



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 18, 2019

CONTINUED FROM: MAY 2, 2019

Record No.: 2015-015199CUA
Project Address: 562 28th AVENUE
Zoning: RM-1 (Residential, Mixed – Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 1517/022
Project Sponsor: Amir Afifi
SIA Consulting, Inc.
1256 Howard Street
San Francisco, CA 94103
Property Owner: Jakon Investment Group, LP
261 17th Avenue
San Francisco, CA 94121
Staff Contact: Matt Dito – (415) 575-9164
Matthew.Dito@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

The proposed project ("Project") includes the demolition of an existing two-story over basement single-family dwelling, and new construction a four-story over basement residential building. The Project would be 40-feet in height and contain eight dwelling units. The Project contains an Accessory Dwelling Unit ("ADU") on each of the first and basement levels, pursuant to Ordinance No. 116-19, which will be effective on July 28, 2019 and permits ADUs in new construction projects. The proposed building has a gross floor area of approximately 13,000 square feet, including a two-car garage. The Project includes a dwelling unit mix of three three-bedroom units, four two-bedroom units, and one one-bedroom unit.

REQUIRED COMMISSION ACTION

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

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received various forms of communication expressing opposition to the Project, largely expressing that more parking should be included. In addition to a small number of unidentifiable voicemails, a signed letter from 16 neighbors was submitted on May 1, 2019. The letter expresses opposition to the inclusion of a Residential Care

Facility at the property. The Project has since been revised to include two ADUs in place of the Residential Care Facility.

- **Application History.** The Project was originally filed as a six-family dwelling by a different project sponsor. The Project underwent several revisions, including a period of time where the ground floor and basement levels were proposed for use as a Residential Care Facility. The current proposal removed the Residential Care Facility and instead proposes two ADUs.
- **Owner History of Short-Term Rental Violations.** It should be noted that members of the ownership group have been involved in at least three separate instances of violations of the Short-Term Rental regulations. The properties in violation were 562 28th Avenue (the subject property), 1856 Pacific Avenue, and 168 Hyde Street. The enforcement case at 168 Hyde Street remains active, while the other two cases have been abated.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing single-family dwelling, the proposed replacement structure will provide seven additional dwelling units, two of which will be ADUs. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence
Exhibit G - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW EIGHT-FAMILY DWELLING LOCATED AT 562 28TH AVENUE, LOT 022 IN ASSESSOR'S BLOCK 1517, WITHIN AN RM-1 (RESIDENTIAL, MIXED – LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT.

PREAMBLE

On November 18, 2015, Stephen Antonaros filed Application No. 2015-015199CUA (hereinafter "Application" with the Planning Department (hereinafter "Department") for Conditional Use Authorization to demolish an existing single-family dwelling and construct a new six-family dwelling with a Residential Care Facility (hereinafter "Project") at 562 28th Avenue, Lot 022 in Assessor's Block 1517 (hereinafter "Project Site"), within an RM-1 (Residential, Mixed – Low Density) Zoning District and a 40-X Height & Bulk District. The Application was subsequently transferred to Amir Afifi of SIA Consulting, Inc. (hereinafter "Project Sponsor") and the Project revised into a proposal for an eight-family dwelling.

On May 2, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-015199CUA. At this public hearing, the Commission continued the Project to the public hearing on July 18, 2019.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption.

On July 18, 2019, the Commission conducted a public hearing at a regularly scheduled meeting.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-015199CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2015-015199CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the demolition of an existing 1,850 square foot, two-story over basement single-family dwelling and construction of a new 13,211 square foot, four-story over basement building containing eight dwelling units. Six dwelling units are located on the second through fourth floors, and two Accessory Dwelling Units (“ADUs”) are located on the ground and basement levels. The ADUs would be permitted pursuant to Ordinance No. 116-19, which will be effective on July 28, 2019 and permits ADUs in new construction projects. The Project includes one one-bedroom unit, four two-bedroom units, and three three-bedroom units. The Project includes two off-street automobile parking spaces, one of which will be accessible. The Project includes 567 square feet of private open space via balconies, and 1,535 square feet of common open space via the rear yard.
3. **Site Description and Present Use.** The Project Site is located on the east side of 28th Avenue between Anza Street and Geary Boulevard, Lot 022 in Assessor’s Block 1517, and in an RM-1 (Residential, Mixed – Low Density) Zoning District and a 40-X Height & Bulk District. The Project Site is in the Outer Richmond neighborhood and Supervisorial District 1. The Project Site is approximately 4,800 square feet and is currently occupied by a 1,850 square foot single-family dwelling unit.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RM-1 Zoning District in the Outer Richmond neighborhood. The immediate, as well as surrounding, context is consistently residential in character and use. The one exception to this is Geary Boulevard, which is a half-block to the north. The portion of Geary Boulevard closest to the Project Site is predominantly residential, though mixed-use residential over commercial buildings are frequent.

There is a 14 unit apartment building at the northwest corner of 28th Avenue and Geary Boulevard, and a six unit apartment building at the southeast corner of 28th Avenue and Anza Street. The Project Site is marginally larger at 4,800 square feet than most of the surrounding lots, which tend to be around 3,000 square feet.

5. **Public Comment & Outreach.** The Department has received various forms of communication expressing opposition to the Project, largely expressing that more parking should be included. In addition to a small number of unidentifiable voicemails, a signed letter from 16 neighbors was submitted on May 1, 2019. The letter expresses opposition to the inclusion of a Residential Care Facility at the property. The Project has since been revised to include two ADUs in place of the Residential Care Facility.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Density.** The Project Site is located in an RM-1 Zoning District, which, pursuant to Planning Code Section 209.2, permits one dwelling unit per 800 feet of lot area. With 4,800 square feet of lot area, the Project Site is permitted six dwelling units.

The Project will maximize the permitted density with six proposed dwelling units, and includes two additional ADUs. The ADUs are permitted as an exception to dwelling unit density limits pursuant to Ordinance No. 116-19, which will be effective on July 28, 2019 and permits ADUs in new construction projects.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth of 45 percent of the total lot depth on which the building is situated, except to the extent that a reduction is permitted using the average between the depths of the rear building walls of the two adjacent buildings. Additionally, if a reduction in the required rear yard is permitted, the reduction may be averaged in an irregular manner, provided that the resulting reduction does not further reduce the rear yard in terms of area and that all portions of the open area on the part of the lot to which the reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.

The Project provides a rear yard that is the average of the two adjacent buildings in an irregular manner. The reduction is provided on the southern half of the lot. The northern half of the lot does not exceed horizontally beyond the rearmost depth of the northern adjacent neighbor. The southern half of the lot does not exceed beyond the rearmost depth of the southern adjacent neighbor, excepting a six-foot eight-inch extension at the basement and first-story levels that is permitted pursuant to Planning Code Section 136(c)(25). The extension is setback five-feet from the southern property line. A twelve-foot extension is provided in the northern half of the required rear yard at the basement and first-story levels that is permitted pursuant to Planning Code Section 136(c)(25). The extension is setback-five feet from the northern property line. The fourth-story level provides a 45 percent rear yard depth, with no reduction.

The roof of the two extensions on the basement and first-story levels will be used as private patios for the dwelling unit above.

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

The Project includes eight dwelling units, which would require 1,064 square feet of common usable open space. The Project will provide a common rear yard that is approximately 1,500 square feet, and meets the requirements for usable open space. Additionally, proposed dwelling unit #202 is proposed to have two separate patios totaling 254 square feet, and proposed dwelling unit #402 is proposed to have a private 315 square foot patio at the rear.

- D. **Exposure.** Planning Code Section 140 requires that in each dwelling unit in any use district, the required windows of at least one room that meets the 120-square-foot minimum superficial floor area requirements of Section 503 of the Housing Code shall face directly onto an open area of either a public street, alley at least 20 feet in width, side yard at least 25 feet in width, rear yard meeting the requirements of the Planning Code, or an open area (whether an inner court or space between separate buildings on the same lot) which is unobstructed for no less than 25 feet in every horizontal dimension.

All proposed dwelling units face directly onto the rear yard, which meets the requirements of the Planning Code, or directly onto 28th Avenue.

- E. **Moderation of Building Fronts in RM-1 and RM-2 Districts.** Planning Code Section 144.1 requires that every dwelling in an RM-1 Zoning District located on a lot with a width of more than 35 feet shall have stepping of the building along the front of the building. The stepping shall be either a variation of the upper limit of the front elevation of the building, at intervals of not more than 35 feet, by a minimum of two feet in height, or variations of the depth of the front building wall from the front lot line, at intervals of not more than 35 feet, by a minimum of two feet in depth.

The Project includes variations of the depth of the front building wall from the front lot line, with the southernmost 12 feet of the wall being set back an additional two feet from the front lot line.

- F. **Off-Street Parking.** Planning Code Section 151 permits 1.5 off-street automobile parking spaces for every dwelling unit provided.

The Project includes two off-street parking spaces, one of which will be accessible. A maximum of 12 off-street parking spaces is permitted for building with eight dwelling units.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires one weather-protected bicycle parking space per dwelling unit.

The Project includes eight bicycle parking spaces, providing one space per dwelling unit.

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

The proposed building is 39 feet, 4 inches tall from the front property line. The Project includes a stair penthouse and elevator penthouse on the roof of the building, which are exempt from height limits. The stair penthouse exemption is limited to 10 additional feet. The elevator penthouse exemption is limited to 16 additional feet and limited to the footprint of the elevator shaft. The penthouses do not exceed their respective height exemptions.

- I. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in an additional space in an existing dwelling unit of more than 800 gross feet, or proposes a net increase in the number of dwelling units on the property, shall be subject to the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes a net increase of seven dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee.

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

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

The Project Site has one historical Code violation. In September 2018, the subject property was found in violation of the Administrative Code Chapter 41A for unauthorized short-term rentals. The violation has been abated and the subject property has no other history of Code violations.

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

The Project Site has been maintained in a decent, safe, and sanitary condition.

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

The Project Site has been determined to not be an "historical resource" under CEQA (Historic Resource Evaluation enclosed).

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

The Project Site is not an historical resource under CEQA and the Project qualifies for a categorical exemption under CEQA, as there would not be any substantial adverse impacts.

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

The Project Site contains one rental dwelling unit, which is currently occupied. The tenancy began in October 2018 and is structured as a month-to-month lease. The tenants occupied the unit after a fire in their existing dwelling unit, with knowledge of the proposed Project. The tenants will be relocating to a more permanent, purchased home following final approval of the Project. The six principally permitted dwelling units proposed in the Project are intended for owner-occupancy, with the two ADUs being rental units.

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

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

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

Although the Project proposes the demolition of an existing single-family dwelling unit, there will be a net gain of seven dwelling units.

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

The Project will conserve neighborhood character with appropriate scale, design, and materials. It will improve cultural and economic diversity by appropriately increasing the number of dwelling units and bedrooms in the building. The Project would maximize the number of dwelling units permitted on the Project Site, and also increase the total number of bedrooms provided. The variation in dwelling unit sizes will help to preserve cultural and economic diversity.

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

The Project removes an older dwelling unit and replaces it with a newly constructed dwelling unit. Older dwelling units are generally considered to be more affordable than a recently constructed unit. The Project will include seven additional new dwelling units.

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

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

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

The Project proposes in-fill housing with a total of eight dwelling units, which is appropriate given the zoning, varying neighborhood density, and proximity to a rapid transit street in Geary Boulevard.

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

The Project will increase the number of family-sized units on-site. Currently, the Project Site contains a single-family dwelling unit. The Project includes eight dwelling units, with three being three-bedroom units and suitable for families.

M. Whether the project creates new supportive housing.

The Project does not create new supportive housing.

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

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

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

The Project will increase the number of on-site dwelling units from one to eight.

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

The existing dwelling unit contains three bedrooms. The Project proposes a total of 18 bedrooms between eight dwelling units.

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

The maximum density for the Project Site is six dwelling units. The Project proposes new construction with six dwelling units, and two additional ADUs for a total of eight dwelling units, maximizing the density permitted.

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

The Project will replace the existing single-family dwelling with eight new dwelling units. The existing single-family dwelling is approximately 1,800 square feet and three bedrooms. The proposed dwelling units range in size from 668 square feet to 1,267 square feet. The Project includes three dwelling units with three-bedrooms.

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

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

The use and size of the Project is compatible with the surrounding neighborhood. The Project would demolish an existing 1,850 square foot single-family dwelling unit. The new building will contain eight dwelling units, ranging in size from 668 square feet to 1,267 square feet. The Project includes one one-bedroom unit, four two-bedroom units, and three three-bedroom units. The building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of seven additional dwelling units is necessary, desirable, and compatible with the surrounding neighborhood and City at-large.

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

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

The Project includes four-story massing along 28th Avenue, with a basement that is grade level at the rear façade. The immediate surrounding neighborhood is predominantly three- and four-story buildings at the front façade. The proposed building provides an irregular, Code-compliant rear yard that matches both adjacent neighbors, which helps to minimize impacts.

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

The Planning Code does not require off-street parking or loading, and allows a maximum of 1.5 automobile spaces per dwelling unit. The garage provides two off-street parking spaces, one of which will be accessible, in addition to eight Class 1 bicycle spaces.

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

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

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

The Project is residential and will be landscaped accordingly.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The Project is consistent with the stated purpose of the RM-1 Zoning District, which is characterized by a mixture of dwelling unit types, including apartment buildings, and have a broad range of unit sizes. Additionally, the Project is consistent with the Planning Code requirements for dwelling units in the RM-1 Zoning District and ADU requirements.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

The Project provides a range of new housing, with one one-bedroom unit, four two-bedroom units, and three three-bedroom units. The Project Site's proximity to major Muni bus lines (31 – Balboa and 38 – Geary) will allow for future tenants to rely on public transportation for the majority of daily trips. Additionally, the Project contains bicycle parking for all dwelling units.

OBJECTIVE 3:

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

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:

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

While the Project will demolish an existing single-family dwelling, the new construction will result in an increase in the density of the property and contributes seven net new dwelling units. The existing single-family dwelling unit is not rent controlled.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The Project proposes to demolish a single-family residence with three bedrooms to construct eight new dwelling units. There will be one one-bedroom unit, four two-bedroom units, and three three-bedroom units.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.5

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

The subject property is within a RM-1 Zoning District which allows for higher residential density than the existing single-family dwelling. The Project proposes a total of eight dwelling units with two off-street parking spaces on property located in a neighborhood with a varied mix of residential densities. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The Project proposes demolition of an existing single-family building to construct an eight-family building with off-street parking. Similar to other existing structures on the block-face, the new building proposes garage access that is subordinate to the existing building façade.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the ground floor entries of adjacent neighbors in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character, and incorporates a moderated front façade in keeping with the neighborhood development pattern.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

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

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

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.

While the existing housing is proposed to be demolished, the replacement building would provide eight dwelling units in a mixed-scale residential neighborhood with mixed architectural character.

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

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

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

The Project Site is served by nearby public transportation options. The Project is located within a quarter-mile of two Muni bus lines (31/31AX – Balboa and 38/38R/38BX – Geary) that connect the neighborhood to downtown San Francisco. The Project provides two off-street automobile spaces, though none are required, in addition to eight bicycle parking spaces. The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2015-015199CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 26, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 18, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 18, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of an existing single-family dwelling and construction of an eight-family dwelling located at 562 28th Avenue, Lot 022 within Assessor's Block 1517, pursuant to Planning Code Sections 303 & 317 within a Residential, Mixed – Low Density (RM-1) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 26, 2019, and stamped "EXHIBIT B" included in the docket for Record No. XXXXXX and subject to conditions of approval reviewed and approved by the Commission on July 18, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 18, 2019 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

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

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

9. **Dwelling Units.** Any reduction in the number of dwelling units proposed shall require additional review of the buildings massing and volume by the Planning Department prior to approval.

