



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 12, 2015

Date: November 5, 2015
Case No.: **2015-001547CUA**
Project Address: **355 Laguna Street**
Zoning: RTO (Residential, Transit Oriented)
40-X Height and Bulk District
Block/Lot: 0840/001
Project Sponsor: Serina Calhoun
Syncopated Architecture
657 Fillmore Street
San Francisco, CA, 94111
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to convert six ground floor garage parking spaces into two new dwelling units in the existing nine-unit residential building. The project utilizes existing space and does not include any physical expansion to the building. The garage openings will be filled in and replaced with windows compatible with the existing façade. The curb cuts for the six garage driveways will be removed, returning some street parking to the block.

SITE DESCRIPTION AND PRESENT USE

The project site is located at the southwest corner of Laguna and Oak Streets in the Western Addition neighborhood, Assessor's Block 0840, Lot 001. The parcel is approximately 2,247 square feet in area and is occupied by a four-story residential building constructed circa 1925. The building currently contains nine dwelling units and six garage parking spaces on the ground floor. A new roof deck, approved under Building Permit number 2015.05.12.6087, is under construction and will provide open space for use by the existing and proposed dwelling units.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the southwest corner of Laguna and Oak Streets. The surrounding development primarily consists of residential buildings, with some incidental commercial and institutional uses scattered throughout. The scale of development in the area consists of a mix of two- to four-story structures mostly built in the early 1900s. The RTO Zoning District is intended to recognize, protect, conserve, and enhance areas characterized by a mixture of houses and apartment buildings,

covering a range of densities and building forms. The surrounding zoning is primarily named and unnamed Neighborhood Commercial Transit (NCT) Districts and moderate scale Residential districts.

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	October 23, 2015	October 21, 2015	22 days
Posted Notice	20 days	October 23, 2015	October 23, 2015	20 days
Mailed Notice	10 days	November 2, 2015	November 2, 2015	10 days

The proposal does not require a Section 311 neighborhood notification.

PUBLIC COMMENT

- To date, the Department has not received any public comment regarding the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The proposal requires substantial façade alterations to a known historic resource (Category A). An Historic Resource Evaluation has been conducted and the proposed design has been determined to be consistent with the Secretary of the Interior's standards.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow increased residential density beyond what it is principally permitted in the RTO (Residential, Transit Oriented) Zoning District, pursuant to Planning Code Sections 209.3 and 303.

BASIS FOR RECOMMENDATION

- The project increases residential density and eliminates off-street parking in a zoning district specifically intended for development of this nature.
- The project will remove existing curb cuts for six garages, creating new on-street parking and improving safety for pedestrians.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Executive Summary
November 12, 2015

CASE NO. 2015-001547CUA
355 Laguna Street

Block Book Map
Sanborn Map
Aerial Photographs
Site Photographs
CEQA Environmental Determination
Reduced Plans

Attachment Checklist

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

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

WF
Planner's Initials



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

HEARING DATE: NOVEMBER 12, 2015

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3 AND 303 OF THE PLANNING CODE TO ALLOW INCREASED RESIDENTIAL DENSITY BEYOND WHAT IS PRINCIPALLY PERMITTED IN THE RTO (RESIDENTIAL, TRANSIT ORIENTED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 11, 2015, Serina Calhoun (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 209.3 and 303 to add two additional dwelling units to an existing nine-unit residential building within the RTO (Residential, Transit Oriented) Zoning District and a 40-X Height and Bulk District.

On November 12, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-001547CUA.

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. 2015-001547CUA, 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.** The project site is located at the southwest corner of Laguna and Oak Streets in the Western Addition neighborhood, Assessor's Block 0840, Lot 001. The parcel is approximately 2,247 square feet in area and is occupied by a four-story residential building constructed circa 1925. The building currently contains nine dwelling units and six garage parking spaces on the ground floor. A new roof deck, approved under Building Permit number 2015.05.12.6087, is under construction and will provide open space for use by the existing and proposed dwelling units.
3. **Surrounding Neighborhood.** The project site is located at the southwest corner of Laguna and Oak Streets. The surrounding development primarily consists of residential buildings, with some incidental commercial and institutional uses scattered throughout. The scale of development in the area consists of a mix of two- to four-story structures mostly built in the early 1900s. The RTO Zoning District is intended to recognize, protect, conserve, and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms. The surrounding zoning is primarily named and unnamed Neighborhood Commercial Transit (NCT) Districts and moderate scale Residential districts.
4. **Project Description.** The project sponsor proposes to convert six ground floor garage parking spaces into two new dwelling units in the existing nine-unit residential building. The project utilizes existing space and does not include any physical expansion to the building. The garage openings will be filled in and replaced with windows compatible with the existing façade. The curb cuts for the six garage driveways will be removed, returning some street parking to the block.
5. **Public Comment.** The Planning Department has not received any public comment regarding the proposed project.

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

A. Residential Density. One dwelling unit is principally permitted in the RTO Zoning District for every 600 square feet of lot size. A Conditional Use authorization is required to allow additional density. The Planning Code does not quantify the maximum number of dwelling units that can be approved via Conditional Use authorization in the RTO Zoning District. Instead, density is limited by area plans, applicable design guidelines and by the development standards of the district, such as setback, open space and exposure requirements.

The subject parcel is approximately 2,247 square feet which allows up to four dwelling units as-of-right. The proposed additional units meet all applicable provisions of the Market and Octavia Area Plan, the Residential Design Guidelines, and the development standards of the RTO zoning district.

B. Open Space. The RTO Zoning District requires 100 square feet of open space per dwelling unit if private or 133 square feet per unit if common.

The proposed project requires 266 square feet of common open space for the two new units. A Building Permit (2015.05.12.6087) has been approved for the construction of a 350 square-foot roof deck.

C. Conditional Use Authorization. Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project does comply with said criteria in that:

- i. 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 project is desirable because it increases the density in a district intended for higher residential densities, without expanding the building envelope. The conversion of garage space to habitable space is consistent with the transit-oriented nature of the RTO Zoning District.

- ii. 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:

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

The size and shape of the site and the size, shape and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

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

The project will not affect public transit or overburden the existing supply of parking in the neighborhood. This area is well serviced by transit, including Muni bus lines 6, 7, 21, 47, 49, and all light-rail lines.

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

The project will not produce noxious or offensive emissions related to noise, glare and dust.

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

The proposal does not include any changes to landscaping, screening, or open spaces. A roof deck, approved under Building Permit Application number 2015.05.12.6087, will provide quality open space designed to maximize privacy for both the subject and abutting properties.

- vi. 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.

- vii. That the use as proposed would provide development that is in conformity with the purpose of the applicable use district.

The proposed project is consistent with the stated purpose of the RTO Zoning District in that it enhances the transit-oriented nature of the district by increasing residential density and removing off-street parking. The subject site is well served by public transportation.

- 7. **Market and Octavia Area Plan Compliance.** The project is consistent with the Objectives and Policies of the Market and Octavia Area Plan, as described below.

