



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: 04/26/2018

Record No.: 2016-007461CUA
Project Address: 2 LUPINE AVE
Zoning: RH-3 (Residential- House, Three Family District)
40-X Height and Bulk District
Block/Lot: 1069/039
Applicant: Gerald Green
7765 Greenly Drive, Oakland, Ca 94605
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project proposes the construction of a two-story single-family dwelling totaling approximately 1,796 square feet with two bedrooms, three bathrooms and two bicycle spaces, on the vacant portion of the subject property on the south side of the three-story, 5-unit residential building occupying the central portion of the approximately 6,307 square-foot site. The proposed new building is set back approximately 11 feet from the front lot line, with two bay windows projecting over the Dicha Alley right-of-way. The Project also proposes terraced common usable open space in the rear yard and front setback areas totaling approximately 1,009 square feet for the occupants of the existing 5-unit residential building.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow a dwelling unit density at a ratio of one dwelling unit per 1,000 square feet on the approximately 6,307 square-foot subject lot within the RH-3 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** As of April 16, 2018, in advance of the April 26, 2018 Planning Commission hearing, the Department had not received any public correspondence with respect to the proposed project.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Removal of the third floor, roof deck and stair penthouse;
 - Setting back of the building to provide a Code-complying front setback;

- Removal of the at-grade garage.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and the Residential Design Guidelines. The project represents the sensitive infill of unused open space on a large, irregularly shaped lot within the allowable residential density applicable to the RH-3 Zoning District. The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly by proposing a building with a reduced height between the existing structures along this portion of the block-face commensurate with its footprint. 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
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 26, 2018

Case No.: **2016-007461CUA**
Project Address: **2 LUPINE AVENUE**
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1069/039
Project Sponsor: Gerald Green
7765 Greenly Drive, Oakland, Ca 94605
Property Owner: Wing K. Quock Trust
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 207 AND 303, TO PERMIT THE CONSTRUCTION OF A TWO-STORY SINGLE-FAMILY DWELLING MEASURING APPROXIMATELY 1,796 SQUARE FEET WITH TWO BEDROOMS, THREE BATHROOMS AND TWO BICYCLE SPACES, ON A VACANT PORTION OF THE SUBJECT PROPERTY CURRENTLY OCCUPIED BY A THREE-STORY, 5-UNIT RESIDENTIAL BUILDING LOCATED AT 2 LUPINE AVENUE, LOT 039 IN ASSESSOR'S BLOCK 1069, WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 26, 2017, Van Ly of Van T. Ly & Associates (hereinafter "Project Sponsor") filed Application No. 2016-007461CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to permit the construction of a two-story single-family dwelling on a vacant portion of the subject property currently occupied by a three-story, 5-unit residential building (hereinafter "Project") at 2 Lupine Avenue, Block 1069, Lot 039 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2016-007461CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 26, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-007461CUA.

On April 10, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-007461CUA, 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 proposes the construction of a two-story single-family dwelling totaling approximately 1,796 square feet with two bedrooms, three bathrooms and two bicycle spaces, on the vacant portion of the subject property on the south side of the three-story, 5-unit residential building occupying the central portion of the approximately 6,307 square-foot site. The proposed new building is set back approximately 11 feet from the front lot line, with two bay windows projecting over the Dicha Alley right-of-way. The Project also proposes terraced common usable open space in the rear yard and front setback areas totaling approximately 1,009 square feet for the occupants of the existing 5-unit residential building.
3. **Site Description and Present Use.** The project is located at the west end of Lupine Avenue, where it intersects with Dicha Alley, Lot 039 in Assessor's Block 1069. Dicha Alley is a narrow, 10-foot wide pedestrian-only right-of-way connecting Lupine Avenue and Wood Street. The property is located within the RH-3 (Residential, House – Three-Family) District and a 40-X Height and Bulk District. The subject property is irregular in shape with approximately 106 feet of frontage on Dicha Alley and is approximately 100 feet deep. The property slopes downward away from the street and is currently occupied by a two-story-over-garage, five-unit building constructed circa 1954 located in the center of the lot. The apartment building contains three off-street parking spaces and each of the five units contains one bedroom and one bathroom.
4. **Surrounding Properties and Neighborhood.** This part of the Presidio Heights neighborhood is zoned RH-3 (Residential, House, Three-Family) and is surrounded primarily by two-family dwellings and multi-unit apartment buildings ranging in height from three to four stories. Immediately adjacent to the subject property to the north and the south there are two-story-over-garage, two-unit residential buildings. Directly across Dicha Alley there is a two story-over-garage multi-unit residential building. Downslope and behind the subject property there are several single-family homes fronting Collins Street. The subject property is well-served by public transit, being located within a quarter-mile of stops for the 1 – California, 1AX – California A Express, 1BX – California B Express, 2 - Clement, 3 - Jackson, 31AX – Balboa A Express, 31BX –

Balboa B Express, 38 – Geary, 38AX – Geary A Express, 38BX – Geary B Express, 38R – Geary Rapid, 43 – Masonic, and NX – N Express MUNI transit lines.

5. **Public Outreach and Comments.** As of April 16, 2018, in advance of the April 26, 2018 Planning Commission hearing, the Department had not received any public correspondence with respect to the proposed 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. **Dwelling Unit Density.** Planning Code Section 207 permits a maximum residential density of one dwelling unit per 1,000 square feet of lot area in the RH-3 zoning district, as a Conditional Use.

The subject property is approximately 6,307 square feet, which would allow for a total of 6 dwelling units through Conditional Use Authorization, pursuant to Planning Code Section 207. The project would bring the total number of dwelling units on the lot to six.

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

Only one adjacent property, located at 13 Dicha Alley, has a front setback, of approximately 22 feet. As such, the required front setback for the subject property is 11 feet. The project proposes the required front setback of 11 feet. The proposed front bay windows on the second floor project approximately 3 feet into the required front setback. These features meet the requirements of Planning Code Section 136(c), which regulates permitted obstructions into yards and over streets.

- C. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building; the addition of a new dwelling unit, garage, or additional parking; or any addition that would result in an increase of 20% or more of the existing gross floor area, at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

The subject property has a frontage of approximately 106 feet and has a required front setback of 11 feet; therefore, the required front setback area is 1,166 square feet in size. The project proposes a landscaped area of approximately 232 square feet (20% of the front yard) and approximately 413 square feet (35% of the front yard) of permeable pavers. The total aggregate landscaped area and permeable area exceeds the minimum 50% requirement and therefore complies with the Planning Code.

- D. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total lot depth, at grade and above, for properties containing dwelling units in RH-3 Zoning Districts. Where applicable, Planning Code Section 134(c) allows for the reduction of the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings to a depth equal to 25 percent of the total depth of the lot on which the building is situated, or to 15 feet, whichever is greater. In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street or alley.

The subject property is irregular in shape with an average lot depth of approximately 64 feet; therefore the 45 percent requirement is approximately 29 feet. However, the adjacent conditions allow for the required rear yard to be reduced to the greater of 25 percent of the total depth of the lot, which in this case is approximately 16 feet, or the depth of the adjacent building at 13 Dicha Alley, which in this case would be approximately 15 feet. As such, the required rear yard for the subject property is 16 feet. The existing two-story-over-garage, five-unit building maintains a rear yard of approximately 8 feet, and is therefore legal non-conforming. The proposed new two-story single-family dwelling would be set back approximately 55 feet from the rear lot line.

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

The Project proposes to add one dwelling unit to a site that currently has five dwelling units. The proposed two-story single-family dwelling has approximately 242 square feet of private open space in the front yard. The Project also proposes terraced common usable open space in the rear yard and front setback areas totaling approximately 1,009 square feet for the occupants of the existing 5-unit residential building, both of which exceed the minimum required by Section 135 of the Planning Code.

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

The proposed two-story single family dwelling has direct exposure onto Lupine Avenue, which is 54 feet wide.

- G. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit. Planning Code Section 151(e), allows for bicycle parking spaces to replace the required vehicular parking spaces.

The existing two-story-over-garage apartment building contains three off-street parking spaces. The Project proposes to replace the required off-street parking space for the new two-story single family dwelling with an extra bicycle parking space.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

Including the extra bicycle parking space provided in lieu of the required off-street vehicular parking space, the project proposes two Class 1 bicycle parking spaces.

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Section 260(a)(1)(B) states that where a lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street.

The subject property is located within a 40-foot height district. The existing two-story-over-garage, 5-unit building is approximately 29 feet in height. The proposed two-story single-family dwelling will be approximately 20 feet in height.

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

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

7. **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 infill addition of the proposed single-family dwelling within an empty portion of the subject property is necessary and desirable in that the project would add much-needed housing to the City's housing stock within the density limits allowed for by the Planning Code. The proposed two-story building would be comparable in size and intensity to the residential density found elsewhere in the RH-3 Zoning District. The siting of the new building conforms with the requirements of the Planning Code and is consistent with the Residential Design Guidelines in that its massing responds to the unique context of being located between two two-story-over-garage buildings.

- 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 height of the proposed building is well below the maximum permitted height limit, meets all setback requirements and therefore will not alter the existing appearance or character of the project vicinity.

- (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 addition of one new dwelling unit with two bicycle parking spaces will not significantly affect traffic patterns in the immediate area.

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

As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected to produce noxious or offensive emissions.

- (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. Approximately 236 square feet of the front setback area along Dicha Alley is proposed to be landscaped with three street trees.

- 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 Residential District.

The proposed project is consistent with the stated purpose of RH-3 Districts which are devoted to one-, two- and three-family buildings that are finely scaled and usually do not exceed 25 feet in width or 40 feet in height.

8. **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 2:

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

Policy 2.1:

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

**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 3.4:

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

**OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.4:

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

Policy 11.5:

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

URBAN DESIGN ELEMENT

**OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related topography.

Policy 1.3:

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

The Project proposes the construction of a new two-story, single-family dwelling on a vacant portion of the subject property. The existing two-story-over-garage, 5-unit residential building also occupying the lot will remain.

The project represents the sensitive infill of unused open space on a large, irregularly shaped lot within the allowable residential density applicable to the RH-3 Zoning District. The proposed new single-family dwelling measures approximately 1,796 square feet with two bedrooms and three bathrooms. Two bicycle parking spaces are proposed and private usable open space measuring approximately 242 square feet is provided within the front setback area. The Project also proposes terraced common usable open space in the rear yard and front setback areas totaling approximately 1,009 square feet for the occupants of the existing 5-unit residential building

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly by proposing a building with a reduced height between the existing structures along this portion of the block-face commensurate with its footprint.

On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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 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.

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

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

The Project proposes to retain the existing two-story-over garage, 5-unit residential building currently occupying the central portion of the site. The proposed two-story single-family dwelling maintains a height and scale compatible with the surrounding neighborhood and is consistent with the Planning Code and Residential Design Guidelines.

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

The project does not propose any affordable housing, however the proposed single-family dwelling adds an appropriately scaled family-sized unit to the city's housing stock.

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

The subject property is well-served by public transit, being located within a quarter-mile of stops for the 1 – California, 1AX – California A Express, 1BX – California B Express, 2 - Clement, 3 - Jackson, 31AX – Balboa A Express, 31BX – Balboa B Express, 38 – Geary, 38AX – Geary A Express, 38BX – Geary B Express, 38R – Geary Rapid, 43 – Masonic, and NX – N Express MUNI transit lines. The Project also provides sufficient bicycle parking for residents and their guests.

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

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

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

The Project 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.

The Project site is not occupied by 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.

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 Authorization Application No. 2016-007461CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 4, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 26, 2018.

Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 26, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to permit the construction of a two-story single-family dwelling on a vacant portion of the subject property currently occupied by a three-story, 5-unit residential building at 2 Lupine Avenue, Block 1069, Lot 039 pursuant to Planning Code Sections 207 and 303 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 4, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2016-007461CUA and subject to conditions of approval reviewed and approved by the Commission on April 26, 2018 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 26, 2018 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. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be

subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

PARKING AND TRAFFIC

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

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

PROVISIONS

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

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org

REVISIONS	BY
02/12/2018	
4/4/2018	

VAN T. LY & ASSOCIATES
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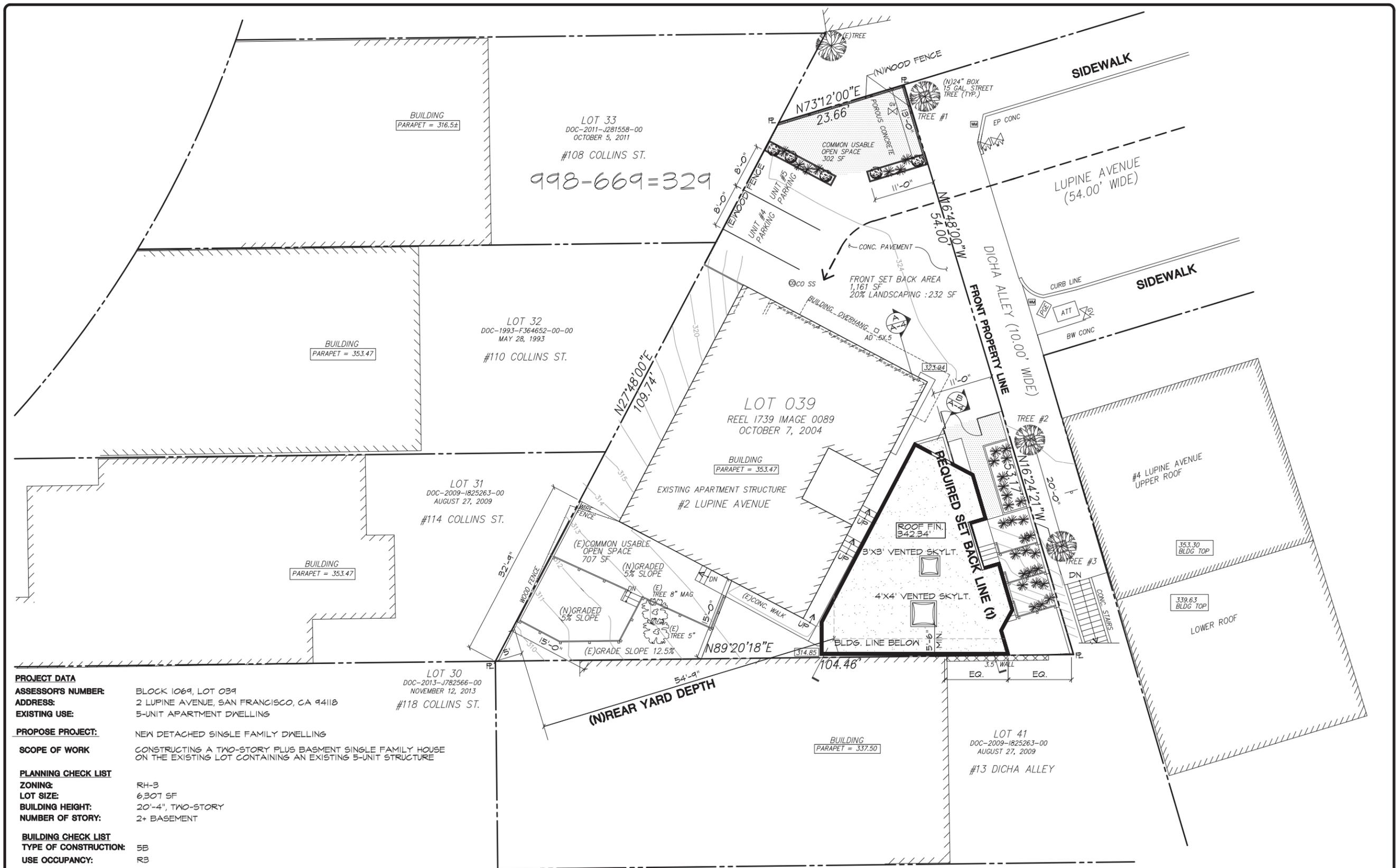
NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

PROJECT DATA
SITE & ROOF PLAN

DRAWN: RH
CHECKED: VTL
DATE: 9/26/2017
SCALE: AS NOTED
JOB NO.:
SHEET:

A-1

OF 13 SHEETS



PROJECT DATA
ASSESSOR'S NUMBER: BLOCK 1069, LOT 039
ADDRESS: 2 LUPINE AVENUE, SAN FRANCISCO, CA 94118
EXISTING USE: 5-UNIT APARTMENT DWELLING

PROPOSE PROJECT: NEW DETACHED SINGLE FAMILY DWELLING

SCOPE OF WORK: CONSTRUCTING A TWO-STORY PLUS BASMENT SINGLE FAMILY HOUSE ON THE EXISTING LOT CONTAINING AN EXISTING 5-UNIT STRUCTURE

PLANNING CHECK LIST
ZONING: RH-3
LOT SIZE: 6,307 SF
BUILDING HEIGHT: 20'-4", TWO-STORY
NUMBER OF STORY: 2+ BASEMENT

BUILDING CHECK LIST
TYPE OF CONSTRUCTION: 5B
USE OCCUPANCY: R3

AREA TABULATION:

FLOOR	AREA(SF)	LIVING	STORAGE UTILITY
BASEMENT	156	96	
FIRST	704	0	
SECOND	840	0	
TOTAL	1,700	96	

APPLICABLE CODE: 2016 CALIF. BLDG. CODE AND SAN FRANCISCO AMENDMENT
2016 CALIF. MECH. CODE & SAN FRANCISCO AMENDMENT
2016 CALIF. PLMBG. CODE & SAN FRANCISCO AMENDMENT
2016 CALIF. ELECTR. CODE & SAN FRANCISCO AMENDMENT
2016 CALIF. ENERGY CODE - TITLE 24
2016 CALIF. HOUSING CODE - SAN FRANCISCO AMENDMENT
2016 CALIF. GREEN BUILDING STANDARD CODE

- DRAWING INDEX:**
- PROPOSE NEW DWELLING UNIT
 - A-1: PROJECT DATA, SITE & ROOF PLAN
 - A-2: LANDSCAPING & STREET IMPROVEMENT PLAN
 - A-3: BASEMENT PLAN
 - A-4: FIRST FLOOR PLANS
 - A-5: SECOND FLOOR PLAN
 - A-6: FRONT & REAR ELEVATIONS
 - A-7: LEFT & RIGHT SIDE ELEVATIONS
 - A-8: BUILDING SECTIONS
 - EXISTING 5-UNIT APARTMENT BUILDING ON LOT
 - E-1: BASEMENT AND FIRST FLOOR PLANS
 - E-2: SECOND AND THIRD FLOOR PLANS
 - E-3: EXTERIOR ELEVATIONS
 - 3D PRESENTATION: 3D-1 AND 3D-2



REVISIONS	BY
03/23/2018	
4/4/2018	

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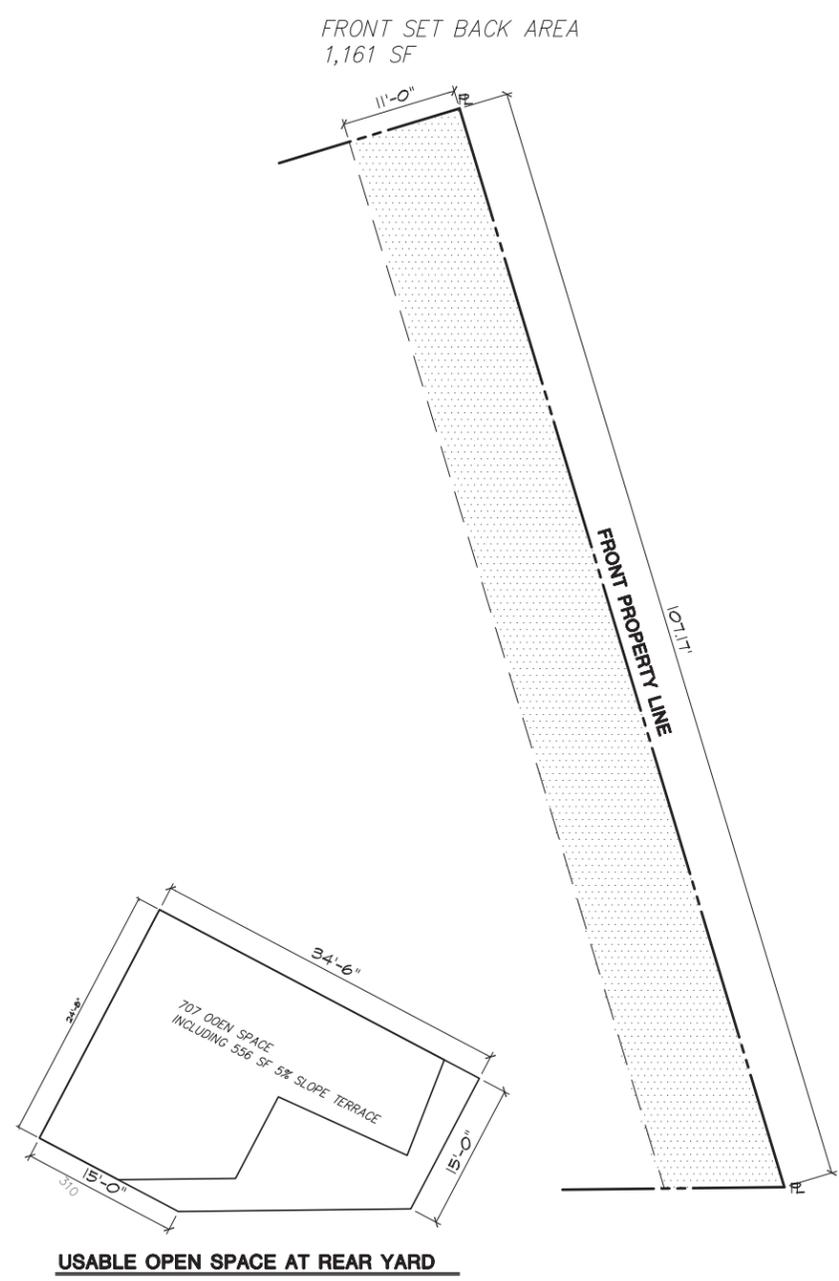


NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

**LANDSCAPING & SIDEWALK
 IMPROVEMENT PLAN**

DRAWN	RH
CHECKED	VTL
DATE	9/26/2017
SCALE	AS NOTED
JOB NO.	
SHEET	

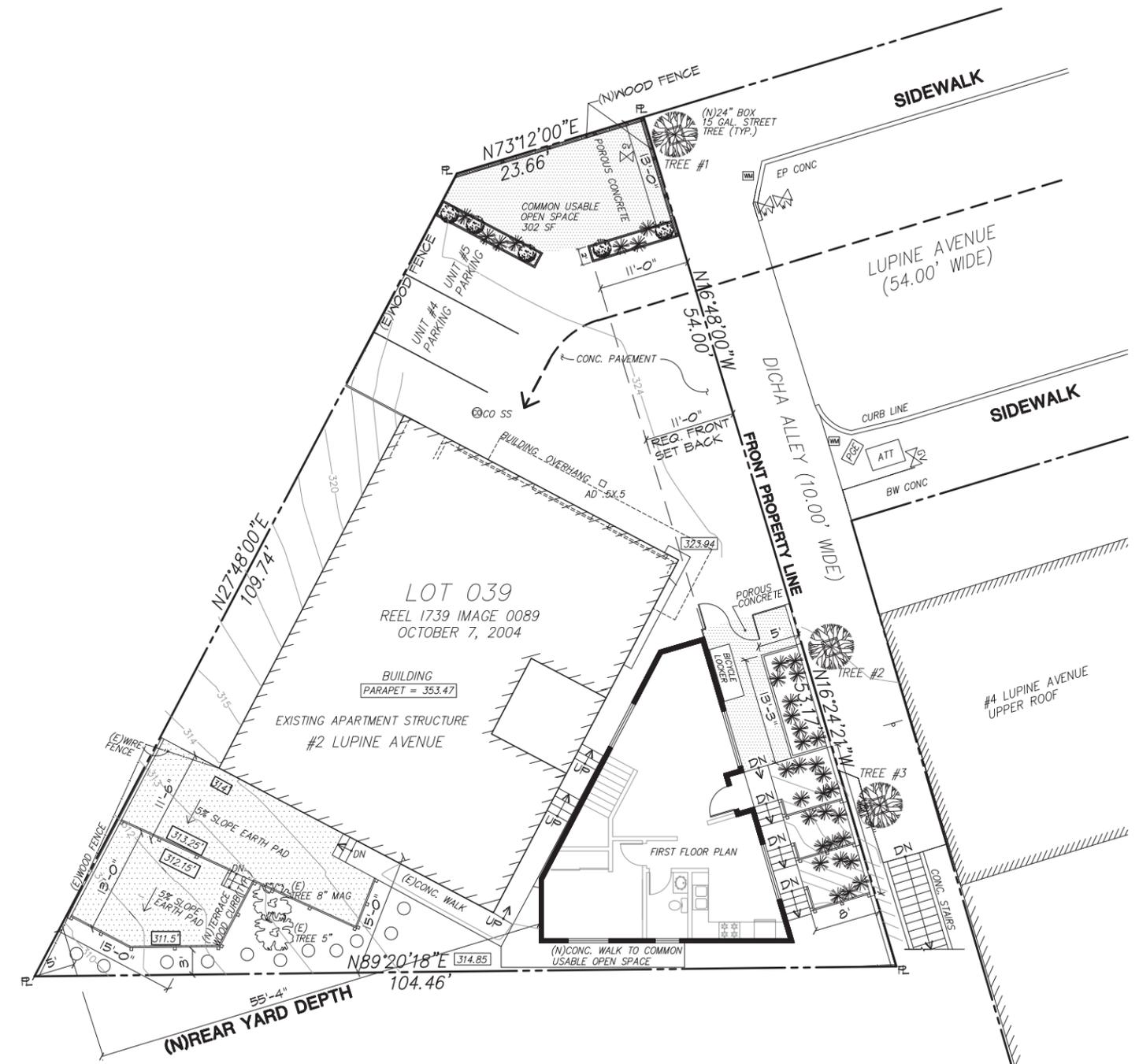
A-2
 OF 13 SHEETS

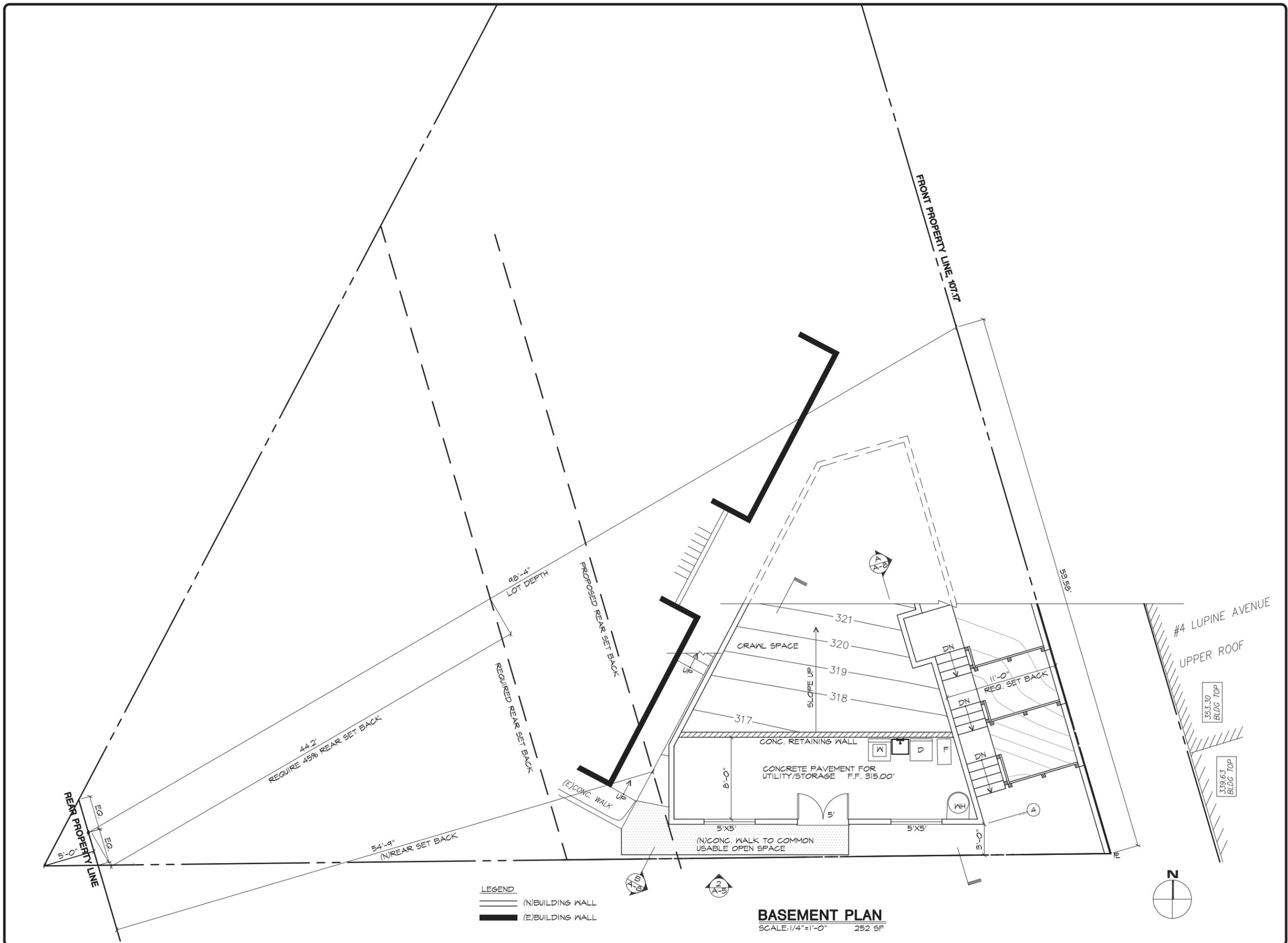


USABLE OPEN SPACE
 REQUIRED: 125 X 1.33 X 6 UNITS = 998 SF (COMMON)
 PROVIDED: 1,009 SF
 (FRONT PATIO 302 SF
 REAR YARD 707 SF)

SIDEWALK & LANDSCAPING
FRONT SET BACK:
 1,178.87 SF = 107.17'X11'
LANDSCAPING
 REQUIRED 1,178.87 SF X 20% = 235.77 SF
 PROVIDED: 238.25 SF (225F AT NORTH, 216SF AT SOUTH)
 2'X11' = 22
 18.75'X8' = 150
 5'X13.25' = 66.25
PERMEABLE PAVEMENT
 REQUIRED 1,178.87 SF X 50% = 589.44 SF
 PROVIDED:
 LANDSCAPING : 236 SF +
 POROUS CONC. PAVE: 413 SF
 (15.5'+22')X11'
TOTAL: 649 SF
STREET TREE:
 STREET FRONTAGE: 53.17 FEET (NEW DWELLING FRONTAGE)
 NUMBER OF TREE REQUIRED: 3, PROVIDED

LANDSCAPING & SIDEWALK IMPROVEMENT PLAN
 SCALE: 1/8"=1'-0"





LEGEND
 (N) BUILDING WALL
 (E) BUILDING WALL

BASEMENT PLAN
 SCALE: 1/4" = 1'-0" 252 SF

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4/4/2018	

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NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

BASEMENT PLAN

DRAWN RH
CHECKED VTL
DATE
SCALE AS NOTED
JOB NO.
SHEET

A-3

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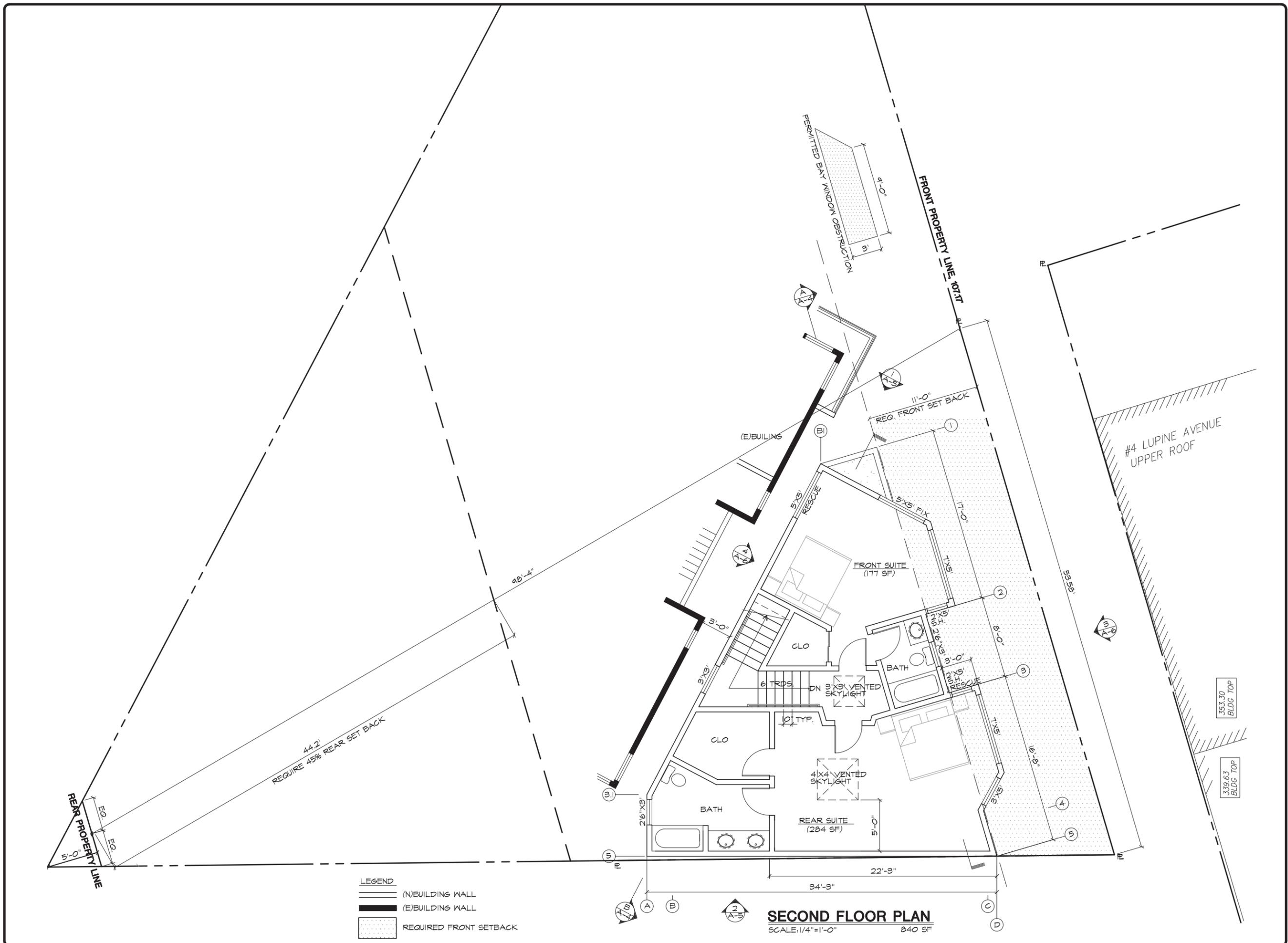


NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

SECOND FLOOR PLAN

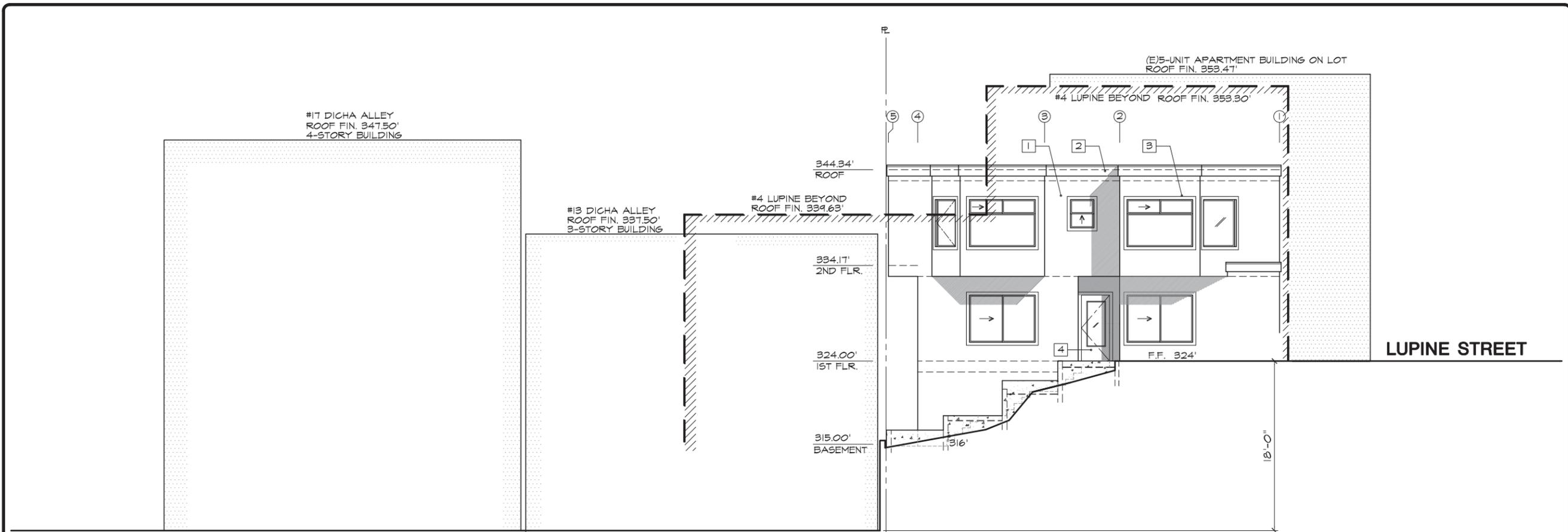
DRAWN	RH
CHECKED	VTL
DATE	4/26/2017
SCALE	AS NOTED
JOB NO.	
SHEET	

