



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

**CONTINUED FROM: DISCRETIONARY REVIEW HEARING ON MARCH 10, 2016**

**HEARING DATE: AUGUST 22, 2019**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* **2015-006356CUA**  
*Project Address:* **336 PIERCE STREET**  
*Zoning:* RM-1 (Residential, Mixed – Low Density) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0844/020  
*Project Sponsor:* Ryan Patterson  
Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104  
*Property Owner:* Levinson Family Revocable Trust  
55 Raycliff Terrace  
San Francisco, CA 94115  
*Staff Contact:* Matt Dito – (415) 575-9164  
[Matthew.Dito@sfgov.org](mailto:Matthew.Dito@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project includes the demolition and reconstruction of a single-family dwelling in the rear yard of an eight-family dwelling. The existing rear yard dwelling is located on the second story of a two-story building, with the ground floor used as a two-car garage. The proposed reconstructed dwelling unit is a two-story dwelling unit with no off-street parking. The subject property will no longer have off-street parking. The second floor of the reconstructed dwelling unit will be reduced in volume from the existing structure. The existing dwelling unit is 20 feet 11 inches tall, and the proposed reconstructed dwelling unit is approximately 18 feet 11 inches. The existing dwelling unit is 582 square feet, and the proposed reconstructed dwelling unit is approximately 700 square feet. The existing dwelling unit is a nonconforming use as to density.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 to allow the demolition of a residential unit. Additionally, the Commission shall consider the replacement structure as part of its decision on the request for Conditional Use Authorization.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any public comments on the proposed Project. Significant opposition was heard at the Mandatory Discretionary Review hearing that was held on March 10, 2016.

- **Dwelling Nonconforming as to Density.** One dwelling unit is permitted in the RM-1 Zoning District, where the subject property is located, per 800 square feet of lot area. The subject lot is 3,781.25 square feet. Given the lot size, five dwelling units are principally permitted. The subject lot has an eight-family dwelling in the main building at the front of the lot. A single-family dwelling is located in the rear yard, which is proposed for demolition and reconstruction. Pursuant to Planning Code Section 181, a dwelling or other housing structure exceeding the permitted density of dwelling units permitted for the district in which the lot is located may be reconstructed, so long as such reconstructions do not otherwise extend beyond the building envelop as it existing on January 1, 2013. The proposed reconstruction does not extend beyond the previous building envelop on January 1, 2013.
- **Eviction History.** Pursuant to Planning Code Section 181(c)(3), reconstruction shall not be permitted for any dwelling unit nonconforming as to density if any no fault eviction was served to a tenant at the dwelling unit after December 10, 2013.
  - **Rent Board Response.** The Rent Stabilization and Arbitration Board does not have any documented eviction notices on record.
- **Conditional Use Authorization.** The Project was originally heard and continued as a Mandatory Discretionary Review for the unpermitted demolition of a dwelling unit. During the continuance period, the Planning Code was amended to require Conditional Use Authorization for such demolitions.
- **Project Updates.** At the public hearing on March 10, 2016, the Project Sponsor was directed by the Commission to reduce overall massing, and remove the garage at the ground floor of the rear yard dwelling. The following revisions have been made to the Project:
  - **Massing.** The rearmost half of the second story has been removed, resulting in a reduction in massing on the second floor.
  - **Parking.** The ground floor parking area has been removed and converted to habitable space to accommodate the reduction on the second story.
- **Variance.** The Project is seeking authorization for the demolition and reconstruction of a single-family dwelling. The existing building is located in the required rear yard. Reconstruction in the same footprint is proposed, which requires a Variance from the rear yard requirement. The Zoning Administrator will hear the request for a Variance in conjunction with the Planning Commission hearing for Conditional Use Authorization.
- **Enforcement Case No. 2015-005370ENF.** The Project proposes to abate Enforcement Case No. 2015-005370ENF, which was opened on April 29, 2015 by the Planning Department. The case was referred to the Planning Department by the Department of Building Inspection after the unpermitted demolition of the rear yard dwelling was found. The case has taken significantly longer than what is generally expected, due to changes to the Planning Code and difficulty incorporating the direction given by the Planning Commission at the previous Mandatory Discretionary Review hearing. Additionally, the Project Sponsor changed following the previous Planning Commission hearing.
- **Materials and Detailing.** The plans included with the Project (Exhibit B) do not include the necessary notes on materials to be used, or proper detailing. The Project includes a Condition of Approval that requires Planning Department staff review and approve such materials and

detailing. If the request for demolition and reconstruction is approved, this condition will ensure that the project conforms to Department policies and the Residential Design Guidelines.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The exemption covers the new construction of the dwelling unit. The demolition was not subject to review under CEQA, as CEQA does not evaluate the impacts of work already completed, regardless of whether the work was authorized.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. While the Project legalizes an unpermitted residential demolition, 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 with Conditions of Approval  
Exhibit B – Plans  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Project Sponsor Brief  
Exhibit G – Eviction History Documentation



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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55 Raycliff Terrace  
San Francisco, CA 94115  
*Staff Contact:* Matt Dito – (415) 575-9164  
[Matthew.Dito@sfgov.org](mailto:Matthew.Dito@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE DEMOLITION AND RECONSTRUCTION OF A SINGLE-FAMILY DWELLING IN THE REAR YARD OF A PROPERTY LOCATED AT 336 PIERCE STREET, LOT 020 IN ASSESSOR'S BLOCK 0844, WITHIN AN RM-1 (RESIDENTIAL, MIXED – LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT.**

### PREAMBLE

On February 24, 2010, the Department of Building Inspection (hereinafter "DBI") opened Complaint Case No. 201034991 regarding the detached single-family home in the rear yard of 336 Pierce Street, Assessor's Block 0844, Lot 020 (hereinafter "Project Site"). The complaint stated that the building was abandoned and partially collapsed. Building Permit Application No. 2012.1114.4171 was subsequently filed and issued to "repair [the] rear building as [a] residence." The permit was not reviewed by the Planning Department as it was considered by the Department of Building Inspection to be a repair only.

On April 16, 2015, the Planning Department (hereinafter "Department") opened Code Enforcement Case No. 2015-005370ENF based on a complaint that significant demolition of the structure had occurred and it was no longer considered a repair. The Department subsequently confirmed that the structure was demolished without authorization.

On December 9, 2015, Robert Noelke filed an application for Mandatory Discretionary Review, which, at the time, was required for a residential demolition pursuant to Planning Code Section 317. On March 10, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application No. 2015-006356DRM and

continued the hearing to March 24, 2016. Discretionary Review Application No. 2015-006356DRM was subsequently withdrawn following the adoption of Ordinance 33-16, which required Conditional Use Authorization for any project that would result in the removal of a dwelling unit.

On May 3, 2016, Robert Noelke filed Application No. 2015-006356CUA (hereinafter "Application") within the Department for Conditional Use Authorization to legalize the demolition of the detached single-family home in the rear yard of the Project Site, and construct a replacement single-family dwelling. The Application was subsequently transferred to Ryan Patterson of Zacks, Freedman & Patterson, PC (hereinafter "Project Sponsor").

On August 22, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-006356CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-006356CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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. 2015-006356CUA, 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 and reconstruction of a single-family dwelling in the rear yard of an eight-family dwelling. The existing rear yard dwelling is located on the second story of a two-story building, with the ground floor used as a two-car garage. The proposed reconstructed dwelling unit is a two-story dwelling unit with no off-street parking. The subject property will no longer have off-street parking. The second floor of the reconstructed dwelling unit will be reduced in volume from the existing structure. The existing dwelling unit is 20 feet 11 inches tall, and the proposed reconstructed dwelling unit is approximately 18 feet 11 inches. The existing dwelling unit is 582 square feet, and the proposed reconstructed dwelling unit is approximately 700 square feet. The existing dwelling unit is a nonconforming use as to density.
3. **Site Description and Present Use.** The subject property at 336 Pierce Street is located on the east side of Pierce Street between Oak and Page Streets. The property has approximately 27'-6" of lot

frontage along Pierce Street and a lot depth of approximately 137'-6", which is approximately 27' deeper than the adjacent lots. The lot contains a three-story residential building with eight dwelling units at the front of the property and a two-story garage with one dwelling unit at the rear. The subject building is the garage with dwelling unit at the rear; no work is proposed in this Project for the eight-unit building at the front of the property. The subject building occupies approximately 605 square feet of the lot and is built out to the rear and side property lines. The property is within the RM-1 (Residential, Mixed – Low Density) Zoning District with a 40-X Height and Bulk designation. The subject building is believed to have been constructed circa 1900. The subject building is not subject to rent control as it is considered a single-family detached residence.

4. **Surrounding Properties and Neighborhood.** The subject property is located in the Western Addition neighborhood, on the east side of Pierce Street between Oak and Page Streets. The surrounding neighborhood primarily consists of three- and four-story residential buildings built between the late 1800s and early 1900s. The scale of development is predominantly multi-family apartment buildings containing between five and 15 units. The residential neighborhood contains dwellings of varying heights and depths. The adjacent property to the north is a three-story building containing six dwelling units and the adjacent property to the south is a three-story building containing three dwelling units
5. **Public Comment & Outreach.** The Department has not received any public comments on the proposed Project. Significant opposition was heard at the Mandatory Discretionary Review hearing that was held on March 10, 2016.
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 Nonconforming as to Density.** One dwelling unit is permitted in the RM-1 Zoning District, where the subject property is located, per 800 square feet of lot area. The subject lot is 3,781.25 square feet. Given the lot size, five dwelling units are principally permitted. The subject lot has an eight-family dwelling in the main building at the front of the lot. A single-family dwelling is located in the rear yard, which is proposed for demolition and reconstruction. Pursuant to Planning Code Section 181, a dwelling or other housing structure exceeding the permitted density of dwelling units permitted for the district in which the lot is located may be reconstructed, so long as such reconstructions do not otherwise extend beyond the building envelop as it existing on January 1, 2013.

*The proposed reconstruction does not extend beyond the previous building envelop on January 1, 2013.*
  - b. **Eviction History.** Pursuant to Planning Code Section 181(c)(3), reconstruction shall not be permitted for any dwelling unit nonconforming as to density if any no fault eviction was served to a tenant at the dwelling unit after December 10, 2013.

*The Rent Stabilization and Arbitration Board does not have any documented eviction notices on record.*

- c. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth of 45 percent of the total lot depth on which the building is situated, except to the extent that a reduction is permitted using the average between the depths of the rear building walls of the two adjacent buildings.

*The Project will reconstruct a demolished dwelling unit within the required rear yard. A variance from Planning Code Section 134 is required.*

- d. **Open Space.** Planning Code Section 135 requires either 100 square feet of private open space per dwelling unit, or 133 square feet of common open space per dwelling unit.

*The Project includes a courtyard between the apartment building at the front of the lot and single-family dwelling at the rear. The courtyard will be used by the reconstructed single-family dwelling in the rear, and is approximately 900 square feet, meeting the requirements of Planning Code Section 135. Currently, the courtyard is used for parking access and not usable open space. With the elimination of the garage, the courtyard will no longer be used for parking access. The building at the front of the Project Site is legally nonconforming, as it does not have sufficient open space.*

- e. **Exposure.** Planning Code Section 140 requires that in each dwelling unit in any use district, the required windows of at least one room that meets the 120-square-foot minimum superficial floor area requirements of Section 503 of the Housing Code shall face directly onto an open area of either a public street, 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 open area (whether an inner court or space between separate buildings on the same lot) which is unobstructed for no less than 25 feet in every horizontal dimension.

*All proposed dwelling units face onto an inner court which is unobstructed for a minimum of 25 feet in every horizontal dimensions.*

- f. **Height.** Planning Code Section 250 states that no building or structure or part thereof shall be permitted to exceed the height and bulk limits for the district in which it is located. The Project Site is located in a 40-X Height & Bulk District, which permits a maximum building height of 40 feet.

*The Project proposes to reconstruct the demolished dwelling unit at a height of 18 feet 11 inches.*

- g. **Bicycle Parking.** Planning Code Section 155.2 requires one weather-protected bicycle parking space per dwelling unit. The requirements apply when constructing a new building.

*The Project proposed a new building in the rear yard of the Project Site. One bicycle parking space is proposed in the dwelling unit, meeting the requirement of Planning Code Section 155.2.*

- h. **Off-Street Parking.** Planning Code Section 151 does not require off-street parking, and permits 1.5 parking spaces for every dwelling unit provided.

*The Project does not include off-street automobile parking. Two existing off-street parking spaces in the existing single-family dwelling at the rear are proposed for removal. In conjunction with their removal, the parking accessway on the southern side of the lot will be rendered inaccessible to automobiles. This will be completed by placing bollards in the accessway, which will be used as emergency egress for all dwelling units on the lot. The existing curb cut will be removed, as it will no longer provide access to off-street parking.*

7. **Loss of Residential Unit through Demolition.** Planning Code Section 317(g)(5) establishes additional criteria for the Planning Commission to consider when reviewing applications for the loss of a residential unit as the result of a demolition. The Planning Commission shall consider the following:

- A. **Whether the property is free of a history of serious, continuing Code violations.**

*The Project Site has two serious, continuing Code violations. The subject single-family dwelling in the rear yard has fallen into disrepair and is not habitable. This was first documented in 2010 by DBI, who required that the dwelling undergo repair. The second violation occurred during an attempt to abate the original violation. While conducting the repairs, the dwelling was demolished and began reconstruction without authorization. The proposed Project would abate both violations.*

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

*The subject dwelling unit has not been maintained in a decent, safe, and sanitary condition.*

- C. **Whether the property is an "historical resource" under CEQA.**

*It has not been determined whether the Project Site contains an historical resource under CEQA. The Project Site, including both the front and rear buildings, is categorized as a Potential Historic Resource. This designation is for buildings that were constructed at least 45 years ago, and have not had any determination made as to whether the building is an historic resource. Typically, the demolition of a Potential Historic Resource requires evaluating the Project Site under CEQA to determine if the proposed demolition includes an historic resource, and if so, what impacts the Project would have on the resource. This evaluation could not be completed for the Project, as the demolition has already been completed without authorization. CEQA evaluates only proposed impacts. As the demolition has already been completed, it is not subject to review under CEQA. The new construction of the dwelling unit is categorically exempt from CEQA. The building at the front of the lot has not been impacted, and maintains its status as a Potential Historical Resource.*

- D. **Whether the removal of the resource will have a substantial adverse impact under CEQA.**



*It cannot be determined if the Project's demolition has any adverse impact under CEQA, as the demolition has already occurred and is not subject to CEQA review. The proposed new construction of the dwelling unit is categorically exempt from CEQA.*

**E. Whether the project converts rental housing to other forms of tenure or occupancy.**

*The rear dwelling unit, which has been vacant since the mid-2000's, is a rental property that fell into disrepair. The proposed Project would reconstruct the rental unit.*

**F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing.**

*The Project proposes to demolish an existing single-family dwelling, which is generally not subject to the Residential Rent Stabilization and Arbitration Ordinance. Definitive determinations on the applicability of the Residential Rent Stabilization and Arbitration Ordinance are the purview of the Rent Board. The existing dwelling unit is not an affordable housing unit.*

**G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity.**

*Although the Project proposes the demolition of an existing single-family dwelling unit, the unit is not habitable and the reconstruction would restore the dwelling unit to the rental market.*

**H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity.**

*The Project will conserve neighborhood character with appropriate scale, design, and materials. The reconstruction of the rear dwelling unit will be smaller than the previous size, and appropriate for the neighborhood. The decreased size should increase affordability.*

**I. Whether the project protects the relative affordability of existing housing.**

*The Project removes an older dwelling unit and replaces it with a newly constructed dwelling unit. Older dwelling units are generally considered to be more affordable than a recently constructed unit. However, the existing dwelling unit is not habitable, making the effect reconstruction has on affordability difficult to quantify.*

**J. Whether the project increases the number of permanently affordable units as governed by Section 415.**

*The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than 10 dwelling units.*

**K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods.**

*The Project proposes to reconstruct a dwelling unit in the same general area and size as it was previously, in keeping with the established topography of the site.*

**L. Whether the project increases the number of family-sized units on-site.**

*The Project will not increase the number of family-sized units on-site.*

**M. Whether the project creates new supportive housing.**

*The Project does not create new supportive housing.*

**N. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character.**

*The overall scale, design, and materials of the Project are consistent with the block-face and complement the neighborhood character with a contemporary design. The proposed residential development is in character of other existing residential uses in the surrounding neighborhood.*

**O. Whether the project increases the number of on-site Dwelling Units.**

*The Project will not increase the number of on-site dwelling units, but it will reconstruct the single-family dwelling in the rear yard in a habitable condition.*

**P. Whether the project increases the number of on-site bedrooms.**

*The existing dwelling unit contains two bedrooms, while the proposed reconstruction proposes a single bedroom.*

**Q. Whether or not the replacement project would maximize density on the subject lot.**

*The subject dwelling unit is nonconforming as to density, and only permitted as a reconstruction. The Project would maximize density at the Project Site.*

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

*The Project proposes to replace only the dwelling unit in the rear yard of the Project Site. The existing unit is not subject to the Residential Rent Stabilization and Arbitration Ordinance, and proposes one bedroom. The existing unit contained two bedrooms.*

**8. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

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

*The use and size of the Project is compatible with the surrounding neighborhood, as it seeks to reconstruct a rear yard dwelling unit at a smaller scale than was previously existing. The building will be in conformity with the Residential Design Guidelines. Overall, the reconstruction of an uninhabitable dwelling unit is necessary and desirable for 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will be reduced during reconstruction and will not alter the existing appearance or character of the project vicinity.*

- (2) 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 Planning Code does not require off-street parking or loading for the proposed Project. The proposal does not propose off-street parking or loading. There will be no increase in maximum occupancy for the Project Site following reconstruction, and therefore no increase in the volume of traffic.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.*

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

*The Project is residential and will be landscaped accordingly.*

- 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 Neighborhood Commercial District.