LAND USE AND URBAN FORM

Objectives and Policies

OBJECTIVE 1.2:

ENCOURAGE URBAN FORM THAT REINFORCES THE AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 1.2:

Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

The proposed project will maximize housing opportunities by providing additional dwelling units in an existing building without the need to physically expand the structure.

HOUSING

Objectives and Policies

OBJECTIVE 2.2:

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

Policy 2.2.1:

Eliminate housing density maximums close to transit and services.

The RTO Zoning District eliminates residential density maximums, upon approval of a Conditional Use. The increased residential density proposed is consistent with this policy and the intent of the RTO Zoning District.

Policy 2.2.2:

Ensure a mix of unit sizes in built in new development and is maintained in existing housing stock.

The two additional units proposed consist of one one-bedroom unit and one two-bedroom unit.

Policy 2.2.3:

Eliminate residential parking requirements and introduce a maximum parking cap.

The RTO Zoning District eliminates residential parking requirements and introduces a maximum parking cap. Removal of the existing parking spaces is consistent with this policy and the intent of the RTO Zoning District.

Policy 2.2.5:

Encourage additional units in existing buildings.

The proposed project will provide two additional dwelling units within an existing building.

BALANCING TRANSPORTATION CHOICES

Objectives and Policies

OBJECTIVE 2.2:

DEVELOP AND IMPLEMENT PARKING POLICIES FOR AREAS WELL SERVED BY PUBLIC TRANSIT THAT ENCOURAGE TRAVEL BY PUBLIC TRANSIT AND ALTERNATIVE TRANSPORTATION MODES AND REDUCE TRAFFIC CONGESTION.

Policy 5.2.1:

Eliminate minimum off-street parking requirements and establish parking caps for residential and commercial parking.

The RTO Zoning District eliminates residential parking requirements and introduces a maximum parking cap. Removal of the existing parking spaces is consistent with this policy and the intent of the RTO Zoning District.

Policy 5.5.2:

Provide secure and convenient bicycle parking throughout the area.

The proposed project will provide two Class 1 bicycle parking facilities, as required by Planning Code Section 155.2.

8. **General Plan Compliance.** The project is consistent with the Objectives and Policies of the General Plan, as described below.

HOUSING

Objectives and Policies

OBJECTIVE 11:

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

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed residential density is consistent with the multi-family character of the neighborhood as well as the intent of the RTO Zoning District.

Policy 11.7:

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The subject building has been identified as a Category A historic resource. An Historic Resource Evaluation was conducted to ensure that the proposed scope of work is consistent with the Secretary of the Interior's standards.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The proposed project is located in a transit oriented zoning district and is well served by public transportation, including Muni bus lines 6, 7, 21, 47, 49, and all light-rail lines.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

The proposed project will provide two Class 1 bicycle parking facilities, as required by Planning Code Section 155.2.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. 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 proposal will add new residents to the district, thereby generally contributing to the economic vitality of existing 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 would not physically expand the existing structure. Façade alterations have been determined to be consistent with the Secretary of the Interior's standards.

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

The project would not have any effect on the City's supply of affordable housing.

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

The project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The project site is well-served by public transit, including Muni bus lines 6, 7, 21, 47, 49, and all light-rail lines.

- 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.

This proposal will not affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building has been identified as a Category A historic resource. An Historic Resource Evaluation was conducted to ensure that the proposed scope of work is consistent with the Secretary of the Interior's standards.

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

The project will have no negative effect on existing parks and open spaces.

- I. 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 proposal will not affect the existing mix of neighborhood-serving retail uses or future opportunities for resident employment.

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. 2015-001547CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 11, 2015, 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 November 12, 2015.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 12, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow two additional dwelling units in an existing nine-unit residential building, located at 355 Laguna Street, Block 0840, Lot 001 pursuant to Planning Code Sections 209.3 and 303 within the **RTO (Residential, Transit Oriented) Zoning District** and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 11, 2015** and stamped "EXHIBIT B" included in the docket for Case No. **2015-001547CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 12, 2015** under Motion No. **XXXXX**. 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 **November 12, 2015** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXX** 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

PARKING AND TRAFFIC

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

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

PROVISIONS

6. **Market Octavia Community Improvements Fund.** Pursuant to Planning Code Section 421, the Project Sponsor shall comply with the Market Octavia Community Improvements Fund provisions through payment of an Impact Fee in full to the Treasurer, or the execution of a Waiver Agreement, or an In-Kind agreement approved as described per Planning Code Section 421 (formerly 326) prior to the issuance by Department of Building Inspection of the construction document for the development project.

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

OPERATION

7. **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>

MONITORING - AFTER ENTITLEMENT

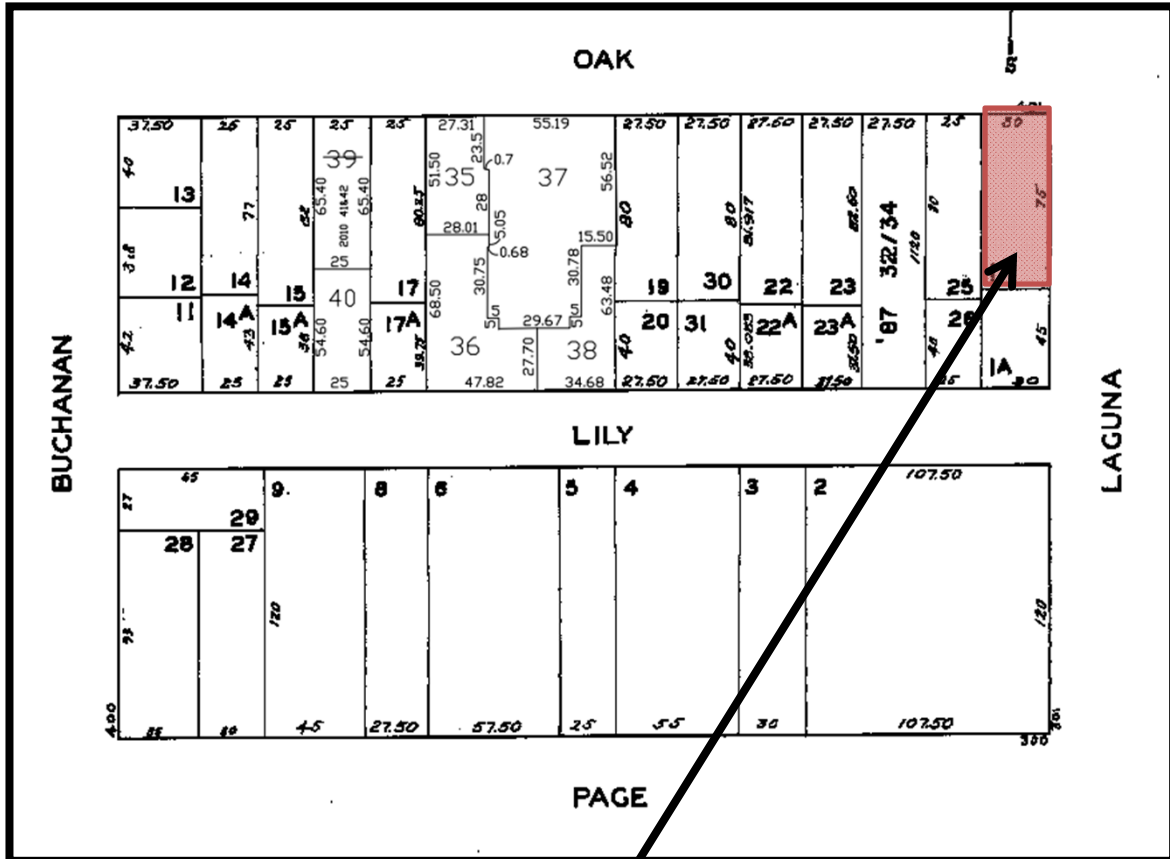
8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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

