



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: OCTOBER 26, 2017

*Date:* October 19, 2017  
*Case No.:* **2016-002089CUAVAR**  
*Project Address:* **379-383 UPPER TERRACE**  
*Zoning:* RH-3 (Residential – House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2629A/081-083  
*Project Sponsor:* Kelly Melendez  
PO Box 460789  
San Francisco, CA 94146  
*Staff Contact:* Erika Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to infill the space beneath the existing two-story structure containing three dwelling units to create a fourth dwelling unit. The proposed project also includes the construction of a new roof deck, the reduction of the carport to add stair access to the roof deck, a new rear balcony, and the addition of a new Accessory Dwelling Unit (ADU) on the 3rd level in an existing storage space. The proposed project would increase the existing unit count from three to five.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the western side of Upper Terrace, Block 2629A, Lots 081-083. The property is located within an RH-3 (Residential House, Three-Family) Zoning District with 40-X height and bulk district. The property is developed with a two-story three-family structure circa 1966. The subject property has approximately 46 feet of frontage on Upper Terrace.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of buildings ranging from one to five stories in height, and mostly containing multiple residential dwelling units. The subject property is a couple lots away from the Mt. Olympus Park. The adjacent building to the south, 373 Upper Terrace, is a two-story three-family residence. The adjacent property to the north, 389 Upper Terrace, is a four-story single-family residence. The surrounding properties are located within the RM-1 (Residential-Mixed, Low Density), RH-3 (Residential House, Three-Family) and RH-2 (Residential House, Two-Family) Zoning Districts.

## ENVIRONMENTAL REVIEW

On February 16, 2017, 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.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 6, 2017	October 6, 2017	20 days
Posted Notice	20 days	October 6, 2017	October 6, 2017	20 days
Mailed Notice	20 days	October 6, 2017	October 6, 2017	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received no communication in opposition or in support of the proposed project.

## ISSUES AND OTHER CONSIDERATIONS

- The Proposed Project will add two new dwelling units to an existing three-family building.
- The proposed project requires the approval of Rear Yard and Exposure Variances. Per Planning Code Section 134, the required rear yard is 45% of lot depth, which in this case is 18.5 feet. The existing building encroaches approximately 13 feet to 16.5 feet into the required rear yard, leaving a rear yard of approximately 1.5 feet to 5.5 feet. The infill addition will match the existing building. The new rear balcony will extend an additional 3 feet into the required rear yard, leaving a rear yard of approximately 0 feet to 2 feet. The new roof deck will extend approximately 5 feet to 6 feet into the required rear yard. Per Planning Code Section 140, each dwelling unit must have a window and room looking out onto an open area. The proposed ADU unit does not meet the exposure requirement in which a qualifying window looks out onto an open area that is no less than 15 feet by 15 feet. In this case, the qualifying window looks out onto a space that is approximately 16.5 feet by 10 feet. Therefore, the proposed project requires variances from the Planning Code for Rear Yard and Exposure, pursuant to Sections 134 and 140.
- The proposed ADU requires a waiver from Planning Code requirements for rear yard, open space, parking, and density.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow infill the space beneath the existing two-story structure containing three dwelling units to create a fourth dwelling unit on a 4,159 square foot lot, pursuant to Planning Code Section(s) 209.1, 249.77, and 303.

## **BASIS FOR RECOMMENDATION**

- The Project will create a family-sized dwelling unit plus an additional ADU.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The Proposed Project is compatible with the existing density of the surrounding neighborhood.
- The existing building is not an historical resource or landmark.
- The project meets all applicable requirements of the Planning Code.
- The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
------------------------	---------------------------------

Attachment Checklist

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

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

\_\_\_\_\_  
Planner's Initials

ESJ: G:\DOCUMENTS\Projects\Combos\CV\Upper Terrace 379\ExecutiveSummary.doc



# SAN FRANCISCO PLANNING DEPARTMENT

---

*Subject to: (Select only if applicable)*

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: OCTOBER 26, 2017

*Date:* October 19, 2017  
*Case No.:* **2016-002089CUAVAR**  
*Project Address:* **379-383 UPPER TERRACE**  
*Zoning:* RH-3 (Residential – House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2629A/081-083  
*Project Sponsor:* Kelly Melendez  
PO Box 460789  
San Francisco, CA 94146  
*Staff Contact:* Erika Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1, 249.77, AND 303 OF THE PLANNING CODE TO INFILL THE SPACE BENEATH THE EXISTING TWO-STORY STRUCTURE CONTAINING THREE DWELLING UNITS TO CREATE A FOURTH DWELLING UNIT ON A 4,159 SQUARE FOOT LOT WITHIN AN RH-3 (RESIDENTIAL - HOUSE, THREE-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT. THE PROPOSAL ALSO INCLUDES A VARIANCE REQUEST FOR REAR YARD AND EXPOSURE PURSUANT TO PLANNING CODE SECTIONS 134 AND 140, WHICH WILL BE HEARD BY THE ZONING ADMINISTRATOR.**

### PREAMBLE

On September 7, 2017 Kelly Melendez (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 209.1, 249.77, and 303 to infill the space beneath the existing two-story structure containing three dwelling units to create a fourth dwelling unit on a 4,159 square foot lot within a RH-3 (Residential House, Three-Family) District and a 40-X Height and Bulk District.

On October 26, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-002089CUA.

On February 16, 2017, 2016 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 requested in Application No. 2016-002089CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the western side of Upper Terrace, Block 2629A, Lots 081-083. The property is located within an RH-3 (Residential House, Three-Family) Zoning District with 40-X height and bulk district. The property is developed with a two-story three-family structure circa 1966. The subject property has approximately 46 feet of frontage on Upper Terrace.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of buildings ranging from one to five stories in height, and mostly containing multiple residential dwelling units. The subject property is a couple lots away from the Mt. Olympus Park. The adjacent building to the south, 373 Upper Terrace, is a two-story three-family residence. The adjacent property to the north, 389 Upper Terrace, is a four-story single-family residence. The surrounding properties are located within the RM-1 (Residential-Mixed, Low Density), RH-3 (Residential House, Three-Family) and RH-2 (Residential House, Two-Family) Zoning Districts.
4. **Project Description.** The proposal is to infill the space beneath the existing two-story structure containing three dwelling units to create a fourth dwelling unit. The proposed project also includes the construction of a new roof deck, the reduction of the carport to add stair access to the roof deck, a new rear balcony, and the addition of a new Accessory Dwelling Unit (ADU) on the 3rd level in an existing storage space. The proposed project would increase the existing unit count from three to five.
5. **Variance Application.** The proposed project requires the approval of Rear Yard and Exposure Variances. Per Planning Code Section 134, the required rear yard is 45% of lot depth, which in this case is 18.5 feet. The existing building encroaches approximately 13 feet to 16.5 feet into the required rear yard, leaving a rear yard of approximately 1.5 feet to 5.5 feet. The infill addition will match the existing building. The new rear balcony will extend an additional 3 feet into the required rear yard, leaving a rear yard of approximately 0 feet to 2 feet. The new roof deck will extend approximately 5 feet to 6 feet into the required rear yard. Per Planning Code Section 140,

each dwelling unit must have a window and room looking out onto an open area. The proposed ADU unit does not meet the exposure requirement in which a qualifying window looks out onto an open area that is no less than 15 feet by 15 feet. In this case, the qualifying window looks out onto a space that is approximately 16.5 feet by 10 feet. Therefore, the proposed project requires variances from the Planning Code for Rear Yard and Exposure, pursuant to Sections 134 and 140.

6. **Residential Design Advisory Team Review.** The RDAT reviewed the proposal and made one suggestion in order for the proposed project to be compatible with the Residential Design Guidelines.
  - a. Provide better siding to the building on all elevations (No T-111);
  - b. With this change the RDT supports the Variance.
7. **Public Comment.** The Department has received no communication in opposition or in support of the proposed project.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard.** Planning Code Section 134 establishes rear yard requirements for all districts. In the RH-3 District, a minimum 45 percent rear yard is required, which in this case is 18.5 feet. The existing building encroaches approximately 13 feet to 16.5 feet into the required rear yard, leaving a rear yard of approximately 1.5 feet to 5.5 feet. The infill addition will match the existing building. The new rear balcony will extend an additional 3 feet into the required rear yard, leaving a rear yard of approximately 0 feet to 2 feet. The new roof deck will extend approximately 5 feet to 6 feet into the required rear yard.

*The proposed project requires a variance from the Planning Code for Rear Yard. The proposed ADU requires a waiver from Planning Code requirements for rear yard.*

- B. **Open Space.** Section 135 requires 100 square feet of private open space for each dwelling unit or 133 square feet of common open space for each dwelling unit.

*The proposed new unit has a 105 square foot balcony off of the rear façade. The proposed ADU requires a waiver from Planning Code requirements for open space.*

- C. **Exposure.** Section 140 requires that every ADU have windows in at least one 120-square-foot-minimum-size room face directly onto an open area, such as a public street, public alley, an open area measuring 15 feet wide by 15 feet deep, or rear yard meeting the requirements of the Code. The proposed ADU unit does not meet the exposure requirement in that the qualifying window looks out onto a space that is approximately 16.5 feet by 10 feet.

*The proposed project requires a variance from the Planning Code for Exposure.*

- D. **Parking.** Planning Code Section 151 establishes off-street parking requirements for all uses. One parking space per dwelling unit is required.

*The project proposes two bicycle parking spaces. One is to replace the required off-street parking space.*

*The proposed ADU requires a waiver from Planning Code requirements for parking.*

- E. **Density.** Planning Code Section 209.1 establishes density requirements in RH Zoning Districts. In the RH-3 Zoning District, residential units are permitted up to three units per lot, or up to one unit per 1,000 square feet of lot area with a Conditional Use Authorization.

*The project requires a Conditional Use Authorization to add a fourth unit to a 4,159 square foot lot. The proposed ADU requires a waiver from Planning Code requirements for density.*

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

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

*The Project will result in five dwelling units on a 4,159 square foot lot, which is compatible with the density in this neighborhood. The project will be compatible with the surrounding neighborhood density.*

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

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

*The proposed project is an infill underneath an existing building that is cantilevered over a steep hillside.*

- 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 two off-street parking spaces for the additional two units. The project is compliant with the off-street parking requirements by providing bicycle parking for one space and a waiver for the required ADU off-street parking space. The project will not result in an increase to traffic.*

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

*The Project consists of a residential building, and is not expected to generate any noxious or offensive emissions, noise, glare, dust or odors.*

- 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 will not alter the building as seen from the street.*

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

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

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

*The proposed project is not located within a Neighborhood Commercial District.*

- 10. **Corona Heights Large Residence Special Use District.** Planning Code Section 249.77 establishes additional findings for the Planning Commission to consider when reviewing applications within the Corona Heights Large Residence Special Use District. In acting on any application for Conditional Use authorization within the Corona Heights Large Residence Special Use District, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303 (c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

- i. Whether the proposed project promotes housing affordability by increasing housing supply.

*Project meets criterion.*

*The proposed project increases the unit count from three to five.*

- ii. Whether the proposed project maintains affordability of any existing housing unit.

*Project meets criterion.*

*The proposed project does not impact the size and location of the existing three units.*

- iii. Whether the proposed project is compatible with existing development.

*Project meets criterion.*

*The proposed project is the infill of the area below the existing building and does not increase the existing footprint or encroachment into the required rear yard.*

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

## HOUSING

### Objectives and Policies

#### OBJECTIVE 1

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

##### Policy 1.1

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

*The Project site is underused and is near underutilized. The project site is zoned RH-3, and is surrounded by Zoning Districts that allow more density. The proposed project will add two dwelling units to an existing three-family building.*

#### OBJECTIVE 2

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

##### Policy 2.1

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

*The project proposes preserves the existing sound housing and adds two more dwelling units.*

#### OBJECTIVE 4

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

##### Policy 4.1

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

#### OBJECTIVE 11

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

##### Policy 11.1

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

##### Policy 11.2

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3**

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

**Policy 11.4**

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

**Policy 11.5**

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

**Policy 11.6**

Foster a sense of community through architectural design, using features that promote community interaction.

**Policy 11.8**

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

*As described above, the Project would add two dwelling units to an existing three-family building. The Project appropriately locates housing units at a site zoned for residential use and increases the supply of housing in conformity with the allowable density limits of the RH-3 zoning district. The Project provides housing that has a range of unit types for residents with different needs.*

**RECREATION AND OPEN SPACE ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4**

**PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.**

**Policy 4.5**

Require private usable outdoor open space in new residential development.

*The Project will create private open space on a roof deck for one unit and private open space on a rear balcony for the new unit. The project will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 24**

**IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.**

**Policy 24.4**

Preserve pedestrian-oriented building frontages.

*The Project will not alter the existing exterior of the building as seen from the street.*

**OBJECTIVE 28**

**PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.**

**Policy 28.1**

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

**Policy 28.3**

Provide parking facilities which are safe, secure, and convenient.

*The Project includes two Class 1 bicycle parking spaces in a secured area.*

**OBJECTIVE 34**

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

**Policy 34.1**

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

**Policy 34.3**

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

**Policy 34.5**

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

*The Planning Code requires two off-street parking spaces for the proposed two new units. The project proposes two bicycle parking spaces. One is to replace the required off-street parking space. The ADU would require a parking waiver.*

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

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

*No neighborhood-serving retail use would be displaced by the Project.*

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

*The existing units in the surrounding neighborhood would not be adversely affected.*

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

*No housing is removed for this Project.*

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

*Due to the nature of the Project there are no anticipated adverse effects upon MUNI service or on neighborhood parking.*

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

13. 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.