A-5



LEGEND
 (N) BUILDING WALL
 (E) BUILDING WALL
 REQUIRED FRONT SETBACK

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" 840 SF

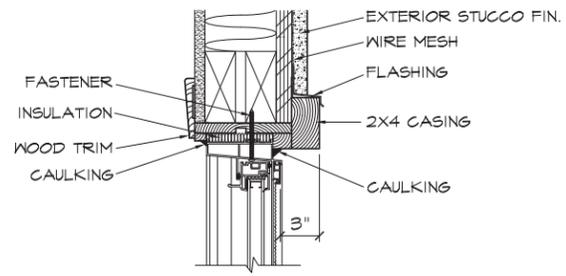


WOOD STREET

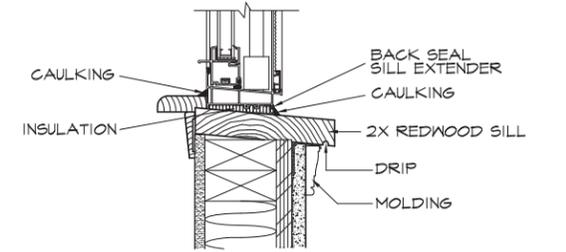
DICHA ALLEY

LUPINE STREET

3 FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



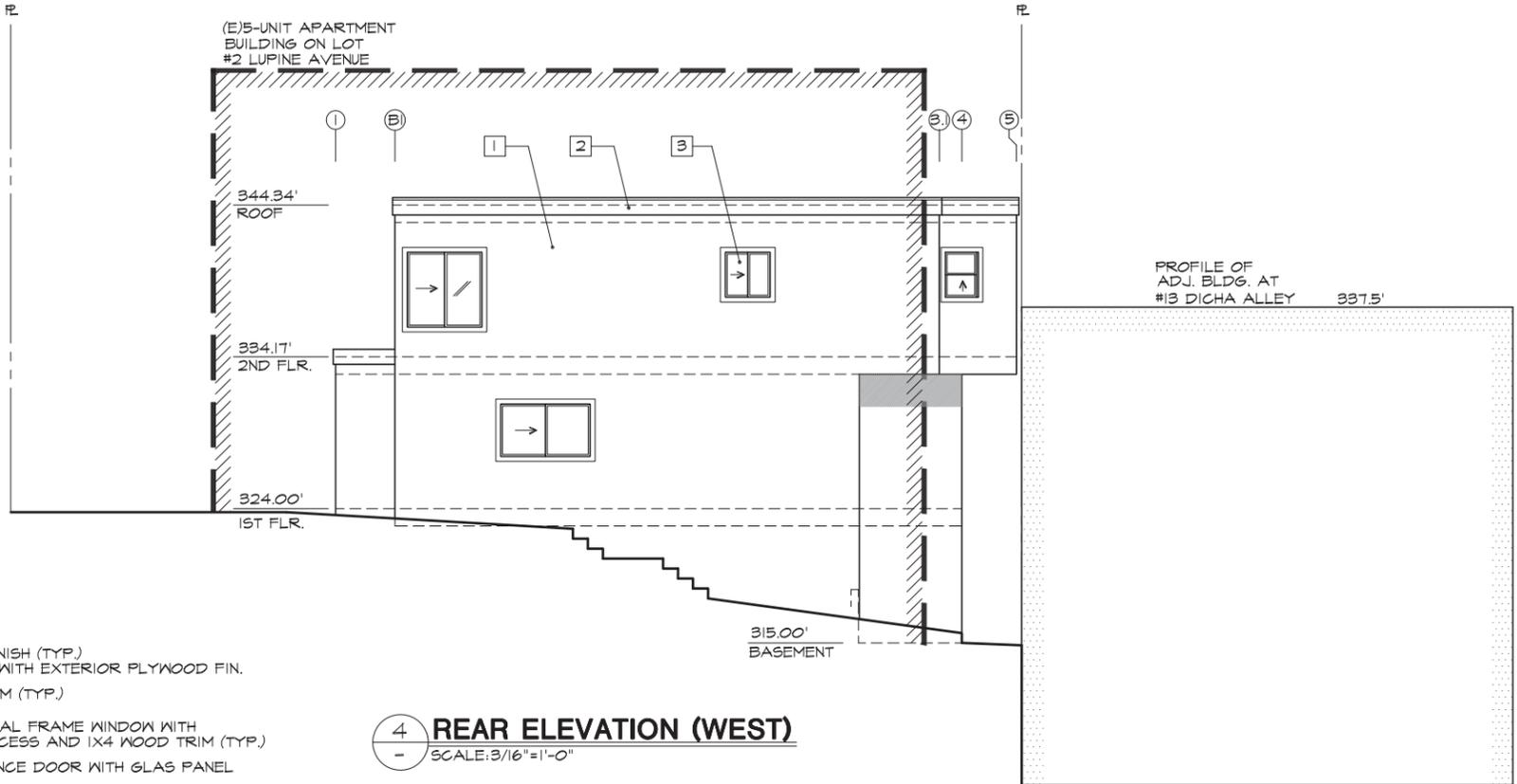
HEAD



SILL

2 TYP. WINDOW DETAIL

- EXTERIOR FINISH
- 1 EXTERIOR STUCCO FINISH (TYP.) EXCEPT BLIND WALL WITH EXTERIOR PLYWOOD FIN.
 - 2 STUCCO MOLDING TRIM (TYP.)
 - 3 DOUBLE-GLAZED METAL FRAME WINDOW WITH MINIMUM ONE INCH RECESS AND 1X4 WOOD TRIM (TYP.)
 - 4 SOLID WOOD ENTRANCE DOOR WITH GLAS PANEL



4 REAR ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

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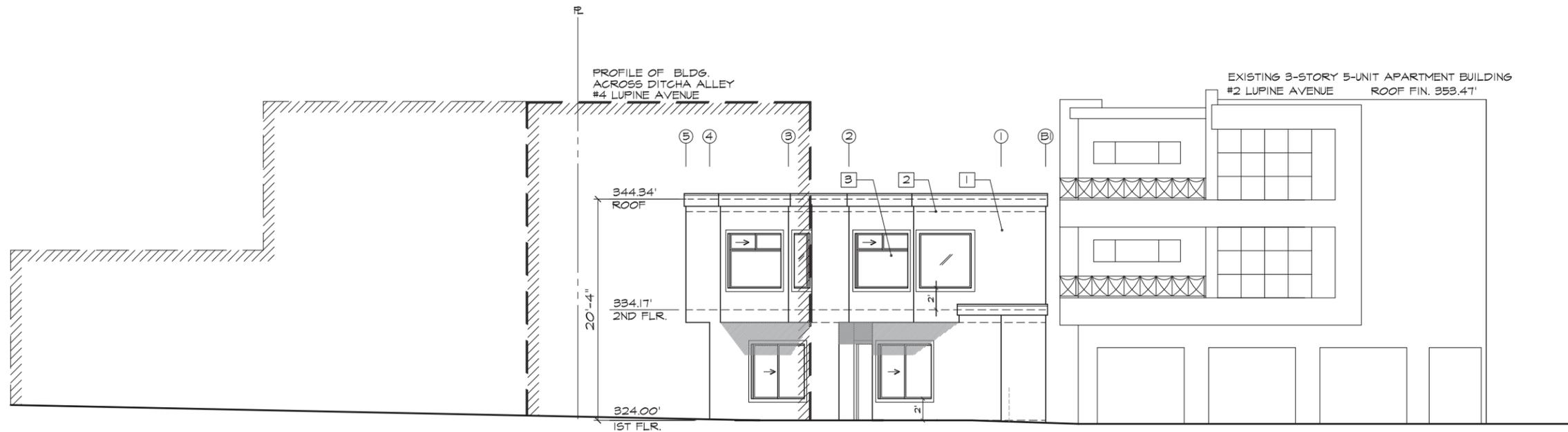
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NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

FRONT ELEVATION
REAR ELEVATION

DRAWN	RH
CHECKED	VTL
DATE	9/26/2017
SCALE	AS NOTED
JOB NO.	
SHEET	

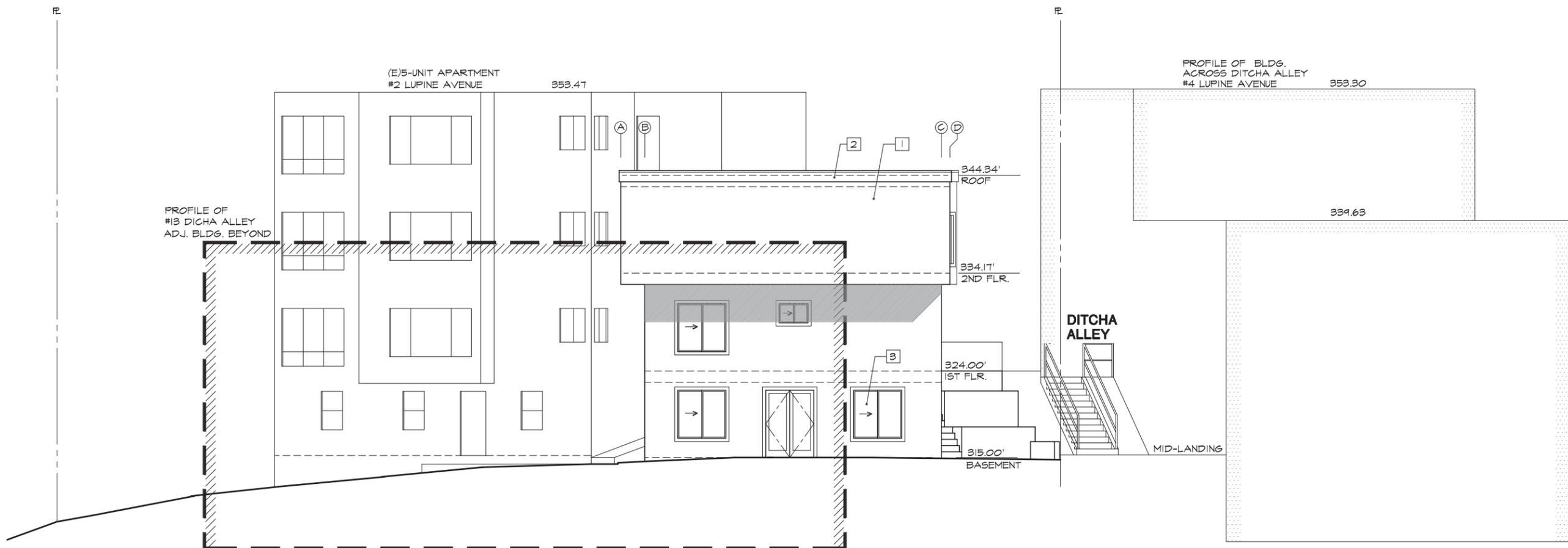
REVISIONS	BY
03/23/2018	
4/4/2018	



EXTERIOR FINISH

- 1 EXTERIOR STUCCO FINISH (TYP.) EXCEPT BLIND WALL WITH EXTERIOR PLYWOOD FIN.
- 2 STUCCO MOLDING TRIM (TYP.)
- 3 DOUBLE-GLAZED METAL FRAME WINDOW WITH MINIMUM ONE INCH RECESS AND 1X4 WOOD TRIM (TYP.)

