



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: APRIL 16, 2020

*Record No.:* 2016-004478CUA  
*Project Address:* 589 TEXAS STREET  
*Zoning:* RH-2 (Residential House, Two-Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 4102/051  
*Project Sponsor:* Maria Cabrera Vergara  
Levy Art & Architecture  
151 Potrero Ave., Suite 200  
San Francisco, CA 94103  
*Property Owner:* Reginald Wong  
589 Texas Street  
San Francisco, CA 94107  
*Staff Contact:* Monica Giacomucci – (415) 575-8714  
[monica.giacomucci@sfgov.org](mailto:monica.giacomucci@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project is to demolish a vacant single-family residence (approximately 1,587 gross square feet “gsf”) and construct a new three-story, approximately 30-ft tall, two-family residential building (approximately 4,112 gsf) with four Class 1 bicycle parking spaces, and three automobile parking spaces.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing single-family residence within an RH-2 Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment.** The Department has not received any public comment regarding the proposed project.
- **Preservation Review.** The Property is not an “Historical Resource” under CEQA per the Environmental Review completed for the project.
- **Number of Existing Units.** The property is represented in Assessor’s Office records as having two existing residential units. The Project Sponsor submitted an Unauthorized Dwelling Unit Screening Request, and Department Staff found only one existing unit on the property. The Project Sponsor attempted to obtain a Report of Residential Building Records from the Department of Building

Inspection, but only one permit exists on file for the property. No records of lot subdivision exist for the property. Department staff have determined that only one residential unit exists at 589 Texas Street.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will construct a new two-family dwelling, resulting in a net gain of one dwelling unit on the subject property. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans

Exhibit C – Maps and Context Photos

Exhibit D – CEQA Categorical Exemption

Exhibit E – Land Use Data

Exhibit F – Project Sponsor Brief

Exhibit G – Soundness Report



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## Planning Commission Draft Motion

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**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH A 1,587 SQUARE FOOT, ONE-STORY, SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW 4,112 SQUARE FOOT, TWO-STORY, TWO-FAMILY RESIDENCE LOCATED AT 589 TEXAS STREET, LOCATED ON LOT 051 IN ASSESSOR'S BLOCK 4102, WITHIN THE RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On March 22, 2016, Maria Cabrera Vergara (hereinafter "Project Sponsor") filed Application No. 2016-004478CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to allow demolition of a one-story, 16-foot tall single-family residence (approximately 1,587 square feet) and new construction of a three-story, 30-foot tall, two-family residence (approximately 4,112 square feet) at 589 Texas Street (hereinafter "Project Site").

On January 7, 2020, 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.

On April 16, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-004478CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-006164CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use as requested in Application No. 2016-004478CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project is to demolish an approximately 1,587 gross square foot (“gsf”) single-family residence and newly construct a three-story, approximately 30-foot tall, two-family residential building (approximately 4,112 gsf) with four Class 1 bicycle parking spaces and three off-street automotive parking spaces. Each new residential unit will possess three bedrooms. The proposed Unit 1 measures 1,466 gsf, while Unit 2 measures 2,216 gsf.
3. **Site Description and Present Use.** The Project is located on a 2,500 square-foot lot with 25 feet of street frontage and a depth of 100 feet in a RH-2 Zoning District and 40-X Height and Bulk District in the Potrero Hill neighborhood. The existing building located on the subject property is a one-story-over basement, wood-frame, single-family residence constructed circa 1907 based on Spring Valley Water Company tap records. The Project Site is currently vacant.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District. The immediate context is residential in character and consists primarily of one- to three-family dwellings. Buildings on both sides of the subject block generally rise one or two stories in height, with a few three-story buildings scattered throughout. Other zoning districts near the project site include MUR (Mixed-Use, Residential) to the south and P (Public) and NC-2 (Small-Scale Neighborhood Commercial) to the northwest.
5. **Public Outreach and Comments.** The Department has received public comment from two individuals requesting clarification that the existing building was not originally constructed as a refugee cottage following the 1906 Earthquake and Fire. Department Preservation staff conducted historical review pursuant to CEQA, including review of a Historic Resource Evaluation (HRE) prepared by a qualified consultant. In reviewing the submitted HRE and in comparing the subject property to known refugee cottages, Department Preservation staff concurred with the consultant report and found that the subject building was not constructed as a refugee cottage.



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.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units.

*As the project requires Conditional Use Authorization, the additional criteria specified under Section 317 for residential demolition have been incorporated as findings within this Motion. See Item 8, "Additional Findings Pursuant to Planning Code Section 317," below.*

- B. **Residential Density, Dwelling Units.** Planning Code Section 209.1 states that states that two-family residences are principally permitted within an RH-2 Zoning District.

*The Project includes the demolition of an existing single-family dwelling and new construction of a new three-story building containing two family-sized (three bedroom) residential units. Therefore, the Project complies with Planning Code Section 209.1.*

- C. **Rear Yard.** Planning Code Section 134 requires properties in an RH-2 Zoning District to maintain a rear yard equal to 45% of the depth of the lot. Alternatively, the rear yard for a subject property can be taken as an average of the depth of qualifying rear building walls of the two adjacent buildings.

*The Project provides a 38-foot deep rear yard equal to 38% of the depth of the lot. This is an average of the depth of the rear building walls on the two adjacent lots. Therefore, the Project complies.*

- D. **Open Space.** Planning Code Section 135 states that 125 square feet of usable open space must be provided per unit if private or 166.25 square feet of common usable open space must be provided per dwelling unit on a parcel within an RH-2 Zoning District.

*The Project will result in a rear yard of 710 square feet accessible to both dwelling units, as well as a second-floor deck totaling 240 square feet accessible to the second-floor dwelling unit. The total amount of open space provided by the Project will be 950 square feet, with the 710 square-foot rear yard meeting the requirements for size, dimensions, and accessibility of common usable open space. Only 333 square feet of common usable open space is required. Therefore, the Project meets the open space requirements under Section 135.*

- E. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

*The subject property is required to provide a front setback of 3 feet 11 inches, which is an average of the front setback areas at the two adjacent properties. The front setback area measures approximately 100 square feet. Landscaping and permeability requirements apply to the Project, so that a minimum of approximately 20 square feet of the front setback area at the Project Site must remain unpaved and*

*devoted to plant material, while approximately 50 square feet (which may include planted areas) must be permeable. The Project includes approximately 72 square feet of planted area and approximately 40 square feet of additional permeable surfacing, and therefore exceeds the minimums set forth in Planning Code Section 132.*

- F. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto a public right-of-way or another open area meeting the requirements of the Section.

*Both of the proposed dwelling units face onto Texas Street, which is a qualifying public right-of-way, and the Project provides a code-complying rear yard. Therefore, the Project meets dwelling unit exposure requirements of the Planning Code.*

- G. **Automobile Parking.** No automobile parking is required. Planning Code Section 151 outlines the maximum parking permitted for dwelling units as 1.5 spaces for each unit.

*The Project would result in two dwelling units, and three parking spaces are proposed. The Project complies with Planning Code Section 151.*

- H. **Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

*The Project provides four Class One bicycle parking spaces which are secure and weather-protected by virtue of their location within the proposed ground-floor garage. Thus, the project complies with this requirement.*

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is in a 40-X Height and Bulk District.

*The Project measures 30 feet 4 inches from the curb level to the top of the roof and therefore complies with the height limitations set forth in Planning Code Section 260.*

- J. **Residential Child Care Fee.** Planning Code Section 414A is applicable to any development project within the RH-2 Zoning District that results in at least one new dwelling unit or an increase of 800 gsf or more of residential use.

*The Project would demolish an existing single-family residence and construct a new two-family dwelling. As the project would result in a net increase in residential dwelling units at the site, the Residential Child Care Fee applies as outlined in Planning Code Section 414A. This fee must be paid prior to the issuance of the building permit application.*

- K. **Eastern Neighborhood Infrastructure Impact Fees.** As outlined in Planning Code Section 423, the Eastern Neighborhoods Infrastructure Impact Fee is applicable to any development project

in the Eastern Neighborhoods Program Area which results in at least one net new residential unit or an increase of 800 gsf or more of residential use.

*The Project would result in one net new dwelling unit with approximately 2,525 gross square feet of net new residential development. The Project is therefore subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.*

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

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

*The use and size of the proposed residential project is compatible with the immediate neighborhood context, which includes single- and multi-family residential buildings of one to three stories. The proposal would allow the demolition of a vacant, 1,587 gsf single-family dwelling containing two bedrooms. The proposed 4,112 gsf building will contain two three-bedroom residential units. While the proposed building will be significantly larger than the existing building, it will be compatible with the neighborhood context and it will allow for creation of two family-sized dwelling units. Overall, the proposal maximizes the allowed residential density permitted on the site, which is a benefit to the City given the priorities for the construction of new housing.*

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

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

*The proposed massing is appropriate given the context of the immediate neighborhood and block face. The new construction is within the buildable area and provides a rear yard comparable to adjacent properties. The new building is similar in size and scale to other buildings in the surrounding neighborhood.*

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

*The Planning Code does not require vehicle parking spaces. The project proposes to add three off-street automobile parking spaces, which is the maximum permitted for a two-unit residential building. The Project will also provide four Class 1 bicycle parking spaces, double the amount*

*required for a two-unit building. The Project would not interfere or unduly burden traffic patterns within the surrounding neighborhood.*

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

*The Project will provide two residential units at the site, and no other land uses are proposed. The proposed residential use is not expected to produce noxious or offensive emissions.*

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

*The façade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood. The Project will maintain a code-complying required rear yard and will also provide the appropriate landscaping for a two-family residence.*

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

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

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

*The proposed Project would remain in conformity with the stated purpose of the RH-2 Zoning District, as the new building will include two residential units.*

8. **Additional Findings Pursuant to Planning Code Section 317.** Planning Code Section 317 establishes additional criteria for the Planning Commission when reviewing applications for the Loss of Residential and Unauthorized Units, Through Demolition, Merger and Conversion. On balance, the project complies with said Residential Demolition criteria in that the following findings are met:

- 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 two enforcement cases related to a damaged property-line fence. These cases were abated and closed in 2018 and 2019.*

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

*The existing structure is vacant. A soundness report prepared by a qualified consultant found the existing building to be structurally unsound. The existing building is not in decent, safe, or sanitary condition and is not fit for ongoing habitation in its current state.*

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

*The subject property is over 45 years old, but it had not been previously surveyed. The Project Sponsor submitted a consultant-prepared Historic Resource Evaluation. Department Preservation Staff reviewed and concurred with this report’s assertion that the subject property does not rise to a level of historical significance such that it could be individually listed on the California Register of Historical Resources. As a result, the property does not contain a historic resource.*

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

*The Project qualifies for a categorical exemption and would not result in a substantial adverse impact under CEQA.*

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

*The existing structure is a single-family residence that is vacant. The new building will include two residential units, which the property owner intends to rent. As such, the project does entail conversion of rental housing to other forms of tenure or occupancy.*

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

*The Project Site currently contains one vacant residential unit, which will be replaced with two new units for a net increase of one unit. Although a single dwelling unit is not technically subject to the Rent Stabilization and Arbitration Ordinance, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.*

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

*The Project will replace one structurally unsound, vacant residential unit with two family-sized residential units. While the existing unit will not be conserved, it will be replaced with two safer and higher-quality units, allowing two families to reside at a parcel where currently none can.*

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

*The surrounding neighborhood is of mixed architectural character, with single- and multi-family residences ranging from one to three stories in height designed in a range of architectural styles between ca. 1900 and 2010. The proposed new building has been thoughtfully designed to fit within the existing neighborhood context in terms of mass, scale, design, and materials.*

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

*The existing residential unit is vacant and has been found structurally unsound as determined in the provided soundness report. As a result, there is not a viable path toward preservation of the existing residential unit. The Project will replace the existing unsound unit with two modest residential units of three bedrooms each.*

- 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;

*The Project has been designed to be compatible with the scale and development pattern of the neighborhood's mixed architectural character.*

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

*The Project proposes to replace one uninhabitable two-bedroom residential unit with two three-bedroom units with associated automobile and bicycle parking. The proposed units are relatively modest in size, but include enough bedrooms and common spaces to comfortably accommodate families. On-site parking will make the proposed units even more practical for families. As a result, the Project will provide two family-sized units on a parcel where none currently exist.*

- xiii. Whether the Project creates new supportive housing;

*The Project will not create new 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 complement the neighborhood character. The Project was reviewed by the Residential Design Advisory Team (RDAT) and has been revised to be in compliance with the Residential Design Guidelines.*

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

*The Project will increase the number of on-site dwelling units from one to two. As has been noted, the existing structure has been determined structurally unsound, so the Project will result in two habitable units where none currently exist.*

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

*The existing structurally unsound building contains one residential unit with two bedrooms. The proposed Project would construct two new three-bedroom residential units, effectively tripling the number of bedrooms on the subject property from two to six.*

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

*The Project would demolish a single-family residence within an RH-2 Zoning District and construct a new building containing two dwelling units. Two residential units are principally permitted on a single parcel in an RH-2 Zoning District, so the Project will maximize the residential density on the subject lot.*

- 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 the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The proposed Project will replace a single-family building with two bedrooms with two residential units containing three bedrooms each.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.1**

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

#### **OBJECTIVE 4:**

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

#### **Policy 4.1**

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

**OBJECTIVE 11:**

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

**Policy 11.1**

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

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1.3**

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

**SHOWPLACE SQUARE/POTRERO AREA PLAN**

**Objectives and Policies: Housing**

**OBJECTIVE 2.1**

Ensure that a significant percentage of new housing created in the showplace / potrero is affordable to people with a wide range of incomes

**OBJECTIVE 2.3**

Ensure that new residential developments satisfy an array of housing needs with respect to tenure, unit mix and community services.

*The Project will allow demolition of a single-family dwelling that has been determined structurally unsound and therefore unfit for habitation by a licensed engineer, as provided in the submitted soundness report. The proposed new building will contain two dwelling units of three bedrooms each, with accessory automobile and bicycle parking located on-site. The new building proposed in the Project is compatible with the neighborhood's mixed architectural character and development patterns of the neighborhood, which is composed of one- to three-family residences rising one- to three-stories tall and designed in a range of architectural styles. The overall scale, simple design aesthetic, and complementary materials of the proposed building are consistent with the block face and complement the existing character of this area of Potrero Hill.*

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



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

*The project site does not possess any neighborhood-serving retail uses. The Project provides two new dwelling units, which will enhance the nearby retail uses by providing new residents who may patronize existing neighborhood businesses.*

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

*The replacement building will conserve neighborhood character and improve cultural and economic diversity by providing two new family-sized dwelling units within a building designed with appropriate scale and materials for the surrounding neighborhood.*

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

*The Project does not currently possess any existing affordable housing.*

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

*The Project is a two-family residence with on-site parking for three vehicles, plus four Class 1 bicycle parking spaces. This area of Potrero Hill is served by some bus lines, but it is not especially transit-rich. The proposed garage would eliminate the need for three cars to park on streets in the vicinity. Inclusion of four secure and weather-protected bicycle spaces supports and encourages alternative means of transportation, as well. Therefore, the Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood.*

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

*The Project is a residential project in an RH-2 Zoning District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project. The Project does not include commercial office development.*

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

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

G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-004478CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **November 29, 2018**, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 16, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 16, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to demolish an existing single-family residence and construct a new two-unit residence at 589 Texas Street, Block 4102, and Lot 051, pursuant to Planning Code Sections 303 and 317, within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 29, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2016-004478CUA and subject to conditions of approval reviewed and approved by the Commission on April 16, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 16, 2020 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN – COMPLIANCE AT PLAN STAGE

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

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

## PROVISIONS

7. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

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

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

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

## MONITORING - AFTER ENTITLEMENT

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

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

10. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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









