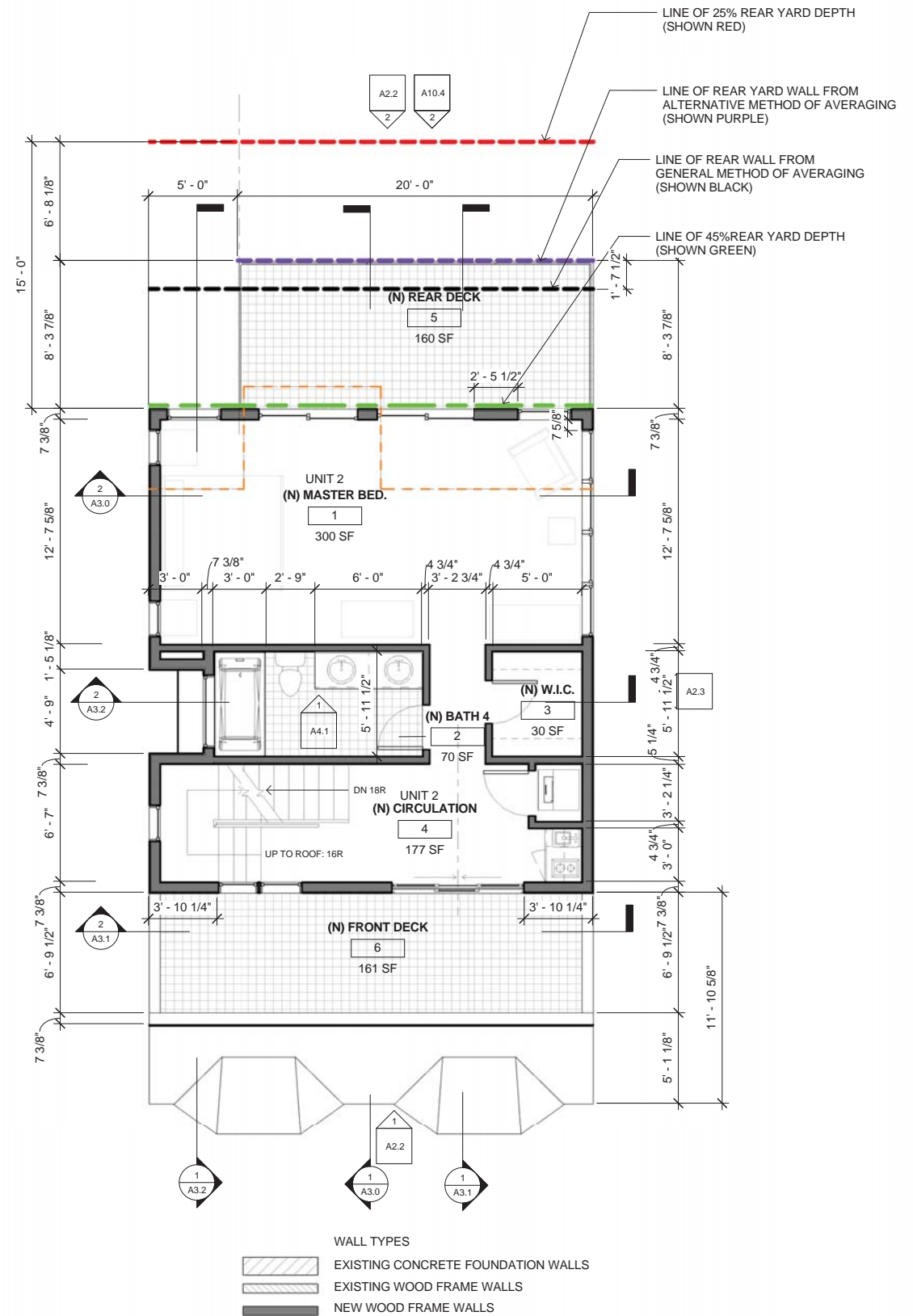
FLOORPLANS

Date: 1.15.2016
Scale: 1/4" = 1'-0"
Checked by: JG
Drawn by: HB
Job: 1502

A1.3



② TOP OF ROOF (UNIT 2)
1/4" = 1'-0"



① LEVEL 4 (UNIT 2)
1/4" = 1'-0"

No.	ISSUES



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE 29-31 HATTIE STREET

FLOORPLANS

Date: 1.15.2016
Scale: 1/4" = 1'-0"
Checked by: JG
Drawn by: HB
Job: 1502

A1.4



① CONTEXT ELEVATION WEST (FRONT)
1/4" = 1'-0"

No.	ISSUES



• • •
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

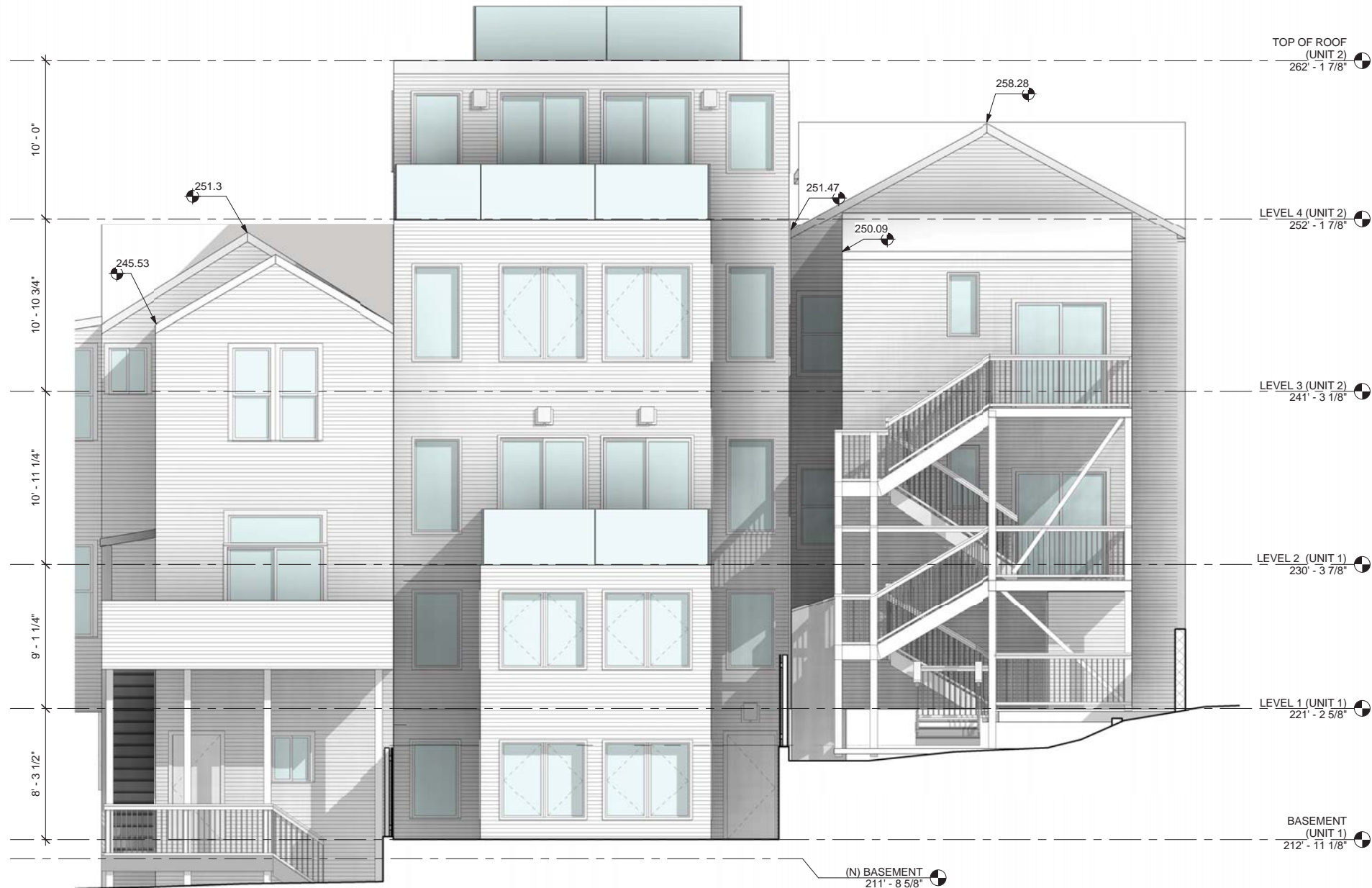
DAY RESIDENCE
29-31 HATTIE STREET

CONTEXT ELEVATION
HATTIE STREET

Date:	1.15.2016
Scale	1/4" = 1'-0"
Checked by:	Checker
Drawn by	Author
Job	1502

A2.0

1/20/2016 4:58:05 PM



① CONTEXT ELEVATION EAST (REAR)
1/4" = 1'-0"

