



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

**HEARING DATE: JANUARY 21, 2021**

**Record No.:** 2016-008743CUAVAR  
**Project Address:** 446-448 Ralston Street  
**Zoning:** Residential-House, One Family Zoning District  
40-X Height and Bulk District  
Oceanview Large Residence Special Use District  
**Block/Lot:** 6995/035 and 036  
**Project Sponsor:** Yung Chen  
75 Corona Street  
San Francisco, CA 94127  
**Property Owner:** Ray Chen, 446 Ralston  
San Francisco, CA 94127  
**Staff Contact:** Bridget Hicks – (628) 652-7528  
Bridget.Hicks@sfgov.org

**Recommendation:** Approval with Conditions

## Project Description

The Project includes the tantamount demolition of the existing two-story, four-bedroom single-family home occupying lots 035 and 036 of Block 6995 and the construction of two single family homes, each accommodating an accessory dwelling unit, for a Project total of four dwelling units. Each home will be 35 feet tall, include a four-bedroom unit and a one-bedroom accessory dwelling unit, with one vehicle parking space in each home, and one bicycle parking space in each home. The main unit at 446 Ralston will be 2,410 square feet in area and the accessory dwelling unit at 446 Ralston will be 1,152 square feet, there will be a 308 square foot shared garage. The main unit at 448 Ralston will be 2,767 square feet in area and the accessory dwelling unit will be 1,152 square feet, and there will be a 308 square foot shared garage. The home at 446 Ralston will continue to accommodate the State licensed in-home childcare facility for 13 or fewer children. 446 Ralston will provide two additional Class 1 bicycle parking spaces for the childcare employees. The Project includes the legalization of the play structure in the rear of the property, said structure requires a variance from Planning Code Section 134.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 317 and 303 to allow the tantamount demolition of the existing single-family home.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received six letters in opposition to the Project.
    - The opposition to the Project is centered on the lack of side setbacks, the addition of the third floor, the children's plays structure blocking views and its proximity to property lines.
  - **Outreach:** The Sponsor has hosted one meeting within the community, on April 16, 2019.
  
- **Tenant History:**
  - **Are any units currently occupied by tenants:** No
    - The existing unit is owner occupied.
  - **Have Any tenants been evicted within the past 10 years:** *No*
  - **Have there been any tenant buyouts within the past 10 years:** No
  - See Exhibit F for Eviction History documentation.
  
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
  - Set back of the rear facades to align with the facades of the adjacent buildings
  - Set back of the third floor 24 feet from the front facade
  - Reduction of the number of bedrooms in each unit from 7 to 4
  - The addition of an Accessory Dwelling Unit (ADU) to each lot
  
- **Rear Yard Variance:** The Project will seek a Variance from the rear yard requirement pursuant to Planning Code Section 134. Planning Code Section 134 requires the subject lot to maintain a minimum rear yard equal to 25 percent of the total lot depth or 25 feet. The childcare play structure encroaches 16 feet 9 inches into the required rear yard. Therefore, a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2016-008743VAR.

## Environmental Review

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

## **Basis for Recommendation**

The Department finds that the Project is, on balance, consistent with the intention of the RH-1 Zoning District, the Oceanview Large Residence Special Use District, and the Objectives and Policies of the General Plan. The Project provides appropriated scaled infill housing on two currently underutilized residential lots and will add three net new units to the City's housing stock. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **Attachments:**