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

PARKING AND TRAFFIC

10. **Bicycle Parking.** The Project shall provide no fewer than **eight (8)** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

PROVISIONS

11. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

12. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

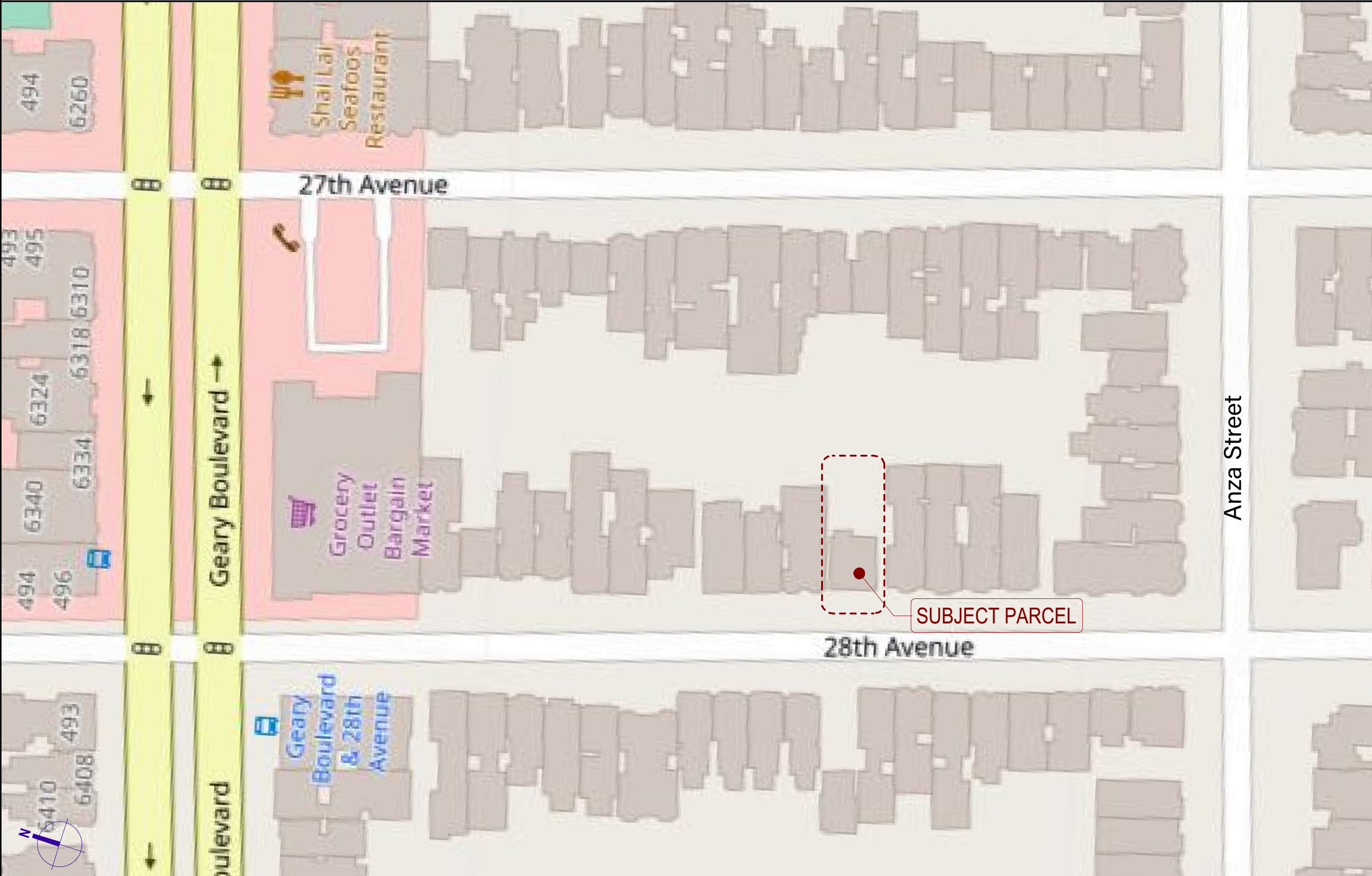



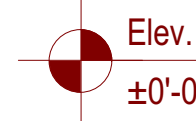



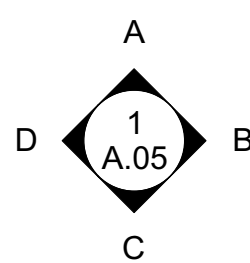

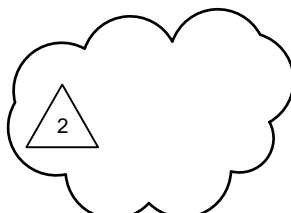


MONITORING - AFTER ENTITLEMENT

13. **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

14. **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

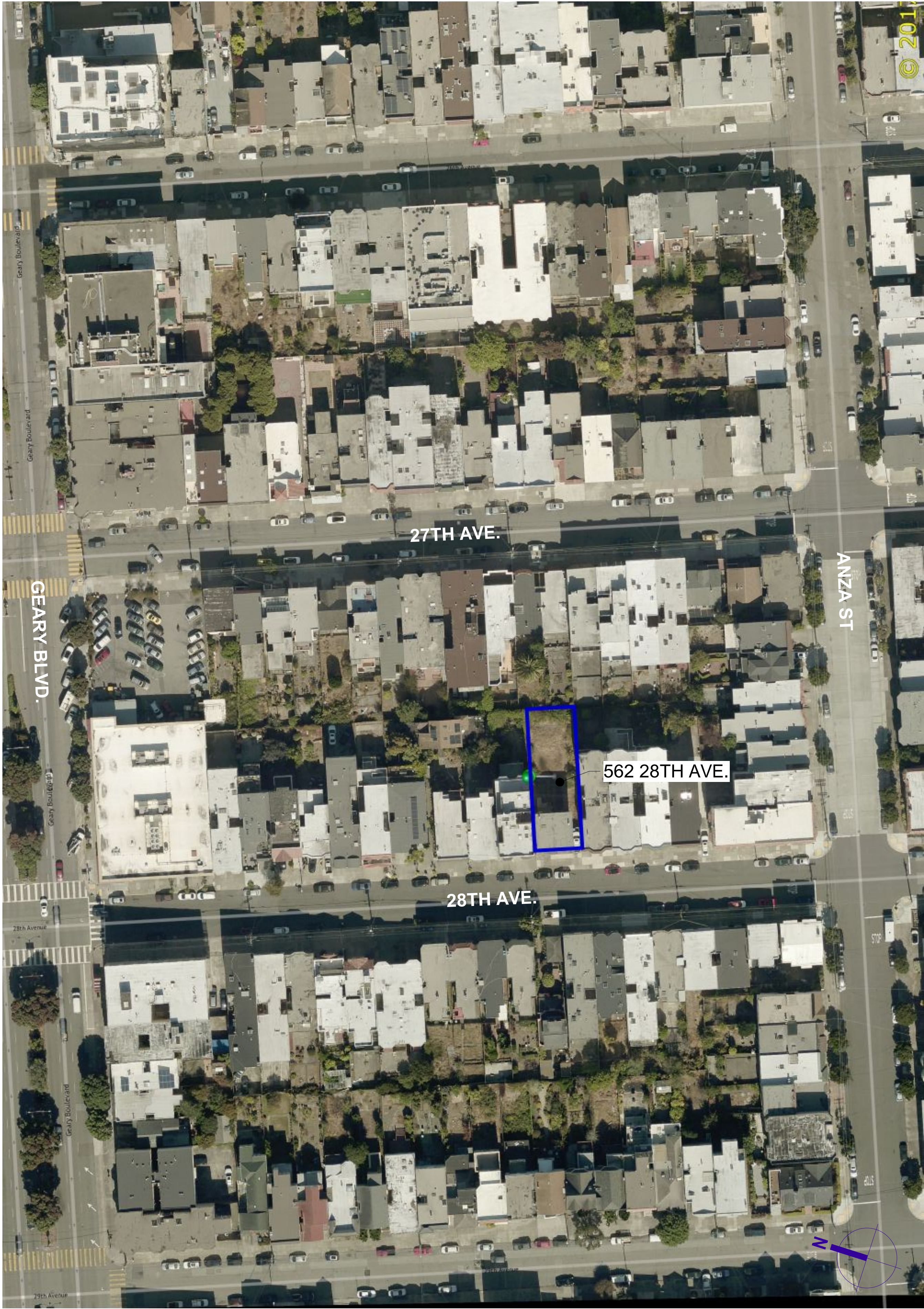
MAP				PROJECT DATA			SCOPE OF WORK		PROJECT NAME		
				<p><u>PLANNING DATA</u></p> <p>LOT AREA: 4,800 ± S.F. BLOCK / LOT: 1517 / 022 ZONING: RM-1</p> <p>BUILDING HEIGHT: ALLOWED: 40-X PROPOSED: 39'-5"</p> <p>USABLE OPEN SPACE: REQUIRED: 100 S.F. / UNIT IF PRIVATE 133 S.F. / UNIT IF COMMON PROVIDED: 2,102 S.F. = 567 PRAIVET + 1,535 COMMON</p> <p>PARKING SUMMARY: CAR PARKING: 2 CLASS I: 8 CLASS II: 2</p> <p><u>BUILDING CODE SUMMARY</u></p> <p># OF STORIES: 4 OVER BASEMENT # OF UNITS: 8 RESIDENTIAL (6+2 ADU) CONSTRUCTION TYPE: TYPE "V-A" OVER TYPE "I-A" OCCUPANCY GROUP: R-2, S-2</p> <p>APPLICABLE CODES:</p> <p>2016 CALIFORNIA BUILDING CODE & SAN FRANCISCO AMENDMENTS 2016 CALIFORNIA ELECTRICAL CODE & SAN FRANCISCO AMENDMENTS 2016 CALIFORNIA MECHANICAL CODE & SAN FRANCISCO AMENDMENTS 2016 CALIFORNIA PLUMBING CODE & SAN FRANCISCO AMENDMENTS 2016 CALIFORNIA FIRE CODE & SAN FRANCISCO AMENDMENTS 2016 CALIFORNIA ENERGY CODE 2016 SAN FRANCISCO HOUSING CODE NFPA 13 SPRINKLERS NFPA 14 STANDPIPES & FDC NFPA 72 FIRE ALARM & ERRCS (CBC SEC. 510) NFPA 110 EMERGENCY STANDBY POWER SYSTEM NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)</p>			- PROPOSED NEW CONSTRUCTION OF 4-STORY OVER BASEMENT RESIDENTIAL BUILDING.		562 28 th Ave. SAN FRANCISCO, CA		
							- THIS IS A PRIVATELY FUNDED COVERED MULTIFAMILY DWELLING BUILDING & COMPLIES W/ CBC CH. 11A.		 SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 741.1292 FAX: (415) 849.1252		
							DRAWING INDEX				
<p><u>SYMBOL LEGEND</u></p> <p> NORTH ARROW</p> <p> GRID LINE</p> <p> DATUM POINT</p> <p> PROPERTY LINE</p> <p> ELEVATION # SHEET #</p> <p> SECTION # SHEET #</p> <p> INT. ELEVATION # SHEET #</p> <p> SHEET NOTES</p> <p> REVISION</p> <p> DOOR SEE DOOR SCHEDULE</p> <p> WINDOW SEE WINDOW SCHEDULE</p>				A-0.1 COVER SHEET		Cover Sheet					
				A-0.2 SITE PHOTOS / VICINITY MAP							
				A-0.3 3D RENDERINGS							
				C-1.0 SURVEY / EXISTING SITE PLAN							
				A-1.1 PROPOSED SITE PLAN							
				A-1.2 PLANNING CODE ANALYSIS							
				A-2.1 EXISTING/DEMO FLOOR PLANS							
				A-2.2 PROPOSED BASEMENT & 1ST FLOOR PLANS							
				A-2.3 PROPOSED 2ND & 3RD FLOOR PLANS							
				A-2.4 PROPOSED 4TH FLOOR & ROOF PLAN							
				A-3.1 PROPOSED FRONT ELEVATION (WEST)							
				A-3.2 PROPOSED REAR ELEVATION (EAST)							
				A-3.3 PROPOSED LEFT ELEVATION (NORTH)							
				A-3.4 PROPOSED RIGHT ELEVATION (SOUTH)							
				A-4.1 BUILDING SECTION							
				G-1.0 GREENPOINT CHECKLIST							
RESIDENTIAL UNIT MATRIX								SHEET TITLE			
FLOOR LEVEL	GROSS FLOOR AREA	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL	OPEN SPACE					
						PRIVATE	COMMON				
BASEMENT	3,133 S.F.		1 / 1,114 S.F. ADU	-	1 UNIT	-	1,535 S.F.				
1ST FLOOR	2,835 S.F.		1 / 1,177 S.F. ADU	-	1 UNIT	-	-				
2ND FLOOR	2,540 S.F.		1 / 1,010 S.F.	1 / 1,247 S.F.	2 UNITS	254 S.F.	-				
3RD FLOOR	2,520 S.F.		1 / 1,010 S.F.	1 / 1,247 S.F.	2 UNITS	-	-				
4TH FLOOR	2,183 S.F.	1 / 668 S.F.	-	1 / 1,267 S.F.	2 UNITS	315 S.F.	-				
ROOF			-	-	-	-	-				
TOTAL	13,211 S.F.	1 UNIT / 668 S.F.	4 UNITS / 4,311 S.F.	3 UNITS / 3,761 S.F.	8 UNITS / 8,740 S.F.	567 S.F.	1,535 S.F.				
										DRAWN R.L.	
										CHECKED R.K.	
										DATE 05/07/2018	
										REVISED DATE 04/26/2019	
										JOB NO. 18-1791	
										SHEET NO. A-0.1	



Subject Property



Cross Street View



Vicinity Map

PROJECT NAME
562 28th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Site Photos &
Vicinity Map

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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CHECKED	R.K.
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DATE	05/07/2018
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REVISED DATE	04/26/2019
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JOB NO.	18-1791
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SHEET NO.

