



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: 04/26/2018

*Record No.:* 2016-000556CUA  
*Project Address:* 284 Roosevelt Way  
*Zoning:* RH-2 (Residential- House, Two Family District)  
40-X Height and Bulk District  
*Block/Lot:* 2607/037  
*Applicant:* Ernie Selander  
2095 Jerrold Avenue, San Francisco, Ca 94124  
*Staff Contact:* Elizabeth Gordon Jonckheer – (415) 575-8728  
[Elizabeth.Gordon-Jonckheer@sfgov.org](mailto:Elizabeth.Gordon-Jonckheer@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project proposes to legalize the already completed tantamount to demolition of the existing single-family home, and to permit the construction of a new, approximately 4,020 square foot, three-story-over-garage, two-family, two-unit building.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for the de facto demolition of a residential unit pursuant to Planning Code Sections 303 and 317. Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements."

### ISSUES AND OTHER CONSIDERATIONS

- **Permit History:** In May of 2014, Permit No. 201201303143 was issued to a previous owner/project sponsor for a three-story vertical and horizontal addition at the front of the subject property, and a one-story vertical addition at the rear of the subject property. As the project moved into construction in 2015 there were several neighbor complaints regarding tantamount to demolition work at the site. On November 19, 2015, the Department of Building Inspection issued a Notice of Correction for work beyond scope, and on February 12, 2016 the Planning Department requested suspension of all building permits. The present owner purchased the subject property as an abandoned project in December of 2017.
- **Public Comment & Outreach:** The current owner and project sponsor team have hosted several meetings with adjacent neighbors and other interested parties since purchase. Neighbors request

more than a 15 foot third floor setback, are concerned about the front façade window materials and depth, and believe that two 3-bedroom 3-bath units would fit into a 3,600 square foot (not including the garage) building envelope, and that there is no need to expand the envelope that is constructed to approximately 4,000 square feet. Other design comments have been addressed.

- **Existing Tenant & Eviction History:** As a single family dwelling the subject property was not subject to the Residential Rent Stabilization and Arbitration Ordinance. The property was owner occupied for 36 years prior to the death of the previous owner and subsequent sale in 2011 (and again in 2013), and has remained vacant since that time.
- **Design Review Comments:** The Residential Design Advisory Team (RDAT) did not have concerns regarding the setback of the third floor, or the size of the units. RDAT comments incorporated into the proposed design include:
  - A cap or termination at the 3<sup>rd</sup> floor roof to acknowledge and respond to the height of adjacent buildings. (Further clarified to specify a defined cap that casts a shadow and has greater dimension).
  - A simplified scale and proportion of windows to relate to those of the neighboring buildings. (Further clarified to specify a two-inch recess from the finished face).
  - A solid guardrail at the front deck.
  - Wood siding at the upper floor.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. No tenants will be displaced as a result of this Project. The Project will not result in a net loss of dwelling-units on the property and instead will provide two family-size dwellings, and will increase number of units on the property from one (1) to two (2), the maximum density allowed in the RH-2 Zoning District. 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  
Exhibit A – 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



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

**HEARING DATE: APRIL 26, 2018**

*Case No.:* **2016-000556CUA**  
*Project Address:* **284 ROOSEVELT WAY**  
*Zoning:* RH-2 (Residential- House, Two Family District)  
40-X Height and Bulk District  
*Block/Lot:* 2607/037  
*Project Sponsor:* Ernie Selander  
2095 Jerrold Avenue,  
San Francisco, CA 94124  
*Property Owner:* 284 Roosevelt, LLC  
3520 20th Street, Suite B  
San Francisco, CA 94110  
*Staff Contact:* Elizabeth Gordon Jonckheer – (415) 575-8728  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE LEGALIZATION OF THE TANTAMOUNT TO DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 284 ROOSEVELT WAY, LOT 37 IN ASSESSOR'S BLOCK 2607, WITHIN AN RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On November February 2, 2018, Ernie Selander (Project Sponsor) filed Application No. 2016-000556CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Sections 303 and 317 to legalize the demolition of an existing 1,600 gross square foot, one-story over garage, wood-framed, single-family dwelling, and to permit the construction of a new, approximately 4,020 square foot, three-story-over-garage, two-family, two-unit building (hereinafter "Project"), at 284 Roosevelt Way, Block 2607 Lot 37 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2016-000556CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 26, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-014841CUA.

On April 11, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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 as requested in Application No. 2016-000556CUA, 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 proposes to legalize the already completed tantamount to demolition of the existing single-family home, and to permit the construction of a new, approximately 4,020 square foot, three-story-over-garage, two-family, two-unit building with two off-street parking spaces and three (3) Class 1 bicycle parking spaces.
3. **Site Description and Present Use.** The Project site is a mid-block parcel located on the west side of Roosevelt Way between Masonic and Park Hill Avenues. The subject lot is regularly shaped, measuring 3,125 square feet, and slopes upward from the street. The subject property is developed with a partially framed three-story building at the front of the subject property and a one-story addition at the rear of the subject property. The original building at the Project site was one-story over garage, wood-framed, single-family dwelling constructed in 1906 located towards the rear of the lot.
4. **Surrounding Properties and Neighborhood.** The Project site is within the RH-2 Zoning District. The property is located within the Corona Heights neighborhood but lies outside of the Corona Heights Large Residence Special Use District. The immediate neighborhood is residential, defined by mix of single family and multi-family homes with ranging construction dates from 1902 to 2008. Buildings are typically one to three stories over garage (third stories setback from the front building walls), with an eclectic mix of Classical Revival, Victorian, vernacular, Mid-Century Modern, and Modern architectural styles juxtaposed next to each other. Other zoning districts in the vicinity of the project site include: P (Public), RH-1 and RH-1 (D) (Residential-House, One Family and One Family, Detached), and RH-3 (Residential- House, Three Family).



5. **Public Comment/Community Outreach.** As of April 13, 2018, the Department has received correspondence from neighbors: (1) requesting more than a 15 foot third floor setback, (2) concerning the front façade window materials and depth, and (3) noting that two 3-bedroom 3-bath units would fit into a 3,600 square foot (not including the garage) building envelope, and that there is no need to expand the envelope that is constructed to approximately 4,000 square feet. Other design comments have been addressed.
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 Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 for residential demolition and merger have been incorporated as findings a part of this Motion. See Item 7 , “Additional Findings pursuant to Section 317,” below.*

- B. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth.

*The Project proposes an approximately 42-foot and 8-inch-deep rear yard for the replacement structure which is the required rear yard average of adjacent neighbors.*

- C. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

*The Project proposes a total height of 36 feet, 10 inches. The height at the front of the building is 27 feet, 10 inches.*

- D. **Open Space.** Planning Code Section 135 requires the project to provide 125 square feet of useable open space per unit if privately accessible (including minimum dimensions), and 166 square feet of useable open space per unit if commonly accessible (including minimum dimensions).

*The project provides a rear yard equal to the required average of adjacent neighbors and one deck at the third floor at front. The project is required to provide at least 125 square feet of private open space per unit or 166 square feet if common open space per unit per Section 209.1. The Project includes*

*approximately 1,050 square feet of common open space, and approximately 145 square feet of private open space at the third floor for the upper level unit.*

- E. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

*The Project proposes a garage with a parking space for each of the two dwelling units.*

- F. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

*The project provides space for three (3) Class 1 bicycle parking spaces. No Class 2 bicycle parking spaces are required.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. 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 proposed Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two dwelling units on the lot. The neighborhood is developed with a mix of one-, two- family and multi-family structures that are one to three-stories in height. The Project would include the legalization of the tantamount to demolition of the existing one-family home and approve its replacement with a two-family home. The structure is designed to be compatible in height and façade design with the character of the block face.*

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

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

*The Project is designed to be compatible with the surrounding neighborhood; the replacement building is two stories over garage in height at the street face (with a third floor addition setback 15 feet), and is similar in massing to adjacent structures. At the rear, the building is two stories in height above grade due to the upsloping nature of the lot. The replacement building would maintain a 42 foot 8 inch rear yard which is the average of the adjacent neighbors as allowed in the RH-2 District. The Project would remove a non-complying portion of the building within the required rear yard that was previously retained so as not to exceed demolition thresholds. The*

*proposed rear yard contributes to the mid-block open space by increasing the amount of open space on the site.*

- 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;

*The Planning Code requires one off-street parking space per dwelling unit. The Project proposes to retain the existing garage with a parking space for each dwelling unit.*

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

*The Project is residential in nature, which is a use that typically is not considered to have the potential to produce noxious or offensive emissions.*

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

*The proposed project is residential and will be landscaped accordingly, increasing the existing configuration of open space on the site. The driveways and garage doors are minimized in width and are visually subordinate to the pedestrian entry to the residences.*

- 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 substantially complies with relevant requirements and standards of the Planning Code as detailed above 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 RH-2 District.

*The proposed Project is consistent with the stated purpose of the RH-2 Districts to provide two-family housing. The Project creates two one-family units on a single lot.*

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish residential buildings and to merge dwelling units.

- a. **Residential Demolition Criteria.** On balance, the Project complies with said criteria in that:

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

*The review of the Department of Building Inspection and the Planning Department databases showed that the property is not free of serious, continuous code violations. In May of 2014, Permit No. 201201303143 was issued to a previous owner for a three-story vertical and*

*horizontal addition at the front of the subject property, and a one-story vertical addition at the rear of the subject property. As the project moved into construction in 2015 there were several neighbor complaints regarding tantamount to demolition work at the site. On November 19, 2015, the Department of Building Inspection issued a Notice of Correction for work beyond scope. On December 3, 2015 a Planning Enforcement case was opened for demolition of a structure without Approval per Planning Code Section 317 (Case No. 2015-015864ENF). On February 12, 2016 the Planning Department requested suspension of all building permits at the site. The present owner purchased the subject property as a partially constructed, abandoned project in December of 2017.*

*Approval of this Conditional Use would allow the Violations and Enforcement Case to be abated.*

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

*Records indicate that the original 1906 structure appeared to have been in decent condition prior to alteration work, with no deficiencies documented prior to the approval under the 201201303143 building permit.*

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

*Although the original, one story structure at the subject property was more 50 years old, review of supplemental information included in a Historical Resource Evaluation prepared by Tim Kelley Consulting and Planning Department’s background files resulted in a determination that the property is not a historical resource.*

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

*The structure is not a historic resource.*

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

*The single-family building was owner occupied and not subject to the Rent Stabilization and Arbitration Ordinance. There are no restrictions on whether the two new one-family units will be rental or ownership.*

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

*The project would not remove rent controlled units.*

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

*Although the Project proposes to legalize the tantamount to demolition of a single-family building, the number of units would increase at the project site. The Project would provide two family-sized dwelling units of equitable size comparable size to the size of the previously proposed single-family home.*

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

*The Project would be consistent with the density and development pattern as it would provide a two-family building on a single lot in a neighborhood that is a residentially mixed in character. The Project would increase the existing number of dwelling units, and the two units would serve a variety of household sizes and needs.*

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

*The Project does not protect the relative affordability of existing housing, as the Project proposes to legalize the tantamount to demolition and the alteration and enlargement of the existing single-family home, with a two unit building. However, each unit would individually maintain affordability relative to the original building.*

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

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

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

*Corona Heights is an established residential neighborhood. The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.*

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

*The project would create two new equitably sized, three-bedroom units.*

- xiii. Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

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

*The overall scale, design, and materials of the proposed building is consistent with the block-face on Roosevelt Way and complements the neighborhood character with a contextual design.*

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

*The Project would increase the number of on-site units to two (2).*

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

*The structure proposes three bedrooms per unit. The original structure was five rooms, with one bedroom.*

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

*The Project would provide two (2) units on the subject lot, which maximizes the principally permitted density allowed within the RH-2 District.*

- xviii. 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 existing building being replaced is not subject to the Residential Rent Stabilization and Arbitration Ordinance because it was a single-family residence, constructed in 1906. Two units within the proposed 4,028 square foot building would provide two, three-bedroom, approximately 1,920 and 2,015 square foot units as comparable to the original approximately 1,600 square foot single-family home.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 2:**

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

#### **Policy 2.1:**

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

#### **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 3.4:**

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

**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.

**Policy 1.3:**

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

**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 Project is two-unit residential development, providing two (2) new family-sized dwelling units in a residential area in proximity to ample public transportation. The existing building (prior to construction activities) appeared to be structurally sound, but the renovation work authorized per Permit No. 201201303143 has been exceeded and the structure partially demolished and abandoned. The Project proposes the tantamount to demolition to complete work at the site. Although newer units tend to be less affordable than older units of similar size, the Project does protect the relative affordability of existing housing as each unit would individually maintain an affordability similar to the natural affordability of the building proposed under the original scope of work and maximize the density at the site. The proposed replacement building reflects the existing neighborhood character and development pattern, by proposing a structure of similar mass, width and height as the existing adjacent structures along the block-face. The Project provides ample open space and also improves the front setback with street trees and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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 buildings do not contain commercial uses/spaces. Ownership of neighborhood-serving retail businesses would not be affected by the Project, and the Project increases the existing number of dwelling units on the site, which will preserve the customer base for local retail businesses.*

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

*The tantamount demolition of the existing building, and the alteration and addition to create two comparatively sized family units would conserve the neighborhood character and would protect existing housing.*

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

*The former, older home would generally be considered more naturally affordable when compared with the new proposed and altered homes. However the addition of a second unit at the Project Site will provide a total net gain of five additional bedrooms.*

- 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 would not impede MUNI transit service of significantly affect automobile traffic congestion or create parking problems in the neighborhood. The project would provide two vehicle and three bicycle parking spaces, consistent with the parking standards for the RH-2 Zoning District.*

- 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 Site is located in an RH-2 District and is a residential development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by 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. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, 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 not negatively impact any existing parks and open spaces because the proposed structure does not exceed the 40-foot height limit. The Project is not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission. The Project would not adversely affect impact any existing parks and open spaces, nor their access to sunlight and vistas*

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. 2016-000556CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 10, 2018 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 26, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 26, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to legalize the already completed tantamount to demolition of the existing single-family home, and to allow the construction of a new, approximately 4,020 square foot, three-story-over-garage, two-family, two-unit building located at 284 Roosevelt Way, Block 2607 and Lot 037, pursuant to Planning Code Sections 303 and 317 within the RH-2 (Residential-House, Two Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated April 10, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2016-000556CUA and subject to conditions of approval reviewed and approved by the Commission on April 26, 2018 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 April 26, 2018 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN

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 415-575-8728, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-8728, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-8728, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-8728, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

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

11. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than two (2) off-street parking spaces.

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

12. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **two (2)** independently accessible off-street parking spaces.

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

## PROVISIONS

13. **Child Care Fee - Residential.** 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 415-575-8728, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

15. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

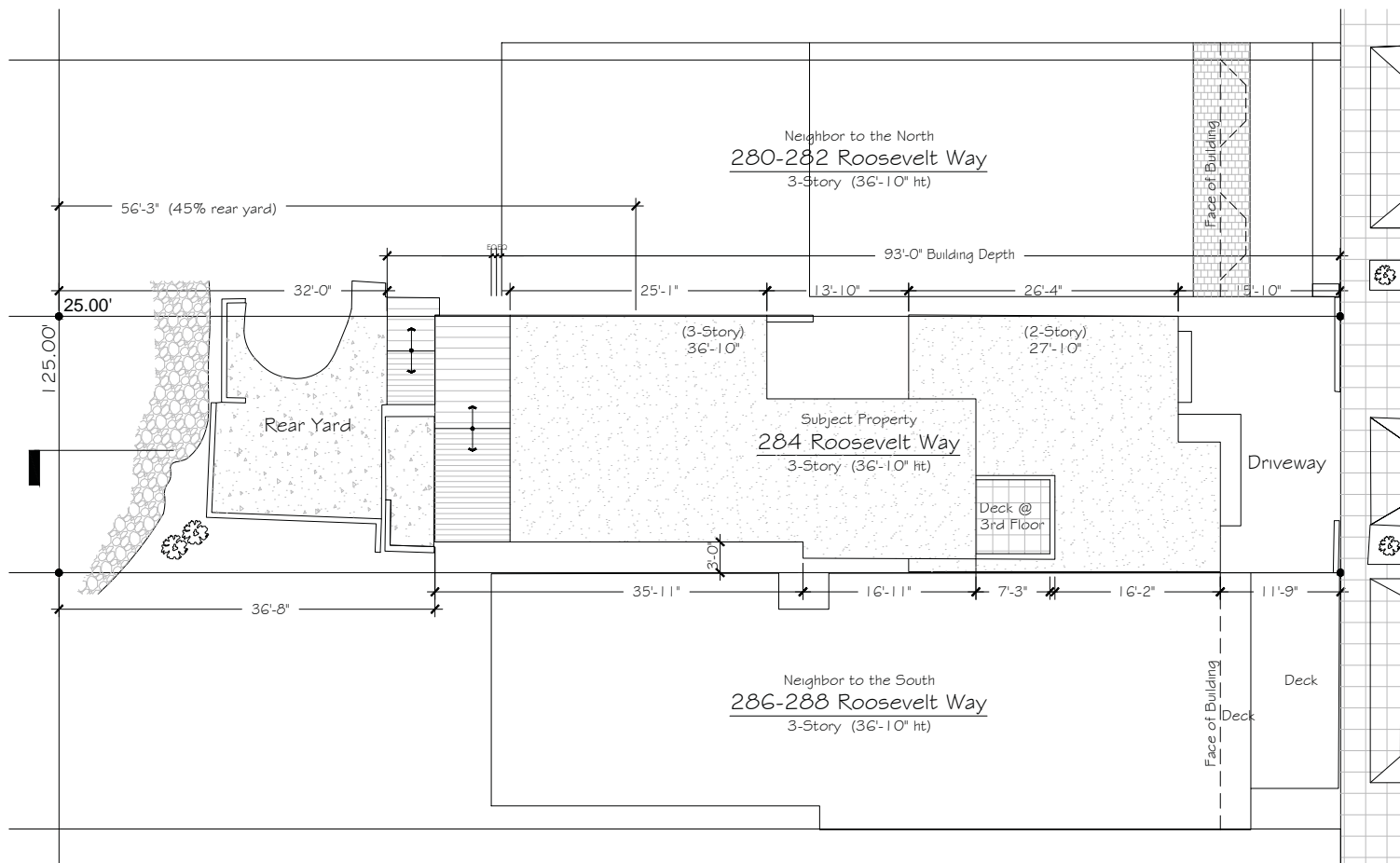
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