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

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

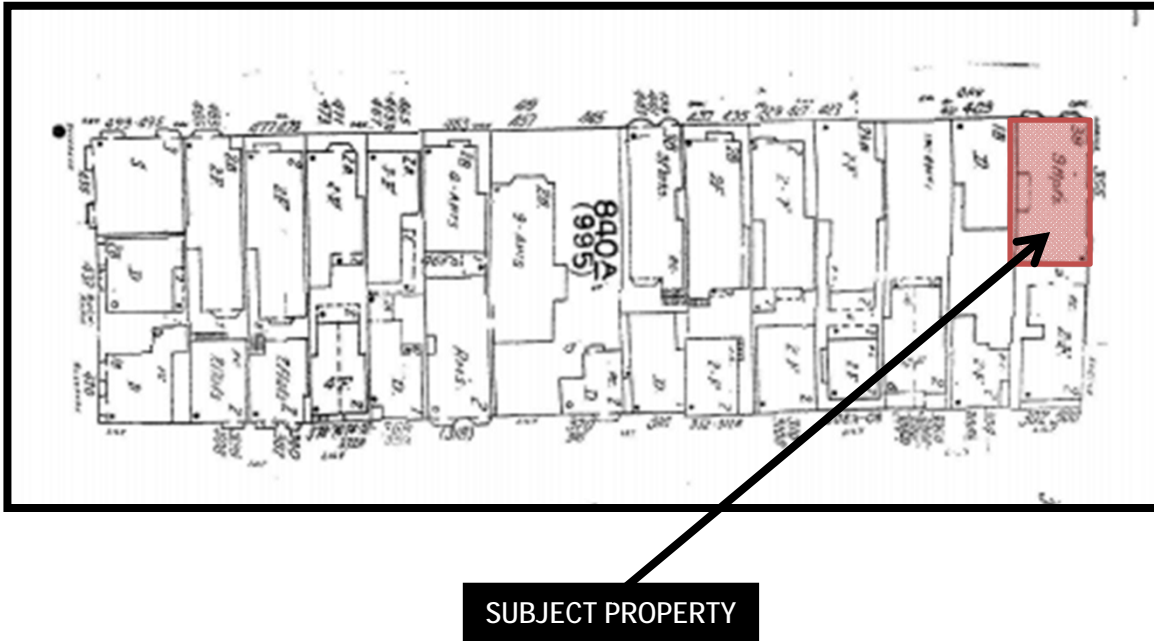
Block Book Map



SUBJECT PROPERTY



Sanborn Map*



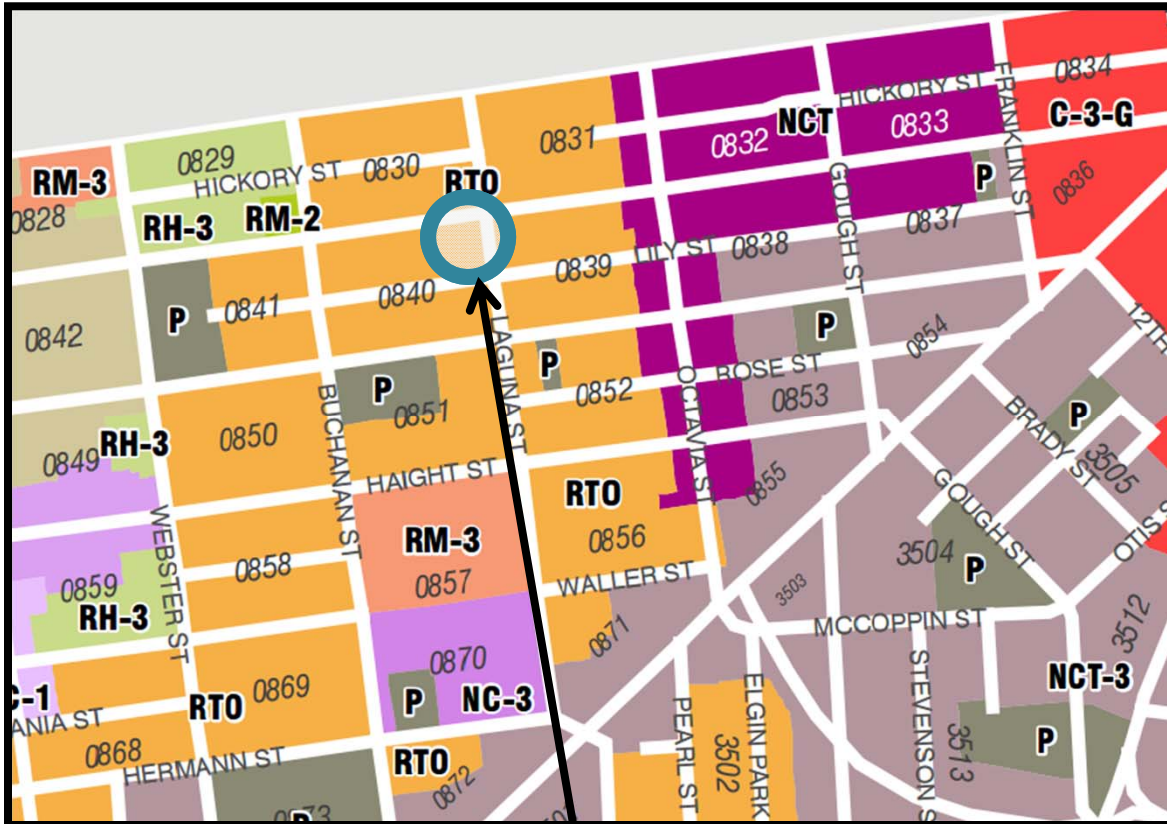
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-001547CUA
355 Laguna Street
Block 0840 Lot 001

