



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: OCTOBER 12, 2017

Date Filed: October 2, 2017
Case No.: **2016-003258CUA**
Project Address: **218 27TH AVENUE**
Zoning: RM-1 (Residential, Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 1386 / 038
Project Sponsor: 218 27th Avenue LLC
c/o The Toboni Group
3364 Sacramento Street
San Francisco, CA 94118
Staff Contact: Laura Ajello – (415) 575-9142 or laura.ajello@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The project proposes the demolition of the existing two-story, single-family dwelling and the construction of a four-story, 40-foot tall, three-family residential building. The three units, designed as two-story townhouses, would range in size from approximately 1,390 square feet to 2,265 square feet. Each unit will have one off-street parking space and one Class 1 bicycle parking space in the garage on the ground floor. The project is not seeking any exceptions or variances from the Planning Code. However, the applicant is requesting that the Planning Commission approve a 12-foot front setback at the top floor whereas the Department recommends a 15-foot setback to comply with Residential Design Guidelines with respect to building scale at the street. The Department recommends approval of the project with the condition that the top floor setback be increased to a minimum of 15 feet.

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.” This report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317. The design of the new structure is analyzed in the Design Review Checklist.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number of Existing Units	1	Number of New Units	3
Existing Parking	2	New Parking	3
Number of Existing Bedrooms	3	Number of New Bedrooms	8
Existing Building Area	±2,000 Sq. Ft.	New Building Area	±6,305 Sq. Ft.

SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of 27th Avenue, between California and Lake Streets, Lot 038 in Assessor's Block 1386. The property is located within the RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The subject property has approximately 25 feet of frontage on 27th Avenue and is approximately 120 feet deep. The large flat rectangular-shaped parcel is currently occupied by a two-story, single-family dwelling constructed circa 1917, which covers approximately 50% of the lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on a key lot near the corner of Lake Street in the Outer Richmond neighborhood. The subject site is located in an RM-1 District and is surrounded by two- to 12-unit residential structures ranging in height from three to four stories. Immediately adjacent to the subject property to the north is a three-story, seven-unit building and immediately to the south is a three-story, four-unit residential building. Directly across the street are a three-story, three-family dwelling and a four-story, six-unit building. Immediately behind and to the east of the subject property is a four-story, four-unit structure. While the adjacent properties are within the RM-1 (Residential, Mixed, Low Density) District, the surrounding neighborhood to the north and west are within the RH-1 (Residential, House, One-Family) District. The subject property is also within .25-miles of stops for the 1-California and 1AX-California A Express and 29-Sunset MUNI transit lines.

REPLACEMENT STRUCTURE

The replacement structure will provide three dwelling-units with a three-car garage, and would rise to approximately 40 feet in height. The ground floor will contain a three-car garage; a bedroom, a bathroom, and master suite for Unit No. 2. The second floor contains the common front entry area for all units and the main living space for both Unit No. 1 and Unit No. 2. The third floor contains a bedroom, a bathroom, and master suite for Unit No. 1 and two bedrooms, a bathroom, and master suite for Unit No. 3. The top floor contains the main living space for Unit No. 3, and two private decks for Unit No. 3.

The Project proposes a rear yard of approximately 30 feet, which is the requirement for the Subject Property (25% of the lot depth). The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary to the residential neighborhood character. The materials for the front façade are contemporary in style, with limestone tile, stained wood siding and aluminum windows.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 categorical exemptions. During the CEQA review, it was determined that the subject building is not a historic resource (see Exhibits).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 22, 2017	September 20, 2017	22 days
Posted Notice	20 days	September 22, 2017	September 22, 2017	20 days
Mailed Notice	20 days	September 22, 2017	September 22, 2017	20 days

The proposal requires neighborhood notification, pursuant to Section 311 of the Planning Code, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

As of October 2, 2017, the Department had received one email, from a board member of the Planning Association for the Richmond, opposing the height of the proposed four-story building within the context of the surrounding neighborhood predominantly consisting of three-story structures.

ISSUES AND OTHER CONSIDERATIONS

- The subject site allows for a maximum of four dwelling units; three family-sized units are proposed.
- The standard Residential Design Guidelines recommended minimum 15-foot setback at the front wall of the fourth floor will make the building more compatible with the scale of the surrounding three-story buildings. Shifting the front wall on the fourth floor back three feet will only marginally reduce the size of unit three and its proposed 495 square foot private roof deck. A total of 835 feet of private roof decks is proposed for this one dwelling unit.
- The project will demolish an existing three-bedroom, single-family dwelling that is not considered a historic resource.
- The new construction proposal will replace the lost unit and add two additional units, providing a total of three family-sized dwellings containing a total of eight bedrooms.
- As conditioned, the proposed new construction will be in conformity with the Planning Code and Residential Design Guidelines.

RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The request for demolition and new construction was reviewed three times by the Department's Residential Design Advisory Team (RDAT) between November 2016 and March 2017. The RDAT's comments in response to the proposal included multiple design changes:

- Eliminating an arcade proposed at the front of the building;
- Providing a greater front setback on the top floor;
- Providing side setbacks on the north side; and
- Removal of decks located in the side setbacks.

The Project Sponsor made the above changes to the proposal per RDAT comments. The RDAT supports the project as proposed, but requests that the fourth story front setback be increased from 12 feet to 15 feet. Side by side comparison renderings are included in the Exhibits.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the demolition of a dwelling unit within an RM-1 Zoning District, pursuant to Planning Code Section 317(d).

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of two family-sized dwelling-units.
- 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.
- This District is intended to accommodate a greater density than what currently exists on this underutilized lot and several of the surrounding properties reflect this ability to accommodate the maximum density. As conditioned, the Project is an appropriate in-fill development within the RM-1 Zoning District.
- Although the existing structure is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource.
- As conditioned, the proposed Project meets all applicable requirements of the Planning Code and Residential Design Guidelines.

RECOMMENDATION: Approval with Conditions.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photo
Rendering Comparison of Original Submittal and Current Project
Design Review Checklist for Replacement Building
Environmental Evaluation
Historic Resources Evaluation
No-Fault Eviction History
Project Sponsor Submittal
Color Rendering
Reduced Plans

Attachment Checklist

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

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

LA
Planner's Initials

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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

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 TO DEMOLISH AN EXISTING TWO-STORY, SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW FOUR-STORY, 3-UNIT BUILDING WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 15, 2016, 218 27th Avenue LLC (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing two-story, single-family dwelling and construct a new four-story, 3-unit building within the RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

On October 12, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-003258CUA.

On June 21, 2016, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project. During the CEQA review, it was determined that the subject building is not a historic resource.

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. 2016-003258CUA, 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 east side of 27th Avenue, between California and Lake Streets, Lot 038 in Assessor's Block 1386. The property is located within the RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The subject property has approximately 25 feet of frontage on 27th Avenue and is approximately 120 feet deep. The large flat rectangular-shaped parcel is currently occupied by a two-story, single-family dwelling constructed circa 1917, which covers approximately 50% of the lot.
3. **Surrounding Properties and Neighborhood.** The project site is located on a key lot near the corner of Lake Street in the Outer Richmond neighborhood. The subject site is located in an RM-1 District and is surrounded by two- to 12-unit residential structures ranging in height from three to four stories. Immediately adjacent to the subject property to the north is a three-story, seven-unit building and immediately to the south is a three-story, four-unit residential building. Directly across the street are a three-story, three-family dwelling and a four-story, six-unit building. Immediately behind and to the east of the subject property is a four-story, four-unit structure. While the adjacent properties are within the RM-1 (Residential, Mixed, Low Density) District, the surrounding neighborhood to the north and west are within the RH-1 (Residential, House, One-Family) District. The subject property is also within .25-miles of stops for the 1-California and 1AX-California A Express and 29-Sunset MUNI transit lines.
4. **Project Description.** The project proposes the demolition of the existing two-story, single-family dwelling and the construction of a four-story, 40-foot tall, three-family residential building. The three units, designed as two-story townhouses, would range in size from approximately 1,390 square feet to 2,265 square feet. Each unit will have one off-street parking space and one Class 1 bicycle parking space in the garage on the ground floor. The project is not seeking any exceptions or variances from the Planning Code. However, the applicant is requesting that the Planning Commission approve a 12-foot front setback at the top floor whereas the Department recommends a 15-foot setback to comply with Residential Design Guidelines with respect to

building scale at the street. The Department recommends approval of the project with the condition that the top floor setback be increased to a minimum of 15 feet.

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." This report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317. The design of the new structure is analyzed in the Design Review Checklist.

5. **Public Comment.** As of October 2, 2017, the Department had received one email, from a board member of the Planning Association for the Richmond, opposing the height of the proposed four-story building within the context of the surrounding neighborhood predominantly consisting of three-story structures.
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 demolish a residential unit in an RM-1 Zoning District. This Code Section establishes criteria that Planning Commission shall consider in the review of applications for Residential Demolition.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 "Additional Findings pursuant to Section 317" below.

- B. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

There is no required front setback for the subject property, based on the location of the adjacent building at 222 27th Avenue. The project proposes no front setback. The four proposed Juliet balconies on the second and third floors have metal safety railings that project less than one foot over the sidewalk into the public right-of-way. These horizontal projections meet the requirements of Planning Code Section 136(c), which regulates permitted obstructions into yards and over streets.

- C. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-3 Zoning Districts. Planning Code Section 134(c)(1) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings. In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street or alley.

The subject property is approximately 120 feet in depth and therefore the 45 percent requirement is 54 feet. The subject property abuts along its north lot line a corner building that also fronts another street (Lake Street); therefore, that lot is disregarded in the consideration of a reduction in the rear yard requirement. The subject property abuts along its south side lot line a building with a rear yard setback of approximately 33.5 feet. Accordingly, the project provides a corresponding rear yard of approximately 30 feet (25% of the lot depth) including a one story permitted extension, which complies with the rear yard requirements of the Planning Code. The permitted extension consists of a one-story portion of the proposed building with a deck above projecting into the required rear yard by approximately 3.5 feet. This structure meets the requirements of Planning Code Section 136(25)(b)(i), which allows structures to project up to 12 feet into the required rear yard provided that they shall be no taller than ten feet and not encroach into the 25% rear yard area.

- D. **Useable Open Space.** Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or a total of 400 square feet of common usable open space.

The replacement structure contains three dwelling units. Each unit has access to approximately 745 square feet of common open space in the rear yard as well as private balconies and roof decks totaling approximately 904 square feet. As such, all dwelling units have access to usable open space which exceeds the minimum required by Section 135 of the Planning Code.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

All proposed dwelling units have direct exposure onto the public street or conforming rear yard.

- F. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

The Project proposes a Code-complying garage door width of nine feet.

- G. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit and a maximum of 150 percent of the required number of spaces where three or more spaces are required.

The Project will provide three (3) off-street parking spaces.

- H. **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 requires three Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The project proposes three Class 1 bicycle parking spaces, located in the garage.

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in RM-1 Zoning Districts, height is measured at the center of the building starting from curb to a point 40 feet high at the required front setback.

The existing building has a height of approximately 21 feet, as measured from curb to the midpoint of its pitched roof. The proposed four-story, three-family dwelling will be approximately 40 feet high and per Code the rearmost portion of the building is reduced to 30 feet in height.

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of a three-unit residential building. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **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.

As conditioned, the use and size of the proposed project is compatible with the immediate neighborhood. The proposal would demolish an existing single-family dwelling that contains three bedrooms and has approximately 1,200 square feet of floor area, excluding the basement level. The new building will contain one 2-bedroom and two 3-bedroom dwelling units ranging in size from approximately 1,390 square feet to 2,265 square feet. As conditioned, the siting of the new building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines.

- 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;

As conditioned, the four-story massing at the street front is appropriate given the context of the immediate neighborhood. The proposed new construction is entirely within the buildable area as prescribed by the Planning Code and Residential Design Guidelines.

- 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 proposed garage is designed to accommodate the three required off-street parking spaces, in addition to the three required Class 1 bicycle parking spaces.

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

As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected 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 façade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood.

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

As conditioned, 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 Residential District.

The proposed project is consistent with the stated purpose of RM-1 Districts which are characterized by a mixture of dwelling types that for the most part reflect the traditional lot patterns, with 25- to 35-foot building widths and rarely exceed 40 feet in height. Additionally, as conditioned the project is in conformance with the Planning Code requirements for dwellings in RM-1 Zoning District.

- 8. **Additional Findings pursuant to Section 317.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

A review of the Department of Building Inspection and the Planning Department databases showed no active enforcement cases or notices of violation for the subject property.

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

- The existing dwelling appears to be in decent, safe, and sanitary condition with no active Code violations.*
- iii. Whether the property is an “historical resource” under CEQA;
- Although the existing building is more than 50 years old, a review of supplemental information resulted in a determination that the property is not an historical resource.*
- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;
- The structure is not an historical resource and its removal will not have a substantial adverse impact.*
- v. Whether the Project converts rental housing to other forms of tenure or occupancy;
- The existing single-family dwelling proposed for demolition is currently vacant. The project plans to convert the new dwelling units into condominiums.*
- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;
- The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no tenants living in the dwelling.*
- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
- Although the project proposes the demolition of an existing dwelling, the new construction project will result in three family-sized dwellings, containing more habitable square feet and bedrooms.*
- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
- As conditioned, the Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing three family-sized dwellings that are consistent with the RM-1 Zoning District.*
- ix. Whether the Project protects the relative affordability of existing housing;
- The project removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. However, the project also results in two additional units, greater habitable floor area, and more bedrooms that contribute positively to the City’s housing stock.*
- 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 fewer than ten units.

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

As conditioned, 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 proposes enhanced opportunities for family-sized housing on-site by constructing three family-sized dwelling units whereas the property currently contains only one family-sized dwelling.

- 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 are consistent with the block-face and compliment the neighborhood character with a compatible design.

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

The Project would add two additional dwelling units to the site.

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

The existing dwelling contains three bedrooms. The proposal includes two 3-bedroom units and a single two-bedroom unit, a net increase of five bedrooms.

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

The project will not maximize the allowed density on-site by providing three dwelling units. Four residential units are permitted at this site.

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

The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no tenants living in the dwelling.

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

HOUSING ELEMENT

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 demolition of a sound residential structure containing a three-bedroom single-family dwelling. However, the new building will contain three dwelling units and results in a net increase of family-sized 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 3.3:

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

Policy 3.4:

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

The existing single family dwelling is currently vacant. The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no tenants living in the dwelling. The new construction project will result in an increase in the number of both units and bedrooms of the property.

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 11.5:

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

As conditioned, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in the number of dwelling units, while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN

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 topography.

As conditioned, the project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage.

Policy 1.3:

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

As conditioned, the proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly by proposing a building of similar mass, width and height as the existing structures along the block-face.

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

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

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

The project is compatible with the existing housing and neighborhood character of the immediate vicinity. As conditioned, the project proposes a height and scale compatible with the adjacent neighbors and is consistent with the Planning Code, while providing three family-sized dwellings.

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

As conditioned, the proposed three-family dwelling adds appropriately scaled and family-sized units to the city's housing stock.

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

The project meets the density, off-street parking and bicycle parking requirements of the Planning Code and is therefore not anticipated to impede transit service or overburden our streets with 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.

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. 2016-003258CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 8, 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. XXXXXX. 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 12, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 12, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to demolish a two-story single-family dwelling and to construct a four-story, two-family dwelling located at 137 Clayton Street, Lot 006 in Assessor's Block 1194, pursuant to Planning Code Sections 303 and 317(d) within the RH-3 District and a 40-X Height and Bulk District; in general conformance with plans, dated September 8, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-003258CUA and subject to conditions of approval reviewed and approved by the Commission on October 12, 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 12, 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

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

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

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

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

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

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

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

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

DESIGN

6. **Building Scale.** The fourth floor shall be set back a minimum of fifteen (15) feet as measured from the front building wall.

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 415-575-9087, www.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than three (3) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

9. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide three (3) independently accessible off-street parking spaces.

