



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)

☐ First Source Hiring (Admin. Code)

☐ Jobs Housing Linkage Program (Sec. 413)

☐ Child Care Requirement (Sec. 414)

☐ Downtown Park Fee (Sec. 412)

☐ Other

Planning Commission Draft Motion

HEARING DATE: JUNE 1, 2017

Continued from the: FEBRUARY 23, 2017

Continued from the: JANUARY 26, 2017

Date: May 19, 2017
Case No.: **2015-007183CUA**
Project Address: **79 Cragmont Avenue**
Zoning: RH-1 (Residential House, One Family) District
40-X Height and Bulk District
Block/Lot: 2131A/012
Project Sponsor: Stacy Lin
3943 26th Street
San Francisco, CA 94131
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@sfgov.org
Recommendation: **Disapproval**

ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 317, AND 209.1 OF THE PLANNING CODE TO LEGALIZE THE UNPERMITTED DEMOLITION OF A PREVIOUSLY EXISTING ONE-STORY, SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW TWO-STORY, 1-UNIT BUILDING WITHIN AN RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 6, 2016, Stacy Lin filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 317 and 209.1 to legalize the unpermitted demolition of a dwelling unit and the construction of a new dwelling unit within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

On January 26, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-007183CUA. The Commission moved an intent to disapprove the project on the basis that the demolition

of the previous building and construction of a 2-story, one-unit replacement building was done illegally without necessary notification to the City and the issuance of the necessary permits. After hearing and closing public comment, the Commission indicated its intent to disapprove the project and continued the item to February 23, 2017, to allow Planning staff an opportunity to prepare a draft motion of disapproval.

On March 6, 2015, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 Categorical Exemption under CEQA, as described in the determination contained in the Planning Department files for this Project. During the CEQA review, it was determined that the subject building is not a historic resource.

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 disapproves the Conditional Use Authorization requested in Application No. 2015-007183CUA, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the west side of Cragmont Avenue, just north of the Quintara Street intersection, Lot 012 in Assessor's Block 2131A. The property is located within the RH-1 (Residential, House – One-Family) Zoning District and 40-X Height and Bulk District. The subject property has approximately 50 feet of frontage on Cragmont Avenue and is approximately 105 feet deep. The property is mostly flat and was previously occupied by a one-story, single-family dwelling constructed circa 1939, which covered approximately 30% of the lot. This dwelling was demolished without a permit **in September of 2016**, and the site is currently vacant.
3. **Surrounding Properties and Neighborhood.** The project site is located in a residential area within the Inner Sunset Neighborhood and is surrounded by residential zoning. The subject site is located in an RH-1 Zoning District and is surrounded primarily by single-family dwellings that are generally more than one story tall. Roughly one block to the west subject property is Golden Heights Park, which is within a P (Public) Zoning District.
4. **Project Description.** The Project proposes to grant a permit to legalize retroactively the demolition of a one-story, single-family dwelling that previously existed on the project site, and which was demolished without a permit, and the construction of a two-story, 24-foot tall, one-family residential building. Located roughly within the same building footprint as the previous dwelling, the replacement single-family dwelling unit would be approximately 3,756 square feet

and would have three bedrooms and three bathrooms. One independently accessible off-street parking space in the garage would be provided.

The project is not seeking any exceptions or variances from the Planning Code. The proposal requires neighborhood notification, pursuant to Section 311 of the Planning Code, which was conducted during the plan review process.

5. **Public Comment.** As of January 26, 2017, the Department had received one telephone call, from a neighbor asking about the project. The Department received four emails from neighbors expressing their support of this proposal.
6. **Planning Code Compliance:** The Commission makes the following findings regarding the Project. It is not consistent with the relevant provisions of the Planning Code:

- A. **Residential Demolition – Section 317 and 209.1.** Pursuant to Planning Code Section 317 and 209.1, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-1 Zoning District. This Code Section establishes criteria that Planning Commission shall consider in the review of applications for Residential Demolition.

The previously existing dwelling was demolished without a Conditional Use Authorization or without a demolition permit. During the Planning Review process, it was shown that several walls were going to remain and the demolition calculations all showed that this project was not intended to be a tantamount to demolition. However, any remodel of additional walls would have required a demolition permit.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval, and the Commission makes the following findings:

- 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.

It was not necessary to demolish the existing building in order to achieve the increased single-family square footage proposed on the site. A thoughtful alteration of the existing building would have allowed for a project at the contemplated size and intensity and not had resulted in the demolition of a sound house. Furthermore, this site can support up two dwelling units.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
 - i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The two-story massing of the replacement building at the street front is appropriate given the context of the immediate neighborhood and the proposed new construction is entirely within the buildable area as prescribed by the Planning Code and Residential Design Guidelines.

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

There will be no change to the accessibility of the unit.

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

As the proposed replacement project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected to produce noxious or offensive emissions.

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

The façade treatment and materials of the replacement building, including the angled front bay windows, have been appropriately selected to be compatible with the surrounding neighborhood. There will be landscaping provided in the front yard.

- 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 proposed structure is in compliance with the applicable sections of the Planning Code. However, it is inconsistent with the objectives and policies of the General Plan as indicated below.

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

The demolition eliminated a dwelling unit and is now not in conformity with the purpose of the applicable zoning district. The proposed reconstruction is proposing one dwelling unit, but this Use District allows up to two units onsite.

- 8. **Additional Findings pursuant to Section 317.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does not comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing code violations;

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property. However, the prior dwelling unit on the site--a single family home--was demolished without first receiving required City approvals,

including permits from the Department of Building Inspection and Conditional Use Authorization from the Planning Department.

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

The existing dwelling appeared to be in decent, safe, and sanitary condition with no recent Code violations; however it was demolished without a permit.

- iii. Whether the property is an “historical resource” under CEQA;

Although the prior building on the site was more than 50 years old, a review of supplemental information resulted in a determination that the property is not an historical resource.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The structure was not an historical resource and its removal will not have a substantial adverse impact under CEQA.

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

The project sponsor currently owns the property. The replacement project proposes one owner-occupied unit. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The previous existing single family dwelling was owner-occupied. That dwelling unit was demolished, and there is no record that any rental units were removed.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

The previous existing dwelling unit was demolished without the necessary permits. Therefore, a dwelling unit was eliminated from the City’s existing housing stock.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The previously existing dwelling unit has already been demolished without proper authorization. Therefore, no neighborhood character to preserve neighborhood cultural and economic diversity can be conserved.

- ix. Whether the Project protects the relative affordability of existing housing;

The previously existing dwelling unit has already been demolished without proper authorization. Therefore, this cannot protect the relative affordability of existing housing.

- x. 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 fewer than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Infill projects in established neighborhoods are more appropriately located on vacant, underutilized sites or to replace structurally unsound or otherwise substandard buildings. The previous existing dwelling appeared to have been structurally sound and therefore should not have been demolished in its entirety. Although, the proposed two-story house met the Planning Department's requirements, it was proposed and verified that this was not to be tantamount to demolition. If it was determined that the exiting walls could not have been salvaged, the project sponsor could have obtained the necessary permits to replace those walls in kind.

- xii. Whether the project increases the number of family-sized units on-site;

The project-site could support two family-sized housing units; however, this proposal is only constructing one family-sized dwelling unit. Although the property previously contained only one family-sized dwelling, which was demolished without permits, this project represents a lost opportunity to increase the number of family-sized units on-site.

- xiii. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, traditional design, and materials of the proposed building are consistent with the existing block-face.

- xv. Whether the Project increases the number of on-site dwelling units;

The Project would not increase the number of on-site dwelling units. The proposed project only proposed a large dwelling with one dwelling unit. This demolition made a situation where the opportunity was lost to put in two family-sized units.

- xvi. Whether the Project increases the number of on-site bedrooms.

The previous existing dwelling contained two bedrooms. The proposal includes three 3-bedroom units, a net increase of one bedroom.

xvii. Whether or not the replacement project would maximize density on the subject lot; and,

The demolition did not maximize the density on the subject lot. The demolition eliminated the density onsite completely. The replacement project only proposed one dwelling unit and did not propose to maximize the dwelling units to two.

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

The previous existing dwelling unit had two bedrooms. The new proposed dwelling unit will increase that number to three bedrooms in total. It will be a larger unit that will increase the habitable square footage from 1,698 square feet to 3,756 square feet. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.

9. **General Plan Compliance.** The Project is not consistent with the following Objectives and Policies of the General Plan:

1. HOUSING ELEMENT

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 previous existing building appeared to be structurally sound. Newer units tend to be less affordable than older units of similar size. Furthermore, the existing building and property could accommodate an alteration that would achieve the desired density, while preserving the existing sound housing. Furthermore, this demolition provided a loss of one dwelling unit. The site could accommodate up to two dwelling units.

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 demolition of the existing single-family dwelling removed a “naturally affordable” housing type from the City’s housing stock.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.3:

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

Growth can be accommodated by adding an additional dwelling unit to the existing building without adversely impacting the existing neighborhood character. The addition of a second dwelling unit at a comparable square footage would better respect the existing neighborhood character than a complete demolition and reconstruction of a much larger single-family residence. Furthermore, the lot is large enough where it can be divided into two lots each having its own dwelling unit.

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 does not comply with said policies in that:

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

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

The demolition of the existing building, and the reconstruction of a much larger single-family residence when two comparatively sized units could be accommodated, would not conserve the neighborhood character and would not protect existing housing, which could jeopardize the economic diversity of the neighborhood.

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

The former, older dwelling or two more modestly sized newer units would generally be considered to be more naturally affordable when compared with a new proposed dwelling-unit.

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

The replacement project meets the density, off-street parking requirements of the Planning Code and is therefore not anticipated to impede transit service or overburden our streets with neighborhood parking.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Project would not adversely affect impact any existing parks and open spaces, nor their access to sunlight and vistas.

11. **California Housing Accountability Act.** When a proposed housing development project complies with objective General Plan and zoning standards and criteria, including design review standards in effect at the time, local governments may not deny the housing project or impose conditions that reduce its density or render the project infeasible without making certain findings. The project does not comply with objective General Plan policies and objectives, as set forth above, therefore the Commission finds that the Housing Accountability Act does not apply. However, in the event that the Act is determined to apply, the Commission nevertheless makes the following additional findings that the Project would have a "specific adverse effect" on the public health or safety and that there is no feasible method to satisfactorily mitigate or avoid the adverse impact other than disapproval, as set forth below.

- A. **Applicability.** The California Housing Accountability Act applies to proposed housing development projects that "comply with objective General Plan and zoning standards and criteria", including design review standards in effect at the time.

B. **Public Health and Safety.** The California Housing Accountability Act requires local governments make findings relating to “specific adverse effects” on the public health or safety when disapproving a housing project. The Act defines a “specific adverse impact” as a “significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies or conditions” that existed on the date the application was deemed complete. The Planning Commission finds that the proposed project would have the following specific adverse effects on public health and safety:

- i. *The demolition was unpermitted, thus potentially jeopardizing public health and safety. There appeared to be the lack of oversight in the demolition and by providing an incentive for other parties to conduct unlawful demolitions as well. The proposed project only provides one dwelling unit in a larger building. This project does not maximize the units allowed onsite by providing either two dwelling units or dividing the existing lot in two equal lots with each one having its own dwelling unit.*

12. The Commission hereby finds that disapproval of the Conditional Use Authorization request 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 **Denies Conditional Use Application No. 2014-000904CUA** in general conformance with plans on file and stamped as "EXHIBIT B, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. xxx. 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 February 23, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 1, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

Planning Commission Draft Motion

HEARING DATE: JUNE 1, 2017

Continued from the February 23, 2017 Hearing
Continued from the January 26, 2017 Hearing

Date: May 19, 2017
Case No.: **2015-007183CUA**
Project Address: **79 Cragmont Avenue**
Zoning: RH-1 (Residential House, One Family) District
40-X Height and Bulk District
Block/Lot: 2131A/012
Project Sponsor: Stacy Lin
3943 26th Street
San Francisco, CA 94131
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 317, AND 209.1 OF THE PLANNING CODE TO PERMIT THE DEMOLITION AND RE-CONSTRUCTION OF A NEW DWELLING UNIT WITHIN AN RH-1 (RESIDENTIAL HOUSE, ONE FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 27, 2015, Stacy Lin (hereinafter "Project Sponsor") filed a building permit with the Department of Building Inspection. On August 19, 2016, the permit was issued from the City. City Staff was informed that a total demolition took place at the site. The project sponsor was contacted immediately and was advised to file a Conditional Use Authorization in order to be granted a demolition permit.

On October 6, 2016, Stacy Lin filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 317 and 209.1

to allow the demolition of a previous dwelling unit and the reconstruction of a new dwelling unit within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

On January 26, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing of a regularly scheduled meeting on Conditional Use Application No. 2015-007183CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption and has been classified as a Non Historic Resource (Class C).

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 requested in Application No. 2015-007183CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on a residential lot near the intersection of Irving Street. The subject lot faces Cragmont Avenue, Block 2131A, Lot 012. The property is located within the RH-1 (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District. The site was previously occupied by a one-story single family dwelling unit.
3. **Surrounding Properties and Neighborhood.** The subject site is located in a residential area within the Inner Sunset Neighborhood and surrounded by residential by residential uses. The uses are mostly single-family dwelling units that are generally more than one story tall. The site is located to the east of Golden Gate Heights Park.
4. **Project Description.** The applicant proposes to construct a new two-story single-family dwelling unit onsite per issuance of Building Permit #2015-0527-7247. That building permit was issued as an alteration permit by the City, but the existing dwelling unit was entirely demolished without City Authorization. A demolition requires a Conditional Use Authorization in order to proceed.
5. **Public Comment.** To date, the Department has not received any public comment on this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage shall be subject to the review and approval of the Planning Department.
- B. **Planning Review.** Currently, there are no active building permit applications on file with the Planning Department.

Previously, there was a building permit application reviewed by the Planning Department per Permit#2015.05.27.7247. That permit was for a proposed alteration to an existing one-story dwelling unit, but during construction, the unit was completely removed. The project sponsor has subsequently filed for a demolition permit and new construction.

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

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

The proposed dwelling is compatible with the neighboring and surrounding dwellings in terms of height and size. The new dwelling is in compliance with the Planning Department's zoning codes and Residential Design Guidelines.

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

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

The proposed use of a new two-story dwelling unit constructed in the same building footprint of a previous dwelling unit will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity.

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

There will be no change to the accessibility of the unit.

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

This new dwelling is designed so it will not have impacts to the surrounding dwellings, including noise, glare, dust, or odor.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;
There will be landscaping provided in the front yard.

- 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 proposed dwelling unit will comply with the applicable provisions of Planning Code Section 303(c) and will not adversely affect the Master Plan.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

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

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

The request for demolition is for re-construction of the same single-family dwelling unit. There is no change to dwelling unit count.

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

The request for demolition is for re-construction of a residential single-family dwelling unit. The proposed dwelling unit will be in compliance with Residential Design Guidelines. The proposed height will match the adjacent units and the design will be compatible with the surrounding units. The proposed upper floor setback in the rear will reduce the need for a firewall.

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

The project will have no effect on affordable housing. This is a privately owned residence. The permitted expansion was in reasonable scale to similar structures in this neighborhood.

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

As part of this proposal, a parking garage is provided per the approved plans. There will be no impact on street parking.

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

This new dwelling unit will have no negative impact on industrial or service sectors.

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

As part of this proposal, a seismic upgrade to the walls and foundation will take place. This will make the new dwelling unit structurally sound in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

The site has been classified as a Non-Historic Resource (Class C). There are no landmarks or historic buildings located onsite.

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

The Project will have no effect on parks or open space, or their access to sunlight and views.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-007183CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file and stamped as "EXHIBIT B, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. xxx. 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 January 26, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 1, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to grant the request of a demolition to construct a new two-story dwelling unit located at 79 Cragmont Avenue, Lot 012 in Assessor's Block 2131A pursuant to Planning Code Section(s) 303, 317, and 209.1 within the Residential-House, One Family (RH-1) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 9, 2017, included in the docket for Case No. 2015-007183CUA and subject to conditions of approval reviewed and approved by the Commission on January 26, 2017 under Motion No xxxx. 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 January 26, 2017 under Motion No xxxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

6. **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

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

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

OPERATION

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

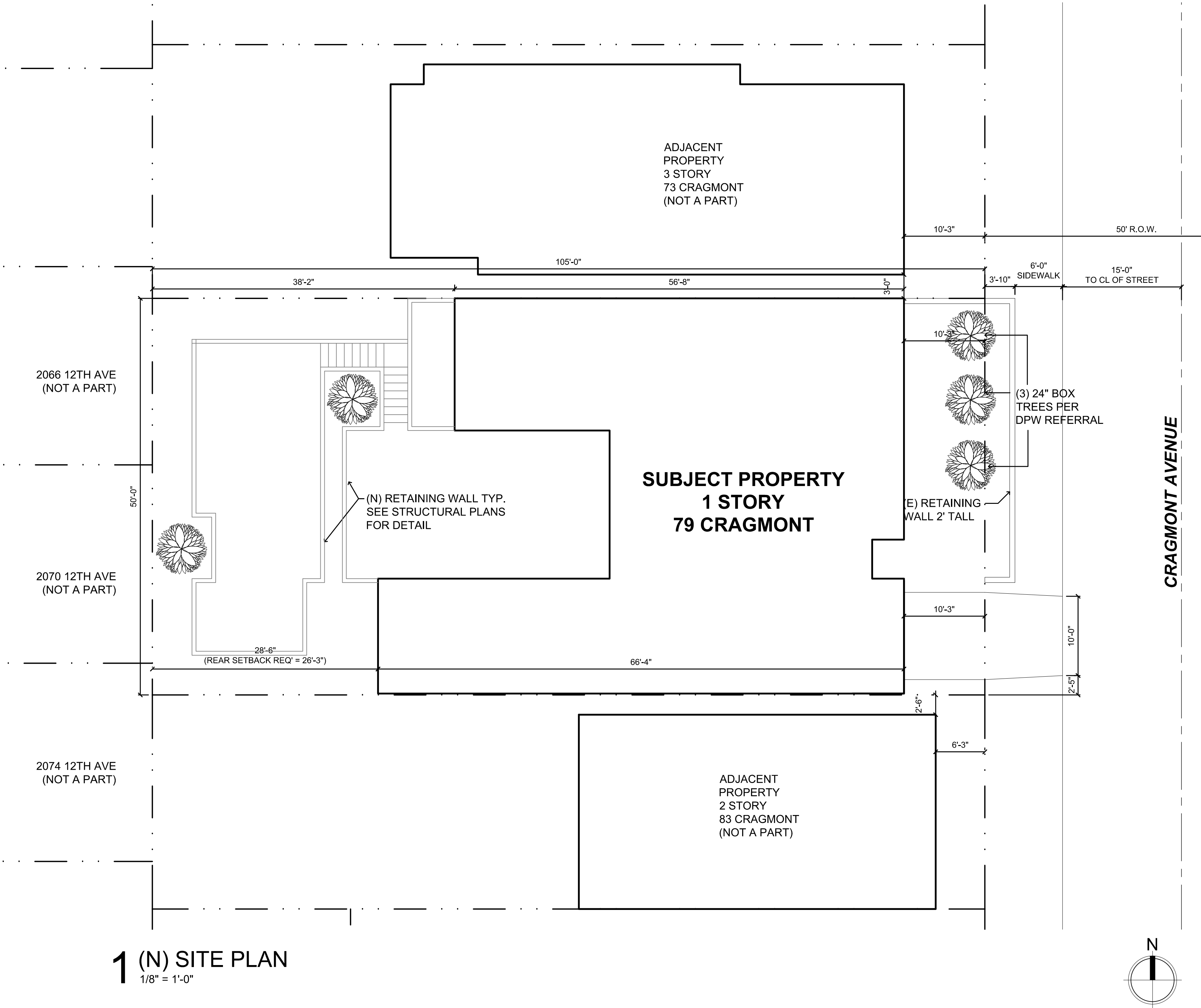
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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

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



SCOPE OF WORK

1. FULL BUILDING DEMOLITION
2. SHEAR WALL UPGRADE FOR SEISMIC SAFETY
3. FOUNDATION UPGRADE FOR SEISMIC SAFETY
4. (N) RADIANT HEAT SYSTEM
5. RETAINING WALLS
6. ELECTRICAL PANEL AND WIRE UPGRADE
7. ELIMINATE (1) POWDER ROOM
8. (N) WINDOWS
9. (N) RETAINING WALLS

PROJECT TEAM

OWNER
JEANSON FAMILY
79 CRAGMONT AVE.
SAN FRANCISCO, CA 94116

ARCHITECT
ARKICHIK
3943 26TH ST.
SAN FRANCISCO, CA 94131
STACY@ARKICHIK.COM
415-613-1859

STRUCTURAL/CIVIL ENGINEER
DAC ASSOCIATES
7 MT. LASSEN DR.
SUITE A-129
SAN RAFAEL, CA 94903
DARIUS@DACASSOCIATES.NET
415-499-1919

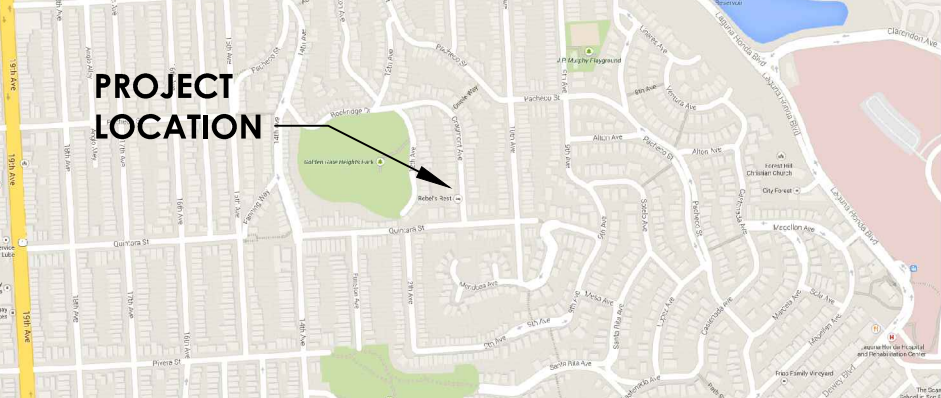
TOPOGRAPHIC SURVEY
AMERICAN LAND SURVEYING INC.
1390 MARKET STREET
SUITE 303
SAN FRANCISCO, CA 94102
ELEMEN@ALSPLS.COM
415-888-8580

ENERGY CONSULTANT
GREEN SCORE SOLUTIONS, INC.
19184 MALLORY CANYON ROAD
PRUNEDALE, CA 93907
ROB@GREENSCORESOLUTIONS.COM
408-425-2640

APPLICABLE CODES

- 2016 SAN FRANCISCO BUILDING CODE
- 2016 SAN FRANCISCO PLANNING CODE
- 2016 SAN FRANCISCO FIRE CODE
- 2016 SAN FRANCISCO MECHANICAL CODE
- 2016 SAN FRANCISCO PLUMBING CODE
- 2016 SAN FRANCISCO ELECTRICAL CODE
- 2016 SAN FRANCISCO ENERGY CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE

VICINITY MAP



BUILDING DATA

APN: 2131A/012
ZONING: RH-1
HT. LIMIT: 40-X
OCCUPANCY: R-3 & U (GARAGE)
STORIES: 1
TYPE: V-B CONSTRUCTION
YEAR BUILT: 1939

LOT AREA: 5,248 S.F.

(E) HABITABLE AREA: 1,471 S.F.
(E) GARAGE AREA: 227 S.F.
(E) TOTAL FLOOR AREA: 1,698 S.F.

(N) HABITABLE AREA: 1,951 S.F.
(N) GARAGE AREA: 455 S.F.
(N) TOTAL FLOOR AREA: 2,406 S.F.

AN ADDITION OF: 708 S.F.

ALLOWABLE FLOOR AREA = 5,248 X 1.8 = 9,446 S.F.

SHEET INDEX

- ARCHITECTURAL**
- A.0 PROJECT DATA & (N) SITE PLAN
 - A.1 GENERAL NOTES & (E) SITE PLAN
 - A.2 (E) 1ST FLOOR PLAN
 - A.3 (N) 1ST FLOOR PLAN
 - A.5 ROOF PLANS
 - A.6 ELEVATIONS
 - A.7 ELEVATIONS
 - A.8 ELEVATIONS
 - A.9 SECTIONS
 - A.10 SECTIONS
 - A.11 DOOR AND WINDOW SCHEDULES

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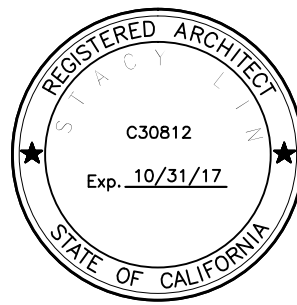
OWNER & PROJECT ADDRESS

**JEANSON
RESIDENCE**

79 CRAGMONT
SAN FRANCISCO
CALIFORNIA
94116

REVISIONS	DATE

STAMPS



DRAWN BY

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DATE

APRIL 27, 2017

PROJECT #

SHEET TITLE

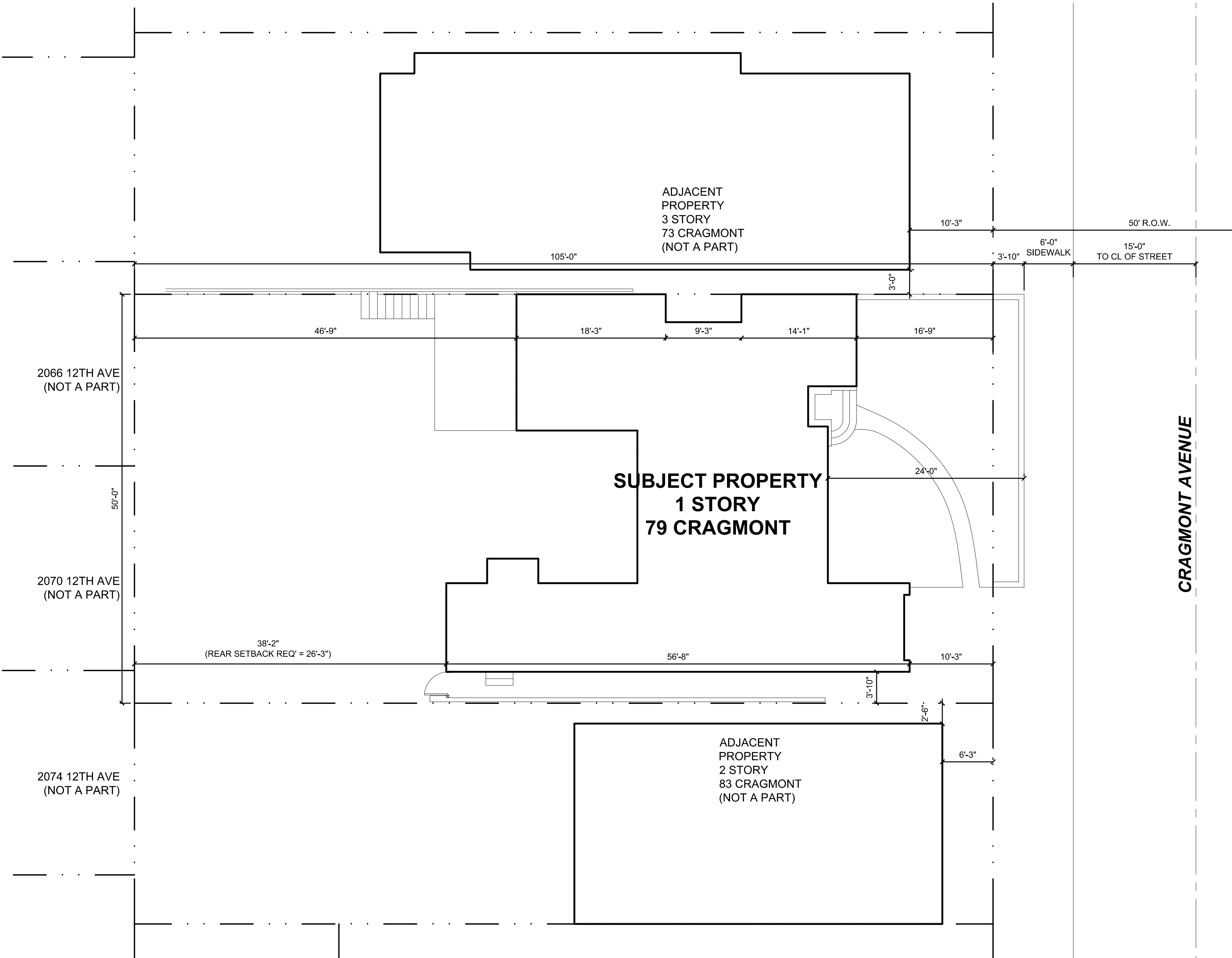
PROJECT DATA
(N) SITE PLAN

SHEET #

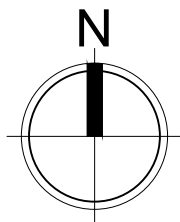
A.0

GENERAL NOTES

- 1) THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES & REGULATIONS OF ALL GOVERNING AGENCIES.
- 2) THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE & MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CERTIFICATIONS SHALL NAME THE OWNER AS ADDITIONALLY INSURED.
- 3) DRAWINGS & SPECIFICATIONS ARE INTENDED AS ASSISTANCE AND GUIDANCE BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS & SHALL BE CHECKED BY CONTRACTOR.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK INCLUDING BUT NOT LIMITED TO THE PROTECTION OF PEDESTRIANS & ADJACENT PROPERTIES.
- 5) THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE MAY INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
- 6) SHOP & FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN & WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST ESTABLISHED PRACTICE OF THE INDUSTRY.
- 7) THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY PLAN DISCREPANCIES WITH THE ARCHITECT PRIOR TO PERFORMING WORK.
- 8) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE WORK PERFORMED AND FOR THE METHODS AND MATERIALS USED.
- 9) CONTRACTOR SHALL SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ANY OVERTIME REQUIRED SHALL BE INCLUDED IN THE BID. NO CHANGES TO THE CONTRACT AMOUNT WILL BE AUTHORIZED AS A RESULT OF OVERTIME INCURRED.
- 10) CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING & PREVENT DUST & DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREA. REMOVE AND LAWFULLY DISPOSE OF ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR'S OPERATIONS DAILY. REMOVE RUBBISH AND DEBRIS AS IT ACCUMULATES AND KEEP AREA BROOM CLEAN. CONTRACTOR SHALL NOT STORE RUBBISH ON SITE FOR ANY EXTENDED PERIOD OF TIME.
- 11) WHEN WORK IS PERFORMED WITHIN OR IN PROXIMITY OF OCCUPIED BUILDINGS, THE CONTRACTOR SHALL EMPLOY ALL AVAILABLE TECHNIQUES FOR NOISE ABATEMENT, INCLUDING BUT NOT LIMITED TO MUFFLERED AIR COMPRESSORS AND NOISE SUPPRESSED PNEUMATIC & ELECTRIC TOOLS.
- 12) CONTRACTOR SHALL PROVIDE PROTECTION TO FINISHES & FIXTURES TO REMAIN OR NEWLY INSTALLED FINISHES & FIXTURES SO AS TO KEEP THEM IN THEIR BEST POSSIBLE CONDITION AT DELIVERY OF THE CONCLUDED PROJECT.
- 13) CONTRACTOR SHALL FAVOR GREEN BUILDING METHODS AND ENVIRONMENTALLY PREFERRED PRODUCTS AND MATERIALS.
- 14) ALL PRODUCTS AND MATERIALS ARE TO BE STORED IN MOISTURE-FREE ENVIRONMENT DURING THE ENTIRE CONSTRUCTION PROCESS.
- 15) THERE SHALL BE NO DUMPING OF ANY KIND IN THE GROUND OR IN THE DRAINS. PLANTS, SHRUBS AND TREES ARE TO BE PROTECTED AND PRESERVED UNLESS OTHERWISE AGREED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 16) THE CONTRACTOR SHALL INFORM THE OWNER AND THE OWNER'S REPRESENTATIVE OF THE TIMELINE DURING CONSTRUCTION IN SUCH A WAY THAT CONSTRUCTION DOCUMENTS AND ORDER SHEETS CAN BE UPDATED AND PRODUCED IN ADVANCE TO ASSIST THE CONTRACTOR.
- 17) TO ENSURE GOOD COORDINATION, CONTRACTOR SHALL PROVIDE THE ARCHITECT APPROXIMATELY NO MORE AND NO LESS THAN 10 DAYS OF NOTICE TO REQUEST ROUGH PLUMBING FIXTURE ORDER SHEET, ROUGH ELECTRICAL FIXTURE SELECTION SHEET, APPLIANCE ORDER SHEET, FINISH PLUMBING ORDER SHEET, BATH HARDWARE ORDER SHEET, LIGHTING FIXTURES ORDER SHEET, GROUT AND PAINT/STAIN COLOR SELECTION SHEET, ETC.
- 18) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER CONTRACTOR'S SUPERVISION AND SHALL MAINTAIN CURRENT CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
- 19) FINAL LOCATIONS OF ALL EQUIPMENT, SERVICES, PANEL BOARDS, FIXTURES, SWITCHES AND OUTLETS, WATER HEATER, FURNACES, BOILERS, ETC. SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 20) ALL INSTALLED PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY & FREE OF VIBRATION. SEE MANUFACTURERS' RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
- 21) CONTRACTOR IS TO DISCUSS WITH OWNER OR THE OWNER'S REPRESENTATIVE THE VARIOUS INSULATION OPTIONS PRIOR TO ENGAGING THE SUB, INCLUDING BUT NOT LIMITED TO BATS, FOAM AND CELLULOSE. THE OWNER OR THE OWNER'S REPRESENTATIVE SHOULD BE ENABLED TO VALUE-ENGINEER THEIR DECISION GIVEN THAT, WHILE CONCEALED, INSULATION MATTERS IN THE LONG-TERM ENERGY PERFORMANCE OF THE BUILDING.
- 22) CONTRACTOR IS TO ENSURE THAT INSULATION IS INSTALLED SO THAT IT IS THE MOST EFFECTIVE. PRIOR TO CLOSING UP THE WALLS, INSULATION INSTALLATION IS TO BE VERIFIED BY A THIRD-PARTY PROFESSIONAL AND/OR THIS PLAN'S AUTHOR.
- 23) THE CONTRACTOR SHALL FURNISH TO THE OWNER AN OWNER MANUAL FOR THE HOME, WHICH SHALL INCLUDE BUT TO BE LIMITED TO MANUFACTURER'S INSTRUCTION, OPERATION & MAINTENANCE MANUALS FOR PRODUCTS & EQUIPMENT, SPECIAL TOOLS, ACCESSORIES, SPARE PARTS, ETC.
- 24) UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE OWNER AND THE OWNER'S REPRESENTATIVES (ARCHITECT, DESIGNER, ENGINEERS) TO PREPARE PUNCH LIST OF CORRECTIONS.
- 25) ALL WORK SHALL ACCOUNT FOR MATERIAL EXPANSION & CONTRACTION, SHRINKAGE, BUILDING MOVEMENTS, ETC., SUFFICIENT TO PREVENT CRACKS, BUCKLING, WARPING OR OTHER DEFORMATION DUE TO HUMIDITY & TEMPERATURE CHANGE & NORMAL LOADING.
- 26) MOISTURE BARRIERS AND MOISTURE REDUCTION SYSTEMS SHALL BE USED WHENEVER APPROPRIATE, ACCORDING TO INDUSTRY'S BEST PRACTICE AND/OR MANUFACTURER'S RECOMMENDATIONS.
- 27) ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE.



1 (E) SITE PLAN PLAN
1/8" = 1'-0"



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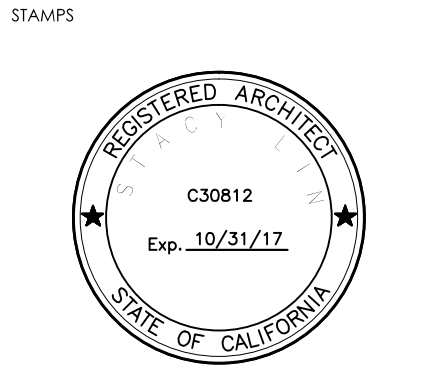
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94116

REVISIONS	DATE



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DATE
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PROJECT #

SHEET TITLE

(E) SITE PLAN &
(E) FLOOR PLAN

SHEET #

A.1

DEMOLITION PLAN NOTES

1) ALL ITEMS SHOWN ON PLANS ARE EXISTING TO REMAIN UNLESS SHOWN DASHED OR OTHERWISE NOTED.

2) THE CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION JOB SITE MEETING WITH THE OWNER, OWNER'S REPRESENTATIVE, ARCHITECT, AND SUBCONTRACTORS PRIOR TO DEMOLITION COMMENCEMENT.

3) THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND MEANS FOR TEMPORARY SHORING AS WELL AS MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING STRUCTURE(S). ANY DAMAGE TO THE NEW OR EXISTING STRUCTURE(S) CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.

4) THE CONTRACTOR SHALL EXERCISE CARE TO PROTECT THE BUILDING FINISHES AND OTHER ITEMS TO REMAIN AS NOTED ON THE DRAWINGS. DAMAGES TO THESE ITEMS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED TO MATCH EXISTING CONDITIONS AT NO COST TO THE OWNER. IF THE CONTRACTOR HAS ANY QUESTION AS TO THE EXTENT OF ITEMS TO REMAIN, A REQUEST FOR CLARIFICATION SHALL BE SENT TO THE ARCHITECT PRIOR TO PROCEEDING.

5) THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS WITH MINIMAL INTERFERENCE WITH STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

6) PROVIDE ALL NECESSARY TEMPORARY ENCLOSURES TO ADEQUATELY PROTECT PERSONS FROM POSSIBLE INJURY.

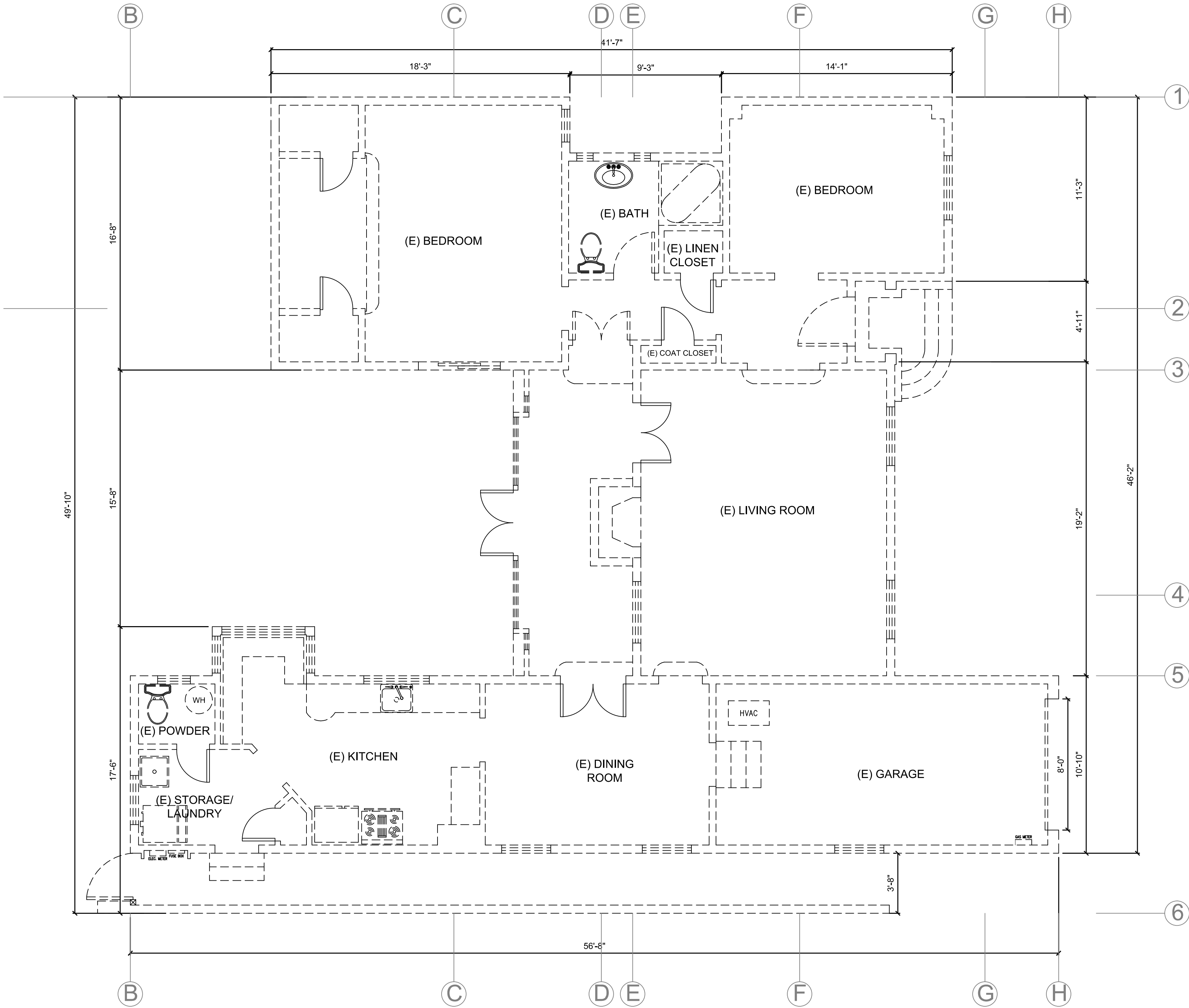
7) PROVIDE ENCLOSURE COVERINGS FOR CONFINING DUST AND DEBRIS TO AREAS OF THE BUILDING IN WHICH DEMOLITION AND/OR ALTERATIONS ARE BEING PERFORMED.

8) WHERE REQUIRED BY THE DRAWINGS OR SPECIFIED AND WHEN SO DIRECTED TO BE SALVAGED AND/OR REUSED, EXISTING DOORS AND HARDWARE SHALL BE REMOVED IN THE MOST CAREFUL MANNER POSSIBLE TO AVOID DAMAGE AND IF DAMAGED, SUCH ITEMS SHALL BE RESTORED OR REPAIRED TO CONDITIONS SATISFACTORY TO THE ARCHITECT AND/OR OWNER.

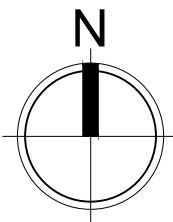
9) MATERIALS TO BE REMOVED AND NOT REUSED OR SALVAGED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR THEIR TIMELY REMOVAL FROM THE PROJECT SITE AND THEIR LEGAL DISPOSAL.

WALL LEGEND

- (E) WALL TO REMAIN
- (E) NON LOAD BEARING WALL TO BE REMOVED



1 (E) 1ST FLOOR PLAN
1/4" = 1'-0"



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OWNER & PROJECT ADDRESS

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RESIDENCE

79 CRAGMONT
SAN FRANCISCO
CALIFORNIA
94116

REVISIONS	DATE

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SL

DATE

APRIL 27, 2017

PROJECT #

SHEET TITLE

(E) 1ST FLOOR PLAN

SHEET #

A.2

FLOOR PLAN NOTES

GARAGE NOTES
1) GARAGE SHALL BE SEPARATED FROM THE LIVING AREA BY AN ONE-HOUR WALL. 5/8" TYPE-X GYP BOARD ARE TO BE USED ON THE GARAGE SIDE OF THE STUDS. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE.

2) DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR DOORS IN COMPLIANCE WITH SECTION 716.5.3 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

3) OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSE SHALL NOT BE PERMITTED.

4) DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

WALL NOTES
1) SLEEPERS AND SILL PLATES ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

2) WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

INSULATION NOTES
1) (N) ROOF INSULATION SHALL BE A MIN R30
2) (N) EXTERIOR WALLS 2X4 INSULATION SHALL BE A MIN R13. (N) EXTERIOR WALLS 2X6 INSULATION SHALL BE A MIN R19
3) (N) RAISED FLOOR INSULATION SHALL BE A MIN R19
4) (N) SLAB PERIMETER INSULATION SHALL BE MIN R10
5) INSULATION IS TO BE INSPECTED BY DESIGN TEAM AND THIRD-PARTY VERIFIER AND PHOTOGRAPHED BEFORE COVERUP

PATH OF EXIT TRAVEL NOTES
1) THE PATH OF EXIT TRAVEL THROUGH THE GARAGE SHALL BE MARKED BY AT LEAST 2" WIDE STRIPES PLACED PARALLEL AT 24" ON CENTER IN CLEARLY CONTRASTING COLORS. THE MARKED PATH SHALL BE AT LEAST 10' WIDE, EXCEPT THAT PORTIONS MAY BE 3' WIDE WHEN USED SOLELY FOR EXITING AND WHEN SEPARATED FROM ANY PARKING AREA OR COVERED DRIVEWAY BY PERMANENT NONCOMBUSTIBLE RAILINGS OR BUILDING WALLS AT LEAST 3' HIGH. SUCH RAILINGS OR BUILDING WALLS SHALL EXTEND THE FULL LENGTH OF THE PATHWAY ON EACH SIDE, AND ANY RAILINGS SHALL BE SET IN A CONCRETE CURB AT LEAST 12" HIGH AND 8" THICK.

2) THE PATH OF EXIT TRAVEL THROUGH THE GARAGE SHALL BE POSTED WITH A PERMANENT, PROMINENTLY DISPLAYED SIGN IN BLOCK LETTERS NOT LESS THAN 3" IN HEIGHT READING: "EXIT PATH. DO NOT OBSTRUCT"

3) THE PATH OF EXIT TRAVEL SHALL BE ILLUMINATED IN ACCORDANCE WITH SFBC SECTION 1006

MOISTURE PREVENTION
1) SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF WALLS AND FLOORS
2) WATER-RESISTANT FLOORING WITHIN 3 FEET OF ALL EXTERIOR DOORS
3) WATER-RESISTANT FLOORING IN THE KITCHEN, BATHROOM, LAUNDRY ROOMS
4) CONVENTIONAL CLOTHES DRYERS EXHAUSTED DIRECTLY TO OUTDOORS
5) USE ONLY STAINLESS STEEL METAL FLASHINGS BEHIND CEMENTATIONS
6) INCLUDE NO WOOD-TO-CONCRETE CONNECTIONS OR SEPARATE CONNECTIONS WITH DIVIDERS
7) DUCT LEAKAGE TO THE OUTDOORS LIMITED TO 6 CFM / 100 SQ.FT.

8) DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING UNIT, INCLUDING ITS ATTIC AREA, FROM THE GARAGE SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019 INCHES, IN THICKNESS, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

HEATING & VENTILATION NOTES
1) PROVIDE MIN 150 SQ INCHES EACH UPPER & LOWER COMBUSTION AIR CLEAR OPENINGS FOR WATER HEATER HEATERS, BOILERS, FURNACES AND OTHER GAS BURNING APPLIANCES.

2) LOCATE OPENINGS WITHIN 12" FROM FLOUR & 12" FROM CEILING.

3) PROVIDE ENERGY STAR VENTILATION FOR BATHROOMS AS SPECIFIED IN FIXTURE LIST

4) FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS NOT LESS THAN 1 SQUARE FEET FOR EACH 25 LINEAR FEET OF EXTERIOR WALL. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. THEIR OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION.

5) INTERSTITIAL SPACES ARE NEVER TO BE USED TO SUPPLY OR RETURN FORCED AIR

6) PROVIDE GARAGE VENTILATION MINIMUM 200 SQUARE INCHES AS PER SFBC 406.1.3

7) WATER HEATER TO BE PROVIDED WITH A SEISMIC STRAP AND RAISED 18" ABOVE GARAGE FLOOR

8) ENSURE THAT COMBUSION AIR MEETS REQUIREMENTS OF CMC CHAPTER 7

9) ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

FIXTURE AND APPLIANCE NOTES
1) PROVIDE SEISMIC ANCHORAGE OF ALL APPLIANCES, BOILERS, HVAC AND WATER HEATERS.

2) VERIFY CLEARANCES FOR BOILERS, WATER HEATERS AND APPLIANCES PER MANUFACTURERS' SPECIFICATIONS AND INSTALL ACCORDINGLY.

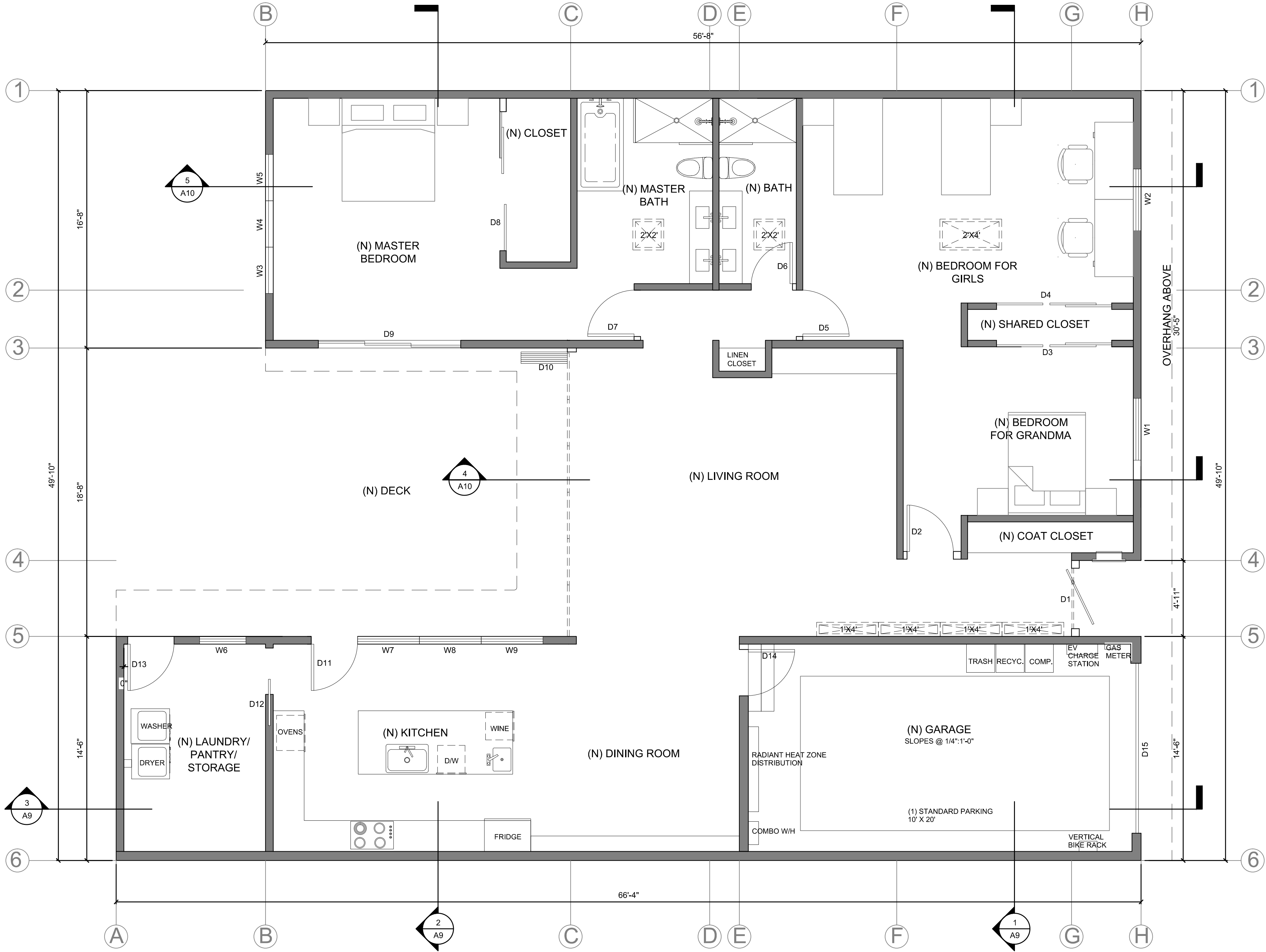
3) WATER HEATERS / FURNACES LOCATED IN GARAGE SPACES MUST BE PLACED ON A PLATFORM THAT ELEVATES THE POINT OF IGNITION A OF 18" ABOVE GARAGE FLOOR

4) PROVIDE EXHAUST VENTILATION TO THE OUTSIDE FROM ALL GAS BURNING APPLIANCES. THE VENT IS TO TERMINATE MINIMUM 4' FROM PROPERTY LINE.

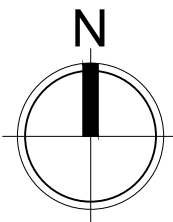
5) PROVIDE BACKFLOW PREVENTION VALVE ON MAIN SEWER CONNECTION AND ON ALL POTABLE WATER.

FIRE NOTES
1) HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

PLUMBING NOTES
1) WATER AND SEWAGE CAPACITY PIPE TO BE UPGRADED TO 3/4"



1 (N) 1ST FLOOR PLAN
1/4" = 1'-0"



WALL LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) 1-HOUR FIRE RATED WALL SEE DETAIL 3/A.6

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PROJECT TITLE

CONDITIONAL
USE PERMIT
APPLICATION

REVISION TO APPROVED
BUILDING PERMIT
#2015-0527-7247

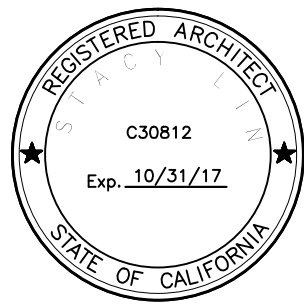
OWNER & PROJECT ADDRESS

JEANSON
RESIDENCE

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CALIFORNIA
94116

REVISIONS	DATE

STAMPS



DRAWN BY

SL

DATE

APRIL 27, 2017

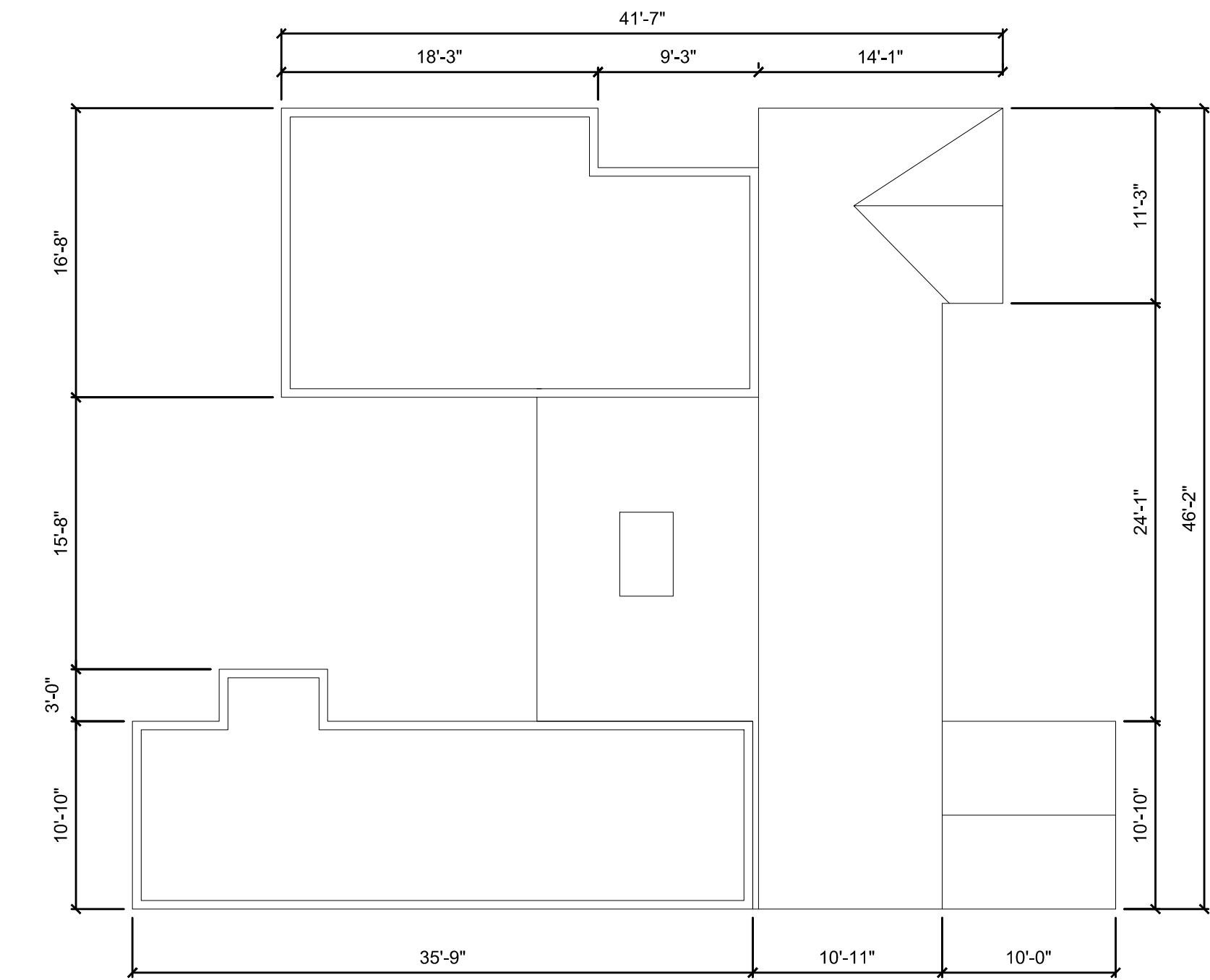
PROJECT #

SHEET TITLE

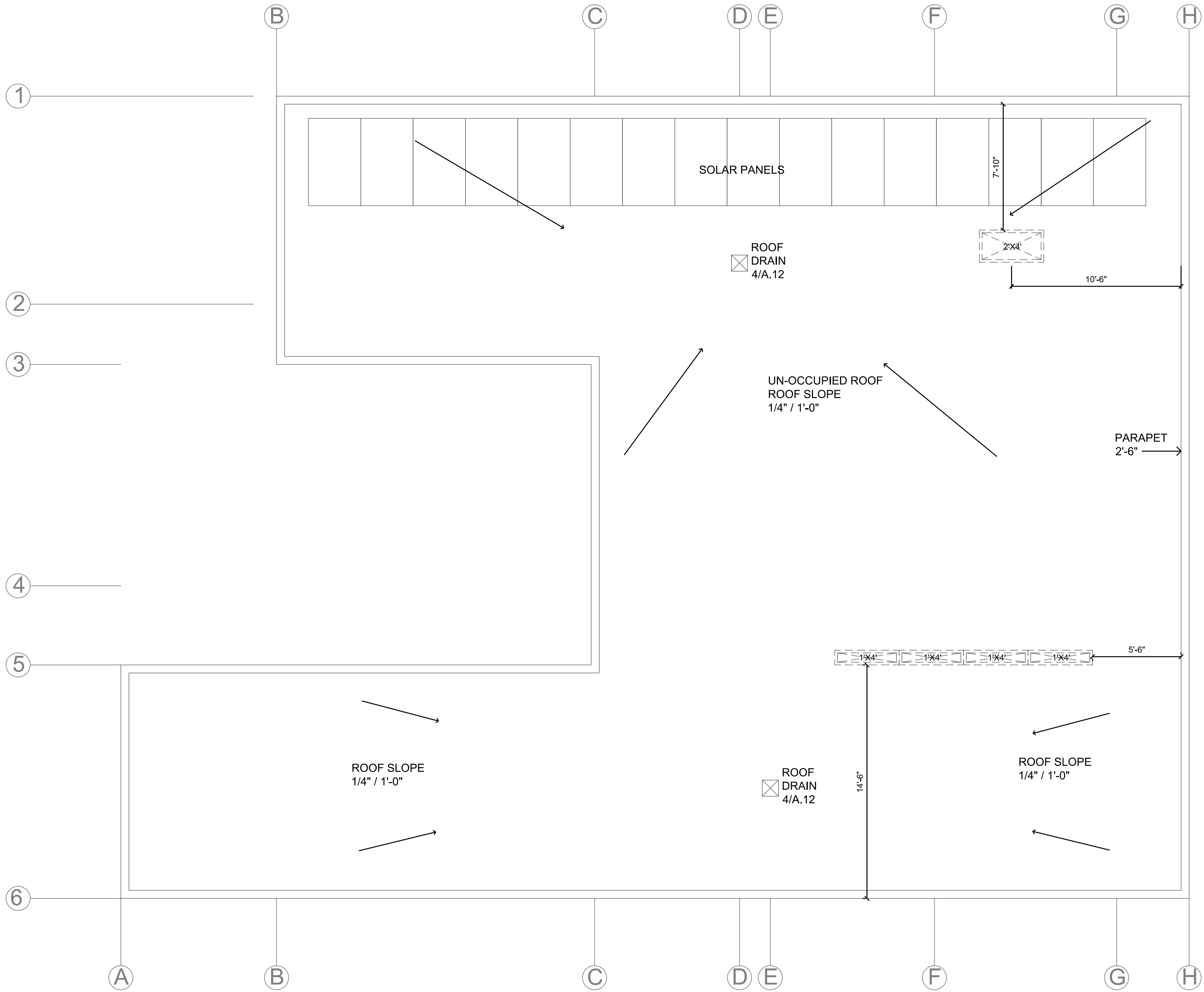
(N) 1ST FLOOR PLAN

SHEET #

A.3



2 (E) ROOF PLAN
1/8" = 1'-0"



ROOF LEGEND

(N) ROOF DRAIN
SEE DETAIL 4/A.4

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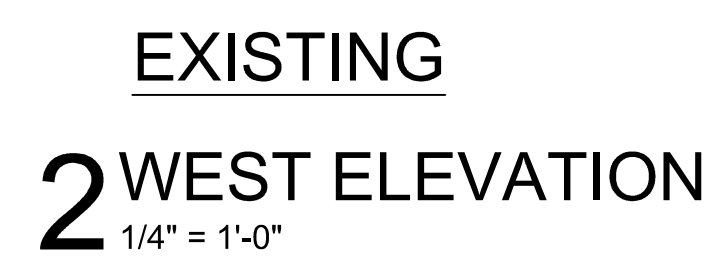
PROJECT #

SHEET TITLE

ROOF PLANS

SHEET #

A.5



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PROJECT TITLE

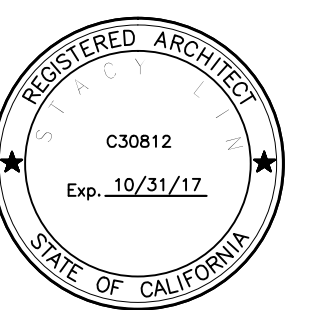
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#2015-0527-7247

OWNER & PROJECT ADDRESS

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APRIL 27, 2017

PROJECT #

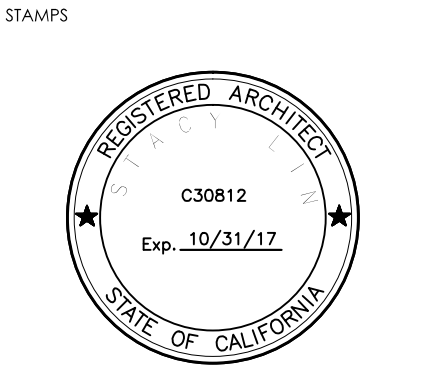
SHEET TITLE

ELEVATIONS

SHEET #

A.6

REVISIONS	DATE

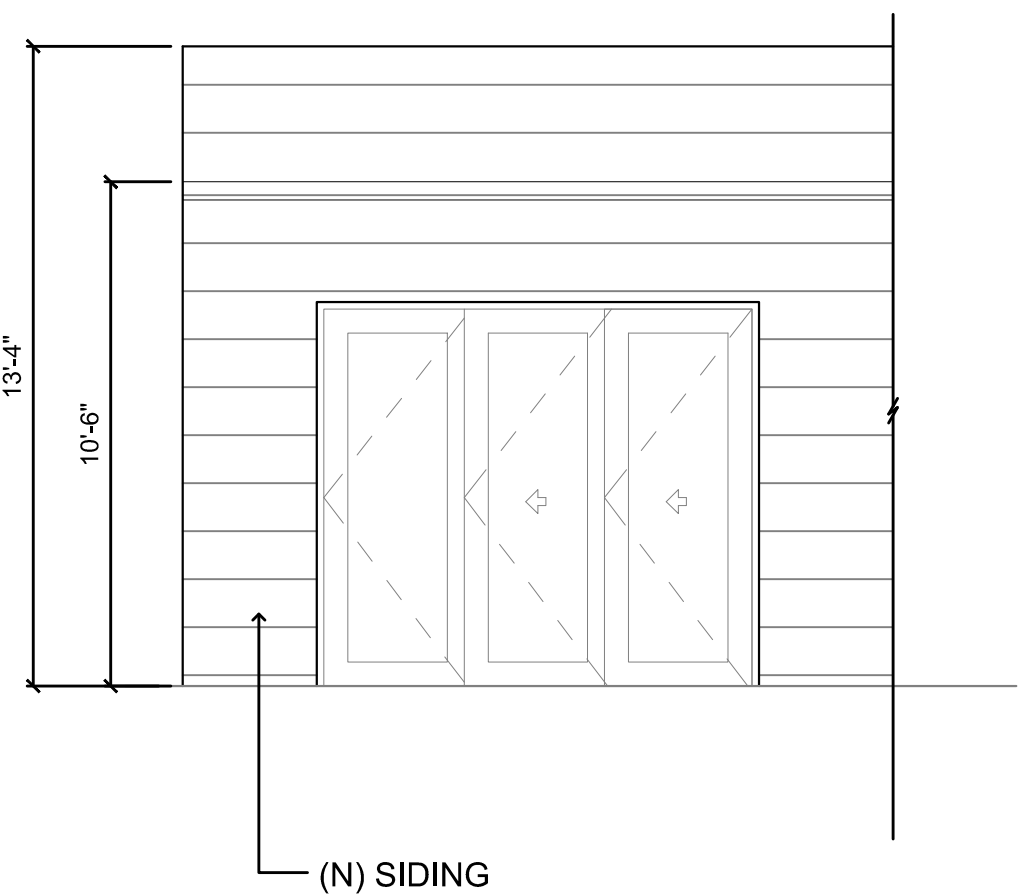


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DATE	APRIL 27, 2017
PROJECT #	

SHEET TITLE
ELEVATIONS

SHEET #

A.7

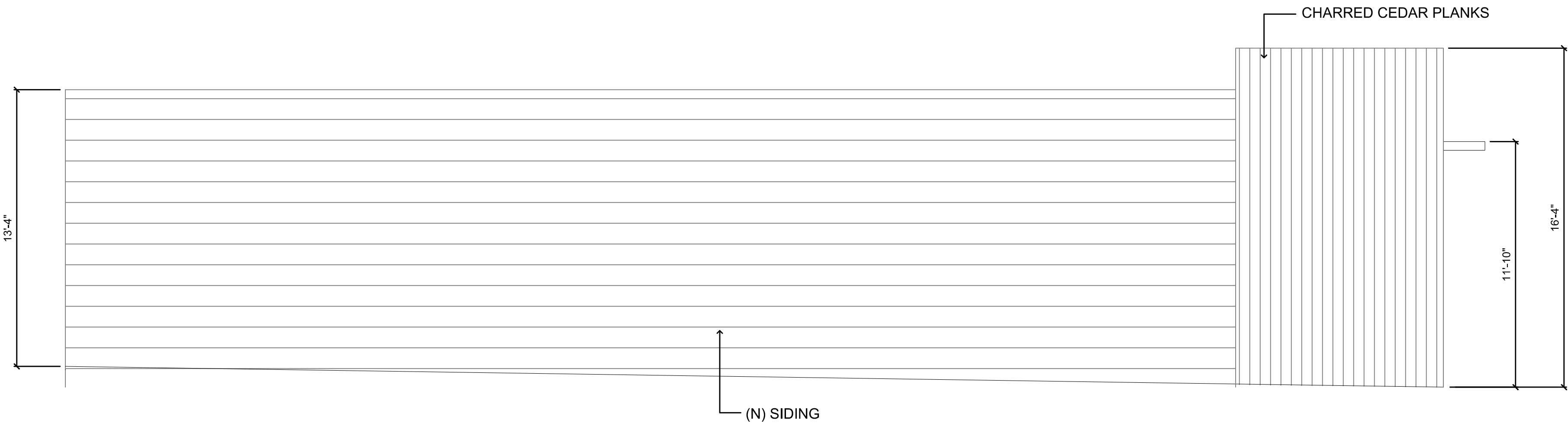


PROPOSED



EXISTING

2 COURTYARD NORTH ELEVATION
1/4" = 1'-0"

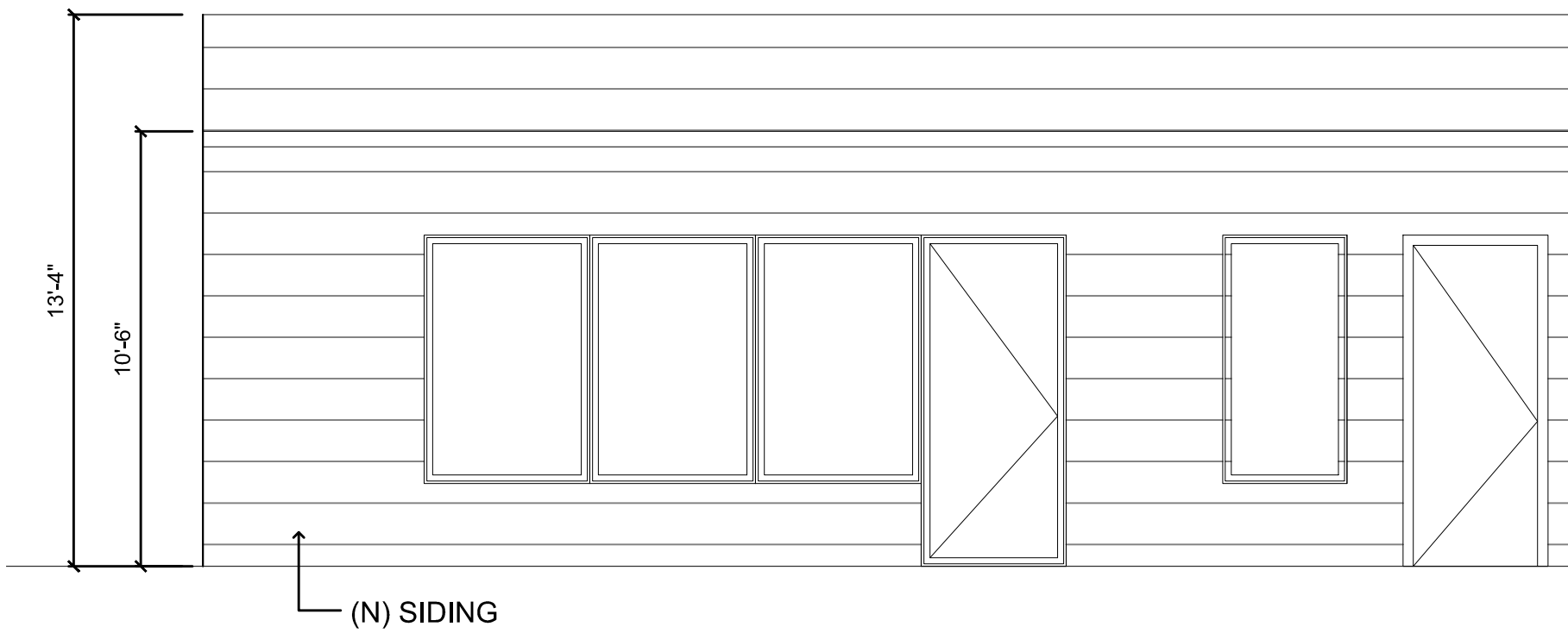


PROPOSED

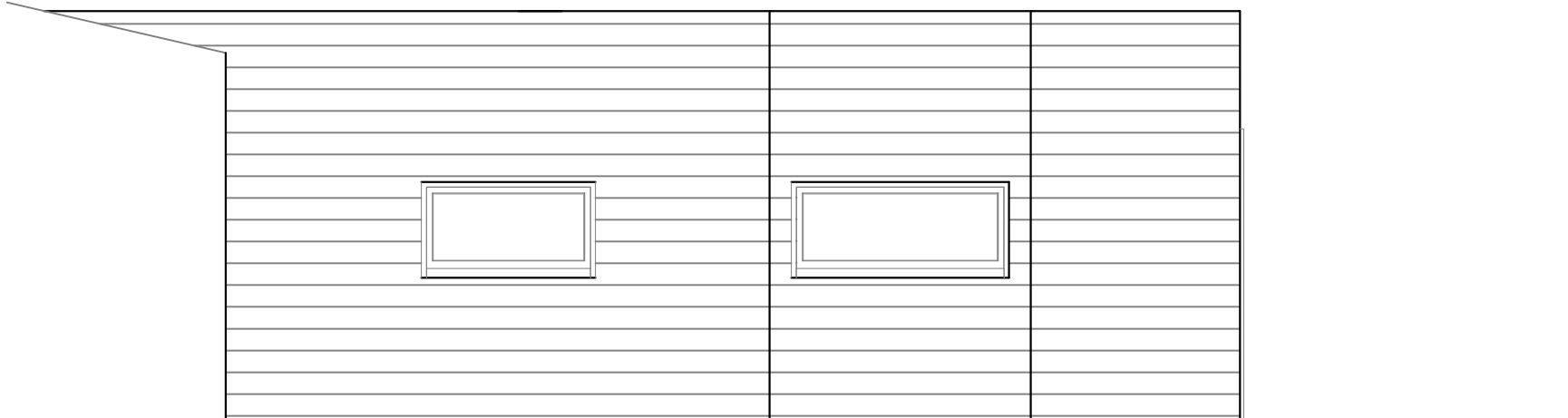


EXISTING

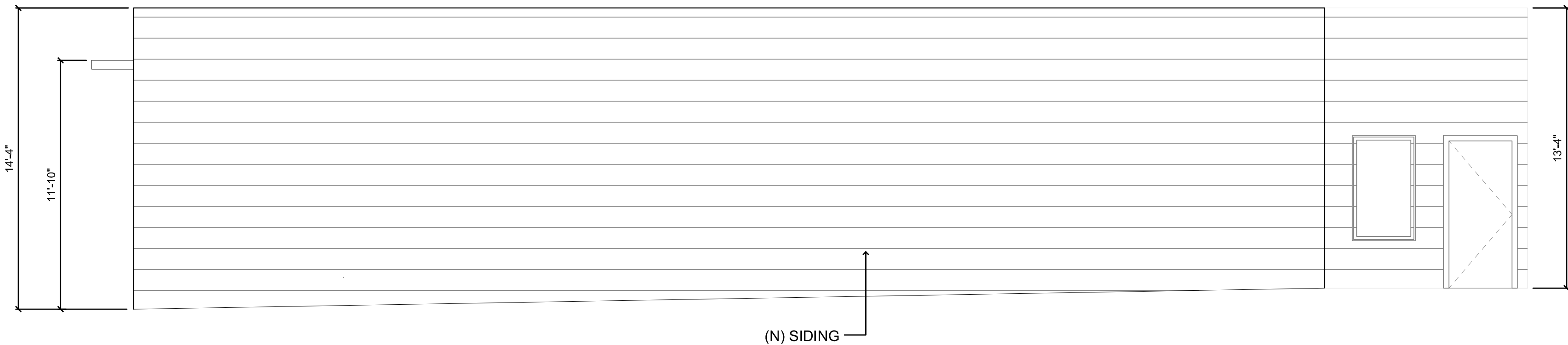
1 SOUTH ELEVATION
1/4" = 1'-0"