Zoning Map



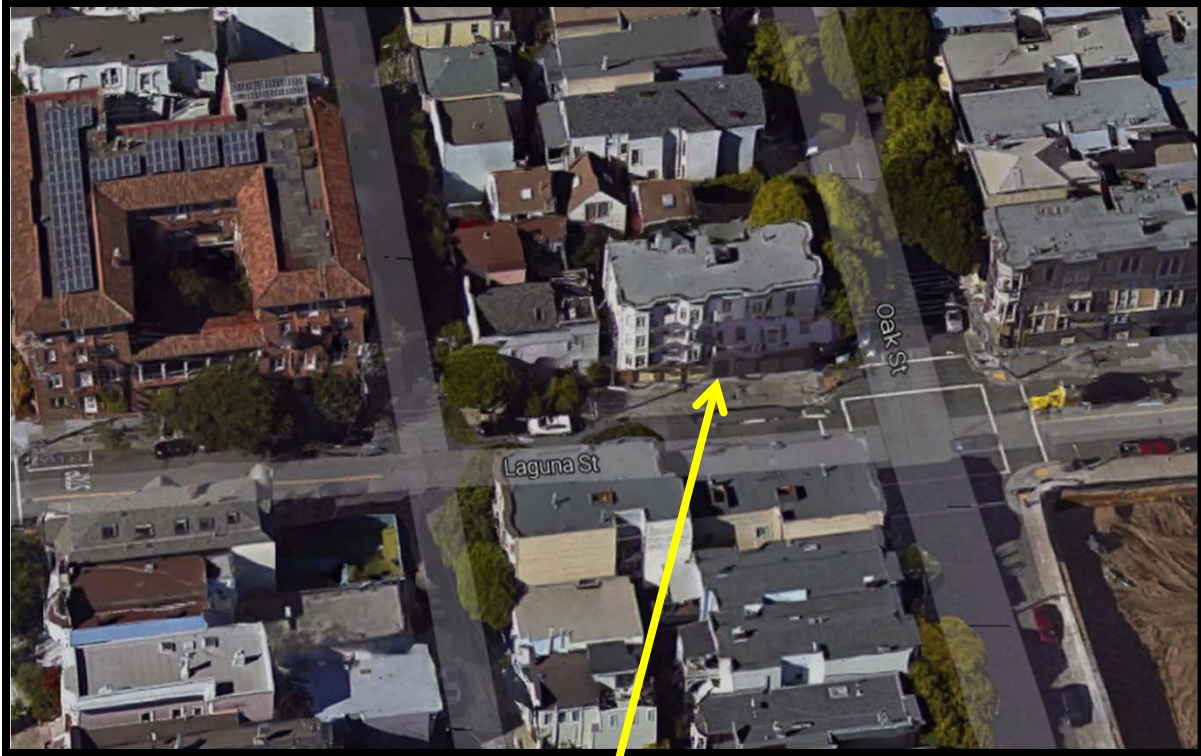
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-001547CUA
355 Laguna Street
Block 0840 Lot 001

Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-001547CUA
355 Laguna Street
Block 0840 Lot 001

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2015-001547CUA
355 Laguna Street
Block 0840 Lot 001



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
355 Laguna Street		0840/001	
Case No.	Permit No.	Plans Dated	
2015-001547ENV		04/16/2015	
<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. Convert six vehicle spaces into two dwelling units at ground floor of existing building that contains nine residences and six vehicle parking spaces. Add roof deck.			

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 checked="" 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 checked="" 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): Jean Poling  <small>Digitally signed by Jean Poling DN: cn=Jean Poling, ou=CEQA/Planning, ou=Environmental Planning, ou=Jean Poling, email=jean.poling@sf.gov, o=sf Date: 2015.07.21 14:50:00 -0700</small>	
Enrolled in DPH Article 38 program. Project will follow recommendations of 7/9/15 SM&W environmental noise report.	

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 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 checked="" 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): The project would alter a non-contributing building within the Hayes Valley Residential Historic District. The project would replace six garage openings at the ground floor with windows that are in keeping with the building's style and residential use. The work would not affect any contributing features of the district and would not harm significantly change the appearance of the subject building.
<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):	
Preservation Planner Signature: Shelley Caltagirone <small>Digitally signed by Shelley Caltagirone DN: cn=Shelley Caltagirone, o=CityPlanning, ou=Current Planning, email=shelley.caltagirone@sfgov.org Date: 2015.09.16 17:21:39 -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: Wayne Farrens	Signature: Wayne A. Farrens <small>Digitally signed by Wayne A. Farrens DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Wayne A. Farrens, email=Wayne.Farrens@sfgov.org Date: 2015.09.17 14:00:02 -0700</small>
	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.	
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:

355 Laguna Street

Installation of (2) New Residential Units

[illegible]

355 Laguna Street
San Francisco, CA



355 Laguna Street
San Francisco, CA
PROJECT NO. 14-44

DATE	SET ISSUE
04-16-2015	SITE PERMIT SUBMITTAL
06-18-2015	STREET TREE SUBMITTAL
06-18-2015	PLANNING RESPONSE-ROOF
09-08-2015	PLANNING RESPONSE-PRES.

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

COVER SHEET

A.O.O



355 Laguna Street
San Francisco, CA



355 Laguna Street
San Francisco, CA
PROJECT NO. 14-44

DATE	SET/ISSUE
04-16-2015	SITE PERMIT SUBMITTAL
06-16-2015	STREET TREE SUBMITTAL
06-16-2015	PLANNING RESPONSE/ROOF
09-04-2015	PLANNING RESPONSE/PRES.