REVISIONS	BY



LEVY  
ART + ARCHITECTURE

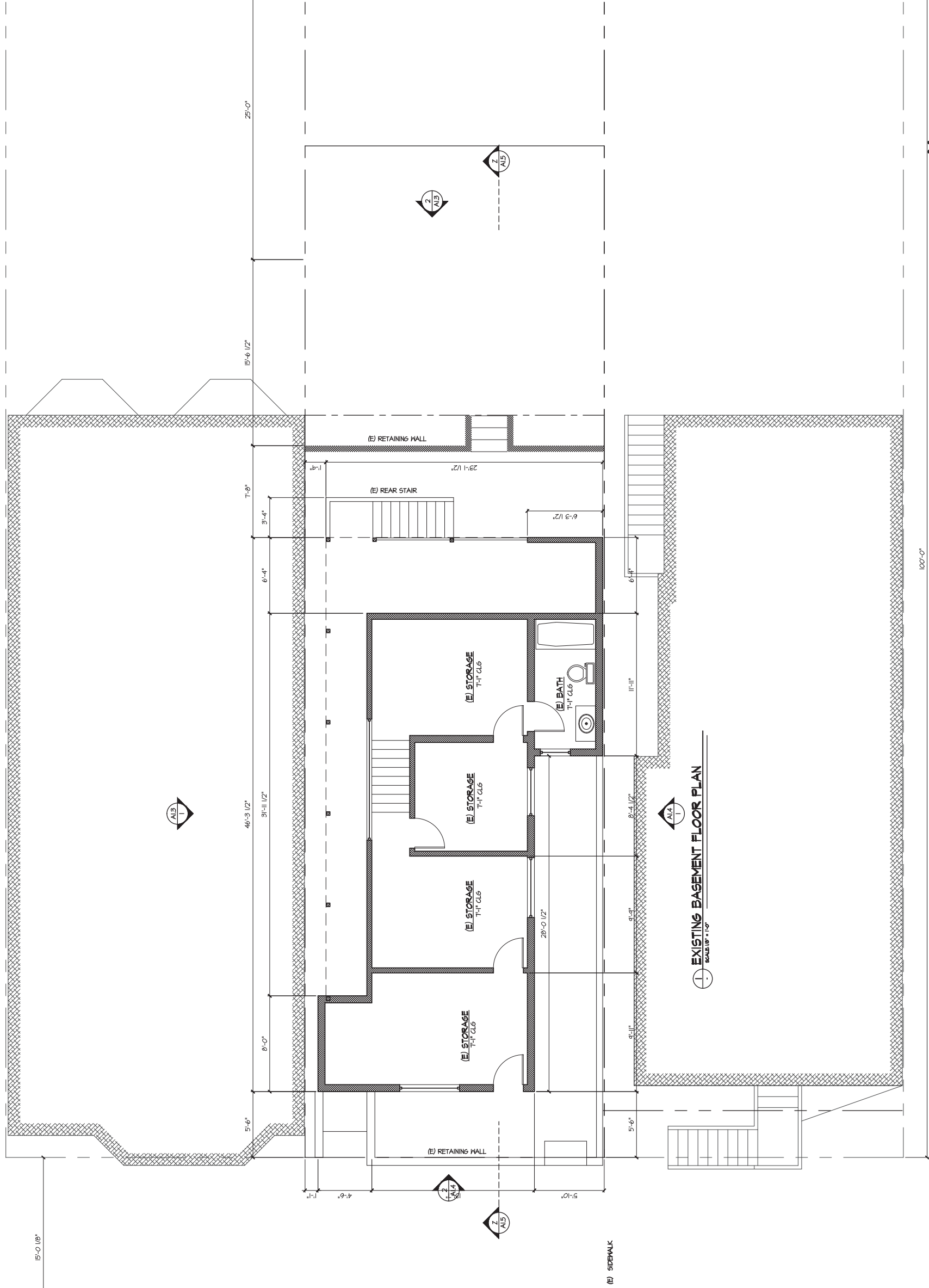
161 POTRERO AVE. STE 200  
SAN FRANCISCO, CA 94103  
415.641.7520  
levyart.com



WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description	EXISTING FLOOR PLANS
Date:	02/05/2019
Scale:	AS NOTED
Drawn:	MCV
Job	WONG - 589 TEXAS ST
Sheet	

A1.1



- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.O.N.)

EXISTING BASEMENT FLOOR PLAN

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



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SAN FRANCISCO, CA 94103  
415.641.7520  
levyart.com



WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description  
EXISTING FLOOR PLANS

Date: 02/05/2016

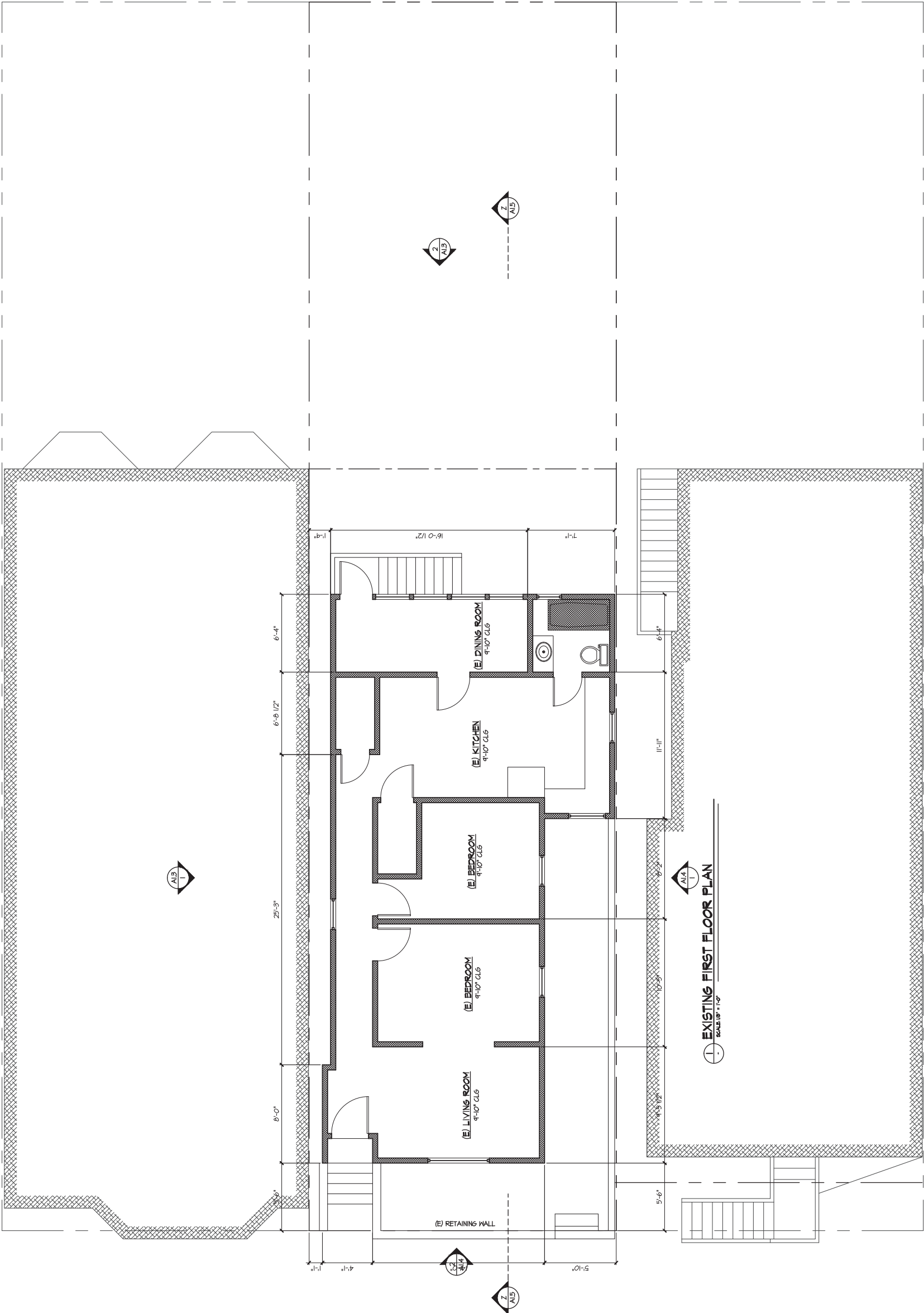
Scale: AS NOTED

Drawn: MCV

Job: WONG - 589 TEXAS ST

Sheet

A1.2



- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.O.N.)

1 EXISTING FIRST FLOOR PLAN

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

REVISIONS	BY



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415.641.7520  
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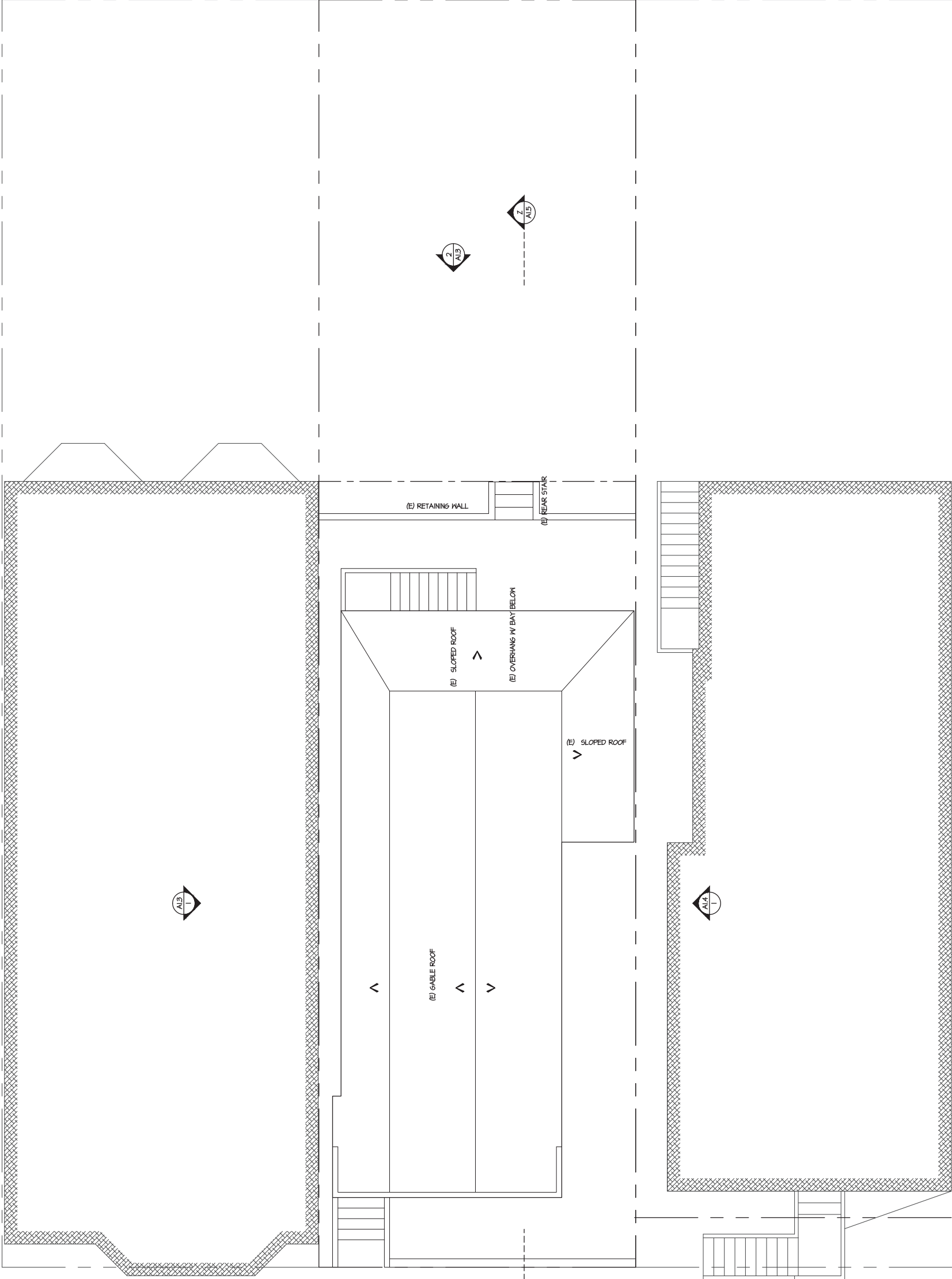


WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description  
EXISTING FLOOR PLANS  
Date: 02/05/2016  
Scale: AS NOTED  
Drawn: MCV

Job  
WONG - 589 TEXAS ST  
Sheet

A1.3



- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.O.N.)

EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS	BY



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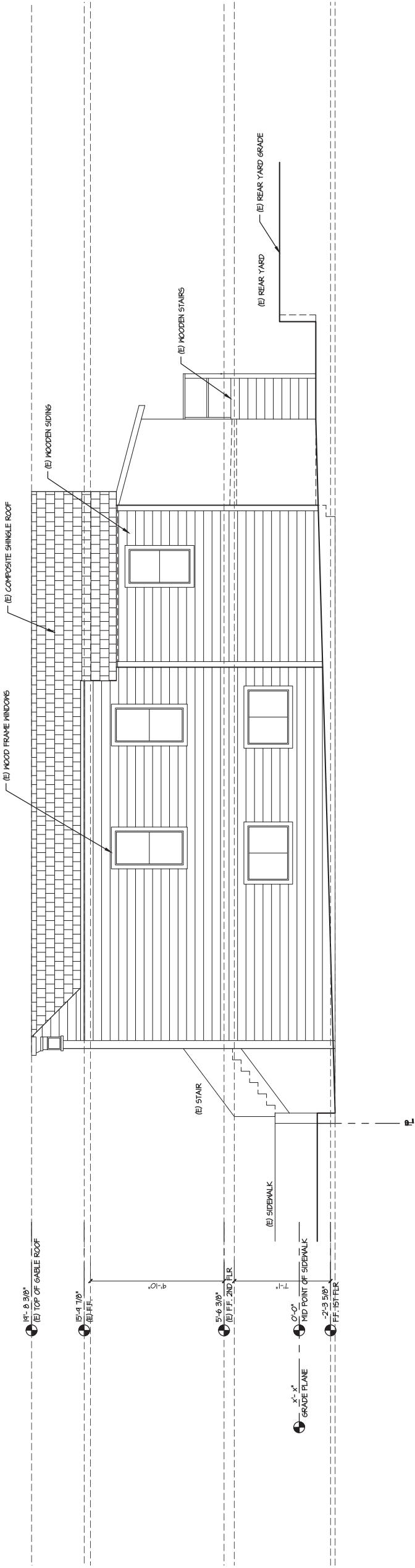
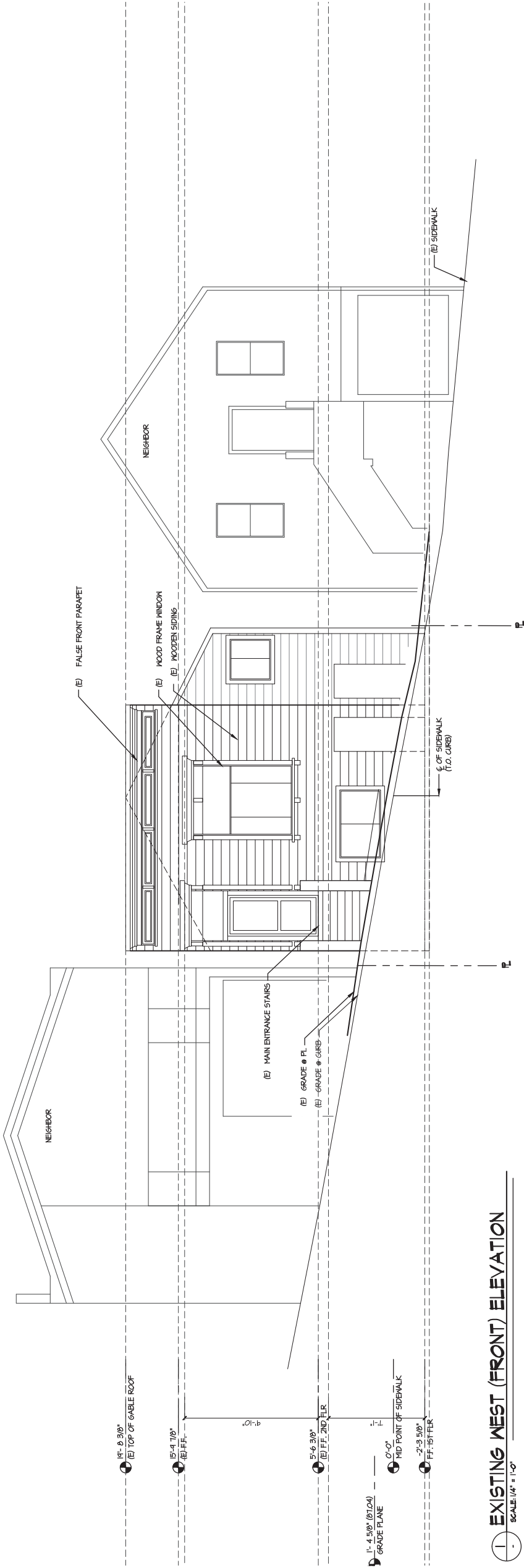
161 POTRERO AVE. STE 200  
SAN FRANCISCO, CA 94103  
415.641.7520  
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WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description	EXISTING ELEVATIONS
Date:	02.05.2019
Scale:	AS NOTED
Drawn:	MCV
Job	WONG - 589 TEXAS ST
Sheet	