*The Project is consistent with the stated purpose of the RM-1 Zoning District, which is characterized by a mixture of dwelling unit types, including apartment buildings, and have a broad range of unit sizes.*

9. **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 2:**

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

#### **Policy 2.1:**

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

*The proposal, though a demolition, is necessary for the repair and rehabilitation of the subject building. The project will restore a unit of housing that has not been habitable for several years.*

#### **Policy 2.5:**

Encourage and support the seismic retrofitting of the existing housing stock.

*The proposal includes seismic upgrades that will bring the subject building up to current Building Code standards.*

#### **OBJECTIVE 3:**

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

#### **Policy 3.4:**

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

*The proposal does not expand the size of the existing dwelling unit, instead proposing a decrease in both building volume and gross floor area. The existing unit was not habitable, and therefore neither affordable or unaffordable.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal is for reconstruction of an existing dwelling unit; commercial uses in the neighborhood will not be affected by this project.*

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

*The proposal will restore an existing residential use, consistent with the residential character of the surrounding neighborhood.*

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

*The Project Site does not currently possess affordable housing units. The Project does not propose any units designated as affordable housing. Therefore, the Project will not impact the City's supply of affordable housing.*

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

*The proposal does not increase the size, bedroom count, or unit count of the subject building and will accommodate the same number of occupants as before. Therefore the proposal will have no effect on commuter traffic or MUNI transit services.*

- 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 does not include commercial office development. The Project is a residential project in an RM-1 Zoning District. Therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector uses would not be affected by the Project.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization 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 Authorization Application No. 2015-006356CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 20, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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 August 22, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 22, 2019



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition and reconstruction of a single family dwelling in the rear yard of the property located at 336 Pierce Street, Assessor's Block 0844, Lot 020, pursuant to Planning Code Sections 303 and 317 within an RM-1 (Residential, Mixed – Low Density) District and a 40-X Height and Bulk District; in general conformance with plans, dated XXXXXX, and stamped "EXHIBIT B" included in the docket for Record No. 2015-006356CUA and subject to conditions of approval reviewed and approved by the Commission on August 22, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 22, 2019 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **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](http://www.sf-planning.org)*

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Bicycle Parking.** The Project shall provide no fewer than **one (1)** Class 1 bicycle parking space as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

10. **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](http://www.sf-planning.org)*

11. **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

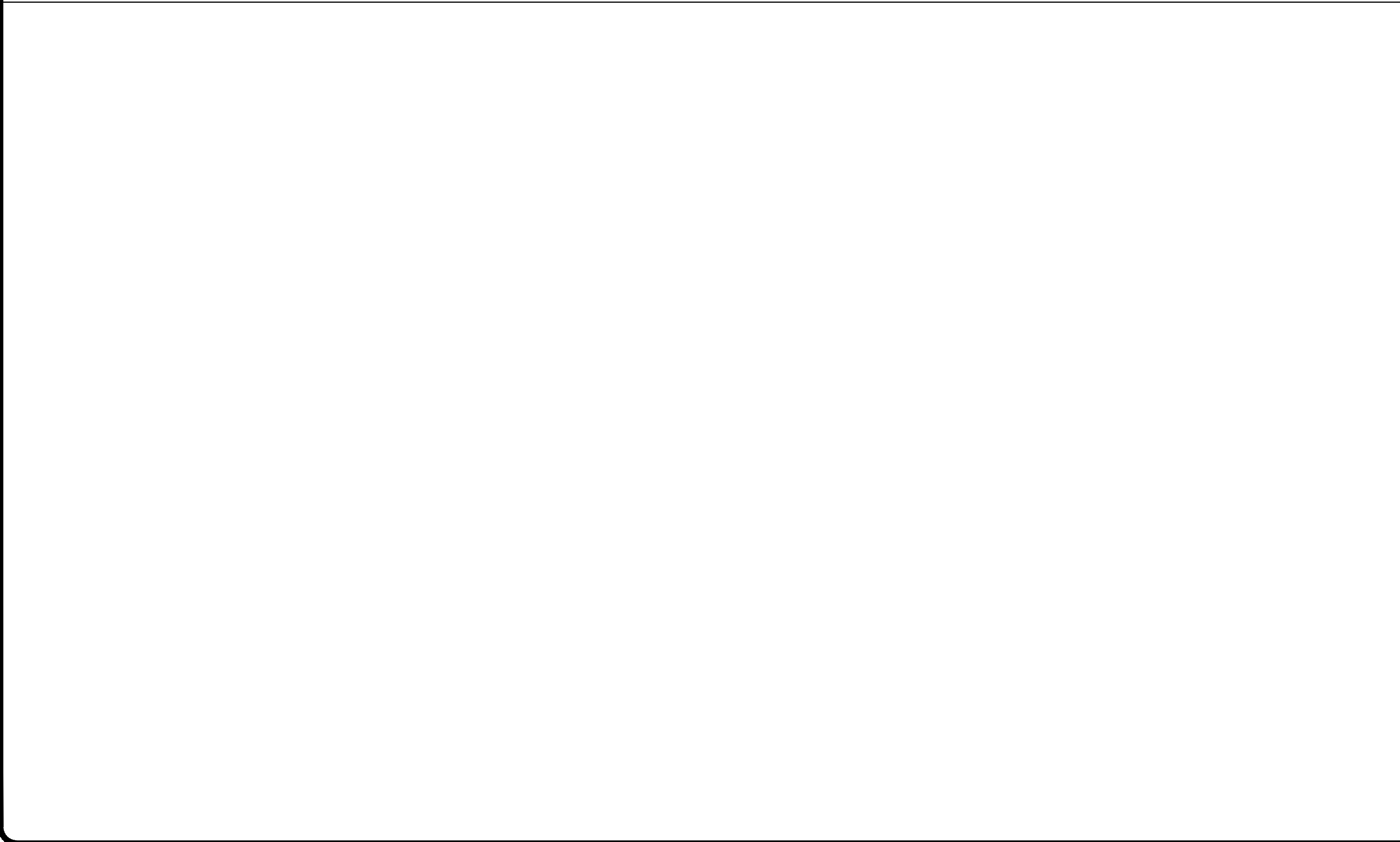
resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

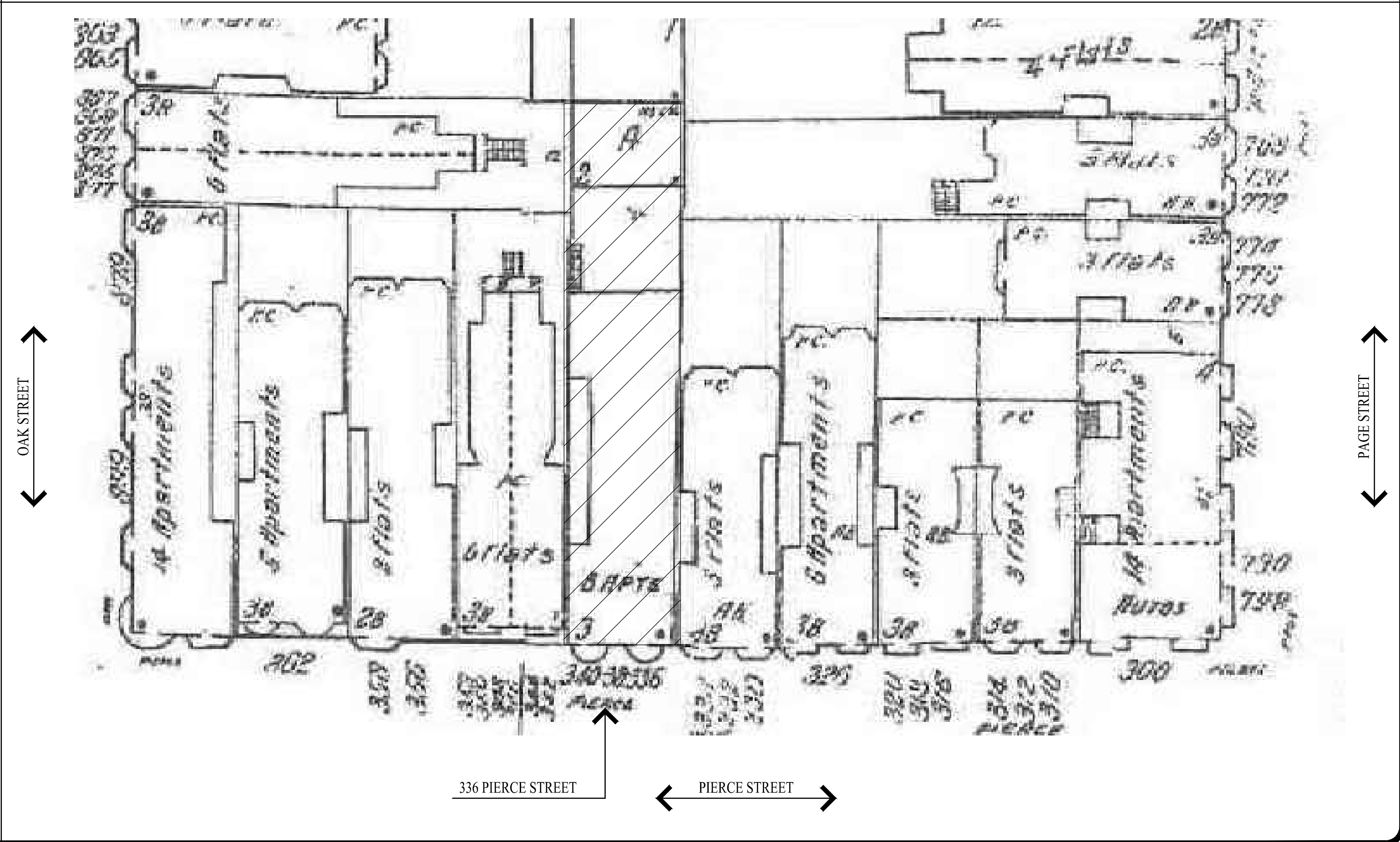
336 PIERCE STREET  
SAN FRANCISCO, CA

PROJECT INFORMATION		PROJECT DIRECTORY	JOB DESCRIPTION	DRAWING INDEX
ADDRESS:  336 PIERCE STREET SAN FRANCISCO, CA  BLOCK/LOT: ZONING DISTRICT:  LOT SIZE: SFBC OCCUPANCY CLASS: CONSTRUCTION TYPE: NUMBER OF STORIES:  SQ. FT.	CONTACT:  PATRICK BUSCOVICH & ASSOCIATES STRUCTURAL ENGINEERS & ARCHITECT 235 MONTGOMERY STREET SUITE 1140 SAN FRANCISCO, CA 94104 CONTACT: MR. PAT BUSCOVICH TEL: 415.760.0636	PROPOSED TWO STORY WOOD FRAME SINGLE FAMILY BUILDING	<u>ARCHITECTURAL</u> A0.0 COVER SHEET A2.1 PERMIT SUBMITTAL CHECK LIST A2.0 EXISTING, AS-BUILT AND PROPOSED SITE PLANS A2.1 SITE PLAN, FLOOR PLANS, ELEVATIONS, AND SECTIONS A2.2 FIRST FLOOR PLAN AND SECOND FLOOR PLAN A2.3 ROOF PLAN AND FRONT ELEVATION A2.4 SIDE ELEVATION AND SECTION  <u>STRUCTURAL</u> S1.1 GENERAL NOTES S1.2 TYPICAL DETAILS S1.3 TYPICAL DETAILS S1.4 TYPICAL DETAILS S1.5 RESIDENTIAL ALTERATION BUILDING FORM S2.2 FIRST FLOOR PLAN AND SECOND FLOOR PLAN S2.3 ROOF PLAN AND FRONT ELEVATION S2.4 SIDE ELEVATION AND SECTION	
	FIRE SAFETY NOTES	APPLICABLE CODES		
	<ul style="list-style-type: none"><li>ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION</li><li>ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION</li><li>ALL PENETRATIONS TO BE REPAIRED</li><li>MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEM DURING CONSTRUCTION</li></ul>	2016 CALIFORNIA BUILDING CODE (CBC) BASED ON THE 2016 INTERNATIONAL BUILDING CODE (IBC) 2016 PLUMBING CODE (CPC) BASED ON ON THE 2016 UNIFORM PLUMBING CODE (UPC) 2016 CALIFORNIA MECHANICAL CODE (CMC) BASED ON THE 2016 UNIFORM MECHANICAL CODE (UMC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) BASED ON THE 2016 NATIONAL ELECTRICAL CODE (NEC) 2016 CALIFORNIA FIRE CODE (CFC) BASED ON THE 2016 INTERNATIONAL FIRE CODE (IFC) 2016 CALIFORNIA ENERGY CODE ALL PERMIT APPLICATION MUST COMPLY WITH THE PROVISIONS OF THE ABOVE CODES AND THE APPLICABLE CITY CODE AMENDMENTS		

AERIAL PHOTO



SANBORN MAP



REV.	DATE	DESCRIPTION

PATRICK BUSCOVICH  
AND ASSOCIATES  
STRUCTURAL ENGINEERS, INC.  
235 MONTGOMERY STREET, SUITE 1140  
SAN FRANCISCO, CALIFORNIA 94104  
(415) 760-0636

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COVER SHEET

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JOB NO.  
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SHEET

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OF SHEETS



# Green Building: Site Permit Submittal

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
Gross Project Area	Primary Occupancy	Number of occupied floors
Design Professional/Applicant: Sign & Date		

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEED EA c4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2.	●	See San Francisco Planning Code 155			See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●				n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSC4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

### Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

DESCRIPTION				
DATE				
REV.	◀	◀	◀	◀

PATRICK BUSCOVICH  
AND ASSOCIATES  
STRUCTURAL ENGINEERS, INC.  
235 MONTGOMERY STREET, SUITE 1140  
SAN FRANCISCO, CALIFORNIA 94104  
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PERMIT SUBMITTAL CHECK LIST