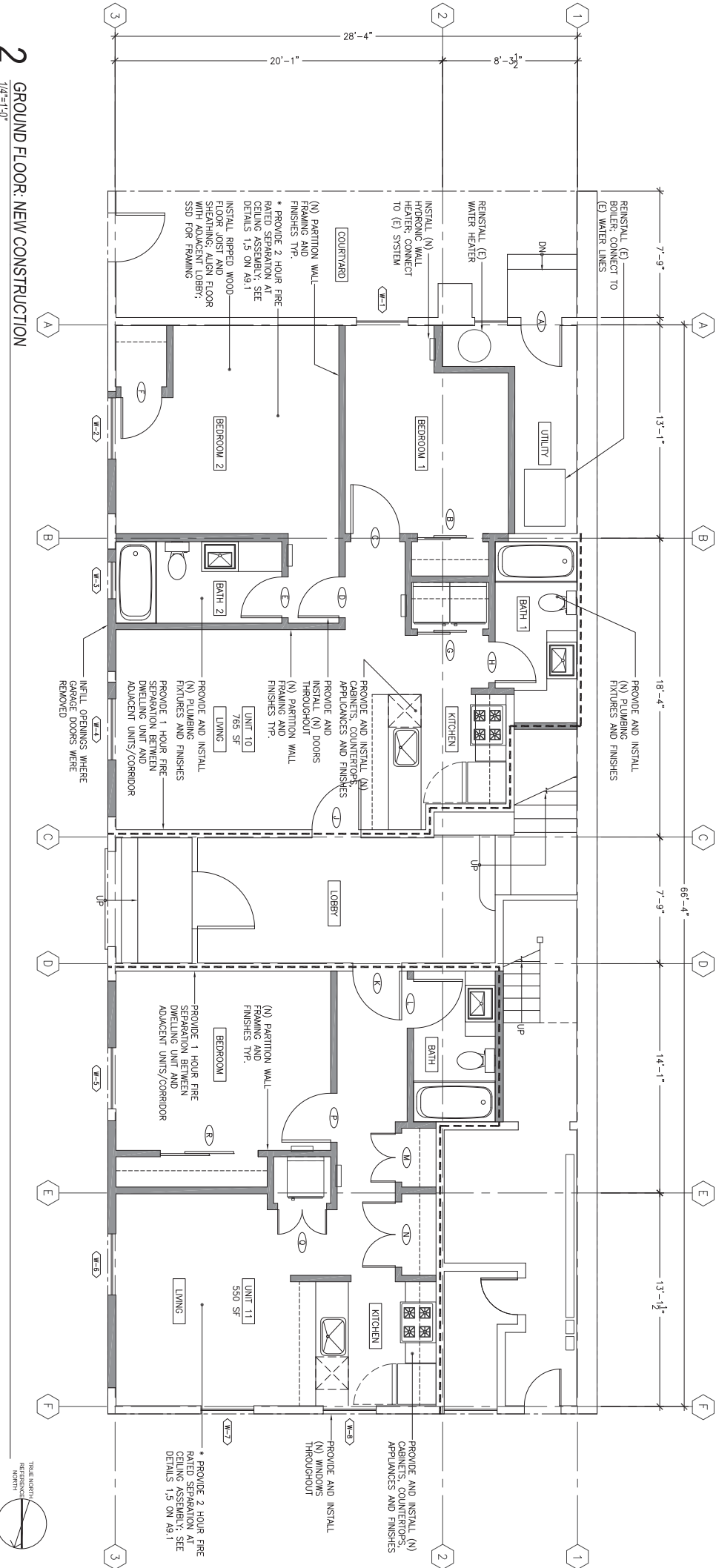
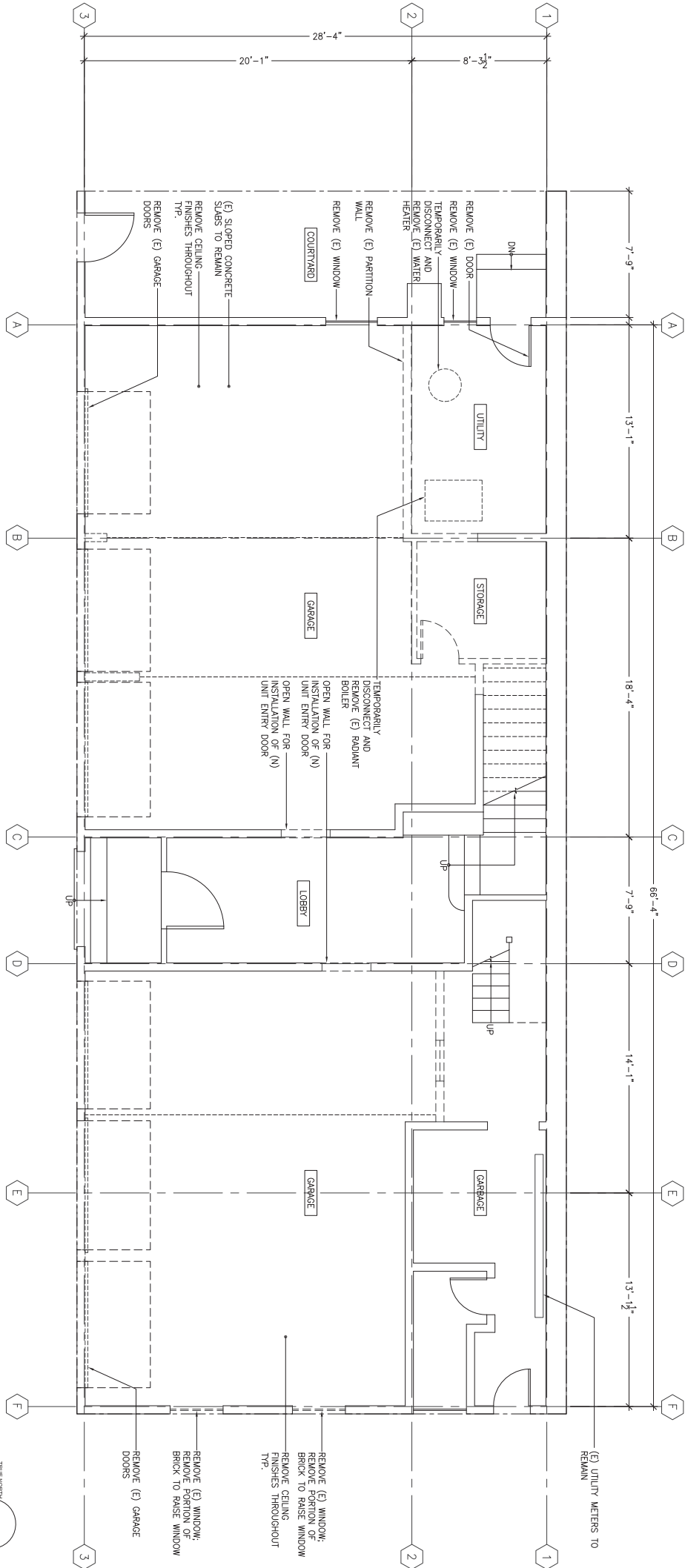
CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@synccdn.com

SCALE: 1/4" = 1'-0"

GROUND FLOOR:
DEMOLITION &
NEW CONSTR.

A2.1

GENERAL
FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS NOT ALL PILING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN. CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY. CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM. WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OR ORDERING ANY MATERIALS
DIMENSION NOTES
1. DIMENSIONS ARE TO FACE OF STUD U.N.O.
DEMOLITION NOTES
PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION. OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN
NEW CONSTRUCTION NOTES
WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS: PROVIDE R-13 INSULATION MIN. ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES. CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS NEW FIRE SPRINKLERS SHALL BE INSTALLED THROUGHOUT ENTIRE GROUND FLOOR. CONTRACTOR SHALL OBTAIN SEPARATE PERMIT FOR FIRE SPRINKLER WORK.





