



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JANUARY 31, 2019

Date: January 24, 2019
Case No.: **2015-008813DRP**
Project Address: **2337 Taraval Street**
Permit Application: 2015.0828.5547
Zoning: Taraval Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 2392/037
Project Sponsor: Ahmad Larizadeh
Bana Construction Inc
1880 Golden Gate Avenue
San Francisco, CA 94115
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: Do not take DR and Approve

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

For a proposal to construct a 33 foot, 3 inch tall, 3,147 square foot, three-story mixed-use building providing two residential units over a 593 square foot ground floor commercial unit at the front of the property and a roof deck. A 2,170 square foot, two-story-over-garage single-family residence located at the rear of the property will remain, the existing front stairs will be removed and the garage will be converted to a ground floor entryway.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Taraval Street, near the intersection of 34th Avenue. The subject property is located within the Taraval Street Neighborhood Commercial District (NCD) Zoning District and a 40-X Height and Bulk District. The site is developed with a two-story-over-garage single-family wood-frame residence constructed in 1912 and located at the rear of the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the NCD Zoning District, including commercial series, restaurants, bars, apparel stores, personal services, and other types of retailers. Buildings in the vicinity typically range from two to three stories in height. Upper floors of buildings are generally occupied by residential units. Immediately to the east of the subject property is a two-story residential-over-commercial building, to the west are the rear yards of four lots all containing two-story-over-garage residential buildings that front onto 34th Avenue.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING DATE
312	30 days	November 1, 2016 to December 1, 2016	November 29, 2016	January 31, 2019	2 years, 2 months, 2 day

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Online Posting	20 days	January 11, 2019	January 09, 2019	22 days
Posted Notice	20 days	January 11, 2019	January 11, 2019	20 days
Mailed Notice	20 days	January 11, 2019	January 11, 2019	20 days

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical Exemption.

DR REQUESTOR

Dallas Udovch on behalf of the Taraval Home Preservation Group of 2331 Taraval Street, the adjacent neighbor to the east of the proposed project.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

1. Impacts from the loss of a Victorian home from public view.
2. Impacts to light access to the residential unit at 2331 Taraval Street and residences fronting on 34th Avenue.
3. Loss of off-street parking.

See attached *Discretionary Review Application*, dated November 29, 2016.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

The Sponsor has complied with the Urban Design Guidelines (UDGs) in relation to the DR requestor’s issues related to light.

See attached *Response to Discretionary Review*, dated January 17, 2019.

DESIGN REVIEW

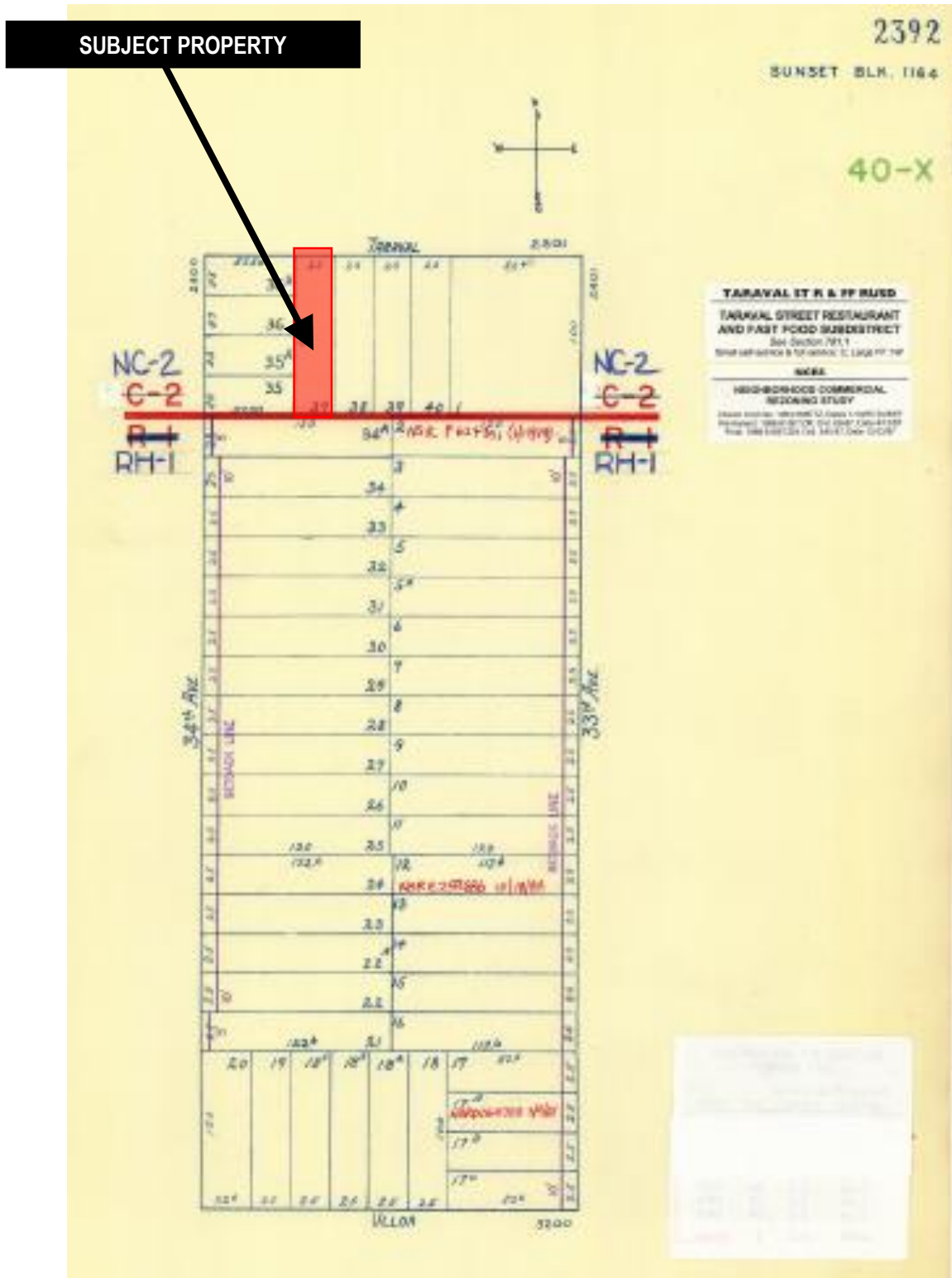
1. The new construction is located at the north end of the subject property. The extent of the depth of the structure will provide a rear-yard-equivalent mid-lot courtyard that is 25% of the lot area. The mid-lot open area maintains access to light and air to the DR Requestor's skylights and the rear yards of the adjacent neighbors to the west. The proposed structures is comparable in scale and massing to the surrounding structures.
2. The proposed new construction would block from public view an existing structure circa 1912 that is Age Eligible Historic Resource. The Sponsor submitted a Historic Resource Evaluation Supplemental Application prepared by KDI Land Use Planning dated January 15, 2018 (attached). The Department's attached *Preservation Team Review Form*, dated September 12, 2018, found the existing structure at 2337 Taraval Street to not be eligible for listing in the California Register under any criteria, either individually or as part of a historic district.