17. **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/>*

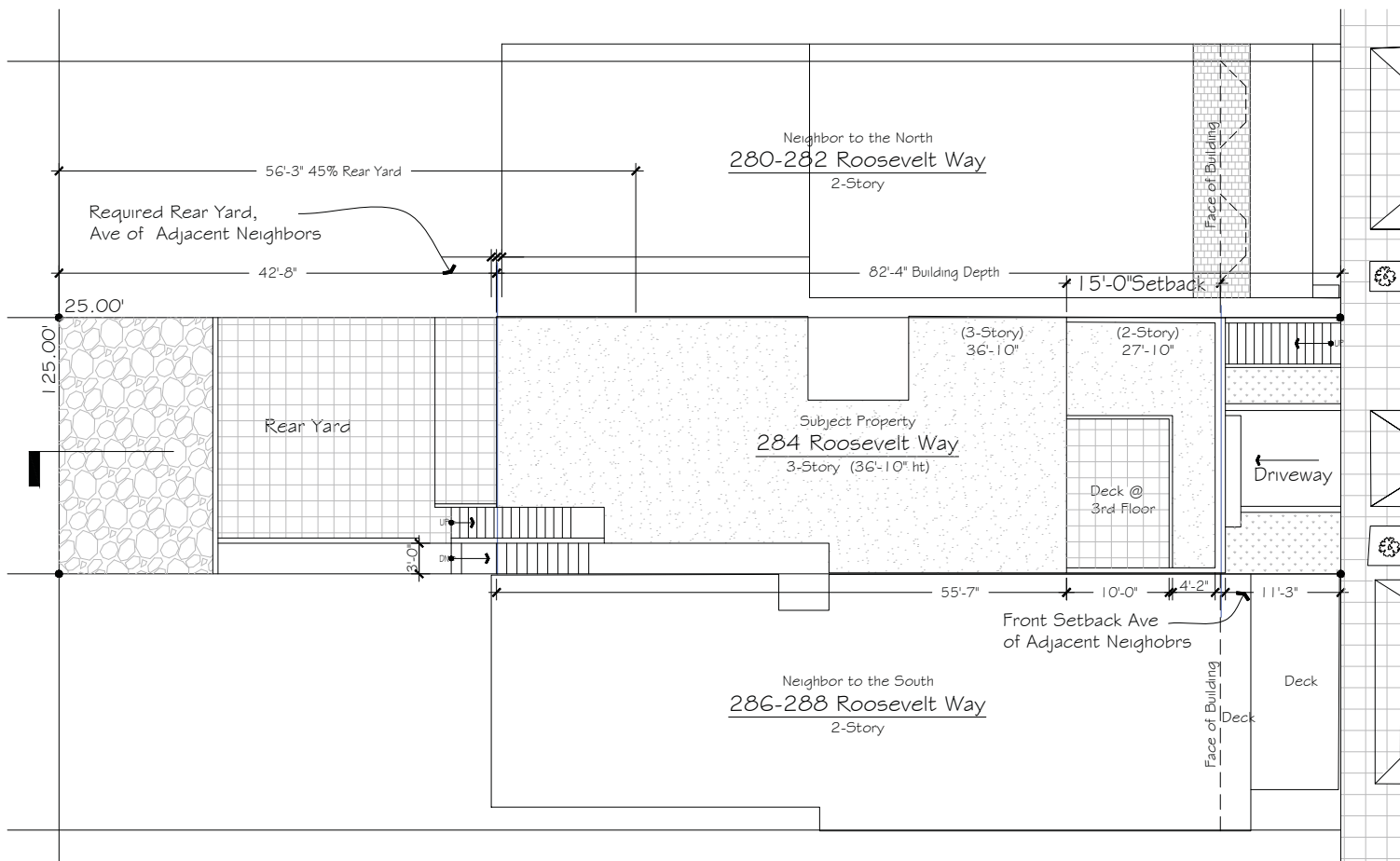
18. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and 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 415-575-8728, [www.sf-planning.org](http://www.sf-planning.org).*



1 Existing Site & Roof Plan

Scale: 1/8" = 1'-0"



2 Proposed Site & Roof Plan

Scale: 1/8" = 1'-0"



## Directory

Owner:  
284 Roosevelt Way LLC  
3520 20th St B,  
San Francisco, CA 94110  
mobile: 415-374-0669  
email: lucas@eastwoodsfs.com

Architect:  
Ernie Selander  
2095 Jerrold Ave. Suite 319  
San Francisco, CA 94124  
mobile: 415.385.4339  
email: ernie@selanderarchitects.net

## Planning Information:

Parcel: 2607/037  
Zoning District: RH-2  
Height/Bulk District: 40-X  
Lot Area: 3,123 sf

## Building Information:

2016 CBC and all San Francisco Building,  
Mechanical, Plumbing, Electrical,  
Fire Code and amendments.

## Existing:

Single Family Dwelling (SFD)  
3-Story, 27'-10" ht  
Construction: Type V - B  
Occupancy: R3

## Proposed:

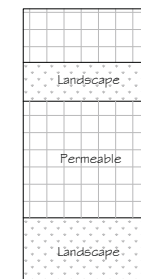
Two Family Dwelling 4-Story,  
27'-10" ht @ Roosevelt Way.  
36'-10" ht @ setback  
Construction: Type V - B  
Occupancy: R3

## Building Area (sq ft):

Garage	740
First Floor	1243
Second Floor	1581
Third Floor	789
Total	3613

Lower Unit Area	= 1920 sq.ft
No. of Bedrooms	= 3
Upper Unit Area	= 2015 sq.ft
No. of Bedrooms	= 3

Front Setback Diagram



Front Setback = 293 sq ft  
Permeable Area = 182 sq ft  
Planter Area = 111 sq ft  
Planter Percentage = 38 %

EXHIBIT B



## Project Description

The existing structure is an abandoned, partially framed new single family dwelling. The original house on the property was demolished without proper permits. This permit application is to (1) clear Complaint #201603171, and (2) complete and add on to the existing structure to create two new residential units.

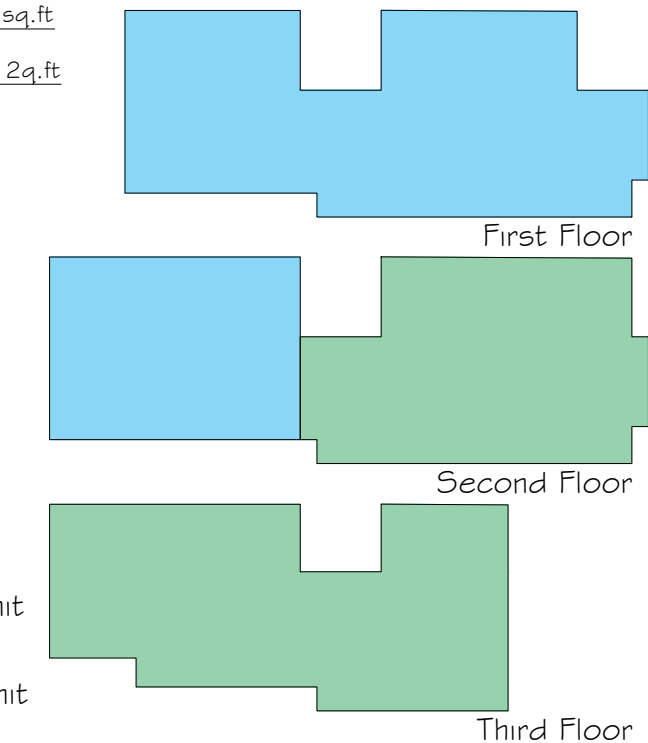
## Sheet Index

- |    |   |
|----|---|
| A1 | Project Info. & Proposed site, Roof Plan          |
| S1 | Survey  |
| A2 | (E) & (P) Garage and First Floor Plans            |
| A3 | (E) & (P) Second Floor Plan                       |
| A4 | (E) & (P) Third Floor Plan                        |
| A5 | (E) & (P) Sections                                |
| A6 | (E) Garage Plan, (E), (P) Front & Rear Elevations |
| A7 | (E) & (P) South Side Elevations                   |
| A8 | (E) & (P) North Side Elevations                   |

## Existing

## Proposed

Garage	740	-
First Floor	1243	1297
Second Floor	1581	1513
Third Floor	789	1125
Total	3613	3935



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ernie@selanderarchitects.net 415.385.4339

**284 Roosevelt Way**  
San Francisco, CA 94114  
Parcel # 2607/037

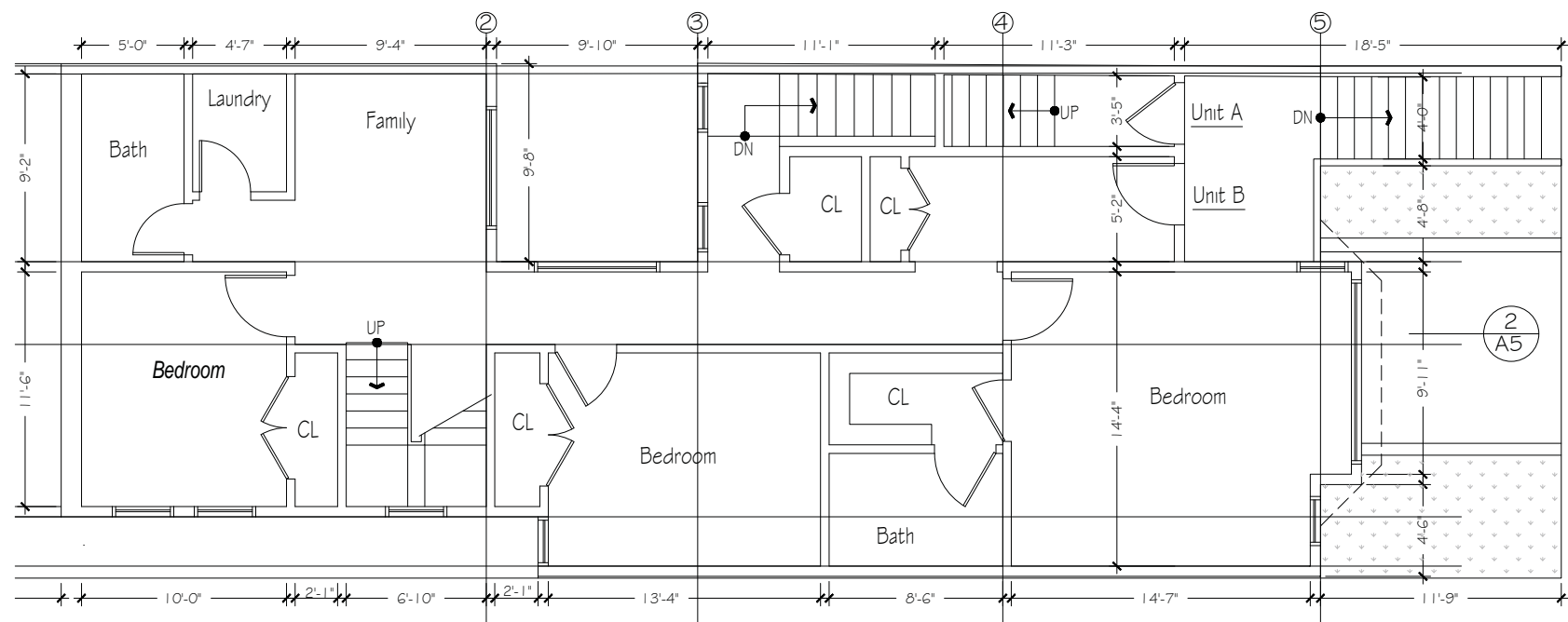
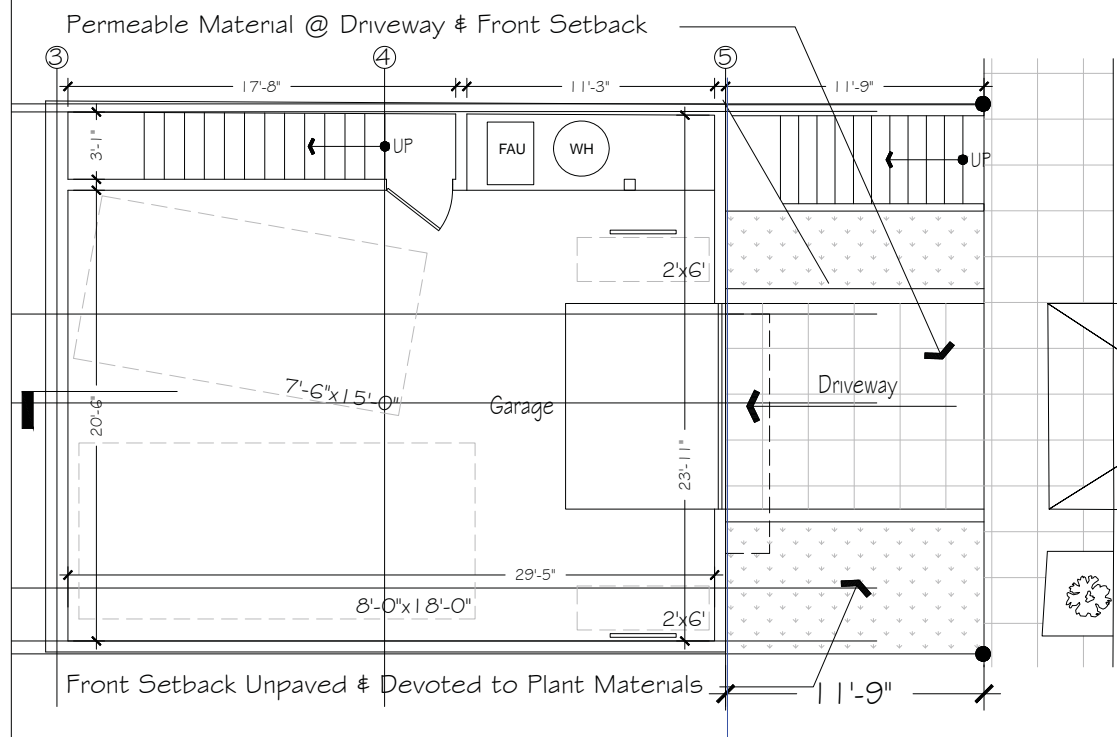
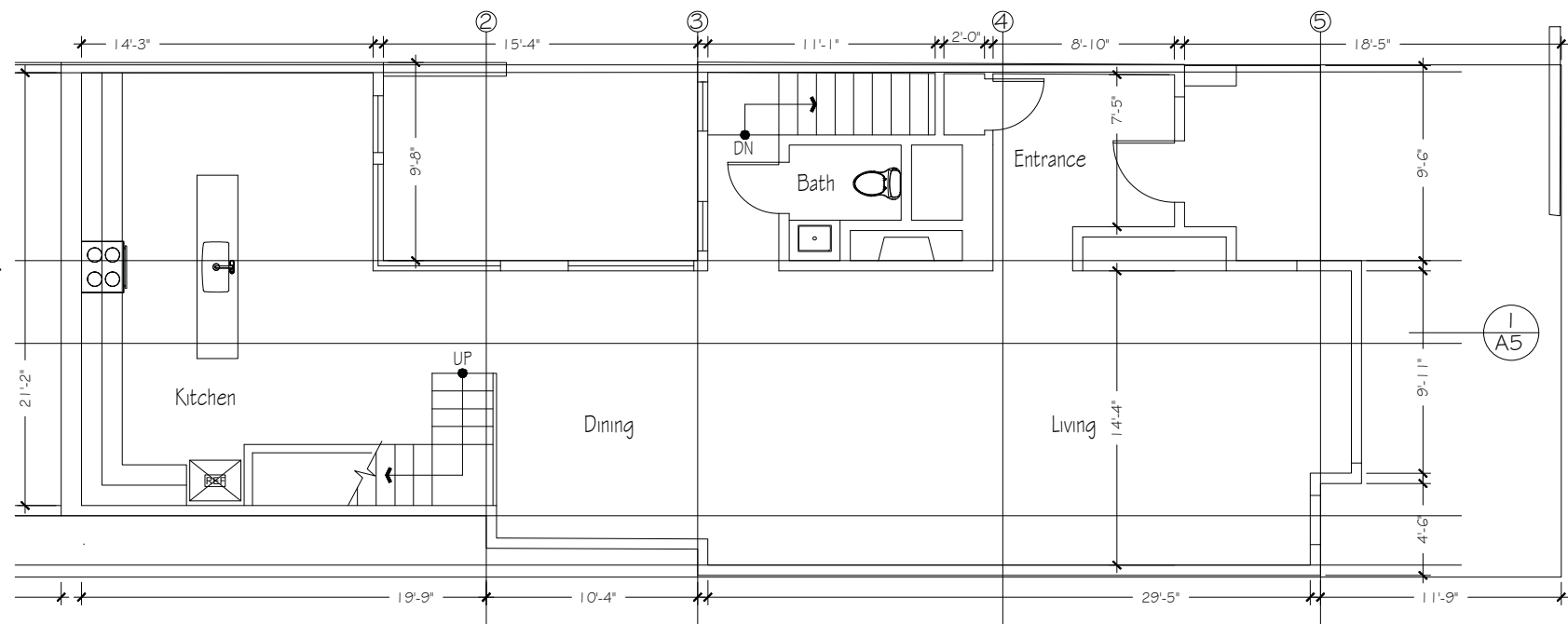
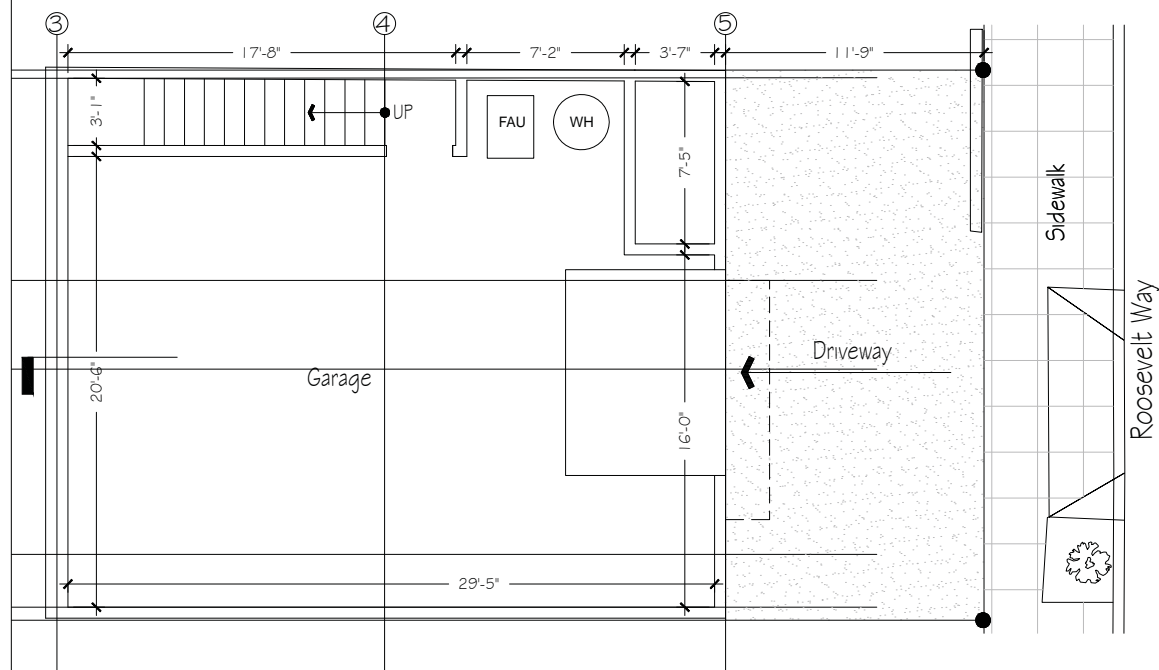
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CU# Site	1/25/18
CHK	3/12/18
RDT	4/05/18
RDT 2	4/16/18

