



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 16, 2017

Date: February 24, 2017
Case No.: **2016-006642CUA**
Project Address: **423 10TH AVE**
Zoning: RH-2 – (Residential- House, Two Family)
40-X Height and Bulk District
Block/Lot: 1534/003
Project Sponsor: Robert Brockob
416 Bee Street, Unit B
903 Serena Drive
Sausalito, CA 94965
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@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 necessitates a Conditional Use Authorization pursuant to Planning Code Sections 209.1 and 303, to establish a Religious Institution (Richmond Torah Center-Chabad) within an existing single family dwelling. This Religious Institution has been operating at the Subject Property for the past 16 years.

The existing single-family home is – and will continue to be – owned and occupied by the Rabbi and his family. The proposal includes an expansion to the ground floor that will accommodate a new family room, with a roof deck above that will be used solely in a residential capacity. The proposal also includes the legalization of an unpermitted garage door infill, the infill of the existing curb cut, the installation of a ceremonial pool within the space dedicated for the religious institution, and expansion of the existing first floor bathroom within the religious institution. The Religious Institution will utilize 22% of the floor area of the building for religious purposes, and will install minimal identification signage that complies with Article 6 of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is located on the west side of 10th Avenue, between Geary Boulevard and Anza Street, Block 1534, Lot 003. The lot is 25' wide by 120' deep and is developed with a 3,529 sq. ft., three-story single family residential building constructed circa 1994.

The Richmond Torah Center-Chabad, a non-profit Orthodox Jewish congregation, has utilized the ground floor of the single-family residence as religious facility for over 16 years. The first floor garage was

enclosed without permits and converted from residential vehicular parking to the Religious Institutional Use without benefit of permit. There is also an unpermitted noncomplying sign that identifies the Religious Institution.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property is located in the Inner Richmond Neighborhood north of Golden Gate Park. The surrounding properties are located within the RH-2 and NC-3 (Neighborhood Commercial, Moderate Scale) Districts. Surrounding properties oriented toward Geary Boulevard, within the NC-3 (Neighborhood Commercial, Moderate Scale) District, consist of a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments defines the District. McAvoy O'Hara & Evergreen Mortuary, San Francisco's oldest funeral company, is located south of the Project Site at the corner of Geary Boulevard and 10th Avenue. Other surrounding properties, located on 10th Avenue, consist primarily of single and multi-family residential building within an RH-2 Zoning District.

ENVIRONMENTAL REVIEW

The legalization of the existing use is not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment. The rear expansion is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 24, 2017	February 24, 2017	20 days
Posted Notice	20 days	February 24, 2017	February 23, 2017	21 days
Mailed Notice	20 days	February 24, 2017	February 22, 2017	22 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received thirteen letters of support and is not aware of any opposition to this Project. The Project Sponsor conducted community outreach by inviting neighbors to an open house at the Property on May 15, 2016, to review the proposal and discuss concerns and comments.

ISSUES AND OTHER CONSIDERATIONS

- The Subject Property is currently being used as a Religious Institution and has operated in this manner without complaint for over 16 years.
- The Richmond Torah Center-Chabad currently receives up to 10-15 visitors per weekday, up to 20-30 individuals per weekly Shabbat Services, and up to 50 individuals during holiday events.

Aside from accommodating up to 75 individuals during the High Holidays (specifically Yom Kippur and Rosh Hashona) the Sponsor does not anticipate any other increase in visitors throughout the weekday.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to authorize a Religious Institution within a single-family dwelling in the RH-2 District, pursuant to Planning Code Sections 209.1 and 303.

BASIS FOR RECOMMENDATION

The Project is necessary, desirable for, and compatible with the surrounding neighborhood for the following reasons:

- The Project promotes the continued operation of an existing neighborhood-serving Religious Institution, which has been located at the Subject Property for 16 years without complaints regarding noise or traffic.
- The Project would establish a Religious Institutional Use within the ground floor of the existing single-family property, without the loss of a dwelling unit.
- The Richmond Torah Center-Chabad is compatible with the surrounding neighborhood in that it will not involve a high volume of visitors on a regular basis or generate traffic problems due to traditional orthodox practices that result in members walking to Shabbat and holiday services. The property is also well served by public transit, specifically the Muni 38 bus line along Geary Boulevard.
- The project complies with all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Public Correspondence (see also Project Sponsor Submittal)
- Project Sponsor Submittal, including:
 - Correspondence in Support
 - Site Photographs
 - Reduced Plans

Attachment Checklist

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

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

_____ CC

Planner's Initials

KG: G:\Documents\CU\423 10th Ave\ 2016-006642CUA-423 10th Ave- Exec Sum.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

HEARING DATE: MARCH 16, 2017

Date: February 24, 2017
Case No.: **2016-006642CUA**
Project Address: **423 10TH AVE**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1 AND 303 OF THE PLANNING CODE TO ALLOW THE ADDITION OF A RELIGIOUS INSTITUTION (RICHMOND TORAH CENTER-CHABAD) WITHIN AN EXISTING SINGLE FAMILY DWELLING IN AN RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 8, 2016, Robert Brockob (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization under Planning Code Sections 209.1 and 303 to allow a Religious Institution (d.b.a. Richmond Torah Center-Chabad) within an existing single family dwelling (hereinafter “Project”) in the Residential-House, Two-Family (RH-2) Zoning District and 40-X Height and Bulk District.

On March 16, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-006642CUA.

The legalization of the existing use is not defined as a project under CEQA Guidelines Sections 15060(c) and 15378 because it does not result in a physical change in the environment. The rear expansion is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-006642CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Subject Property is located on the west side of 10th Avenue, between Geary Boulevard and Anza Street, Block 1534, Lot 003. The lot is 25' wide by 120' deep and is developed with a 3,529 sq. ft., three-story single family residential building constructed circa 1994. The subject property is within the RH-2 Zoning District and 40-X Height and Bulk District.

The Richmond Torah Center, a non-profit Chabad- Orthodox Jewish congregation, has utilized the ground floor of the single family residence as religious facility for over 16 years. The first floor garage was enclosed without permits and converted from residential vehicle parking to the nonconforming use. There is presently unpermitted noncomplying signage that identifies the religious institution.

3. **Surrounding Properties and Neighborhood.** The Subject Property is located in the Inner Richmond Neighborhood north of Golden Gate Park. The surrounding properties are located within the RH-2 and NC-3 (Neighborhood Commercial, Moderate Scale) Districts. Surrounding properties oriented toward Geary Boulevard, within the NC-3 (Neighborhood Commercial, Moderate Scale) District, consist of a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments defines the District. McAvoy O'Hara & Evergreen Mortuary, San Francisco's oldest funeral company, is located south of the Project Site at the corner of Geary Boulevard and 10th Avenue. Other surrounding properties, located on 10th Avenue, consist primarily of single and multi-family residential building within an RH-2 Zoning District.

4. **Project Description.** The Project necessitates a Conditional Use Authorization pursuant to Planning Code Sections 209.1 and 303, to establish a religious institution (Richmond Torah Center-Chabad) within an existing single family dwelling. The Project would establish a religious institutional use at the ground floor of this property, without the loss of the single-family dwelling. The Project Sponsor requests Conditional Use Authorization to allow the religious institution to utilize 22% of the floor area of the existing single-family dwelling for religious purposes and install signage that complies with Article 6 of the Planning Code.

The proposal includes a first floor rear expansion, creating new space dedicated to the residential unit with a roof top deck that will also be accessed solely by the residential unit. The proposal required Section 311-neighborhood notification which was conducted in conjunction with the Conditional Use Authorization process.

The proposal also includes the legalization of an unpermitted garage door infill, the infill of the existing curb cut, the installation of a ceremonial pool within the space dedicated for the religious institution, and expansion of the existing first floor bathroom within the religious institution. The intensity of the use on the Property will not be significantly changed with the approval of this Conditional Use Authorization. The Rabbi and his family own and occupy the single family home. The Rabbi will continue to support daily teaching, study, and prayer within the Chabad center on site. Attendance to Shabbat services and holiday events is not expected to increase, and due to religious beliefs, none of the members of this congregation drive to Shabbat services and holiday events.

5. **Public Comment.** The Department has received 13 letters of support and is not aware of any opposition to this Project. The Project Sponsor conducted community outreach by inviting neighbors to an open house at the Property on May 15, 2016 to review the proposal and discuss concerns and comments.
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. **Institutions – Church or Other Religious Institution.** Planning Code Section 209.1 specifies that Conditional Use Authorization is required for the use of a property as a church or other religious institution in all residential zoning districts.

This Conditional Use Authorization seeks to establish the addition of a Religious Institution within the existing residentially zoned, single-family home. The religious institution has a tax-exempt status as is used primarily for the collective worship or ritual observance of common religious beliefs.

- B. **Off-Street Parking.** Planning Code Section 151 contains the schedule of required off-street parking spaces.

Planning Code Section 151 requires one off-street parking space for each 20 seats by which the number of seats in the main auditorium exceeds 200. The Project will establish the use at the ground floor as a religious institution within an existing single family dwelling structure. Although Richmond Torah Center-Chabad will not have an auditorium with seats, the large events that will occur at the Property will be limited to a maximum of 75 individuals and therefore, no off-street parking is required.

The Religious Institution occupies space that was originally used as off-street parking required for the single-family home. As allowed under Planning Code Section 151, the required off-street parking was replaced by one Class-1 bicycle parking space.

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

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

The Property has been utilized as a religious institution serving the Orthodox Jewish community of the Richmond District for over 16 years with no known adverse affect on the neighborhood. The Religious Institution is compatible with the surrounding neighborhood in that the envelope of the existing building will be nominally enlarged at the rear of the building, consistent with residential expansions in the area, and aside from minimal signage that will identify the center, the façade of the building will maintain its residential character.

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

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

Aside from signage to identify the center, the facade modifications maintain the building's residential character. The residential unit will maintain access to rear yard through the proposed first floor expansion. The Religious Institutional use will occupy 998 square feet, or 22%, of the proposed building area. The interior layout of the existing garage and bathroom will be further modified to accommodate ceremonies, teachings and gatherings for religious members.

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

Pursuant to Planning Code 151, off-street parking for the residential unit will be replaced by bicycle parking. The driveway will be removed and curb restored. Traffic conditions will remain substantially unaltered by this Project because of the small number of visitors that are received by the Center on a daily basis, who primarily arrive by public transportation on Geary Boulevard. Due to the orthodox tradition of walking to weekly Shabbat services and yearly holidays, members will not adversely affect traffic flow. The High Holiday events may be attended by no more than 75 individuals, which will not adversely impact the supply of parking in the neighborhood. Finally, off-street parking is not required for religious institutions of this size.

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

The Property will continue to function as a single-family home and a center for religious teachings and gatherings. Therefore, the Project will not create any noxious or offensive emissions such as glare, dust or odors and will be subject to the Conditions of Approval contained in Exhibit A.

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

The driveway will be removed, curb restored, and landscaping will be provided within the front setback. There are no proposed changes to the lighting. The unpermitted sign will be removed. Any newly proposed signage shall be subject to review by the Department and required to meet all applicable provisions set forth in Article 6.

- 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.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The Project will help enhance and continue a desirable institutional, community, social and educational service to the neighborhood.

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.4:

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

Although the Property has been used for 16 years, any potential minor disruption to the residential area caused by the Institution's expansion within the building will be minimized by limiting the number of participants to no more than 75 per event.

INSTITUTIONAL FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 9:

ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

Policy 9.1:

Locate institutional uses according to the Institutional Facilities Plan.

Richmond Torah Center-Chabad is located on 10th Avenue near Geary Boulevard, a main thoroughfare and in a neighborhood that is primarily residential. The location of this Institutional Use is convenient for members that live in the surrounding neighborhoods.

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

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

No retail uses exist on the Property. The Project is intended to enable religious members to visit the center for Chabad teachings and to attend religious gatherings. The Project will enhance an existing Religious Institutional Use that has been established for over 16 years.

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

The neighborhood is characterized predominantly by single-family dwellings, with a few multi-family dwellings. Aside from the identifying sign, the building will maintain residential in character and no existing housing will be removed. The Project will allow for the use of the Property as a residential structure and a small religious institution that will continue to serve the neighborhood and the Jewish community.

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

No housing will be removed as part of this Project.

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

The intensity of the use on the Property will not be significantly changed with the approval of this Conditional Use Authorization. The center receives less than fifteen visitors daily, and no more than 75 people during holidays. Keeping with orthodox tradition, members walk to religious holidays and Shabbat service. Since many daily visitors to the center already utilize public transportation, the Project will not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The area is well served by the Muni 38 bus line. The Project will not impede Muni transit nor will it overburden the City's streets or neighborhood parking.

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

The Project will not displace any industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project. The Property Owners and tenants of the single-family home are associated with the Center.

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

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

- G. That landmarks and historic buildings be preserved.