A1.4



2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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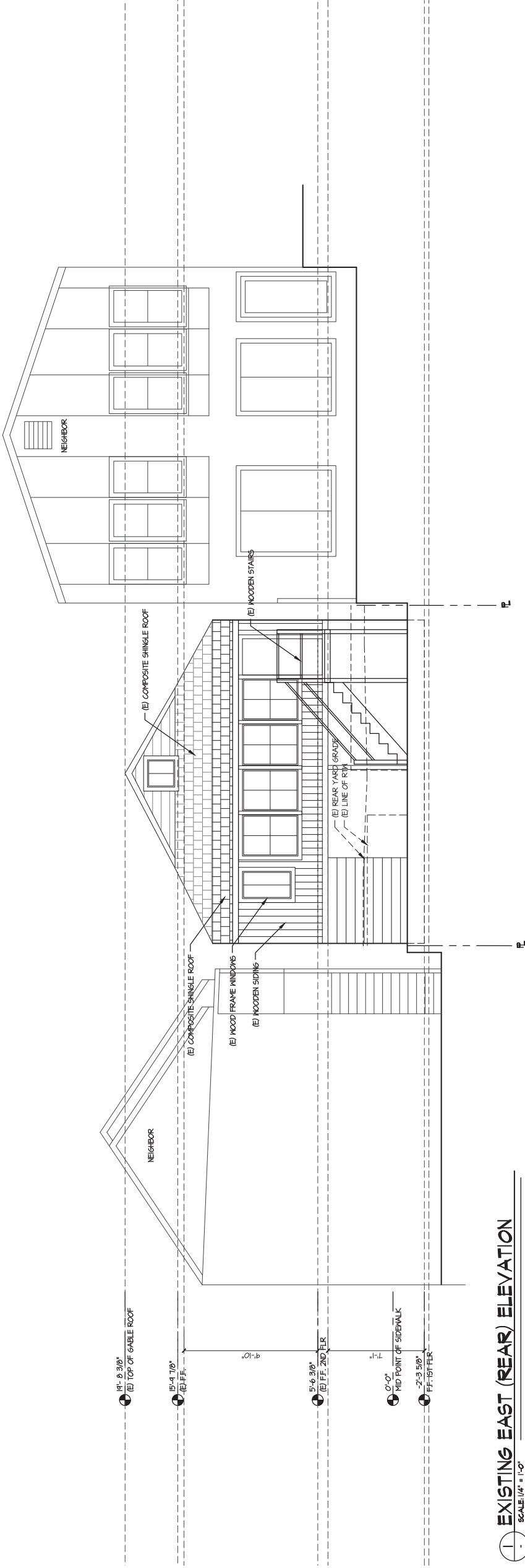
WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description
EXISTING ELEVATIONS
Date: 02.05.2019
Scale: AS NOTED
Drawn: MCV
Job: WONG - 584 TEXAS ST
Sheet

A1.5

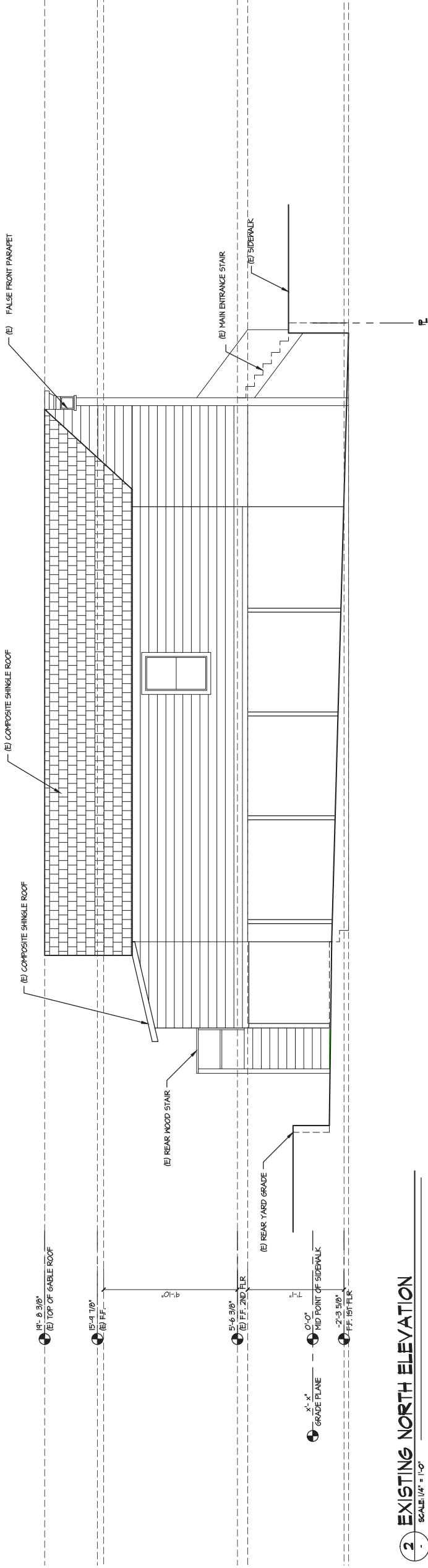
1. EXISTING EAST (REAR) ELEVATION

SCALE 1/4" = 1'-0"

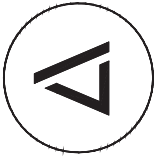


2. EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"



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751 POTRERO AVE., STE 200  
SAN FRANCISCO, CA 94103  
415.841.7320  
levyssa.com

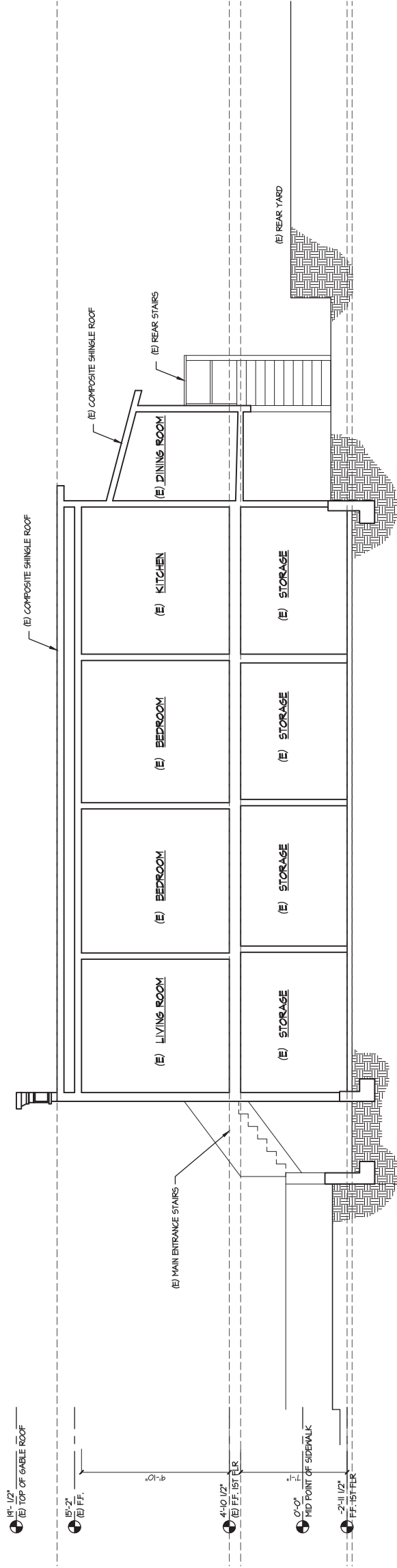


WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

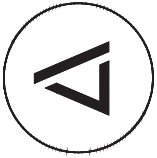
Description EXISTING SECTION
Date: 02.05.2018
Scale: AS NOTED
Drawn: MCV
Job WONG - 584 TEXAS
Sheet

EXISTING SECTION Z-Z  
SCALE: 1/4" = 1'-0"

# A1.6



REVISIONS	BY



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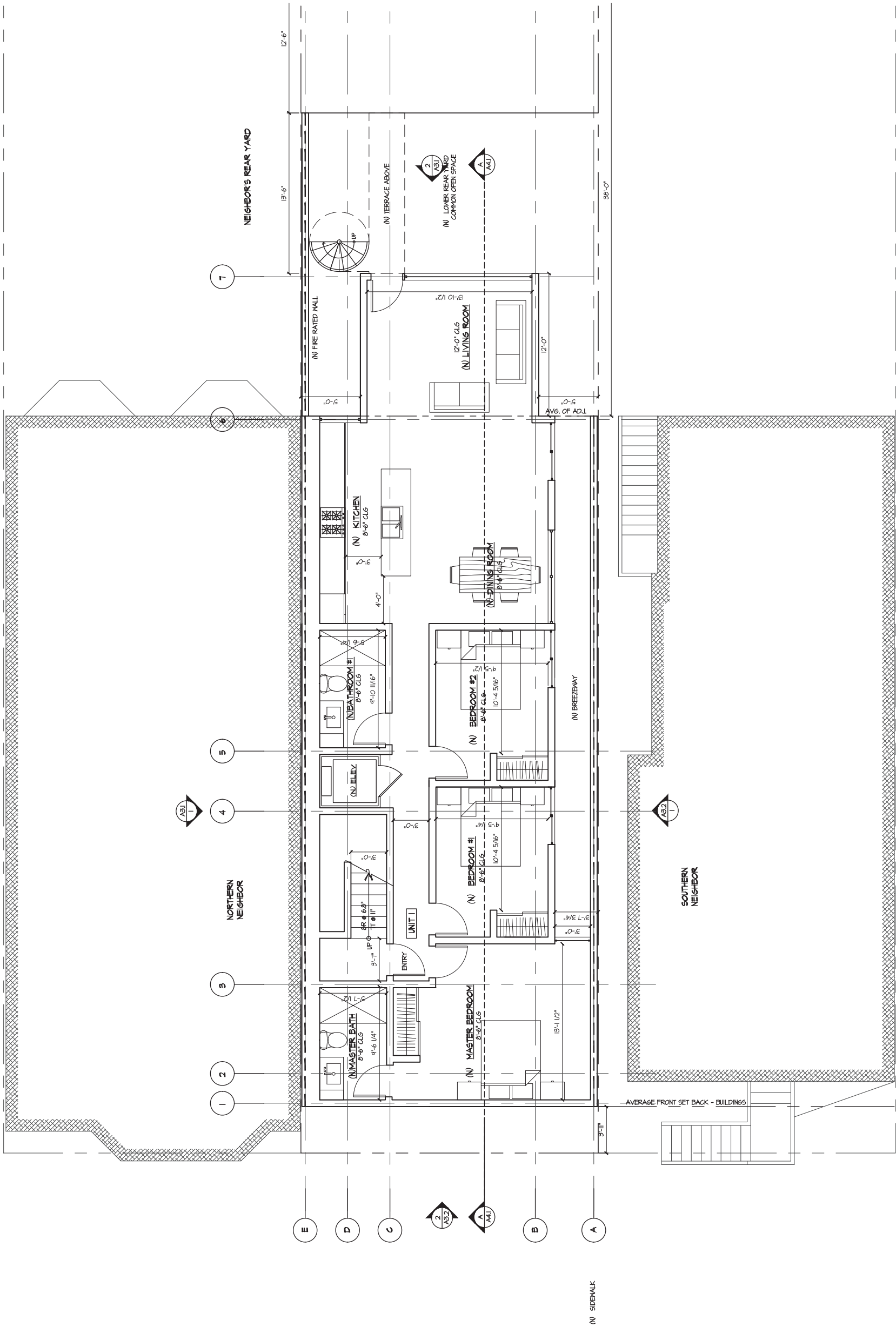
181 POTRERO AVE. STE 200  
SAN FRANCISCO, CA 94109  
415.641.7521  
levyart.com



WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description	PROPOSED FLOOR PLANS
Date:	11/14/2019
Scale:	AS NOTED
Drawn:	MCV
Job	WONG - 589 TEXAS ST
Sheet	

A2.1



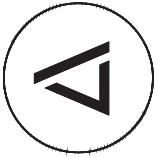
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.O.N.)

PROPOSED BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"



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WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description  
PROPOSED FLOOR PLANS

Date: 11/4/2019

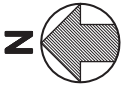
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Job: WONG - 589 TEXAS ST

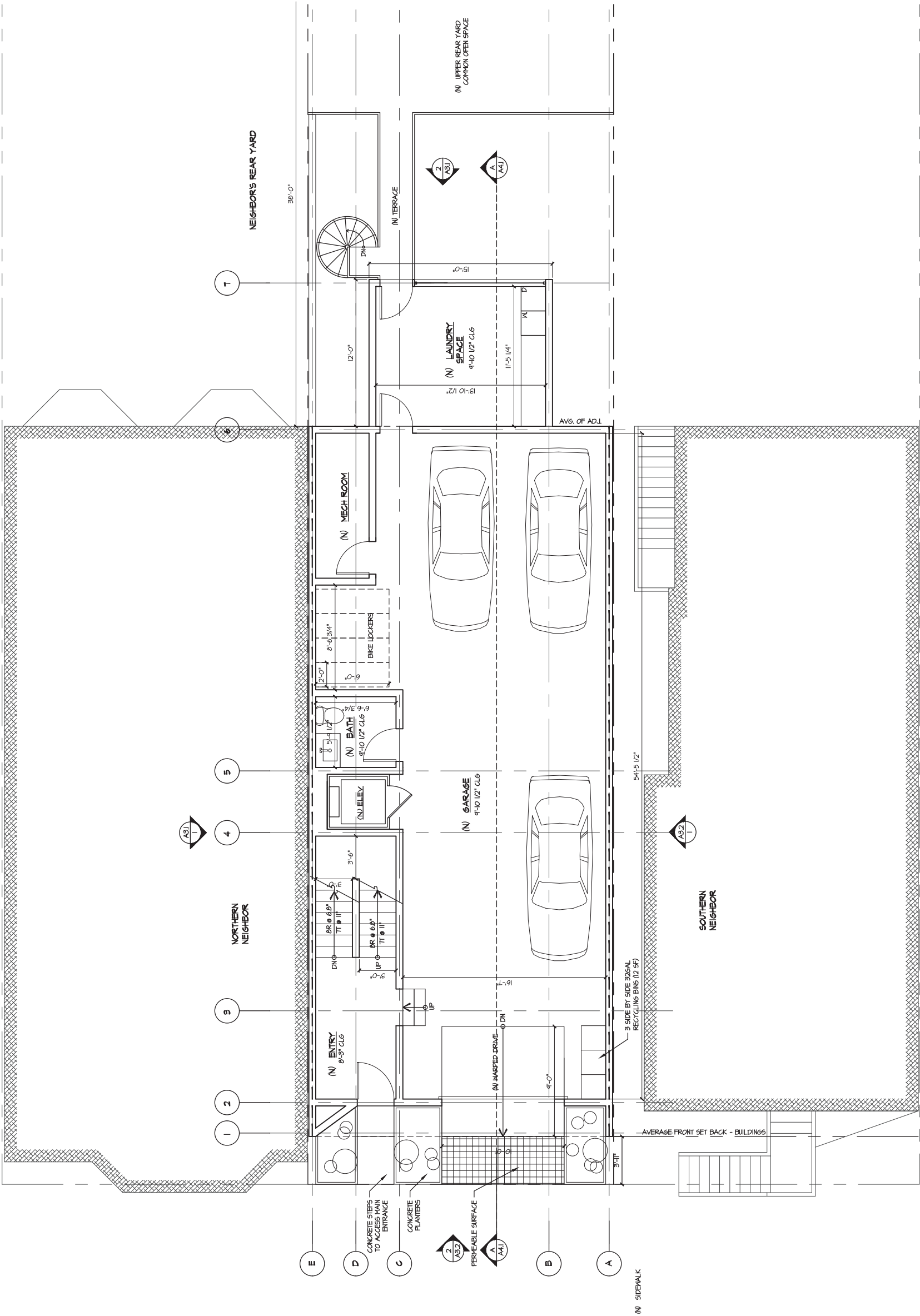
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A2.2



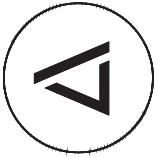
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.O.N.)