RECOMMENDATION:	Do not take DR and Approve Project
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application
Reduced Plans

Parcel Map



Discretionary Review Hearing
Case Number 2015-008813DRP
2337 Taraval Street

Sanborn Map*

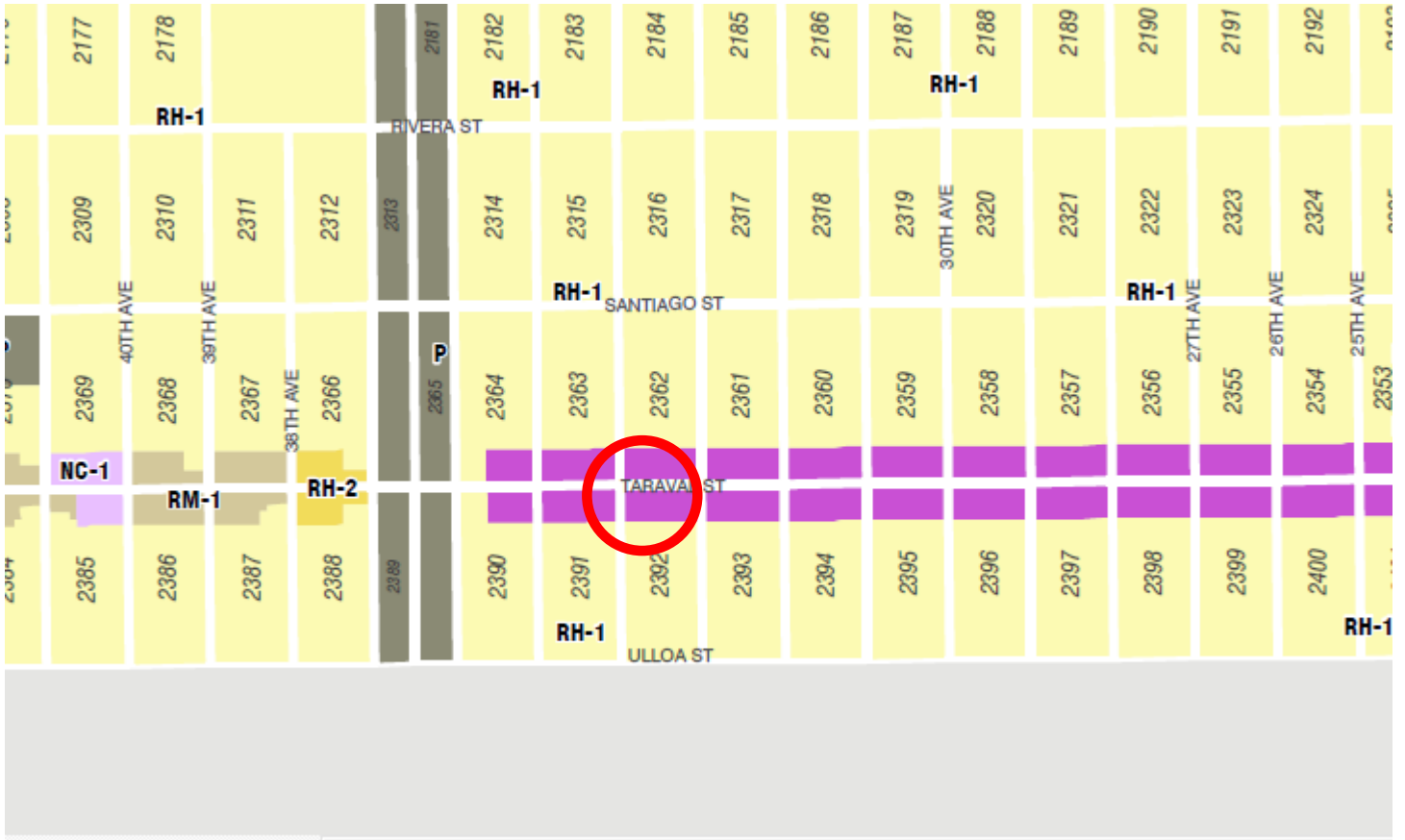


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2015-008813DRP
2337 Taraval Street

Zoning Map



Discretionary Review Hearing
Case Number 2015-008813DRP
2337 Taraval Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-008813DRP
2337 Taraval Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-008813DRP
2337 Taraval Street

Existing Site Photo



Discretionary Review Hearing
Case Number 2015-008813DRP
2337 Taraval Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **August 28, 2015**, the Applicant named below filed Building Permit Application No. **2015.08.28.5547** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2337 Taraval Street	Applicant:	BANA Inc.
Cross Street(s):	34th Avenue	Address:	71 Blake Street
Block/Lot No.:	2392/037	City, State:	San Francisco, CA 94114
Zoning District(s):	Taraval Street NCD / 40-X	Telephone:	(415) 752-2824

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential and Commercial
Front Setback	62'-2"	0'-0"
Side Setbacks	None	No Change
Building Depth	100 feet	100 feet
Rear Yard	0'-0"	0'-0", a 25' courtyard is provided
Existing Rear Building Height	Approximately 28'	No change
New Building Height	0'-0"	33'-3"
Number of Stories	0	3
Number of Dwelling Units	1	3
Number of Parking Spaces	1	0 (Replaced with bike parking)
PROJECT DESCRIPTION		
The proposal is construct a 33 foot-3 inch tall, 3,147 square foot, three-story mixed-use building providing two residential units over a 593 square foot ground floor commercial unit at the front of the propoerty. A 2,170 square foot, three-story single residence located at the rear of the property will remain. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Jeff Horn
Telephone: (415) 575-6925
E-mail: jeffrey.horn@sfgov.org

Notice Date: 11/1/16
Expiration Date: 12/1/16

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2337 Taraval Street		2392037
Case No.		Permit No.
2015-008813ENV		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. New construction of 3-story mixed used structure; ground floor retail with two residential units above.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, 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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive 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 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

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 PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): New construction on lot obscuring historic building when viewed from public ROW
<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. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated _____ b. Other (specify): Per PTR signed and approved by AV on 9/12/18 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
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: Monica Giacomucci	

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. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit <hr/> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Monica Giacomucci <hr/> 09/14/2018
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2337 Taraval Street		2392/037
Case No.	Previous Building Permit No.	New Building Permit No.
2015-008813PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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:

RECEIVED

NOV 29 2016

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	2015-008813DRP

APPLICATION FOR CITY & COUNTY OF S.F. PLANNING DEPARTMENT Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Taraval Home Preservation Group - <i>DALLAS UDOVCH</i>		
DR APPLICANT'S ADDRESS: 2331 Taraval Street	ZIP CODE: 94116415	TELEPHONE: (415) 572-3461

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Johnny and Mirando Ho		
ADDRESS: 2337 Taraval Street	ZIP CODE: 94116	TELEPHONE: (415) 716-9099 cell

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Dallas Udovch		
ADDRESS: 2331 Taraval Street	ZIP CODE: 94116	TELEPHONE: (415) 572-3461
E-MAIL ADDRESS: dudovch@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2337 Taraval Street	ZIP CODE: 94116
CROSS STREETS: 34th Avenue	

ASSESSORS BLOCK/LOT: 2392 / 037	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT: Taraval St NCD/40-X	HEIGHT/BULK DISTRICT: 33.3 feet
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3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☒ New Construction ☒ Alterations ☐ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☒ Height ☐ Side Yard ☐
yard in front of residence

Present or Previous Use:

Proposed Use: New construction of 33'3" tall, 3,147 sq ft building, ground floor commercial, 2 floors residential

Building Permit Application No. 2015.08.28.5547

Date Filed: 8/28/15

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

THE ACTUAL Design OF THE LAYOUT THE HOUSE SET WAY BACK ~~WAS~~ TO HAVE ARCH. EFFECT OF LONG YARD WITH HISTORIC VICTORIAN HOMES THERE ARE FEW REMAINING IN SAN FRANCISCO - THIS PROPERTY IS AN ARCH. MASTER PIECE. TO PUT A BIG BLOCK IN THE FRONT YARD IS RUINING THE LAST OF DIST. Y AND THRAVAL ST. AREA.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

THE UNIT ON TOP OF 2331 HAS LIGHT FROM SKYLIGHTS ONLY THE LIVINGROOM WILL LOSE 50% OF ITS LIGHT - THE KITCHEN HAS A SMALL VIEW OF THRAVAL ST. FROM THE LIGHTWELL - THE PROPOSED BUILDING WILL REMOVE VIEW AND LIGHT. PARKING FOR THESE PROPOSED UNITS AND HOWE WILL IMPACT BUS. ON THIS BLOCK OUT OF MUNI (SFMTA) THE BOARDING ISLAND - LAWSUIT MAY ARISE -

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

PLEASE NOTE! THE REAR YARDS THAT CURRENTLY FACE THE DRIVEWAY IN CASE OF FIRE THESE OCCUPANTS WILL BE TRAPPED. THIS WAS ALSO PART OF ORIG. DESIGN.