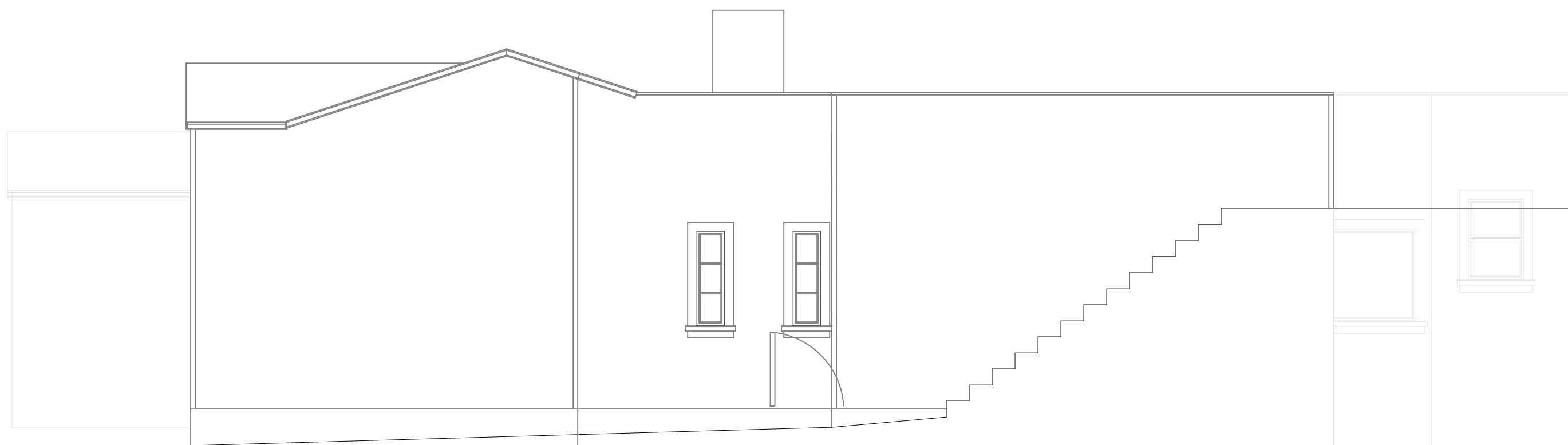
PROPOSED



EXISTING
2 COURTYARD SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED



EXISTING
1 NORTH ELEVATION
1/4" = 1'-0"

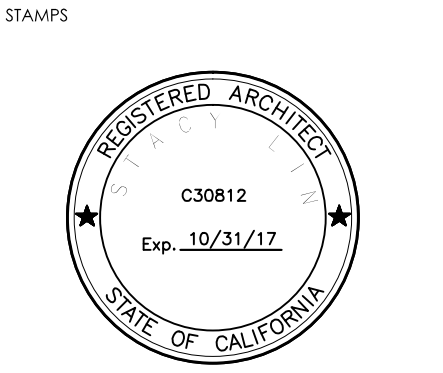
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PROJECT TITLE
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USE PERMIT
APPLICATION**
REVISION TO APPROVED
BUILDING PERMIT
#2015-0527-7247

OWNER & PROJECT ADDRESS
**JEANSON
RESIDENCE**
79 CRAGMONT
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CALIFORNIA
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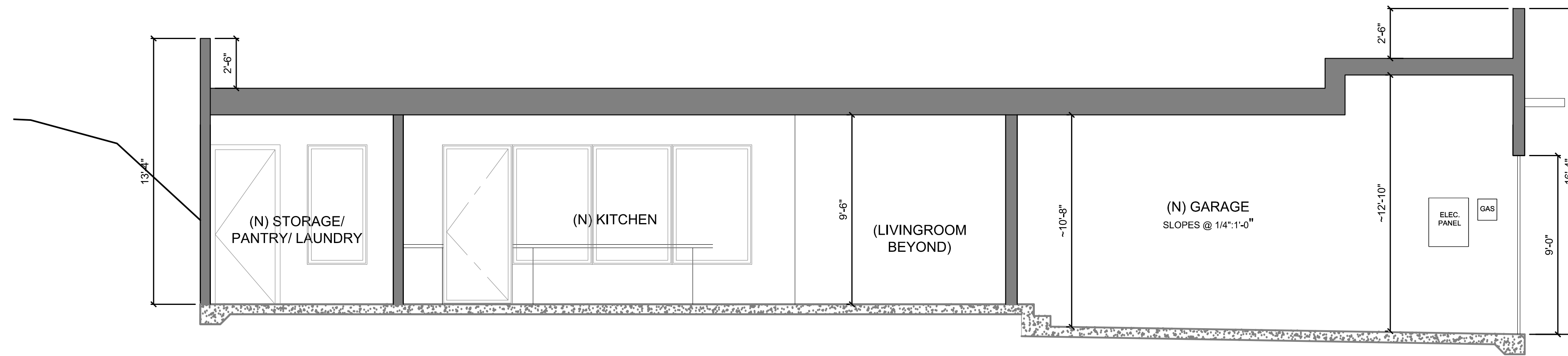


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DATE
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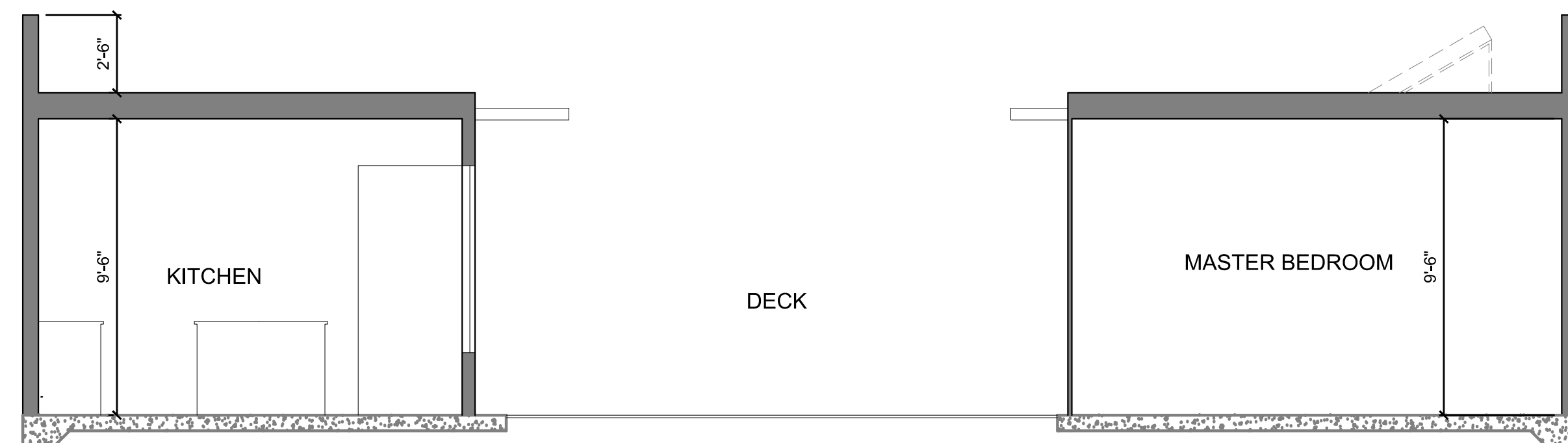
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ELEVATIONS

SHEET #

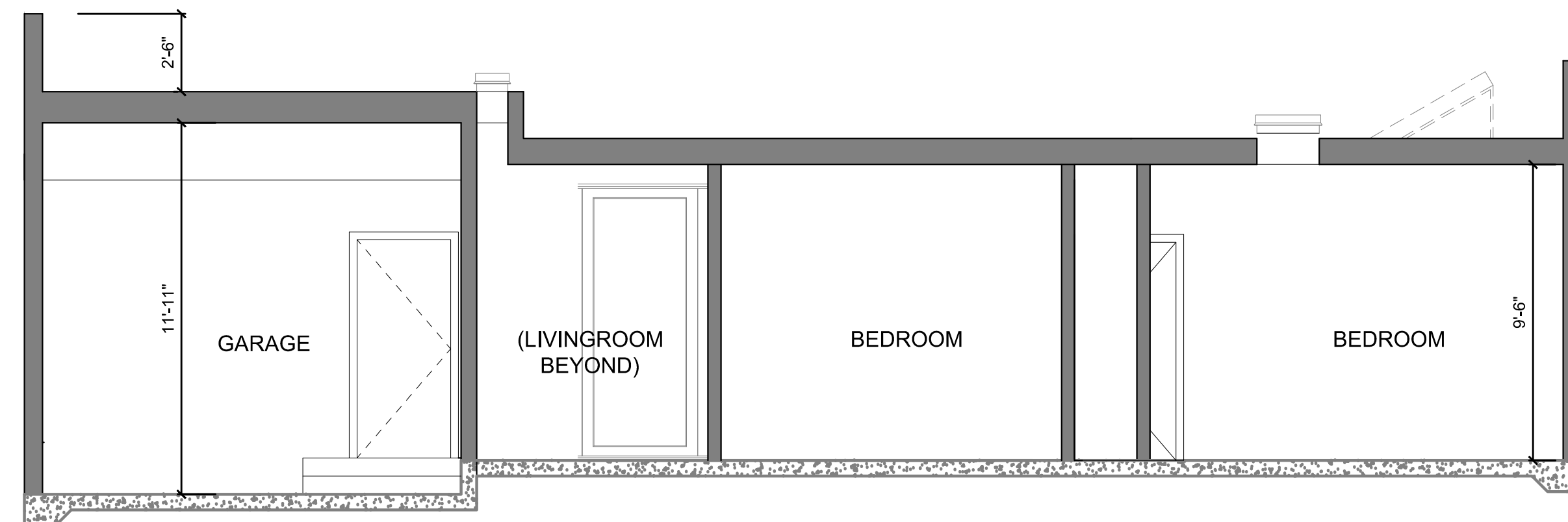
A.8



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



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



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

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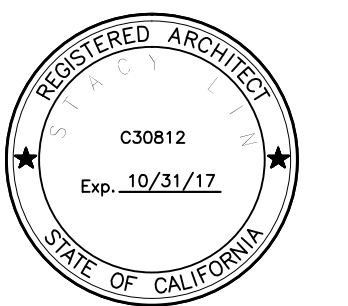
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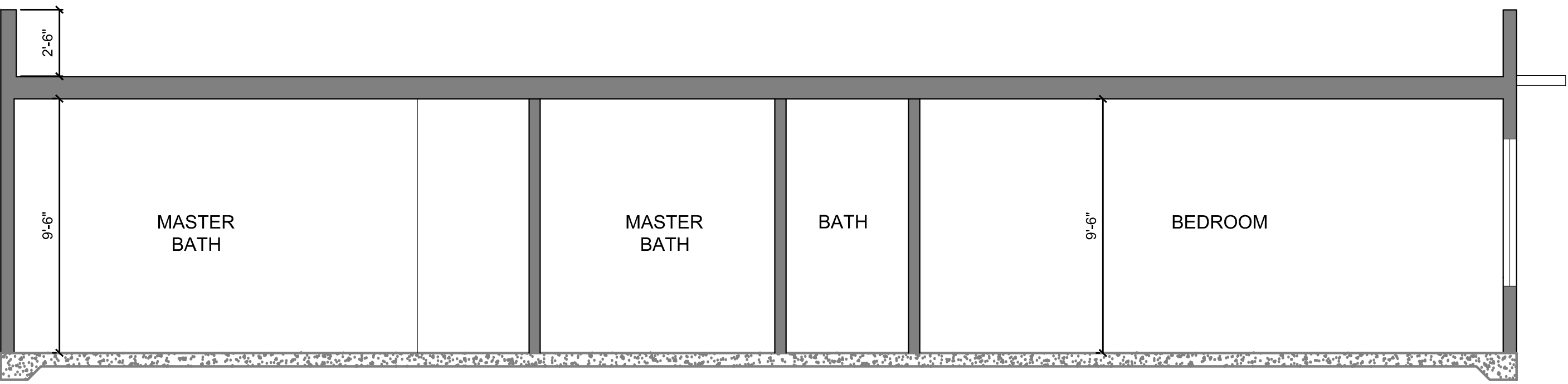
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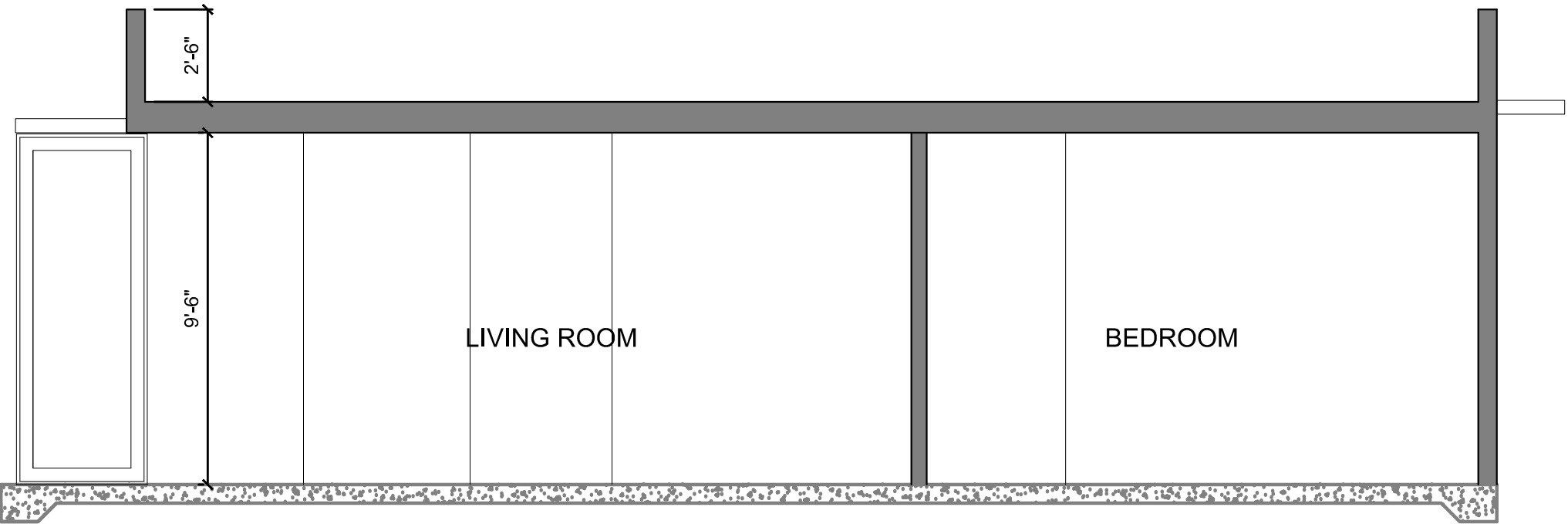
SECTIONS

SHEET #

A.9



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



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

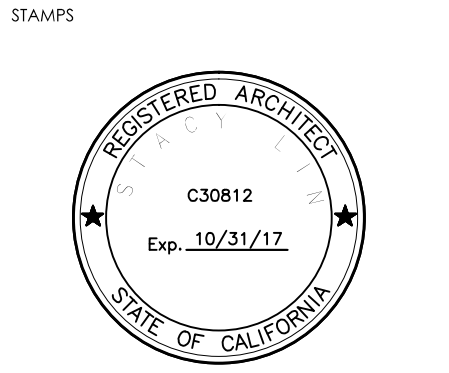
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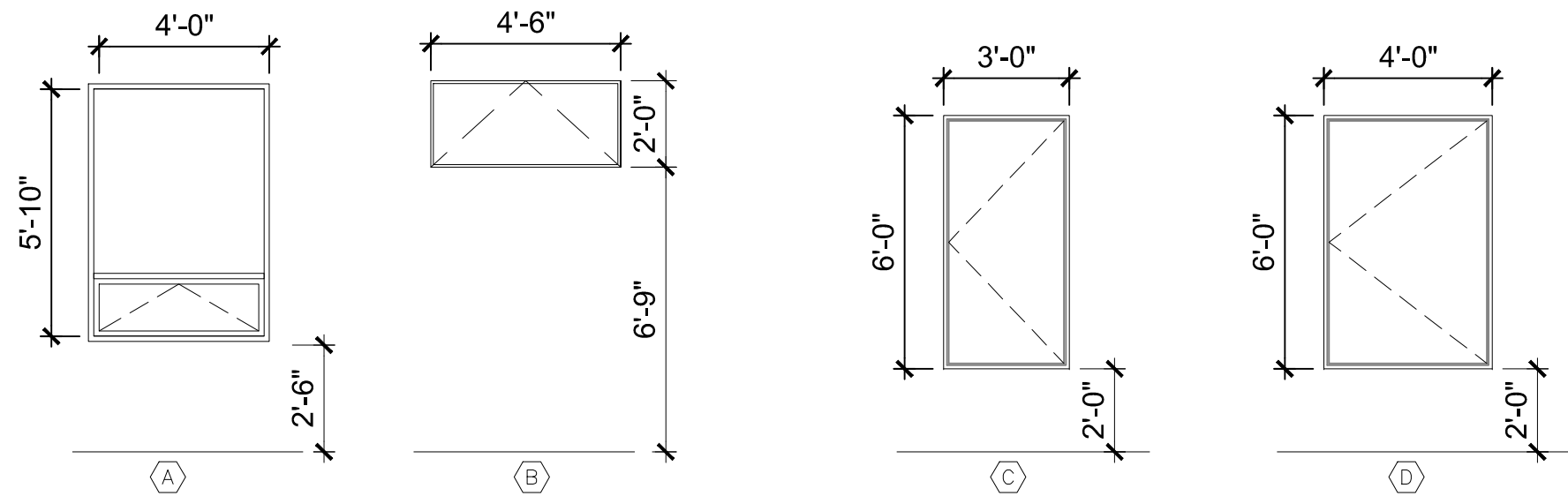


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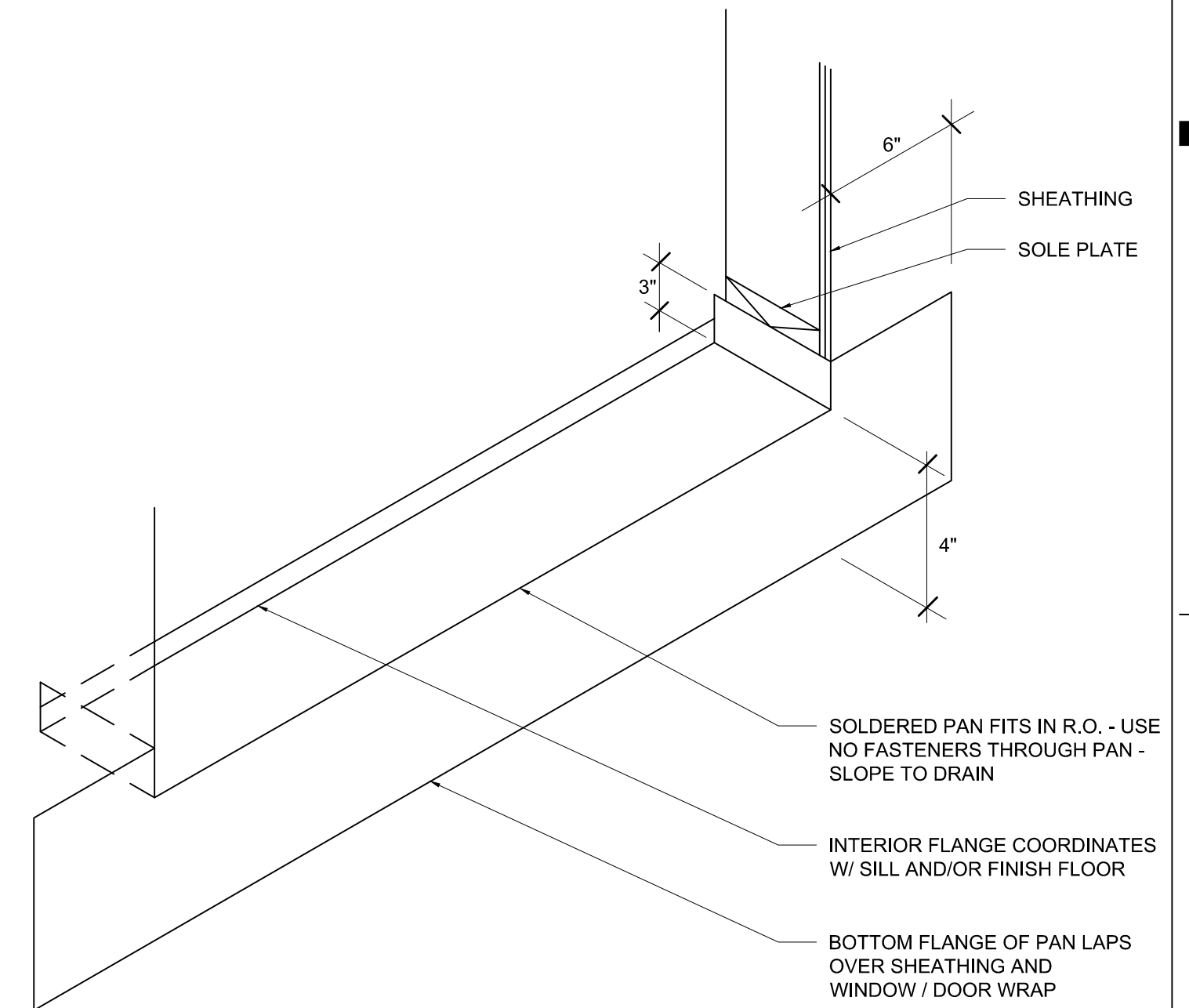
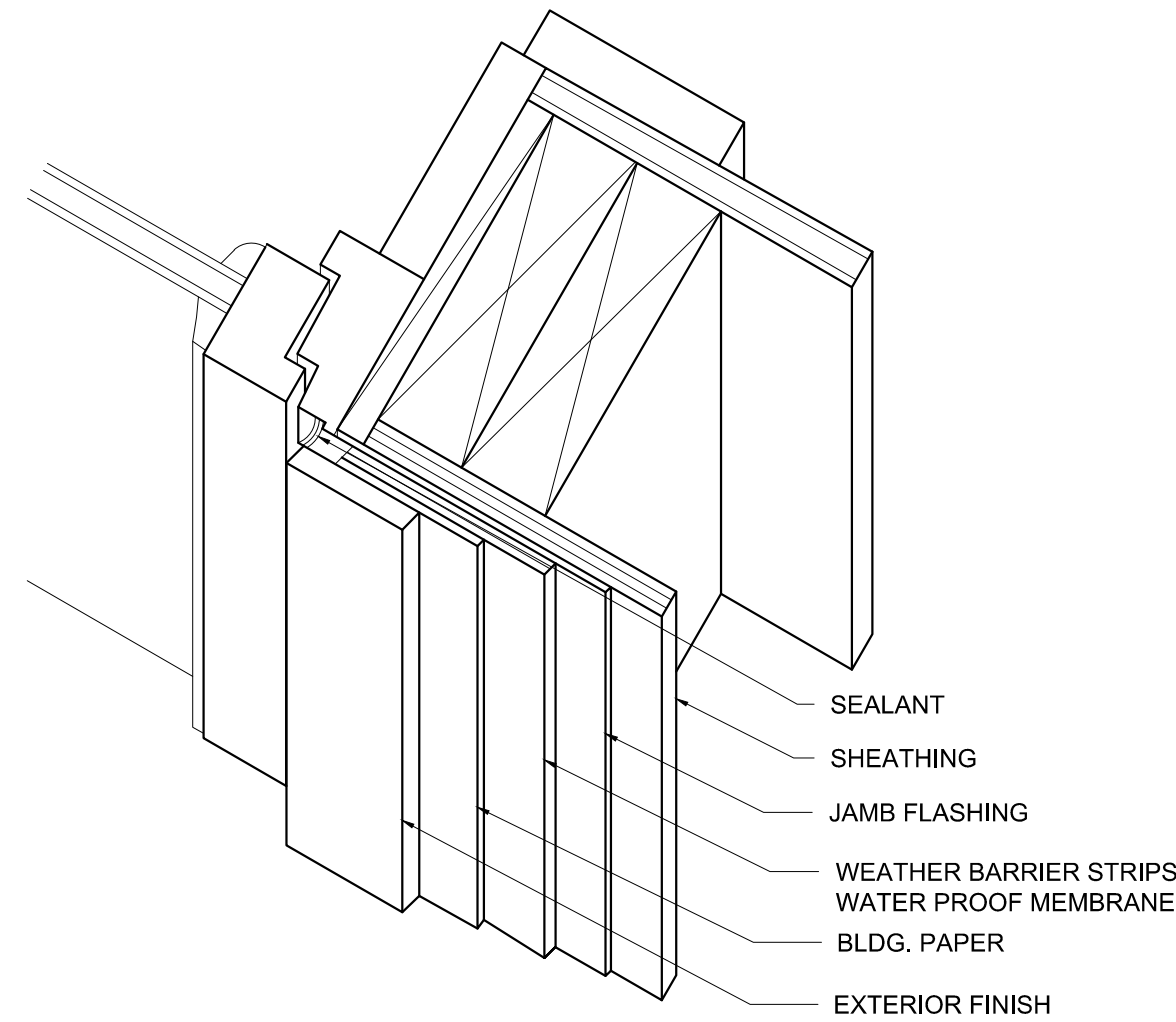
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SECTIONS

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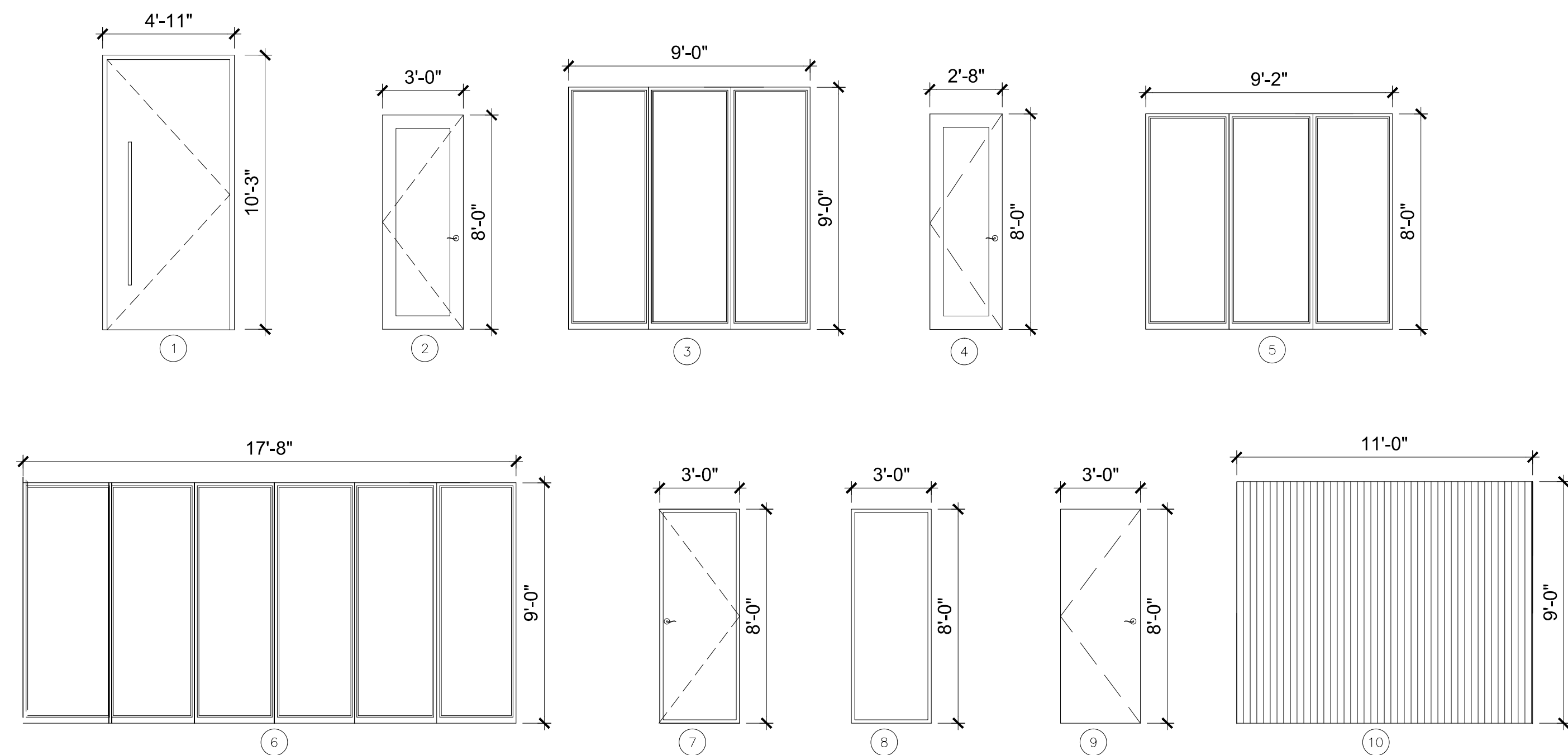
A.10

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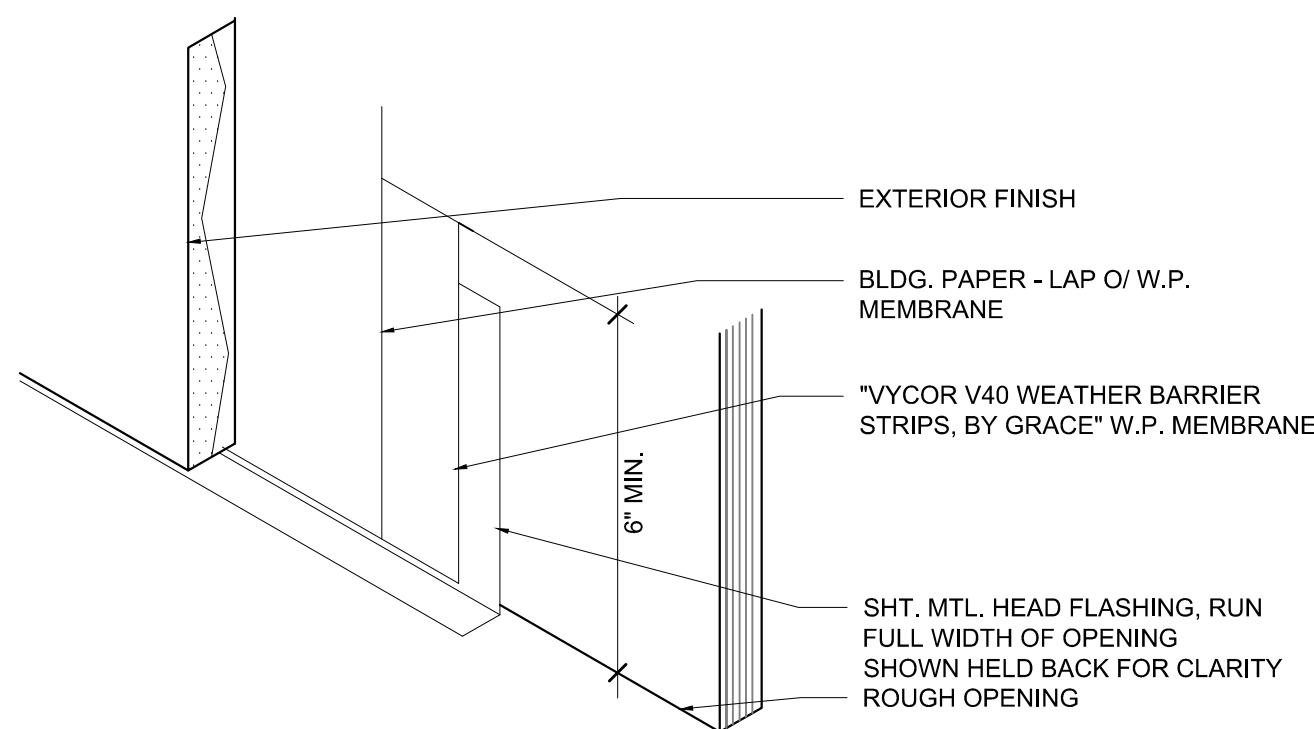
- 1) ALL NEW WINDOWS AND DOORS SHALL HAVE INSULATED GLAZING WITH LOW 'E' GLASS UNLESS OTHERWISE NOTED.
- 2) ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LAMINATED OR SHATTER PROOF SAFETY GLASS PER U.B.G. SEC 2406.
- 3) USE SAFETY GLASS AT DOORS, GLAZING ADJACENT TO DOORS WITHIN 24" OF THE VERTICAL EDGES OF THE DOOR
- 4) USE SAFETY GLASS IN GLAZING THAT LIES LESS THAN 18" ABOVE FINISHED FLOOR
- 5) USE SAFETY GLASS IN GLAZING THAT LIES WITHIN 5' FROM THE TOP & BOTTOM OF STAIRS
- 6) USE SAFETY GLASS IN DOORS & ENCLOSURES OF TUBS & SHOWERS & GLAZING IN WARDROBE DOORS
- 7) HINGED SHOWER DOORS SHALL BE MINIMUM 24" WIDE & SHALL OPEN OUT FROM SHOWER
- 8) OPERABLE SKYLIGHT HINGES ARE TO BE ON UPPER SIDE OF SKYLIGHT



ID	TAG	SIZE		TYPE	MATERIAL	LOCATION	QTY
		WIDTH	HEIGHT				
D1	①	4'-11"	10'-3"	EXTERIOR PIVOT	SC WOOD	ENTRY	1
D2, D5, D7	②	3'-0"	8'-0"	INTERIOR SWING	WOOD/FROSTED GLASS PANEL	BEDROOMS	3
D3, D4, D8	③	9'-0"	8'-0"	3 PANEL SLIDING	FROSTED GLASS PANEL	CLOSETS	3
D6	④	2'-8"	8'-0"	INTERIOR SWING	WOOD/FROSTED GLASS PANEL	BATHROOM	1
D9	⑤	9'-2"	8'-0"	SLIDING	WOOD FRAMED/GLASS	MASTER	1
D10	⑥	17'-8"	9'-0"	SLIDING/FOLDING	WOOD FRAMED/GLASS	DINING ROOM	1
D11	⑦	3'-0"	8'-0"	EXTERIOR SWING	TEMPERED GLASS DOOR	DINING ROOM	1
D12	⑧	3'-0"	8'-0"	POCKET SLIDING	FROSTED GLASS PANEL	STORAGE/PANTRY	1
D13	⑨	3'-0"	8'-0"	EXTERIOR SWING	SC WOOD	STORAGE	1
D14	⑨	3'-0"	8'-0"	EXTERIOR SWING	SC WOOD, 20 MIN. SELF CLOSING	GARAGE	1
D15	⑩	11'-0"	9'-0"	GARAGE DOOR	UPROLLING WOOD PANEL/FROSTED GLASS	GARAGE	1

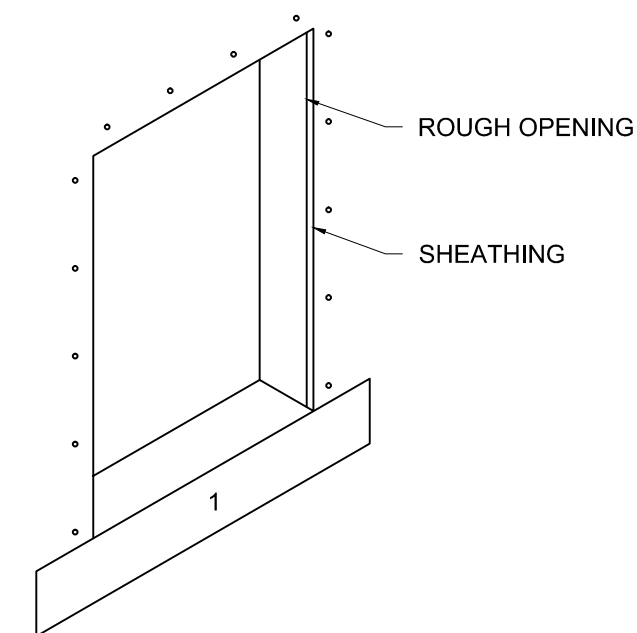


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NTS

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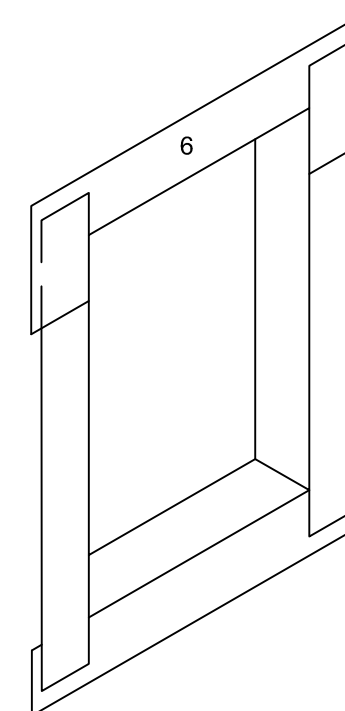
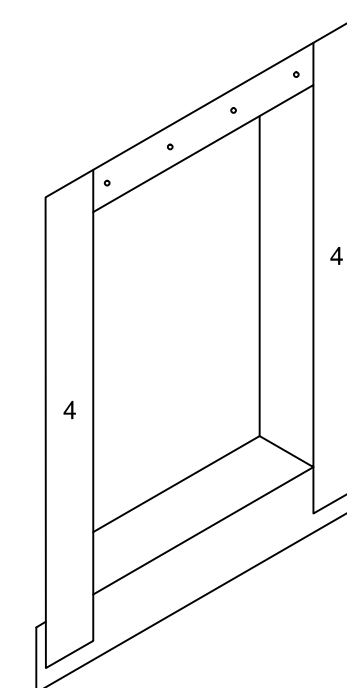


GENERAL NOTES:

WINDOW / DOOR JAMB
FLASHING AND FLASHING PAN
NOT SHOWN FOR CLARITY.