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WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description  
PROPOSED FLOOR PLANS

Date: 11/4/2019

Scale: AS NOTED

Drawn: MCV

Job: WONG - 589 TEXAS ST

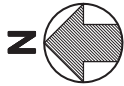
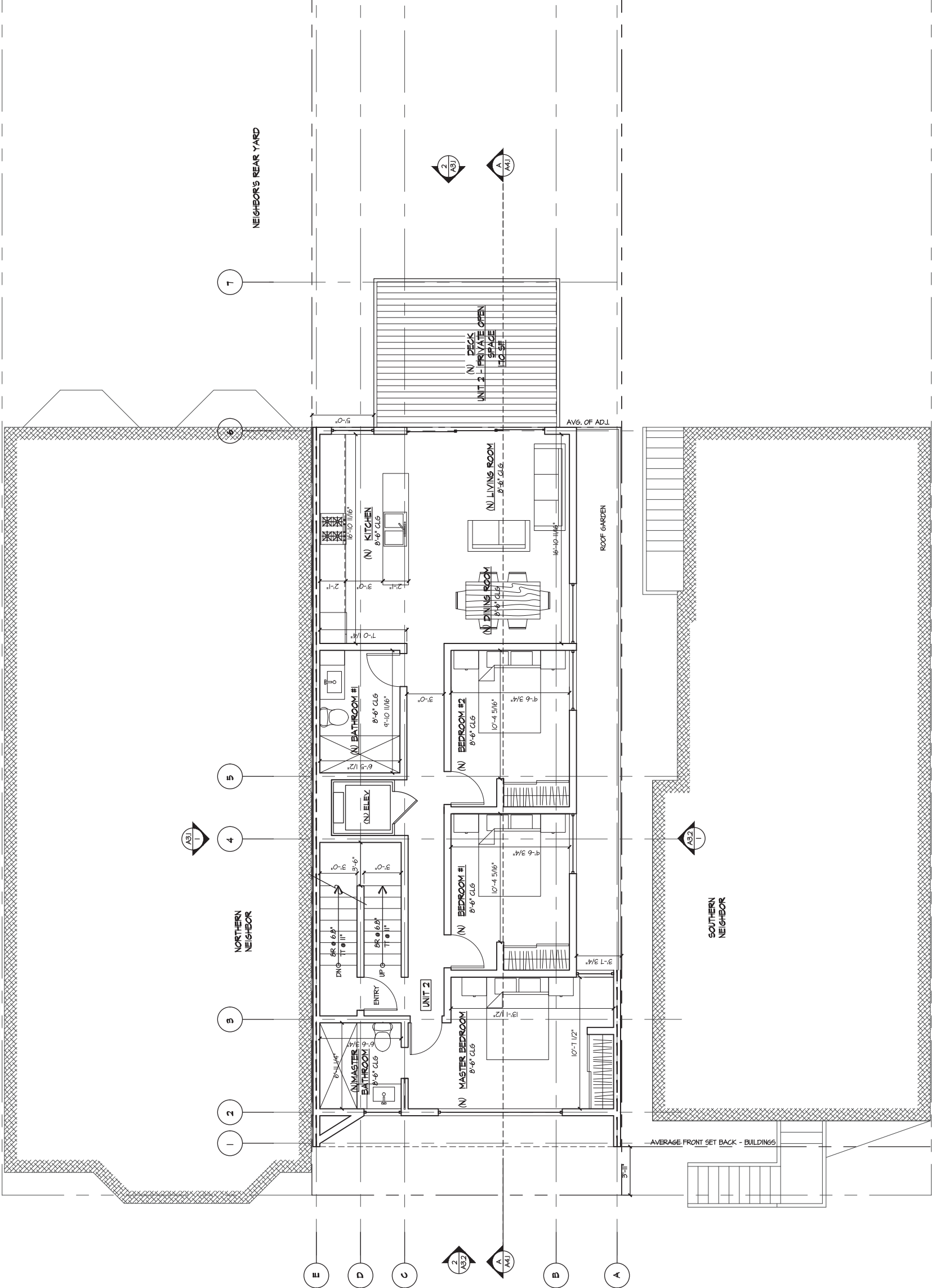
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A2.3

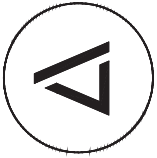
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- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.G.N.)

PROPOSED SECOND FLOOR PLAN

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



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WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description  
PROPOSED FLOOR PLANS

Date: 11/4/2019

Scale: AS NOTED

Drawn: MCV

Job: WONG - 589 TEXAS ST

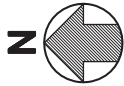
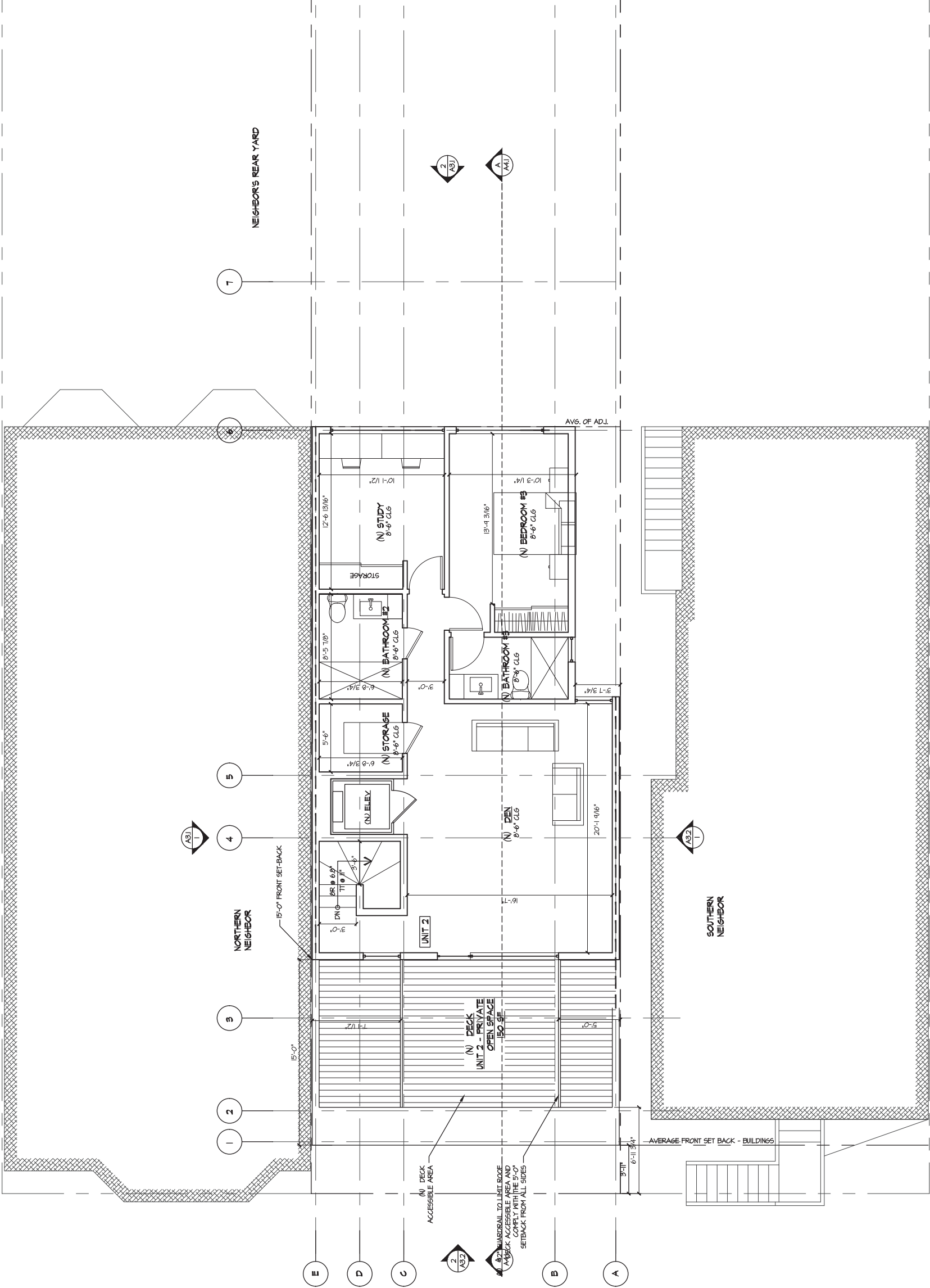
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A2.4

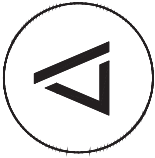
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.O.N)

PROPOSED THIRD FLOOR PLAN

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



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WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description  
PROPOSED FLOOR PLANS

Date: 11/4/2019

Scale: AS NOTED

Drawn: MCV

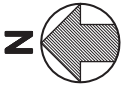
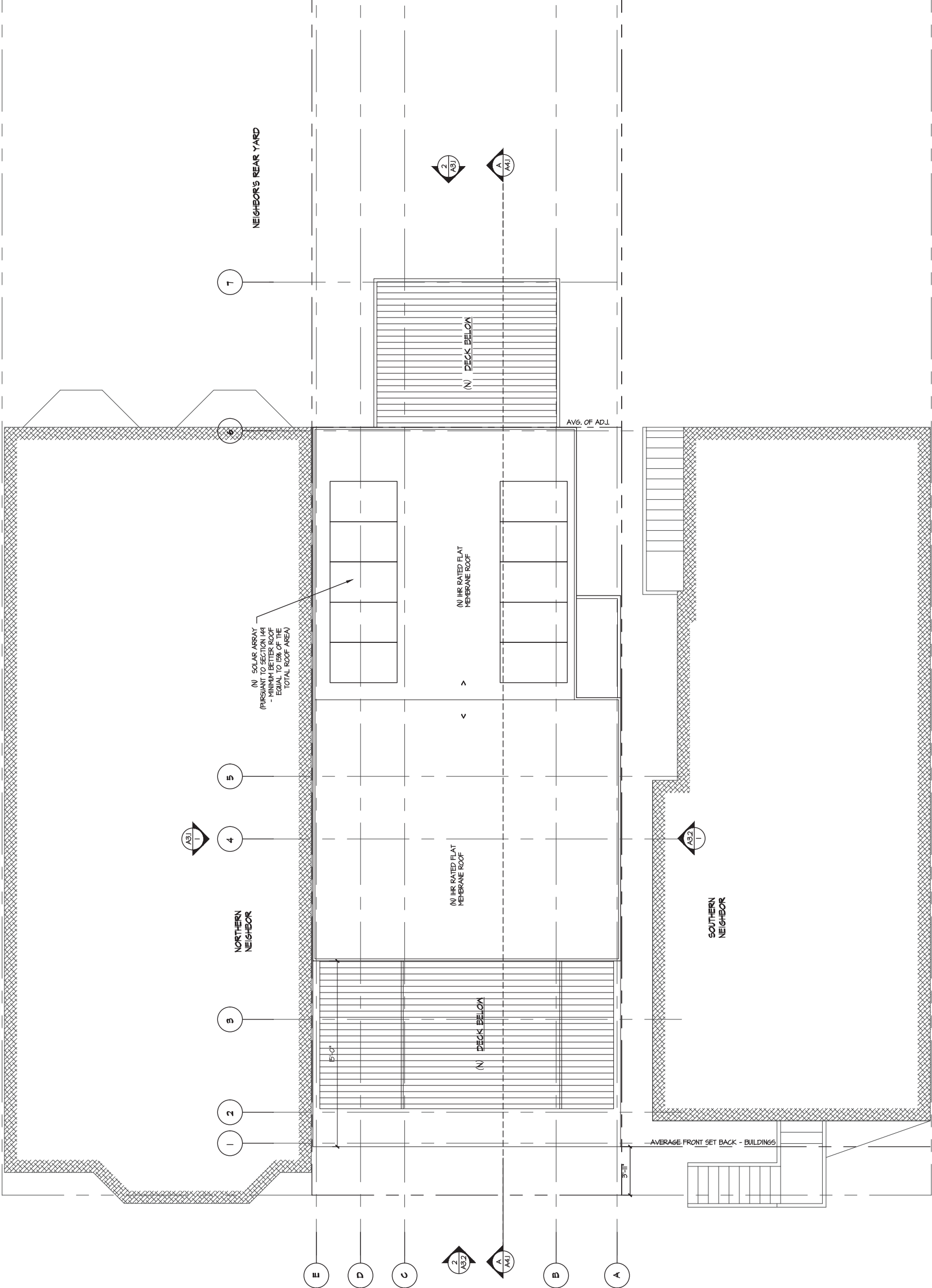
Job: WONG - 589 TEXAS ST

Sheet

A2.5

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL
- FIRE RATED WALL (1-HOUR U.O.N.)

PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



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151 POTRERO AVE. STE 200  
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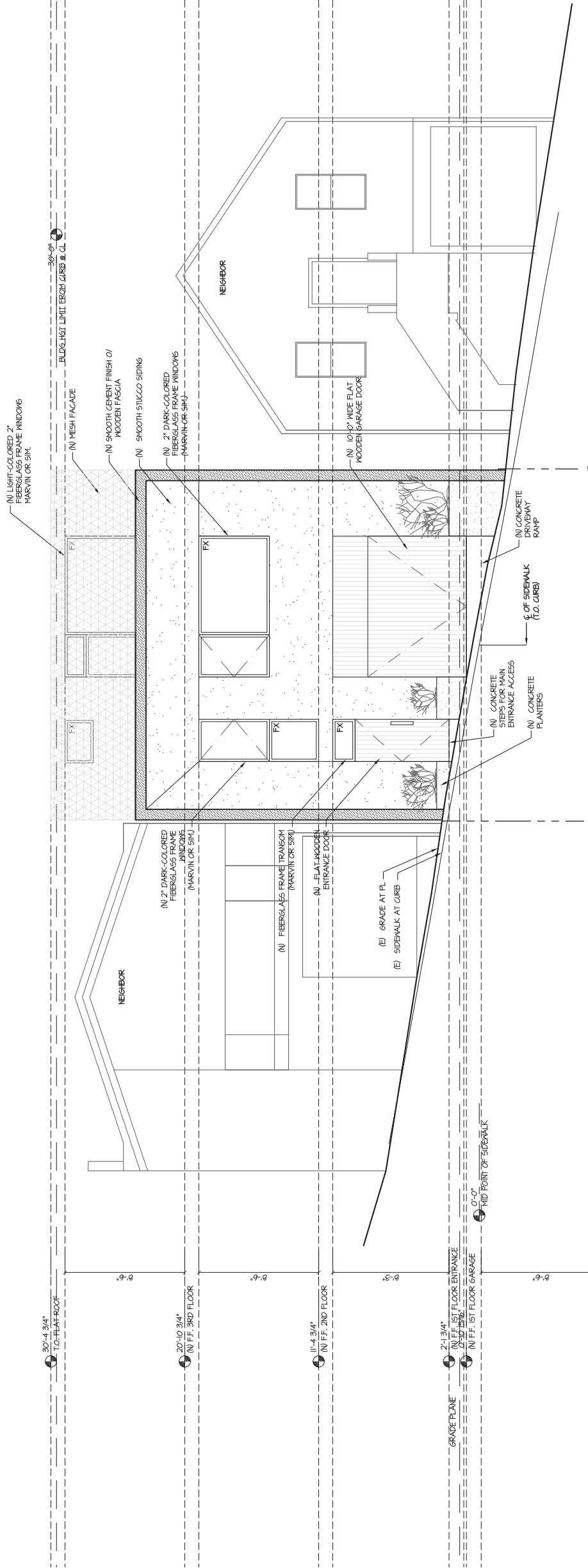
WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