THIS HOME IS A SAN FRANCISCO TREASURE WITH THE FRONT YARD.

NOTE! REAR YARD IS COMPLETELY ENCLOSED NOW WITH NO PLUMBING, ELECT, STRUCTURAL, BUILDING PERMITS. !!

THIS MUST BE INSPECTED AND PERMITS PULLED TO BE SAFE.

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: X/05.18-2016

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

DALLAS UDOVCH

Owner ☒ Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications 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**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

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

RECEIVED

NOV 29 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

For Department Use Only

Application received by Planning Department:

By:

Kurt Bohn

Date:

11/29/16

TERI FOWLER

**Attorney at Law
2410 - 34th Avenue
San Francisco, California 94116**

(415) 564 0613

teri.fowler11@gmail.com

March 18, 2015

Mr. Ahmad Larizadeh

BANA, Inc.

71 Blake Street

San Francisco, CA 94118

Re: 2337 Taraval Street

Pre-Application Meeting

Dear Mr. Larizadeh:

Pursuant to the Pre-Application Meeting held March 16 at the above site, I am opposed to further development of it for a number of reasons.

The proposed construction of one commercial and two residential units would cut off backyard exit of houses on 34th Avenue in case of fire.

The present driveway which serves as parking for three automobiles in tandem would be reduced to a width only large enough to accommodate fire hoses. There is no provision for alternate parking, nor any plan for parking in the new construction. Customers of Oceanside Sheet Metal, directly adjacent at 2331 Taraval, as well as callers along 34th Avenue, would have increased difficulty finding a space to park.

The affected residents on 34th Avenue would suffer loss of privacy, face to face out their back windows with the occupants on Taraval. There would be no breathing space. Sunlight would be cut off. The resultant congestion would cause property values to drop.

I look forward to notice of the Planning Commission meeting.

**cc: Katy Tang
Board of Supervisors**

Sincerely,


Teri Fowler

**NEIGHBORHOOD MEETING RE
PROPOSED 2337 TARAVAL PROJECT**

November 16, 2016

Attendees:

Name	Address	Contact
DALLAS UDOVCH	2331 TARAVAL	415-753-8925
Koen LAV	2333 TARAVAL	415-756-9861
Teri Fowler Susmann	2410-34th Ave	415-564-D613
Josephine HEALY	2422-34 th AVE,	415-681-8385
Stella Loo	2408 - 34th Ave.	415-839-4950
Beaumont Udovch	2333 Taraval St	415-374-1711
Ray Buckley	2412 34 th Ave St	415-425-6674

RESPONSE TO
**DISCRETIONARY
REVIEW (DRP)**



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1850 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-8878 SFPLANNING.ORG

Project Information

Property Address: 2337 taraval san francisco Zip Code: 94116

Building Permit Application(s): 2015/08/28/5547

Record Number: Assigned Planner: jeffrey horn

Project Sponsor

Name: ahmad larizadeh dba BANA Phone: cell 415-716-9099
Email: banainc@aol.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

the proposal is to build 1 commercial and 2 residential in front of existing single family (owner occupied) ...the design meets the design guidelines of the planning dept - dr requester is not reasonable for wanting this project stopped

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

we are NOT willing to change the design - the neighbor's concern of lightwell ...our new design will match their lightwell

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

the new design has a hallway which connects the back single family unit to the front street - therefore the back unit occupants will NOT be trapped ...also the entire building is FULLY SPRINKLEPED including the hallway

Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	3
Occupied Stories (all levels with habitable rooms)	2	4
Basement Levels (may include garage or windowless storage rooms)	1	0
Parking Spaces (Off-Street)	1	0
Bedrooms	3	7
Height	30ft	33ft
Building Depth	37.75ft	37ft 2"
Rental Value (monthly)	owner occupy	\$8,500.00
Property Value	\$1.5 mil	\$4.5 mil

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

1/17/19

Printed Name:

ahmad larizadeh

☐

Property Owner

☒

Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

NEW FRONT BUILDING
2337 TARAVAL STREET
SAN FRANCISCO CA 94116

1. CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY THE LANDLORD OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
5. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.

A0	COVER SHEET, PROJECT DATA
A01	EXISTING AND PROPOSED SITE PLAN
A1	PROPOSED FLOOR PLANS OF FRONT BLDG
A2	PROPOSED ELEVATIONS AND SECTIONS OF FRONT BLDG
A2.1	PROPOSED ELEVATIONS OF FRONT BLDG
A3	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS OF REAR BLDG

- **NEW FRONT BUILDING (2 UNIT RESIDENTIAL, 1 COMMERCIAL)**

OWNER:	
BLOCK:	2392
LOT:	037
TYPE OF CONSTR:	TYPE V-B
SPRINKLERS:	FULLY SPRINKLERED @ NEW BLDG
NO. OF STORIES:	3
PRESENT USE:	SINGLE FAMILY DWELLING @ REAR
PROPOSED USE:	TWO FAMILY DWELLING + COMMERCIAL @ FRONT SINGLE FAMILY DWELLING @ REAR
OCCUPANCY:	R3/B
ZONING:	NCD

ULLOA STREET

33RD AVENUE

SUBJ. PROPERTY

34TH AVENUE

TARAVAL STREET

NORTH

JURISDICTION: CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE:

2013 CALIFORNIA BUILDING CODE ADMENDMENTS

2013 CALIFORNIA MECHANICAL CODE

2013 CALIFORNIA ELECTRICAL CODE

2013 CALIFORNIA PLUMBING CODE

2013 CALIFORNIA ENERGY CODE

2013 CALIFORNIA FIRE CODE & ALL RELATED

2013 SAN FRANCISCO BUILDING CODE ORDINANCES

OF THE CITY & COUNTY OF SAN FRANCISCO

A square with a black border and two diagonal lines forming an 'X'. The word 'BLANK' is centered in the square.

