



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use & Variance

HEARING DATE: APRIL 27, 2017

Date: April 17, 2017
Case No.: **2015-015831CUA/VAR**
Project Address: **106 BACHE STREET**
Zoning: RH-2 (Residential – House, Two Family) District
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5826/003
Project Sponsor: Jeremy Schaub
1360 9th Avenue Suite 210
San Francisco, CA 94122
Staff Contact: Daniel Sirois – (415) 575-8714
daniel.sirois@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is for the construction of a new three-story (30-ft tall), 2,849sq. ft. single-family dwelling on a vacant lot with one car parking space and three class one bicycle parking spaces. As proposed, the dwelling will require a front setback variance from Planning Code Section 132.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of Bache Street and south of Benton Avenue, on Block 5826 and Lot 003. All the lots on this block measure 25 feet wide by 70 feet deep. The subject lot is vacant, has a gentle north to south lateral slope and is zoned for a maximum of two-units.. This lot, along with others on this block, is located in the Bernal South Slope area.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject lot is adjacent to a two-family dwelling under construction to the north at 104 Bache Street. The adjacent lot to the south at 118 Bache Street is occupied by a garage near the front property line and a two-story cottage built at the rear of the lot. The subject property is located on a portion of the block that slopes gently to the south. Bache Street is improved up to the adjacent lot to the south, but the block extends down the steeply sloping portion of Bernal South Slope terminating just above the Alemany Housing complex on Ellsworth Street.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as and Class 3 Categorical Exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 7, 2017	April 5, 2017	22 days
Posted Notice	20 days	April 7, 2017	April 6, 2017	21 days
Mailed Notice	10 days	February 24, 2017	February 10, 2017	34 days

PUBLIC COMMENT

As of April 17, 2017 the Department has received one phone call inquiring about the project and expressing support for the front setback variance.

ISSUES AND OTHER CONSIDERATIONS

- In 2008, additional review criteria were established for development proposals in the Bernal South Slope area in response to the unique conditions of lots adjacent to unimproved "paper" streets on the steeply sloping portions of south Bernal Heights.
- The subject property was included in the Bernal South Slope area because it was vacant at the time and potentially could become part of a larger development proposal if merged with other lots on the steeper sections of Bernal South Slope. The lot itself is not steeply sloping and is located on a section of Bache Street that has been improved and is currently accessible. However, Bache Street is an unaccepted right of way with no mechanical street sweeping service.
- The project is requesting a variance from the Zoning Administrator, pursuant to Planning Code Section 132, to allow an encroachment of 10 feet 6-inches into the required front setback. The building is proposed to be constructed to the front property line as are the building to the north and the garage to the south.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization for new construction of a three-story single-family dwelling on the subject property under Planning Code Sections 242(f) and 303.

BASIS FOR RECOMMENDATION

- The project would support the production of new family housing.
- The project would be consistent with the character of the immediate neighborhood and would be in harmony with the uses and development patterns found within the immediate vicinity.

- The project is generally consistent with the Planning Code, Bernal South Slope controls and the General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photographs
Site Photos
Email from the Department of Public Works
Letter from SLA with signatures from SFDBI & SFFD
Letter from Recology
Project Sponsor Letter
Environmental Determination
Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

DS

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Affordable Housing (Sec. 415)
☐ Jobs Housing Linkage Program (Sec. 413)
☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
☒ Child Care Requirement (Sec. 414)
☐ Other

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Planning Commission Draft Motion

HEARING DATE: APRIL 27, 2017

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Zoning: **RH-2 (Residential – House, Two Family) District**
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Block/Lot: **5826/003**
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1360 9th Avenue Suite 210
San Francisco, CA 94122
Staff Contact: **Daniel Sirois – (415) 575-8714**
daniel.sirois@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 242(f) AND 303 OF THE PLANNING CODE TO ALLOW THE CONSTRUCTION OF A NEW 2,849 SQUARE FOOT, THREE-STORY, 30-FOOT TALL SINGLE-FAMILY HOUSE ON ASSESSOR'S BLOCK 5836 LOT 003, WITHIN THE RH-2 (RESIDENTIAL – HOUSE, TWO FAMILY) DISTRICT, THE BERNAL HEIGHTS SPECIAL USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 19, 2016, Jeremy Schaub (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 242(f) and 303 to allow the construction of a new three-story, 30-foot tall single-family house within the RH-2 (Residential – House, Two Family) District and a 40-X Height and Bulk District, in the Bernal Heights Special Use District.

On April 27, 2017 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-015831CUA/VAR

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2015-015831CUA/VAR at 1650 Mission Street, Fourth Floor, 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 requested in Application No. 2015-015831CUA/VAR, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use:** The project site is located on the west side of Bache Street and south of Benton Avenue, on Block 5826 Lot 003. The all lots on this block measures 25 feet wide by 70 feet deep. The subject lot is vacant and is zoned for a maximum of two-units. The lot has a gentle north to south lateral slope. This lot, along with others on this block, is located in the Bernal South Slope area.
3. **Surrounding Properties and Neighborhood:** The subject lot is adjacent to a two-family dwelling under construction to the north. The adjacent lot to the south is occupied by a garage near the front property line and a two-story cottage built at the rear of the lot. The subject property is located on a portion of the block that slopes gently to the south. Bache Street is improved up to the adjacent lot to the south, but the block extends down the steeply sloping portion of Bernal South Slope terminating just above the Alemany Housing complex on Ellsworth Street.
4. **Project Description:** The proposal is for the construction of a new three-story (30-ft tall) single-family dwelling on a vacant lot with one car parking space and three class one bicycle parking spaces.
5. **Public Comment:** As of April 17, 2017 the Department has received one phone call inquiring about the project and expressing support for the front setback variance.
6. **Planning Code Section 132:** A front setback equal to 15 percent of the depth or 10 feet 6 inches is required on this lot. The proposed project would be built to the front property line and therefore requires a variance. The Zoning Administrator considered the variance request at the joint hearing with the Planning Commission.

7. **Planning Code Section 242(f):** All new development in the Bernal South Slope requires a conditional use authorization pursuant to this subsection in addition to the requirements set forth under Planning Code Section 303. The Planning Commission shall only approve an application for a conditional use authorization if facts are presented to establish that the proposed development would not harm the public health, safety, or welfare of the Bernal South Slope and surrounding areas, considering the following criteria:

- A. The applicant has designed the development in accordance with best practices for construction and development on steep slopes, as applicable, including measures to address liquefaction and slope stability issues presented by the steep grades in Bernal South Slope, and as documented in writing by the Department of Building Inspection;

The applicant has provided evidence that the Department of Building Inspection has considered the proposed development and will be subject to the typical Building Code standards that would apply to the lot's geotechnical conditions. The design of the building will follow the recommendations from a licensed geologist and licensed geotechnical engineer. No peer review is required in this case.

- B. The development would not undermine the visual integrity of the Bernal South Slope by, for example, deviating in a substantial manner from the City's established pattern of street-orientation and alignment. Bernal's neighborhood streets typically are not contoured, with streets running parallel to the hillside, but instead are grid-based. Where reasonably possible, new buildings should be accessed from public streets rather than extended private drives.

The proposal is on a portion of the Bache Street that has been improved. The building's orientation and alignment is consistent with other residential development, and no extension of Bache Street or new private drives on this block are proposed.

- C. The design of the development would not interfere with the proposed integration of Alemany Public Housing with the South Bernal neighborhood (e.g., through construction of large retaining walls) and, to the extent feasible, promotes connections at the hill base that are consistent with the proposed redesign of Alemany Public Housing;

The proposal would not interfere with the proposed integration of Alemany Public Housing with the South Bernal neighborhood. The parcel is on the gently sloping part of Bache Street in an existing developed area. No significant grading or construction of large retaining walls is proposed.

- D. The development and construction-related activities in the Bernal South Slope will not meaningfully hinder impact emergency vehicle access and emergency response times or weaken fire protection capabilities in the area (e.g., fire hydrant access or water pressure), as determined through applicant consultation with the San Francisco Fire Department, and as documented in writing by the San Francisco Fire Department;

The Project Sponsor has provided evidence from the San Francisco Fire Department that they do not oppose a project that's on a street with a 16 percent slope and is only 30-feet tall.

- E. The development will not degrade the health and cleanliness of the neighborhood by, for example, providing inadequate access for City sanitation services such as garbage collection and street sweeping, as determined through applicant consultation with the Department of Public Works, and as documented in writing by the Department of Public Works;

The Project Sponsor has provided evidence that the Department of Public Works, Street and Environmental Services, believes the development will not degrade the health and cleanliness of the neighborhood even though Bache Street is an unaccepted right-of-way with no mechanical street sweeping service.

The Project Sponsor has provided evidence that Recology Sunset Scavenger can provide solid waste collection services at the subject property.

- F. The development promotes the City's open space policies, and incorporates community input regarding public use of unimproved rights-of-way (e.g., by avoiding or offsetting potential impacts to existing open space such as the Moultrie Street Children's Community Garden);

No public open space will be impacted by this development.

- G. The development will not substantially impact neighborhood parking availability;

The proposed single-family home will include one off-street vehicular parking and bicycle parking spaces, and will not impact neighborhood parking availability.

- H. The development will not substantially contribute to an increase in traffic congestion in Bernal South Slope, including along Crescent Street and the intersection of St. Mary's and Mission Street;

A single-family home with one vehicular parking space will not substantially impact neighborhood traffic.