Plot Date:  
April 16, 2018  
Scale:  
As shown

**A1**







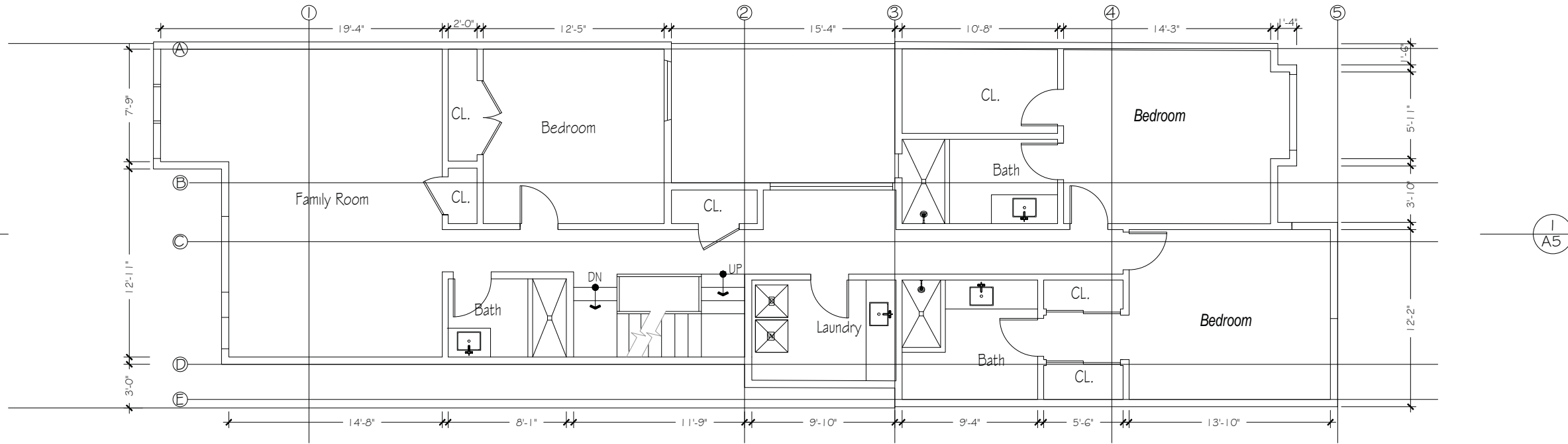
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emie@selanders.com 415.385.4339

284 Roosevelt Way  
San Francisco, CA 94114  
Parcel # 26071037

Issue:	Date:
CU# Site	1/25/18
CHK	3/12/18
EDT	4/05/18
EDT 2	4/16/18

Lot Date:  
April 16, 2018  
Scale:  
As shown

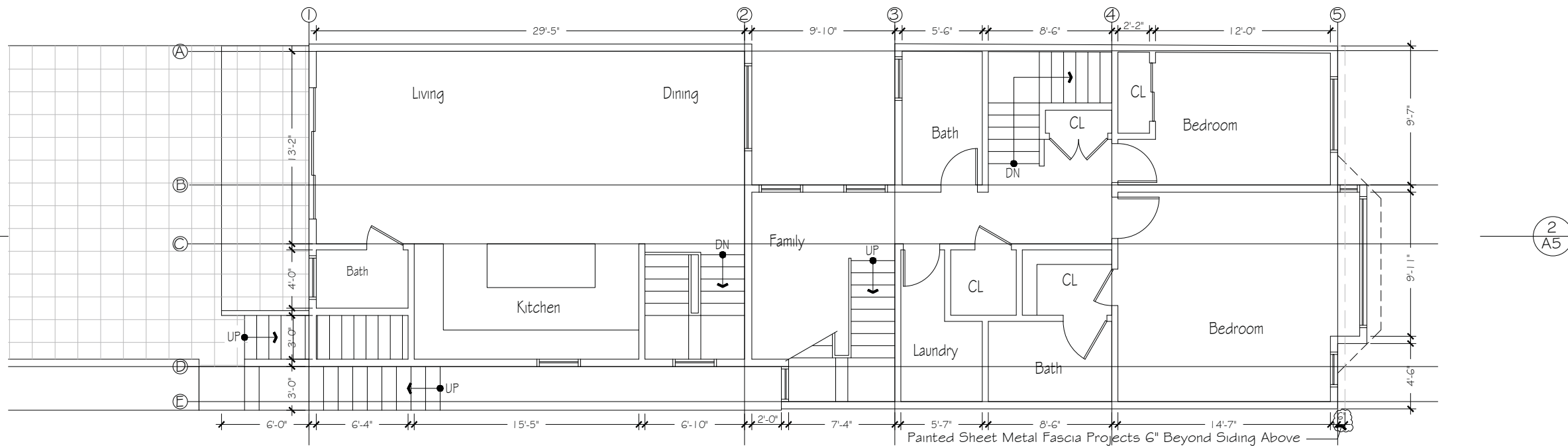
A2



1 Existing Second Floor Plan

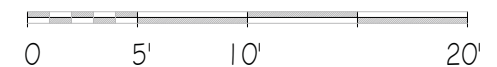
\* This reflects the existing abandoned, new structure as partially framed

Scale: 1/4" = 1'-0"



2 Proposed Second Floor Plan

Scale: 1/4" = 1'-0"



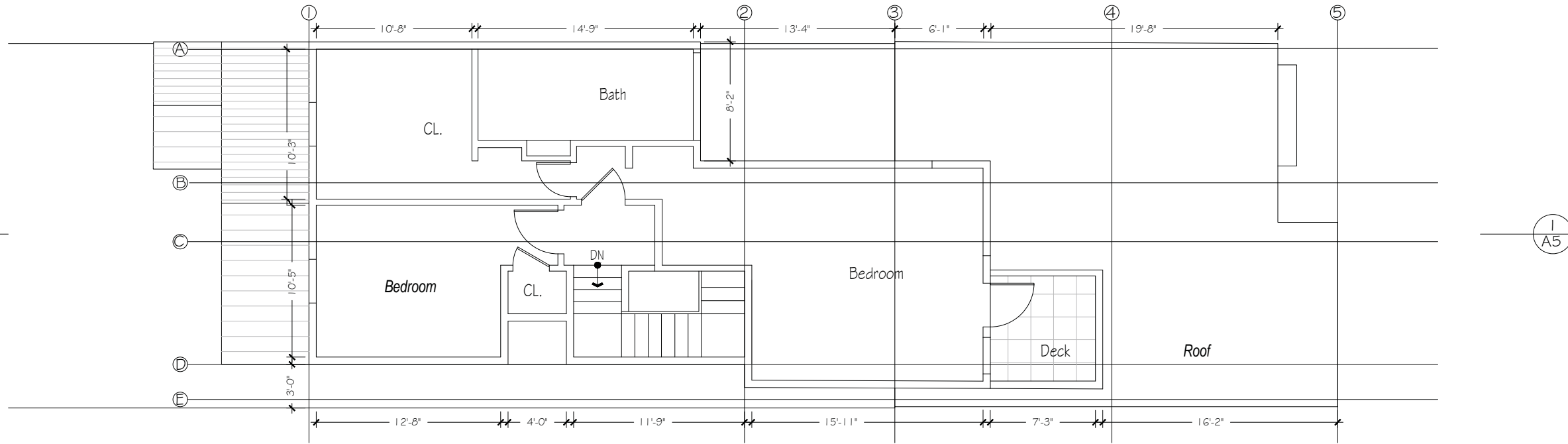
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emle@selanderarchitects.net 415.385.4339

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San Francisco, CA 94114  
Parcel # 2607037

Issue:	Date:
CU# Site	1/25/18
CHK	3/12/18
RDT	4/05/18
RDT 2	4/16/18

Plot Date:  
April 16, 2018  
Scale:  
As shown

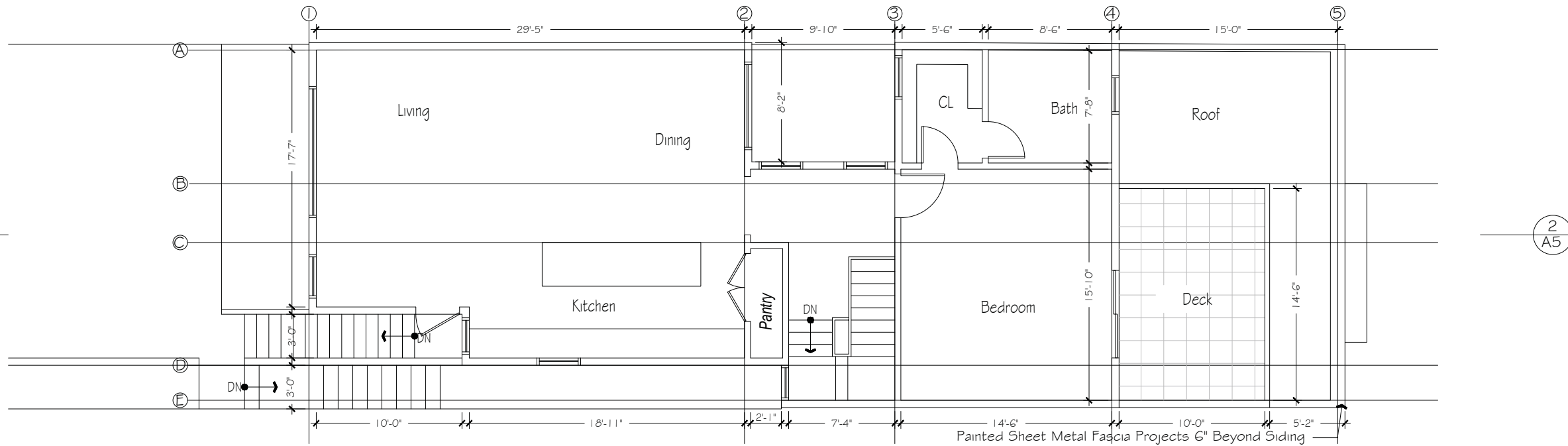
A3



## 1 Existing Third Floor Plan

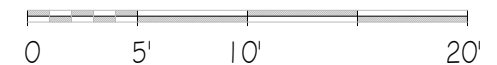
\* This reflects the existing abandoned, new structure as partially framed

Scale: 1/4" = 1'-0"



## 2 Proposed Third Floor Plan

Scale: 1/4" = 1'-0"



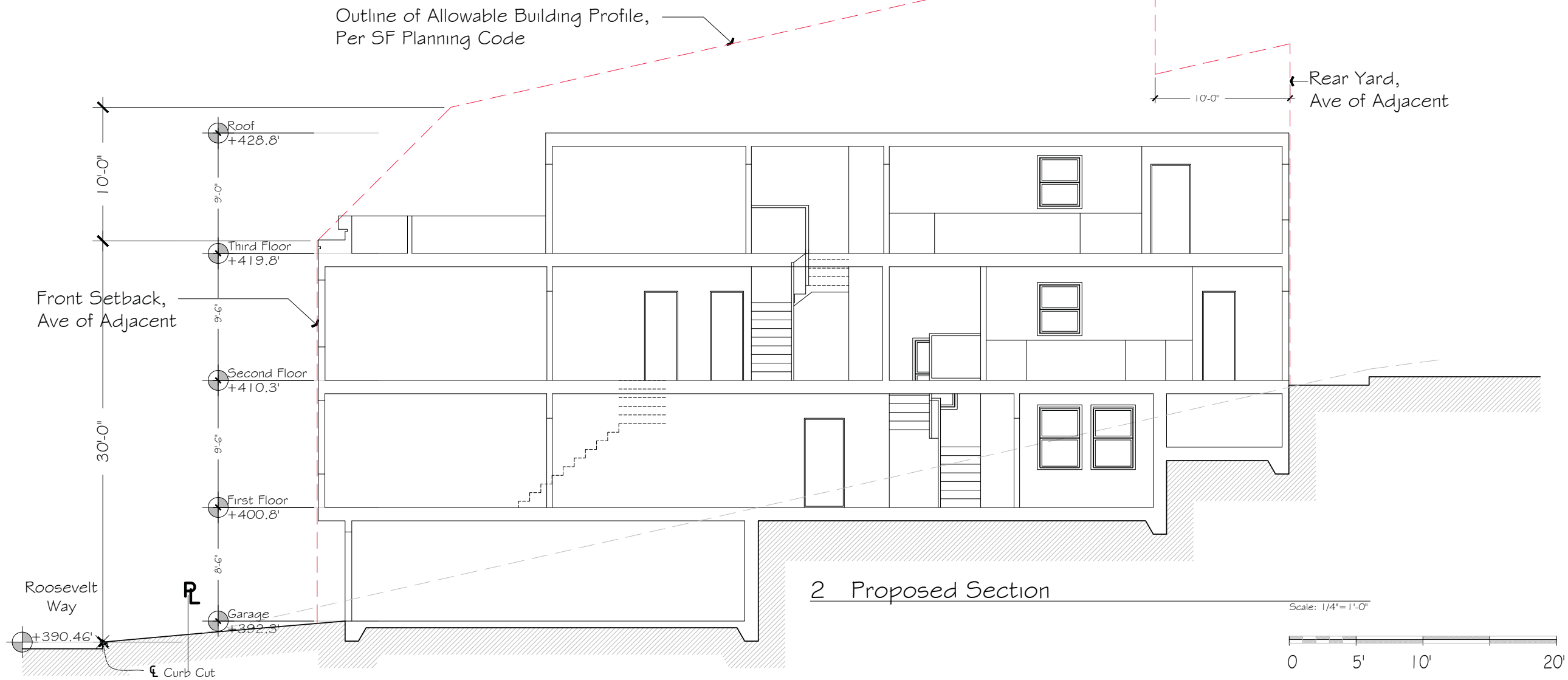
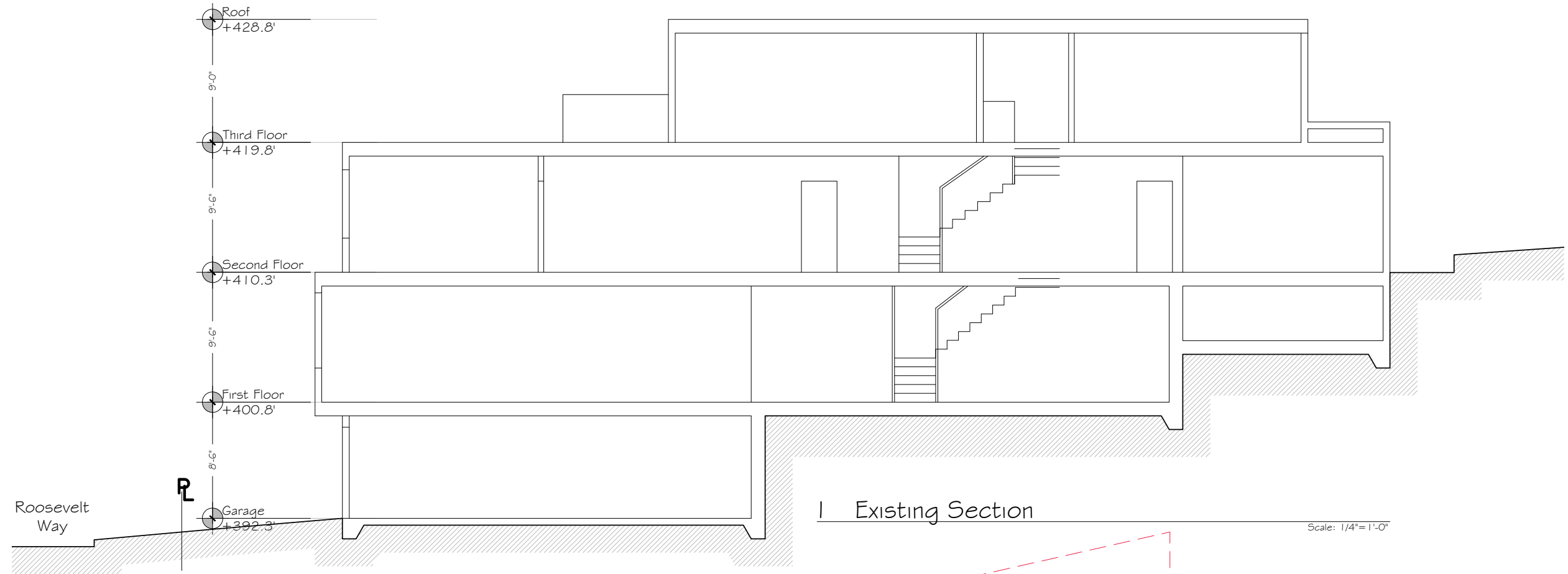
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San Francisco, CA 94114  
Parcel # 2607037