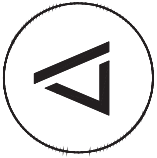
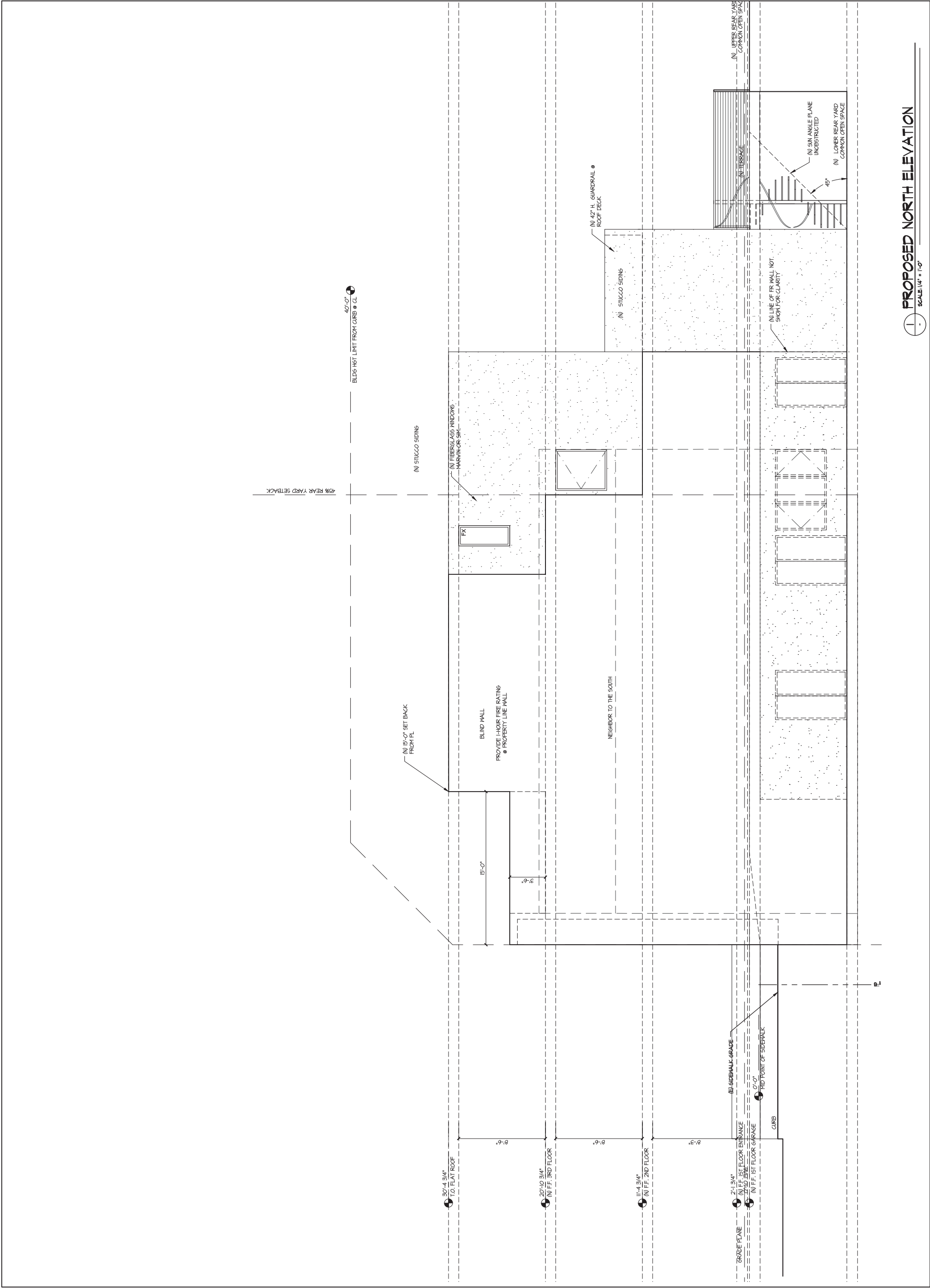
Description	PROPOSED ELEVATIONS
Date:	11.14.2018
Scale:	AS NOTED
Drawn:	MCV
Job	WONG - 594 TEXAS
Sheet	

### A3.1

# PROPOSED WEST (FRONT) ELEVATION

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





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415.641.7520  
levyart.com



WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description	PROPOSED ELEVATIONS
Date:	11/14/2019
Scale:	AS NOTED
Drawn:	MCV
Job	WONG - 584 TEXAS ST
Sheet	

1 PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

A3.2

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WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

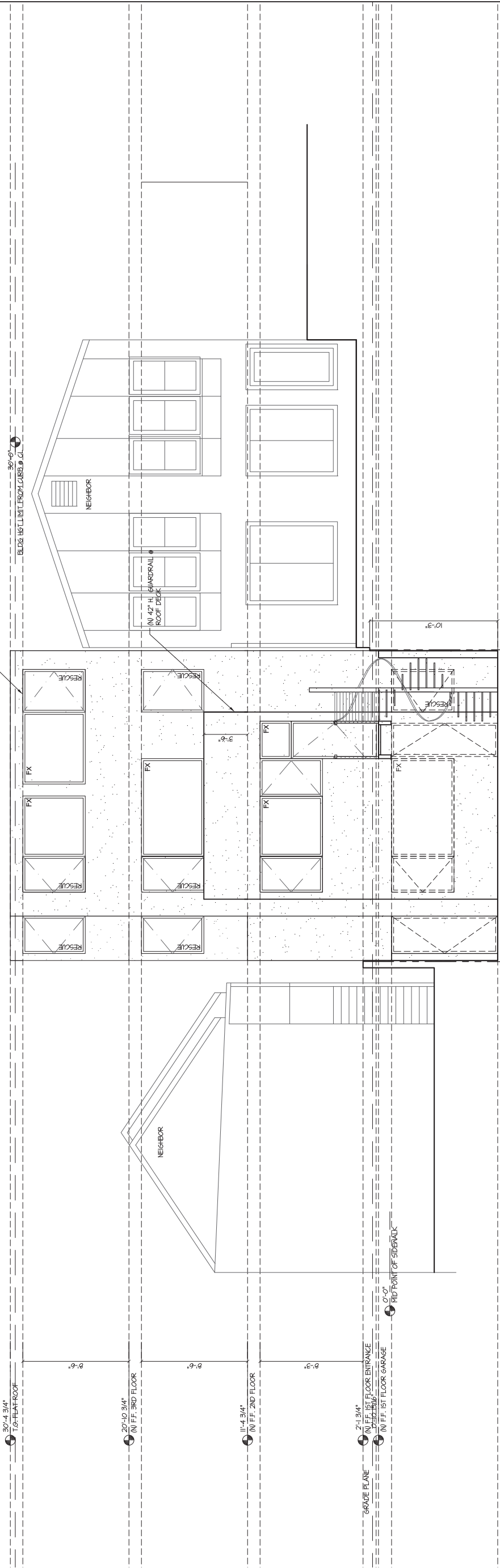
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Date:	11/14/2016
Scale:	AS NOTED
Drawn:	MCV
Job:	WONG - 589 TEXAS ST
Sheet	

A3.3

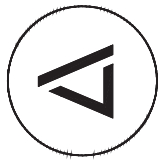
PROPOSED EAST (REAR) ELEVATION



40'-0" BLDG SET LIMIT FROM CURB @ CL



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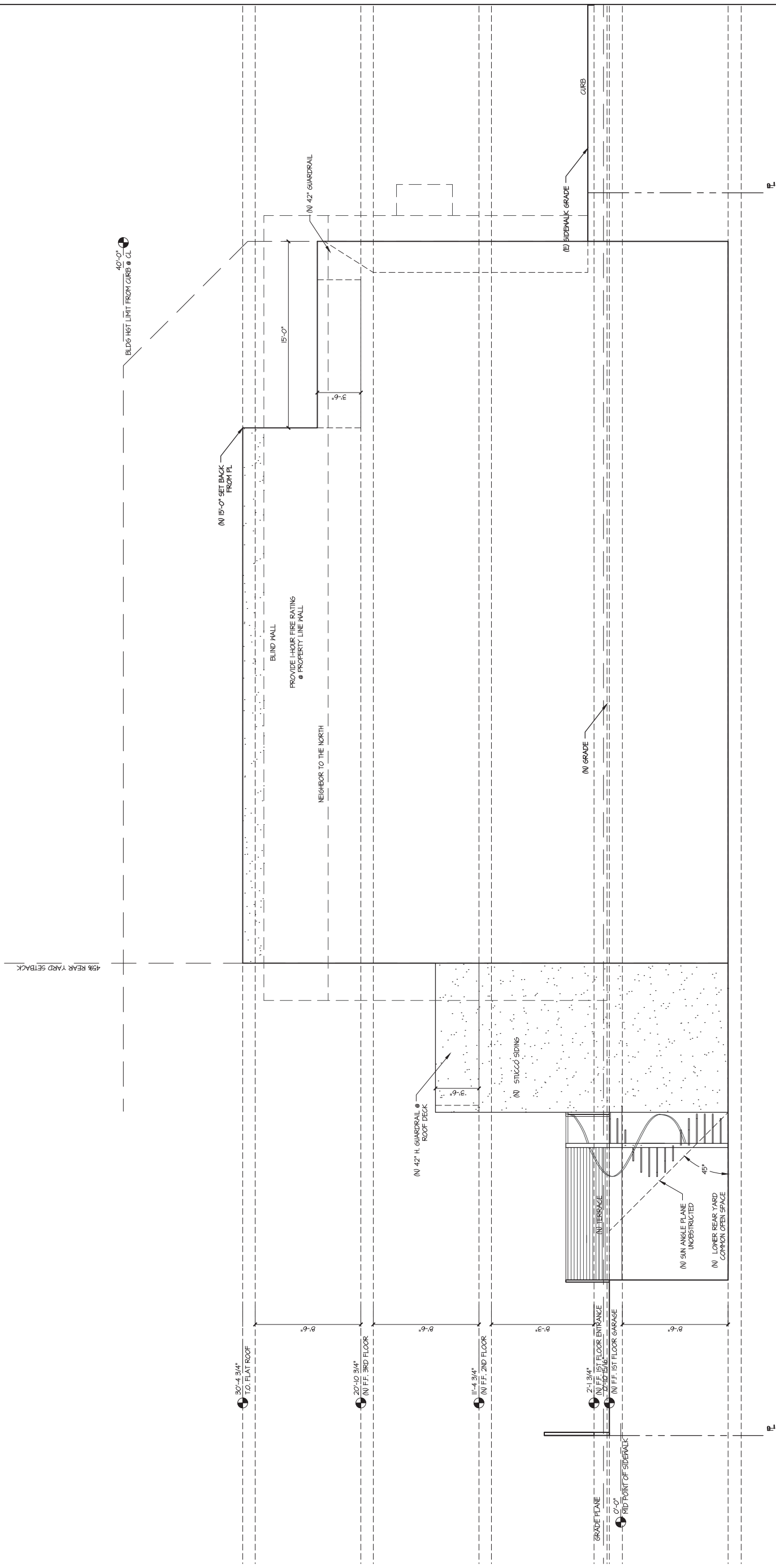
351 POTRERO AVE., STE. 200  
SAN FRANCISCO, CA 94103  
415.841.7320  
la-yuna.com



WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description	PROPOSED ELEVATIONS
Date:	11.19.2018
Scale:	AS NOTED
Drawn:	MCV
Job	WONG - 594 TEXAS
Sheet	

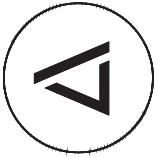
### A3.4



PROPOSED SOUTH ELEVATION



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WONG - 589 TEXAS ST  
589 Texas St  
San Francisco, CA, 94107  
BLOCK 4102 LOT 051

Description  
PROPOSED SECTION

Date: 11/4/2019

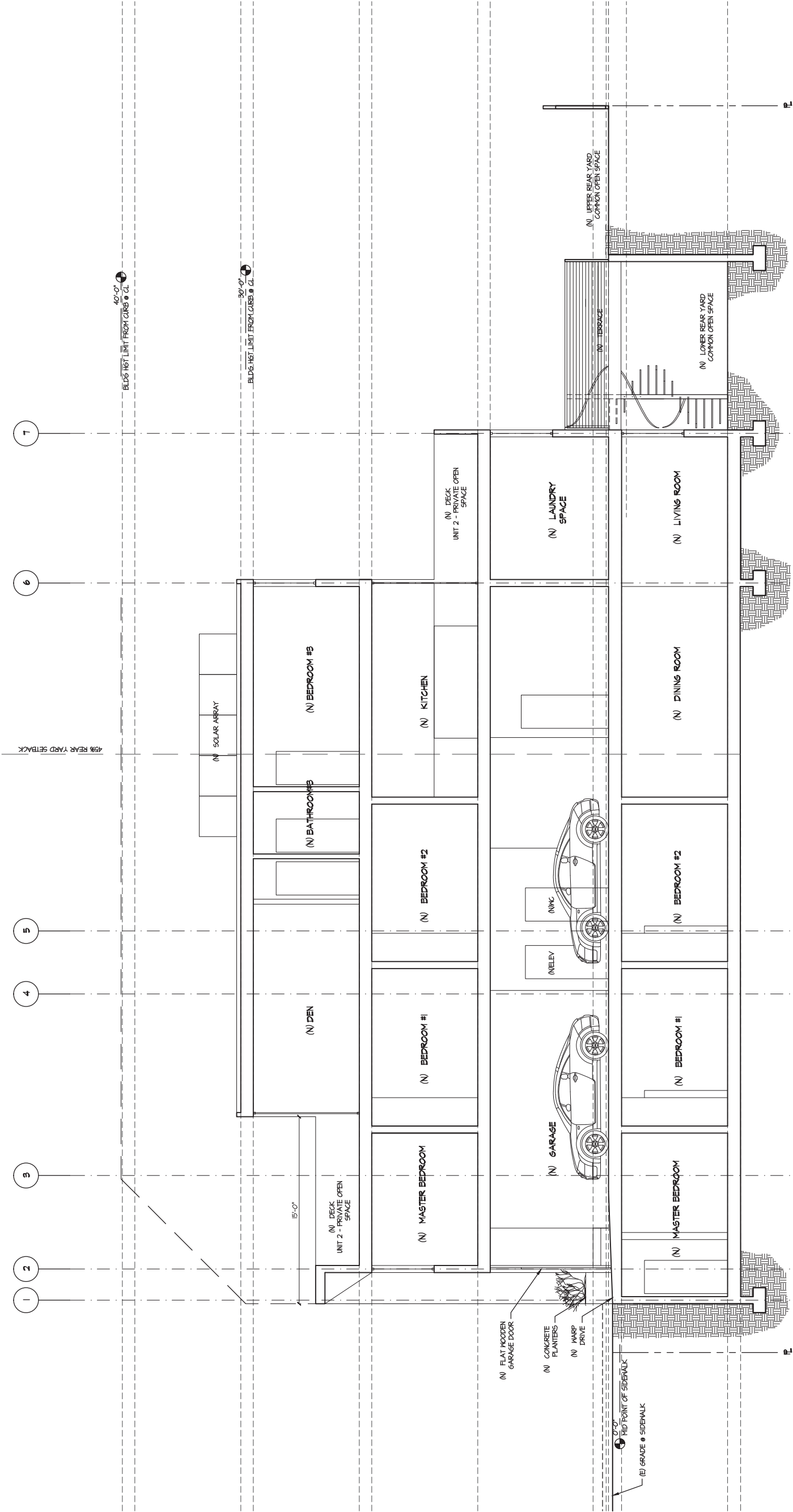
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Drawn: MCV

Job: WONG - 589 TEXAS ST

Sheet

A4.1





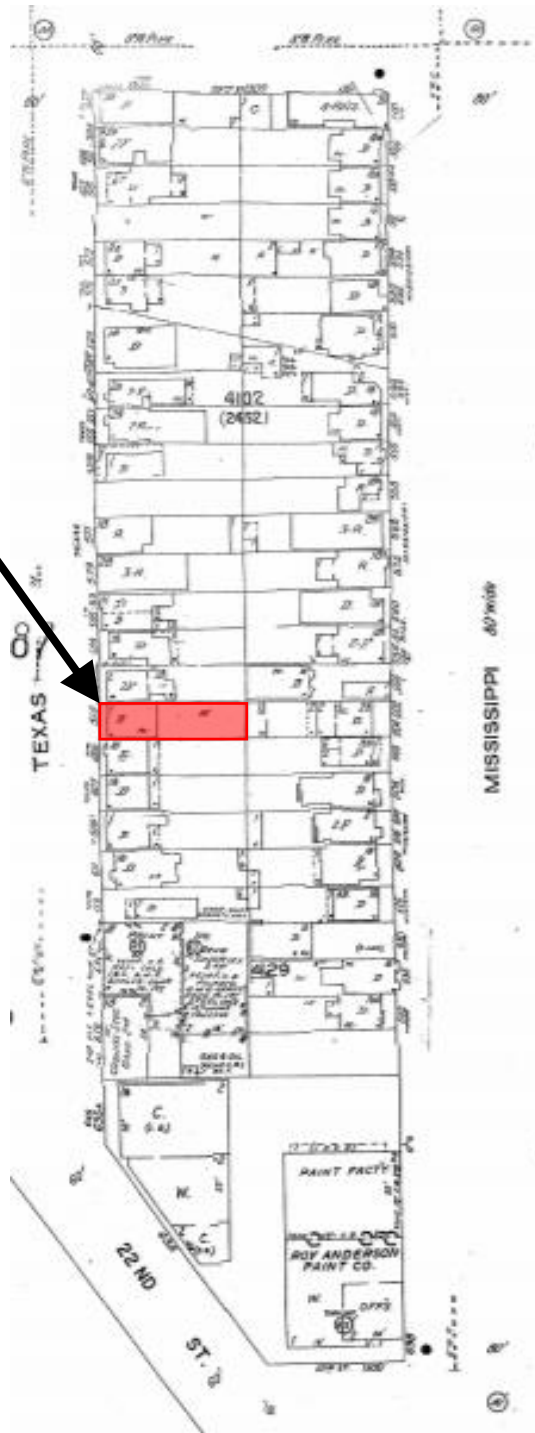
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Conditional Use Authorization  
April 16, 2020  
**Case Number 2016-004478CUA**  
589 Texas Street  
Block 4102 Lot 051



# Sanborn Map\*

SUBJECT PROPERTY



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

Conditional Use Authorization  
April 16, 2020  
Case Number 2016-004478CUA  
589 Texas Street  
Block 4102 Lot 051



# Aerial Photo – View 1



**SUBJECT PROPERTY**



Conditional Use Authorization  
April 16, 2020  
**Case Number 2016-004478CUA**  
589 Texas Street  
Block 4102 Lot 051



# Aerial Photo – View 2



**SUBJECT PROPERTY**



Conditional Use Authorization  
April 16, 2020  
Case Number 2016-004478CUA  
589 Texas Street  
Block 4102 Lot 051

# Zoning Map



# Site Photo



**SUBJECT PROPERTY**

Conditional Use Authorization  
April 16, 2020  
**Case Number 2016-004478CUA**  
589 Texas Street  
Block 4102 Lot 051





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
589 TEXAS ST		4102051
<b>Case No.</b>		<b>Permit No.</b>
2016-004478ENV		201603222709
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The project includes demolition of an existing one-story over basement, 1,587-square-foot, single-family residence, and construction of a three-story over basement, 5,127-square-foot building with three residential units and three off-street parking spaces at the ground-floor.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?  <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Don Lewis  Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.	