- I. The development will not undermine pedestrian safety or result in dangerous traffic conditions (e.g., increasing double parking and reducing turn around zones) that place residents and pedestrians at risk;

The Project will not undermine pedestrian safety. The development is consistent with typical street and block layouts and building orientation in Bernal Heights.

- J. The Planning Commission shall evaluate the foregoing criteria with regard to both to a development's individual impacts and the development's impacts in combination with the current and proposed development of the Bernal South Slope;

The Department is aware of the development of a two-family dwelling on the adjacent lot to the north. There is no proposal for development on the steeper, unimproved portions of Bache Street at this time. These known proposed developments would not create any substantial impacts that would be detrimental to the Bernal South Slope area.

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

- A. The proposed use, 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.

A new single-family dwelling consistent in size and intensity with other houses in the neighborhood is a necessary and desirable addition to the neighborhood. The project would be occupying an unmaintained vacant lot with a new home suitable for a family.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

The proposed single-family home is consistent with the development pattern on Bache Street.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

The single-family home will have adequate car parking and bicycle parking. A new single-family home will not generate a perceptible amount of new traffic.

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

The proposed Project is a dwelling unit, which does not typically emit, glare, odors, or other harmful emissions.

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

The single-family house will be developed with appropriate landscaping and parking consistent with the development pattern on the block.

- C. Such use or feature as proposed will comply with the applicable provisions of this 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. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District

Single-family homes are principally permitted in RH-2 Districts.

9. **General Plan Compliance.** The Project is, on balance, consistent with the Housing Element of the General Plan:

HOUSING ELEMENT

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.

Policy 4.6 Encourage an equitable distribution of growth according to infrastructure and site capacity.

The Project would construct a new family oriented development as in an existing neighborhood where adequate infrastructure exists.

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.

The proposed project is consistent with San Francisco's Residential Design Guidelines and in its latest iteration is supported by the Planning Department's Residential Design Team.

Policy 11.3 Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The proposed project would provide new housing that is sensitive to neighborhood character and housing typology.

TRANSPORTATION ELEMENT

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1 Provide secure bicycle parking in new governmental, commercial, and residential developments.

The proposed Project includes one off-street auto parking and bicycle parking spaces.

OBJECTIVE 34:

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

Policy 34.3 Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

The proposed Project includes one off-street auto parking space that will not impact the movement of pedestrians and automobiles

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

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

The Project is located in an entirely residential neighborhood and would have no negative impacts on the neighborhood serving uses.

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

The Project is consistent with San Francisco's Residential Design Guidelines as determined by the Planning Department's Residential Design Team.

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

The Project would have no negative impact on affordable housing.

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

The proposed single-family dwelling will have insignificant new impacts on traffic, parking, and the functioning of MUNI transit service.

- 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 propose commercial office use.

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

The Project will conform to the structural and seismic safety requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

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

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

The Project will have no negative impact on existing parks and open spaces.

- 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 Application No. 2015-015831CUA/VAR** to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 3, 2017 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 No. 19882. 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, CA94102.

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 April 27, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 27, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a new three-story (30-ft tall), 2,849 square foot single-family dwelling with one car parking space and one Class One bicycle parking space on a vacant lot located at 106 Bache Street, Block 5836 in Assessor's Lot 003 pursuant to Planning Code Sections 242(f) and Section 303, , **within the RH-2 (Residential – House, Two Family) Zoning District and Bernal Heights Special Use District, in a 40-X Height and Bulk District** in general conformance with plans, dated April 24 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-015831CUA/VAR and subject to conditions of approval reviewed and approved by the Commission on April 27, 2017 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 27, 2017 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

