



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 27, 2019

Record No.: 2016-006164CUA
Project Address: 2478 Geary Boulevard
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1081/019
Project Sponsor/Owner: Boon Shiu
2478 Geary Boulevard
San Francisco, CA 94115
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes demolition of a 1,229 square foot single-family residence and new construction of a four-story, 40-ft tall, three-family residence. The resulting building will contain three family-sized dwelling units (ranging in size from approximately 951-2,108 square feet) with three Class 1 bicycle parking spaces and private open space for each unit. The project site is located within the RH-3 (Residential, House, Three-Family) Zoning District, and 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 317 and 303 to demolish an existing one-story-over-basement, one-family residence and construct a new four-story, three-unit residence at 2478 Geary Boulevard.

ISSUES AND OTHER CONSIDERATIONS

1. **Public Comment & Outreach.** To date the Department has not received any correspondence related to the project.
- **Existing Tenant & Eviction History:** The existing single-family dwelling is tenant-occupied. There is no known evidence of any evictions on the property. See Exhibits for Eviction History documentation.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Front façade: Fenestration altered to better match the neighborhood character;
 - Massing reduced on all floor levels; and

- Stair penthouse moved to opposite side of building (to align with taller adjacent building).

ENVIRONMENTAL REVIEW

On December 5, 2018, 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.

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 allow construction of a four-story three-family dwelling on the subject property currently occupied by a one-story-over-basement, one-family residential building. The project represents a sensitive infill within the allowable residential density applicable to the RH-3 Zoning District. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief
Exhibit G - Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 27, 2019

Record No.: 2016-006164CUA
Project Address: 2478 GEARY BOULEVARD
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1081/019
Project Sponsor/Owner: Boon Shiu
2478 Geary Boulevard
San Francisco, CA 94115
Staff Contact: Laura Ajello – (415) 575-9142
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH AN EXISTING ONE-STORY-OVER-BASEMENT, 1,229 SQUARE FOOT ONE-FAMILY RESIDENCE AND CONSTRUCT A NEW 6,219 SQUARE FOOT FOUR-STORY, THREE-FAMILY RESIDENCE WITH THREE FAMILY-SIZED DWELLING UNITS, LOCATED AT 2478 GEARY BOULEVARD, LOT 019 IN ASSESSOR'S BLOCK 1081, WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICTS AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 3, 2016, Boon Shiu (hereinafter "Project Sponsor") filed Application No. 2016-006164CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to allow demolition of an existing one-family residence and new construction of a four-story, 40-foot tall, three-family residence (approximately 6,219 square feet combined) at 2478 Geary Boulevard (hereinafter "Project Site").

On December 5, 2018, 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 June 27, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-006164CUA.

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. 2016-006164CUA, 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 includes demolition of an existing single-family residence and new construction of a four-story, 40-ft tall, three-family residential building (approximately 6,219 total gross square feet) with three Class 1 bicycle parking spaces, and no automobile parking. The Project includes a dwelling unit mix consisting of 1 three-bedroom unit, and 2 two-bedroom units. The Project provides private open space, via a ground floor patio and roof decks.
3. **Site Description and Present Use.** The Project is located on a small 2,080 square-foot lot with 26 feet of street frontage and a depth of 80 feet. The Project Site contains one existing building, approximately 34 feet in length, containing a tenant-occupied one-family residence.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District. The immediate context is primarily residential in character and is comprised primarily of multi-family structures. The adjacent building to the west is a similar one-story-over-basement single-family residence, while the adjacent building to the east is a two-story-over-basement, two-family residence. A shopping center and hospital are located opposite the subject site on Geary Boulevard. Other zoning districts near the project site include: RM-1 (Residential, Mixed, Low Density) and NC-3 (Moderate Scale Neighborhood Commercial).
5. **Public Outreach and Comments.** The Department has not received any correspondence related to the project.
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 a part of this Motion. See Item 8, "Additional Findings Pursuant to Planning Code Section 317," below.

- B. **Residential Density, Dwelling Units.** Planning Code Section 712 states that states that three-family residences are permitted within the RH-3 District.

The Project will demolish one existing single-family dwelling and will construct three residential units within a new four-story building; therefore, the Project complies.

- C. **Rear Yard.** Planning Code Section 134 states properties in the RH-3 Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors. If averaged the rear yard can be no less than 25% of the lot depth.

The Project provides a rear yard equal to 45% of the depth of the lot which is encroached by a two-story extension with five-foot side setbacks as permitted by Planning Code Section 136(c)(25)(ii). Therefore, the Project complies.

- D. **Open Space.** Planning Code Section 135 states that 100 square feet of usable open space must be provided per unit if private to each unit, or 133 square feet of usable open space must be provided if common between multiple units.

All units have access to private roof decks or patios. In total, these areas meet the usable open space requirements for size and dimensions.

- 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 not required to provide a front setback. As such, landscaping and permeability requirements do not apply to the Project.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

All new units face onto Geary Boulevard and a conforming rear yard. Therefore, the Project meets dwelling unit exposure requirements of the Planning Code.

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

The Project provides three Class One bicycle parking spaces within the garage at the ground level. Thus, the project complies with this requirement.

- H. **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 proposal measures 40 feet to the top of the roof and therefore complies.

- I. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for any application for a permit that would result in the removal of one or more residential units. This Code Section establishes a checklist of criteria that the Planning Commission shall consider in review of the application.

As the Project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317(g)(5) have been incorporated as findings as a part of this Motion. See Section 8, below, "Additional Findings Pursuant to Section and 317 – Residential Demolition".

- J. **Residential Child-Care Impact Fee.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes adding more than 800 gross square feet to the existing dwelling unit plus two new dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A.

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 resident project is compatible with the immediate neighborhood, which exhibits a mixture of duplexes and apartment buildings of two to four stories. The proposal would demolish an existing one-family dwelling that contains one bedroom and has approximately 1,229 total square feet of gross floor area (gfa). The new building will contain two two-bedroom dwelling units (951 and 2,096 gross square feet) and one 2,108 gfa three-bedroom (approximately 6,219 total gfa).

- 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.

- (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; therefore, no parking is proposed. The three required Class 1 bicycle parking spaces are located on the ground floor. The Project would not interfere or unduly burden traffic patterns within the surrounding transit rich neighborhood.

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

As the Project is residential in nature, unlike commercial or industrial uses, 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;

Although designed in a more contemporary aesthetic, the façade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood.

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

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 RH-3 District.

The proposed project would remain in conformity with the stated purpose of the RH-3 Zoning District, as the building will construct three residential units where three residential units are permitted per lot.

8. **Additional Findings pursuant 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 criteria in that:

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

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

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

The existing structure appears to have been maintained in a decent, safe and sanitary condition.

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

The existing structure is not a historical 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 one-family residence which is tenant-occupied (until September 2019). The new building will consist of two tenant- and one owner-occupied unit. 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 contains one dwelling unit. Although a single dwelling unit is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, 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. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction. Neither history nor eviction notices are filed at the Rent Board for 2478 Geary Boulevard.

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

Although the Project proposes the demolition of an existing one-family residence, the new construction proposes three family-sized dwelling units, resulting in a net gain of two dwelling units at the Project Site.

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

The replacement building complements the neighborhood character with appropriate mass, scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The Project would yield a net gain of two residential units and six bedrooms (seven total) to the City's housing stock.

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

The existing residential unit is not a designated affordable dwelling unit nor subject to the Residential Rent Stabilization and Arbitration Ordinance and is therefore subject to market-rate demand pricing. The Project will provide three new family-sized market-rate units and is therefore not comparable to the affordability of the existing one-bedroom single-family dwelling. The Project will also result in a net addition of two new dwelling units to the City's housing stock, thereby providing minor relief to the overall demand for housing.

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

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

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

The Project has been designed to be in keeping with the scale and development pattern of the mixed neighborhood character.

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

The project proposes an opportunity for family-sized housing, the new structure will provide two additional dwelling units. Thus, creating three family-sized units 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 complements the neighborhood character with a contemporary design. The Project was reviewed by the Residential Design Advisory Team, which determined that the Project was consistent with the Residential Design Guidelines and enhances the existing neighborhood character.

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

The Project will increase the number of on-site units from one unit to three.

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

The existing building contains only one bedroom. The Project will contain a total of seven bedrooms across the three dwelling units.

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

The project proposes demolition of the existing one-family structure and construction of a three-family structure. The Project will provide the maximum number of dwelling units allowed on site.

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

The Planning Department cannot definitively determine whether the one-family home is subject to the Rent Stabilization and Arbitration Ordinance. The existing one-bedroom structure is proposed to be replaced with three dwelling units. As such, the Project replaces the existing dwelling unit with family-sized units.

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.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

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

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.

The project proposes to demolish a single-family residence to construct a new three-family residence; each unit will provide a minimum of two bedrooms.

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.

The overall scale, design, and materials of the proposed building are consistent with the block face and complement the neighborhood character.

Policy 11.3

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

Policy 11.4:

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

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.

The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building are consistent with the block face and complement the neighborhood character.

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 three new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these 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 with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms and units. There will be a net gain of three unit at the project site.

- 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 would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project is within walking distance to the 1AX-California A Express, 2-Clement, 31AX-Balboa A Express, 31BX-Balboa B Express, 38R-Geary Rapid, 43-Masonic, and NX-N Express Muni bus lines.

- 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-3 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.

- 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. The Project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation

and Park Commission. The height of the proposed structure is compatible with the established neighborhood development.

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 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. 2016-006164CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 17, 2019, 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 June 27, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 27, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a proposal that is tantamount to demolition located at 2478 Geary Boulevard, Block 1081, and Lot 019 pursuant to Planning Code Sections **303 and 317** within the **RH-3 (Residential, House, Three-Family)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **June 11, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2016-006164CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 27, 2019** 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 **June 27, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – 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

PROVISIONS

7. **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

MONITORING - AFTER ENTITLEMENT

8. **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

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

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

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

Exhibit B



GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

San Francisco Building Code 2016 Edition
San Francisco Fire Code 2016 Edition
San Francisco Plumbing Code 2016 Edition
San Francisco Electrical Code 2016 Edition
San Francisco Mechanical Code 2016 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.

D. Unless otherwise shown or noted, all typical details shall used where applicable.

E. All details shall be construed typical at similar conditions.

F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.

G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local building departments, on these plans shall be done by an independent inspection company.

H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. all surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified in order to complete the work as herein described in these Drawings.

J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

DRAWING INDEX:

- 1.01 SITE AND ROOF PLAN, GENERAL NOTES, AND DRAWING INDEX
- 1.02 SITE AND ROOF PLANS EXISTING
- 1.03 SITE AND ROOF PLANS PROPOSED
- 2.01 FLOOR PLANS EXISTING
- 2.02 FLOOR PLANS PROPOSED
- 2.03 FLOOR PLANS PROPOSED
- 3.01 EXTERIOR ELEVATIONS
- 3.02 EXTERIOR ELEVATIONS
- 3.03 EXTERIOR ELEVATIONS
- 3.04 EXTERIOR ELEVATIONS
- 3.05 EXTERIOR ELEVATIONS
- 3.06 EXTERIOR ELEVATIONS
- 3.07 EXTERIOR ELEVATIONS
- 4.01 BUILDING SECTION
- 4.02 BUILDING SECTION
- C-2 GREEN BUILDING FOR SITE PERMIT
- CIVIL SURVEY







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
ZONING: RH-2
OCCUPANCY R-3
EXISTING USE: 1 FAMILY RESIDENCE
PROPOSED USE: THREE PRESIDENTIAL UNITS
PROPOSED BUILDING HEIGHT: 40'-0"
PROPOSED 4 STORIES OVER
BASEMENT
CONSTRUCTION TYPE: 3-A
BUILDING TO BE FIRE SPRINKLERED NFPA-13R
BLOCK 1081 LOT 019
SCOPE OF WORK:
NEW 3 UNIT RESIDENTIAL BUILDING

ABBREVIATIONS:


CL	AT CENTERLINE	HGT./HT.	HEIGHT
Ø	DIAMETER OR ROUND	INSUL.	INSULATION
(E)	EXISTING		
(N)	NEW	MFG.	MANUFACTURING
(R)	REPLACE	MAX.	MAXIMUM
		MTL.	METAL
		MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR		
		O.C.	ON CENTER
BM.	BEAM		
BLDG.	BUILDING	PR.	PAIR
		PKT.	POCKET
CBC	CALIFORNIA BUILDING CODE	P.T.	PRESSURE TREATED
CLR.	CLEAR		
CLOS.	CLOSET	REF.	REFRIGERATOR
CONC.	CONCRETE	REQ'D	REQUIRED
		REQ'T	REQUIREMENT
DECK'G	DECKING	RETG.	RETAINING
DET.	DETAIL	R & S	ROD AND SHELF
DIA.	DIAMETER	RM.	ROOM
DISP.	DISPOSAL		
DW.	DISHWASHER	SIM.	SIMILAR
DR.	DOOR	S.C.	SOLID CORE
DBL.	DOUBLE	SQ. FT.	SQUARE FOOT/FEET
DN.	DOWN	STOR.	STORAGE
DRWG'S.	DRAWINGS	STRUCT.	STRUCTURAL
D	DRYER		
		TEMP.	TEMPERED
EA.	EACH	TRANS.	TRANSPARENT
		TYP.	TYPICAL
F	FAHRENHEIT		
FIN.	FINISH	U.O.N.	UNLESS OTHERWISE
F.R.	FIRE RATED		NOTED
FLR.	FLOOR		
FT.	FOOT OR FEET	V.I.F.	VERIFY IN FIELD
FR.	FRENCH		
FURN.	FURNISH	W	WASHER
FURR.	FURRING	WH.	WATER HEATER
		WP	WATERPROOF
GA.	GAUGE	WDO.	WINDOW
GL.	GLAZING	W/	WITH
GYP.	GYPSUM	WD.	WOOD
GYP.BD.	GYPSUM BOARD		