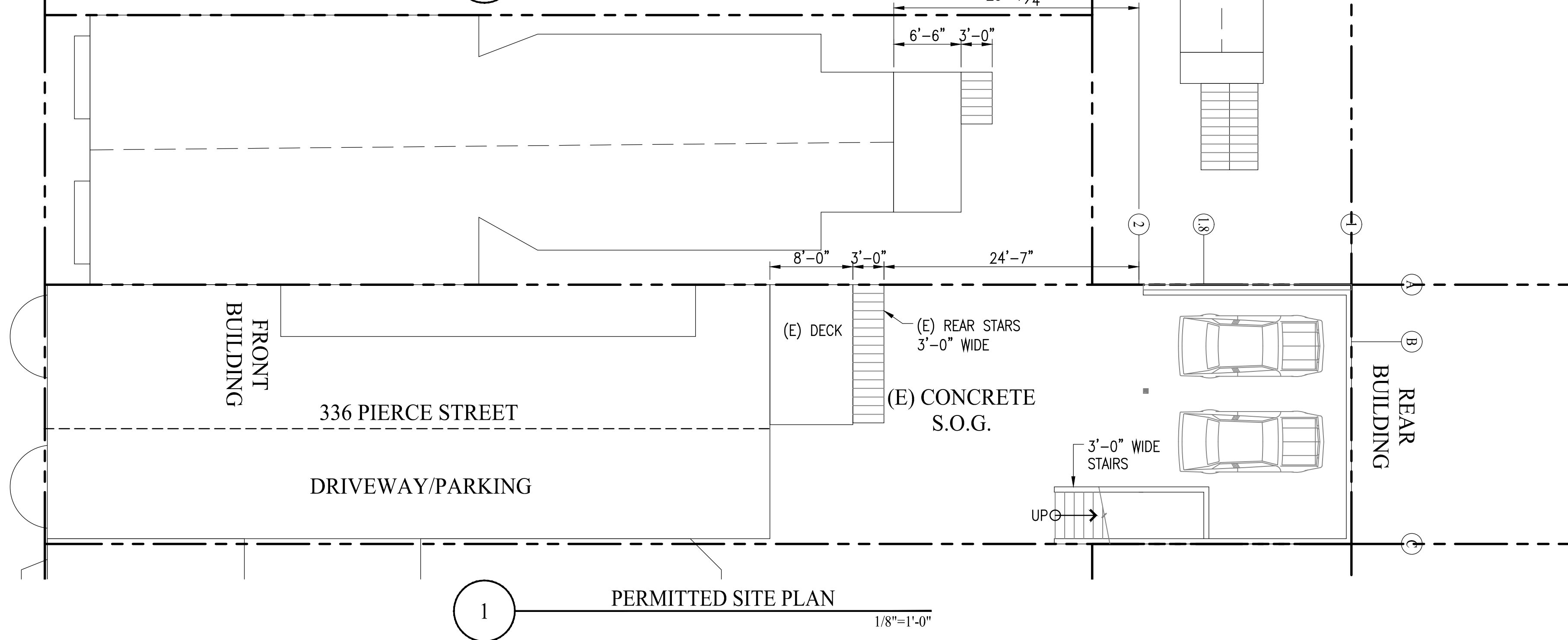
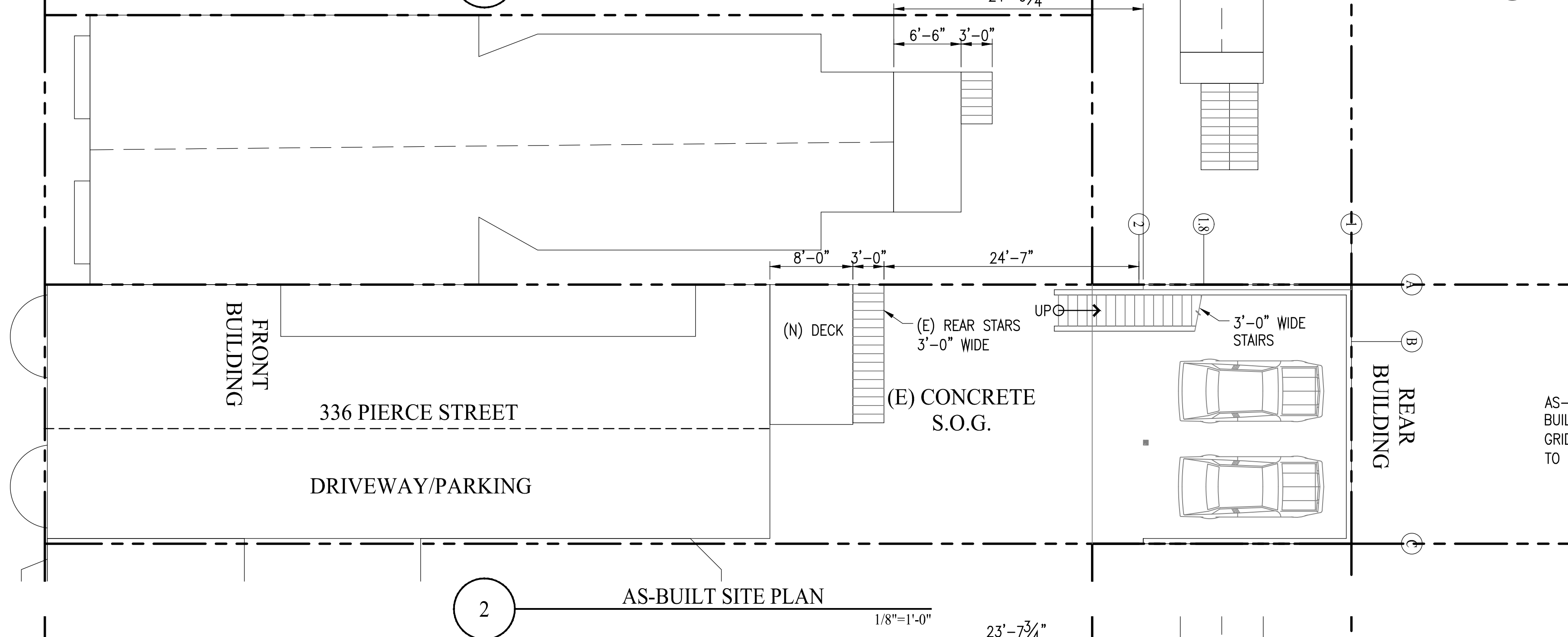
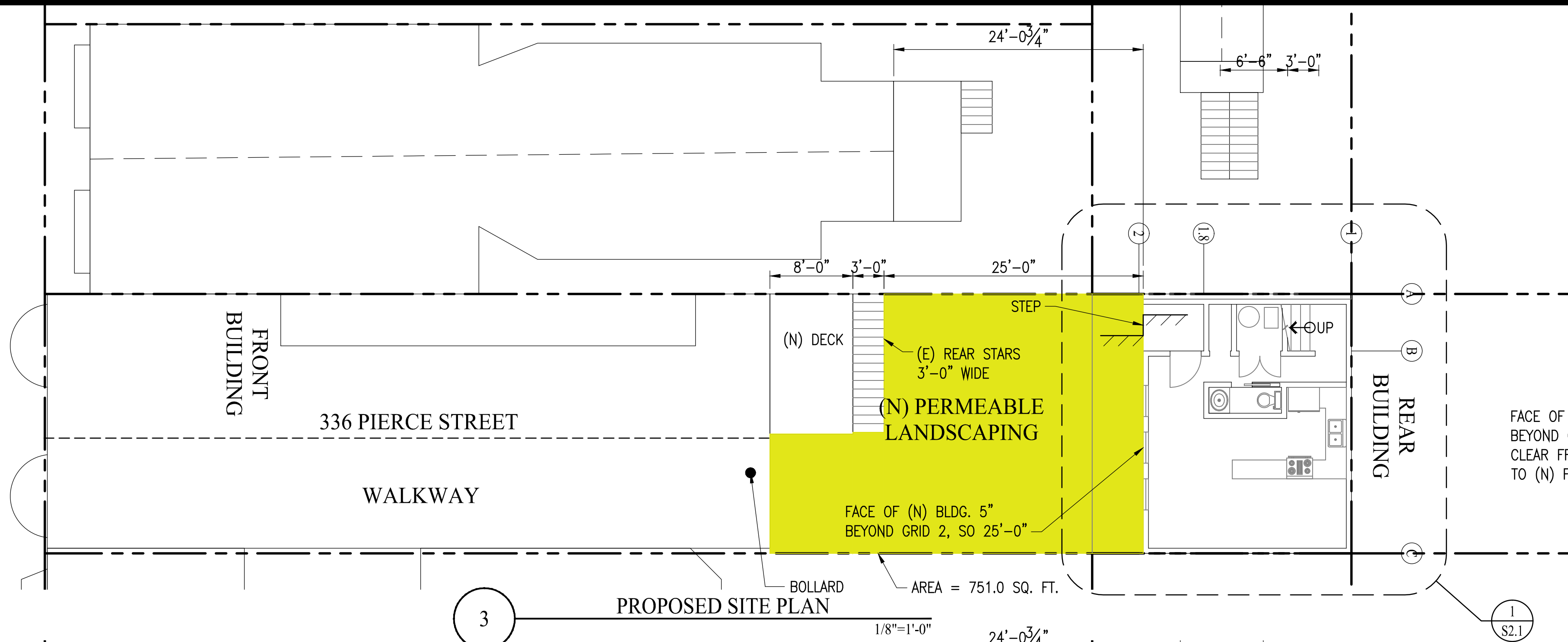
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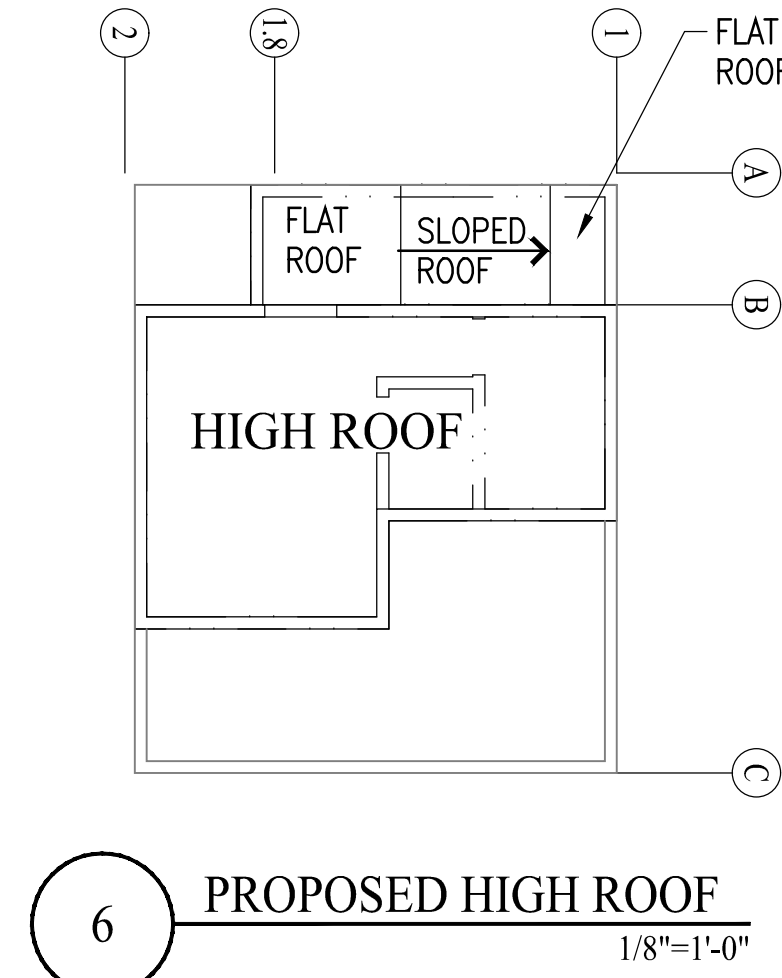
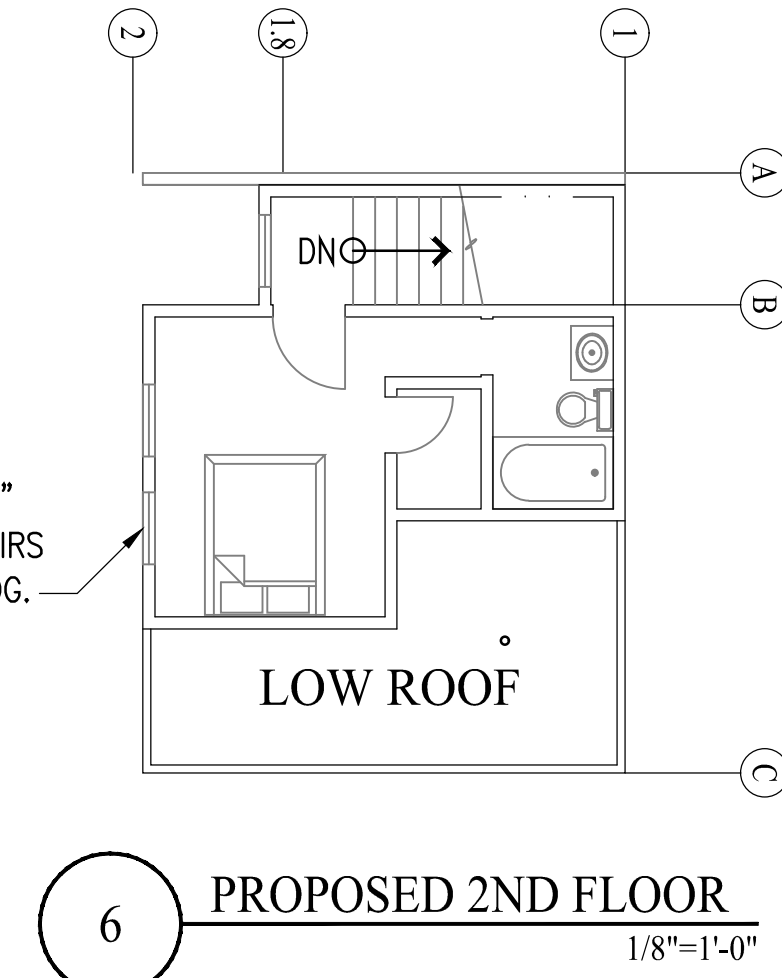
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PIERCE STREET