The existing structure is not a designated landmark or historic building.

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

The Project will have no negative adverse effects on existing parks and open spaces. The Project does not have any adverse effect on open spaces.

10. 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.
11. 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. 2016-006642CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 8, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 16, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 16, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use, pursuant to Planning Code Sections 209.1 and 303, to establish the use of a Religious Institution (Richmond Torah Center-Chabad) within an existing single family dwelling, located at 423 10th Avenue (Block 1534, Lot 003) within an RH-2 (Residential- House, Two Family) and 40-X Height and Bulk District; in general conformance with the plans stamped "EXHIBIT B" included in the docket for Case No. 2016-006642CUA and subject to Conditions of Approval reviewed and approved by the Commission on March 16, 2017 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall supersede NSR NO. E489537 Dated January,18 1990, and shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on XXXXXX 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

DESIGN

2. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

4. **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

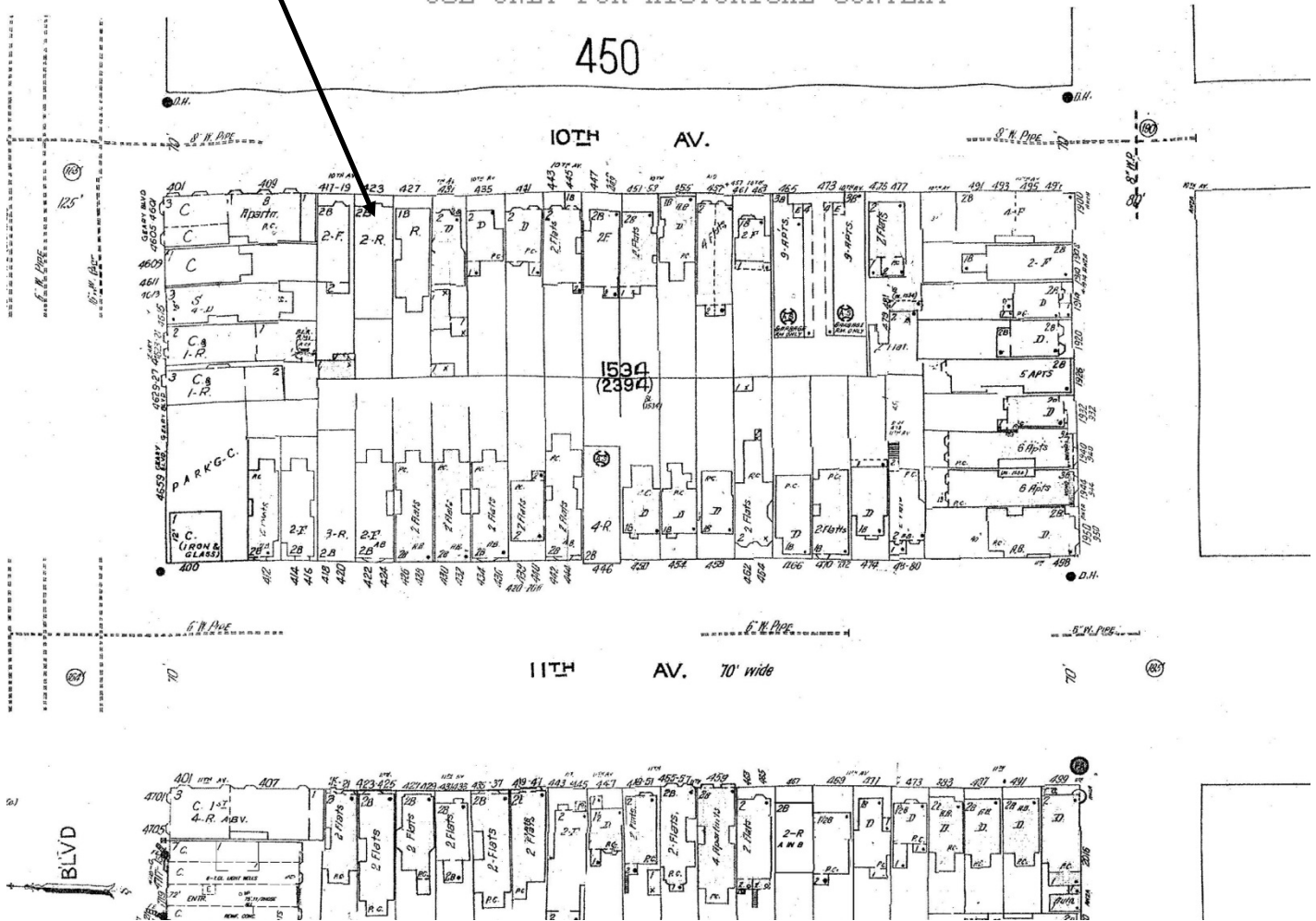
OPERATION

5. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

Sanborn Map*

SUBJECT PROPERTY

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
USE ONLY FOR HISTORICAL CONTEXT

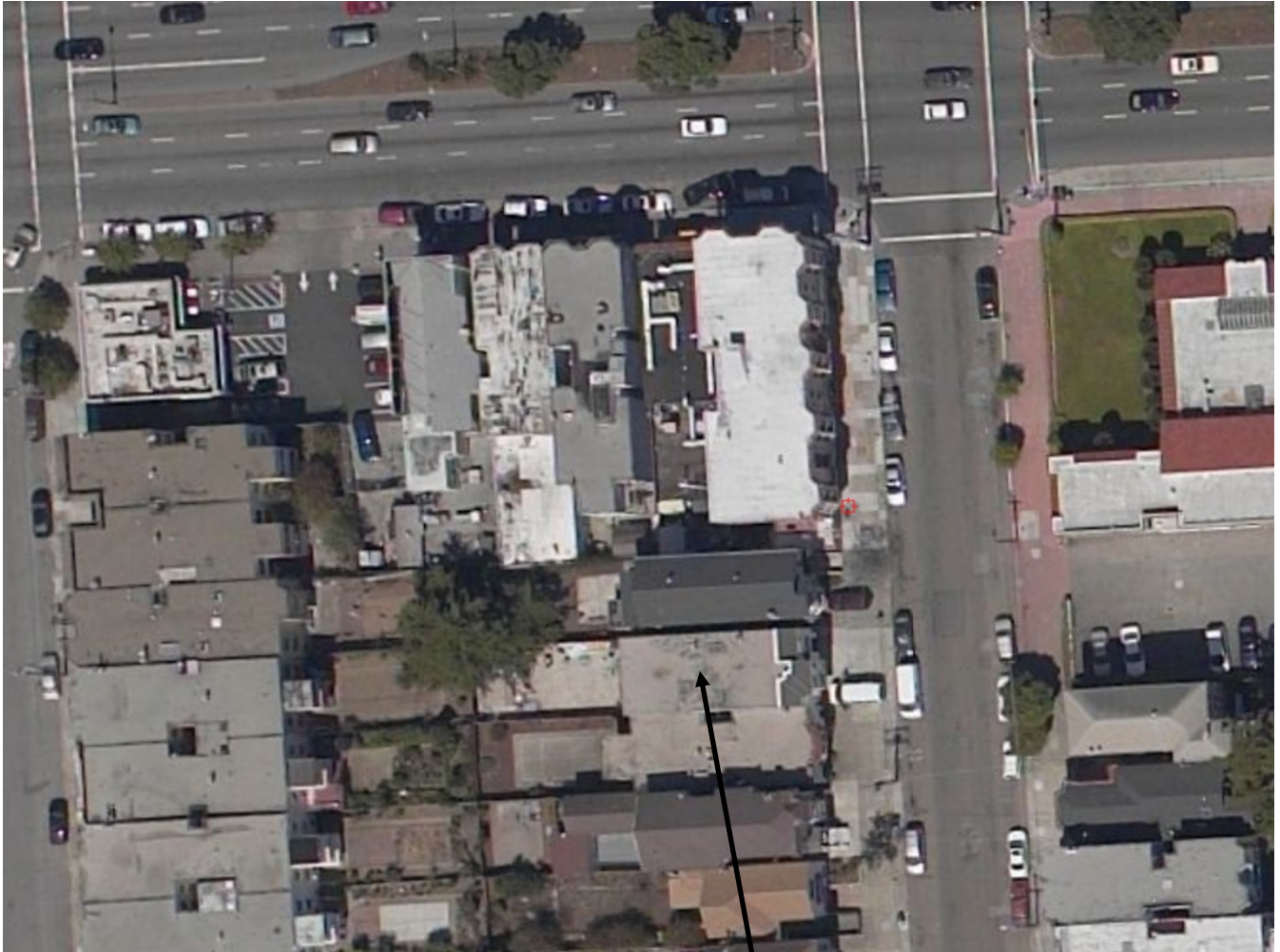


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2016-006642CUA
The Richmond Torah Center-Chabad
423 10th Avenue

Aerial Photo

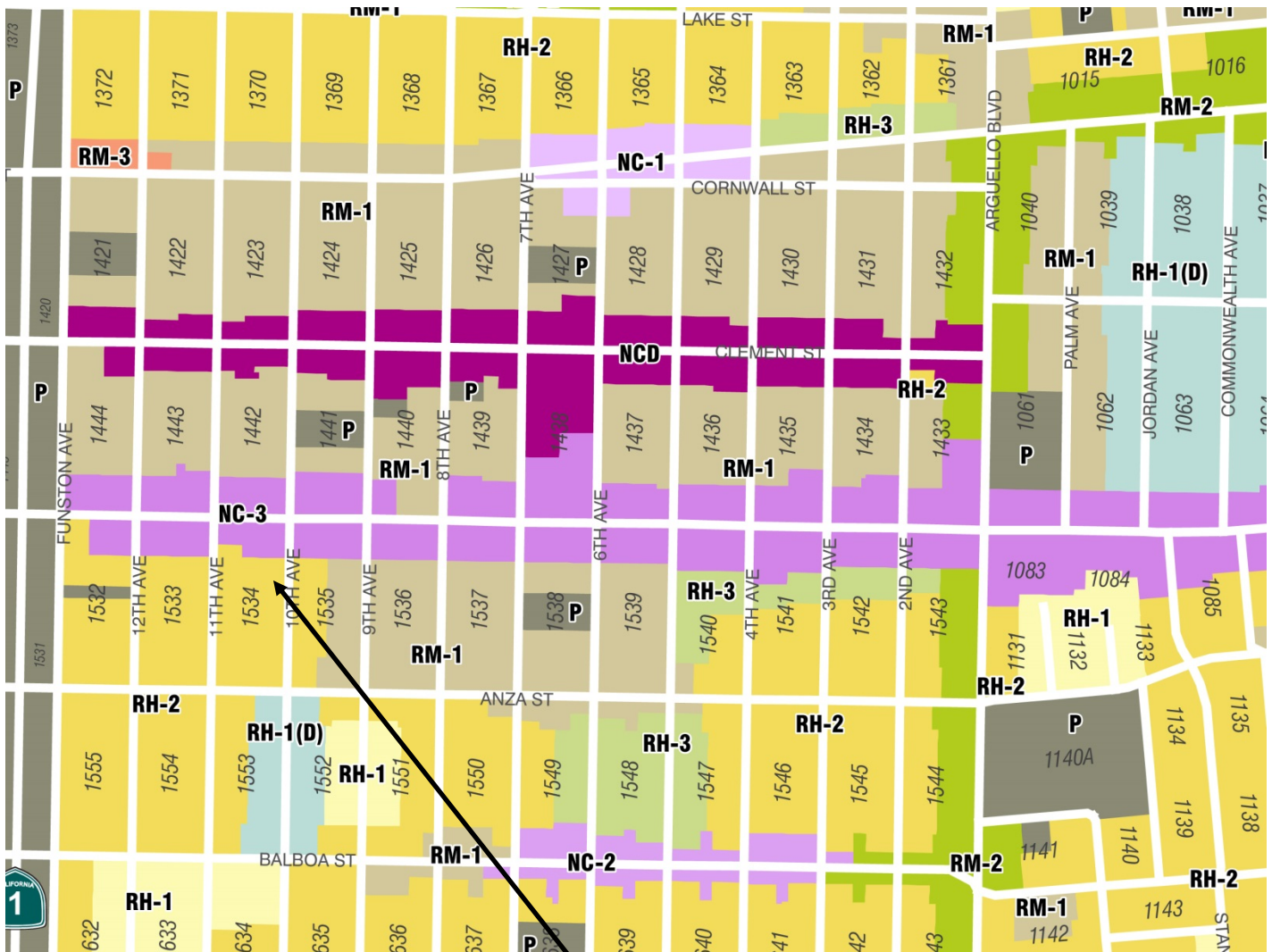


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006642CUA
The Richmond Torah Center-Chabad
423 10th Avenue

Height & Bulk Map



Conditional Use Hearing
Case Number 2016-006642CUA
The Richmond Torah Center-Chabad
423 10th Avenue

Site Photo



SUBJECT PROPERTY

Street View Photo



SUBJECT PROPERTY



OPPOSITE VIEW



Conditional Use Hearing
Case Number 2016-006642CUA
The Richmond Torah Center-Chabad
423 10th Avenue

February 10th, 2017

To Whom It May Concern:

My name is Kelly Bennett and I am a neighbor of Chabbad located at 423 10th Avenue for about 15 years now.