DRAWING SYMBOLS

	DOOR NUMBER
	WINDOW NUMBER
	SKYLIGHT NUMBER
	DRAWING REVISION
	DETAIL NUMBER AND DRAWING REFERENCE
	NOTE/ITEM NUMBER

 GRADE

PL — — — — — PROPERTY LINE

	ELEV. NO. DRAWING REFERENCE
---	--------------------------------

PROJECT STATISTICS

PROPOSED	COMMON	RESIDETIAL	TOTAL
BASEMENT	110 SF	1,226 SF	1,336 SF
1ST FLOOR:	446 SF	870 SF	1,316 SF
2ND FLOOR:	220 SF	951 SF	1,171 SF
3RD FLOOR:	178 SF	1,020 SF	1,198 SF
4TH FLOOR:	110 SF	1,080 SF	1,198 SF
TOTAL:	1,164 SF	5,155 SF	6,219 SF

PROPOSED

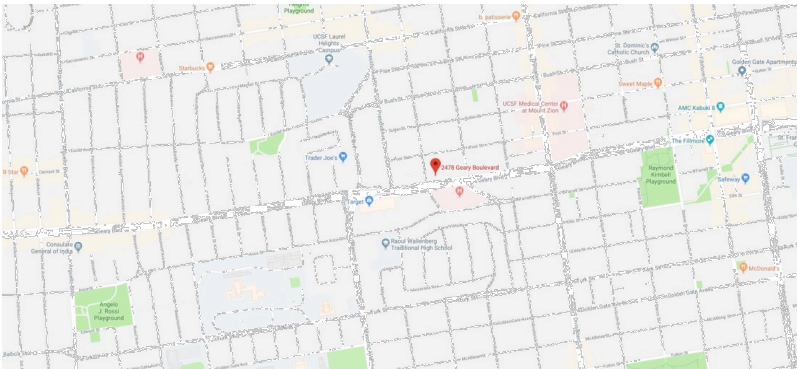
	GROSS FLOOR AREA	BED ROOMS	OPEN SPACE
UNIT 1	2,096 SF	2	866 SF
UNIT 2	951 SF	2	145 SF
UNIT 3	2,108 SSF	3	388 SF

EXISTING

	GROSS FLOOR AREA	BED ROOMS	OPEN SPACE
UNIT 1	1,229 SF	1	639 SF

EXCAVATION

DEPTH OF EXCAVATION BELOW GRADE: 11 FT
AREA OF EXCAVATION: 1,712.5 SF
AMOUNT OF EXCAVATION: 62 CU YD



VIICINITY MAP

WILLIAM PASHELINSKY
ARCHITECT
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415 379 3676
billpash@gmail.com

NEW 3 UNIT RESIDENCE
2478 GEARY BLVD.
SAN FRANCISCO, CA.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS
S INDICATED OR REPRESENTED BY THIS
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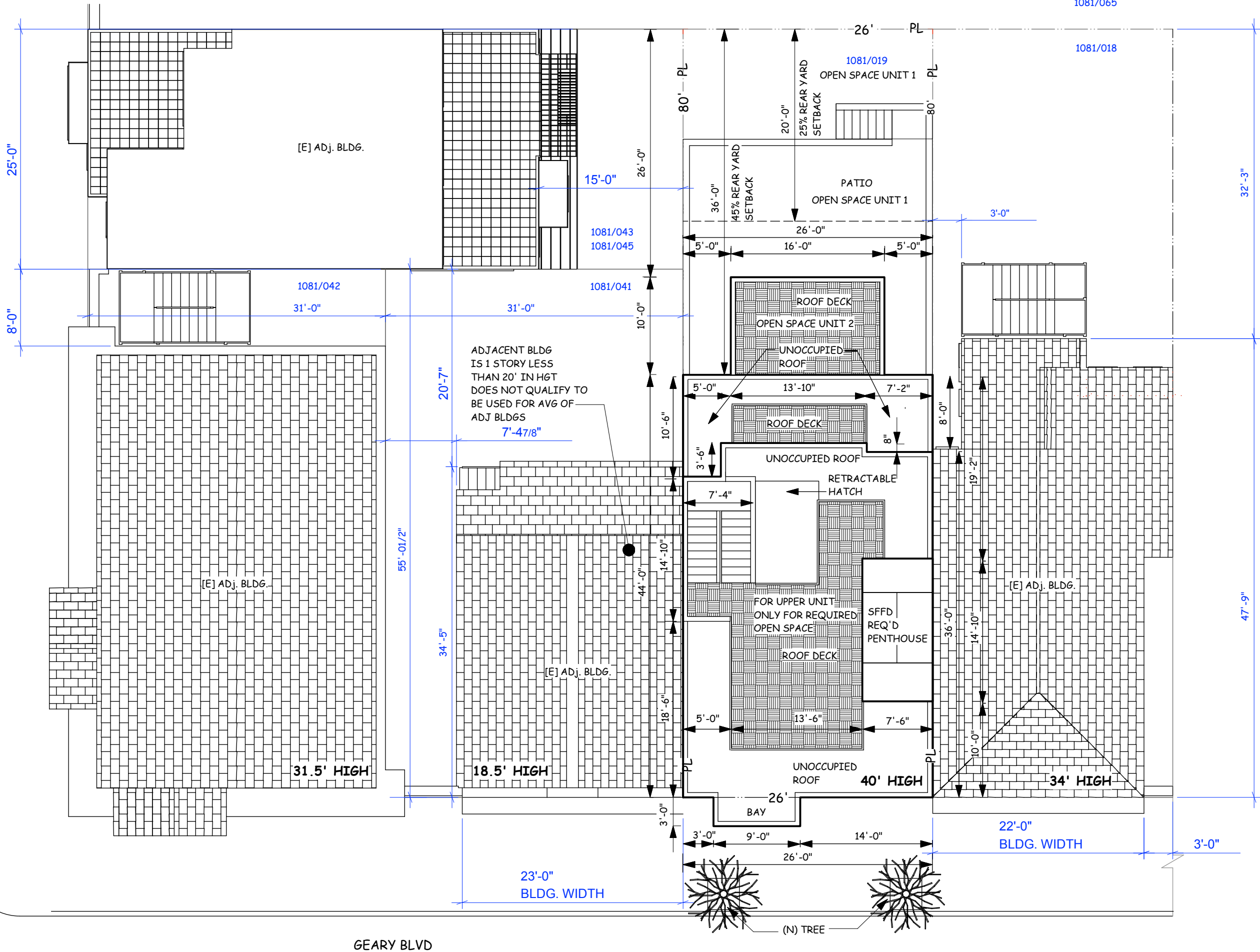
PROJECT NO. 2017.33
SHEET

A-1.01

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A-1.02

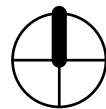
LYON STREET



GEARY BLVD

SITE PLAN (N)

1/8"=1'-0"



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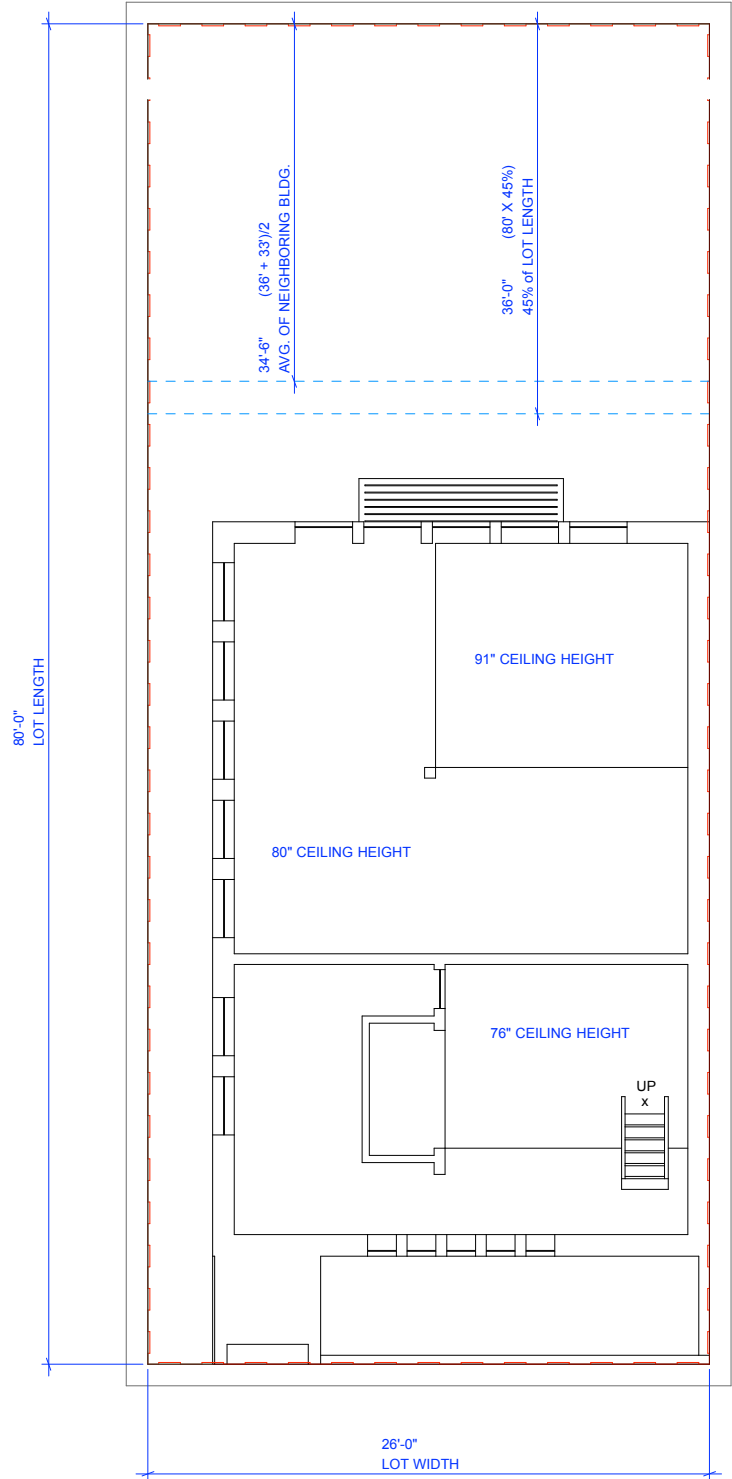
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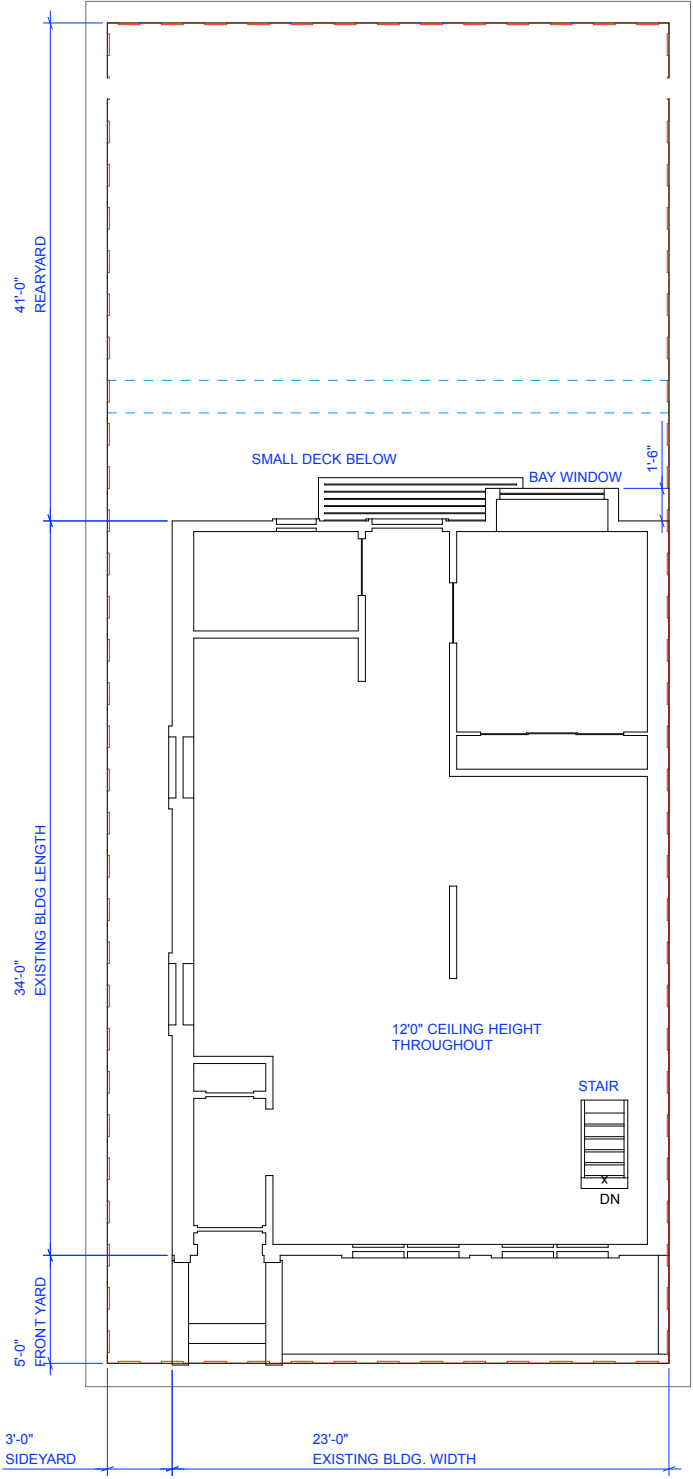
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2	12/27/18	PLANNING REV
2	04/22/19	PLANNING REV