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



## PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: JANUARY 21, 2021**

**Record No.:** 2016-008743CUAVAR  
**Project Address:** 446-448 RALSTON STREET  
**Zoning:** Residential – House, One Family (RH-1) Zoning District  
40-X Height and Bulk District  
Oceanview Large Residence Special Use District  
**Block/Lot:** 6995 / 035 and 036  
**Project Sponsor:** Yung Chen  
75 Corona Street  
San Francisco, CA 94127  
**Property Owner:** Ray Chen, 446 Ralston St  
San Francisco, CA 94127  
**Staff Contact:** Bridget Hicks– (628) 652-7528  
Bridget.Hicks@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 317 AND 303, TO ALLOW THE TANTAMOUNT DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND THE CONSTRUCTION OF TWO NEW SINGLE FAMILY HOMES, EACH ACCOMODATING AN ACCESSORY DWELLING UNIT, FOR A PROJECT TOTAL OF 4 DWELLING UNITS. THE HOME AT 446 RALSTON WILL CONTINUE TO ACCOMMODATE A STATE LICENSED IN-HOME CHILD CARE FACILITY FOR 13 OR FEWER CHILDREN. THE PROJECT ALSO INCLUDES A VARIANCE APPLICATION FOR THE LEGALIZATION OF A PLAY STRUCTURE IN THE REAR YARD THAT EXCEEDS THE PERMITTED OBSTRUCTIONS UNDER PLANNING CODE SECTION 136. THE PROJECT IS LOCATED AT 446-448 RALSTON STREET, LOTS 035 AND 036 IN ASSESSOR'S BLOCK 6995, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY), AND OCEANVIEW LARGE RESIDENCE SPECIAL USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On June 10, 2016, Yung Chen of E.K.Y Builder Inc. (hereinafter "Project Sponsor") filed Application No. 2016-008743CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the tantamount to demolition of an existing single family home and the construction of two new single family homes, each accommodating an accessory dwelling unit, for a Project total of four units and the provision of a State licensed in-home childcare facility within one of the homes (hereinafter "Project") at 446-448 Ralston Street, Block 6995 Lots 035 and 036(hereinafter "Project Site").

On January 14, 2020, the Project Sponsor filed Application No. 2019-023428VAR with the Planning Department for a Variance from the Front Setback (Planning Code Section 132) and Rear Yard (Planning Code Section 134).

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

On January 21, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-008743CUAVAR.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-008743CUAVAR is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-008743CUAVAR, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes the tantamount to demolition of the existing two story, four-bedroom single-family home occupying lots 035 and 036 of Block 6995 and the construction of two single family homes, each accommodating an accessory dwelling unit, for a Project total of four dwelling units. Each home will be 35 feet tall, include a four-bedroom unit and a one-bedroom accessory dwelling unit, with one vehicle parking space in each home, and one bicycle parking space in each home. The main unit at 446 Ralston will be 2,410 square feet in area, the accessory dwelling unit at 446 Ralston will be 1,152 square feet, and there will be a 308 square foot garage. The main unit at 448 Ralston will be 2,767 square feet in area, the accessory dwelling unit will be 1,152 square feet, and there will be a 308 square foot garage. The home at 446 Ralston will continue to accommodate the State licensed in-home childcare facility for 13 or fewer children. 446 Ralston will provide two additional Class 1 bicycle parking spaces for the childcare employees. The Project includes the legalization of the play structure in the rear of the property, said structure requires a variance from Planning Code Section 134.
3. **Site Description and Present Use.** The Project is located on two lots (with a combined lot area of approximately 5,000 square feet), which have approximately 50-ft of combined frontage per lot along Ralston Street. The Project Site contains one existing building: a two-story single-family home measuring 2,991 square feet with a State licensed in-home childcare facility. The rear yard play structure provides a shelter for the play area and is a plexiglass roof supported by wooden beams. It is 50 feet long, by 16 feet 9 inches wide, and 10 feet tall. This structure has been built without the benefit of a permit.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 Zoning District and the Oceanview Large Residence Special Use District. The immediate context is consistent in character with mostly two-story single-family homes on 25-foot wide lots. A few of the homes have a third story that is set back from the front façade. The immediate neighborhood is similar and includes two-to-three-story residential development. Other zoning districts in the vicinity of the project site include the RH-1(D) Zoning District and some Public Zoning Districts.
5. **Public Outreach and Comments.** The Department has received correspondence from six people regarding the proposed project. This correspondence has primarily expressed opposition to the project over the proposed density, the lack of side setbacks, and the addition of the third floor. Specifically, concerns have been expressed that the homes should have side setbacks, that a third floor is out of character on this street, and that the children's play structure will block views and be too close to the property lines. The opposition also noted that the childcare center will have children yelling during the day and will increase traffic during pickup and drop off.
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. **Use.** Planning Code Section 209.1 states that dwelling units are a principally permitted use in the RH-

