



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 05/03/2018

CONTINUED FROM: 03/22/2018

Record No.: **2015-003800CUA/VAR**
Project Address: **1100 POTRERO AVE**
Zoning: RH-3 (Residential- House, Three Family) Zoning District
55-X Height and Bulk District
Calle 24 Special Use District
Mission Alcoholic Beverage Special Use District
Block/Lot: 4211/001
Applicant: Mark Topetcher,
Topetcher Architecture Inc.
828 Divisadero Street
San Francisco, CA 94117
Staff Contact: Doug Vu – (415) 575-9120
doug.vu@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes the demolition of a non-historic gabled addition, roofed carport and storage shed that are accessory to a former gas station, and the new construction of a detached four-story, 47-feet tall and 7,793 square feet (sq. ft.) building that would contain 494 sq. ft. of commercial use at the ground floor, 7,299 sq. ft. for four dwelling units with a mix of one two-bedroom and three three-bedroom units, 1,524 sq. ft. of usable open space, four Class 1 bicycle parking spaces, and a 428 sq. ft. four-car garage. The historic gas station building will be rehabilitated in place and used as a café or eating establishment in conjunction with the newly constructed ground floor commercial space.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization, pursuant to Planning Code Sections 207, 209.1 and 303, to construct up to one dwelling unit for every 1,000 square feet of lot area for the project involving the demolition of non-historic accessory structures to a former gas station, and the new construction of a detached four-story, 47-feet tall and 7,793 sq. ft. building that would contain 494 sq. ft. of commercial use at the ground floor and four dwelling units with a mix of one two-bedroom and three three-bedroom units, 1,524 sq. ft. of private open space, four Class 1 bicycle parking spaces, and a four-car garage.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received communication regarding the Project and its impact on the historic former gas station. The Project Sponsor has conducted additional community outreach with several neighbors and the Calle 24 Latino Cultural District as recently as April 2018.
- **Residential Density.** Code Section 209.1 allows up to one dwelling unit per 1,000 square feet of lot area with a Conditional Use Authorization, and under Planning Code Section 207(b)(1), a remaining fraction of one-half or more of the minimum of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.
- **Rear Yard Variance.** Planning Code Section 134(c)(4)(A) requires the forward edge of the rear yard on a corner lot to be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building, which is 34-feet 6-inches for the property at 1106-1108 Potrero Avenue. The project proposes a 23-foot rear yard that requires the approval of a variance by the Zoning Administrator, who will consider this request immediately following the hearing for this Conditional Use Authorization.
- **Historic Preservation.** The proposed building would be detached from the historic gas station and porte-cochere, which will be rehabilitated in-place with a new café, eating establishment or other compatible use that will protect its historic integrity and comply with Planning Code Section 186 for limited commercial nonconforming uses.
- **Mission Action Plan 2020.** The project site is located within the area of the ongoing Mission Action Plan 2020 ("MAP2020"). MAP 2020 is a collaboration initiated by the community, between community organizations and the City of San Francisco, to create and preserve affordable housing and bring economic stability to the Mission. The goal is to retain and attract low to moderate income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic and cultural diversity of the Mission neighborhood.

Community organizations initiated the plan given the loss and displacement trends of low to moderate income residents, community-serving businesses, artists, and nonprofits affecting the neighborhood due to the affordability crisis. Some of the concerns community representatives involved in MAP2020 and other community organizing efforts, such as the proposed moratoriums earlier this year, relate to the role market-rate projects could play in exacerbating the direct or indirect displacement and gentrification of this historically working-class neighborhood. Community advocates would like more scrutiny and examination of what these potential effects are, and for market-rate projects to contribute to the solutions, to neighborhood stabilization, and to minimize any potential displacement.

These community concerns gave rise, in part, to the Mission Interim Zoning Controls while permanent solutions and controls are drafted. Interim zoning controls are intended to provide the Commission with additional information to consider in its deliberation related to a project's contribution to the goals of neighborhood stabilization, and whether they are addressing any potential negative effects such as direct displacement of residents or businesses. Currently, the interim zoning controls, as recently adopted by the Board of Supervisors and in effect until April

19, 2019, apply to the merger of storefronts and the establishment of Restaurants within the Mission Interim Control Area. The MAP2020 was endorsed by the Planning Commission on March 2, 2017. Additional information on the neighborhood trends and the MAP2020 process can be found at: <http://sf-planning.org/mission-action-plan-2020>

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and Mission Area Plan. It is an appropriate in-fill development that will add four new family-sized dwelling units to the City's housing stock and permits the continuation of a limited commercial nonconforming use. The Project's design is compatible with the pattern of residential development in the neighborhood, and will not cause a significant unavoidable impact to the identified historic resource at 1100 Potrero Avenue. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MAY 3, 2018

1650 Mission St.
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Case No.: **2015-003800CUA**
Project Address: **1100 Potrero Avenue**
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55-X Height and Bulk District
Calle 24 Special Use District
Mission Alcoholic Beverage Special Use District
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT PLANNING CODE SECTIONS 207, 209.1 AND 303 TO CONSTRUCT UP TO ONE DWELLING UNIT PER 1,000 SQUARE FEET OF LOT AREA FOR THE CONSTRUCTION OF A NEW DETACHED, FOUR-STORY, 47-FEET TALL AND 7,793 SQUARE FEET BUILDING CONTAINING 494 SQUARE FEET OF GROUND FLOOR COMMERCIAL USE, 7,299 SQUARE FEET FOR FOUR DWELLING UNITS, 1,524 SQUARE FEET OF PRIVATE OPEN SPACE, FOUR CLASS 1 BICYCLE SPACES AND A 428 SQUARE FEET FOUR-CAR GARAGE LOCATED AT 1100 POTRERO AVENUE, LOT 001 IN ASSESSOR'S BLOCK 4211, WITHIN AN RH-3 (RESIDENTIAL - HOUSE, THREE-FAMILY) ZONING DISTRICT, A 55-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 1 2017, Mark Topetcher of Topetcher Architecture Inc. (hereinafter "Project Sponsor"), filed Application No. 2015-003800CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to construct a detached four-story, 47-feet tall and 7,793 sq. ft. building that would contain 494 sq. ft. of commercial use at the ground floor and four 7,299 sq. ft. for four dwelling units with a mix of one two-bedroom and three three-bedroom units, 1,524 sq. ft. of private open space, four Class 1 bicycle parking spaces, and a 428 sq. ft. four-car garage (hereinafter "Project") at 1100 Potrero Avenue, Block 4211 and Lot 001 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2015-003800CUA at 1650 Mission Street, Suite 400, San Francisco, California.

On March 22, 2018, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-003800CUA and continued the hearing to May 3, 2018.

On May 3, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-003800CUA.

On April 26, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 03 and Class 31 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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 Authorization as requested in Application No. 2015-003800CUA, 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 includes the demolition of a non-historic gabled addition, roofed carport and storage shed that are accessory to a former gas station, and the new construction of a detached four-story, 47-feet tall and 7,793 sq. ft. building that would contain 494 sq. ft. of commercial use at the ground floor, 7,299 sq. ft. for four dwelling units with a mix of one two-bedroom and three three-bedroom units, 1,524 sq. ft. of private open space, four Class 1 bicycle parking spaces, and a 428 sq. ft. four-car garage. The historic gas station building will be rehabilitated in-place and used as a café or eating establishment in conjunction with the newly constructed ground floor commercial space.
3. **Site Description and Present Use.** The Project Site measures 3,500 sq. ft. and is located on the southwest corner of 23rd Street and Potrero Avenue. The parcel has 35 feet of frontage along Potrero Avenue, 100 feet along 23rd Street, and is developed with an approximately 785 sq. ft. former gas station that was originally constructed in 1925 and currently used as an automotive repair facility (dba Toich M & Son).
4. **Surrounding Properties and Neighborhood.** The Project is located in the southwest area of the Mission District within the boundaries of the Mission Area Plan and the Calle 24 Latino Cultural District. The neighborhood is residential in character with single- and multi-family dwellings that are between one- and four-stories in height, and other land uses including San Francisco General

Hospital located across Potrero Avenue, and the 24th Street Mission NCT (Neighborhood Commercial Transit) District one block to the south.

5. **Public Outreach and Comments.** The Department has received communication regarding the Project and its impact on the historic former gas station. The Project Sponsor has conducted additional community outreach with several neighbors and the Calle 24 Latino Cultural District as recently as April 2018.
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. **Dwelling Unit Density.** Planning Code Section 209.1 allows up to one dwelling unit per 1,000 square feet of lot area with a Conditional Use Authorization, and under Planning Code Section 207(b)(1), a remaining fraction of one-half or more of the minimum of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.

The Project Site measures 3,500 sq. ft., and a maximum of four dwelling units are permitted with Conditional Use Authorization from the Planning Commission. The Project proposes four dwelling units within a four-story mixed-use building.

- B. **Rear Yard.** Planning Code Section 134(c)(4)(A) requires the forward edge of the rear yard on a corner lot to be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building, which is 34-feet 6-inches for the adjacent property at 1106-1108 Potrero Avenue.

The Project proposes a rear yard measuring 23-feet and has requested the approval of a variance by the Zoning Administrator under Case No. 2015-003800VAR.

- C. **Open Space.** Planning Code Section 135 requires the project to provide at least 125 sq. ft. of private, or 166 sq. ft. of usable common open space for each dwelling unit.

The Project proposes 345 sq. ft. of private open space for Unit A at the rear yard, a 44 sq. ft. deck for Unit B at the second floor, a 221 sq. ft. deck for Unit C and 96 sq. ft. deck for Unit D at the fourth floor, and an 818 sq. ft. common rooftop deck for a combined total of 1,524 sq. ft. Therefore, the Project complies with the open space requirement.

- D. **Permitted Obstructions.** Planning Code Section 136 permits bay windows over streets and in required setbacks to each have a maximum length of 15-ft. at the line establishing the required setback that is reduced in proportion by 45 degree angles drawn inward from the ends reaching a maximum of 9-ft. along a line parallel to and at a distance of 3-ft. from the setback line.

Along 23rd Street, the Project proposes bays measuring 11-ft. in length at a 2-ft. distance from the property line. These bays comply with the allowed dimensions of the permitted obstructions requirement.

- E. **Exposure.** Planning Code Section 140 requires the windows of at least one room in each dwelling unit to face directly on an open area that includes a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, rear yard meeting the requirements of the Planning Code, or an inner court or a space between separate buildings on the same lot) which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

All four dwelling units front onto 23rd Street and comply with the dwelling unit exposure requirement.

- F. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space for each dwelling unit and none for retail sales and service uses with less than 5,000 sq. ft. of occupiable floor area.

The Project proposes four residential parking spaces in a 428 sq. ft. garage using mechanical stackers to comply with the off-street parking requirements.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit and no Class 2 spaces for retail sales and services uses with less than 2,500 sq. ft. of occupiable floor area.

The Project proposes four Class 1 spaces in a lobby area adjacent to the garage and complies with the bicycle parking requirements.

- H. **Limited Commercial Nonconforming Uses.** Planning Code Section 186 permits nonconforming uses in R Districts to be exempt from termination provisions provided such uses located within ¼ mile from any Individual Area Neighborhood Commercial District or restricted use Subdistrict complies with the most restrictive use limitations specified for the first story and below.

The existing nonconforming use is an automotive repair facility that will be converted to a café, restaurant or other retail sales and service use in conjunction with the 494 sq. ft. of replacement commercial space, which would also be permitted at the ground floor of the nearby 24th Street Mission NCT District to comply with the restrictions for limited commercial nonconforming uses.

- I. **Shadow Analysis.** Pursuant to Planning Code Section 295, projects over 40 feet in height that will cast any shade or shadow upon any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission requires approval by the Planning Commission pursuant to the provisions of Section 295.

A preliminary shadow analysis conducted by the Planning Department based on the plans submitted indicates there would be no shadows cast on properties under the jurisdiction of the Recreation and Park Department. Therefore, the Project complies with Planning Code Section 295.

- J. **Child-Care Requirements.** Pursuant to Section 414A, the Residential Child Care Impact Fee applies to a project that includes at least one new dwelling unit and takes change of use into consideration.

The project includes 7,299 gross sq. ft. of new Residential use that will be subject to the Residential Child Care Impact Fee.

- K. **Eastern Neighborhoods Impact Fees.** Planning Code Section 423 is applicable to any development project in the Eastern Neighborhoods Program Area which results in at least one net new residential unit or the new construction of a non-residential use.

The Project includes 7,299 gross sq. ft. of new residential use that will be subject to the Eastern Neighborhoods Impact Fee.

7. **Conditional Use Findings.** 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 Project's residential and commercial uses are consistent with the goals and objectives of the Mission Area Plan of the Eastern Neighborhoods Planning Area, and will replace an incompatible use with a development that is more desirable for the residential character of the neighborhood, which includes single- and multi-family dwellings. The Project would improve the visual quality of the surrounding area with a well-designed building, which provides a more compatible neighborhood serving commercial use. The new use and building design is of a size and intensity that is consistent and compatible with the surrounding community.

- 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 Site is a rectangular lot measuring 3,500 sq. ft. that fronts Potrero Avenue and 23rd Street, and the Project will replace an incompatible automotive repair facility with a more desirable neighborhood serving commercial use and four new dwelling units in a detached building that has been designed to be compatible in scale and massing with the surrounding one- to four-story residential buildings. The Project retains a historic gas station building that will be converted to a café or compatible commercial use.

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

The Project includes four new dwelling units that will each have one off-street parking space in a garage accessed by a narrow 10-ft. driveway on 23rd Street. This amount of parking is negligible and will not negatively affect accessibility, traffic patterns or pedestrian movement in and around the area. Similarly, the commercial use is small in area and will primarily serve neighborhood residents on foot and other patrons via public transportation so as not to disrupt accessibility and traffic patterns.

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

The Project is primarily residential in character and would not create any noxious or offensive emissions such as noise, glare, dust and odor. All construction activities will comply with the San Francisco Building Code requirements, which include compliance with air quality control measures for dust and odor. The operation of the neighborhood commercial use will not generate noxious or offensive emissions such as noise or odor.

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

The Project includes new street trees, landscaping and sidewalk repaving as needed to improve the visual interest at a pedestrian scale along its frontages.

- 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 as proposed would provide development that is in conformity with the purpose of the applicable Residential District.

The Project is located in an RH-3 Zoning District that contains controls designed to permit the appropriate intensity of residential development and the continuation of limited nonconforming commercial uses which are beneficial to, or can be accommodated within the residential areas in which they are located. The Project conforms to the stated purpose of this district and is an appropriate in-fill development that will add four new dwelling units to the City's housing stock and replace an automotive repair facility with a café, restaurant or other less intensive commercial use that is more compatible with the residential neighborhood.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

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.

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.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12

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

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

Policy 13.1

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.4:

Preserve pedestrian-oriented building frontages.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.2:

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.3

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

Policy 1.2.4

Identify portions of the Mission where it would be appropriate to increase maximum heights for residential development.

HOUSING

Objectives and Policies

OBJECTIVE 2.3

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

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.5

Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

BUILT FORM

Objectives and Policies

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.1

Adopt heights that are appropriate for the Mission's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves.

Policy 3.1.8

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

Policy 3.2.6

Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

STREETS AND OPEN SPACE

Objectives and Policies

OBJECTIVE 5.3

CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD.

Policy 5.3.1

Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, “living streets” or green connector streets.

Policy 5.3.2

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

The Project is an in-fill development that will provide four new dwelling units to the City's housing stock in a residentially zoned neighborhood and a limited nonconforming commercial use that is in close proximity to numerous public transportation options. Each dwelling unit will contain two or three bedrooms that are suitable for families with children, and the building has been designed in a contemporary architectural style that will accommodate growth which conforms to the permitted density in the RH-3 Zoning District, while respecting the existing neighborhood character with its overall mass, scale and design features. The Project includes a ground floor dwelling unit with a front entrance and direct access to 23rd Street, provides 1,524 sq. ft. of usable open space through a rear yard, private decks, and a common rooftop deck, has one off-street parking space per unit that will be accessed by a 10-ft. driveway on 23rd Street, four dedicated bicycle parking spaces, and is also within easy access to transit routes along Potrero Avenue and 24th Street that promotes smart regional growth. The Project's small commercial storefront

and adaptive re-use of a historic gas station to a café or other neighborhood-serving commercial use, new street trees and landscaping will activate this intersection and create a pedestrian-oriented building frontage. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project would eliminate an automotive repair facility that is incompatible with a residential neighborhood and replace it with a more desirable neighborhood serving café, restaurant or other less intensive commercial use.