PROJECT NO. 2017.33
SHEET

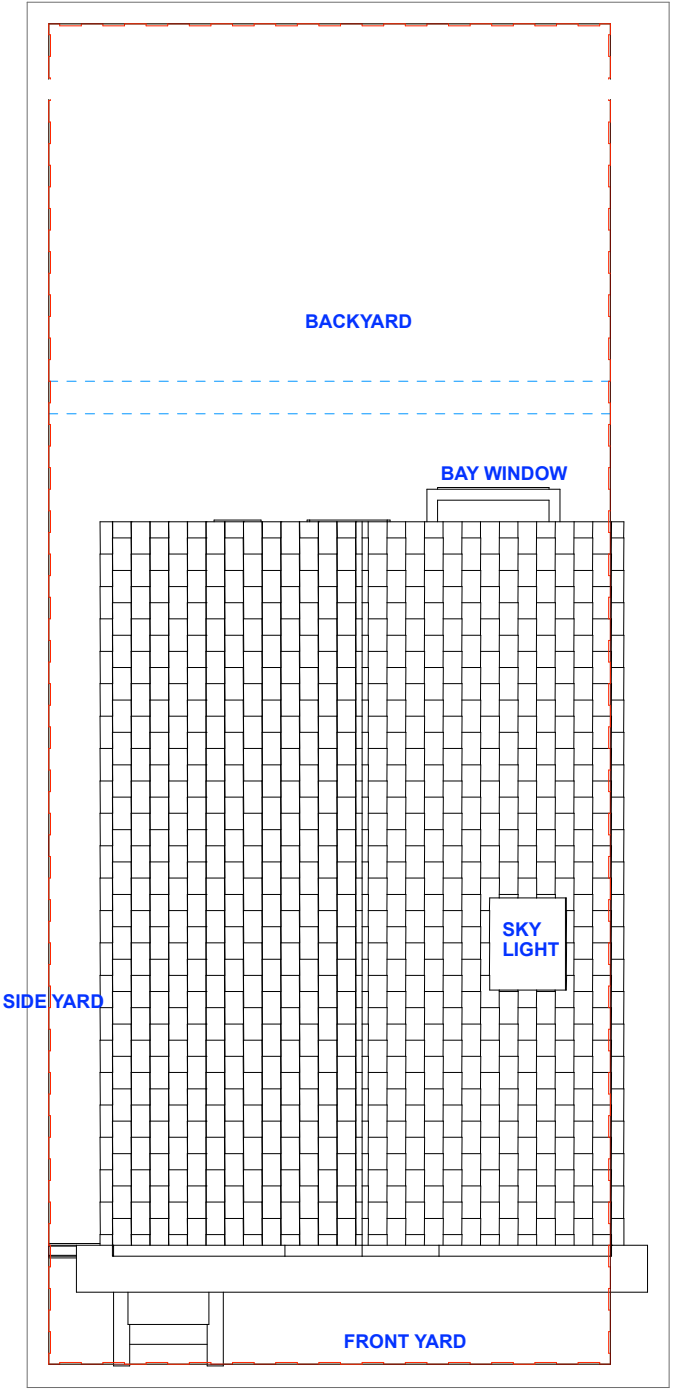
A-1.03



[D] EXISTING BASEMENT



[D] EXISTING FIRST FLOOR

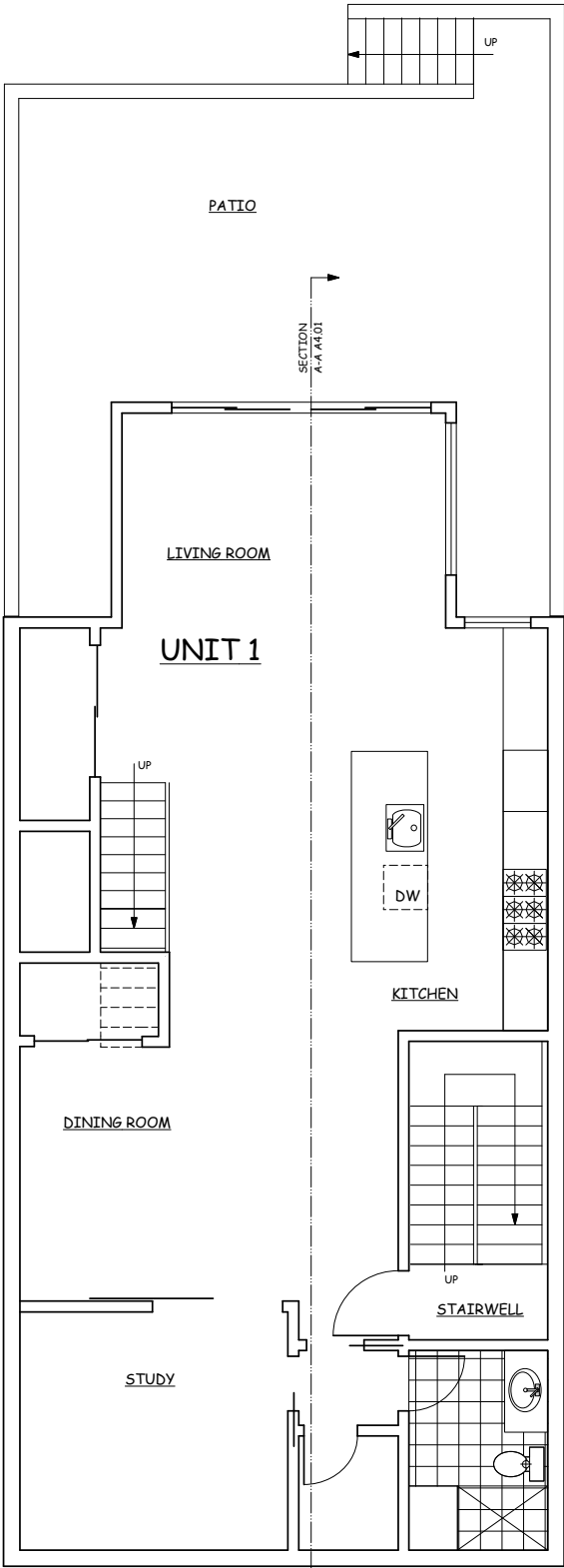


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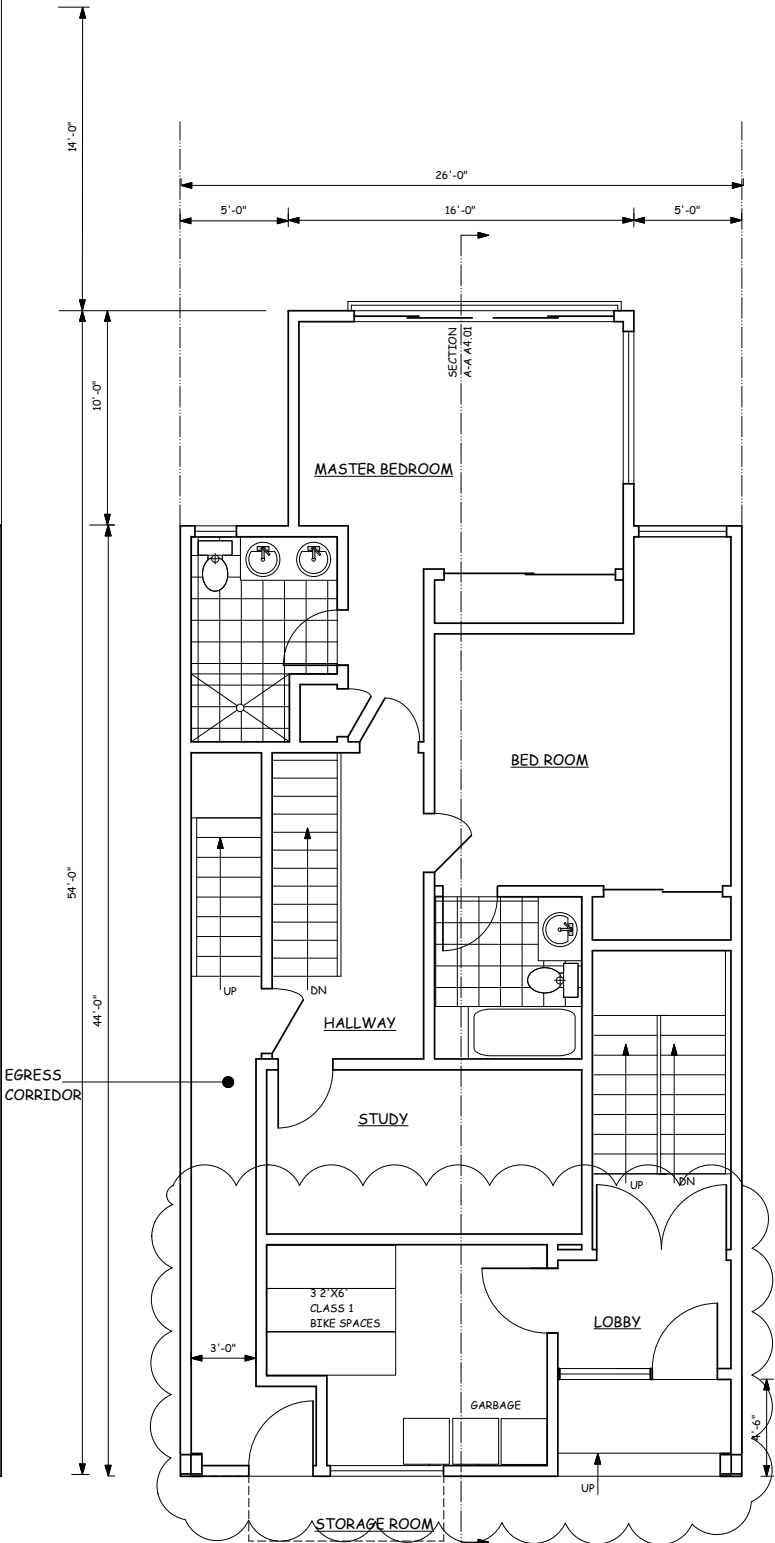
[D] EXISTING FLOOR AND DEMOLITION PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

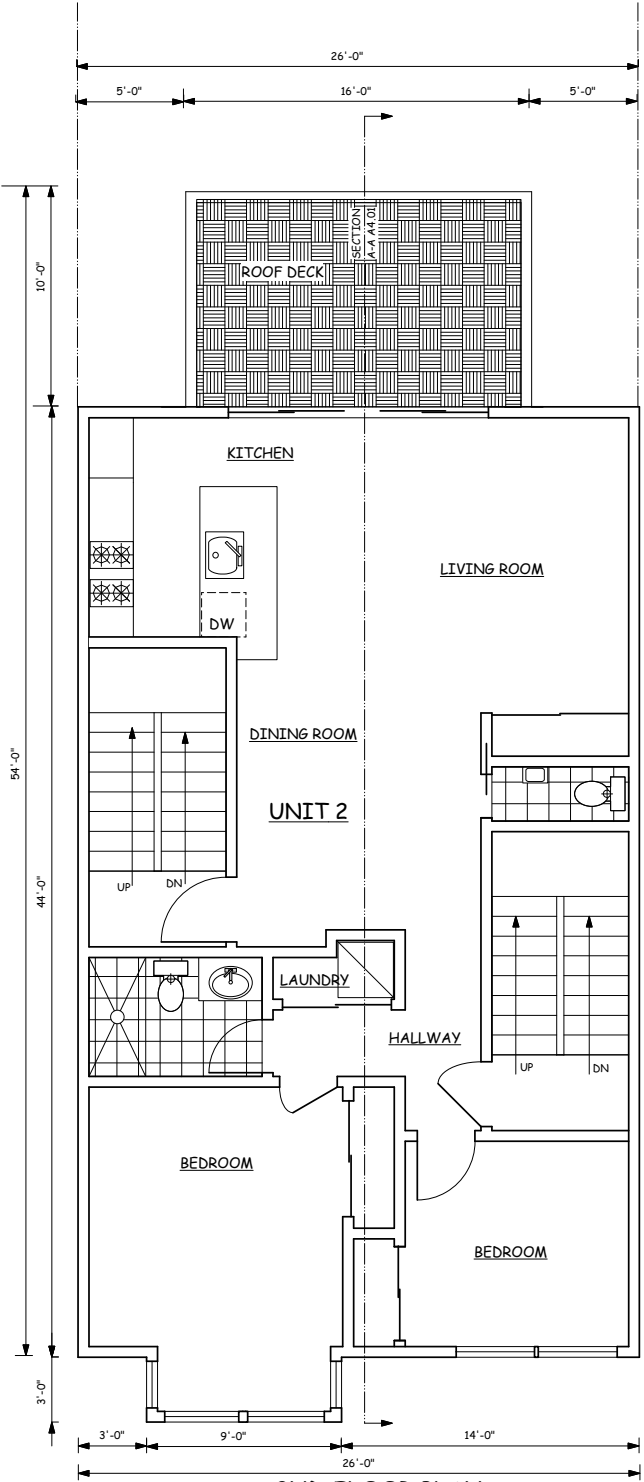
NO.	DATE	DESCRIPTION



BASEMENT PLAN
1/4"=1'-0"