They are wonderful and courteous people, excellent neighbors, and I am pleased that they are in our neighborhood.

I have no objection whatsoever with them being located where they are.

Please extend them every courtesy with their project.

Sincerely,

A handwritten signature in black ink, appearing to be 'KB' followed by a long, wavy horizontal line.

Kelly Bennett

417-419 10th Avenue


San Francisco, CA 94118

January 29,2017

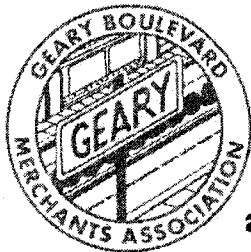
Att: Kath Campbell
Planning commission

We are neighbors of the Chabad house and we have no objection with them being in our neighborhood.

Thank you,



Sue Lee
427 10th Ave



greater
Geary
boulevard
merchants
& property owners
association

PRESIDENT
DAVID HELLER
BEAUTY NETWORK
5748 GEARY BOULEVARD
(415) 387-1477
david@beautynetwork.com

VICE PRESIDENT
ERNIE LOUIE
STATE FARM INSURANCE
2209 CLEMENT STREET
(415) 752-6119
ernie.louie.b9dg@statefarm.com

VICE PRESIDENT
TOM DOLAN
TYPE & GRAPHICS/FAST STATS
3216 GEARY BOULEVARD
(415) 751-3666
signs@typesf.com

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SHLOMIT HELLER
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SKIN CARE CLINIC
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shlomit@beautynetwork.com

CONTROLLER
RUDYARD VANCE
VANCE ECONOMIC SERVICES
5844 GEARY BOULEVARD
(415) 387-7417
rudyard@vancees.com

DIRECTORS
CAPT. RICHARD L. CORRIEA
SFPD - RICHMOND STATION
461 - 6TH AVE.
(415) 666-8000

MARK GOLMYAN
GASTRONOM
5801 GEARY BOULEVARD
(415) 387-4211
mgolmyan@aol.com

ANTONIO WHITE
VZUME.COM
5758 GEARY BOULEVARD, NO. 222
(415) 377-3631
antoniowhite@vzume.com

COMMITTEE TO SAVE
GEARY BOULEVARD
P.O. BOX 210747
SAN FRANCISCO, CA 94121
www.savegearyblvd.com

To whom it may concern:

For the last 15 years I have known the Richmond Torah Center. I highly support their organization. The Richmond Torah Center offers a place to study and has incredible hospitality for the community as well as tourists and business people that come by.

Please give them every consideration and allow them to expand and continue their work.

I recommend the approval of the application for Conditional Use Authorization.

Best

David Heller, President

KEVIN SAITOWITZ, MD**AMERICAN BOARD OF INTERNAL MEDICINE**

2186 Geary Boulevard, Suite 311
San Francisco, California 94115
Phone (415) 921-5300
Fax (415) 921-8101

August 1st, 2016

Planning Department
City and County of San Francisco

Re: Support for Conditional Use Authorization and addition to 423 10th Avenue

To whom it may concern:

I am writing in my capacity as a long time member (more than 12 years) and strong supporter of the Richmond Torah Center Chabad. As part of my religious observance I have had the privilege of being able to participate in daily morning prayer services in the long established sanctuary. This is an essential part of my day. Without such a facility I would have had to seek to live elsewhere.

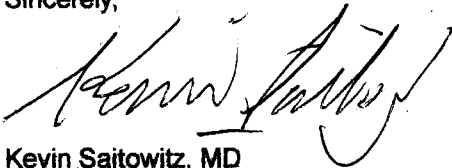
My wife Sharon and our children have also had the benefit of being able to attend regular services and classes here. This small but thriving center provides the critical source for many family's of our faith to receive their basic religious education, and facilitate our observance.

The steady stream of religious business people and tourists who pass through San Francisco on a daily basis frequent and recognise this center as an eminent option for daily services in the city.

Important components of our religious observance will be greatly enhanced by permitting the requested added space to the first floor of our Chabad house.

I strongly support and request your approval of the Chabad Center's application for Conditional Use Authorization.

Sincerely,



Kevin Saitowitz, MD

**Richie Greenberg
Office:
100 Pine Street Suite 1250
San Francisco CA 94111
(415) 794-0759**

SF Planning Department
City and County of San Francisco

August 8th 2016

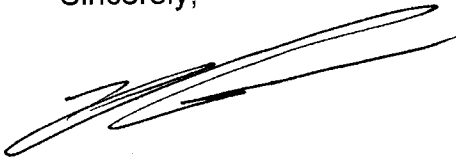
RE: 423 10th Ave, Conditional Use Authorization, added space

Dear Planning Department,

I write to you today in support of the project at 423 10th Ave. I myself am a proud member of the local San Francisco Jewish community for 15 years – which is almost as long as the Richmond Torah Center has existed there. I have personally witnessed the center become an integral part of, and a center for, community religious life. It flourishes due to vibrant leadership and dedicated members who greatly support each other, learn from each other and celebrate with each other.

Therefore, I strongly urge and encourage an expeditious approval of the application for Conditional Use Authorization. It will go far in serving the needs of our growing community and build further bonds in a most beneficial way.

Sincerely,



Richie Greenberg

Richmond District resident

August 15, 2016

Jesse Fink
401 Cement Street
S.F. Ca. 94118

SF Planning Dept.
City and County of San Francisco

To Whom It Concerns,

I am writing in support of the conditional use request by Chabad House at 423 10th Ave. San Francisco. I am not a member of Chabad, but am quite familiar with its presence in The Inner Richmond. I am Past President of The Clement Street Merchants Ass., as well as Owner of The Toy Boat Dessert Cafe, also located in The Inner Richmond for the past 34 years. I also recently qualified as a Legacy Business. I know my community very well.

I support Chabad House of The Inner Richmond as it is a vital part of the diverse communities in the Inner Richmond: Chinese, Vietnamese, Korean, Thai, Russian, Irish to name a few. It adds to residences spiritual and community involvementhelping Seniors as well as Younger members of the community seeking a spiritual connection. It only does "good".

Thanking you in advance.

Jesse Fink

A handwritten signature in black ink that reads "J Fink". The signature is written in a cursive, slightly stylized font.

To whom it may concern,

I urge you to support the requests of Rabbi Hekt, and all of his initiatives. I heavily rely on his services for my religious needs.

Besides myself, a large number of us also rely on him in our community, as he is the source of much warmth, inspiration, hope, and motivation for many of us. So again, I urge you to heed his requests, since they will go a long way towards benefiting our community.

- Jeff Haim Poyzner
JeffPoyzner@yahoo.com
Sep 7, 2016

To the Planning Department
City and County of San Francisco
Regarding Support for Conditional use authorization and addition to 423 10th ave.

My wife and our 2 children have been part of Richmond Torah Center for over a decade. It is a second home for our family. Rabbi and Mrs. Hecht are always happy to discuss our children, listen to our concerns, and share in the happiness and growth of our kids. We had our children's naming in Chabad house and we are always welcome there.

We fully support the addition of much needed space on the 1st floor for our congregation.

Sincerely,
Gershon and Rivkah Shif

To whom it may concern

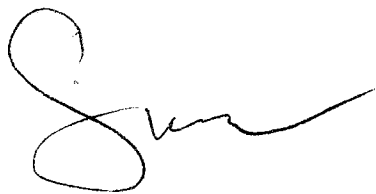
Hello,

My wife and I are members of Richmond Torah Center for over 7 years.

Without exaggeration RTC plays a major role in our lives, we spend best of our time in this community, even we live in Sunset district. Since according to Jewish law we cannot drive on Saturday, we walk to prayer service for at least one hour. We enjoy every time when we meet together with Rabbi Hecht family on holidays, Sabbaths and during the weekdays for studies. Richmond Torah Center is our spiritual oasis in San Francisco. We highly support the proposed of adding space on 1st floor of this congregation and strongly advise the approval of the application for Conditional Use Authorization.

Regards

Igor and Ella Smirnov

I. Smirnov


To: Planning Department

City and County of San Francisco

Regarding: Support for Conditional Use Authorization and addition to 423 10th Avenue.

I am a member of the Richmond Torah Center Chabad, and have been for the past five years. We go there to pray, study, and recharge mentally, emotionally, and spiritually. I simply cannot imagine life without it. Before knowing about the RTC, being part of the community always seemed empty.

Theoretically, my Saturdays could be spent sleeping in, wasting away. Instead, I wake up early, and walk (driving not allowed) for two hours to the RTC. It is the most strenuous part of my week, and it is worth it. Sometimes, I do not even go back home; I stay there the entire day.

My love for the Richmond Torah Center is not unique. The place has people there throughout the entire day, going there for very much the same reasons as mine. The RTC is the bedrock of the community, and exists solely to benefit it. Rabbi Hecht and his wife will reach out to someone and help them out regardless if that person goes to the RTC or not. They have our best interests at heart, and if they are proposing adding space to the first floor, I support it. It is vital, and can benefit us. It would be absolutely wonderful if you would approve the application for the Conditional Use Authorization.

Sincerely,

Yaakov Gerenrot

TO: SF PLANNING DEPARTMENT

REGARDING: SUPPORT FOR CONDITIONAL USE AUTHORIZATION
AND ADDITION TO 423-10TH AVE

JULY 31, 2016

DEAR SIR/MA'AM

SIMPLY PUT, RICHMOND TORAH CENTER (RTC) IS THE ^{MAIN} REASON
WE MOVED TO ^{IN 2001} AND LIVE IN SF. THIS TINY SYNAGOGUE
PLAYS A HUGE ROLE IN OUR FAMILY AND SOCIAL LIVES.

RTC IS THE ONLY PLACE IN RICHMOND DISTRICT OF SF
WHERE MORNING COMMUNAL PRAYER START AT 7AM
ALLOWING ME AND OTHER CONGREGANT TO ~~MA~~ LIVE A
FULL SPIRITUAL LIFE AND MAKE IT TO WORK ON TIME.

RTC IS THE ONLY SYNAGOGUE IN THAT PART OF SF
THAT OFFERS SHABBAT (FULL DAY SATURDAY) SERVICE AND
(AS JUDAISM PROHIBITS USING TRANSPORTATION ^{ON SATURDAYS}) IS WITHIN
WALKING DISTANCE FOR OUR FAMILY WITH KIDS
AGE 7 AND 2.

RTC IS THE ONLY PLACE IN RICHMOND DISTRICT THAT
OFFERS WEEKLY HEBREW AND JUDAIC CLASSES
ACCESSIBLE TO OUR DAUGHTER, AGE 15, AND OTHER
KIDS HER AGE.

Subject: Fwd: Letter for planning dept.
From: David Heller (dcheller@pacbell.net)
To: arihecht@pacbell.net;
Cc: betsyeckstein@gmail.com;
Date: Monday, August 1, 2016 10:40 PM

> August 1, 2016

>

> Planning Department

> City and County of San Francisco

>

> RE: Support for Conditional Use Authorization and Addition to 423 10th Ave., San Francisco, 94118

>

> To whom it concerns:

>

> My wife and I have been active members of The Richmond Torah Center since around 1993.

> This Chabad House (and particularly the Rabbi, his wife and their family) has been instrumental in creating the space for us to deepen our Jewish practice and celebration as part of community. This lovely family emulates the Abrahamic tradition of welcoming the stranger and providing a 'tent' in the sometimes desert of modernity.

> As traditional Jews, on the Sabbath and holidays, we walk about 7 miles (round trip) to this very special synagogue where we are continually inspired by the selfless and unceasing work of this rabbi, his wife and children. I have witnessed bereaved older men nourished back to wholeness by the gentle warmth and good humor of the rabbi. I have witnessed young mothers with unruly children learn how to properly love and guide their children through the wise guidance and example of the rabbi's wife. I have witnessed young Russian immigrant children grow into Jewish-again adults of discernment and substance and care. This place is an oasis of hope, and love, care, and prayer. Truly G-d is in this place.

>

> The addition to their home would clearly be beneficial to our community.

>

> We would greatly encourage approval of the application for Conditional Use Authorization.

>

> Thank you for your consideration.

>

> Sincerely yours,

>

> David Heller and Betsy Eckstein

>

> 131 Del Sur Ave., San Francisco, CA 94127

bs"d

August 2, 2016

To Whom It May Concern:

I am a close neighbor and friend of the Hecht family and a long-time congregant of the Richmond Torah Center. I am writing to add my voice to those of many others who enjoy and benefit from the rich Jewish communal life that the Richmond Torah Center provides.