AT PATIO DOORS, PROVIDE
METAL PAN BENEATH
THRESHOLD (VERIFY PAN
PROVIDED BY MANUFACTURER

ALTERNATE MEMBRANES MAY
BE ACCEPTABLE IF EQUAL IN
QUALITY TO THE VYCOR
PRODUCT



- | | | |
|--|--|---|
| 1. INSTALL "VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE" W.P. MEMBRANE AT SILL AND FOLD 6" DOWN EXTENDING 8" - 10" TO EACH SIDE OF ATTACH LOWER EDGE. IT WILL LAP WALL MOISTURE BARRIER | 3. INSTALL WINDOW/DOOR JAMB FLASHING PER DETAIL 4, SHEET A8 | 5. INSTALL HEAD FLASHING AT HEAD PER DETAIL 3 SHEET A8 |
| 2. INSTALL WINDOW DOOR FLASHING 2AN PER DETAIL 2 SHEET A9 | 4. INSTALL "VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE" W.P. MEMBRANE TO LAP OVER JAMB FLASHING. WALL MOISTURE BARRIER TO LAP OVER W.P. MEMBRANE | 6. INSTALL "VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE" W.P. MEMBRANE TO LAP OVER FLASHING. W.P. MEMBRANE TO EXTEND 6" BELOW TOP OF ROUGH OPENING. BUILDING PAPER TO LAP OVER W.P. MEMBRANE |

NTS

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PROJECT TITLE

REVISION TO APPROVED
BUILDING PERMIT
#2015-0527-7247

OWNER & PROJECT ADDRESS

79 CRAGMONT
SAN FRANCISCO
CALIFORNIA
94116

[illegible]

STAMPS



DRAWN BY

SL

DATE
APRIL 27, 2017

PROJECT #

SHEET TITLE

DOOR & WINDOW SCHEDULES

SHEET #

A.11



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: FEBRUARY 23, 2017
Continued from the January 26, 2017 Hearing

Date: February 10, 2017
Case No.: **2015-007183CUA**
Project Address: **79 Cragmont Avenue**
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 2131A/012
Project Sponsor: Stacy Lin
3943 26th Street
San Francisco, CA 94131
Staff Contact: Todd Kennedy – (415) 575-9125
Todd.kennedy@sfgov.org
Recommendation: Continue Indefinitely

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On January 26, 2017, the Planning Commission took action to adopt a Motion of Intent to disapprove this proposal and allow the reconstruction of a dwelling unit similar in scale to the unit that was demolished. Commission continued the item to February 23, 2017.

CURRENT PROPOSAL

The project sponsor has submitted a schematic floor plan redesigning the proposal into a two-unit building. This proposal is allowed by a Conditional Use Authorization (CUA) per Table 209.1 of the Zoning Code where one unit per 3,000 square feet of lot area is allowed. This lot is 5,248 square feet and based on calculations, 1.75 units, are allowed. That number can be rounded up to two units. Using the CUA process, two similarly sized units of 1800 square feet can increase both unit size and number. Both units would be slightly larger than the previously demolished unit.

REQUIRED COMMISSION ACTION

The Commission has two options either to adopt the attached motion to deny the Conditional Use or continue the Conditional Use indefinitely and direct the Project Sponsor to consider with the two unit option, which would be readvertised and returned to the Planning Commission with complete plans for a decision.

RECOMMENDATION:	Continue indefinitely
------------------------	------------------------------

Attachment:

Draft Motion to Disapprove
Revised Plans
Staff Report Packet



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JANUARY 26, 2017

Date: January 13, 2016
Case No.: 2015-007183CUA
Project Address: 79 Cragmont Avenue
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 2131A/012
Project Sponsor: Stacy Lin
3943 26th Street
San Francisco, CA 94131
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@sfgov.org

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
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PROJECT DESCRIPTION

The proposal is to permit the demolition and re-construction of a new 3,756 square foot two-story dwelling unit within the same building footprint as the previous 1,698 square foot one-story dwelling unit. The previous dwelling unit was demolished accidentally during construction after Building Permit #2015.05.27.7247 was approved by the City.

SITE DESCRIPTION AND PRESENT USE

The subject site is located in the RH-1 Zoning district and was previously occupied by a one-story residential dwelling unit.

In January of 2015, the Project Sponsor filed a Project Review Meeting with Planning Staff. At that meeting, a proposal to add a vertical alteration was presented. There were no major planning issues, but the immediate requirements including zoning standards and residential design requirements applied. The Project Sponsor had no intention to demolish the site, but to do an alteration.

On May 27, 2015, a building permit was filed with the Department of Building Inspection. The plans were reviewed by the Planning Department and the neighborhood notification process (Zoning Code Section 311) was completed. The 30-day period expired and no Discretionary Reviews were filed. On March 1, 2016, planning Staff signed off on the alteration permit application. On August 19, 2016, the permit was issued from the City.

On September 6, 2016, it was brought staff's attention that a total demolition took place at the site. It was investigated by both the Planning and Building Inspection Departments confirming that the site was completely demolished. The project sponsor was contacted immediately and was advised to file a Conditional Use Authorization in order to be granted a demolition permit. On October 6, 2016, A CUA was filed.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject site is located in the Inner Sunset Neighborhood and is surrounded by residential uses. Mostly, they are single-family dwelling units with more than one story. Golden Gate Heights Park is nearby and is located to the west of the subject site.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The project was reclassified from a Potential Historic Resource (Class B) to a Non-Historic Resource (Class C) during Historic Preservation review. This reclassification took place as part of Case #2015-001029ENV and the case was closed on March 12, 2015. The project description in this case, is "One-story vertical addition to existing one-story single-family residence. Horizontal rear addition at first floor. Reconfigure front façade."

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 6, 2017	January 4, 2016	22 days
Posted Notice	20 days	January 6, 2017	January 5, 2017	21 days
Mailed Notice	10 days	January 16, 2017	January 6, 2016	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

- As of January 9, 2017 the Department has received no inquiries regarding this project.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The proposal requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Sections 303, 317 and 209.1 to demolish a residential dwelling unit located in the RH-1, Residential-House, One Family District and a 40-X Height and Bulk District.
- The subject site has gone through the building permit process. During the process, it was reviewed as an alteration. Based on the plan review, vertical, horizontal and interior alterations were proposed. The front façade was to be reconfigured. Several of the vertical walls were going to remain, but others were proposed to be removed. There was no Tantamount to Demolition determined during the plan review process.

During the construction process, it was determined onsite that the remaining walls were not able to be salvaged and used in the construction. As a result it was determined onsite to demolish those remaining walls and construct the site with new walls and building materials. This demolition was discovered by the Department of Building Inspection Field Inspector and a Stop Work Order was issued. Issuance of a demolition permit was required in order to proceed with construction. This had to go back to Planning Review since this project now was a demolition.

- There was an option for the project sponsor to consider prior to complete demolition. The option was to make the determination about the condition of the remaining walls to the Department of Building Inspection Field Inspector while they were still remaining. This would have been to

notify the Planning Department and obtain the necessary approvals to remove and replace those walls In-Kind as part of the construction process. By using that option, the CU process would have not been necessary.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the demolition of the previous 1,698 square foot residential dwelling located in the RH-1 Residential-House, One Family Zoning District pursuant to Planning Code Sections 303, 209.1, 317 of the Zoning Code.

BASIS FOR RECOMMENDATION

- The proposed alteration was previously approved by the Planning Department and meets the Department requirements. It was reviewed as an alteration and the project was not determined to be a Tantamount to Demolition.
- There has been no neighborhood opposition to this proposal.
- The proposed alteration will be of similar height of the neighboring dwellings and will not be obstructive to the neighboring properties.
- No Discretionary Review was filed by any neighbors during the initial 311 notification process.

RECOMMENDATION: Approval
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Attachments:

Draft Motion
CEQA Categorical Exemption Determination
CU Application
Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photos
Plans

Attachment Checklist

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

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

TK
Planner's Initials

LA: G:\Cases\2015-007183CUA - 79 Cragmont\PC packet\Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)

☐ First Source Hiring (Admin. Code)

☐ Jobs Housing Linkage Program (Sec. 413)

☐ Child Care Requirement (Sec. 414)

☐ Downtown Park Fee (Sec. 412)

☐ Other

Planning Commission Motion No. xxxx

HEARING DATE: JANUARY 26, 2017

Date: January 13, 2017
Case No.: **2015-007183CUA**
Project Address: **79 Cragmont Avenue**
Zoning: RH-1 (Residential House, One Family) District
40-X Height and Bulk District
Block/Lot: 2131A/012
Project Sponsor: Stacy Lin
3943 26th Street
San Francisco, CA 94131
Staff Contact: Todd Kennedy – (415) 575-9125
todd.kennedy@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 317, AND 209.1 OF THE PLANNING CODE TO PERMIT THE DEMOLITION AND RE-CONSTRUCTION OF A NEW DWELLING UNIT WITHIN AN RH-1 (RESIDENTIAL HOUSE, ONE FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 27, 2015, Stacy Lin (hereinafter "Project Sponsor") filed a building permit with the Department of Building Inspection. On August 19, 2016, the permit was issued from the City. City Staff was informed that a total demolition took place at the site. The project sponsor was contacted immediately and was advised to file a Conditional Use Authorization in order to be granted a demolition permit.

On October 6, 2016, Stacy Lin filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 317 and 209.1 to allow the demolition of a previous dwelling unit and the reconstruction of a new dwelling unit within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

On January 26, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing of a regularly scheduled meeting on Conditional Use Application No. 2015-007183CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption and has been classified as a Non Historic Resource (Class C).

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 requested in Application No. 2015-007183CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on a residential lot near the intersection of Irving Street. The subject lot faces Cragmont Avenue, Block 2131A, Lot 012. The property is located within the RH-1 (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District. The site was previously occupied by a one-story single family dwelling unit.
3. **Surrounding Properties and Neighborhood.** The subject site is located in a residential area within the Inner Sunset Neighborhood and surrounded by residential by residential uses. The uses are mostly single-family dwelling units that are generally more than one story tall. The site is located to the east of Golden Gate Heights Park.
4. **Project Description.** The applicant proposes to construct a new two-story single-family dwelling unit onsite per issuance of Building Permit #2015-0527-7247. That building permit was issued as an alteration permit by the City, but the existing dwelling unit was entirely demolished without City Authorization. A demolition requires a Conditional Use Authorization in order to proceed.
5. **Public Comment.** To date, the Department has not received any public comment on this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage shall be subject to the review and approval of the Planning Department.

- B. **Planning Review.** Currently, there are no active building permit applications on file with the Planning Department.

Previously, there was a building permit application reviewed by the Planning Department per Permit#2015.05.27.7247. That permit was for a proposed alteration to an existing one-story dwelling unit, but during construction, the unit was completely removed. The project sponsor has subsequently filed for a demolition permit and new construction.

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

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

The proposed dwelling is compatible with the neighboring and surrounding dwellings in terms of height and size. The new dwelling is in compliance with the Planning Department's zoning codes and Residential Design Guidelines.

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

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

The proposed use of a new two-story dwelling unit constructed in the same building footprint of a previous dwelling unit will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity.

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

There will be no change to the accessibility of the unit.

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

This new dwelling is designed so it will not have impacts to the surrounding dwellings, including noise, glare, dust, or odor.

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

There will be landscaping provided in the front yard.

- 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 proposed dwelling unit will comply with the applicable provisions of Planning Code Section 303(c) and will not adversely affect the Master Plan.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

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

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

The request for demolition is for re-construction of the same single-family dwelling unit. There is no change to dwelling unit count.

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

The request for demolition is for re-construction of a residential single-family dwelling unit. The proposed dwelling unit will be in compliance with Residential Design Guidelines. The proposed height will match the adjacent units and the design will be compatible with the surrounding units. The proposed upper floor setback in the rear will reduce the need for a firewall.

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

The project will have no effect on affordable housing. This is a privately owned residence. The permitted expansion was in reasonable scale to similar structures in this neighborhood.

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

As part of this proposal, a parking garage is provided per the approved plans. There will be no impact on street parking.

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

This new dwelling unit will have no negative impact on industrial or service sectors.

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

As part of this proposal, a seismic upgrade to the walls and foundation will take place. This will make the new dwelling unit structurally sound in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

The site has been classified as a Non-Historic Resource (Class C). There are no landmarks or historic buildings located onsite.

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

The Project will have no effect on parks or open space, or their access to sunlight and views.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-007183CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file and stamped as "EXHIBIT B, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. xxx. 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 January 26, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 26, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to grant the request of a demolition to construct a new two-story dwelling unit located at 79 Cragmont Avenue, Lot 012 in Assessor's Block 2131A pursuant to Planning Code Section(s) 303, 317, and 209.1 within the Residential-House, One Family (RH-1) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 9, 2017, included in the docket for Case No. 2015-007183CUA and subject to conditions of approval reviewed and approved by the Commission on January 26, 2017 under Motion No xxxx. 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 January 26, 2017 under Motion No xxxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

6. **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

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

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

OPERATION

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p style="font-size: small;">Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p style="font-size: small;">In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
79 Cragmont Ave.		2131A/012	
Case No.	Permit No.	Plans Dated	
2015.001029ENV		1/13/15	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. One-story vertical addition to existing one-story single-family residence. Horizontal rear addition at first floor. Reconfigure front facade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd <div style="float: right; font-size: small;"> Digital Signature: LANA RUSSELL-HURD CN=Lana Russell-Hurd, O=City Email=Lana.Russell-Hurd@sf.gov, C=US Date: 2015.07.20 13:36:53 -0700 </div>	

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

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

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


Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 3/6/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.03.09 09:48:43 -0700</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: <div style="text-align: center;">  Justin Greving <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.03.09 09:48:43 -0700</small> </div>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/3/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	79 Cragmont Avenue	
Block/Lot:	Cross Streets:	
2131A/012	Quintara Street and Oriole Way	
CEQA Category:	Art. 10/11:	BPA/Case No.:
b	n/a	2015-001029ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/13/2015
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Stacy Lin (dated 3/1/2015)	
Proposed Project: One-story vertical addition to existing one-story single-family residence. Horizontal rear addition at first floor. Reconfigure front facade.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	n/a	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.


PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Stacy Lin (dated 3/1/2015) and information found in the Planning Department files, the subject property at 79 Cragmont Avenue contains a 1-story wood-frame single-family residence constructed in 1939 (source: building permit). The subject property was designed by Christopher M. Cook and is a pared-down version of the American Colonial Revival architectural style. Cook designed a number of residences in the Bay Area in a variety of revival architectural styles. 79 Cragmont was originally owned by Frank Lessek, a manager for YMCA, and his wife Alina but was sold in 1943 to Walther B. and Dorothea Hodgkinson. Known exterior alterations to the property include a garage door replacement (1961), reroofing (1998), and replacement of 3 windows (2 on the primary façade and 1 on the rear elevation), with vinyl windows (1999).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Although the building was designed by Christopher M. Cook it is not the best example of Cook's work nor is it an outstanding example of the American Colonial Revival style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Sunset neighborhood directly east of Golden Gate Heights Park. The subject block was developed over the years with the earliest buildings constructed in the late 1930s in the American Colonial Revival style, although the majority of the development was postwar and featured minimal traditional and contractor modern single family residences. Although there are some individual houses that are good examples of the American Colonial Revival architectural style, altogether the neighborhood does not represent a strong pattern of development or a collection of buildings that are remarkable for their architectural style.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-6-2015



APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Matthieu Jeanson	
PROPERTY OWNER'S ADDRESS: 79 Cragmont Ave. San Francisco, CA 94131	
TELEPHONE: (415) 601-4735	EMAIL: matthieu.jeanson@gmail.com
APPLICANT'S NAME: Stacy Lin	
APPLICANT'S ADDRESS: 3943 26th St. San Francisco, CA 94131	
TELEPHONE: (415) 613-1859	EMAIL: stacy@arkichik.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: 79 Cragmont Ave., San Francisco, CA		ZIP CODE: 94116
CROSS STREETS: Quintara		
ASSESSORS BLOCK/LOT: 2131A / 012	LOT DIMENSIONS: 105'x50'	LOT AREA (SQ FT): 5,284
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

(Please check all that apply)		PRESENT OR PREVIOUS USE:	
<input type="checkbox"/> Change of Use	ADDITIONS TO BUILDING:	Residential Single Family	
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Rear	PROPOSED USE:	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Front	Residential Single Family	
<input type="checkbox"/> Alterations	<input type="checkbox"/> Height	BUILDING APPLICATION PERMIT NO.:	DATE FILED:
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Side Yard	2015-0527-7247	5/27/2015
<input type="checkbox"/> Other Please clarify:			

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
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings	1	1	0	1
Height of Building(s)				
Number of Stories	1	1	1	2
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,471	1,471	1,695	3,166
Retail				
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking	227	227	363	590
Other (Specify Use)				
TOTAL GSF	1,698	1,698	2,058	3,756

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

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

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.

The demolition of the existing structure is for re-construction of a new dwelling unit within the similar existing building footprint with a seismic structural upgrade of foundation and structural support of the second floor addition for approved Building Permit #2015-0527-7247

Approved permit #2015-0527-7247 includes a partial demolition permit. The remaining existing walls which were composed of 2x4 studs, lath and plaster, deteriorated sidings were not able to be re-used. New structural design requires 2x6 studs on the perimeter walls. Existing studs were 8' long while new walls requires 9' long studs. There is no change to exterior appearance per approved Building Permit #2015-0527-7247.

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 request for demolition is for re-construction of the same single family dwelling unit. There is no change to dwelling unit count.

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

The request for demolition is for re-construction of an approved replacement residential single family dwelling unit per Building Permit #2015-0527-7247

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

There is no reduction or addition to dwelling unit count per approved Building Permit #2015-0527-7247

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

The request for demolition is for re-construction of an approved replacement residential single family dwelling unit per Building Permit #2015-0527-7247. Parking garage is provided per approved plans. No impact to street parking.

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;

N/A

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

The request for demolition is to replace existing walls and foundations with seismic upgrade. Existing perimeter 2x4 walls are to be replaced with 2x6 with shear properties; existing lath and plaster are to be replaced with drywalls; existing deteriorated sidings are to be replaced with new sidings; lack of existing foundation is to be replaced with new drilled pier and grade beam foundations (Approved Building Permit #2015-0527-7247)

7. That landmarks and historic buildings be preserved; and

The property is non-historic (Category C)

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

N/A

Estimated Construction Costs

TYPE OF APPLICATION: <u>Demolition Permit</u>	
OCCUPANCY CLASSIFICATION: <u>RH-1</u>	
BUILDING TYPE: <u>V-B</u>	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: <u>1,698 square feet of demolition</u>	BY PROPOSED USES: <u></u>
ESTIMATED CONSTRUCTION COST: <u>\$19,000</u>	
ESTIMATE PREPARED BY: <u>Soruco Structures (Contractor)</u>	
FEE ESTABLISHED: <u></u>	

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: 

Date: 10/6/2016

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

Stacy Lin

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 checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input 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.

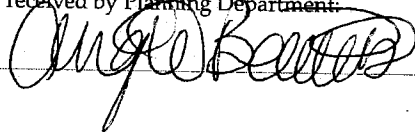
Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

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:

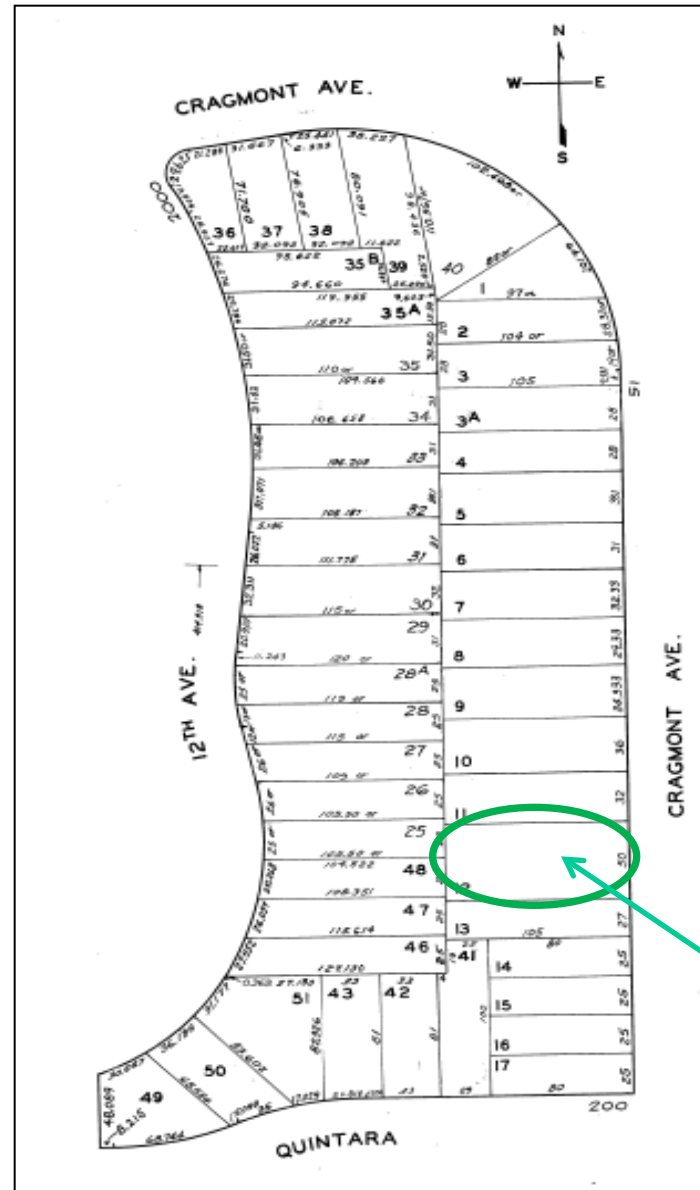
By: _____



Date: _____

10/6/16

Parcel Map

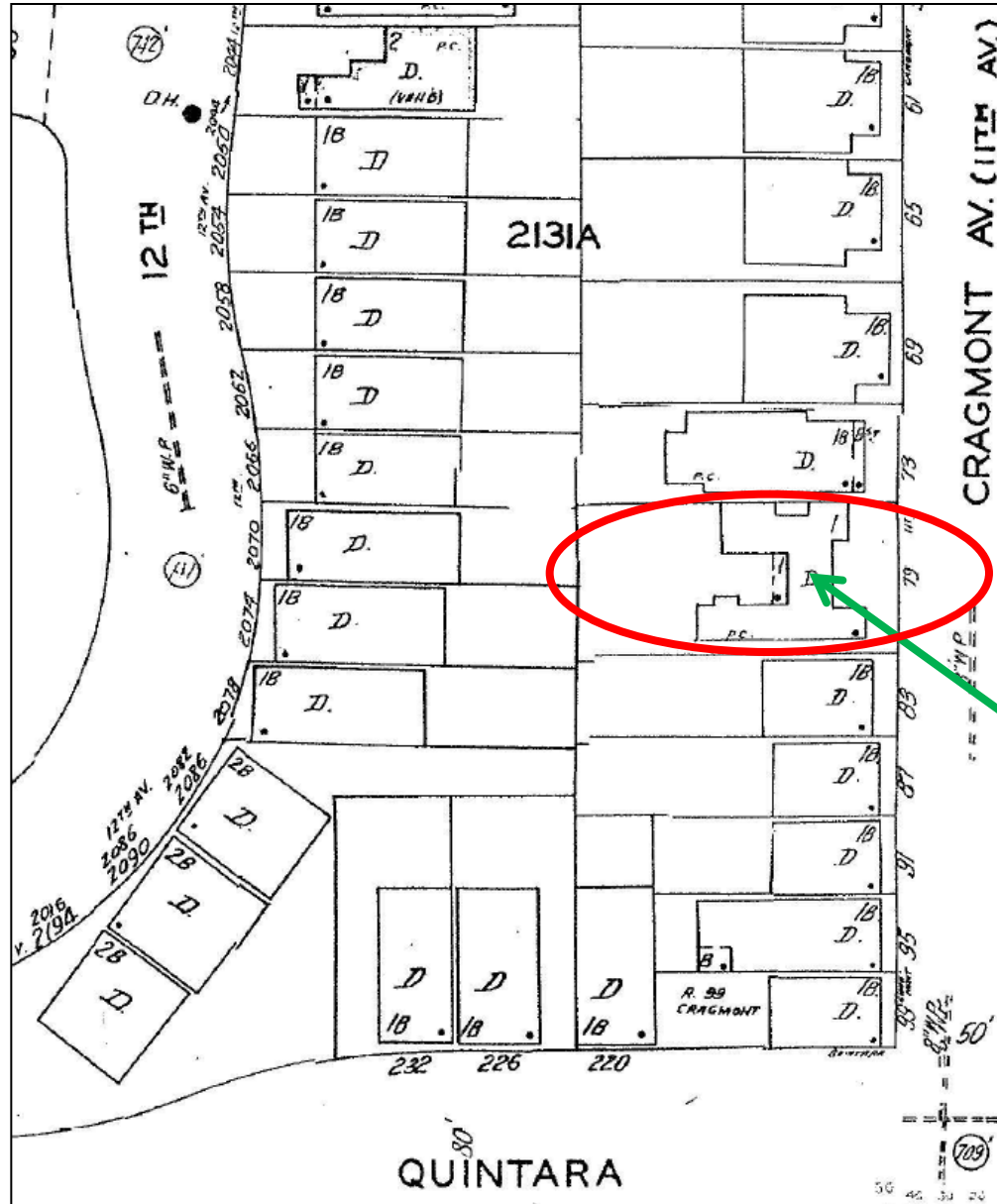


SUBJECT PARCEL



Conditional Use Hearing
Case Number 2015-007183CUA
79 Cragmont Avenue

Sanborn Map*



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Aerial Photo



SUBJECT SITE

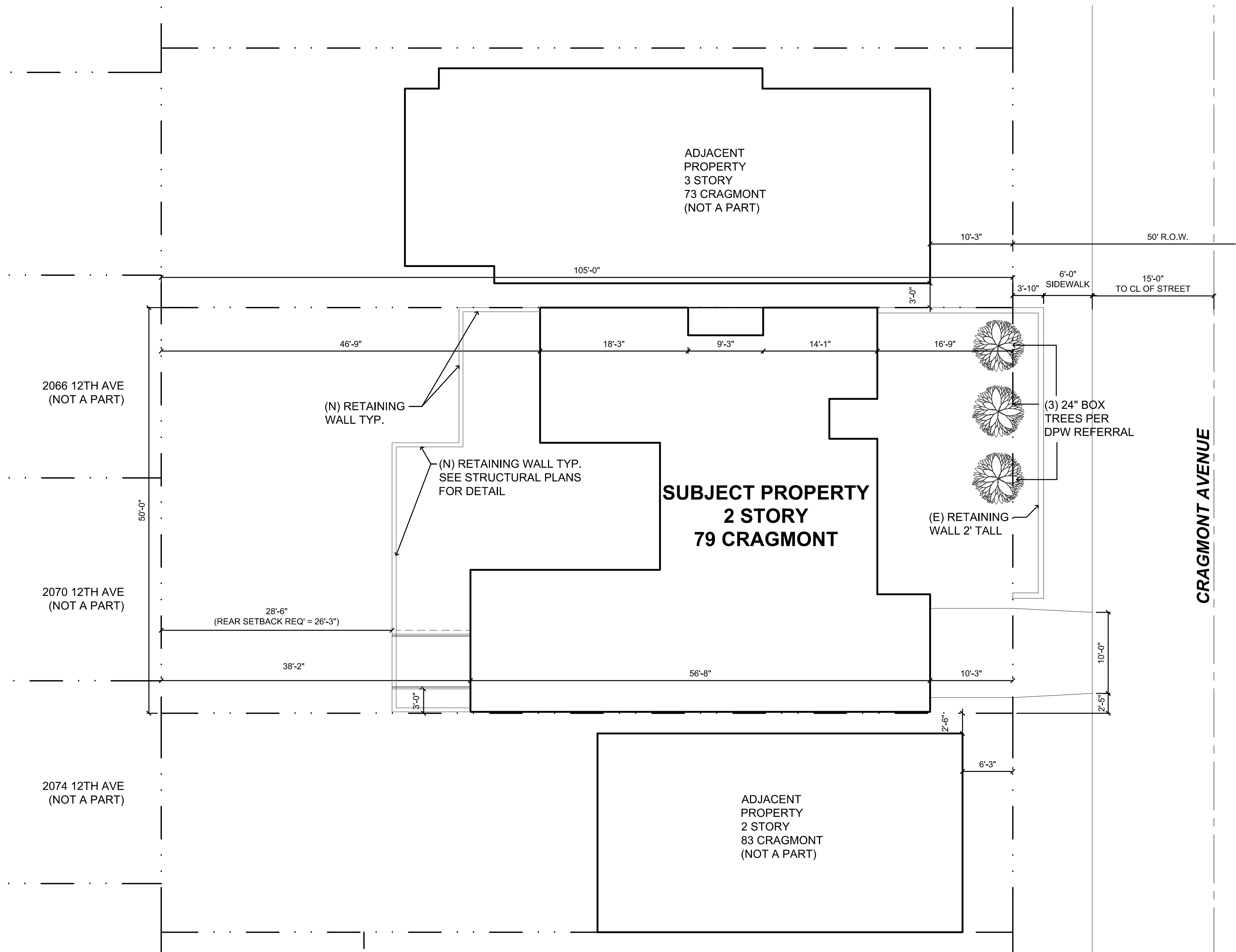


Site Photos

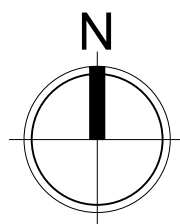


Site Photos

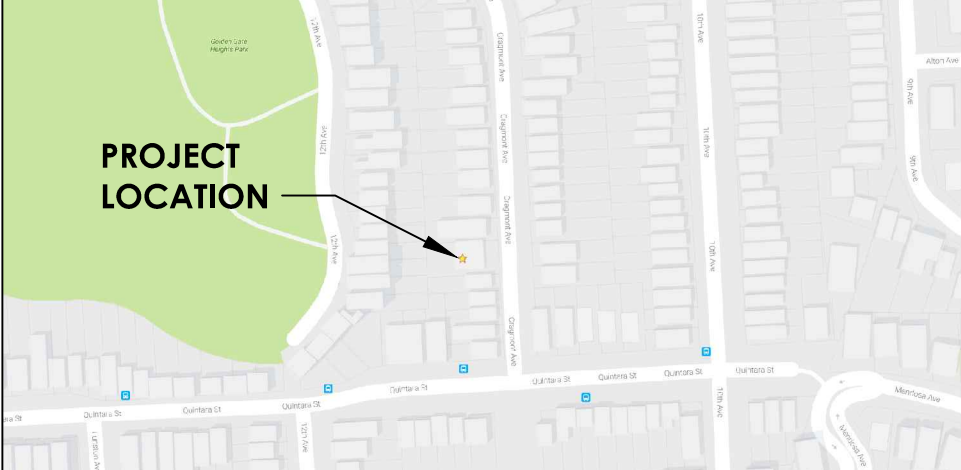




1 (N) SITE PLAN (NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)
1/8" = 1'-0"



VICINITY MAP



BUILDING DATA

APN: 2131A/012
ZONING: RH-1
HT. LIMIT: 40-X
OCCUPANCY: R-3 & U (GARAGE)
STORIES: 1
TYPE: V-B CONSTRUCTION
YEAR BUILT: 1939

LOT AREA: 5,248 S.F.

(E) HABITABLE AREA: 1,471 S.F.

(E) GARAGE AREA: 227 S.F.

(E) TOTAL FLOOR AREA: 1,698 S.F.

(N) 1ST FLOOR HABITABLE AREA (SEISMIC RETROFIT): 1,377 S.F.

(N) 2ND FLOOR HABITABLE AREA: 1,789 S.F.

(N) TOTAL HABITABLE AREA: 3,166 S.F.

(N) GARAGE AREA: 590 S.F.

(N) TOTAL FLOOR AREA: 3,756 S.F.

AN ADDITION OF: 2,058 S.F.

ALLOWABLE FLOOR AREA = 5,248 X 1.8 = 9,446 S.F.