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

PROVISIONS

10. **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 415-575-9087, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

11. **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

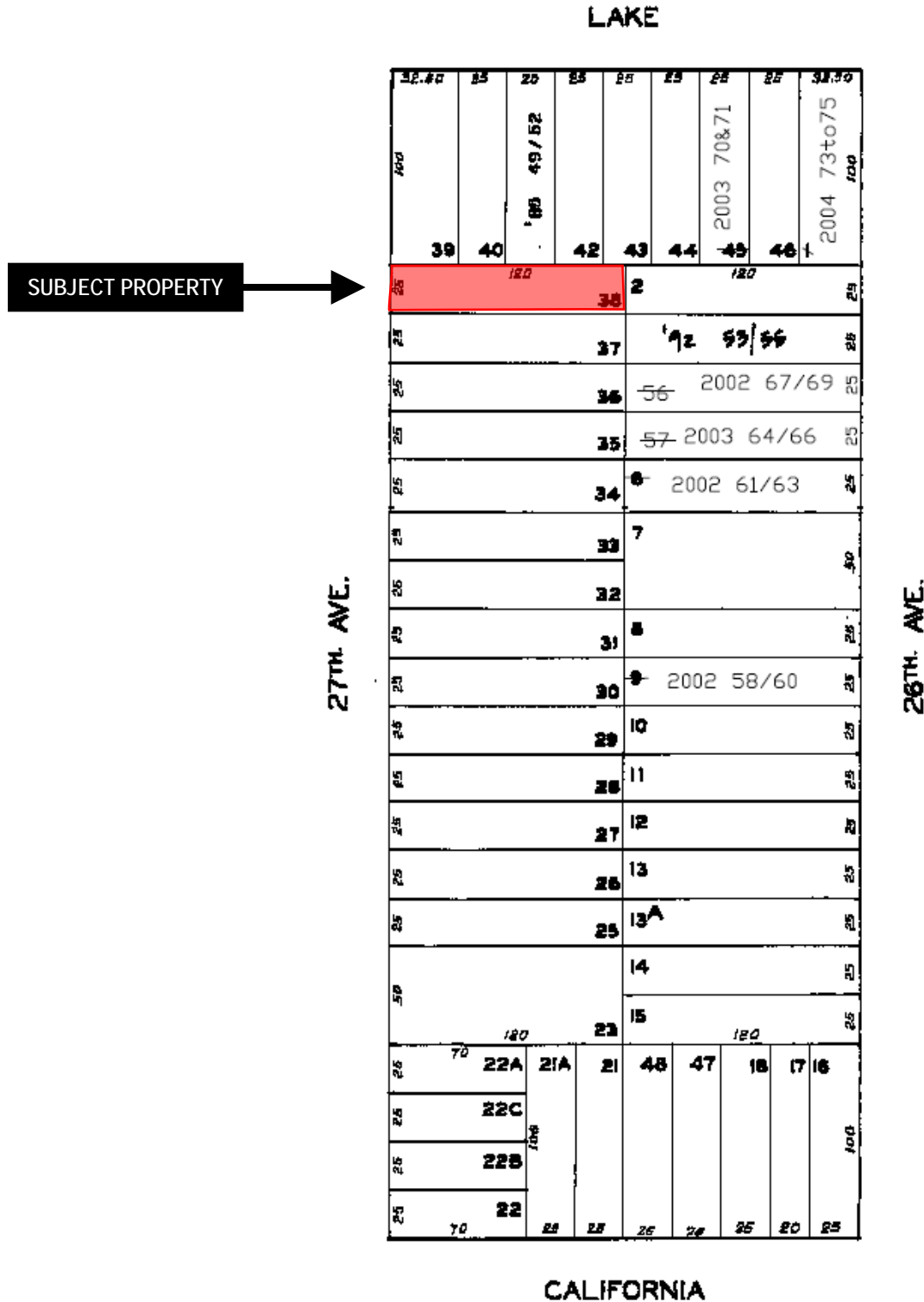
12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions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

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

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
14. **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>
15. **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

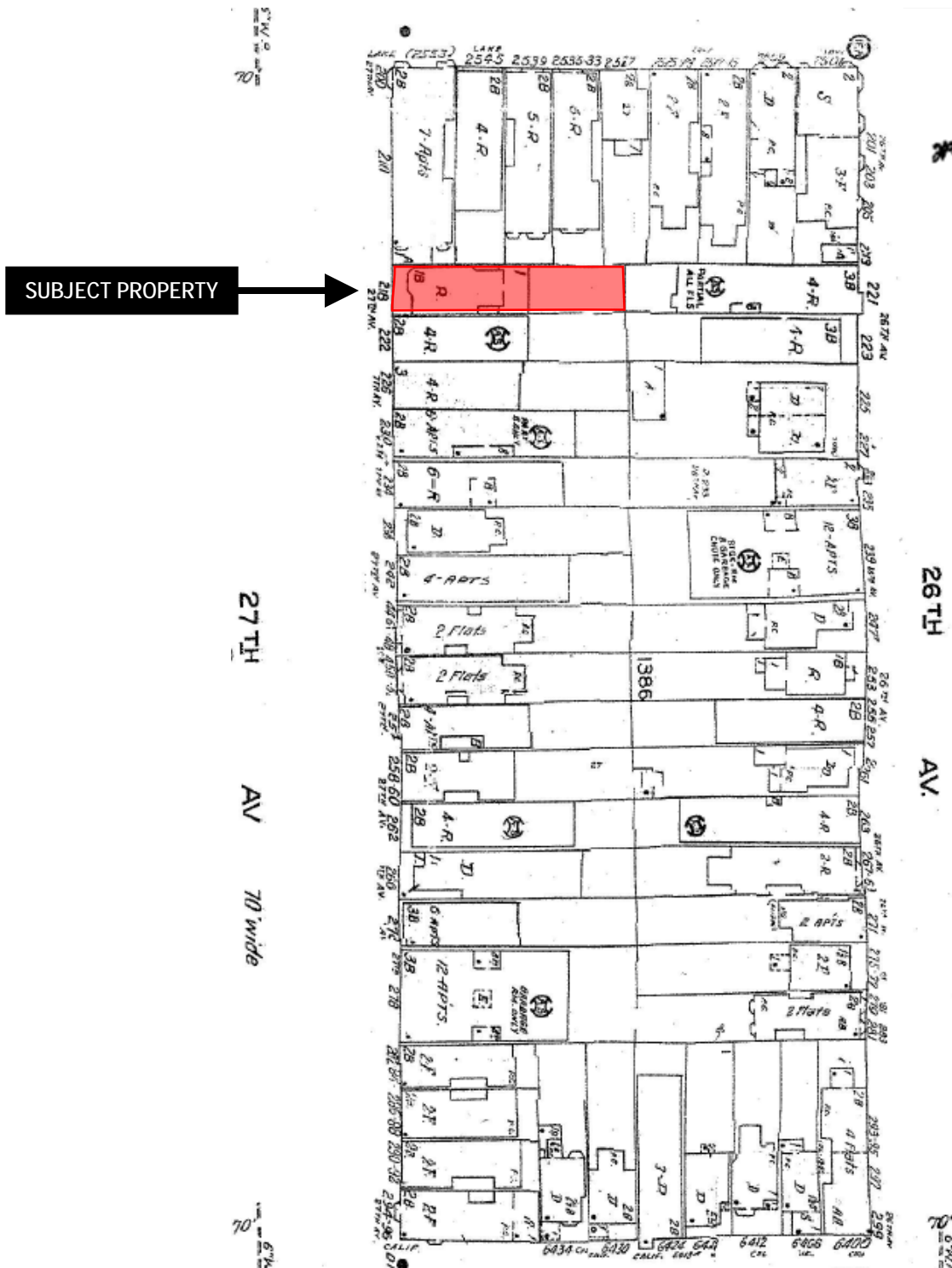
Parcel Map



Conditional Use Authorization Hearing
Case Number 2016-003258CUA
218 27th Avenue



Sanborn Map*



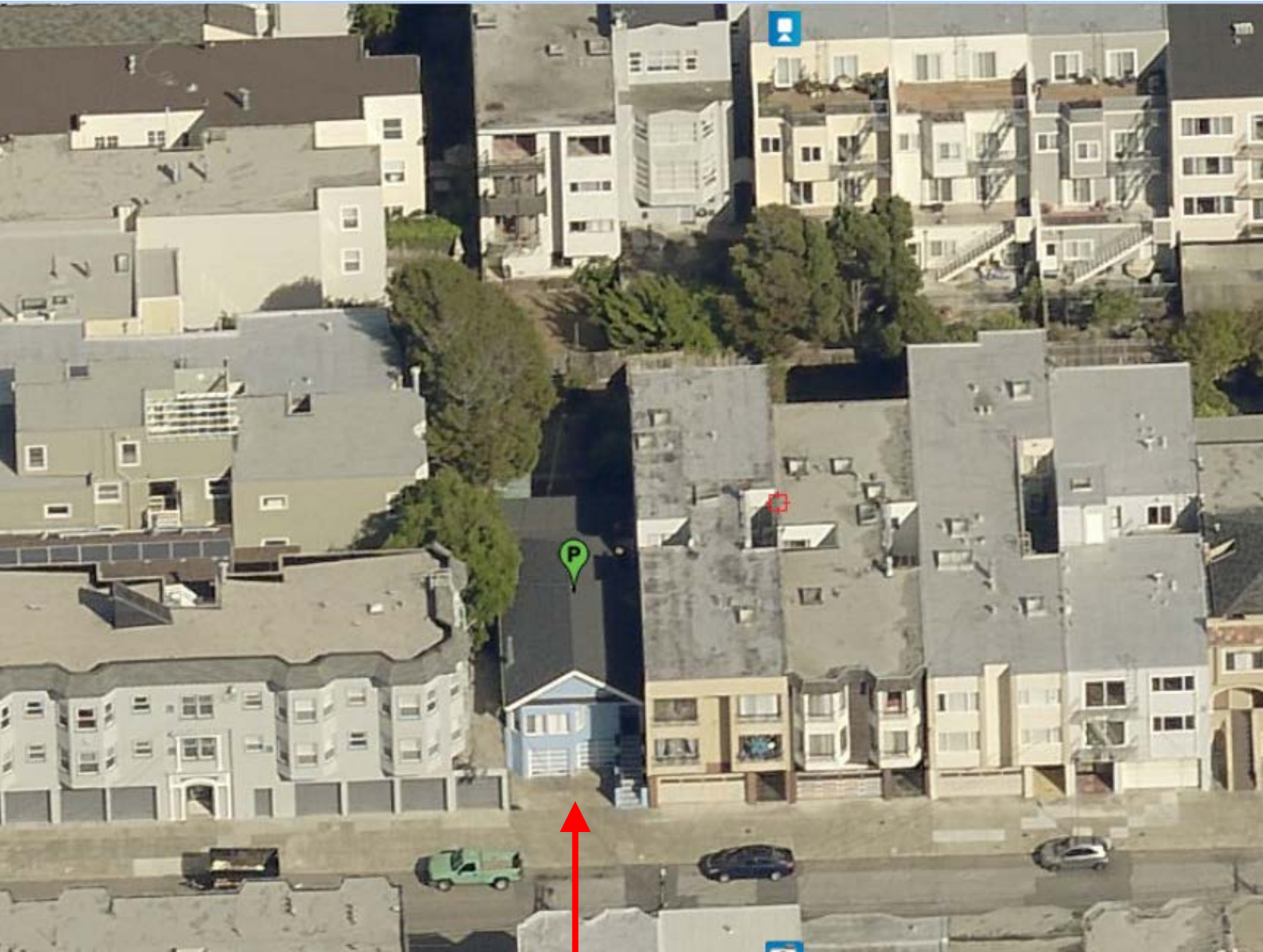
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2016-003258CUA
218 27th Avenue

Aerial Photo 1

Looking East



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-003258CUA
218 27th Avenue

Aerial Photo 2

Looking West

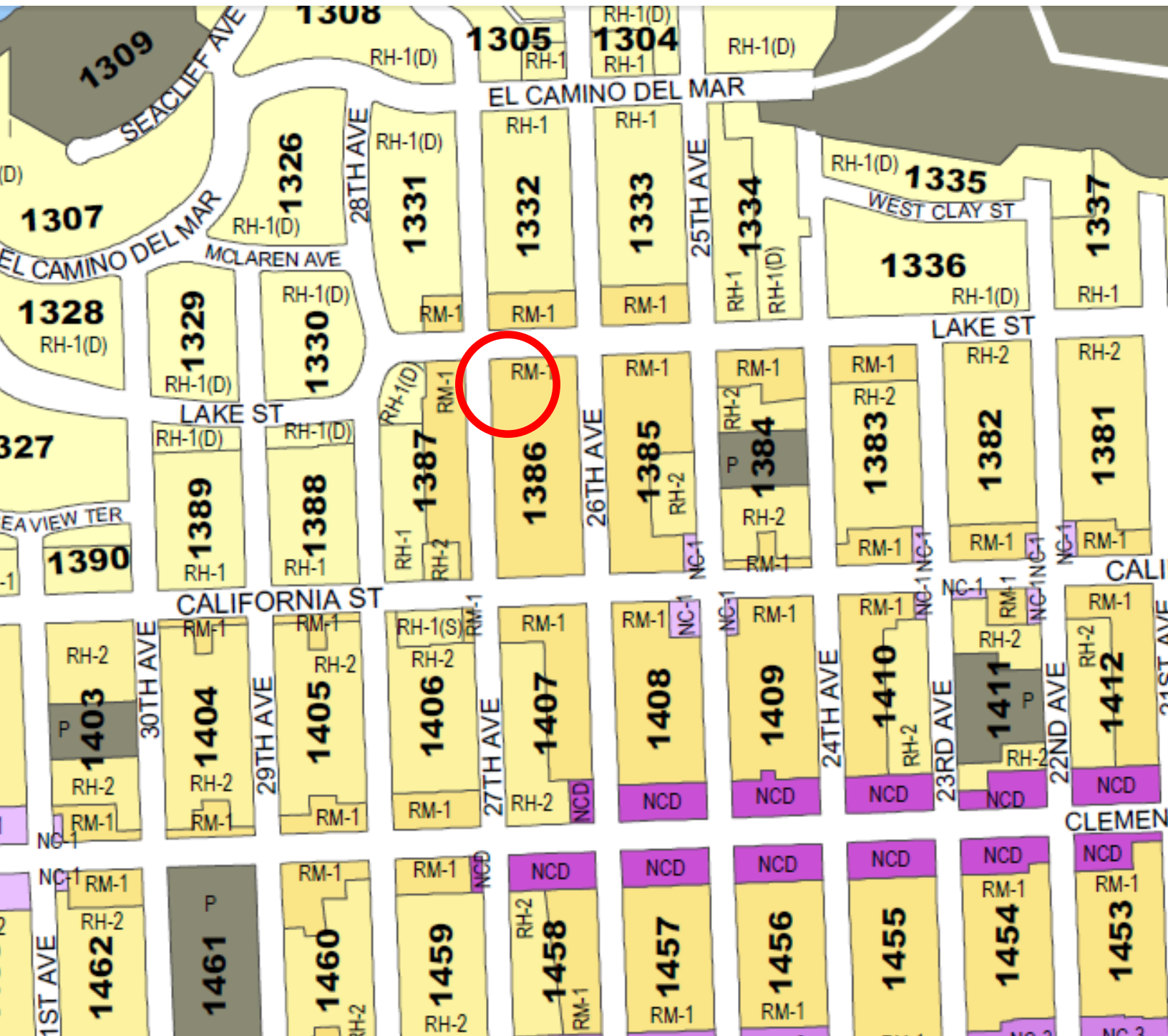


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-003258CUA
218 27th Avenue

Zoning Map



Conditional Use Authorization Hearing
Case Number 2016-003258CUA
218 27th Avenue

Site Photo

Street Frontage



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2016-003258CUA
218 27th Avenue

Proposed Rendering

Original Submittal (left) and Current Project (right)



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SAN FRANCISCO PLANNING DEPARTMENT

Design Review Checklist

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The project proposes to demolish a non-historic two-story, single-family dwelling and construct a new four-story, 3-unit residential building. Project will utilize maximum height and lot coverage for three units, where four dwelling units are permitted (1 du/800 sq. ft. of lot area).

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?			X
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?			X
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: No front setback is required. Project uses rear yard averaging and a 3.5 foot one-story pop out to maximize the building footprint as allowed per Code.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?		X	
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: Building Scale: RDAT recommends a minimum 15 foot setback at the front wall of the top story to comply with Residential Design Guidelines.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?	X		

Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: Project does not contain bay windows or dormer windows. The block face is mixed character with many post-1960 construction multi-family buildings.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?			X
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: Mixed character block face consisting mainly of "Richmond Specials" constructed in the 1960s and 1970s.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 - 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building			X

maintained?			
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Preservation designation is Type C, not a historic resource.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
218 27th Avenue		1386/038	
Case No.	Permit No.	Plans Dated	
2016-003258ENV		01/07/2016	
<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. Demolish existing two-story single-family home and construct a four-story building containing three residences and three parking spaces.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <div style="float: right; font-size: small;"> Digitally signed by Jean Poling DN: c=US, o=San Francisco Planning Department, ou=City Planning, ou=Environmental Planning, cn=Jean Poling email=jean.poling@sfgov.org Date: 2016.05.16 15:02:23 -0700 </div>	

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

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

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

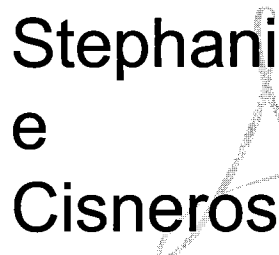
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement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

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

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

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input checked="" type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i> : Per PTR form signed on June 21, 2016
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Stephanie Cisneros <div style="float: right; font-size: small;"> Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.06.29 14:23:13 -0700 </div>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A. Cisneros Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature:  <div style="font-size: small;"> Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.06.29 14:23:13 -0700 </div>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**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. ATEX FORM	

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

PRESERVATION TEAM REVIEW FORM

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

Preservation Team Meeting Date:		Date of Form Completion	6/14/2016
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	218 27th Avenue	
Block/Lot:	Cross Streets:	
1386/038	Lake Street & California Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2016-003258ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

DATE OF PLANS UNDER REVIEW:	01/07/2016
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Richard Brandi (dated April 29, 2016).	
Proposed Project: Demolish existing two-story single-family home and construct a four-story building containing three residences and three parking spaces.	

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

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

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

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Richard Brandi and information found in the Planning Department files, the subject property at 218 27th Avenue contains a one-story-over-garage, wood-frame, single-family residence constructed in the early 1900s. No original building permit was found to determine exact date of construction, architect, or builder. A water tap record application was filed in 1904 for a one-story, 800 square-foot building, which was shown in the 1905 Sanborn map as located at the rear of the lot at full width but just short of the property line. The 1913 Sanborn map shows a one-story house with a flat facade and full width porch in the location of the current building and also shows a small building at the rear of the lot (different from the structure identified in the 1905 map). The 1950 Sanborn map shows a one-story-over-garage house with an angled bay and a full-width rectangular addition at the rear of the building and no longer shows the small building at the rear. For purposes of this review, the construction date for the current residence is narrowed to sometime between 1905 and 1913.