- 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 includes the construction of four new dwelling units, thus preserving and positively contributing to the cultural and economic diversity of the neighborhood.

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

The Project will not eliminate any existing affordable housing, and no housing currently exists on the project site.

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

The traffic generated by the Project would be intermittent and will not significantly overburden local streets and increase existing traffic patterns.

- 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 located in a residentially zoned neighborhood and does not include any commercial office development.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code, and will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project has been sensitively designed to not impact the existing historic resource on the Project Site, which will be rehabilitated prior to the change of use to a neighborhood serving commercial use.

- 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.

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. 2015-003800CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 6, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

On April 26, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 03 and Class 31 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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. 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 May 3, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion
May 3, 2018**

**CASE NO. 2015-003800CUA
1100 Potrero Avenue**

ADOPTED: May 3, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the construction of up to one dwelling unit for every 1,000 square feet of lot area for the project involving the demolition of non-historic accessory structures to a former gas station, and the new construction of a detached four-story, 47-feet tall and 7,793 sq. ft. building that would contain 494 sq. ft. of commercial use at the ground floor, 7,299 sq. ft. for four dwelling units with a mix of one two-bedroom and three three-bedroom units, 1,524 sq. ft. of usable open space, four Class 1 bicycle parking spaces, and a 428 sq. ft. four-car garage, pursuant to Planning Code Sections 207, 209.1 and 303, within the RH-3 (Residential – House, Three-Family) Zoning District and a 55-X Height and Bulk District, in general conformance with plans, dated March 6, 2018, and stamped “EXHIBIT B” included in the docket for Case No. 2015-003800CUA and subject to conditions of approval reviewed and approved by the Commission on May 3, 2018 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 May 3, 2018 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 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.

6. **Conditions on Limited Nonconforming Use.** Per Planning Code Section 186, limited nonconforming use shall meet the following conditions:

- The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
- Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;
- The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;
- Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by this Municipal Code;
- Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;
- Noise, odors and other nuisance factors shall be adequately controlled; and
- All other applicable provisions of this Code shall be complied with.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** 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

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

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

9. **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 building permit plans. 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

PARKING AND TRAFFIC

10. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide four (4) independently accessible off-street parking spaces
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
11. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than four (4) Class 1 bicycle parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

13. **Child Care Fee - Residential.** Pursuant to Planning Code Section 414A, the Project Sponsor shall comply with the Residential Childcare Impact Fee provisions through payment of an Impact Fee pursuant to Article 4.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
14. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
15. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

16. **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

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

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

OPERATION

18. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

19. **Hours of Operation.** The hours during which the limited commercial nonconforming use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m. daily.

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

20. **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 at 415-554-.5810, <http://sfdpw.org>

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

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

PAGE INDEX:

1	Cover Page
2	Index & Description
A1.0	PROJECT INFO. LEGENDS, NOTES & AREA CALCS.
A1.1	EXISTING & PROPOSED SITE PLAN & SITE PHOTOS
A2.0	PROPOSED 1ST & 2ND FLOOR PLANS
A2.1	PROPOSED 3RD & 4TH FLOOR PLANS
A2.2	PROPOSED 5HT & ROOF PLAN
A3.0	BUILDING SECTIONS & DETAILS
A4.0	NORTH ELEVATION & EXISTING ELEVATIONS
A4.1	EAST & WEST ELEVATIONS
A4.2	SOUTH ELEVATION
12	Building Materials
13	Building Renderings / NW 23rd St.
14	Building Rendering / Potrero & 23rd
15	Site Photos
16	Design Evolution / Schemes 2 & 3
17	Design Evolution / Schemes 4 & 5

PROJECT DESCRIPTION

The scope of work is for the construction of a four story building adjacent to the existing one-story historic structure. The new building will contain four dwelling units, four parking spaces with the use of a car-stacker, and a small ground floor commercial space of aproximately 475 sq. ft. Each dwelling unit will have two to three bedrooms, two baths, living / dining room, kitchen & laundry. Parking for four cars and four bicycle spaces will be provided along with a private roof deck areas for three of the units and a yard area for the fourth. There will be a small commercial space at the ground floor and will also include the existing adjacent free standing structure.

Additional Background:

The existing glass & steel sash structure that was formerly part of a gas station, and is considered a historical resource, will be re-purposed as part of the ground floor commercial tenant area. The building is one of the earliest surviving gas stations still in existance within San Francisco. Detailed envrionmental mitigation measures have been previously addressed with the San Francisco Environmental Health Department for the site.

A Conditional Use is rrequested for constructing the fourth unit, which is permitted within the RH-3 Zoning district with a C.U. nA Variance for the rear yard area is also being requested, due to the limitations imposed by the presence of the historic resource at the eastern end of the site. The siting of the former gas station structure occupies aproximately 30% of the existing lot area and creates an unusual hardship for developing housing on the site. With this in mind, we respectfully request that the Planning Commission grant bothe the Conditional Use and Variance requests.

GENERAL NOTES:

1. CODE COMPLIANCE: All work is to be performed in accordance with all governing Codes, Ordinances and Regulations. The designs herein are based on the 2013 C.B.C., 2013 S.F.B.C., 2013 S.F.M.C., 2013 S.F.E.C, 2013 S.F.P.C., 2013 S.F.F.C., 20103 C. Energy C.

2. JOB COORDINATION & SAFETY: Contractor shall be responsible for the development, coordination and execution of construction methods and procedures. The Contractor shall also be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with his work.

3. JOB CLEANLINESS: Contractor shall on a daily basis leave the construction site "broom clean" at the end of the work day. At substantial completion, the Contractor shall turn to the Owner a spotlessly clean house, including clean mirrors, glass, light bulbs, walls, floors, cabinetry inside and out, bathroom fixtures, tiles and appliances.

4. CONSTRUCTION QUALITY: No guarantee for quality of construction is implied or intended by the architectural documents, and the Contractor shall assume full responsibility for any or all construction deficiencies.

5. CONTRACT DOCUMENT REVIEW: Contractor shall review all Contract Documents. If fifteen days elapse from the time the Contractor receives the plans and signs to perform the work, and the Owners have not been notified of any errors, omissions or objections, the Owners will consider the documents approved by the Contractor for the performance of his/her work.

6. DISCREPANCIES: In case of any discrepancy notify the Owners before proceeding. Contractor shall be responsible for correction of work at his/her own expense for work installed in conflict with the Contract Documents.

7. DIMENSIONS: All dimensions shown on plans are to face of stud, unless otherwise noted. All dimensions shown on interior elevations are finish dimensions. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field for coordination with existing and new conditions.

8. SUBSTITUTIONS: The Contractor will be held to furnish under his Proposal all work described herein. All materials and articles of any kind necessary for this work are subject to the approval of the Owners.

9. MANUFACTURED ITEMS: Transport, handle, store, protect and install manufactured items in strict accordance with manufacturer's recommendations. Should conflict exist between construction documents and manufacturer's instructions, consult with Designer.

10. ASBESTOS: Asbestos removal is not intended to be covered by this contract. If Asbestos is suspected, a testing agency must be hired to verify, and special procedures must be used for removal and disposal. Friable asbestos is the dangerous type and was used extensively for pipe insulation, fireproofing and certain building materials up to 1970.

11. CUTTING AND PATCHING: Cut and fit components as required; patch disturbed areas to match adjacent materials and finishes.

12. ATTIC VENTILATION: Ventilating area shall not be less than 1/150th of the net area of the space ventilated. If at least 50% of required ventilation is provided in the upper portion of the space, then ventilating area may be 1/300th of the attic space per section 3205(c).

13. BLOCKING: Provide solid blocking as necessary for all wall mounted shelves, fixtures and fittings. See interior elevations, where applicable.

14.WATER TIGHTNESS: Contractor shall verify that all work on the exterior of the project is watertight. All joints and surfaces exposed to the elements shall be tested for water tightness prior to substantial completion.

15.WATERPROOF MEMBRANE: Install a waterproof membrane under the Master Shower floor @ the Master Bath. Wrap the membrane up a minimum of 8" on all surrounding surfaces.

16. GLAZING: Tempered glazing is required as per UBC 2406. Glazing to be tempered includes but is not limited to: glazing that is less than 18" above finish floor; within 24" radius of doors; Glass door and panels of shower and bathtub enclosures and adjacent glazed openings within 60" above a standing surface and drain inlet shall be fully tempered, laminated safety glass as per UBC 2406.3 & 4; skylights; etc...

17. DRYWALL: All drywall to be 5/8" thick. Install metal corner beads at all outside corners. Fasten drywall to framing with drywall screws. All drywall is to be sanded three times to produce a smooth finish for all walls and ceilings. All drywall shall be finished so that it is smooth, with no bumps or craters. All joints to be taped and sanded so that there is no distinguishable transition. Contractor shall deliver all new or repaired walls perfectly even. The owners' and designer's criteria will be the sole measure for approval of the finished work.

18. HANDRAILS AND GUARDRAILS: All handrails at stairs are 34" above tread nosing. All guardrails are 42" minimum to finish floor, U.O.N. See interior elevations or details, as applicable, for guardrail design.

19. SHOWER AND TUB W/ SHOWER : Provide ceramic tile or stone finish at all shower and tub w/ shower areas to a minimum height of 70" above the drain inlet over a moisture resistant underlayment (typical). Verify with interior elevations, if applicable. All showers & shower/tub combinations to have pressure balance mixing valves as per UPC section 410.7

20. PLUMBING:All work is design/build by the Plumbing contractor and is to meet required codes and Title 24 requirements. Low flow plumbing fixtures & fittings will be used in all bathrooms, etc... Toilets to have a max. allowable flush of 1.6 gal. When there are fixtures @ three levels, cast iron or other approved non-plastic materials for drain, waste, & vents is to be used.

21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS

DRAWING SYMBOL LEGEND

New Partition/wall

Existing Partition/wall

Partition/wall to be demolished

Fittings/fixtures to be removed

Detail

Interior Elevation/multiple elevations

Elevation

Building Section

Detail Number [typical]

Sheet Number [typical]

Elevation Number [typical]

Sheet Number [typical]

Elevation Number [typical]

Sheet Number [typical]

Section Number [typical]

Sheet Number [typical]

Window Type

Door Number

Keynote

Note number [typical]

Dimension Line

Center Line

Elevation Level

Revision:

Clouded area indicates revised area

Revision symbol/see title block

Wall Section

Section Number [typical]

Sheet Number [typical]

Window Type

Door Number

Keynote

Note number [typical]

Dimension Line

Center Line

Elevation Level

Revision:

Clouded area indicates revised area

Revision symbol/see title block

Wall Section

Section Number [typical]

Sheet Number [typical]

DEMOLITION LEGEND:

EXISTING WALLS & PARTITIONS TO REMAIN

FLOOR / ROOF FRAMING TO BE REMOVED

FIXTURES TO BE REMOVED

WALLS & PARTITIONS TO BE REMOVED

SHEET INDEX:

- A1.0

PROJECT INFO. LEGENDS, NOTES & AREA CALCS.
- A1.1

EXISTING & PROPOSED SITE PLAN & SITE PHOTOS
- A1.2

ENVIRONMENTAL PLAN & DETAILS
- A2.0

PROPOSED 1ST & 2ND FLOOR PLANS
- A2.1

PROPOSED 3RD & 4TH FLOOR PLANS
- A2.2

PROPOSED 5HT & ROOF PLAN
- A3.0

BUILDING SECTIONS & DETAILS
- A4.0

NORTH ELEVATION & EXISTING ELEVATIONS
- A4.1

EAST & WEST ELEVATIONS
- A4.2

SOUTH ELEVATION

AREA CALCULATIONS

UNIT "A":	1,049	sq.ft.	[COND. AREA]
UNIT "B":	1,297	sq.ft.	[COND. AREA]
UNIT "C":	2,016	sq.ft.	[COND. AREA]
UNIT "D":	1,511	sq.ft.	[COND. AREA]

FIRST FLOOR:

COMMERCIAL	494 sq.ft.
GARAGE	428 sq.ft.
COMMON AREA	580 sq.ft.
UNIT A	485 sq.ft.
TOTAL FIRST FLOOR	1,987 sq. ft.

SECOND FLOOR:

UNIT A	564 sq.ft.
UNIT B	1,297 sq.ft.
UNIT B ROOFDECK	44 sq.ft. *
COMMON AREA	346 sq.ft.
TOTAL SECOND FLOOR	2,207 sq. ft.

THIRD FLOOR:

UNIT C	1,283 sq.ft.
UNIT D	585 sq.ft.
COMMON AREA	343 sq.ft.
TOTAL THIRD FLOOR	2,211 sq. ft.

FOURTH FLOOR:

UNIT C	695 sq.ft.
UNIT C ROOFDECK	221 sq.ft.*
UNIT D	969 sq.ft.
UNIT D ROOFDECK	96 sq.ft.*
COMMON AREA	152 sq.ft.
TOTAL FOURTH FLOOR	1,816 sq. ft.

ROOFDECK:

COMMON AREA	144 sq.ft.
ROOFDECK AREA	818 sq.ft.*

TOTAL GROSS AREA: 8,365 sq.ft.

NEW COMMERCIAL TENANT SPACE: 494 sq.ft.

EXISTING STATION [Separate Structure]: 166 sq.ft.
STATION COVERED AREA: 166 sq.ft. *

TOTAL COMMERCIAL AREA 660 sq.ft.
* Indicates Areas not included in Totals



VIEW FROM POTRERO AVENUE & 23RD STREET

PROJECT DESCRIPTION

SCOPE OF WORK UNDER THIS PERMIT IS THE CONSTRUCTION OF A FOUR STORY BUILDING ADJACENT TO THE EXISTING ONE-STORY STRUCTURE , WHICH WILL CONTAIN FOUR DWELLING UNITS. EACH UNIT WILL HAVE TWO TO THREE BEDROOMS, TWO BATHS, LIVING / DINING ROOM, KITCHEN & LAUNDRY. PARKING FOR FOUR CARS AND FOUR BICYCLE SPACES WILL BE PROVIDED ALONG WITH A PRIVATE ROOF DECK AREAS AT EACH UNIT. THERE WILL BE A SMALL COMMERCIAL SPACE AT THE GROUND FLOOR AND WITHIN THE EXISTING ADJACENT STRUCTURE.