A-0.2



PROJECT NAME

562 28th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

3D Renderings

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DATE	05/07/2018
REVISED DATE	04/26/2019
JOB NO.	18-1791
SHEET NO.	A-0.3

PROJECT NAME

562 28th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Site Plan

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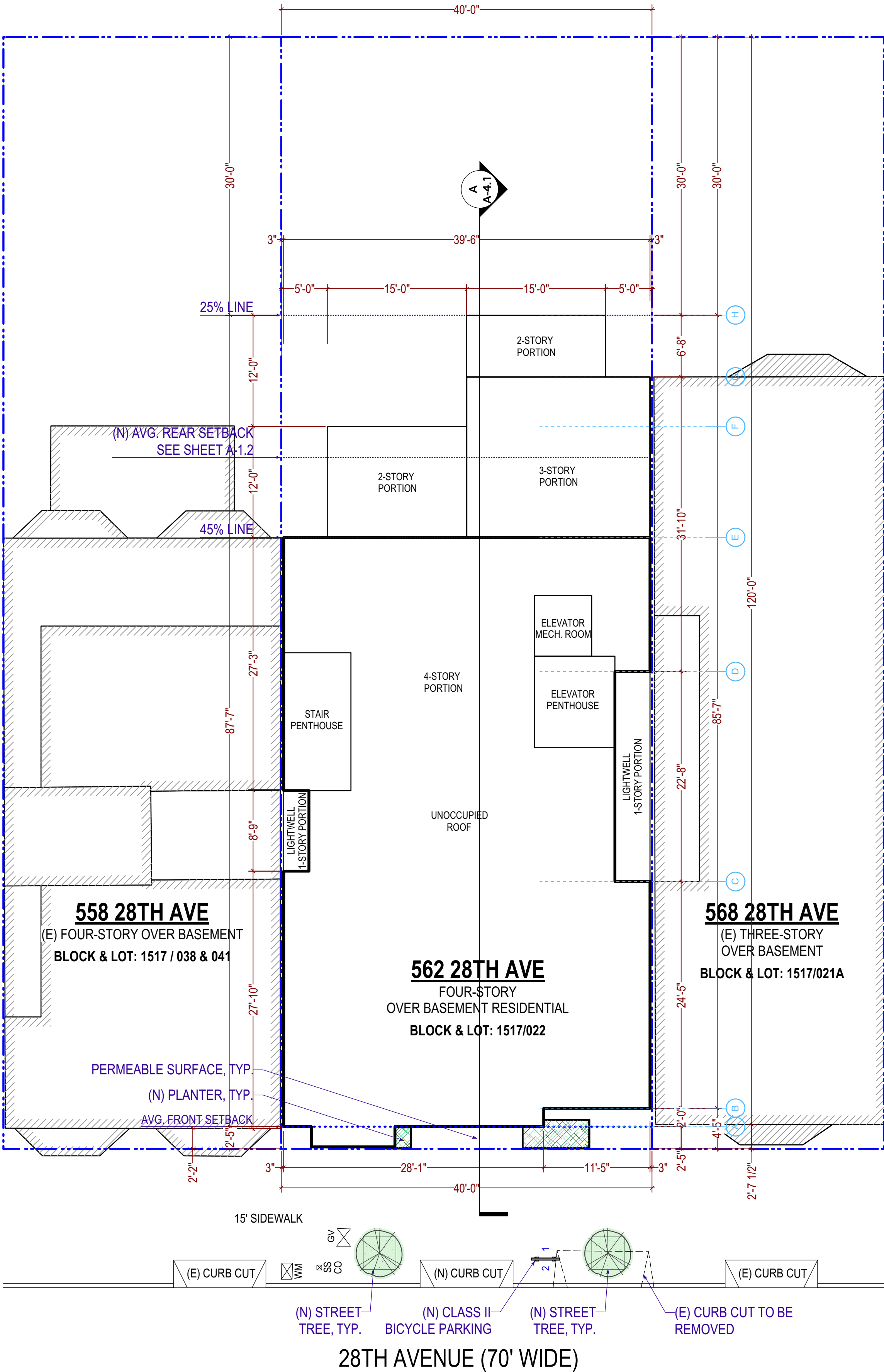
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REVISED DATE	04/26/2019
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JOB NO.	18-1791
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SHEET NO.

A-1.1



Proposed Site Plan
1/8" = 1'-0"



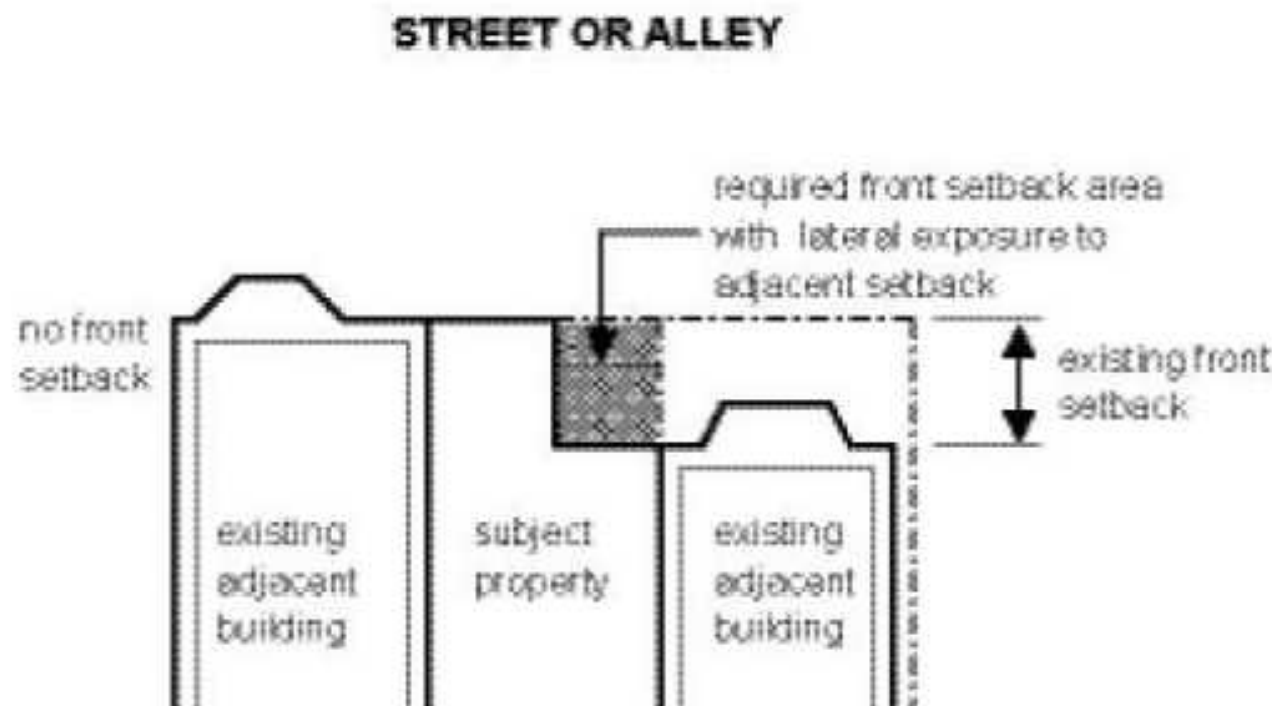
PROPOSED FRONT SETBACK AREA: 96.6 Sq. Ft.

20% LANDSCAPING:
20% of Front Setback: 19.3 S.F.
Landscaping Prov. 31 S.F.

50% PERMEABLE:
50% of Front Setback: 48.3 S.F.
Total Permeable Area Prov.: 96.6 S.F.

SEC. 132 FRONT SETBACK AREAS (b)

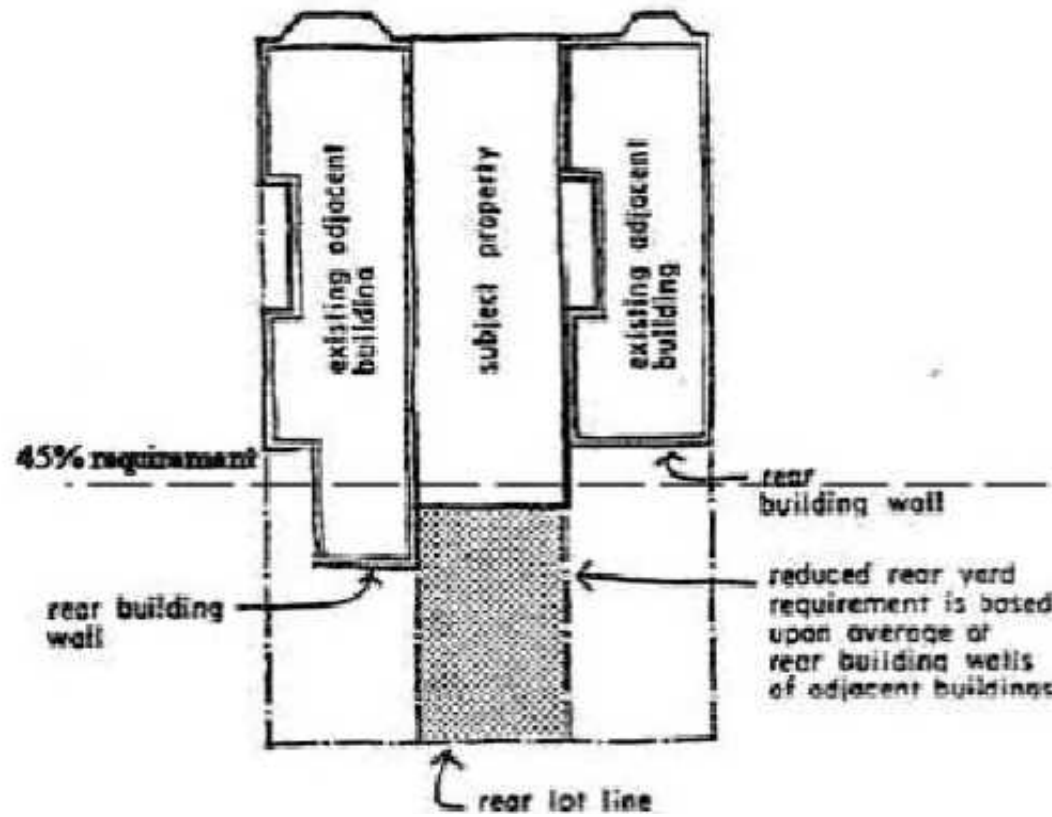
(b) **Alternative Method of Averaging.** If, under the rules stated in Subsection (a) above, an averaging is required between two adjacent front setbacks, or between one adjacent setback and another adjacent building with no setback, the required setback on the subject property may alternatively be averaged in an irregular manner within the depth between the setbacks of the two adjacent buildings, provided that the area of the resulting setback shall be at least equal to the product of the width of the subject property along the street or alley times the setback depth required by Subsections (a) and (c) of this Section; and provided further, that all portions of the resulting setback area on the subject property shall be directly exposed laterally to the setback area of the adjacent building having the greater setback. In any case in which this alternative method of averaging has been used for the subject property, the extent of the front setback on the subject property for purposes of Subsection (c) below relating to subsequent development on an adjacent site shall be considered to be as required by Subsection (a) above, in the form of a single line parallel to the street or alley.



SEC. 134 REAR YARD (a)(2)(c)

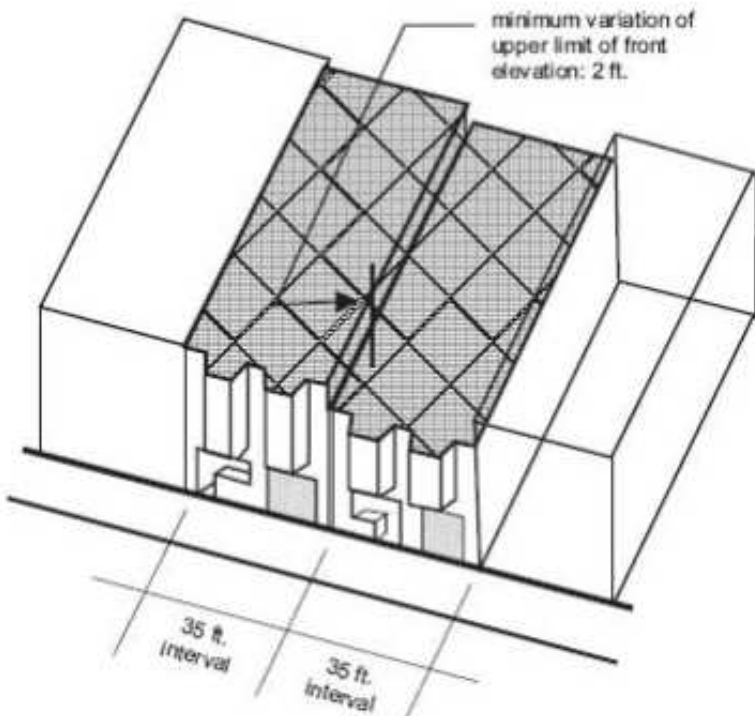
(c) **Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1 and RM-2 Districts.** The rear yard requirement stated in Paragraph (a)(2) above and as stated in Paragraph (a)(1) above for SRO buildings located in either the South of Market Mixed Use or Eastern Neighborhoods Mixed Use Districts not exceeding a height of 65 feet, shall be reduced in specific situations as described in this Subsection (c), based upon conditions on adjacent lots. Except for those SRO buildings referenced above in this paragraph whose rear yard can be reduced in the circumstances described in Subsection (c) to a 15-foot minimum, under no circumstances, shall the minimum rear yard be thus reduced to less than a depth equal to 25 percent of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.

- (1) **General Rule.** In such districts, the forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings. Except for SRO buildings, in any case in which a rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code, or to such lesser height as may be established by Section 261 of this Code.
- (2) **Alternative Method of Averaging.** If, under the rule stated in Paragraph (c)(1) above, a reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an irregular manner; provided that the area of the resulting reduction shall be no more than the product of the width of the subject lot along the line established by Paragraph (c)(1) above times the reduction in depth of rear yard permitted by Paragraph (c)(1); and provided further that all portions of the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.
- (3) **Method of Measurement.** For purposes of this Subsection (c), an "adjacent building" shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of any portion of the adjacent building which occupies at least 1/2 the width between the side lot lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet above grade, or two stories, whichever is less, excluding all permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot adjoining the subject lot is vacant, or contains no dwelling or group housing structure, or is located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, RED-MX, MUG, WMUG, MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC, C, M or P District, such adjoining lot shall, for purposes of the calculations in this Subsection (c), be considered to have an adjacent building upon it whose rear building wall is at a depth equal to 75 percent of the total depth of the subject lot.
- (4) **Applicability to Special Lot Situations.** In the following special lot situations, the general rule stated in Paragraph (c)(1) above shall be applied as provided in this Paragraph (c)(4), and the required rear yard shall be reduced if conditions on the adjacent lot or lots so indicate and if all other requirements of this Section 134 are met.

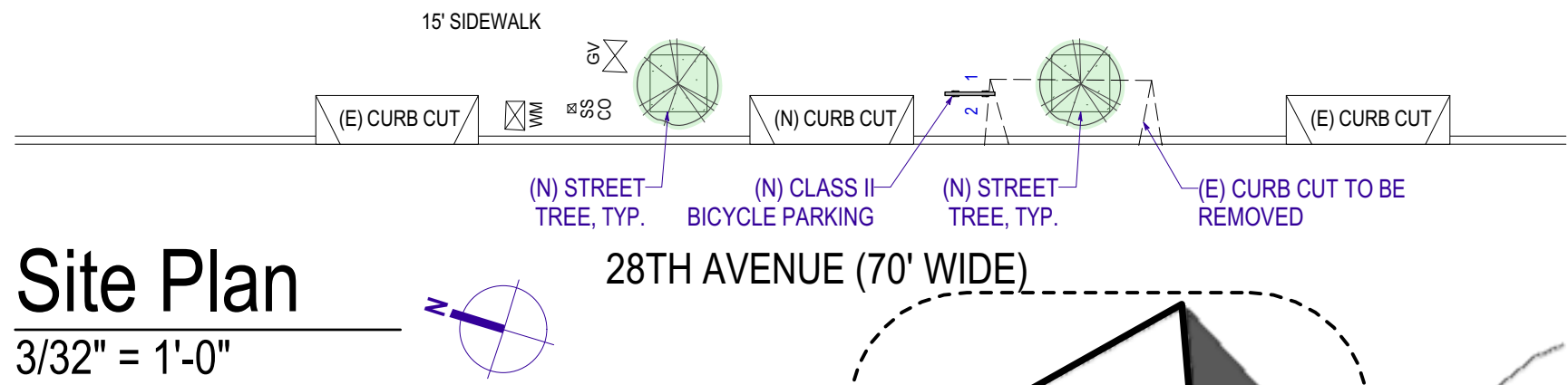
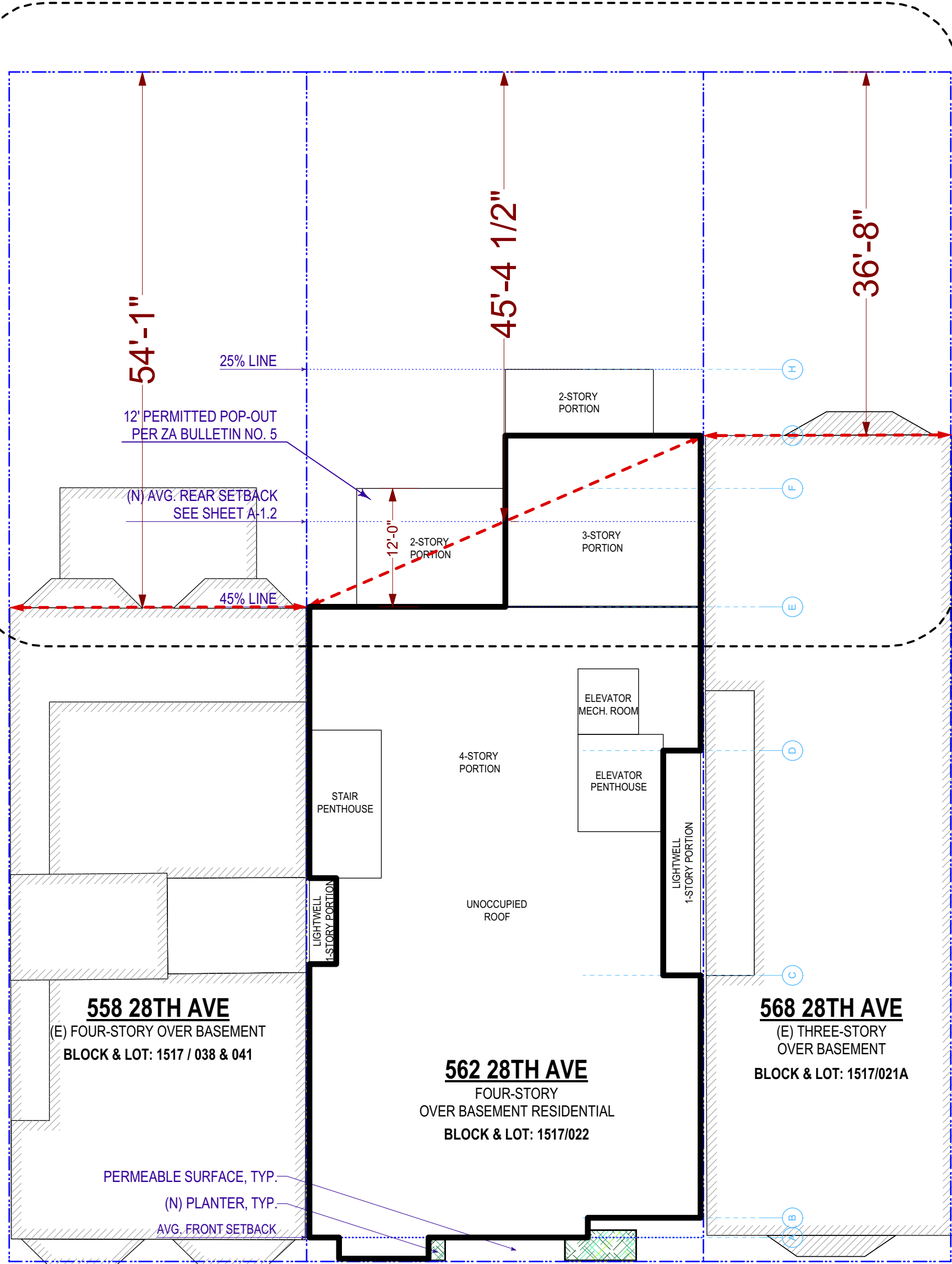