Issue:	Date:
CU# Site	1/25/18
CHK	3/12/18
RDT	4/05/18
RDT 2	4/16/18

Plot Date:  
April 16, 2018  
Scale:  
As shown

**A4**



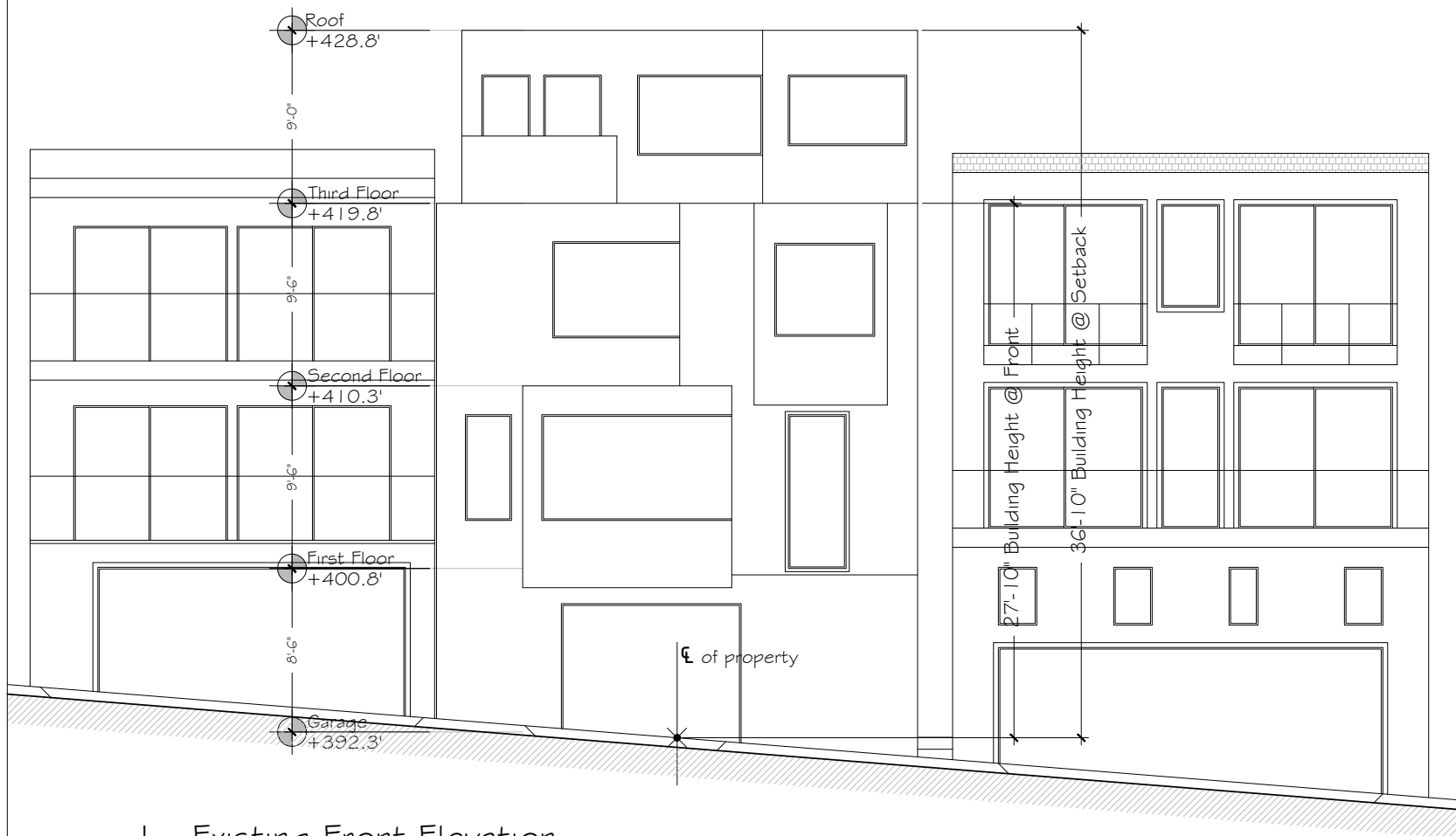
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emile@selanderarchitects.net

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Parcel # 2607037

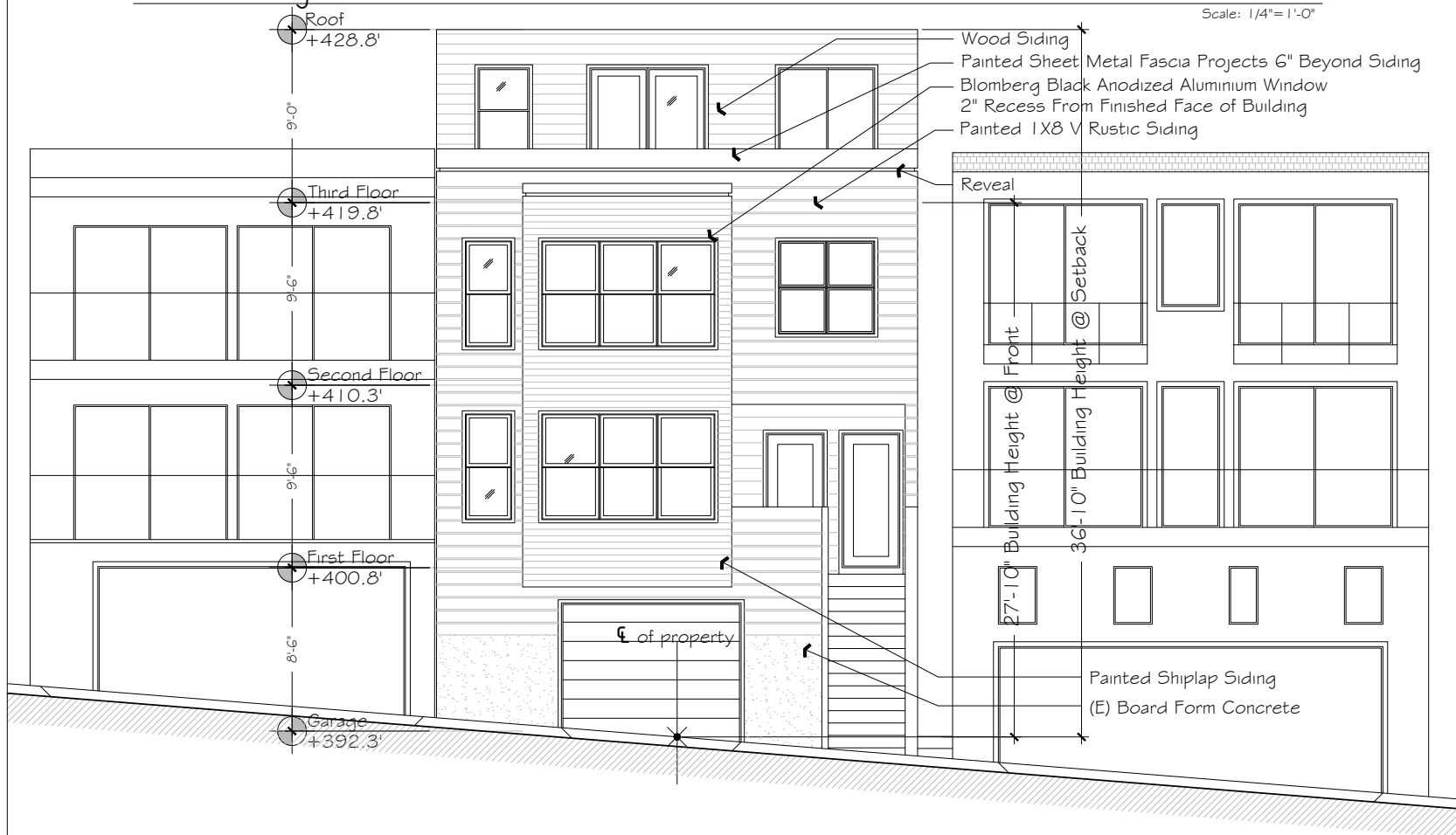
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CHK	3/12/18
RDT	4/05/18
RDT 2	4/16/18

Plot Date:  
April 16, 2018  
Scale:  
As shown

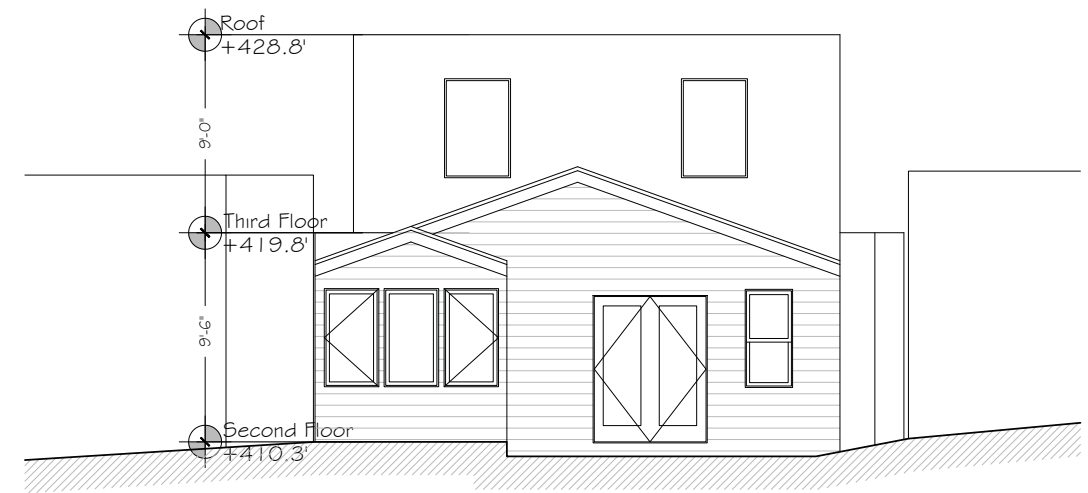
A5



1 Existing Front Elevation



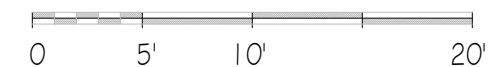
3 Proposed Front Elevation



2 Existing Rear Elevation



4 Proposed Rear Elevation



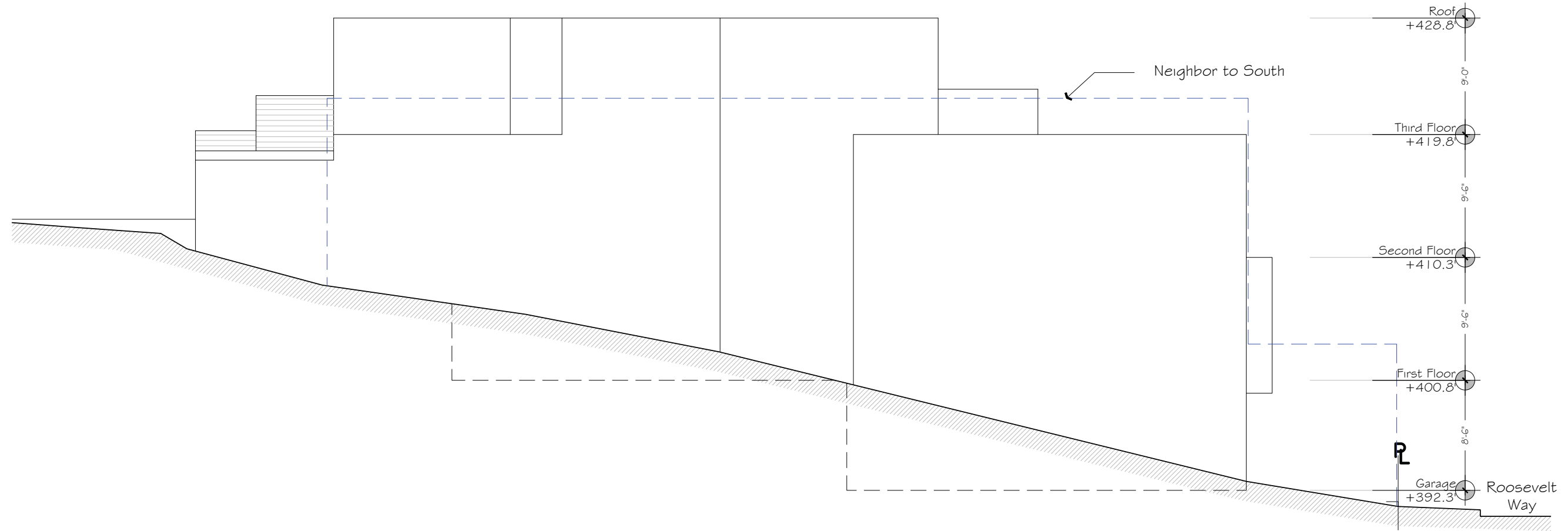
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Issue:	Date:
CU# Site	1/25/18
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RDT 2	4/16/18

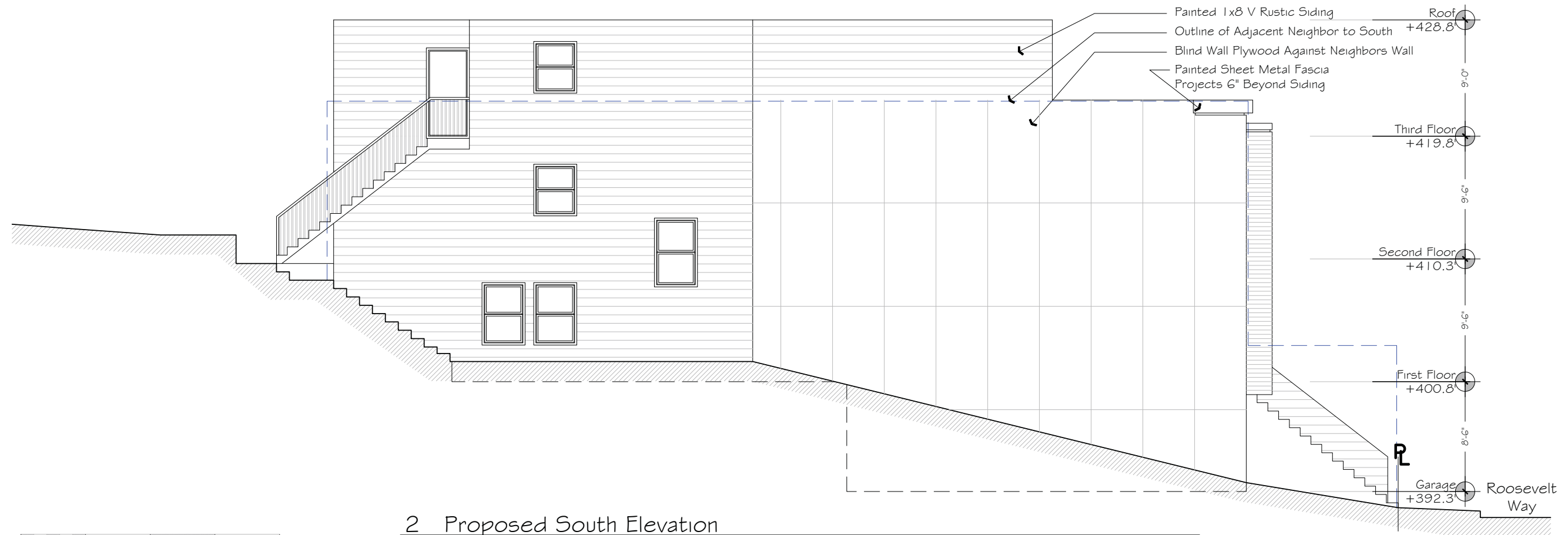
Plot Date:  
April 16, 2018  
Scale:  
As shown

**A6**



1 Existing South Elevation

Scale: 1/4"=1'-0"



2 Proposed South Elevation

Scale: 1/4"=1'-0"

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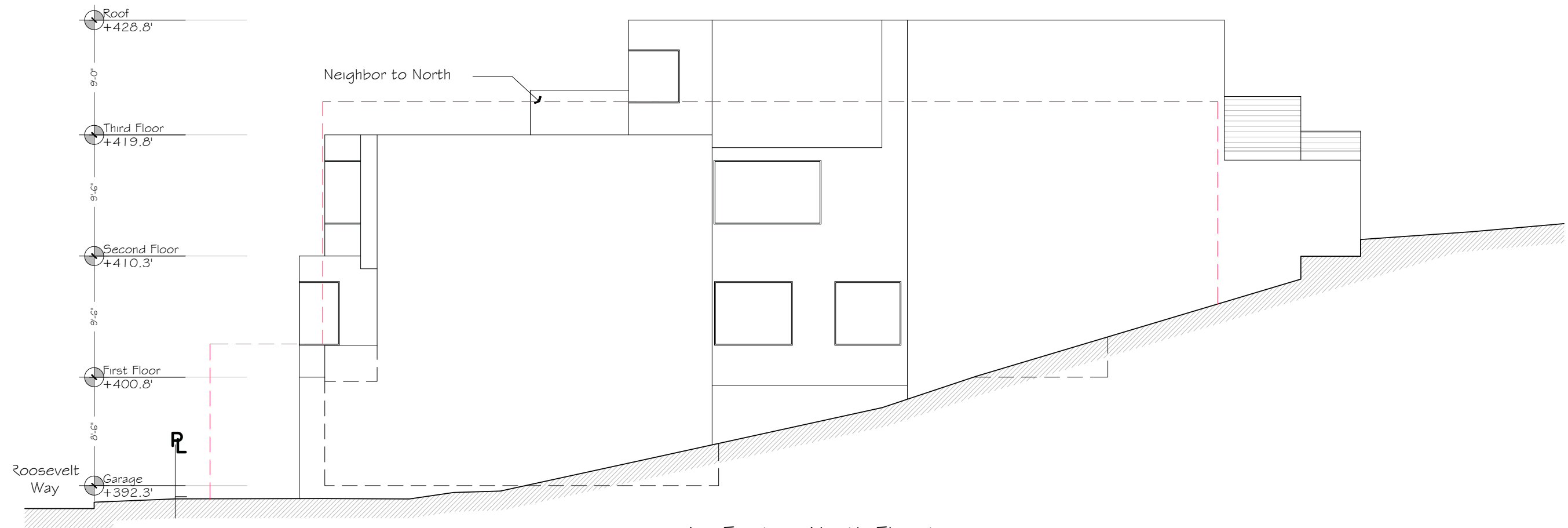
**284 Roosevelt Way**  
San Francisco, CA 94114  
Parcel # 2607037