14. 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. 2016-002089CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 13, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:     October 26, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to infill the space beneath the existing two-story structure containing three dwelling units to create a fourth dwelling unit on a 4,159 square foot lot located at 379-383 Upper Terrace, Block 2629A, Lots 081-083 pursuant to Planning Code Section(s) 209.1, 249.77, and 303 within a RH-3 (Residential House, Three-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated October 13, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-002089CUAVAR and subject to conditions of approval reviewed and approved by the Commission on October 26, 2017 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 October 26, 2017 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)*
6. **Variance.** This Conditional Use Authorization is subject to approval of Variances for Rear Yard and Exposure by the Zoning Administrator.

## DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **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 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

10. **Bicycle Parking.** The Project shall provide no fewer than two 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. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

## MONITORING - AFTER ENTITLEMENT

12. **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)*

## OPERATION

13. **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>*

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2016-002089ENV  
Project Title: 379-383 Upper Terrace  
Zoning: Residential House, Three Family (RH-3)  
40-X Height and Bulk District  
Block/Lot: 2929A/081-083  
Lot Size: 4,159 square feet  
Project Sponsor: Kelly Melendez, Architect  
(415) 305-4959  
Staff Contact: Julie Moore – (415) 575-8733  
Julie.Moore@sfgov.org

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION:

The project site is an approximately 4,160-square-foot (sf) steeply down-sloping parcel located at 379 – 383 Upper Terrace, on the western slope of Mount Olympus in the Haight Ashbury neighborhood. The lot is bounded by neighboring residential houses to the north and south, Upper Terrace to the east, and the rear yards of houses fronting Ashbury Street at a lower elevation to the west. Mount Olympus, a small 570-foot-high hilltop park, is located approximately 100 feet to the north. The project site is developed with a 4,127-sf, approximately 33-foot-tall, two-level, 3-unit residential building on piers above the hill slope. The proposed project would infill below the existing building and deck along the hillside to add two stories beneath the structure, reconfigure the existing units, and add an accessory dwelling unit and a rooftop deck for a total of three units plus one accessory dwelling unit.

[Continued on the following page.]

### EXEMPT STATUS:

Categorical Exemption, Class 3 (California Environmental Quality Act (CEQA) Guidelines Section 15303).  
See page 2.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Lisa M. Gibson  
Lisa M. Gibson  
Acting Environmental Review Officer

February 16, 2017  
Date

cc: Kelly Melendez, Project Sponsor  
Erika Jackson, Current Planner  
Elizabeth Gordon-Jonckheer, Preservation Planner  
Supervisor Jeff Sheehy, District 8 (via Clerk of the Board)

Distribution List  
Historic Preservation Distribution List  
Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

The existing building consists of three dwelling units: a two-bedroom unit (#379), garage, and carport are located at the street level; a one-bedroom unit (#381) and a two-bedroom unit (#383) are located on the lower level. At the street level, the proposed project would raise the garage roof 18 inches to accommodate a vehicle stacker system, install stairs to the building roof, add an approximately 250-square-foot rooftop deck, and remodel the interior of unit #379. At the existing lower level, the proposed project would combine the two existing units to create a three-bedroom unit (#383) extending several feet west of the existing building, provide a new approximately 300-square-foot accessory dwelling unit, and add stairs to a new level below. The proposed project would construct a new four-bedroom unit (#381) on two levels below the existing building along the hill slope, with decks and balconies. Project construction would include excavation into the hill slope of an area approximately 300 square feet in size to a maximum depth of about three feet, and drilled piers for the installation of footings and grade beams.

**Project Approvals**

- Planning Commission – Approval of Rear Yard Variance for Infill
- Department of Building Inspection (DBI) – Approval of site permit. Grading and building permits for construction of the building addition.

**Approval Action:** The proposed project is subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**EXEMPT STATUS (continued):**

CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the new construction or conversion of small structures. Examples of this type of exemption, as described in CEQA State Guidelines Section 15303(b), include apartments, duplexes, and similar structures designed for not more than six dwelling units in urbanized areas. The proposed project's new construction and interior modifications would result in four dwelling units (one net new). Thus, the proposed project satisfies the requirements for exemption under CEQA State Guidelines Section 15303.

**DISCUSSION OF ENVIRONMENTAL ISSUES:**

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (a), provides that a categorical exemption shall not be used where the proposed project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project site exhibits a slope of 20 percent or greater and seismic hazard mapping identifies the project site as within an area that could be potentially affected by earthquake-induced landslides. As

discussed below under “Geology and Soils” there is no possibility of a significant effect on the environment due to such hazardous or critical concerns.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under “Historic Architectural Resources,” there is no possibility that the proposed project would have a significant effect on a historic resource.

**Geology and Soils.** A geotechnical report prepared for the project indicates that the project site is suitable for the proposed construction from a soil and foundation engineering standpoint, provided the recommendations of the geotechnical report are incorporated into project design.<sup>1</sup> According to the report, the soil and bedrock conditions generally consist of one to two feet of soil underlain by dense, fractured Franciscan chert bedrock, with localized chert outcrops at the surface. The geotechnical report specifies recommendations regarding: seismic design criteria; minimum depth of spread footings for foundations; retaining wall design; subdrain facilities behind retaining walls; moisture proofing; supplemental review of project plans; and construction monitoring. The project sponsor has agreed to incorporate the recommendations of the geotechnical report into the project.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including geotechnical and structural engineering reports to ensure that the security and stability of adjoining properties and the subject property is maintained during and following construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

**Historic Architectural Resources.** Under CEQA Section 21084.1, a property may be considered a historic resource if it is “listed in, or determined to be eligible for listing in, the California Register of Historical Resources” (CRHR). The CRHR stipulates that a property may be considered a historic resource if a historically significant event (Criterion 1), person (Criterion 2), or architectural style (Criterion 3) is associated with the property, if there is potential to gather important information about prehistory (Criterion 4), or if it is considered a contributor to a potential historic district. Properties must also possess historic integrity with respect to location, design, setting, workmanship, materials, aesthetics, and historic events or people associated with the subject property.

---

<sup>1</sup> Michelucci & Associates, *Geotechnical Investigation, Proposed Addition to Residence, 379-383 Upper Terrace*, August 30, 2016.

According to property records (and as summarized in the Supplemental Information for Historical Resource Determination<sup>2</sup> prepared for the proposed project, upon which the Department's review is based), the existing building on the project site (379-383 Upper Terrace) was constructed in 1965 by Chin and Hensolt Engineers, a leading San Francisco engineering and architectural firm established in 1957. The wood-frame, three unit residence is two stories high (one story as viewed from the street) and supported by several structural concrete columns and beams. Visible facades are clad with tile/hardi-board siding; the side and rear facades are clad in wood siding. All windows are aluminum and the property has had several exterior alterations since construction. The property has had three owners and numerous tenants over the years.

The Planning Department's Preservation staff evaluated the subject property in accordance with the criteria set forth in the CRHR to determine whether the existing structure on the project site is a historical resource as defined by CEQA.<sup>3</sup> Based on Planning Department Preservation staff evaluation, the subject property is not eligible for listing in the CRHR under any criteria individually or as part of a historic district, and is not a historic resource under CEQA for the following reasons: no known historic events occurred at the subject property (Criterion 1); none of the owners or occupants have been identified as important to history (Criterion 2); the building is not architecturally distinct, has undergone numerous alterations, and is not an example of a rare construction type (Criteria 3 and 4); and, the subject property is not located within the boundaries of any formally identified or potential historic district.

**Conclusion.** The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

<sup>2</sup> Kelly Melendez, Architect, Supplemental Information for Historic Resource Determination, September 7, 2016.

<sup>3</sup> San Francisco Planning Department, *Preservation Team Review Form*, 379-383 Upper Terrace, December 30, 2016.

# Parcel Map

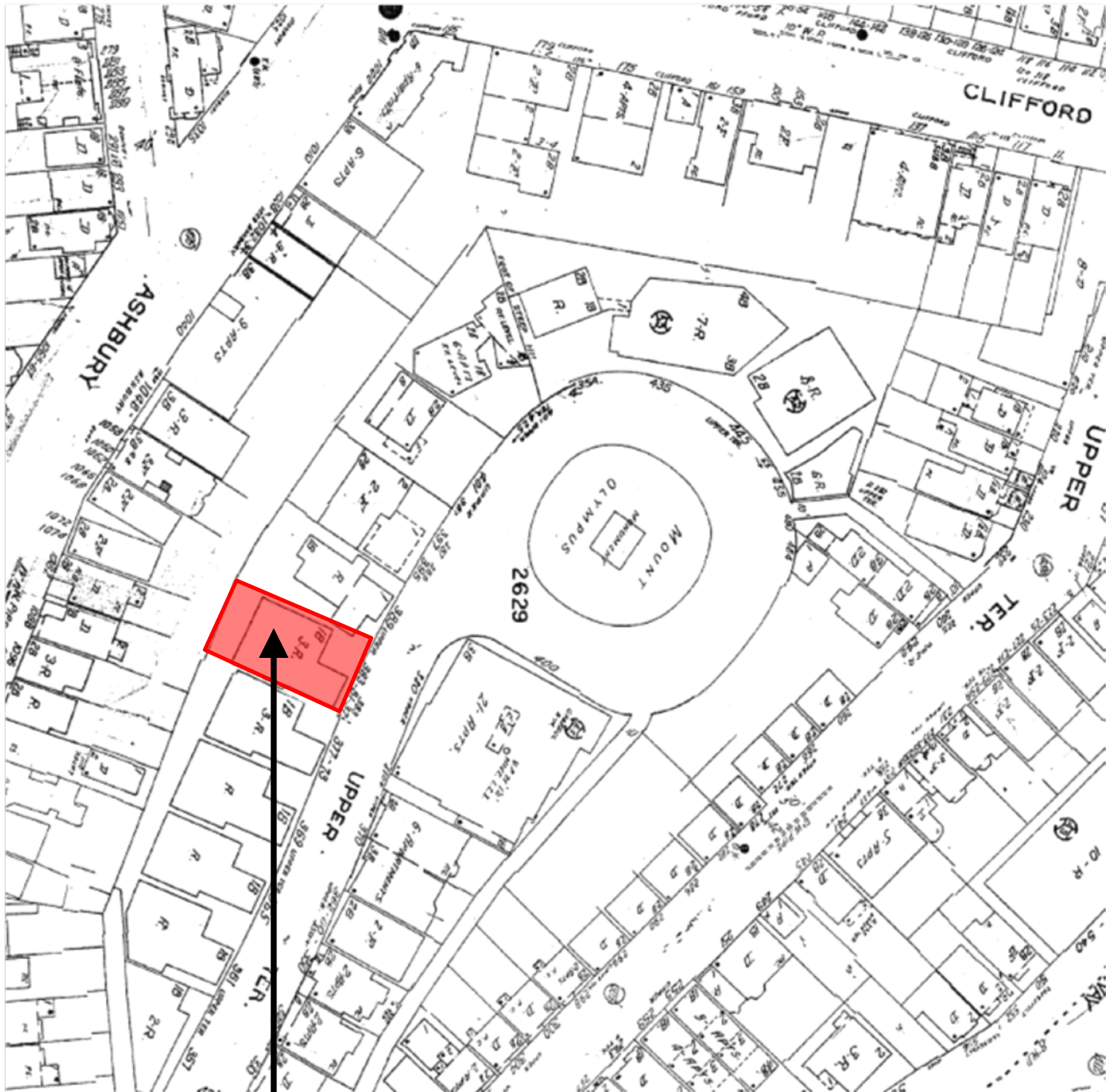


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2016-002089CUAVAR  
379-383 Upper Terrace