No.	ISSUES



• • •
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

CONTEXT ELEVATION
REAR YARD

Date:	1.15.2016
Scale	1/4" = 1'-0"
Checked by:	Checker
Drawn by	Author
Job	1502



② EAST ELEVATION - REAR YARD
1/4" = 1'-0"

NOTE: ALL GLAZING ON THIS ELEVATION IS NEW

① WEST ELEVATION - HATTIE STREET
1/4" = 1'-0"

NOTE: ALL GLAZING ON THIS ELEVATION IS EXISTING EXCEPT FOR ADDITIONAL STORY

No.	ISSUES



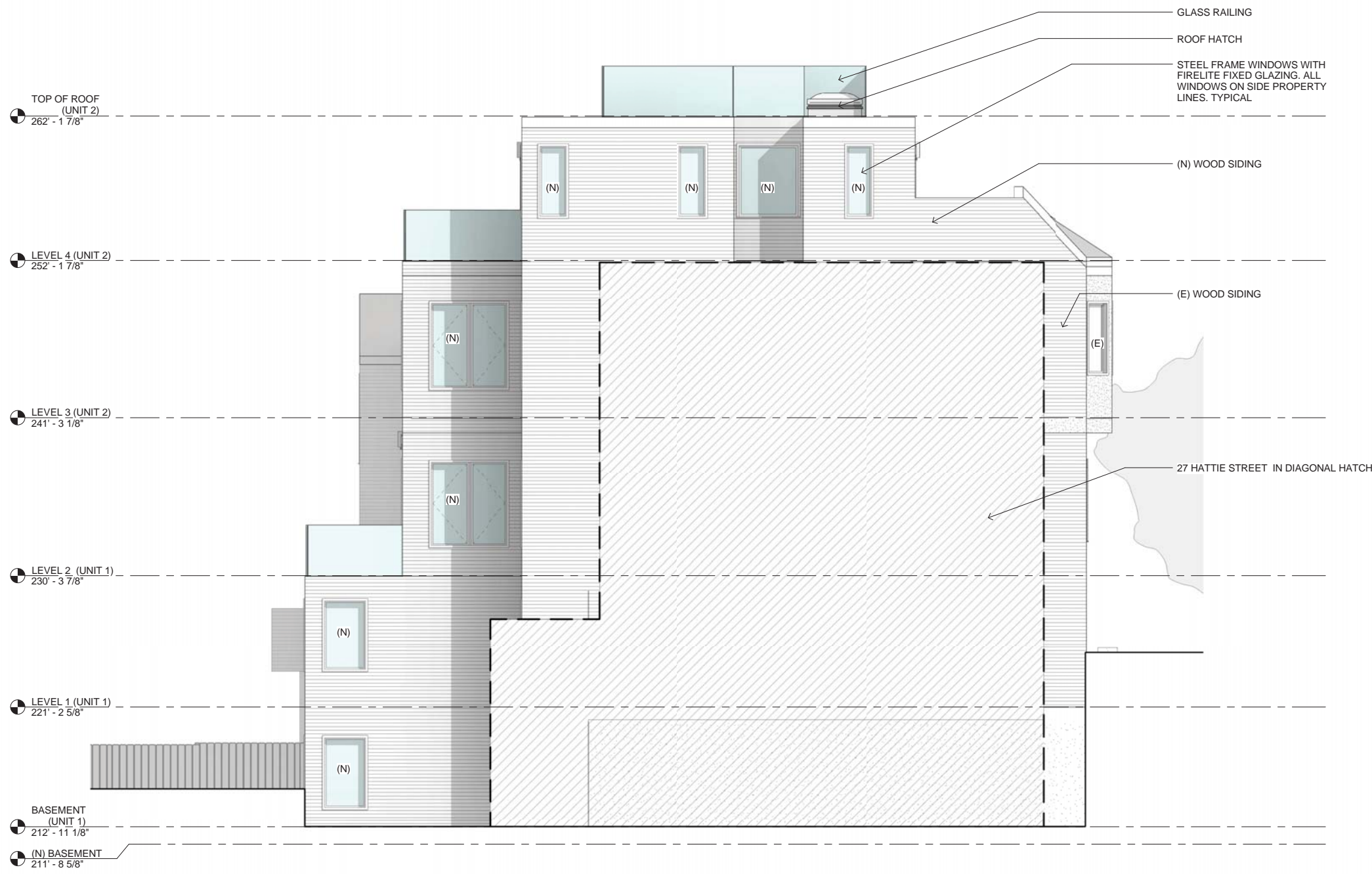
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

ELEVATIONS - HATTIE
STREET & REAR YARD

Date:	1.15.2016
Scale:	1/4" = 1'-0"
Checked by:	JG
Drawn by:	HB
Job:	1502

A2.2



① NORTH ELEVATION
1/4" = 1'-0"