Issue:	Date:
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RDT	4/05/18
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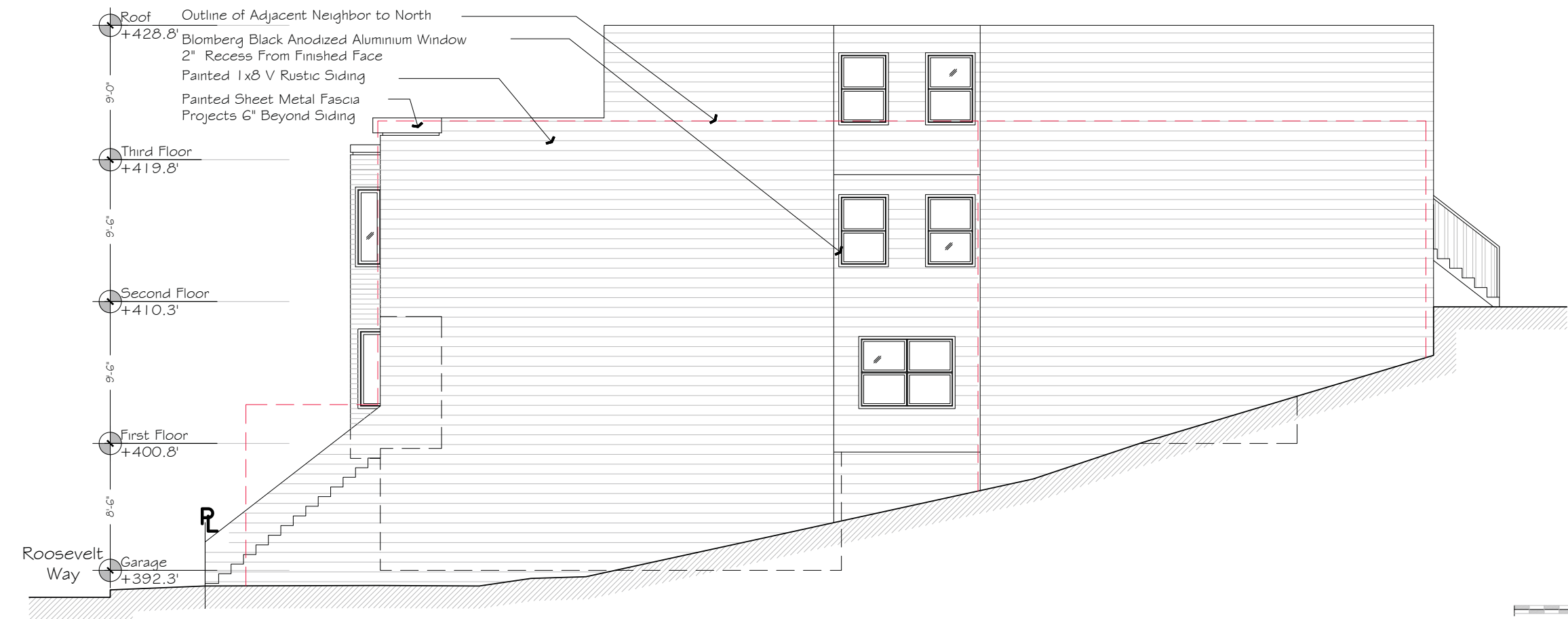
A7





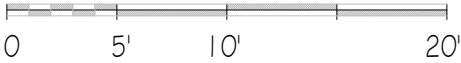
1 Existing North Elevation

Scale: 1/4"=1'-0"



2 Proposed North Elevation

Scale: 1/4"=1'-0"



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RDT	4/05/18
RDT 2	4/16/18

Plot Date:  
April 16, 2018  
Scale:  
As shown

A8





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
284 Roosevelt Way		2607/037
Case No.	Permit No.	Plans Dated
2016-000556CUA	201802050353/201802050351	04/08/2018
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction
<input type="checkbox"/> Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Legalize already completed demolition and construction of a new 2-unit building.		

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> 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.
<input type="checkbox"/>	<b>Class</b> _____

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>  Please see also previous exemption per Case No. 2012.0601E.	

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

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

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

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

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

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



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

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>					
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1"> <tr> <td> <p><b>Planner Name:</b> E Jonckheer</p> </td> <td> <p><b>Signature:</b></p> </td> </tr> <tr> <td> <p><b>Project Approval Action:</b></p> <p>Planning Commission Hearing</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> <p><b>Elizabeth Gordon Jonckheer</b></p> <p>Digitally signed by Elizabeth Gordon Jonckheer  DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org  Date: 2018.04.11 17:49:14 -07'00'</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>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		<p><b>Planner Name:</b> E Jonckheer</p>	<p><b>Signature:</b></p>	<p><b>Project Approval Action:</b></p> <p>Planning Commission Hearing</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Elizabeth Gordon Jonckheer</b></p> <p>Digitally signed by Elizabeth Gordon Jonckheer  DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org  Date: 2018.04.11 17:49:14 -07'00'</p>
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**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. <b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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





SAN FRANCISCO  
PLANNING  
DEPARTMENT

# CEQA Categorical Exemption Determination

## Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)	
284 Roosevelt Way	2007/037	
CASE NO.	PERMIT NO.	PLANS DATED
2012.0601E	2012.01.30.3143	N/A
<input checked="" type="checkbox"/> Addition/ Alteration (detailed below)	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction

### STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**  
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**  
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

**NOTE:**  
If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

\_\_\_\_\_ **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?

\_\_\_\_\_ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

\_\_\_\_\_ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
*Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)*

\_\_\_\_\_ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

\_\_\_\_\_ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?  
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

\_\_\_\_\_ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?  
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

**NOTE:**  
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

**GO TO STEP 3**

*mes*

### STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** ( over 50 years of age ) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** ( under 50 years of age ) **GO TO STEP 6**

### STEP 4 PROPOSED WORK CHECKLIST ( To be completed by Project Planner )

If condition applies, please initial.

- \_\_\_\_\_ 1. **Change of Use and New Construction** (tenant improvements not included).
- \_\_\_\_\_ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- \_\_\_\_\_ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- \_\_\_\_\_ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- \_\_\_\_\_ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- \_\_\_\_\_ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- \_\_\_\_\_ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- \_\_\_\_\_ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- \_\_\_\_\_ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' 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.

☐ Project is **not listed**:

**GO TO STEP 5**

☒ Project **does not conform** to the scopes of work:

**GO TO STEP 5**

☐ Project involves **4 or more** work descriptions:

**GO TO STEP 5**

☐ Project involves **less than 4** work descriptions:

**GO TO STEP 6**

### STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW ( To be completed by Preservation Planner )

If condition applies, please initial.

- \_\_\_\_\_ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- \_\_\_\_\_ 2. **Interior alterations to publicly-accessible spaces.**



3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

\* mes 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: Aug 9, 2012

\* Attach Historic Resource Evaluation Report

b. Other, please specify:

\* Requires initial by Senior Preservation Planner / Preservation Coordinator

**NOTE:**

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

Preservation Planner Initials

**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**

mes  
Preservation Planner Initials

**STEP 6 CATEGORICAL EXEMPTION DETERMINATION**

( To be completed by Project Planner )

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

**STOP!**

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Michael Smith

Planner's Signature

Michael Smith

Print Name

Sept. 19, 2012

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date of Review:* August 9, 2012  
*Case No.:* 2012.0601E  
*Project Address:* 284 Roosevelt Way  
*Zoning:* RH-2 (Residential, House, Two-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 2607/037  
*Staff Contact:* Michael Smith (Preservation Planner)  
(415) 558-62322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)

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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

284 Roosevelt Way is a mid-block parcel located on the west side of Roosevelt Way between Masonic and Park Hill Avenues in the Corona Heights neighborhood. The subject property is regularly shaped, measuring 3,125 square-feet, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1906 according to Assessor's records and is located towards the rear of an up sloping lot. The subject building is a one-story over garage, wood-framed, single-family dwelling. The building's primary elevation is its east elevation which faces Roosevelt Way. The east elevation is divided into two structural bays that are offset from each other. The structural bay that is closest to the street features a wood paneled garage door at the ground floor. The second floor projects over the garage level below and features a tri-part, vinyl sash window. This volume is topped with a composition gabled roof. The second structural bay is recessed to the right with the primary entrance accessed by wooden stairs and a landing located along the wall perpendicular to the street. Overhanging eaves extend over the entrance. To the right of the landing is another vinyl sash oriel window. The building's north and south elevations are set back minimally from the side property lines and feature wood shingles cladding and several vinyl sash windows. The building's west elevation is similarly clad and includes a glass sunroom. The building is topped with a complex mix of gabled roofs as the result of numerous additions. The building most embodies the Craftsman architectural style.

#### Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906).

### Neighborhood Context and Description

284 Roosevelt Way is located in the Corona Heights neighborhood within a residential area defined by mix of single family and multi-family homes, with an eclectic mix of Classical Revival, Victorian, vernacular, Mid-Century Modern, and Modern architectural styles juxtaposed next to each other. The buildings have varying degrees of historic integrity and do not appear to have enough cohesion to be a district. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

The Corona Heights neighborhood stretches between Buena Vista Park and Eureka Valley and is roughly bounded by Roosevelt to the north, Clayton to the west, Market St. to the south and Castro street to the east. It is unclear whether Corona Heights was located within the boundary of Rancho de San Miguel at its northern edge. The northern edge of the rancho has historically been Eureka Valley which is directly south of the subject property. It is believed that because the area was sandy and steeply sloped thus unsuited to agriculture that it was largely bypassed during the Spanish-Mexican land grant periods.

In 1899, excavation began on the hill to make way for the Gray Brothers Quarry and brick factory owned by George and Harry Gray. The Gray Brothers also owned quarries on Telegraph Hill and at the southern edge of Noe Valley. Many of the streets within Corona Heights were cut out of the large hill that once encompassed all of Buena Vista Park and extended all the way down to Market Street. The quarry had removed tons of rock and produced tens of thousands of bricks, creating a blasted landscape. Because of the quarry, streets had been cut out of the rock for transport vehicle access and from the general quarrying done to the area. This made the location prime real estate for people who began to build their homes on the streets cut into the hill after the quarry ended in 1915. Corona Heights Park now sits where the quarry and brick factory used to be.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

### CEQA Historical Resource(s) Evaluation

#### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

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

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by Tim Kelley Consulting. Based upon information provided by the consultant and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register and is not located within a potential historic district.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Research presented in the evaluation prepared by Tim Kelley Consulting does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

E. F. and Otto Schlott were the earliest known owners of the subject property. E. F. was a dentist and Otto was a musician but the Schlotts never occupied the property. Ethel Rowe was the earliest known occupant of the subject property in 1910. She was a salter and later a salesperson at a bakery. After the Schlotts, the subject property changed hands several times and had numerous different occupants before being purchased by the current owners in 2011. Records show that none of the property owners or tenants of the property were important to our local, regional or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject property was constructed in 1906 and its current appearance is the result of subsequent additions. Since its construction, the subject building has undergone four changes to its original footprint. The original architect for the building is unknown though it does not appear to be the work of a master. According to Sanborn Maps, the building's original footprint was similar to that of an Earthquake Cottage. However, closer examination of the building

revealed that the original plan dimensions and method of construction did not resemble that of any of the Earthquake Cottage types. Therefore, there does not appear to be any information beyond the original building's relative size that would suggest it was ever an Earthquake Cottage.

The subject property is not a fully realized representation of Craftsman architecture which was known for hand-crafted details. As a result, the property does not fully embody Craftsman design characteristics and appears somewhat cobbled together. Furthermore, the Craftsman movement in the United States lasted from 1905 – 1930 and the subject building was given a Craftsman style front addition in 1979, well after the movement has passed. It is therefore determined that the subject property is not eligible for listing on the California Register under Criterion 3. The property also does not appear to be located within a potential historic district because the neighborhood surrounding the property is not architecturally cohesive.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

<b>Location:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Since 284 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts*

*to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

Since 284 Roosevelt Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

**CEQA Historic Resource Determination**

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature:  Date: 9-12-2012  
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

# HISTORICAL RESOURCE EVALUATION

284 ROOSEVELT WAY

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

[TIM@TIMKELLEYCONSULTING.COM](mailto:TIM@TIMKELLEYCONSULTING.COM)

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## I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct an Historical Resource Evaluation (HRE) for 284 Roosevelt Way. The proposed project has not been finalized; therefore this report examines whether the property is eligible for listing in the California Register, and evaluates the possible impact of any potential project on Historical Resources.

## II. SUMMARY

TKC finds 284 Roosevelt Way is not individually eligible for listing in the California Register. A potential project would cause no substantial adverse change to the significance of any historic resource. Nor would a potential project contribute to a negative cumulative impact on historic resources.

## III. CURRENT HISTORIC STATUS

The Planning Department database was searched to determine whether the property was identified in any recognized register of historical resources. The specific registers included are listed below.

### *A. Here Today*

*Here Today: San Francisco's Architectural Heritage* is one of San Francisco's first architectural surveys. Undertaken by the Junior League of San Francisco and published in 1968, the survey did not assign ratings to buildings. However, the survey does provide brief historical and biographical information for what the authors believed to be significant buildings. The Board of Supervisors adopted the survey in 1970. The survey files, on file at the San Francisco Public Library's San Francisco History Room, contain information on approximately 2,500 properties. This property is not included in the published book or the survey files.

### *B. Department of City Planning Architectural Quality Survey*

The Department of City Planning's Architectural Quality Survey, or 1976 Survey, was a reconnaissance survey that examined the entire City of San Francisco to identify and rate, on a scale of "0" (contextual) to "5" (extraordinary), architecturally significant buildings and structures. No historic research was performed and the potential historical significance of a resource was not considered when assigning ratings. According to the authors, the 10,000

rated buildings comprise only around 10 percent of the city's building stock. Due to its age and its lack of historical documentation, the 1976 Survey has *not* been officially recognized by the city of San Francisco as a valid local register of historic resources for CEQA purposes, although it is still used on a consultative basis. This property is not included in the 1976 Survey.

### *C. San Francisco Architectural Heritage*

San Francisco Architectural Heritage (Heritage) is the city's oldest not-for-profit organization dedicated to increasing awareness of and advocating for the preservation of San Francisco's unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, including Downtown, the South of Market, the Richmond District, Chinatown, the Van Ness Corridor, the Northeast Waterfront, and Dogpatch. Heritage ratings range from "A" (highest importance) to "D" (minor or no importance) and are based on both architectural and historical significance. This property was not surveyed by San Francisco Architectural Heritage.

### *D. California Historical Resource Status Code*

Properties listed in the California Historic Resources Information System (CHRIS) or under review by the California Office of Historic Preservation (OHP) are assigned status codes of "1" to "7," establishing a baseline record of historical significance. Properties with a status code of "1" are listed in the California or National Register. Properties with a status code of "2" have been formally determined eligible for listing in the California or National Register. Properties with a status code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a status code of "5" are typically locally significant or of contextual importance. Status codes of "6" indicate that the property has been found ineligible for listing in any register and a status code of "7" indicates that the property has not yet been evaluated. No status code has been assigned to this property.

## IV. DESCRIPTION

### *A. Site*

284 Roosevelt Way is located on the northwest side of Roosevelt Way between 15<sup>th</sup> Street and Museum Way on a 3,123 sq ft. This block of Roosevelt Way slopes downward toward the east and the subject parcel slopes upward toward the northwest. The building is situated at the rear of the lot, above street grade, and is separated from the buildings on both sides by a few inches. There is an upward sloping driveway at the center of the lot, with wooden steps immediately to the right. To the left and right of the driveway are retaining walls with raised planter beds.

### *B. Exterior*

The building is an irregular shaped, one-story-over-basement, wood-frame single-family residence, clad in wood shingles and capped with a compound roof. The left side of the primary façade is a projecting volume that was constructed in 1979. The basement level of this volume features a wood paneled garage door at center. The first story has tri-part vinyl sash windows with a fixed center pane flanked by vinyl casement windows. The first story projects over the garage and basement and is supported by false beams. At right, the wooden steps lead from the front of the parcel to a raised concrete walkway with a wooden handrail on the left side. The concrete pathway jogs to the right and steep wooden steps access a landing housing the primary entrance. The primary entrance, a flush modern wood door, is located on the left side of the landing, on the side facade of the projecting volume. Overhanging eaves extend over the entryway. To the right of the landing, on the primary façade of the recessed volume, is an oriel window with tri-partite vinyl glazing. The building terminates with a raked cornice and false rafter tails on the east and west sides of the projecting volume.

### *C. Interior*

The interior was not examined for this report.

## V. HISTORIC CONTEXT

### *A. Neighborhood*

284 Roosevelt Way is officially located within the Castro/Upper Market Street neighborhood; however, this property is more closely associated with the smaller neighborhood now known as

Corona Heights. The area was largely shaped by extensive quarrying operations on its southern slope that began in 1899. By the time the Gray Brothers Quarry and brick factory closed in 1915, it had removed tons of rock and produced tens of thousands of bricks, creating a blasted landscape visible from Market Street. George and Harry Gray (the Gray brothers) owned a total of three quarries in San Francisco. Besides the Corona Heights Quarry, one was located on Telegraph Hill, and the third at Thirtieth and Castro (now called Billy Goat Hill) located above Noe Valley.