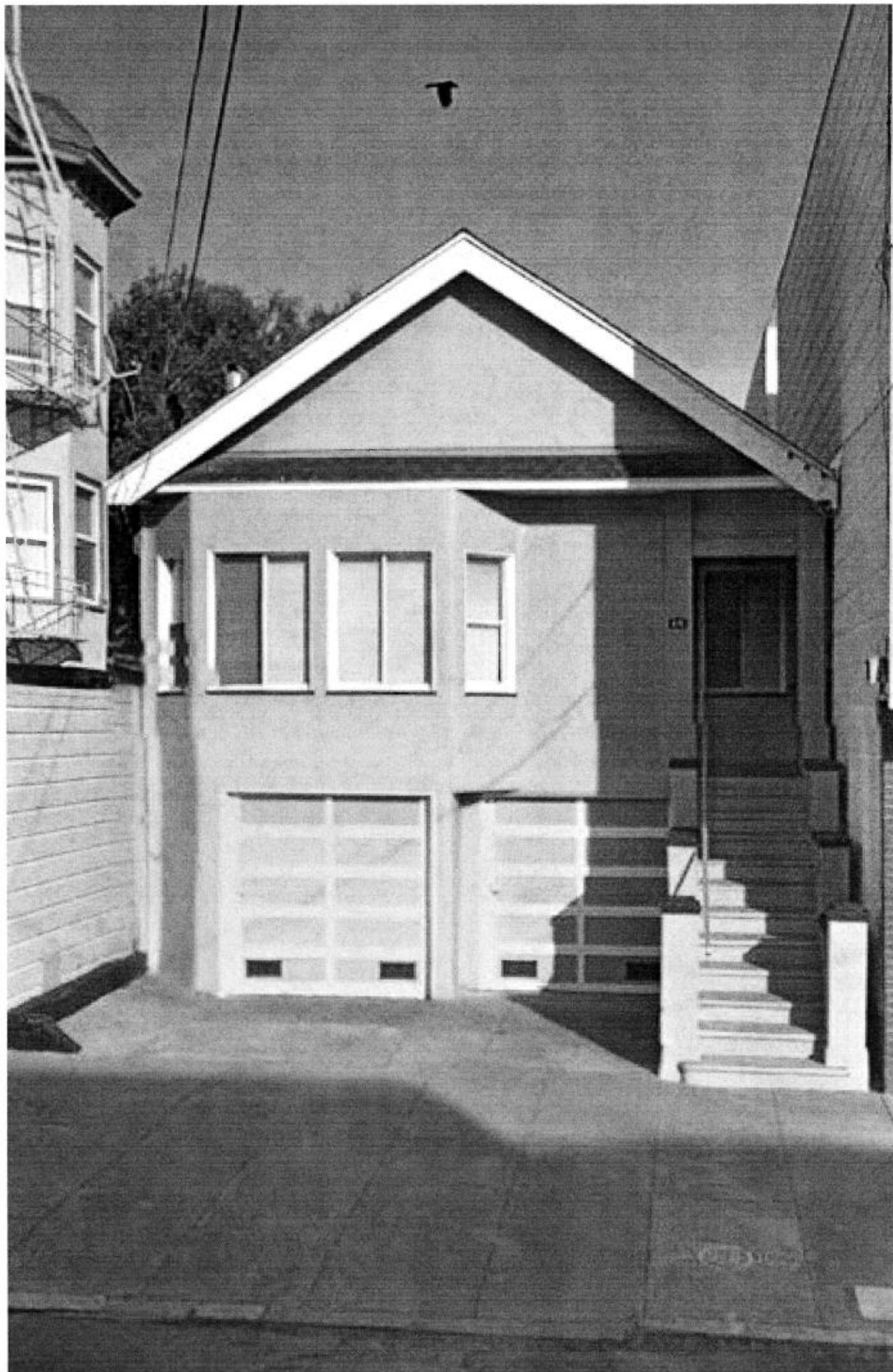
The original owner of the building was Francis W. Smiley, a laundry worker, and his wife Mary. The Smiley family owned and occupied the building from the time of its construction until 1938. The building has been owner-occupied for a majority of its existence. Known alterations to the property include: changing the front of the "old" building from a hipped to gabled roof, adding a portion of the old front porch to the living room, and changing the stairs from the center to the right side (1915); and re-roofing (2008). In comparing the current building to historic photos, it appears that other changes that have also occurred include: removing original siding and stuccoing the exterior; replacing windows; and replacing the garage doors.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular cottage that has been stripped of any character-defining features. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block that exhibits a variety of vernacular architectural styles and construction dates ranging from early 1900s to 2000. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-21-2016





SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) July 10, 2017

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 218 27th Ave
Assessor's Block/Lot: 1386/038
BPA # / Case #: 2016.07.05.1544/2016-0037

Project Type

- ☐ Merger – Planning Code Section 317
- ☒ Enlargement / Alteration / Reconstruction – Planning Code Section 181
- ☐ Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- ☐ Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- ☒ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14)
- ☐ 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14)
- ☐ 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years)

Sincerely,

Laura Ajello

Planner

Digitally signed by Laura Ajello
DN: cn=Laura Ajello, ou=City Planning, ou=Current Planning,
email=Laura.Ajello@sfgov.org
Date: 2017.07.10 13:20:52 -0700

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 218 27th Ave.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
 - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
 - o See attached documents.

Signed:



Dated:

7-11-17

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

The Toboni Group

PROPERTY OWNER'S ADDRESS:

3364 Sacramento Street
San Francisco, CA 94118

TELEPHONE:

(415) 828-0717

EMAIL:

j@tobonigroup.com

APPLICANT'S NAME:

Same as Above ☒

APPLICANT'S ADDRESS:

TELEPHONE:

()

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Ilene Dick

Same as Above ☐

ADDRESS:

Farella Braun + Martel, LLP
235 Montgomery
San Francisco, CA. 94104

TELEPHONE:

(415) 954-4958

EMAIL:

idick@fbm.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

Same as Above ☐

ADDRESS:

TELEPHONE:

()

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

218-27th Avenue

ZIP CODE:

94121

CROSS STREETS:

Lake and California Streets

ASSESSORS BLOCK/LOT:

1386 / 038

LOT DIMENSIONS:

25'x120'

LOT AREA (SQ FT):

2,996

ZONING DISTRICT:

RM-1

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

(Please check all that apply)

- ☐ Change of Use
☐ Change of Hours
☒ New Construction
☐ Alterations
☒ Demolition
☐ Other Please clarify:

ADDITIONS TO BUILDING:

- ☐ Rear
☐ Front
☐ Height
☐ Side Yard

PRESENT OR PREVIOUS USE:

Single family home

PROPOSED USE:

3- dwelling units

BUILDING APPLICATION PERMIT NO.:

201607051548 - new const

DATE FILED:

201607051548 - demo

7/5/16

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1		3	3
Hotel Rooms				
Parking Spaces	2		3	3
Loading Spaces				
Number of Buildings	1		1	1
Height of Building(s)	25'		40'	40'
Number of Stories	2		4	4
Bicycle Spaces			3	3
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,200		5,245	5,245
Retail				
Office				
Industrial/PDR <small>Production, Distribution, & Repair</small>			950	950
Parking	800			
Other (Specify Use)				
TOTAL GSF	2,000		6,195	6,195

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

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Table 209.2 requires conditional use authorization for removal of dwelling units in RM-1 districts. Section 317(g)

(5)(A)-(R) requires findings regarding the proposed dwelling unit removal .

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

See attached.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

7. That landmarks and historic buildings be preserved; and

See attached.

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

See attached.

Estimated Construction Costs

TYPE OF APPLICATION:	
CU	
OCCUPANCY CLASSIFICATION:	
R-2	
BUILDING BY:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	
6,540 gsf	BY PROPOSED USES:
	Residential - 5,530
	Garage - 1,010
ESTIMATED CONSTRUCTION COST:	
\$1,415,000	
ESTIMATED PREPARED BY:	
Ilene Dick	
TOTAL COST:	
\$11,430.30	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____

Date: _____

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

Joseph To Bani
 Owner / Authorized Agent (circle one)
Mgr 218 - 27th Ave LLC

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent and a department staff person.

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

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

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

PROJECT DESCRIPTION

218-27th Avenue

The proposed Project will replace a vacant, previously owner-occupied, 2-story, approximately 2,000 sf single-family home- consisting of a total of 3 bedrooms, 2-attached 1-car garages at grade with separate entries and a single curb cut of approximately 27' with a 4-story, 3-unit residential building over a 3-car attached garage at grade. The 3,000 sf site is located on 27th Avenue between Lake and California Streets. It is zoned RM-1, which permits the proposed 3 units as of right and is within a 40-X height and bulk district.

The new building's mass will be broken up into 3 levels with varying setbacks at alternate levels to provide visual interest and create a vibrant identity for site. Along with the setbacks and light colored texture and differentiated materials used on the building, each floor is provided with significant natural light. Color and texture variations are provided by the dark anodized aluminum doors and windows set against stained wood siding and limestone tile and stucco. A new 10' curb cut will be created for access to the 3-car garage and the 3 Class 1 bicycle parking spaces. Two new street trees will be planted on each side of the curb cut. The building entry will be on the north side.

There are varied private open space options for the 3 units. There is a 495 sf private rear yard at grade at the lower level of Unit #1. The lower level of Unit #2 has a 180 sf deck facing 27th Avenue. The upper level of Unit #3 has a 325 sf private wrap-around deck facing 27th Avenue and a 260 sf wrap-around rear deck. There is also a roof deck of 500 sf for the private use of all 3 units. Total private open space is 1,600, far in excess of the required 300 sf of private open space.

The Project will provide the 3 Code-required parking spaces in 2 at-grade garages. With a 10-foot opening, the existing curb cut will be reduced, consistent with City policy. The 3 required Class-1 bicycle parking spaces will be located in the garage level.

CONDITIONAL USE FINDINGS

218-27th AVENUE

Under Section 303(c), the Commission may authorize a conditional use after finding that:

(1) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or community.

The Project is necessary and desirable for the neighborhood because it will add 3 family sized units to the neighborhood in a stunning design that breaks up the massing along the streetface and the side yards with decks and large and small windows framed in a dark metal against a light tile and wood finish. The windows provide a generous amount of sunlight into the interior while avoiding the loss of privacy in adjacent buildings. The Project will also bring the site into greater conformance with the scale and character of development on the blockface, which consists of off-street parking at grade with 2-4 stories of residential units above.

The Project provides the required 3 off-street parking spaces accessed by a 10' curb cut and garage door. Behind the garage is the lower level of Unit 1, which opens directly onto a 495 sf, 20' deep rear yard. Additional open space is provided on the second level to Unit 2 in the form of 180 sf deck accessed directly from the living room. The upper level of Unit 3 has its own 260 sf private deck. A 500 sf deck, accessed from internal stairs on both sides of the building caps off a total of 1,600 sf of private usable open space. That exceeds the required amount of private usable open space by 1,300 sf.

The existing single family home was vacated by its last owner. Its approximately 1,200 sf of residential use was limited to the first floor, where 3 small bedrooms are located. Each new unit will contain 3-bedrooms, for a total of 9 bedrooms. Severe competition for family-sized units in neighborhoods like the Outer Richmond is great due to its predominant residential use, numerous transit options and proximity to neighborhood retail serving uses and parks and playgrounds.

With these 3 units, the Project will bring new families to the neighborhood and replace a vacant single-family home with an active, medium-density housing project with off-street bicycle and car parking, generous private open space and an exciting design.

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

(A) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures:

The size and shape of the site is adequate for accommodating a medium-density residential development of 3-family sized units, consisting of 3 bedrooms each. The massing, scale, articulation and setback of the building prevent it from overpowering the site or the scale of this predominantly, medium-dense residential neighborhood. The height and overall massing of the Project are appropriate for the site and the neighborhood. The building has been carefully designed to provide adequate light and air to each of the proposed dwelling units. To maximize private open space on the site, the Project provides substantial open space in areas accessible to each unit for a total of 1,600 sf of usable private open space.

(B) 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:

Given the proximity of the Project site to Geary Boulevard and California Street, the Project site has easy access to the 1-California, 29-Sunset and 38-Geary lines. Those lines provide transit alternatives to driving and connections to numerous other regional transit destinations on BART, Golden Gate Transit, MUNI, and SamTrans and in neighborhoods throughout the City. The Project provides the required (1:1) 3 off-street parking spaces at-grade. It also provides the required 3-Class 1 bicycle parking spaces (no Class 2 spaces are required),

which offers another easily available travel option from this location to worksites in the Financial District and SOMA by bus lines that travel to worksites closer to those areas.

(C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor:

The Project, which is residential in nature, will not emit any noxious odors or other offensive emissions. All window glazing will comply with the Planning Code and relevant design guidelines to eliminate or reduce glare. During construction, appropriate measures will be taken to minimize dust and noise as required by the Building Code.

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

The garage is at grade and is fully screened from view by its door. All of the proposed private open space will include appropriate landscaping and related amenities.

(3) That such use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project is consistent with and will not adversely affect the General Plan.

General Plan Conformity.

The Project will affirmatively promote the following objectives and policies of the General Plan and complies with the Planning Code and furthers the following objectives and policies of the General Plan.

GENERAL PLAN CONSISTENCY

Housing Element

OBJECTIVE 1: Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.

OBJECTIVE 4: Foster a housing stock that meets the needs of all residents across lifecycles.

OBJECTIVE 5: Ensure that all residents have equal access to available units.

OBJECTIVE 11: Recognize the diverse and distinct character of San Francisco's neighborhoods.

Transportation Element

OBJECTIVE 11: Establish public transit as the primary mode of transportation in San Francisco and as a means through which to guide future development and improve regional mobility and air quality.

Policy 11.3: Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 34: Relate the amount of parking in residential 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.

SECTION 101.1
PRIORITY POLICY FINDINGS
218-27th AVENUE

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

The site contains a long-vacant single-family home with 2-attached garages. The proposed Project will replace that use with 3 family-sized units, each containing 3 bedrooms for an average unit size of 1,748 sf. The immediate neighborhood surrounding the project is predominantly residential, with similarly configured residential buildings of garages below 2-4 stories on nearby blocks. It is within walking distance of the numerous retail businesses on Geary Boulevard, Clement Street and California Street. The 3 new families that will be moving into the neighborhood will provide new customers for the expanded neighborhood's retail uses and potentially be employed in and/or own and operate a new or existing neighborhood-serving business.

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

The proposed project provides 3 new family-sized housing units in place of a long-vacant, single family home. Each of the proposed 3 new units will contain 3 bedrooms. The Project retains the prevailing development pattern and character of the neighborhood by providing the established building configuration of 2-4 stories of residential use over a ground level garage. Given the thoughtful design of the building, the project will provide a distinct identity at this site and enliven neighborhood character due to its unique massing, density, and transparency. It also includes generous private open space for each unit to enhance the buffer between it and adjacent properties. Also notable are the numerous openings on all sides of the building, maximizing light into the units. This style of large street-facing windows and setbacks is prevalent on this blockface. By tripling the number of units on site, the Project will preserve and further the cultural and economic diversity of this neighborhood by providing 3 family-sized units in a neighborhood already home to numerous families in similarly sized 2-3 bedroom units.

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

The Project does not affect any affordable housing. Compliance with Section 415 is triggered by ten units. The existing vacant single family home is not affordable having sold in 2015 for \$1.612M. The Project provides 3 units, consistent with the site's 1:800 density limit.

4. That commuter traffic not impede Muni transit service or overburden our streets and neighborhoods.

The Project will be served by 3-off-street parking spaces and 3 Class 1 bicycle spaces. It will not cause the loss of on-street parking because the existing vacant single-family home already provides a 27' wide curb cut for access to the existing 2-garages. The Project will reduce the curb cut to 10' for the Project's garage.

Because off-street parking already exists, there is little impact on on-street parking or access to bus stops for the MUNI lines in the neighborhood. The site is within walking distance of the 1-California, 29-Sunset and 38 Geary lines. All of these transit options provide direct connections to BART, SAMtrans and other MUNI lines.

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

This project will not result in displacement of industrial and service sectors due to commercial office development because the project is replacing a long-vacant single-family home with 3 family-sized units, any of which may be occupied by employees in the City's industrial and service sectors.

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

The existing vacant building will be demolished to enable project construction. The new building will be built in compliance with the current Building Code requirements for seismic safety. The building plans will be reviewed by the Department of Building Inspection (DBI). Such review will ensure that the project is built to protect against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved.

The existing building is not a landmark. It also does not qualify as a historic building or an historic resource under CEQA or the Planning Department's preservation guidelines. Its demolition will not result in the loss of a historic building or a landmark.

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

The proposed project will comply with the existing height limit. There are no nearby scenic vistas or parks and open space under Recreation and Park Department ownership that would be affected by the project. As a result, the proposed project will not have an adverse impact on access to sunlight and vistas for nearby parks and open space in comparison to the existing building.

218-27th AVENUE
SECTION 317 FINDINGS FOR DEMOLITION
OF A VACANT, 2-UNIT BUILDING

(5) **Residential Demolition.** The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

- (A) whether the property is free of a history of serious, continuing Code violations;
There are no pending or historic Building Code complaints on this property.
- (B) whether the housing has been maintained in a decent, safe, and sanitary condition;
The absence of complaints to the Department of Building Inspection strongly suggests that the housing is safe and sound.
- (C) whether the property is an "historical resource" under CEQA;
The Planning Department's Class 1 and Class 3 categorical exemption, issued on June 21, 2016 determined that the existing building is not an historic resource. On the Property Information Map, the building is listed as a Category C-No Historic Resource Present.
- (D) whether the removal of the resource will have a substantial adverse impact under CEQA;
Given the redesignation of the Property to Category C by Planning preservation staff in the Categorical Exemption for the Project, removal of the single-family home building will not result in a substantial adverse impact to any historic resources.
- (E) whether the project converts rental housing to other forms of tenure or occupancy;
The Project involves only new construction. The prior owner-occupant of the single-family home lived there until 2014. The proposed 3 units of family-sized ownership housing, each unit consisting of 3 bedrooms, will not result in the conversion of rental housing to ownership housing.
- (F) whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;
Although built prior to 1979, the existing, vacant single family home is not subject to the Residential Rent Stabilization and Arbitration Ordinance because there is no evidence that it was tenant occupied at or after 1979.
- (G) whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
The Project will replace an existing, vacant single-family home in order to maximize the density on the site and provide much-needed new, family-sized housing with off-street parking. Although the existing housing will not be conserved as a result of the Project, the surrounding neighborhood's cultural and economic diversity will be enhanced by the presence of 3 new families in the 3 proposed family-sized units.
- (H) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
The Project conserves neighborhood character by replacing a vacant, relatively small single family home with the activities of 3 families who will contribute to and enliven the neighborhood diversity. By providing a building that is consistent and compatible with the prevailing development

pattern and neighborhood character on the Project and surrounding blocks, the project enables numerous families to live in a building together and enhance the neighborhood's economic and cultural diversity. Replacement of the existing vacant single family building with the proposed Project's well-designed and articulated features, and with its generous private open space and light, will contribute to the preservation of the surrounding neighborhood's character and economic diversity.