FULLY SPRINKLED - NFPA 13R DEFERRED SUBMITTAL

SHEET INDEX

ARCHITECTURAL
A.0 PROJECT DATA & (N) SITE PLAN
A.1 GENERAL NOTES & (E) SITE PLAN
A.2 (E) 1ST FLOOR PLAN
A.3 (N) 1ST FLOOR PLAN
A.4 (N) 2ND FLOOR PLAN
A.5 ROOF PLANS
A.6 ELEVATIONS
A.7 ELEVATIONS
A.8 ELEVATIONS
A.9 SECTIONS
A.10 SECTIONS
A.11 DOOR AND WINDOW SCHEDULES
A.12 DETAILS
A.13 PERSPECTIVE
A.14 PHOTO SHEET

SCOPE OF WORK

FULL DEMOLITION OF EXISTING SINGLE FAMILY HOME

REVISION TO APPROVED PERMIT #2015-0527-7247

WHICH INCLUDES:

1. SHEAR WALL UPGRADE FOR SEISMIC SAFETY
2. FOUNDATION UPGRADE FOR SEISMIC SAFETY
3. REPLACEMENT OF (E) FIRE PLACE
4. (N) RADIANT HEAT SYSTEM
5. RETAINING WALLS
6. ELECTRICAL PANEL AND WIRE UPGRADE
7. ELIMINATE (1) POWDER ROOM
8. 2ND FLOOR VERTICAL ADDITION TO INCLUDE 3 BEDROOMS AND 2 BATHROOMS
9. (N) WINDOWS
10. (N) RETAINING WALLS

APPLICABLE CODES

2013 SAN FRANCISCO BUILDING CODE
2013 SAN FRANCISCO PLANNING CODE
2013 SAN FRANCISCO FIRE CODE
2013 SAN FRANCISCO MECHANICAL CODE
2013 SAN FRANCISCO PLUMBING CODE
2013 SAN FRANCISCO ELECTRICAL CODE
2013 SAN FRANCISCO ENERGY CODE
2013 CALIFORNIA HISTORICAL BUILDING CODE

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ARCHITECT

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STACY@ARKICHIK.COM

PROJECT TITLE

CONDITIONAL USE PERMIT APPLICATION

REVISION TO APPROVED
BUILDING PERMIT
#2015-0527-7247

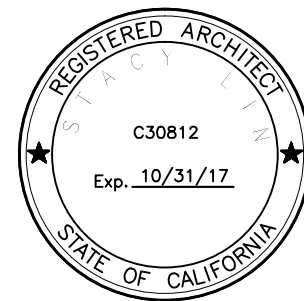
OWNER & PROJECT ADDRESS

JEANSON RESIDENCE

79 CRAGMONT
SAN FRANCISCO
CALIFORNIA
94116

REVISIONS	DATE

STAMPS



DRAWN BY

SL

DATE

SEPTEMBER 9, 2016

PROJECT #

SHEET TITLE

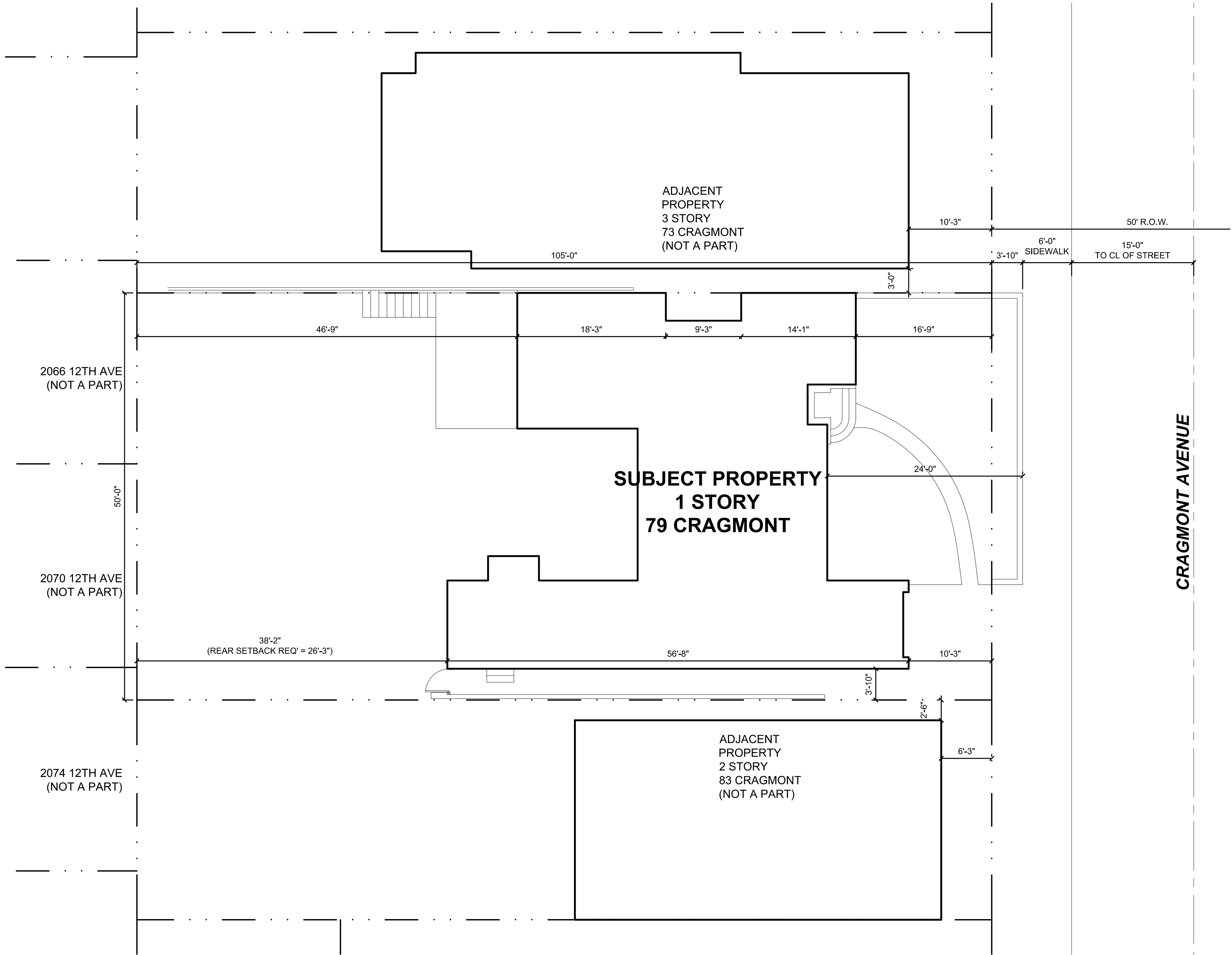
PROJECT DATA
(N) SITE PLAN

SHEET #

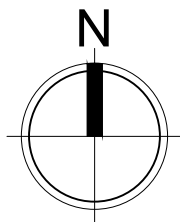
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GENERAL NOTES

- 1) THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES & REGULATIONS OF ALL GOVERNING AGENCIES.
- 2) THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE & MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CERTIFICATIONS SHALL NAME THE OWNER AS ADDITIONALLY INSURED.
- 3) DRAWINGS & SPECIFICATIONS ARE INTENDED AS ASSISTANCE AND GUIDANCE BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS & SHALL BE CHECKED BY CONTRACTOR.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK INCLUDING BUT NOT LIMITED TO THE PROTECTION OF PEDESTRIANS & ADJACENT PROPERTIES.
- 5) THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE MAY INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
- 6) SHOP & FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN & WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST ESTABLISHED PRACTICE OF THE INDUSTRY.
- 7) THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY PLAN DISCREPANCIES WITH THE ARCHITECT PRIOR TO PERFORMING WORK.
- 8) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE WORK PERFORMED AND FOR THE METHODS AND MATERIALS USED.
- 9) CONTRACTOR SHALL SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ANY OVERTIME REQUIRED SHALL BE INCLUDED IN THE BID. NO CHANGES TO THE CONTRACT AMOUNT WILL BE AUTHORIZED AS A RESULT OF OVERTIME INCURRED.
- 10) CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING & PREVENT DUST & DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREA. REMOVE AND LAWFULLY DISPOSE OF ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR'S OPERATIONS DAILY. REMOVE RUBBISH AND DEBRIS AS IT ACCUMULATES AND KEEP AREA BROOM CLEAN. CONTRACTOR SHALL NOT STORE RUBBISH ON SITE FOR ANY EXTENDED PERIOD OF TIME.
- 11) WHEN WORK IS PERFORMED WITHIN OR IN PROXIMITY OF OCCUPIED BUILDINGS, THE CONTRACTOR SHALL EMPLOY ALL AVAILABLE TECHNIQUES FOR NOISE ABATEMENT, INCLUDING BUT NOT LIMITED TO MUFFLERED AIR COMPRESSORS AND NOISE SUPPRESSED PNEUMATIC & ELECTRIC TOOLS.
- 12) CONTRACTOR SHALL PROVIDE PROTECTION TO FINISHES & FIXTURES TO REMAIN OR NEWLY INSTALLED FINISHES & FIXTURES SO AS TO KEEP THEM IN THEIR BEST POSSIBLE CONDITION AT DELIVERY OF THE CONCLUDED PROJECT.
- 13) CONTRACTOR SHALL FAVOR GREEN BUILDING METHODS AND ENVIRONMENTALLY PREFERRED PRODUCTS AND MATERIALS.
- 14) ALL PRODUCTS AND MATERIALS ARE TO BE STORED IN MOISTURE-FREE ENVIRONMENT DURING THE ENTIRE CONSTRUCTION PROCESS.
- 15) THERE SHALL BE NO DUMPING OF ANY KIND IN THE GROUND OR IN THE DRAINS. PLANTS, SHRUBS AND TREES ARE TO BE PROTECTED AND PRESERVED UNLESS OTHERWISE AGREED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 16) THE CONTRACTOR SHALL INFORM THE OWNER AND THE OWNER'S REPRESENTATIVE OF THE TIMELINE DURING CONSTRUCTION IN SUCH A WAY THAT CONSTRUCTION DOCUMENTS AND ORDER SHEETS CAN BE UPDATED AND PRODUCED IN ADVANCE TO ASSIST THE CONTRACTOR.
- 17) TO ENSURE GOOD COORDINATION, CONTRACTOR SHALL PROVIDE THE ARCHITECT APPROXIMATELY NO MORE AND NO LESS THAN 10 DAYS OF NOTICE TO REQUEST ROUGH PLUMBING FIXTURE ORDER SHEET, ROUGH ELECTRICAL FIXTURE SELECTION SHEET, APPLIANCE ORDER SHEET, FINISH PLUMBING ORDER SHEET, BATH HARDWARE ORDER SHEET, LIGHTING FIXTURES ORDER SHEET, GROUT AND PAINT/STAIN COLOR SELECTION SHEET, ETC.
- 18) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER CONTRACTOR'S SUPERVISION AND SHALL MAINTAIN CURRENT CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
- 19) FINAL LOCATIONS OF ALL EQUIPMENT, SERVICES, PANEL BOARDS, FIXTURES, SWITCHES AND OUTLETS, WATER HEATER, FURNACES, BOILERS, ETC. SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 20) ALL INSTALLED PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY & FREE OF VIBRATION. SEE MANUFACTURERS' RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
- 21) CONTRACTOR IS TO DISCUSS WITH OWNER OR THE OWNER'S REPRESENTATIVE THE VARIOUS INSULATION OPTIONS PRIOR TO ENGAGING THE SUB, INCLUDING BUT NOT LIMITED TO BATS, FOAM AND CELLULOSE. THE OWNER OR THE OWNER'S REPRESENTATIVE SHOULD BE ENABLED TO VALUE-ENGINEER THEIR DECISION GIVEN THAT, WHILE CONCEALED, INSULATION MATTERS IN THE LONG-TERM ENERGY PERFORMANCE OF THE BUILDING.
- 22) CONTRACTOR IS TO ENSURE THAT INSULATION IS INSTALLED SO THAT IT IS THE MOST EFFECTIVE. PRIOR TO CLOSING UP THE WALLS, INSULATION INSTALLATION IS TO BE VERIFIED BY A THIRD-PARTY PROFESSIONAL AND/OR THIS PLAN'S AUTHOR.
- 23) THE CONTRACTOR SHALL FURNISH TO THE OWNER AN OWNER MANUAL FOR THE HOME, WHICH SHALL INCLUDE BUT TO BE LIMITED TO MANUFACTURER'S INSTRUCTION, OPERATION & MAINTENANCE MANUALS FOR PRODUCTS & EQUIPMENT, SPECIAL TOOLS, ACCESSORIES, SPARE PARTS, ETC.
- 24) UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE OWNER AND THE OWNER'S REPRESENTATIVES (ARCHITECT, DESIGNER, ENGINEERS) TO PREPARE PUNCH LIST OF CORRECTIONS.
- 25) ALL WORK SHALL ACCOUNT FOR MATERIAL EXPANSION & CONTRACTION, SHRINKAGE, BUILDING MOVEMENTS, ETC., SUFFICIENT TO PREVENT CRACKS, BUCKLING, WARPING OR OTHER DEFORMATION DUE TO HUMIDITY & TEMPERATURE CHANGE & NORMAL LOADING.
- 26) MOISTURE BARRIERS AND MOISTURE REDUCTION SYSTEMS SHALL BE USED WHENEVER APPROPRIATE, ACCORDING TO INDUSTRY'S BEST PRACTICE AND/OR MANUFACTURER'S RECOMMENDATIONS.
- 27) ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE.



1 (E) SITE PLAN PLAN (NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)
1/8" = 1'-0"



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CONDITIONAL
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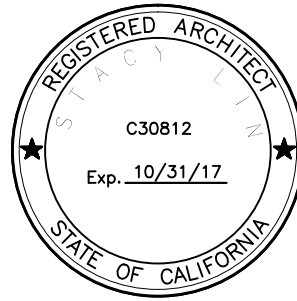
OWNER & PROJECT ADDRESS

JEANSON
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79 CRAGMONT
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CALIFORNIA
94116

REVISIONS	DATE

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DATE

SEPTEMBER 9, 2016

PROJECT #

SHEET TITLE

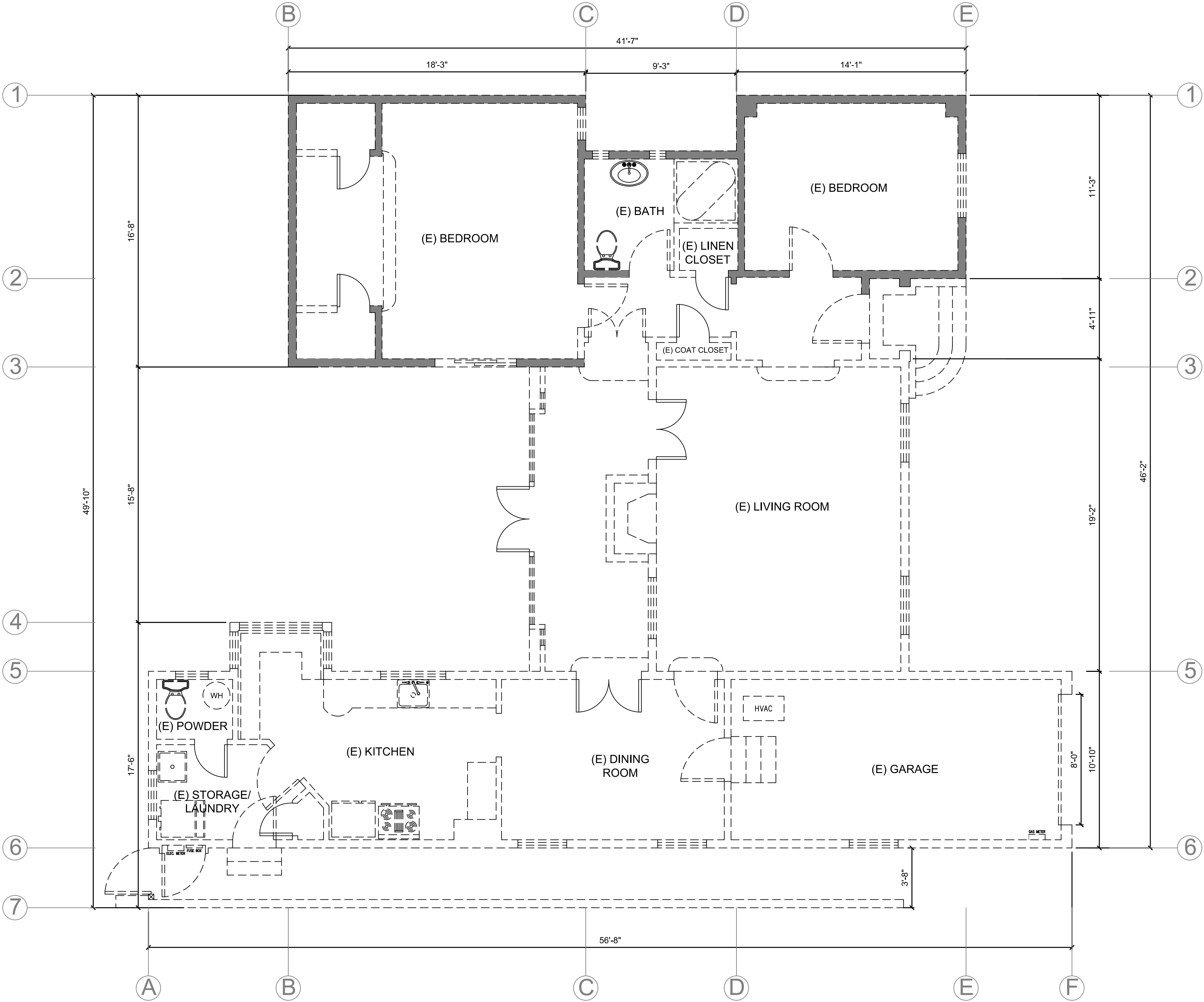
(E) SITE PLAN &
(E) FLOOR PLAN

SHEET #

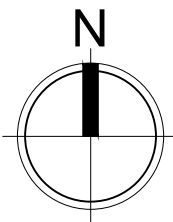
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DEMOLITION PLAN NOTES

- 1) ALL ITEMS SHOWN ON PLANS ARE EXISTING TO REMAIN UNLESS SHOWN DASHED OR OTHERWISE NOTED.
- 2) THE CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION JOB SITE MEETING WITH THE OWNER, OWNER'S REPRESENTATIVE, ARCHITECT, AND SUBCONTRACTORS PRIOR TO DEMOLITION COMMENCEMENT.
- 3) THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND MEANS FOR TEMPORARY SHORING AS WELL AS MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING STRUCTURE(S). ANY DAMAGE TO THE NEW OR EXISTING STRUCTURE(S) CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 4) THE CONTRACTOR SHALL EXERCISE CARE TO PROTECT THE BUILDING FINISHES AND OTHER ITEMS TO REMAIN AS NOTED ON THE DRAWINGS. DAMAGES TO THESE ITEMS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED TO MATCH EXISTING CONDITIONS AT NO COST TO THE OWNER. IF THE CONTRACTOR HAS ANY QUESTION AS TO THE EXTENT OF ITEMS TO REMAIN, A REQUEST FOR CLARIFICATION SHALL BE SENT TO THE ARCHITECT PRIOR TO PROCEEDING.
- 5) THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS WITH MINIMAL INTERFERENCE WITH STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
- 6) PROVIDE ALL NECESSARY TEMPORARY ENCLOSURES TO ADEQUATELY PROTECT PERSONS FROM POSSIBLE INJURY.
- 7) PROVIDE ENCLOSURE COVERINGS FOR CONFINING DUST AND DEBRIS TO AREAS OF THE BUILDING IN WHICH DEMOLITION AND/OR ALTERATIONS ARE BEING PERFORMED.
- 8) WHERE REQUIRED BY THE DRAWINGS OR SPECIFIED AND WHEN SO DIRECTED TO BE SALVAGED AND/OR REUSED, EXISTING DOORS AND HARDWARE SHALL BE REMOVED IN THE MOST CAREFUL MANNER POSSIBLE TO AVOID DAMAGE AND IF DAMAGED, SUCH ITEMS SHALL BE RESTORED OR REPAIRED TO CONDITIONS SATISFACTORY TO THE ARCHITECT AND/OR OWNER.
- 9) MATERIALS TO BE REMOVED AND NOT REUSED OR SALVAGED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR THEIR TIMELY REMOVAL FROM THE PROJECT SITE AND THEIR LEGAL DISPOSAL.



1 (E) 1ST FLOOR PLAN
1/4" = 1'-0"



WALL LEGEND

- (E) WALL TO REMAIN
- - - - (E) NON LOAD BEARING WALL TO BE REMOVED
- CHANGE FROM APPROVED #2015-0527-7247

DEMOLITION = 100%

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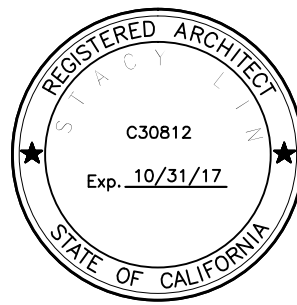
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94116

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SEPTEMBER 9, 2016

PROJECT #

SHEET TITLE

(E) 1ST FLOOR PLAN

SHEET #

A.2

FLOOR PLAN NOTES

- GARAGE NOTES**
- 1) GARAGE SHALL BE SEPARATED FROM THE LIVING AREA BY AN ONE-HOUR WALL. 5/8" TYPE-X GYP BOARD ARE TO BE USED ON THE GARAGE SIDE OF THE STUDS. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE.
- 2) DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR DOORS IN COMPLIANCE WITH SECTION 716.5.3 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- 3) OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSE SHALL NOT BE PERMITTED.
- 4) DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

- WALL NOTES**
- 1) SLEEPERS AND SILL PLATES ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- 2) WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

- INSULATION NOTES**
- 1) (N) ROOF INSULATION SHALL BE A MIN R30
- 2) (N) EXTERIOR WALLS 2X4 INSULATION SHALL BE A MIN R13. (N) EXTERIOR WALLS 2X6 INSULATION SHALL BE A MIN R19
- 3) (N) RAISED FLOOR INSULATION SHALL BE A MIN R19
- 4) (N) SLAB PERIMETER INSULATION SHALL BE MIN R10
- 5) INSULATION IS TO BE INSPECTED BY DESIGN TEAM AND THIRD-PARTY VERIFIER AND PHOTOGRAPHED BEFORE COVERUP

- PATH OF EXIT TRAVEL NOTES**
- 1) THE PATH OF EXIT TRAVEL THROUGH THE GARAGE SHALL BE MARKED BY AT LEAST 2" WIDE STRIPES PLACED PARALLEL AT 24" ON CENTER IN CLEARLY CONTRASTING COLORS. THE MARKED PATH SHALL BE AT LEAST 10' WIDE, EXCEPT THAT PORTIONS MAY BE 3' WIDE WHEN USED SOLELY FOR EXITING AND WHEN SEPARATED FROM ANY PARKING AREA OR COVERED DRIVEWAY BY PERMANENT NONCOMBUSTIBLE RAILINGS OR BUILDING WALLS AT LEAST 3' HIGH. SUCH RAILINGS OR BUILDING WALLS SHALL EXTEND THE FULL LENGTH OF THE PATHWAY ON EACH SIDE, AND ANY RAILINGS SHALL BE SET IN A CONCRETE CURB AT LEAST 12" HIGH AND 8" THICK.
- 2) THE PATH OF EXIT TRAVEL THROUGH THE GARAGE SHALL BE POSTED WITH A PERMANENT, PROMINENTLY DISPLAYED SIGN IN BLOCK LETTERS NOT LESS THAN 3" IN HEIGHT READING: "EXIT PATH. DO NOT OBSTRUCT"
- 3) THE PATH OF EXIT TRAVEL SHALL BE ILLUMINATED IN ACCORDANCE WITH SFBC SECTION 1006

- MOISTURE PREVENTION**
- 1) SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF WALLS AND FLOORS
- 2) WATER-RESISTANT FLOORING WITHIN 3 FEET OF ALL EXTERIOR DOORS
- 3) WATER-RESISTANT FLOORING IN THE KITCHEN, BATHROOM, LAUNDRY ROOMS
- 4) CONVENTIONAL CLOTHES DRYERS EXHAUSTED DIRECTLY TO OUTDOORS
- 5) USE ONLY STAINLESS STEEL METAL FLASHINGS BEHIND CEMENTATIONS
- 6) INCLUDE NO WOOD-TO-CONCRETE CONNECTIONS OR SEPARATE CONNECTIONS WITH DIVIDERS
- 7) DUCT LEAKAGE TO THE OUTDOORS LIMITED TO 6 CFM / 100 SQ.FT.
- 8) DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING UNIT, INCLUDING ITS ATTIC AREA, FROM THE GARAGE SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019 INCHES, IN THICKNESS, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

- HEATING & VENTILATION NOTES**
- 1) PROVIDE MIN 150 SQ INCHES EACH UPPER & LOWER COMBUSTION AIR CLEAR OPENINGS FOR WATER HEATER HEATERS, BOILERS, FURNACES AND OTHER GAS BURNING APPLIANCES.
- 2) LOCATE OPENINGS WITHIN 12" FROM FLOOR & 12" FROM CEILING.
- 3) PROVIDE ENERGY STAR VENTILATION FOR BATHROOMS AS SPECIFIED IN FIXTURE LIST
- 4) FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS NOT LESS THAN 1 SQUARE FEET FOR EACH 25 LINEAR FEET OF EXTERIOR WALL. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. THEIR OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION.
- 5) INTERSTITIAL SPACES ARE NEVER TO BE USED TO SUPPLY OR RETURN FORCED AIR
- 6) PROVIDE GARAGE VENTILATION MINIMUM 200 SQUARE INCHES AS PER SFBC 406.1.3
- 7) WATER HEATER TO BE PROVIDED WITH A SEISMIC STRAP AND RAISED 18" ABOVE GARAGE FLOOR
- 8) ENSURE THAT COMBUSTION AIR MEETS REQUIREMENTS OF CMC CHAPTER 7
- 9) ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

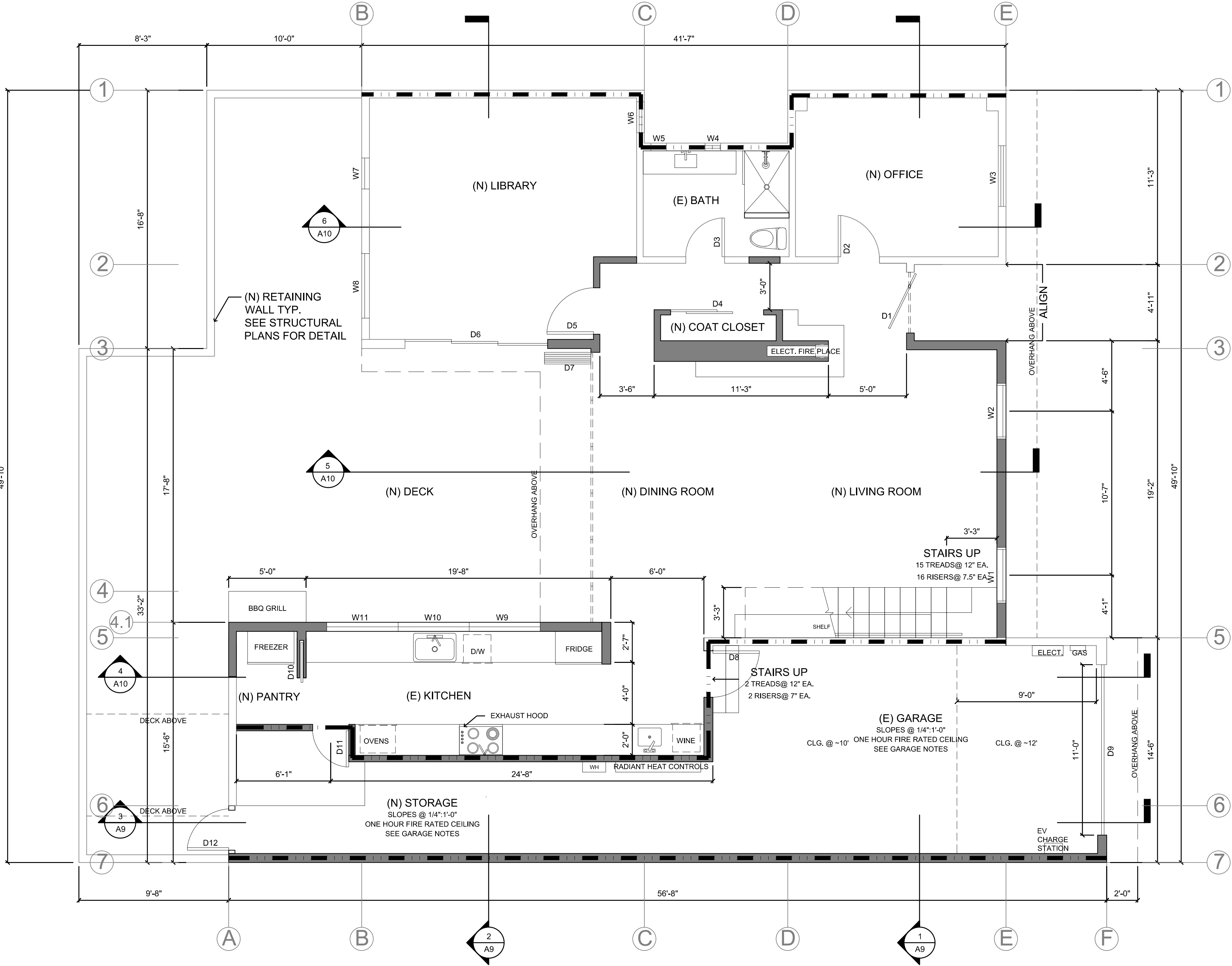
- FIXTURE AND APPLIANCE NOTES**
- 1) PROVIDE SEISMIC ANCHORAGE OF ALL APPLIANCES, BOILERS, HVAC AND WATER HEATERS.
- 2) VERIFY CLEARANCES FOR BOILERS, WATER HEATERS AND APPLIANCES PER MANUFACTURERS' SPECIFICATIONS AND INSTALL ACCORDINGLY.
- 3) WATER HEATERS / FURNACES LOCATED IN GARAGE SPACES MUST BE PLACED ON A PLATFORM THAT ELEVATES THE POINT OF IGNITION A OF 18" ABOVE GARAGE FLOOR
- 4) PROVIDE EXHAUST VENTILATION TO THE OUTSIDE FROM ALL GAS BURNING APPLIANCES. THE VENT IS TO TERMINATE MINIMUM 4' FROM PROPERTY LINE.
- 5) PROVIDE BACKFLOW PREVENTION VALVE ON MAIN SEWER CONNECTION AND ON ALL POTABLE WATER.

- FIRE NOTES**
- 1) HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.

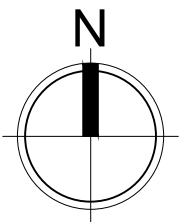
- PLUMBING NOTES**
- 1) WATER AND SEWAGE CAPACITY PIPE TO BE UPGRADED TO 3/4"

WALL LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) 1-HOUR FIRE RATED WALL
SEE DETAIL 3/A.6



1 (N) 1ST FLOOR PLAN (NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)
1/4" = 1'-0"



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PROJECT TITLE

CONDITIONAL
USE PERMIT
APPLICATION

REVISION TO APPROVED
BUILDING PERMIT
#2015-0527-7247

OWNER & PROJECT ADDRESS

JEANSON
RESIDENCE

79 CRAGMONT
SAN FRANCISCO
CALIFORNIA
94116

REVISIONS	DATE



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SL

DATE
SEPTEMBER 9, 2016

PROJECT #

SHEET TITLE

(N) 1ST FLOOR PLAN

SHEET #

A.3

FLOOR PLAN NOTES

GARAGE NOTES
1) GARAGE SHALL BE SEPARATED FROM THE LIVING AREA BY AN ONE-HOUR WALL. 5/8" TYPE-X GYP BOARD ARE TO BE USED ON THE GARAGE SIDE OF THE STUDS. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 1 3/8" TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE.

2) DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR DOORS IN COMPLIANCE WITH SECTION 716.5.3 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

3) OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSE SHALL NOT BE PERMITTED.

4) DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

WALL NOTES
1) SLEEPERS AND SILL PLATES ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

2) WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

INSULATION NOTES
1) (N) ROOF INSULATION SHALL BE A MIN R30

2) (N) EXTERIOR WALLS 2X4 INSULATION SHALL BE A MIN R13. (N) EXTERIOR WALLS 2X6 INSULATION SHALL BE A MIN R19

3) (N) RAISED FLOOR INSULATION SHALL BE A MIN R19

4) (N) SLAB PERIMETER INSULATION SHALL BE MIN R10

5) INSULATION IS TO BE INSPECTED BY DESIGN TEAM AND THIRD-PARTY VERIFIER AND PHOTOGRAPHED BEFORE COVERUP

PATH OF EXIT TRAVEL NOTES
1) THE PATH OF EXIT TRAVEL THROUGH THE GARAGE SHALL BE MARKED BY AT LEAST 2" WIDE STRIPES PLACED PARALLEL AT 24" ON CENTER IN CLEARLY CONTRASTING COLORS. THE MARKED PATH SHALL BE AT LEAST 10' WIDE, EXCEPT THAT PORTIONS MAY BE 3' WIDE WHEN USED SOLELY FOR EXITING AND WHEN SEPARATED FROM ANY PARKING AREA OR COVERED DRIVEWAY BY PERMANENT NONCOMBUSTIBLE RAILINGS OR BUILDING WALLS AT LEAST 3' HIGH. SUCH RAILINGS OR BUILDING WALLS SHALL EXTEND THE FULL LENGTH OF THE PATHWAY ON EACH SIDE, AND ANY RAILINGS SHALL BE SET IN A CONCRETE CURB AT LEAST 12" HIGH AND 8" THICK.

2) THE PATH OF EXIT TRAVEL THROUGH THE GARAGE SHALL BE POSTED WITH A PERMANENT, PROMINENTLY DISPLAYED SIGN IN BLOCK LETTERS NOT LESS THAN 3" IN HEIGHT READING: "EXIT PATH. DO NOT OBSTRUCT"

3) THE PATH OF EXIT TRAVEL SHALL BE ILLUMINATED IN ACCORDANCE WITH SFBC SECTION 1006

MOISTURE PREVENTION
1) SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF WALLS AND FLOORS

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4) CONVENTIONAL CLOTHES DRYERS EXHAUSTED DIRECTLY TO OUTDOORS

5) USE ONLY STAINLESS STEEL METAL FLASHINGS BEHIND CEMENTATIONS

6) INCLUDE NO WOOD-TO-CONCRETE CONNECTIONS OR SEPARATE CONNECTIONS WITH DIVIDERS

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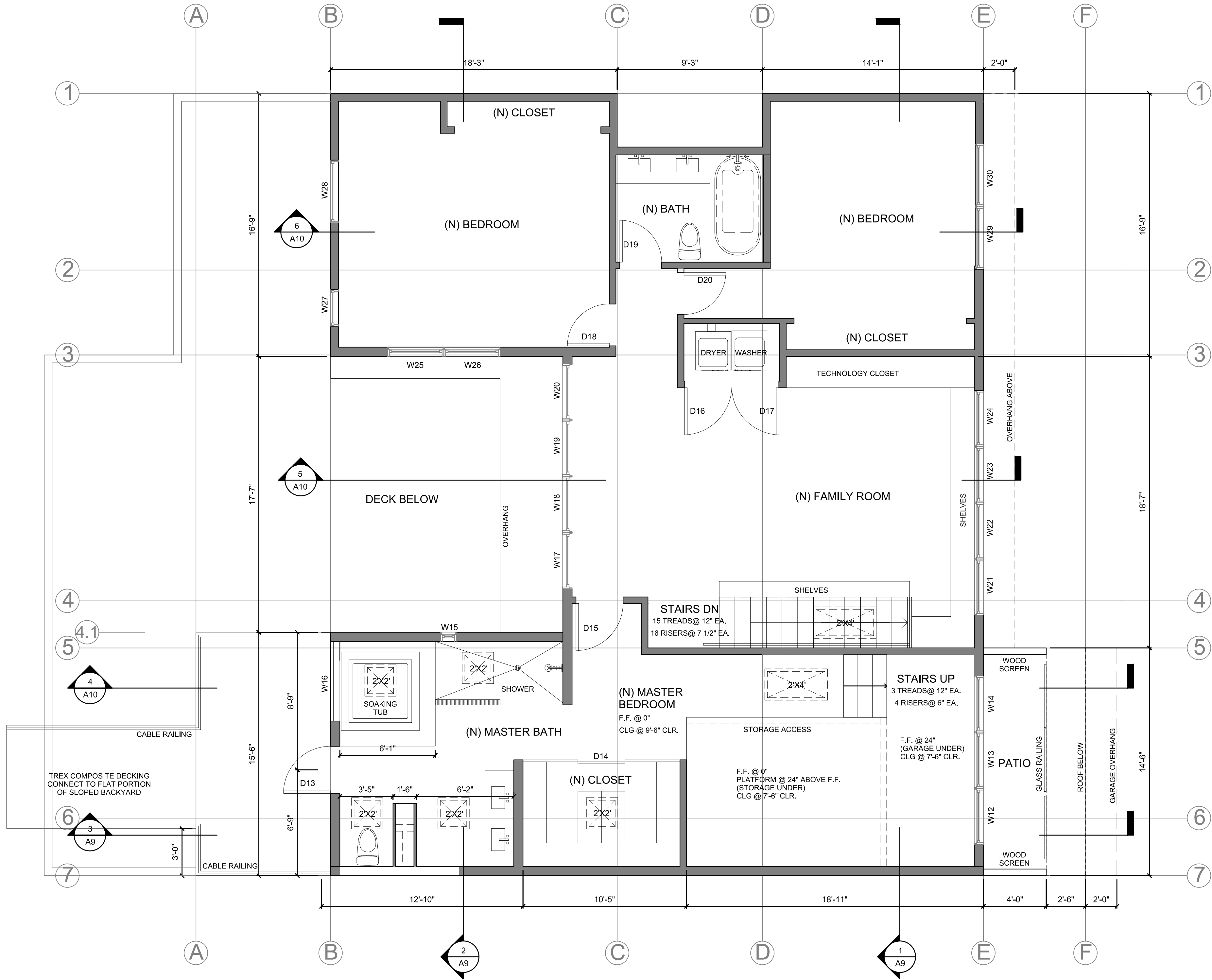
5) PROVIDE BACKFLOW PREVENTION VALVE ON MAIN SEWER CONNECTION AND ON ALL POTABLE WATER.