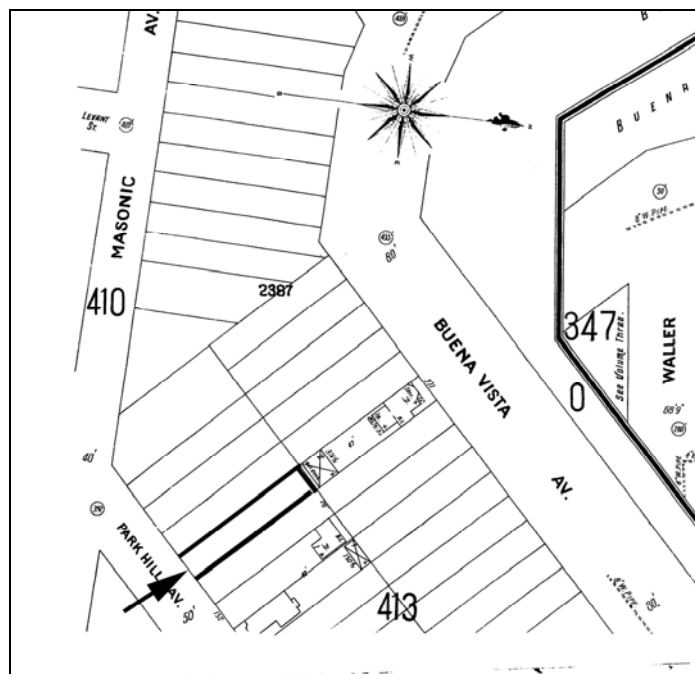
The Gray Brothers had a well-deserved bad reputation. Of the bricks that were produced at the factory, many of them were used in the Cable Car beds. Subsequently it was determined that these bricks were substandard and had to be replaced. The community became enraged with the Gray brothers when adults and children were injured by falling rocks and homes were damaged by flying debris. Although the Gray brothers faced lawsuit after lawsuit, they kept quarrying.

In 1909, Carolyn Bush, their cashier and George Gray's secretary, was shot and killed by an unpaid worker who lost his temper. A few years later, in 1915, George, by then a millionaire, was at the Thirtieth and Castro quarry. He was confronted by Joseph Lococo, a 26-year-old former worker whom Gray refused to pay back wages of \$17.50. George was murdered by Lococo at the quarry. The Gray Brothers Company and quarrying operations ceased at that time.

During the time of the quarry, streets had been cut out of the rock for transport vehicle access and from the general quarrying done to the area. This made the location prime real estate for people who began to build their homes on the streets cut into the hill. In 1926, the present St. Joseph's Hospital (now converted to condominiums) was designed by Bakewell and Brown. Around the same time, Roosevelt Way was cut through joining 14<sup>th</sup> through 17<sup>th</sup> streets. This and other street reconfigurations made Buena Vista Park more accessible from Eureka Valley and the south.

### *C. Project Site History*

The first Sanborn map illustrating the subject block was published in 1899. The block was sparsely developed with only six modest single-family homes contained on the block face (**Figure 2**). The subject parcel was vacant.



**Figure 2** – 1899 Sanborn Map showing the approximate location of the subject property noted with arrow

The 1913 Sanborn map shows the neighborhood developing with modest one and two-story residences (**Figure 3**). The subject parcel shows what is believed to be the original footprint. The 1913 map illustration shows the building was L-shaped with an open front porch and a rear porch.



The 1950 Sanborn map shows a denser neighborhood of single and multiple-family buildings (**Figure 4**). The parcels adjacent to the subject property remain vacant. Many of the buildings shown on this map would be replaced in the 1970s, 80, and 90s. The subject property is shown with the addition of the oriel window to the left of the enclosed porch (the Sanborn map does not illustrate the enclosure of the porch which was completed in 1937).

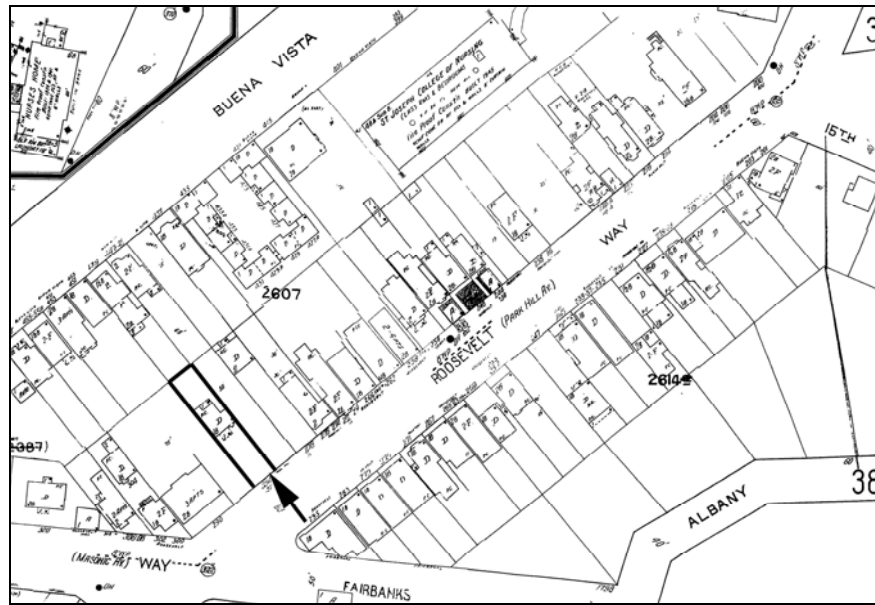


Figure 4 – 1950 Sanborn Map showing 284 Roosevelt Way noted with arrow

#### *D. Construction Chronology*

284 Roosevelt Way (formerly 152 or 182 Park Hill Avenue) was constructed circa 1906/1907. The first owner/occupant, Agnes Rowe, requested a water hook-up in 1907 and the San Francisco County Assessor's office records the construction date of 1906. Agnes Rowe was not listed at this address in 1905 and the subject parcel is unimproved on the 1905 Sanborn map. No original permit or construction announcement was located regarding this property. The original design of the building is unknown. The building's footprint has changed four times since the first illustrated footprint on the 1913 Sanborn map. The front porch was enclosed in 1937, the L-shape was infilled to the left lot line at an unknown date, a rear addition was constructed in 1976 and a front addition was constructed in 1979. Additional alterations include: recladding the building in wood shingles circa 1943, construction of oriel window prior to 1950, enclosing the rear porch at unknown date, and replacing the wood-sash windows with aluminum windows in 1990.

#### *E. Permit Record*

The following permits were found in Department of Building Inspection files for the subject property:



- Permit #30088 September 20, 1937 – Enclose front porch and build new stairs.
- Permit #73235 September 23, 1943 – Repair fire damage. Cover roof with mineral surface roofing, replace burnt rafters and cover side wall with shingles.
- Permit #364998 March 21, 1969 – Repairs per building inspection report: 9ft new wood fence, overhead garage door, new aluminum sash, lower exterior grade around perimeter, 2 ft high retaining walls, 27" wood hand rail, connect leader piper to sewer, plug receptacles in kitchen. Findings from the building inspection report include: Repair or replace deteriorated fences in front yard; Retain soil on slopes from washing onto sidewalk; Connect leader on NE side of building to sewer, replace gutter and downspout on southern side of rear porch; Patch cracks and holes in concrete stairs, provide concrete base for wood front stairs; Install handrail on front concrete stairway and guardrail along raised walkway to house; Remove ground contact around perimeter of house, replace damaged sills and framing of garage extension and raise footings under 2 posts above garage floors; Provide legal light and ventilation in bathroom or a lot line window, install vents in garage doors; Comply with electrical inspection report; Replace deteriorated garage doors, replace damaged window sash in rear porch
- Permit #414617 July 14, 1976 – Repair fire damage to exterior. Paint interior and exterior.
- Permit #422407 August 11, 1976 – To comply with building inspector's complaint to legalize room at rear constructed without permit.
- Permit # 421956 April 25, 1977 – Put in skylight 30" x 30" in bathroom as window is darkened by adjacent building.
- Permit # 450431 April 6, 1979 – Addition to house
- Permit # 647809 July 17, 1990 – Install 3 aluminum windows in existing frames
- Permit #785323 January 3, 1996 – Reroof
- Permit #1182159 April 6, 2009 - Reroof

*F. Owners and Occupants*

The Schlott Family owned the subject parcel when the building was constructed in 1906/07.

They most likely rented the building to Agnes Rowe until her daughter Ethel Rowe purchased it in 1910. The Rowe family began renting the subject building in 1912.

The following table lists the dates, owners and their employment, and occupants of 284 Roosevelt Way:

3/15/1895 – 9/3/1910	E. F. & Otto Schlott (Dentist, Musician)	Non-occupants
9/3/1910 – 8/2/1915	Ethel P. Rowe (Salter) (salesman bakery)	Occupant 1907 - 1911
8/2/1915 – 4/27/1920	H. Slikerman (Attorney)	Non-occupant
4/24/1920 – 5/17/1924	William & Elfriede Drew (Veteran and clerk)	Occupant 1920-1923
5/17/1924 – 12/27/1924	H. Slikerman (Attorney)	Non-occupant
12/27/1924 – 4/3/1926	Wilhelmina Kahlert (Clerk)	Occupant 1925
4/3/1926 – 7/27/1933	Robert L. & Jane Hartford (Printer)	Occupant 1926 - 1933
7/27/1933 – 8/20/1936	Louis Block (Administrator)	Occupant 1934
8/20/1936 – 2/20/1941	James & Ethel M. Landye (Attorney)	Occupant 1937
2/20/1941 – 8/25/1941	G. E. Stratton (unknown)	Non-occupant
8/25/1941 – 8/19/1942	Maitland T. & Wilma J. Cline (salesman)	Occupant 1941 - 1942
8/19/1942 – 1/2/1945	Joseph F. & Nell C. Bergantino (laborer)	Occupant 1943
1/2/1945 – 8/26/1947	U.B. Mel Trust (unknown)	Non-occupant
8/26/1947 – 3/27/1950	Honorah S. Gittings (unknown)	Non-occupant
3/27/1950 – 9/16/1970	Fritz L. & Lorraine C. Jensen (Musician)	Occupant 1953 - 1958
9/16/1970 – 4/10/1975	Coert & Charlotte D. Olmsted (unknown)	Occupant 1972 -1974

4/10/1975 – 9/1975	Zepporah T. Glass (unknown)	Occupant 1975
9/1975 – 2011	Nora Norden (Volckerts) (retired)	Occupant 1976 - recently

## VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

*Criterion 1 (Event):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

*Criterion 2 (Person):* Resources that are associated with the lives of persons important to local, California, or national history.

*Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

*Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

*A. Individual Eligibility*

- Criterion 1 (Events)

The property does not appear to be eligible for listing in the California Register under Criterion 1. It is not associated with any significant event in the history of San Francisco or the State of California. This property is not significantly associated with any development pattern in the history of Corona Heights, or the larger neighborhood of Castro/Upper Market. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This property is not associated with any significant person in the history of San Francisco or the State of California. The building is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This property does not appear to be eligible for listing in the California Register under Criterion 3. It does not represent the work of a master, or possess high artistic values. The building was constructed circa 1906/1907. For this report, TKC investigated the possibility that the building was once an earthquake shack. According to the Sanborn Maps, this building's configuration does not and never did coincide with the dimensions of a type A, B, or C earthquake shack. Additionally, the walls and attic in the older sections of the building were investigated to determine the construction methods used, which were found to be inconsistent with those of an earthquake shack (**Appendix**). Thus, there does not appear to be any evidence that this building was originally an earthquake shake. This building is not eligible for listing in the California Register under Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

### *B. District*

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”<sup>1</sup> To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

The area in which the subject property is located is not currently identified as an historic district. For purposes of this report, a small portion of the surrounding area was visually examined to determine if a potential district could be identified. The subject block face contains 46 residential buildings constructed between 1904 and 2002 and ranging in height from two to three-stories (**Appendix**). It contains a variety of styles including Classical Revival, Victorian, vernacular, Mid-Century Modern and Modern styles. Thus it does not represent a cohesive group of architecturally or historically similar buildings.

## **VII. INTEGRITY**

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

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<sup>1</sup> Office of Historic Preservation. “Instructions for Recording Historical Resources,” Sacramento. 1995

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

This building is not an historic resource therefore no period of significance could be determined to analyze the integrity. However, it should be noted this building has been heavily altered multiple times over its entire history.

## VIII. EVALUATION OF PROJECT SPECIFIC IMPACTS UNDER CEQA

This section analyzes the project specific impacts of a potential project on the environment as required by CEQA.

### *A. Status of Existing Building as a Historical Resource*

As reported above, this property is not an individual historic resource and is not a contributor to a potential historic district.

### *B. Determination of Substantial Adverse Change under CEQA*

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the

environment.”<sup>2</sup> Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”<sup>3</sup> The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.<sup>4</sup>

Since this building does not appear to be eligible for listing in the California Register either individually or as a contributor to a district, the proposed project would not cause a substantial adverse change in its historic significance. The St. Joseph’s Hospital building, now converted to condominiums, is listed on the National Register. The Hospital is located north of 284 Roosevelt on the northwest corner of Park Hill Avenue and Buena Vista East with a tertiary façade down Park Hill Avenue. The Hospital can be seen above some of the properties on Roosevelt Way, but does not appear in the line of sight of the subject property. No potential project would have a physical effect on the hospital building and there could be no substantial adverse change in the Hospital’s historic significance.

#### *D. Analysis of Cumulative Impacts under CEQA*

The subject building is not located in a potential historic district. A potential project would not have a negative cumulative impact on any historic resources.

## IX. CONCLUSION

284 Roosevelt Way is not eligible for listing in the California Register. No potential project could cause a substantial adverse change in the significance of an historic resource. Nor could it have a negative cumulative impact on any historic resources.

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<sup>2</sup> CEQA Guidelines subsection 15064.5(b).

<sup>3</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>4</sup> CEQA Guidelines subsection 15064.5(b)(2).

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San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1899, 1905, 1913, 1950

United States Census Records, 1910, 1920, 1930



## XI. APPENDIX

### NORTHWEST SIDE OF ROOSEVELT WAY





(Arrow indicates the subject property)









(Arrow indicates St. Joseph's Hospital)











SOUTHEAST SIDE OF ROOSEVELT WAY















FRAMING SYSTEM OF 284 ROOSEVELT



Attic showing earlier roofing systems designed as hip roof

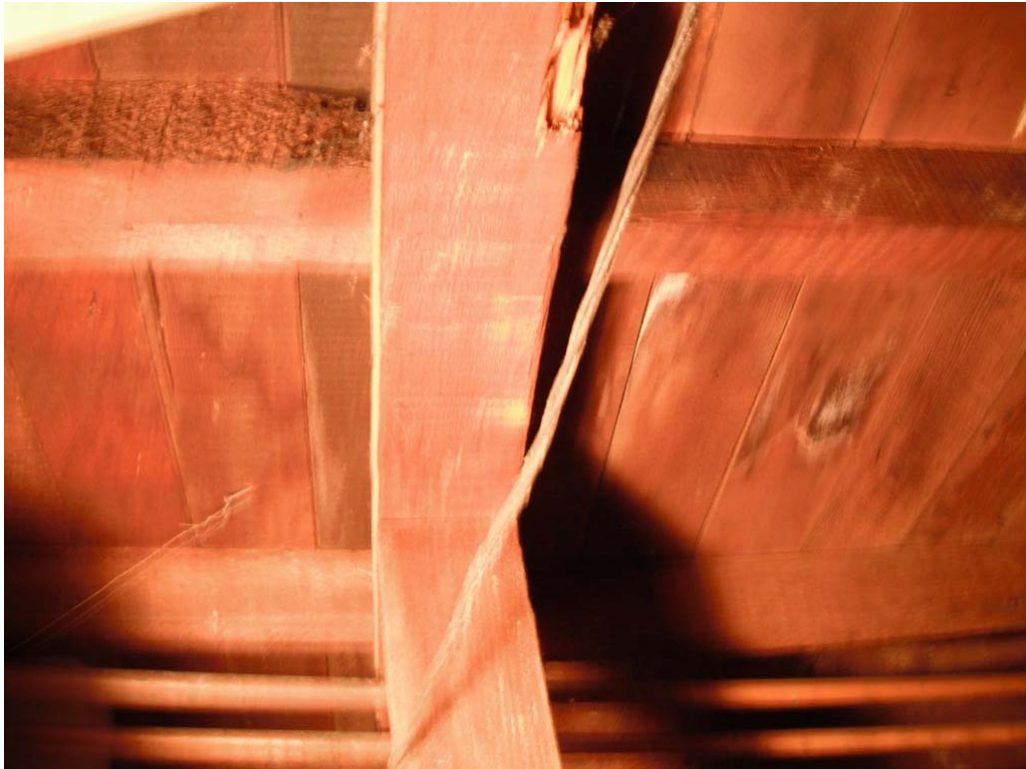


Interior wall showing studs





Exterior cladding and framing



Underside of the flooring comparing kitchen and living room construction (these rooms are believed to be part of the original floorplan)



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 284 ROOSEVELT WAY  
RECORD NO.: 2016-000556CUA

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
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Lot Area	3,123	3,123	0
Residential	1600	4000	2400
Commercial/Retail	0	0	0
Office	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0
Parking	740	740	0
Usable Open Space	800	1,195	395
Public Open Space	0	0	0
Other ( )			
TOTAL GSF	1600	4000	2400
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Affordable	0	0	0
Hotel Rooms	0	0	0
Parking Spaces	1	2	1
Loading Spaces	0	0	0
Car Share Spaces	0	0	0
Bicycle Spaces	0	3	3
Number of Buildings	1	1	1
Number of Stories	1 over garage	3 over garage	2
Height of Building(s)	23'6"	36' 10"	13'4"
Other ( )			

Existing information above is based on the original 1906 structure. The building plans approved in May 2014 per Permit No. 201201303143 authorized an alteration of the existing residence for a 3,826 square foot, three-story, single-family structure at approximately 39 feet, 5 inches in height.