SEC. 144.1 MODERATION OF BUILDING FRONTS IN RM-1 & RM-2 DISTRICTS

- (a) **General.** This Section is enacted to assure that in RM-1 and RM-2 Districts new dwellings will be compatible with the established mixture of houses and apartment buildings in terms of apparent building width, requiring that on wider lots the front of the building be divided visually into narrower segments, according to the predominant existing scale in such areas.
- (b) **Stepping of Building Height and Walls.** Except as provided in Subsection (c) below, in the case of every dwelling in such districts on a lot with a width of more than 35 feet, there shall be a stepping of the building along the front lot line, or along the front of the building where it is set back from such lot line, by at least one of the following methods:
- (1) Variation of the upper limit of the front elevation of the building, at intervals of not more than 35 feet, by a minimum of two feet in height. Not less than 30 percent of the width of such elevation shall be varied in this way from the height of the remainder of such elevation. For purposes of this provision, the term "front elevation" shall mean the front wall and other portions of the building to a significant depth on the lot.



REQ. REAR YARD CALC:
54'-1" + 36'-8" = 45'-4.5"



PROJECT NAME
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SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Planning Code
Analysis

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ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN R.L.

CHECKED R.K.

DATE 05/07/2018

REVISED DATE 04/26/2019

JOB NO. 18-1791

SHEET NO.

A-1.2

1	2	3	4	5	6	7	8	9														
<table><tr><td></td><td>PROPERTY LINE</td></tr><tr><td></td><td>STRUCTURAL CONCRETE WALL OR COLUMN. 3-HR. MINIMUM FIRE-RATING.</td></tr><tr><td></td><td>TYPICAL NONCOMBUSTIBLE WALL, 1-HR. MINIMUM FIRE WALL</td></tr><tr><td></td><td>(N) WALL TO BE CONSTRUCTED</td></tr><tr><td></td><td>(N) WALL TO BE 1-HR MINIMUM FIRE RATED SEPARATION</td></tr><tr><td></td><td>(N) WALL TO BE 2-HR. MINIMUM FIRE RATED SEPARATION (FIRE BARRIER)</td></tr><tr><td></td><td>(E) WALL TO BE DEMOLISHED</td></tr></table>										PROPERTY LINE		STRUCTURAL CONCRETE WALL OR COLUMN. 3-HR. MINIMUM FIRE-RATING.		TYPICAL NONCOMBUSTIBLE WALL, 1-HR. MINIMUM FIRE WALL		(N) WALL TO BE CONSTRUCTED		(N) WALL TO BE 1-HR MINIMUM FIRE RATED SEPARATION		(N) WALL TO BE 2-HR. MINIMUM FIRE RATED SEPARATION (FIRE BARRIER)		(E) WALL TO BE DEMOLISHED
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SHEET TITLE

Existing Floor /
Demo Plans

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ISSUES / REVISIONS

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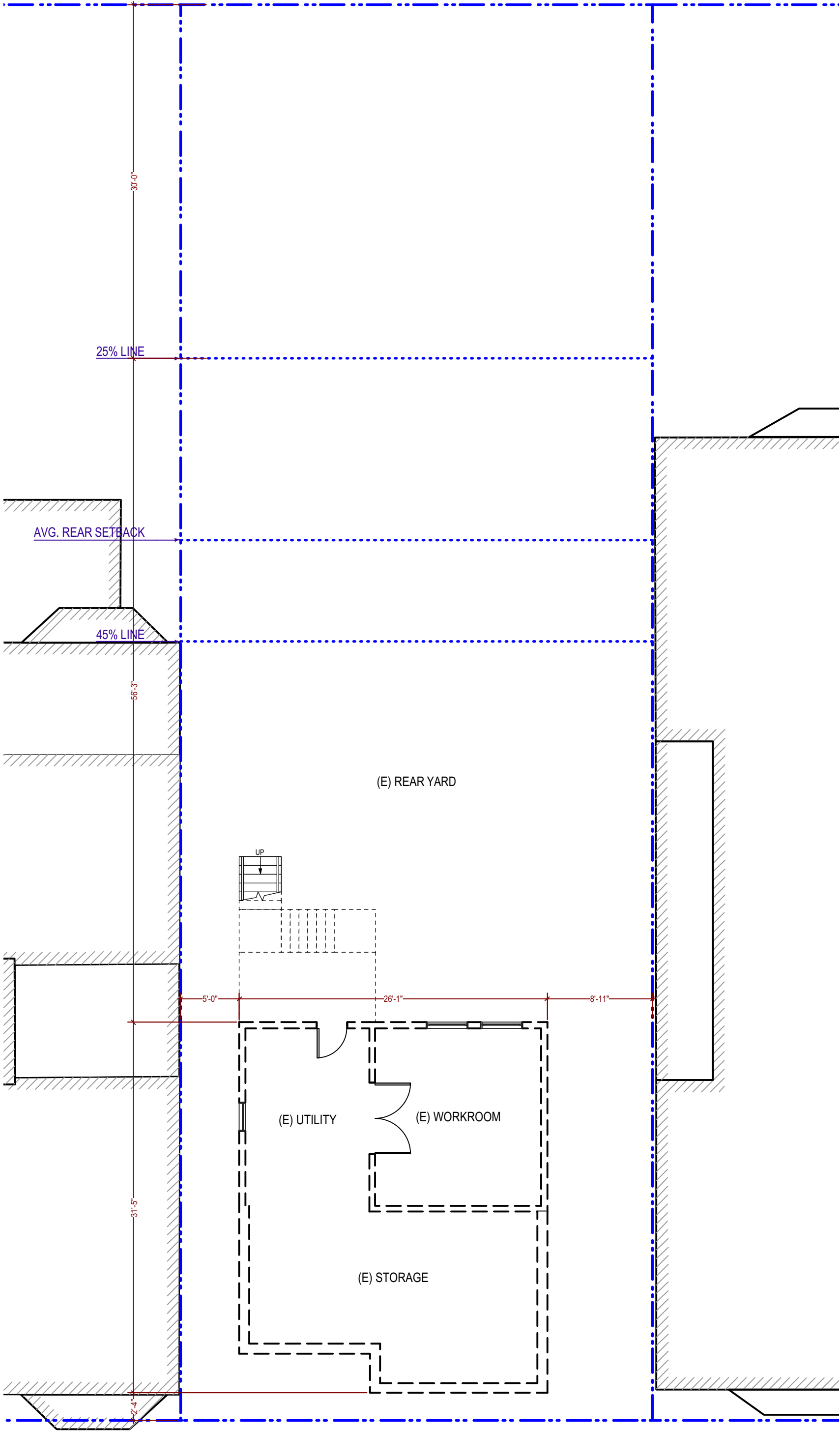
DATE	05/07/2018
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JOB NO.	18-1791
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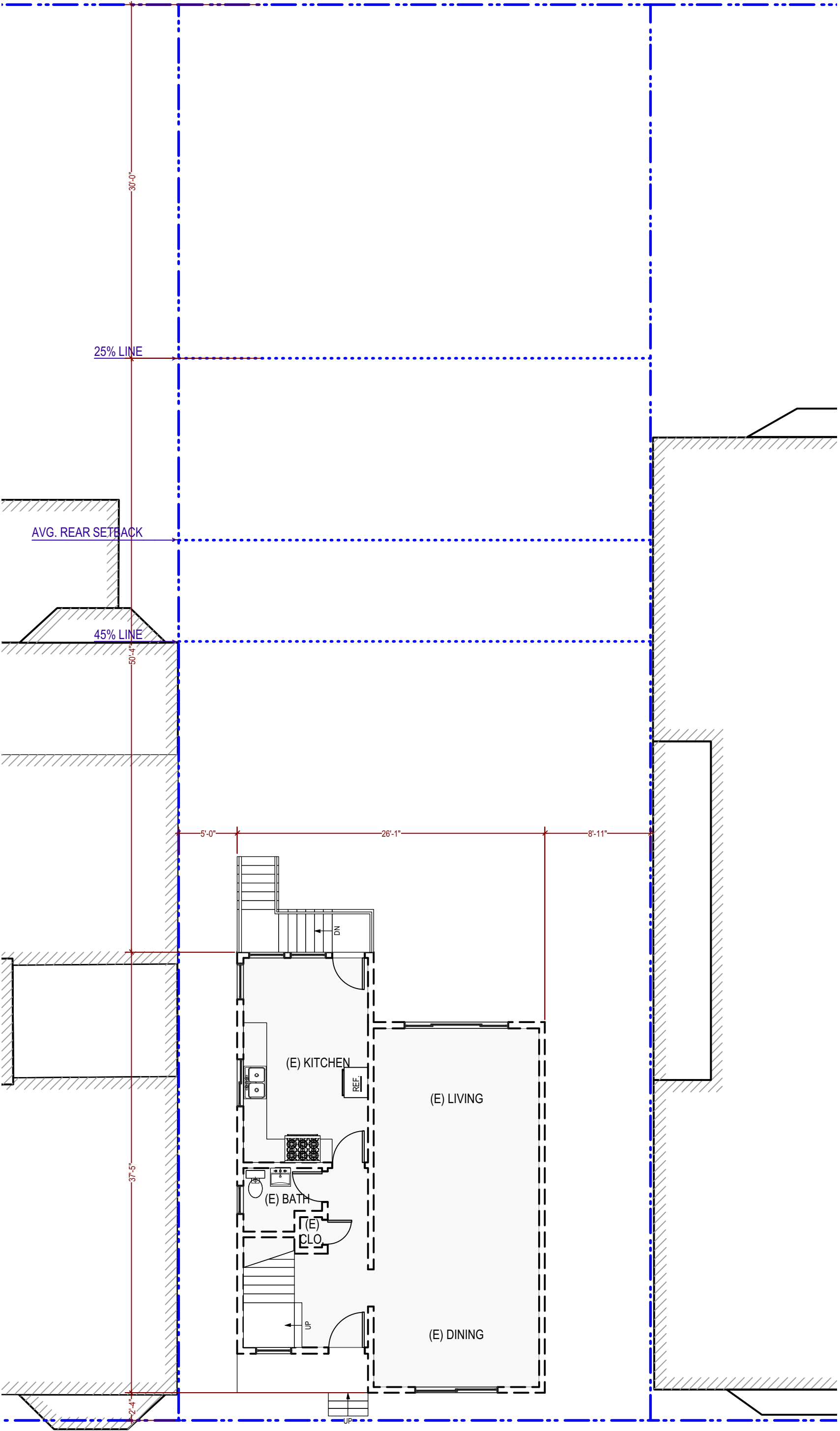
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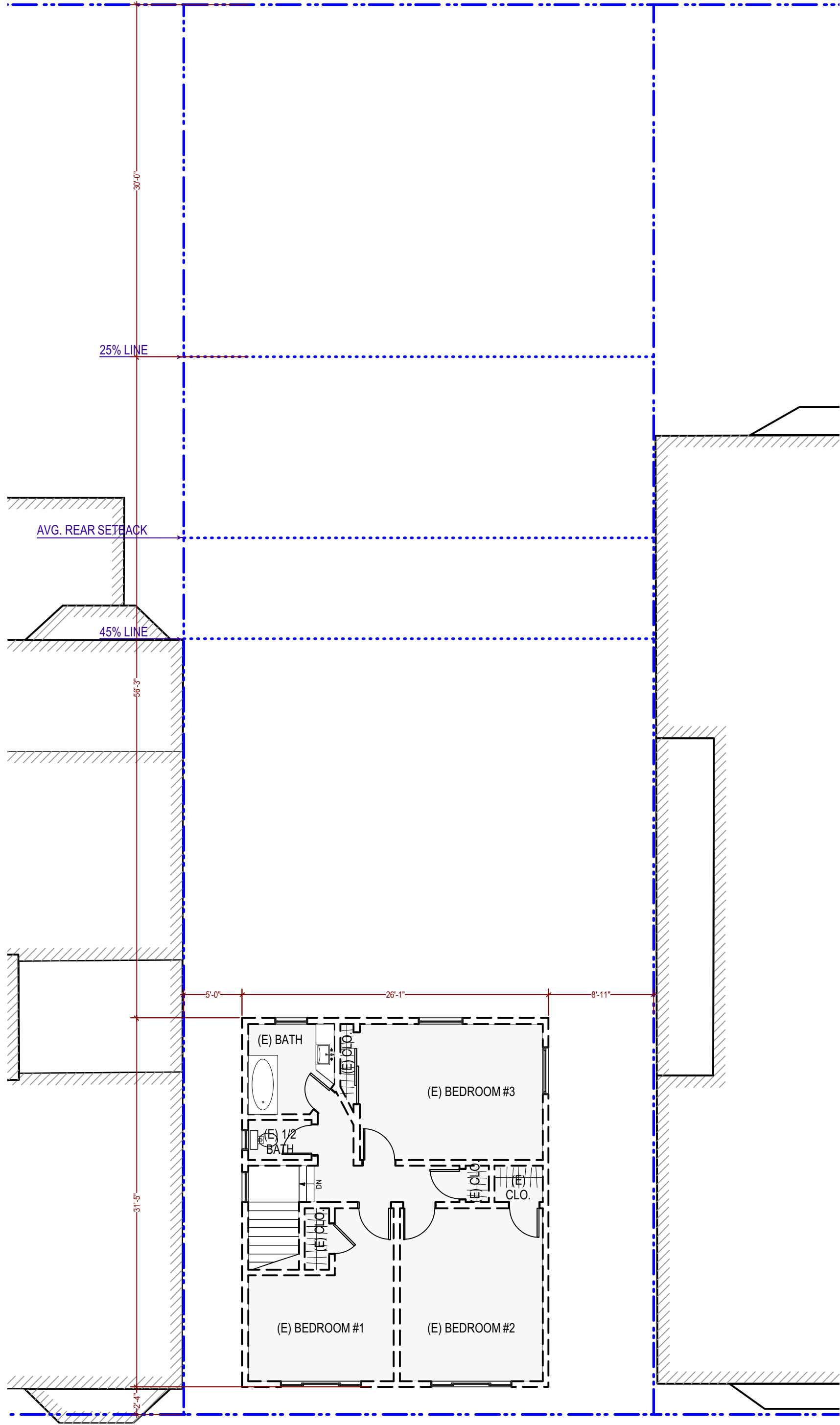
Existing Basement Floor Plan