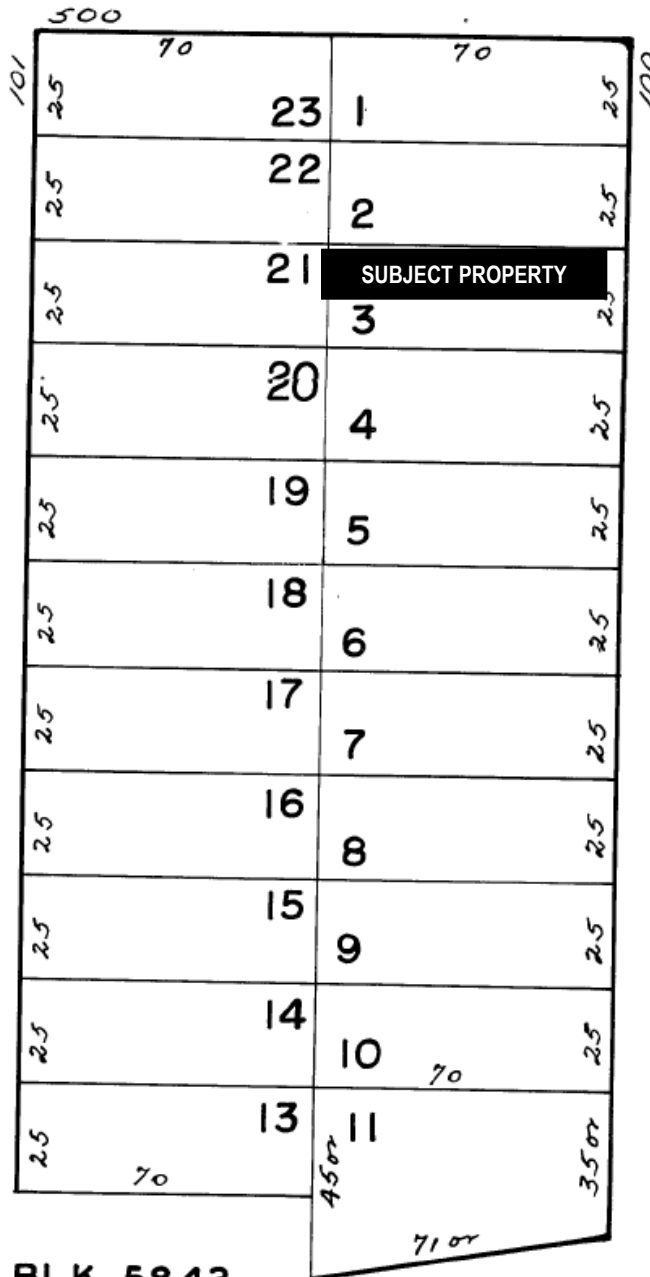
OPERATION

8. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Parcel Map

BLK. 5827

PORTER



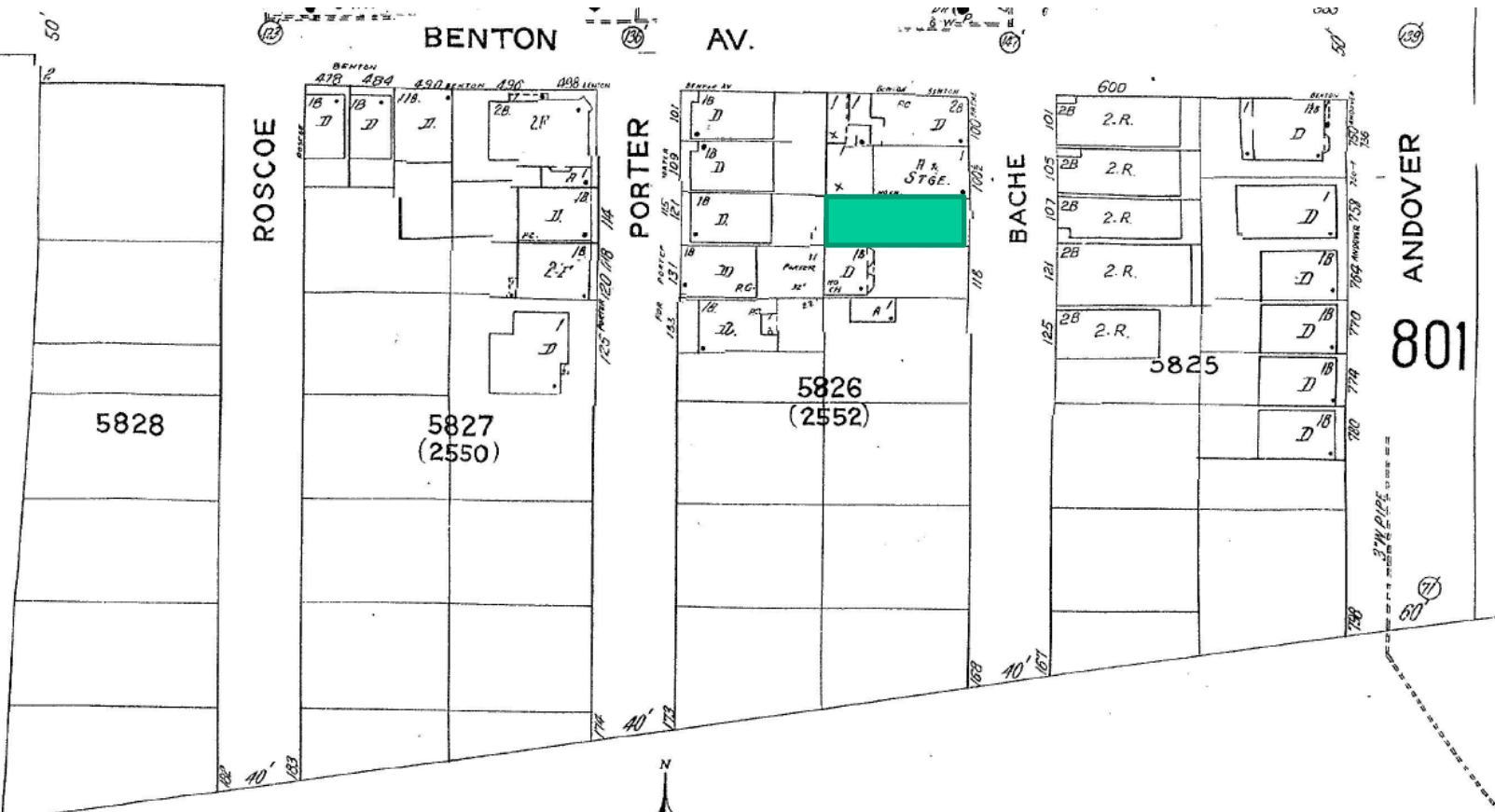
BACHE



Conditional Use Authorization
Case Number 2015-015831CUA/VAR
106 Bache Street

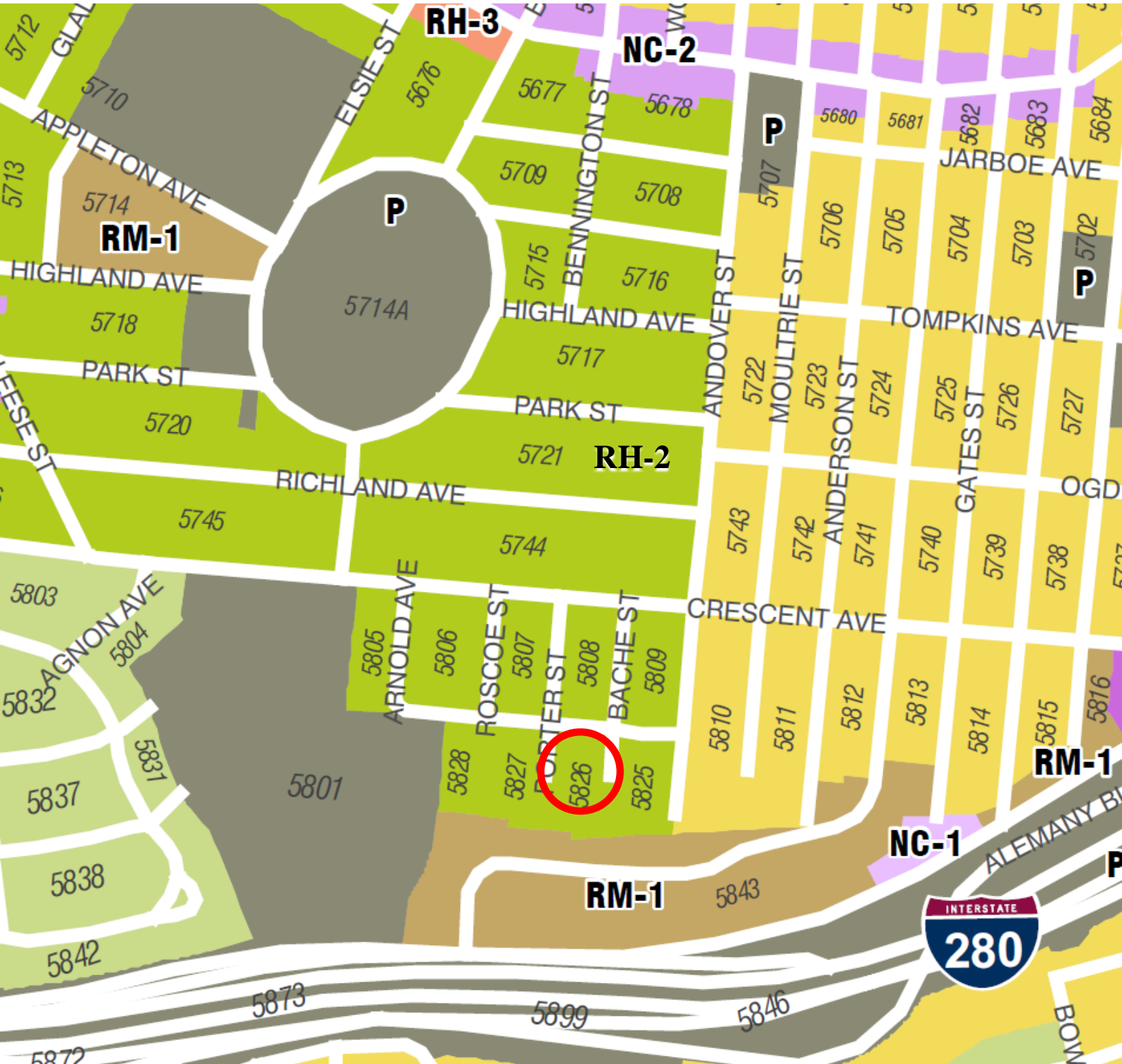
Sanborn Map*

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



Conditional Use Authorization
Case Number 2015-015831CUA/VAR
106 Bache Street

Zoning Map



Conditional Use Authorization
Case Number 2015-015831CUA/VAR
106 Bache Street

Height & Bulk Map



Conditional Use Authorization
Case Number 2015-015831CUA/VAR
106 Bache Street

Aerial Photo



Conditional Use Authorization
Case Number 2015-015831CUA/VAR
106 Bache Street

Site Photo



Conditional Use Authorization
Case Number 2015-015831CUA/VAR
106 Bache Street

Site Photo



Opposite side of the street

Conditional Use Authorization
Case Number 2015-015831CUA/VAR
106 Bache Street



Jeremy Schaub <jeremy@gabrielngarchitects.com>

Request for Meeting - 106 Bache in Bernal South Slope SUD

DPW, (DPW) <DPW@sfdpw.org>

Mon, Dec 12, 2016 at 12:40 PM

To: Jeremy Schaub <jeremy@gabrielngarchitects.com>

Cc: Gabriel Ng <gabriel@gabrielngarchitects.com>, My My Ly <mymy@gabrielngarchitects.com>

Jeremy,

Thank you for sending the plans. Bache Street is an unaccepted right of way with no mechanical street sweeping service. **Based on that and after reviewing the plans and project site, our Street and Environmental Services Superintendent, Tom Smith has determined that the development will not degrade the health and cleanliness of the neighborhood by providing inadequate access for street sweeping.** As I mentioned, our department does not handle garbage service. You can contact Recology for more information: <https://recology.com/recology-san-francisco/contact/>.

Please note that any improvements in the right of way such as sidewalks/ driveways would require a street improvement permit and review by our Bureau of Street Use and Mapping. See here for more information: <http://sfpublicworks.org/services/permits/street-improvement/>

Please let me know if you need anything else.

Sincerely,



Jeremy Spitz

Assistant to the Director

San Francisco Public Works

(415) 554-6920, General

(415) 554-6972, Direct

sfpublicworks.org · twitter.com/sfpublicworks

From: Jeremy Schaub [mailto:jeremy@gabrielngarchitects.com]

Sent: Friday, December 09, 2016 2:52 PM

To: DPW, (DPW) <DPW@sfdpw.org>

Cc: Gabriel Ng <gabriel@gabrielngarchitects.com>; My My Ly <mymy@gabrielngarchitects.com>

Subject: Re: Request for Meeting - 106 Bache in Bernal South Slope SUD

[Quoted text hidden]

December 26th, 2016



Mr. Jeff Ma
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

Lt. Ketty Fedigan
San Francisco Fire Department

Subject: Pre-Application Meeting Confirmation
106 Bache Street, Block 5826, Lot 003
Application # 2007-0427-9893

Dear Mr. Ma and Lt. Fedigan,

I am writing to confirm the items discussed in the meeting we had on December 21st, 2016 regarding the above referenced project.

The project is a proposed single family dwelling on a vacant lot, located within the Bernal Heights Special Use District. The house would be Type V-B, three stories tall. The Additional Controls Applicable to the South Slope require us ensure the proposal will meet certain criteria as indicated in Planning Code Section 242(f)(3). I would like to confirm the following code compliance issues pertaining to SFBC 2001:

1. Bernal Heights South Slope DBI Input

Has the project been designed in accordance with best practices for construction on steep slopes?
Would the site have any issue with liquefaction and/or slope stability issues?

Response: The project will need to be designed according to best practices for steep slopes during the Addendum review phase. This area is potentially subject the Slope Protection Act; however, the building is less than 1,000 square feet per story. Per 106A.4.1.4.4, the design should comply with the recommendations of a licensed geologist and a licensed geotechnical engineer, but no peer review is required.

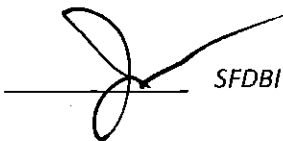
 SFD BI

n/a SFFD (R3)

2. Bernal Heights South Slope SFFD Input

Would the proposed development hinder emergency vehicle access or emergency response times, or weaken fire protection capabilities in the area?

Response: The project is proposed on an existing lot and street. SFFD does not oppose the development if the street slope is 16%, and building height is 30'-0".

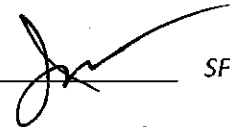
 SFD BI

 SFFD

3. SFBC 2013

The drawings are prepared per the current 2013 building code. May we use AB-005 to update from 2001 to 2013 requirements? Is this affected by the upcoming change to 2016 code?

Response: Yes, you may file AB-005 to update to any subsequent code cycle, it does not need to be the most recent. The applicable code must be adopted in full, including fire sprinklers.