# Parcel Map

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY APPROVED 1994

49 INTG 107, 186, 176

lot53 into lots271&272 for 2002 roll  
lots59&60 into lot270 for 2003 roll  
lot102 into lots273&274 for 2004 roll  
lot100 into lots277to279 for 2007 roll  
lot270 into lots284&285 for 2009 roll  
lot285 into lots286&287 for 2012 roll  
Lot 101 into lots 290 & 291 for 2015 roll

LA MERCEDES  
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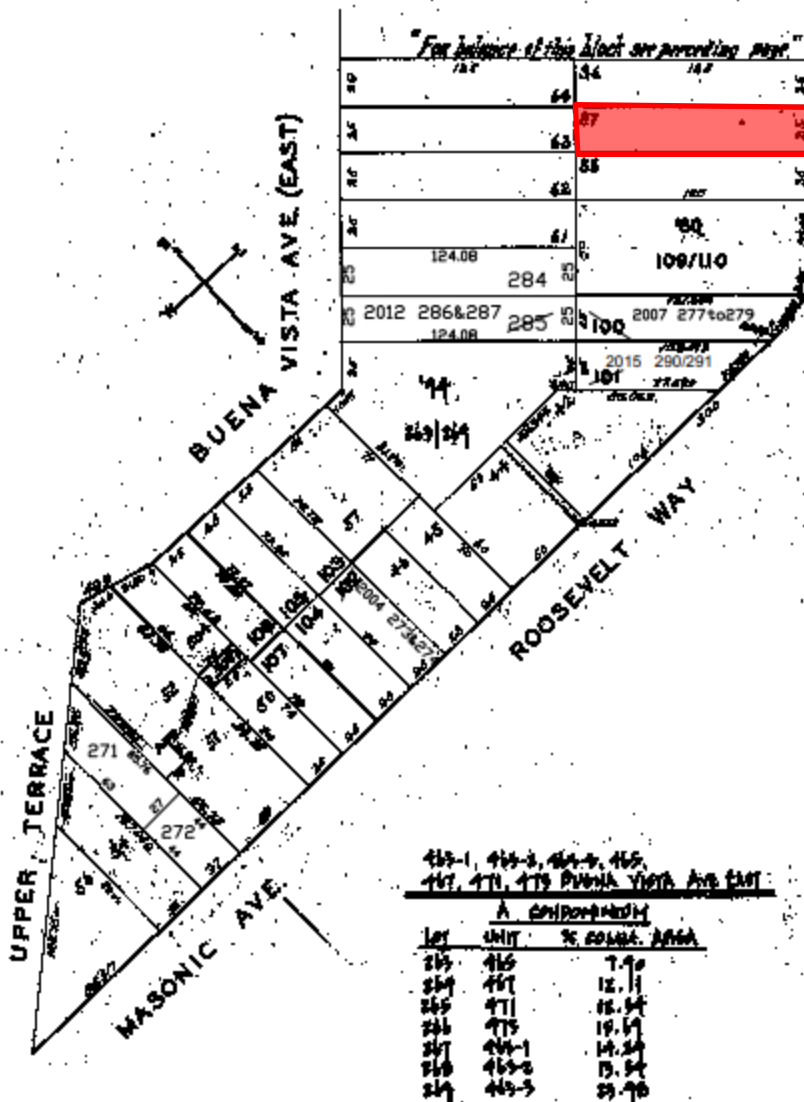
SHEET 2

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Revised: 2002  
Revised: 2000  
Revised: 2004  
Revised: 2007  
Revised: 2009  
Revised: 2012  
REVISED 2015

SUBJECT PROPERTY



**280 ROOSEVELT WAY**  
**A CONDOMINIUM**

LOT NO.	UNIT NO.	% COMMON AREA
108	1	35.84%
110	2	34.08%

**344-346 ROOSEVELT WAY**  
**A CONDOMINIUM**

LOT	UNIT	% COMM. AREA
273	344	32
274	346	68

**300-304 ROOSEVELT WAY**  
**A CONDOMINIUM**

LOT	UNIT	% COMM. AREA
277	300	25
278	302	25
279	304	50

**415-1, 415-2, 415-3, 415-4, 415-5, 415-6, 415-7, 415-8, 415-9, 415-10, 415-11, 415-12, 415-13, 415-14, 415-15, 415-16, 415-17, 415-18, 415-19, 415-20, 415-21, 415-22, 415-23, 415-24, 415-25, 415-26, 415-27, 415-28, 415-29, 415-30, 415-31, 415-32, 415-33, 415-34, 415-35, 415-36, 415-37, 415-38, 415-39, 415-40, 415-41, 415-42, 415-43, 415-44, 415-45, 415-46, 415-47, 415-48, 415-49, 415-50, 415-51, 415-52, 415-53, 415-54, 415-55, 415-56, 415-57, 415-58, 415-59, 415-60, 415-61, 415-62, 415-63, 415-64, 415-65, 415-66, 415-67, 415-68, 415-69, 415-70, 415-71, 415-72, 415-73, 415-74, 415-75, 415-76, 415-77, 415-78, 415-79, 415-80, 415-81, 415-82, 415-83, 415-84, 415-85, 415-86, 415-87, 415-88, 415-89, 415-90, 415-91, 415-92, 415-93, 415-94, 415-95, 415-96, 415-97, 415-98, 415-99, 415-100**

**A CONDOMINIUM**

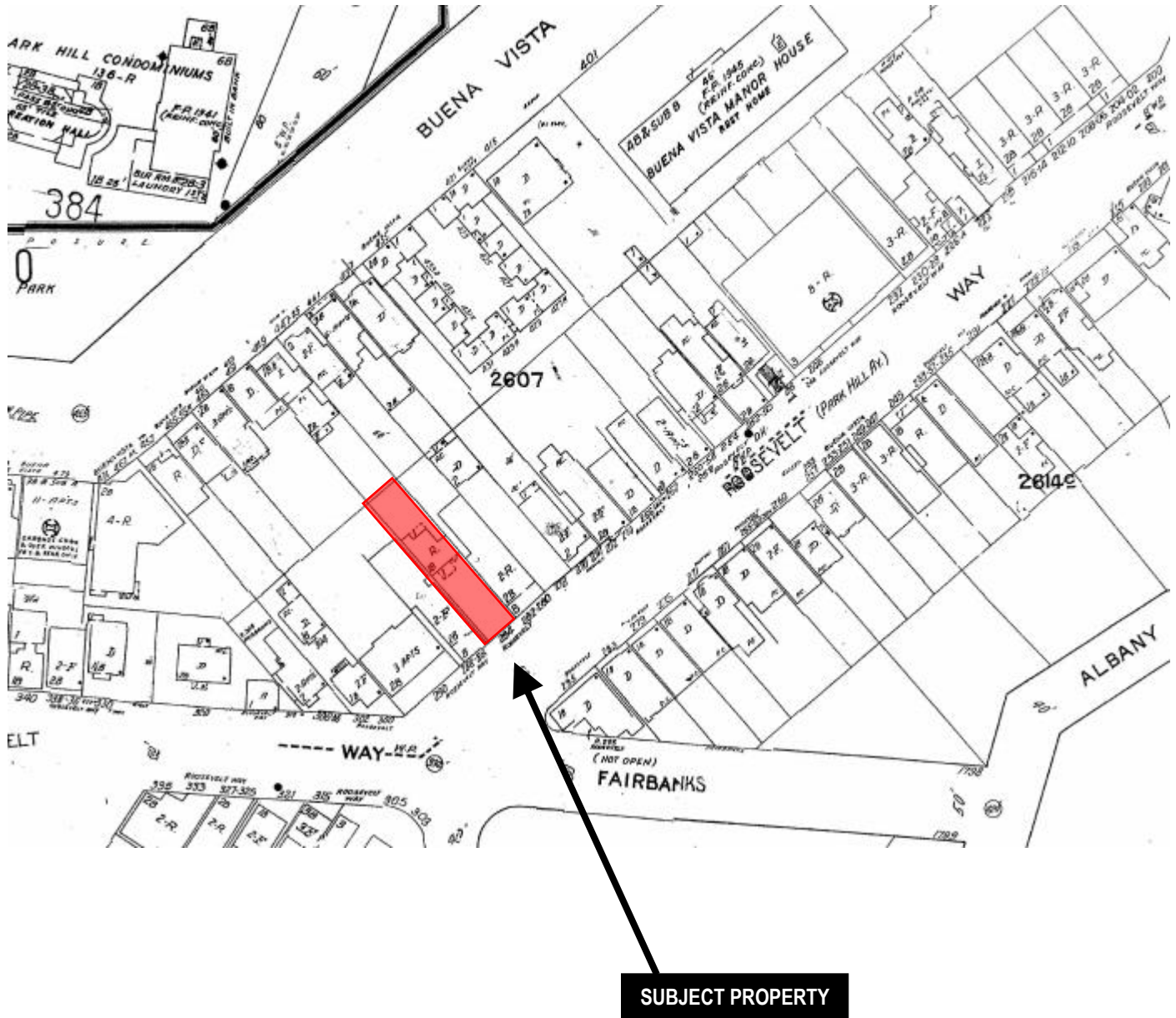
LOT	UNIT	% COMM. AREA
215	415	7.90
216	416	12.11
217	417	18.54
218	418	19.54
219	419	14.54
220	420	15.54
221	421	25.90

Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way





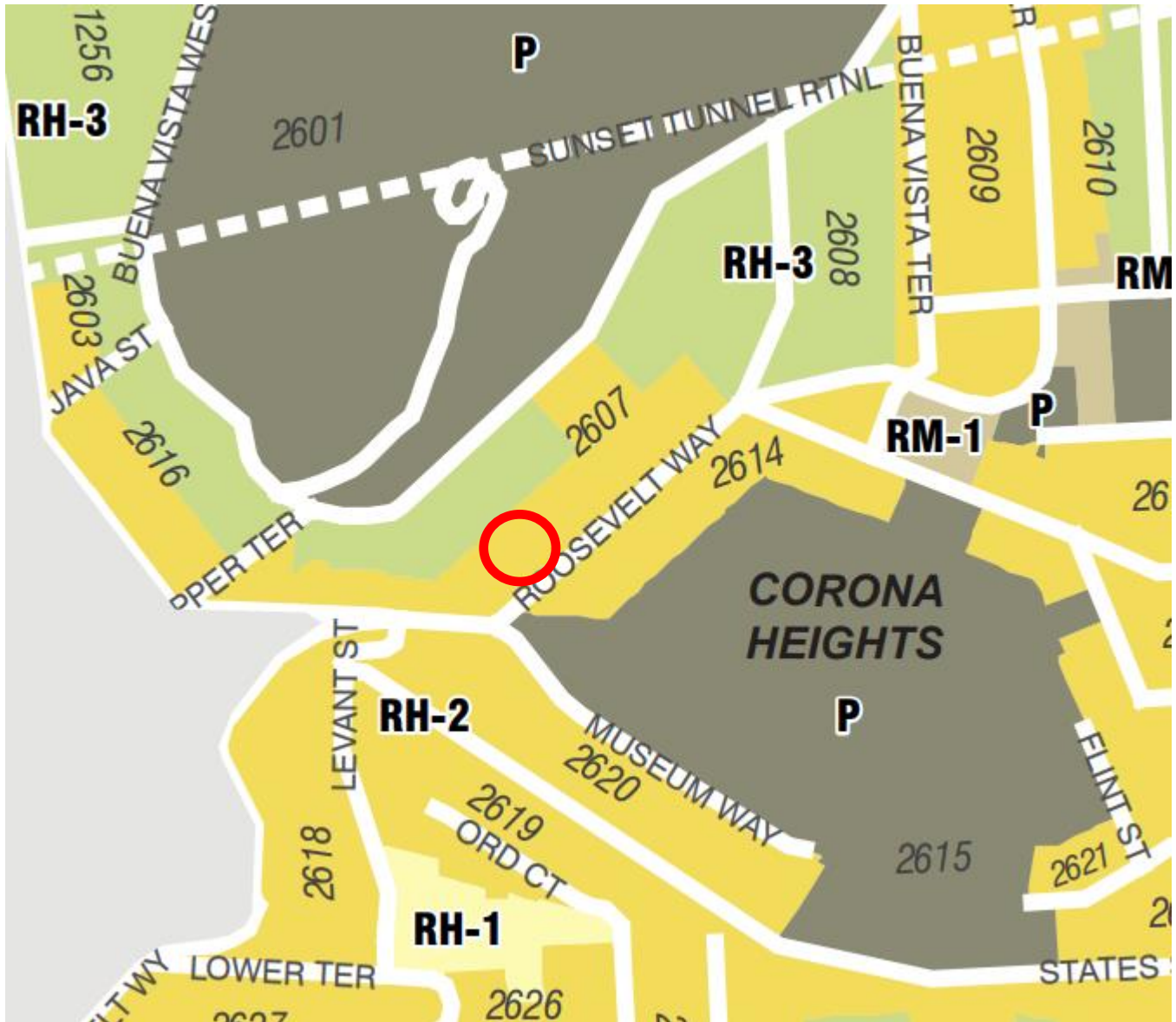
# Sanborn Map\*



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



# Zoning Map



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Aerial Photo

SUBJECT PROPERTY



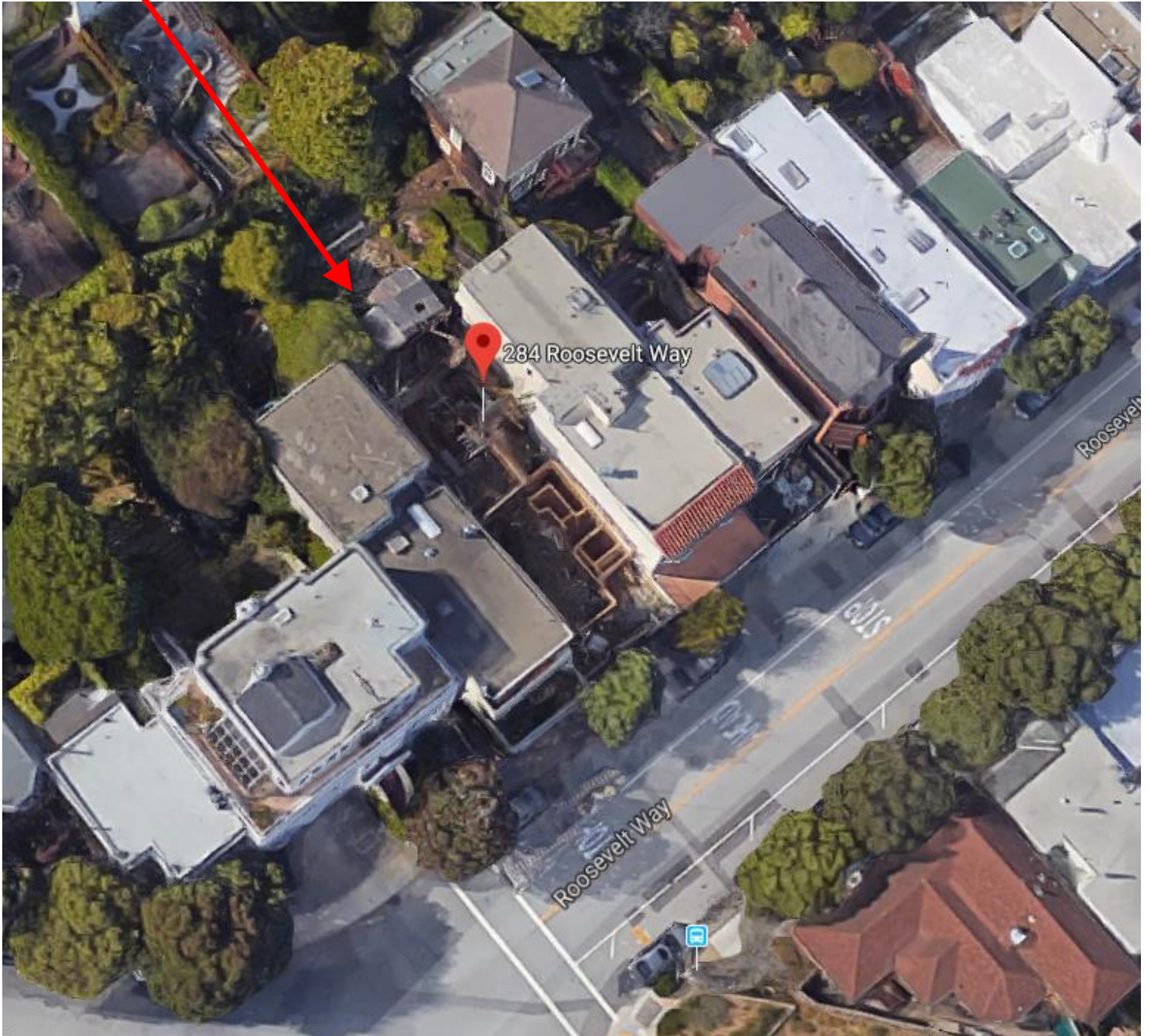
SAN FRANCISCO  
PLANNING DEPARTMENT

Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Aerial Photo

SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Aerial Photo

SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Site Photo (2013) – Prior to Construction



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Existing Site Photo



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way

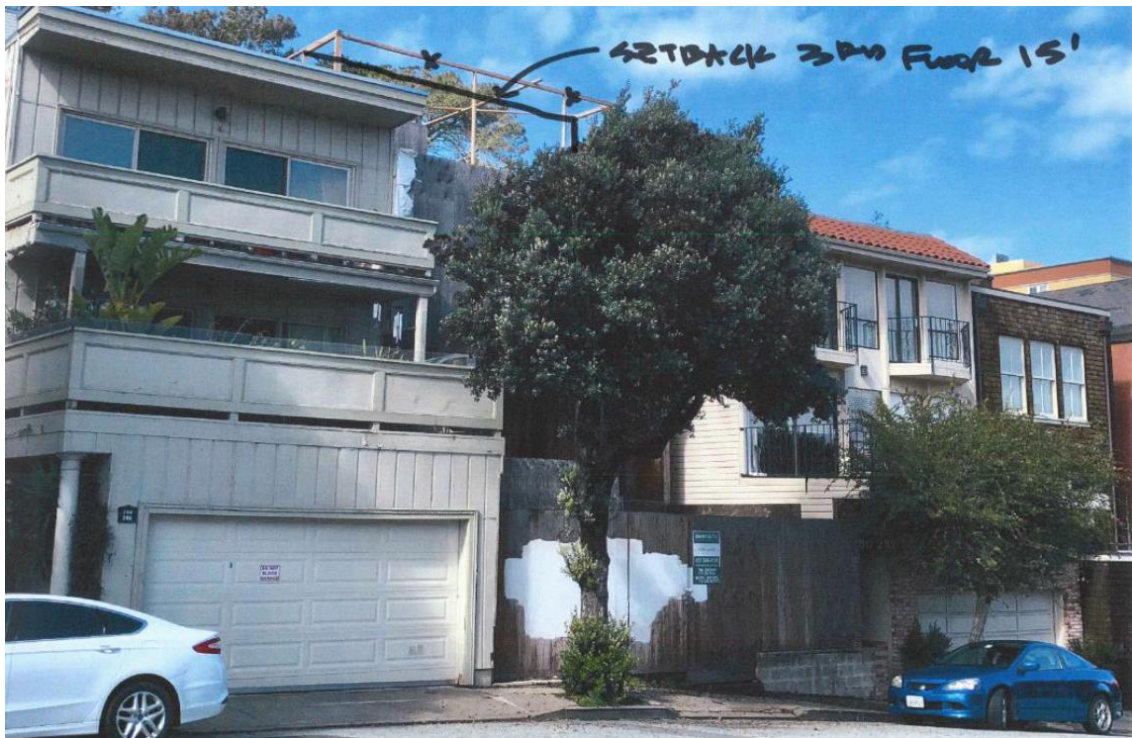
# Existing Site Photo



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Photo – Story Poles



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way

# Interior Photos



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Interior Photos



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way

# Interior Photos



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way



# Rear Photos



Conditional Use Authorization  
Case Number 2016-000556CUA  
284 Roosevelt Way

Neil Hart  
278 Roosevelt Way  
neilehart@gmail.com  
415 793 5629

Re: Case No.:2016-000556CUA  
284 Roosevelt Way  
Hearing Date: 26 April 2018

10 April 2018

Dear Planning Commissioners:

I live two properties east of, and 25 feet from, the proposed project at 284 Roosevelt Way. I have been involved in reviewing plans for the subject project since 2012, when the original 'alteration' permit was filed to convert the 1,200-square foot cottage into an approximately 3,600-square-foot single-family home. During construction of that much-larger structure, a *de facto* demolition of the cottage occurred, as defined under Planning Code Section 317. The project currently before you is for permitted demolition of the cottage and the construction of two three-bedroom, two-bathroom dwelling units.