# Sanborn Map\*



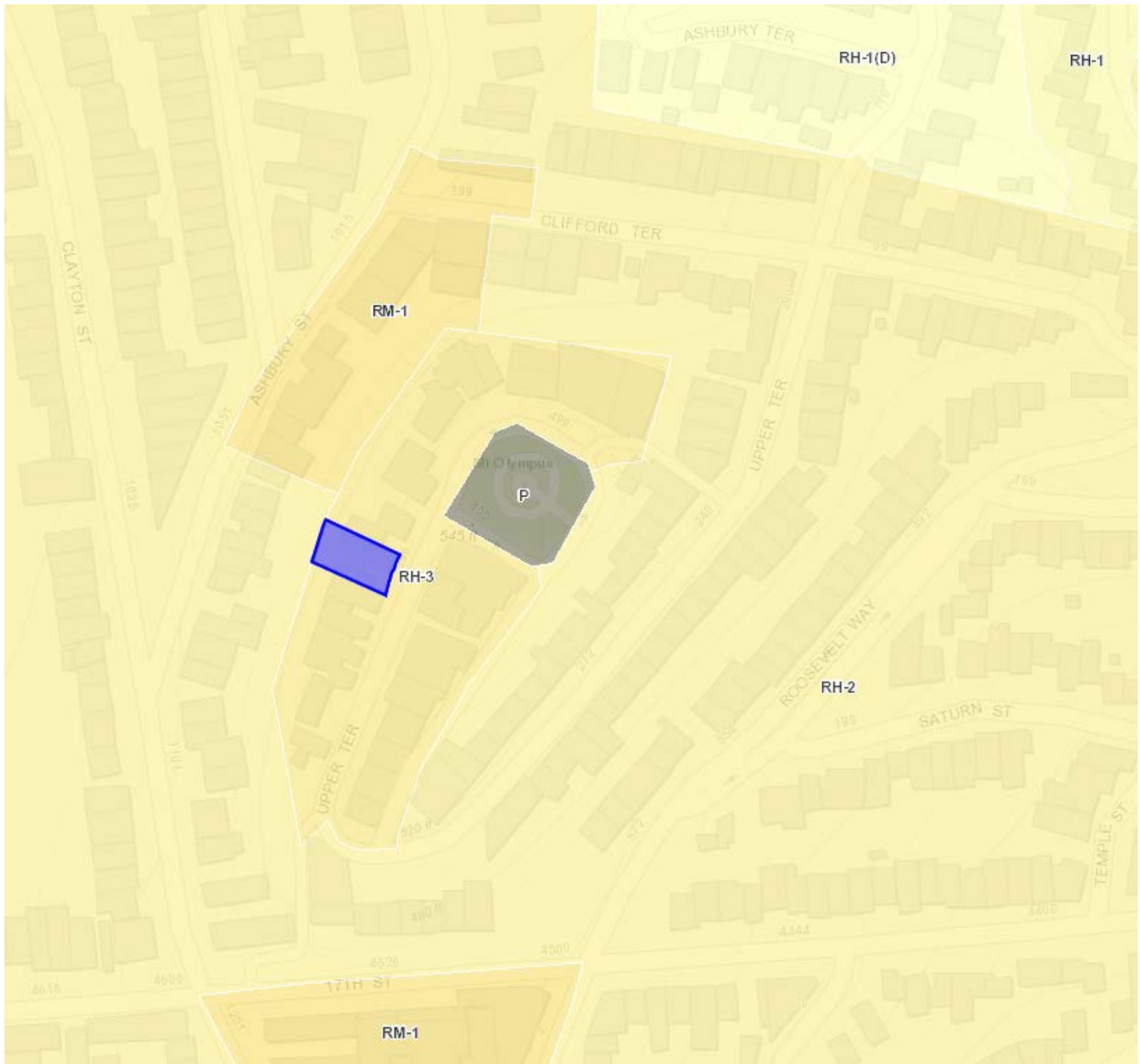
**SUBJECT PROPERTY**

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



Conditional Use Hearing  
Case Number 2016-002089CUAVAR  
379-383 Upper Terrace

# Zoning Map



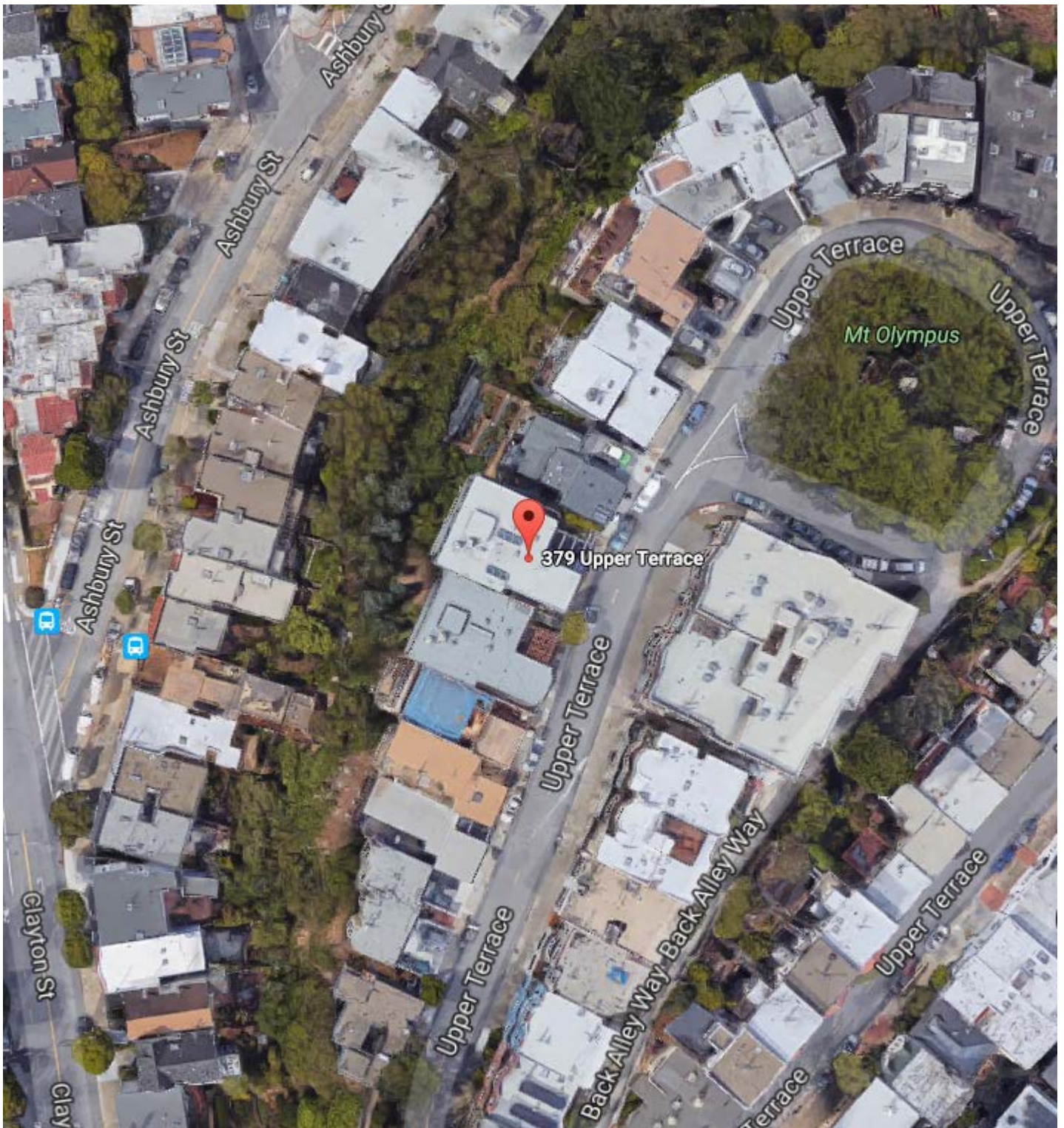
Conditional Use Hearing  
Case Number 2016-002089CUAVAR  
379-383 Upper Terrace

# Height & Bulk Map



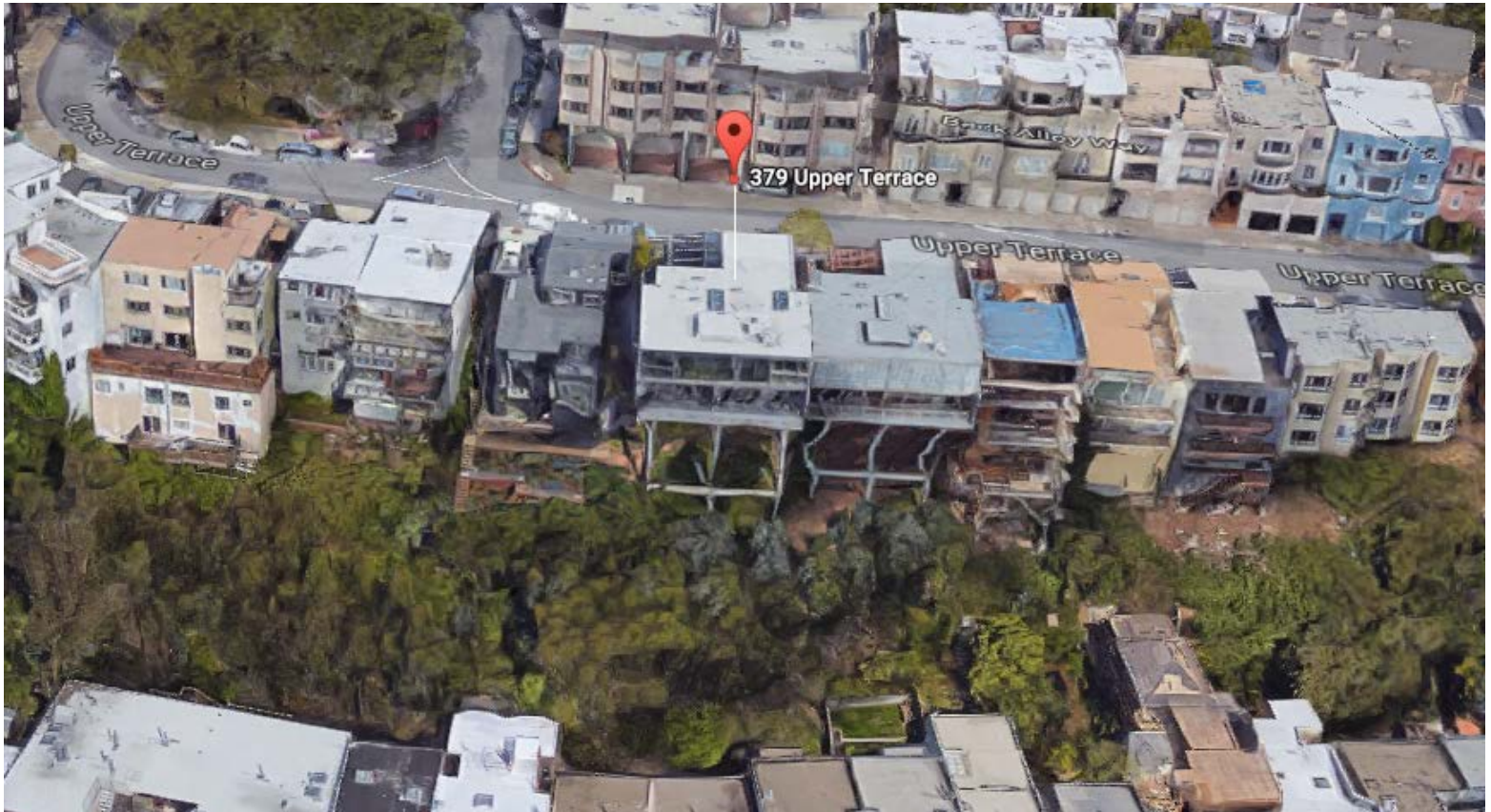
Conditional Use Hearing  
Case Number 2016-002089CUAVAR  
379-383 Upper Terrace

# Aerial Photo



Conditional Use Hearing  
Case Number 2016-002089CUAVAR  
379-383 Upper Terrace

# Site Photo



Conditional Use Hearing  
Case Number 2016-002089CUAVAR  
379-383 Upper Terrace

RESIDENTIAL REMODEL AND ADDITION

Conditional Use and Variance Application

Remodel (E) 379, 381, 383 Upper Terrace

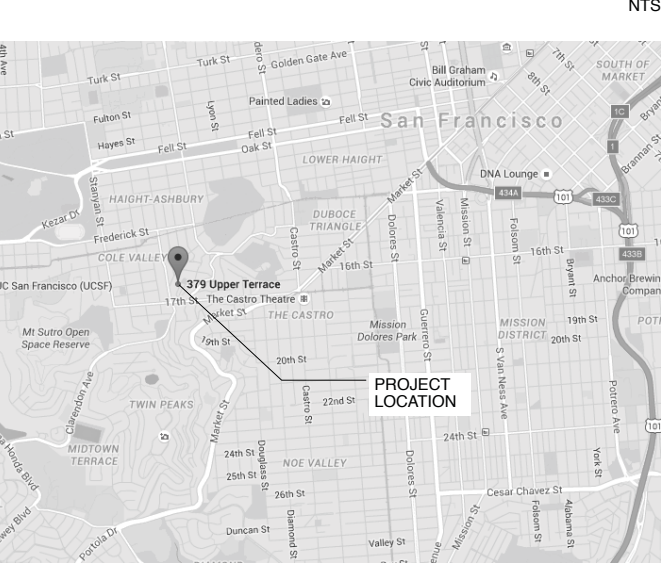
and Proposed (N) 4th Unit 385 Upper Terrace and

Proposed (N) ADU

ABBREVIATIONS

A.D.	AREA DRAIN	FIN.	FINISH	O.H.	OVER HEAD
ADJ.	ADJACENT	FIXT.	FIXTURE	OPNG.	OPENING
AFF	ABOVE FINISH FLOOR	FL.	FLOOR	OPP.	OPPOSITE
ALT	ALTERNATE	FT.	FOOT (FEET)		
APPROX	APPROXIMATE	FTG.	FOOTING	PLAM.	PLASTIC LAMINATE
ARCH	ARCHITECT			PLYWD.	PLYWOOD
ASPH	ASPHALT	GA.	GAUGE	PNTD	PAINTED
		GALV.	GALVANIZED		
BD	BOARD	GWB	GYP SUM WALL BOARD	QTY	QUANTITY
BLDG	BUILDING	GYP.	GYP SUM	R.O.	ROUGH OPENING
BLK	BLOCK			R.W.L.	RAIN WATER LEADER
BLKG	BLOCKING	H.B.	HOSE BIB	REINF.	REINFORCING
BOT.	BOTTOM	HRDWD	HARDWOOD	REQ'D	REQUIRED
		HGT	HEIGHT	RM.	ROOM
		HORIZ	HORIZONTAL		
CMU	CONC. MASONRY UNIT			SAD	SEE ARCH DWGS
CAB.	CABINET			SED	SEE ELECT. DWGS
CLG.	CEILING	IN.	INCH (INCHES)	SMD	SEE MECH DWGS
CL.	CENTER LINE	INSUL	INSULATION	SSD	SEE STRUCT. DWGS
COL.	COLUMN	INT.	INTERIOR	SCHED.	SCHEDULE
CONC.	CONCRETE			SECT.	SECTION
COORD.	COORDINATE	JT.	JOINT	SHWR	SHOWER
CTR.	CENTER	KIT	KITCHEN	SIM	SIMILAR
				SPEC.	SPECIFICATION
DBL.	DOUBLE	LAM.	LAMINATE	SQ.	SQUARE
DEPT.	DEPARTMENT	LAV.	LAVATORY	SS	STAINLESS STEEL
DIA.	DIAMETER	LT.	LIGHT	SYM.	SYMMETRICAL
DIM.	DIMENSION	L.R.	LIVING ROOM		
DN.	DOWN				
DR.	DOOR	M.C.	MEDICINE CABINET	T&G	TONGUE AND GROOVE
DTL.	DETAIL	MATL	MATERIAL	TOC	TOP OF CURB / TOP OF
DWG.	DRAWING	MAX	MAXIMUM		CONCRETE
DWR.	DRAWER	MECH.	MECHANICAL	TOW	TOP OF WALL
		MEMB.	MEMBRANE	TV	TELEVISION
		MTL	METAL	TEL	TELEPHONE
EA.	EACH	MFR.	MANUFACTURE	TEMP	TEMPERED / TEMPERATURE
ELEV.	ELEVATION	MIN.	MINIMUM	TYP	TYPICAL
ELEC.	ELECTRICAL	MISC	MISCELLANEOUS		
ENGR.	ENGINEER	M.R.	MOISTURE RESISTANT	UON	UNLESS OTHERWISE NOTED
EQ.	EQUAL			VIF	VERIFY IN FIELD
EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
		N.T.S.	NOT TO SCALE		
F.D.	FLOOR DRAIN	N/A	NOT APPLICABLE	WC	WATER CLOSET
F.O.C.	FACE OF CONCRETE			WP	WATERPROOF
F.O.F.	FACE OF FINISH	O.C.	ON CENTER	W/	WITH
F.O.S.	FACE OF STUD	O.D.	OUTSIDE DIAMETER	W/O	WITH OUT
FNDTN	FOUNDATION				