1/8" = 1'-0"



Existing 1st Floor Plan (Street Level)

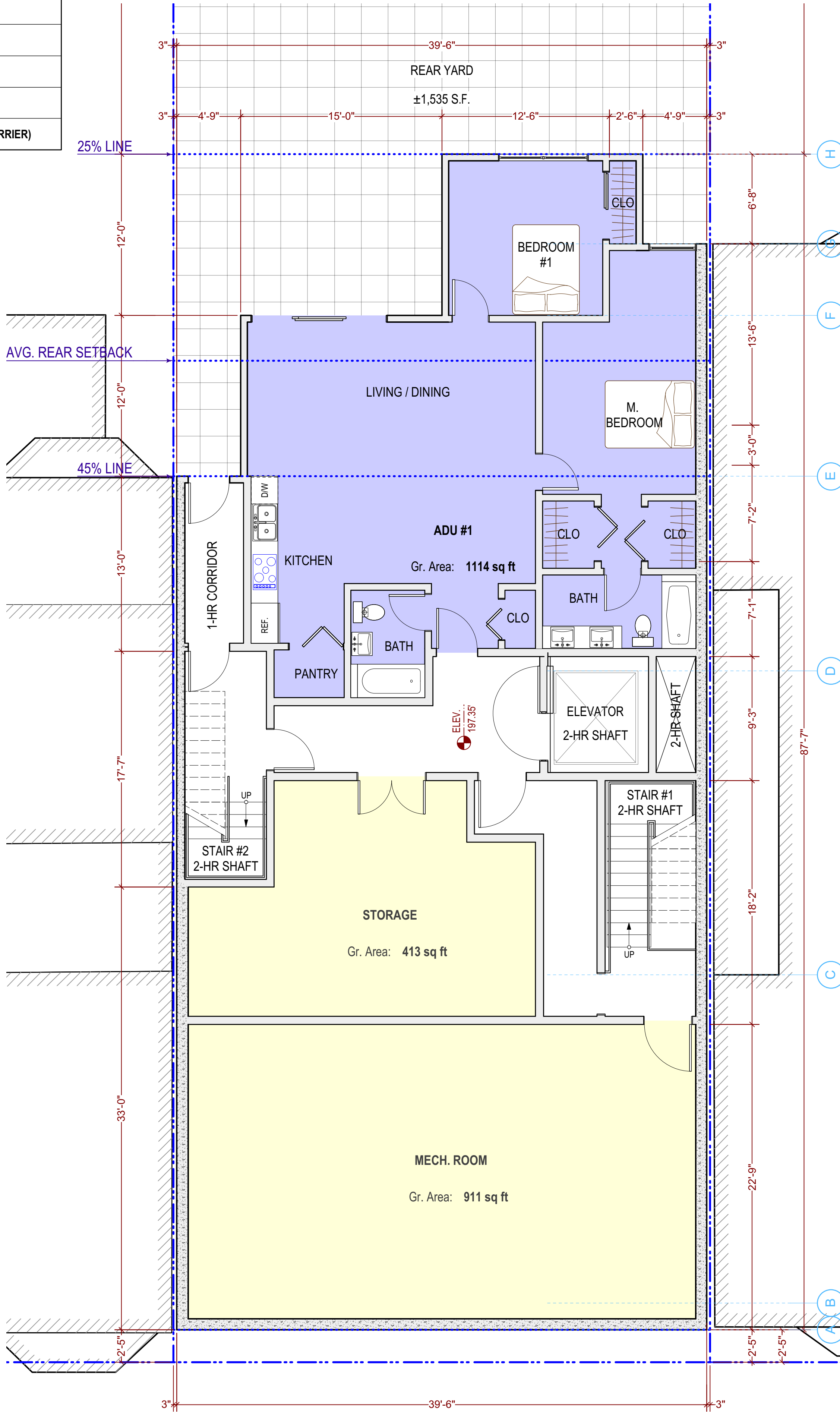
1/8" = 1'-0"



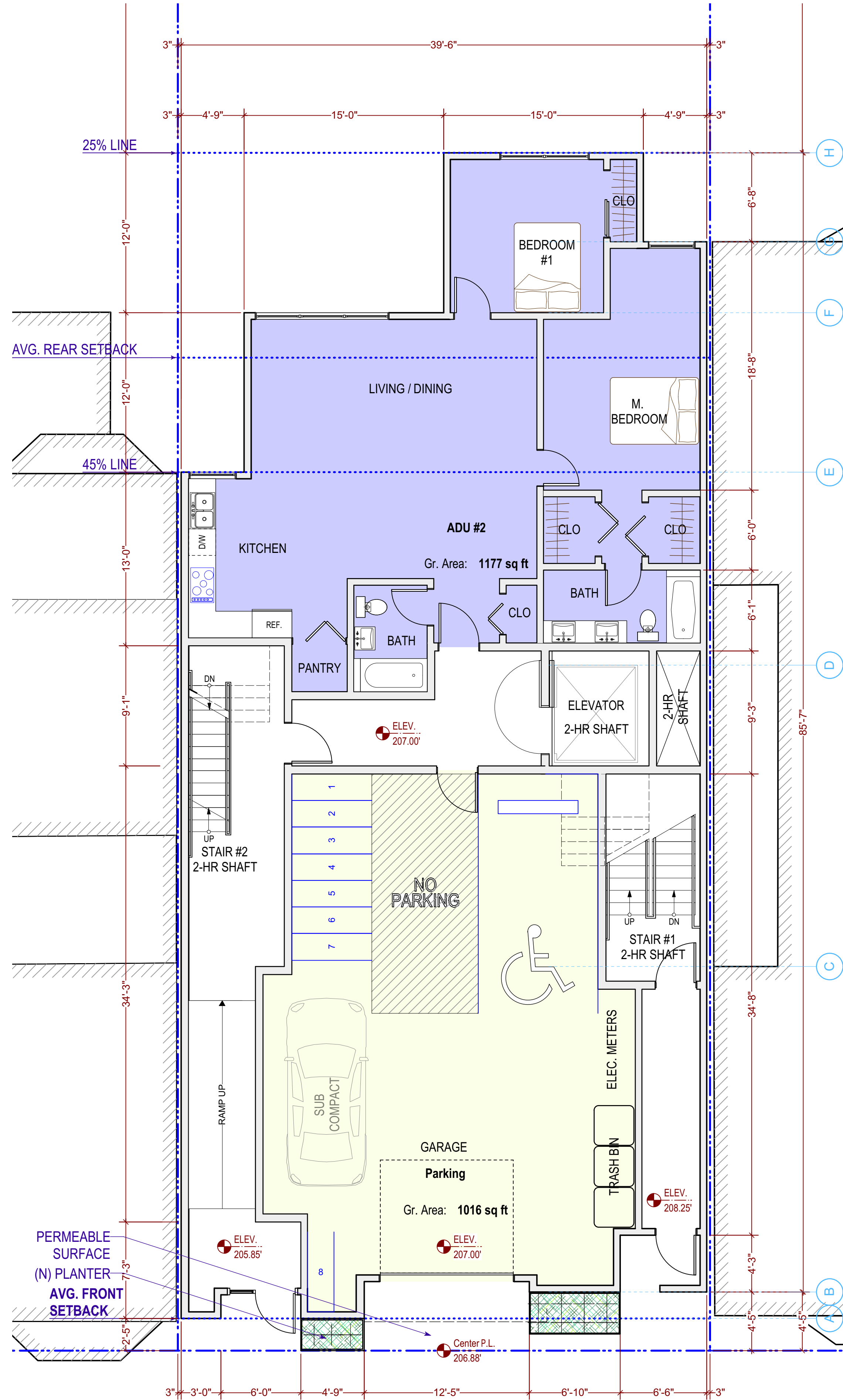
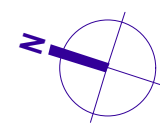
Existing Second Floor Plan

1/8" = 1'-0"

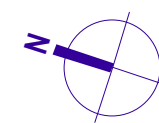
	PROPERTY LINE
	STRUCTURAL CONCRETE WALL OR COLUMN. 3-HR. MINIMUM FIRE-RATING.
	TYPICAL NONCOMBUSTIBLE WALL, 1-HR. MINIMUM FIRE WALL
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR MINIMUM FIRE RATED SEPARATION
	(N) WALL TO BE 2-HR. MINIMUM FIRE RATED SEPARATION (FIRE BARRIER)



Proposed Basement Floor Plan
3/16" = 1'-0"



Proposed 1st Floor Plan (Street Level)
3/16" = 1'-0"



PROJECT NAME
562 28th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Proposed Basement & 1st Floor Plans

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without the expressed written consent of SIA
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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CHECKED	R.K.
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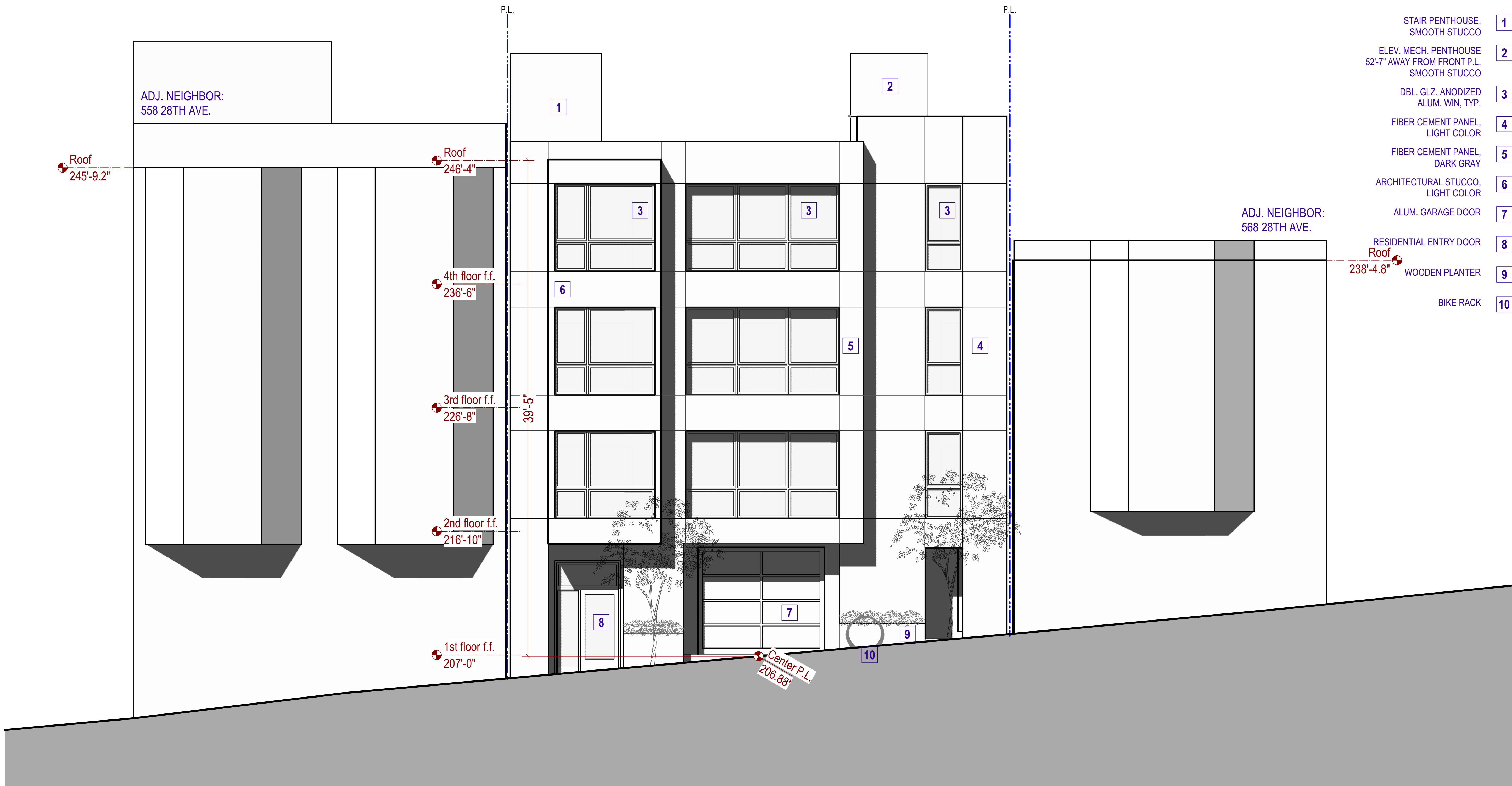
DATE	05/07/2018
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REVISED DATE	04/26/2019
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JOB NO.	18-1791
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SHEET NO.

A-2.2



Front Elevation (West)
1/4" = 1'-0"

PROJECT NAME
562 28th Ave.
SAN FRANCISCO, CA

- 1 STAIR PENTHOUSE, SMOOTH STUCCO
- 2 ELEV. MECH. PENTHOUSE 52'-7" AWAY FROM FRONT P.L. SMOOTH STUCCO
- 3 DBL. GLZ. ANODIZED ALUM. WIN. TYP.
- 4 FIBER CEMENT PANEL, LIGHT COLOR
- 5 FIBER CEMENT PANEL, DARK GRAY
- 6 ARCHITECTURAL STUCCO, LIGHT COLOR
- 7 ALUM. GARAGE DOOR
- 8 RESIDENTIAL ENTRY DOOR WOODEN PLANTER
- 9 BIKE RACK



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Front Elevation

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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CHECKED	R.K.
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DATE	05/07/2018
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REVISED DATE	04/26/2019
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JOB NO.	18-1791
---------	---------

SHEET NO.