FIRE NOTES
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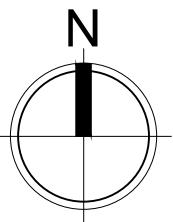
PLUMBING NOTES
1) WATER AND SEWAGE CAPACITY PIPE TO BE UPGRADED TO 3/4"

WALL LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) 1-HOUR FIRE RATED WALL
SEE DETAIL 3/A.6



1 (N) 2ND FLOOR PLAN (NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)
1/4" = 1'-0"



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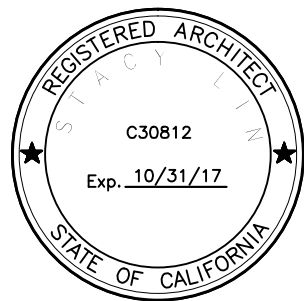
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STAMPS



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DATE

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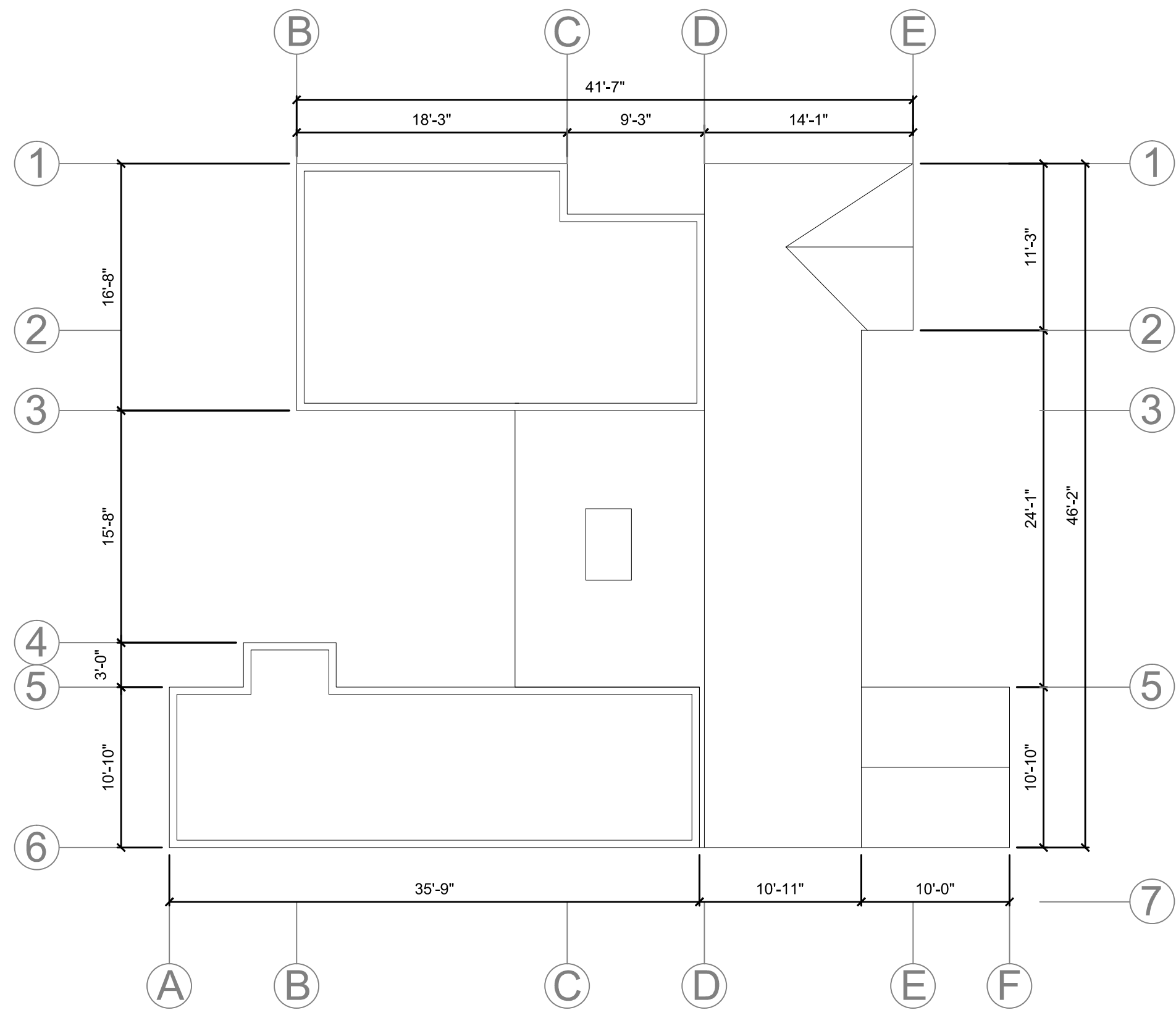
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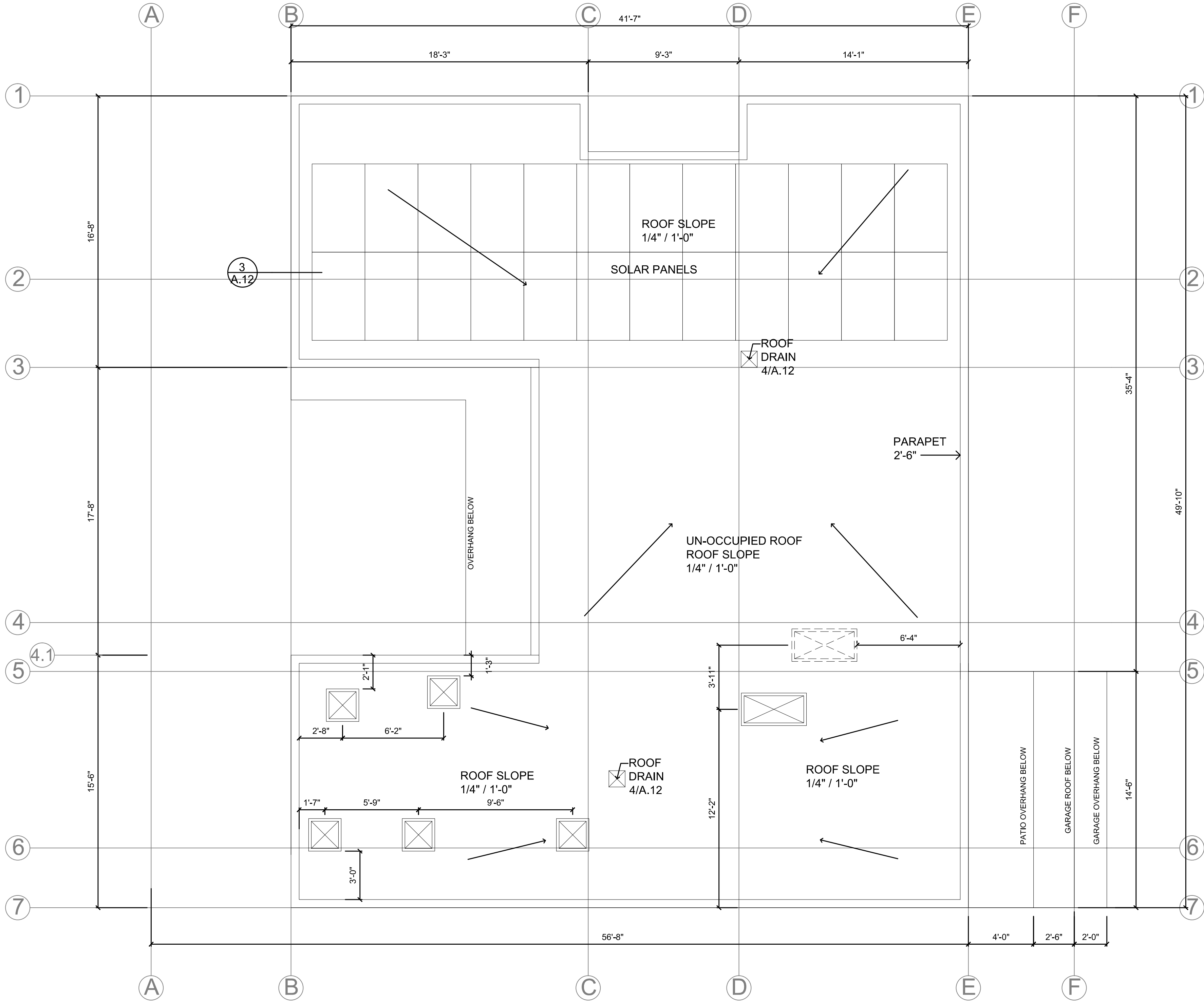
(N) 2ND FLOOR PLAN

SHEET #

A.4



2 (E) ROOF PLAN
1/8" = 1'-0"



1 (N) ROOF PLAN (NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)
1/4" = 1'-0"

ROOF LEGEND

(N) ROOF DRAIN
SEE DETAIL 4/A.4

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REGISTERED ARCHITECT

C30812

Exp. 12/31/17

STATE OF CALIFORNIA

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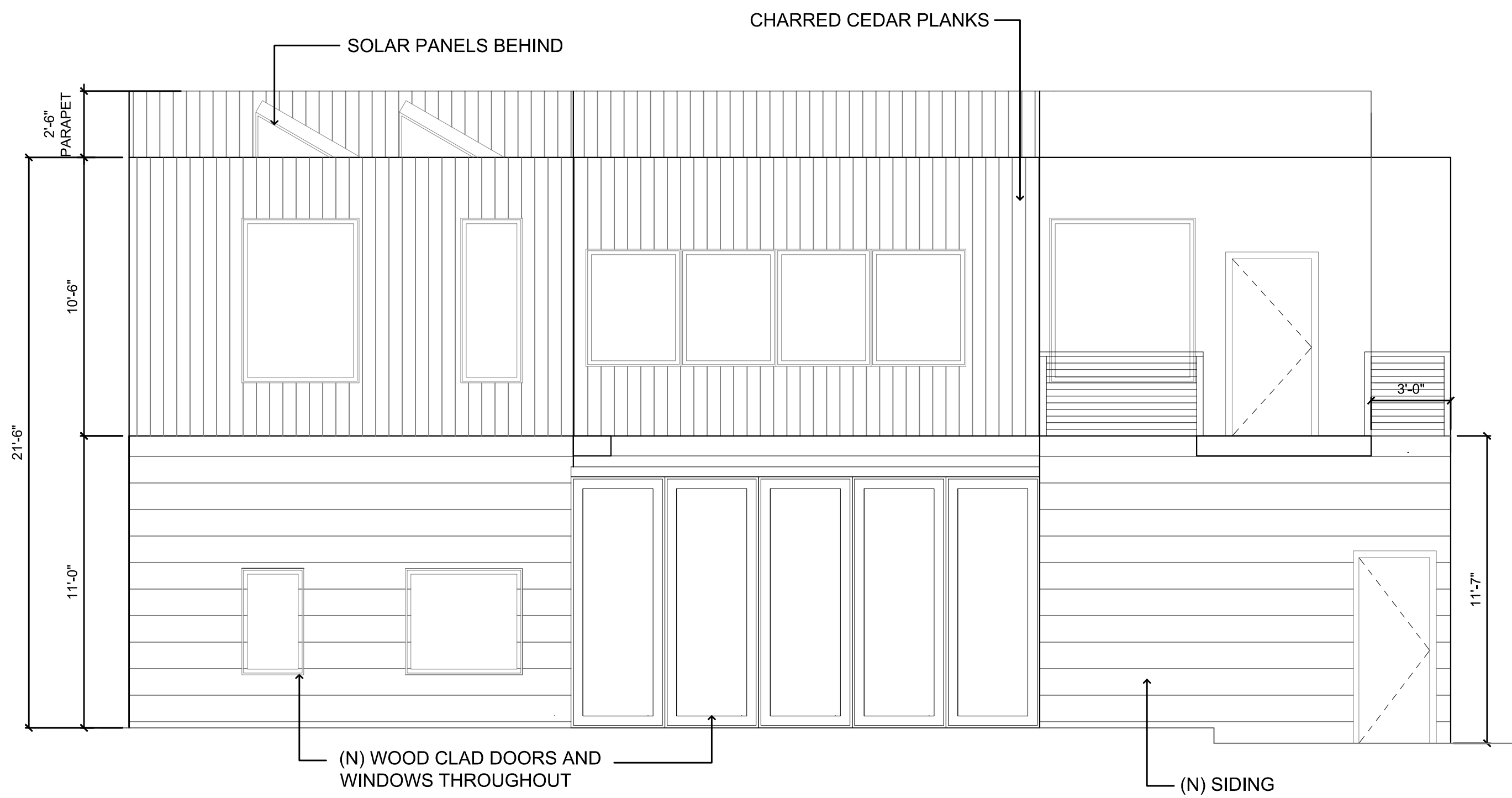
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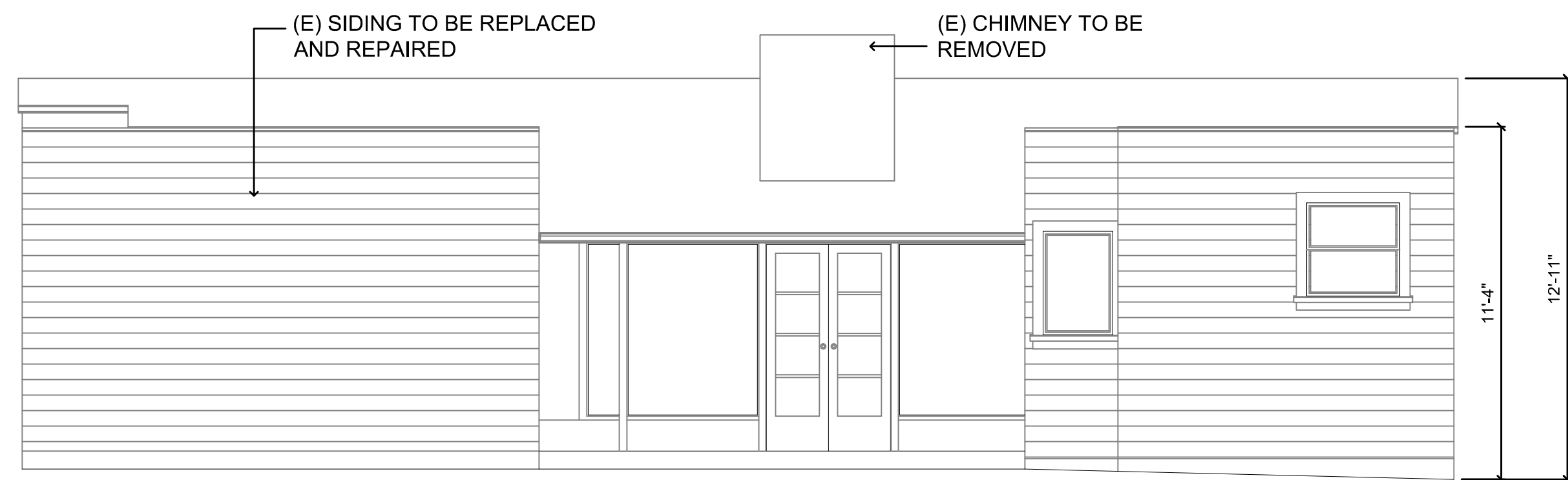
ROOF PLANS

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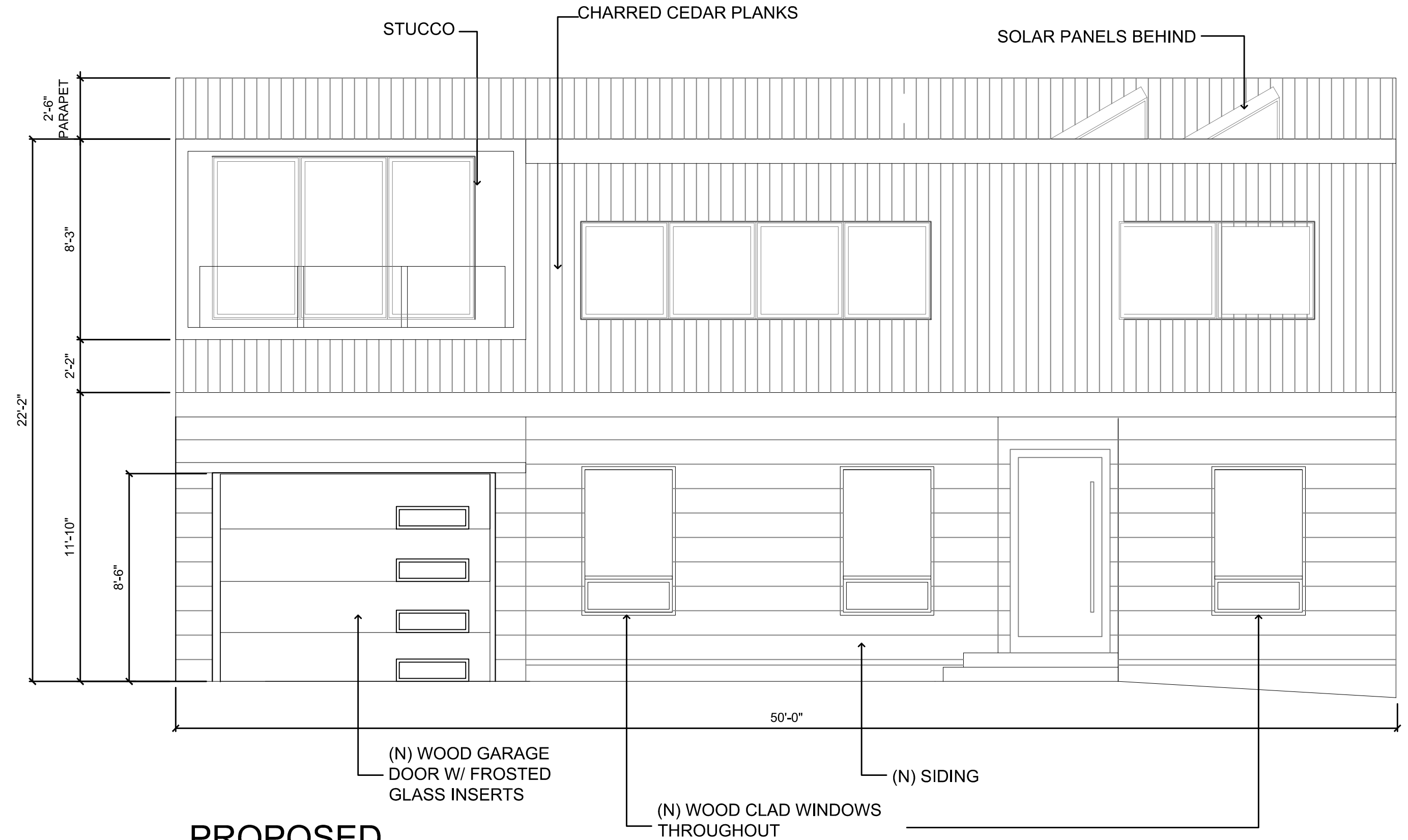
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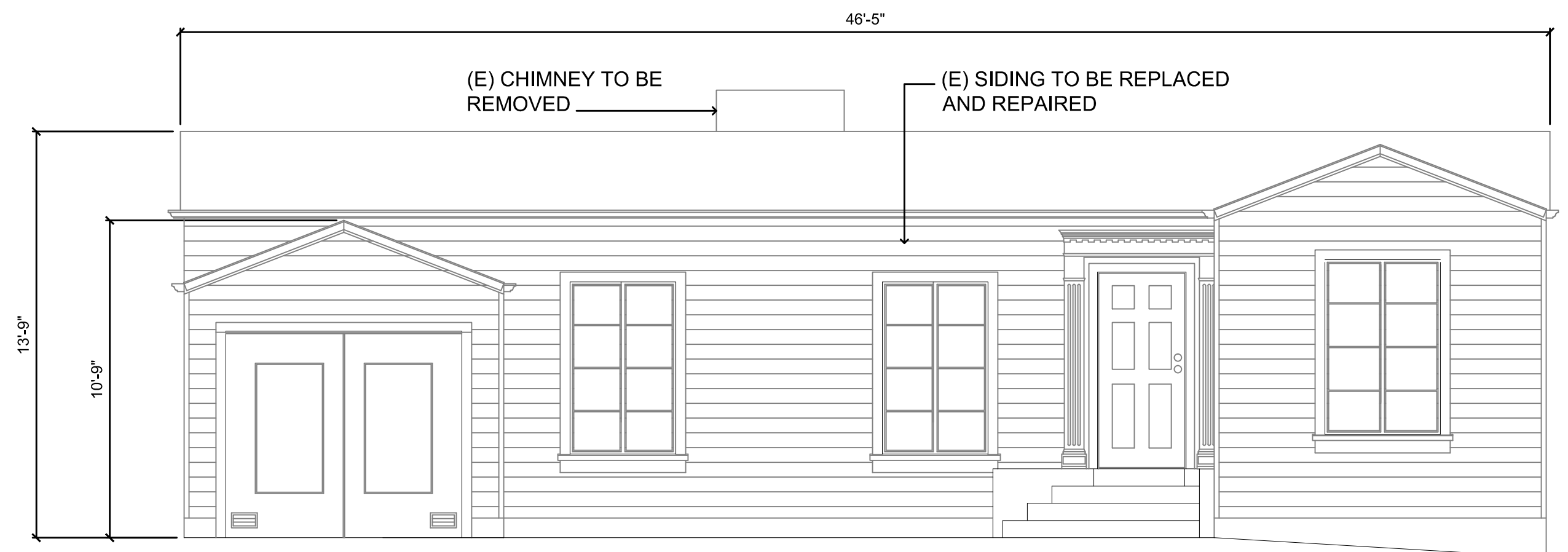
PROPOSED



EXISTING
2 WEST ELEVATION
1/4" = 1'-0"



PROPOSED



EXISTING
1 EAST ELEVATION
1/4" = 1'-0"

(NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)

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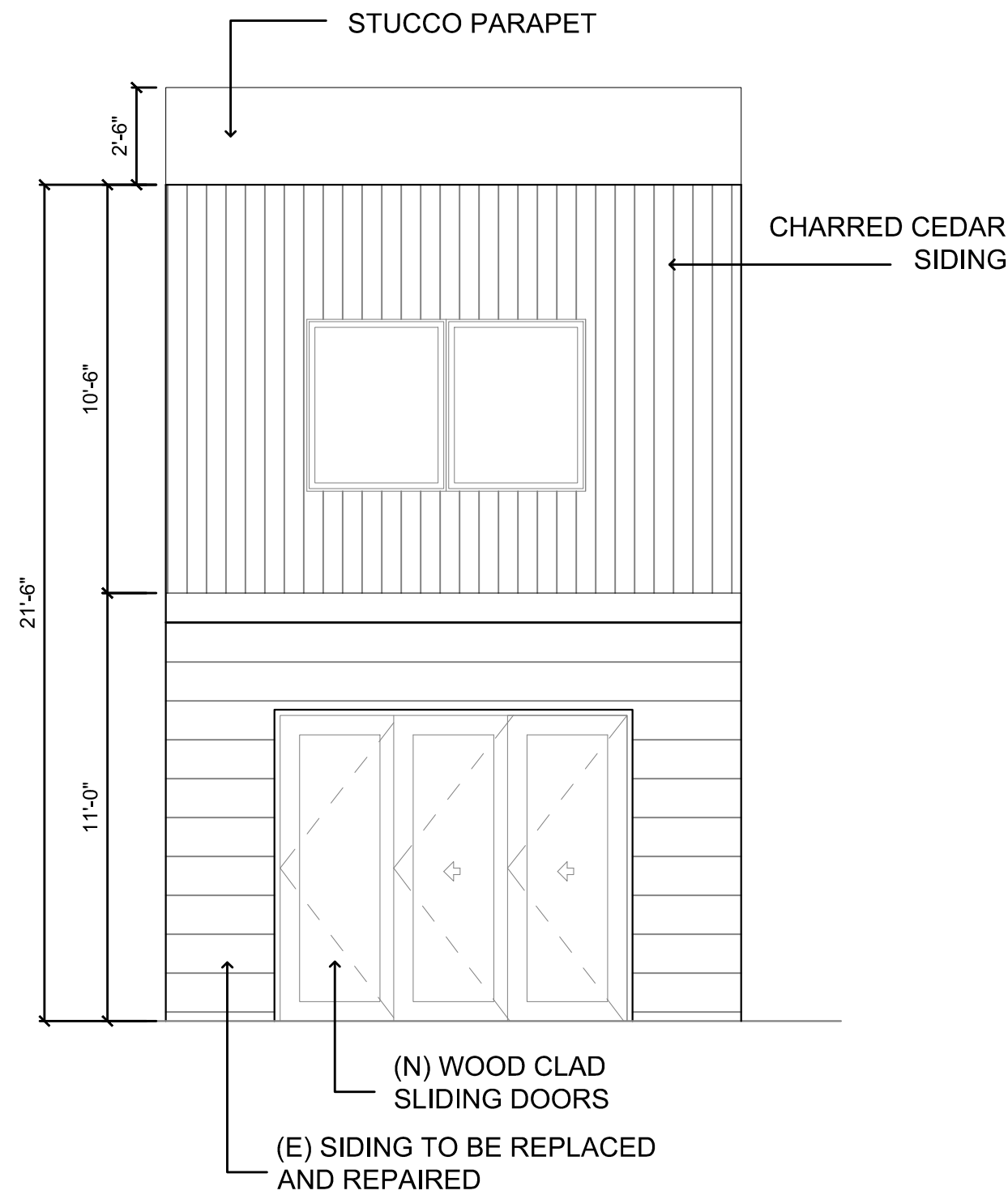


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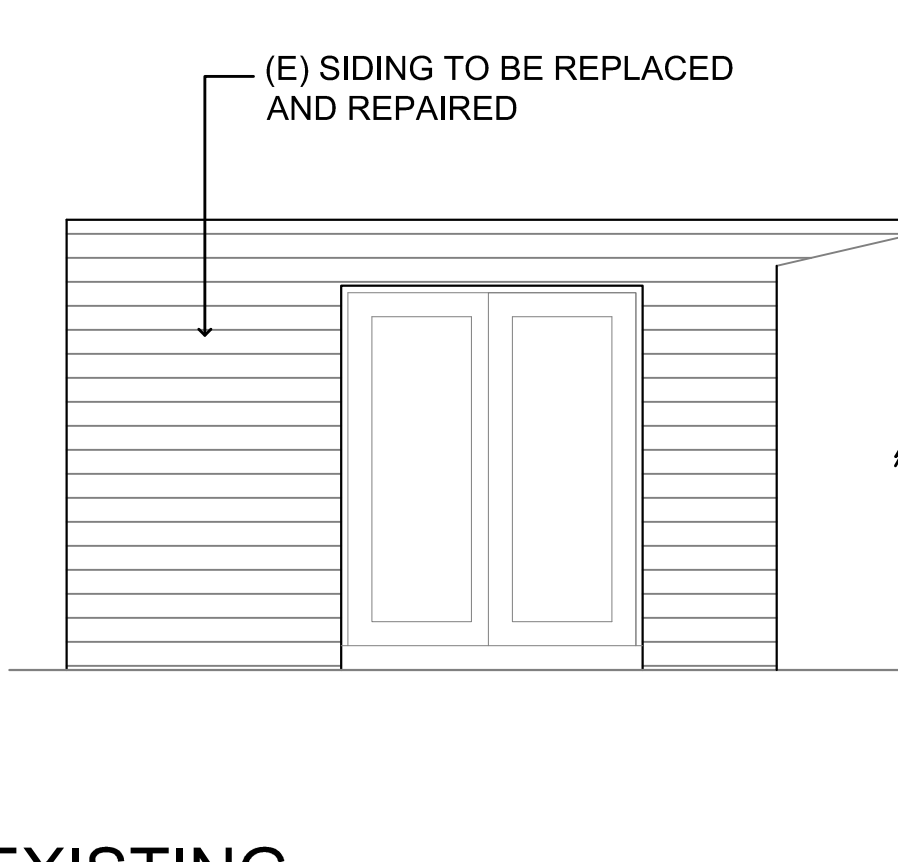
ELEVATIONS

SHEET #

A.6

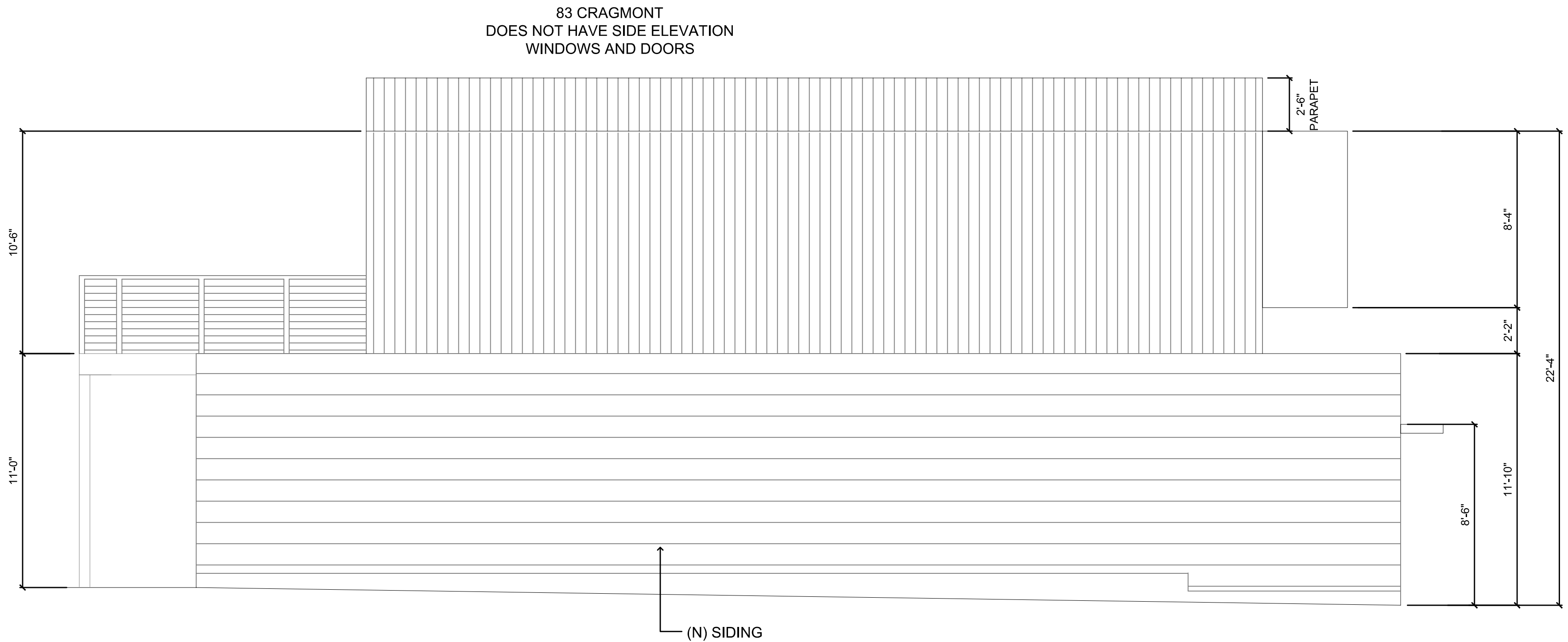


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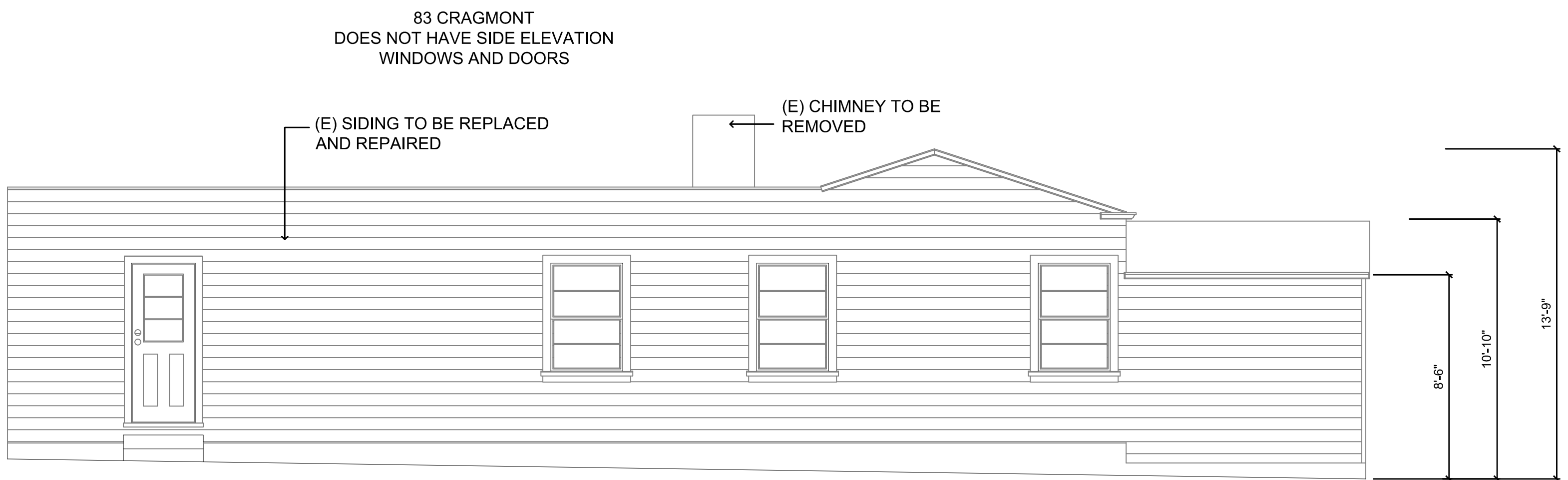


EXISTING

2 COURTYARD NORTH ELEVATION
1/4" = 1'-0"



PROPOSED



EXISTING

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

(NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)

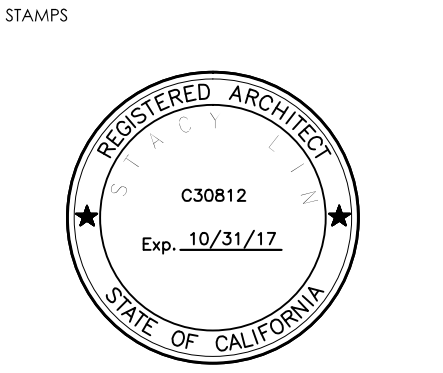
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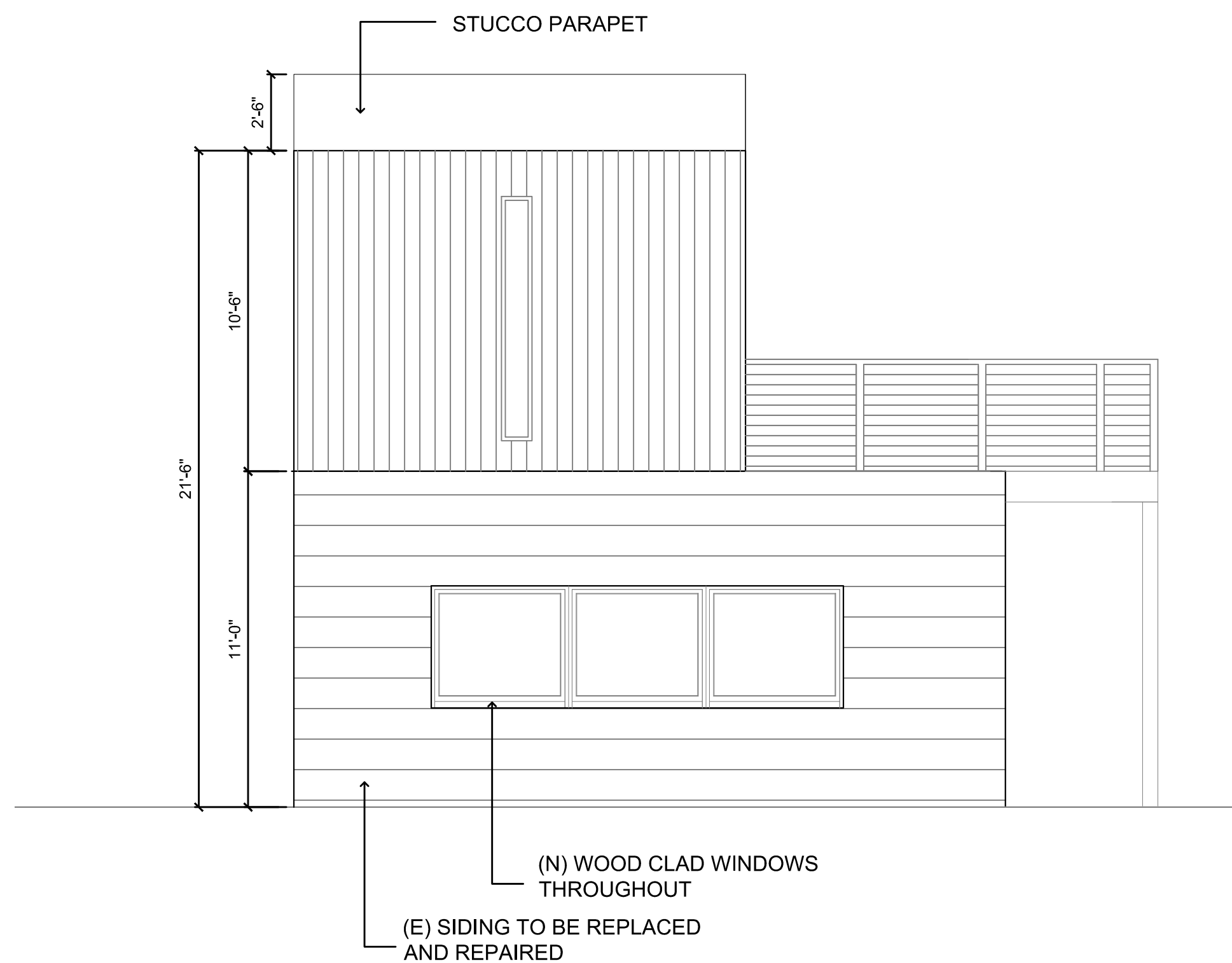