1 Zoning District. The California Health and Safety Code Section 1596.750 states that a childcare facility is a permitted accessory use in the RH-1 Zoning District

*The Project proposes 4 dwelling units (two primary units and two accessory dwelling units), and an in-home childcare facility which are principally permitted uses.*

- B. Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

*The Project Sponsor has submitted this request for Conditional Use Authorization to comply with the requirement.*

- C. Usable Open Space.** Planning Code Section 135 states that for residential uses, 300 square feet of usable open space per dwelling unit are required.

*The Project includes 300 square feet of private open space for each of the primary dwelling units in the roof decks located on the third floor. The accessory dwelling units will provide their open space in the rear yard. The remainder of the rear yard is devoted to the childcare play structure, this structure occupies both lots and provides a total of approximately 812 square feet of space. Therefore, the Project complies with the useable open space requirements.*

- D. Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

*The proposed dwelling units face either Ralston Street (60 feet in width) or an open area at the rear that complies with exposure requirements; therefore, all dwelling units meet dwelling unit exposure requirements.*

- E. Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit. Section 155.2 also requires a minimum of two bicycle parking spaces for a childcare facility.

*The Project includes two Class 1 bicycle parking spaces, one for each dwelling unit in the garages. The Project will provide two Class 1 bicycle parking spaces for the childcare facility in 446 Ralston Street.*

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

*The Project proposes three net new residential units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

- G. Rear Yard.** Planning Code Section 134 requires the subject lot to maintain a minimum rear yard equal

to 25 percent of the total lot depth. Although the current rear yard requirement in the RH-1 Zoning District is 30 percent of the total lot depth, the Project submitted the building permits prior to the effective date of the new legislation. Therefore, the previous rear yard requirements apply.

*The subject property is required to maintain a rear yard equal to 25 percent of the lot depth which is 25 feet. The Project will demolish an existing single-family home and construct two new homes, each with two units. The proposed housing project meets the 25 percent rear yard requirement, however, the proposed play structure for the childcare facility exceeds the permissions of the permitted obstructions under Section 136 and encroaches 16 feet 3 inches into the rear yard, thus a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2016-008743VAR.*

- H. **Front Setback.** Planning Code Section 131 requires legislated front setbacks along specific streets. The legislated setback requirement for Ralston Street is 6 feet 6 inches. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

*Based on the legislated setback requirement, the subject property is required to maintain a front setback of 6 feet 6 inches. The Project will construct two new dwelling units, setback back 6 feet 6 inches from the front lot line and install 32.5 square feet of landscaping and 81.25 square feet of permeable surface within each lot's front setback. Therefore, the Project meets the front setback requirements.*

- I. **Oceanview Large Residence Special Use District.** Planning Code Section 249.3 limits the size of development within the Oceanview neighborhood to protect neighborhood character and encourage appropriately sized infill housing. Section 249.3 limits the number of bedrooms in a new dwelling unit to 4, requires that the smallest unit be no less than 33% smaller than the largest unit and sets floor area ratio limits.