355 Laguna Street San Francisco, CA



355 Laguna Street
San Francisco, CA
PROJECT NO. 1444

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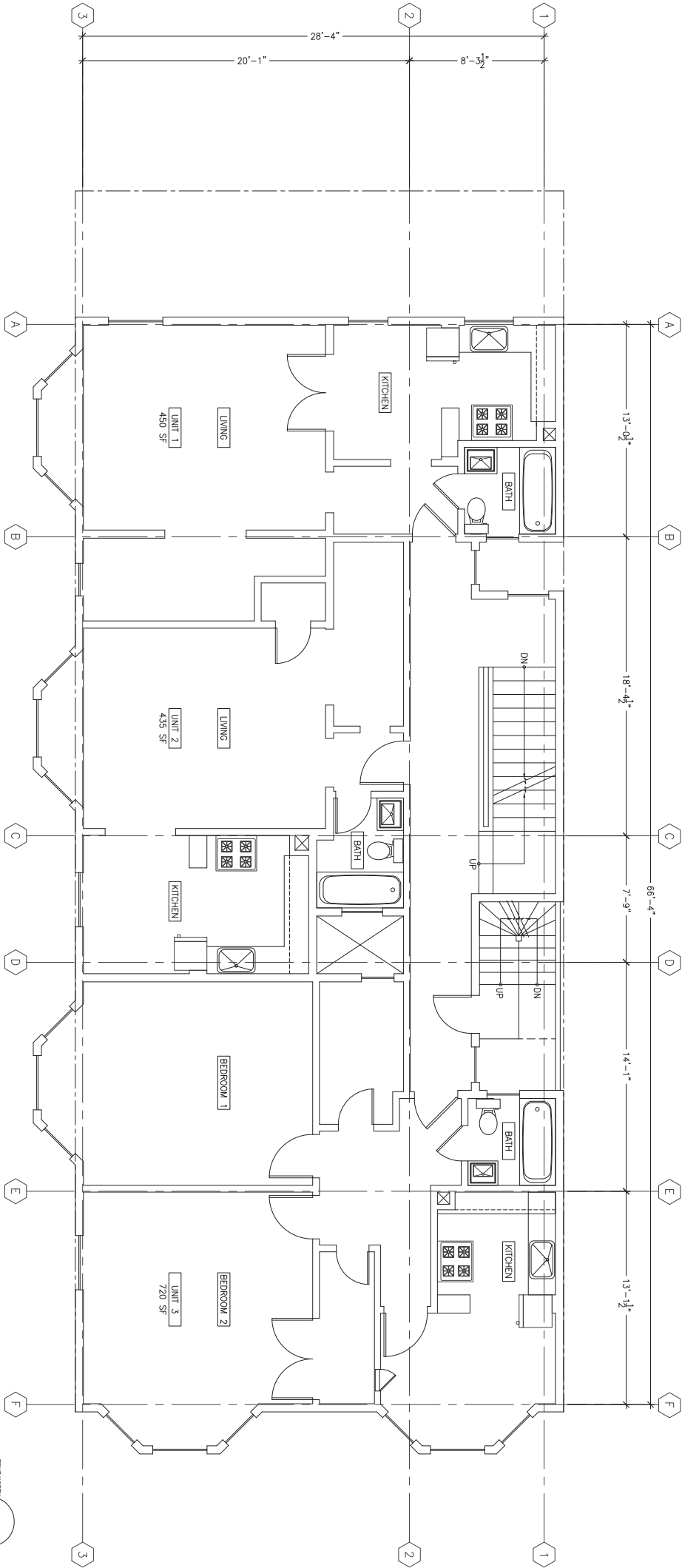
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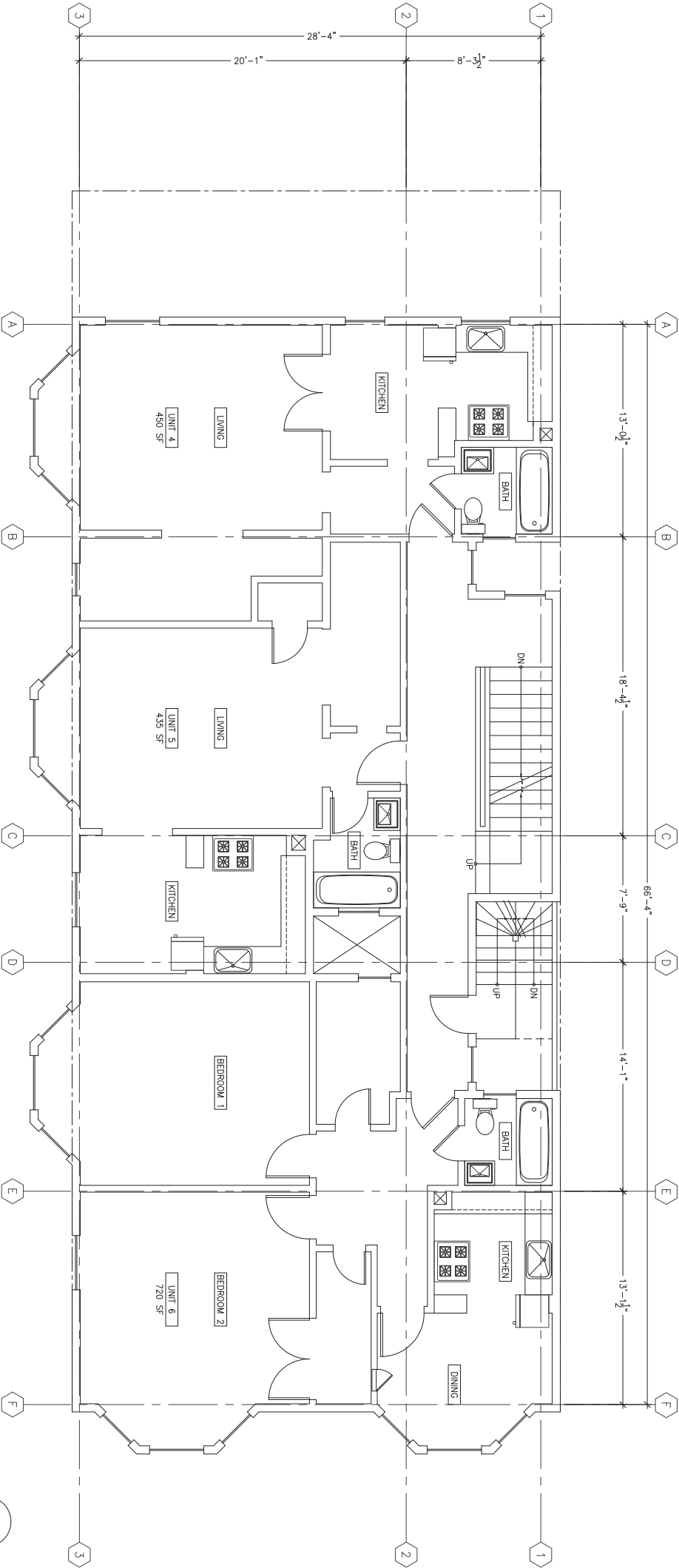
EXISTING:
SECOND &
THIRD FLOOR

A2.2

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NEW FIRE SPRINKLERS SHALL BE INSTALLED THROUGHOUT ENTIRE GROUND FLOOR. CONTRACTOR SHALL OBTAIN SEPARATE PERMIT FOR FIRE SPRINKLER WORK.