1 RIGHT SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



2 LEFT SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

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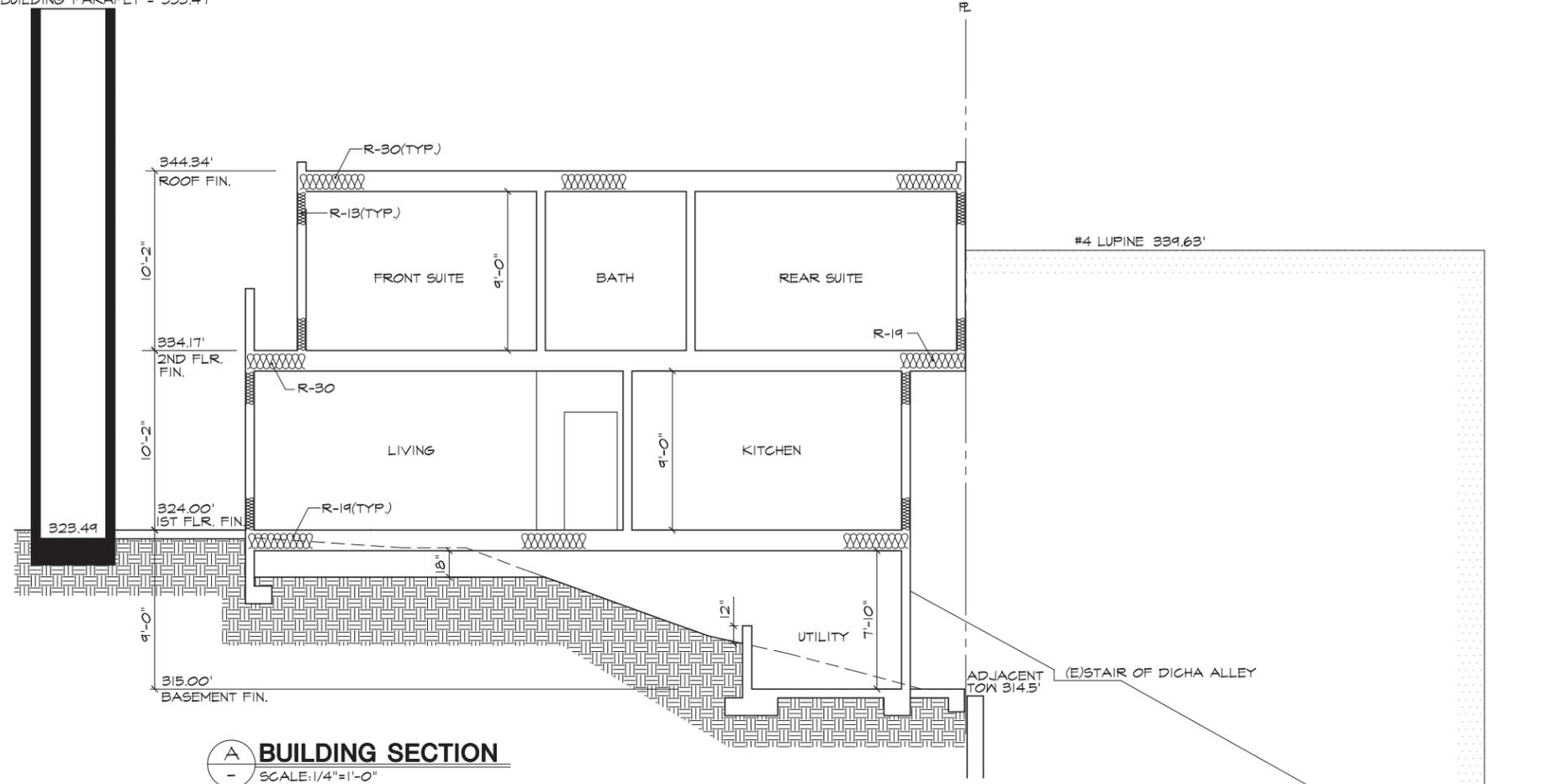
NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

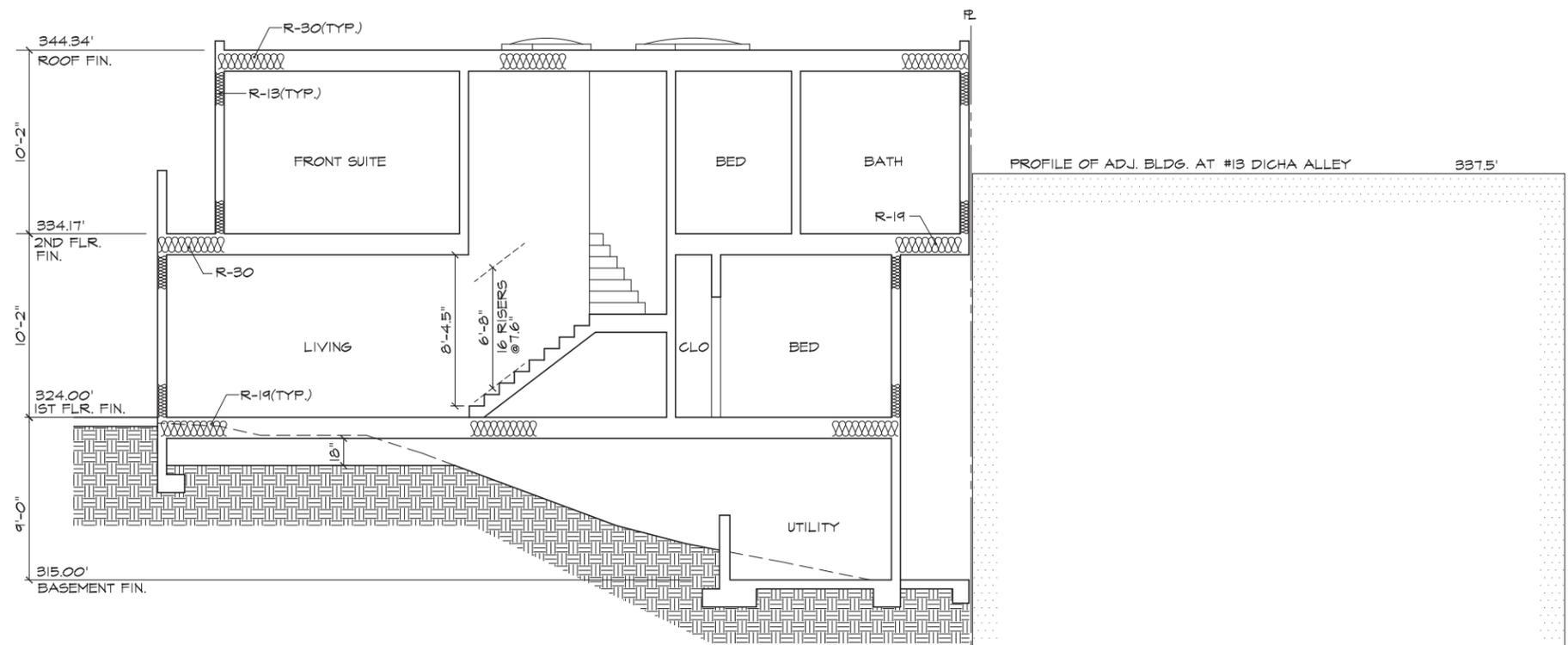
DRAWN	RH
CHECKED	VTL
DATE	9/26/2017
SCALE	AS NOTED
JOB NO.	
SHEET	

A-7

#2 LUPINE AVE.
(E)BUILDING PARAPET = 353.47



A BUILDING SECTION
SCALE: 1/4"=1'-0"



B BUILDING SECTION
SCALE: 1/4"=1'-0"

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4/4/2018	

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NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

BUILDING SECTIONS

DRAWN	RH
CHECKED	VTL
DATE	9/26/2017
SCALE	AS NOTED
JOB NO.	
SHEET	

A-8

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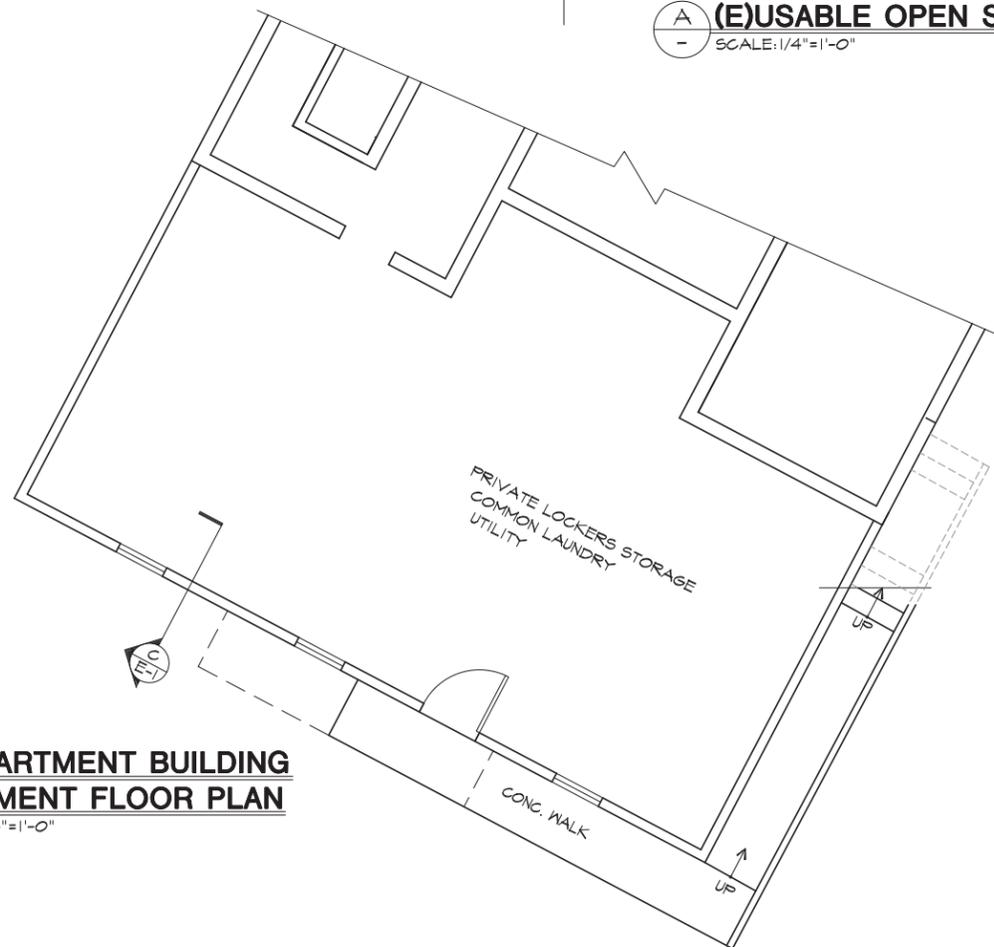
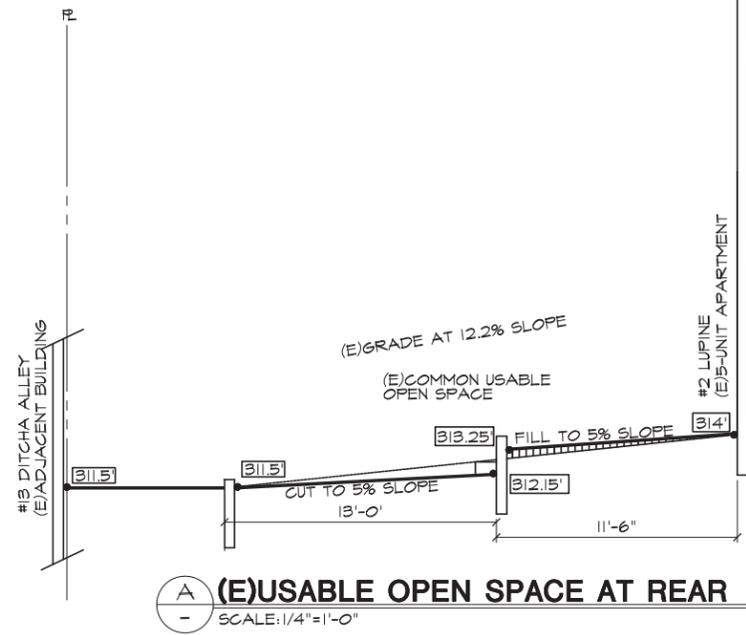
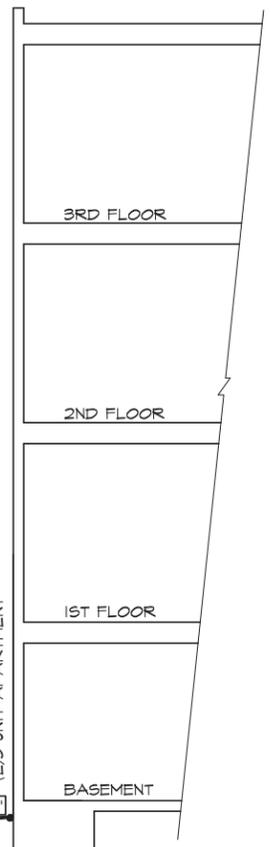
NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