A-3.1



Left Elevation (North)
1/4" = 1'-0"

PROJECT NAME
562 28th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Left Elevation

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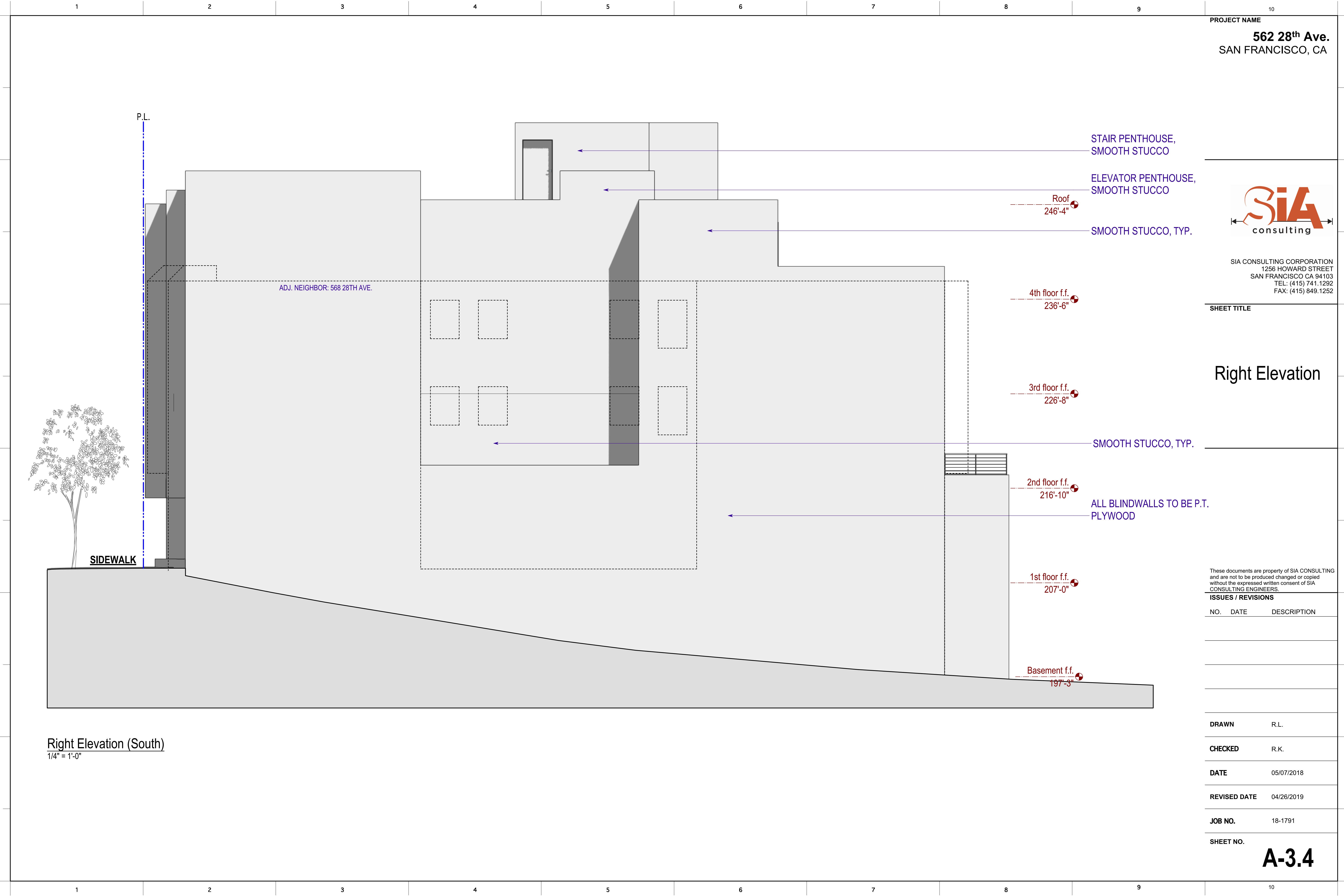
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	05/07/2018
REVISED DATE	04/26/2019
JOB NO.	18-1791

SHEET NO.

A-3.3



Right Elevation (South)
1/4" = 1'-0"

PROJECT NAME
562 28th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Right Elevation

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	05/07/2018
REVISED DATE	04/26/2019
JOB NO.	18-1791

SHEET NO.

A-3.4



Building Section A-A
1/4" = 1'-0"

PROJECT NAME
562 28th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252

SHEET TITLE

Section

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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CHECKED	R.K.
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DATE	05/07/2018
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REVISED DATE	04/26/2019
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JOB NO.	18-1791
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SHEET NO.

A-4.1



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
562 28th Avenue		1517022
Case No.		Permit No.
2015-015199ENV		201705055832
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The approximately 4,800-square-foot project site is located on the east side of 28th Avenue between Geary Boulevard and Anza Street in the Outer Richmond District. The site contains a two-story-over-basement, 1,850-square-foot, single-family residence with no vehicle parking spaces that was constructed in 1910. The proposed project would demolish the existing building and construct a 8,740-square-foot building containing eight residential units (six dwelling units and two accessory dwelling units) and two vehicle parking spaces. The project would involve approximately 2,600 square feet of excavation to a depth of 11 feet. The project would require conditional use authorization pursuant to Planning Code sections 303 and 317, and demolition and new construction building permits.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input 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 checked="" 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

<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? <i>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 checked="" type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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 checked="" 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): PLEASE SEE ATTACHED	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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 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. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Per PTR form signed on January 25, 2016, attached. </div> <div style="width: 45%; text-align: right;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<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: Stephanie Cisneros	

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

<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: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Jeanie Poling 07/02/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

CEQA Impacts

Transportation: The department's transportation staff reviewed the proposed project and determined that additional transportation review is not required (see Transportation Study Determination dated June 13, 2019).

Archeological resources: The department's staff archeologist conducted preliminary archeological review on April 30, 2019 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Natural Habitat: The project site is within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Utilities and Public Services: The proposed project would be designed to incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the City's Green Building Ordinance. The project's water supply demand would constitute a negligible increase relative to the existing and projected water supply demand for the city as a whole and is accounted for in the SFPUC's Urban Water Management Plan, which addresses water demand and supply through 2040. As such, sufficient water supplies are available to serve the proposed project in normal, dry, and multiple dry years, and the proposed project would not require or result in the relocation or construction of new or expanded water facilities the construction or relocation of which could cause significant environmental effects.

Public Safety: The project site is fully served by fire protection and police protection services, and there are no current plans to construct or expand fire or police services that serve the project site.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on June 4, 2019 to adjacent occupants and owners of buildings within 300 feet of the project site and the South of Market neighborhood group list (see Neighborhood Notification and Responses).

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)
562 28th Avenue		1517/022
Case No.	Previous Building Permit No.	New Building Permit No.
2015-015199PRJ	201705055832	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

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	1/6/2016
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	562 28th Avenue	
Block/Lot:	Cross Streets:	
1517/022	Geary Boulevard & Anza Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-015199ENV

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

DATE OF PLANS UNDER REVIEW:	10/05/2015
------------------------------------	------------


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: Historic Resource Evaluation Part I prepared by Ver Planck Historic Preservation Consulting (dated August 2015).	
Proposed Project: Demolish existing two-story single-family home and construct a four-story building with six dwelling units and six vehicle parking spaces.	

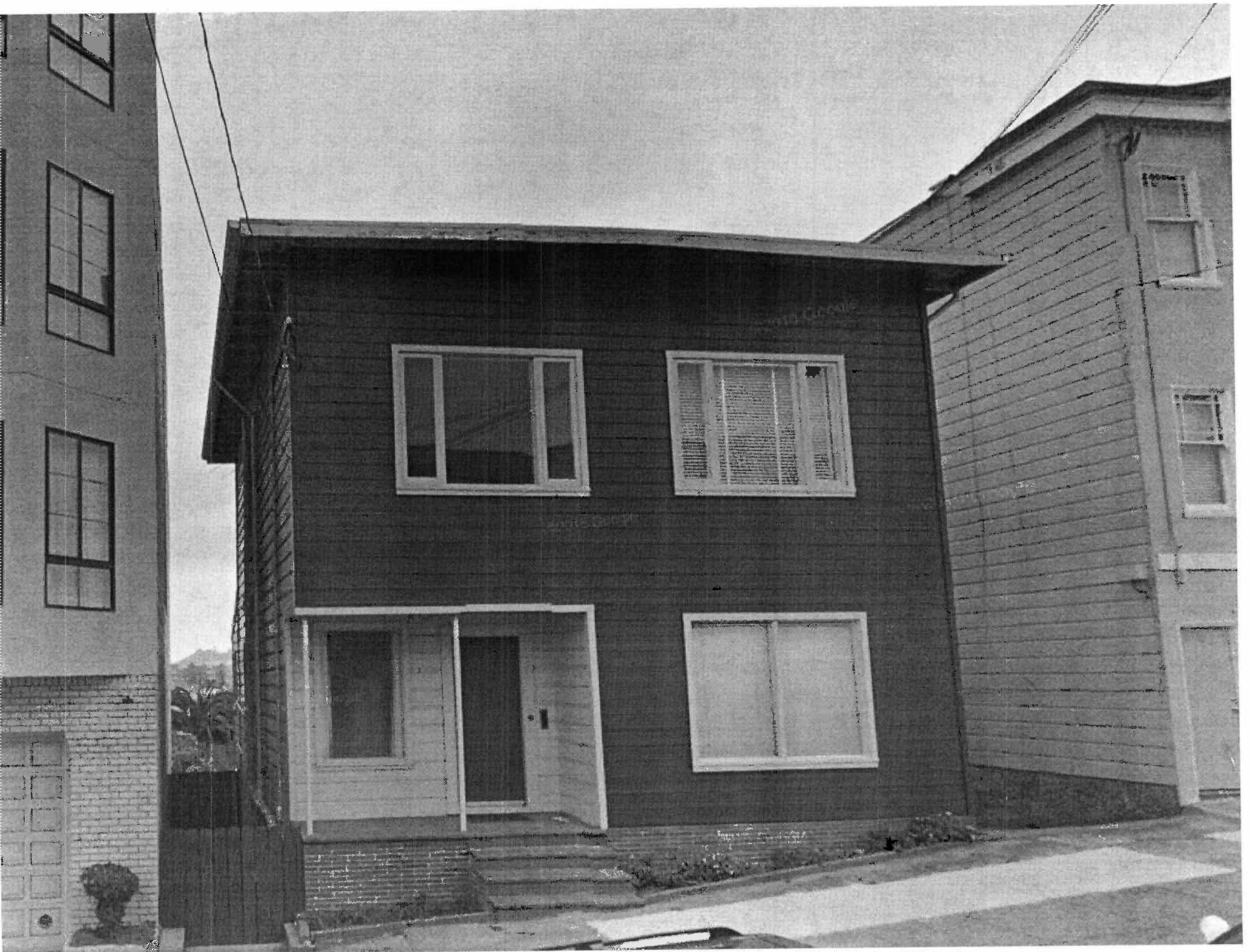
PRESERVATION TEAM REVIEW:	
Historic Resource Present	
<input type="radio"/> Yes	<input checked="" type="radio"/> No *
<input type="radio"/> N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property 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: <input type="text"/>	Period of Significance: <input type="text"/>
	<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	

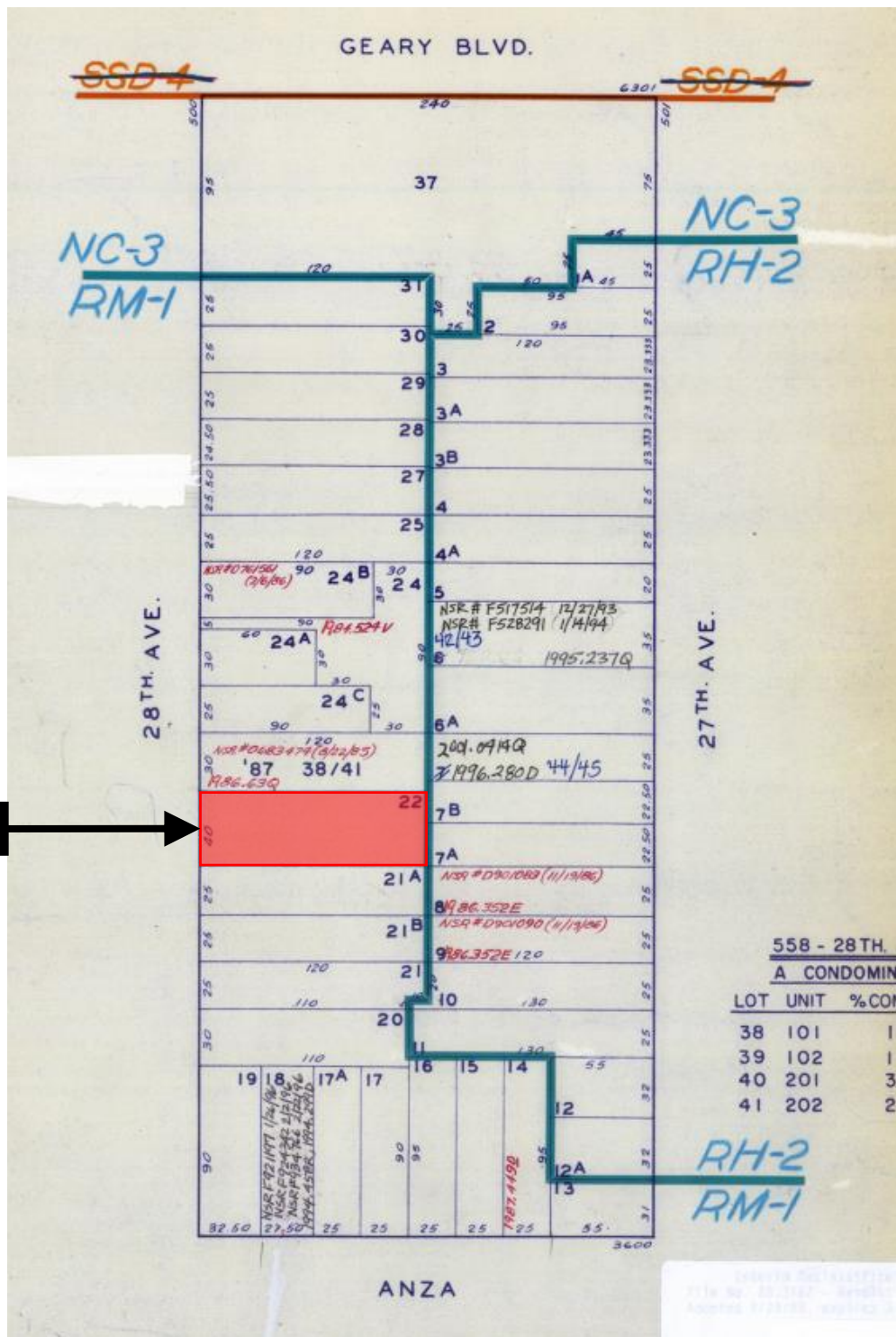
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation Part I prepared by Ver Planck Historic Preservation Consulting (dated August 2015) and information found in the Planning Department files, the subject property at 562 28th Avenue contains a two-story-over-basement, wood-frame, single-family dwelling constructed in 1910 (source: building permit). The current style of the residence can be described as Contractor Modern. However, the original 1910 design and style of the residence is unknown. The residence was constructed by contractor John Marcuse for original owner Thomas G. Aikin, a pressman, and his wife Grace. The Aikin family owned and occupied the property until 1939, when it was sold to Norman and Greta Campbell.</p> <p>The only permitted alteration to the property was re-roofing that was completed in 1995. In comparing the 1913 and 1950 Sanborn Maps it is also clear that there was a small shed at the northeast corner of the property constructed, which was demolished between 1950 and 1995. There is also a curb cut on the northwest side of the property, indicating that the small shed may have been a garage. In the 1950s, under the ownership of Edgar and June Morrill, the property underwent a complete remodel, representative of the Contractor Modern style. The remodel included: reconstruction of the gable roof to provide a shallower pitch, recladding the primary facade in new siding, installing new windows and a new entrance, remodel the living room, dining room, kitchen, bathrooms and bedrooms.</p> <p>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). The subject property has been significantly altered from its original state and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1900 to 2015. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1/25/2016