VICINITY MAP



INDEX OF DRAWINGS

A0	COVER SHEET, PROJECT INFO, INDEX
A1	(E) and (N) PLOT PLANS
A2.1	(E) STREET LEVEL (4th FLOOR)
A2.2	(E) LOWER LEVEL (3rd FLOOR)
A2.3	(E) COLUMNS (1st/2nd FLOORS)
A2.4	(E) EXTERIOR ELEVATIONS, FRONT AND SIDE
A2.5	(E) EXTERIOR ELEVATIONS, REAR
A2.6	(E) EXTERIOR ELEVATIONS, SIDE
A3.1	(N) ROOF PLAN
A3.2	(N) 4th FLOOR PLAN
A3.3	(N) 3rd FLOOR PLAN
A3.4	(N) 2nd FLOOR PLAN
A3.5	(N) 1st FLOOR PLAN and (N) EXTERIOR ELEVATION, FRONT
A3.6	(N) EXTERIOR ELEVATION, SIDE
A3.7	(N) EXTERIOR ELEVATION, REAR
A3.8	(N) EXTERIOR ELEVATION, SIDE

PROJECT INFORMATION

OWNER:	Daniel Slaughter and Stephan Blachowski 379 Upper Terrace San Francisco, CA 94117
PROPERTY ADDRESS:	379, 381, 383 Upper Terrace San Francisco, CA 94117
BLOCK/LOT:	BLOCK 2629A / LOT 081 082, 083
PARCEL AREA:	4,149 SF per CITY RECORDS
BLDG AREA:	3,511 SF per CITY RECORDS
ZONE / HT:	RH-3, 40-X
YEAR BUILT:	1966

SCOPE OF WORK

MINOR REMODEL AT (E) STREET LEVEL (4th FLR) INCLUDING A (N) STAIR AT THE (E) CARPORT TO A (N) ROOF DECK AND (N) POP-UP IN GARAGE CEILING/ROOF ASSEMBLY TO ACCOMMODATE A CAR LIFT. MINOR REMODEL OF THE (E) LOWER LEVEL (3rd FLR) UNITS , ADDITION OF A NEW ACCESSORY DWELLING UNIT, AND STAIR ACCESS TO A PROPOSED NEW UNIT AT LOWER CURRENTLY UNBUILT LEVELS. THE TWO NEW LOWER LEVELS TO BE BUILT IN THE OPEN SPACE BELOW THE (E) BUILDING TO CREATE A (N) 3 BEDROOM, 3-1/2 BATHROOM DWELLING. TOTAL NUMBER OF FINAL UNITS IS 4 PLUS 1 ADU.

PROJECT TEAM

ARCHITECT:	KELLY MELENDEZ, AIA PO BOX 460789 SAN FRANCISCO, CA 94146 PHONE: (415) 305-4959 KELLYD.MELENDEZ@GMAIL.COM
STRUCTURAL CONSULTANT:	SEMCO ENGINEERING 360 LANGTON STREET, SUITE 304 SAN FRANCISCO, CA 94103 PHONE: (415) 553-8810 SHAUN@SEMCOENGINEERING.NET
GEOTECHNICAL ENGINEER:	MICHELUCCI & ASSOCIATES, INC. 1801 MURCHISON DRIVE, SUITE #88 BURLINGAME, CA 94010 PHONE: (650) 692-0163 JOE@MICHELUCCI.COM

	(E) FLOOR AREA	(N) FLOOR AREA	TOTAL AREA
4th Floor (E) Street Level	1,852	+36	1,888
4th Floor Garage/Storage	390	-36	354
3rd Floor	1,885	+303	2,188
2nd Floor	0	+1,738	1,738
1st Floor	0	+623	623
	4,127 SF	2,664 SF	6,791 SF

379 - 383 Upper Terrace

San Francisco, CA 94117

CONDITIONAL USE and

VARIANCE APPLICATION

San Francisco Planning Department

KELLY MELENDEZ ARCHITECT

POST OFFICE BOX 460789

SAN FRANCISCO, CA 94146

415.305.4959 LIC. C27652

printing	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Ping Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
revised	
CU & Variance	9/7/17
2nd Flr Balc	10/13/17

A0

sheet number



KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

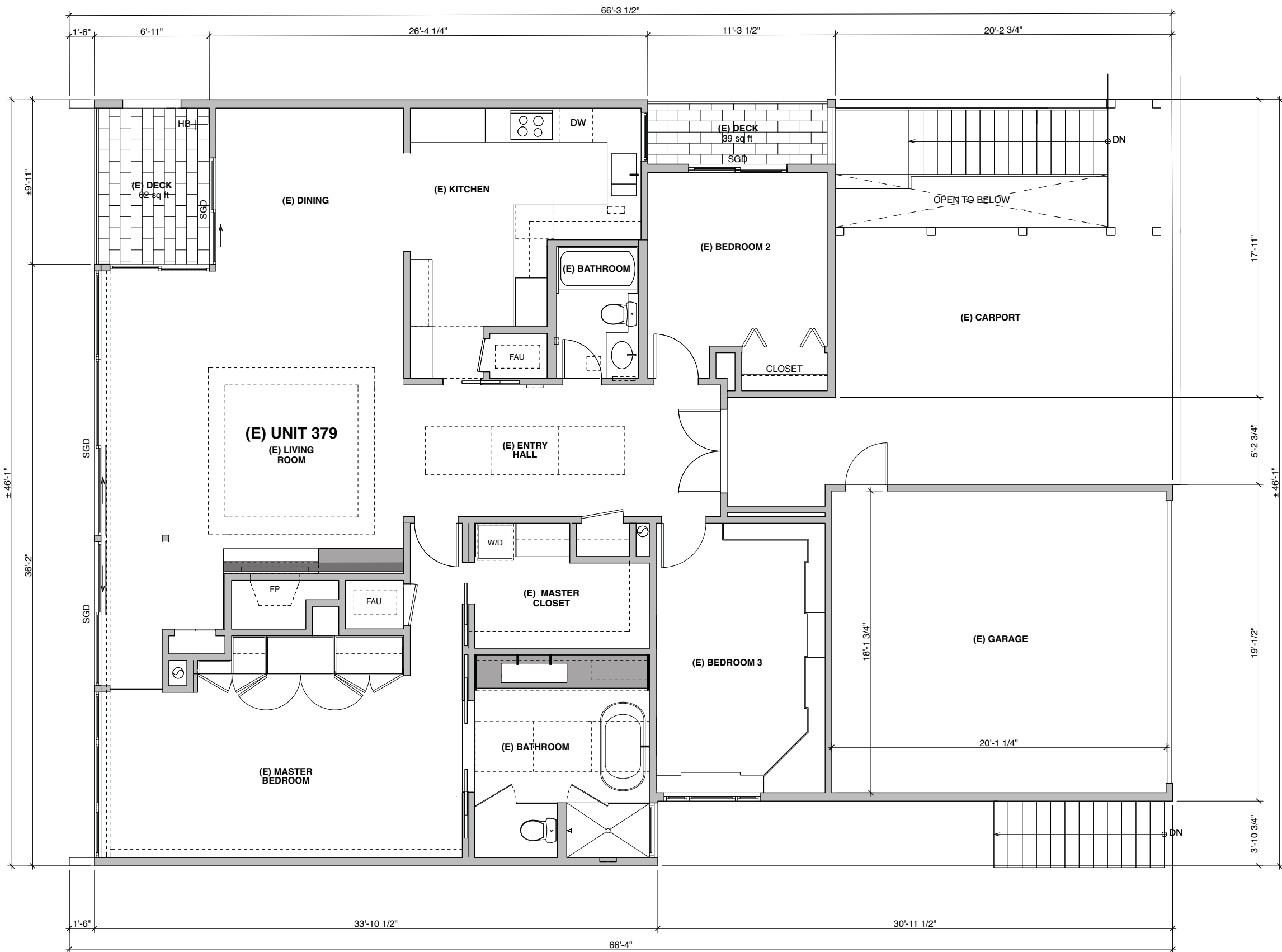
CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

printing	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16

revised	
CU & Variance	8/23/17

A1

sheet number



KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

printing	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
revised	
CU & Variance	8/23/17

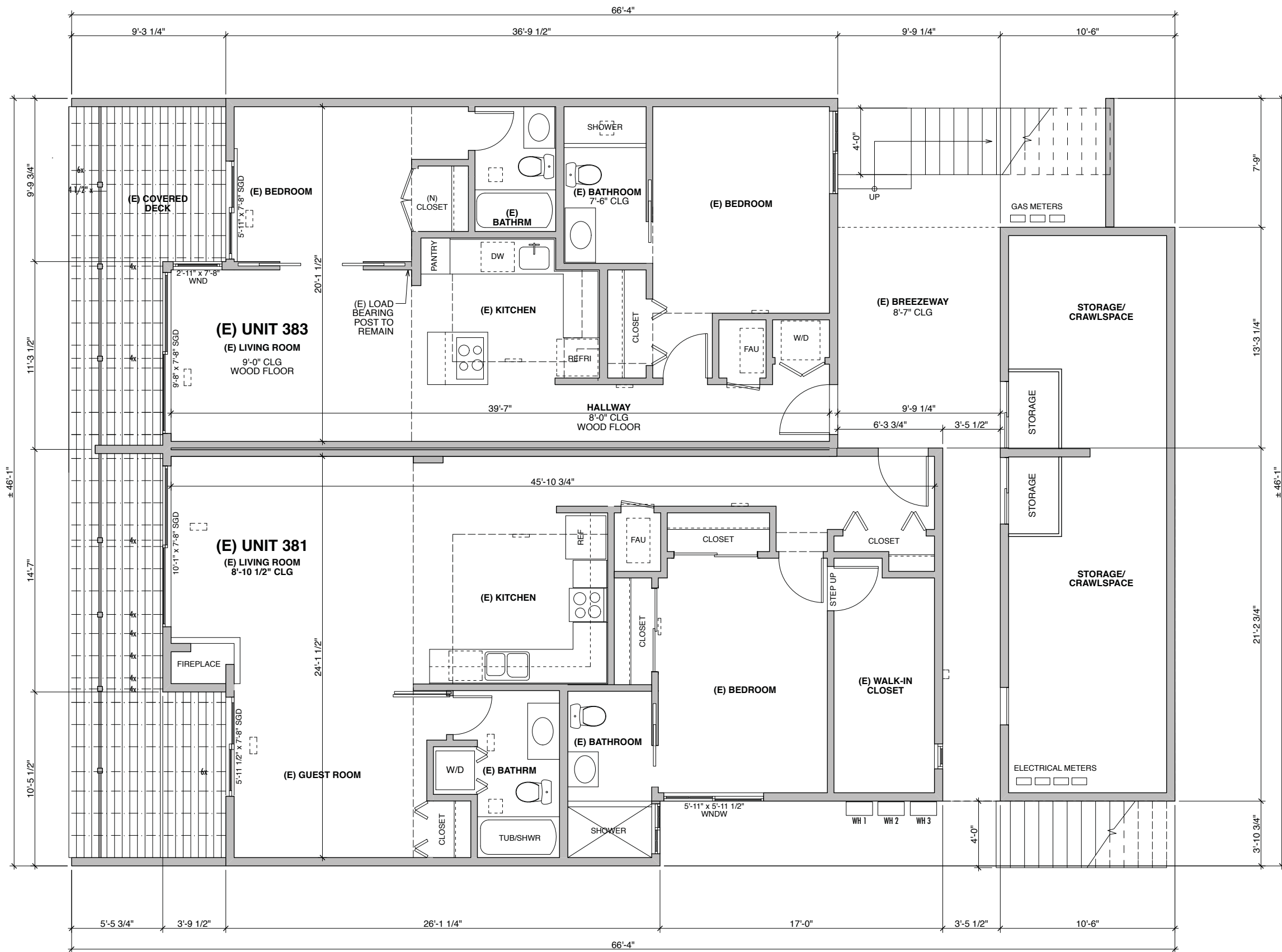
A2.1

sheet number

EXISTING STREET LEVEL FLOOR PLAN - GROSS FLOOR AREA 1,852sf

1/4" = 1'-0"