No.	ISSUES



• • •

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

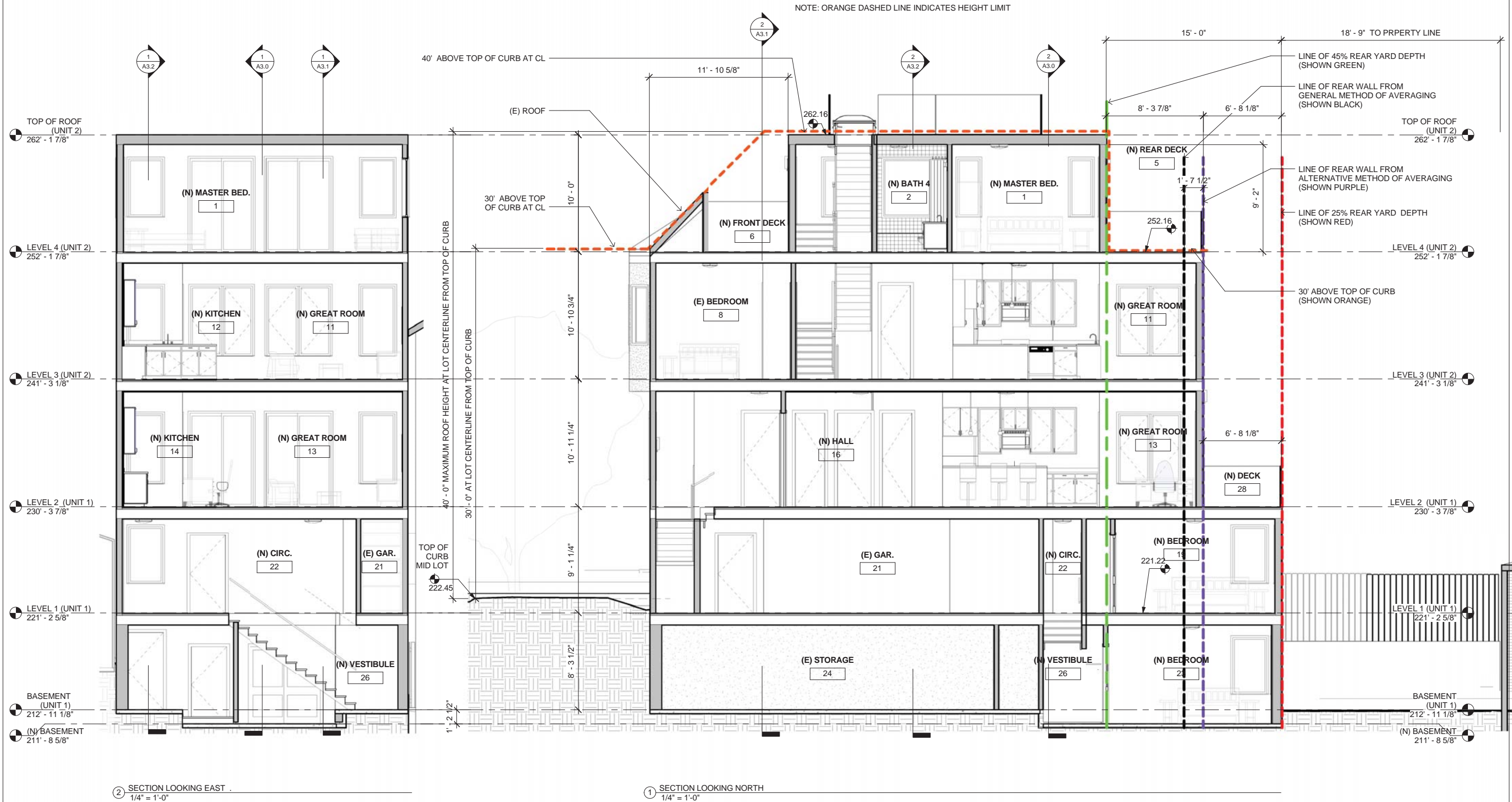
DAY RESIDENCE
29-31 HATTIE STREET

NORTH ELEVATION

Date:	1.15.2016
Scale	1/4" = 1'-0"
Checked by:	JG
Drawn by	HB
Job	1502

A2.4

1/20/2016 4:59:01 PM



② SECTION LOOKING EAST
1/4" = 1'-0"

① SECTION LOOKING NORTH
1/4" = 1'-0"



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

BUILDING SECTIONS

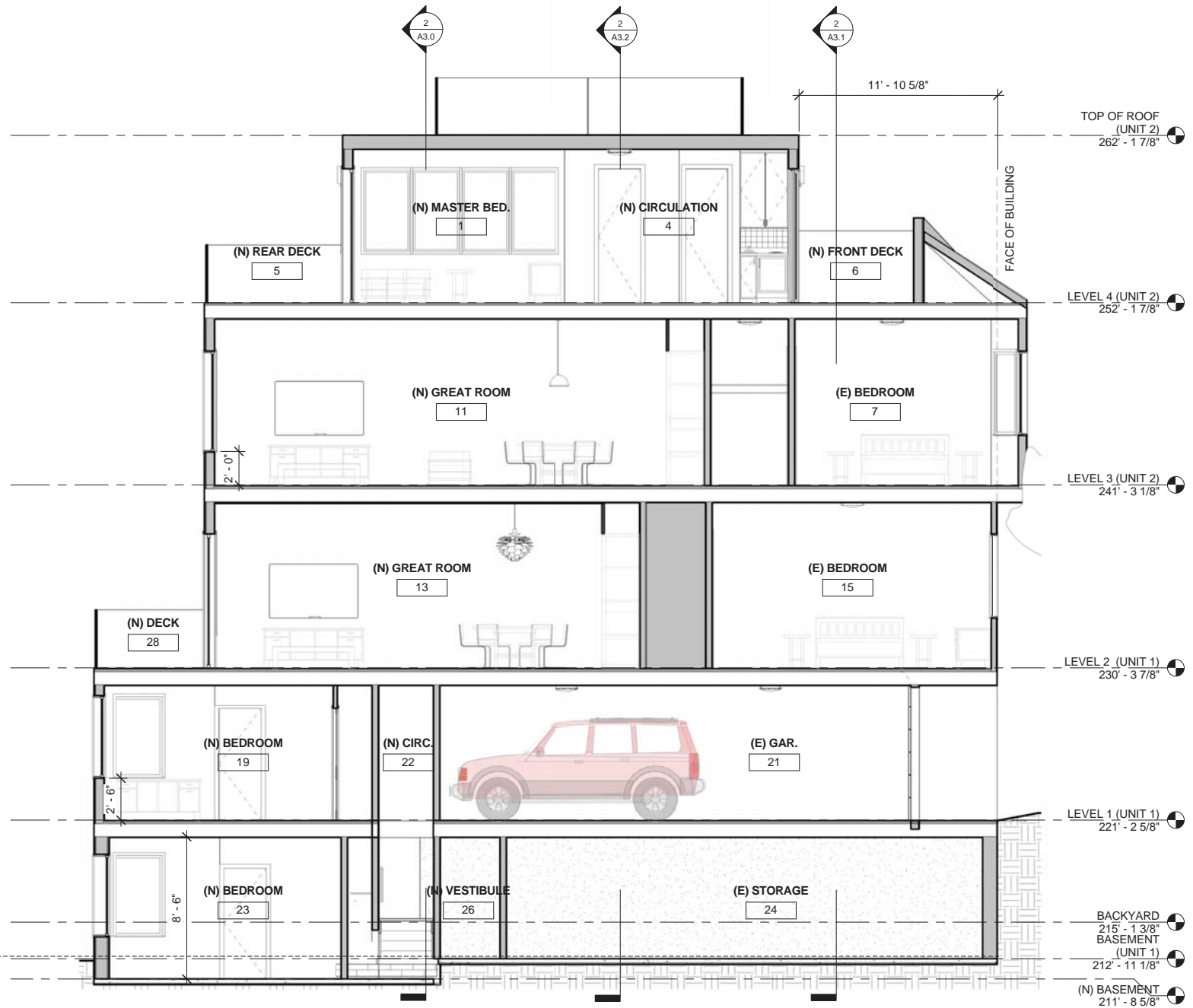
Date: 1.15.2016
Scale: 1/4" = 1'-0"
Checked by: JG
Drawn by: HB
Job: 1502

A3.0

1/20/2016 4:59:05 PM



② SECTION LOOKING EAST
1/4" = 1'-0"



① SECTION LOOKING SOUTH
1/4" = 1'-0"