- (I) whether the project protects the relative affordability of existing housing;
The existing vacant single family home proposed for demolition sold for \$1.612M in 2015. It is not an affordable unit. The 3 new, 3-bedroom family-sized units will be owner-occupied, market rate units. By providing 3 new family-sized units, the Project contributes, even if only nominally, to the filtering of housing. As a result of the Project, the 3 bedroom units that were occupied by the future owners of the 3 new units could be made more affordable to middle-and lower-income households in need of 3-bedroom units.
- (J) whether the project increases the number of permanently affordable units as governed by Section 415;
No affordable units are required to be produced by the Project because it does not exceed the 10-unit threshold that triggers compliance with Section 415.
- (K) whether the project locates in-fill housing on appropriate sites in established neighborhoods;
The Outer Richmond is an established neighborhood. Demolition of the single-family home and its replacement with the Project is a *de facto* infill Project. It will provide 3 family-sized units consisting of 3 bedrooms each, for a total of 9 bedrooms. To enhance the livability of the units, the Project provides generous open space directly accessible by each unit and a roof deck for use by all residents. The site is well-served by transit and is close to numerous neighborhood-serving retail uses as well as parks, playgrounds and the beach.
- (L) whether the project increases the number of family-sized units on-site;
The existing vacant building has 1 unit, totaling 3 bedrooms. The Project, which includes 3 units with 3 bedrooms each, increases the number of family-sized units on site by 2 units.
- (M) whether the project creates new supportive housing;
The Project does not provide any supportive housing.
- (N) whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
The Project's design is eye-catching. Like much of this block, the design minimizes the building's mass with alternating setbacks, providing large and small windows, which here are framed in dark metal against light colored building materials of differing textures, and providing generous private open space. In doing so, it follows the portions of the Residential Design Guidelines that encourage setbacks, generous open space, and minimal impacts on adjacent neighbors' light, air and privacy.

- (O) whether the project increases the number of on-site Dwelling Units;
The vacant residential building is a single-family home. The Project will increase the number of dwelling units to 3, resulting in a net increase of 2 dwelling units on the site and in compliance with the site's density limits.
- (P) whether the project increases the number of on-site bedrooms;
The vacant residential building has 3 bedrooms. The Project's 3 units will provide a total of 9 bedrooms, an increase of 6 on-site bedrooms.
- (Q) whether or not the replacement project would maximize density on the subject lot;
Under the site's RM-1 zoning, the 3,000 sf site's density is 1:800, allowing a total of 4 units. The density for the existing vacant building is 1:3,000. The Project increases the site's density to 1:1,000.
- (R) if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.
The existing vacant, single-family home proposed for demolition is not subject to the Residential Rent Stabilization and Arbitration Ordinance as it was continuously owner-occupied. The Project replaces the existing, vacant 3-bedroom unit with 3, 3-bedroom units. Residential use in the single family building (excluding parking and storage) is approximately 1,200 sf. Thus, each of the Project's new 3-bedroom units is larger than the existing home, but offers the same bedroom count as the vacant single family home. The Project thus triples the number of 3-bedroom units on this site.



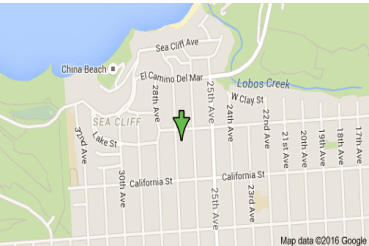
DRAWING INDEX

- A0.0 SHEET INDEX / PROJECT DATA
- A0.1 PROPOSED BUILDING RENDERED IN CONTEXT
- A0.2 SITE SURVEY
- A0.3 BLOCK FACE PHOTOS AT 27TH AVENUE
- A0.4 PHOTOS OF SUBJECT SITE / BUILDING
- A0.5 GREEN BUILDING SITE PERMIT CHECKLIST
- A1.0 EXISTING SITE PLAN
- A1.1 EXISTING FLOOR PLANS
- A1.2 EXISTING ROOF PLAN
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- A2.0 PROPOSED SITE PLAN
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- A3.0 PROPOSED FRONT ELEVATION
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- A4.1 PROPOSED BUILDING / SITE SECTION
- A4.2 PROPOSED TRANSVERSE SECTION

SCOPE OF WORK

CONSTRUCTION OF A NEW THREE UNIT RESIDENTIAL BUILDING ON THREE LEVELS ABOVE GARAGE. DEMOLITION OF EXISTING ONE STORY OVER GARAGE STRUCTURE.

LOCATION MAP



BUILDING AREA CALCULATIONS

LOT SIZE: 3,000 S.F.

OCCUPANCY	NET AREA (S.F.)	GROSS AREA	PRIVATE USABLE OPEN SPACE	COMMON USABLE OPEN SPACE
RESIDENTIAL - LEVEL 1	800	875	—	745 (UNITS 1 & 2)
RESIDENTIAL - LEVEL 2	1,515	1,595	—	—
RESIDENTIAL - LEVEL 3	1,570	1,625	—	—
RESIDENTIAL - LEVEL 4	1,120	1,200	360 (UNIT 3)	—
GARAGE	950	1,010		
ROOF			495 (UNIT 3)	
TOTAL	5,800	6,305	855	745

UNIT AREA / BEDROOM COUNT TABLE

OCCUPANCY	NET AREA (S.F.)	GROSS AREA	# OF BEDROOMS
UNIT 1	1,320	1,390	3
UNIT 2	1,550	1,630	2
UNIT 3	2,135	2,265	3

PLANNING CODE ANALYSIS TABLE

TOPIC / CODE SECTION	REQUIRED/ALLOWED	PROVIDED
ZONING	RM-1	RESIDENTIAL USE
DENSITY (209.2)	1 UNIT PER 800 S.F.	(3) THREE BEDROOM UNITS
HEIGHT (260.a.1.C)	40' ALLOWED AT MIDPOINT OF CURB	40' AT MIDPOINT OF CURB ON 27TH AVE.
HEIGHT (260.b.1.B)	10' TO 16' ALLOWED ABOVE ROOF	MAX. 8'-6" HT. AT STAIR PENTHOUSE
HEIGHT EXEMPTION AREA (260.b.1.B)	20% OF OVERALL ROOF AREA	10% FOR STAIR PENTHOUSES
BULK	X - NO BULK SETBACK REQUIREMENT	MASS REDUCTION AT 3RD & 4TH LEVELS
SETBACKS (712.12)	25% BASED ON AVG. OF ADJACENT BLDGS.	30'-0" (25% OF LOT DEPTH)
COMMON USABLE OPEN SPACE (135)	133 S.F. PER UNIT	745 S.F. @ YARD AREA FOR UNITS 1 & 2
PRIVATE USABLE OPEN SPACE (135)	100 S.F. PER UNIT	855 S.F. AT 3 DECK AREAS FOR UNIT 3
BICYCLE PARKING (155.2.11)	1 SPACE PER RESIDENTIAL UNIT	(3) @ 1 SPACE PER RESIDENTIAL UNIT
BELOW MARKET RATE UNITS (415)	NONE REQUIRED FOR A THREE UNIT BLDG.	NONE
STREET TREES (138.1.c.1)	1 TREE PER 20 FT. OF FRONTAGE	2 NEW STREET TREES PROVIDED

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SHEET INDEX / PROJECT DATA

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: N/A
DRAWN: ML
SHEET:

A0.0



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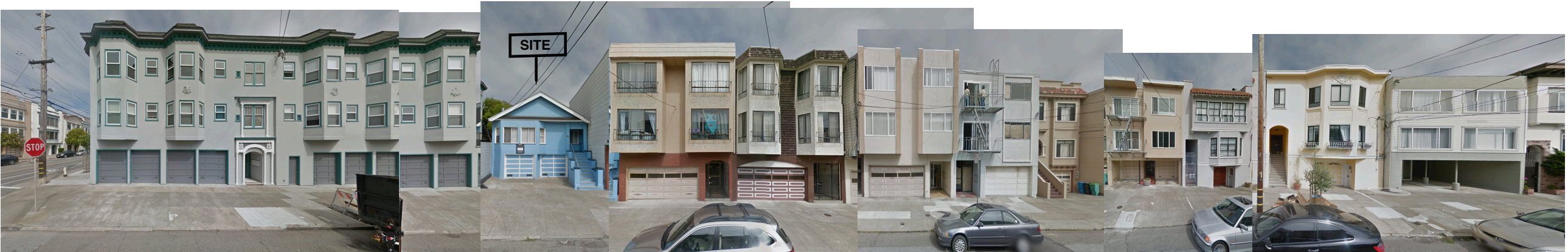
PROPOSED BUILDING
RENDERED IN CONTEXT

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38 SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: N/A
DRAWN: ML
SHEET:

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BLOCKFACE PHOTO OF EAST SIDE OF 27TH AVENUE (SITE SIDE OF STREET)



BLOCKFACE PHOTO OF WEST SIDE OF 27TH AVENUE (OPPOSITE SITE SIDE OF STREET)

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BLOCKFACE PHOTOS

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: AS SHOWN
DRAWN: ML
SHEET:

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REAR VIEW OF SITE



VIEW OF SITE LOOKING EAST



SIDE VIEW OF SITE LOOKING SOUTH



SIDE VIEW OF SITE LOOKING NORTH

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PHOTOS OF SITE

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: AS SHOWN
DRAWN: ML
SHEET:

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Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 218 27TH AVENUE RESIDENCES	Block/Lot 1386 / 038	Address 218 27TH AVENUE
Gross Building Area 6,540 S.F.	Primary Occupancy RESIDENTIAL	Design Professional/Applicant: Sign & Date MICHAEL LEAVITT
# of Dwelling Units 3	Height to highest occupied floor 40'-0"	Number of occupied floors 4

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used .

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS						
	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commerical Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	²	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAo6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAo6).	●	n/r

Revisions By



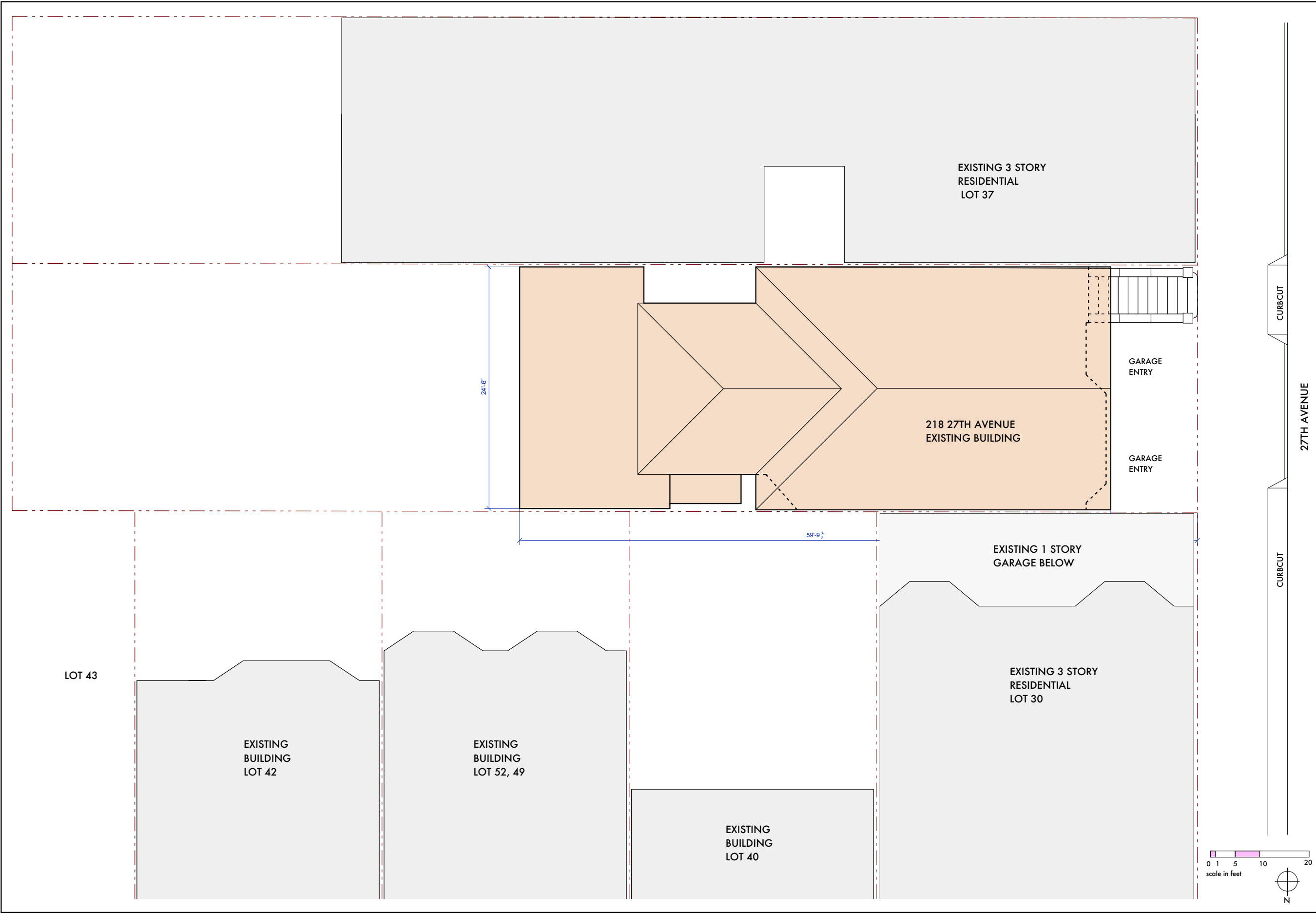
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GREEN POINT CHECKLIST

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: AS SHOWN
DRAWN: ML
SHEET:

A0.5



Revisions

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EXISTING SITE PLAN

218 27TH AVENUE RESIDENCES

BLOCK 1386 LOT 38

SAN FRANCISCO, CA

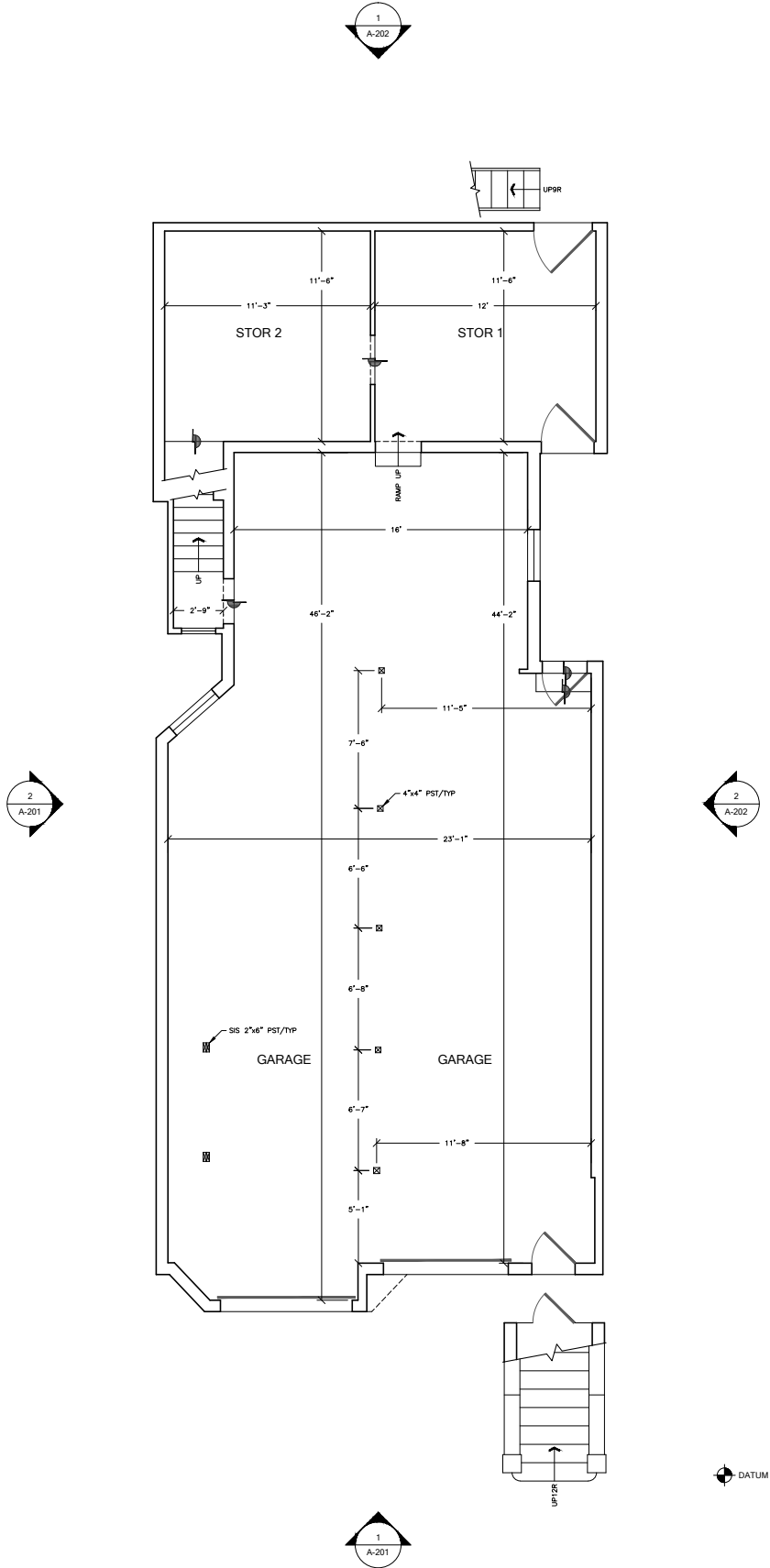
DATE: 16 JUNE 2017

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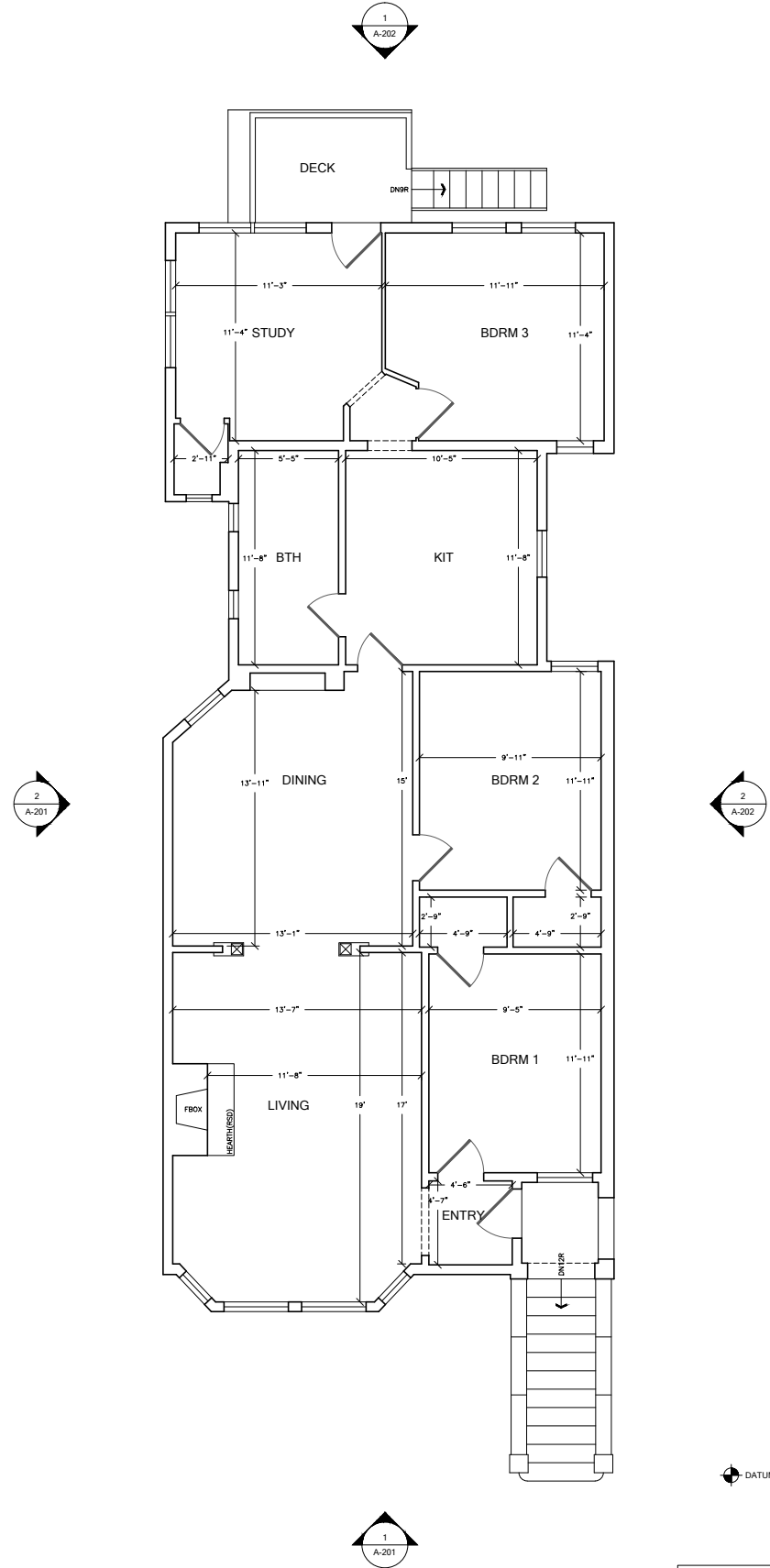
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1 EXISTING GARAGE LEVEL PLAN
1,362 SQFT INTERIOR



1 EXISTING ENTRY LEVEL PLAN
1,348 SQFT INTERIOR
136 SQFT EXTERIOR

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS OTHERWISE NOTED.
NOTE C:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

ASBUILT CONDITIONS
www.asbuiltconditions.com

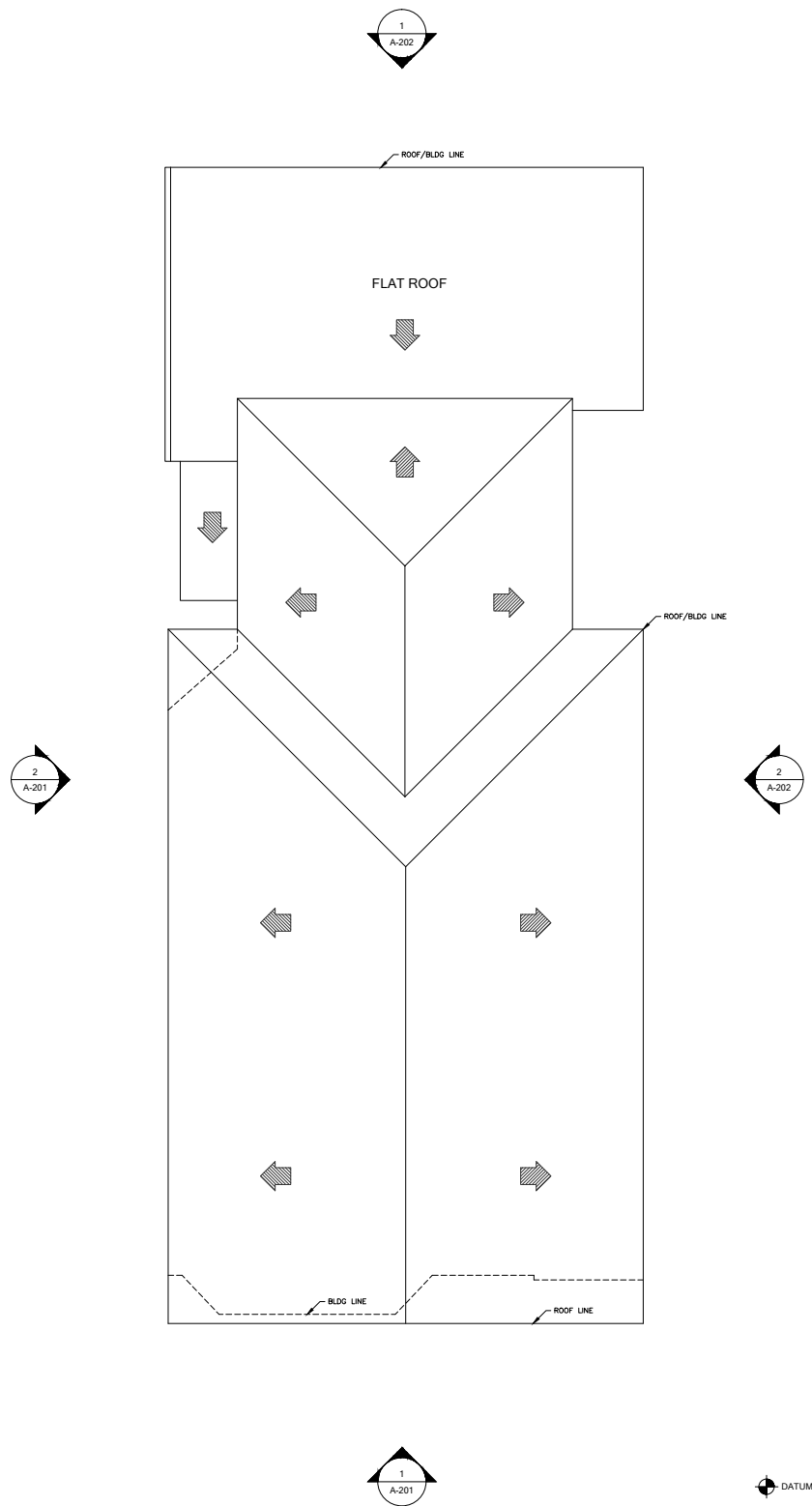
SF (415) 230-0452
LA (323) 284-7817
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THIS DRAWING IS THE RESULT OF AN ARCHITECTURAL SURVEY AND SHOULD BE USED FOR GENERAL INFORMATION ONLY. IT IS NOT TO BE USED FOR DESIGN, LEASING, AND GENERAL PLANNING. IT SHOULD NOT BE USED FOR PURCHASES OF SPECIFIC ITEMS WITHOUT FIELD VERIFICATION.

218 27TH AVE
SAN FRANCISCO, CA 94121
FLOOR PLAN

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#: 218_SF
3/14/2016

A1.1
28 JUNE 2016
SCALE: 1/4"=1'-0" 2 OF 4



1 EXISTING ROOF PLAN
1,420 SQFT

ASBUILT CONDITIONS
www.asbuiltconditions.com

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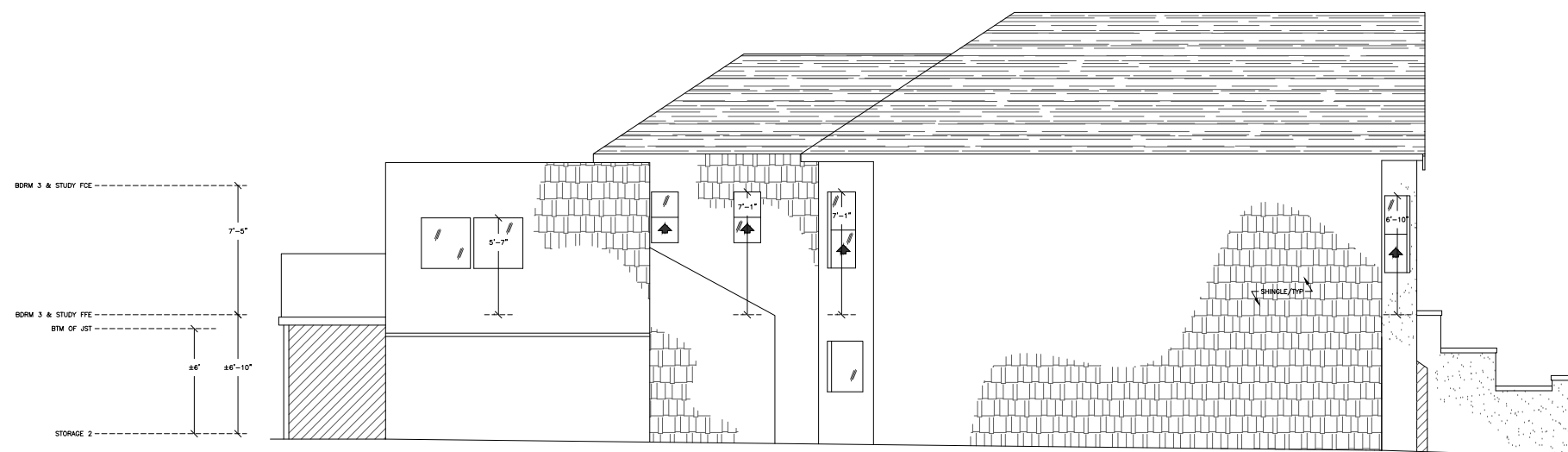
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218 27TH AVE
SAN FRANCISCO, CA 94121
ROOF PLAN

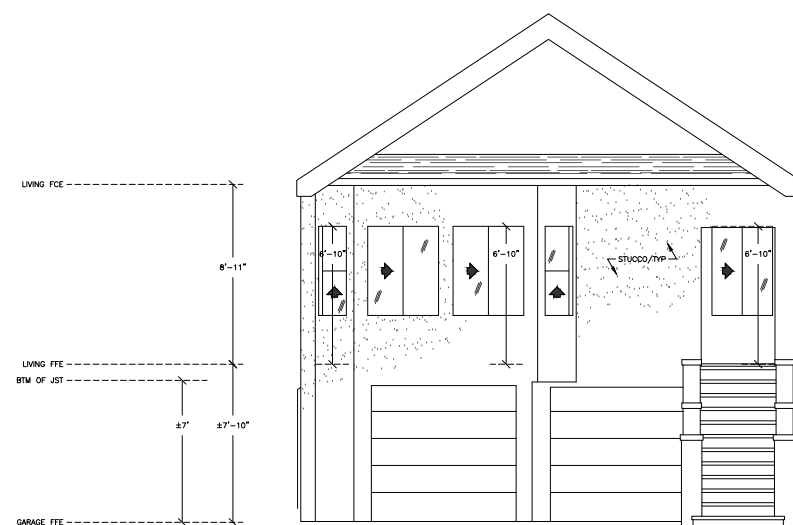
FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT# 218_SF
3/14/2016

A1.2
28 JUNE 2016

SCALE: 1/4"=1'0" 1 OF 4



2 EXISTING NORTH ELEVATION



1 EXISTING WEST ELEVATION

THESE ARE BASIC ELEVATIONS.
NO BUILDING ORNAMENTATION SHOWN.

ASBUILT CONDITIONS
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DISCLAIMER

DISCLAIMER

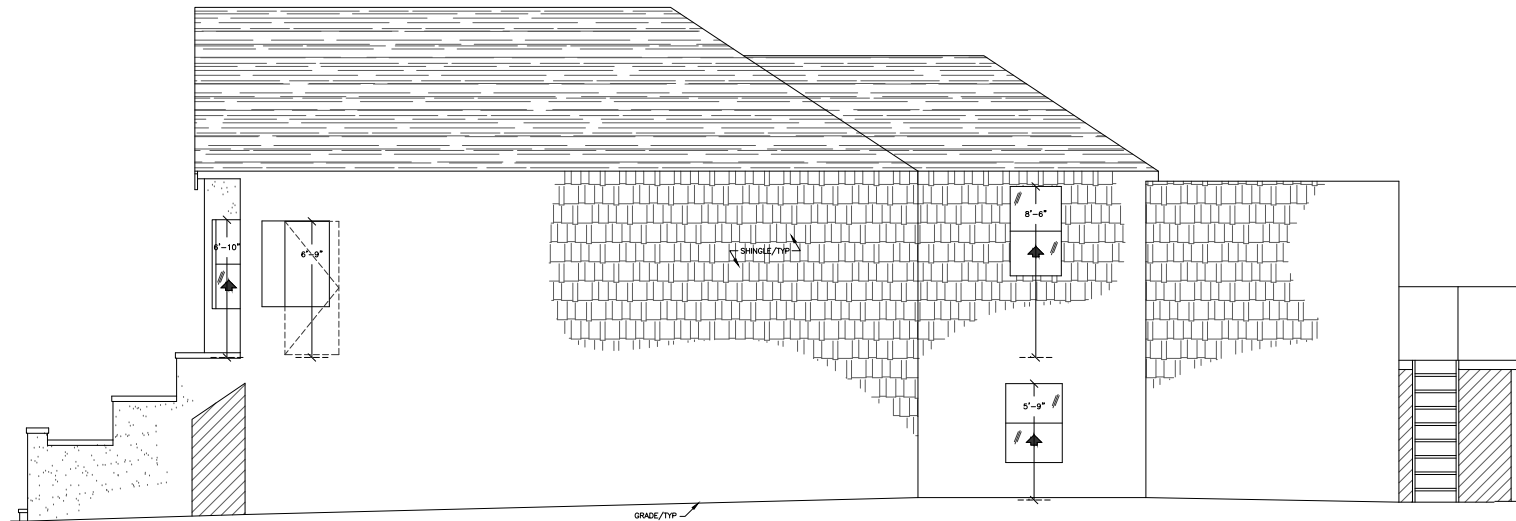
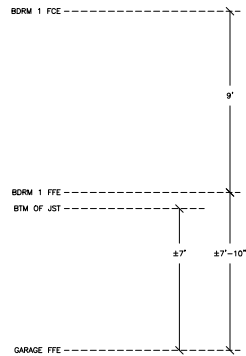
218 27TH AVE
SAN FRANCISCO, CA 94121

ELEVATIONS

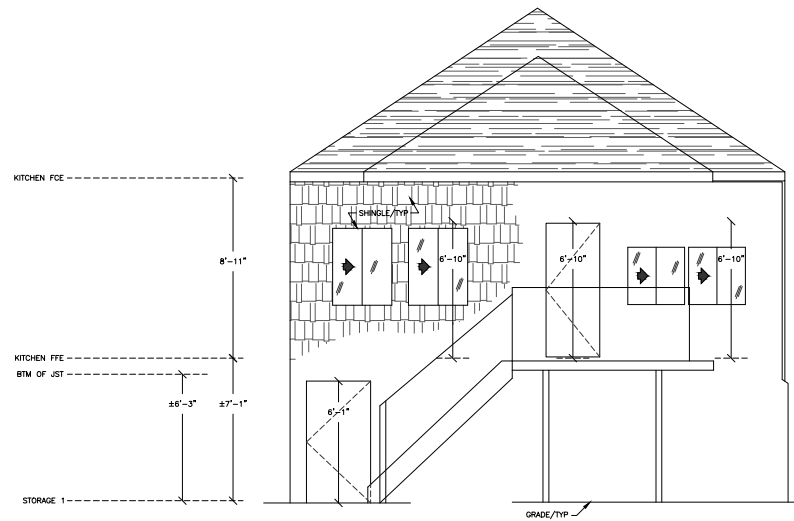
FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT#_218_SF
3/14/2016

A1.3
28 JUNE 2016

SCALE: 1/4"=1'0" 3 OF 4



② EXISTING SOUTH ELEVATION



① EXISTING EAST ELEVATION

THESE ARE BASIC ELEVATIONS.
NO BUILDING ORNAMENTATION SHOWN.