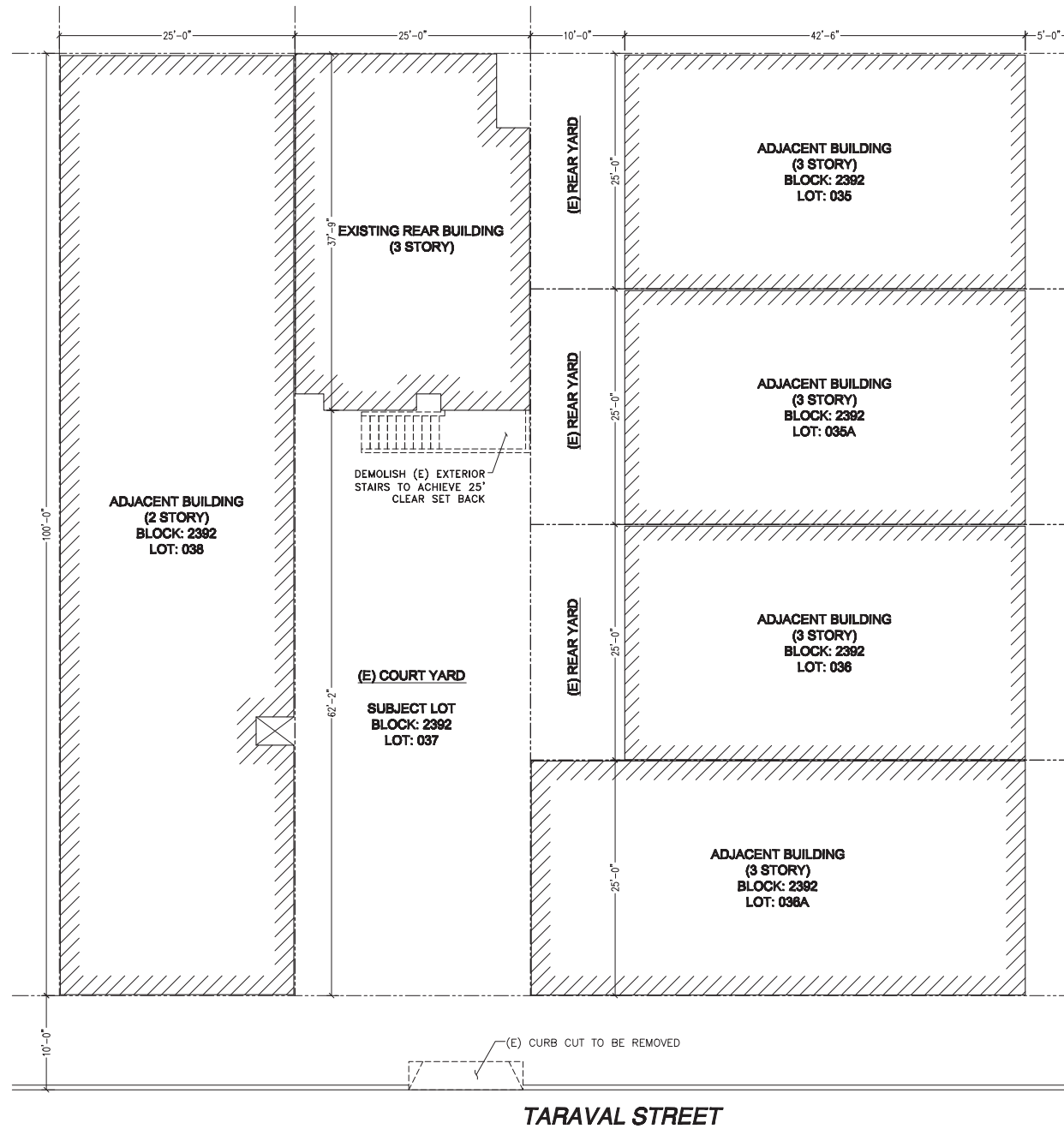
FLOOR	(N) COMMERCIAL UNIT	(N) UNIT 1 (2ND FL)	(N) UNIT 2 (3RD FL)	COMMON AREAS	TOTAL
GROUND FLOOR	593 SQ FT	0 SQ FT	0 SQ FT	288 SQ FT	881 SQ SF
SECOND FLOOR	0 SQ FT	866 SQ FT	0 SQ FT	104 SQ FT	970 SQ FT
THIRD FLOOR	0 SQ FT	0 SQ FT	866 SQ FT	104 SQ FT	970 SQ FT
ROOF	0 SQ FT	0 SQ FT	0 SQ FT	326 SQ FT	326 SQ FT
TOTAL	593 SQ FT	866 SQ FT	866 SQ FT	822 SQ FT	
				GRAND TOTAL	3,147 SQ FT

FLOOR	(N) COMMERCIAL UNIT	(N) UNIT 1 (2ND FL)	(N) UNIT 2 (3RD FL)	COMMON AREAS	TOTAL
GROUND FLOOR	593 SQ FT	0 SQ FT	0 SQ FT	288 SQ FT	881 SQ SF
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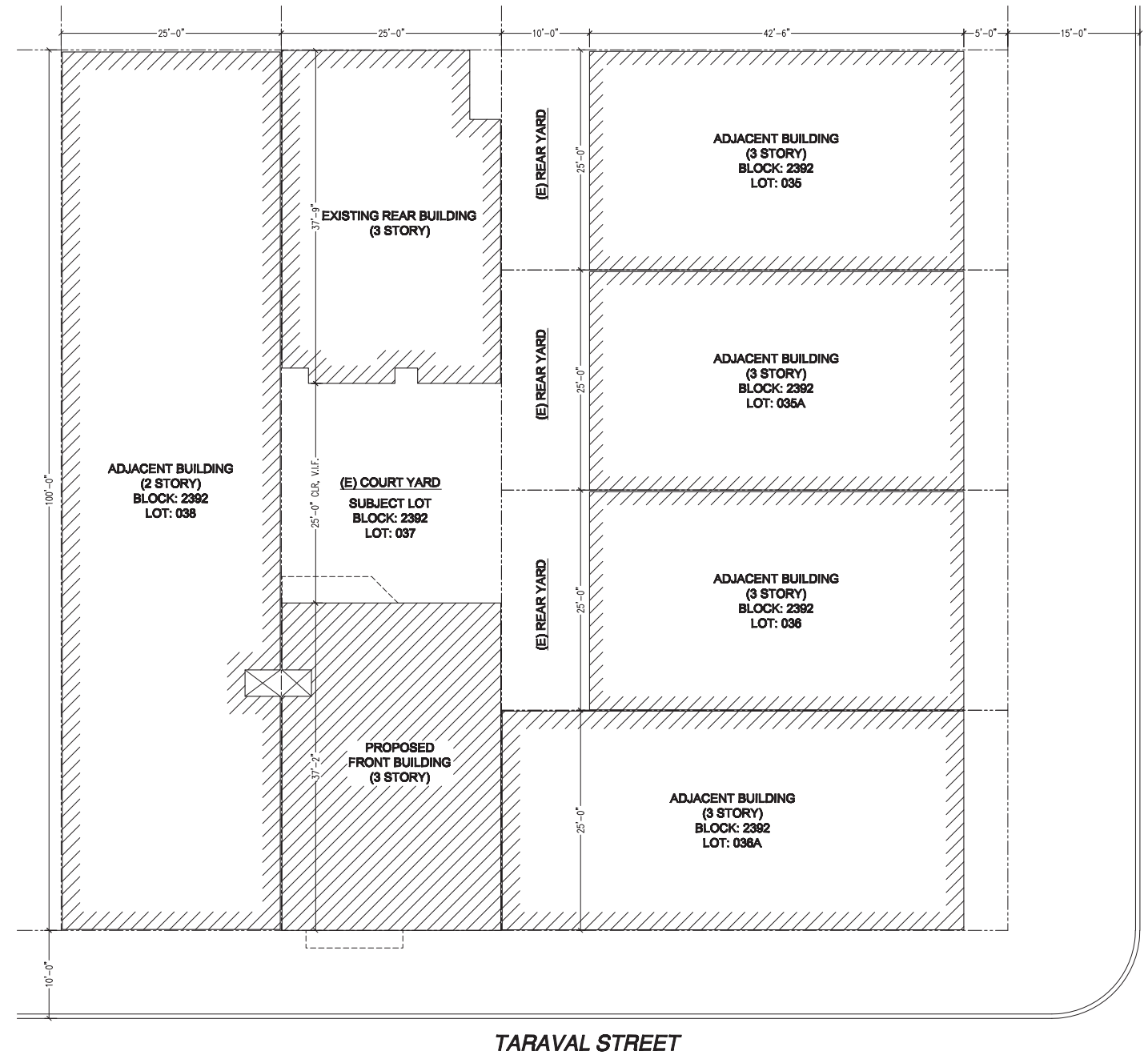
2337 TARAVAL STREET
SAN FRANCISCO CA 94116