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE 29-31 HATTIE STREET

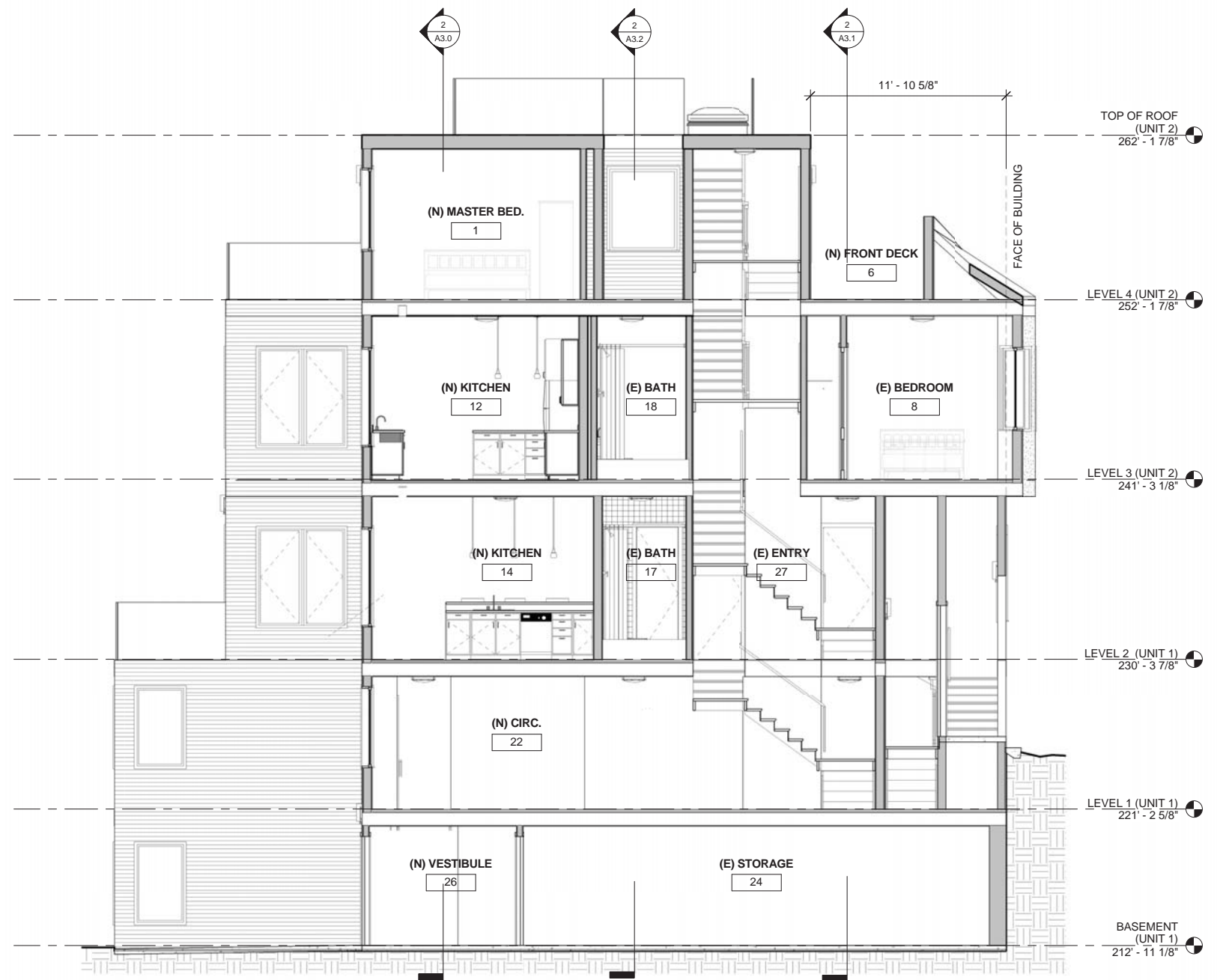
BUILDING SECTIONS

Date: 1.15.2016
Scale: 1/4" = 1'-0"
Checked by: Checker
Drawn by: Author
Job: 1502

A3.1



② SECTION LOOKING EAST .
1/4" = 1'-0"



① SECTION LOOKING SOUTH .
1/4" = 1'-0"



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE 29-31 HATTIE STREET

BUILDING SECTIONS

Date: 1.15.2016
Scale: 1/4" = 1'-0"
Checked by: Checker
Drawn by: Author
Job: 1502

A3.2



② FRONT VIEW FROM NORTHWEST



① FRONT VIEW FROM SOUTHWEST

No.	ISSUES



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

PERSPECTIVES

Date:	1.15.2016
Scale	
Checked by:	Checker
Drawn by	Author
Job	1502

A9.1

1/20/2016 4:59:36 PM



1 VIEW LOOKING WEST FROM REAR YARD

No.	ISSUES



• • •
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

PERSPECTIVE

Date:	1.15.2016
Scale	
Checked by:	Checker
Drawn by	Author
Job	1502



1 VIEW LOOKING SOUTHWEST FROM 27
HATTIE REAR YARD

No.	ISSUES



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

PERSPECTIVE

Date:	1.15.2016
Scale	
Checked by:	Checker
Drawn by	Author
Job	1502

No.	ISSUES



• • •

172 RUSS STREET

SAN FRANCISCO

CALIFORNIA 94103

415-391-1339

415-621-3393 f

DAY RESIDENCE

29-31 HATTIE STREET

AERIAL

PERSPECTIVES

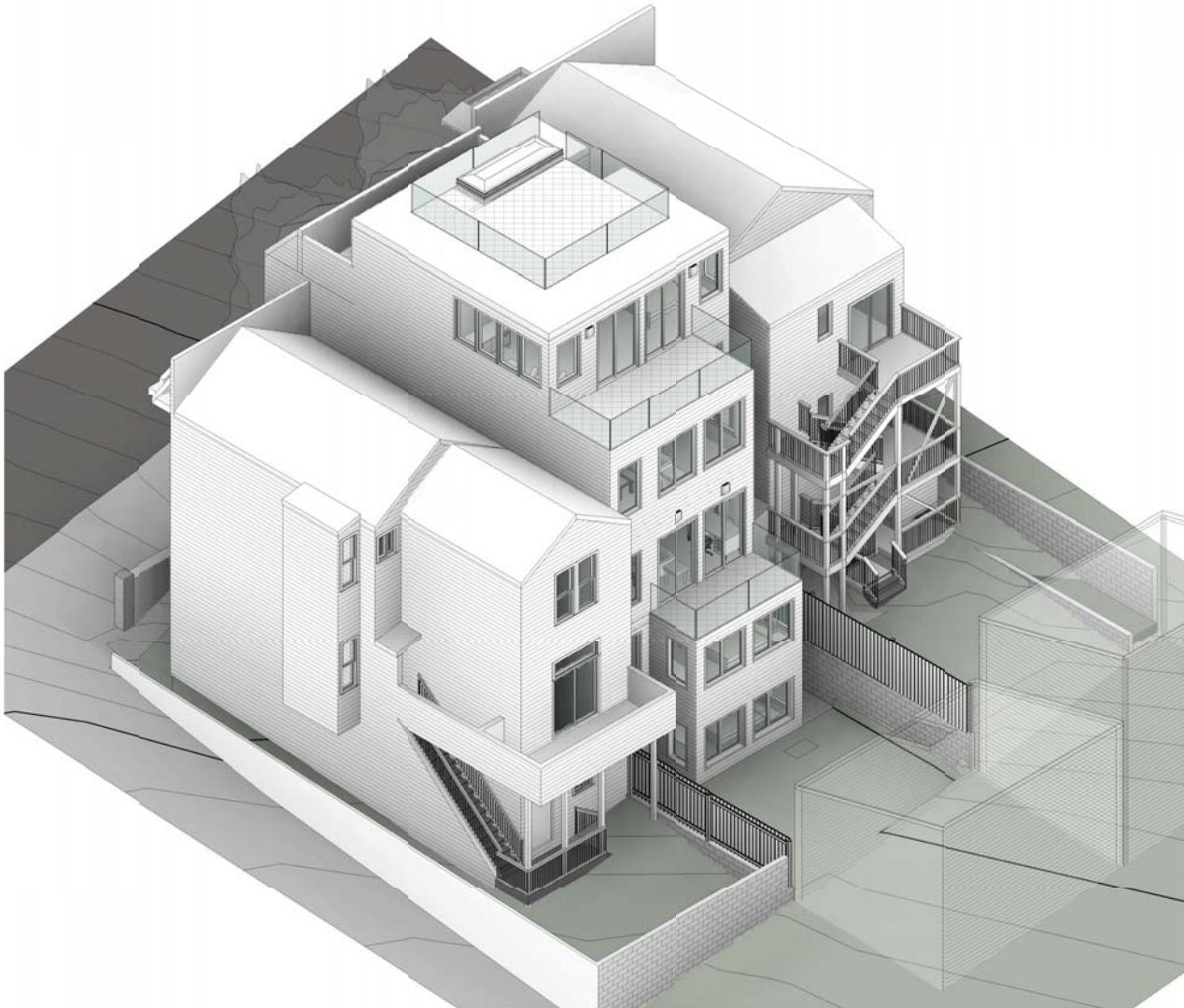
Date:	1.15.2016
Scale	
Checked by:	Checker
Drawn by	Author
Job	1502