ASBUILT CONDITIONS
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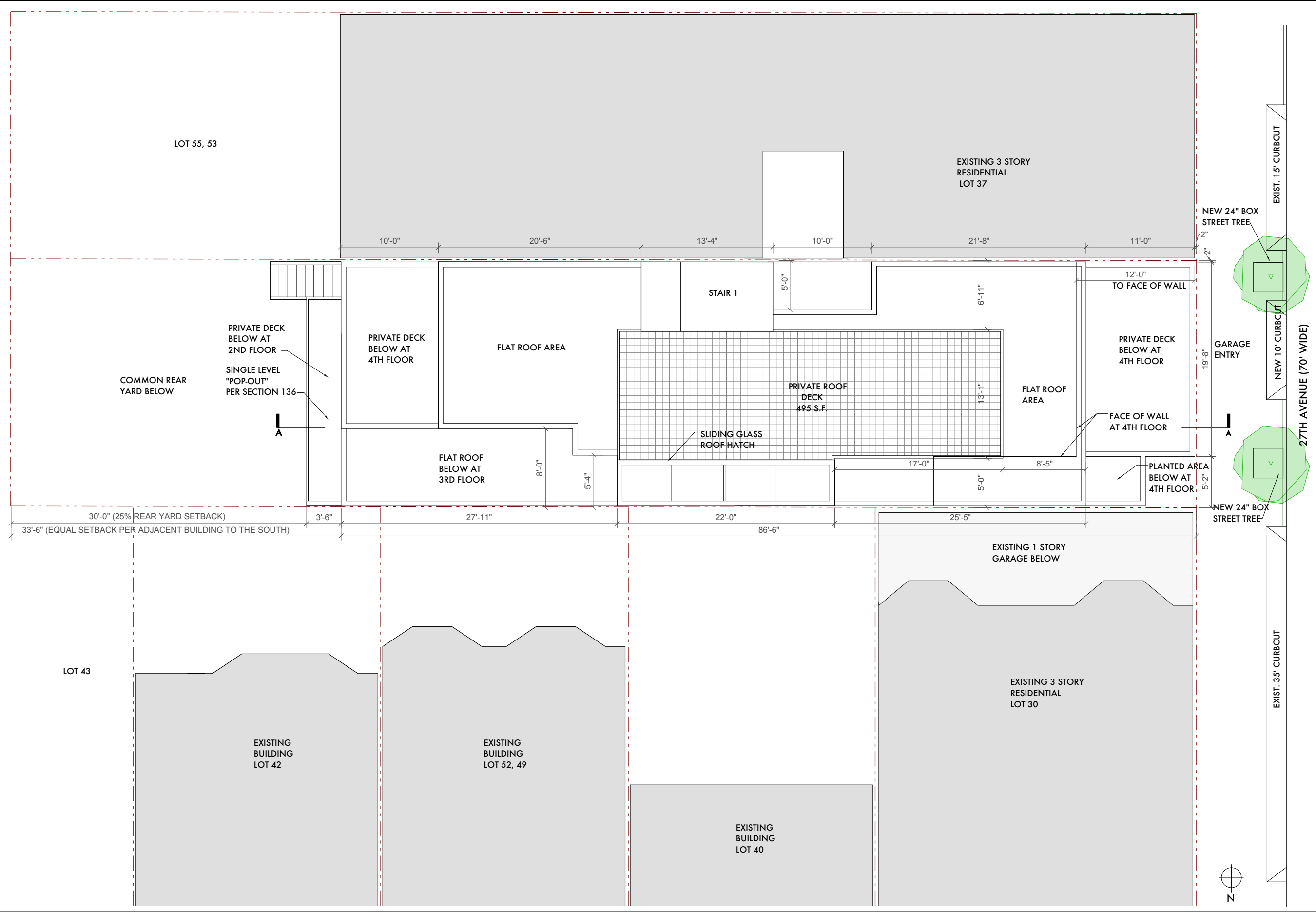
DISCLAIMER
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DESIGN, LEASING, AND GENERAL
CONSTRUCTION SHALL BE THE BASIS
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WITHOUT FIELD VERIFICATION.

218 27TH AVE
SAN FRANCISCO, CA 94121
ELEVATIONS

FIELD SURVEY
DRAWN BY: CSO
AUDITED BY: CSO
SHEET SIZE: 24x36
CAT# 218_SF
3/14/2016

A1.4
28 JUNE 2016

SCALE: 1/4"=1'-0" 4 OF 4



Revisions

By

LEAVITT architecture

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t 415 674 9100
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PROPOSED SITE PLAN

218 27TH AVENUE RESIDENCES

BLOCK 1386 LOT 38

SAN FRANCISCO, CA

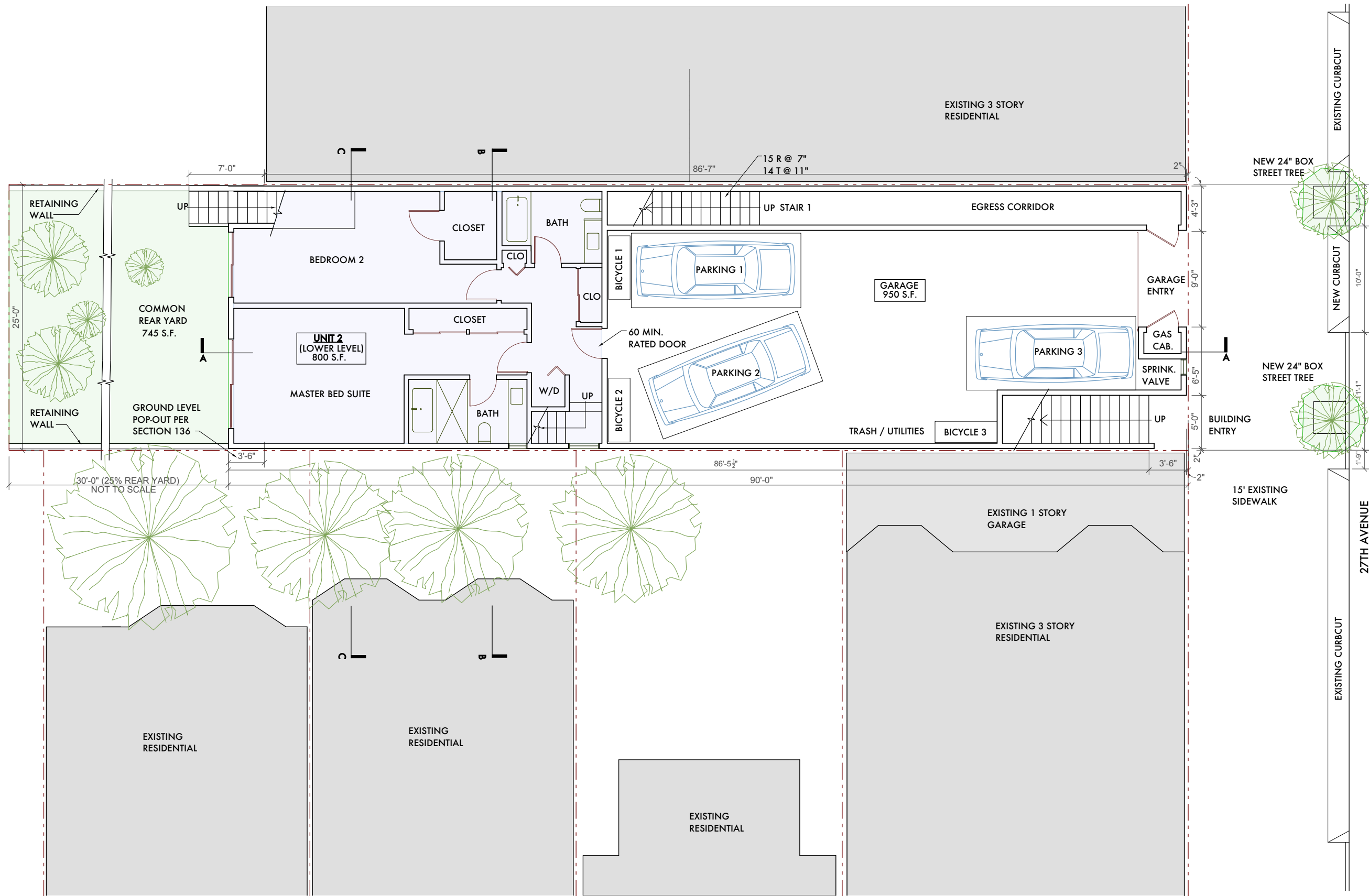
DATE: 16 JUNE 2017

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

DRAWN: ML

SHEET:

A2.0



GROUND FLOOR PLAN

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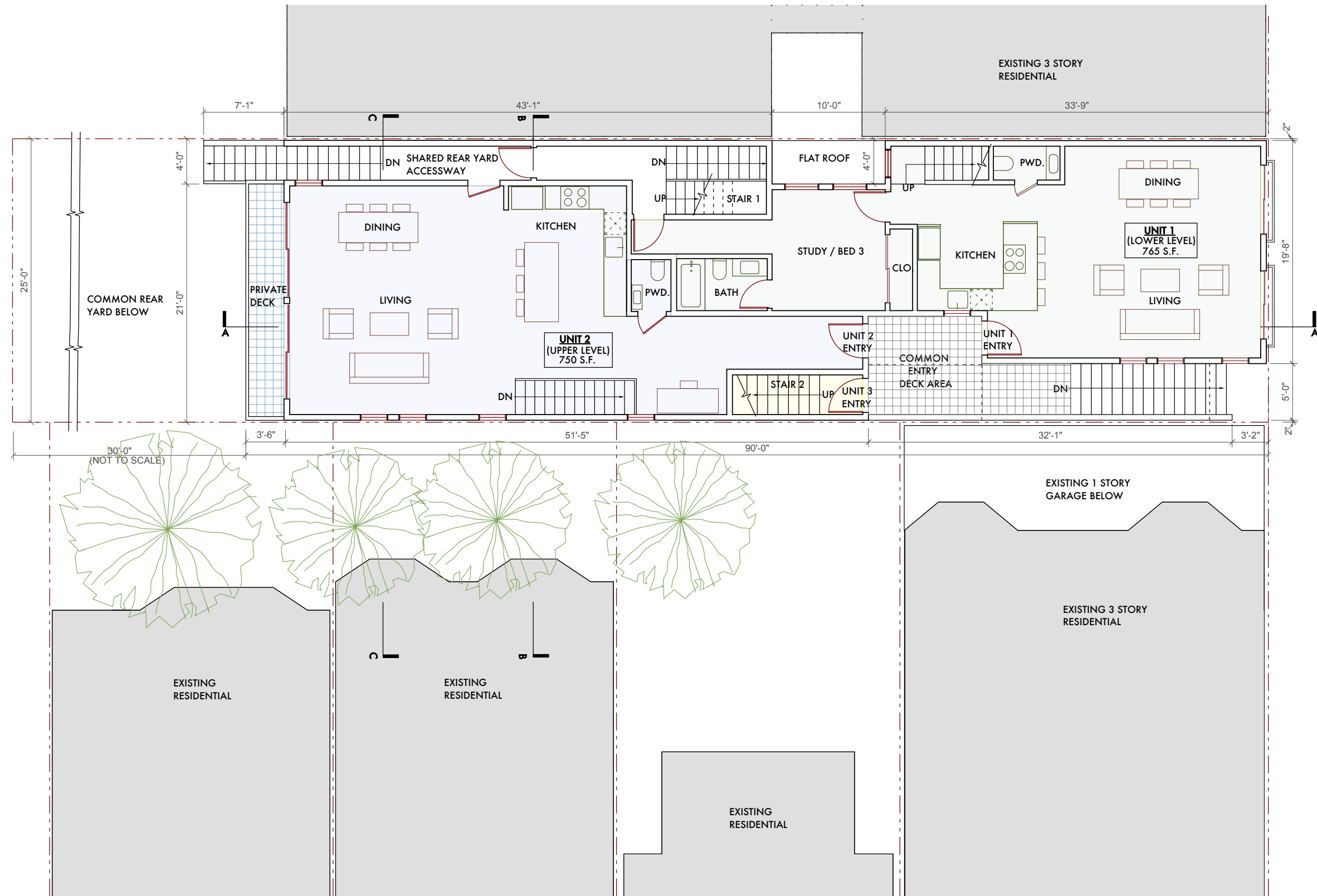
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GROUND FLOOR PLAN

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A2.1



SECOND FLOOR PLAN



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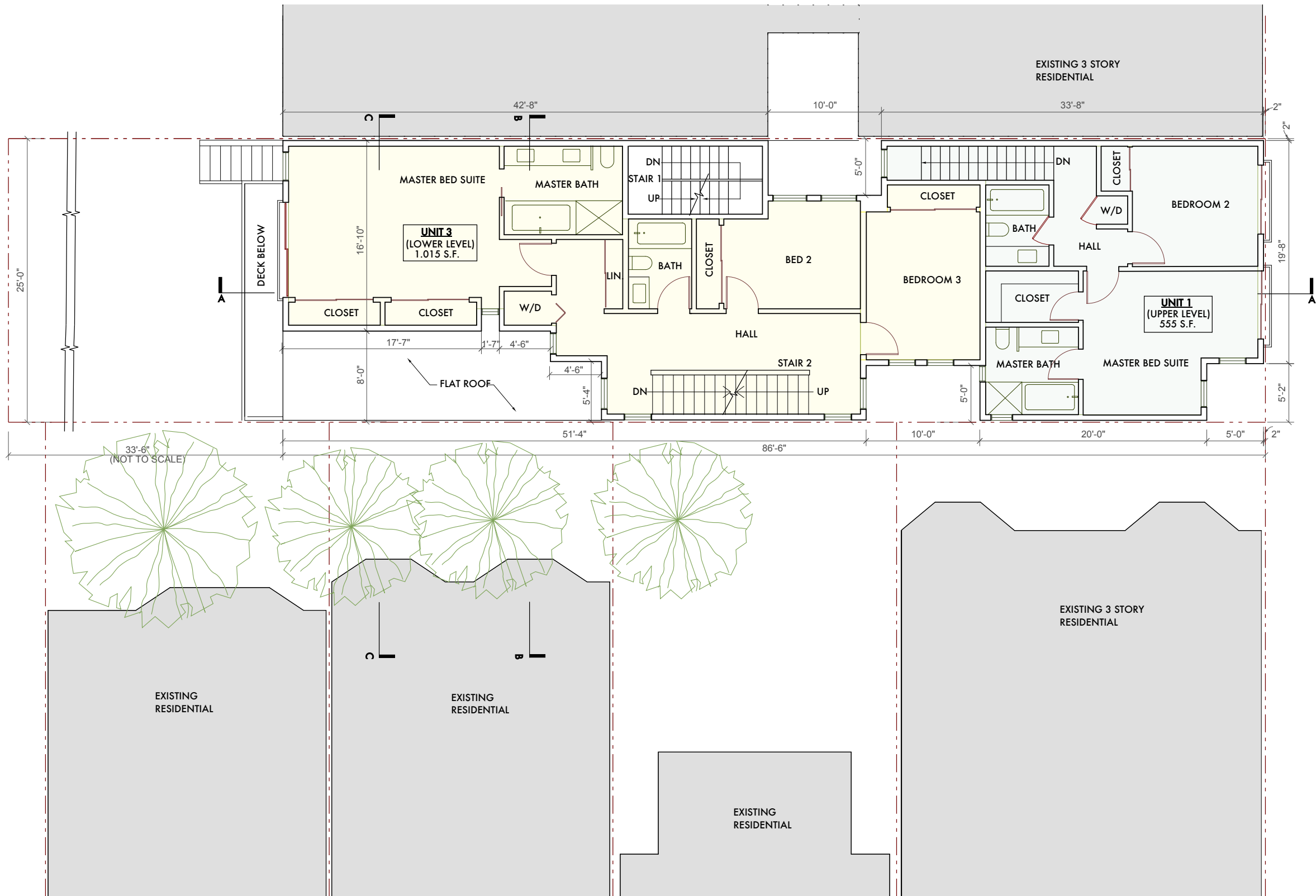
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SECOND FLOOR PLAN

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A2.2



THIRD FLOOR PLAN



27TH AVENUE

Revisions By

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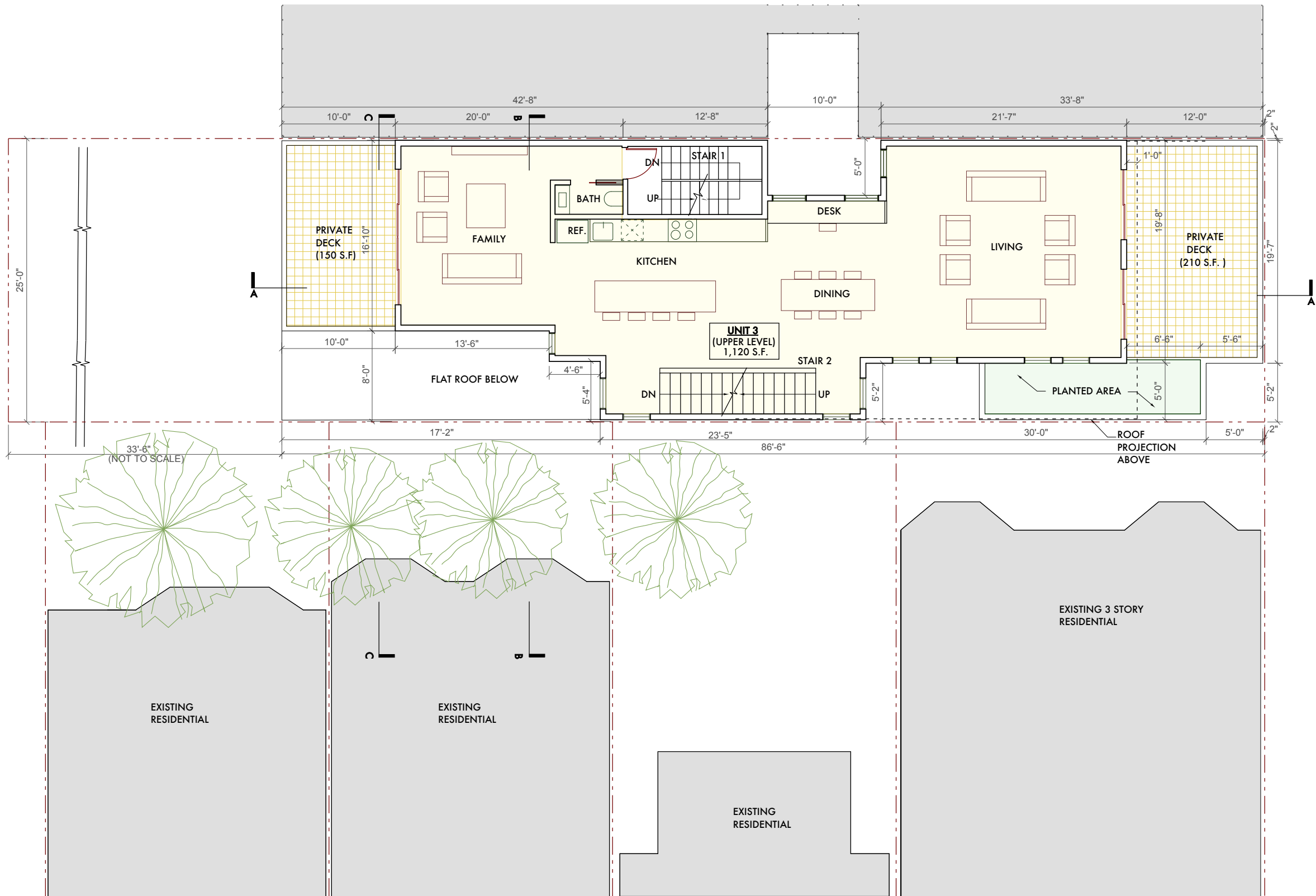
1327 mason st.
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california 94133
t 415 674 9100
f 415 674 9101