**(E) APARTMENT BUILDING
 BASEMENT FLOOR PLAN
 FIRST FLOOR PLAN
 (E) USABLE OPEN SPACE**

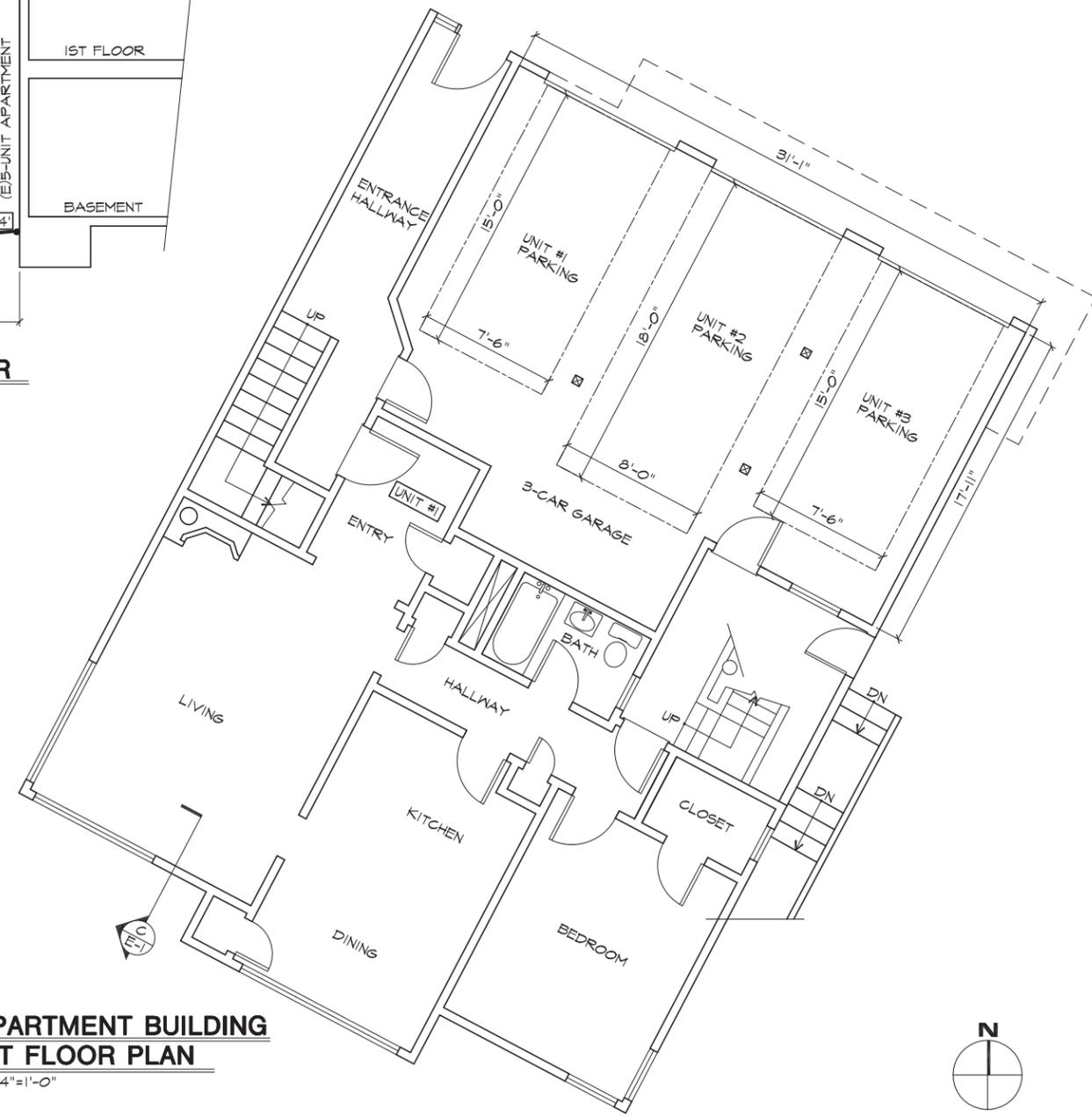
DRAWN: RH
 CHECKED: VTL
 DATE: 9/26/2017
 SCALE: AS NOTED
 JOB NO.:
 SHEET:

E-1

OF 13 SHEETS



**(E) APARTMENT BUILDING
 BASEMENT FLOOR PLAN**
 SCALE: 1/4"=1'-0"



**(E) APARTMENT BUILDING
 FIRST FLOOR PLAN**
 SCALE: 1/4"=1'-0"



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4/4/2018	

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NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

(E) APARTMENT BUILDING
2ND & 3RD FLOOR PLANS

DRAWN	RH
CHECKED	VTL
DATE	9/26/2017
SCALE	AS NOTED
JOB NO.	
SHEET	

E-2

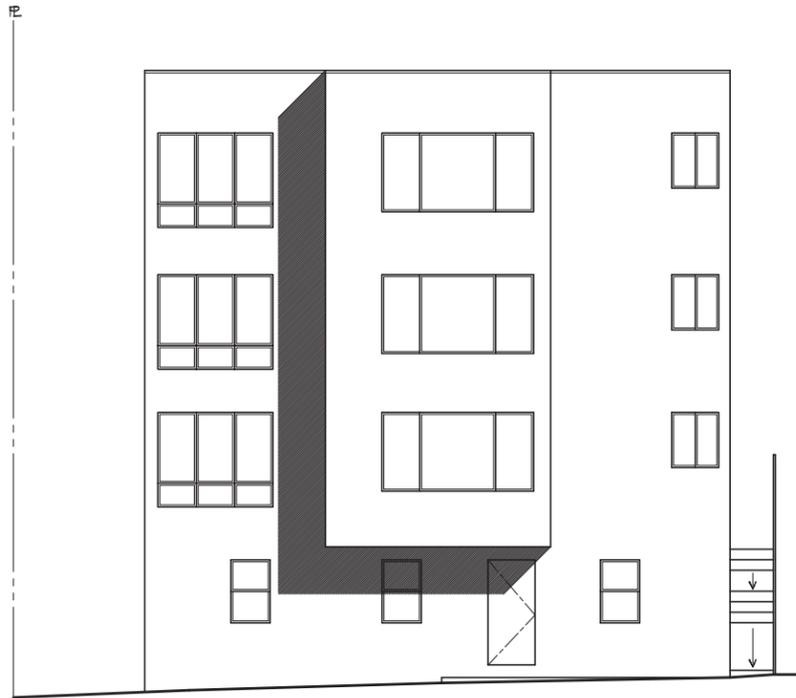


(E) APARTMENT BUILDING
SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

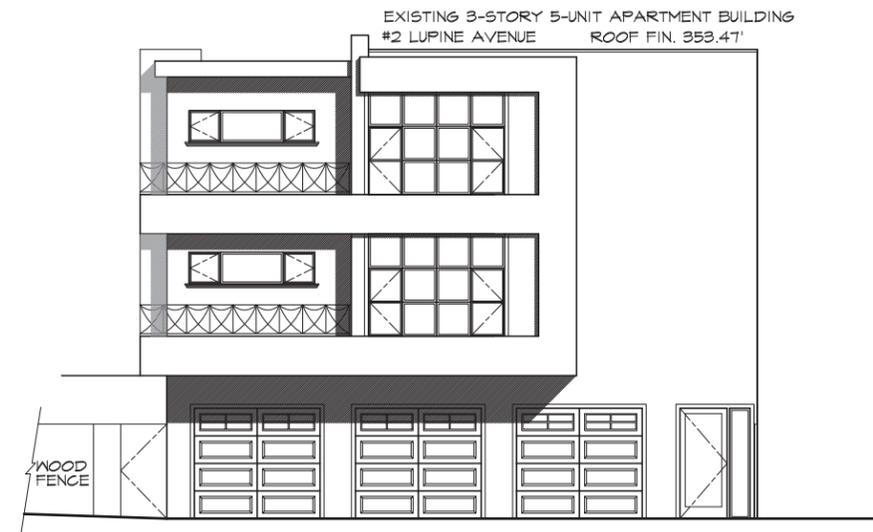


(E) APARTMENT BUILDING
THIRD FLOOR PLAN
 SCALE: 1/4"=1'-0"