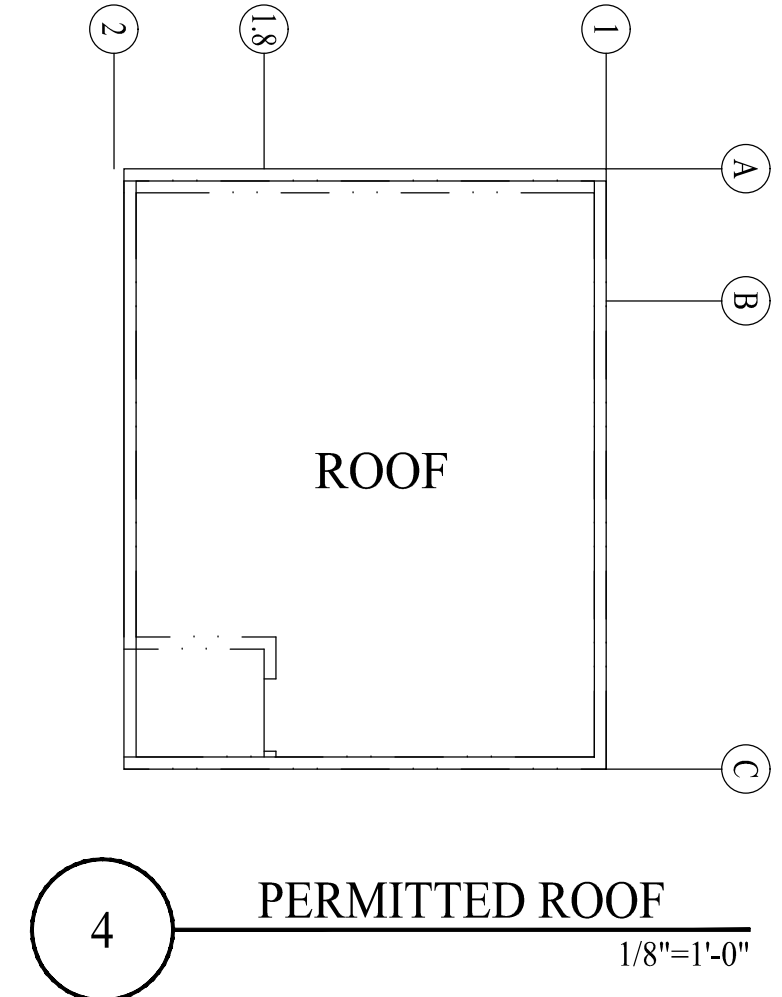
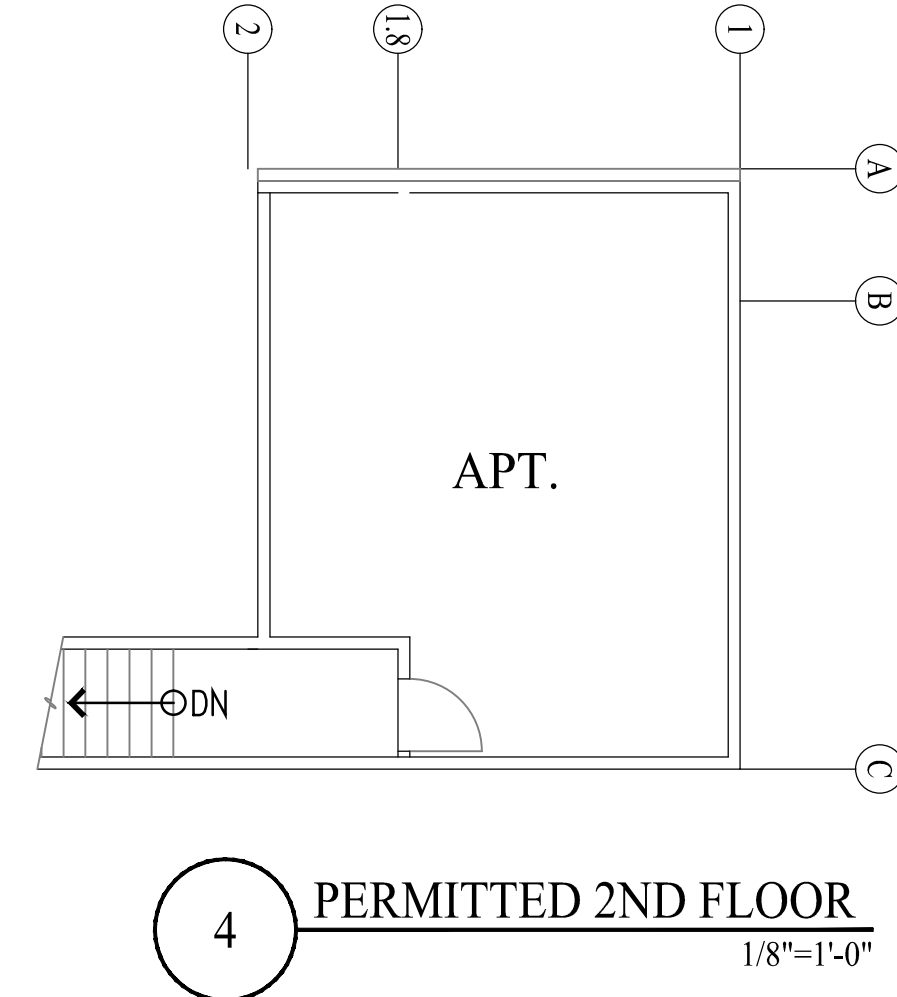
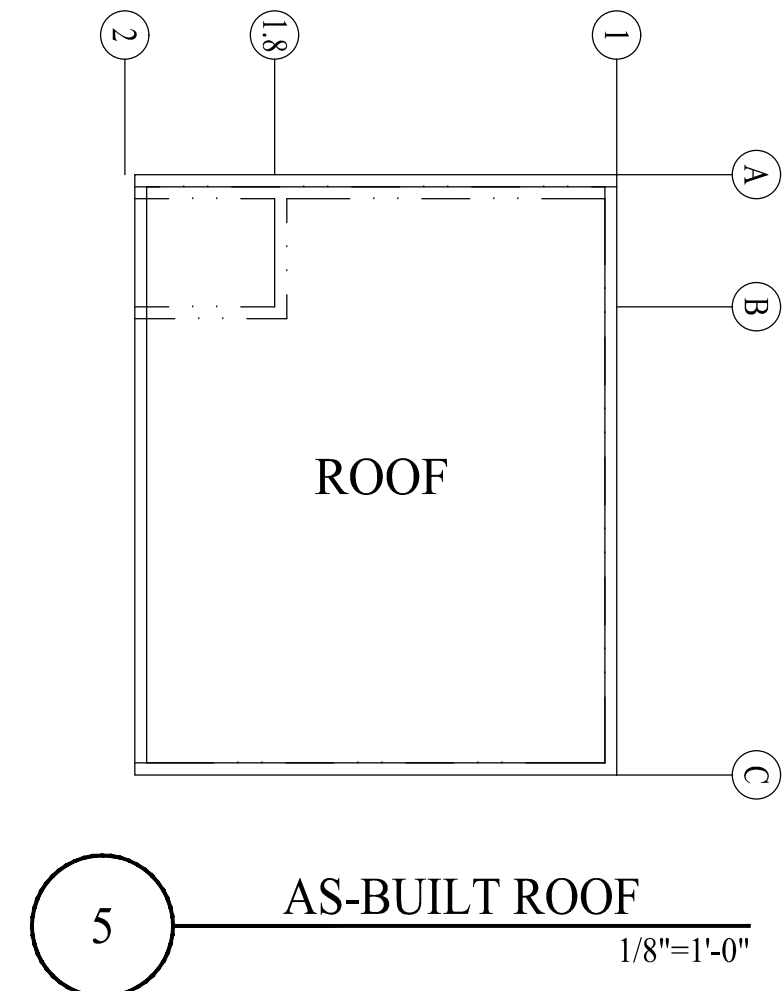
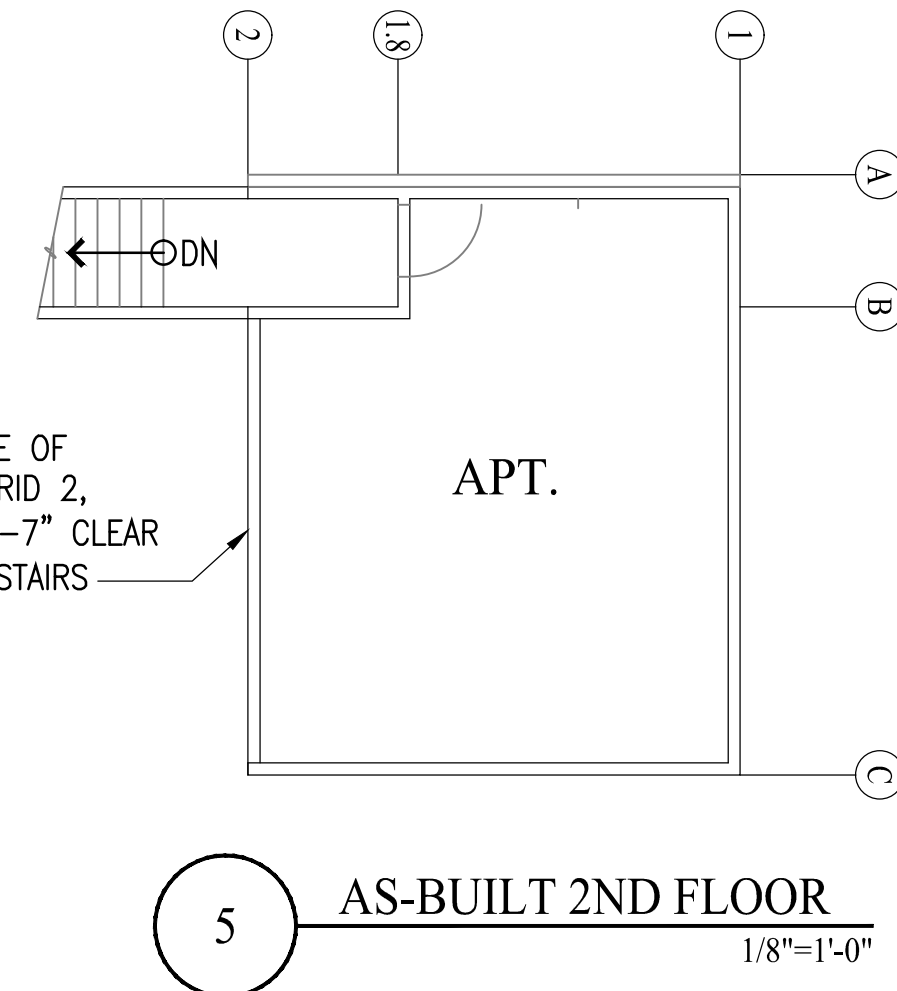
PIERCE STREET



FACE OF (N) BLDG. 5" BEYOND GRID 2, SO 25'-0" CLEAR FROM (E) REAR STAIRS TO (N) FACE OF REAR BLDG.



AS-BUILT FACE OF BUILDING IS GRID 2, GRID 2 IS 24'-7" CLEAR TO (E) REAR STAIRS



REV.	DATE	DESCRIPTION
1		
2		
3		

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SAN FRANCISCO, CALIFORNIA 94104  
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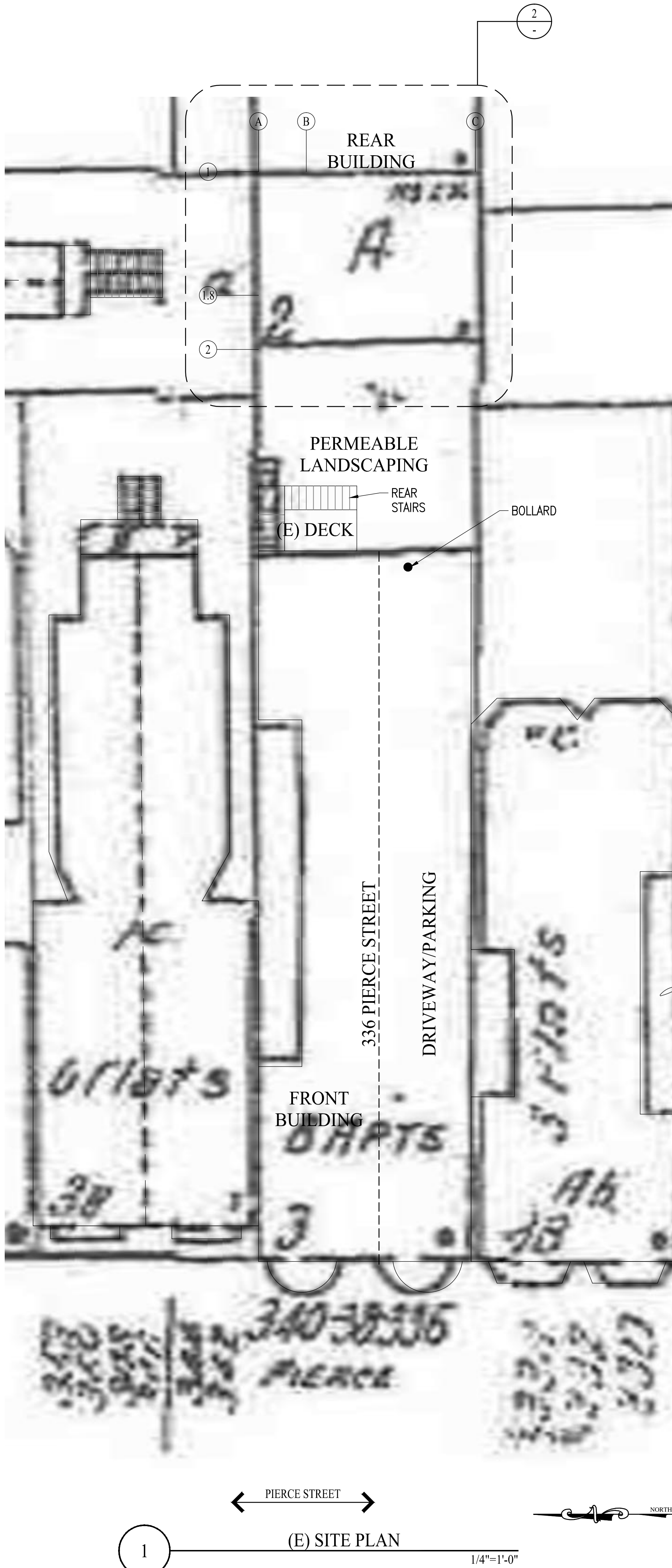


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SAN FRANCISCO, CA.

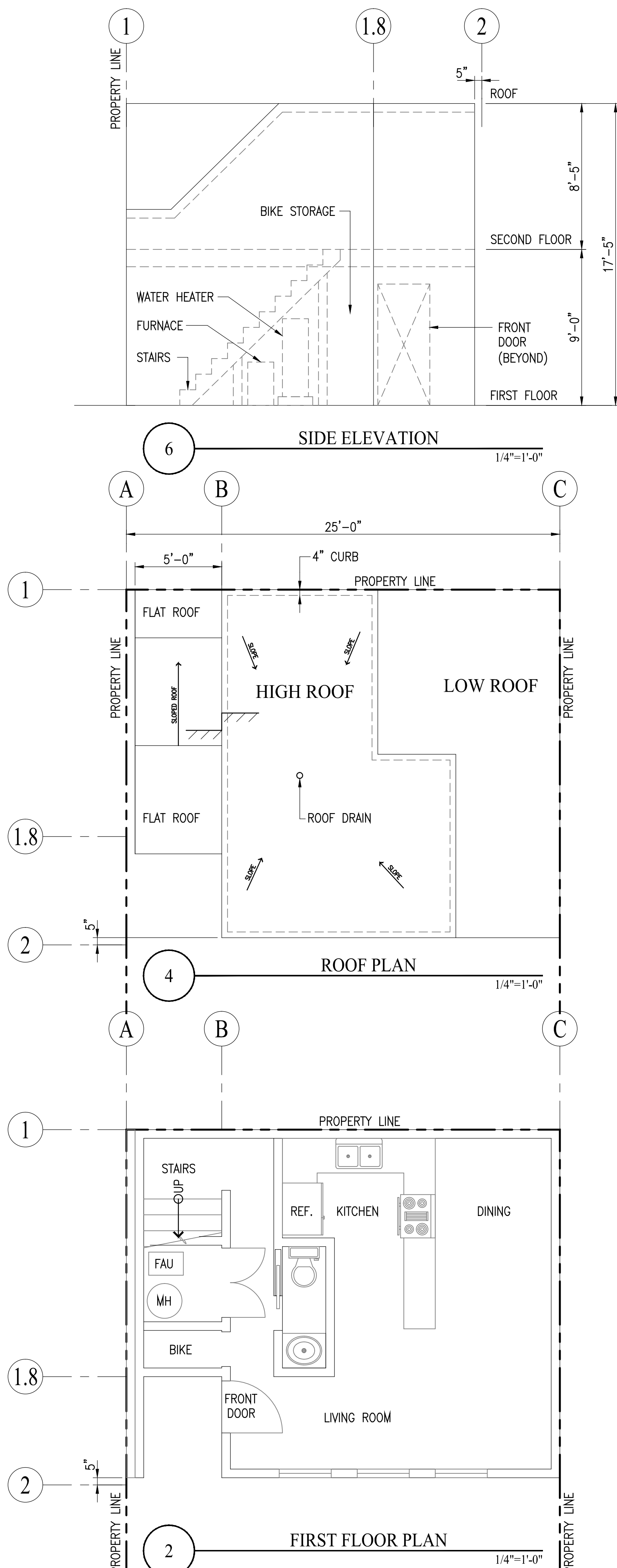
EXISTING, AS-BUILT,  
AND PROPOSED PLANS

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DATE 02-20-18
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JOB NO. 17.104
SHEET

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OF SHEETS



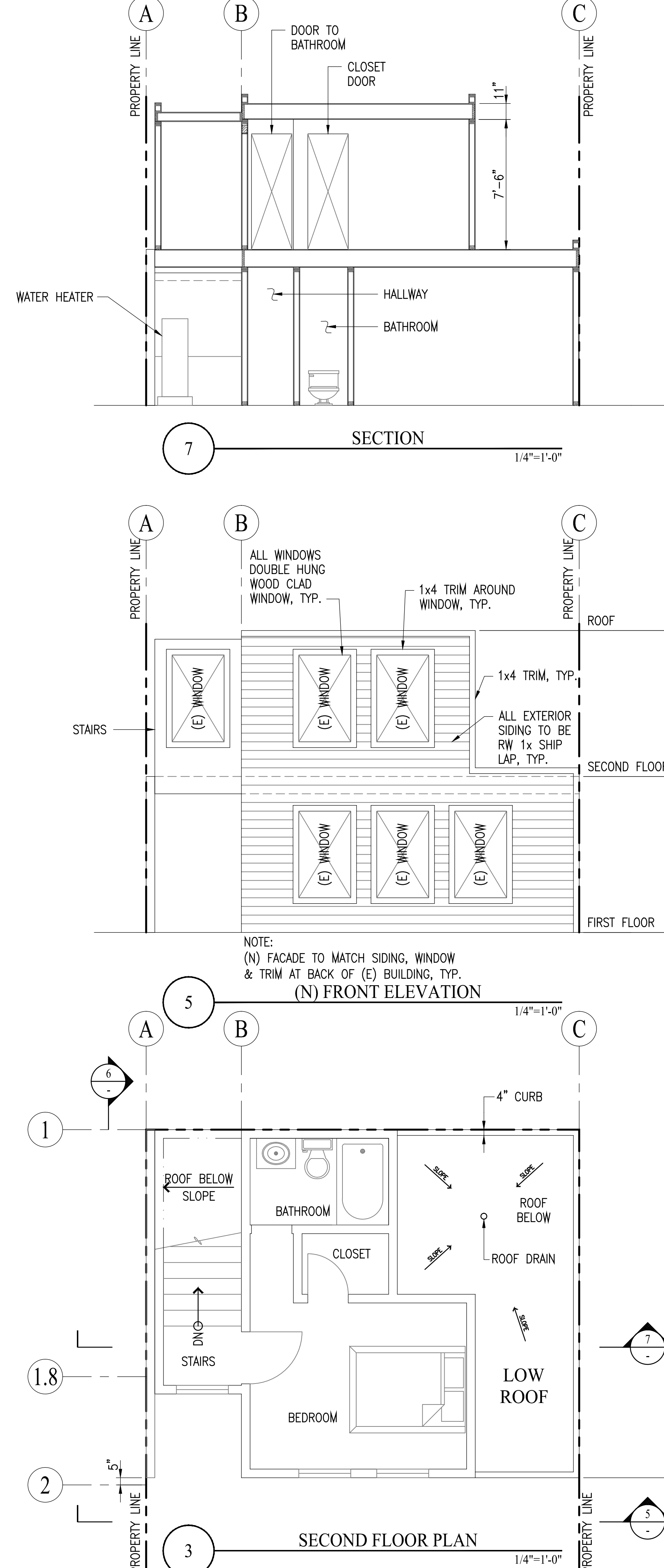
1 PIERCE STREET  
(E) SITE PLAN  
1/4"=1'-0"



6 SIDE ELEVATION  
1/4"=1'-0"

4 ROOF PLAN  
1/4"=1'-0"

2 FIRST FLOOR PLAN  
1/4"=1'-0"



7 SECTION  
1/4"=1'-0"

5 (N) FRONT ELEVATION  
1/4"=1'-0"