1ST FLOOR PLAN
1/4"=1'-0"



2ND FLOOR PLAN
1/4"=1'-0"

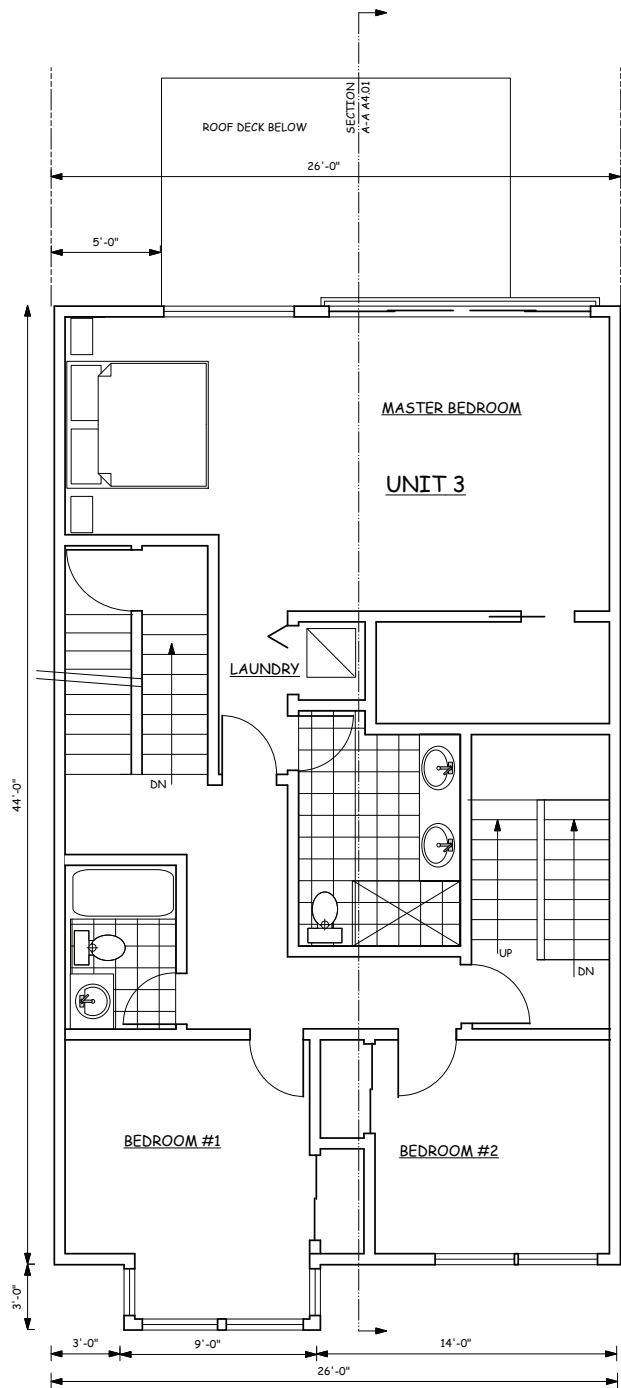
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NEW 3 UNIT RESIDENCE
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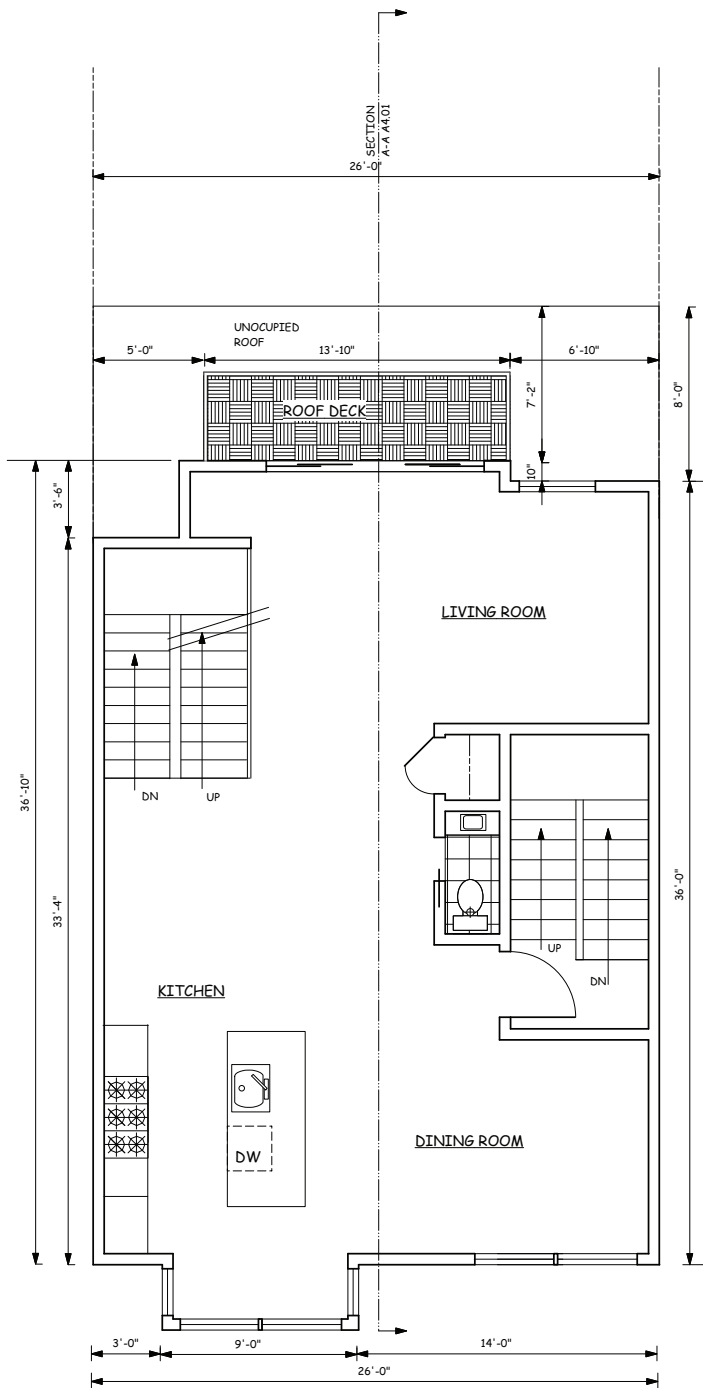
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3	04/22/19	PLANNING REV

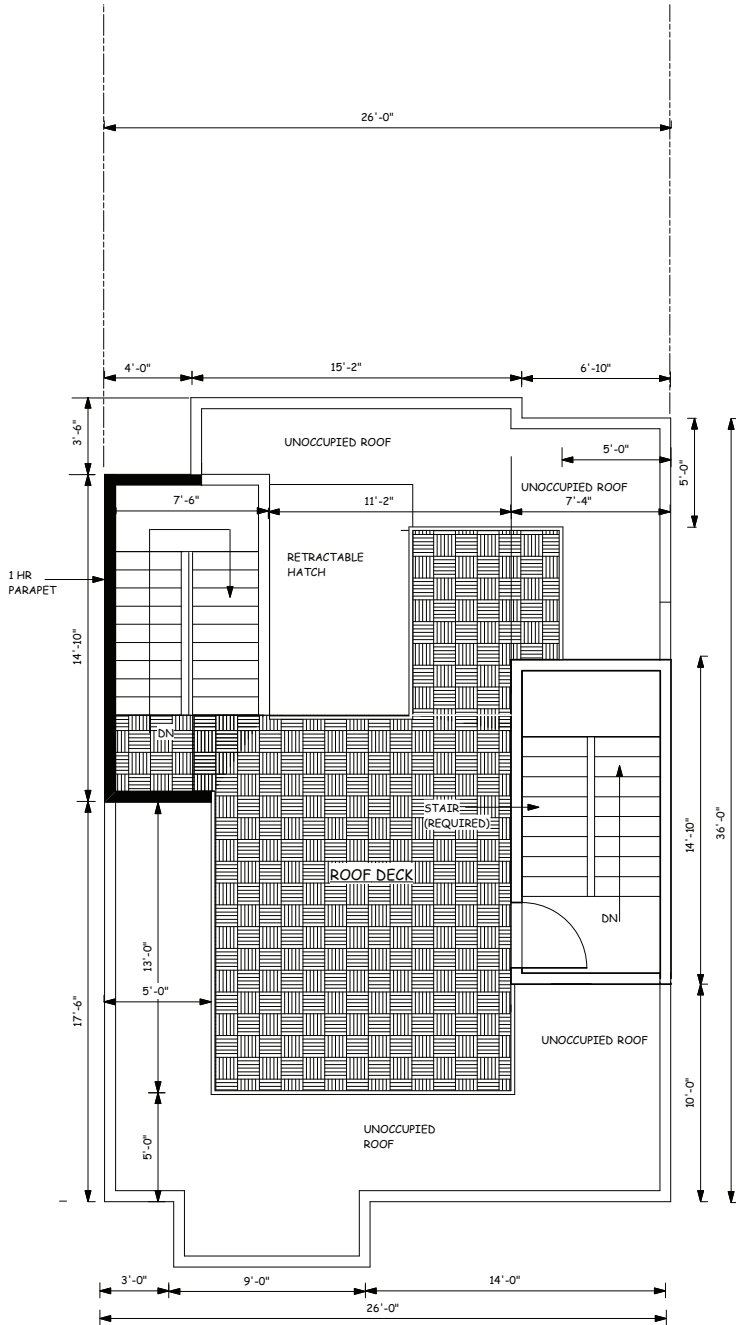
PROJECT NO. 2017.33
SHEET



3RD FLOOR PLAN
1/4"=1'-0"



4TH FLOOR PLAN
1/4"=1'-0"



ROOF PLAN
1/4"=1'-0"

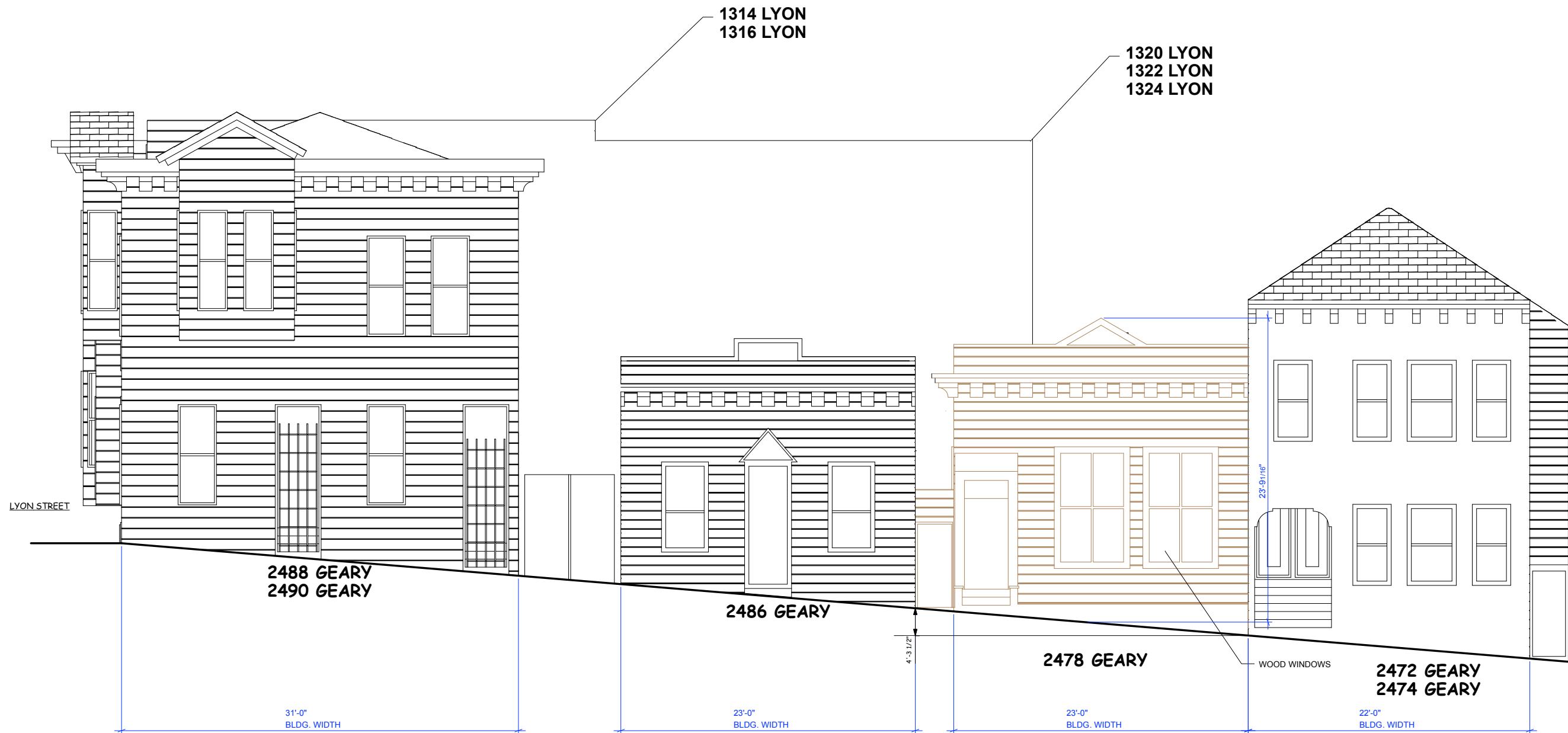
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2	12/27/18	PLANNING REV
3	04/22/19	PLANNING REV