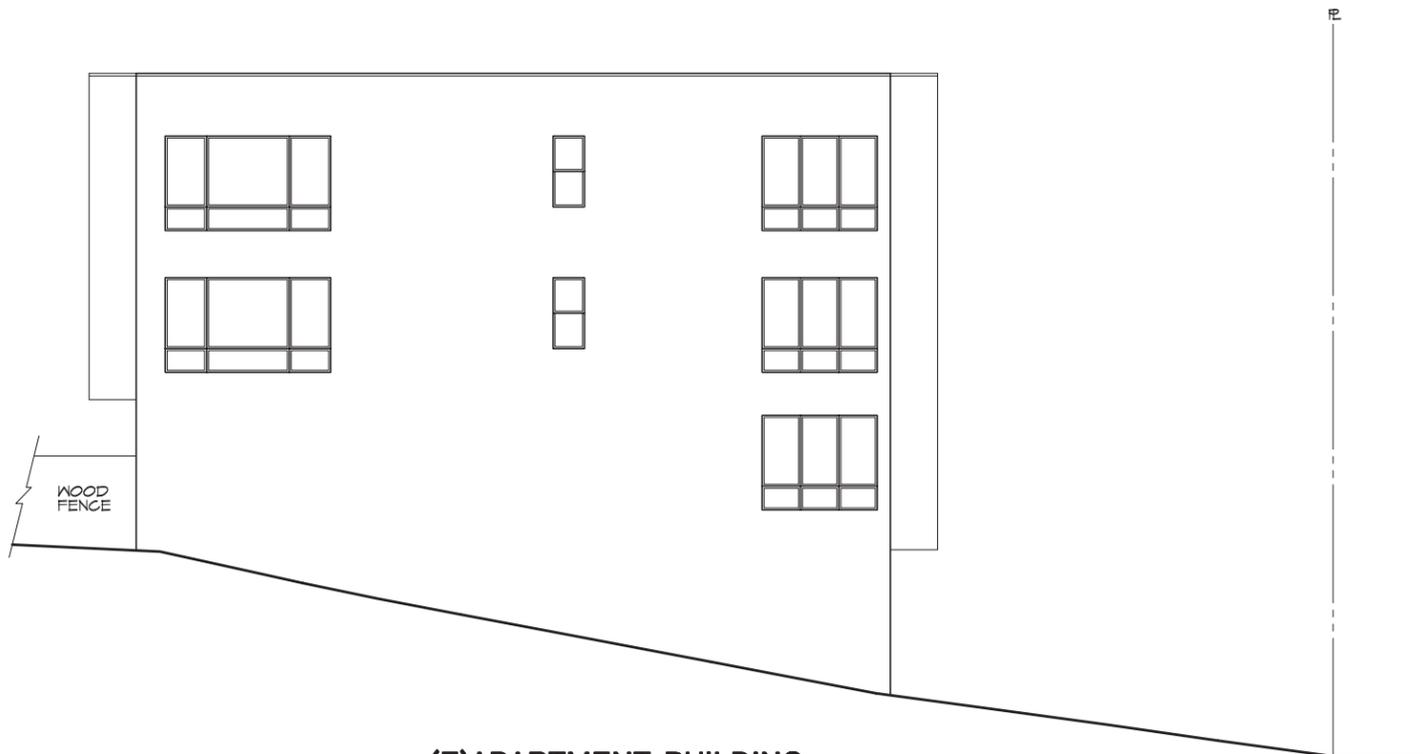




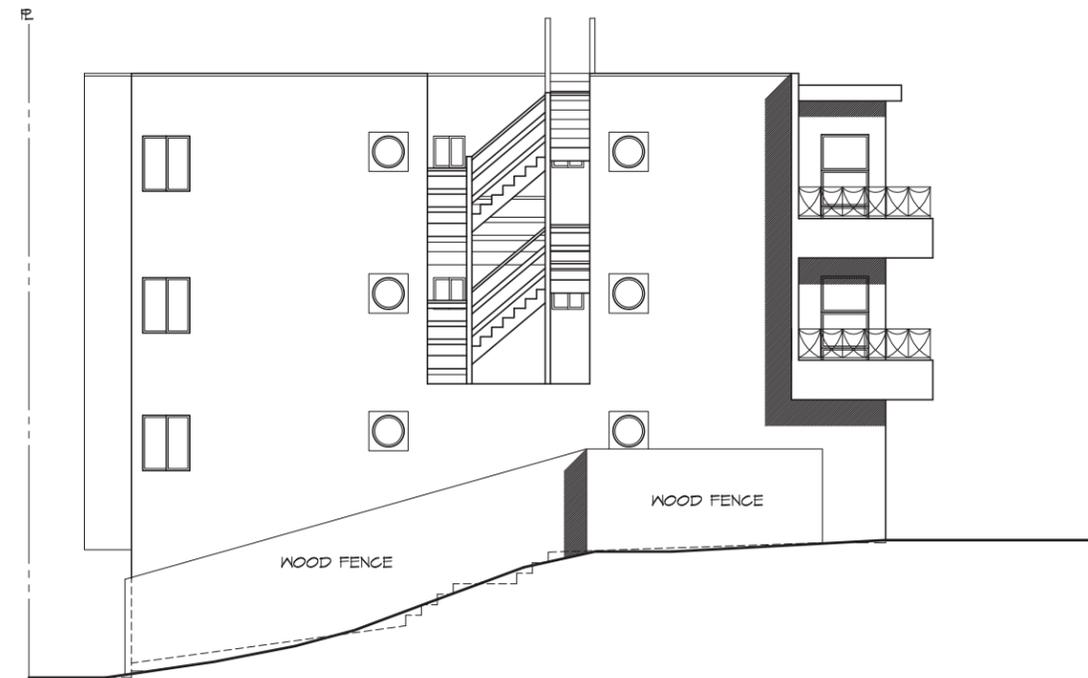
**(E)APARTMENT BUILDING
REAR ELEVATION (SOUTH)**
SCALE: 3/16"=1'-0"



**(E)APARTMENT BUILDING
FRONT ELEVATION (NORTH)**
SCALE: 3/16"=1'-0"



**(E)APARTMENT BUILDING
RIGHT SIDE ELEVATION (WEST)**
SCALE: 3/16"=1'-0"



**(E)APARTMENT BUILDING
LEFT SIDE ELEVATION (EAST)**
SCALE: 3/16"=1'-0"

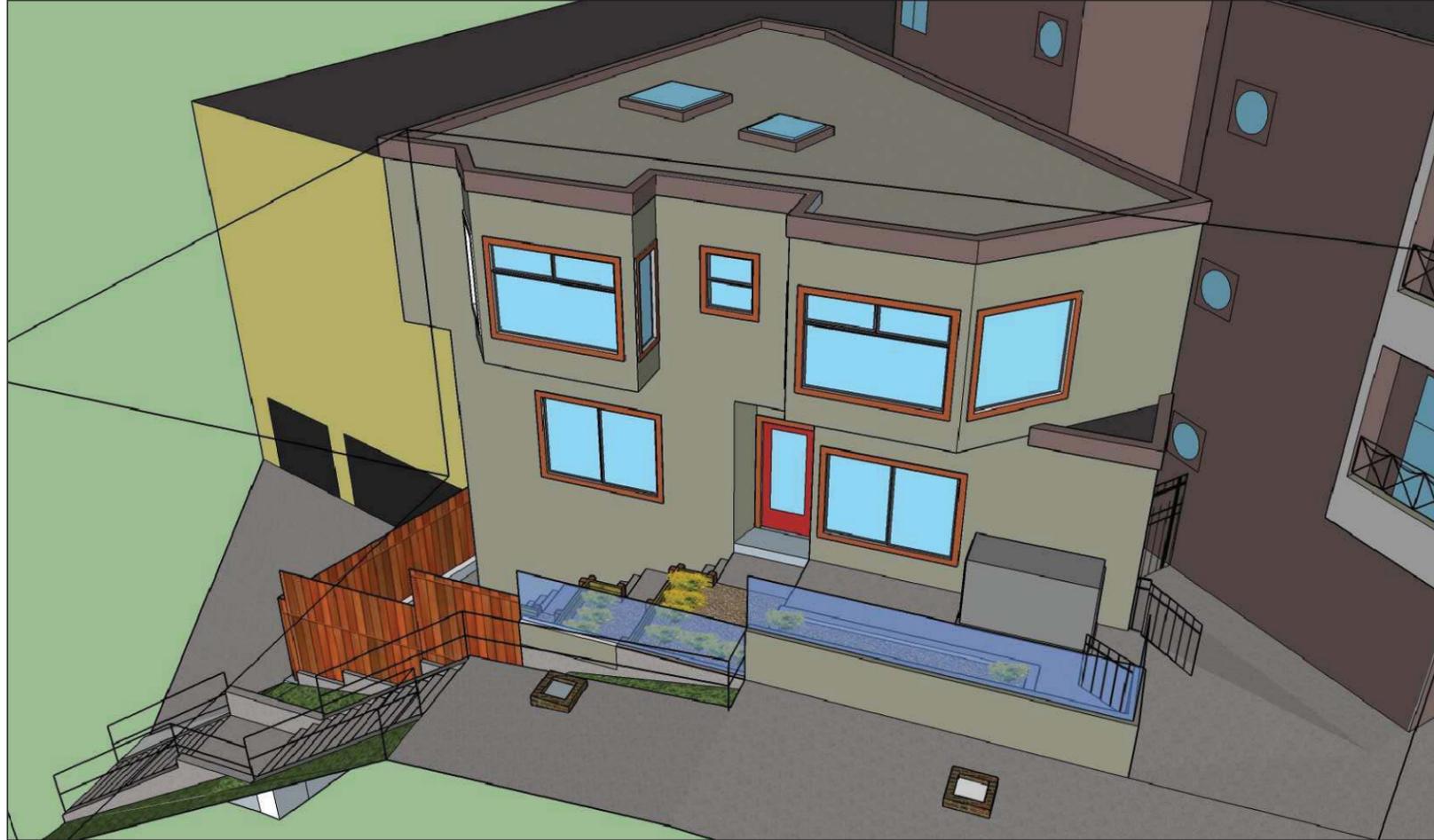
REVISIONS	BY
03/23/2018	
4/4/2018	

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NEW SINGLE FAMILY DWELLING
**2 LUPINE AVENUE
SAN FRANCISCO, CA 94118**

**(E)APARTMENT BUILDING
EXTERIOR ELEVATIONS**

DRAWN RH
CHECKED VTL
DATE 9/26/2017
SCALE AS NOTED
JOB NO.
SHEET



REVISIONS	BY

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NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

3D PRESENTATION

DRAWN
 RH
 CHECKED
 VTL
 DATE
 4/4/2018
 SCALE
 AS NOTED
 JOB NO.
 SHEET

3D-1



REVISIONS	BY

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NEW SINGLE FAMILY DWELLING
2 LUPINE AVENUE
SAN FRANCISCO, CA 94118

3D PRESENTATION

DRAWN
 RH
 CHECKED
 VTL
 DATE
 4/4/2018
 SCALE
 AS NOTED
 JOB NO.
 SHEET

3D-2
 OF 13 SHEETS



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2 LUPINE AVE		1069/039
Case No.		Permit No.
2016-007461PRJ		201605238139
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Construction of a new 2-story single family dwelling on lot containing an existing two-story-over-garage, 5-unit apartment building.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input 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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>

<input type="checkbox"/>	Class _____
--------------------------	-------------

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Christopher May</p>	

**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 checked="" 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 checked="" type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" 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 checked="" 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): Project would construct a new structure adjacent to the secondary facade of the existing building with a 3' side setback.
<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 type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): <input type="checkbox"/> Reclassify to Category C (attach HRER)
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: Alexandra Kirby	

**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: Christopher May 04/10/2018
	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)
2 LUPINE AVE		1069/039
Case No.	Previous Building Permit No.	New Building Permit No.
2016-007461PRJ	201605238139	
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:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2 LUPINE AVE
RECORD NO.: 2016-007461CUA

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

Reception:
415.558.6378

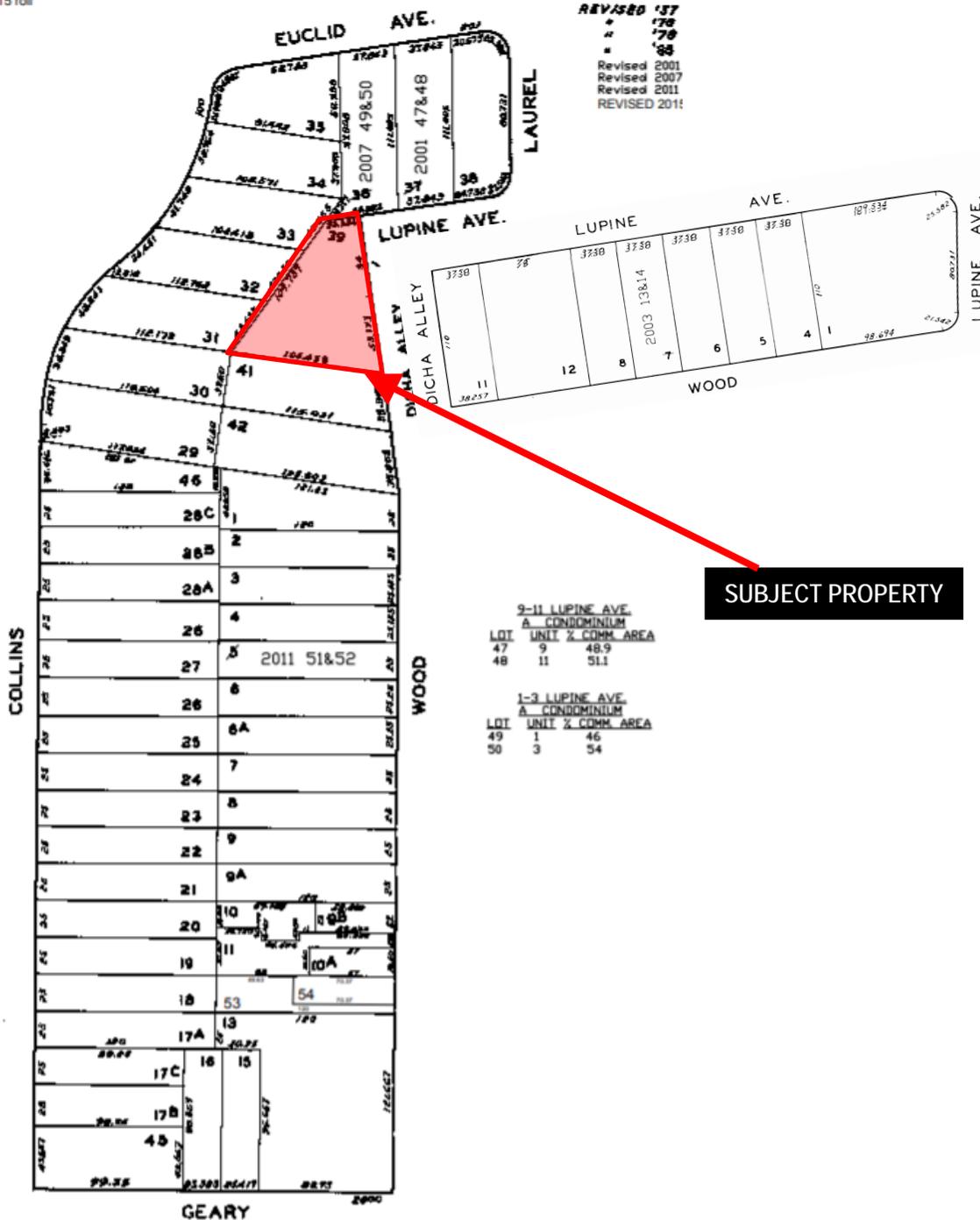
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	6,307	-	-
Residential	5,358	7,154	1,796
Commercial/Retail	-	-	-
Office	-	-	-
Industrial/PDR <i>Production, Distribution, & Repair</i>	-	-	-
Parking	679	679	0
Usable Open Space	707	1,009	302
Public Open Space	-	-	-
Other ()	-	-	-
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	5	1	6
Dwelling Units - Affordable	0	0	0
Hotel Rooms	-	-	-
Parking Spaces	3	0	3
Loading Spaces	-	-	-
Car Share Spaces	0	0	0
Bicycle Spaces	0	2	2
Number of Buildings	1	1	2
Number of Stories	3	2	-
Height of Building(s)	30'	20'-4"	-
Other ()	-	-	-