*The Project proposes two, four-bedroom dwelling units, and two one-bedroom accessory dwelling units. The accessory dwelling units are 60% and 52% of the size of the p units. The floor area ratio (FAR) outlined for single family homes with one accessory dwelling unit is 1.15 : 1, the proposed FAR for 446 Ralston is .96 : 1 and the proposed FAR for 448 Ralston is 1.1 : 1. Therefore, the Project complies with Section 249.3.*

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 size of the proposed homes is in keeping with the other homes on the block face. While the two lots have historically been occupied by a single-family home that occupies two lots, the Project proposes two homes that are of typical width seen on the block face. The existing State licensed in-home childcare facility will remain in the new Project and will continue to provide a much-needed service to the community. The childcare facility accommodates 13 or fewer children and therefore does not*



*require a transportation study.*

- 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 and bulk of the Project are in keeping with the neighborhood and consistent with the Residential Design Guidelines and will not be determinantal to the health, safety, or convenience of those residing or working in the area.*

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

*The Planning Code does not require vehicle parking or loading for single family homes. The Project will provide the maximum parking permitted, one vehicular space per lot. The Project will provide four bicycle parking spaces, one for each unit and two for the childcare facility. While the State licensed in-home childcare facility does generate additional traffic to the Project, the proposed use is designed to meet the needs of the immediate neighborhood. For childcare facilities accommodating 29 or fewer children, no transportation study is required.*

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

*The proposed use will not generate any noxious or offensive emissions such as noise, glare, dust and odor.*

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

*The Project will provide improvements to the existing landscaping, screening, and open space areas on the subject property.*

- 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 Neighborhood Commercial District.

*The proposed project is consistent with the stated purposes of RH-1 Districts in that the intended use provides sensitively designed infill housing that will maximum density and provide in-home*

*childcare to neighboring residents.*

- 8. Additional Findings Pursuant to Section 317 – Residential Demolition.** Planning Code Section 317(g)(5) establish criteria for the Planning Commission to consider when reviewing applications requesting to demolish Residential Units. On balance, the Planning Commission finds that the project is compliant with these criteria as follows:

- A. Whether the property is free of a history of serious, continuing Code violations;

*The Project will abate the existing Department of Building Inspection and Planning Department notices of violation and enforcement cases for work done without the benefit of a permit. This includes the children's play structure and some interior construction.*

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

*The single-family residence proposed to be demolished is owner occupied and is in a decent, safe, and sanitary condition.*

- C. Whether the property is an "historical resource" under CEQA;

*The existing building does not appear to be a historic resource under CEQA.*

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

*The Project will not cause a significant adverse impact any historic resources. The existing home is a Category C building, identified as not a historic resource.*

- E. Whether the project converts rental housing to other forms of tenure or occupancy;

*The single-family residence proposed to be demolished is owner occupied and there is no rental housing on site.*

- F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

*The Project includes the demolition of single-family home. Although this determination is the purview of the Rent Board, there is no evidence of an unauthorized unit or other factors that would suggest that the existing single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction.*

- G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

*The Project will demolish one residential unit which is currently owner occupied. The Project proposes four dwelling units resulting in a net gain of three dwelling units at the Project Site.*

- H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

*The replacement building compliments the neighborhood character by replacing an uncharacteristically wide lot with two appropriately scaled homes on two separated lots that complement the mass, scale, design, and materials of the neighborhood. The Project improves cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The Project would yield a net gain of three residential units to the City's housing stock.*

- I. Whether the project protects the relative affordability of existing housing;

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

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

*The Project includes a total of four dwelling units and is therefore not subject to the inclusionary affordable housing requirements of Section 415.*

- K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

*The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The Project proposes to take an underdeveloped site and redesign with two appropriately scaled single family homes each accommodating an accessory dwelling unit.*

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

*The Project includes two four -bedroom units and two one-bedroom accessory dwelling units, thereby increasing the number of family sized units on-site.*

- M. Whether the project creates new supportive housing;

*The Project will not create new supportive housing.*

- N. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

*The Project has been reviewed and found to be generally consistent with Residential Design Guidelines and will enhance the existing neighborhood character through the infill development of a building that is more consistent with the surrounding neighborhood context and scale. The overall massing and scale, relative building proportions and the materials and detailing exhibited are generally found to be compatible with the neighborhood context. The setback of the third floor matches the existing pattern*