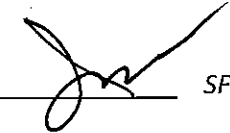
 SFDBI

n/a SFFD (R3)

4. Rescue Windows

The rear bedroom rescue windows do not have direct access to the public way. May we use the 31'-6" rear yard as an equivalency per Information Sheet EG-02?

Response: Yes, you may file AB-005 to use the Info Sheet EG-02, and the proposed 31'-6" would meet that equivalency for the 2013 code.

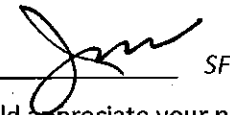
 SFDBI

n/a SFFD (R3)

5. Property Line Windows

May we install property line windows, per the requirements of AB-009?

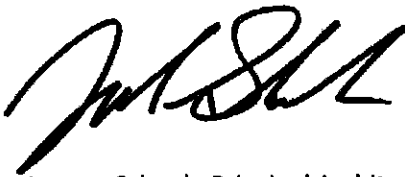
Response: Yes, you may file AB-009 for property line windows.

 SFDBI

n/a SFFD (R3)

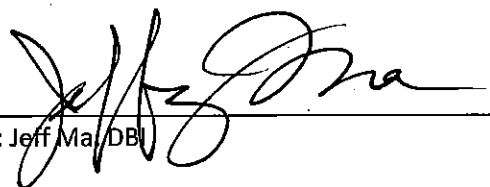
We would appreciate your prompt attention to this request. Thank you.

Sincerely yours,




Jeremy Schaub, Principal Architect

Agreed to the above determination:


By: Jeff Ma, DBI

1/18/17
Date:


By: Lt. Ketty Fedigan, SFFD

1.20.17
Date:

SCHAUB LY ARCHITECTS INC.



1/09/2017

Jeremy Schaub
1360 9th Avenue, Suite 210
San Francisco, Ca. 94122

Subject: 106 Bache Street, San Francisco, Ca. 94110

Dear Jeremy,

This is to confirm that Recology Sunset Scavenger or its affiliated companies ("Recology") will be able to provide solid waste collection services at the above-mentioned address.

We anticipate that services will be provided at the same rates and on the same terms and conditions that Recology makes available generally to its customers in San Francisco.

We look forward to serving the building and its tenants once the project is completed. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Morris Williams', with a long horizontal line extending to the right.

Morris Williams
Operations Supervisor
Mwilliams1@recology.com

April 14th, 2017

Richard Hillis, President
And Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

Scott Sanchez
Zoning Administrator

Re: 106 Bache Street (Block 5826, Lot 003)
Construction of a 3-Story Single Family Dwelling
CUA for Development in Bernal South Slope & VAR for Front Setback
Case No. 2015-015831 Building Permit #2007-0427-9893
Hearing Date: April 27th, 2017

Dear President Hillis and Commissioners, Zoning Administrator Sanchez –

Our architecture firm represents the owners of 106 Bache Street. This property is a long vacant site, located within the area subject to "Additional Controls Applicable to Bernal South Slope" per §242(f). Any new construction on this site will require a Conditional Use Authorization, and we are also seeking a Variance to the front setback per §132.

PROJECT SITE

The subject lot is an approximately 1,750 square foot lot in the Bernal Heights neighborhood. The project site is located on the west side of Bache Street, on a block bound by Bache Street, Benton Avenue, Porter Street, and Ellsworth Street. Bache Street terminates +/-50' south of the site, although the right of way continues downhill towards Ellsworth Street and the Alemany Housing Development. The lot slopes laterally, about three feet lower on the south side, and is relatively level front to back. The area is within the Bernal Heights Special Use District, and also the "Additional Controls Applicable to Bernal South Slope" that require a Conditional Use for development on a vacant lot.

This building permit application and the adjacent development to the north at 104 Bache Street (5826/002) were originally submitted by the same owner in 2007. Their permit was approved by the Planning Department in August 2008, and construction commenced in October 2010. In the interim, the South Slope controls were approved in December 2008. The subject parcel was sold to the current owners in November 2010, without any additional progress on the permit application. 104 Bache resumed construction over the winter.

PROPOSED PROJECT

The current project proposes a new single family dwelling on a vacant RH-2 lot. The Zoning Administrator has determined that the required front setback is 10'-6", and that the previously approved envelope at adjacent 104 Bache Street was incorrect. We are pursuing a Variance to locate the building at the front of the lot, similar to every other house in the neighborhood. Overall, the Bernal Heights SUD regulations and the small lot size restrict the available area for improvements. For these reasons we are proposing a modestly sized single family dwelling, with one car parking and three bicycle parking spaces. The house would be approximately 2,293 square feet of living space, and 30-foot-tall measured from the curb.

SCHAUB LY ARCHITECTS, INC.

NEIGHBORHOOD OUTREACH

We held our pre-application meeting at the Bernal Heights Branch Library on Saturday, July 9th, 2016. We spoke with the two adjacent homeowners to the south at 118 Bache. The Schumachers voiced their support of the project, as well as the Variance. They appreciated the new quality construction in the neighborhood, as well as the attempt to bring the massing more to the street frontage. They prefer the building to be located in the front of the lot, rather than closer to their home.

CONCLUSION

Your approval today is required for any new development project to proceed in this South Slope district. Due to the limits of the lot size and height limits, we believe this modest single family home will fit in well within the Bernal Heights neighborhood. The variance for the front setback will result in a more uniform street frontage, and respects the adjacent building. The project complies with the Residential Design Guidelines, as well as the additional controls for Bernal South Slope. We respectfully request that you grant the conditional use authorization and variance, and approve the project as proposed.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Jeremy Schaub', with a stylized, flowing script.

-Jeremy Schaub
Principal Architect, Schaub Ly Architects, Inc.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;"> a. Per HRER dated: _____ <i>(attach HRER)</i> </p> <p style="padding-left: 40px;"> b. Other <i>(specify)</i>: _____ </p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts </p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



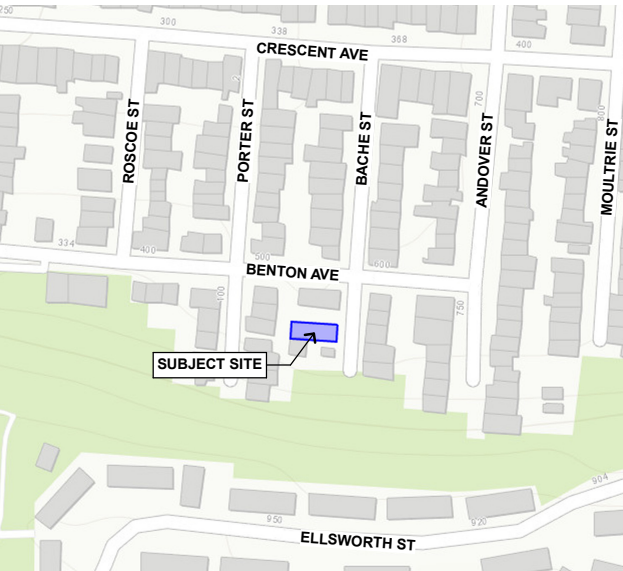
PROPOSED PROJECT INFORMATION	
ADDRESS	106 BACHE STREET
BLOCK / LOT	5826 / 003
LOT WIDTH x DEPTH	25' x 70'
LOT AREA	1750
# OF RESIDENTIAL UNITS	1
BUILDING HEIGHT	30'

ZONING INFORMATION		
ZONING	RH-2	\$209.1
SPECIAL USE DISTRICT	BERNAL HEIGHTS, SOUTH SLOPE	\$242, \$242(f)
HEIGHT LIMIT	40-X (LIMITED TO 30' IN BERNAL HEIGHTS S.U.D.)	\$250, \$242(e)(1)
VEHICLE PARKING	1 (3 REQUIRED, 2 REPLACED WITH BICYCLES)	\$242(e)(4), \$155.1(d)
BICYCLE PARKING	3 (1 REQUIRED)	\$155.2
CONDITIONAL USE REQUESTED	BERNAL HEIGHTS SOUTH SLOPE	\$242(f)
VARIANCE REQUESTED	FRONT SETBACK (TO MATCH ADJACENT 104 BACHE ST)	\$132(a) INTERPRETATION DATED 9/87

SHEET INDEX

- A-0 RENDERING AT BACHE STREET
- A-0.1 CONTEXT PHOTOS
- A-0.2 CONTEXT PHOTOS
- A-0.3 CONTEXT PHOTO ON APRIL 9TH 2017
- A-1.0 SITE PLAN
- A-2.0 FIRST & SECOND FLOOR PLANS
- A-2.1 THIRD FLOOR PLAN
- A-3.0 FRONT ELEVATION
- A-3.1 REAR & SIDE ELEVATIONS
- A-3.2 SECTIONS

VICINITY MAP



SLA

SCHAUB LY ARCHITECTS

SCHAUB LY ARCHITECTS, INC.

1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

NEW SINGLE FAMILY DWELLING
106 BACHE ST
CASE: #2015-015831

BLOCK 5826, LOT 003
SAN FRANCISCO, CA 94110

RENDERING AT BACHE STREET

SCALE: N.T.S.

4/24/17

J.S.