COVER SHEET,
PROJECT DATA

11/11/2016



1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

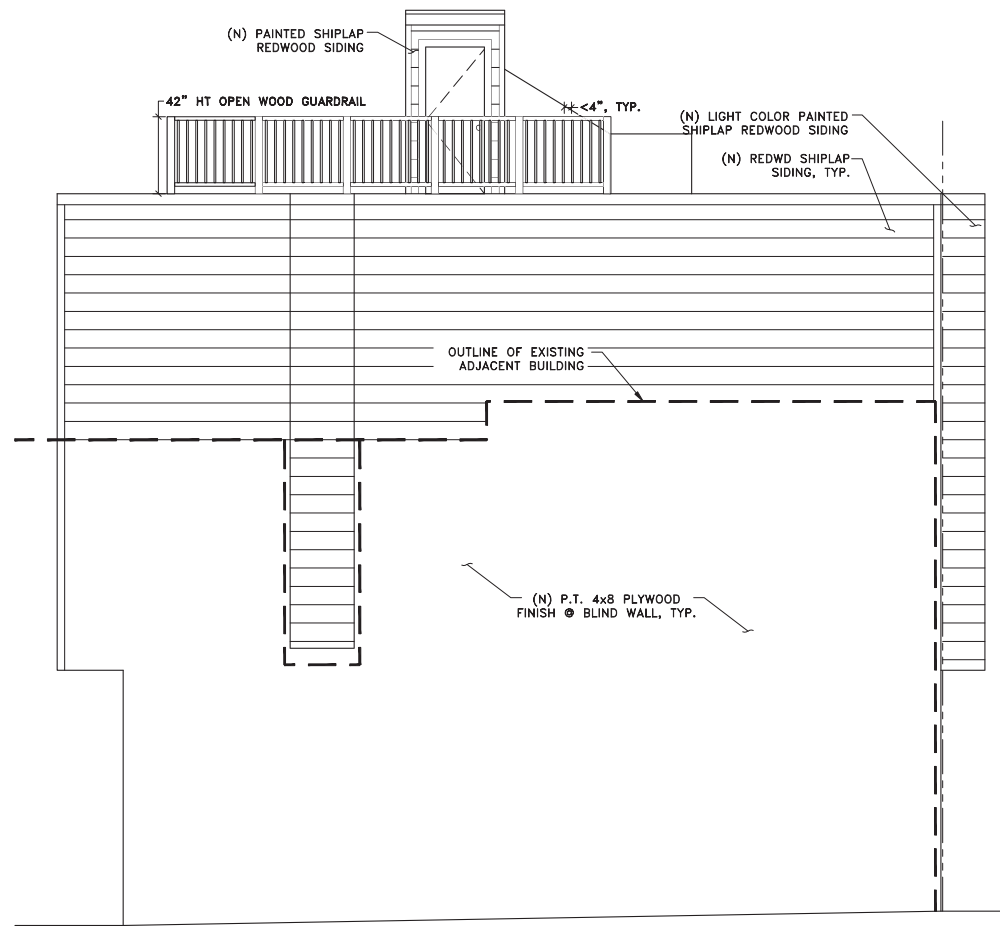
BANA INC.
71 BLAKE STREET
SAN FRANCISCO, CA 94118
TEL. 415-752-2824