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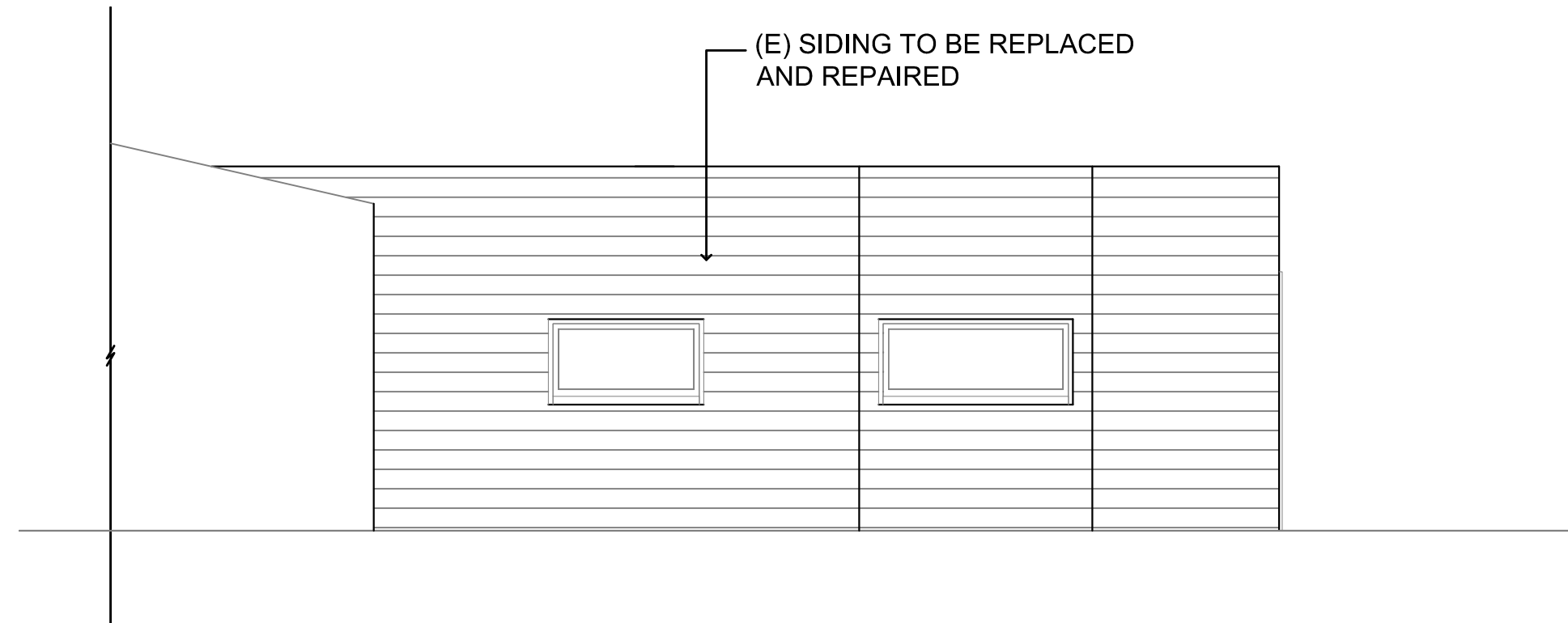
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ELEVATIONS

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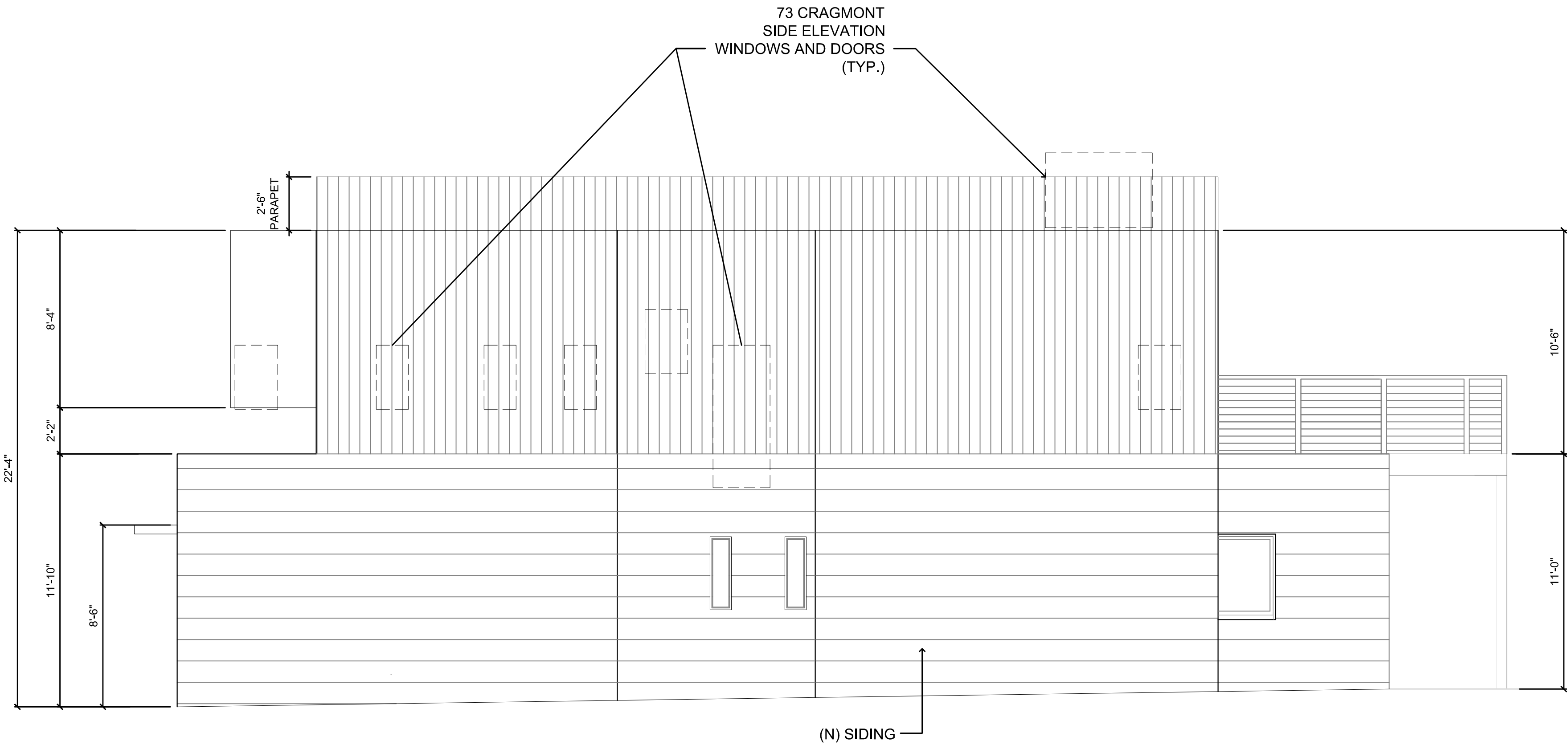
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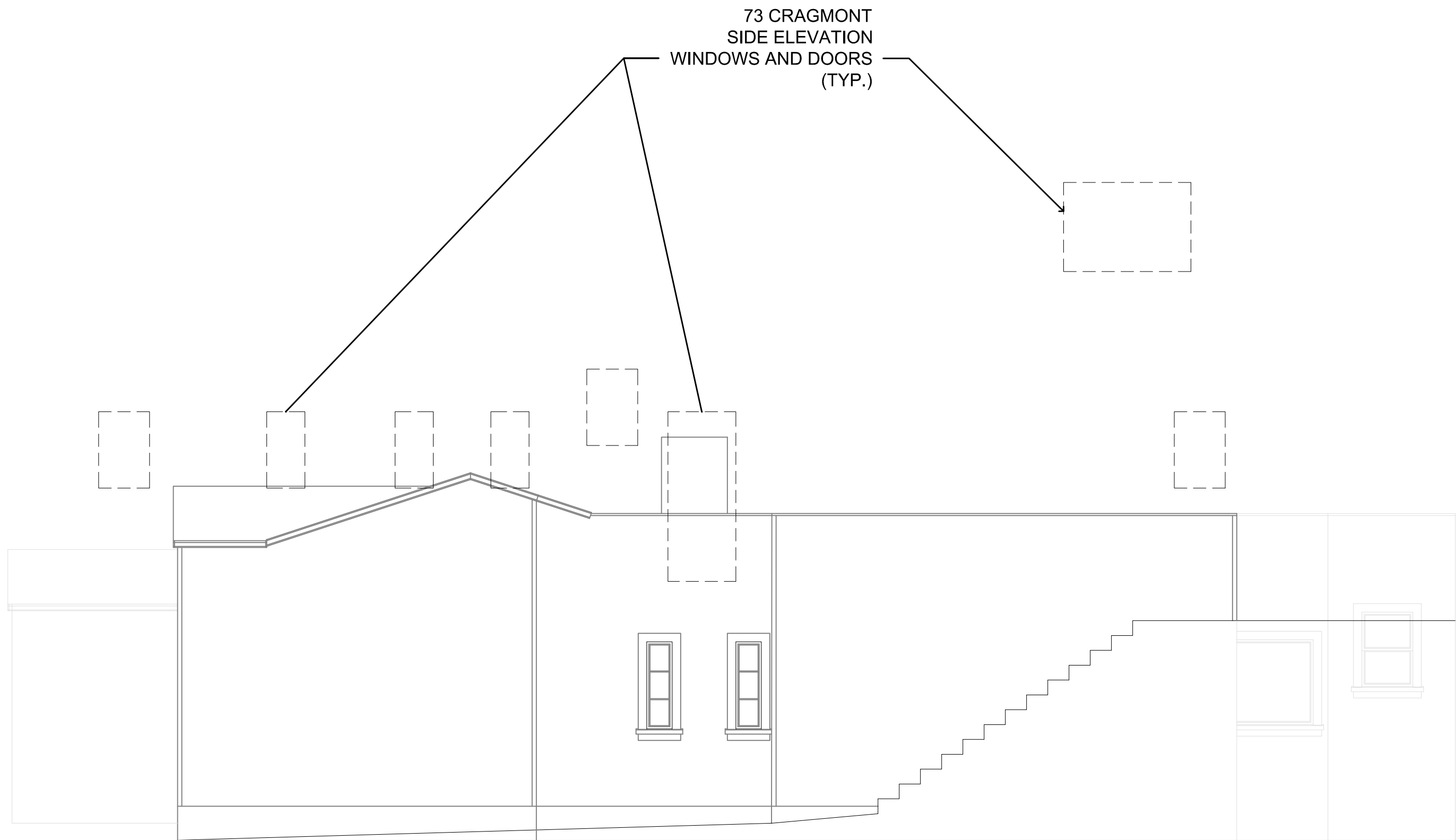
PROPOSED



EXISTING
2 COURTYARD SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED



EXISTING

1 NORTH ELEVATION
1/4" = 1'-0"
(NO CHANGE FROM APPROVED BUILDING PERMIT #2015-0527-7247)

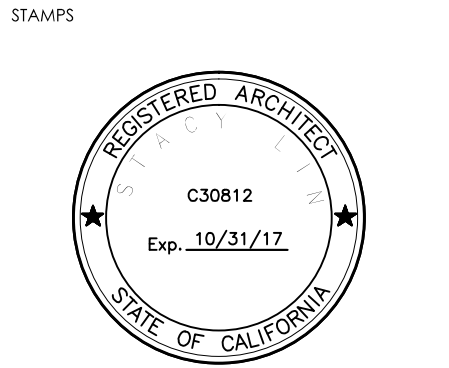
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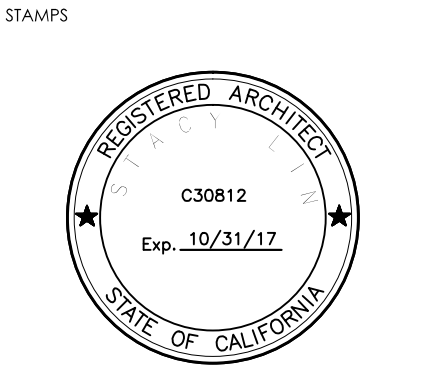
SHEET #

A.8

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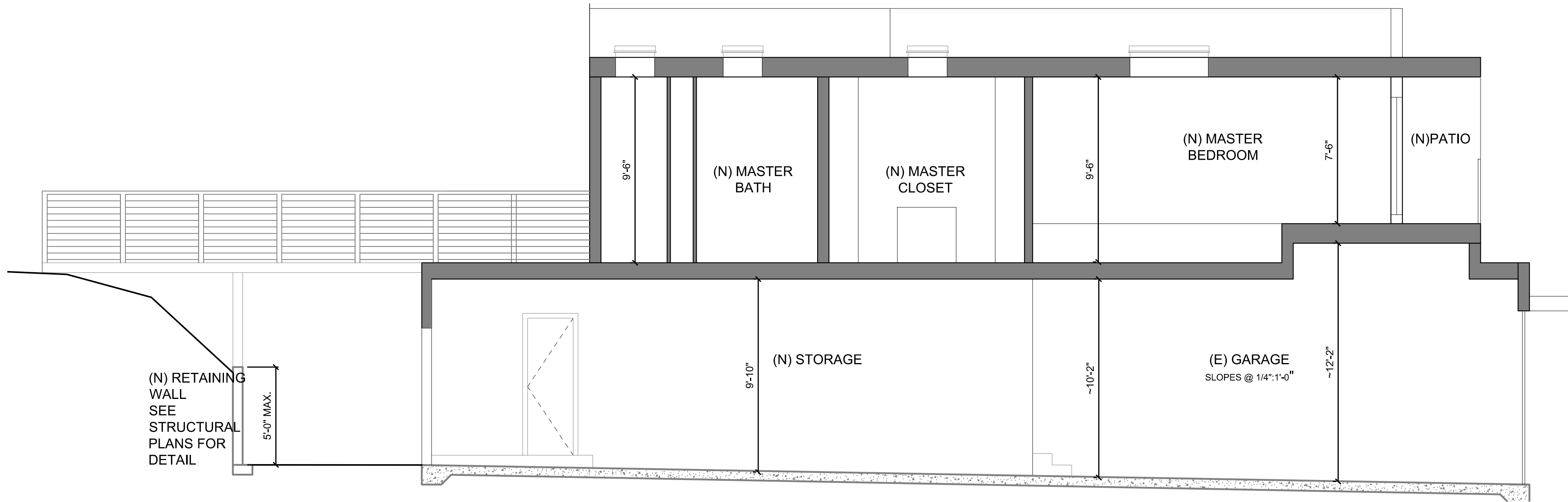
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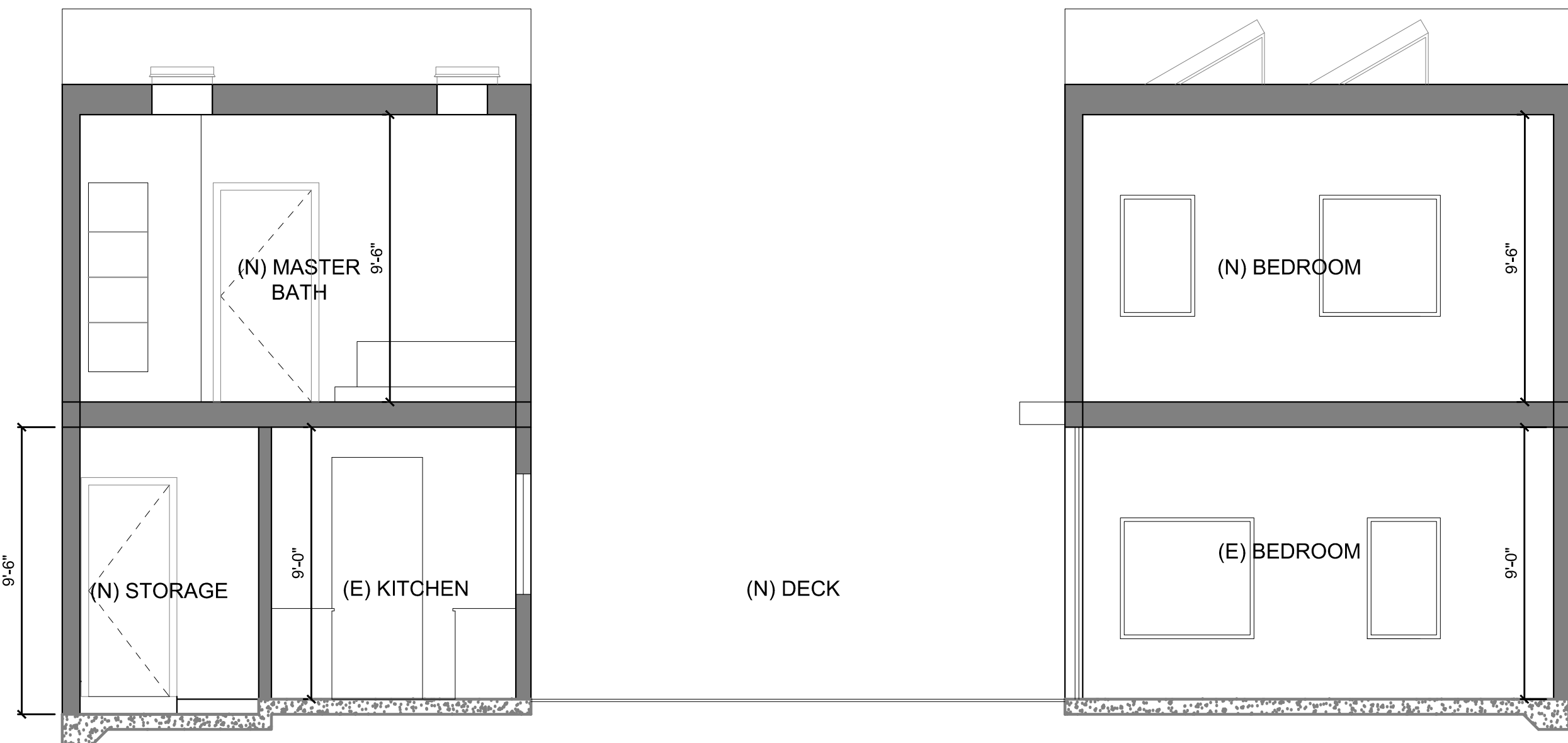
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PROJECT #

SHEET TITLE
SECTIONS
SHEET #

A.9



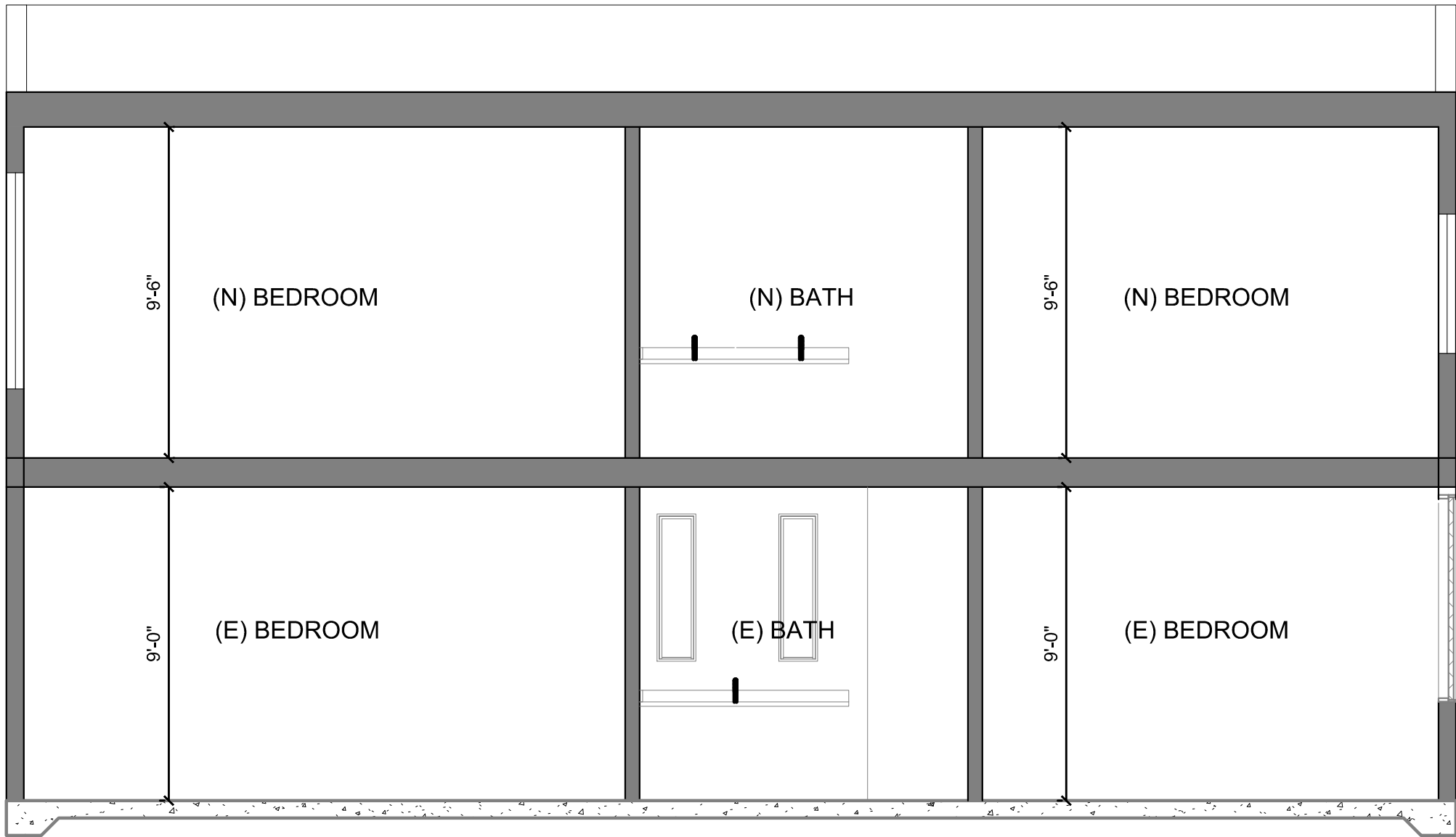
3 SECTION
1/4" = 1'-0"



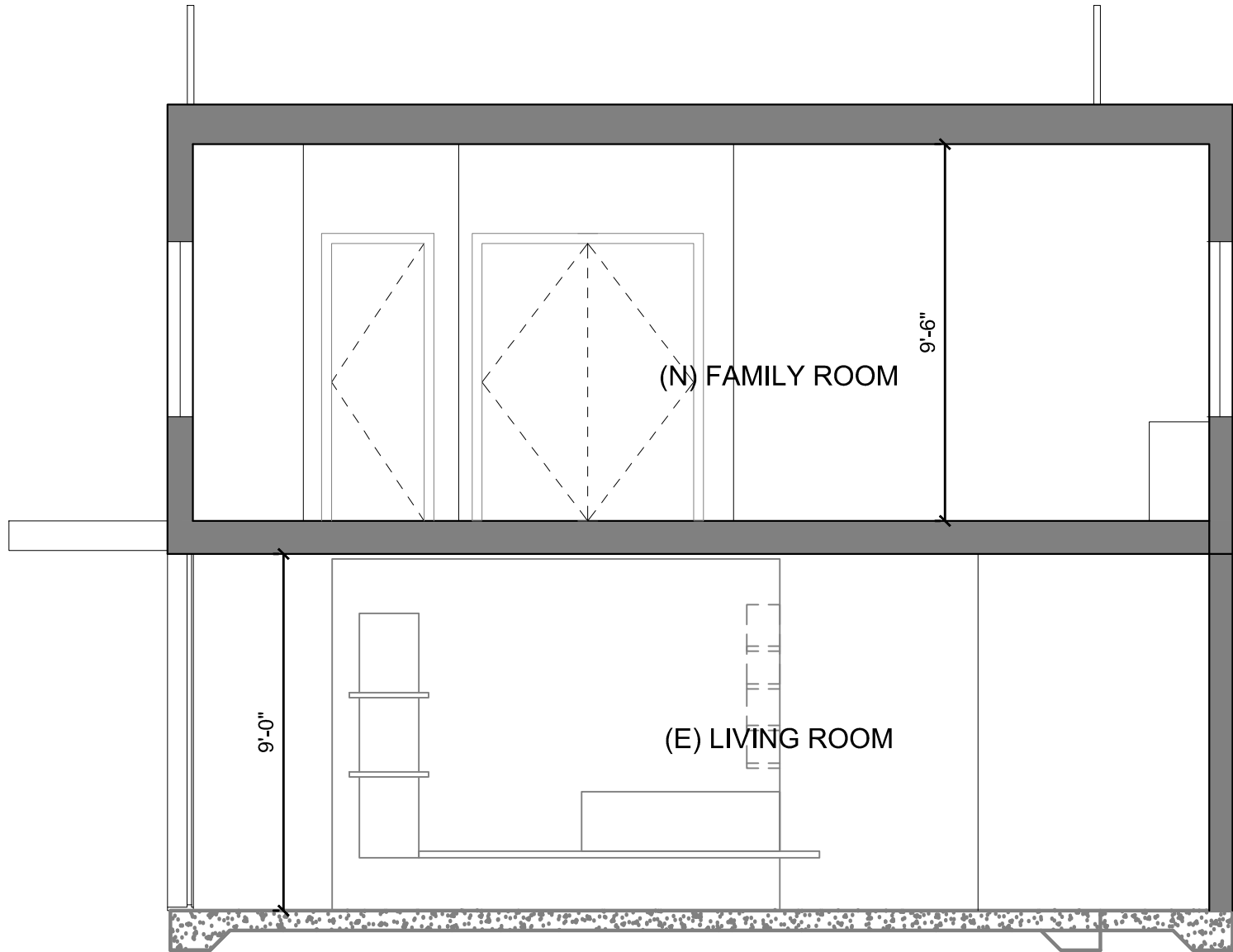
2 SECTION
1/4" = 1'-0"



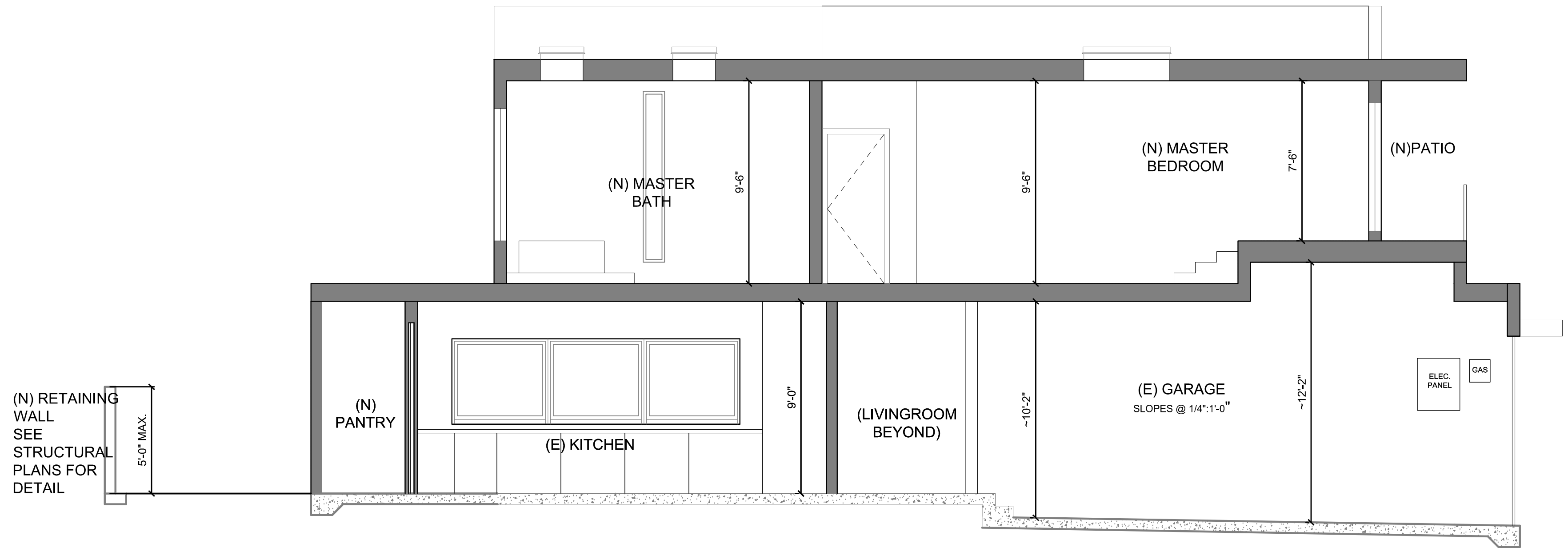
1 SECTION
1/4" = 1'-0"



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



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



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

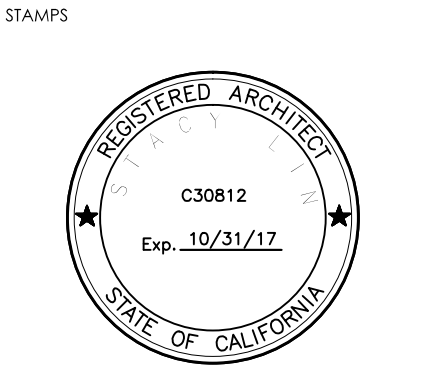
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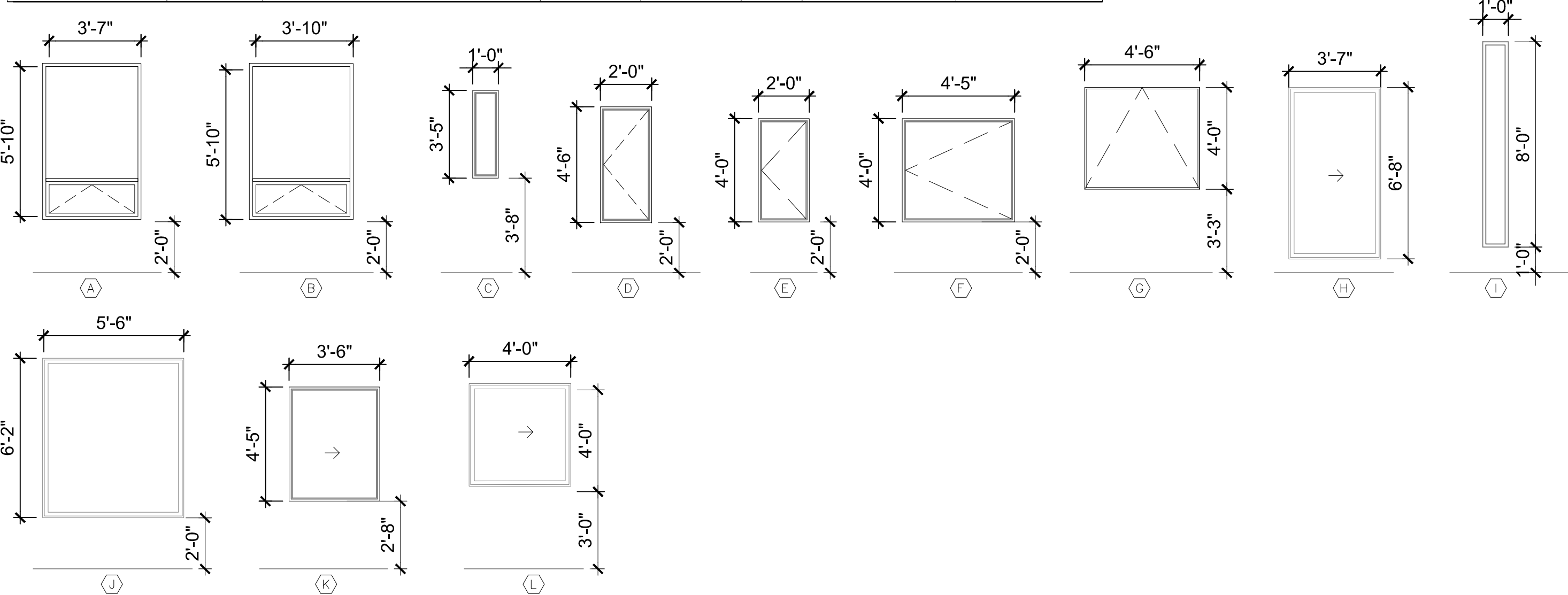


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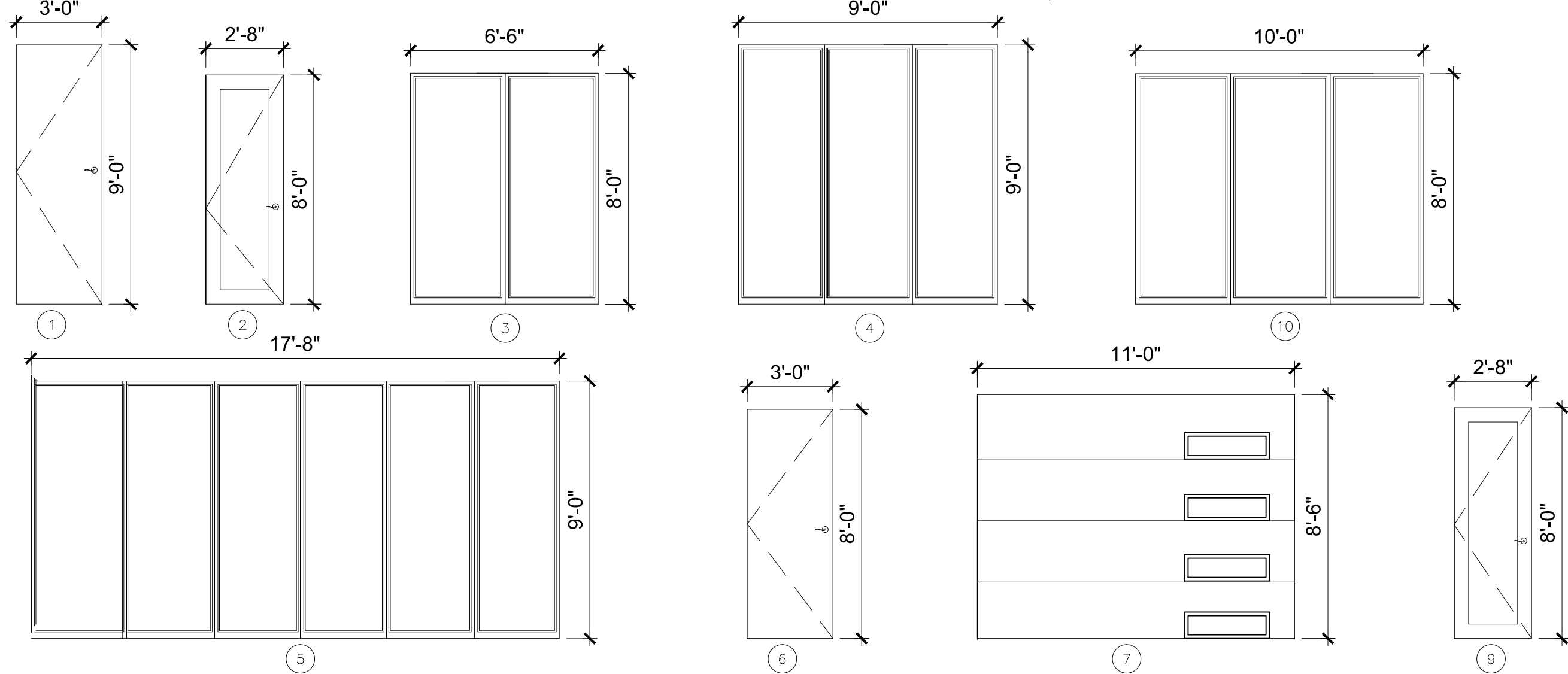
A.10

WINDOW SCHEDULE						
ID	SYMBOL	TYPE	SIZE		QTY.	LOCATION
			WIDTH	HEIGHT		
W1, W2	(A)	COMBO FIXED & AWNING	3'-7"	5'-10"	2	LIVINGROOM
W3	(B)	COMBO FIXED & AWNING	3'-10"	5'-10"	1	BEDROOM
W4, W5	(C)	FIXED	1'-0"	3'-5"	2	BATHROOM
W6	(D)	CASEMENT	2'-0"	4'-6"	1	BEDROOM
W7, W27	(E)	CASEMENT	2'-0"	4'-0"	2	BEDROOM
W8, W28	(F)	CASEMENT	4'-5"	4'-0"	2	BEDROOM
W9, W10, W11	(G)	AWNING	4'-6"	4'-0"	3	KITCHEN
W12, W13, W14	(H)	SLIDING	3'-7"	6'-8"	3	MASTER BED
W15	(I)	FIXED	1'-0"	8'-0"	1	MASTER BATH
W16	(J)	FIXED	5'-6"	6'-2"	1	MASTER BATH
W17-W20	(K)	SLIDING	3'-6"	4'-5"	4	FAMILY ROOM
W21-W24	(H)	SLIDING	4'-6"	4'-0"	4	FAMILY ROOM
W25, W26	(K)	SLIDING	3'-6"	4'-5"	2	BEDROOM
W29, W30	(L)	SLIDING	4'-0"	4'-0"	2	BEDROOM
						FROSTED GLS.