While I support the construction of two dwelling units at 284 Roosevelt Way, I do not support the building envelope that is before you for review and approval. I believe strongly that two dwelling units can be accommodated in the approximately 3,600-square-foot envelope currently constructed on the site by the previous developers. I see no reason to expand the building envelope on the third floor any farther south toward the front of the property in order to construct a total of approximately 4,020 square feet. The current 23' 3" front setback should be retained, Attachments "A" & "B."

I am aware that the previously approved project was a "monster" single-family dwelling of approximately 3,613 square feet, while the revised project is a two-family dwelling. Nevertheless, two generous

three-bedroom, two-bathroom dwelling units can be accommodated in 3,613 square feet, with an average unit size of 1,800 square feet. The proposed revised building envelope is approximately 4,020 square feet, with an average unit size of 2,000 square feet. Architectural rules of thumb for programming two-bedroom, two-bath units are 800 to 1,200 square feet. For three bedroom, two-bath units, the figures are 1,200 to 1,500 square feet. The average size of most existing three-bedroom, two-bath dwelling units in the 200 block of Roosevelt Way is 1,200 to 1,600 square feet. For this reason, I believe that the proposed building envelope, specifically the third floor, can be reduced in size without compromising the goal of the Project Sponsor to build two generous three-bedroom, two-bath units on the site. These smaller units will still be larger than comparable units in the neighborhood.

A discussion of several Planning issues follows, with the topics highlighted in **bold** type.

**Affordable Housing:** I understand that "affordable housing" issues will not be addressed by the reduction of unit size that I propose. The loss of affordable housing on this site had already occurred when the modest 1,200 square foot cottage was sold, approved for replacement by a single-family home, and then illegally demolished. Further, sales prices for condominiums average \$1,300 or more per square feet in this neighborhood. Still, a reduction in square footage to 1,800 from 2,000 square feet will decrease the prices of the two units (perhaps to \$2,470,000 versus \$2,600,000).

**Residential Design Guidelines:** As the Commissioners are aware, the Planning Department and the Planning Commission review all projects with reference to the qualitative standards of design review as set forth in the *Residential Design Guidelines*. Through design review, the compatibility of the proposed construction to the adjacent properties and context is evaluated. The attached photographs of the story poles illustrate why the neighbors view the proposed project, with its 15-foot setback, as too massive and too tall in its context. At three-stories-over-garage, the proposed construction would loom over the adjacent properties, which are two-stories-over-garage. The previously approved third floor for 284 Roosevelt was set back 23' 3", a sufficient distance from the front facade so that it was barely visible

from the public right-of-way. In the photographs, attachments "A" & "B", the front wall of the previously approved project appears as faded gray plywood. The proposed third-story addition, as illustrated by the story poles, is set back only 10 and 15 feet from the front facade and would be visible from the public right-of-way, due to the tall floor-to-roof height of the proposed third story.

Section IV of the Residential Design Guidelines, page 23, discusses the issue of Building Scale and Form: The design guideline is: *"Design the scale of the building to be compatible with the height and depth of surrounding buildings. The building's scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of the surrounding buildings, in order to preserve the neighborhood character...A building that is larger than its neighbors.... can often be made to look smaller by facade articulations and through setbacks to upper floors."* A discussion of Building Scale at the Street follows on page 24 with text and illustrations: *"Design the height and depth of the building to be compatible with the existing building scale at the street. If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modification, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade."* Page 25 provides 4 measures to consider in modifying the height...of the building. Other measures may also be appropriate depending on the circumstances of a particular project.

One measure discussed in the Design Guidelines is to set back the upper story. The Guidelines recommend that additions be set back 15 feet from the building wall. (I note that 15 feet is a minimum dimension, and the Planning Department and Planning Commission may require a deeper setback.) I ask that the Planning Commission exercise its review discretion and request that the building wall on the third floor not be expanded further toward the street than the building wall currently constructed on the site, with its 23' 3" setback.

This request should come as no surprise to the Project Sponsors. The opinions of the "adjacent neighbors" as to the parameters of an acceptable expansion of the third floor were conveyed to the



Sponsors at an initial meeting on January 2<sup>nd</sup>, before the Sponsors put pen to paper. The neighbors' concerns were reiterated to the Project Sponsors at the Pre-Application Meeting we attended on Eureka Street on January 30th when we first saw the plans they were submitting to the Planning Department for review. The adjacent neighbors' point of view was reiterated a third time to the Project Sponsors after they kindly constructed story poles for the neighbors to clearly visualize the extent of the proposed construction. We neighbors have been consistent in our message to the Project Sponsor that we could not support any additional expansion of the third floor beyond what was already constructed on the site. My takeaway from our initial meeting with the Project Sponsors, and the Pre-Application Meeting on Eureka Street, was the Project Sponsors' willingness to work with the neighbors on addressing their concerns. If obtaining the adjacent neighbors' support for the proposed project required modifying the proposed third story, the Project Sponsors seemed willing to do so. But, as this project submittal before the Planning Commission for review and action indicates, the neighbors' concerns about the expansion of the third floor have not been heeded. The proposed project does not sufficiently take into account the concerns and comments of the neighbors.

***Design of the Facades:*** The neighbors concur with the Planning Department's RDAT (Residential Design Advisory Team) comments suggesting that the project comply with the Residential Design Guidelines. That is, the project should "relate the proportion and size of windows to that of the existing buildings in the neighborhood." In addition, the neighbors request that the Project Sponsors provide sections through the windows to document their profiles and reveals in order to ensure that the construction would create windows that are recessed from the facade, creating appropriate shadow lines across the facade, as opposed to the constructions of flat 'nailed-on metal windows," which will not create an articulated shadow line across the facade.

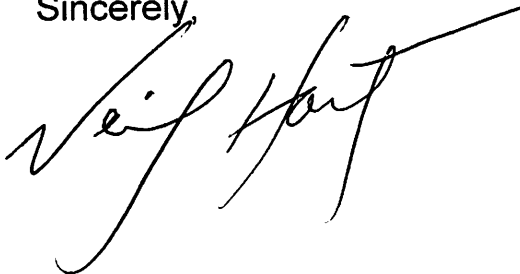
***Choice of Building Materials:*** The neighbors support the use of 1 x 8 V Rustic siding as noted on the front and side and rear elevations on Sheet A6. We question RDAT's suggestion for stucco to be used on the third-floor front façade, and would prefer 1 x 8 V Rustic siding on the third floor as well, especially since 1 x 8 V Rustic siding is

noted for use on the side- and rear-elevation of the third floor. There is a note for 1 x 8 V Rustic siding on the north- and south-side elevations on sheets A 7 & 8. 1 x 8 V Rustic siding is graphically shown on the rear elevation, but there should be an additional note added to the drawing to name the material.

***Elimination of the Third Floor Front Deck:*** the adjacent neighbors have been consistent, asking for the elimination of the third-floor front deck, which would adversely impact all the adjacent neighbors, with potential noise and activity. We noted, when we reviewed the floor plans, that there is a stairway from the third-floor living room of Unit 'A' to the garden, which meets the Planning Department's open space requirement for Unit 'A.' Therefore, the deck is not needed to meet the "open space" requirement of the Planning Department. RDAT asked the Project Sponsors to replace the glass enclosure around the deck with a solid one. The neighbors request that the third-floor deck be eliminated entirely from the proposed project because of the potential for unwanted noise and activity.

My comments are respectfully submitted for the Commissioners' consideration. As a property owner who has lived on Roosevelt Way for over twenty-five years and plans to remain living on Roosevelt Way, I hope my comments will be considered and adopted by the Planning Commissioners as they consider approval of the proposed project at 284 Roosevelt Way. I believe that my concerns as a homeowner should be given due weight when balanced against the goals of the Project Sponsors, who arrived on Roosevelt Way to build new units, earn a profit, and move on to other projects in other neighborhoods and who may have no investment in the future of Roosevelt Way.

Sincerely,

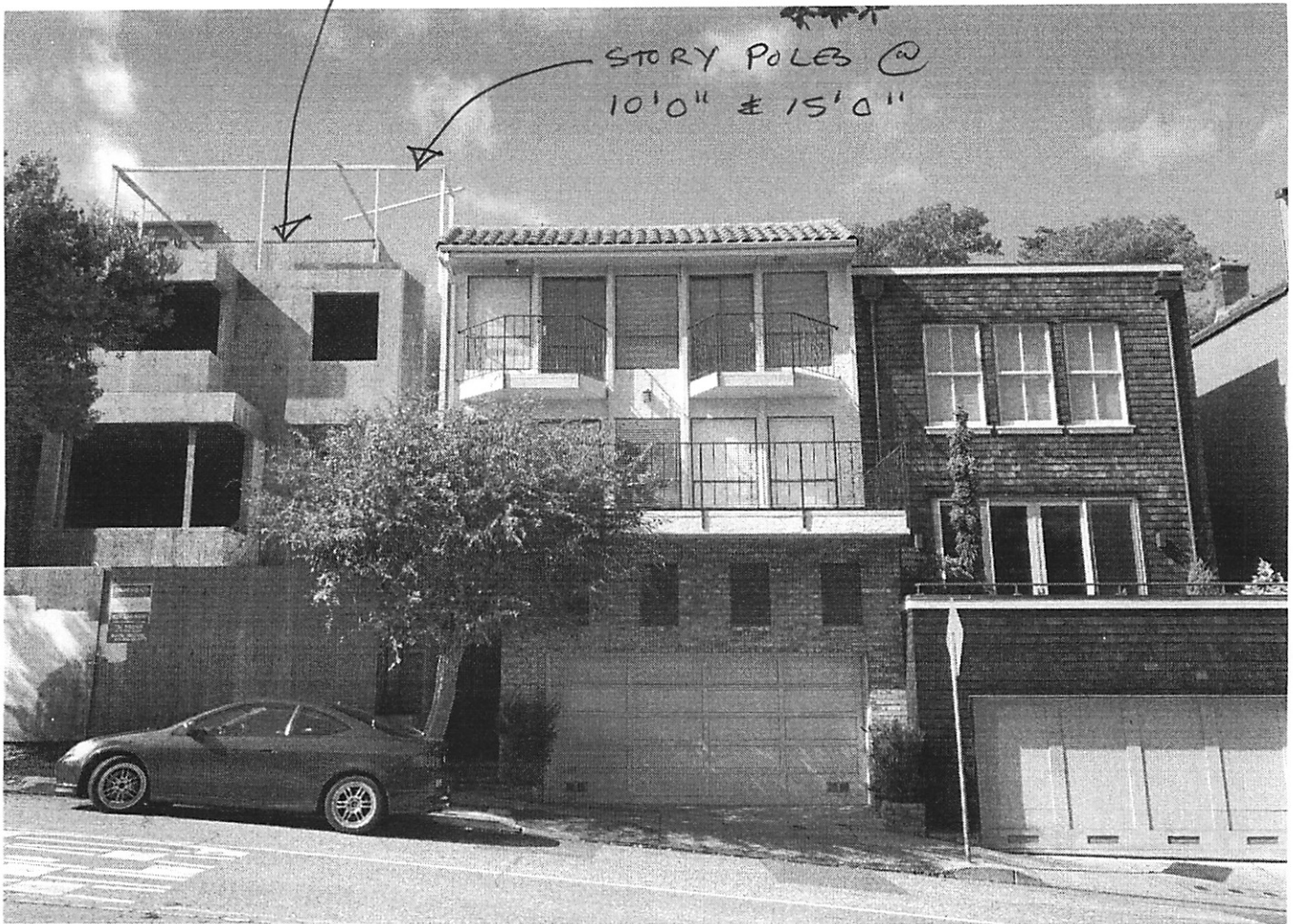
A handwritten signature in black ink, appearing to read "Neil Hart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Neil Hart  
278 Roosevelt Way  
San Francisco, CA 94114  
neilehart@gmail.com  
415 793 5629

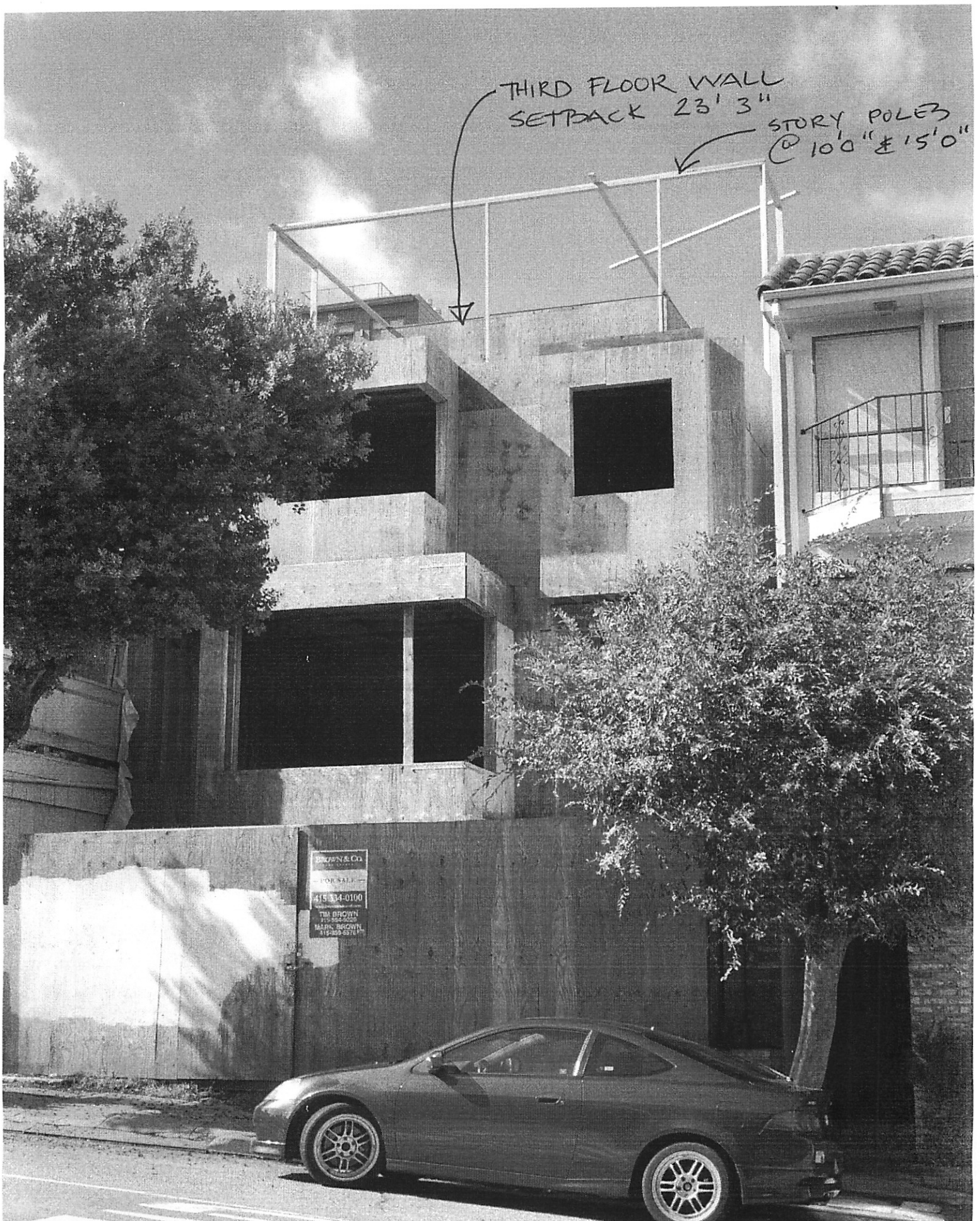
Attachment "A" & Attachment "B": 284 Roosevelt Way: Photograph of the 10-foot and 15-foot story poles from Roosevelt Way, and the third floor, as built, setback 23-feet 3-inches from the front facade

THIRD FLOOR WALL  
SETBACK 23' 3"

STORY POLES @  
10' 0" & 15' 0"



ATTACHMENT "A"



ATTACHMENT "B"