PROJECT NO. 2017.33
SHEET



SOUTH ELEVATION
1/4"=1'-0"

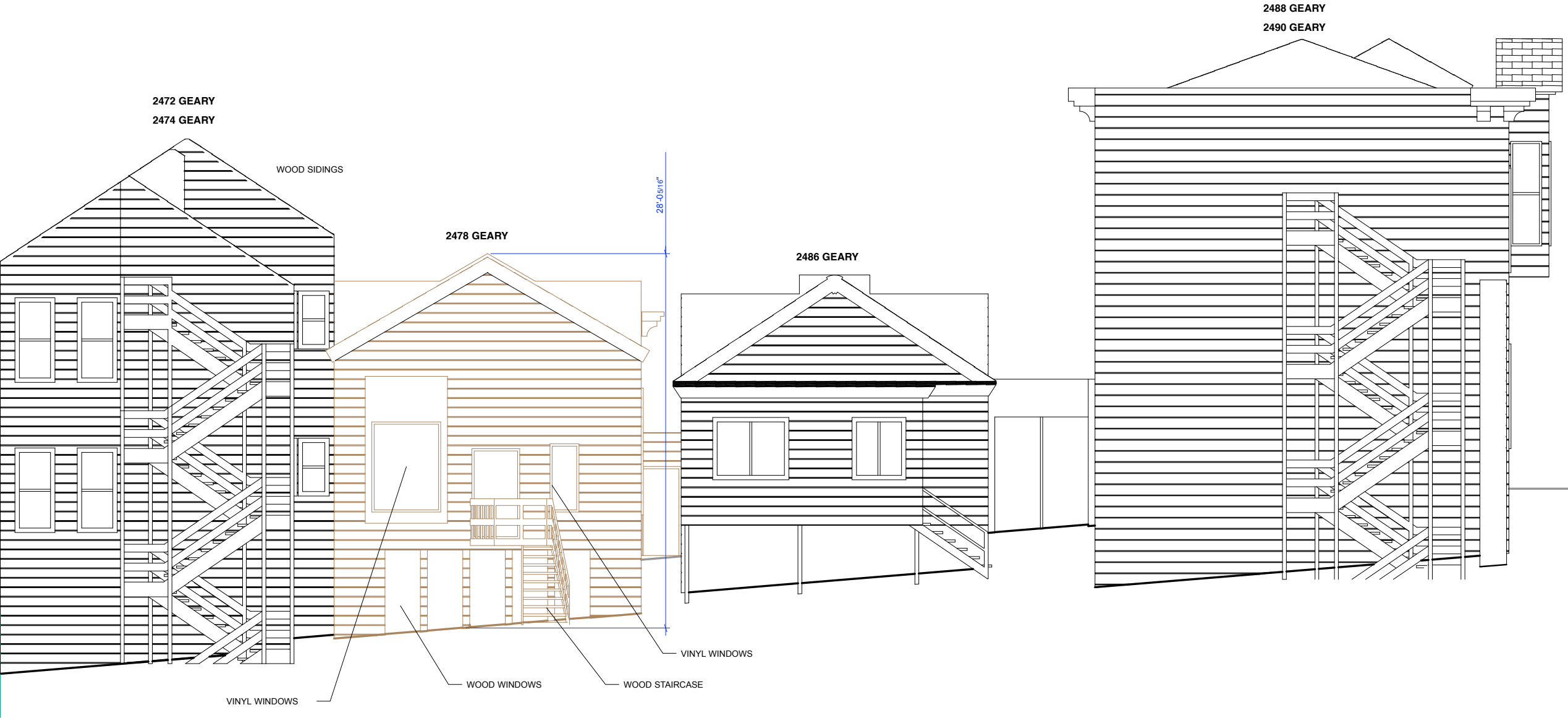
WILLIAM PASHELINSKY
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NO.	DATE	DESCRIPTION

PROJECT NO. 2017.33
SHEET



NORTH ELEVATION (E)
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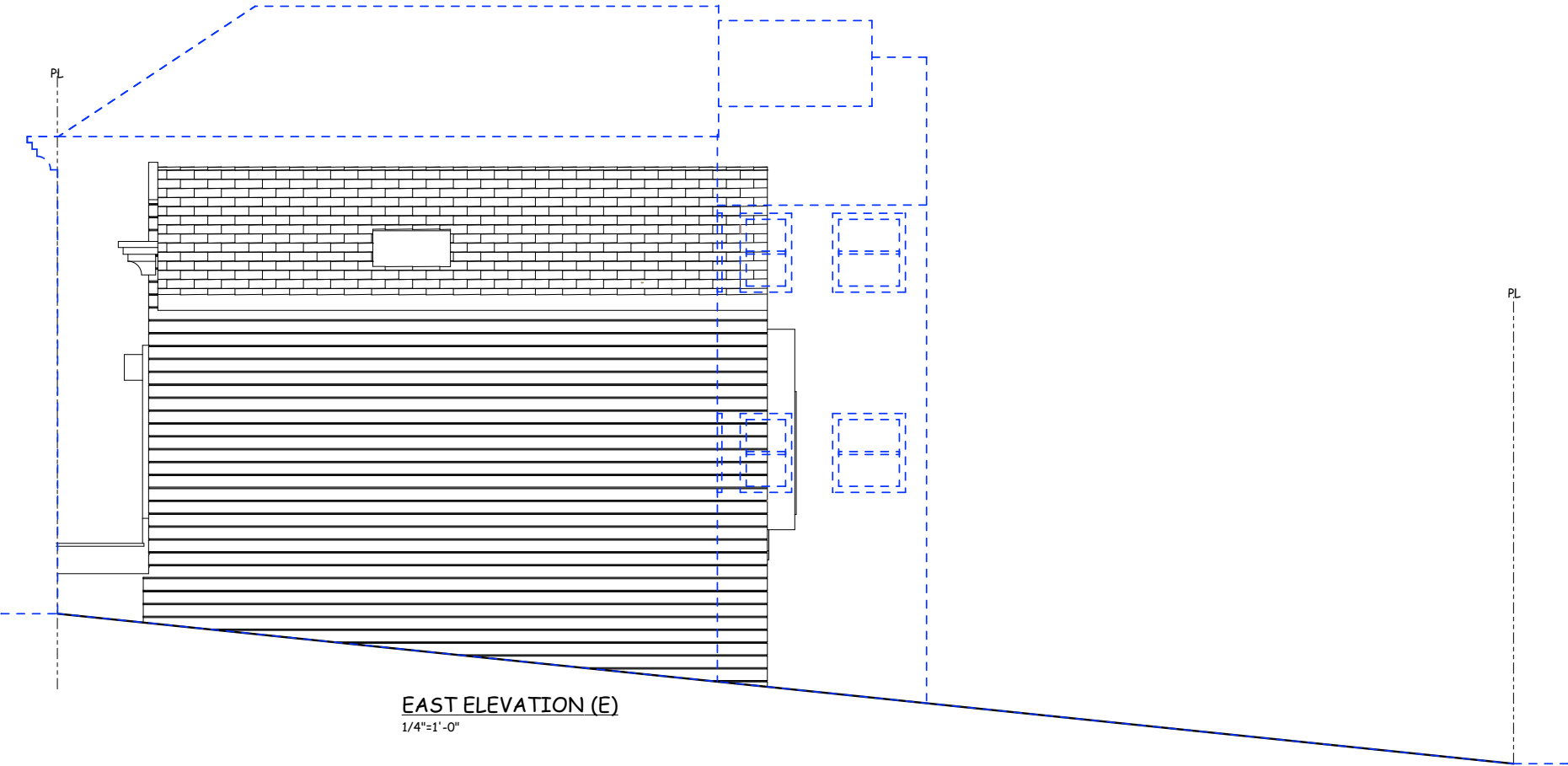
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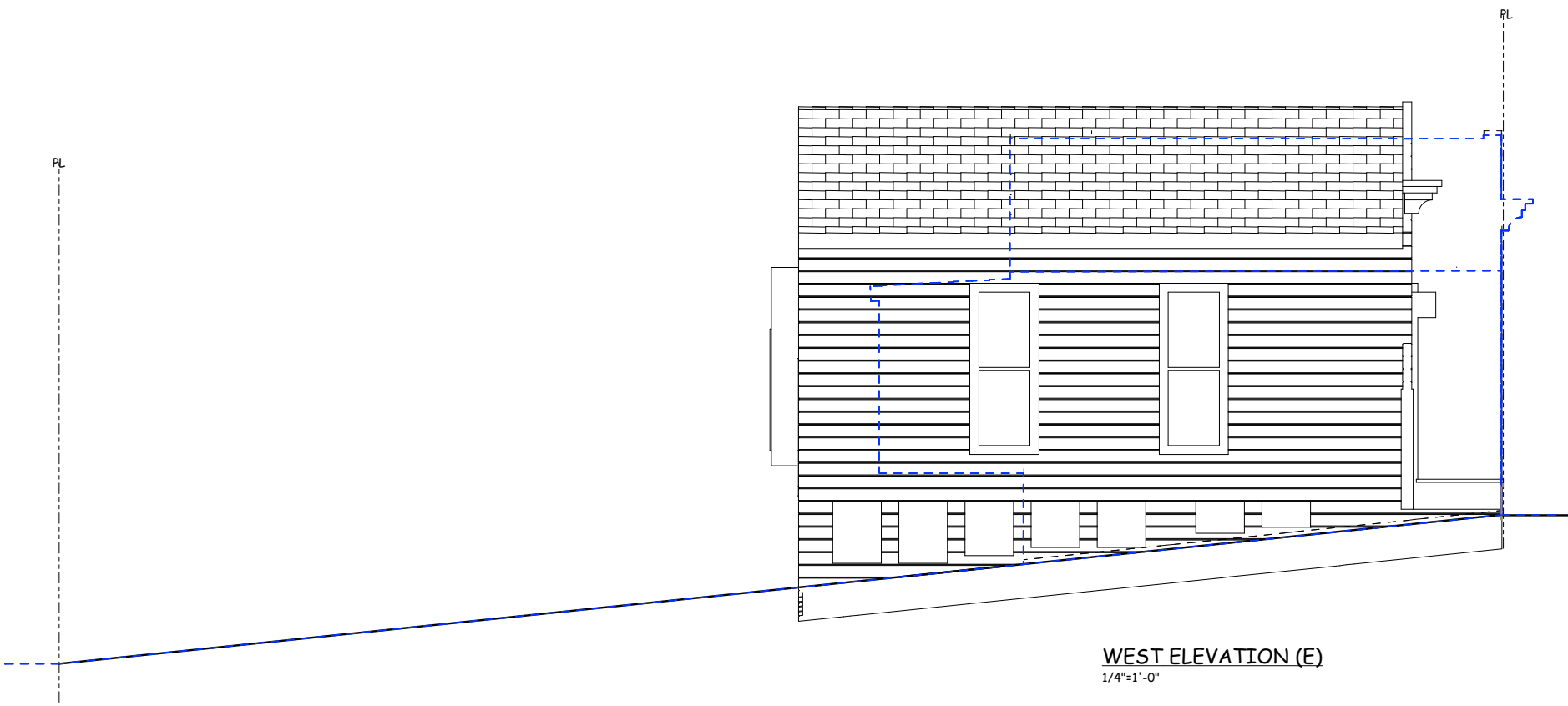
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PROJECT NO. 2017.33
SHEET