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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  Demolition of existing two-story, one-family dwelling and construction of four-story, two-family dwelling.  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated 12/30/2019  b. Other (specify): See signed PTR form dated 11/26/2019 and signed by supervisor 12/18/2019 </div> <div> <input checked="" type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Monica Giacomucci	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/07/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## 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)
589 TEXAS ST		4102/051
Case No.	Previous Building Permit No.	New Building Permit No.
2016-004478PRJ	201603222709	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	11/26/2019
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Monica Giacomucci	589 Texas Street	
Block/Lot:	Cross Streets:	
4102/051	20th and Sierra Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2016-004478ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	N/A
------------------------------------	-----

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Mark Hulbert Preservation Architecture (dated November 2017).	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text" value="N/A"/>	Period of Significance: <input type="text" value="N/A"/>
	<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 to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<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	

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information for Historic Resource Determination, the subject property is improved with a two-story, wood-frame building clad with wood channel-drop siding with a projecting bracketed wood cornice and frieze. The front facade's central aluminum window appears to retain its original hood and framing.

The original permit for the property could not be located. The building is not visible in the 1905 Sanborn Maps, and a water tap was requested for the subject property in 1907 based on Spring Valley Water Company tap records. The original architect and/or builder of the subject property is unknown. The first resident of the property was John Melena, a street laborer. Melena resided at 589 Texas Street from 1907 to 1914, when Joseph Bottacchi, a shipyard boilermaker, and his wife Rebecca purchased the subject property. In 1932, Meg Bottacchi inherited the property, and she remained there until 1943.

The subject building has not been substantially expanded or altered since it was constructed ca. 1907. The property does not appear to be an Earthquake cottage because neither its dimensions nor its door and fenestration pattern match features of known Earthquake cottages. Only one permit (1970) exists in Department of Building Inspection records; it allowed replacement of the front window with an aluminum sash window. Known unpermitted alterations have included installing terrazzo front stairs, reroofing, and the addition of a rear porch which was later enclosed. It is not located within the boundaries of any identified historic district and has not been included in any previous surveys or contexts. The property is in Potrero Hill on a block that includes single- and multi-family residences designed in a variety of architectural styles, with construction dates ranging from 1900 to 2010. The neighborhood does not appear to have a cohesive architectural character such that it could be designated as a historic district.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants of the subject building have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4, since this criterion typically applies to rare construction types when involving the built environment. The subject building does not exemplify a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Therefore, the subject property does not qualify for listing on any local, state, or national registers, either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
 Digitally signed by Allison K. Vanderslice Date: 2019.12.18 10:24:13 -08'00'	





589 Texas Street (Google Maps, 2019)



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 589 TEXAS ST  
RECORD NO.: 2016-004478CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	864	864
Residential GSF	1,587	4,112	2,525
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	1,200	712	0
Public Open Space	0	0	0
TOTAL GSF	1,587	4,112	2,525
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	2	2
Dwelling Units - Total	1	2	2
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	2	4	4
Parking Spaces	0	3	3
Loading Spaces	0	0	0
Bicycle Spaces	2	4	4
Car Share Spaces	0	0	0

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





LEVY  
ART + ARCHITECTURE

Dear members of the Planning Commission,

We are writing to you regarding a Site Permit Application submitted for the construction of a new residential building at 589 Texas Street. The new, two unit structure replaces an existing, unsound one-unit residential building.

As part of this submittal, we wanted to include this note to clarify the reasoning, architectural thinking, that supports the decisions we took during the design process. Our intention is to briefly address two aspects of the project. First the general form, and second, the composition and design of the front façade.

As it occurs with each of our projects, the proposed design presented to you comes from a detailed study of the surrounding neighborhood in which the property is located.

First, with the clear need of designing a proposal that integrates the new building, we looked to precedent, two story homes from the forties typical of San Francisco neighborhoods and earlier flat-front Edwardians. To minimize mass one of the units was located partially below grade, and the third floor has a significant front setback. The resulting composition presents itself as two story high building when viewed from the street, blending with the neighborhood morphology.

Second, through the creation of a strong, rectilinear frame, we acknowledge the two story scale. Diagonal surfaces recede from the frame creating focus, an inviting entry experience that is an expression of the interior organization of the building. The connection between the public space and the private realm is heightened with this concave façade form. Windows within the field are based on the pattern and size of neighboring façades, thirties, forties and fifties vintage homes.

In summary, through both an clear volumetric composition and careful layout of a few -but very intentional - design elements, this new building intends not only not only to provide a high quality interior spatial experience, but to also, establish a respectful and intentional connection with its neighborhood context.

Thank you very much in advance for your time and consideration.  
Sincerely,

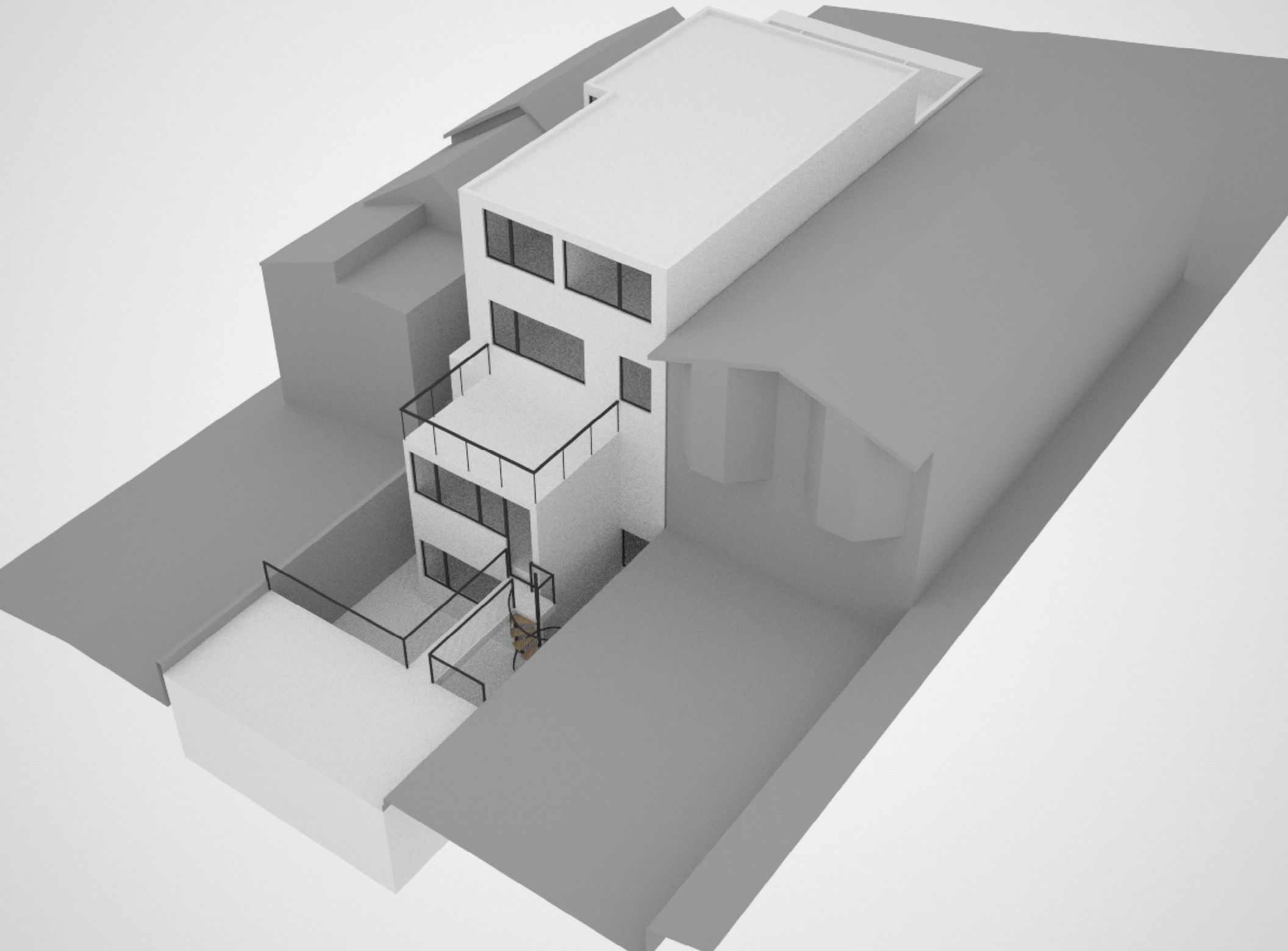
Levy Art and Architecture Team.



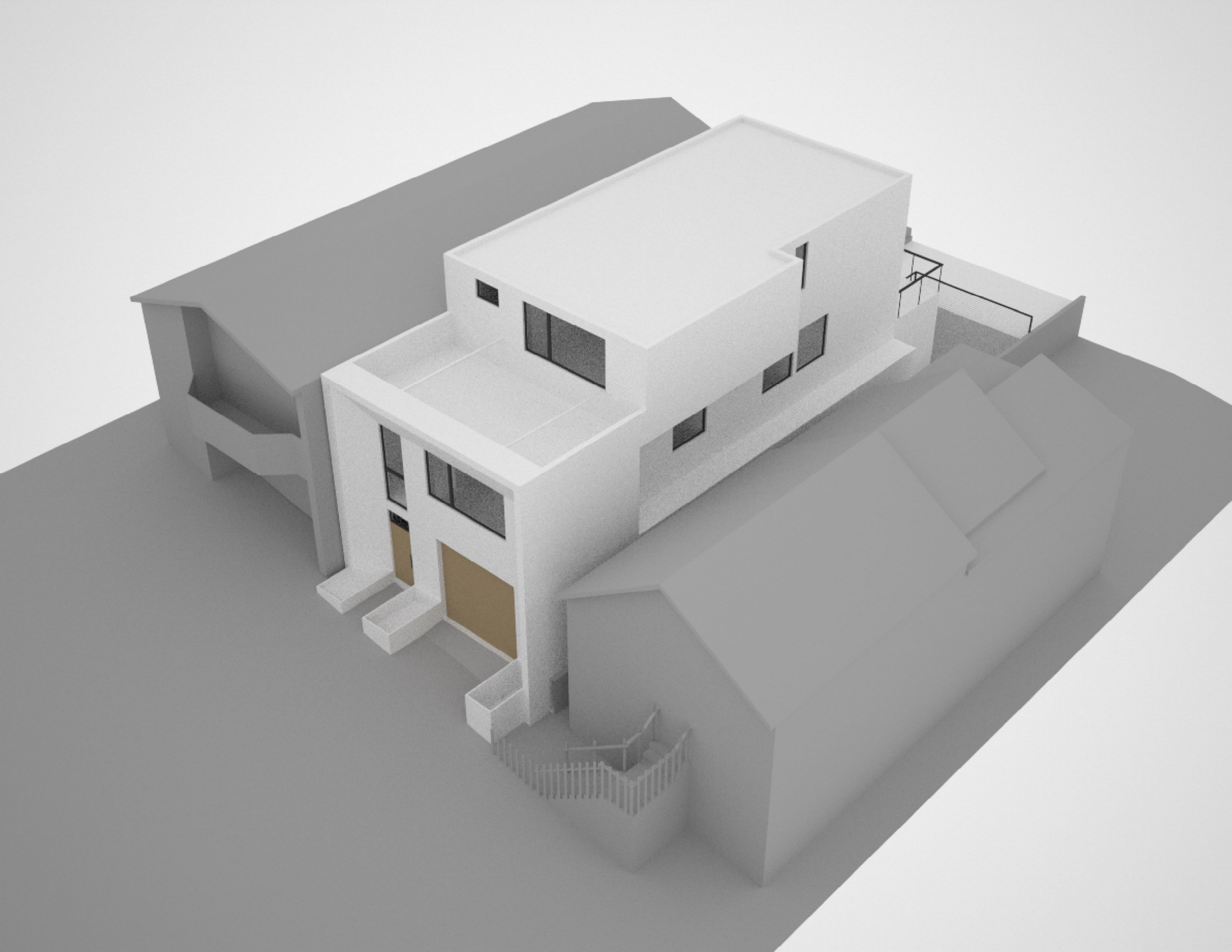


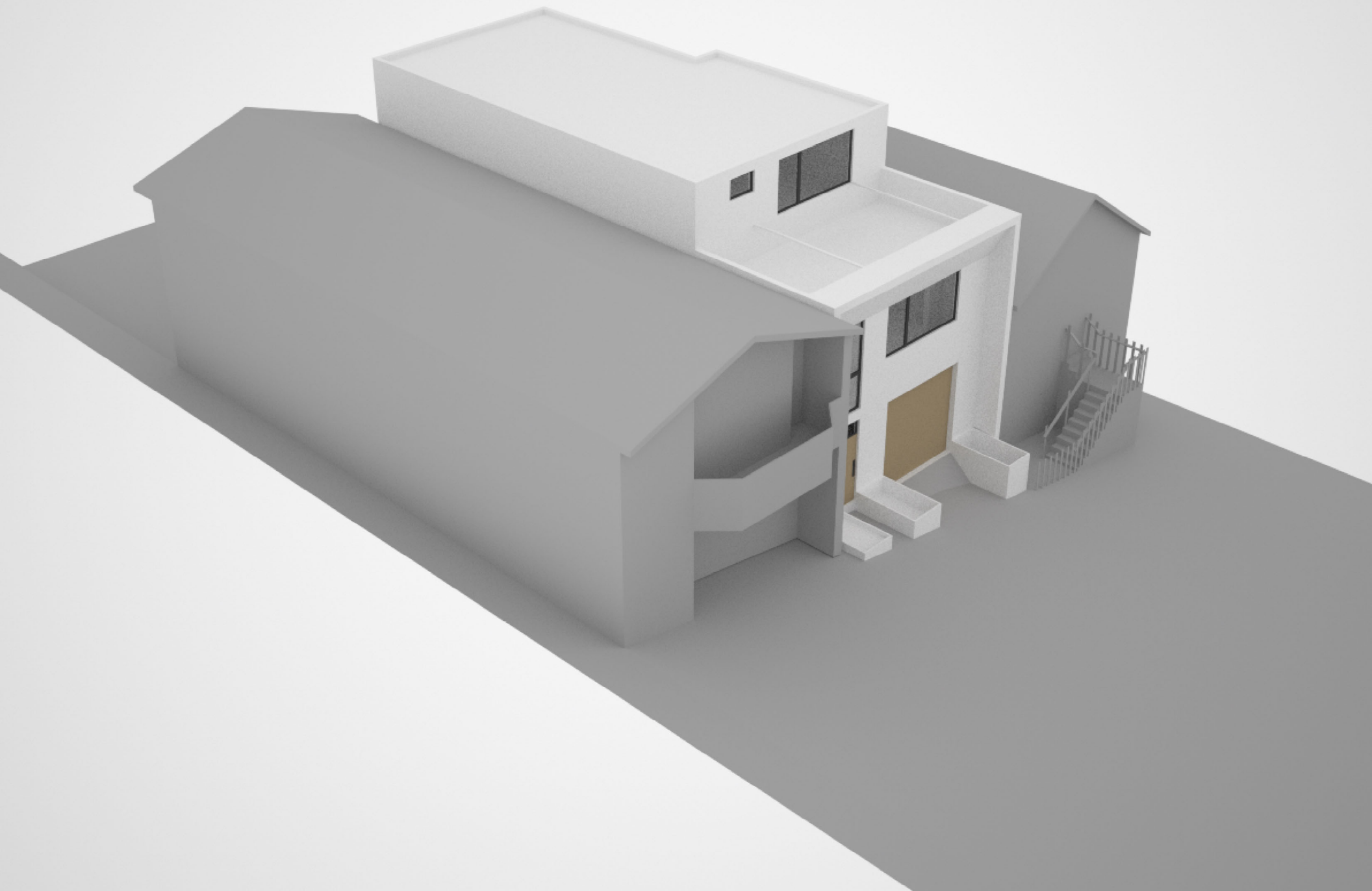














# **SOUNDNESS REPORT**

589 TEXAS

**San Francisco, CA**

**Prepared By:**

**Buscovich And Buscovich  
Structural Engineers, Inc.**  
235 Montgomery Street, 1140  
San Francisco, CA 94104

Copyright 2011

Job Number: 16.035

Date: February 29, 2016

## **Disclaimer:**

This report is a soundness study on the subject structure. The preparer of this report has prepared this report under generally recognized engineering principle. The preparer has no interest in this property or any other property of the owner nor is the preparer of this report doing any other work on this property or any other property owned by this owner.