1 SECOND FLOOR: NO WORK (REFERENCE ONLY)
1/4"=1'-0"



2 THIRD FLOOR: NO WORK (REFERENCE ONLY)
1/4"=1'-0"



355 Laguna Street San Francisco, CA



355 Laguna Street
San Francisco, CA
PROJECT NO. 1444

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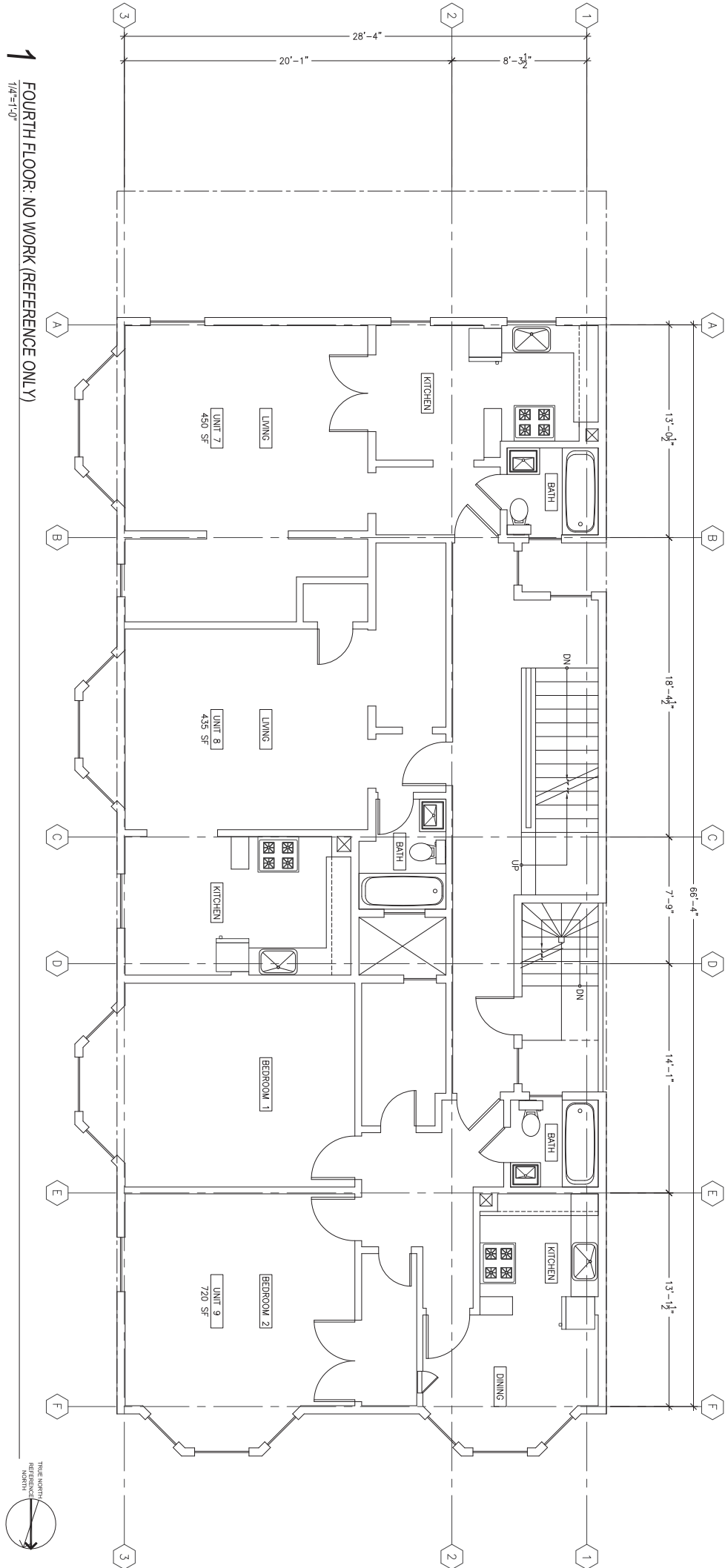
SCALE: 1/4" = 1'-0"

EXISTING:
FOURTH FLOOR
& ROOF PLAN

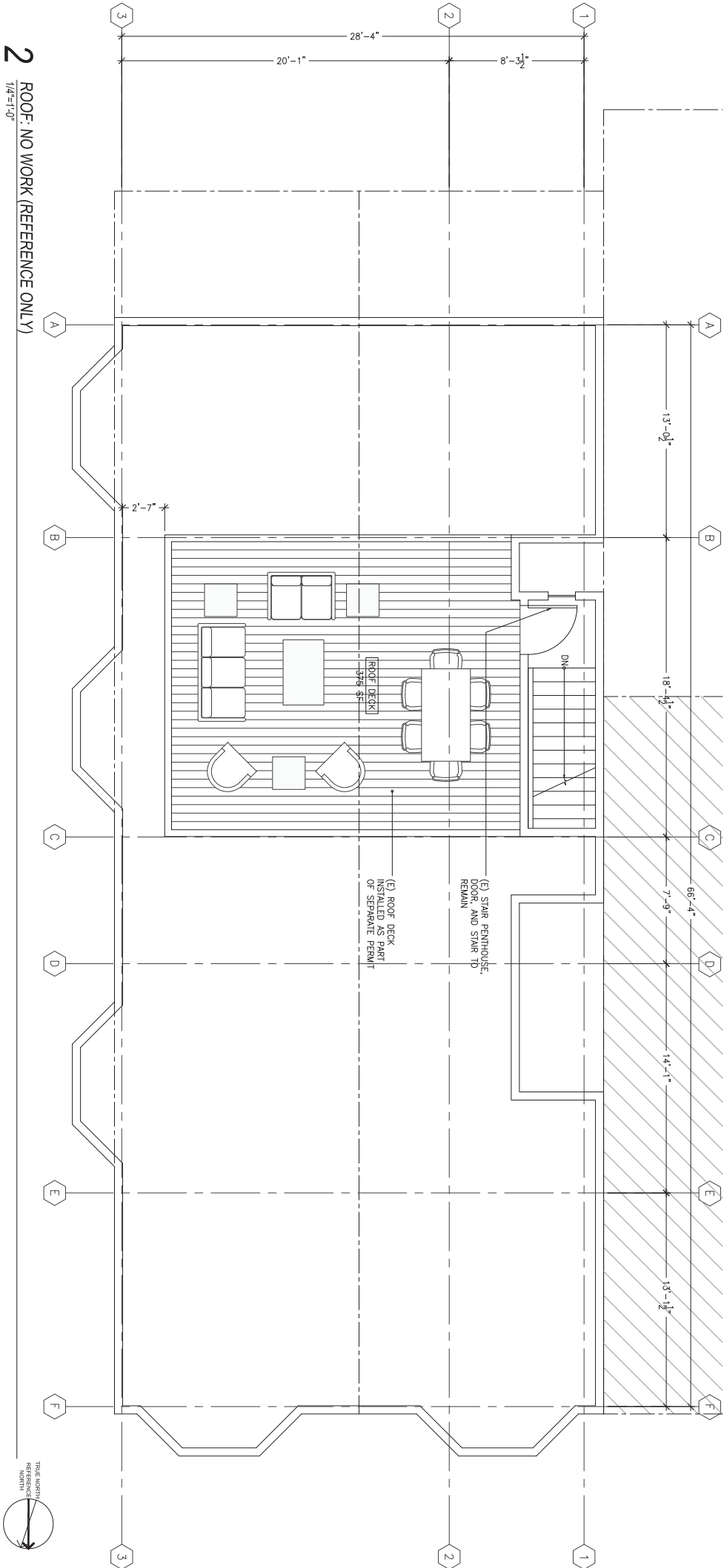
A2.3

GENERAL
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1 FOURTH FLOOR: NO WORK (REFERENCE ONLY)
1/4"=1'-0"