Parcel Map

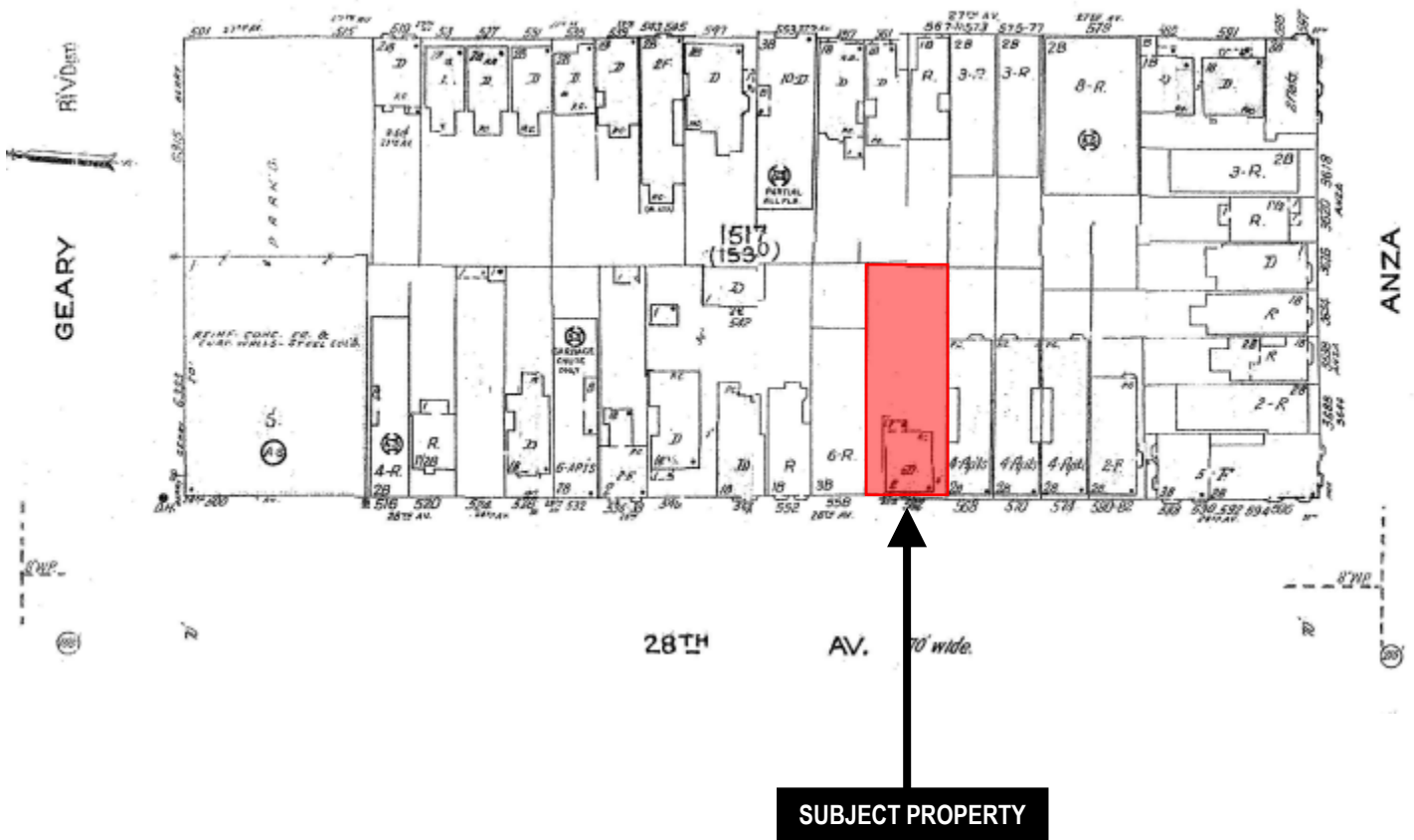


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2015-01599CUA
562 28th Avenue
July 18, 2019

Sanborn Map*



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



Aerial Photo – View 1

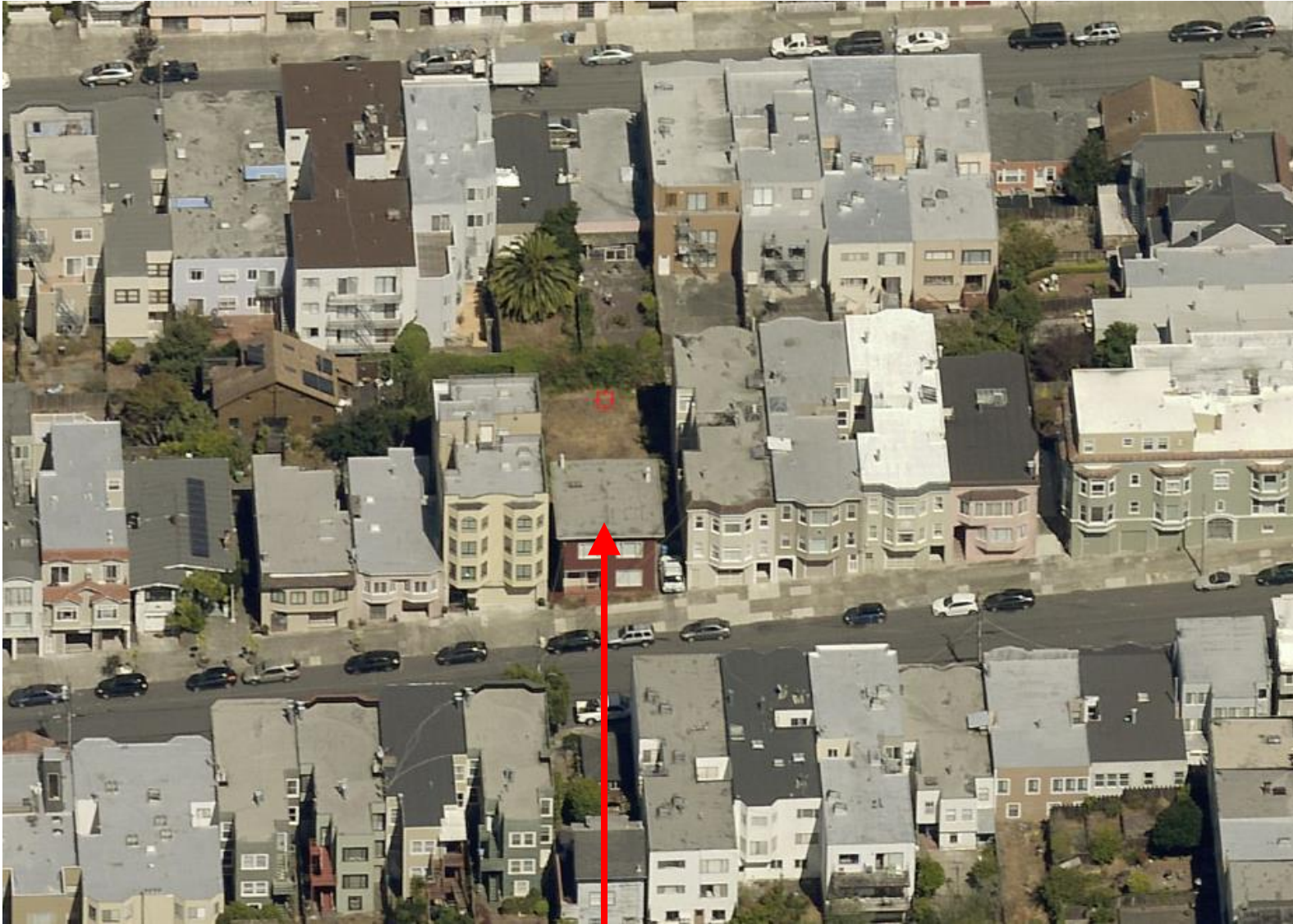


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2015-01599CUA
562 28th Avenue
July 18, 2019

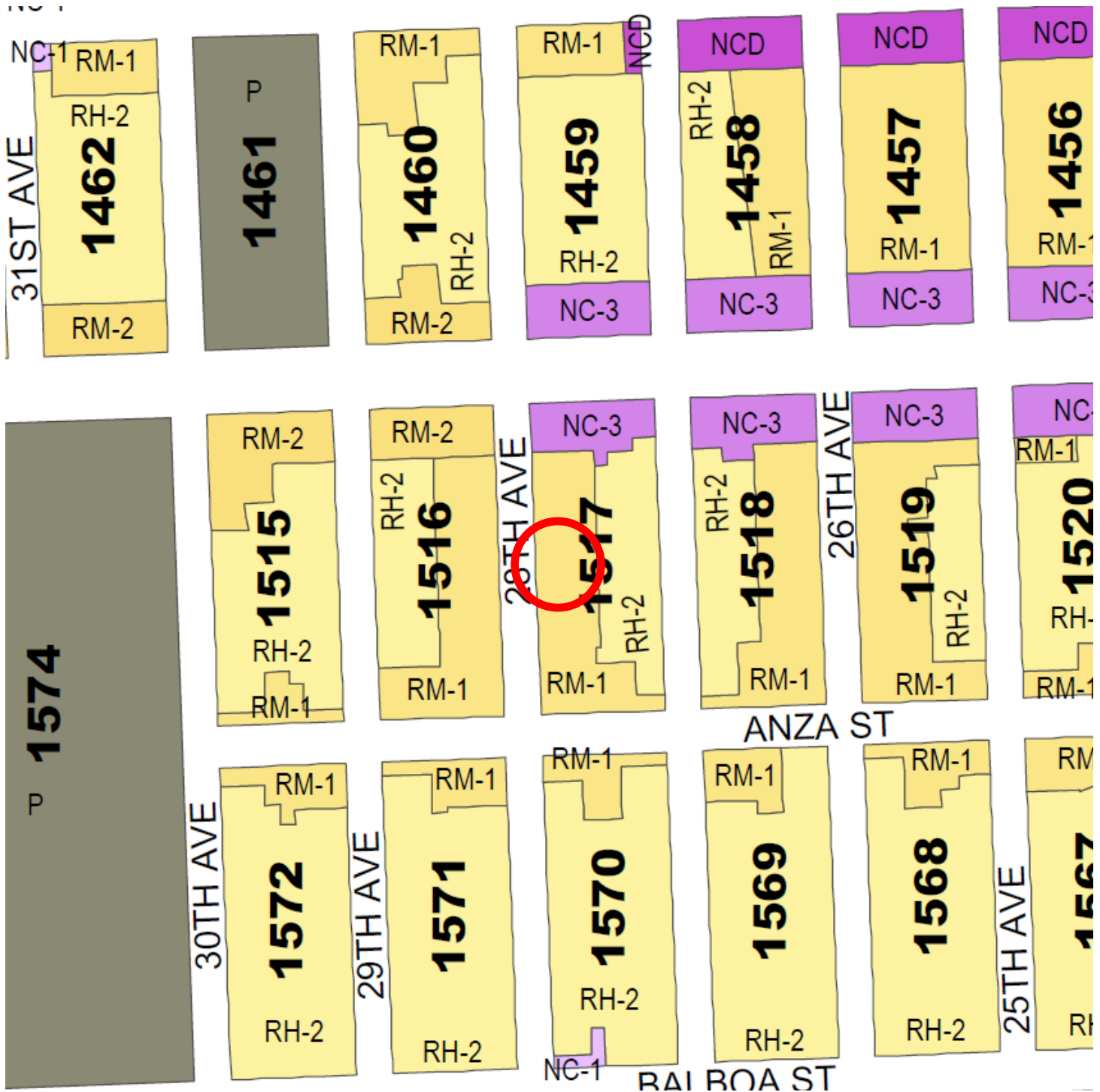
Aerial Photo – View 2



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2015-01599CUA
562 28th Avenue
July 18, 2019

Zoning Map



Conditional Use Authorization Hearing
Case Number 2015-01599CUA
562 28th Avenue
July 18, 2019

Site Photo



Image capture: Nov 2016 © 2019 Google



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 562 28TH AVE
RECORD NO.: 2015-015199CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	1,016	1,016
Residential GSF	1,450	8,740	7,290
Usable Open Space	4,000	2,102	-1,898
Other (Storage, Mech., etc.)	400	3,455	3,055
TOTAL GSF	5,850	15,313	9,463
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	7	8
Dwelling Units - Total	1	7	8
Number of Buildings	1	0	1
Number of Stories	3	1	4
Parking Spaces	0	2	2
Bicycle Spaces	0	8	8
Height	24ft	16ft	40ft

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	1	1
Two Bedroom Units	0	4	4
Three Bedroom (or +) Units	1	3	2
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	2	2

562 28th Ave – 2015-015199ENV

Responses to public notification of environmental review sent on June 4, 2019

6/11 – letter from Sam and Marina Flyash, residents of 558 28th Ave. Concerns: lack of parking, reduction in natural light on 558 28th Ave, increased density.

6/17 – email from Janet Naito (janaito@sbcglobal.net) – concerned that there aren't enough parking spaces and that adding vehicles would increase traffic, block driveways, and add to air quality impacts.

6/19 – telcon from woman who didn't give me her name or contact information. She's concerned that demolition affects and air birds and butterflies that visit. The family at the site has a dog and they will have to move. The person on the phone told me she's lived in the area a long time. She thinks the project will take away nature. Too much building and not enough space for nature.

6/19 5:26 pm – voicemail from woman who didn't leave her name or contact information. She is calling on behalf of eight people living at 558 28th Ave. Neighbors on Anza St didn't receive notification. Bird watchers have seen juvenile bald eagles, hawks, hummingbirds, butterflies, California yute(?), bats. Members of the Sierra Club have been contacted. The project doesn't protect open space. Earthquake, fire concerns. Seniors are concerned that a sound structure is being torn down. The additional units will add to traffic, noise, and pest issues. People with dogs don't pick up after them. San Francisco is a biodiversity hotspot. The ample backyard needs to be maintained. Ozone days, particle pollution levels. Too many projects and traffic. Quotes from the Dalai Lama, Edward Abbey, Mahatma Gandhi, and others.

6/19 5:29 pm – continued voicemail, largely unintelligible, from woman who didn't leave her name or contact information. Comprehended words: mother nature; population growth; overcrowding; dangers from earthquakes and fires; recent gas explosion on Geary Blvd – long response and displacement; noise; air pollution.

6/19 5:45 pm – voicemail from woman who didn't leave her name or contact information. Concerns: solar panels will be blocked; generator to be running a couple blocks away, that will make her breathing a whole lot worse; she has COPD and other elderly people in the neighborhood do too.

From: [Janet Naito](#)
To: [Poling, Jeanie \(CPC\)](#)
Subject: Notification of Project Receiving Environmental Review at 562 28th Avenue
Date: Monday, June 17, 2019 4:50:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi, I received your June 4th Notification about a project to convert a single-family dwelling into eight residential units with two vehicle parking spaces. My concern is that parking in this neighborhood is already really tight with many people having to circle the area numerous times and park blocks away from where they live. This has been the subject of numerous Next Door conversation threads for the Richmond District. It seems unreasonable to assume that residents in six of the eight units will not own cars. Adding additional vehicles that require parking to our area would increase traffic, cause additional calls to San Francisco's Parking and Traffic Department as people park in spaces too small for their cars and block portions of driveways, and add to air quality impacts. Please consider increasing the number of parking spaces required for this project to at least four.

Thank you for your consideration of this request.

From: mflyash@yahoo.com
To: [Poling, Jeanie \(CPC\)](#)
Subject: Neighbor comments for Project 2015-015199ENV
Date: Wednesday, June 12, 2019 4:39:53 PM
Attachments: [2015_015199ENV_CommentsFromNeighbors.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Ms. Poling,
Please review and include our comments (see attached) as part of the record for Environmental review of proposed project.
Thank you,
Flyash Family

06/11/2019

To:

Jeanie Poling
San Francisco Environmental Planning Division

From:

Sam and Marina Flyash
Residents of
558 28th avenue #101
San Francisco, CA 94121
415-750-0104
smodessa@sbcglobal.net

Subject:

Proposal Record: 2015-015199ENV
Block / Lot: 1517 / 022
562 28th avenue
San Francisco, CA 94121

Dear Jeanie and Representatives of Planning Department,

We are writing you to voice our deep concerns and express our strong opposition to the project proposal for our neighboring building at 562 28th avenue. We will make every attempt to attend scheduling public hearing to reiterate these concerns and opposition however in any case we would like for you to review, make part of the official environment review record and take into consideration main points below about negative environmental impacts of the proposed project:

1. Project does not provide adequate parking accommodations for the planned six dwelling and two accessory dwelling units. Proposed project converts existing single family house into multi-unit building greatly increases population density and traffic on our block of 28th avenue while not providing reasonable parking arrangements (only two proposed parking spaces for eight units building).
2. Project will have severe negative impact on lighting in our building (558 28th avenue). Due to small light well in comparison overall size of proposed structure natural lighting in bedrooms and stairwell of our building will be severely diminished requiring running electrical lighting 24x7 increasing our electrical bills, reducing sustainability of our building, with related negative impacts on our health and living environment.
3. Significantly increased density and negative impact on living conditions on existing residents of our block especially in building adjunct to the proposed structure like 558 28th avenue where we live. We are longtime San Francisco residents and senior citizens and while proposed large multi-unit building in the middle of already densely populated block will provide great commercial benefits to selected few while negatively impacting our everyday lives as well as lives of many on our block and larger immediate neighborhood.