ADDITIONAL BACKGROUND:

THE EXISTING GLASS & STEEL SASH STRUCTURE THAT WAS FORMERLY PART OF A GAS STATION, AND IS CONSIDERED A HISTORICAL RESOURCE, WILL BE RE-PURPOSED AS PART OF THE GROUND FLOOR COMMERCIAL TENANT AREA. DETAILED ENVIRONMENTAL MITIGATION MEASURES ARE ADDRESSED ON SHEET A1.2

NOTE: AN AUTOMATIC SPRINKLER SYSTEM FOR ENTIRE BUILDING WILL BE PROVIDED AS PER NFPA 13

PROJECT DATA

NUMBER OF STORIES:

4

ZONING:

RH-3

HEIGHT LIMIT:

55 - X

UNITS:

4

OCCUPANCY CLASS:

R-2 & B [ACCESORY USE]

CONSTRUCTION:

TYPE 5-A

BASEMENT:

NONE

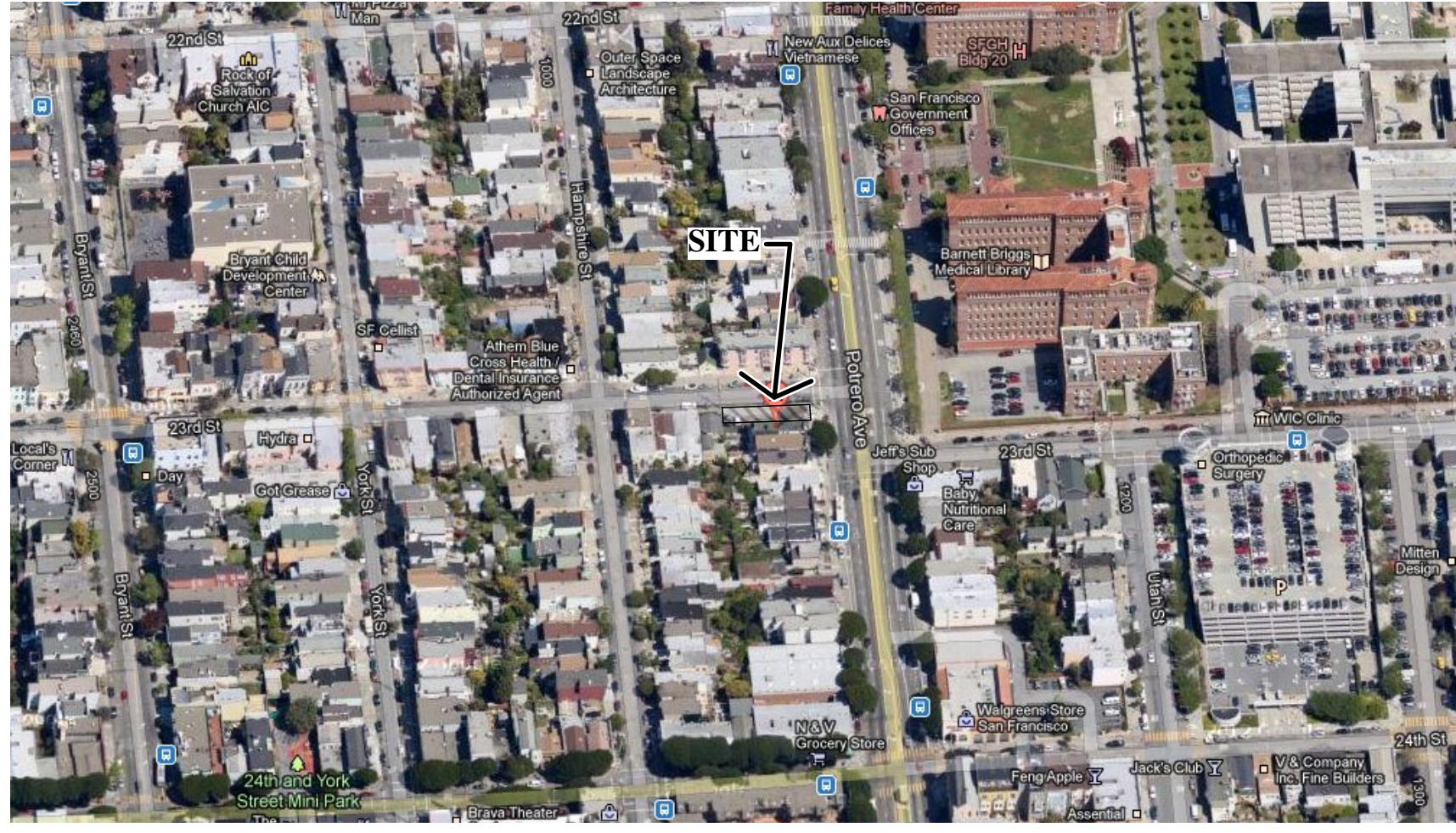
LOT AREA:

3,500 SQ. FT.

• 1 HR CONSTRUCTION

• FULLY SPRINKLERED

SITE MAP



SITE PERMIT

TOPETCHER
ARCHITECTURE INC

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD

DATE	ACTION
APRIL 15, 2013	PRE-APP. MEETING
APRIL 26, 2013	SITE PERMIT SUBMITTAL
FEB. 26, 2015	SITE PERMIT SUBMITTAL/ RVS'D
APRIL 12, 2016	ENVIRONMENTAL EVALUATION
AUG. 28, 2017	C.U. APPLICATION/PLANNING
FEB. 13, 2018	VARIANCE APPLICATION
FEB. 16, 2018	DESIGN REVISIONS/PLANNING

All drawings and written material appearing herein constitute the original and unapproved work of TOPETCHER ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.

POTRERO
RESIDENCES
1100 POTRERO AVE.
SAN FRANCISCO, CA. 94110

BLOCK # 4211 LOT # 001

PERMIT
APP. NO.

SHEET TITLE
PROJECT INFO.
LEGENDS &
GENERAL NOTES

SCALE: 1/8"=1'-0"	JOB NO: 12.10
----------------------	------------------



MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21478, EXP. 5/19

SHEET
A
1.0



LOOKING NORTH ACROSS 23RD ST.



LOOKING NORTHWEST



LOOKING SOUTHEAST



LOOKING SOUTH EAST



LOOKING SOUTH SIDE OF SITE



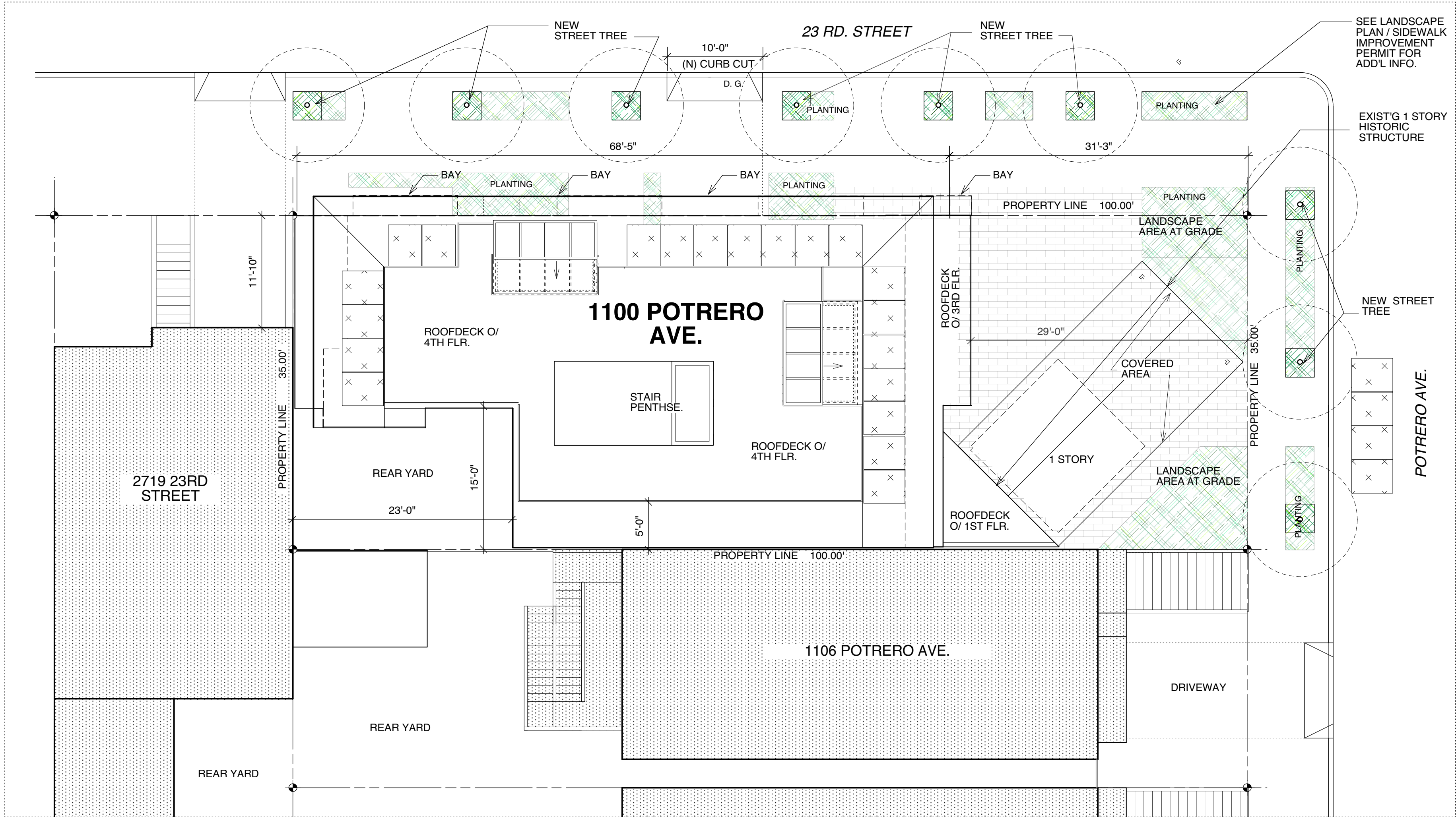
LOOKING SOUTH AT 2719 23RD STREET



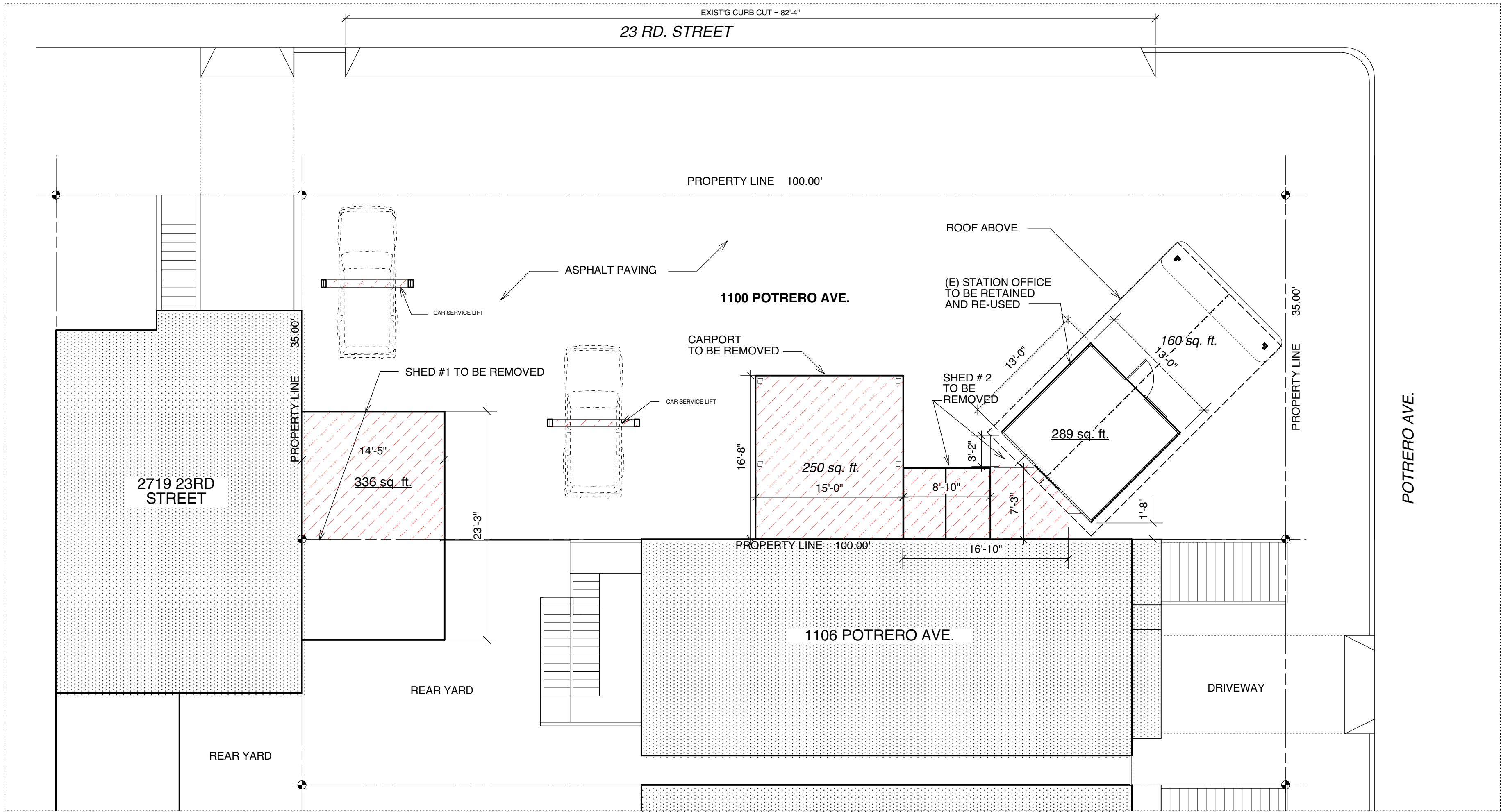
LOOKING SOUTHEAST ON SITE



LOOKING WEST SIDE OF SITE



PROPOSED SITE PLAN



EXISTING SITE PLAN

TOPETCHER
ARCHITECTURE INC.

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD	
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APRIL 15, 2013	PRE-APP. MEETING
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APRIL 12, 2016	ENVIRONMENTAL EVALUATION
AUG. 28, 2017	C.U. APPLICATION /PLANNING
FEB. 13, 2018	VARIANCE APPLICATION
FEB. 16, 2018	DESIGN REVISIONS/PLANNING

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**POTRERO
RESIDENCES**
1100 POTRERO AVE.
SAN FRANCISCO, CA. 94110
BLOCK # 4211 LOT # 001

PERMIT
APP. NO.

SHEET TITLE
EXISTING SITE PLAN
PROPOSED SITE PLAN
SITE PHOTOS

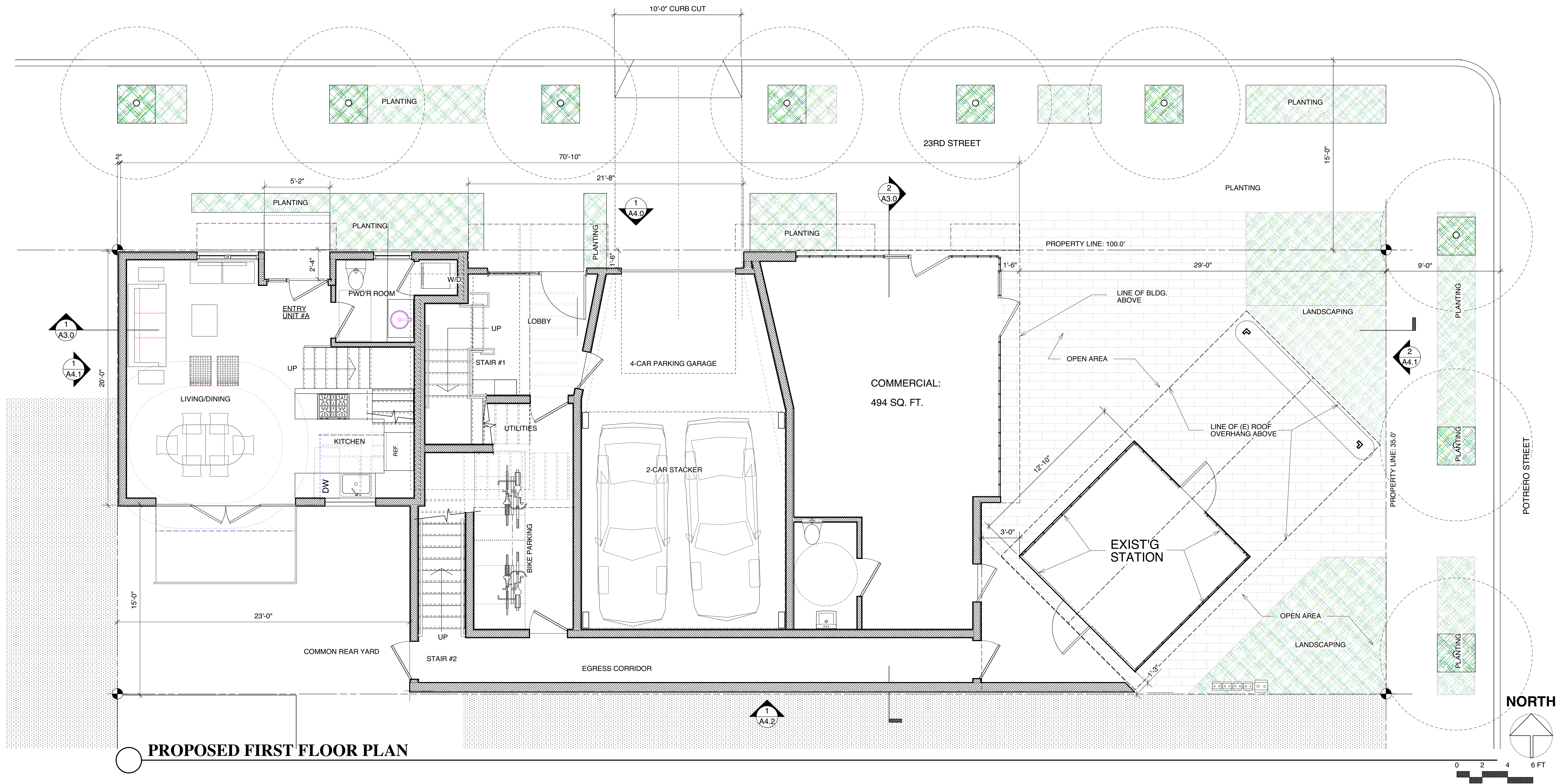
SCALE:
1/8"=1'-0"