2 ROOF: NO WORK (REFERENCE ONLY)
1/4"=1'-0"





355 Laguna Street

San Francisco, CA



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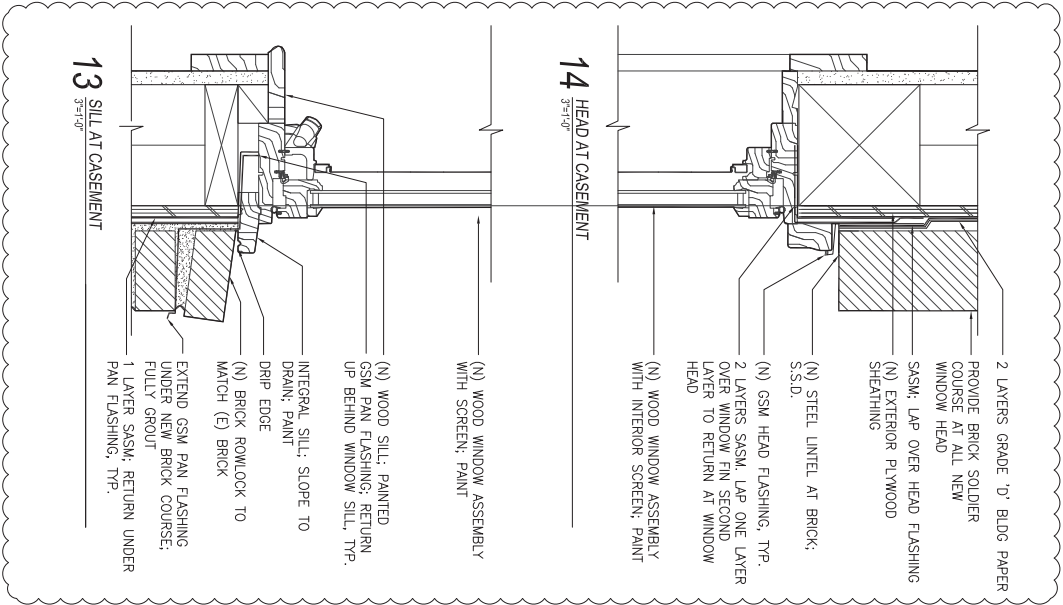
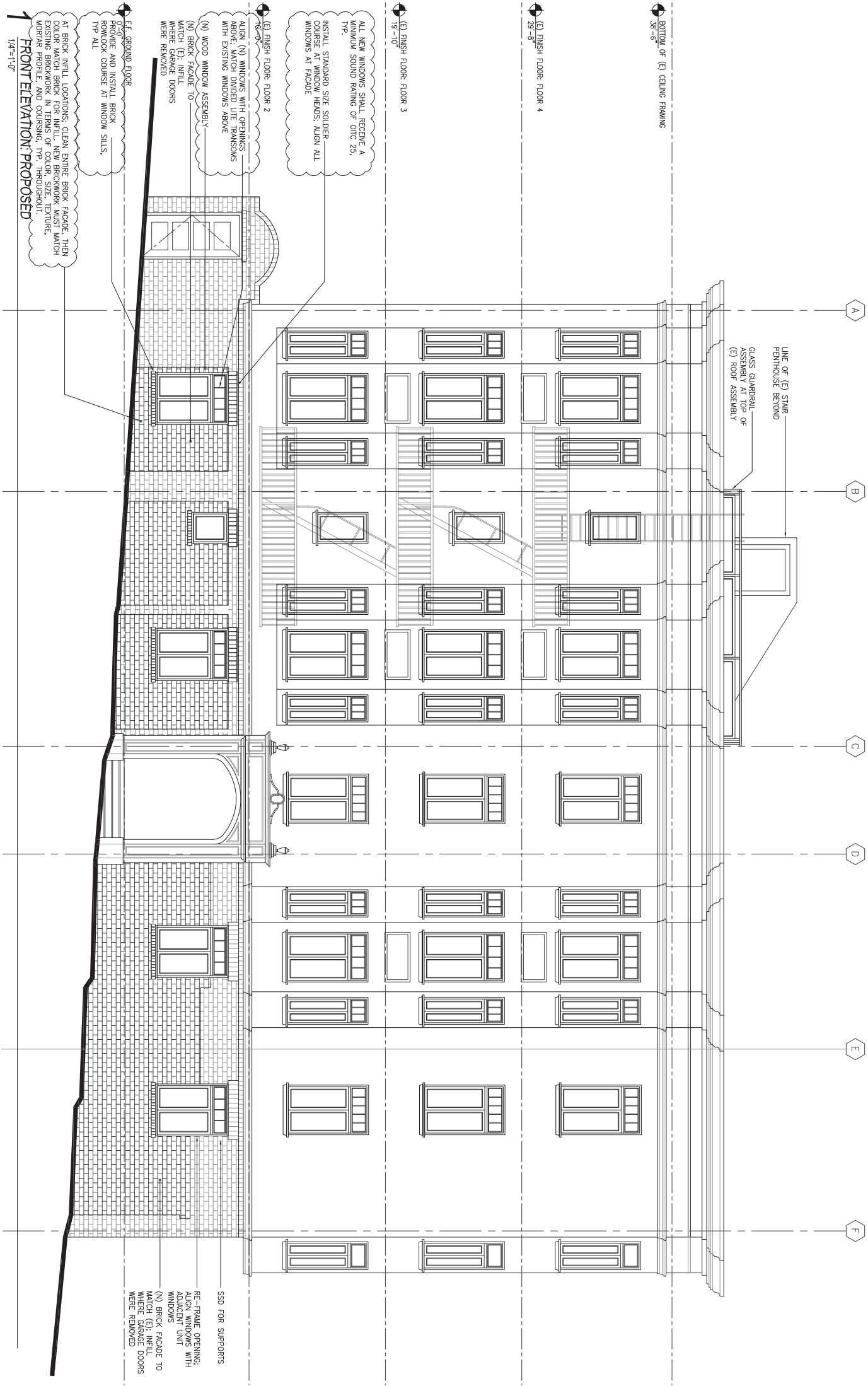
CONTACT:

SERINA CALHOUN
(415) 558-8943 P
serina@syn-cadri.com

SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

A3.2





09-08-2015 PLANNING RESPONSE-PRES

CONTACT:

SERINA CALHOUN

serina@sync-arch.com

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A3.3