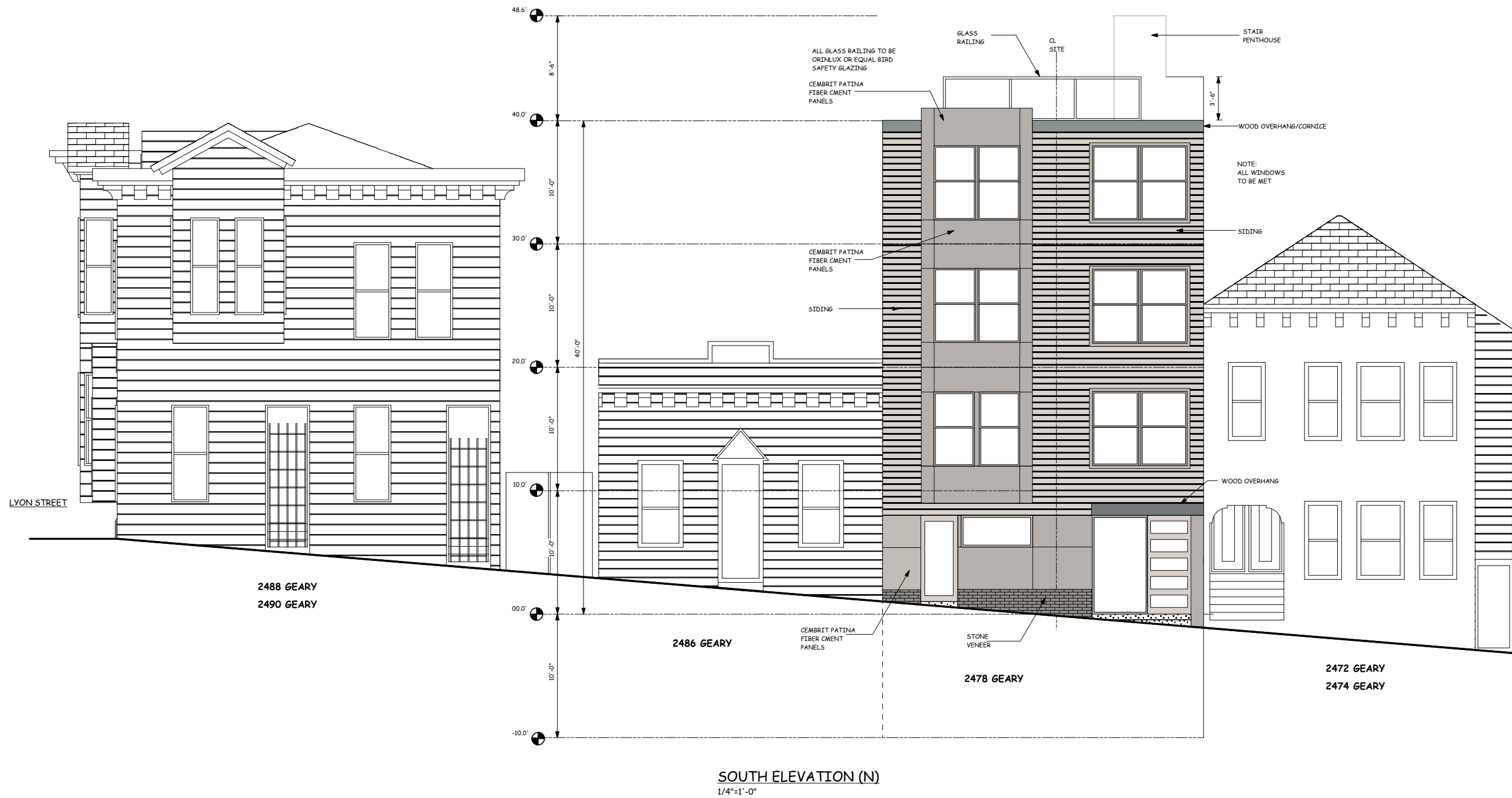
EAST ELEVATION (E)
1/4"=1'-0"



WEST ELEVATION (E)
1/4"=1'-0"

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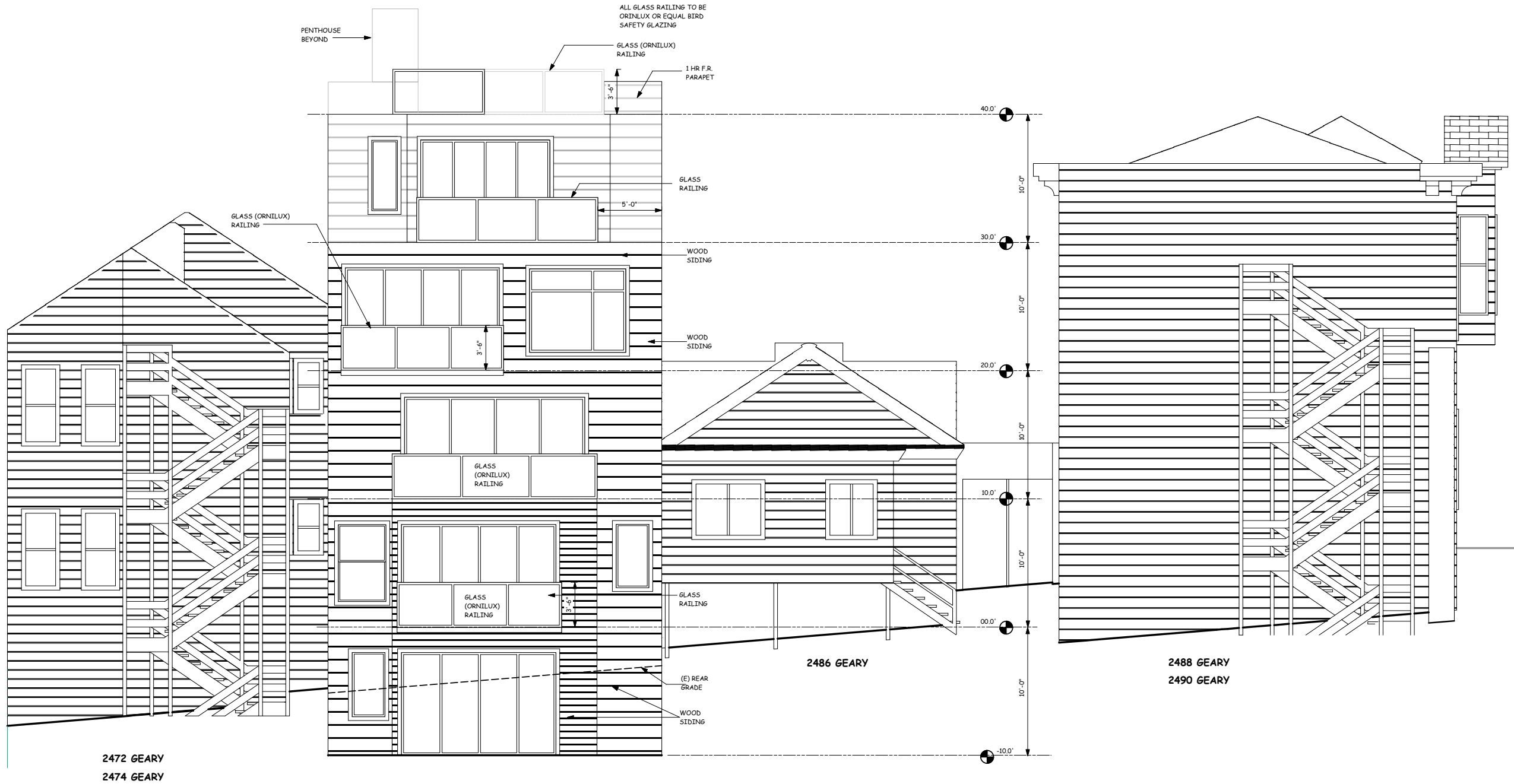
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1	7/7/18	PLANNING REV
2	12/27/18	PLANNING REV
3	04/22/19	PLANNING REV

PROJECT NO. 2017.33
SHEET

A-3.04



NORTH ELEVATION (N)
1/4"=1'-0"

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billpash@gmail.com

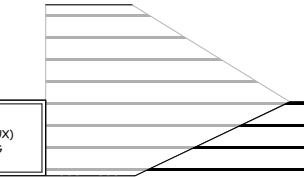
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2	12/27/18	PLANNING REV
3	04/22/19	PLANNING REV

PROJECT NO. 2017.33
SHEET

ALL GLASS RAILING TO BE
ORNLUX OR EQUAL BIRD
SAFETY GLAZING



1 HR WD WALL

PARAPET

GLASS
(ORNLUX)
RAILING

GLASS
(ORNLUX)
RAILING

WOOD
SIDING

GLASS
(ORNLUX)
RAILING

ADJ
BLDG

GLASS
RAILING

GLASS
(ORNLUX)
RAILING

WOOD
SIDING

1 HR BLINDWALL

PL

EAST ELEVATION (N)

1/4"=1'-0"

**WILLIAM PASHELINSKY
ARCHITECT**
1937 HAYES STREET
SAN FRANCISCO, CA. 94117
415 379 3876

NEW 3 UNIT RESIDENCE
2478 CALIFORNIA STREET
SAN FRANCISCO, CA.

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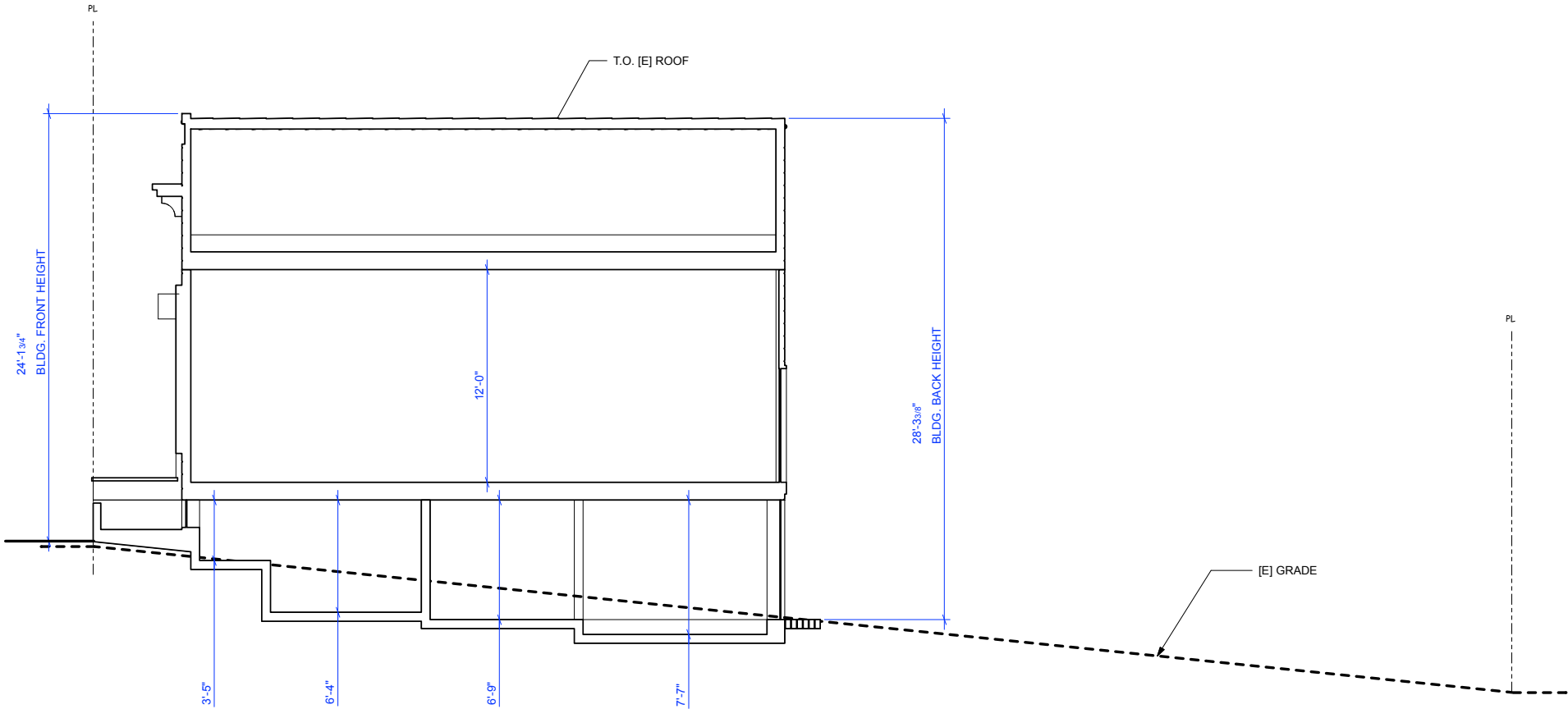
PROJECT NO. 2017.33

A-3.06



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1	7/7/18	PLANNING REV
2	12/27/18	PLANNING REV
3	04/22/19	PLANNING REV

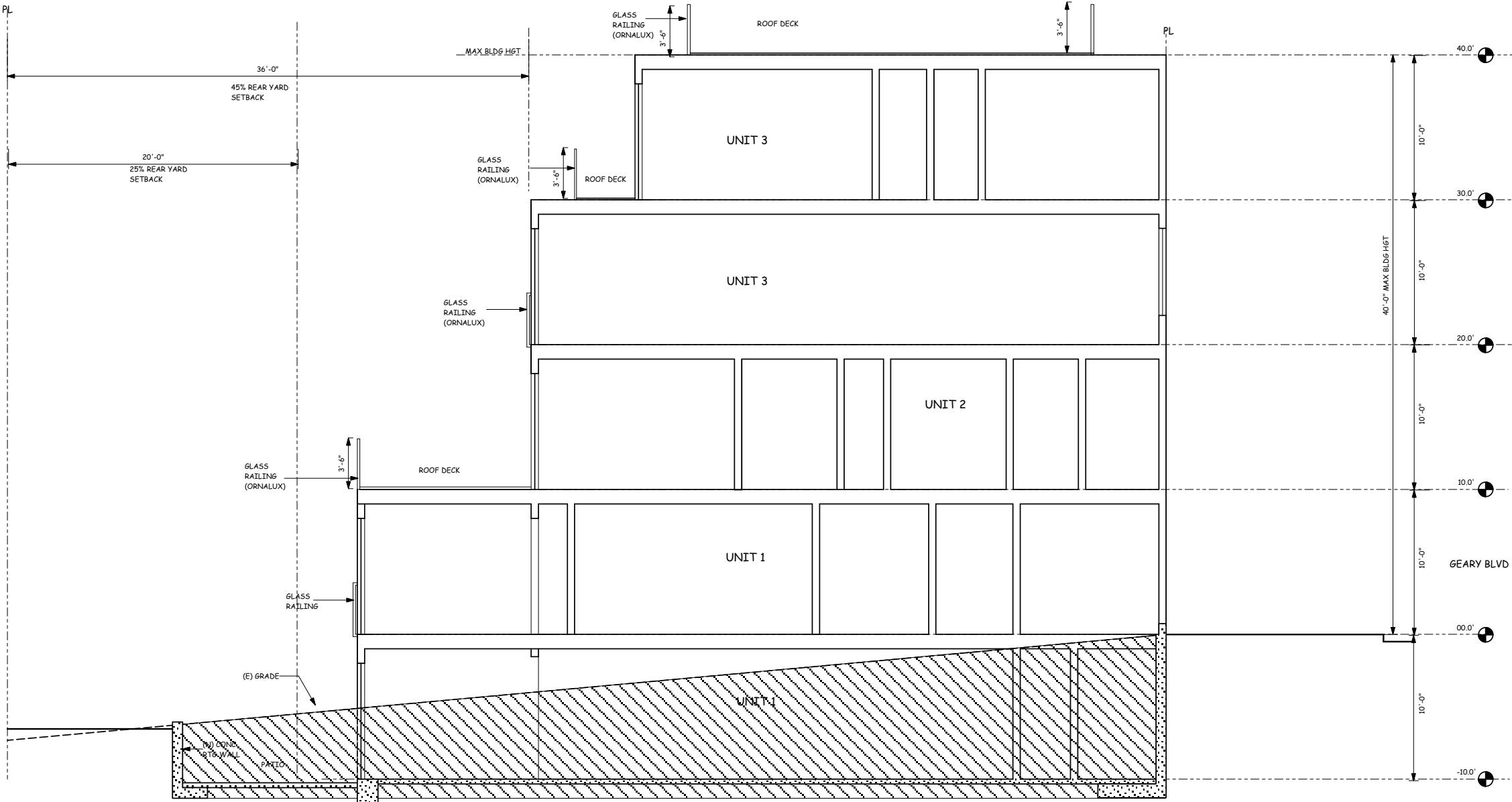


SECTION A-A (E)
1/4"=1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION

NEW 3 UNIT RESIDENCE
2478 CALIFORNIA STREET
SAN FRANCISCO, CA.