Our family has known Rabbi and Mrs. Hecht since they arrived in San Francisco about 30 years ago. Every day, over all these years, the Hechts have given of themselves to individuals and families and to the life of the community as a whole. They continuously and intelligently help everyone who needs almost anything. They also give deep counsel, teach Torah to groups and individuals, hold daily prayer services, host Shabbat and holiday meals, and meaningfully celebrate life's milestones with all their congregants and with others who seek them out.

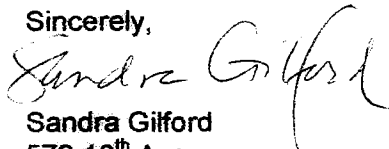
My own family has celebrated the bar and bat mitzvahs of our children, mourned the death of their father, and marked many special occasions at the RTC. Rabbi and Mrs. Hecht and their children have created a place where everyone is accepted and can learn and grow in their understanding of how to live a good life. The RTC and the Hechts are like a rock to me and to my children, and to many others, too—wise, strong, positive, open, and reliable. Their synagogue/community center addresses all of the needs of its members—food, comfort, understanding, matchmaking, and connection to G-d through prayer, learning Torah, and good deeds.

My married daughter, who moved away 10 years ago, is still searching for a rabbi and rebbitzin and a community like she had at RTC in San Francisco. She has come to the conclusion that she has to come home to have that!

Rabbi and Mrs. Hecht have wanted to build a ritual bath here for many years. In San Francisco there is no existing ritual bath for Jewish men to use before daily prayer and before holidays. The bath and the changes proposed along with it for the house and children's room will enable our center to provide an even richer and fuller Jewish life for its members.

Please feel free to contact me if there are any questions I might help answer.

Sincerely,



Sandra Gilford
578 10th Ave.
San Francisco, CA 94118
415-359-3377

8 August 2016

To: Planning Department of San Francisco

As a resident of a Richmond District for thirty eight years and business owner in the same neighborhood for the past twenty six years I count my blessings daily for having met and being a beneficiary of amazing work that has been done by the Richmond Torah Center led by Rabbi Aharon Hecht.

In addition to daily prayer services and classes for children and adults alike – Richmond Torah Center offers a unique combination of being a community organization and also focusing its attention to answer individual needs of each attendee.

Being a long time resident of the Richmond District I've seen Richmond Torah Center starting it's operations in the neighborhood back in the 80's and firmly planting its roots and flourishing to a vibrant, welcoming organization.

I support Richmond Torah Center request for construction of additional first floor space to accommodate all members of the organization.

Thank you,

A handwritten signature in black ink, appearing to read 'Arthur Anchipolovsky', with a long horizontal flourish extending to the right.

Arthur Anchipolovsky

5616 Geary Blvd, #207

San Francisco, CA 94121

Richie Greenberg
Office:
100 Pine Street Suite 1250
San Francisco CA 94111
(415) 794-0759

SF Planning Department
City and County of San Francisco

August 8th 2016

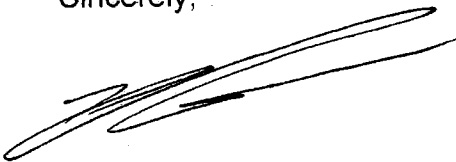
RE: 423 10th Ave, Conditional Use Authorization, added space

Dear Planning Department,

I write to you today in support of the project at 423 10th Ave. I myself am a proud member of the local San Francisco Jewish community for 15 years – which is almost as long as the Richmond Torah Center has existed there. I have personally witnessed the center become an integral part of, and a center for, community religious life. It flourishes due to vibrant leadership and dedicated members who greatly support each other, learn from each other and celebrate with each other.

Therefore, I strongly urge and encourage an expeditious approval of the application for Conditional Use Authorization. It will go far in serving the needs of our growing community and build further bonds in a most beneficial way.

Sincerely,



Richie Greenberg

Richmond District resident

Irina Khavina
44 Montgomery Street,
Suite 880
San Francisco, CA, 94104

August 5, 2016

To: Planning Department
San Francisco

Dear Sir/Madam,

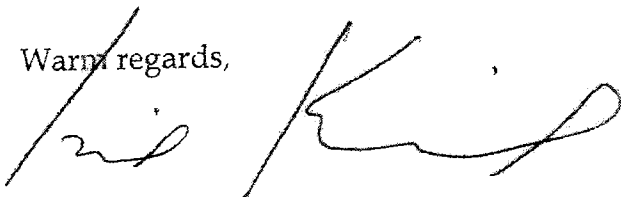
I am attending the Richmond Torah Center Chabad House located on 423 10th Ave, San Francisco for over 16 years. I am coming here for Sabbath services, Rosh Codesh group for women which is held monthly, for special events and Jewish holidays.

This Chabad house is part of my life, where I can pray and study Torah from our scholar-Rabbi Hecht.

Since we have very few Chabad Houses, people come here from San Francisco Bay area, East Bay and Marin County and many times it was so crowded that people had to seat in the hallway.

The Richmond Torah center is a religious institution and needs to expand in order to accommodate its members. We need more space for adults and children and a room addition or expansion is necessary. I strongly support the Conditional Use Authorization and space addition to the Richmond Torah Center.

Warm regards,

A handwritten signature in black ink, appearing to read 'Irina Khavina', written in a cursive style.

Irina Khavina

1 PROJECT DATA

BLOCK/LOT: 1534/003
 YEAR BUILT: 1994
 ZONING: RH-2
 TYPE OF CONSTRUCTION: 5

AREA	EXISTING	ADDITION	PROPOSED
1ST FLOOR	1,348	318	1,666
2ND FLOOR	1,448	0	1,448
3RD FLOOR	1,413	0	1,413
TOTAL	4,209	318	4,527

2 SCOPE OF WORK

- APPLICATION FOR CONDITIONAL USE.
- CHANGE OF USE AT 1ST FLOOR LEVEL FROM RESIDENTIAL GARAGE TO RELIGIOUS INSTITUTION* WITHIN AN RH-2 DISTRICT.
- REPLACE (1) OFF-STREET PARKING SPACE WITH (1) BICYCLE SPACE IN ACCORDANCE WITH PLANNING CODE SECT. 155.
- REMOVE DRIVEWAY AND RESTORE SIDEWALK AND CURB FOR ON-STREET PUBLIC PARKING.
- REVISION: APP. #2015-12-02-4023 "ADD A SMALL POOL TO REAR YARD" HAS BEEN MODIFIED TO:
 PLACING THE SMALL POOL WITHIN A NEW 12' X 25' SINGLE STORY ADDITION TO THE REAR OF THE SINGLE FAMILY HOME WITH DECK ABOVE.
 ADDING A FULL BATH TO THE EXISTING LOWER LEVEL FAMILY ROOM.
 MIKVAH DEPTH = 7'-10" (18.25 CU. YDS.)
 FOUNDATION DEPTH = 18" (6.5 CU. YDS.)
- NO CHANGE IN SINGLE FAMILY DESIGNATION.
- NO CHANGES TO OTHER AREAS OF THE RESIDENCE.
- NO INCREASE IN HEIGHT.
- NO ALTERATIONS TO FRONT FACADE.

*A RELIGIOUS INSTITUTION IS DEFINED PER S.F. PLANNING CODE SEC. 102 AS "AN INSTITUTIONAL COMMUNITY USE WITH A TAX-EXEMPT STATUS AS A RELIGIOUS INSTITUTION GRANTED BY THE U.S. GOVERNMENT AND THAT IS USED PRIMARILY FOR COLLECTIVE WORSHIP OR RITUAL OR OBSERVANCE OF COMMON RELIGIOUS BELIEFS. SUCH INSTITUTION MAY INCLUDE, ON THE SAME LOT, THE HOUSING OF PERSONS WHO ENGAGE IN SUPPORTIVE ACTIVITY FOR THE INSTITUTION."

3 APPLICABLE CODES

- ALL WORK TO CURRENT APPLICABLE CODES:
- 2013 CALIF. RESIDENTIAL CODE (CRC)
 - 2013 CALIF. BUILDING CODE (CBC)
 - 2013 CALIF. MECHANICAL CODE (CMC)
 - 2013 CALIF. PLUMBING CODE (CPC)
 - 2013 CALIF. ELECTRICAL CODE (CEC)
 - 2013 CALIFORNIA ENERGY CODE (EFFECTIVE JULY 1 2014)
 - 2013 CALIF. GREEN BUILDING STANDARDS CODE (CalGreen)

4 USE TABLE

PROPOSED USE AREA SUMMARY
(BASED ON PROPOSED GROSS AREA)

	RELIGIOUS INST. USE	DWELLING USE	TOTAL
1ST FLOOR	998	668	1,666
2ND FLOOR	0	1,448	1,448
3RD FLOOR	0	1,413	1,413
TOTAL	998	3,529	4,527

TOTAL AREA = 4,527
 RELIGIOUS INSTITUTIONAL USE = 22.0% OF TOTAL

*SEE SHEET 3, DRAWING B FOR MORE DETAIL.

5 CURB CUTS

S.F. PLANNING CODE 155(I) STATES THAT DRIVEWAYS CROSSING SIDEWALKS SHALL BE NO WIDER THAN NECESSARY FOR INGRESS AND EGRESS AND SHALL BE ARRANGED TO THE EXTENT PRACTICAL, SO AS TO MINIMIZE THE WIDTH & FREQUENCY OF CURB CUTS, TO MAXIMIZE THE NUMBER & SIZE OF ON-STREET PARKING SPACES AVAILABLE TO THE PUBLIC, AND TO MINIMIZE CONFLICTS WITH PEDESTRIAN & TRANSIT MOVEMENTS.

◦ DUE TO THE PROPOSED GARAGE CONVERSION, THE DEPT. OF PUBLIC WORKS WILL REQUIRE THAT THE EXISTING CURB CUT BE REMOVED TO PROVIDE ADDITIONAL ON-STREET PARKING.*

* SEE SHEET 2 FOR LOCATION OF CURB CUT TO BE REMOVED.

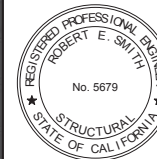
6 PARKING REQUIREMENTS

◦ PER SF PLANNING CODE SEC. 155.1 (d), "REDUCTION OF AUTO PARKING". WHEN FULFILLING BICYCLE PARKING REQUIREMENTS, THE NUMBER OF REQUIRED AUTOMOBILE PARKING SPACES ON ANY LOT MAY BE REDUCED IN THE FOLLOWING CASED PER SECTION 150(e) OF THIS CODE:

(2) EXISTING BUILDINGS NOT SUBJECT TO ANY BICYCLE PARKING REQUIREMENTS. *

* SEE DWG. B, SHEET 3 FOR NEWLY ADDED BICYCLE PARKING.

7 VICINITY MAP



NO SCALE

8 PHOTOGRAPHS



FRONT OF PROPERTY

9 SHEET SUMMARY

SHEET 1	COVER SHEET
SHEET 2	EXISTING & PROPOSED SITE PLANS WITH ROOF PLAN
SHEET 3	EXISTING & PROPOSED 1ST & 2ND FLOOR PLANS
SHEET 4	3RD FLOOR PLAN, EXISTING & PROPOSED FRONT ELEVATION
SHEET 5	EXISTING & PROPOSED SIDE ELEVATION
SHEET 6	EXISTING & PROPOSED SIDE ELEVATION
SHEET 7	EXISTING & PROPOSED REAR ELEVATION EXTERIOR PERSPECTIVE
SHEET 8	SECTIONS

NOT FOR CONSTRUCTION

5/2/16 311 APP.
 11/8/16 CU APP.
 1/8/17 REV.