NOTE: ALL CRITICAL DIMENSIONS  
TO BE FIELD VERIFIED



KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

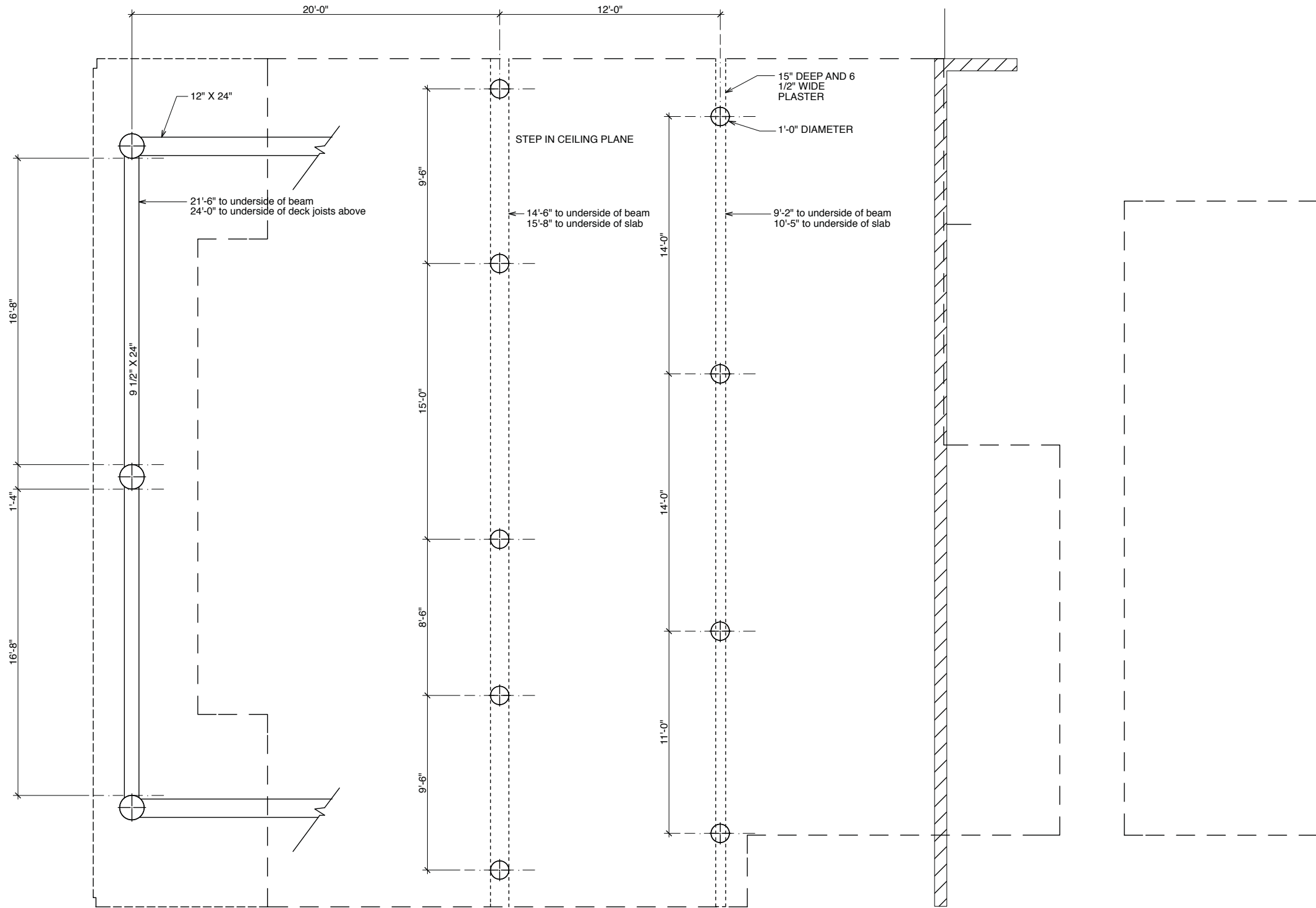
<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	8/23/17

A2.2

sheet number

EXISTING LOWER LEVEL FLOOR PLAN - GROSS FLOOR AREA 1,885sf

1/4" = 1'-0"



NOTE: ALL CRITICAL DIMENSIONS  
TO BE FIELD VERIFIED



EXISTING COLUMN PLAN (TO BE NEW 1st and 2nd FLOOR LEVELS)

1/4" = 1'-0"

379 - 383 Upper Terrace  
San Francisco, CA 94117

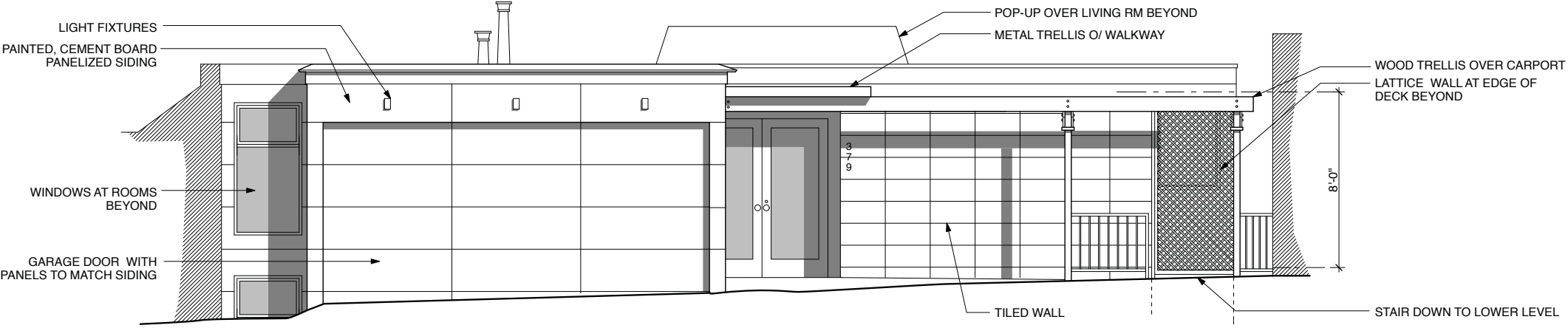
CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	8/23/17

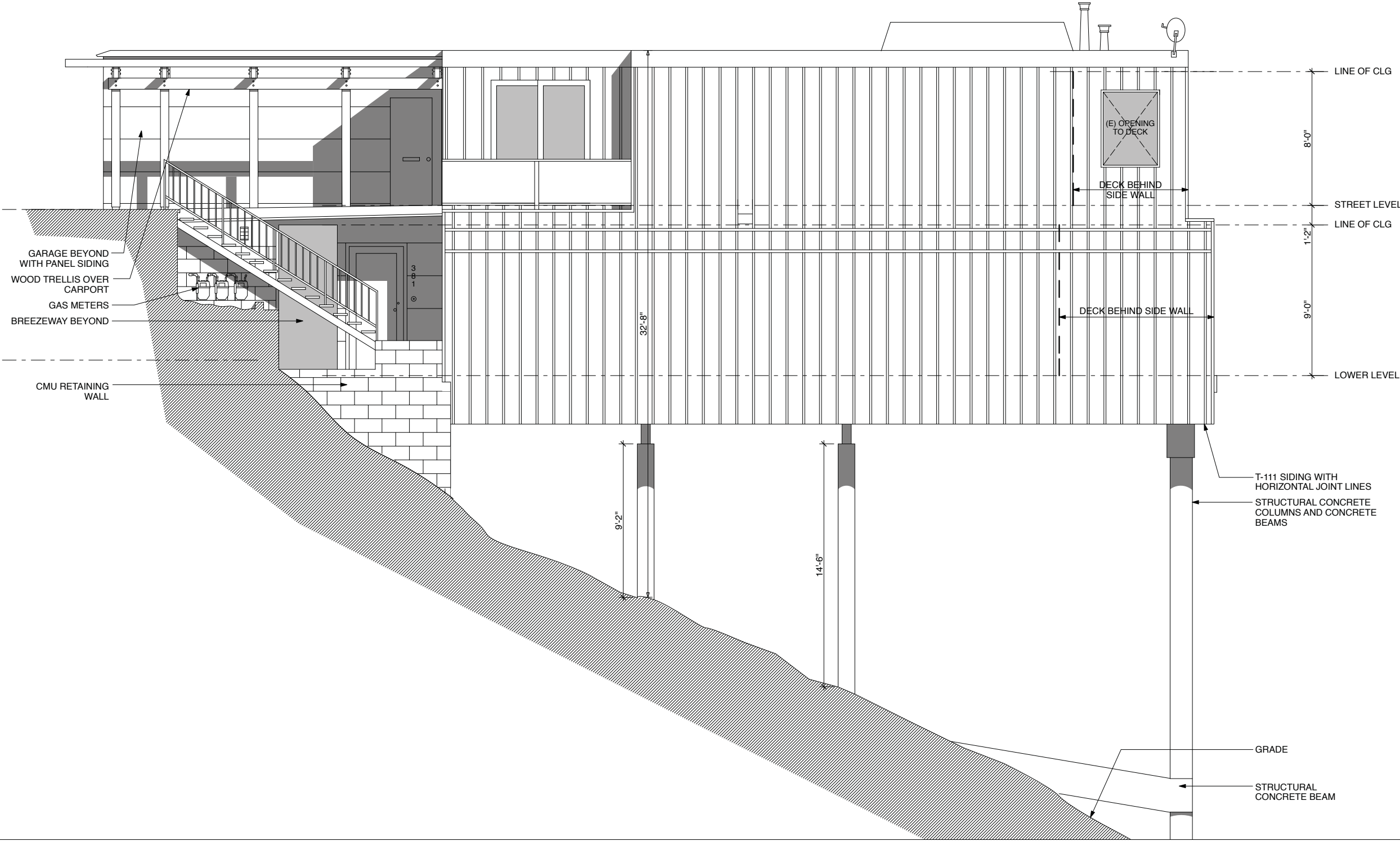
A2.3

sheet number



EXISTING SOUTH EAST (FRONT) ELEVATION

1/4" = 1'-0"



EXISTING NORTH EAST (SIDE) ELEVATION

KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

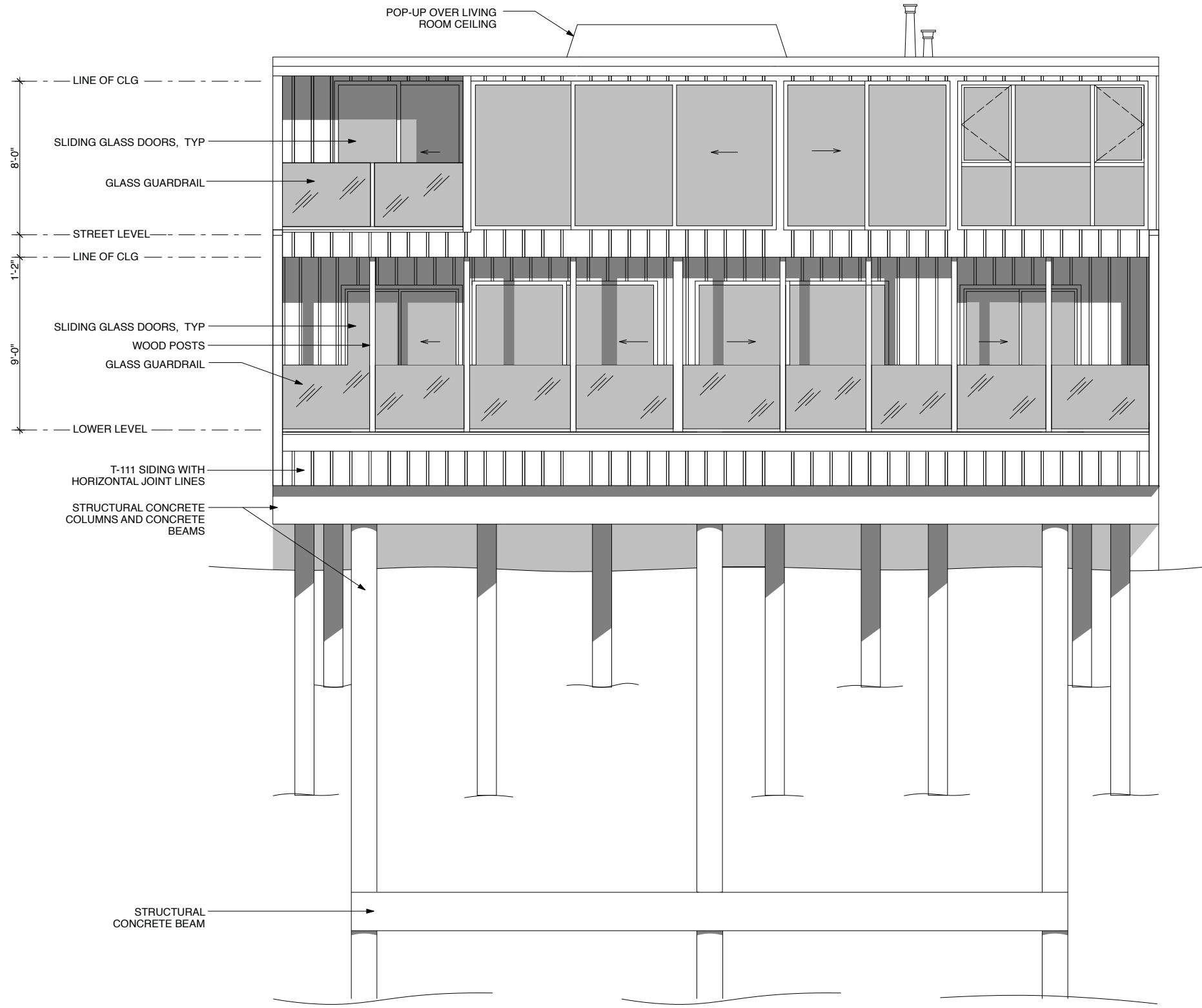
379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	8/23/17

A2.4

sheet number



EXISTING NORTH WEST (REAR) ELEVATION

1/4" = 1'-0"

KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

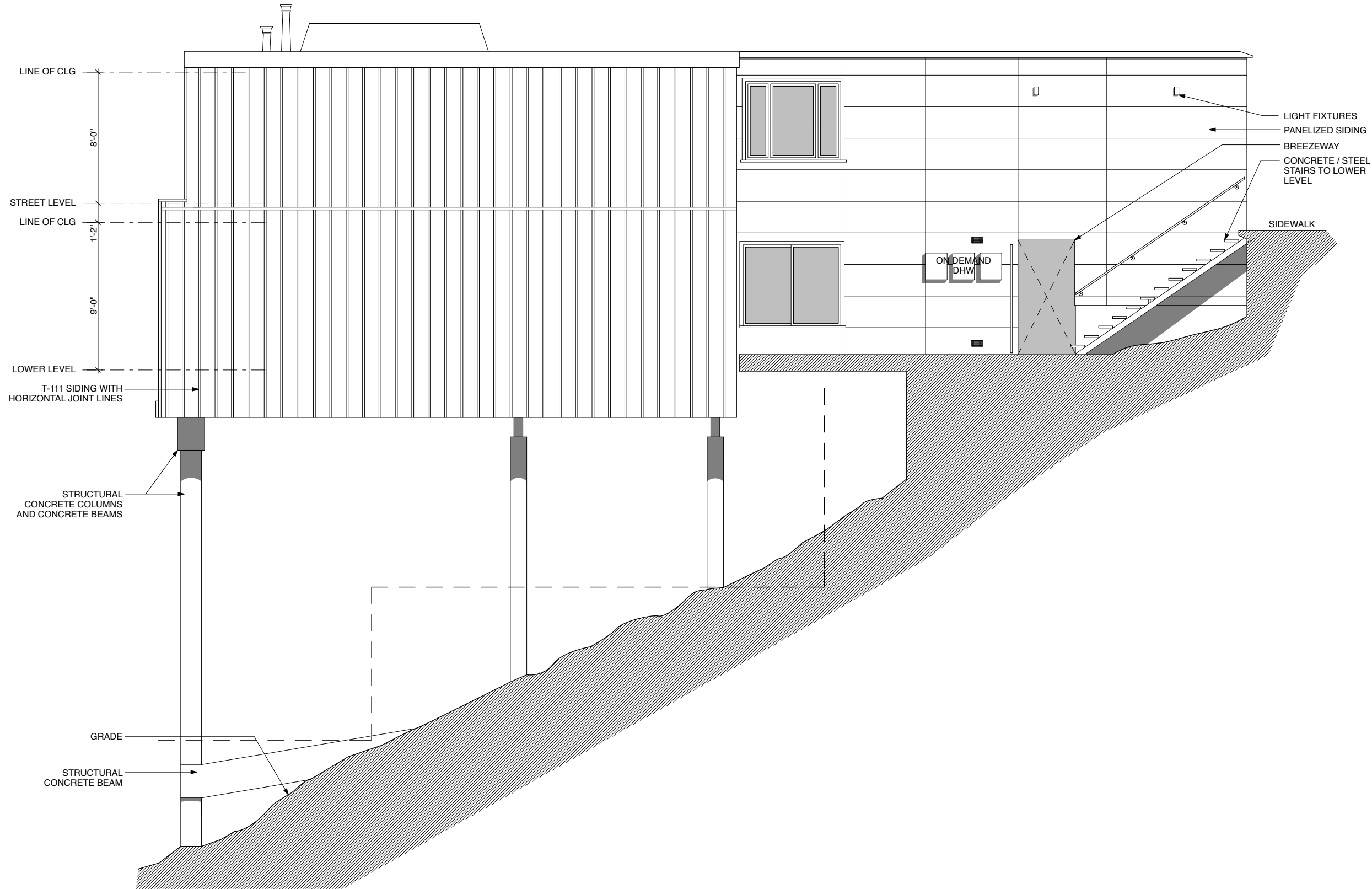
379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	8/23/17

A2.5

sheet number



KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

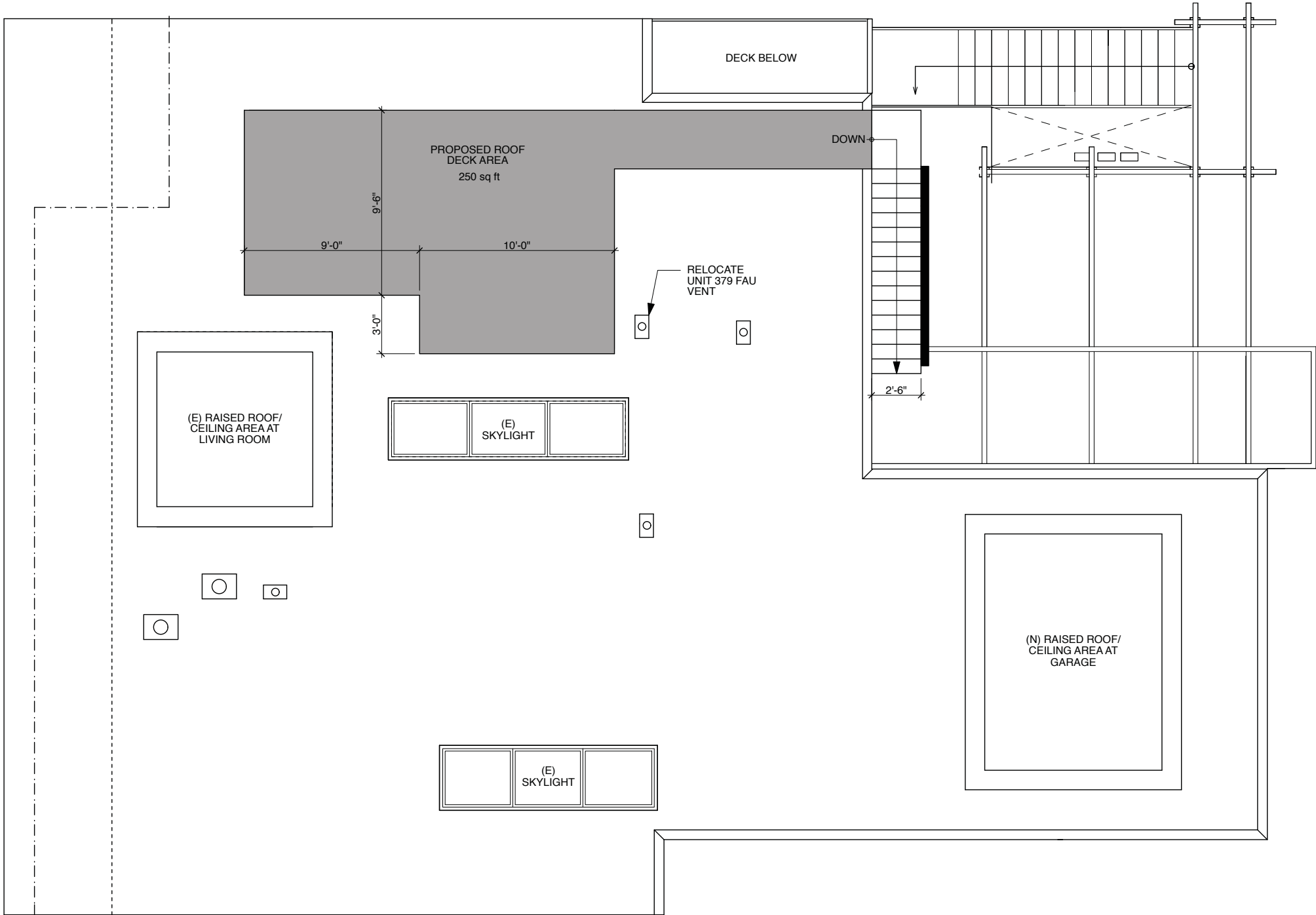
<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	8/23/17

A2.6

sheet number

EXISTING SOUTH WEST (SIDE) ELEVATION

1/4" = 1'-0"



NOTE: ALL CRITICAL DIMENSIONS  
TO BE FIELD VERIFIED



PROPOSED ROOF PLAN

1/4" = 1'-0"

KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

printing

Schematic Mtg 10/23/15

Schematic Mtg 11/05/15

Progress 01/11/16

Progress 01/13/16

Owner Rvw Mtg 01/25/16

Plng Proj Rvw 02/08/16

Pre-App Mtg 04/13/16

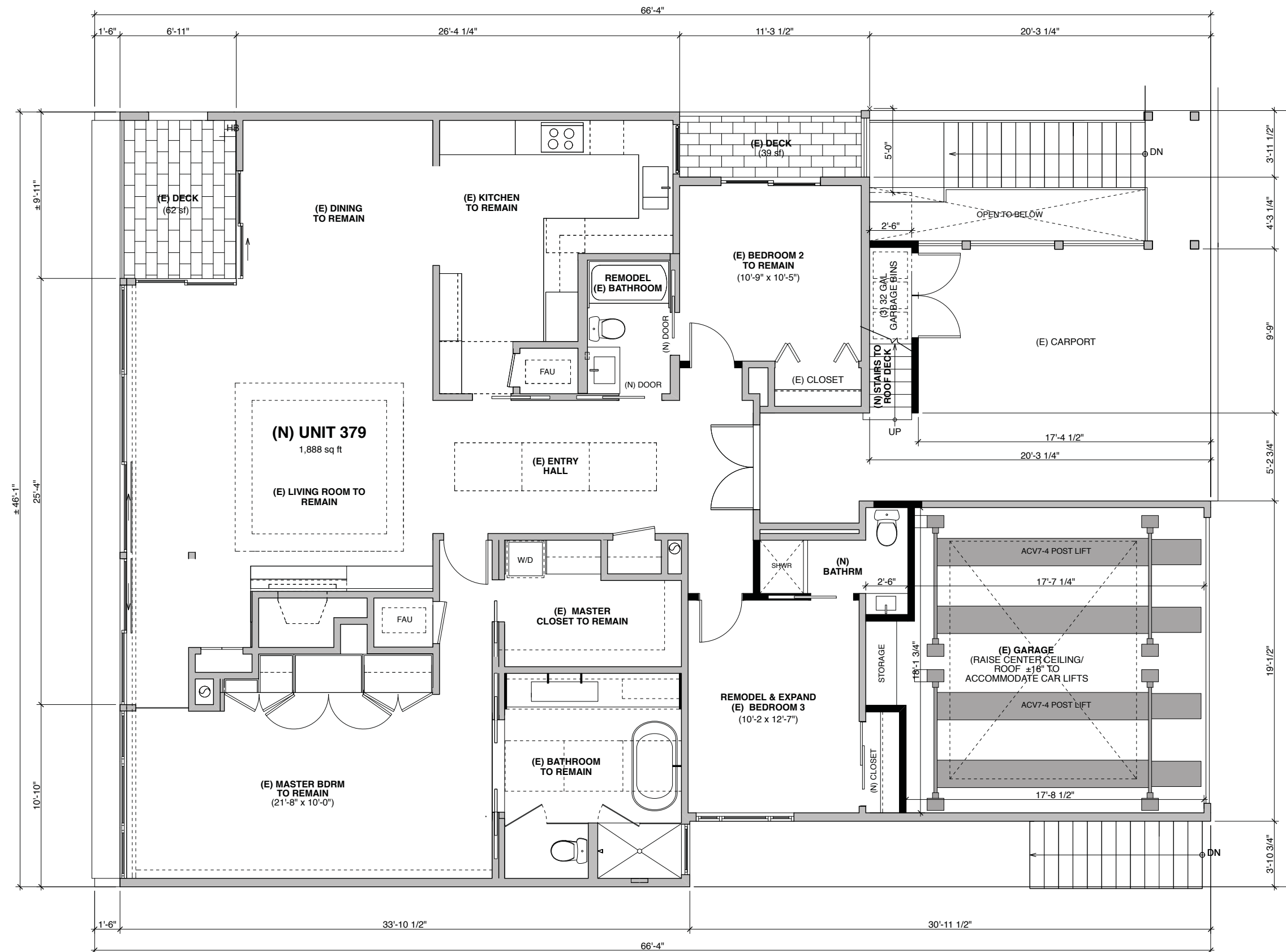
Variance & EE 9/8/16

revised

CU & Variance 8/23/17

A3.1

sheet number



NOTE: ALL CRITICAL DIMENSIONS  
TO BE FIELD VERIFIED



**KELLY MELENDEZ ARCHITECT**  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

**379 - 383 Upper Terrace  
San Francisco, CA 94117**

**CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department**

printing

Schematic Mtg 10/23/15

Schematic Mtg 11/05/15

Progress	01/11/16
----------	----------

Progress	01/13/16
----------	----------

Ownr Rvw Mtg 01/25/16

Plng Proj Rvw 02/08/16

Pre-App Mtg 04/13/16

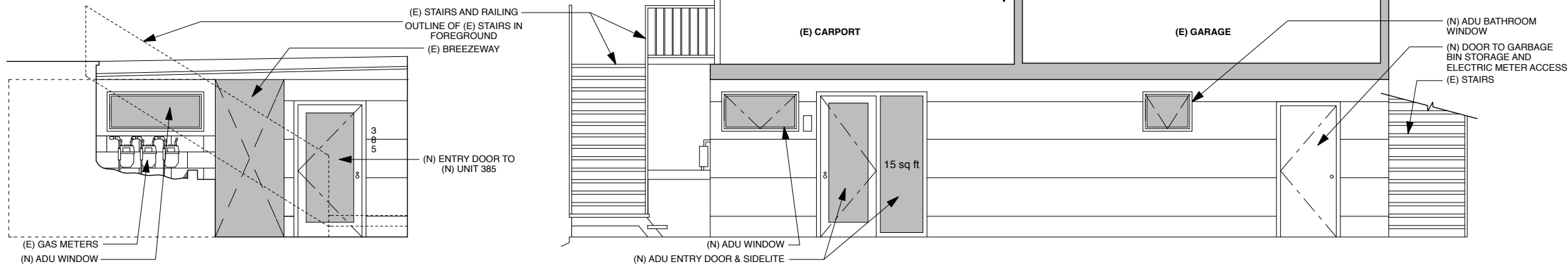
File App Mtg	6/4/16/16
Variance & EE	9/8/16