SECTION A-A (N)

1/4"=1'-0"
SECTION TAKEN AT
MIDPOINT OF SITE

LEGEND

AREA TO BE EXCAVATED



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER SO EVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION
1	7/7/18	PLANNING REV
2	12/27/18	PLANNING REV

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Exhibit C



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2478 Geary Boulevard		1081019
Case No.		Permit No.
2016-006164ENV		201805088479
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed project would include the demolition of the existing approximately 1,444 sq ft, single family home and the new construction of an approximately 6,219 Square foot, 4 story, two-unit home.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. 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"/>	Class 32 - In-Fill Development. 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. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch
Archeo review complete, no effects 12-4-2018

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): Per PTR form signed on 8/17/2016 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 12/05/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. 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)
2478 Geary Boulevard		1081/019
Case No.	Previous Building Permit No.	New Building Permit No.
2016-006164PRJ	201805088479	
Plans Dated	Previous Approval Action	New Approval Action
	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.	
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

Preservation Team Meeting Date:		Date of Form Completion	8/12/2016
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	2478 Geary Boulevard	
Block/Lot:	Cross Streets:	
1081/019	Lyon Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2016-006164ENV

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

DATE OF PLANS UNDER REVIEW:	09/01/2015
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura (dated April 2016).	
Proposed Project: Horizontal and three-story vertical addition to existing two-story single-family home. Exterior alterations and additions. Addition of two new dwelling units. No existing or proposed vehicle parking spaces.	

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

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

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


PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated April 2016) and information found in the Planning Department files, the subject property at 2478 Geary Boulevard contains a one-story-over-basement, wood-frame, single-family residence constructed in 1891 (source: water tap record). The residence was designed in a flat-front Italianate style by an unknown architect and constructed by an unknown builder. The original owner of the property was Martin D. Murphy, a laborer, who owned the property with his wife Mary until 1899. Known alterations to the to the subject property include: remodeling the basement and adding a new fence at the west property line (1964); installing five windows at the front to provide light to basement area and removing deteriorated rustic siding (1969); installing a new roof (1991); and adding vinyl siding to a ten-foot section of the east rear wall (1991).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a well-maintained but simplified example of a flat-front Italianate-style residence. Although the building may have, at one time, exhibited those features characteristic of this Italianate style, it no longer does. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Western Addition neighborhood on a block that exhibits a variety of uses, architectural styles, subsequent alterations, and construction dates ranging from the late 19th century to the early 2000s. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.

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

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8.17.16

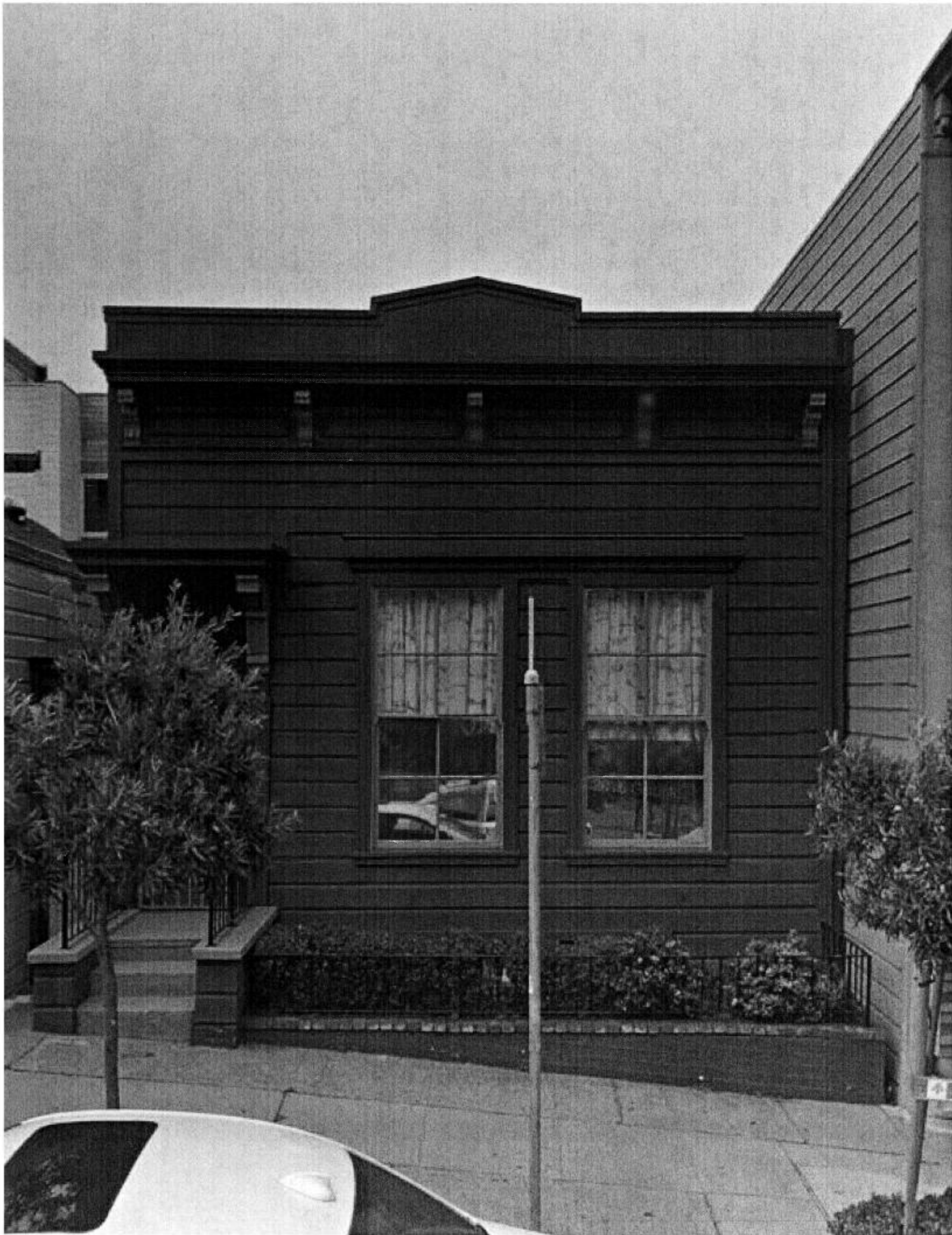


Exhibit D



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2478 GEARY BLVD
RECORD NO.: 2016-006164CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

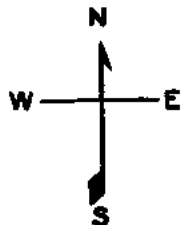
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	1,129	6,212	6,212
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	1,074	1,399	1,399
Public Open Space	0	0	0
Other ()	0	0	0
TOTAL GSF	1,129	6,212	6,212
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	2	3
Dwelling Units - Total	1	2	3
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	1	4 over basement	4 over basement
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	3	3
Car Share Spaces	0	0	0
Other ()	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	1	0	0
Two Bedroom Units	0	2	2
Three Bedroom (or +) Units	0	1	1
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