A9.4

1/20/2016 5:00:34 PM



② AERIAL VIEW FROM THE NORTHWEST



③ AERIAL VIEW FROM THE SOUTHEAST

No.	ISSUES



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

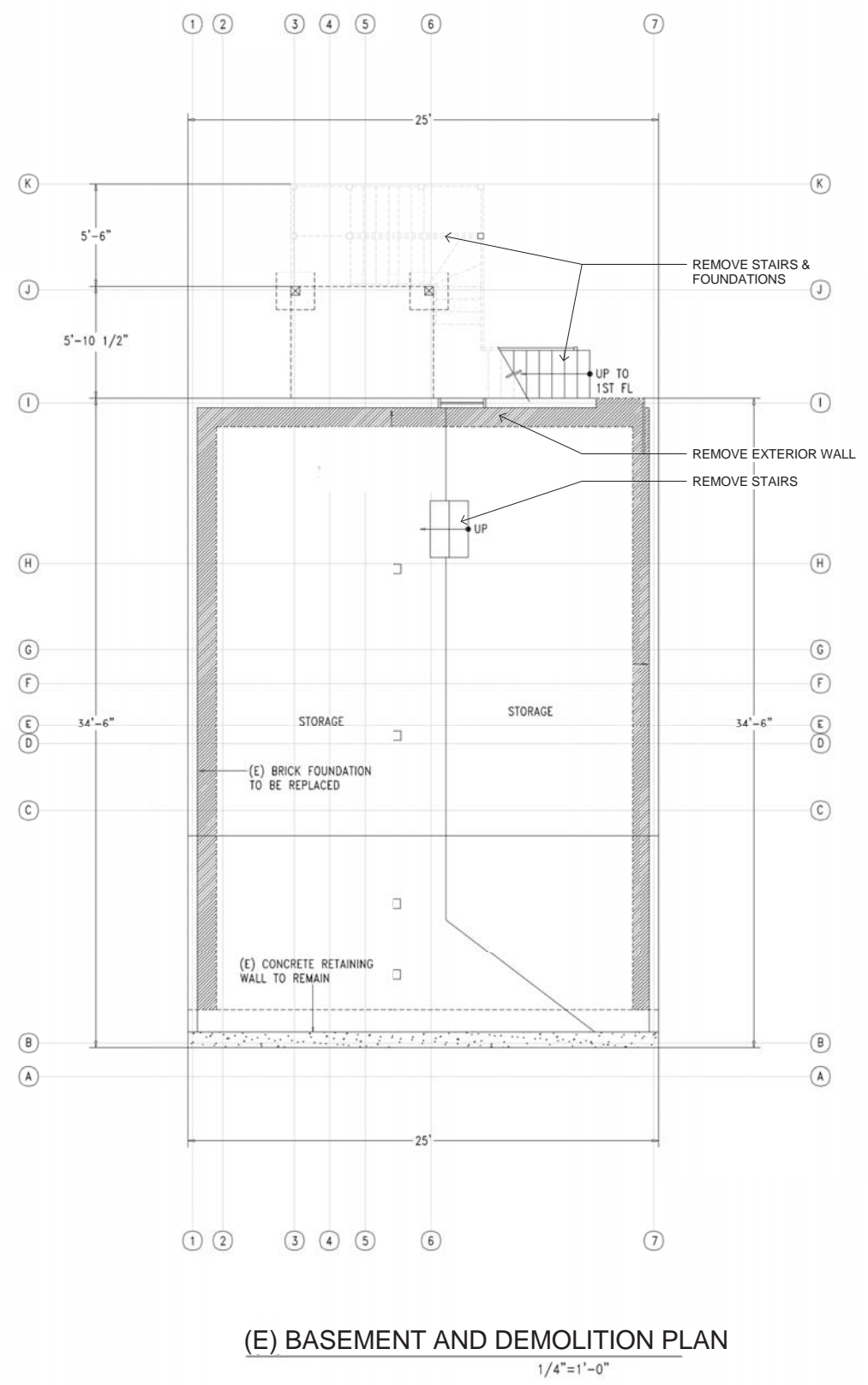
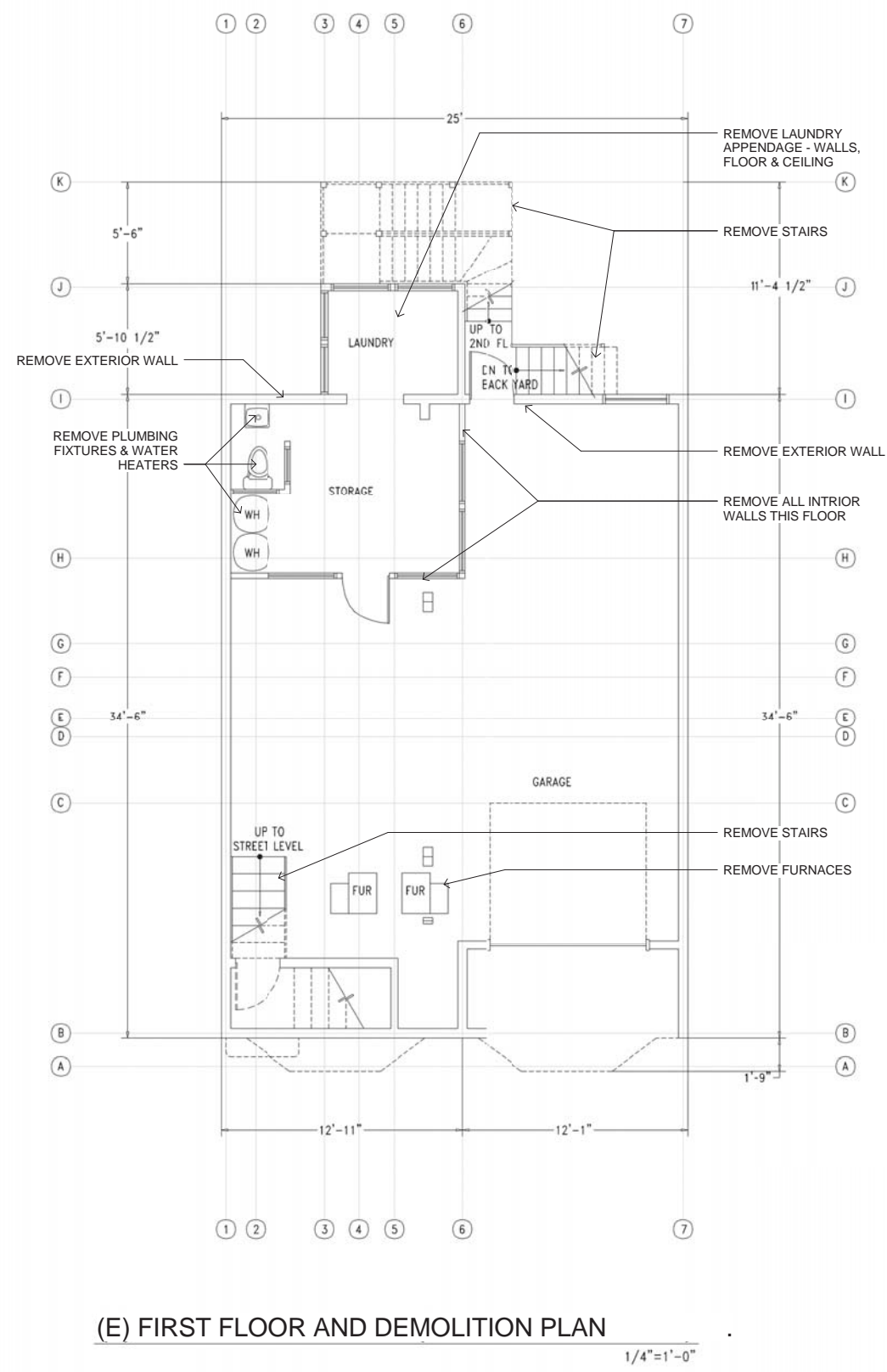
DAY RESIDENCE
29-31 HATTIE STREET