Parcel Map

for 2015 roll



SUBJECT PROPERTY



Conditional Use Authorization Hearing
 Case Number 2016-007461CUA
 2 Lupine Avenue

Sanborn Map*

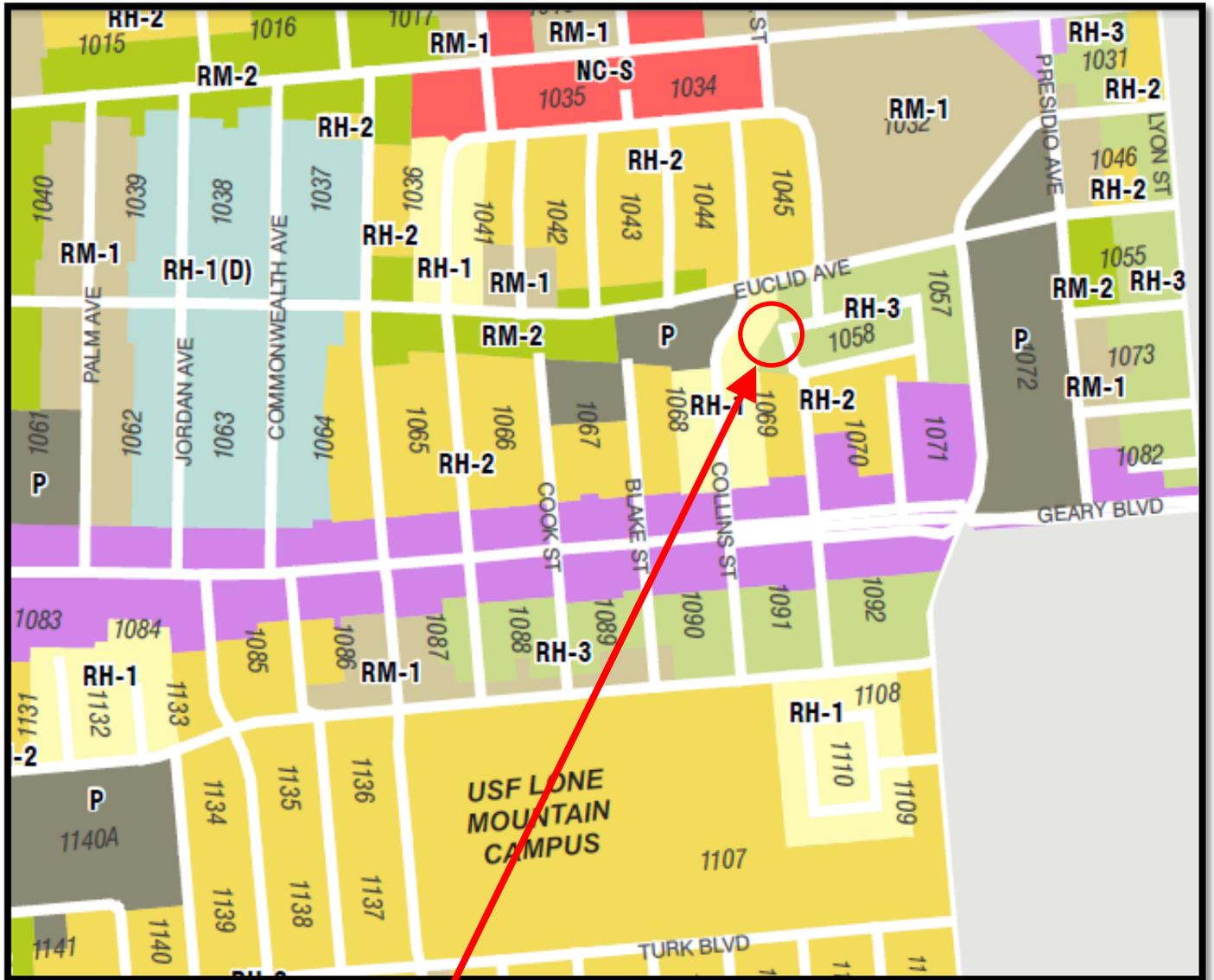


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2016-007461CUA
2 Lupine Avenue

Zoning Map

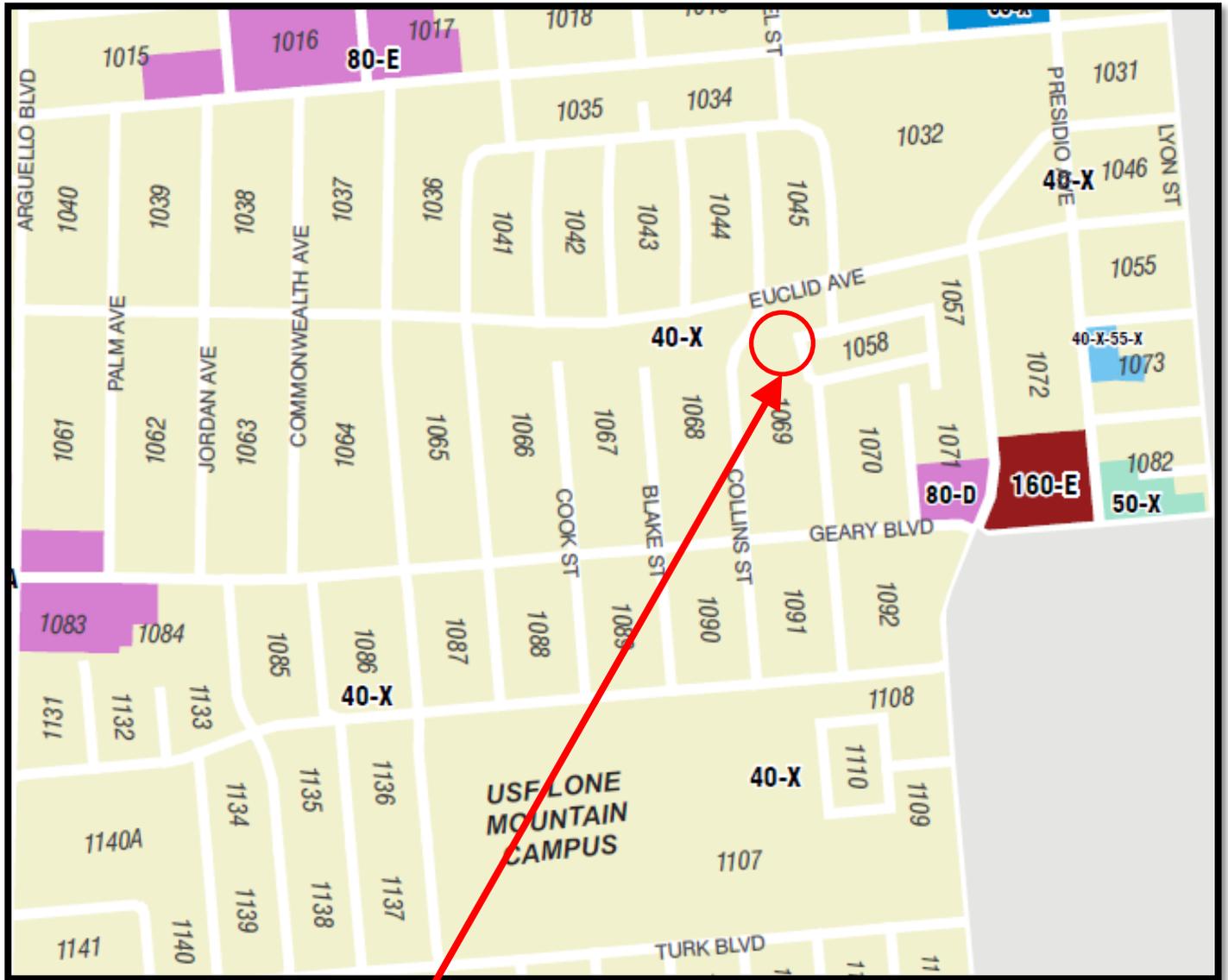


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-007461CUA
2 Lupine Avenue

Height & Bulk Map

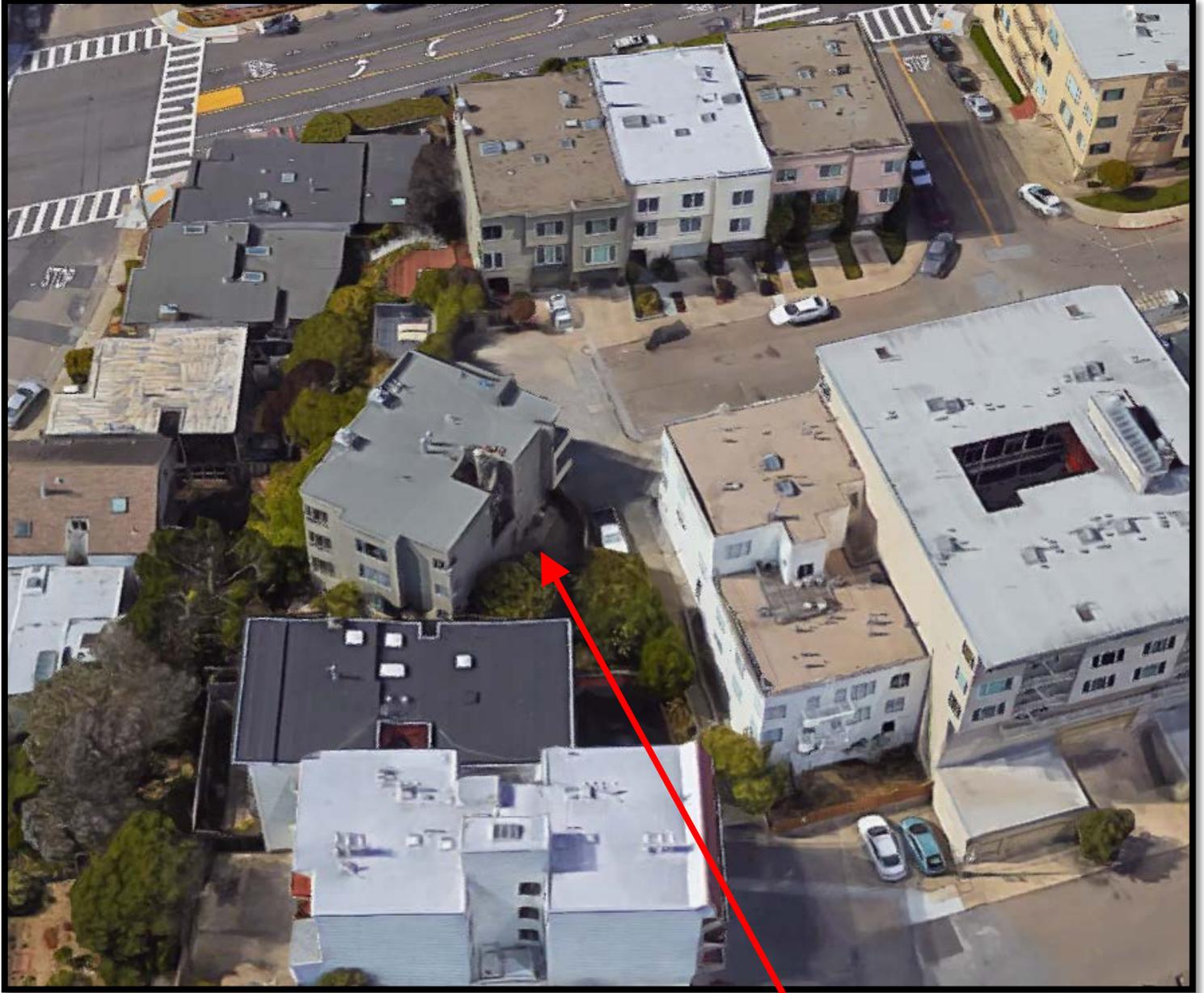


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-007461CUA
2 Lupine Avenue

Aerial Photo (Facing North)



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-007461CUA
2 Lupine Avenue

Aerial Photo (Facing West)



SUBJECT PROPERTY