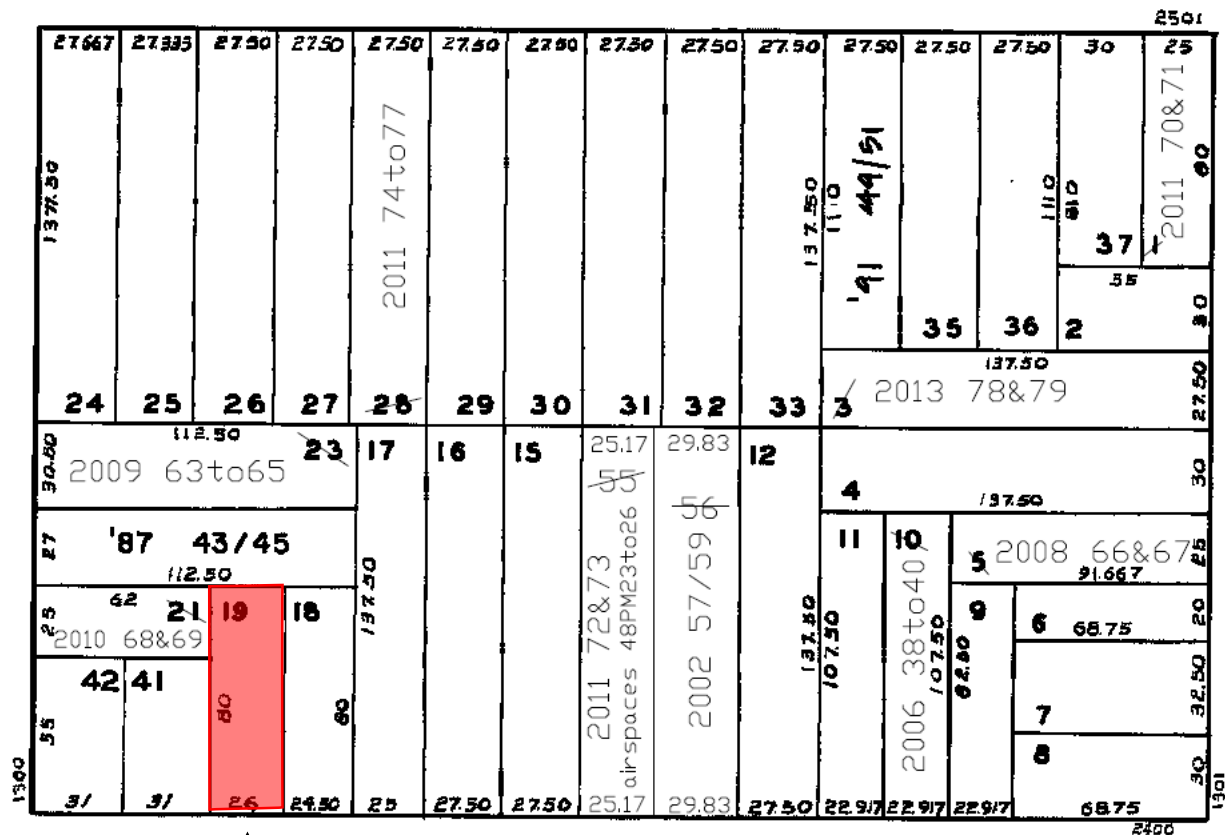
Exhibit E

Parcel Map



POST

LYON



BAKER

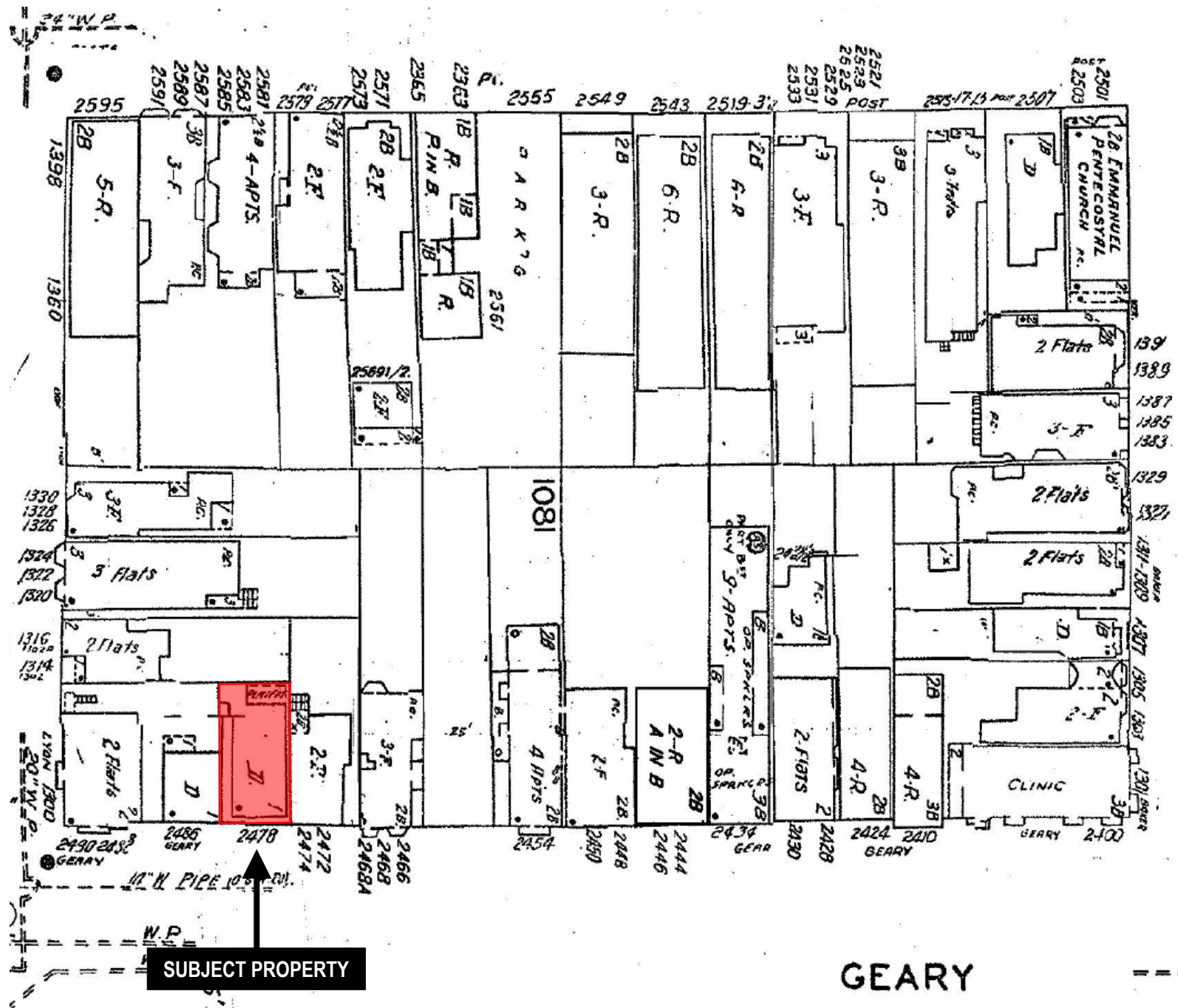
GEARY

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006164CUA
2478 Geary Boulevard

Sanborn Map*

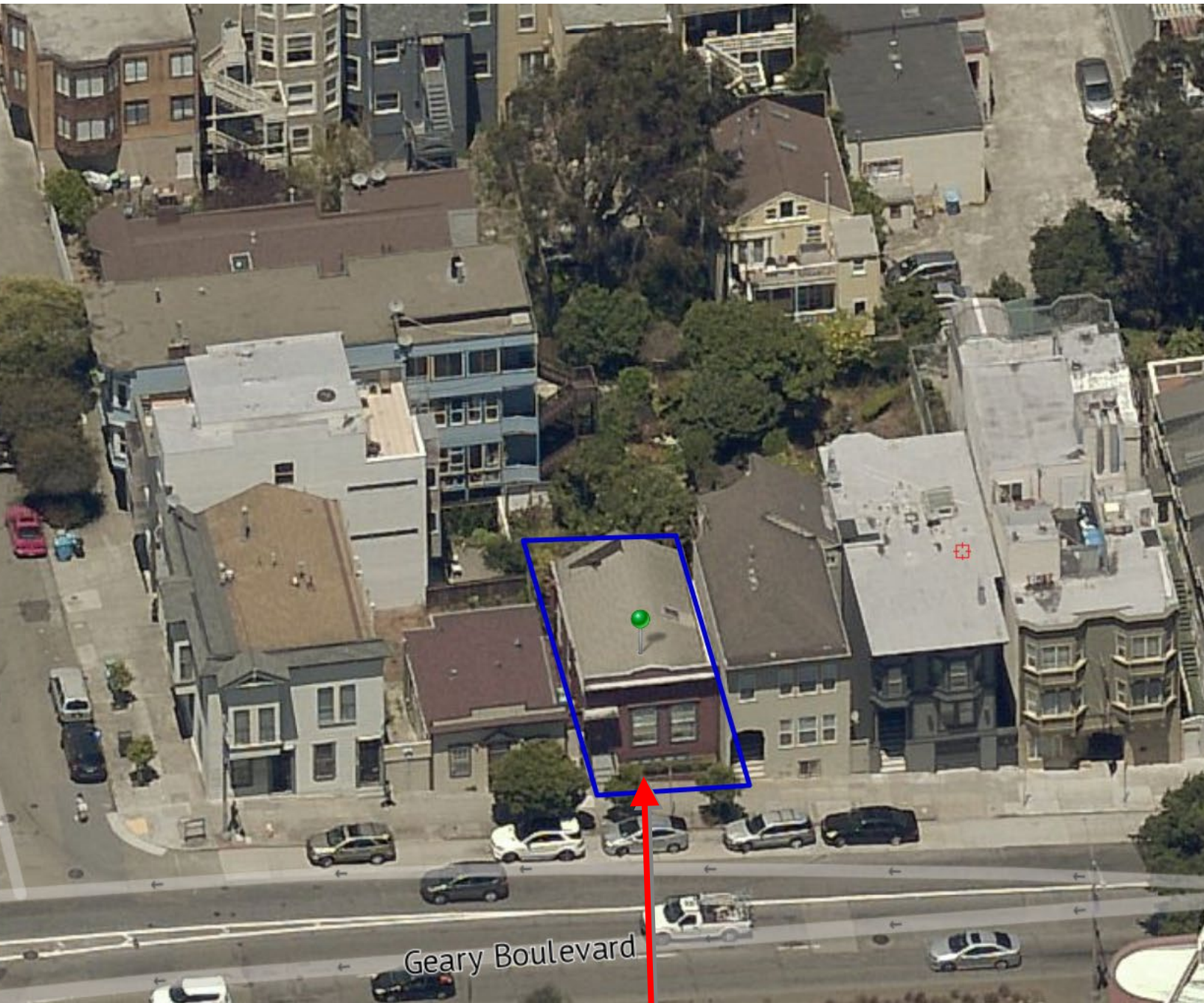


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2016-006164CUA
2478 Geary Boulevard



Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006164CUA
2478 Geary Boulevard

Aerial Photo – View 2



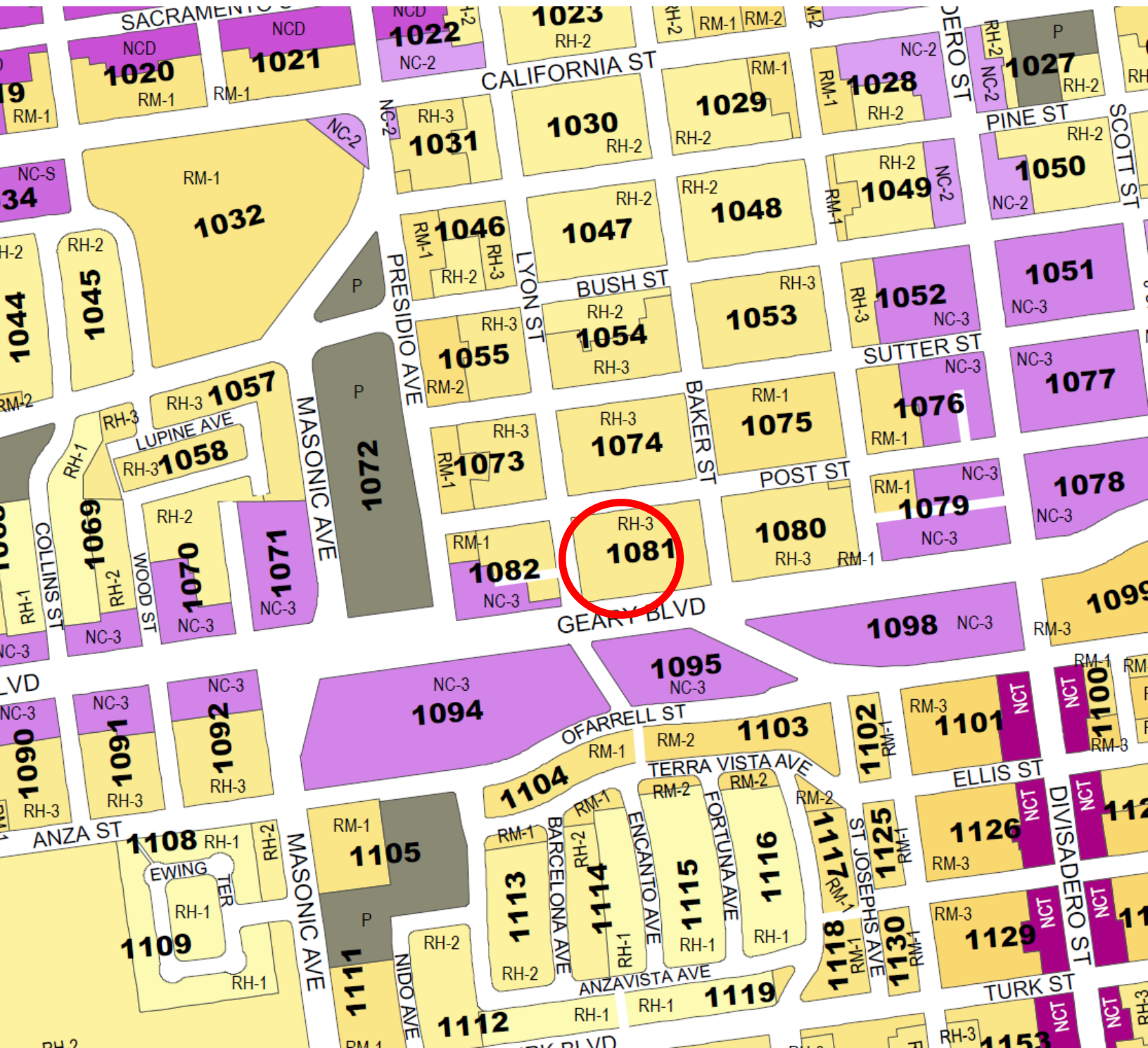
Geary Boulevard

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006164CUA
2478 Geary Boulevard

Zoning Map



Conditional Use Hearing
Case Number 2016-006164CUA
2478 Geary Boulevard

Site Photo



SUBJECT SITE

Conditional Use Hearing
Case Number 2016-006164CUA
2478 Geary Boulevard

Exhibit F

PLANNING COMMISSION HEARING
Thursday, June 27, 2019

Dear Commissioners,

My name is Sam Shiu. My wife and I bought the property in 2015 as our communal property, and we have no plan to make a quick profit on the project, even though uninvited solicitations had been received and were declined. Having lived in the property for 4 years, we love the convenient location, love the hassle and bustle character of neighborhood, and wish to return after completion. Our intention is to live in the top unit, and rent the lower two units as means to finance the construction and our daughters' education, because we would like our daughters to go to nearby renowned schools.

Back in 2015, we accidentally stumbled onto this property out of our necessity, due to my wife's work location and my company bus stop. We bought it without knowing any developmental potential, but knew that it was a very old and small house that needed a lot of tender loving care.

We put in at least \$40K and time to improve various aspect of the property so that it can meet our basic needs. Despite our efforts, we still have annual rain water leaks, frequent road noise, insect infestation, occasional sewage problems, and a leaning structure which is very likely leaning against our eastern neighbor structure.

Over time, we realized that a major overhaul is overdue. Today's hearing is very exciting, because our 4 years of research on historic resources, SF Planning and Building codes, and our many conversations with many professionals and contractors seem to bear fruits.

The property is located in the midst of many gigantic buildings. We believe the massing of the proposed structure relative to its lot size is appropriate and compatible with nearby commercial and residential buildings.

The property location is great for public transits, ride shares, and company buses. It has close proximity to many signature communities. It has easy access to downtown, and offers short rides to many great parks and recreational facilities. We agree with the city for not providing garage in this development, because we did not own any vehicles when we lived there, and we loved it.

We choose to use recycled light weight steel instead of wood construction to protect the environment, to reduce fire hazard, and to eliminate mold, insects and termites. We elect to use deconstruction method to reduce demolition wastes. We are also striving for net zero rating. As you can see from our rendering, special care in choosing the exterior color and material to reflect the architectural diversity of the immediate area. We are also working with many licensed professionals to make sure our neighbors' structures and pedestrians are protected. Also, We will carry adequate liability insurance for the project.

The new housing units will benefit many businesses around the area, such as the new hospital at Van Ness and Geary, many new downtown high rise office buildings, the nearby USF, UCSF, and Permanente.

Recently, we moved out of the property in anticipation of construction which has not happened, so we rent it to a couple for a short term lease from April to September, because they need a temporary housing before moving to LA for work in September.

We humbly request our commissioners to approve our project. Thank you.

Exhibit G



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Rent Board Documentation

(Date) May 15, 2019

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

RE: Address of Permit Work: 2478 Geary Blvd.
Assessor's Block/Lot: 1081/019
BPA # / Case #: 2016-006154CUA/BPA #20

Project Type:

- ☐ Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
☒ Other residential demo/new construction

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,

Laura Ajello

Digitally signed by Laura
Ajello
Date: 2019.05.15
11:00:27 -07'00'

Planner

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request for Planning Department Records Search

Re: 2478 Geary Blvd.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based upon the street addresses provided.

☒ No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

☐ Yes, the following records were identified:

- See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and may not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:

Van Lam
Citizens Complaint Officer

Dated:

5-15-19