SUBJECT AND ADJACENT BUILDINGS ON BACHE STREET (LOOKING WEST)



BUILDINGS ACROSS THE STREET ON BACHE STREET (LOOKING EAST)



DEAD END OF BACHE STREET (LOOKING SOUTH)



AERIAL VIEW OF BACHE STREET (LOOKING NORTHWEST)



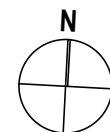
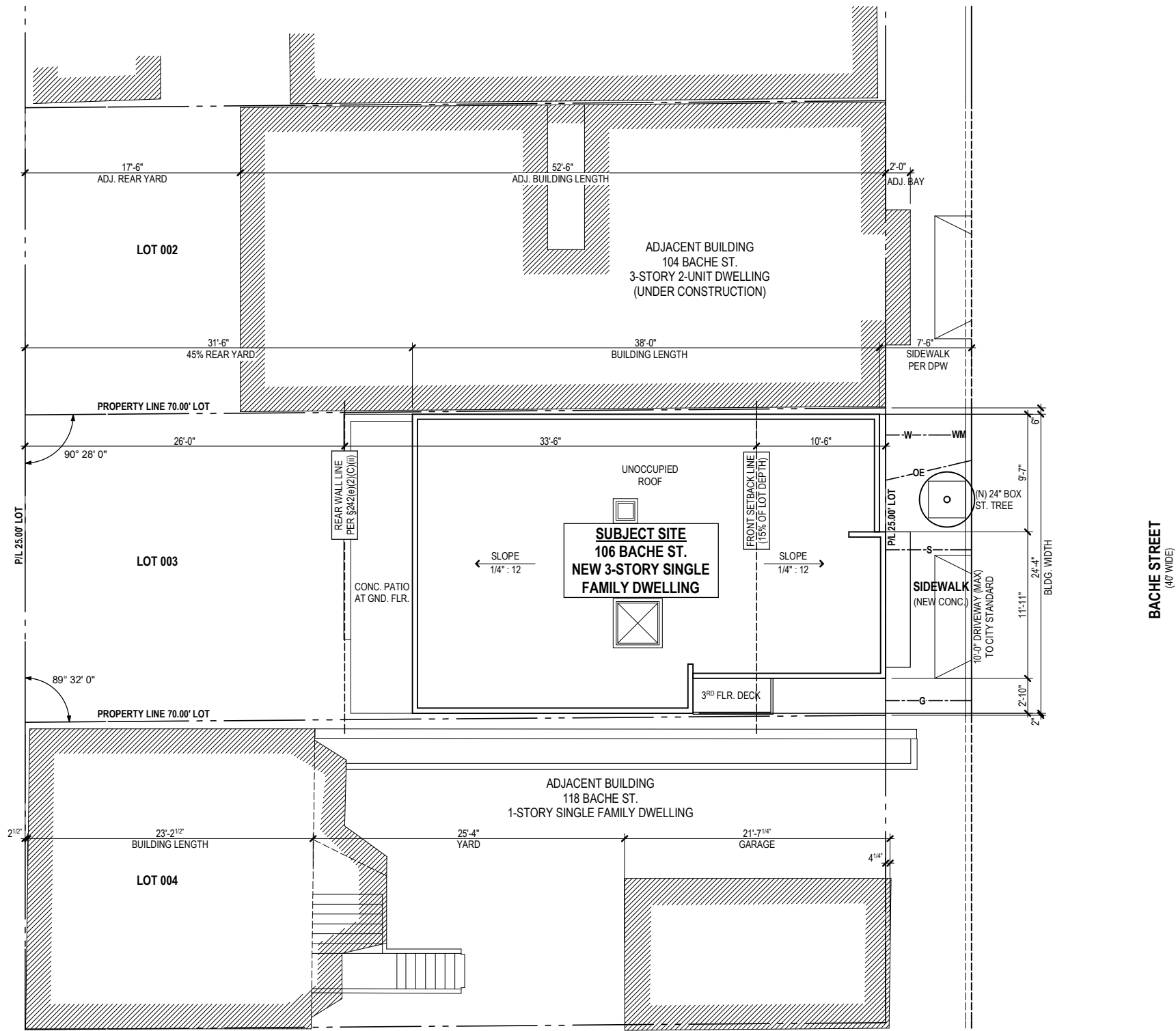
ADJACENT FOUNDATION AT 18 BACHE STREET