BROCKOB DESIGN GROUP
 416 BEE STREET, #B, SAUSALITO, CA 94965
 415-447-7992
 livearch@aol.com

ROBERT E. SMITH,
SE, LEED AP
 415-559-9721
 robert@sworkeengineering.com



COVER SHEET

REVISION TO
HECHT RESIDENCE
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

SCALE

1

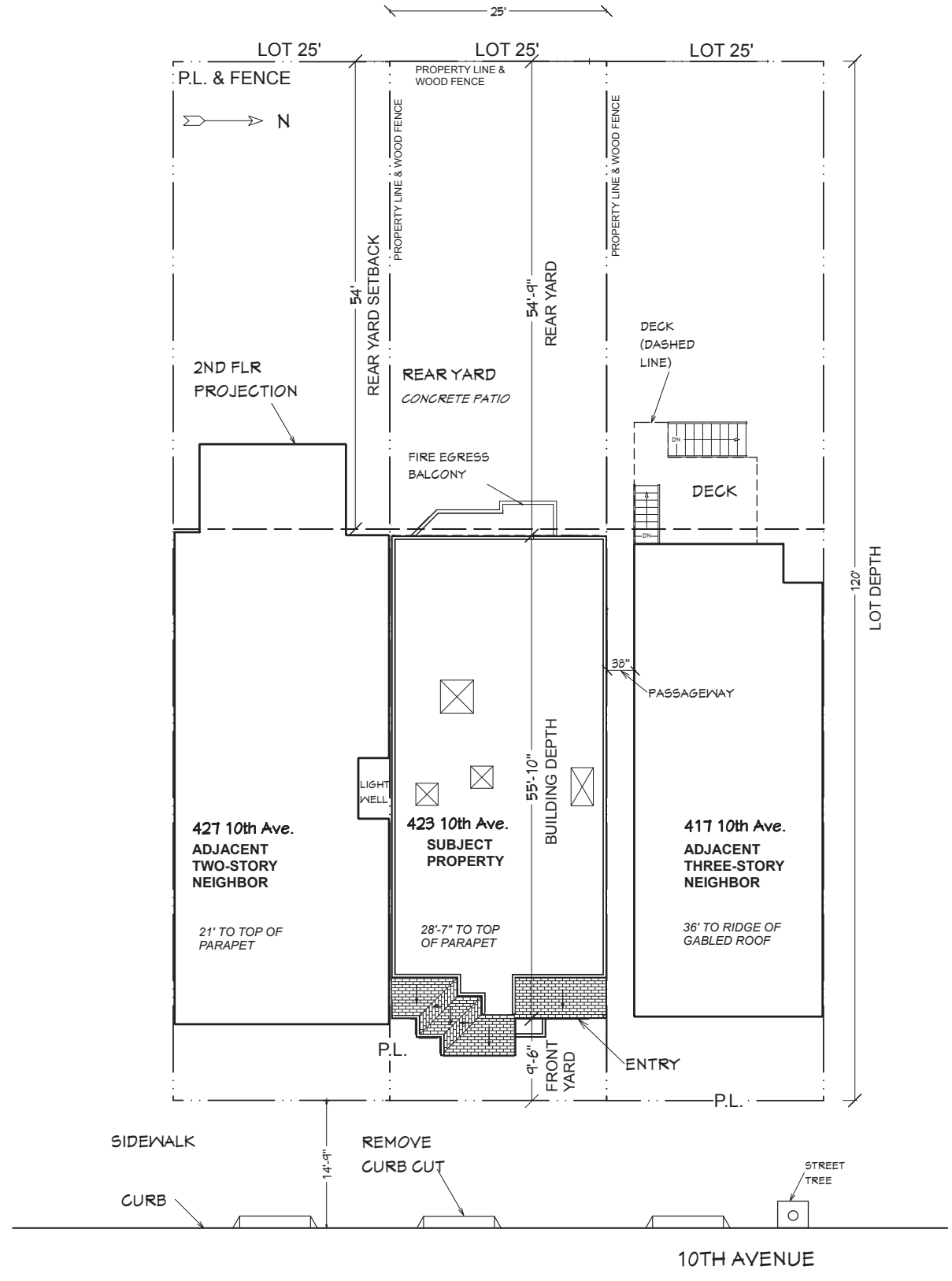
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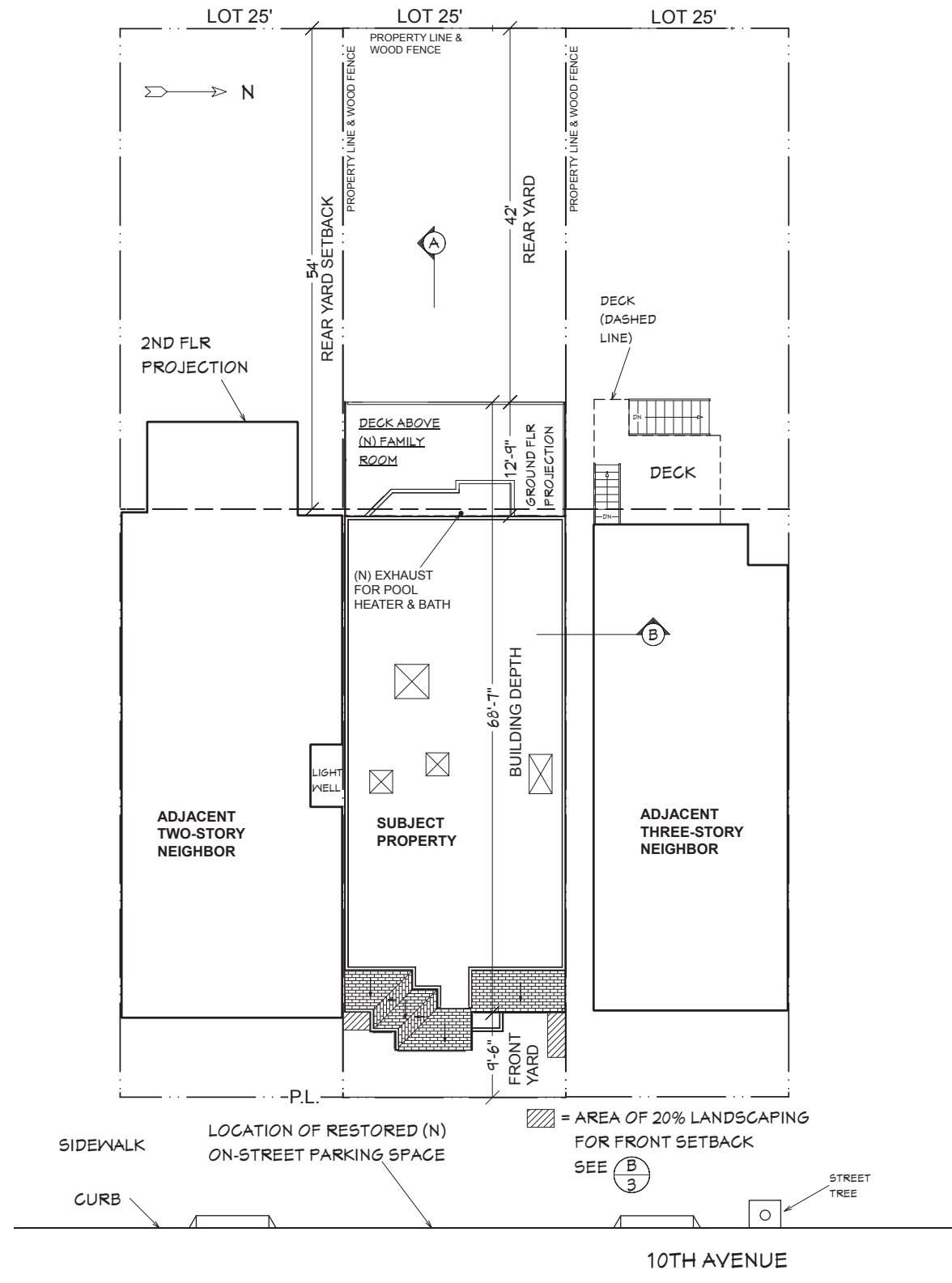
SITE PLAN WITH ROOF PLAN & ADJACENT BUILDINGS

REVISION TO HECHT RESIDENCE
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

SCALE
 1/8" = 1'-0"



(A) EXISTING SITE PLAN W/ ROOF PLAN
 SCALE: 1/8" = 1'-0"



(B) PROPOSED SITE PLAN W/ ROOF PLAN
 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

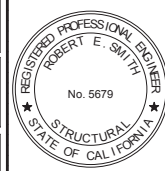
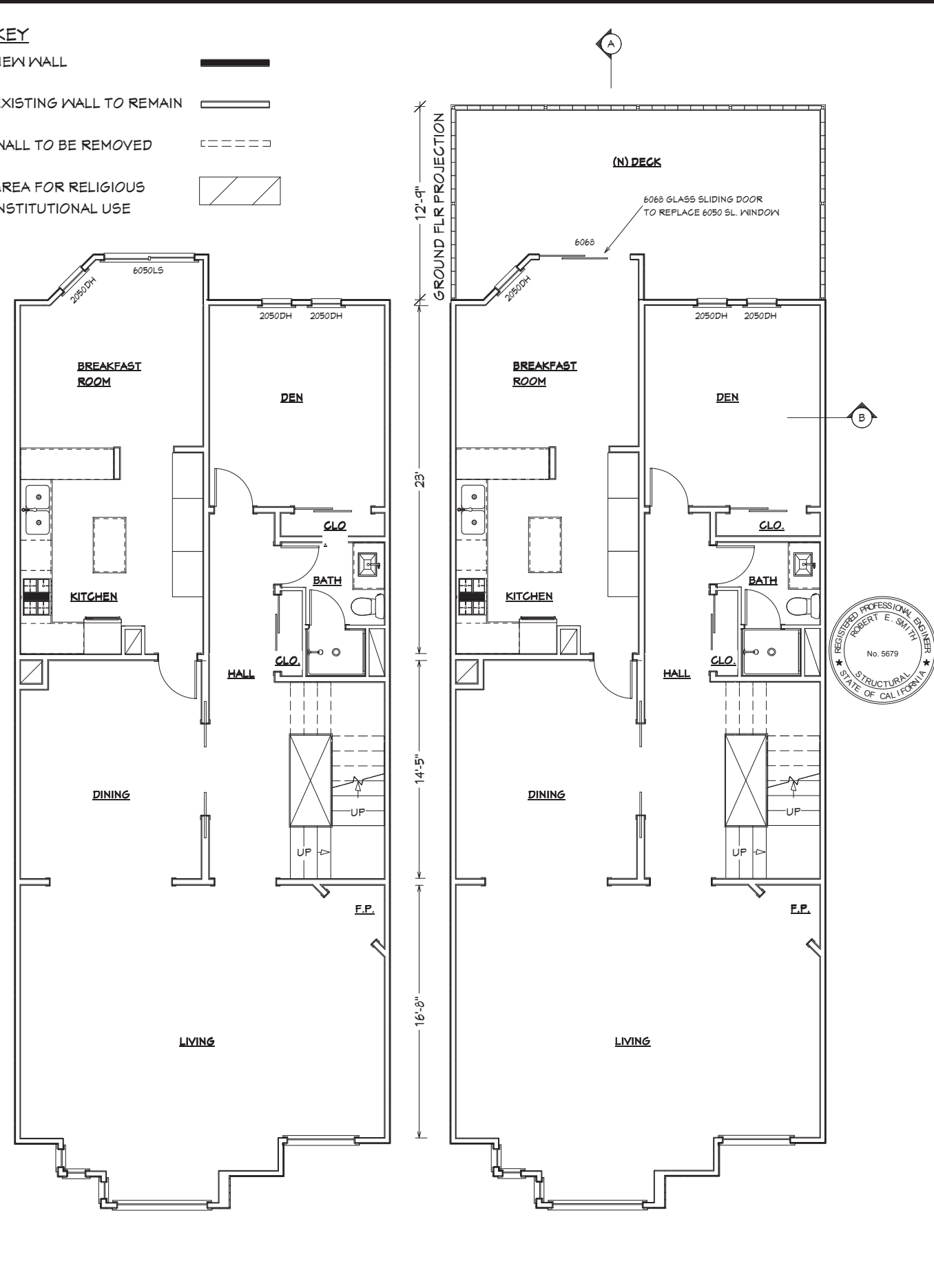
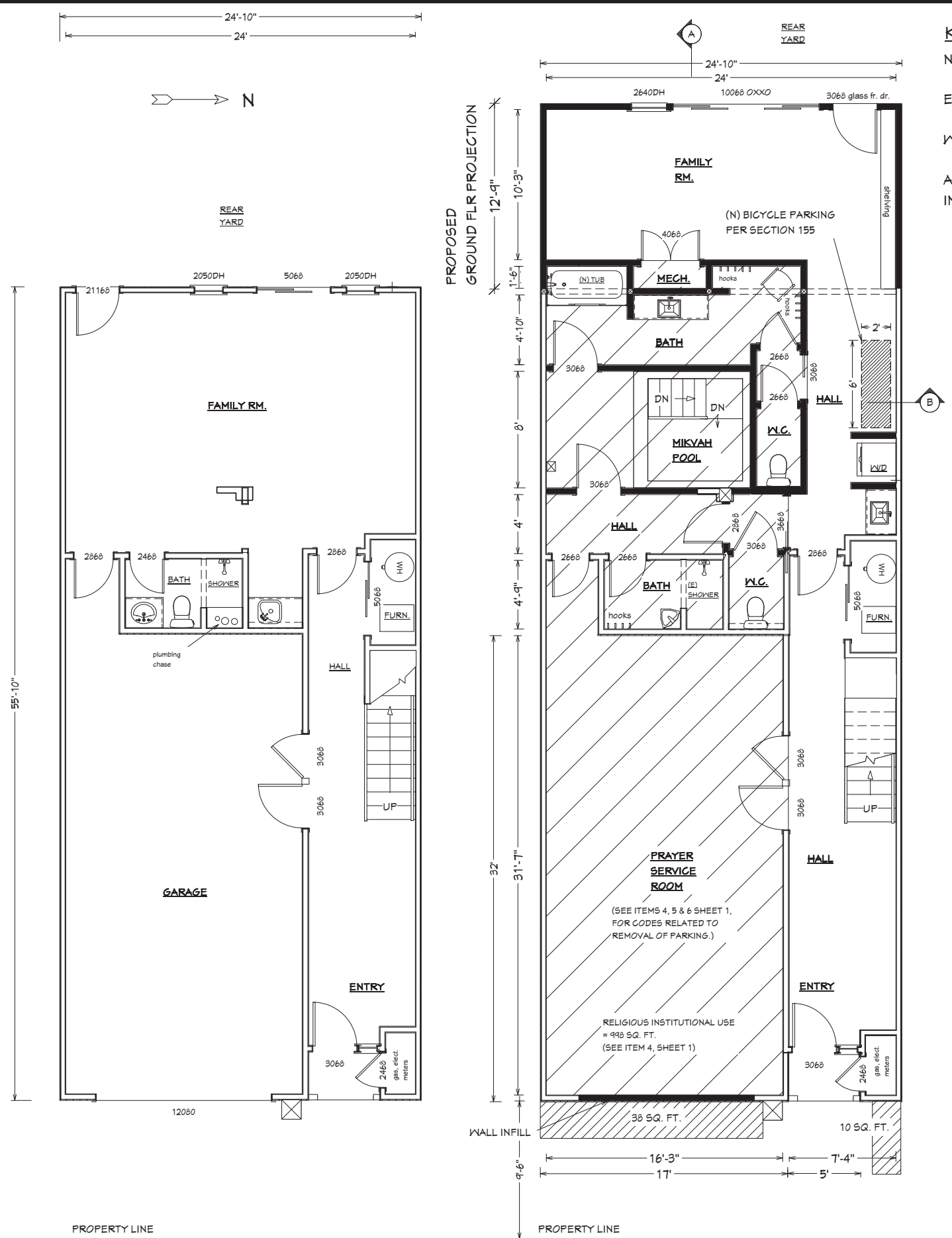
BROCKOB DESIGN GROUP
 416 BEE STREET, #B, SAUSALITO, CA 94965
 415-447-7992
 livearch@aol.com