revised

CU &amp; Variance 8/23/17

### A3.2

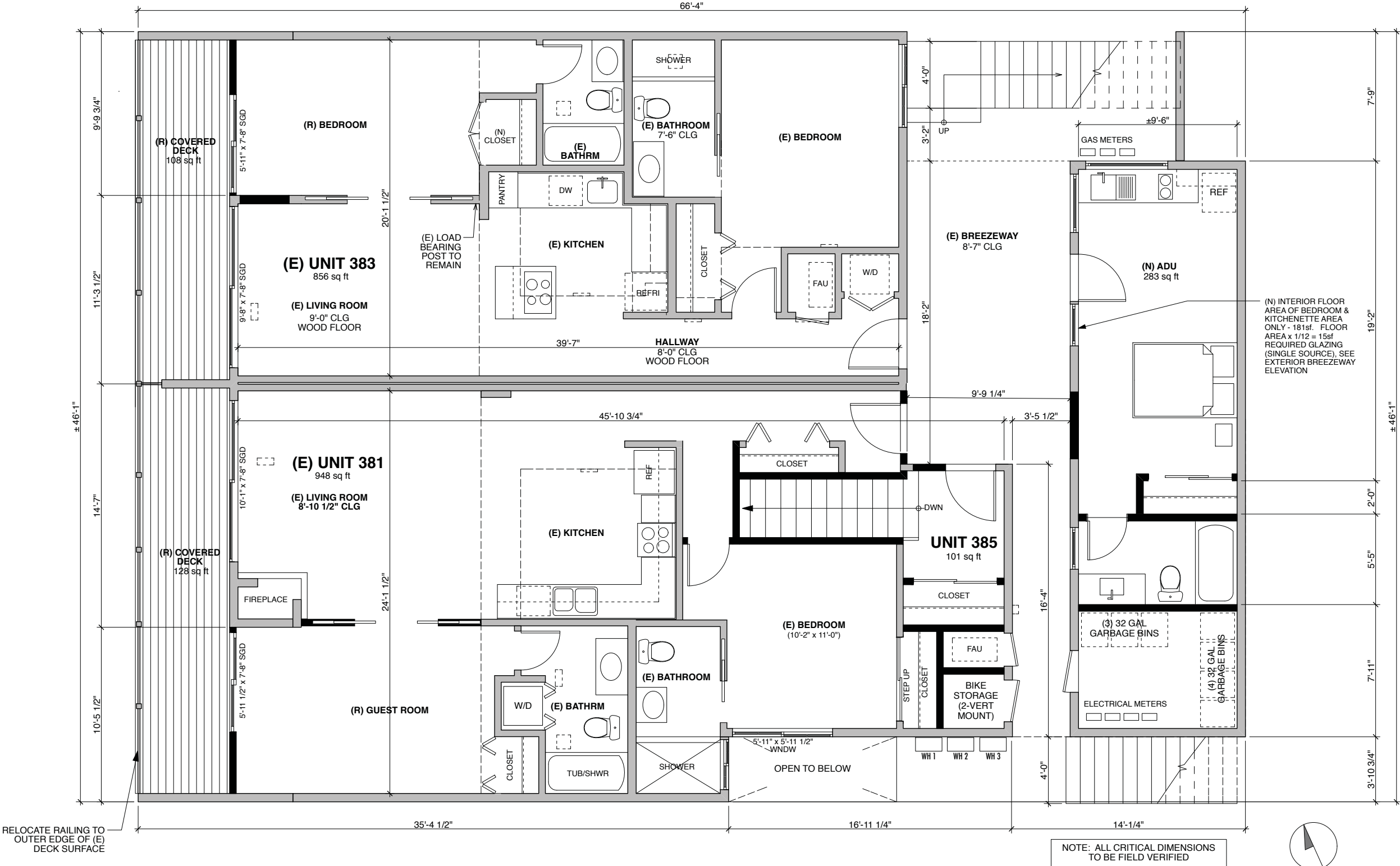
sheet number



SIDE VIEW AT (N) ADU

VIEW OF (N) ADU AT BREEZEWAY

1/4" = 1'-0"



KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

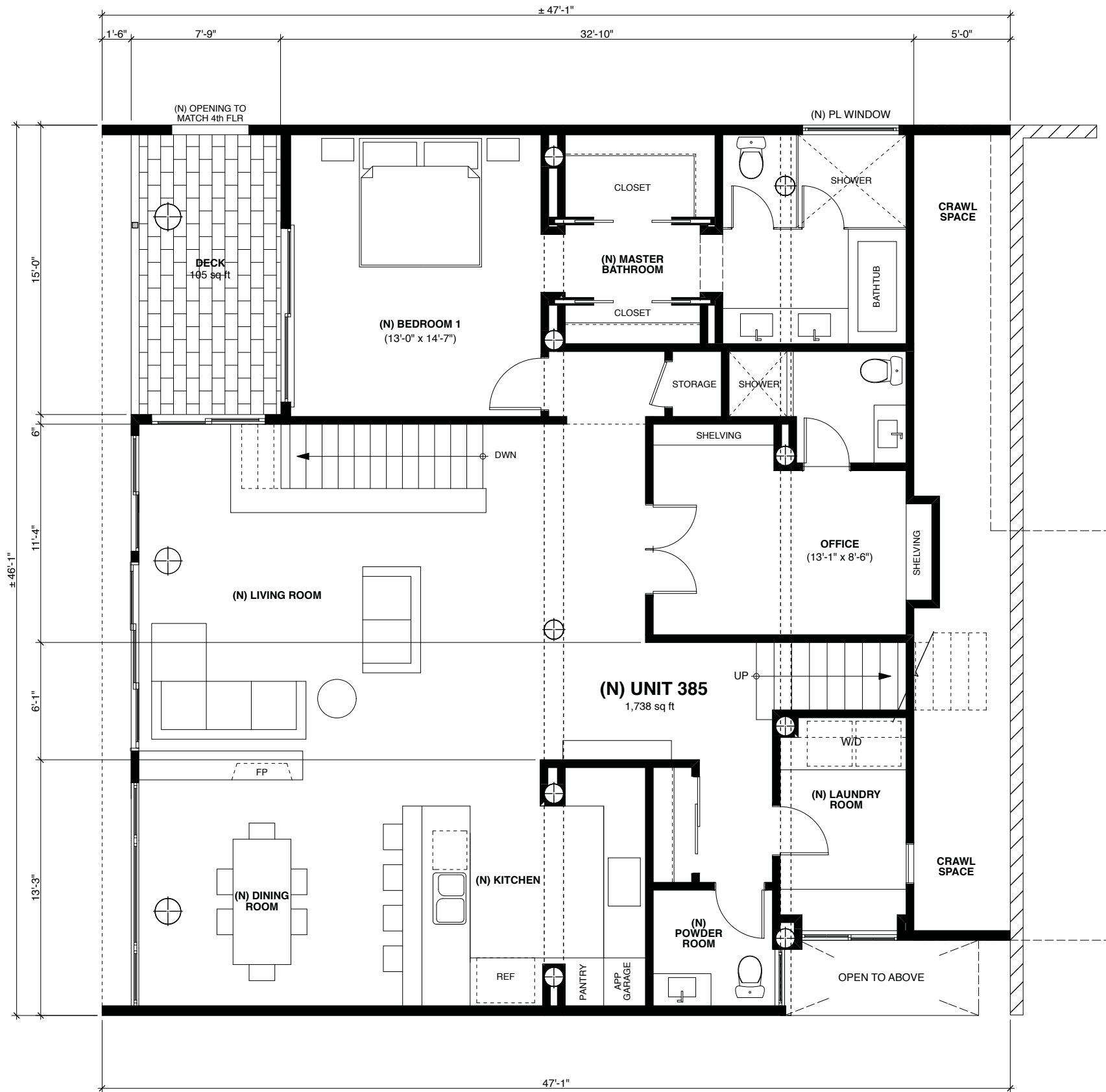
379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	8/23/17

A3.3

sheet number



NOTE: ALL CRITICAL DIMENSIONS  
TO BE FIELD VERIFIED



PROPOSED 2nd FLOOR PLAN - GROSS FLOOR AREA 1,738 at this Level

1/4" = 1'-0"

KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

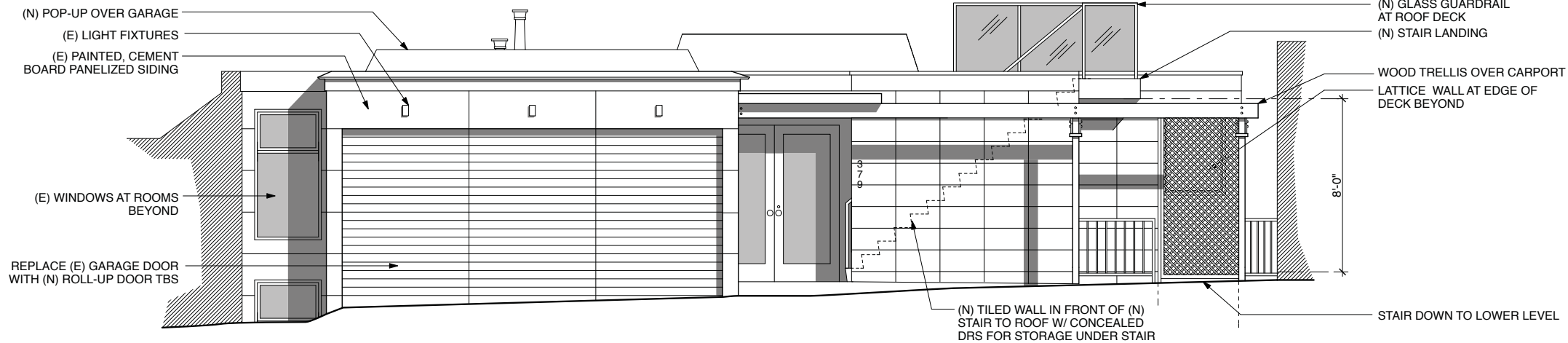
379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

printing	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
revised	
CU & Variance	9/7/17
2nd Flr Balc	10/13/17

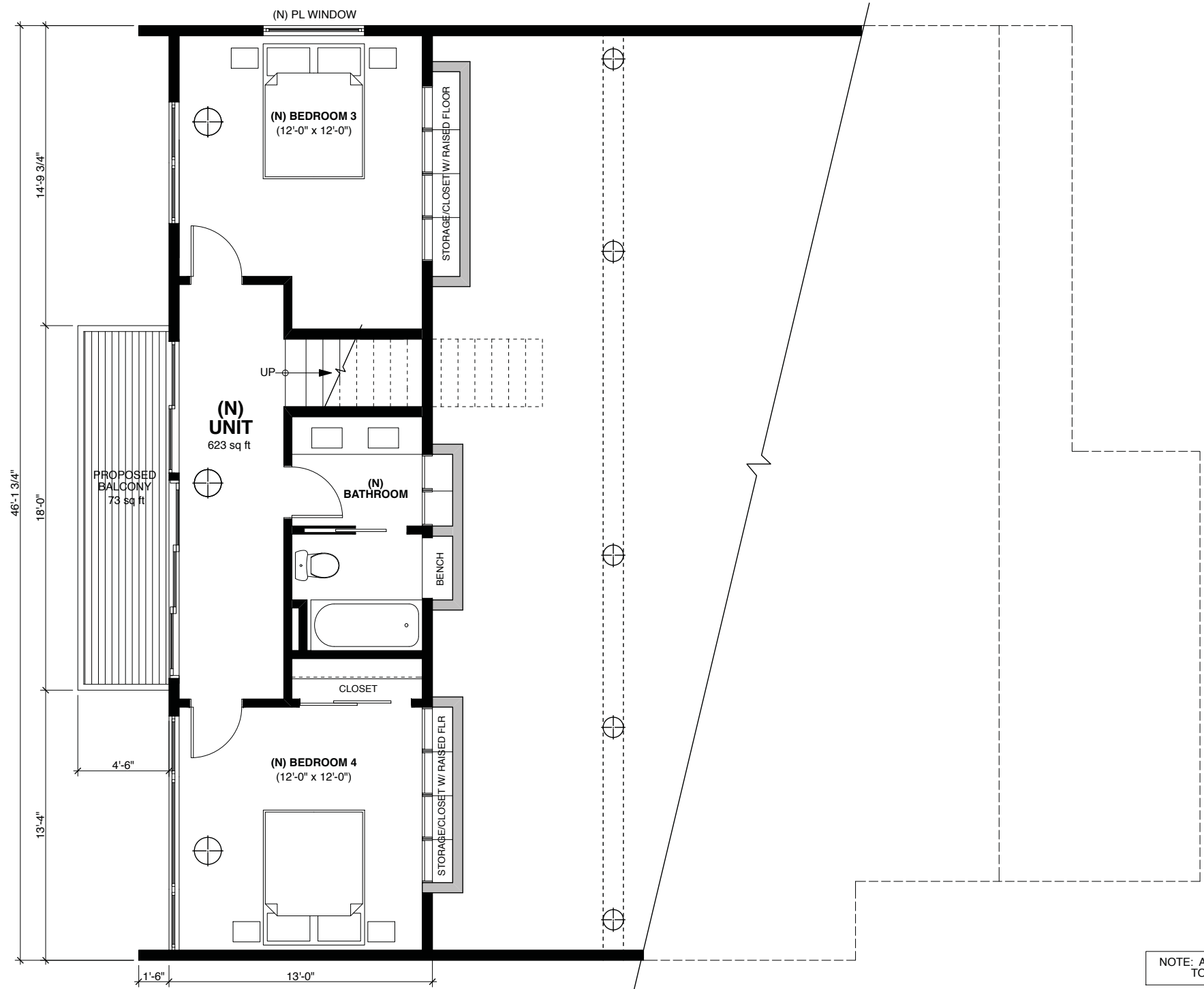
A3.4

sheet number



PROPOSED SOUTH EAST (FRONT) ELEVATION

1/4" = 1'-0"