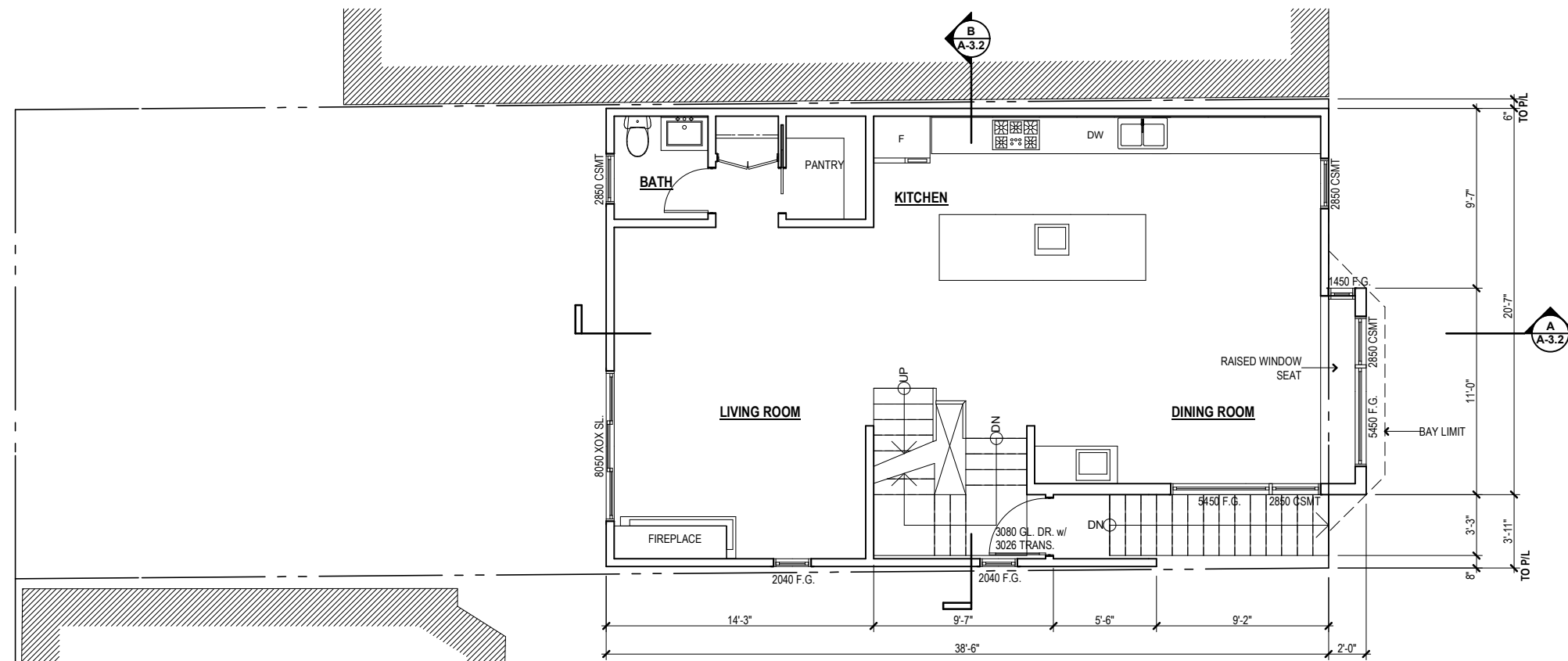


LOOKING SOUTH WEST AT SUBJECT SITE FROM BENTON AVE



LOOKING NORTH WEST AT SUBJECT SITE ON BACHE AVE



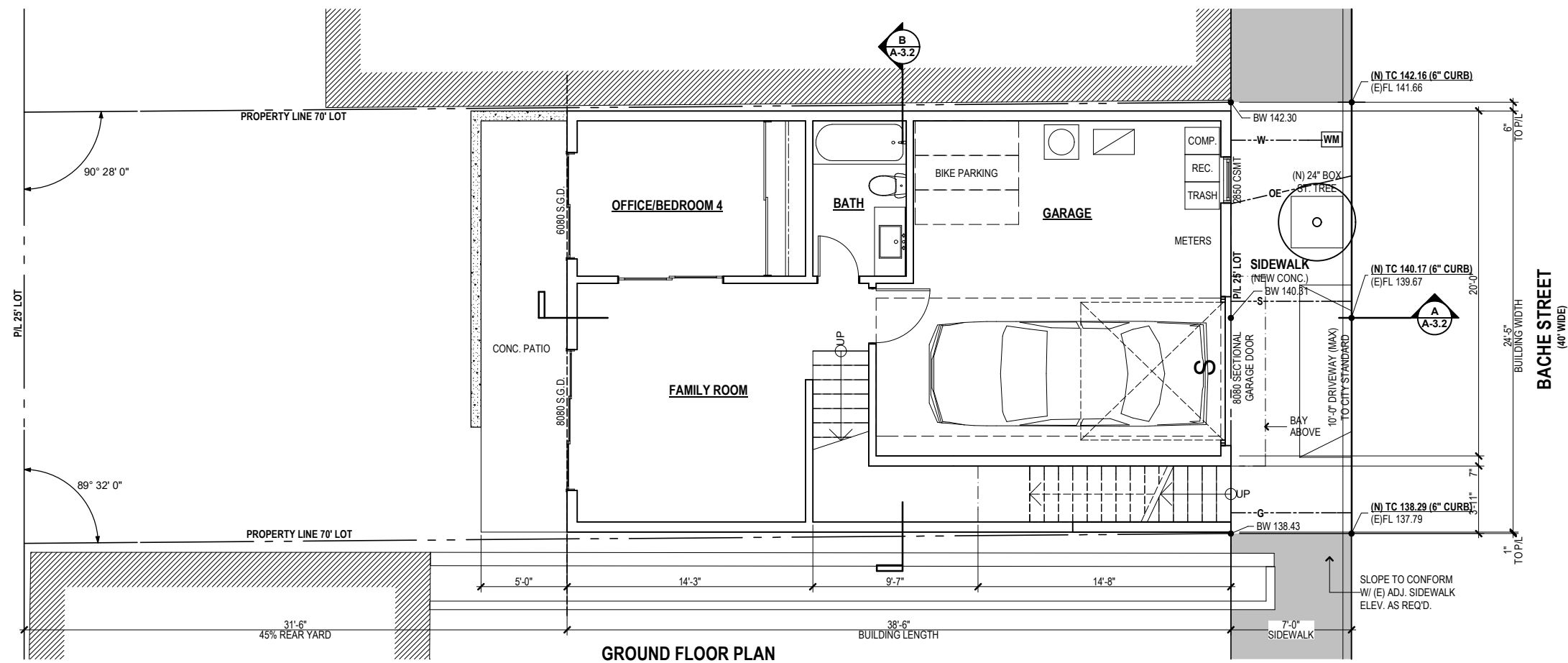


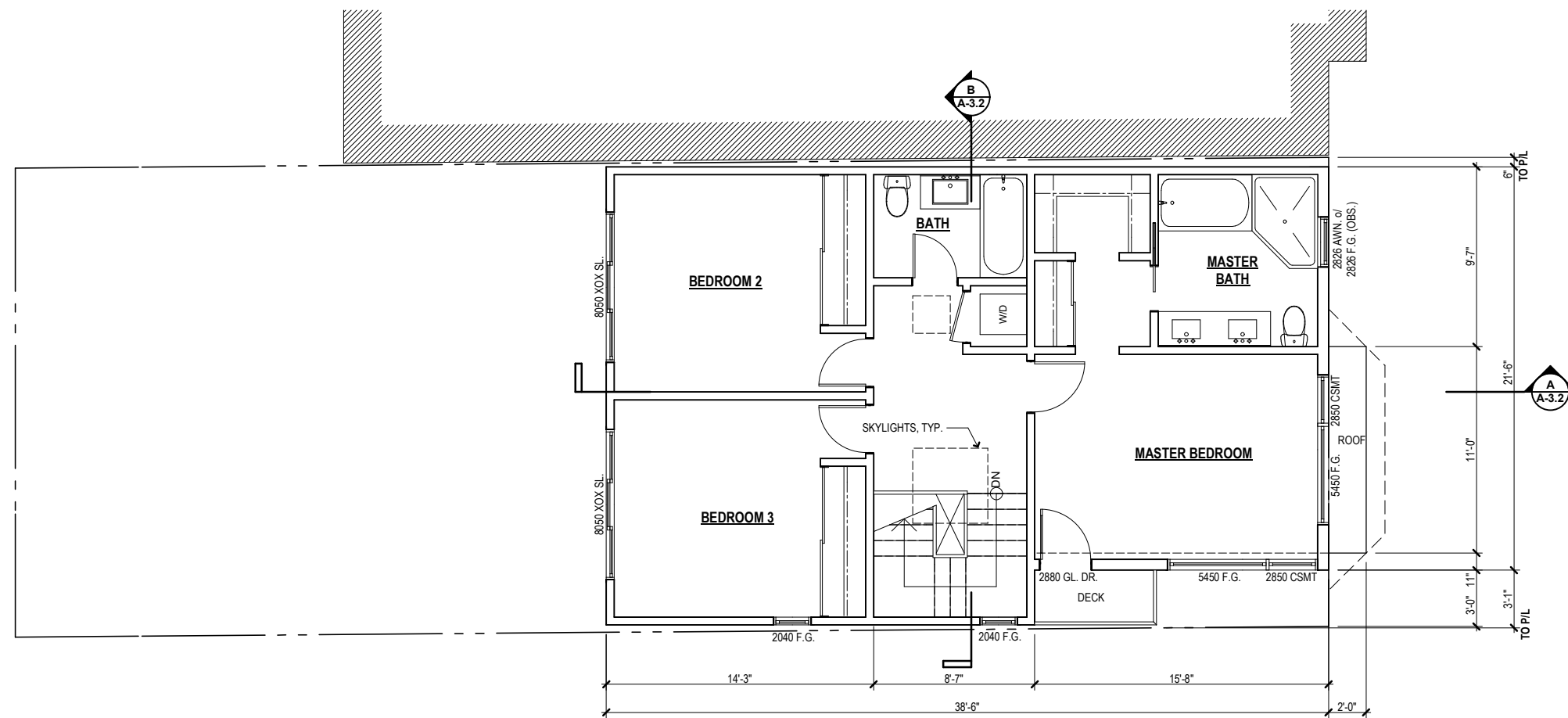
Area Calculation (In Square Feet):

	Living	Garage	Total
3rd Floor	956		956
2nd Floor	956		956
1st Floor	637	300	937
Total	2,549	300	2,849

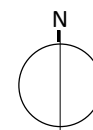
Total Living Area = 2,549 S.F.
Total Garage Area = 300 S.F.
Total Gross Area = 2,849 S.F.

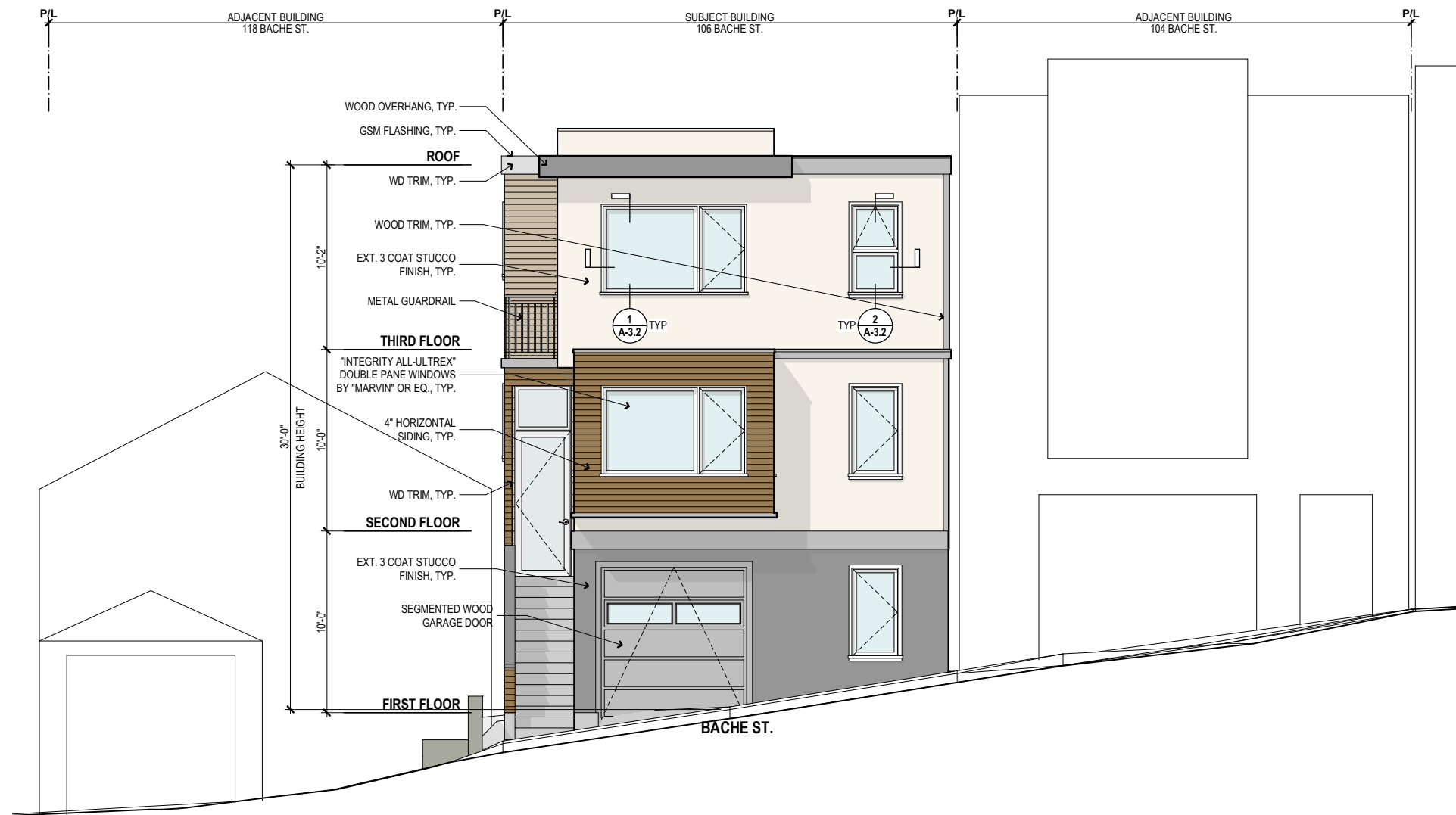
NOTE:
Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.