3 SECOND FLOOR PLAN  
1/4"=1'-0"

REV.	DATE	DESCRIPTION
1		
2		
3		

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SAN FRANCISCO, CALIFORNIA 94104  
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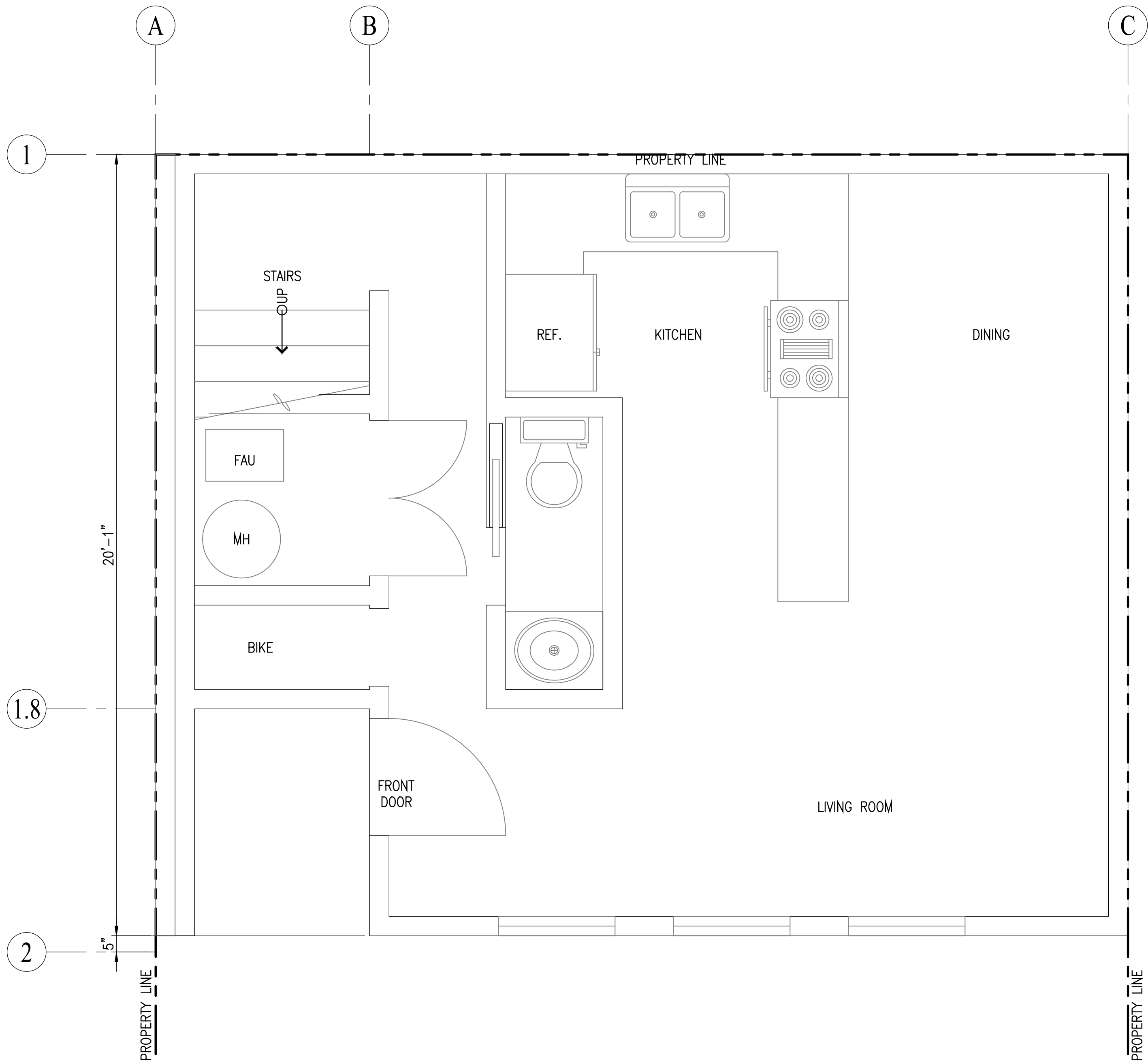
REGISTERED PROFESSIONAL ENGINEER  
No. S 002708  
Expires 6/30/18  
STRUCTURAL  
STATE OF CALIFORNIA

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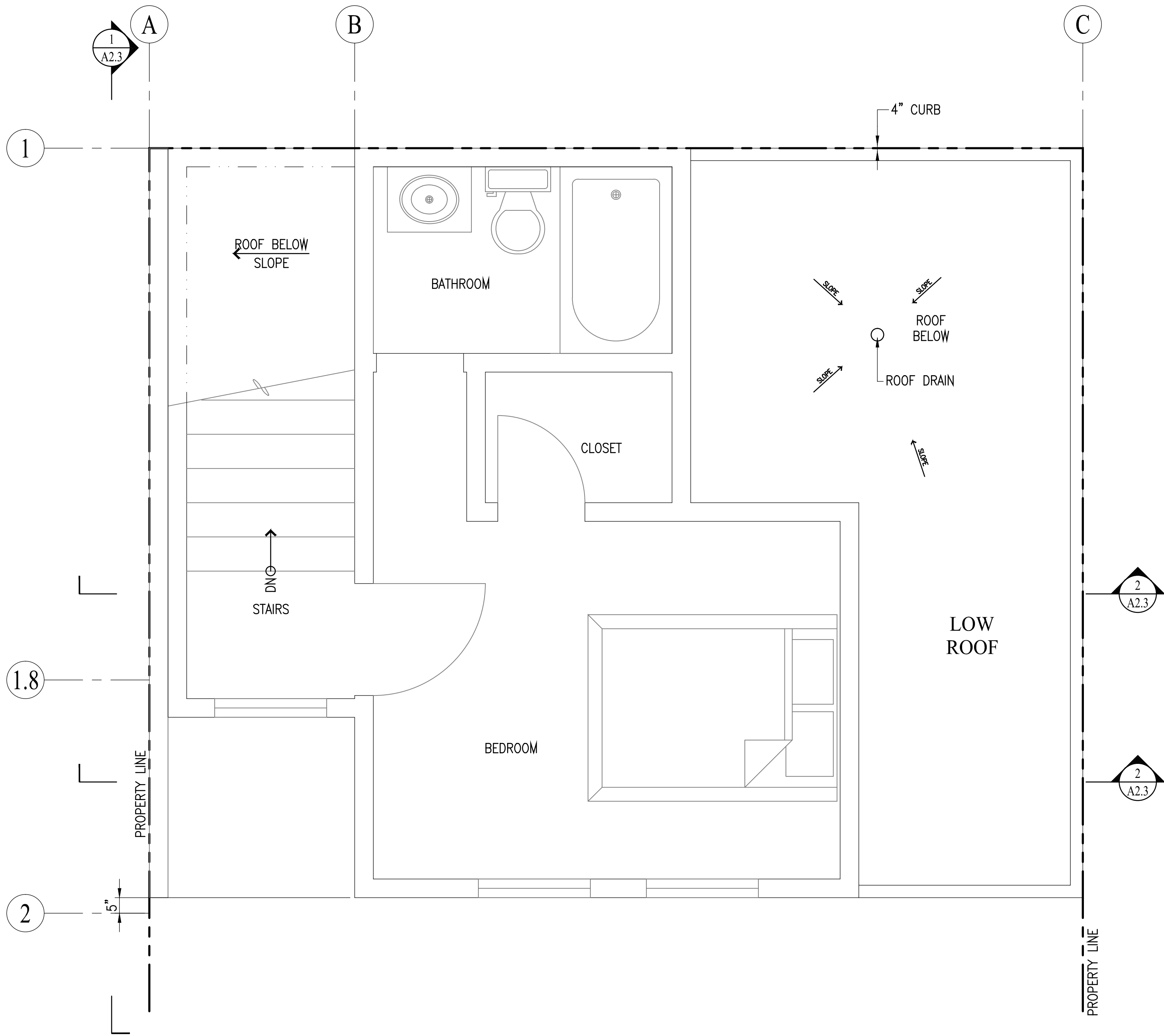
SITE PLAN, FLOOR PLANS,  
ELEVATIONS, AND SECTION

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DATE  
02-20-18  
SCALE  
AS NOTED  
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OF SHEETS





1 FIRST FLOOR PLAN  
1/4"=1'-0"



2 SECOND FLOOR PLAN  
1/4"=1'-0"



REV.	DATE	DESCRIPTION
1		
2		
3		
4		

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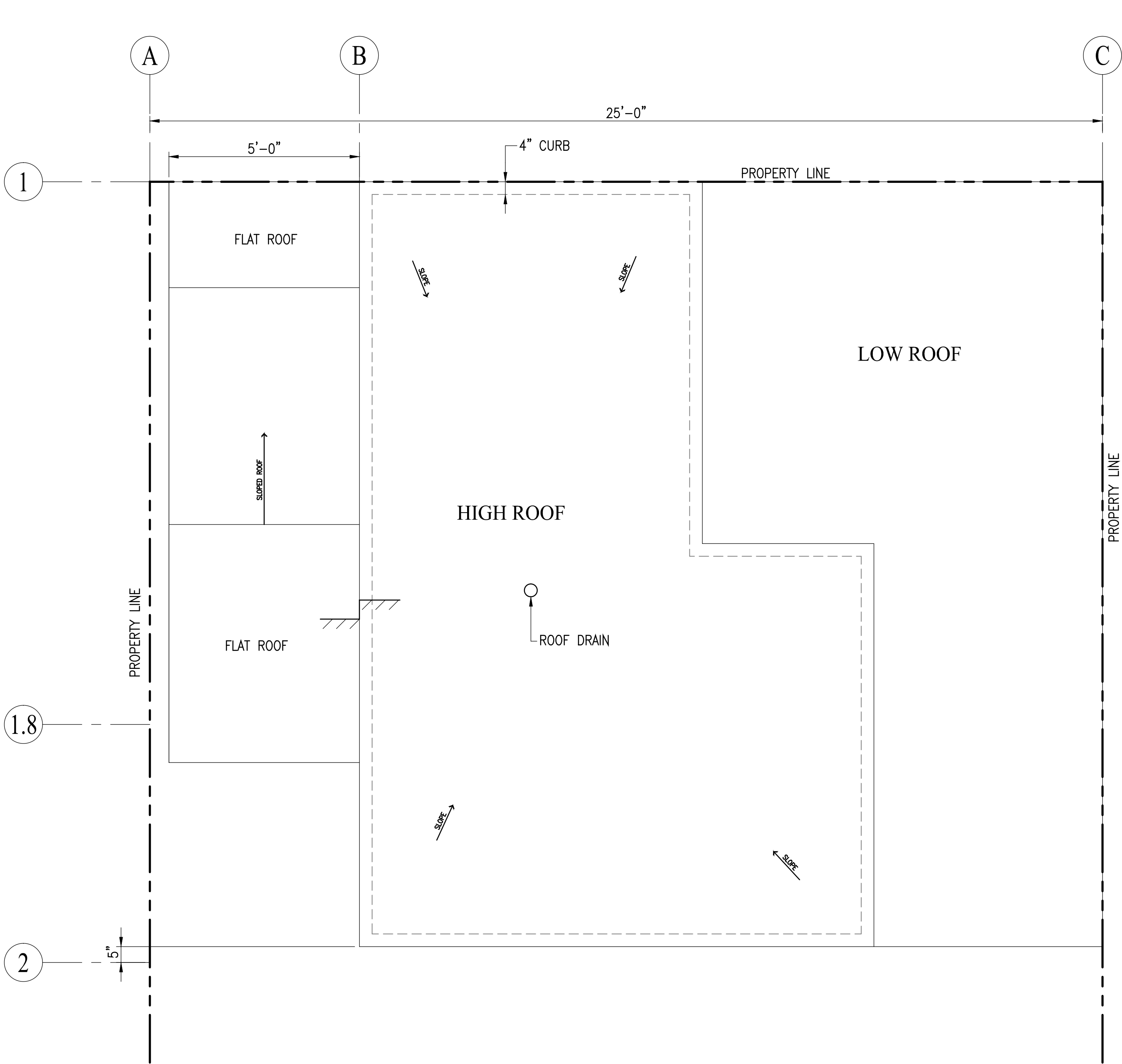


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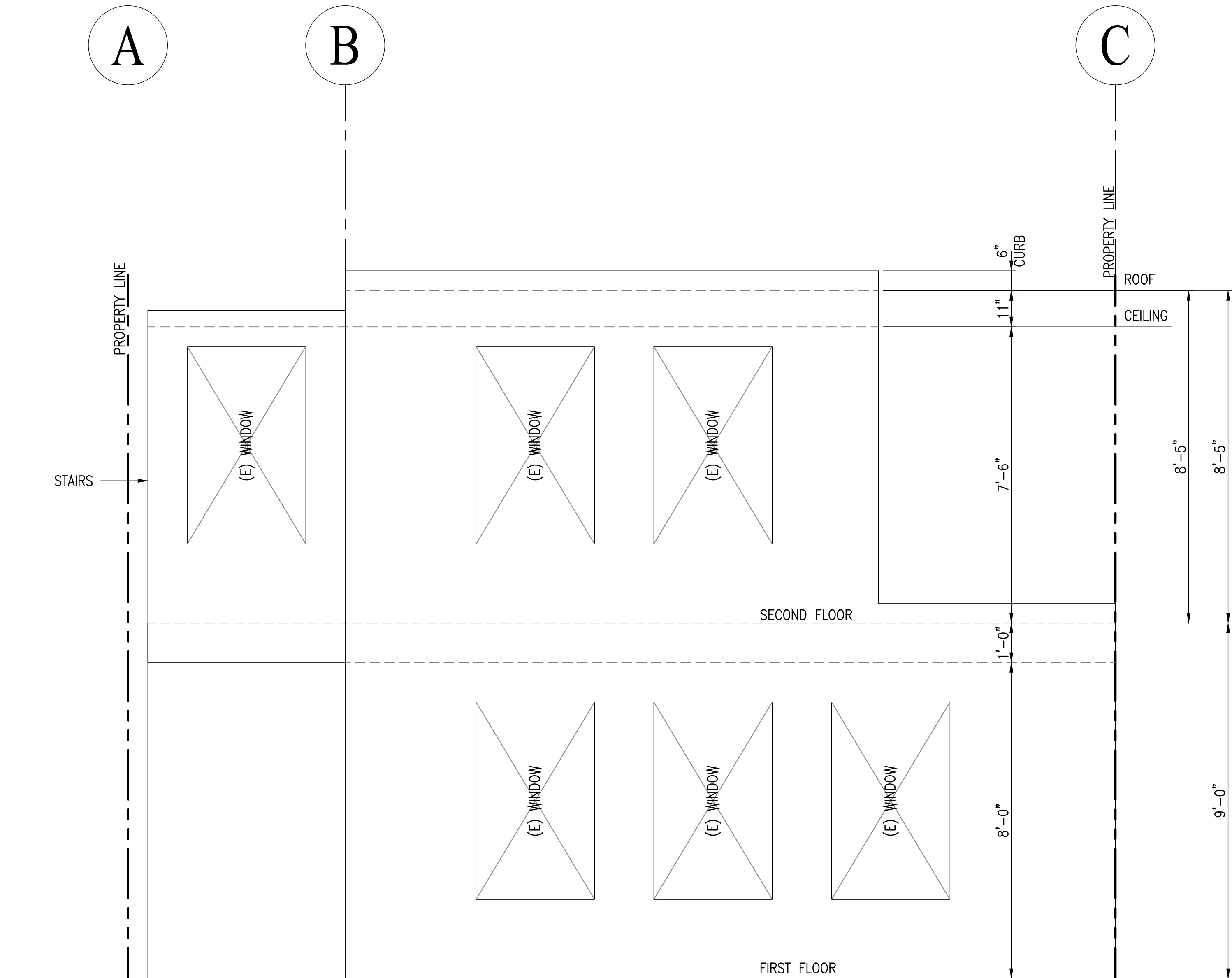
FIRST FLOOR PLAN AND  
SECOND FLOOR PLAN

DRAWN DA
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DATE 02-20-18
SCALE AS NOTED
JOB NO. 17.104
SHEET