JOB NO.
12.10

MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21676, EXP. 5/15

SHEET

**A
1.1**



PROPOSED FIRST FLOOR PLAN

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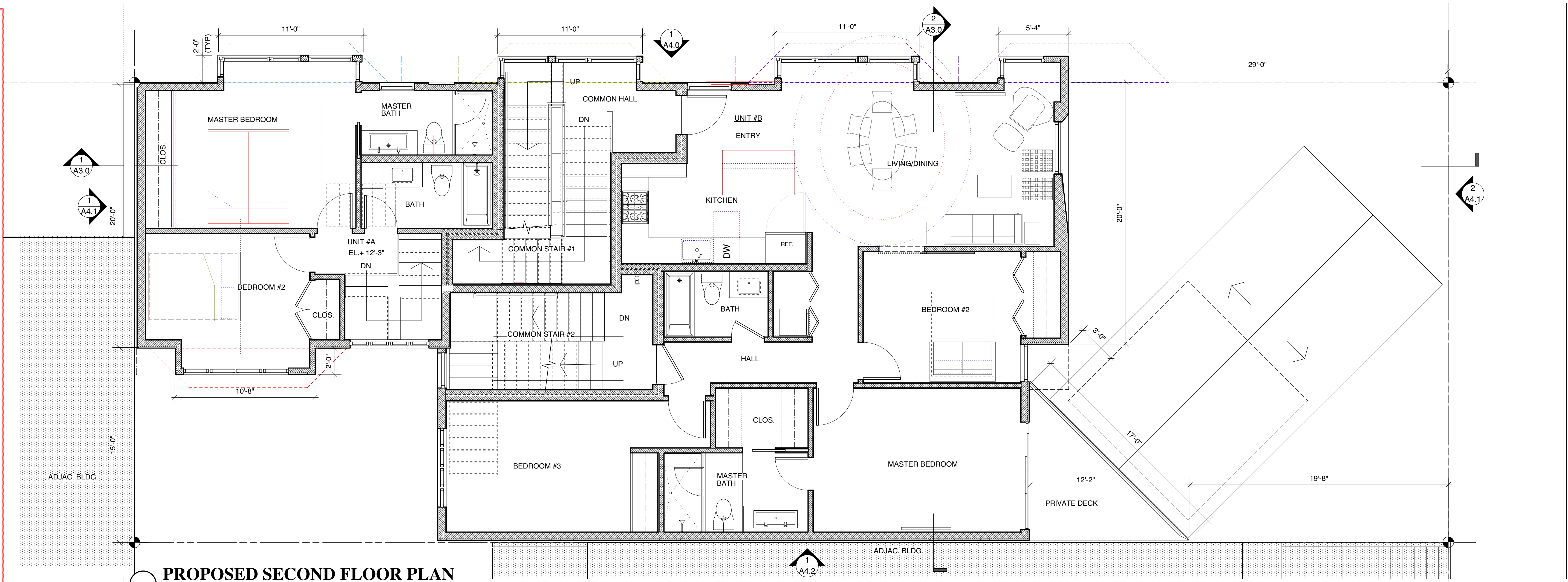
**POTRERO
RESIDENCES**
1100 POTRERO AVE.
SAN FRANCISCO, CA. 94110
BLOCK # 4211 LOT # 001

SHEET TITLE
FIRST FLOOR PLAN

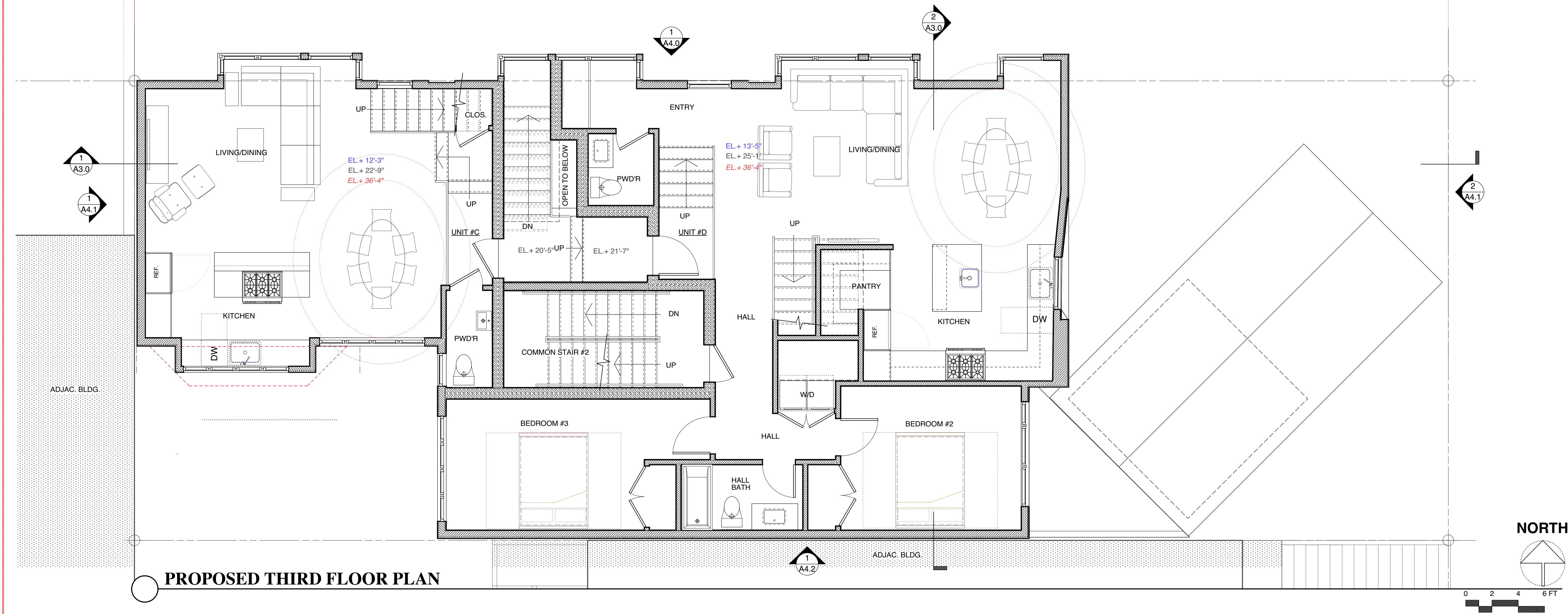
SCALE: 1/4" = 1'-0"
JOB NO. 12.10

MARK J. TOPETCHER, ARCHITECT, CA. LIC. # C 21678, EXP. 5/15

**A
2.0**



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

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1100 POTRERO AVE.
SAN FRANCISCO, CA. 94110
BLOCK # 4211 LOT # 001

SHEET TITLE
PROPOSED 2ND &
3RD FLOOR PLANS

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

JOB NO.
12.10

MARK J. TOPETCHER, ARCHITECT, CA, LIC. # C 21676, EXP. 5/15

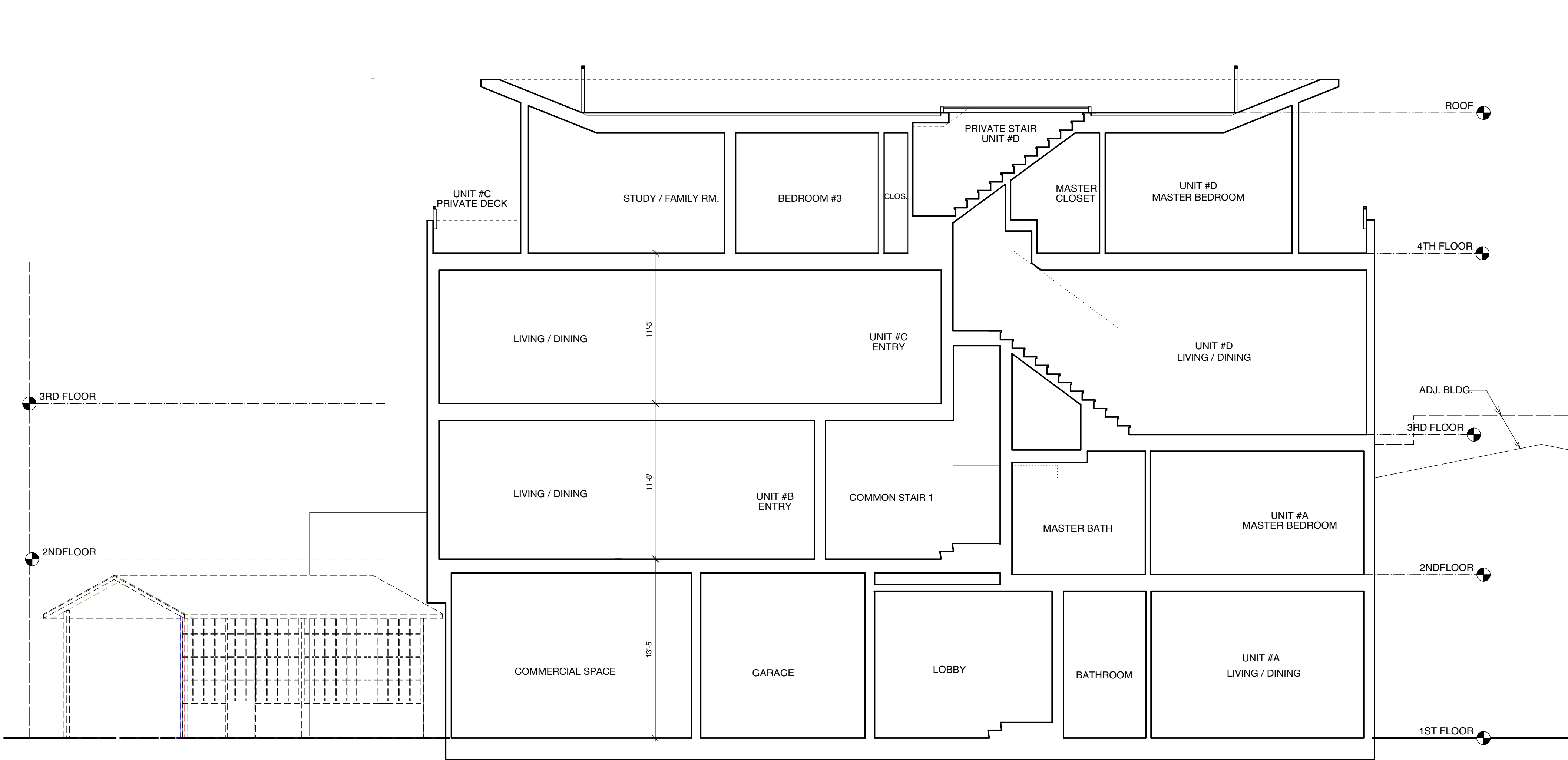
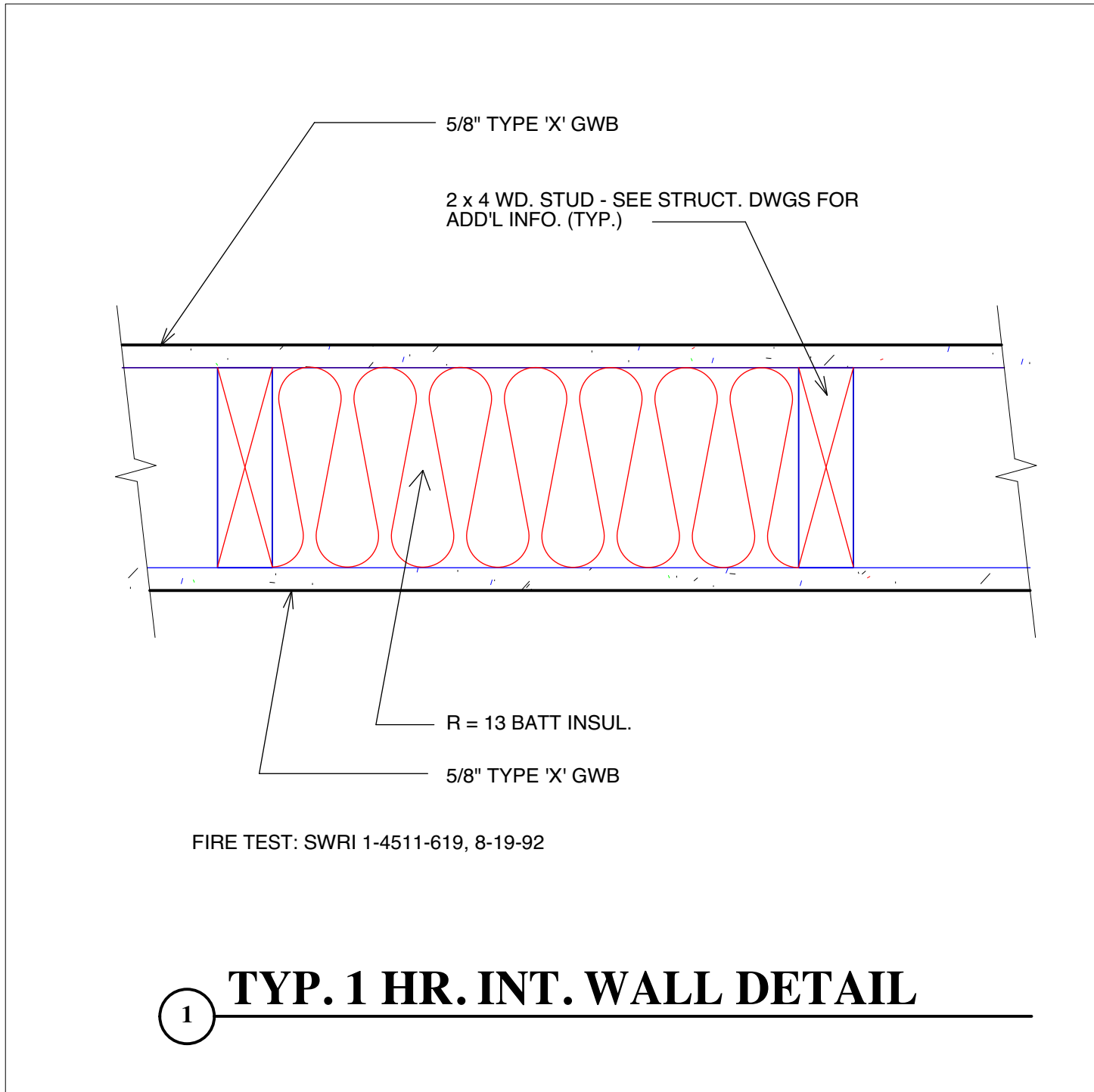
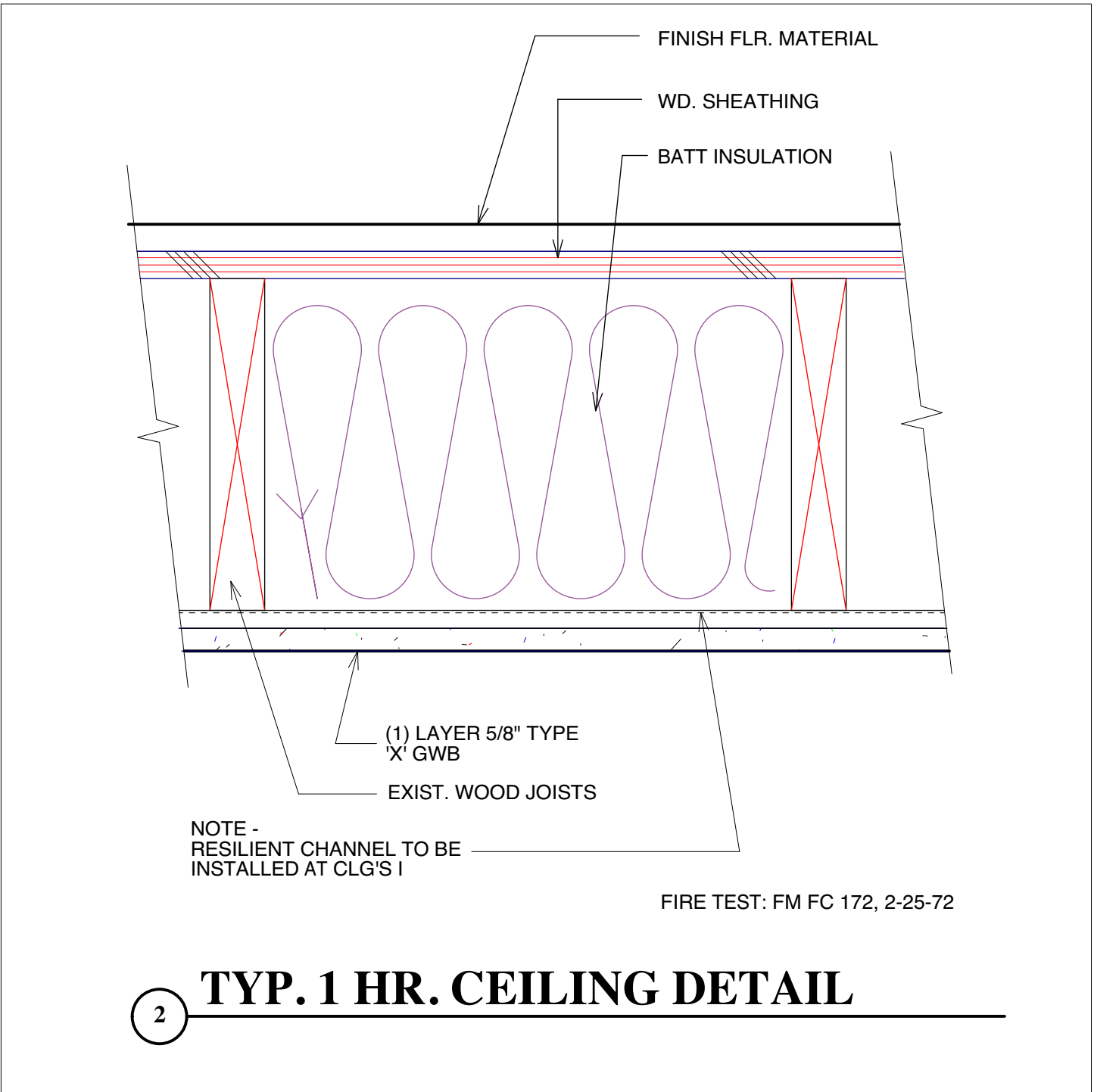
SHEET
A
2.1