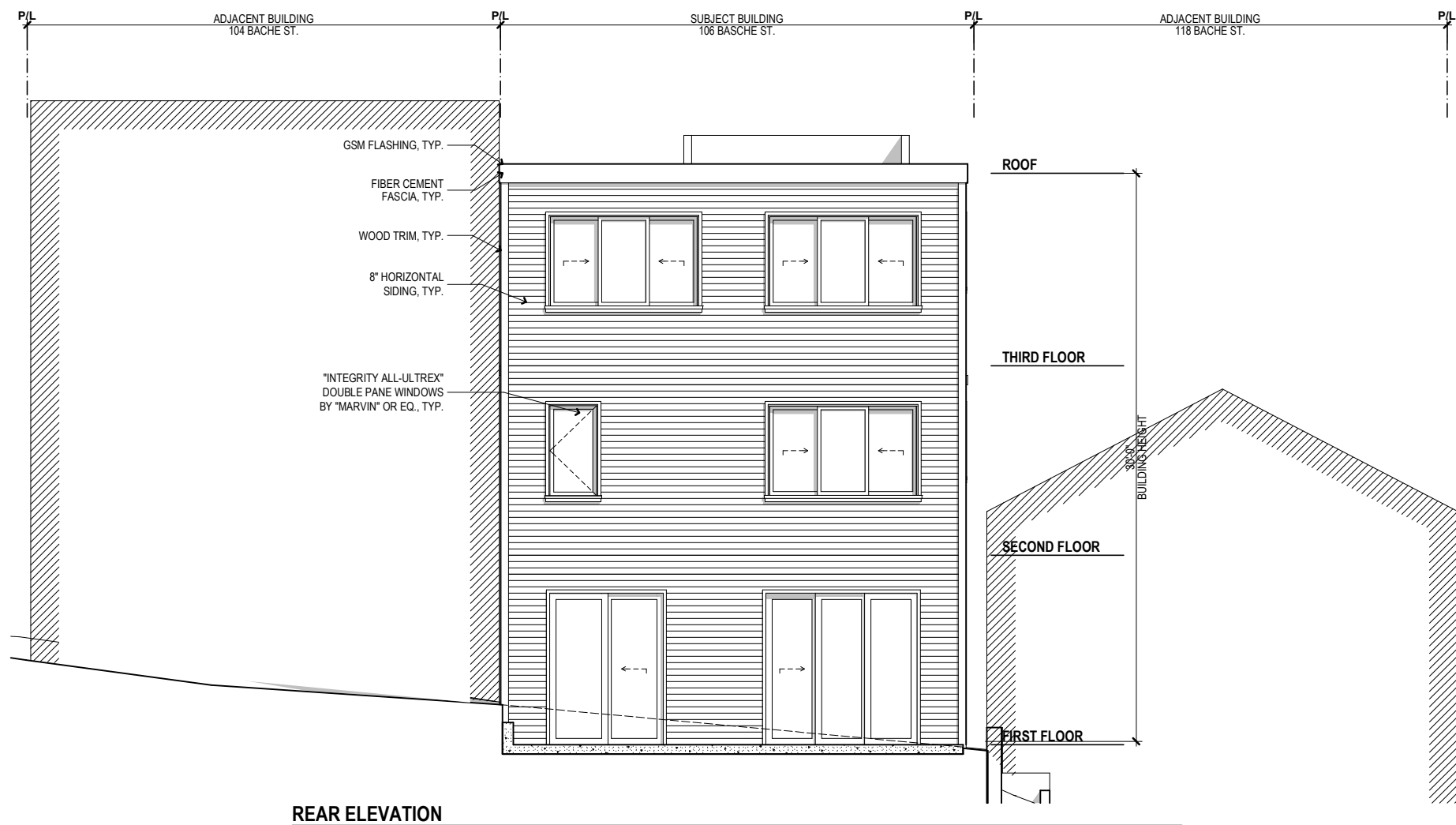




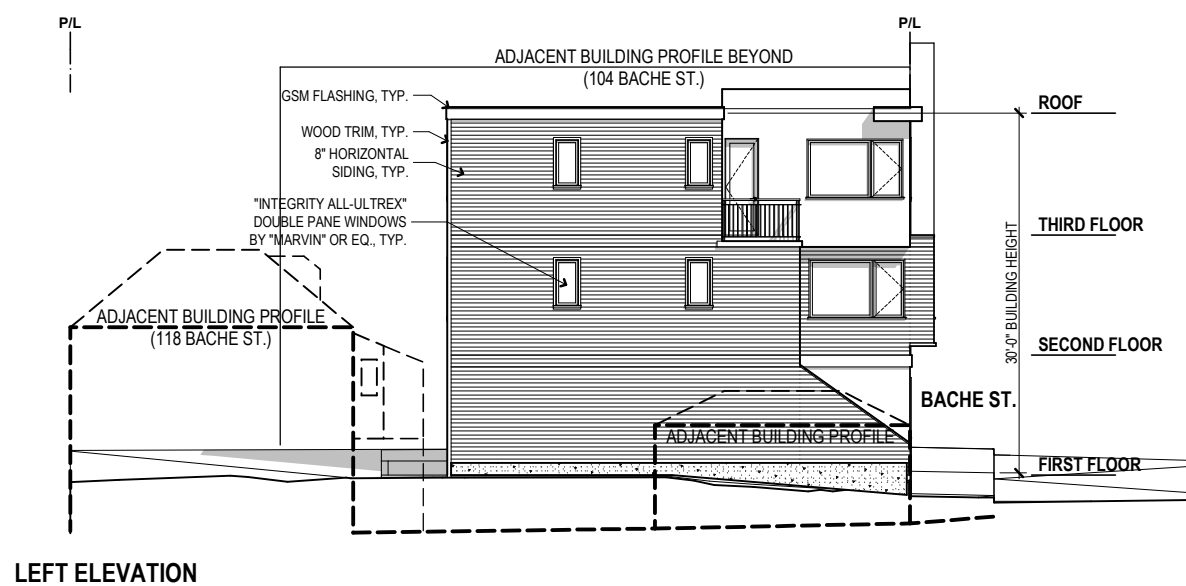
THIRD FLOOR PLAN



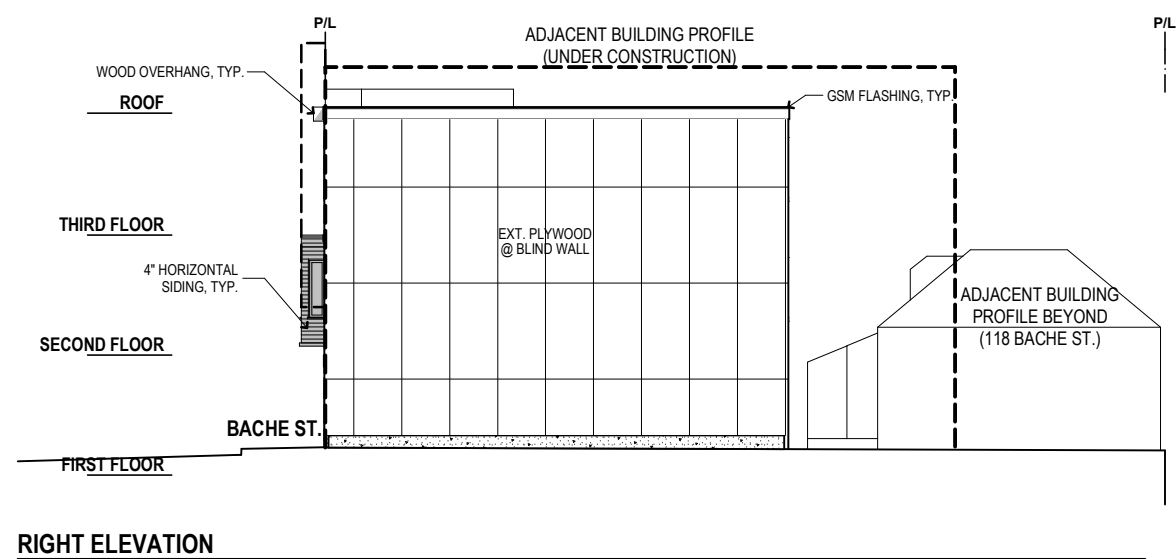




REAR ELEVATION

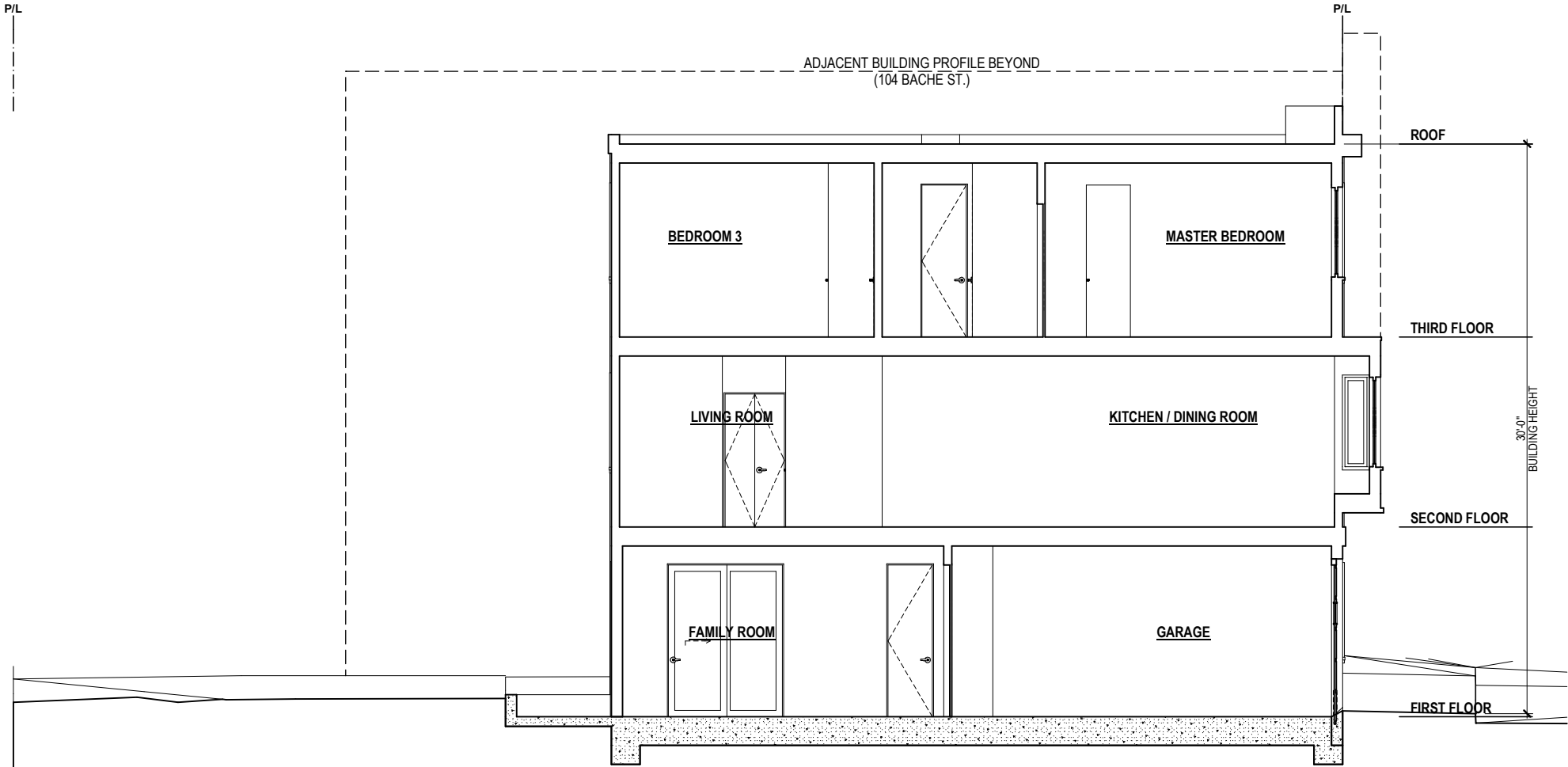


LEFT ELEVATION

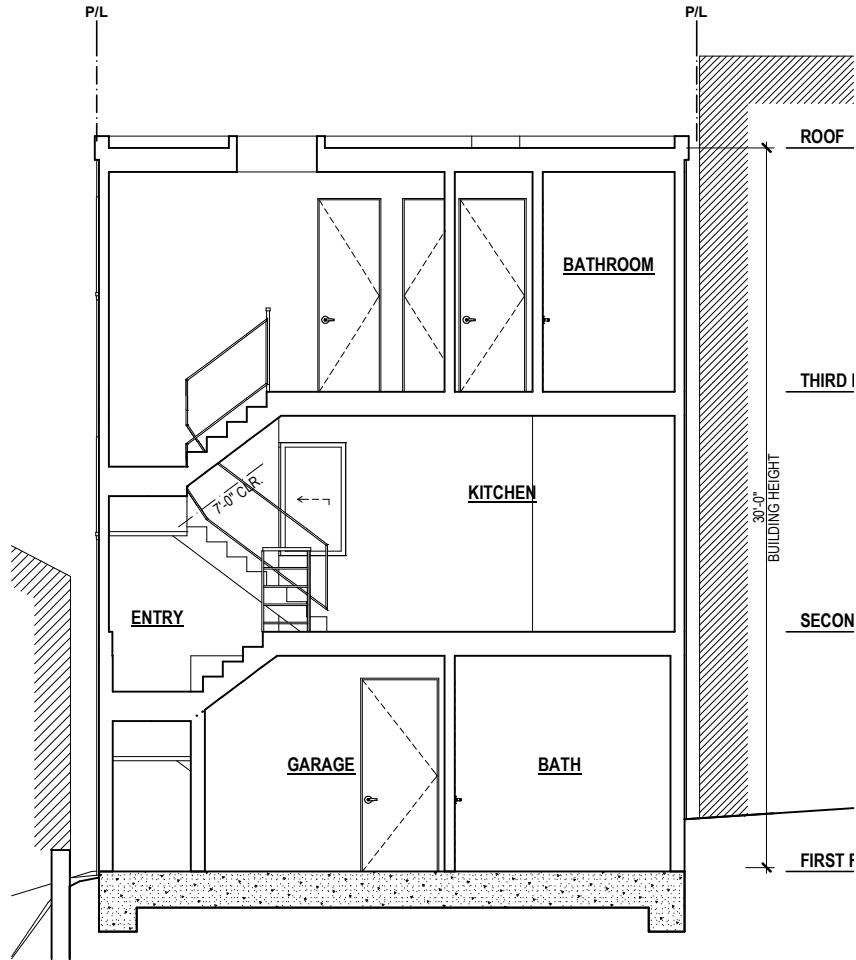


RIGHT ELEVATION

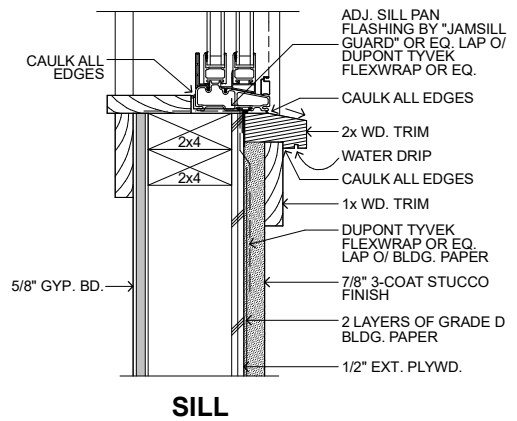
P/L



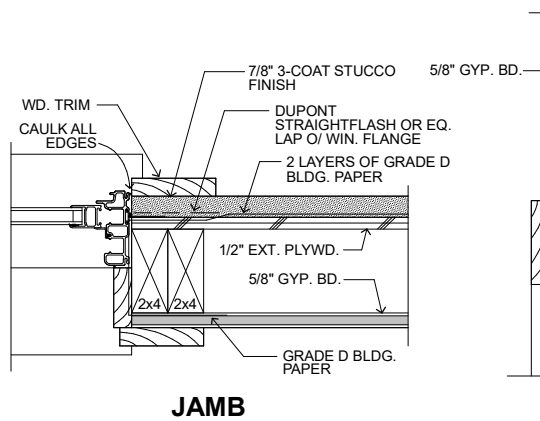
LONGITUDINAL SECTION A