**ROBERT E. SMITH,
 SE, LEED AP**
 415-559-9721
 robert@sworkengineering.com

**1ST & 2ND FLOOR PLANS
 EXISTING & PROPOSED**

**REVISION TO
 HECHT RESIDENCE**
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

SCALE
 1/4" = 1'-0"



NOT FOR CONSTRUCTION

BROCKOB DESIGN GROUP
 416 BEE STREET, #B, SAUSALITO, CA 94965
 livearch@aol.com

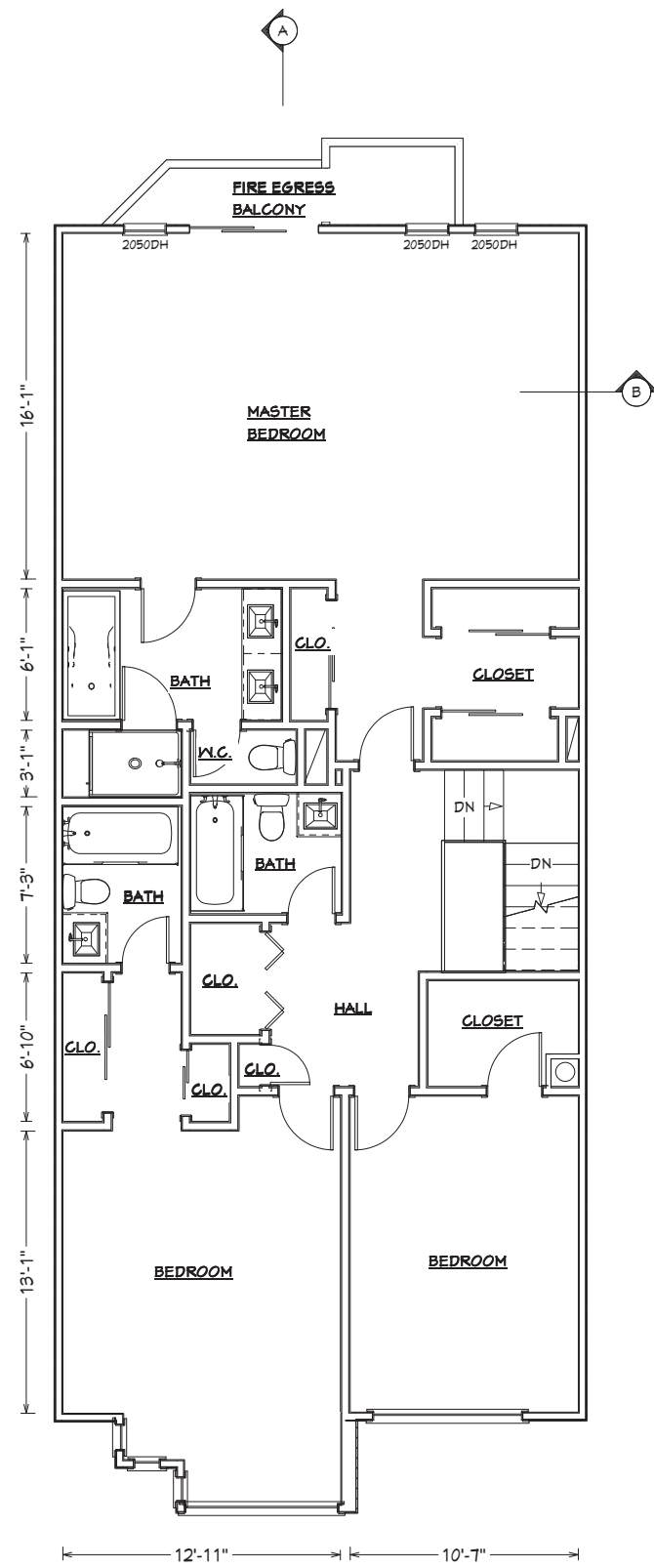
**ROBERT E. SMITH,
 SE, LEED AP**
 415-559-9721
 robert@sworkeengineering.com



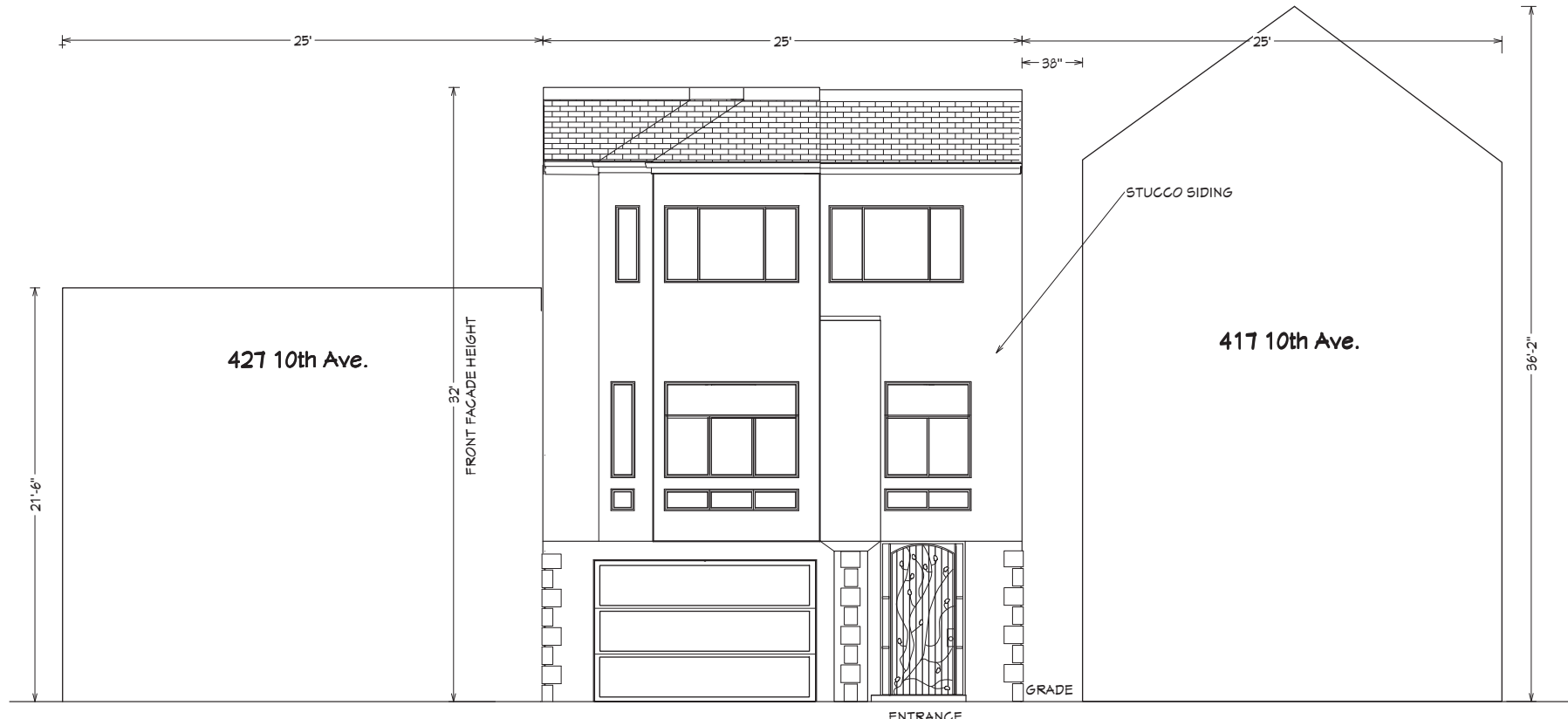
**3RD FLOOR PLAN
 FRONT ELEVATION**

**REVISION TO
 HECHT RESIDENCE**
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

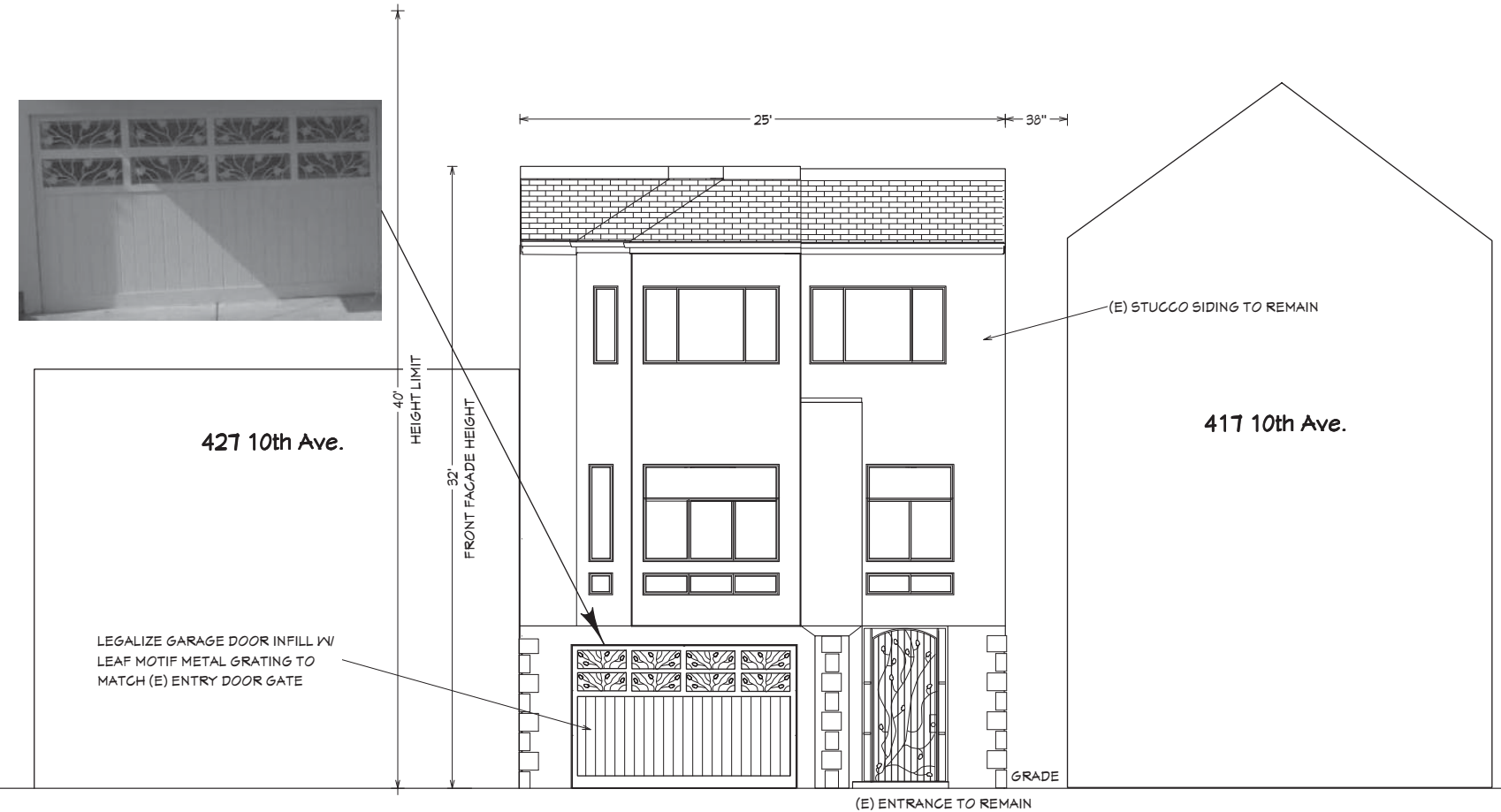
SCALE
 1/4" = 1'-0"



**(C) 3RD FLOOR PLAN
 NO CHANGES**



**(A) EAST (FRONT) ELEVATION, W/ OUTLINE OF ADJACENT BUILDINGS
 EXISTING**



**(B) EAST (FRONT) ELEVATION, W/ OUTLINE OF ADJACENT BUILDINGS
 PROPOSED**

NOT FOR CONSTRUCTION

5/2/16 311 APP.
 11/8/16 CU APP.
 1/8/17 REV.