A2.2  
OF SHEETS



1 ROOF PLAN  
1/4"=1'-0"



2 FRONT ELEVATION  
1/4"=1'-0"

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

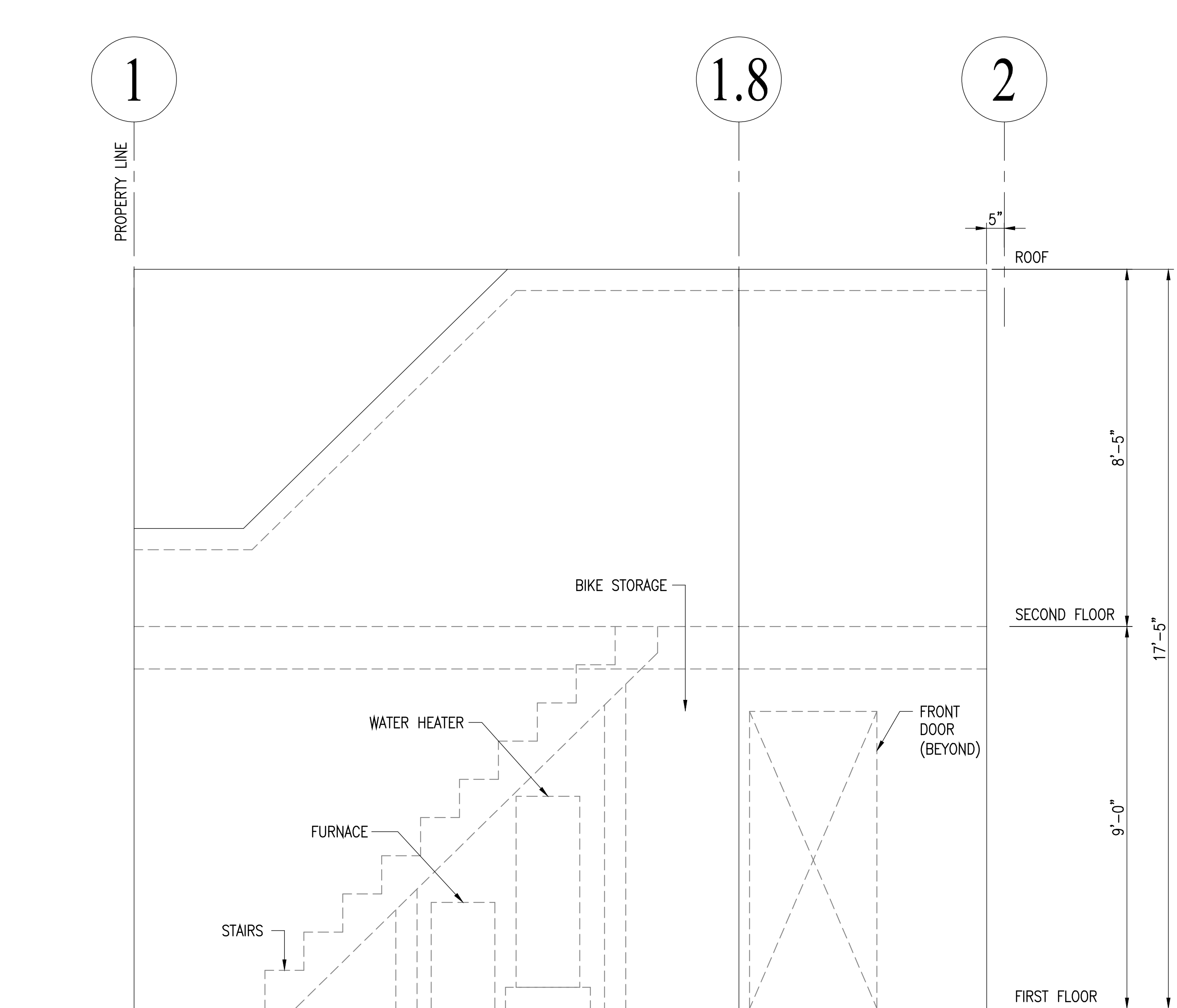
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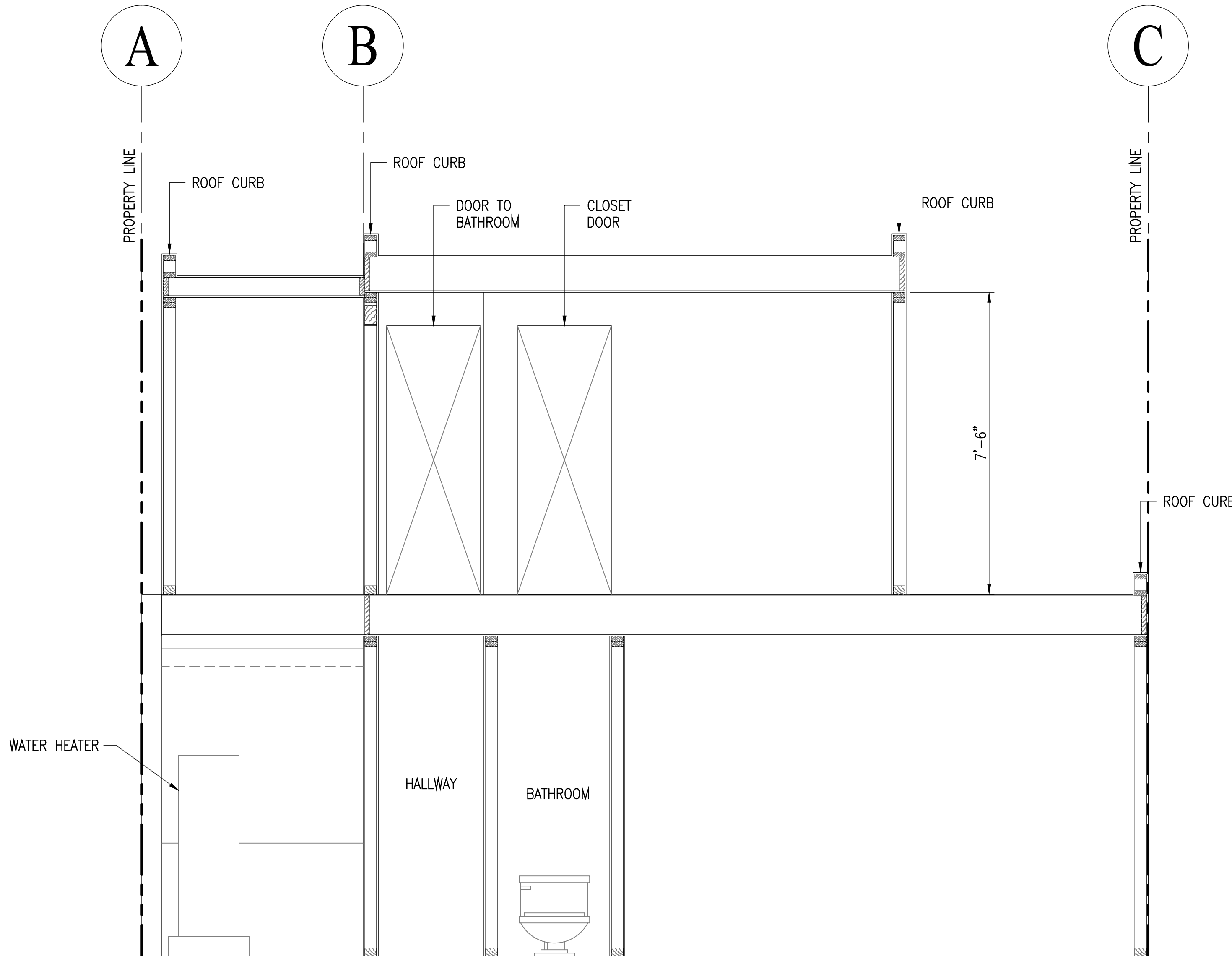
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SAN FRANCISCO, CA.

ROOF PLAN AND  
FRONT ELEVATION

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SHEET



1 SIDE ELEVATION 1/4"=1'-0"



2 SECTION 1/4"=1'-0"



REV.	DATE	DESCRIPTION
1		
2		
3		
4		

PATRICK BUSCOVICH  
AND ASSOCIATES  
STRUCTURAL ENGINEERS, INC.  
235 MONTGOMERY STREET, SUITE 1140  
SAN FRANCISCO, CALIFORNIA 94104  
(415) 760-0636  
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336 PIERCE ST  
SAN FRANCISCO, CA.

SIDE ELEVATION AND  
SECTION

DRAWN DA
DESIGNED/CHECKED PB
DATE 02-20-18
SCALE AS NOTED
JOB NO. 17.104
SHEET

A2.4  
OF SHEETS



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
336 PIERCE ST		0844020
<b>Case No.</b>		<b>Permit No.</b>
2015-006356PRJ		201411101183
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Reconstruction of an existing garage with dwelling unit in the rear yard.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

### TO BE COMPLETED BY PROJECT PLANNER

**Comments and Planner Signature (optional):**

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

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

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Matthew Dito 08/12/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## 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)
336 PIERCE ST		0844/020
Case No.	Previous Building Permit No.	New Building Permit No.
2015-006356PRJ	201411101183	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 336 PIERCE ST  
RECORD NO.: 2015-006356CUA

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

Reception:  
**415.558.6378**

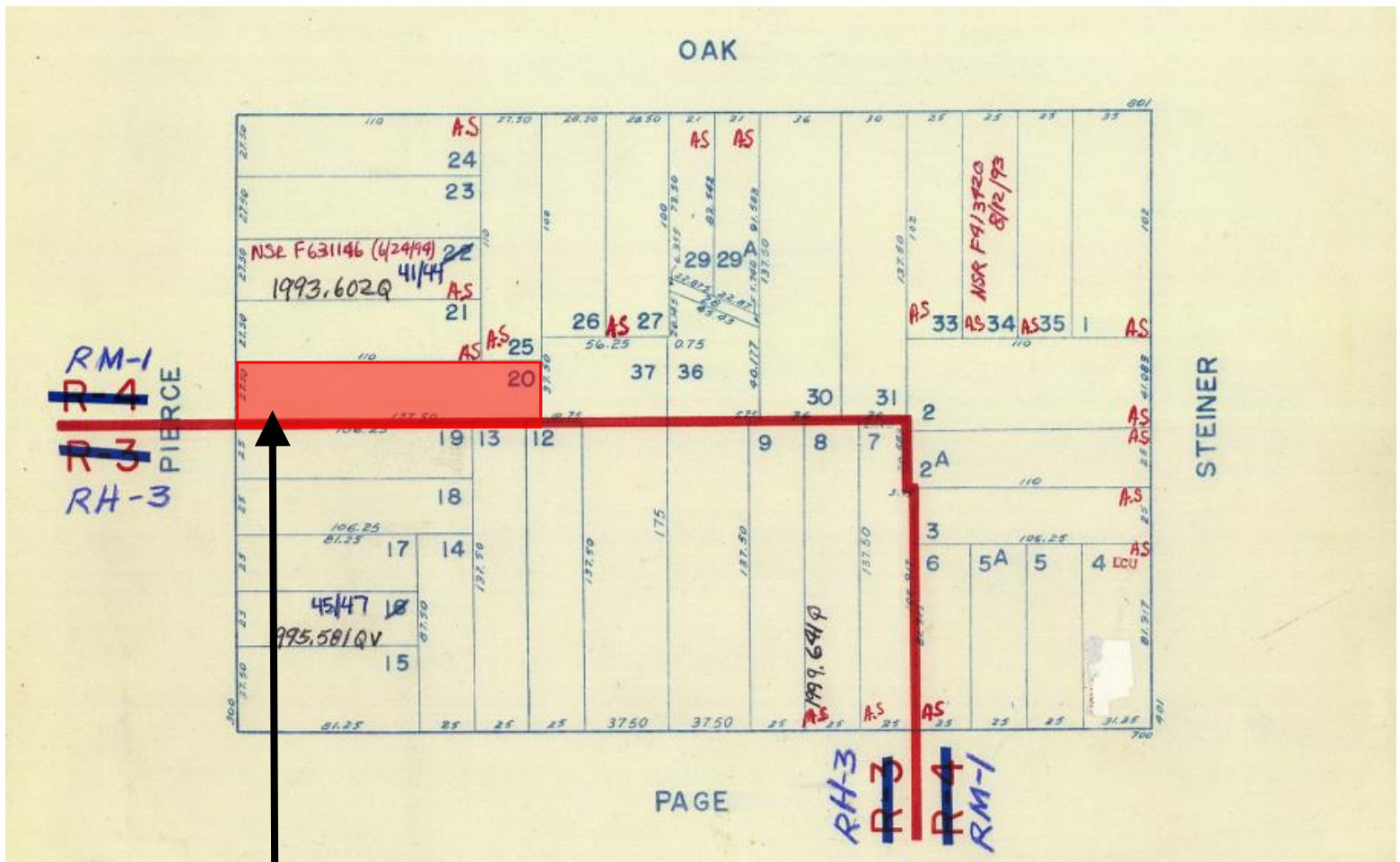
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	582	0	-582
Residential GSF	582	700	118
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space	0	900	900
Public Open Space			
TOTAL GSF	1,164	700	-464
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1	0	1
Dwelling Units - Total	1	0	1
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	2	0	2
Parking Spaces	2	-2	0
Loading Spaces			
Bicycle Spaces	0	1	1
Car Share Spaces			

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units			
One Bedroom Units	1	1	0
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

# Parcel Map

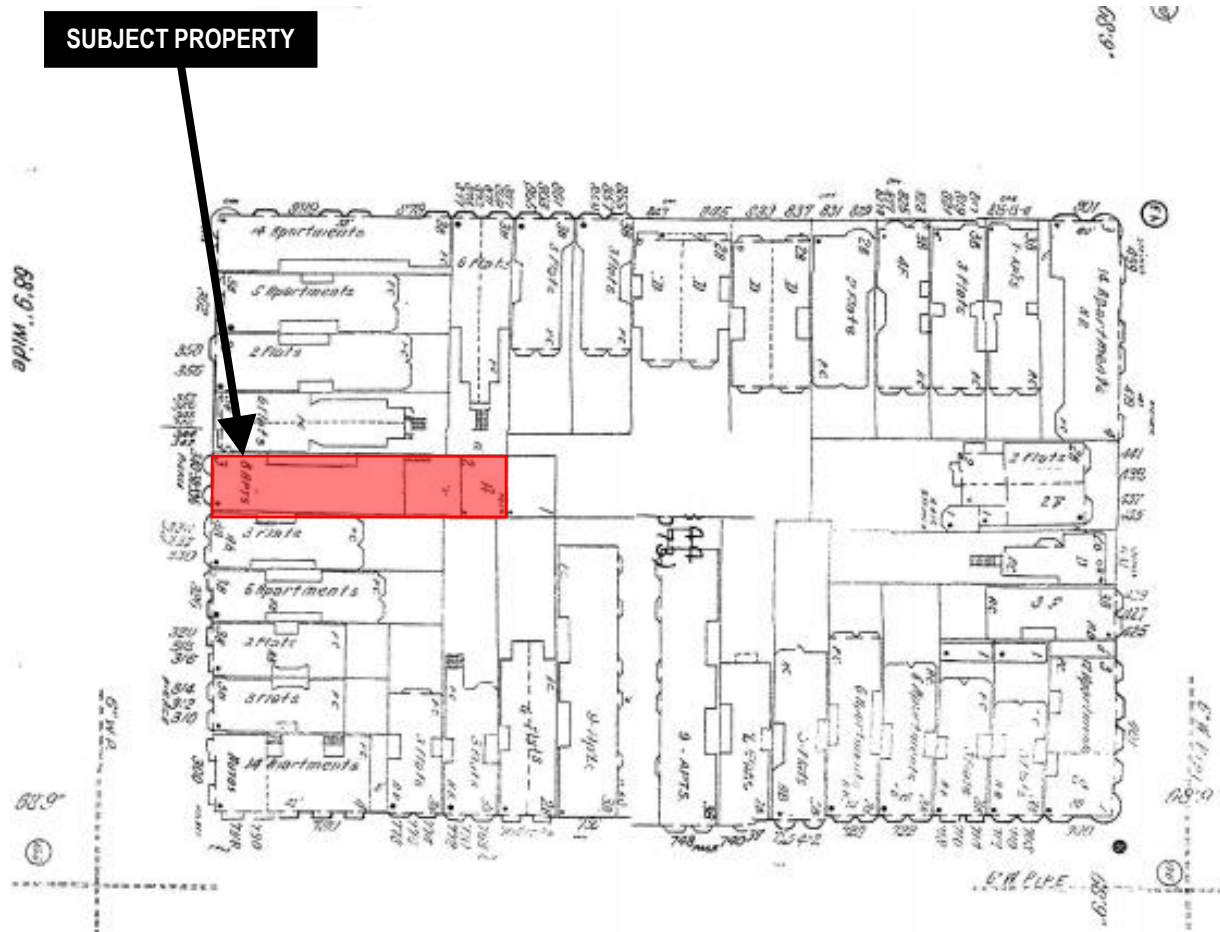


SUBJECT PROPERTY

Conditional Use Authorization Hearing  
Case Number 2015-006356CUA  
336 Pierce Street  
August 22, 2019