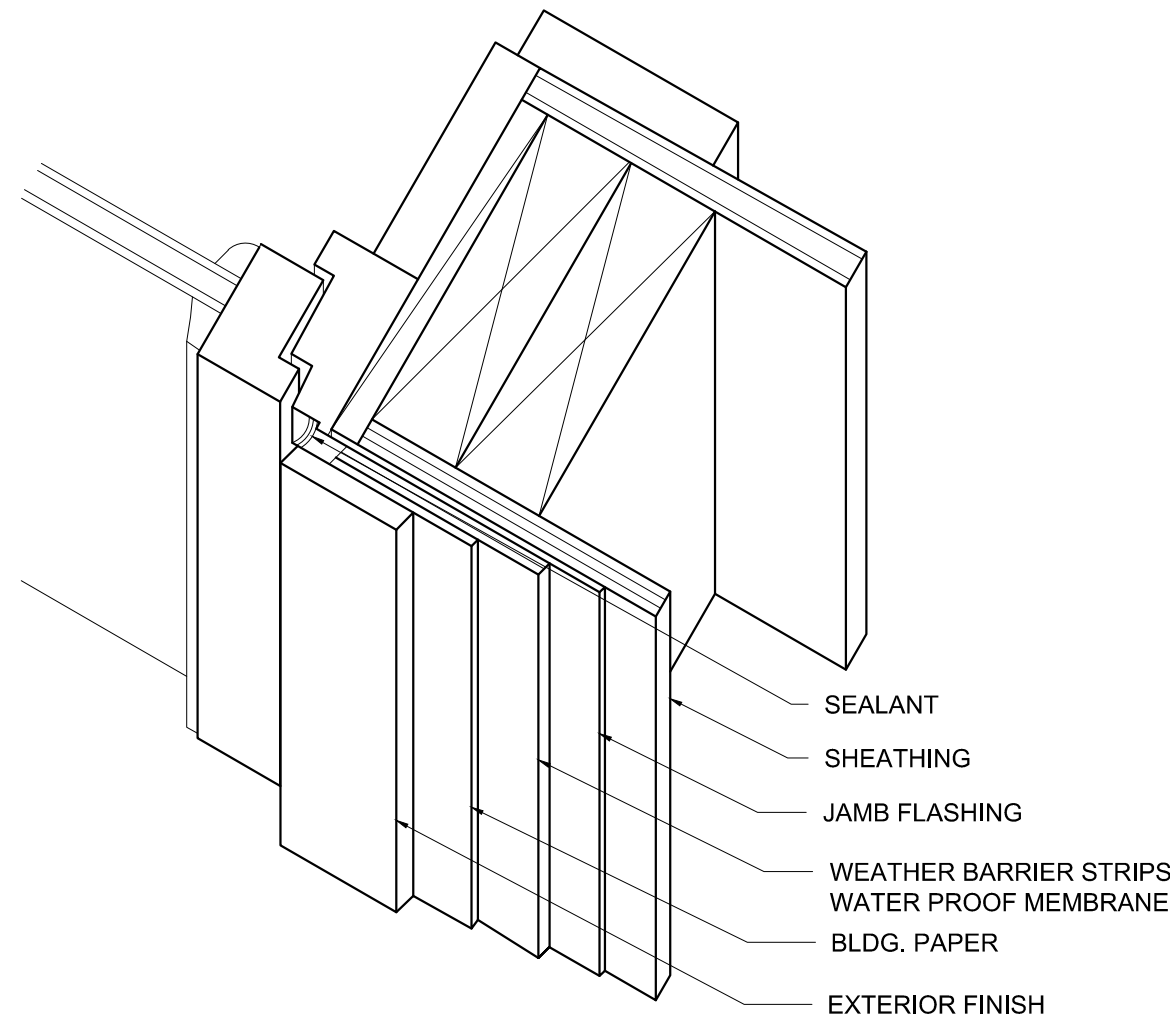
DOOR SCHEDULE							
ID	TAG	SIZE		TYPE	MATERIAL	LOCATION	QTY
		WIDTH	HEIGHT				
D1	(1)	3'-0"	9'-0"	EXTERIOR SWING	SC WOOD	ENTRY	1
D2, D5, D11, D18, D19, D20	(2)	2'-8"	8'-0"	INTERIOR SWING	WOOD/FROSTED GLASS PANEL	BEDROOM, KITCHEN	6
D3	(2)	2'-6"	8'-0"	INTERIOR SWING	WOOD/FROSTED GLASS PANEL	BATHROOM	1
D4	(3)	6'-6"	8'-0"	DUAL SLIDING	FROSTED GLASS PANEL	COAT CLOSET	1
D6	(4)	9'-0"	9'-0"	SLIDING	WOOD FRAMED/GLASS	BEDROOM	1
D7	(5)	17'-8"	9'-0"	SLIDING/FOLDING	WOOD FRAMED/GLASS	DINING ROOM	1
D8	(6)	3'-0"	8'-0"	20 MIN. SELF CLOS.	SC WOOD	GARAGE	1
D9	(7)	11'-0"	8'-6"	GARAGE DOOR	UPROLLING WOOD PANEL/FROSTED GLASS	GARAGE	1
D10	(2)	3'-0"	8'-0"	POCKET SLIDING	FROSTED GLASS PANEL	KITCHEN PANTRY	1
D12	(9)	2'-8"	8'-0"	EXTERIOR SWING	WOOD/FROSTED GLASS PANEL	STORAGE	1
D13	(9)	3'-0"	8'-0"	EXTERIOR SWING	WOOD/FROSTED GLASS PANEL	MASTER BATH	1
D14	(10)	10'-0"	8'-0"	3 PANEL SLIDING	FROSTED GLASS PANEL	MASTER CLOSET	1
D15, D16, D17	(9)	3'-0"	8'-0"	INTERIOR SWING	WOOD/FROSTED GLASS PANEL	MASTER BEDROOM, LAUNDRY	3

NOTE: WNDOW/DOOR DIRECTIONAL ARROWS ARE FOR REFERENCE ONLY. CHECK ELEVATIONS FOR SWING/SLIDER DIRECTION

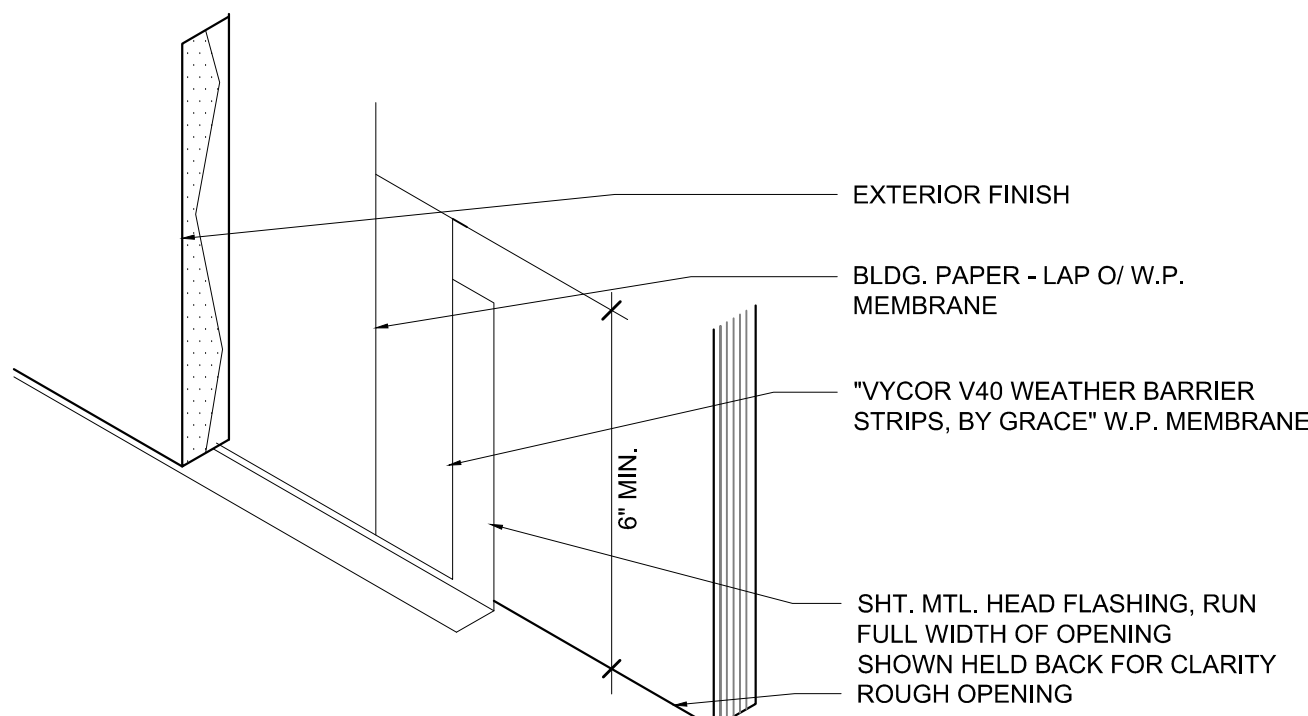


GLAZING NOTES

- 1) ALL NEW WINDOWS AND DOORS SHALL HAVE INSULATED GLAZING WITH LOW 'E' GLASS UNLESS OTHERWISE NOTED.
- 2) ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LAMINATED OR SHATTER PROOF SAFETY GLASS PER U.B.G. SEC 2406.
- 3) USE SAFETY GLASS AT DOORS, GLAZING ADJACENT TO DOORS WITHIN 24" OF THE VERTICAL EDGES OF THE DOOR
- 4) USE SAFETY GLASS IN GLAZING THAT LIES LESS THAN 18" ABOVE FINISHED FLOOR
- 5) USE SAFETY GLASS IN GLAZING THAT LIES WITHIN 5' FROM THE TOP & BOTTOM OF STAIRS
- 6) USE SAFETY GLASS IN DOORS & ENCLOSURES OF TUBS & SHOWERS & GLAZING IN WARDROBE DOORS
- 7) HINGED SHOWER DOORS SHALL BE MINIMUM 24" WIDE & SHALL OPEN OUT FROM SHOWER
- 8) OPERABLE SKYLIGHT HINGES ARE TO BE ON UPPER SIDE OF SKYLIGHT

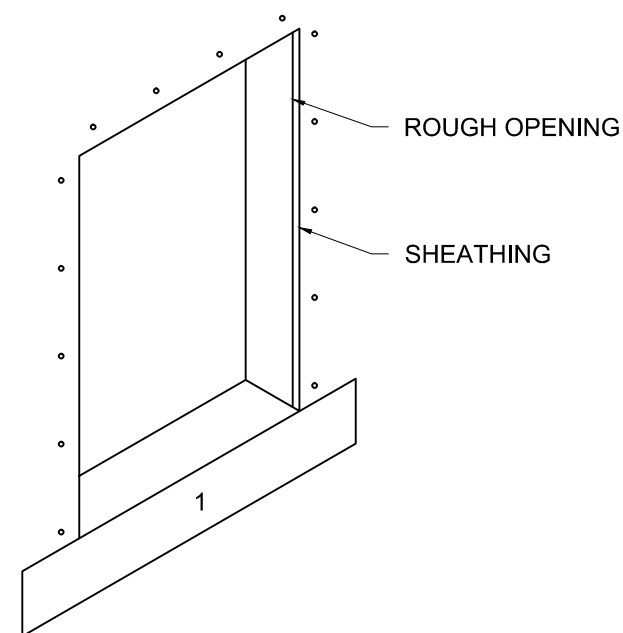


4 WINDOW/DOOR JAMB FLASHING NTS

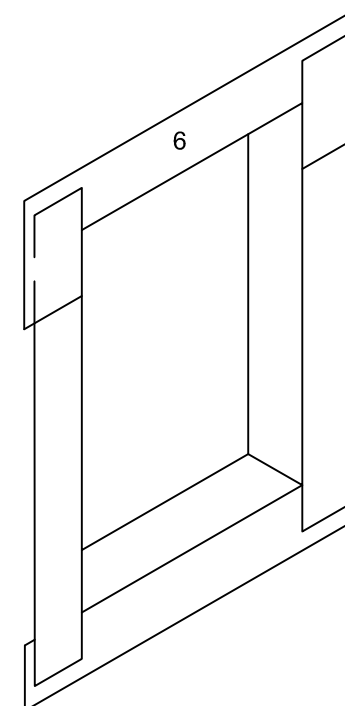
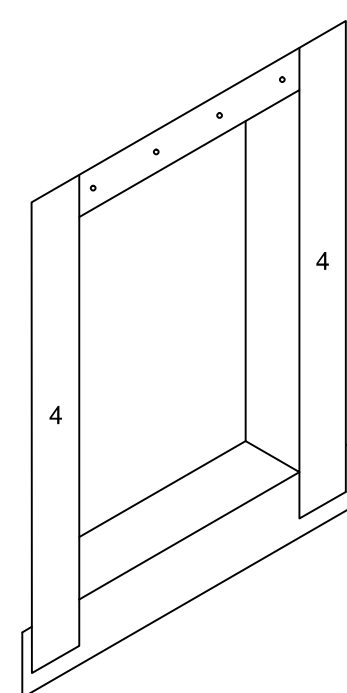


3 WINDOW/DOOR HEAD FLASHING NTS

2 WINDOW/DOOR SILL FLASHING NTS



GENERAL NOTES:
WINDOW / DOOR JAMB FLASHING AND FLASHING PAN NOT SHOWN FOR CLARITY.
AT PATIO DOORS, PROVIDE METAL PAN BENEATH THRESHOLD (VERIFY PAN PROVIDED BY MANUFACTURER)
ALTERNATE MEMBRANES MAY BE ACCEPTABLE IF EQUAL IN QUALITY TO THE VYCOR PRODUCT



1. INSTALL VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE W.P. MEMBRANE AT SILL AND FOLD 6" DOWN EXTENDING 8" - 10" TO EACH SIDE. DO NOT ATTACH LOWER EDGE. IT WILL LAP WALL MOISTURE BARRIER
2. INSTALL WINDOW DOOR FLASHING PAN PER DETAIL 2 SHEET A9
3. INSTALL WINDOW/DOOR JAMB FLASHING PER DETAIL 4, SHEET A8
4. INSTALL VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE W.P. MEMBRANE TO LAP OVER JAMB FLASHING. WALL MOISTURE BARRIER TO LAP OVER W.P. MEMBRANE
5. INSTALL HEAD FLASHING AT HEAD PER DETAIL 3 SHEET A8
6. INSTALL VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE W.P. MEMBRANE TO LAP OVER FLASHING. W.P. MEMBRANE TO EXTEND 6" BELOW TOP OF ROUGH OPENING. BUILDING PAPER TO LAP OVER W.P. MEMBRANE

1 TYP. DOOR/WINDOW WRAP NTS

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PROJECT TITLE

CONDITIONAL USE PERMIT APPLICATION

REVISION TO APPROVED
BUILDING PERMIT
#2015-0527-7247

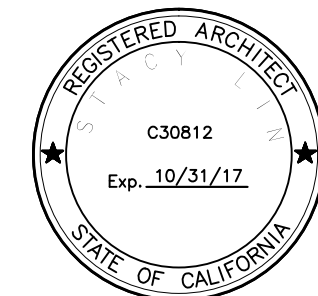
OWNER & PROJECT ADDRESS

JEANSON
RESIDENCE

79 CRAGMONT
SAN FRANCISCO
CALIFORNIA
94116

REVISIONS	DATE

STAMPS



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DATE

SEPTEMBER 9, 2016

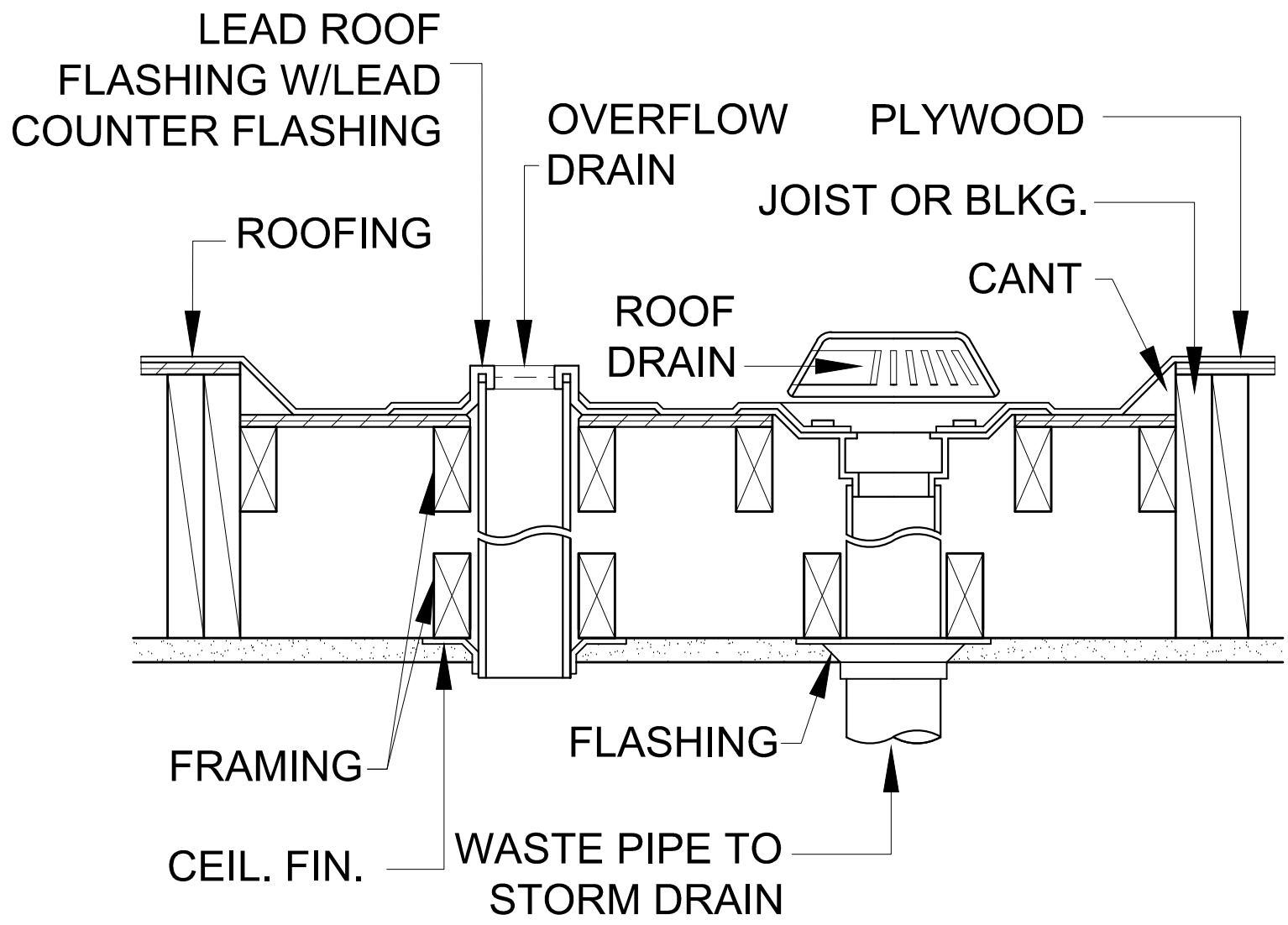
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SHEET TITLE

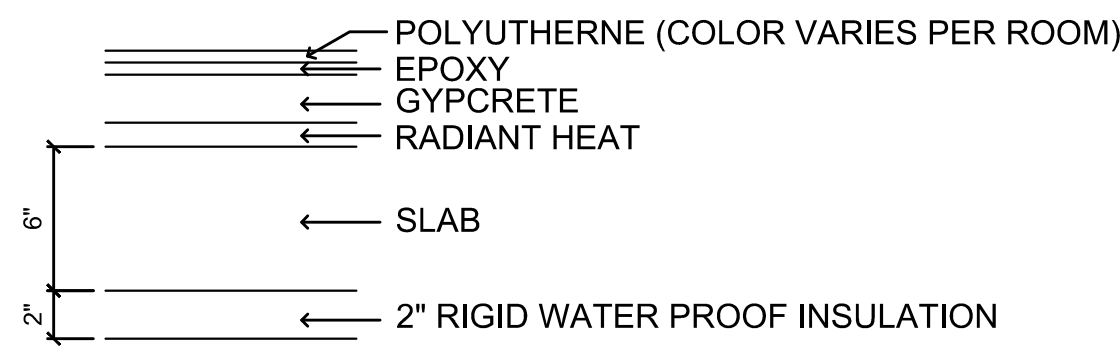
DOOR & WINDOW
SCHEDULES

SHEET #

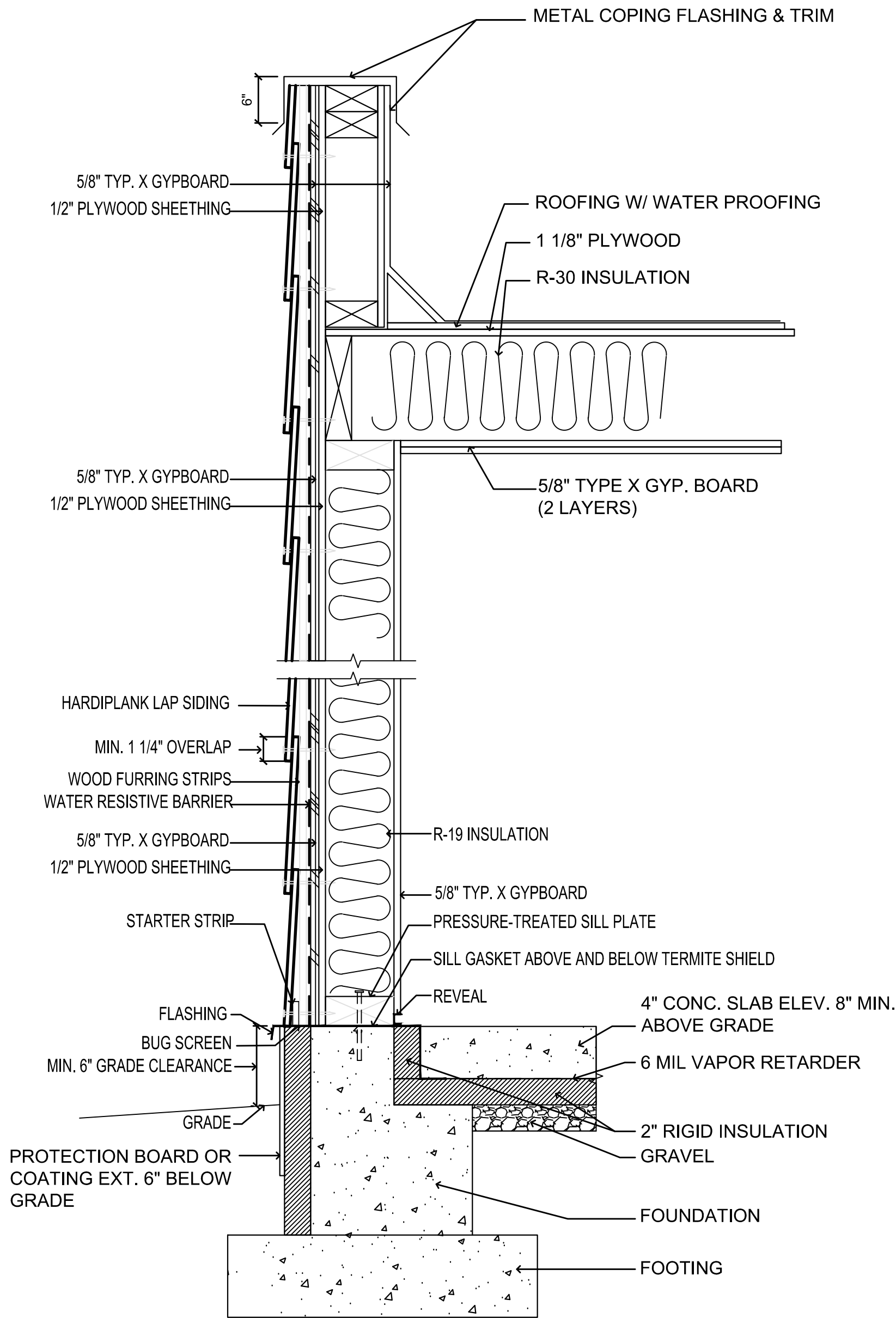
A.11



4 ROOF DRAIN DETAIL
N.T.S.



2 CONCRETE FLOOR DETAIL
1 1/2" = 1'-0"



1 ONE HOUR EXTERIOR WALL DETAIL
1 1/2" = 1'-0"

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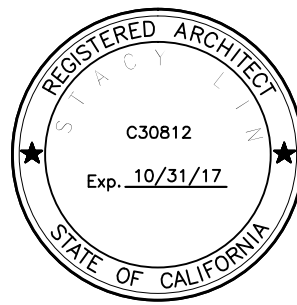
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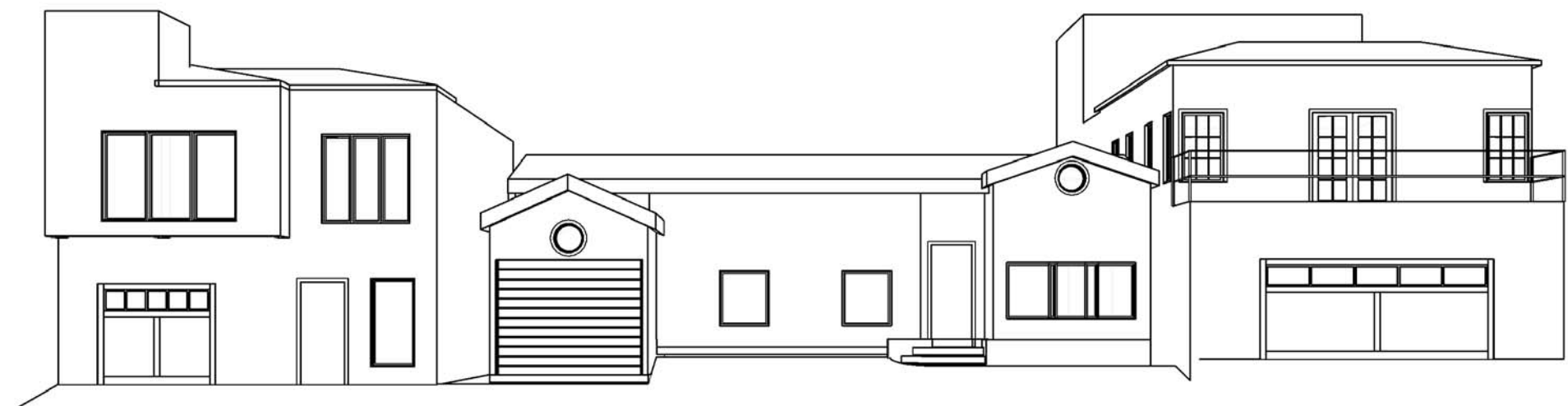
DETAILS

SHEET #

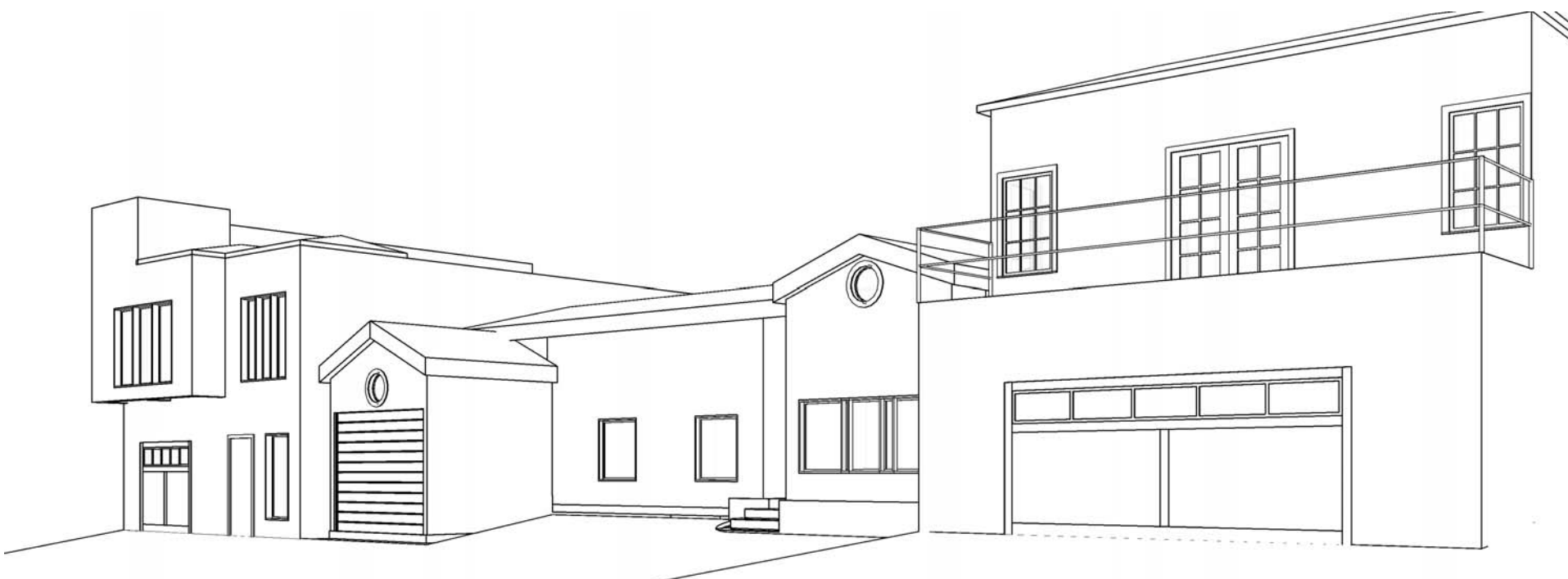
A.12



1 (E) VIEW FROM SOUTH EAST



2 (E) STREET VIEW



3 (E) VIEW FROM NORTH EAST



4 (N) VIEW FROM SOUTH EAST



5 (N) STREET VIEW



6 (N) VIEW FROM NORTH EAST



REAR ELEVATION OF SUBJECT PROPERTY
AND ADJACENT PROPERTIES

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PROJECT TITLE
VOLUNTARY
SEISMIC
SAFETY
UPGRADE +
VERTICAL
EXPANSION

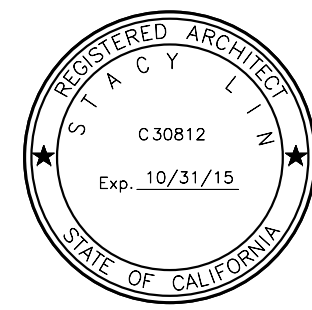
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AUGUST 24, 2015

SCALE

PROJECT #

SHEET TITLE

PERSPECTIVES

SHEET #

A.13



1



2



3



4



5



6 (SUBJECT PROPERTY)



7



8



9



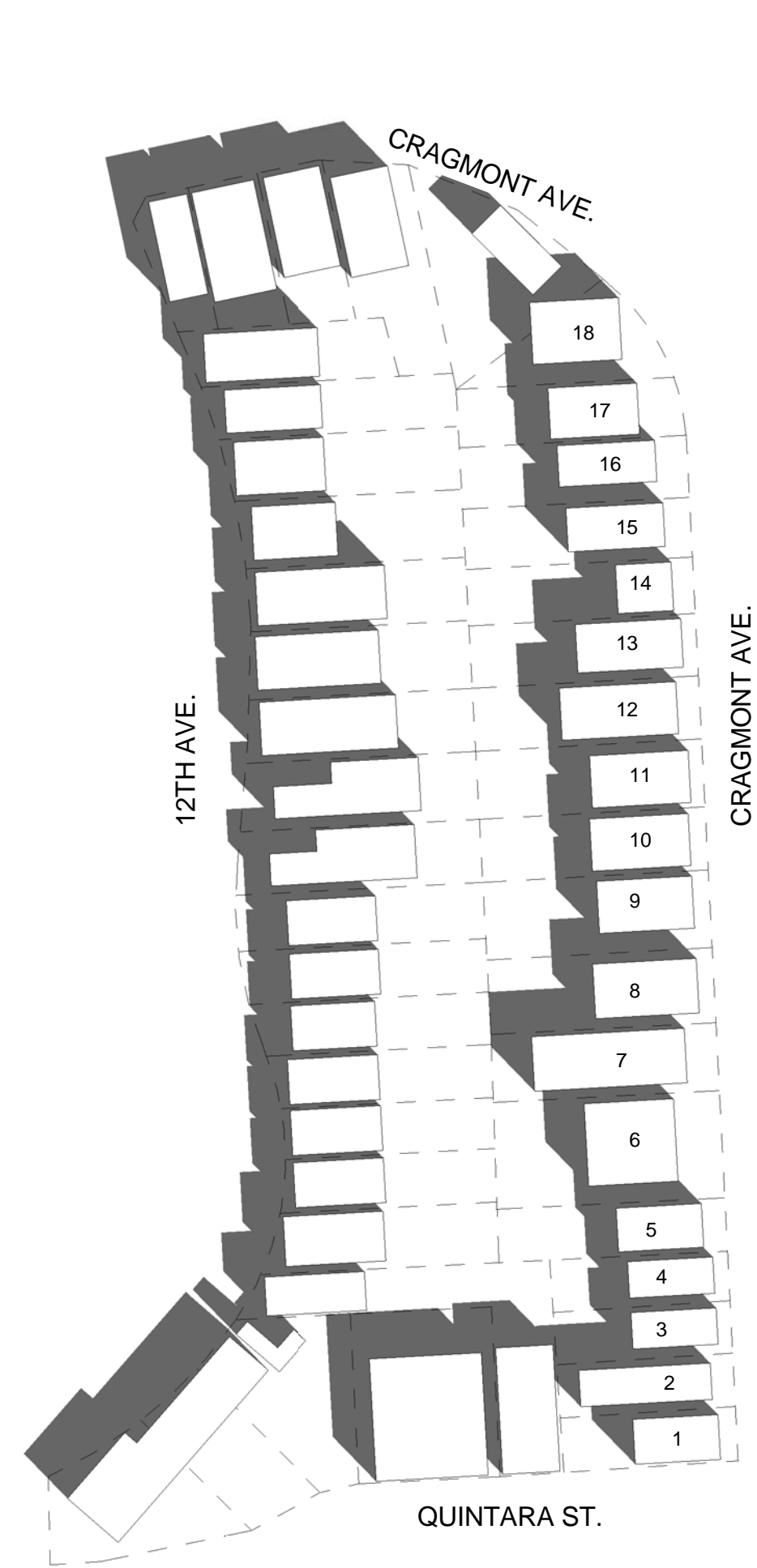
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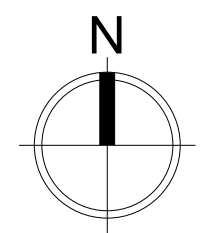
11



12



1 KEY MAP



13



14



15



16



17



18



SUBJECT PROPERTY AND ADJACENT PROPERTIES



PROPERTIES ACROSS FROM SUBJECT PROPERTY

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PROJECT TITLE

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SCALE

PROJECT #

SHEET TITLE

PHOTO SHEET

SHEET #

A.14