EXISTING BASEMENT
& FIRST FLOOR
PLANS & DEMOLITION
PLANS

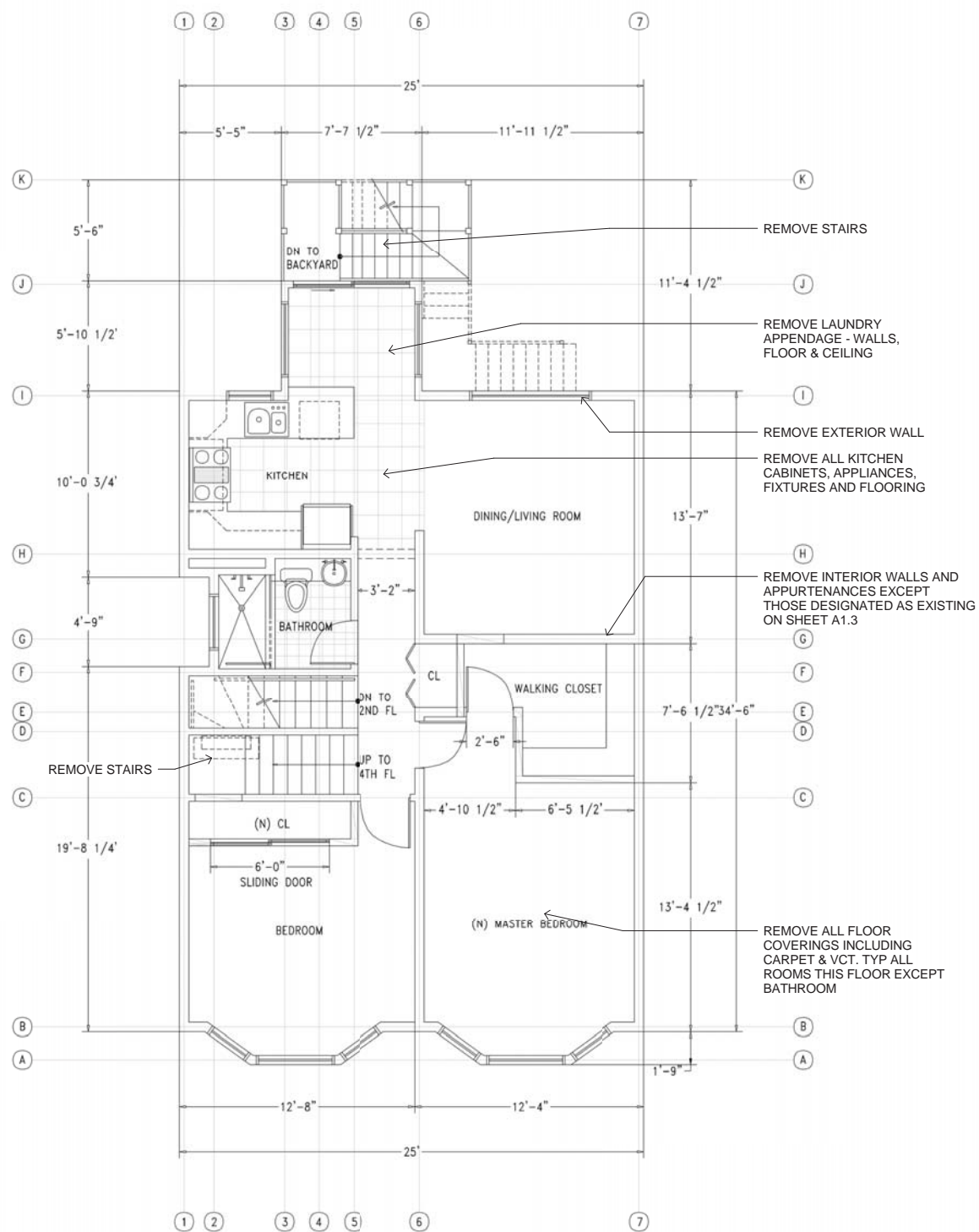
Date:	1.15.2016
Scale:	1/4" = 1'-0"
Checked by:	Checker
Drawn by:	Author
Job:	1502

A10.1

1/20/2016 5:00:38 PM

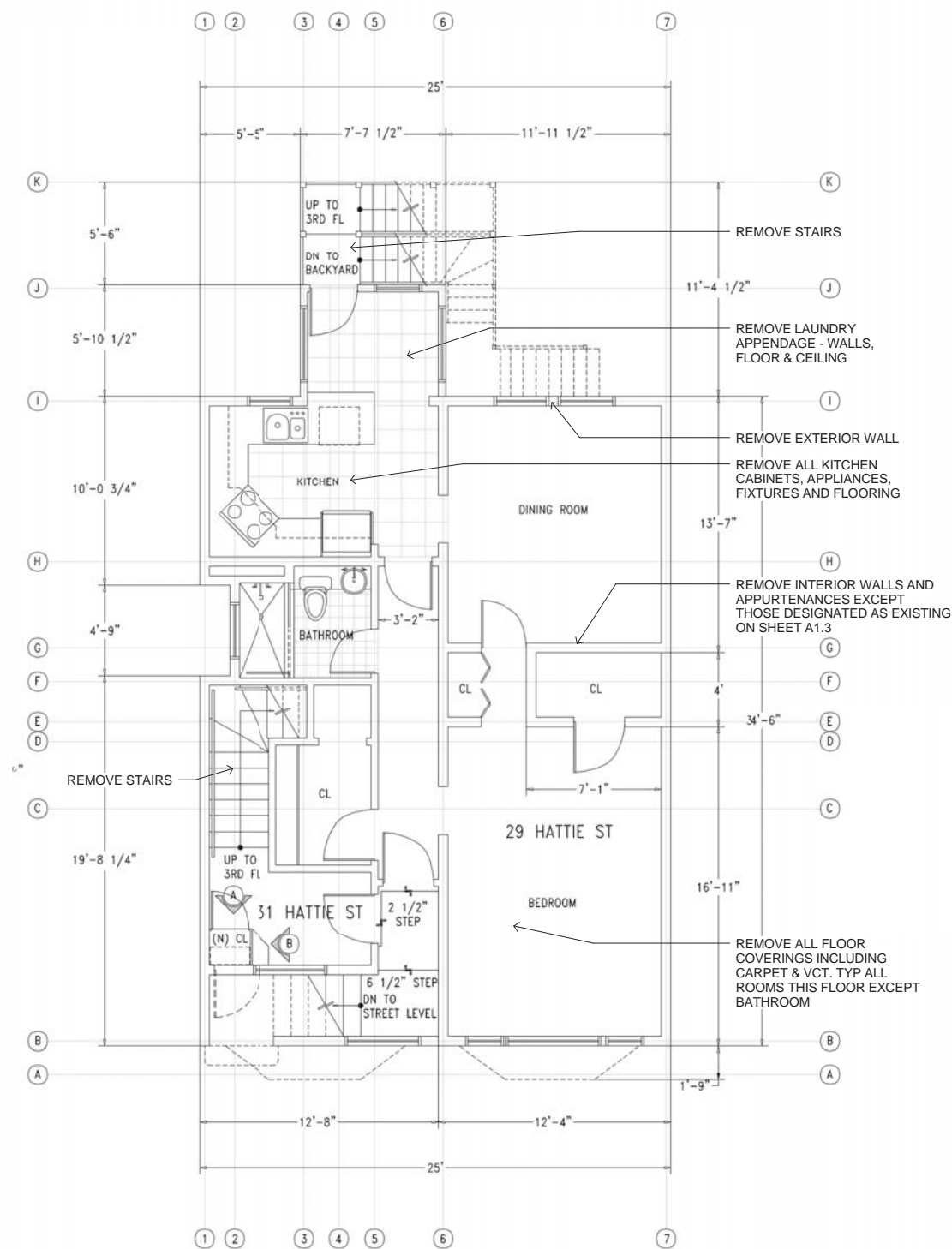


(E) PLANS SHOWING DEMO OF (E) CONDITIONS



(E) THIRD FLOOR AND DEMOLITION PLAN

1/4" = 1'-0"