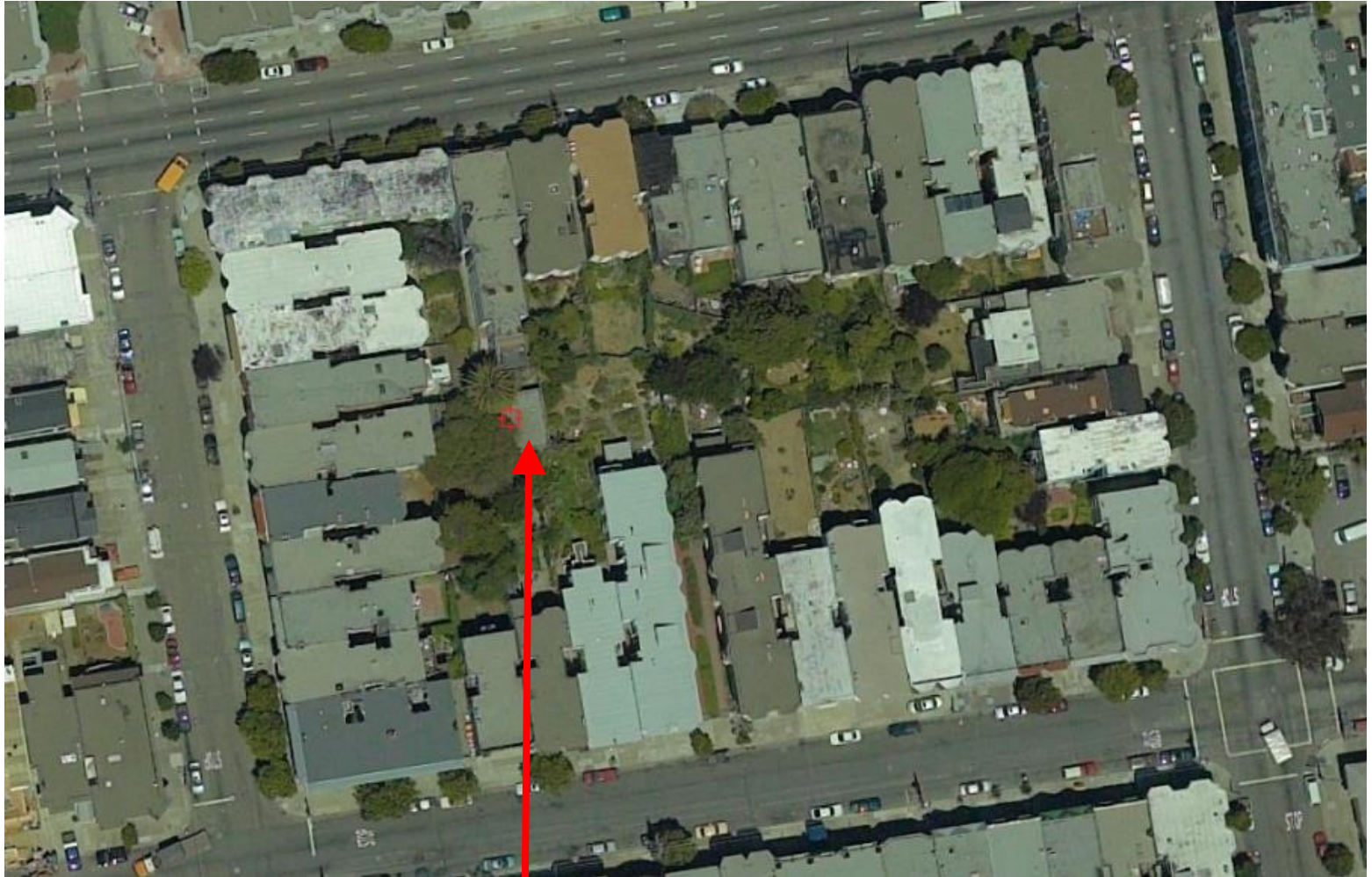
# Sanborn Map\*



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



# Aerial Photo – View 1



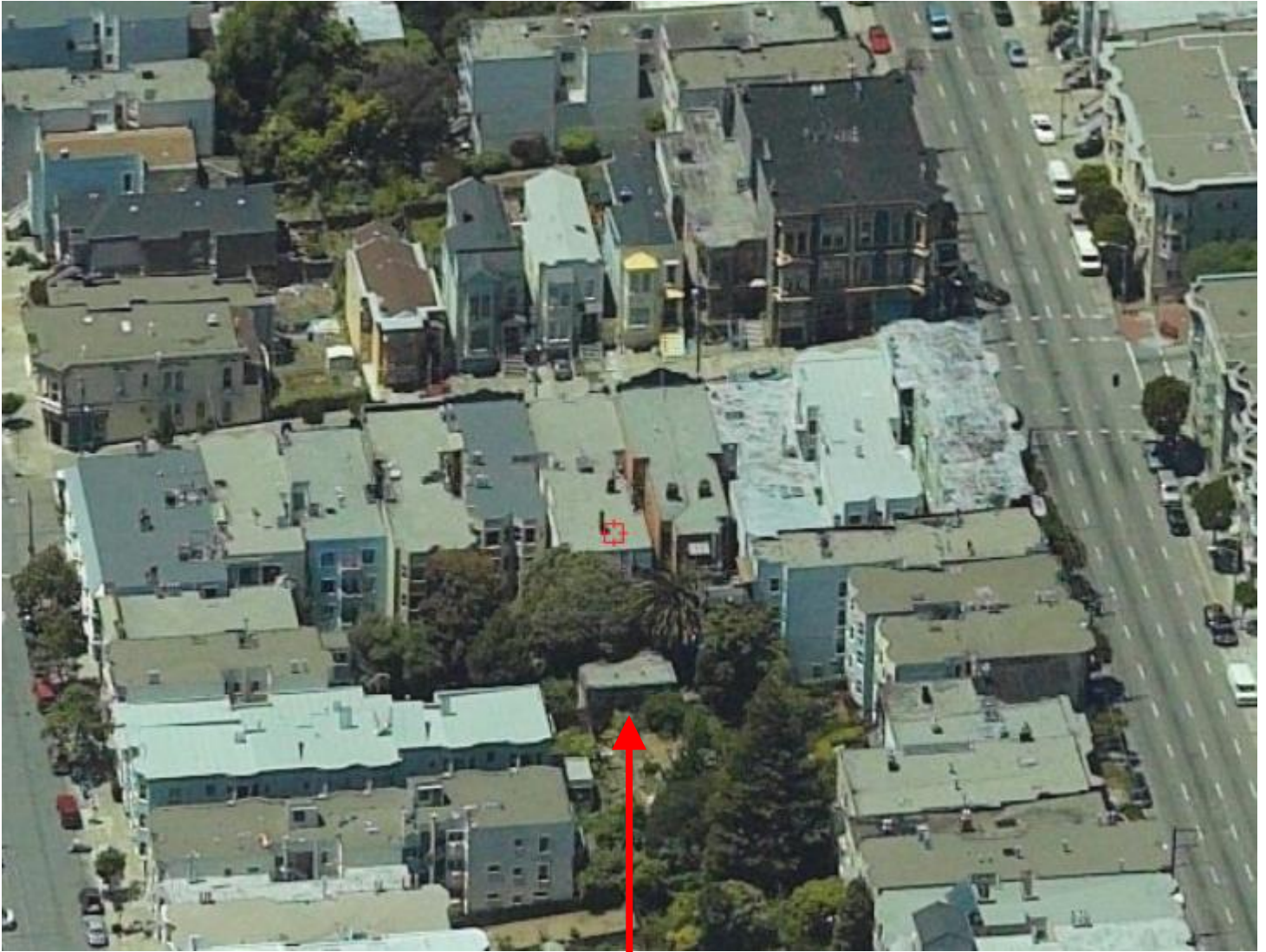
**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2015-006356CUA  
336 Pierce Street  
August 22, 2019



# Aerial Photo – View

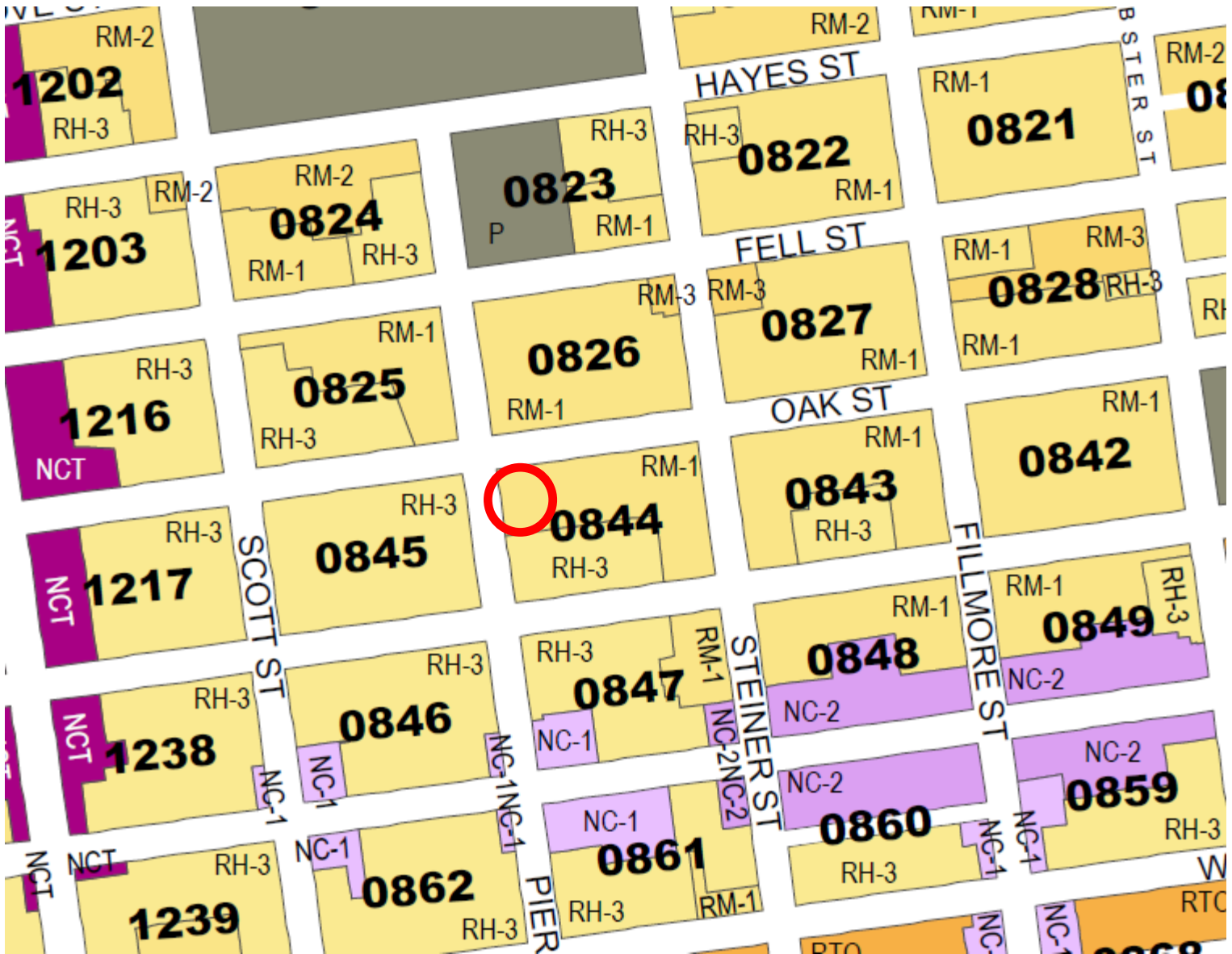


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2015-006356CUA  
336 Pierce Street  
August 22, 2019

# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2015-006356CUA  
336 Pierce Street  
August 22, 2019

## Site Photo (Rear Yard)



Conditional Use Authorization Hearing  
Case Number 2015-006356CUA  
336 Pierce Street  
August 22, 2019



# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Levinson Family Revoc 6/9/8	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
55 Raycliff Terrace	(415 ) 828-4500
San Francisco, CA 94115	EMAIL:
	levinson97@aol.com

APPLICANT'S NAME:	
Robert Noelke	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
1019 Howard Street	( 415 ) 826-2981
San Francisco, CA 94103	EMAIL:
	robertnoelke@aol.com

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

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

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
336 Pierce Street (Rear Building), San Francisco, CA		94117		
CROSS STREETS:				
Oak and Page				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0844 / 020	27.5'x110'	3,781.25	RM-1	40X

### 3. Project Description

( Please check all that apply )	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Rear	<b>PRESENT OR PREVIOUS USE:</b>	
	<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Front	one dwelling unit - rear of lot	
	<input type="checkbox"/> New Construction	<input type="checkbox"/> Height	<b>PROPOSED USE:</b>	
	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Side Yard	one dwelling unit - rear of lot	
<input type="checkbox"/> Demolition		<b>BUILDING APPLICATION PERMIT NO.:</b>	<b>DATE FILED:</b>	
<input type="checkbox"/> Other Please clarify:		201211144171	11/14/12	
		201411101183	11/10/14	

### 4. Project Summary Table

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

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND OR ADDITION	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	1	1	0	1
Hotel Rooms	0	0	0	0
Parking Spaces	2	2	0	2
Loading Spaces	0	0	0	0
Number of Buildings	2	2	0	2
Height of Building(s)	20'	20'	11" (parapet)	20' 11"
Number of Stories	2	2	0	2
Bicycle Spaces	0	6	6	6
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	574	574	0	574
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <small>Production, Distribution, &amp; Repair</small>	0	0	0	0
Parking	348	348	0	348
Other (Specify Use)	226	226	0	226
<b>TOTAL GSF</b>	<b>1148</b>	<b>1148</b>	<b>0</b>	<b>1148</b>

Please describe any additional project features that are not included in this table:  
( Attach a separate sheet if more space is needed )

The project is to comply with NOV 201034991 which directed that the building be repaired. In the course of reconstruction, more damage was revealed which resulted in removing more than 50% of the structure, while keeping the existing foundation.

This application is for an existing extensively dilapidated, 2-story single-family building at the rear of the lot behind an existing 8-unit building at the front of the lot. Due to the extent of the dilapidation of the rear structure, it had to be completely reconstructed with the same footprint. The foundation remains. The reconstruction is in the exact height and bulk of the existing structure. The existing structure was so deteriorated that it was unsafe for occupancy. A parapet has been added to direct roof drainage into sewer system.

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

**Reinstate Permit Application 201411101183 and complete the reconstruction of the structure**

## Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

(please see attached page for the Conditional Use Findings)

## Conditional Use Findings - Section 303

1. The project is the reconstruction of an existing building some 90+ years old. It is a second building at the rear of the lot. It has been part of the neighborhood these many years and its reconstruction enhances this area for neighbors with rear yards that abut the subject property.
2. Use and feature of proposed project:
  - a) The project involves only the reconstruction of an existing building. The height and bulk are identical to what has been there . An 11 inch parapet was required to direct the drainage of a flat roof per the Building Code.
  - b) The lower floor of the existing structure contained a garage. After reconstruction, the same space can accommodate 2 cars and 6 bicycle spaces. The addition of the bicycle spaces can accommodate occupants of the front building. A second off-street parking space will ease on-street parking in the neighborhood. The 300 block of Pierce Street has a number of apartment houses and parking is very limited. This will ease that situation.
  - c) There will be no noxious or offensive emission or excessive noise due to the reconstruction of this structure.
  - d) This project will provide off-street parking and there will be exterior lighting for the front steps. Landscaping will be provided to enhance the rear yard.
3. This project furthers the Master Plan in that it:
  - Provides upgraded housing for persons of moderate means.
  - Provides off-street parking, relieving the on-street parking in the area.
  - Improves the rear yard connecting the front and rear building with landscaping.
  - Provides six (6) additional bicycle parking spaces.

# Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The reconstruction of this structure will provide a 574 square foot, 2 bedroom residential unit over a 2-car garage with bicycle parking; a much needed neighborhood housing for potential owner/employee of neighborhood businesses.

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

Reconstructed structure is of residential use in an area of apartment buildings, thus, in character with the neighborhood. The rear structure is being reconstructed in the identical architectural style which compliments the front building and neighboring structures.

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

The unit would be considered affordable as it is under 600 square feet. There are 2 parking spaces provided at the ground floor potentially for occupants of the building.

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

Since this is a single unit and would potentially have only several occupants. It would not overburden the MUNI transit lines, but will likely add a few additional passengers to improve the viability of the transit system.

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

The provision of an additional dwelling unit will add several potential consumers for the neighborhood businesses which are several blocks away. No commercial use has been displaced.

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

Part of the reconstruction of the building is to seismically upgrade the building. The sill plates will be bolted to the foundation and all the deteriorated supporting columns and posts will be replaced. The strengthened structure will be seismically up to code.

7. That landmarks and historic buildings be preserved; and

This project is the reconstruction of an existing structure to be in harmony with the front and neighboring buildings. The structure can not be seen from the street, since it is completely behind the main 8-unit apartment building.

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

The project will not interfere with the natural light or views of any of the surrounding properties or with the apartment building in front of the structure. This reconstruction is located on the ground floor behind the existing apartment building and does not interfere with sunlight or vistas.