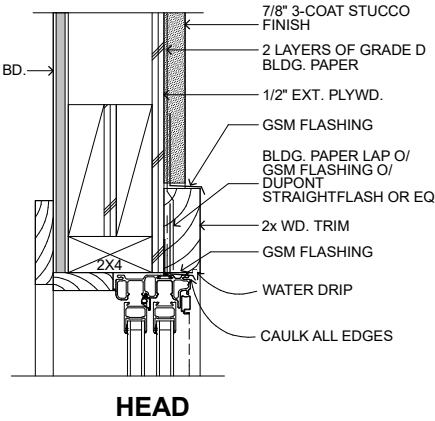
CROSS SECTION B



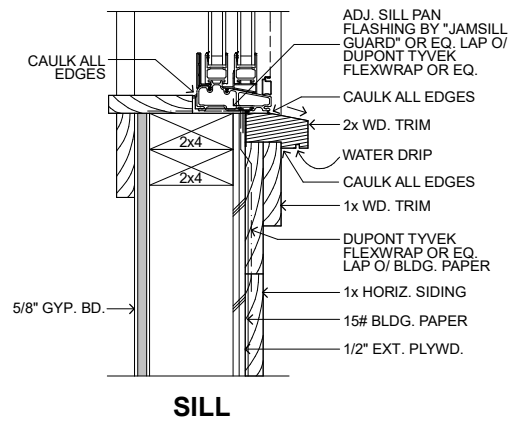
SILL



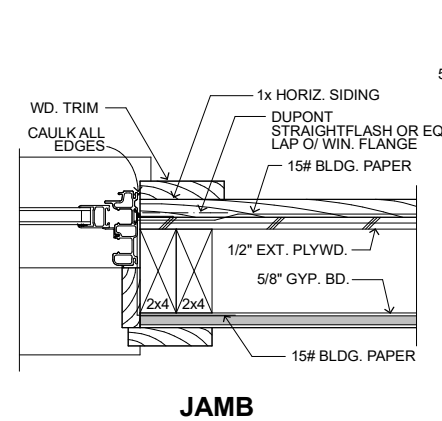
JAMB



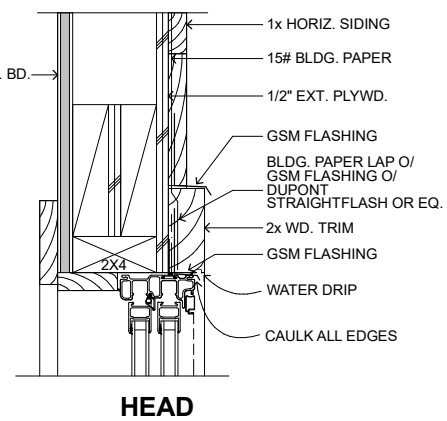
HEAD



SILL



JAMB



HEAD

1 WINDOW DETAIL - STUCCO
SCALE: 1-1/2" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.

2 WINDOW DETAIL - WOOD SIDING
SCALE: 1-1/2" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.