LOOKING SOUTH 23RD STREET



LOOKING EAST POTRERO AVE.



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POTRERO
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1100 POTRERO AVE.
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PERMIT
APP. NO.

BLOCK # 4211 LOT # 001

SHEET TITLE

BUILDING SECTION
DETAILS

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

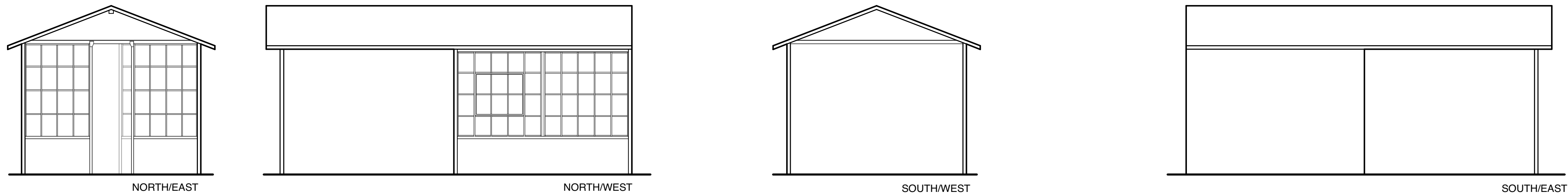
JOB NO.
12.10



MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21679 EXP. 9/19

SHEET

A
3.0



4 EXISTING ELEVATIONS



1 NORTH ELEVATION

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1100 POTRERO AVE.
SAN FRANCISCO, CA. 94110

BLOCK # 4211 LOT # 001

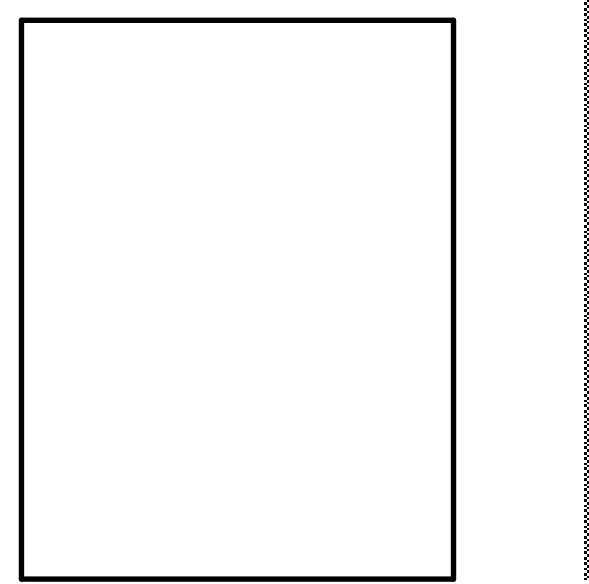
PERMIT APP. NO.

SHEET TITLE

NORTH ELEVATION
EXIST. ELEVATIONS

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

JOB NO.
12.10



MARK J. TOPETCHER, ARCHITECT CA LIC # C21676 EXP 5/15

SHEET

A
4.0

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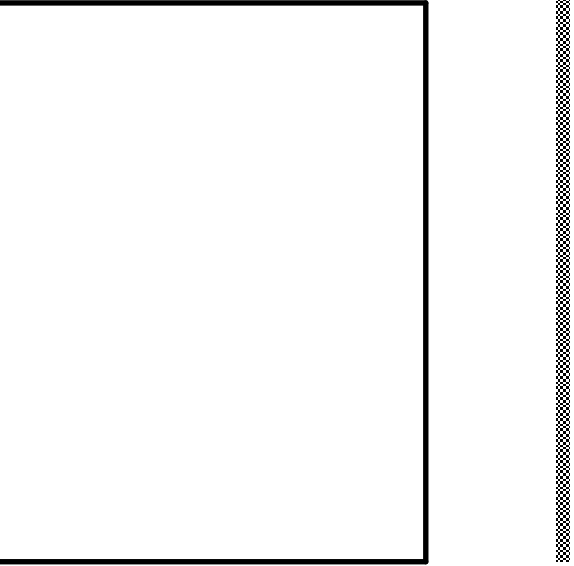
POTRERO
RESIDENCES
1100 POTRERO AVE.
SAN FRANCISCO, CA. 94110
BLOCK # 4211 LOT # 001

PERMIT
APP. NO.

SHEET TITLE
EAST & WEST
ELEVATIONS

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

JOB NO.
12.10

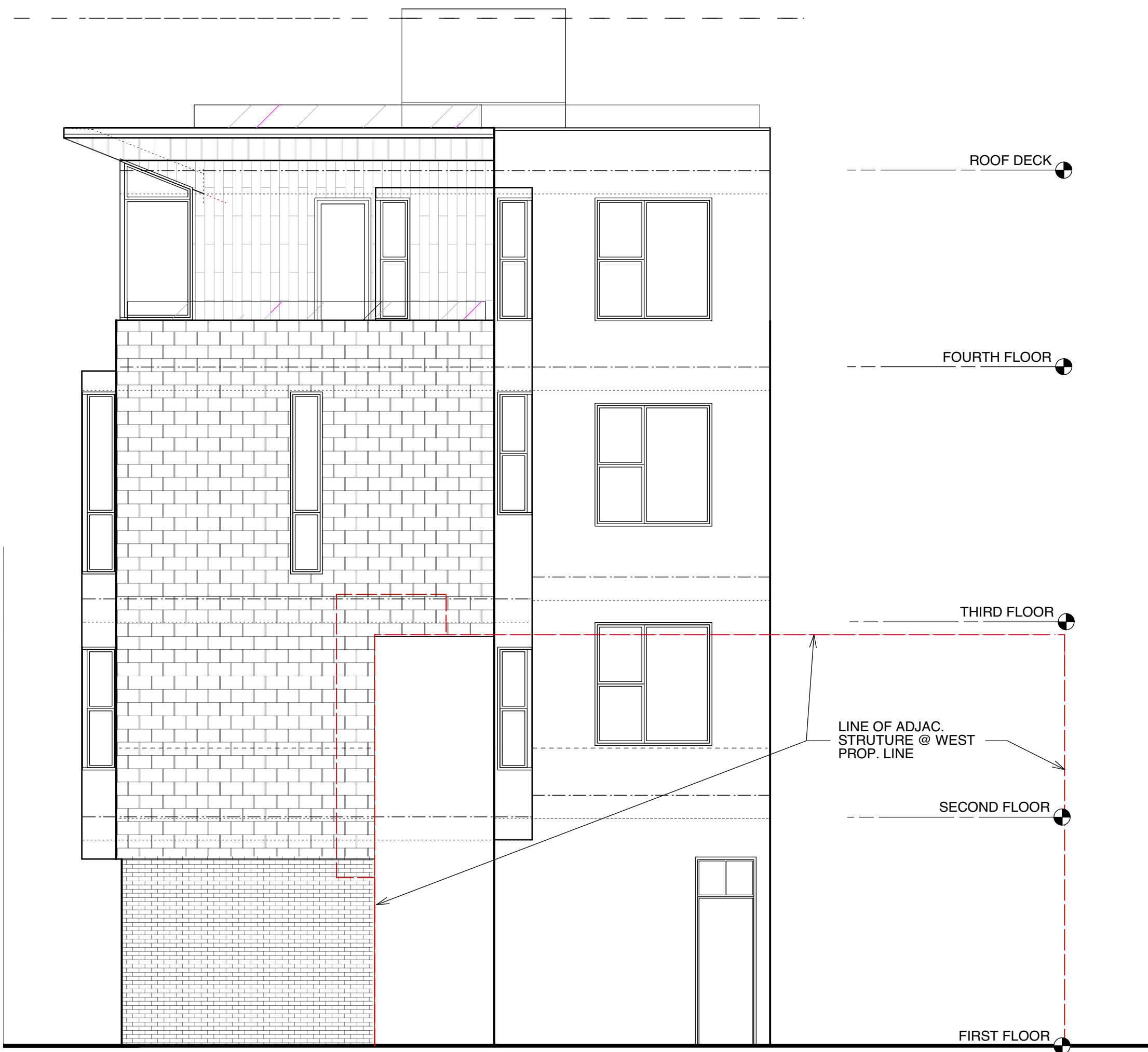


MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21678 EXP. 5/15

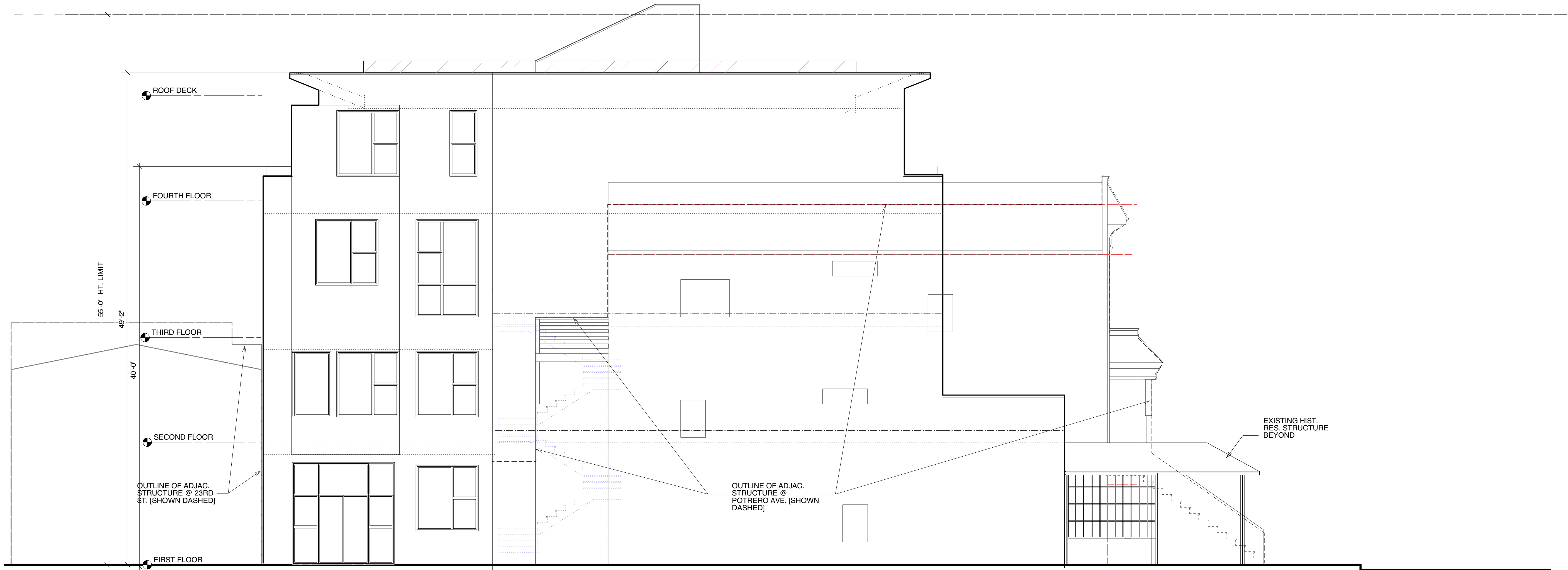
SHEET
A
4.1



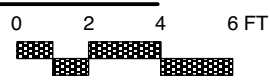
② POTRERO STREET / EAST ELEVATION



① WEST ELEVATION



① SOUTH ELEVATION





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SAN FRANCISCO, CA. 94110

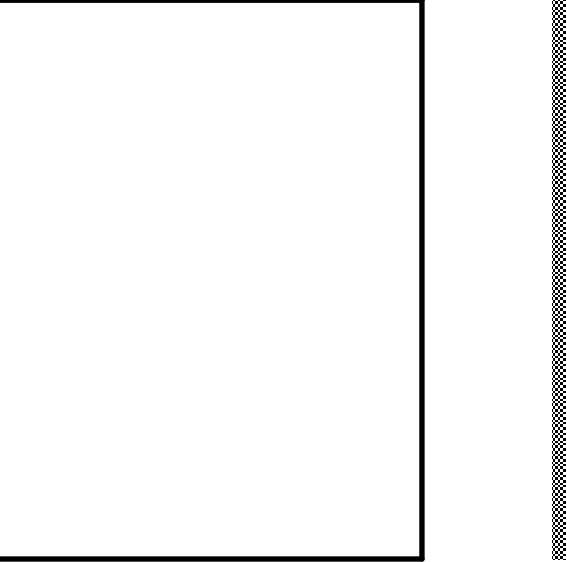
PERMIT
APP. NO.