## Estimated Construction Costs

TYPE OF APPLICATION: Alteration Permit to repair existing structure	
OCCUPANCY CLASSIFICATION: R-3	
BUILDING TYPE: Single family, Type V construction	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  1,148	BY PROPOSED USES:  No change
ESTIMATED CONSTRUCTION COST: \$ 80,000	
ESTIMATE PREPARED BY: Behruz Vahdani Sanavi	
FEE ESTABLISHED: DBI	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Robert Noelke

Date: 5-3-16

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

Robert Noelke

Owner / Authorized Agent (circle one)

# Application Submittal Checklist

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

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

## NOTES:

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

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

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

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

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

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

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



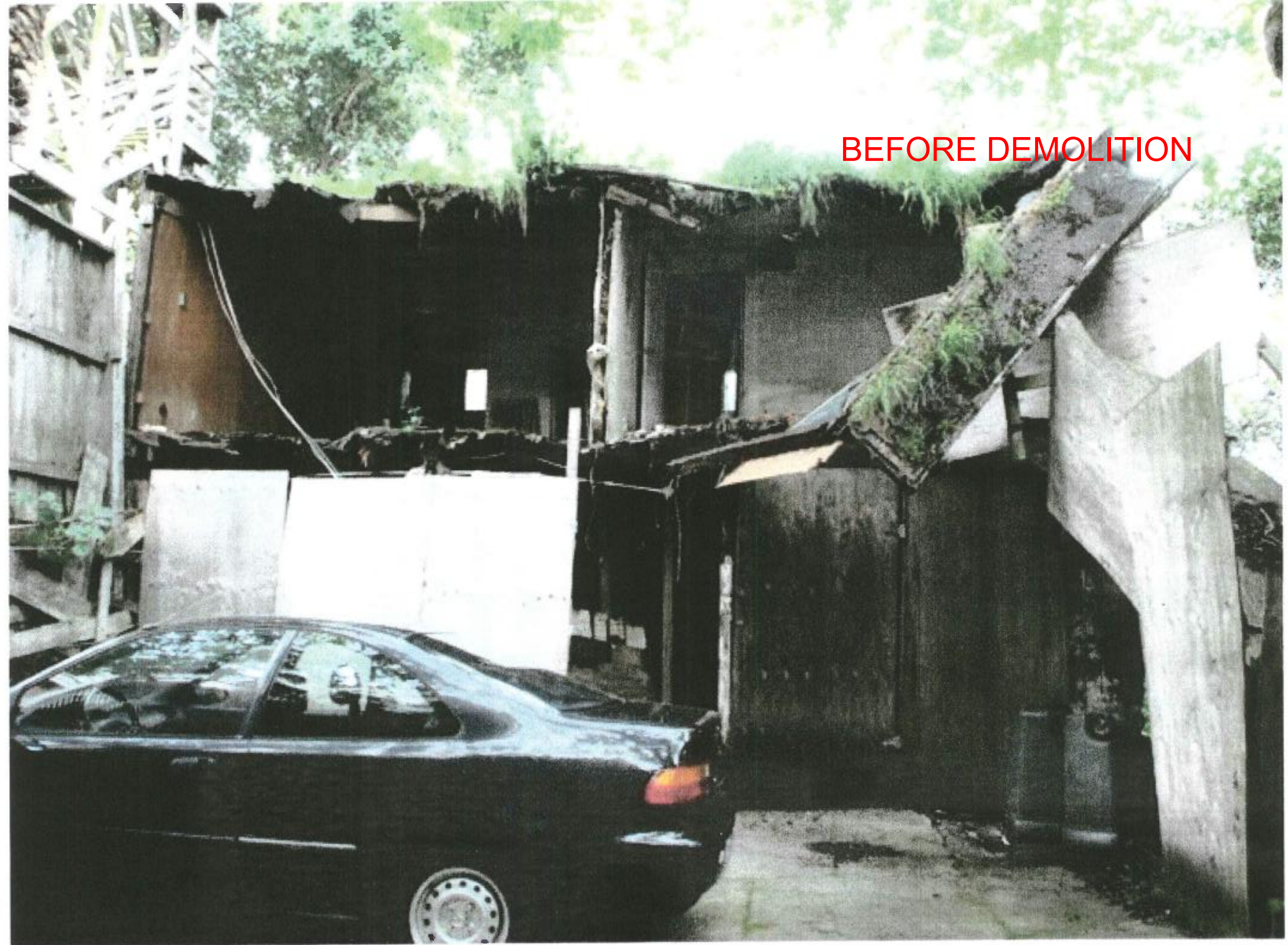
336 Pierce St. - Rear Building Before Reconstruction

BEFORE DEMOLITION





BEFORE DEMOLITION



336 PIERCE STREET - PICTURE # 1





336 PIERCE STEEET - PICTURE # 3



BEFORE DEMOLITION





BEFORE DEMOLITION



336 PIERCE STREET - PICTURE # 6

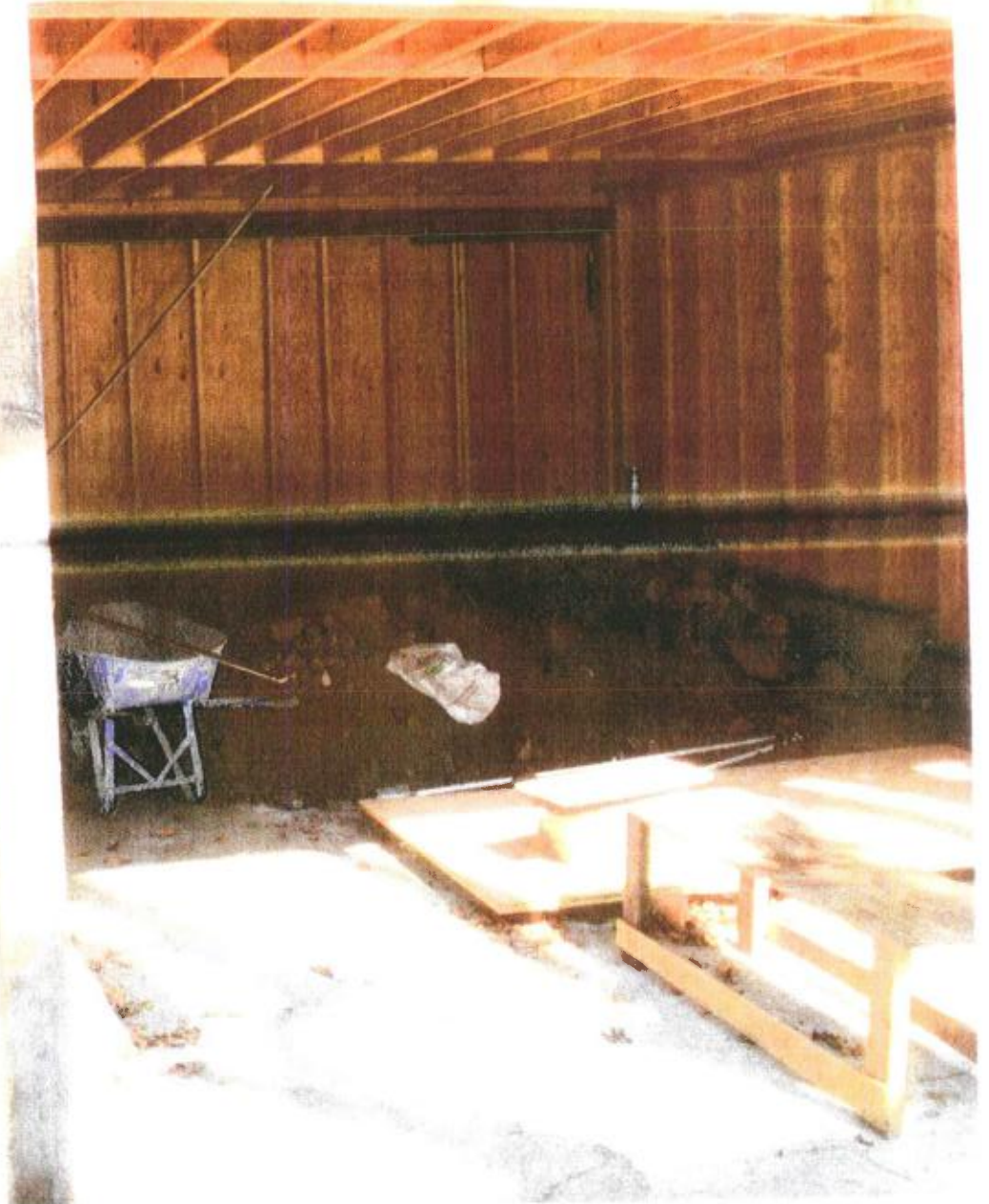
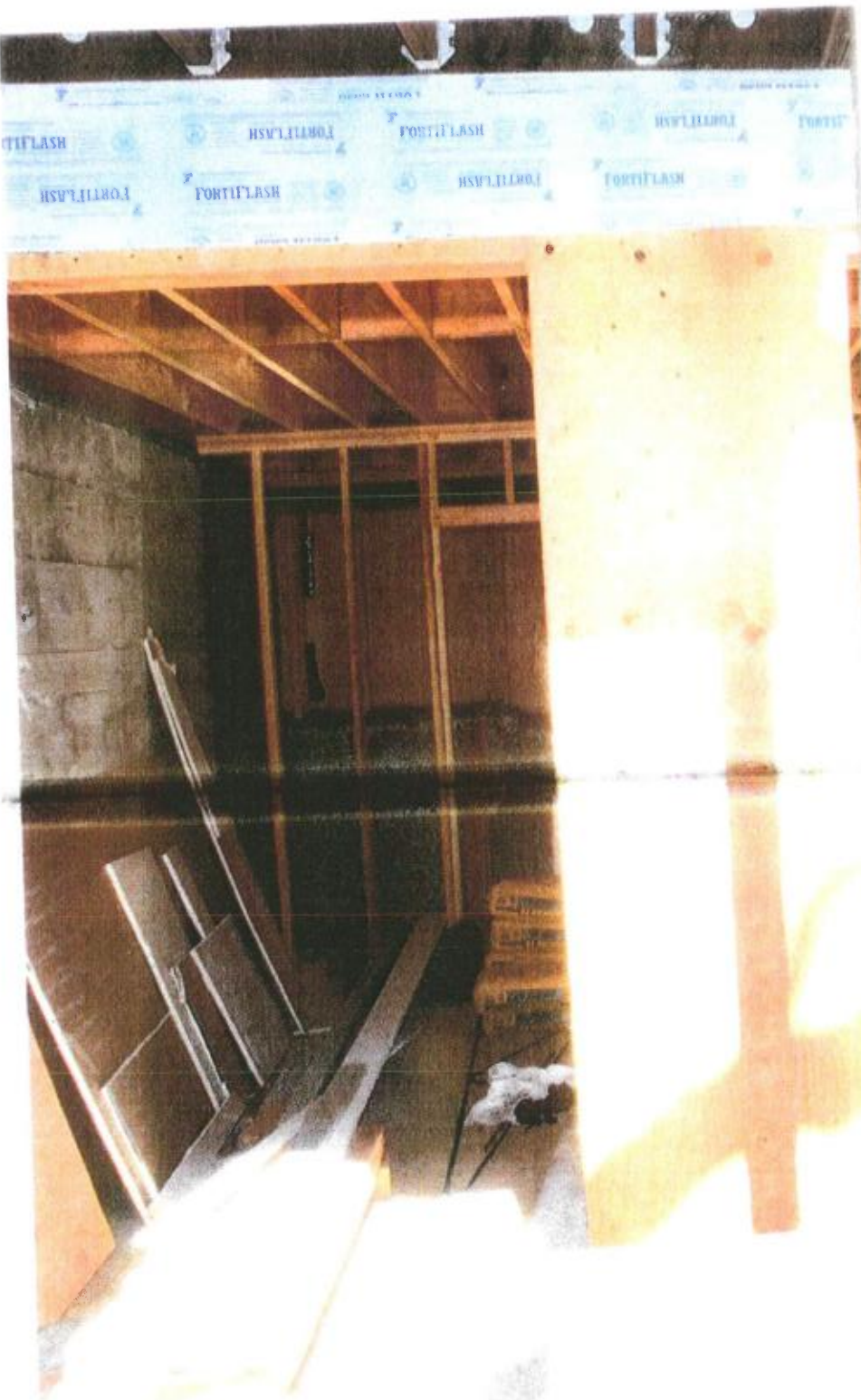


HALTED RECONSTRUCTION



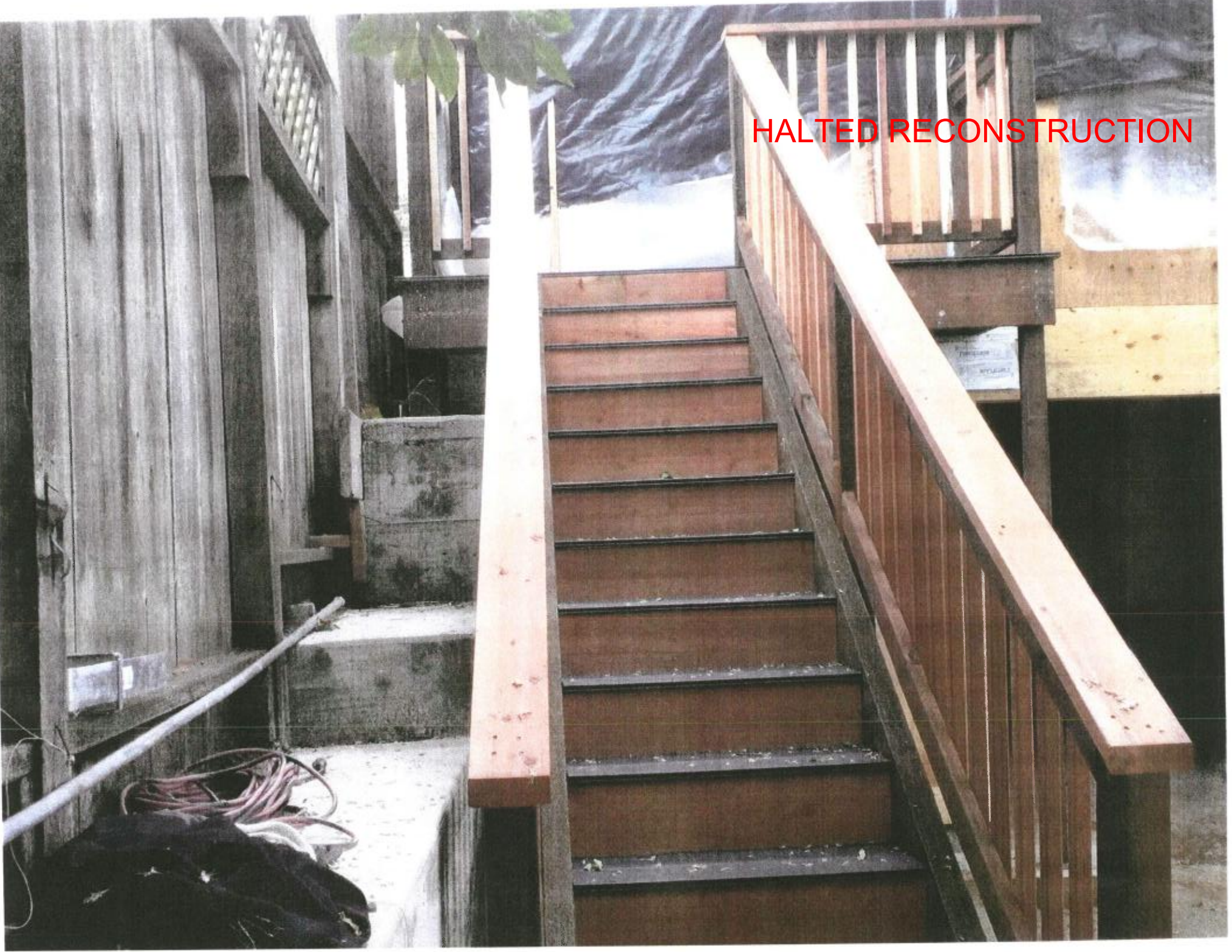


## HALTED RECONSTRUCTION





HALTED RECONSTRUCTION







# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Department Request for Eviction History Documentation

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

(Date) 7/25/19

ATTN: Van Lam  
Rent Stabilization and Arbitration Board  
25 Van Ness Avenue, Suite 320  
San Francisco, CA 94102-6033

RE: Address of Permit Work: 336 Pierce Street  
Assessor's Block/Lot: 0844/020  
BPA # / Case #: 2015-006356PRJ

### Project Type

- ☐ Merger – Planning Code Section 317
- ☒ Enlargement / Alteration / Reconstruction – Planning Code Section 181
- ☐ Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- ☐ Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- ☒ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3  
(Search records for eviction notices under 37.9(a)(8) through (14))
- ☐ 3/13/14: for projects subject to Planning Code Section 207.3  
(Search records for evictions notices under 37.9(a)(8) through (14))
- ☐ 10 years prior to the following date: \_\_\_\_\_  
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Matthew Dito

Planner

Digitally signed by  
Matthew Dito  
Date: 2019.07.25  
16:07:36 -07'00'

cc: Jennifer Rakowski- Rent Board Supervisor

## Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 336-338 Pierce St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☒ 12/10/13  
☐ 03/13/14  
☐ 10 years prior to the following date: \_\_\_\_\_

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13  
☐ 03/13/14  
☐ 10 years prior to the following date: \_\_\_\_\_  
    ○ See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☒ 12/10/13  
☐ 03/13/14  
☐ 10 years prior to the following date: \_\_\_\_\_

Yes, there are other Rent Board records evidencing a an eviction after:

- ☐ 12/10/13  
☐ 03/13/14  
☐ 10 years prior to the following date: \_\_\_\_\_  
    ○ See attached documents.

Signed:



Dated: 7-25-19

Van Lam  
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.