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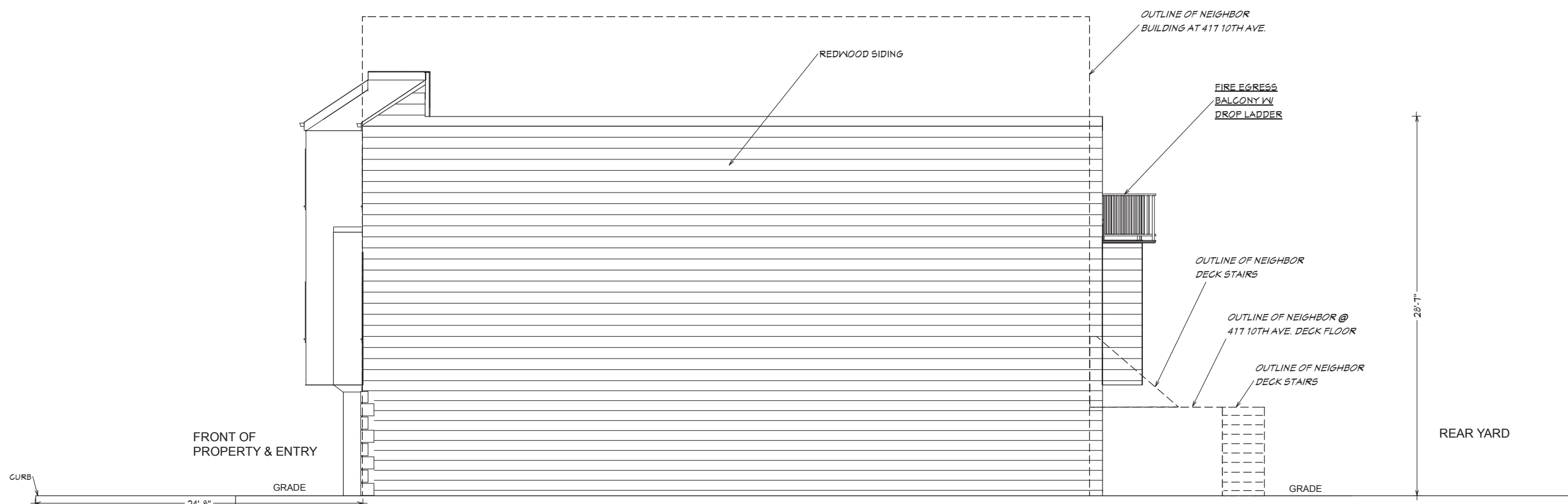
ROBERT E. SMITH,
 SE, LEED AP
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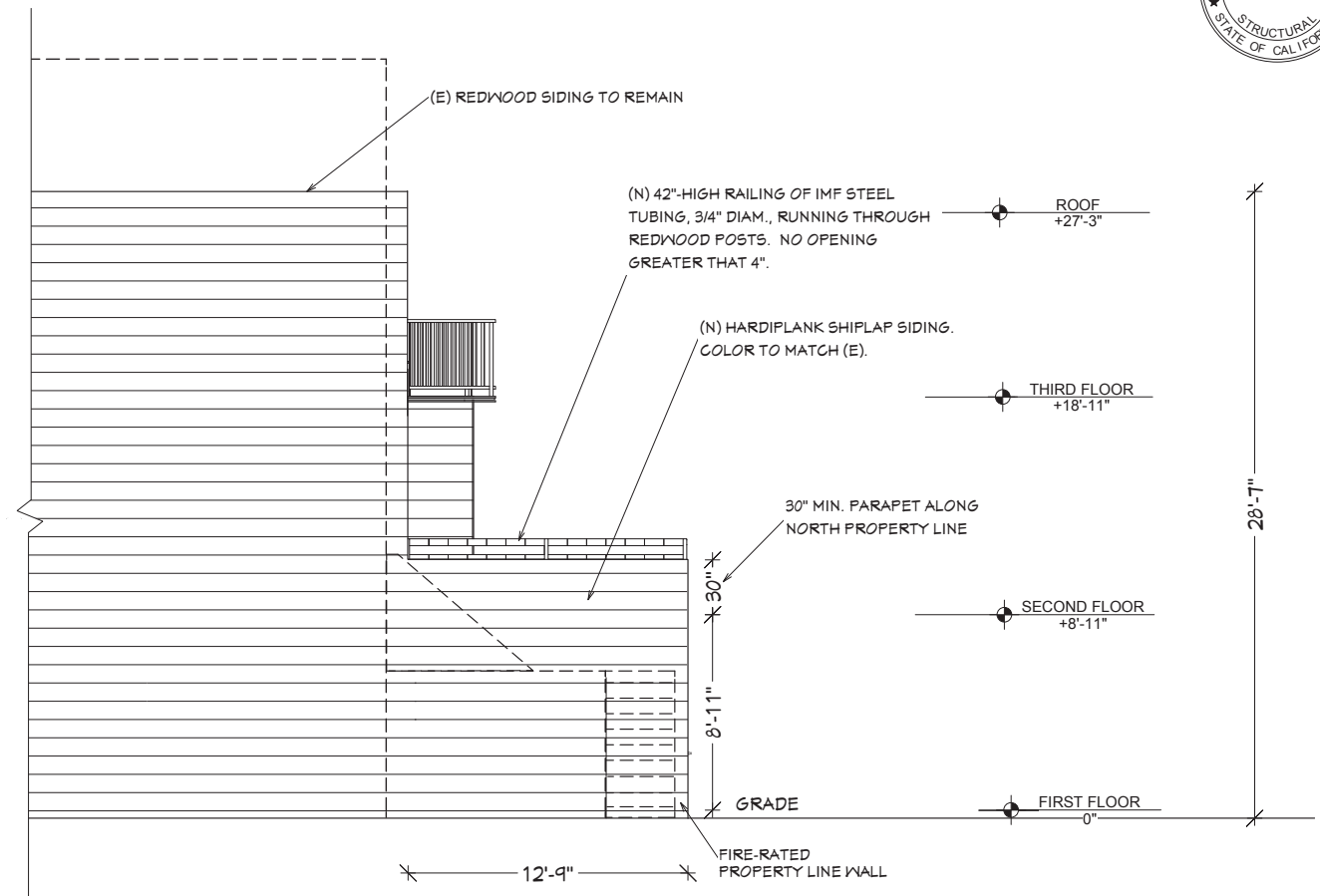
REVISION TO
HECHT RESIDENCE
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

SCALE
 1/4" = 1'-0"

5



(A) NORTH (SIDE) ELEVATION EXISTING



(B) NORTH (SIDE) ELEVATION PROPOSED

NOT FOR CONSTRUCTION

5/2/16 311 APP.
 11/8/16 CU APP.
 1/8/17 REV.

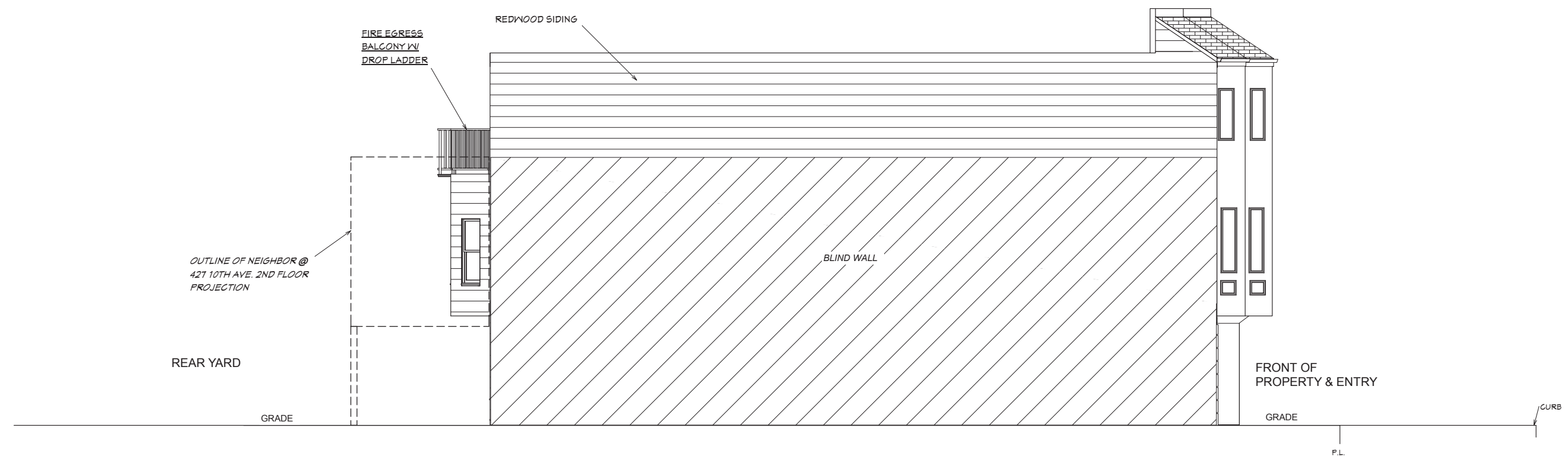
BROCKOB DESIGN GROUP
 416 BEE STREET, #B, SAUSALITO, CA 94965
 415-447-7992
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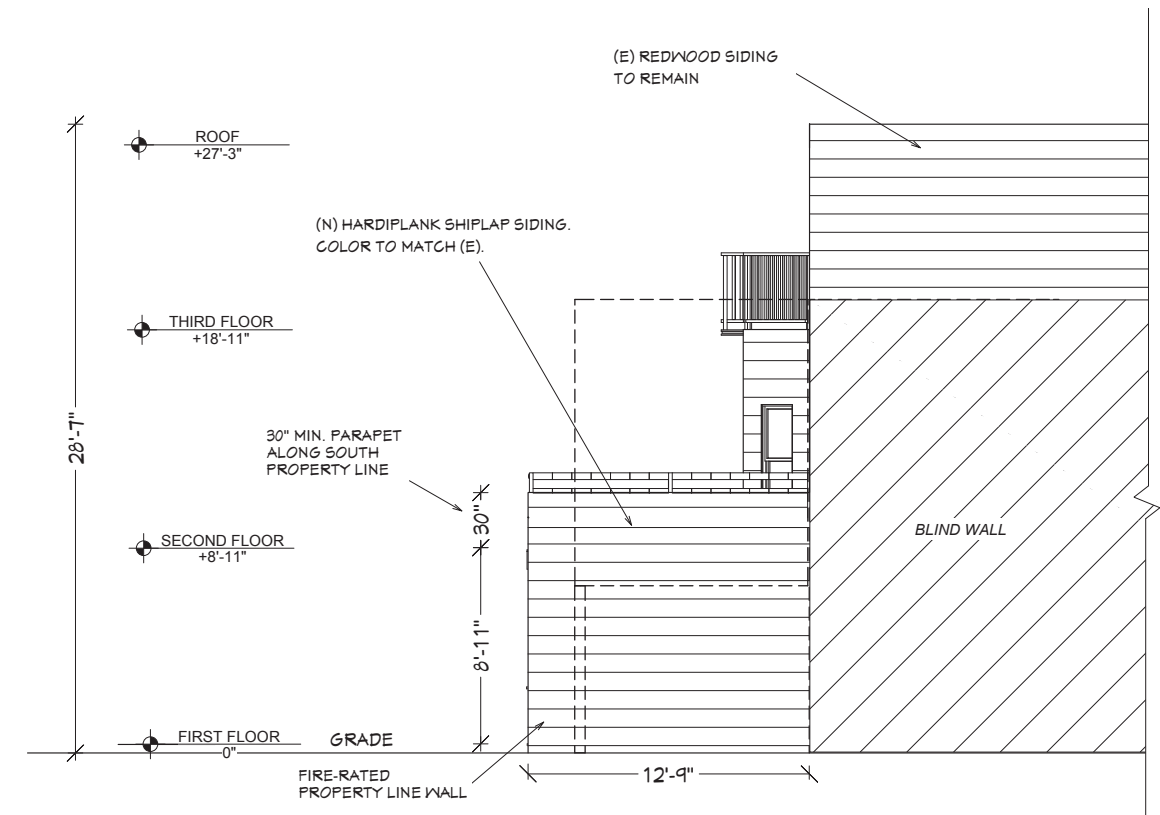
REVISION TO
HECHT RESIDENCE
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