2337 TARAVAL STREET
SAN FRANCISCO CA 94116

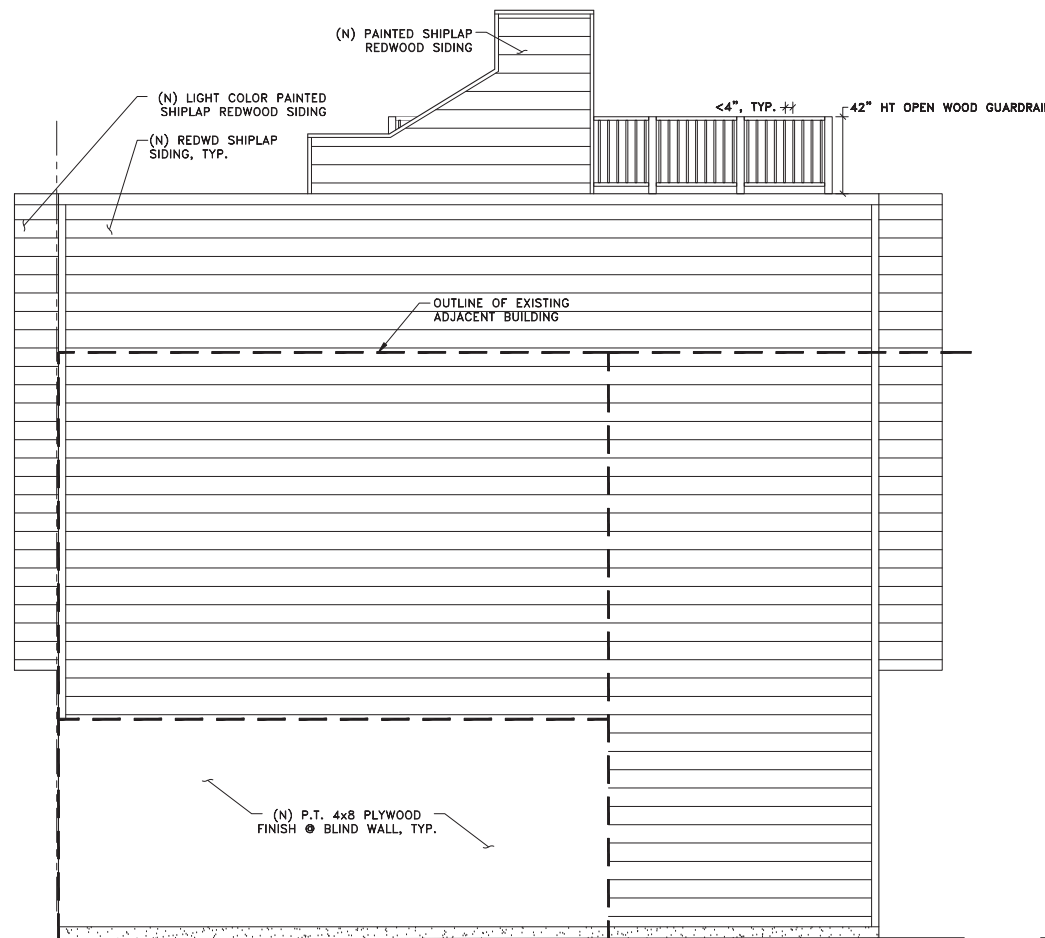
(E) AND (N)
SITE PLANS

DATE: 05/24/2016
SCALE: AS NOTED

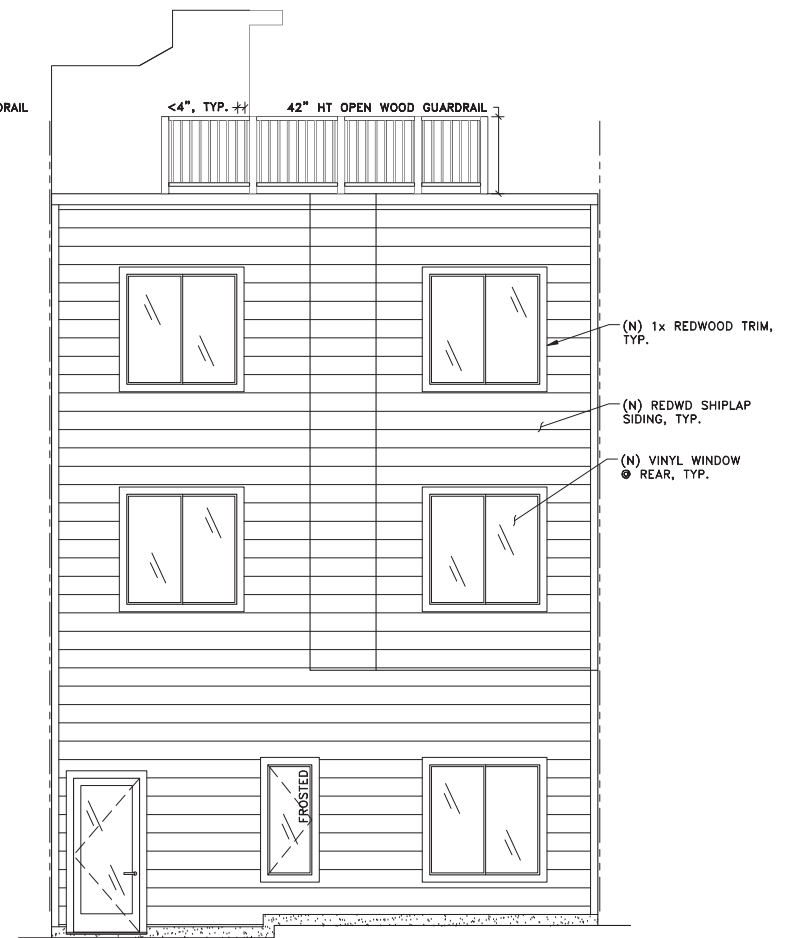
SHEET:
A01



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



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



3 PROPOSED REAR ELEVATION
1/4" = 1'-0"

REVISIONS	

BANA INC.
71 BLAKE STREET
SAN FRANCISCO, CA 94118
TEL. 415-752-2824

2337 TARAVAL STREET
SAN FRANCISCO CA 94116

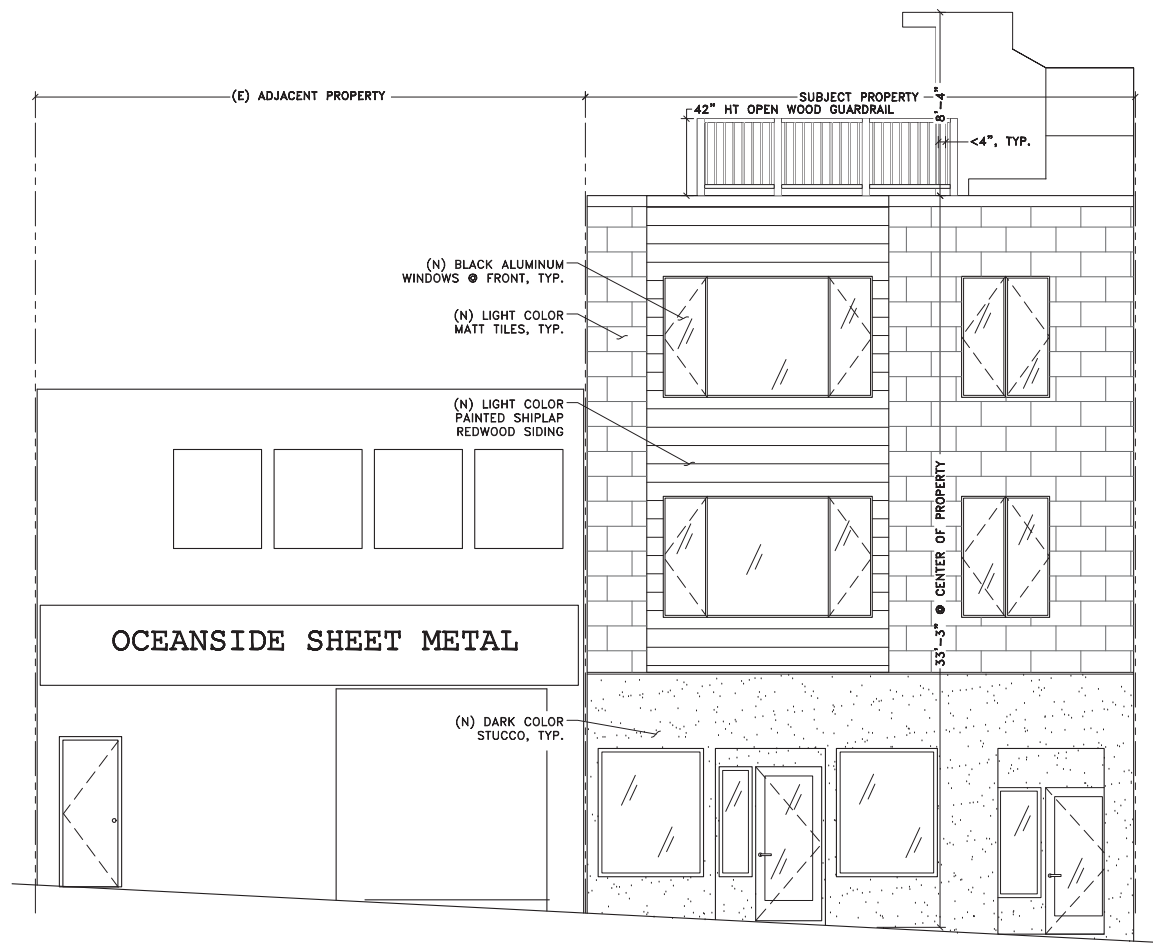
PROPOSED
ELEVATIONS
(FRONT BLDG)