(E) SECOND FLOOR AND DEMOLITION PLAN

1/4" = 1'-0"

① LEVEL 2 & 3
1/4" = 1'-0"

No.	ISSUES



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

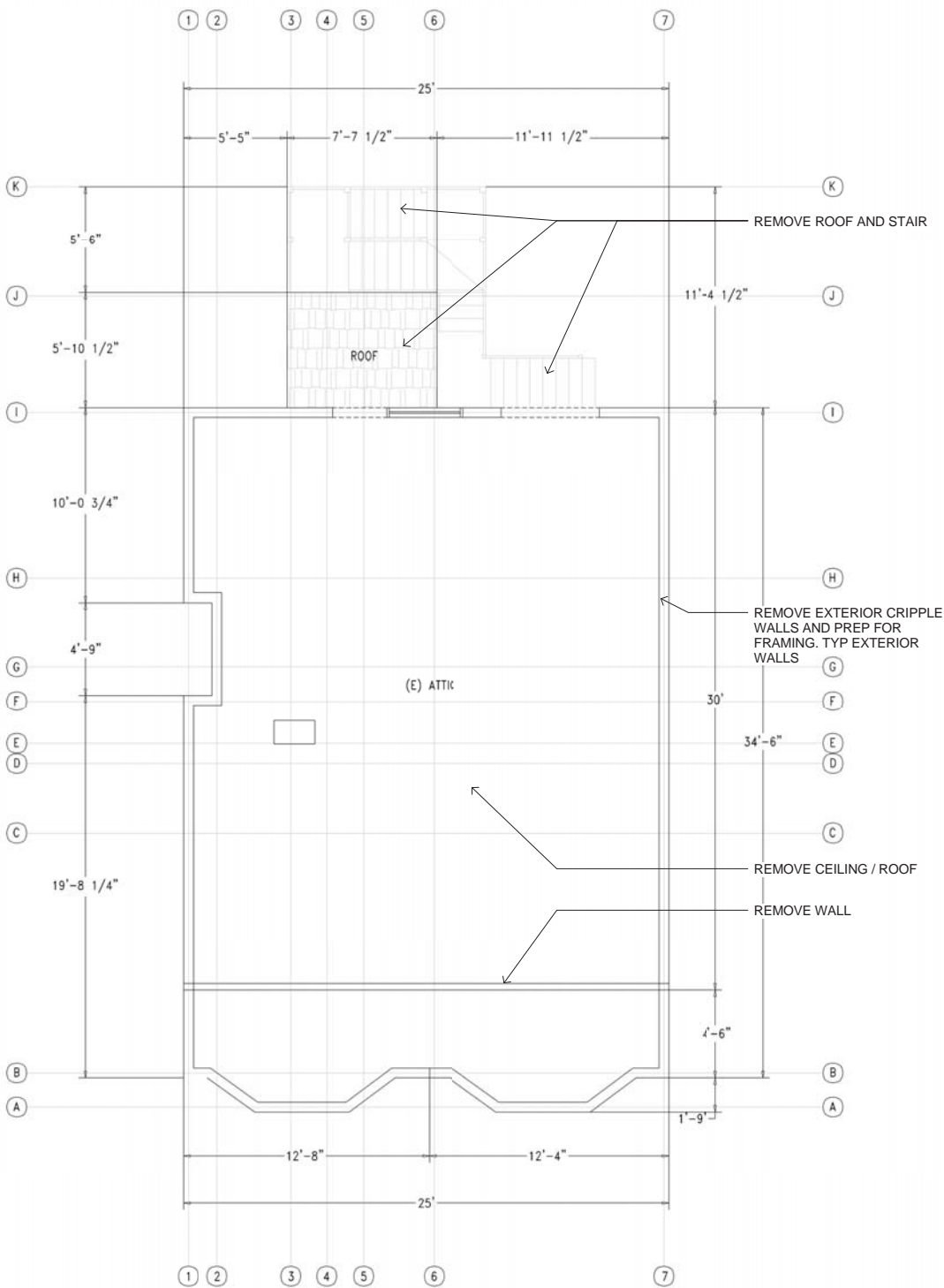
DAY RESIDENCE
29-31 HATTIE STREET

EXISTING SECOND &
THIRD FLOOR PLANS
& DEMOLITION PLANS

Date:	1.15.2016
Scale:	1/4" = 1'-0"
Checked by:	Checker
Drawn by:	Author
Job:	1502

A10.2

1/20/2016 5:00:42 PM



(E) ATTIC FLOOR AND DEMOLITION PLAN

1/4" = 1'-0"

1 ATTIC
1/4" = 1'-0"

No.	ISSUES



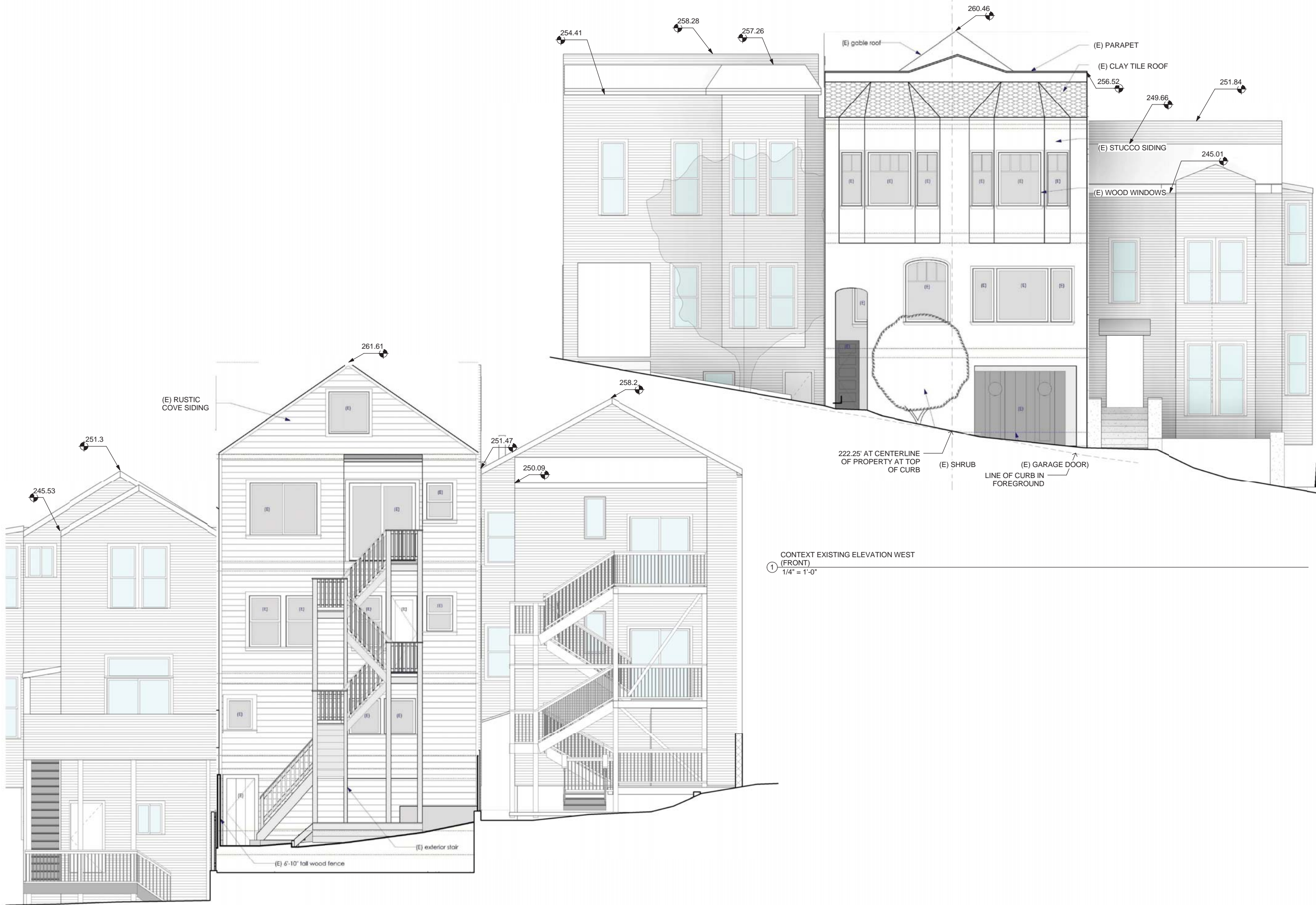
• • •
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