## Basis of Soundness Report

The soundness evaluation will be based upon the cost to repair and/or remediate applicable soundness criteria. These costs are based upon the house being vacant, which it is currently. The costs are prepared in conjunction with a licensed contractor and represent current construction costs. Not included in these costs are architectural and engineering fees. Permit fees are also included as well as 18% profit/overhead. This soundness cost is to be compared to a replacement cost. Not included in this replacement cost is the demolition cost of the existing structure. It is important to note that the soundness cost number using the 50% threshold do not include the following:

1. Deterioration due to intentional, willful negligence.
2. Maintenance.
3. Remodeling not associated with required work.
4. Upgrade not associated with required work.

The official DCP Soundness Matrix Item number system will be used in this report. The complete DCP Soundness summary and Matrix is in Appendix A. The 1916 and 1962 SFBC will be the Building Code used in the analysis. The 1916 SFBC for the original construction and the 1962 SFBC for the 1964 façade work.

### Planning Information

The lot has an area of \_\_\_\_ ft<sup>2</sup>. The zoning is RH1, 40x Height. The DCP property information report is in Appendix C. The assessor shows the floor area as \_\_\_\_ ft<sup>2</sup>. Field measurement give 991 ft<sup>2</sup> habitable at the 1<sup>st</sup> floor and \_\_\_\_ ft<sup>2</sup> habitable at the 2<sup>nd</sup> floor and \_\_\_\_ ft<sup>2</sup> storage at the 2<sup>nd</sup> floor. Total habitable is \_\_\_\_ ft<sup>2</sup> + \_\_\_\_ ft<sup>2</sup> = \_\_\_\_ ft<sup>2</sup>.

### Building Description

The building is a two story, wood framed, single family house. The first floor and second floor are the habitable rooms. The foundations are concrete. Major portions of the house footings are inadequate. This requires replacement of the interior and exterior footing. The front yard of the house has a slope stability failure. There is also major termite work.

### Summary of deficiencies

#### DCP Matrix #1 – Permit Fee (\$ \_\_\_\_)

#### DCP Matrix #2 – Furnace

Not all habitable room are heated. I have not counted this work (\$4,500), to focus on the bldg's main problems.

#### DCP Matrix #3 – Kitchen Electrical

There is only one plug in the kitchen. A second plug would trigger an electrical upgrade per DBI Elec. Div. at this time I am not counter this item because an electrical upgrade is \$15,000 and I want to focus on the main issues.

#### DCP Matrix #5 – Flashing/Weather Proofing

The structure is a single family house built in 1918 with a 1964 stucco façade added on top of the 1964 stucco façade has inadequate/missing flashing and weatherproofing which has allowed water intrusion into the house. The 1962 SFBC require building paper under the exterior stucco. No building paper was found during destructive testing. This termite estimate (#16) includes total stucco removal & replacement, installing flashing and weatherproofing/building paper

#### DCP Matrix #8 Foundation

The existing footing needs to be replaced. The footing were structurally improper for a slide zone – The building is sitting on an unstable hill. The building is settling and sliding down and the foundation have failed. There is a slope stability failure at the front yard. The proper foundation is a grade beam with caisson system. The caissons would extend below the slide zone. The existing footing need to be removed and a new footing/caisson system installed with 25 caissons 15 foot deep @\$ /LF are require (\$ add) as part of a new foundation

#### DCP Matrix #9 – Floor Hazard (\$ )

The first floor framing at the living room is so marginal the floor bounces when walked on it. The floor framing is 2x4 joist which is so sub standard it needs to be replaced. This is being fixed under the termite work. This is also a violation of the housing code.

#### DCP Matrix #12 – Chimney (\$ )

The chimney stones are delaminating and the chimney need to be rebuilt. The existing chimney is exterior cobblestone sheet metal was defectively built. The chimney should have been brick with a Clay tile liner. The sheet metal is rusting and the stone is falling.

#### DCP Matrix #17 – Structural Pest

See attached Appendix E cost is distributed into Item #8 and 9.

The termite report is substantial. The termite report cost is \$ to \$ including pest, foundation and façade work (Attached Appendix E). Termite damage is due to sub-standard construction in 1964 of the porch with missing building paper/weather proofing under the stucco façade. The 1962 SFBC require building paper under the exterior stucco. None was found during destructive testing.

#### DCP Matrix #18 – Fire Rating #28 Window

The existing dining room window is blocked by the neighbor's building. The bay window need to be reconfigure/reduced so as to move the windows away from the neighbor building.

#### DCP Matrix #26– Furnace

Install ducting to habitable rooms to provide heat.

#### New Construction Cost

Based upon as-built measurement, the habitable area of the house is ft<sup>2</sup> and ft<sup>2</sup> of storage. Based upon DCP cost of \$ / ft<sup>2</sup> to rebuild habitable floor and \$ / ft<sup>2</sup> for non-habitable, the cost is:

$$(900 / \text{ft}^2 \times 240 / \text{ft}^2) + (900 / \text{ft}^2 \times 110 / \text{ft}^2) = \$ + \$ = \$ 300,000$$

#### 50% Cost Evaluation

Upgrade Cost 163,000 = 54% 50%  
Replacement Cost 300,000 > unsound Building

#### Conclusion

Based upon Department of City Planning Guidelines and Engineering Principle's, the building is unsound.

~~900 x 330 = 300,000~~

February 29, 2016

Re: 589 Texas

Job Number: 16.035

### Note

- A. Ground floor sub standard ceiling height  
B. Removed WWII apartment

N:\Letter\2016\16.035 - 589 Texas, Cost Summary.doc

## **DESCRIPTION**

<b>APPENDIX A</b>	<b>SOUNDNESS REPORT TEMPLATE</b>
<b>APPENDIX B</b>	<b>PHOTOGRAPHS</b>
<b>APPENDIX C</b>	<b>DCP / ASSESSOR</b>
<b>APPENDIX D</b>	<b>DBI, KITCHEN ELECTRICAL MEMO</b>
<b>APPENDIX E</b>	<b>TERMITE REPORT</b>
<b>APPENDIX F</b>	<b>SF 2010 HOUSING CODE, 2010 CHPT 10, RETROACTIVE AND STATE HOUSING ACT</b>

# SOUNDNESS REPORT TEMPLATE

## DCP 50% Soundness Items

<u>Item</u>	<u>Description</u>
1.	
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30.	
31.	
32.	
33.	
34.	

**Appendix A**

# Sample Soundness Report Template

Project : 589 Texas  
Address:

Job Number:

Replacement  
Cost

Type of Space		Area (Square Feet)	Cost per Square Foot	Cost
1	occupied, finished spaces			
2	unfinished space with flat ceiling & > 7'-6" of headroom (e.g., basements, garages)			
3				
			Replacement Cost Total	

WORK THAT COULD BE INCLUDED IN THE UPGRADE COST ESTIMATE FOR THE 50% THRESHOLD:  
(Attach cost estimates from relevant consultants)

Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
1	Building Permit Fee				
2	Providing room dimensions at a minimum of 70 sq. ft. for any habitable room.				
3	Providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen.				
4	Providing at least one switched electrical light in any room where there is running water.				
5	Correcting lack of flashing or proper weather protection if not originally installed.				



Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
6	Installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed.				
7	Provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted).				
8	Eliminating structural hazards in foundation due to structural inadequacies.				
9	Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.				119,000
10	Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry vertical loads.				
11	Eliminating structural hazards in ceilings, roots, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.				27,000
12	Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.				
13	Upgrading electrical wiring which does not conform to the regulations in effect at the time of installation.				
14	Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation.				
15	Providing exiting in accordance with the code in effect at the time of construction.				

Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
16	Correction of improper roof, surface or sub-surface drainage if not originally installed, if related to the building and not to landscape or yard areas.				
17	Correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation).				
18	Repair of fire-resistive construction and fire protection systems if required at the time of construction, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms when required.				2000
19	Wood and metal decks, balconies, landings, guardrails, fire escapes and other exterior features free from hazardous dry rot, deterioration, decay or improper alteration.				
20	Repairs as needed to provide at least one properly operating water closet, and lavatory, and bathtub or shower.				
21	Repair of a kitchen sink not operating properly.				
22	Provision of kitchen appliances, when provided by the owner, in good working condition, excluding minor damage.				
23	Repair if needed of water heater to provide a minimum temperature of 105° and a maximum of 102°, with at least 8 gallons of hot water storage.				4000
24	Provision of both hot and cold running water to plumbing fixtures.				

Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
25		Repair to a sewage connection disposal system, if not working.			
26		Repair heating facilities that allow the maintenance of a temperature of 70° in habitable rooms, if not working.			
27		Repair ventilation equipment, such as bathroom fans, where operable windows are not provided, if not working.			
28		Provision of operable windows in habitable rooms (certain exceptions apply).			
29		Repair of electrical wiring if not maintained in a safe condition.			
30		Repair of plumbing materials and fixtures if not maintained in good condition.			
31		Elimination structural hazards in ceilings, roofs, or other horizontal members.			
32		Fireplace (See Item #12)			
33		Mold & Mildew			
34		Lead & asbestos			
35		Contractor's profit & overhead, not to exceed 18% of construction subtotal, if unit costs used for repair items do not include profit & overhead			
				50% Threshold Cost Subtotal	198,000

25,000  
168,000  
30,000  
198,000

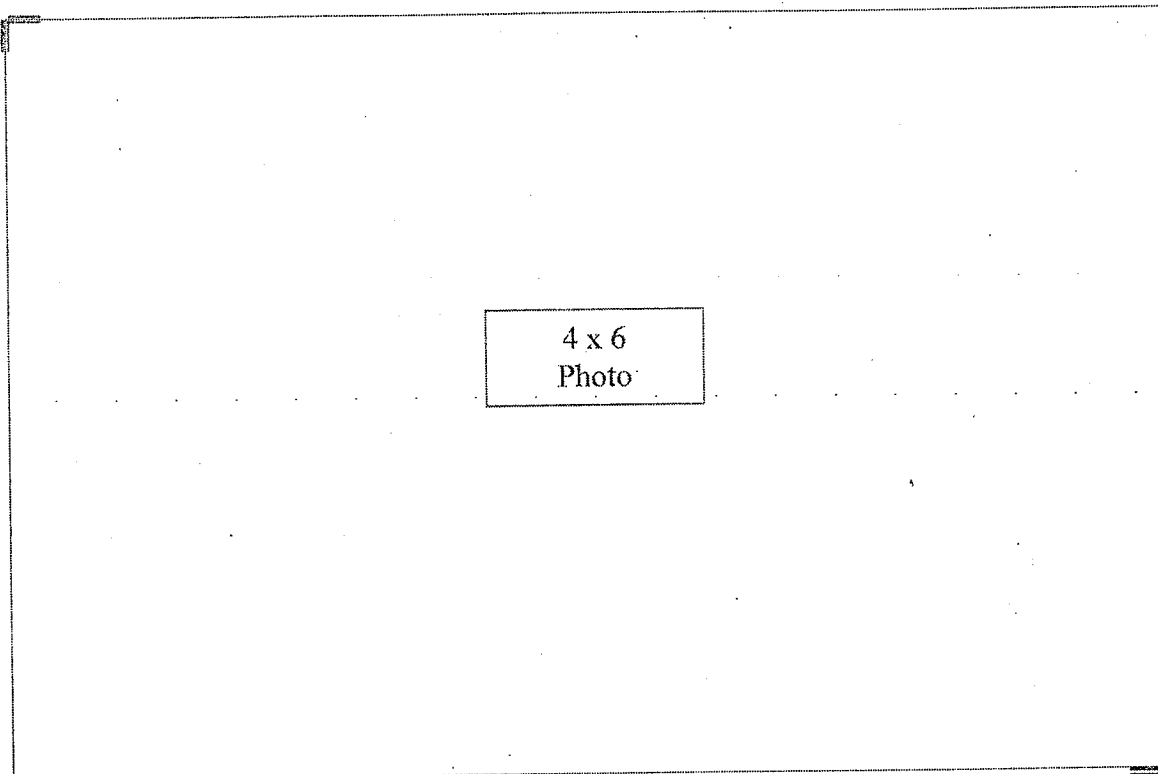
### Summary

Replacement Cost: 300,000

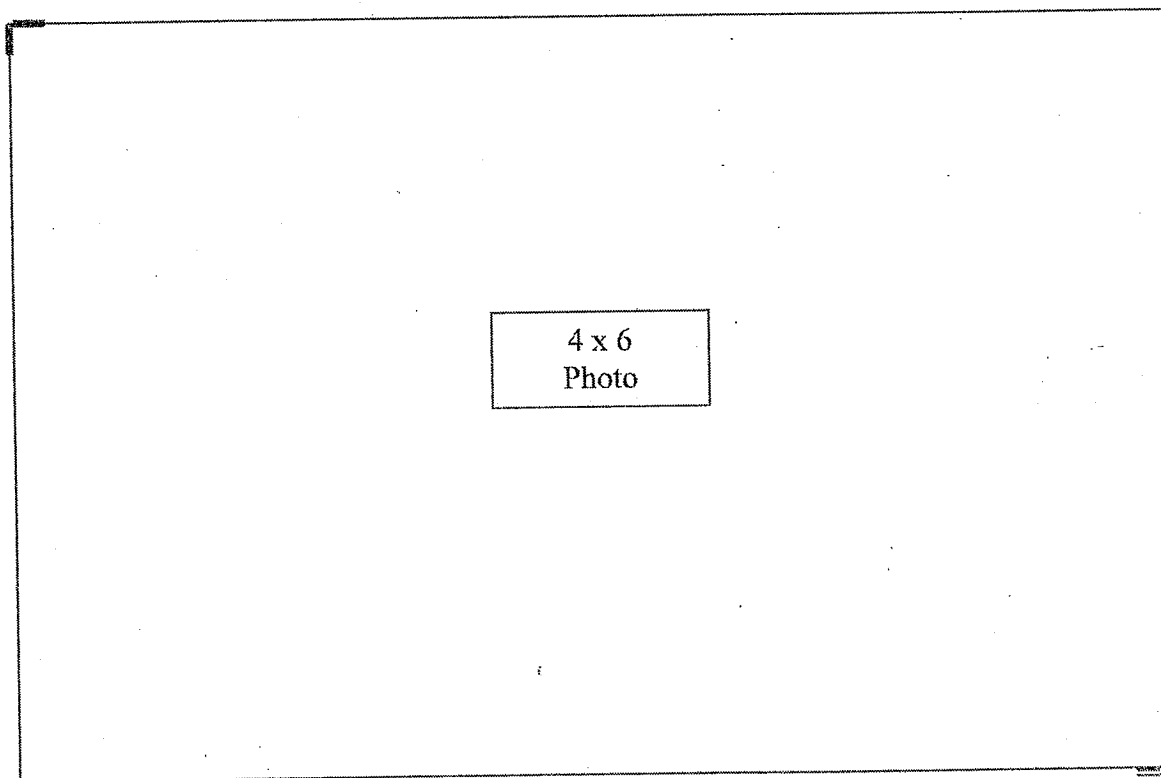
50% Threshold Upgrade Cost: 150,000 > 198