DATE: 05/24/2016

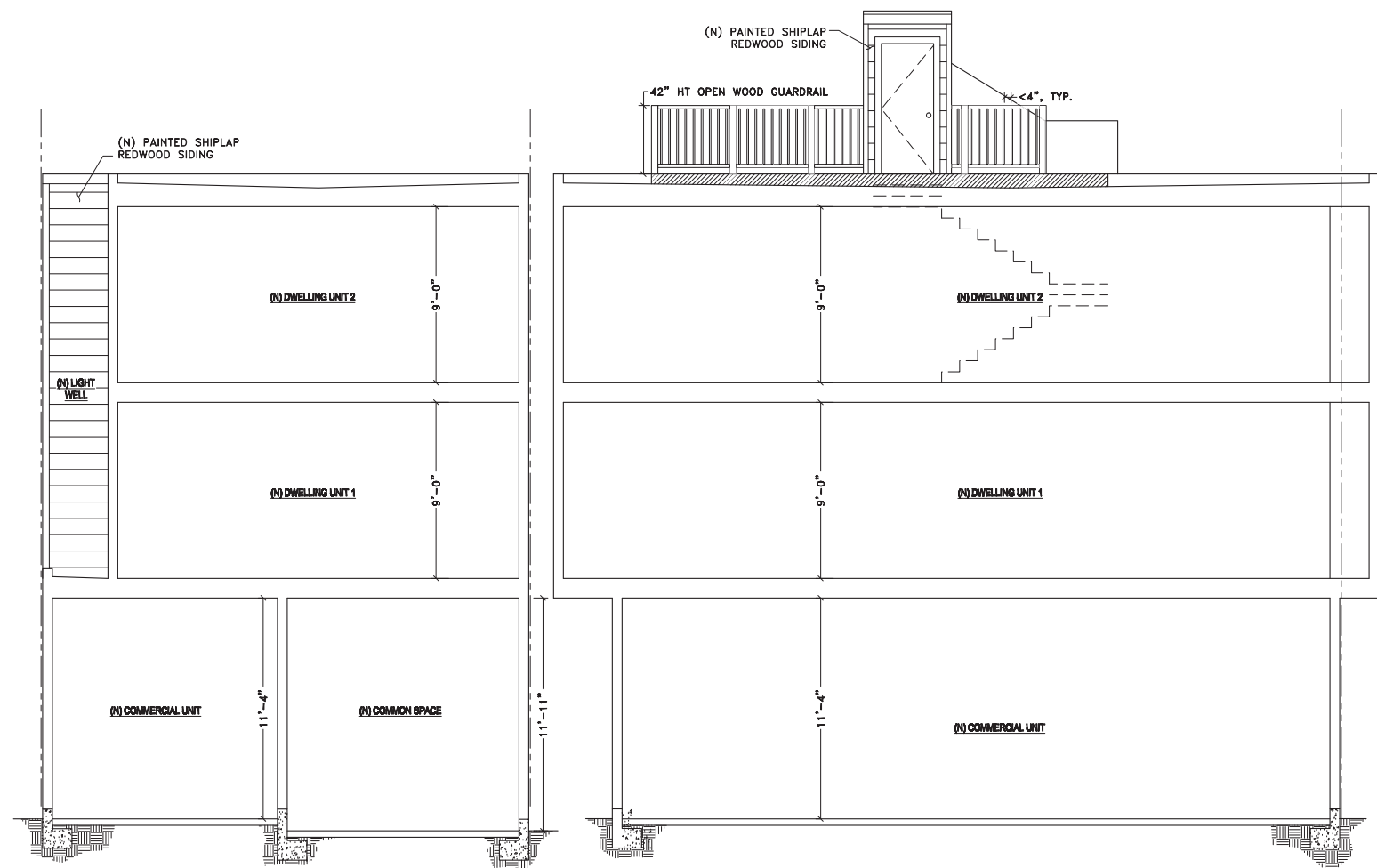
SCALE: AS NOTED

SHEET:

A2.1



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









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

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

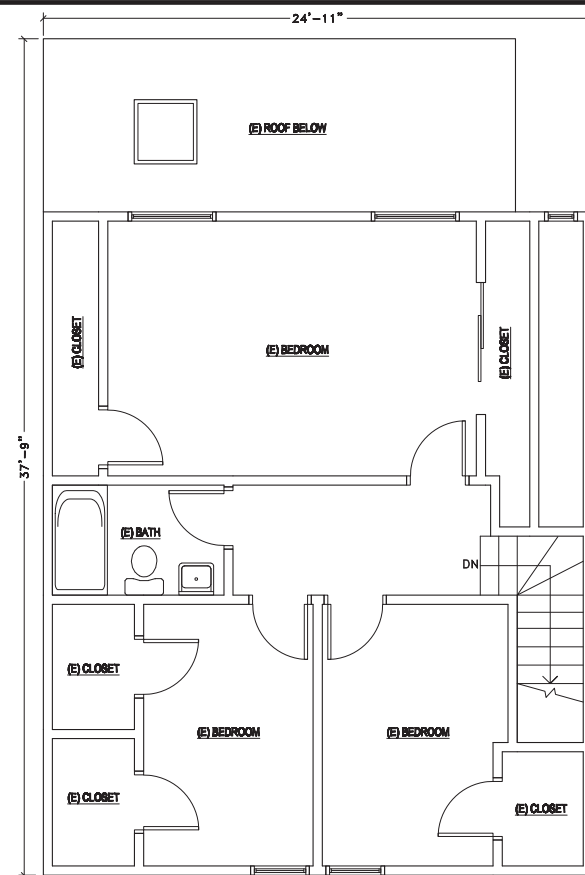
LEGEND

(E) EXISTING
(N) NEW / PROPOSED
(R) REPLACE EXISTING

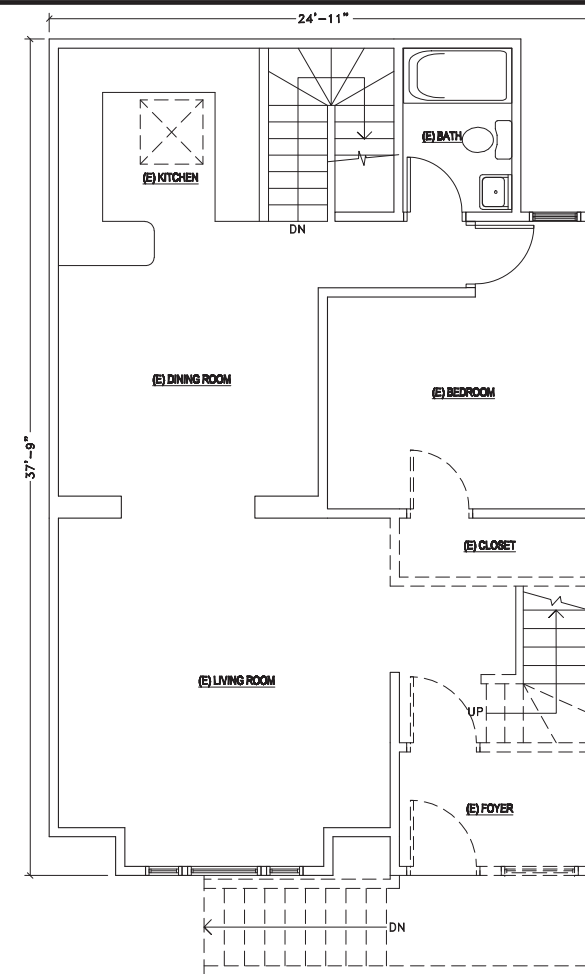
 (E) WALLS
 (N) 2x WALLS
 (N) 2x 1-HR RATED WALLS

 SD
 S-CO


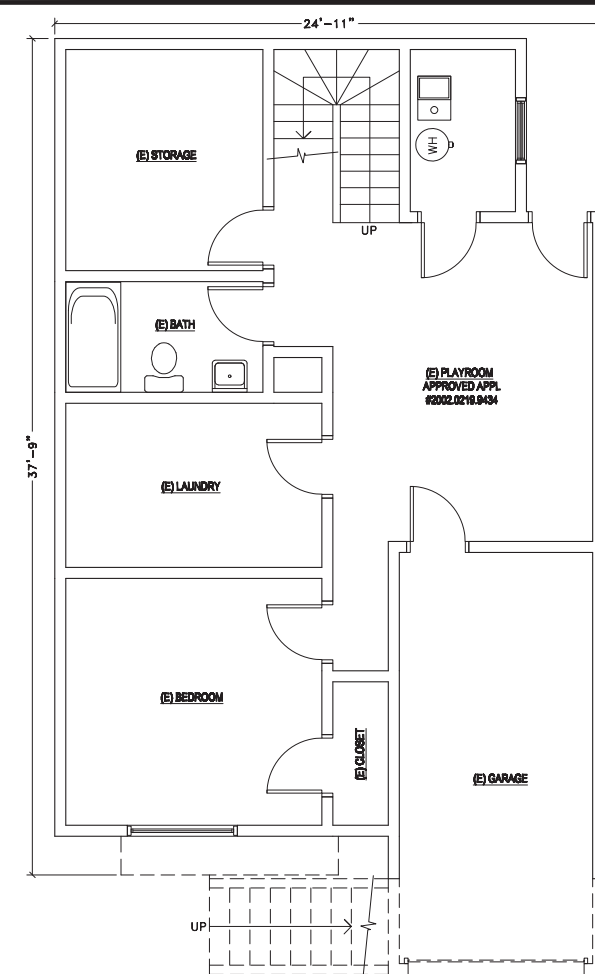
BATTERY SMOKE ALARM
 SMOKE / CARBON MONOXIDE ALARM
 COMBO, BATTERY OPERATED
 BATHROOM FLUORESCENT FAN LIGHT,
 W/ BACKDRAFT DAMPER AND
 HUMIDISTAT, TERMINATE 36" AWAY
 FROM OPENINGS AND R