PROPOSED THIRD
FLOOR PLAN

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

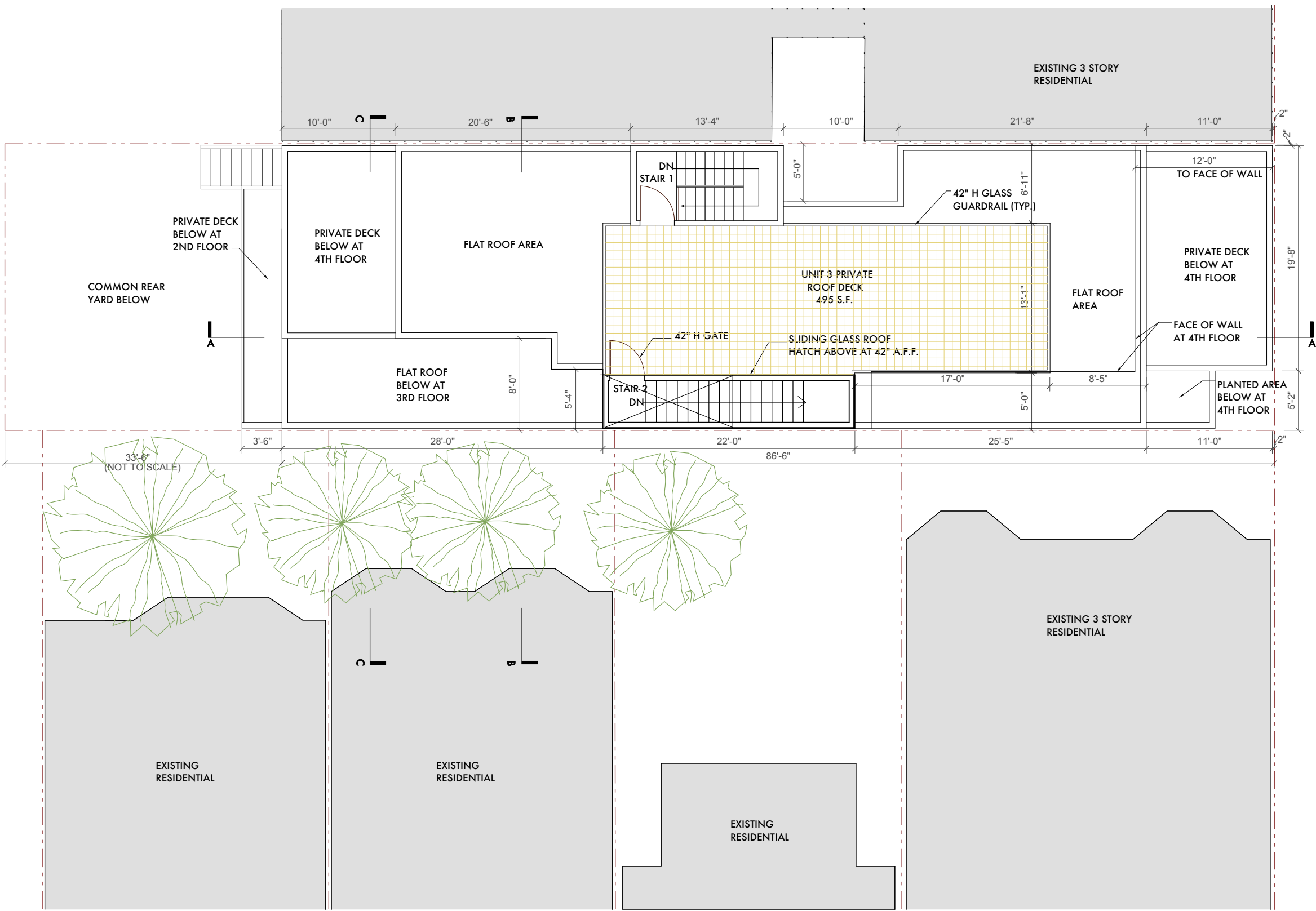
A2.3



FOURTH FLOOR PLAN

27TH AVENUE

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1327 mason st. san francisco california 94133 t 415 674 9100 f 415 674 9101	
FOURTH FLOOR PLAN	
218 27TH AVENUE RESIDENCES BLOCK 1386 LOT 38 SAN FRANCISCO, CA	
DATE: 16 JUNE 2017 SCALE: 1/4"=1'-0" DRAWN: ML SHEET:	
A2.4	



ROOF PLAN

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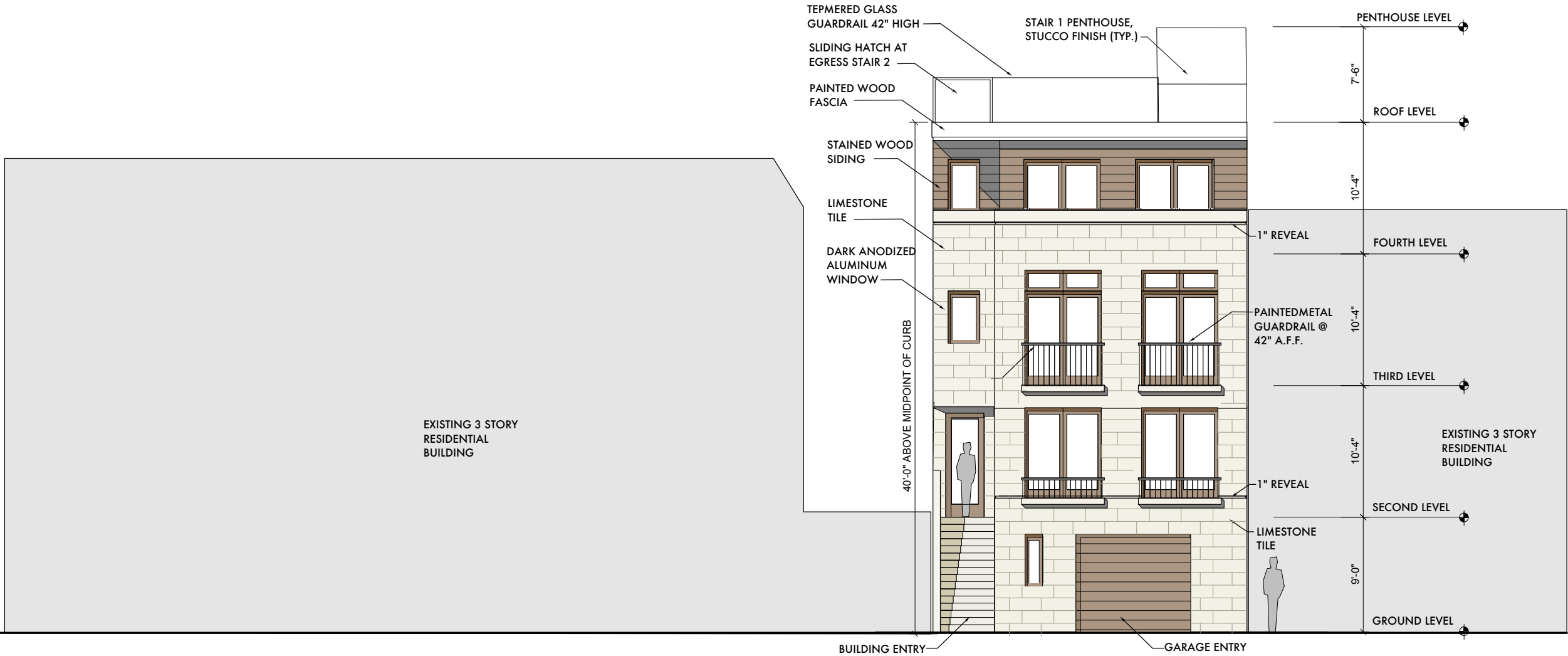
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PROPOSED ROOF PLAN

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A2.5



218 27TH AVENUE - FRONT ELEVATION

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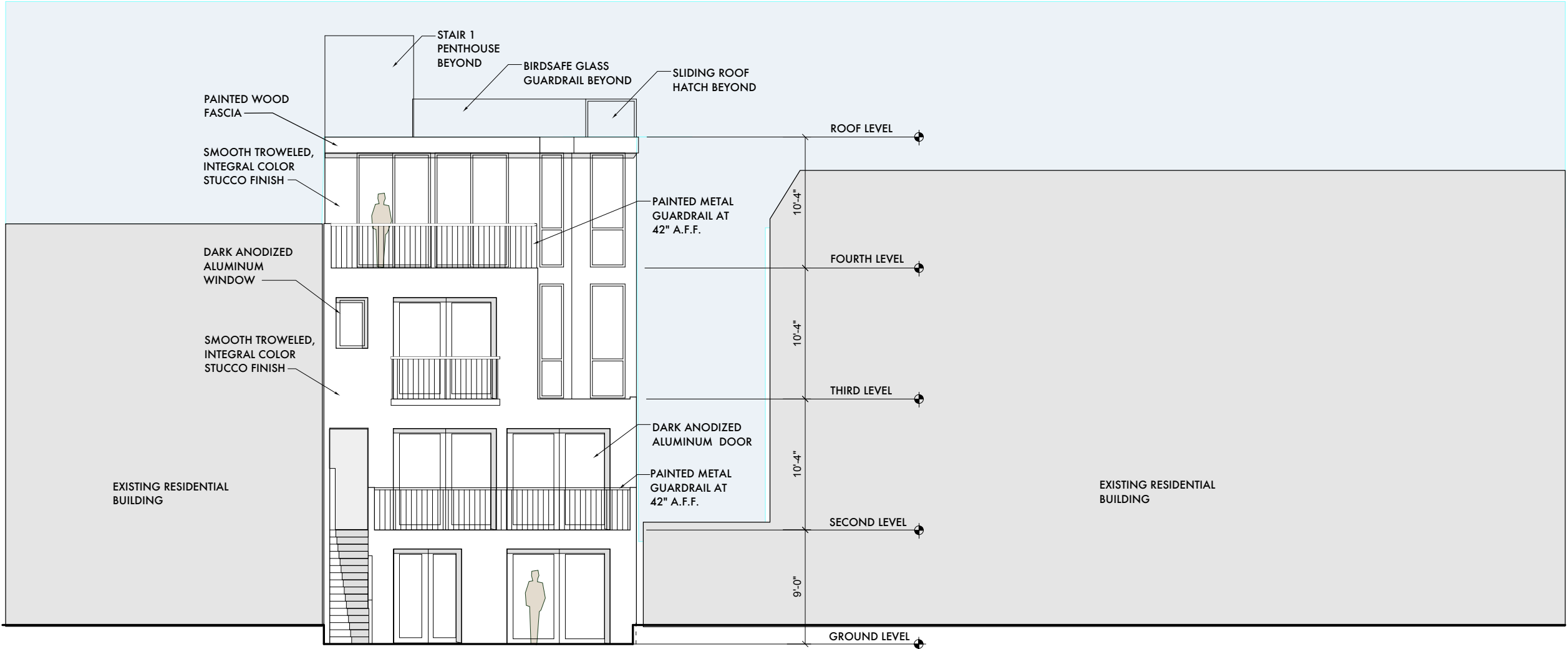
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FRONT ELEVATION

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.0



REAR ELEVATION

Revisions By



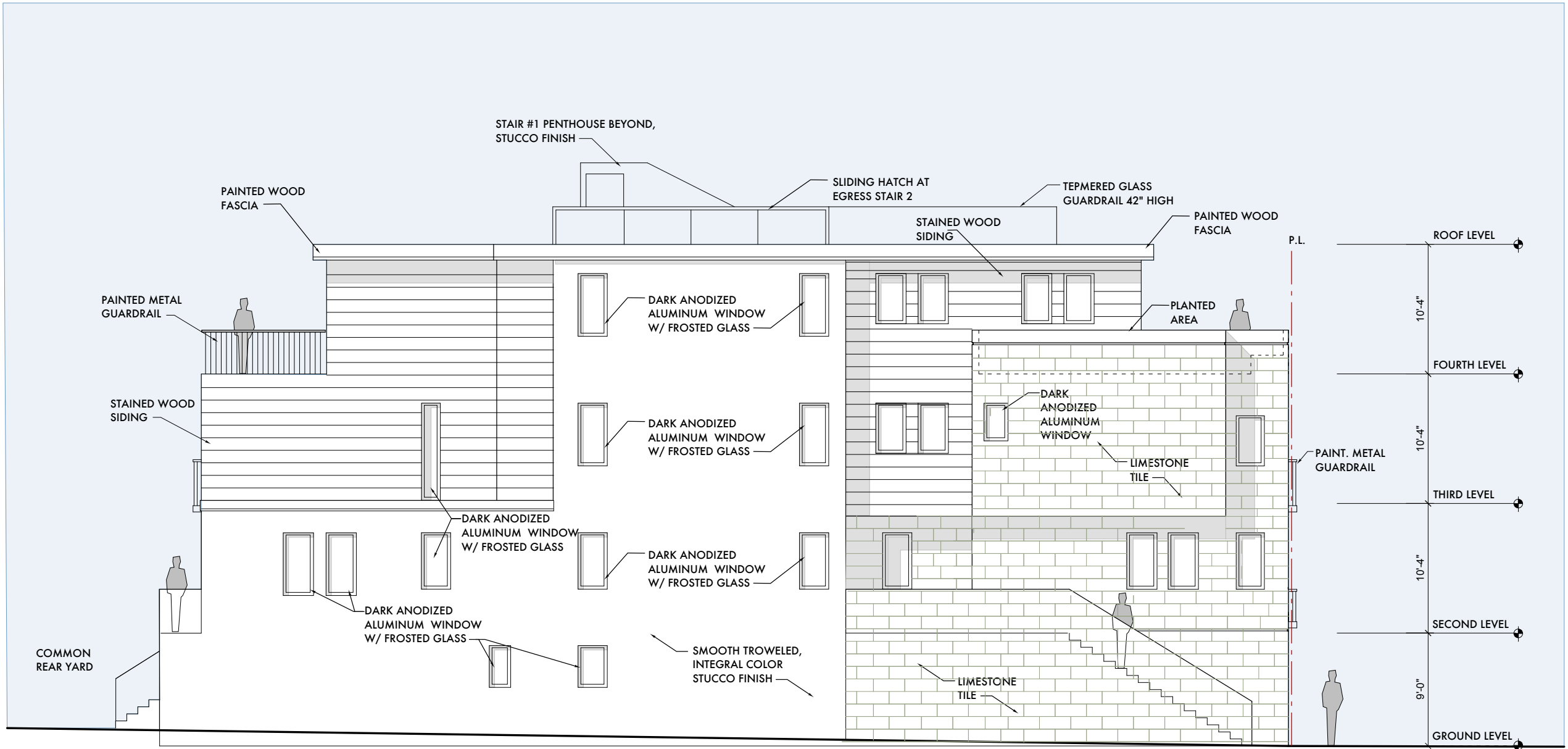
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REAR ELEVATION

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 216JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.1