BLOCK # 4211 LOT # 001

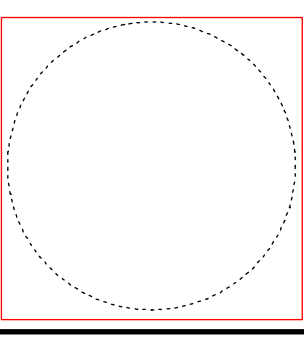
SHEET TITLE
SOUTH ELEVATION

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

JOB NO.
12.10

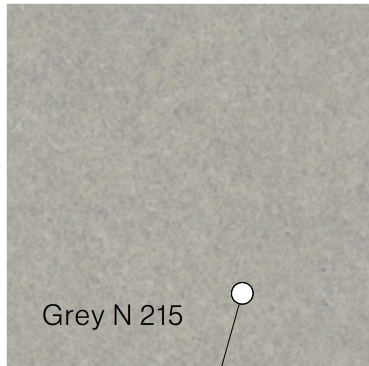


MARK J. TOPETCHER, ARCHITECT, CA. LIC. # C 21678, EXP. 5/19

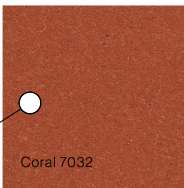


**A
4.2**

MATERIALS



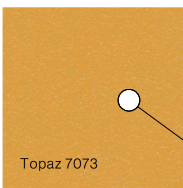
Grey N 215
CEMENT PANEL RAIN SCREEN - GREY
TOP FLOOR & RECESS FIELD



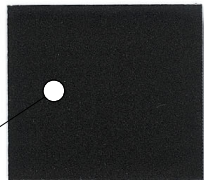
Coral 7032
CEMENT PANEL ACCENT - CORAL
WINDOW RECESS ACCENT 'C'



BELDEN BRICK - THIN BRICK- BLACK DIAMOND VELOUR
BASE



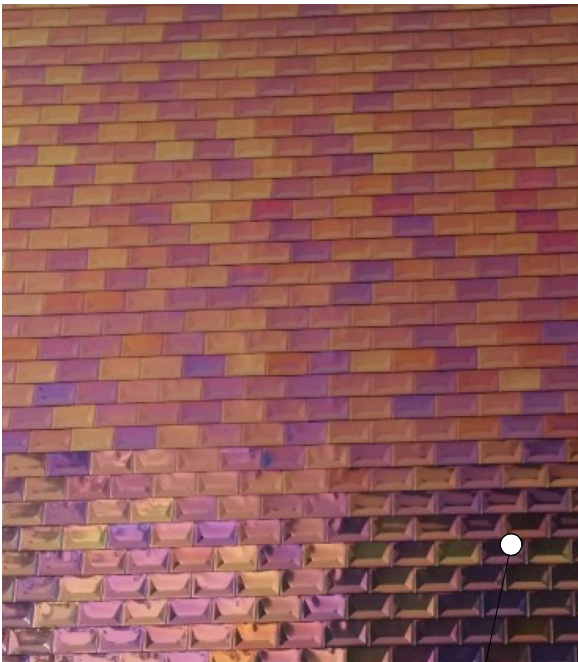
Topaz 7073
CEMENT PANEL ACCENT - TOPAZ
WINDOW RECESS ACCENT 'D'



Statuary Bronze
38/60080 30±5"
BONELLI WINDOWS - STATUARY BRONZE
WINDOW & DOOR FRAMES



MILLENIUM FORMS - METAL FLAT LOCK SIDING - NATURAL ZALMAG
2ND & 3RD FLOORS BODY / TYPE 'A'



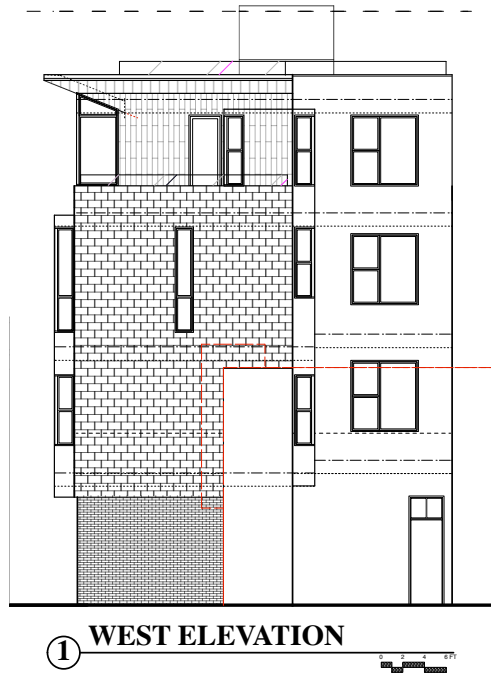
MILLENIUM FORMS - CUPPED METAL SHINGLE SIDING - MATT BURGANDY COLOR
STAINLESS STEEL
BAYS / TYPE 'B'



2 POTRERO STREET / EAST ELEVATION



1 NORTH ELEVATION



1 WEST ELEVATION

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FEB. 13, 2018	VARIANCE APPLICATION
FEB. 16, 2018	DESIGN REVISIONS/PLANNING
MAR. 6, 2018	COMMISSION PACKET

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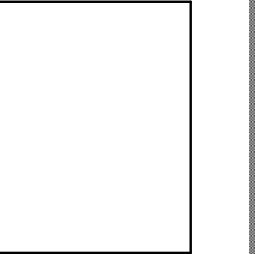
BLOCK # 4211 LOT # 001

PERMIT APP. NO.

SHEET TITLE
MATERIALS

SCALE: SEE DRAWING

JOB NO. 12.10



MARK: TOPETCHER ARCHITECT CAL. LIC. # C 20879, EXP. 5/19

SHEET

A 4.3



SOUTHEAST SIDEWALK VIEW @ POTRERO AVE.



NORTHWEST SIDEWALK VIEW @ 23RD ST.



NORTHEAST VIEW @ POTRERO AVE. & 23RD ST.



NORTHWEST VIEW @ 23RD STREET



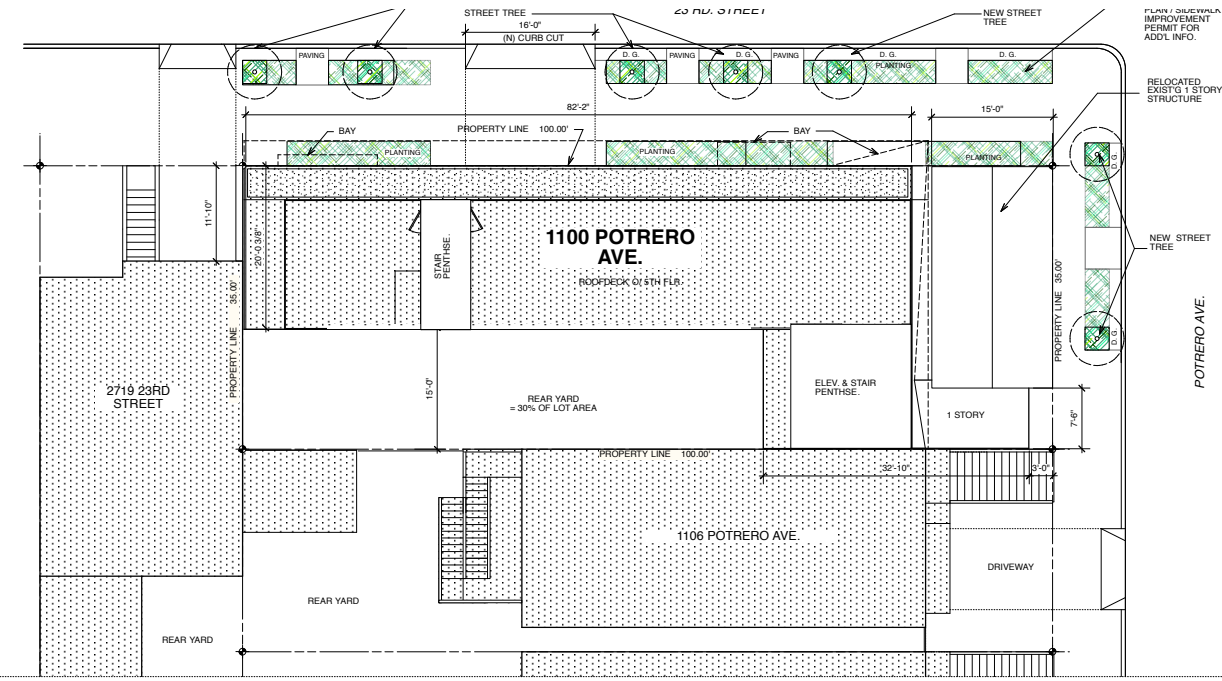
VIEW FROM POTRERO AVENUE & 23RD STREET

1100 POTRERO AVENUE

Record # 2015-003800CUA

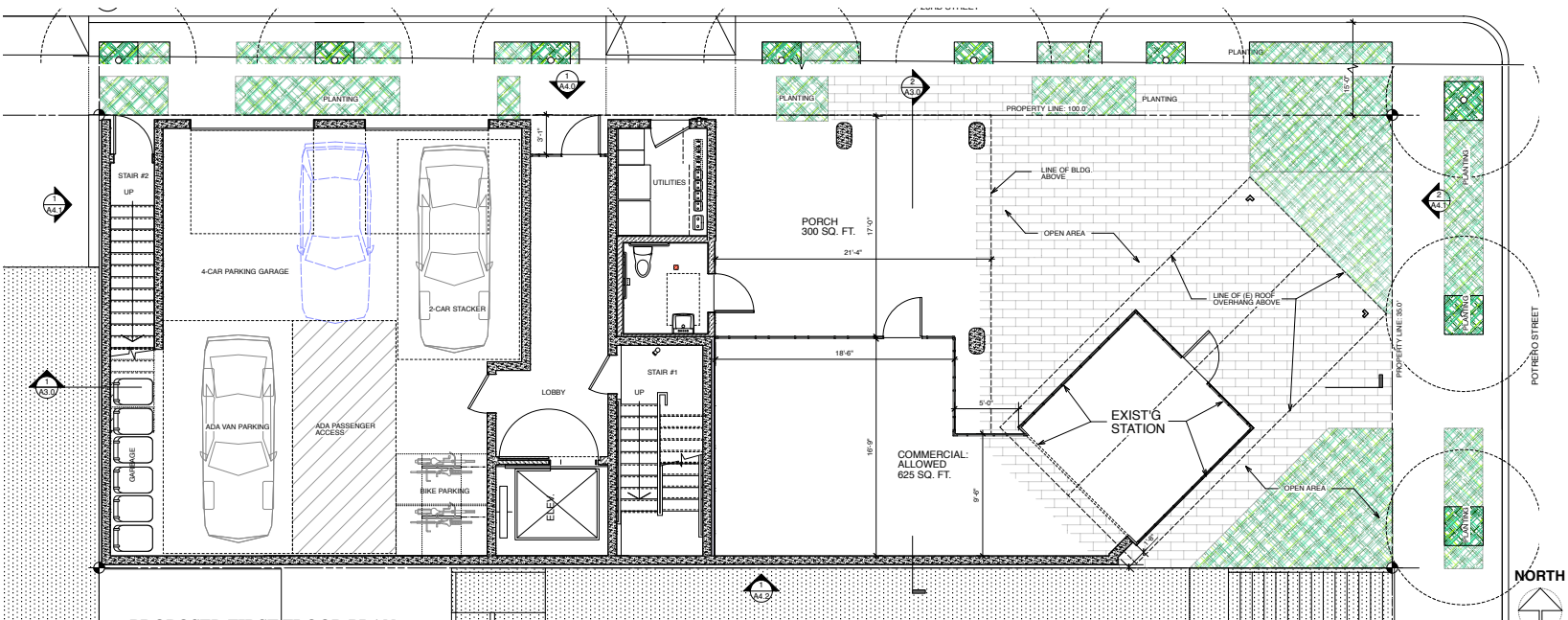


DESIGN #2 : 5 FLOORS - RELOCATED STATION



PROPOSED SITE PLAN

DESIGN #3 : 5 FLOORS - STATION W/ADDITION



PROPOSED FIRST FLOOR PLAN

DESIGN EVOLUTION

2

3

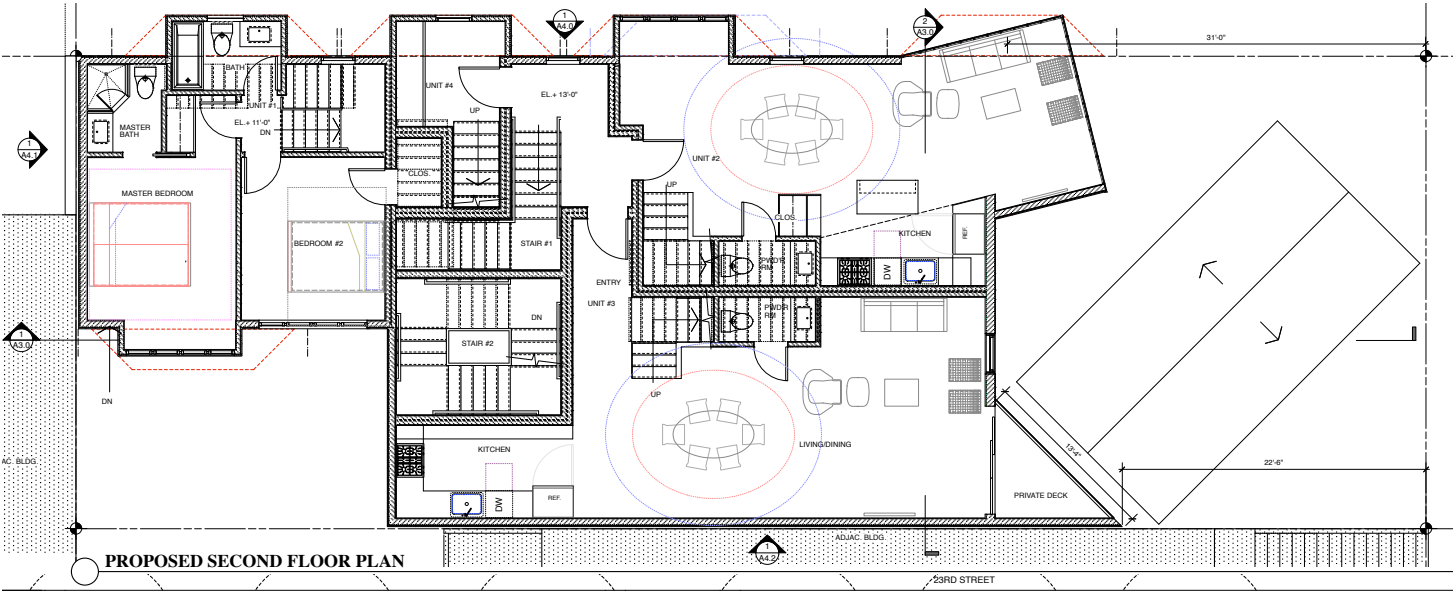
DESIGN #4 : 4 FLOORS - CORNER ELEMENT



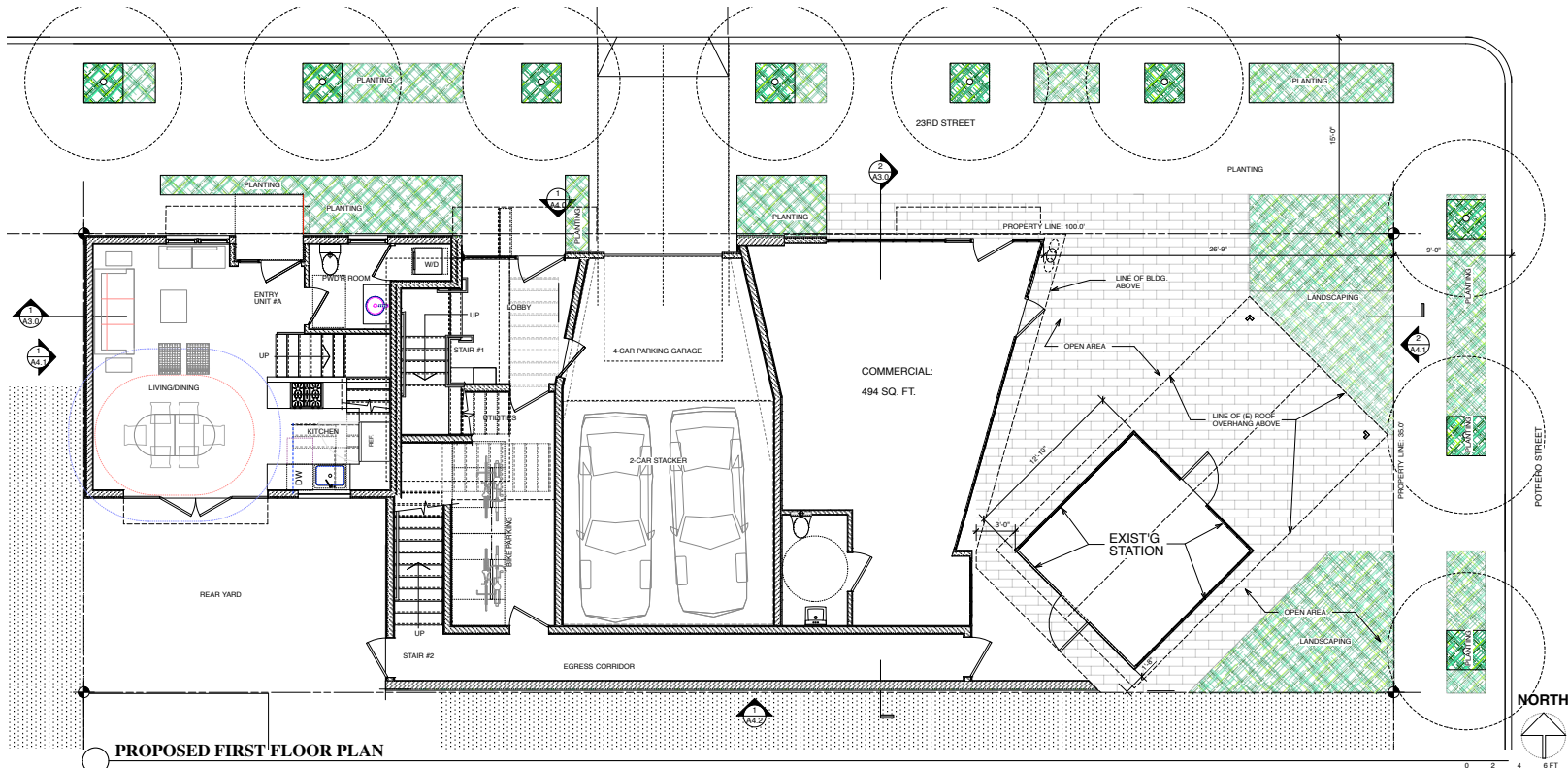
DESIGN #5 : 4 FLOORS - ANGLED EAST WALL



DESIGN EVOLUTION



4



5



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 applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Mahe 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"/>	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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <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 Environmental Evaluation Application 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"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1100 POTRERO AVE
RECORD NO.: 2015-003800CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