EXISTING ATTIC PLAN
& DEMOLITION PLAN

Date:	1.15.2016
Scale	1/4" = 1'-0"
Checked by:	Checker
Drawn by	Author
Job	1502

A10.3



No.	ISSUES

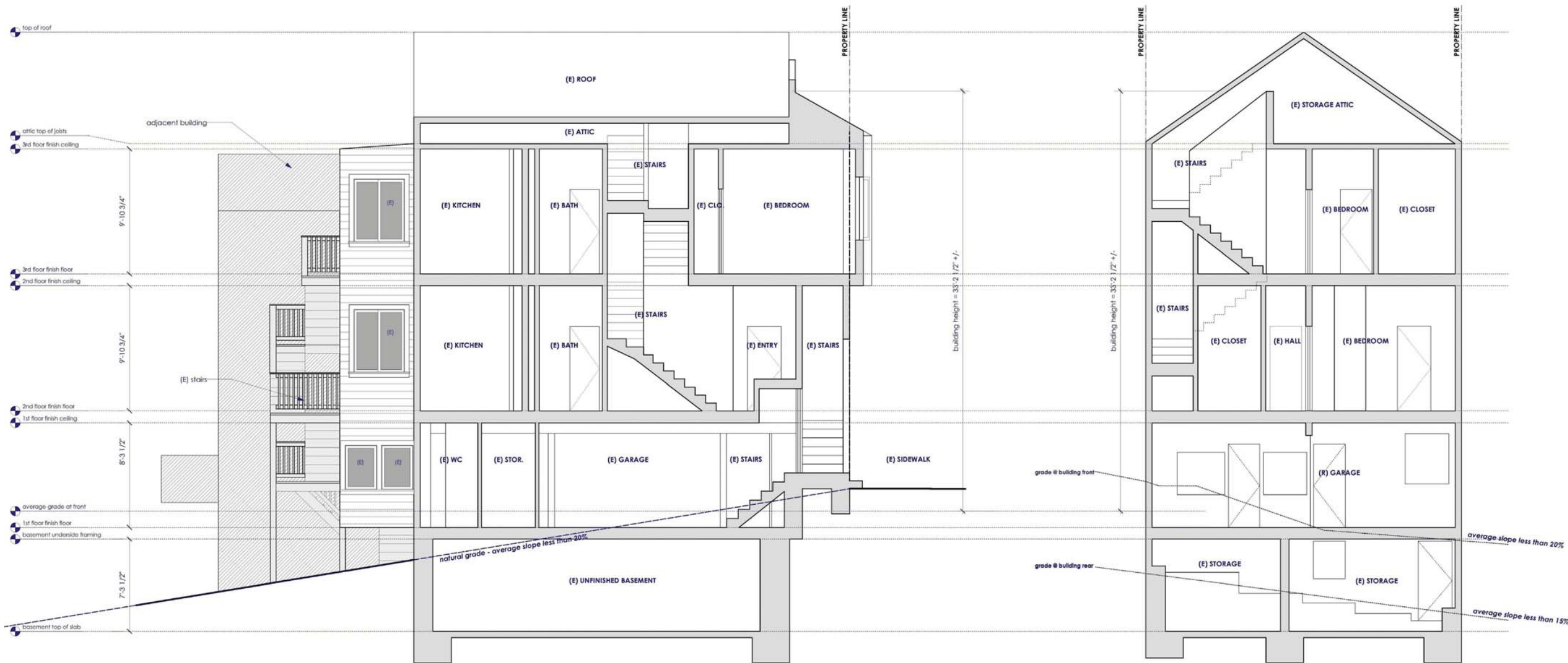


172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE
29-31 HATTIE STREET

EXISTING
ELEVATIONS

Date:	1.15.2016
Scale:	1/4" = 1'-0"
Checked by:	Checker
Drawn by:	Author
Job:	1502



1 (E) longitudinal section
Scale: 1/4" = 1'-0"

2 (E) cross section
Scale: 1/4" = 1'-0"



No.	ISSUES



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

DAY RESIDENCE 29-31 HATTIE STREET

EXISTING SIDE ELEVATION & SECTIONS

Date:	1.15.2016
Scale:	
Checked by:	Checker
Drawn by:	Author
Job:	1502

A10.5

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR SYDNEY DAY AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISAVOWS ANY AND ALL RESPONSIBILITY.

5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

ADJ	ADJACENT BUILDING
BK	BACK OF WALK
BW	BOTTOM OF WALL
CL	CENTER LINE
CNC	CONCRETE
COR	CORNER
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
FF1	FINISHED FLOOR (1ST FLOOR)
FF2	FINISHED FLOOR (2ND FLOOR)
FF3	FINISHED FLOOR (3RD FLOOR)
FF4	FINISHED FLOOR (4TH FLOOR)
FL	FLOW LINE
GB	GRADE BREAK
GND	GROUND
LNDG	LANDING
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
RF	ROOF
RFP	ROOF PEAK
RFPF	ROOF PARAPET
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL

Ø DIAMETER

CS SANITARY SEWER CLEAN OUT/VENT

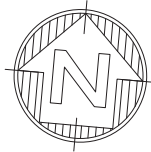
— SIGN

ELEV DESC SPOT ELEVATION

— TREE STUMP

— WATER METER

☆ LIGHT POST



1' 0' 4' 8' 12' 16' 20' 24'
SCALE: 1/8" = 1'-0"

PRELIMINARY FOR REVIEW PURPOSES ONLY

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON AUGUST 31, 2015.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
LOT 022; RECORDED MAY 6, 2013; DOCUMENT NUMBER 2013-J651994-00, ON REEL K890 AT IMAGE 0584.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF HATTIE STREET AND CORBETT AVENUE. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. CC, SURVEY MON IN STREET.
ELEVATION = 242.887'

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE FREDERICK T. SEHER, PLS

LICENSE NO. 6216
LICENSE EXPIRES MARCH 31, 2016

DATE: _____	SEPTEMBER, 2015	△			
SCALE: _____	1" = 8'	△			
DRAWN BY: _____	EF	△			
DRAWING NAME: _____	1905-15	△			
SURVEYED BY: _____	FTS	△			
CHECKED BY: _____	EF	△			
CHECKED BY: _____		△			
NO.	BY	DATE	REVISIONS		



FREDERICK T. SEHER & ASSOCIATES, INC.
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ARCHITECTURAL SITE SURVEY
ASSESSOR'S BLOCK 2657, LOT 022
29-31 HATTIE STREET, SAN FRANCISCO, CA 94114

SHEET	1
OF 1 SHEETS	
JOB NO. :	1905-15