PROPOSED 1st FLOOR PLAN - GROSS FLOOR AREA 623sf

NOTE: ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED



1/4" = 1'-0"

KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	9/7/17
2nd Flr Balc	10/13/17

A3.5

sheet number

**379 - 383 Upper Terrace  
San Francisco, CA 94117**

**CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department**

printing

Schematic Mtg 10/23/15

Schematic Mtg 11/05/15

Progress	01/11/16
----------	----------

Progress	01/13/16
----------	----------

Ownr Rvw Mtg 01/25/16

Plng Proj Rvw 02/08/16

Pre-App Mtg 04/13/16

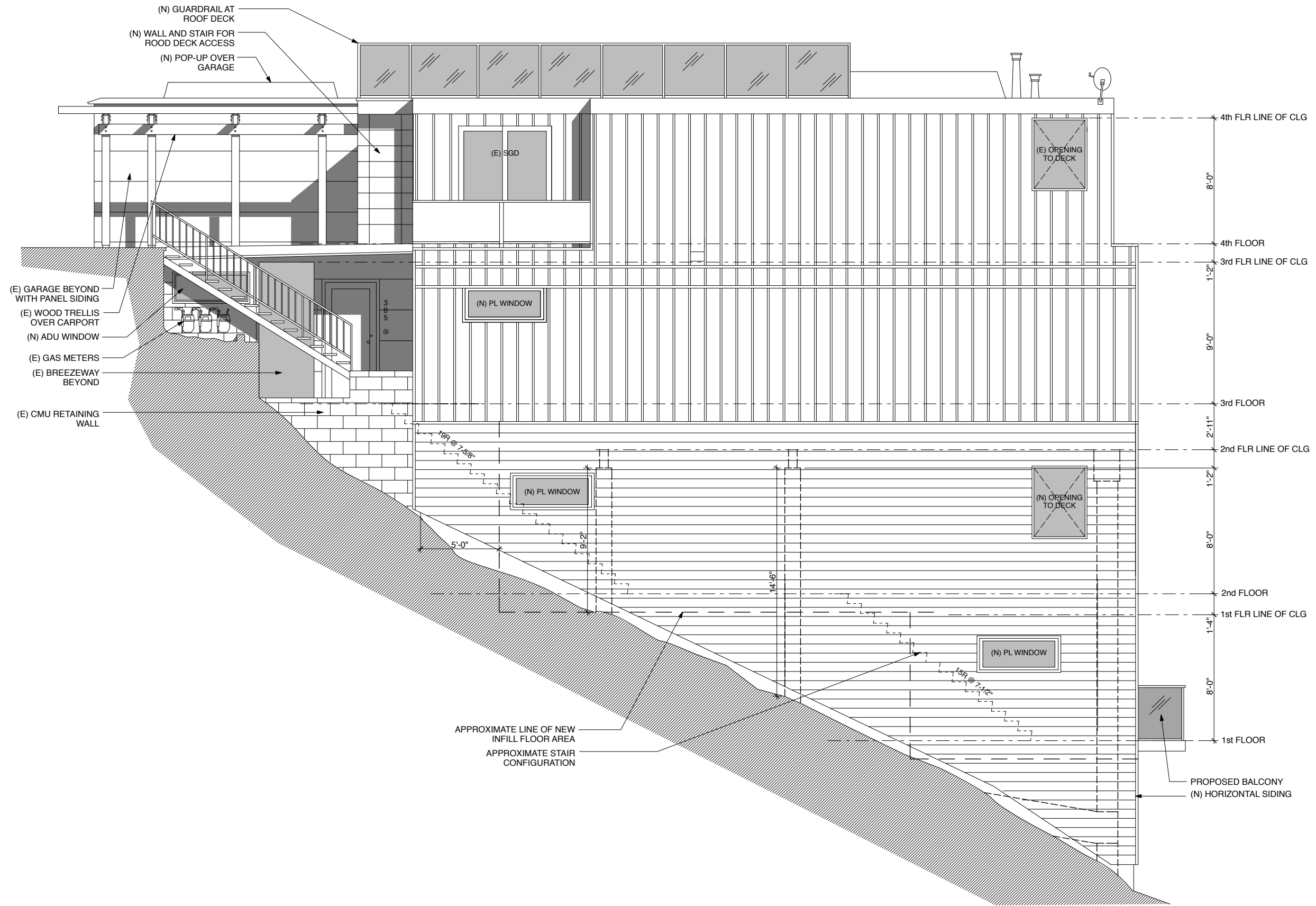
Variance &amp; EE 9/8/16

## revised \_\_\_\_\_

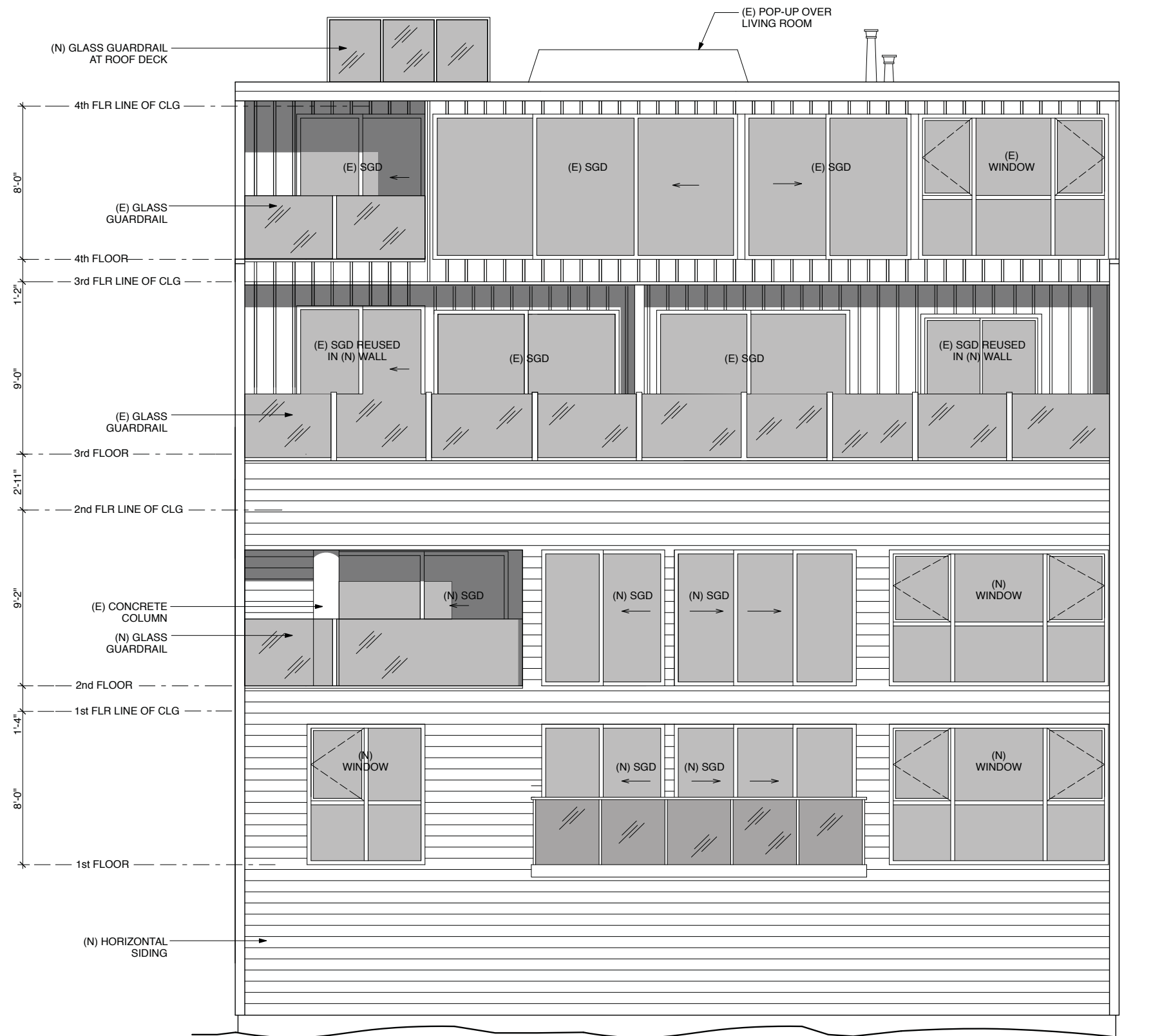
CU &amp; Variance 8/23/17

### A3.6

sheet number



### PROPOSED NORTH EAST (SIDE) ELEVATION



KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

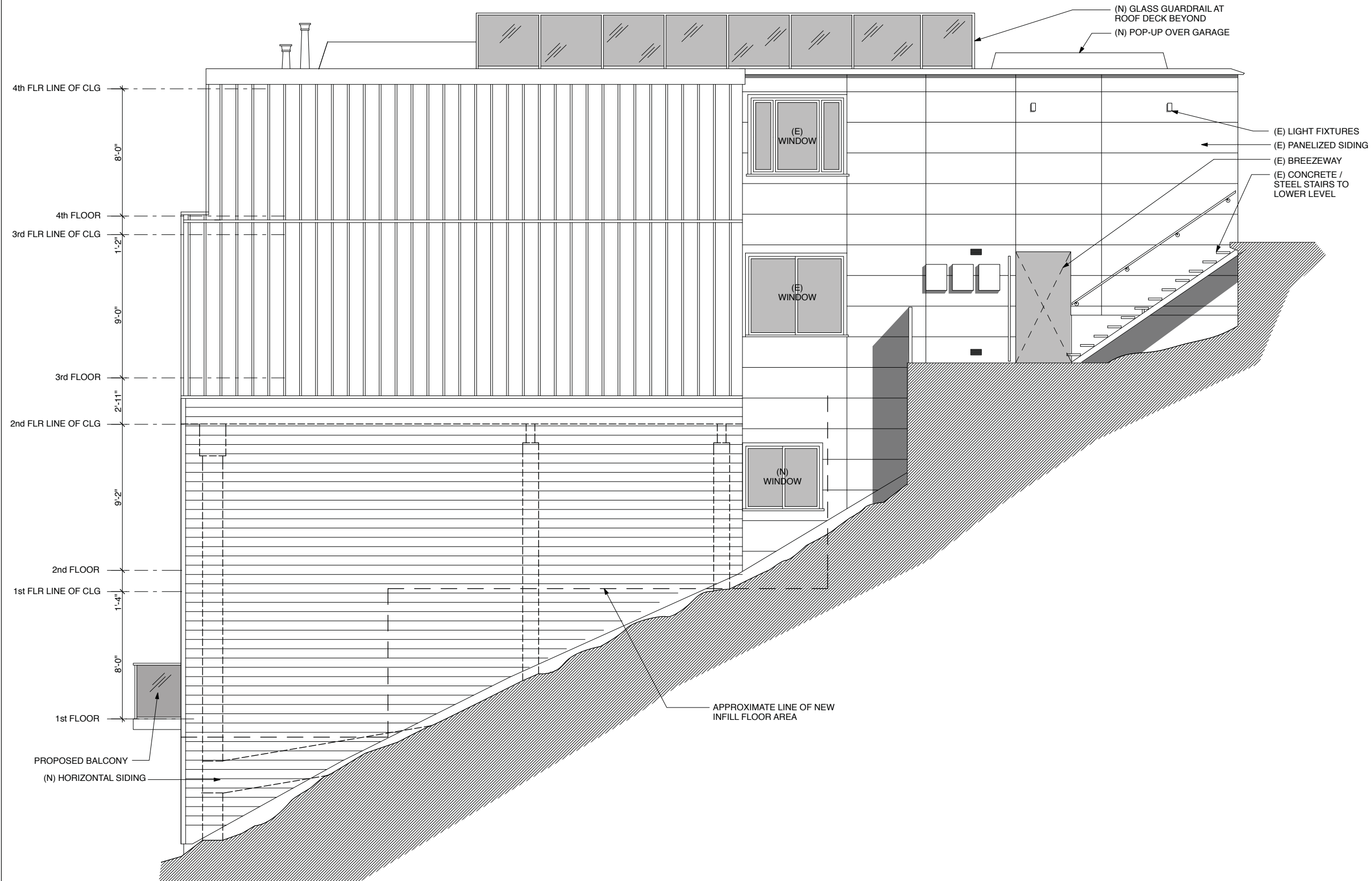
<b>printing</b>	
Schematic Mtg	10/23/15
Schematic Mtg	11/05/15
Progress	01/11/16
Progress	01/13/16
Ownr Rvw Mtg	01/25/16
Plng Proj Rvw	02/08/16
Pre-App Mtg	04/13/16
Variance & EE	9/8/16
<b>revised</b>	
CU & Variance	9/7/17
2nd Flr Balc	10/13/17

A3.7

sheet number

PROPOSED NORTH WEST (REAR) ELEVATION

1/4" = 1'-0"



KELLY MELENDEZ ARCHITECT  
POST OFFICE BOX 460789  
SAN FRANCISCO, CA 94146  
415.305.4959 LIC. C27652

379 - 383 Upper Terrace  
San Francisco, CA 94117

CONDITIONAL USE and  
VARIANCE APPLICATION  
San Francisco Planning Department

**printing**

Schematic Mtg 10/23/15

Schematic Mtg 11/05/15

Progress 01/11/16

Progress 01/13/16

Ownr Rvw Mtg 01/25/16

Plng Proj Rvw 02/08/16

Pre-App Mtg 04/13/16

Variance & EE 9/8/16

**revised**

CU & Variance 8/23/17

A3.8

sheet number

PROPOSED SOUTH WEST (SIDE) ELEVATION

1/4" = 1'-0"