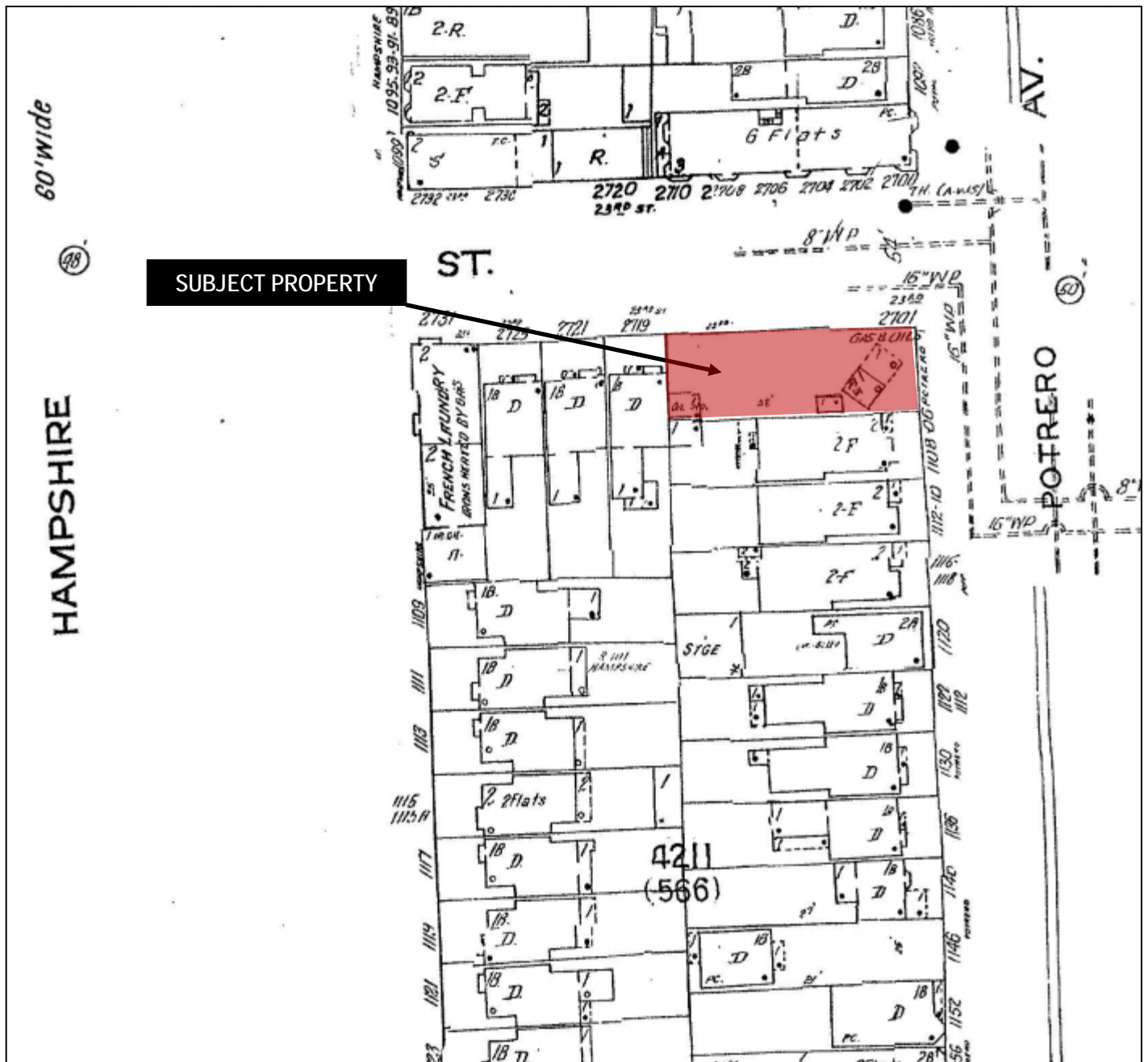
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	3,500	3,500	-
Residential	-	7,299	7,299
Commercial/Retail	-	663	663
Office	-	-	
Industrial/PDR <i>Production, Distribution, & Repair</i>	675	-	-675
Parking	498	428	-70
Usable Open Space	-	1,524	1,524
Public Open Space	-	-	-
Other ()		-	-
TOTAL GSF	675	7,793	7,793
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	-	4	4
Dwelling Units - Affordable	-	-	-
Hotel Rooms	-	-	-
Parking Spaces	3	4	4
Loading Spaces	-	-	-
Car Share Spaces	-	-	-
Bicycle Spaces	-	4	4
Number of Buildings	2	2	2
Number of Stories	1	4	4
Height of Building(s)	12-ft.	47-ft.	47-ft.
Other ()			

Parcel Map



Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Sanborn Map*



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



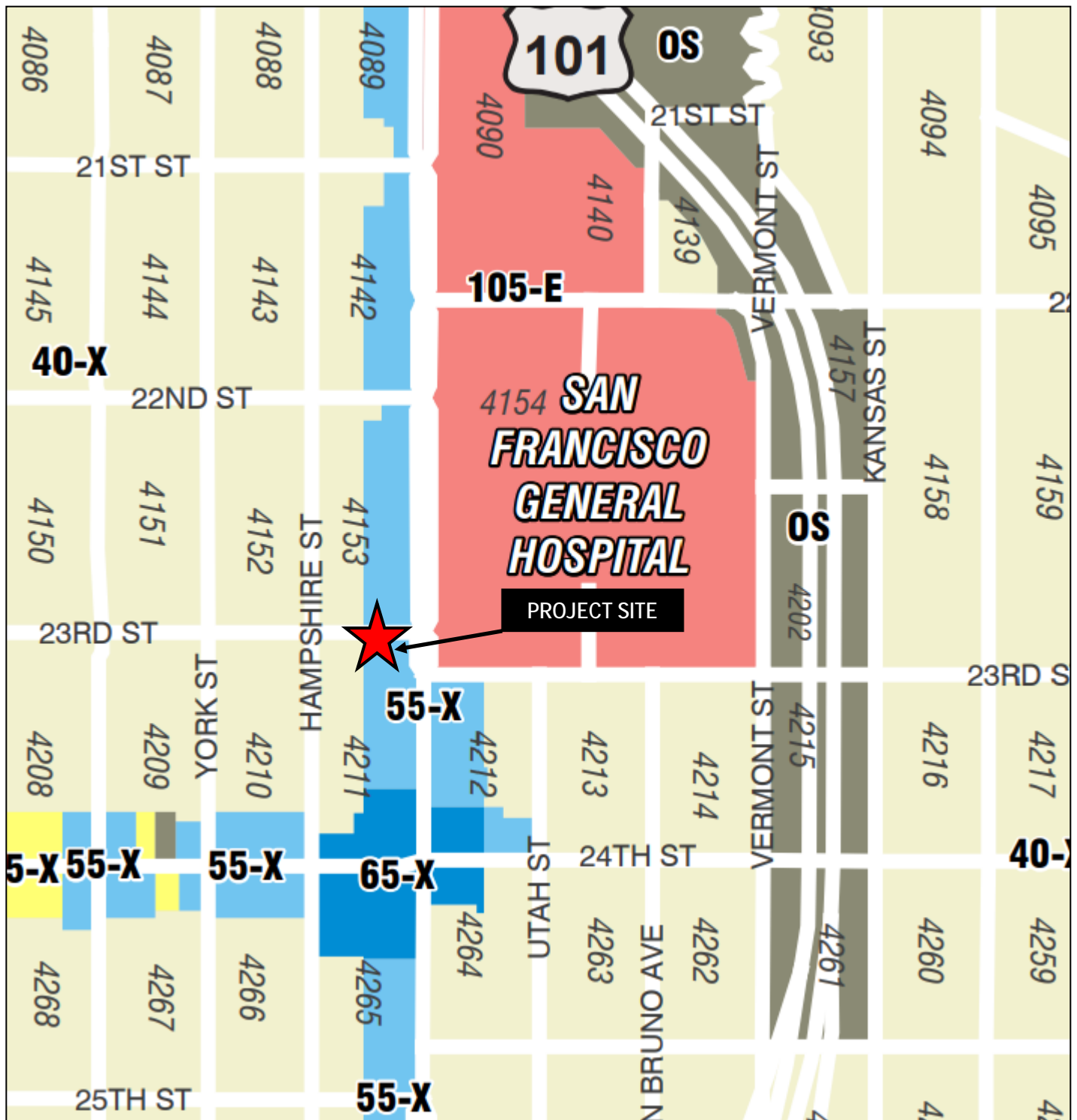
Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Zoning Map



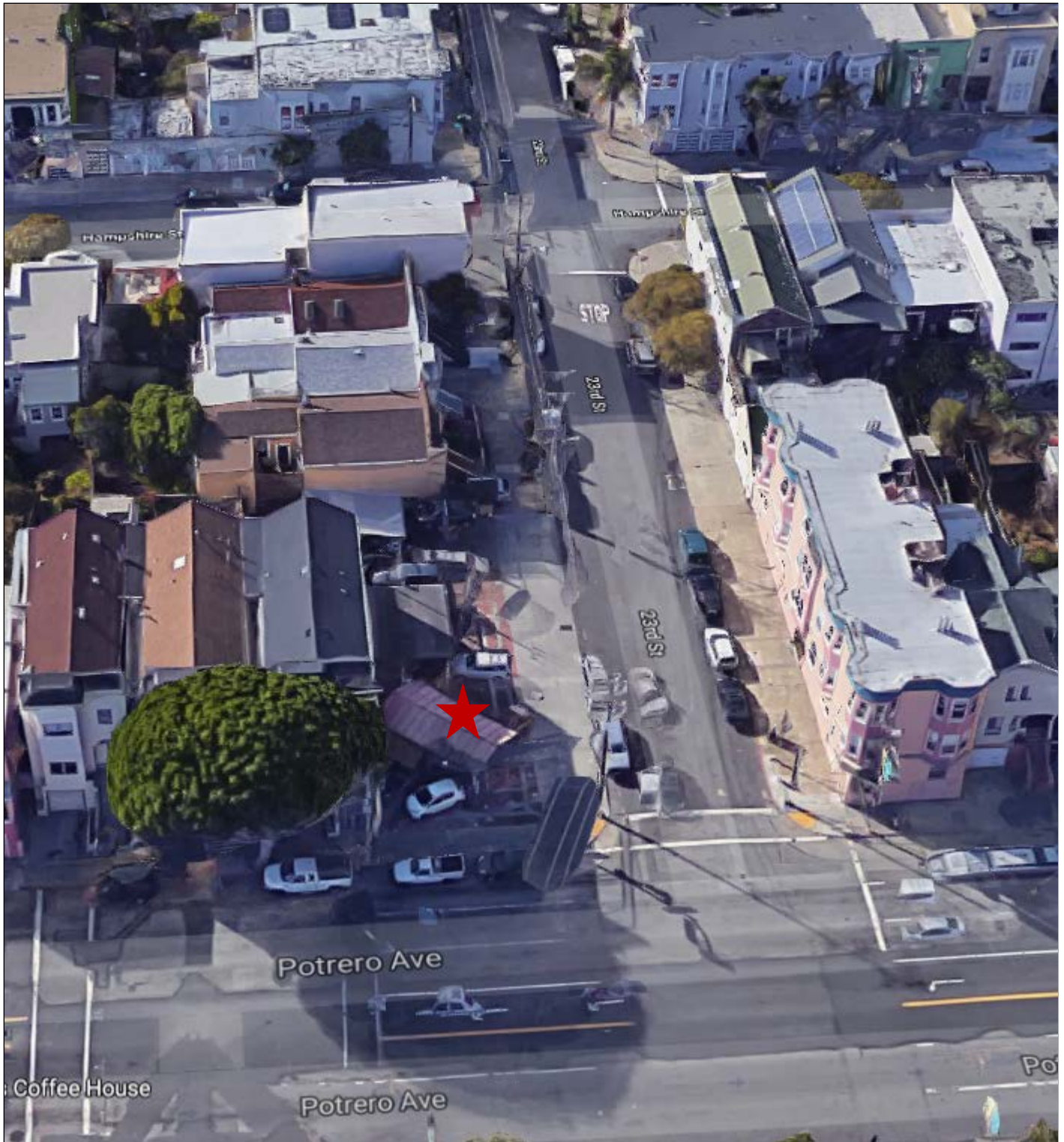
Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Height and Bulk Map