NORTH SIDE ELEVATION

Revisions By



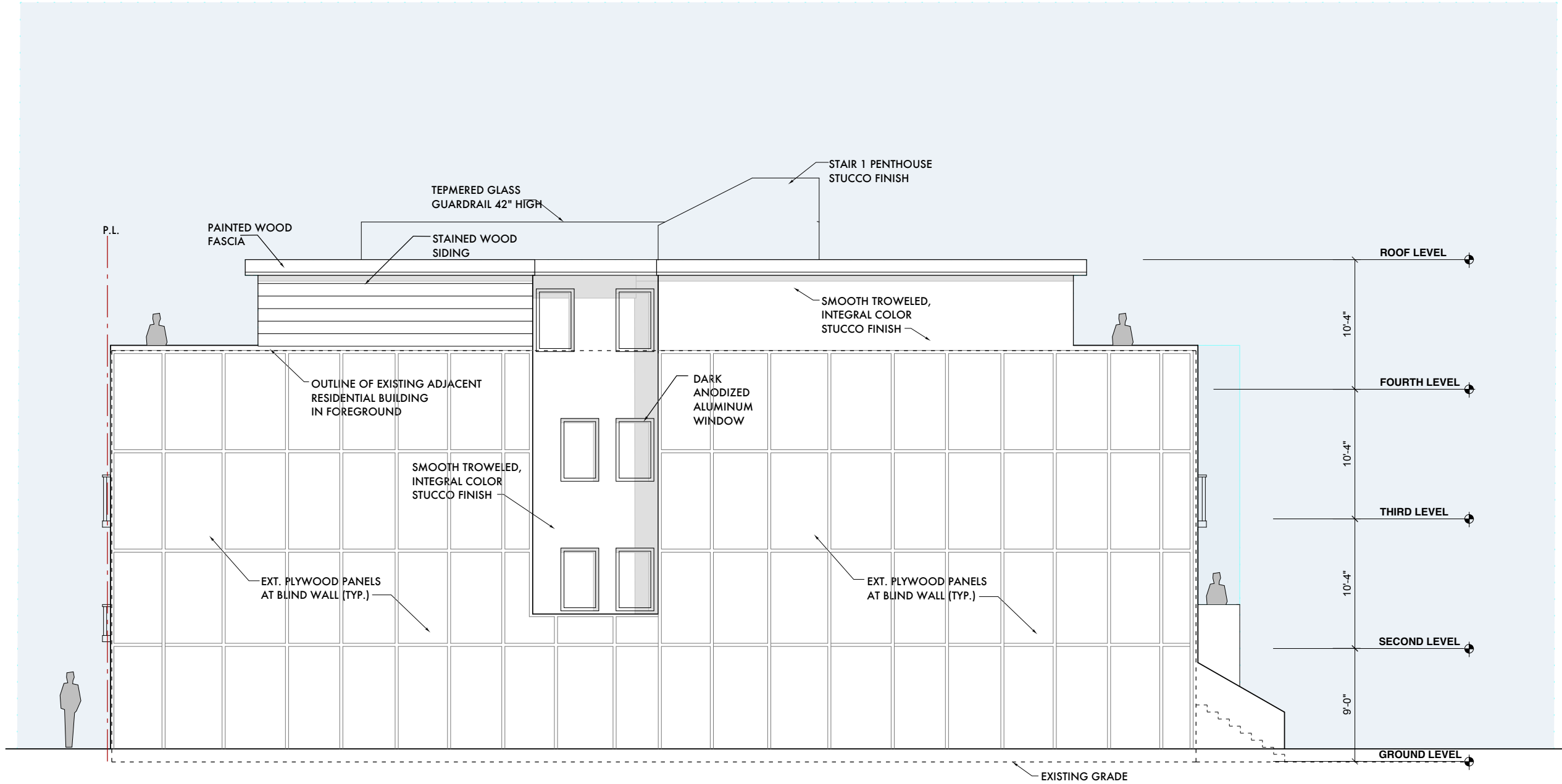
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NORTH ELEVATION

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.2



SOUTH ELEVATION

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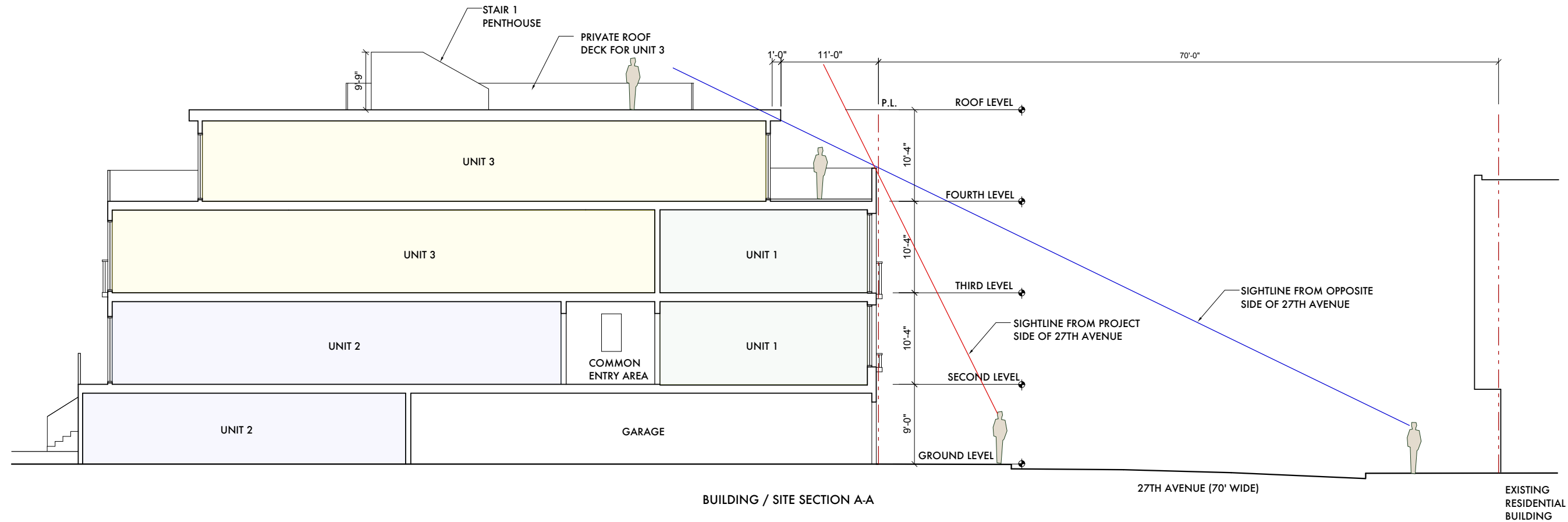
1327 mason st.
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california 94133
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SOUTH ELEVATION

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A3.3



BUILDING / SITE SECTION A-A

27TH AVENUE (70' WIDE)

EXISTING
RESIDENTIAL
BUILDING

Revisions By

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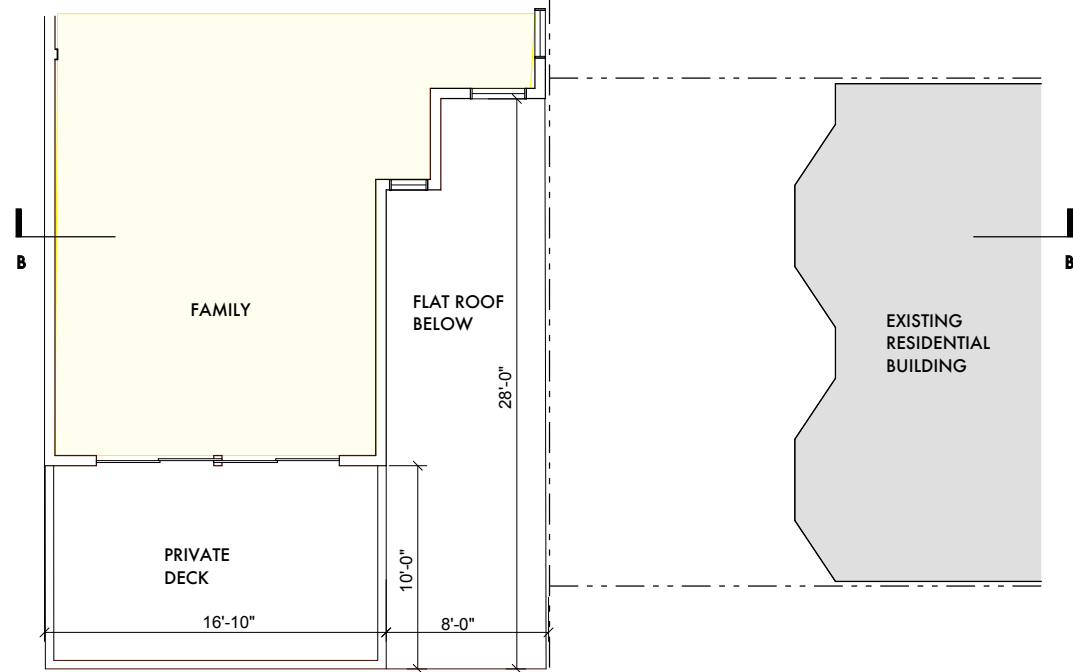
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san francisco
california 94133
t 415 674 9100
f 415 674 9101

BUILDING / SITE SECTION

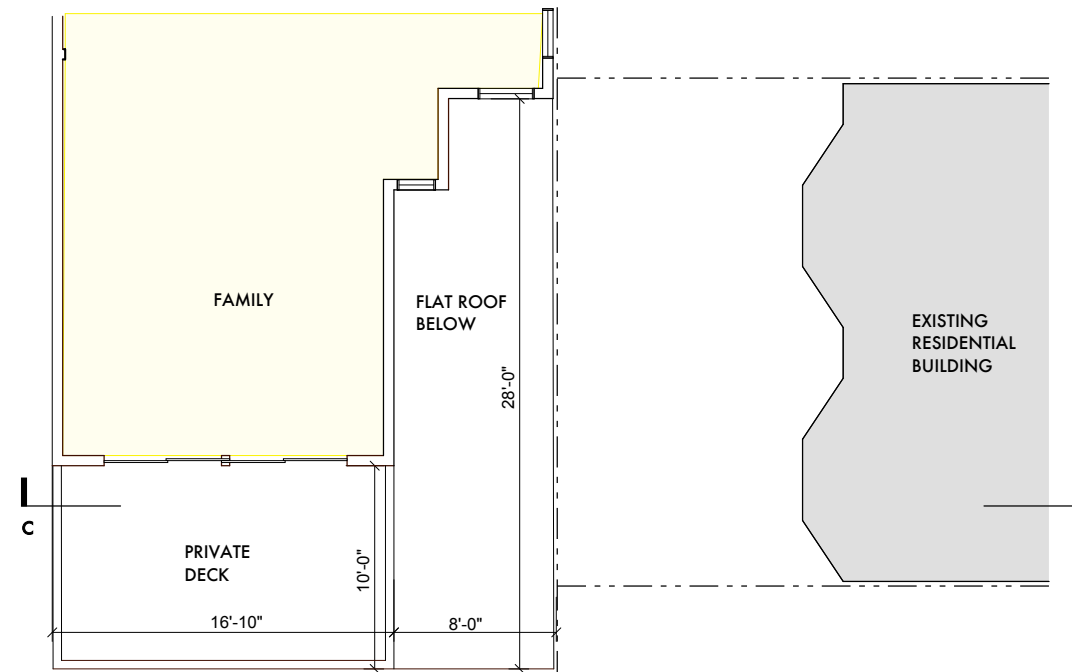
218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUNE 2017
SCALE: 3/16" = 1'-0"
DRAWN: ML
SHEET:

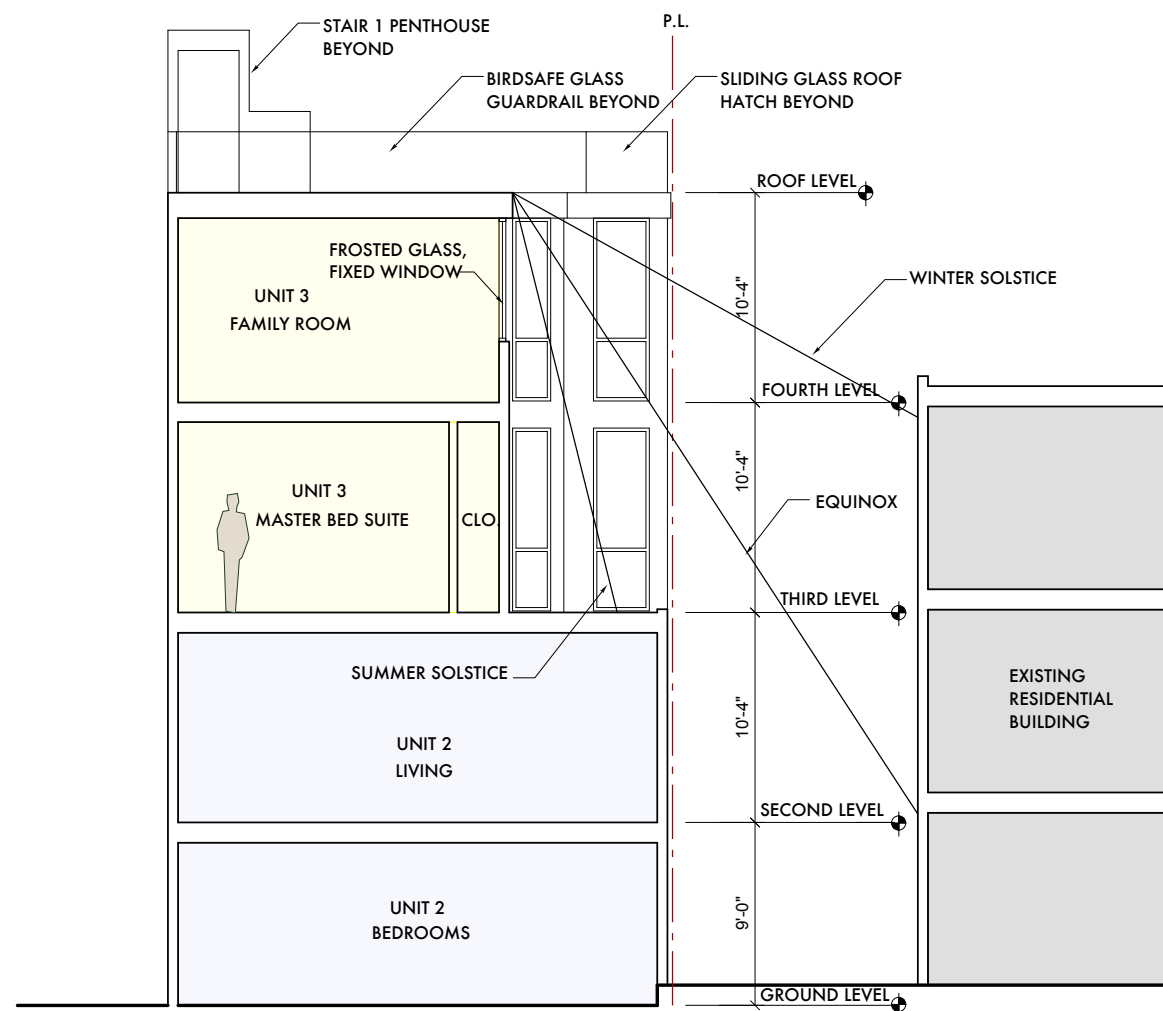
A4.1



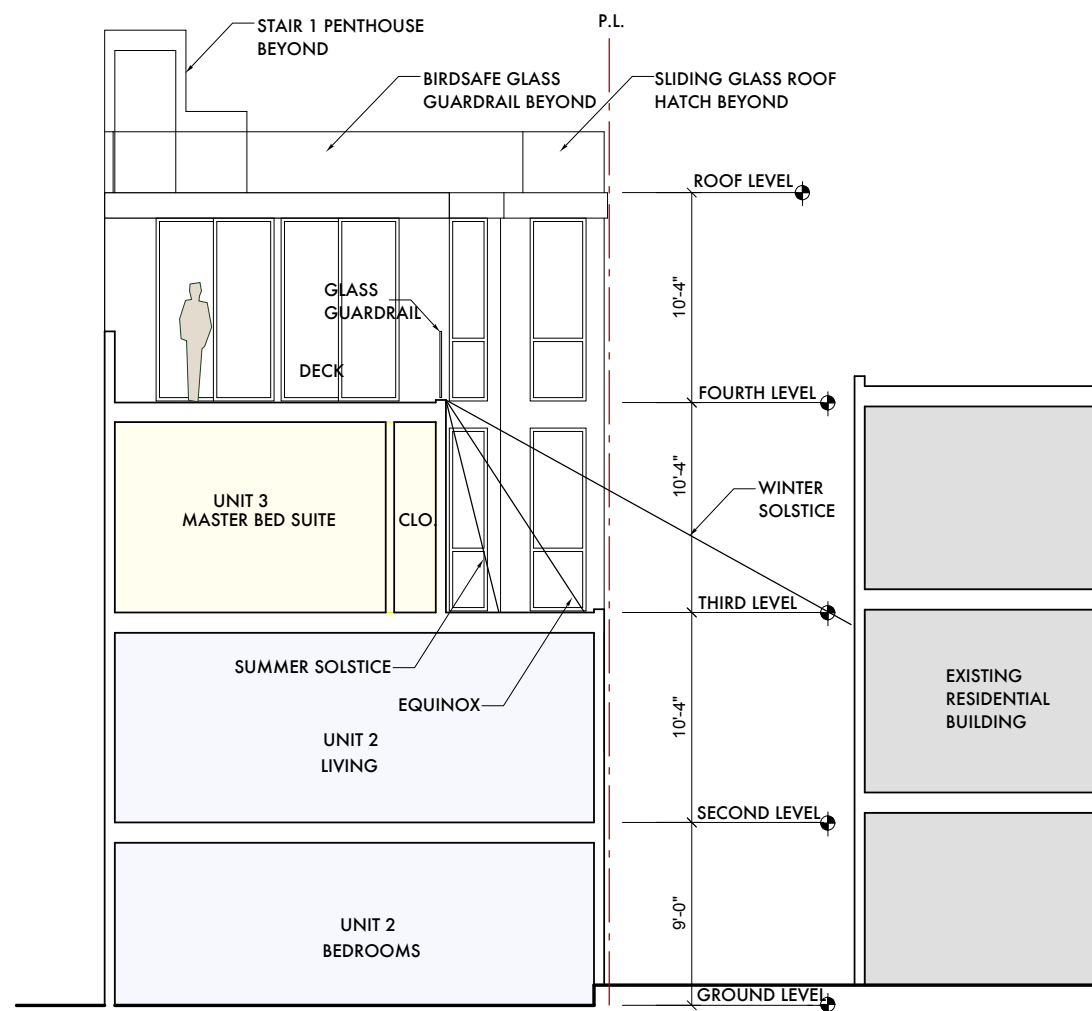
PARTIAL 4TH LEVEL PLAN



PARTIAL 4TH LEVEL PLAN



TRANSVERSE SECTION B-B



TRANSVERSE SECTION C-C

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TRANSVERSE SECTIONS

218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA

DATE: 16 JUN 2017
SCALE: 1/4"=1'-0"
DRAWN: ML
SHEET:

A4.2