Based on above we are respectfully requesting Environmental Planning Division to evaluate our concerns and reject this project as proposed to avoid negative environmental impact on well-being of residents living in the area.

Thank you,

A handwritten signature in black ink, appearing to read 'Sam Flyash', written in a cursive style.

Sam Flyash

A handwritten signature in black ink, appearing to read 'M. Flyash', written in a cursive style.

Marina Flyash

06/11/2019

To:

Matt Dito

San Francisco Planning Department

From:

Sam and Marina Flyash

Residents of

558 28th avenue #101

San Francisco, CA 94121

415-750-0104

smodessa@sbcglobal.net

Subject:

Proposal Record: 2015-015199CUA

Block / Lot: 1517 / 022

562 28th avenue

San Francisco, CA 94121

Dear Matt and Representatives of Planning Department,

We are writing you to voice our deep concerns and express our strong opposition to the project proposal for our neighboring building at 562 28th avenue. We will make every attempt to attend scheduling public hearing to reiterate these concerns and opposition however in any case we would like for you to review, make part of the official record and take into consideration main points below:

1. Project does not provide adequate parking accommodations for the planned six dwelling and two accessory dwelling units. Proposed project converts existing single family house into multi-unit building greatly increases population density and traffic on our block of 28th avenue while not providing reasonable parking arrangements (only two proposed parking spaces for eight units building). It is well known and highly publicized fact that car parking is a serious problem in Richmond district and 28th avenue is no exception. Street parking is not a viable option on our block considering already extremely high density This will clearly increase occurrences of double parking which will significantly increase risk of accidents and health risks for drivers and passengers especially for residents of adjunct buildings (like ours) who need to get in and out their garage with their view severely blocked by related 'blind spots' coupled with significantly increased traffic.
2. Project will have severe negative impact on lighting in our building (558 28th avenue). Due to small light well in comparison overall size of proposed structure natural lighting in bedrooms and stairwell of our building will be severely diminished requiring running electrical lighting 24x7 increasing our electrical bills, reducing sustainability of our building, with related negative impacts on our health and living environment.

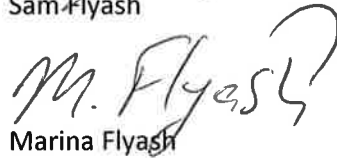
3. Significantly increased density and negative impact on living conditions on existing residents of our block especially in building adjunct to the proposed structure like 558 28th avenue where we live. We are longtime San Francisco residents and senior citizens and while proposed large multi-unit building in the middle of already densely populated block will provide great commercial benefits to selected few while negatively impacting our everyday lives as well as lives of many on our block and larger immediate neighborhood.

Based on above we are respectfully requesting Planning Department to evaluate our concerns and reject this project as proposed to avoid severe negative impact on well-being of residents living in the area.

Thank you,



Sam Flyash



Marina Flyash

04/20/2019

To:
Matt Dito
San Francisco Planning Department

From:
Residents of 28th Avenue, San Francisco CA 94121

Subject:
Proposal Record: 2015-015199CUA; Block/Lot: 1517 / 022
562 28th avenue, San Francisco CA 94121

Dear Matt,

We are residents of 28th Avenue, San Francisco CA 94121, and are collectively writing to you with reference to the Notice of Public Hearing to be held on May 2, 2019 (Record Number: 2015-015199CUA). Prior to the hearing, we would like to express our concerns with the proposed project as currently planned at 562 28th Avenue. Our main concerns are enlisted below for your consideration:

1. **Commercial facility:** The proposed project includes plans for commercial units in the form of a Residential Care Facility in the basement and 1st floor of the property. A commercial establishment is out of line with the long-established residential character of our block, which solely comprises of single family residential homes and small apartment buildings. As long-term residents of this block, we feel strongly against changing its residential nature with a commercial establishment. Furthermore, a Residential Care Facility in the middle of an already densely populated block only provides commercial benefits to a select few while negatively impacting the daily lives of existing residents with significantly increased vehicle traffic of the staff, potential visitors, and services.

In addition, we would like to seek clarification on the definition of this commercial facility. The definition of a residential care facility as defined by the California Advocates for Nursing Home Reform states "Residential Care Facilities for the Elderly (RCFE) serve persons 60 and older. They provide room, board, housekeeping, supervision, and personal care assistance with basic activities like personal hygiene, dressing, eating, and walking. Facilities usually centrally store and distribute medications for residents to *self-administer*."

This level of care and supervision is for people who are unable to live by themselves but who *do not need 24-hour nursing care*. They are considered *non-medical facilities* and are not required to have nurses, certified nursing assistants or doctors on staff."

Per the above definition, we would like to get confirmation that this facility will not be medical in nature and will fit the description provided above.

2. **Parking provisions:** It is well known that parking is a serious challenge in the Richmond District—28th Avenue and adjacent blocks have extremely limited parking, and existing residents

are facing major challenges with parking their cars in the neighborhood, especially given several of the parking spots on 28th Avenue have parking meters.


The planned project does not include adequate parking provisions for the 6 proposed residential units, including 3 three-bedroom units, 2 two-bedroom units, 1 one-bedroom units, and the commercial Residential Care Facility, including 5 units. For all the above stated units, the proposed plan includes only 3 parking spots, 1 of which is a dedicated to handicapped individuals. It can easily be assumed that at a minimum, the proposed multi-unit mixed use project will require 6 parking spots for the 6 residential units, additional spots for the care facility residents and additional parking for the staff/caregivers, visitors, service providers/delivery services. The addition of so many vehicles to the already limited street parking is not feasible, and will be very troublesome to the residents of 28th Avenue and neighboring blocks.

In addition, specialized transportation vehicles, delivery services and other providers are likely to frequent the Residential Care Facility and other units on a daily basis. Inadequate parking is guaranteed to result in illegal double-parking immediately outside the planned facility. This poses a serious threat to residents' safety by increasing the risk of accidents, particularly for residents of adjacent buildings, as our ability to see oncoming traffic while exiting our garage will be severely compromised by the resulting blind spots. There have already been several incidents of near-misses due to vehicles double parking illegally on 28th Avenue.

Lastly, the recently constructed building on our block (518, 520 and 522 28th Avenue) also includes parking for the 3 units in the building. It is imperative that the proposed plans are revised to accommodate additional parking spots, to avoid further increasing the density of cars that will need to be parked on the street.

3. **Boundary of planned property:** The planned property extends beyond the boundary of adjacent buildings, 558 28th Avenue, and 568 28th Avenue. It is reasonable to expect that the boundary of the planned property is at least in line with the envelope of the adjacent buildings.
4. **Impact to existing views:** There are several residents in 592 28th Avenue whose view of the Golden Gate Bridge will be compromised per the proposed construction plans, thereby significantly impacting the overall value of their property.
5. **Proposed lightwell:** There are several residents of 558 28th Ave who have their bedroom windows that open into the lightwell and rely entirely on the lightwell to provide natural light to their bedrooms. The same is the case for the stairwell. The proposed project severely impacts the natural light in this building as the plans incorporate a small light well. Reduced natural light will negatively impact residents' health and living environment, and the overall sustainability of units in this building.
6. **Construction timing:** Given that many residents on this street are senior citizens and families with small children, we would like to request that construction is limited to 8 am – 6 pm on weekdays only. We will be highly appreciative if this request is fulfilled as it will allow us peace and quiet over the weekends to get some rest.

We respectfully request the Planning Department to evaluate our concerns and to please disallow the proposed project as currently planned as it negatively impacts the daily lives of existing residents. Please note that several residents of our block are in agreement, as indicated by their signatures in the below table. Thank you for your consideration.

	Name	Address	Signature and Date
1.	ANSHUL SHAM	558 28 TH AVE, 202, SAN FRANCISCO, CA 94121	 4/24/19
2.	KARISHMA AMIN	558 28 th Ave, Apt 202, San Francisco CA 94121	Karishma Amin 4/24/2019
3.	SAM FLYASH	558 28 th ave #101 S.F. CA 94121	Flyash 04-24-19
4.	Mariana Flyash	558 28 th ave #101 SF CA 94121	m. Flyash 04.24.19
	Roger Leung	558 28 th Ave #102 S.F. CA 94121	Roger Leung 4-24-19
5.	Josephine Leung	558-28 th Ave #102 SF. CA 94121	J.L. 4.24-19
6.	TYLER JONES	568 28 th Ave. #2 SF CA 94121	Tyler Jones 4/25/19
7.	Alyxandria Jones	568 28 th Ave #2 SF CA 94121	Alyx Jones 4.25-19

	Name	Address	Signature and Date
8.	Gina M. Delligatta	588 28 th Ave SF, CA 94121	<i>Gina M. Delligatta</i> 4/28/19
9.	Daniel Lengerich	592 28 th Ave San Francisco, CA. 94121	<i>D. Lengerich</i> 4-28-19
10.	Jeff Haptonstall	592 28 th Ave SF CA 94121	<i>Jeff Haptonstall</i> 4-28-19
11.	David Holt	561 28 th Ave. SF. Ca 94121	<i>David Holt</i> 4/29/19
12.	Sandra Holt	561 28 th Ave SF CA 94121	<i>Sandra Holt</i> 4/29/19
13.	CAROLINE HART	568 28 th AVE #4 SF, CA 94121	<i>Caroline Hart</i> 4/29/19
14.	Chirako Hart	568 28 th #5 SF CA 94121	<i>Chirako Hart</i> 4/29/19
15.	LEVINTON TATIANA	3620 Anza St. SF CA 94121	<i>T. Hart</i> 4/30/19

16. ERNIE McNABB ~~558~~ 28th Ave
#201
S.F. CA 94121

Ernie McNabb
5/1/19

From: [T.C](#)
To: [Dito, Matthew \(CPC\)](#)
Subject: Conditional Use Hearing, 562 28th Avenue
Date: Tuesday, April 16, 2019 6:02:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings Matt,

We are writing with concerns in reference to the proposed project at 562 28th Avenue, and their intent to demolish the existing two-story single-family dwelling and construct a four-story, six-family dwelling, including an additional 6 units for residential care extending to the rear property line.

The home in question is one of the last standalone single-family dwellings on this block that has not been modified or added onto. To increase its single-family footprint in such grandiose ways by rezoning it as a "care facility" is unfair to this neighborhood, unfair to longtime residents who struggle to keep their vehicles nearby, and an affront to visitors & those whose rental amenities include unobstructed views of San Francisco and the Golden Gate Bridge.

We do not believe the answers submitted by the property owners for the conditional use findings give an honest & accurate picture of the known impact this project will have, and would like to offer our perspective as 15-year residents on this block before any further consideration is granted.

Firstly, since this property was sold in 2015, it has served as the revolving door of an unregistered AirBnB rental. It has invited vermin infestations from food and garbage left strewn about the property, and the city has had to come remove a buildup of trash- including human feces- more than once. We personally spoke to fleeting residents throughout this time, none of whom indicated they personally knew the owner, but that they had rented through the AirBnB website.

It is noted in documents throughout the application process that this residence has remained "owner-occupied", however, we find this in harsh contrast to the truth. The new owners of this property claim to have their thumb on the pulse of this neighborhood,, however, they have never lived here. At no point did they elect to clean up their blight, allowing the city of San Francisco to do it every single time.

Given the length of our residence, and the deep knowledge of this area, we feel the answers on the original application for conditional use could not possibly have been honestly submitted by someone who is aware of or invested in maintaining the cultural integrity of the Richmond District.

We are concerned that the misrepresentations and incomplete answers outlined below will radiate well beyond the scope of the project, and for the negative impact this development stands to have on this quiet neighborhood.

*Applicant states there will be one-to-one availability for parking, assuming each dwelling unit only has one vehicle, however, the vehicular load of six families is rarely only six cars.

Additionally, there is zero mention of the parking situation that will be created by the residential care facility occupying the first two floors of the building. Assuming even a minimal amount of visitors & staff coming and going, there is no addressing of the potential emissions and traffic issues this would create. This is a huge oversight, and that it is glossed over so swiftly in the application is troublesome- this site is located a half block from a discount grocery store that already frequently causes traffic backups on 28th Avenue.

*This structure, as zoned, also does not offer inclusionary housing as part of its specifics, so this development will just generate 6 market-rate apartments, unavailable to those with more modest incomes. This does not bring anything but 6 more unattainable units to the Richmond, and a parking problem to boot. This is not keeping in line with "enhancing or improving". It is greedy.

*Height-wise, this construction would be a blight and blockage to unobstructed views of a national landmark- our Golden Gate Bridge. The proposed reach to the rear property line and the extension upward would obstruct these views for several residents in this neighborhood- more severely than noted in the submitted plans. The right to enjoyment of her glory as part of the amenities purveyed with rental agreements promising "unobstructed views" is irreplaceable.

And we are not the only ones who appreciate it- visitors are commonly seen taking photographs on our block because it offers a rare sweeping view of San Francisco and her arches. The areas one can retreat to in the city for the kinds of views seen from the intersection of 28th & Anza- where photographers gather daily at sunrise to get that perfect shot- are becoming less and less. This rare vista should not be marred or traded away for six expensive apartments and some parking spots.

Please see the attached photo...then imagine a large structure protruding upward through the center of the bridge. At our elevation a mere three houses up, this is what we would be looking at- and we find that heartbreaking.

Given the above facts, we request the city deny this application for conditional use of placing a twelve-unit footprint in a single-family dwelling's space.

Respectfully,

Tahra Cerutti & Asher Loeb,
Residents of 574 28th Avenue

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	()
	EMAIL:
APPLICANT'S NAME:	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:
CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
CROSS STREETS:				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
/				

3. Project Description

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

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				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
Retail				
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF				

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

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.

- [illegible]

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;

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

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

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

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

7. That landmarks and historic buildings be preserved; and

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

Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

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: _____

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

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 type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input 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: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

APPLICANT'S NAME:	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

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

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

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
CROSS STREETS:	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
/				

3. Project Type and History

(Please check all that apply) <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):		DATE FILED:	
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY)			
		ELLIS ACT		YES	NO
		Was the building subject to the Ellis Act within the last decade?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

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				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
Retail				
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF				

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:			
Rental Units:			
Total Units:			
Units subject to Rent Control:			
Vacant Units:			

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:			
Rental Bedrooms:			
Total Bedrooms:			
Bedrooms subject to Rent Control:			

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the 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 is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Please respond to each policy; if it's not applicable explain why:

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;

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

7. That landmarks and historic buildings be preserved; and

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

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "*Loss of Dwelling Units Numerical Values*".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

	EXISTING VALUE AND SOUNDNESS	YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input type="checkbox"/>	<input type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input type="checkbox"/>
	RENTAL PROTECTION	YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>
	PRIORITY POLICIES	YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input type="checkbox"/>

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input type="checkbox"/>	<input type="checkbox"/>

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: Other information or applications may be required.

Signature: _____

Date: _____

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

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Demolition	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<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.

☐* Required upon request upon hearing scheduling.

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: _____



Outline of Proposed Building

562 28th Avenue
40'-0" lot frontage

FRONT of 562 28th Avenue - Block 1517, Lot 022
(looking East)



REAR of 562 28th Avenue - Block 1517, Lot 022
(looking West)