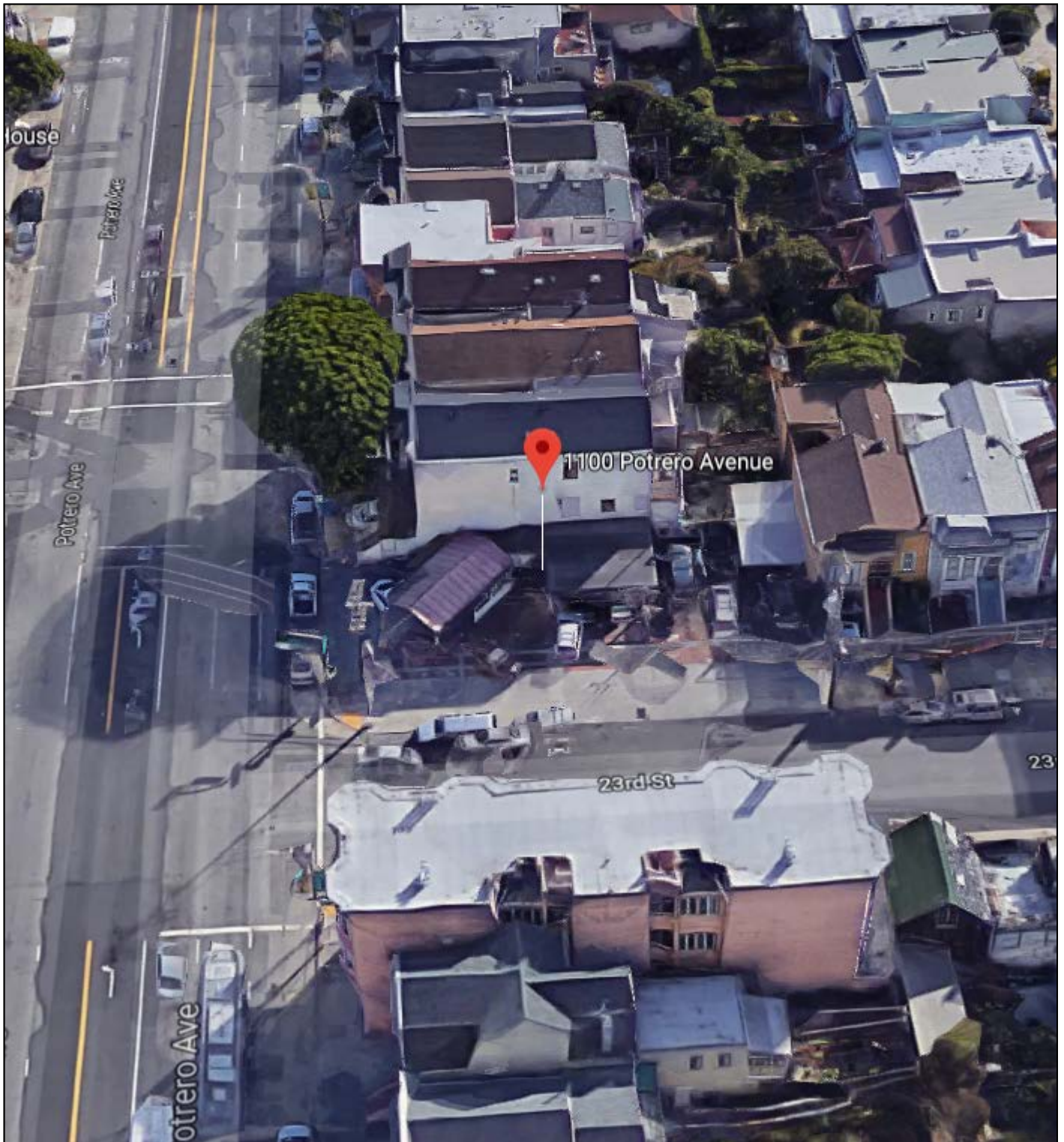
Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Aerial Photo – Facing West



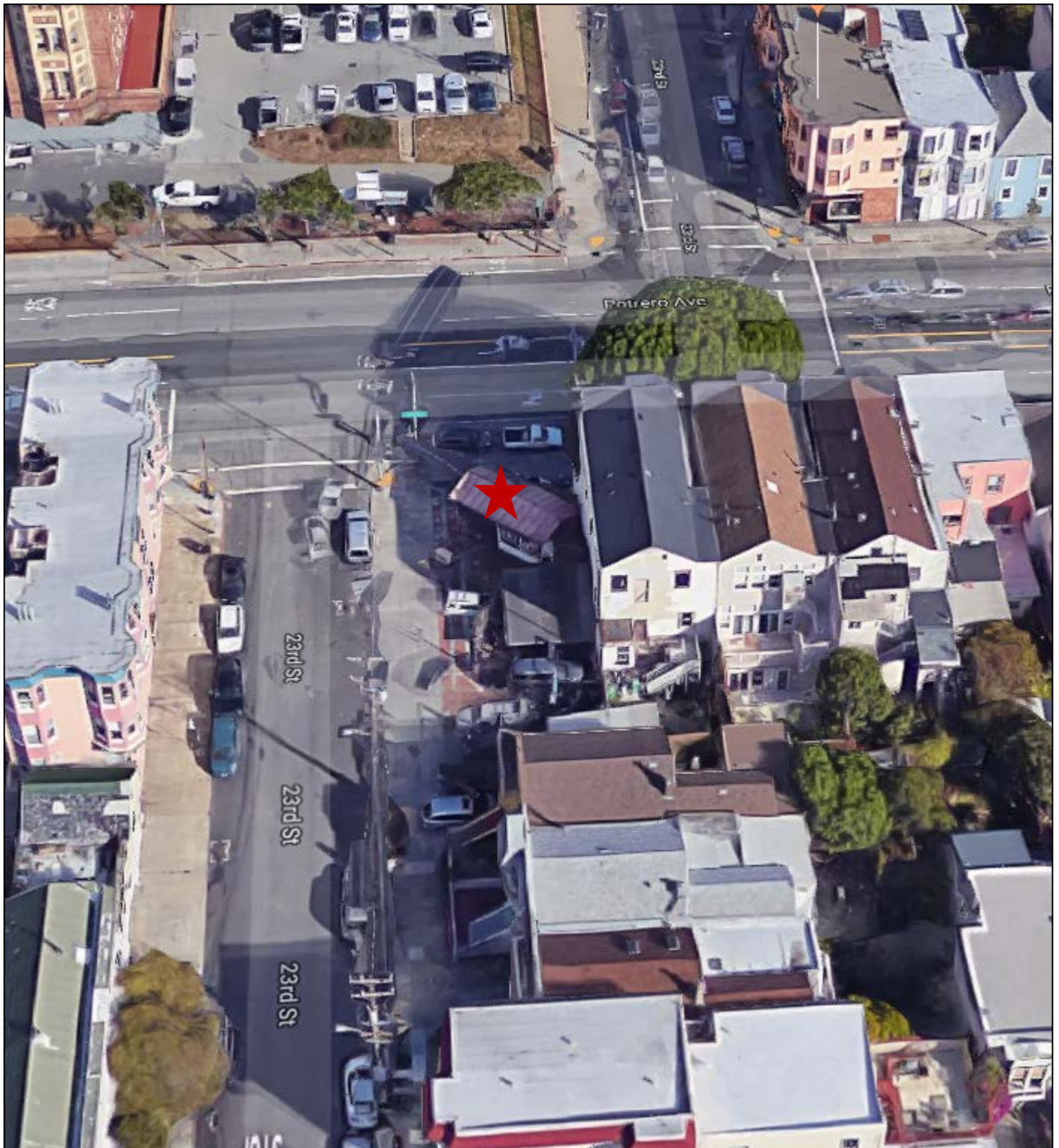
Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Aerial Photo – Facing South



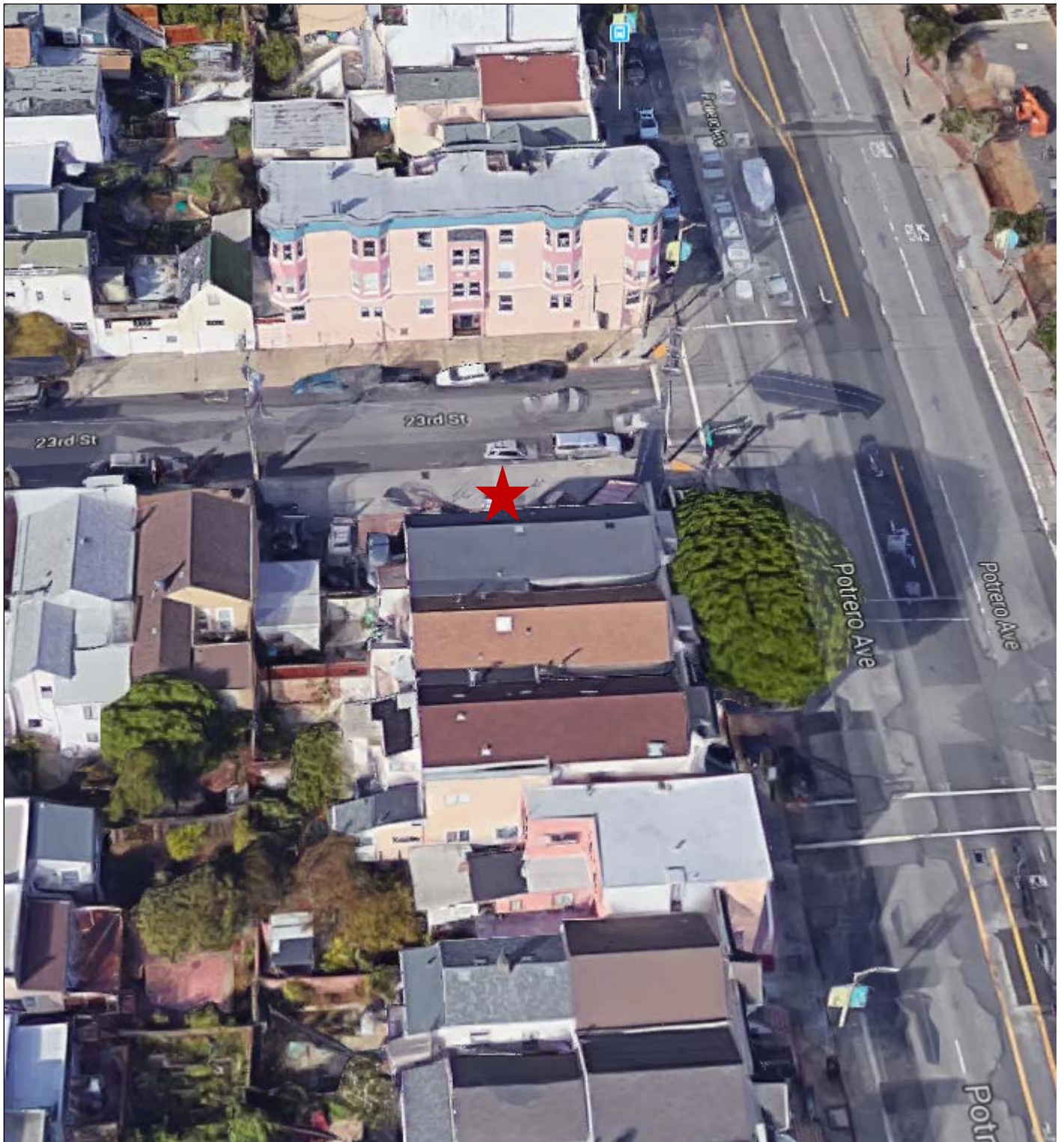
Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Aerial Photo – Facing East



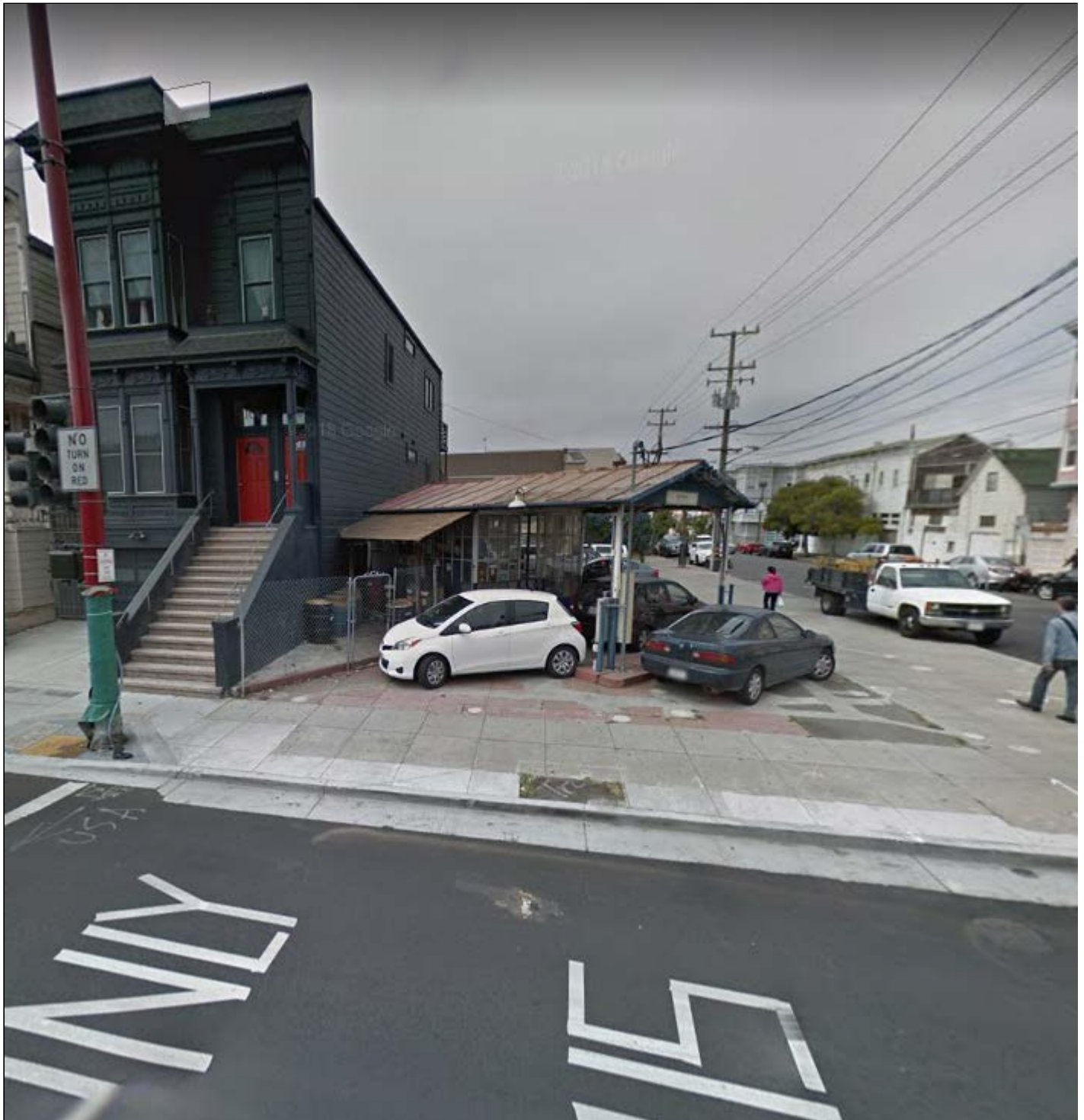
Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Aerial Photo – Facing North



Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Site Photo – Potrero Avenue Frontage



Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

Site Photo – 23rd Street Frontage



Conditional Use Authorization
Case No. 2015-003800CUA
1100 Potrero Avenue

From: JESUS GOMEZ
To: [Vu, Doug \(CPC\)](#); richhillissf@gmail.com; [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)
Subject: 1100 Potrero Ave
Date: Wednesday, March 14, 2018 3:32:39 PM

Dear Mr. Vu,

I am writing this email in objection to the proposal at 1100 Potrero Ave. The current structures, which include a former gas station and auto repair shop that date back to the early 1920's when auto's were first used to replace horses, are completely intact. The 3500 sq. ft. of PDR space consists of the front office (with an attached overhang that once covered the gas pumps), the two original bathrooms, the original cantilevered apparatus that was used for the air and water lines, and the building at the rear of the property (used as the machine shop and parts storage for the auto repair shop). All of the components of the historic site were established almost 100 years ago; the only modern structures are the two car lifts that were more recently installed. The auto repair shop had been in continuous operation until recently.

The current proposal is a "Frankenstein" project that does not fit in with the historic nature of our block; it does not fit the scale of the surrounding buildings nor preserve the historical resource. It will eliminate 3500 sq. ft. of PDR space while seeking a Variance for the open space requirements.

The proposal does not protect the 3500 sq. ft of PDR space and goes against Objective 1.7 of the Mission Area Plan.

The vast majority of structures on this block are two story structures built in the late 1800's; many are already recognized as historic resources. The tallest building on this block is a three-story over partial above-grade basement with flat roof. It is a residential building that is less than 37 feet high.

If you allow this historic resource to be damaged and almost entirely destroyed, it may be better to eliminate it completely and install a plaque commemorating the site. The current "Frankenstein" proposal does not preserve the historic resource; building a structure from scratch that does not need Variances and fits in better with our historic neighborhood and enjoyment of outdoor space, may be a better option.

It is also important to mention that this site underwent many years of vapor elimination because of the decades the gasoline storage tanks leaked carcinogenic chemicals into the ground. The contamination plume extends 100's of feet outward and as much as 65 feet down. One engineer charged with the clean up stated to me that " It can never be cleaned completely"; therefore, what ever gets approved in this space must include a plan to contain the carcinogen laden dirt that will be disturbed during construction.

Thank you,

Jesus Gomez

1136 Potrero Ave.

(415) 307-9790