SCALE
 1/4" = 1'-0"

6



(A) SOUTH (SIDE) ELEVATION EXISTING



(B) SOUTH (SIDE) ELEVATION PROPOSED

NOT FOR CONSTRUCTION

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**EXISTING & PROPOSED
 REAR ELEVATION
 EXTERIOR PERSPECTIVE**

**REVISION TO
 HECHT RESIDENCE**
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

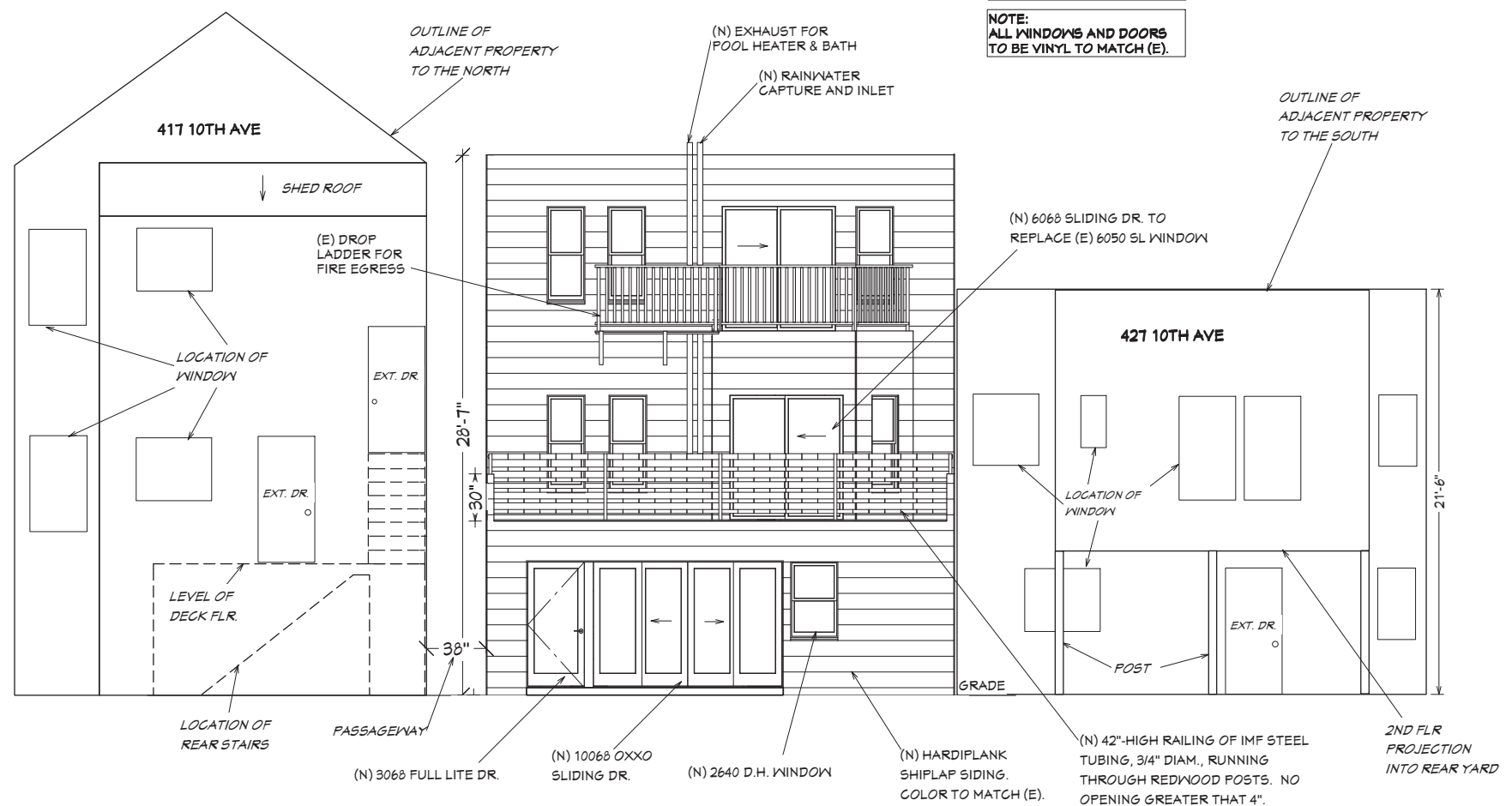
SCALE
 1/4" = 1'-0"



**(A) WEST (REAR) ELEVATION
 EXISTING**

NOTE:
 ALL IS EXISTING UNLESS
 OTHERWISE NOTED AS NEW.

NOTE:
 ALL WINDOWS AND DOORS
 TO BE VINYL TO MATCH (E).



**(B) WEST (REAR) ELEVATION, W/ OUTLINE OF ADJACENT BUILDINGS
 PROPOSED**



(C) REAR, EXTERIOR PERSPECTIVE

NOT FOR CONSTRUCTION

5/2/16 311 APP.
 11/8/16 CU APP.
 1/8/17 REV.

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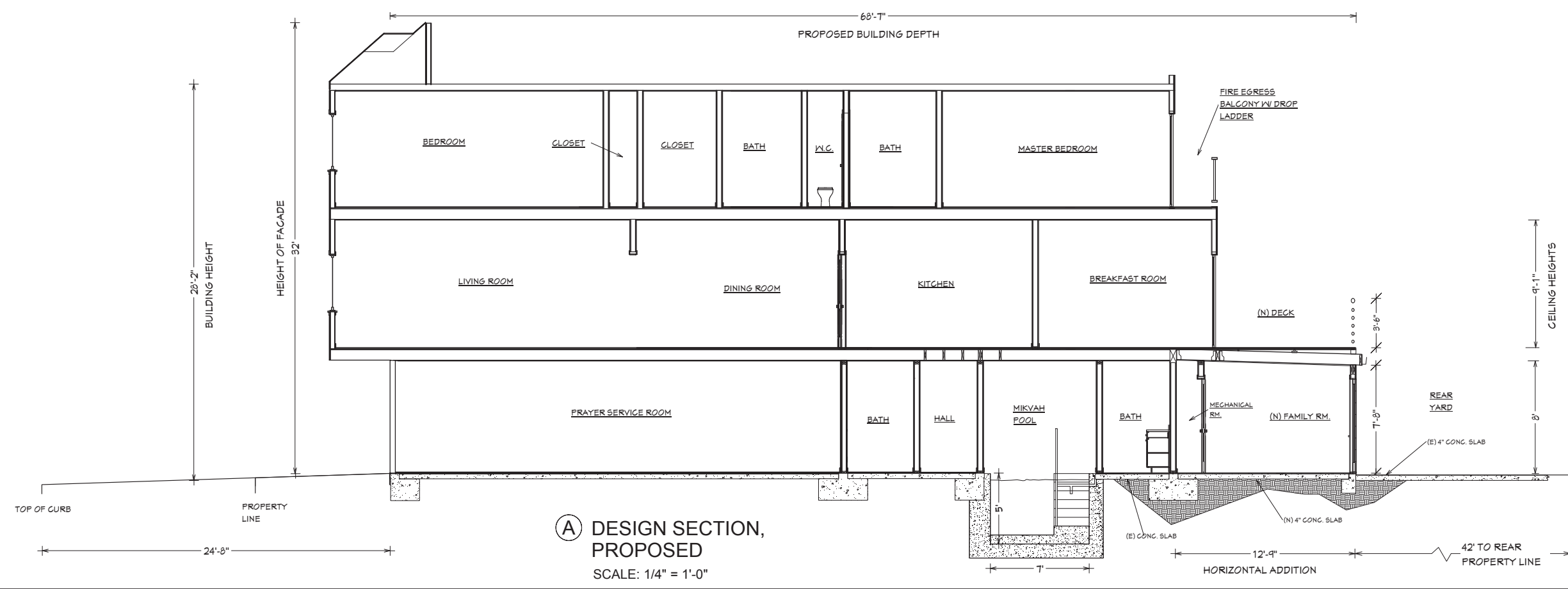
**PROPOSED SECTIONS
 THROUGH BUILDING**

**REVISION TO
 HECHT RESIDENCE**
 423 10TH AVENUE
 SAN FRANCISCO, CA 94118
 PARCEL #1534/003

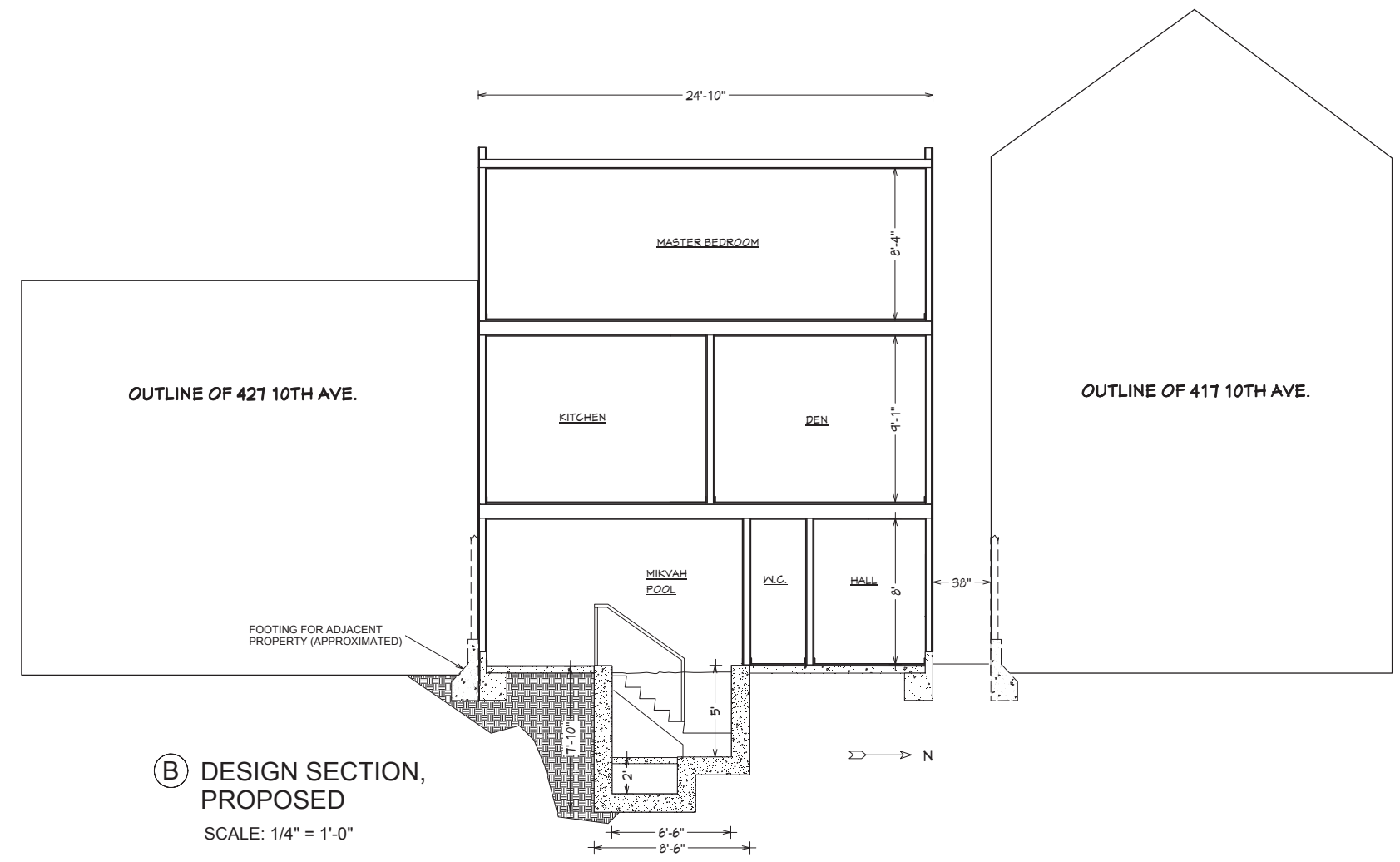
SCALE
 1/4" = 1'-0"

∞

NOT FOR CONSTRUCTION



**(A) DESIGN SECTION,
 PROPOSED**
 SCALE: 1/4" = 1'-0"



**(B) DESIGN SECTION,
 PROPOSED**
 SCALE: 1/4" = 1'-0"