1 **EXISTING THIRD FLOOR PLAN**
1/4" = 1'-0" (NO WORK) (REAR BUILDING)



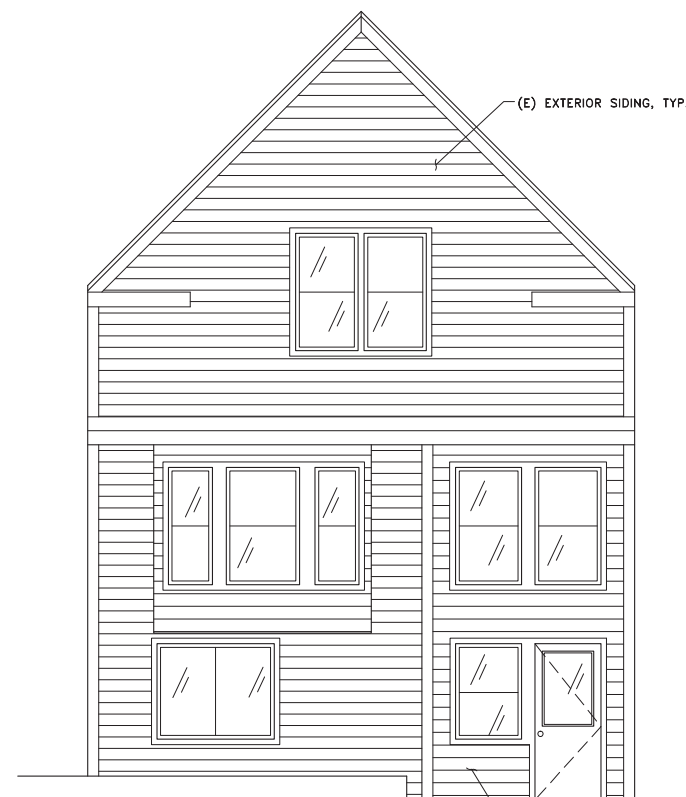
2 **EXISTING SECOND FLOOR PLAN**
1/4" = 1'-0" (REAR BUILDING)



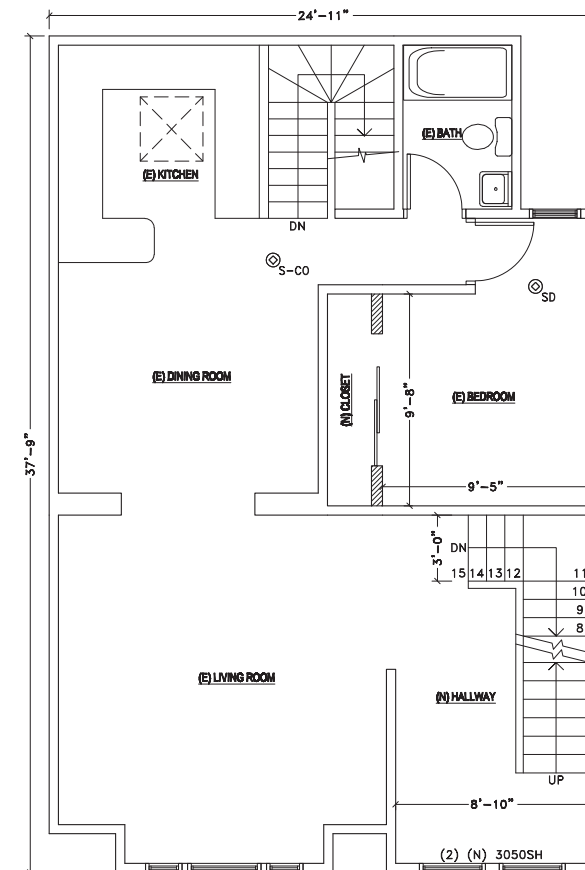
3 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0" (REAR BUILDING)



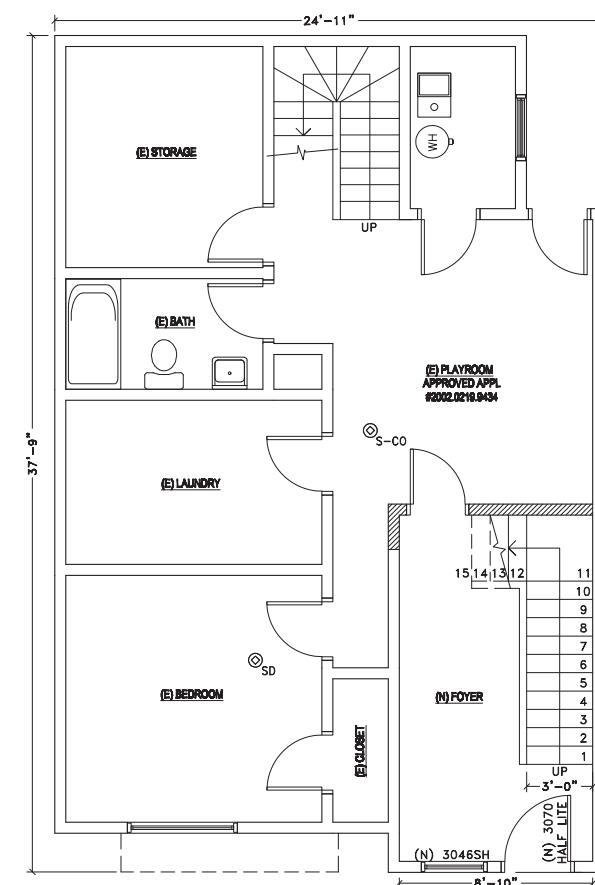
4 EXISTING FRONT ELEVATION
1/4" = 1'-0" (REAR BUILDING)



5 PROPOSED FRONT ELEVATION
1/4" = 1'-0" (REAR BUILDING)



6 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0" (REAR BUILDING)



7 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0" (REAR BUILDING)

DANA INC.
71 BLAKE STREET
SAN FRANCISCO, CA 94118
TEL. 415-752-2824

2337 TARAVAL STREET
SAN FRANCISCO CA 94116

**EXISTING AND
PROPOSED
FLOOR PLANS
AND
ELEVATIONS OF
EACH BLDG**

TE: 05/24/2016

SALE: AS NOTED

EET:

A3

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 is one of the few remaining larger Craftsman residences in the Sunset, it has been altered over time and is not a distinguished example of the style, nor was it designed by a master architect. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not within the boundaries of any identified historic district and is located on a block that lacks architectural cohesion and integrity overall, with building construction dates ranging from 1912 through 1990.

Therefore, 2337 Taraval Street is not eligible for listing in the California Register under any criteria, either individually or as part of a historic district.



North (primary) elevation of 2337 Taraval Street. Source: Redfin/SFARMLS.