## **PHOTOGRAPHS**

### **Appendix B**



1. \_\_\_\_\_



2. \_\_\_\_\_

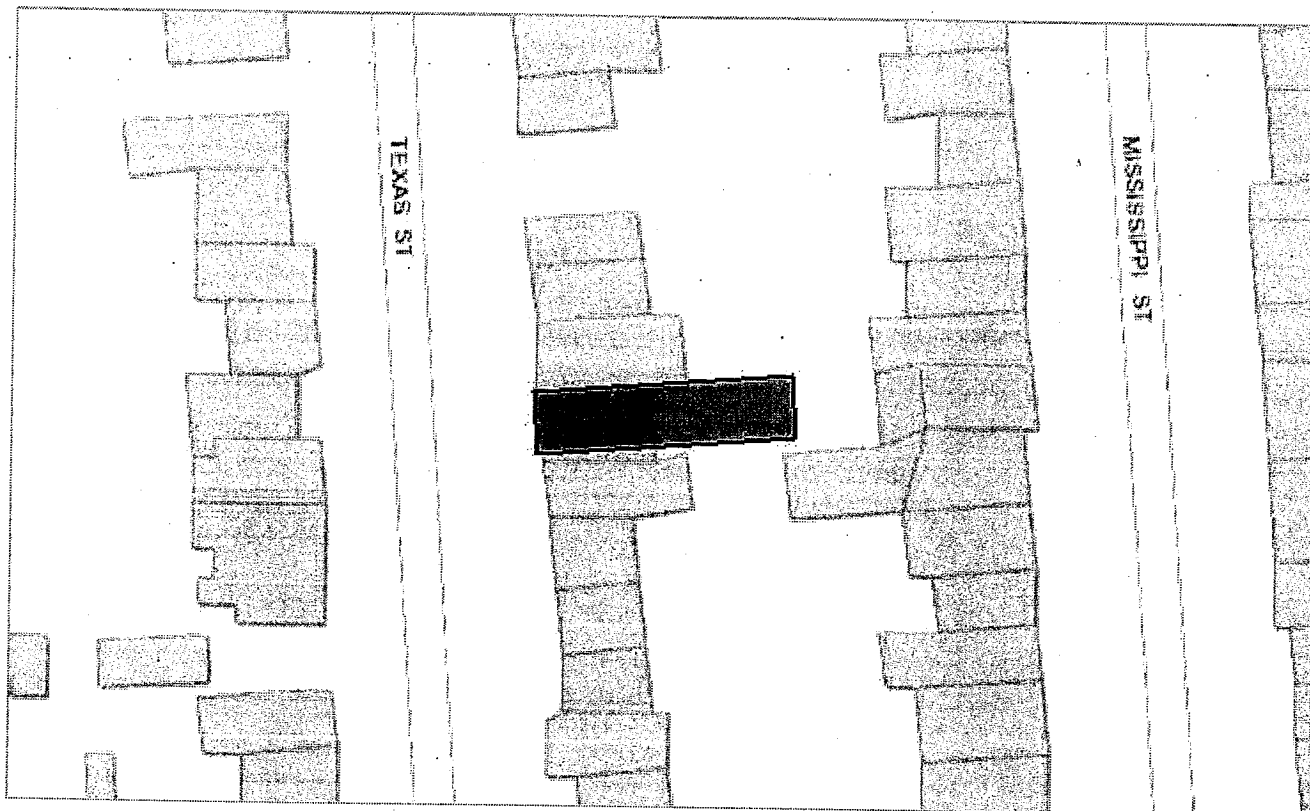
**DCP**

**Appendix C**



## SAN FRANCISCO PLANNING DEPARTMENT

### Report for: 589 TEXAS



### Property Report: 589 TEXAS

General information related to properties at this location.

**PARCELS (Block/Lot):**

4102/051

**PARCEL HISTORY:**

None

**ADDRESSES:**

589 TEXAS ST, SAN FRANCISCO, CA 94107

**NEIGHBORHOOD:**

Potrero Hill

**CURRENT PLANNING TEAM:**



SE Team

## SUPERVISOR DISTRICT:

District 10 (Malia Cohen)

## CENSUS TRACTS:

2010 Census Tract 061400

## TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone: 520

## RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder.

## REPORT OF RESIDENTIAL BUILDING RECORD (3-R):

A 3-R report indicates the legal authorized use of a residential building on the date of the report. If subsequent permits are approved for the building that would change the number of dwelling units, it is the property owner's responsibility to file an application with DBI to generate an updated 3-R report.

None

## CITY PROPERTIES:

None

## PORT FACILITIES:

None

## ASSESSOR'S REPORT:

Address:	589 TEXAS ST
Mailing Address:	P.O. BOX 885094 SAN FRANCISCO CA, 941885094
Parcel:	4102051
Assessed Values:	
Land:	\$29,967.00
Structure:	\$5,935.00
Fixtures:	-
Personal Property:	-
Last Sale:	-
Last Sale Price:	-
Year Built:	1900
Building Area:	1,302 sq ft
Parcel Area:	2,495 sq ft
Parcel Shape:	-
Frontage:	-
Depth:	-
Construction Type:	Wood or steel frame
Use Type:	Flats & Duplex
Units:	2
Stories:	1
Rooms:	7

Bedrooms: -  
Bathrooms: 2  
Owner: WONG REGINALD  
P.O. BOX 885094  
SAN FRANCISCO CA, 941885094  
Owner Date: 4/11/2011

---

## Zoning Report: 589 TEXAS

Planning Department Zoning and other regulations.

### ZONING DISTRICTS:

RH-2 - RESIDENTIAL- HOUSE, TWO FAMILY

### HEIGHT & BULK DISTRICTS:

40-X

### SPECIAL USE DISTRICTS:

None

### SPECIAL SIGN DISTRICTS:

None

### LEGISLATIVE SETBACKS:

None

### COASTAL ZONE:

Not in the Coastal Zone

### PORT:

Not under Port Jurisdiction

### LIMITED AND NONCONFORMING USES:

None

### NEIGHBORHOOD-SPECIFIC IMPACT FEE AREAS:

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

Eastern Neighborhoods Infrastructure Impact Fee - Tier 1

An overview of Development Impact Fees can be found on the [Impact Fees](#) website.

### REDEVELOPMENT AREAS:

None

## OTHER INFORMATION:

Control:	<i>Serpentine Rock</i>
Description:	CEQA Impact: an Environmental Evaluation Application may be required for some types of development.
Added:	3/20/2013
Planner:	CFORDHAM

---

Control:	<i>Slope of 20% or greater</i>
Description:	CEQA Impact: an Environmental Evaluation Application may be required for some types of development.
Added:	3/19/2013
Planner:	MPEREIRA

---

## PLANNING AREAS:

Planning Area: Showplace Square/Potrero Hill (EN)

## MAYOR'S INVEST IN NEIGHBORHOODS INITIATIVE AREA:

None

## COMMUNITY BENEFIT DISTRICT:

None

## SCHOOLS:

Within 1,000ft of: Webster, Daniel Webster Out-Of-School (OST) Program

## NOTICE OF SPECIAL RESTRICTIONS:

None

## ZONING LETTERS OF DETERMINATION:

None

## Historic Preservation Report: 589 TEXAS

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: [pic@sfgov.org](mailto:pic@sfgov.org)

## HISTORIC EVALUATION:

Parcel:	4102051
Building Name:	
Address:	589 TEXAS ST
Planning Dept. Historic Resource Status:	<u>B - Unknown / Age Eligible</u>

## ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

## ARTICLE 11 PRESERVATION DESIGNATION:

None

## NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

ARCHITECTURE:

Unknown

Planning Applications Report: 589 TEXAS

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the Planning Code. The 'Project' is the activity being proposed.

PLANNING APPLICATIONS:

None

SHORT TERM RENTALS:

None

Building Permits Report: 589 TEXAS

Applications for Building Permits submitted to the Department of Building Inspection.

BUILDING PERMITS:

Permit:	<u>201602048834</u>
Form:	8 - Alterations Without Plans
Filed:	2/4/2016
Address:	589 TEXAS ST
Parcel:	4102/051
Existing:	1 FAMILY DWELLING
Proposed:	2 FAMILY DWELLING
Existing Units:	1
Proposed Units:	2
Status:	FILED, FILING, TRIAGE
Status Date:	2/4/2016 11:03:17 AM
Description:	ADDITION TO (E) RESIDENCE. ADD TWO STORIES TO TOP OF (E) 2 STORY BUILDING. ADD ONE MORE UNIT TO THE NEW TWO FLOORS.
Cost:	\$300,000.00

---

**Permit:** 201204249007  
**Form:** 2 - New Wood Construction  
**Filed:** 4/24/2012  
**Address:** 589 TEXAS ST  
**Parcel:** 4102/051  
**Existing:**  
**Proposed:** 2 FAMILY DWELLING  
**Existing Units:** 0  
**Proposed Units:** 2  
**Status:** WITHDRAWN  
**Status Date:** 1/27/2016 10:45:28 AM  
**Description:** ERECT 4 STORIES, 1 BASEMENT, TYPE 5, 2 RESIDENTIAL DWELLING UNITS BUILDING.  
**Cost:** \$350,000.00

---

**Permit:** 201204249004  
**Form:** 6 - Demolition  
**Filed:** 4/24/2012  
**Address:** 589 TEXAS ST  
**Parcel:** 4102/051  
**Existing:** 2 FAMILY DWELLING  
**Proposed:**  
**Existing Units:** 2  
**Proposed Units:** 0  
**Status:** WITHDRAWN  
**Status Date:** 1/27/2016 10:48:47 AM  
**Description:** DEMOLISH 2 STORIES, TYPE 5, 2 RESIDENTIAL DWELLING UNITS BUILDING.  
**Cost:** \$15,000.00

---

### Miscellaneous Permits Report: 589 TEXAS

Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Health Department, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code.

#### MISCELLANEOUS PERMITS REVIEWED BY THE PLANNING DEPT:

None

### Complaints Report: 589 TEXAS

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco Planning Code and Building Inspection Commission Codes respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

#### COMPLAINTS - PLANNING DEPT:

None

### Appeals Report: 589 TEXAS

Planning Projects, Building Permits and Zoning Determinations appealed to the San Francisco Board of Appeals.

APPEALS:

None

Block Book Notifications Report: 589 TEXAS

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code.

BLOCK BOOK NOTIFICATIONS:

None

*The Disclaimer: The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an 'as is' basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.*

Printed: 2/29/2016

<http://propertymap.sfplanning.org?dept=planning>





## **DBI PERMIT HISTORY**

<b><u>DATE</u></b>	<b><u>DESCRIPTION</u></b>
--------------------	---------------------------

**Appendix D**

SAN FRANCISCO

DEPARTMENT OF  
BUILDING INSPECTION

9-2

BLDG. FORM

384256

3 APPLICATION OF

*Mary Davis*

FOR PERMIT TO MAKE

OFFICE COPY

Location 284 Seventh

100' 2' 7 1/2'

Total Cost \$

MAY 21 1970

Filed

APPROVED: *[Signature]*

APPROVED  
Dept. Public Works

MAY 26 1970

*Superior*

Superintendent, Bureau of Building Inspection

Permit No. 2444 N

MAY 26 1970

Issued

REFER TO:

- Bureau of Engineering
- EBI Street Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved *[Signature]* 1970

Provided the following conditions are complied with:

The approval of this application and issuance of permit applies to specified work only and does not constitute an approval of the building.

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved:

Zone by the Department of City Planning. EPC Section 101.01 does not conform to City Planning Code.

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

*[Signature]*

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

*Mary Davis*  
Owner or Owner's Authorized Agent

SAN FRANCISCO

CENTRAL PERMIT BUREAU FORM

SFD 8-55

DEPARTMENT OF  
BUILDING INSPECTIONDEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

3

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- May 21 1970
- (1) Location..... 589 Texas St. S.F. Calif.
- (2) Total Cost (\$)..... 1002 (3) No. of Stories..... (4) Basement or Cellar.....
- (5) Present Use of building..... Single Family (6) No. of families..... yes or no
- (7) Proposed Use of building..... (8) No. of families.....
- (9) Type of construction..... S.F.M. (10)..... Proposed Building Code Classification 1, 2, 3, 4, or 5
- (11) Any other building on lot..... (must be shown on plot plan if answer is yes.) yes or no
- (12) Does this alteration create an additional story to the building?..... yes or no
- (13) Does this alteration create a horizontal extension to the building?..... yes or no
- (14) Does this alteration constitute a change of occupancy..... yes or no
- (15) Electrical work to be performed..... (16) Plumbing work to be performed..... yes or no
- (17) Automobile runway to be altered or installed..... yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered..... yes or no
- (19) Will street space be used during construction?..... yes or no
- (20) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)

Widen the door (11' x 11')  
replaced window  
(aluminum sash window)

- (21) Supervision of construction by..... Address.....
- (22) General Contractor..... California License No.....  
Address.....
- (23) Architect or Engineer..... California Certificate No.....  
(for design)  
Address.....
- (24) Architect or Engineer..... California Certificate No.....  
(for construction)  
Address.....
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (26) Owner..... MARY DARIDA (Phone.....)  
Address..... 589 TEXAS ST. For contact by Bureau

By..... Address.....  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.  
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

CONSTRUCTION LENDER

ADDRESS OF

CONSTRUCTION LENDER

(Enter name and branch designation if any. If there is no loan construction lender, enter "none".)

OFFICIAL COPY

SAN FRANCISCO

LOCATION

*Mary Daria*  
DEPARTMENT OF  
BUILDING INSPECTION

*589 Texas*

FLOOR NO.

ESTIMATED COST

FEE

DATE  
APPLICATION

PERMIT ISSUED

PERMIT NO.

*MAY 2 1974*

*19 3444 N*

ERECT/ALTER - STRUCTURE - TYPE - STORIES - FAMILIES - PLANS - OCCUPANCY

*ALL ARE*

CONTRACTOR

ADDRESS

*OWALCO*

ARCHITECT

ADDRESS

ENGINEER

ADDRESS

*PLUMB WITH SINKS ON AT FRONT*

DATE 9/68

BUILDING RECORD  
DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO

OWNER

LOCATION

*Mary Daria*

*589 Texas*

DATE

# BUILDING INSPECTION

DEPARTMENT OF  
BUILDING INSPECTION

FOUNDATION FORMS

LATHING PERMISSION

PLUMB BY

EXTERIOR OR STRUCTURAL

ALL SPECIAL INSPECTIONS

FIRE ESCAPE INSPECTIONS

5/12/71

2400 14th St



# DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco  
1660 Mission Street, San Francisco, California 94103-2414

Date: 03/02/16 09:29:15

## Permit details report

**Application Number:** 201602048834

**Form Number:** 8 **Application** ADDITION TO (E) RESIDENCE. ADD TWO STORIES TO TOP OF (E) 2 STORY BUILDING.  
**Description:** ADD ONE MORE UNIT TO THE NEW TWO FLOORS.

**Address:** 4102/051/0 589 TEXAS ST

**Cost:** \$300,000

**Occupancy**  
**code:** R-3

**Building**  
**Use:** 28 -2 FAMILY DWELLING

### Disposition/Stage:

Action Date	Stage	Comments
04-FEB-2016	TRIAGE	
04-FEB-2016	FILING	
04-FEB-2016	FILED	

### Contact Details:

### Contractor Details

### Addenda Details:

### Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	04-FEB-2016	04-FEB-2016			04-FEB-2016	LAURENTE YOLAN	
2	CP-ZOC							
3	BLDG							
4	MECH							
5	DPW-BSM							
6	SFPUC							
7	CPB							