*of three-story developments found on the block face. The Project provides visible street presence for all four dwelling unit entrances.*

- O. Whether the project increases the number of on-site Dwelling Units;

*The Project will increase the number of on-site dwelling units by three, from one existing dwelling unit to four dwelling units.*

- P. Whether the project increases the number of on-site bedrooms;

*The Project will increase the overall number of on-site bedrooms. Currently, there are only four bedrooms on-site. The Project will result in 10 total bedrooms.*

- Q. Whether or not the replacement project would maximize density on the subject lot;

*The RH-1 Zoning District has a maximum dwelling unit density of one unit per lot plus one accessory dwelling unit per lot, effectively two units per lot. The Project proposes two units per lot and will therefore maximum density on the subject lots.*

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

*There is no evidence to suggest that the existing single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The proposed new project will replace the existing four-bedroom single-family residence with two four-bedroom single family homes, each accommodating a one-bedroom accessory dwelling unit.*

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

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1**

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

**Policy 1.1**

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

**Policy 1.5**

Consider secondary units in community planning processes where there is neighborhood support and when other neighborhood goals can be achieved, especially if that housing is made permanently affordable to lower-income households.

Policy 1.6

Consider greater flexibility in number and size of units within established building envelopes in community-based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.10

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

**OBJECTIVE 2**

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

Policy 2.1

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

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Policy 2.6

Ensure housing supply is not converted to de facto commercial use through short-term rentals.

**OBJECTIVE 3**

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

Policy 3.3

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

Policy 3.5

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

**OBJECTIVE 4**

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

Policy 4.1

Promote housing for families with children in new development by locating multi-bedroom units near common open space and amenities or with easy access to the street; and by incorporating child-friendly amenities into common open and indoor spaces.

Policy 4.2

Encourage the remodeling of existing housing, for families with children.

**OBJECTIVE 11**

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

Policy 11.1

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

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.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

Policy 12.2

Consider the proximity of quality of life elements such as open space, childcare, and neighborhood services, when developing new housing units.

**TRANSPORTATION ELEMENT**

Objectives and Policies

**OBJECTIVE 25**

**IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.**

Policy 25.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 25.4:

Preserve pedestrian-oriented building frontages.

**OBJECTIVE 30:**

**PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.**

Policy 30.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1:**

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

Policy 1.2:

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

Policy 1.3:

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

**OBJECTIVE 3:**

**MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD DEVELOPMENT.**

Policy 3.1:

Promote harmony in visual relationships and transitions between new and older buildings.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*The Project provides much needed residential units within easy access to the City's transit network and commercial opportunities. The Project introduces a contextual architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project proposes to take two historically underdeveloped residential lots and maximize the density on site. The Project will demolish an existing single-family home that currently occupies two lots and construct four dwelling units, two on each lot. The scale of the Project is in keeping with the intentional of the residential zoning districts and the block face and neighborhood character. This proposal will assist in meeting the City's housing needs with three net new units. In addition, the Project proposes to retain a State licensed in home childcare facility. Childcare is a crucial need for the City as the supply of childcare facilities has not met the growing demand and affords residents the opportunity to live and work while supporting a family. The Project provides sufficient vehicle and bicycle parking and is also in proximity to ample public transportation. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*The project site does not possess any neighborhood-serving retail uses. The Project provides 4 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.*

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

*The project site includes one existing housing unit. The Project would provide 4 new dwelling units, thus resulting in an overall increase of 3 units in the neighborhood housing stock. In addition, the Project provides a state licensed in-home childcare facility which is a critical need for the community. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing, nor is any affordable housing proposed. The Project is designed to accommodate two new accessory dwelling units which will be subject to rent control.*

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



neighborhood parking.

*The Project Site is served by nearby public transportation options. The Project is located within walking distance of the 19<sup>th</sup> and Holloway M line muni station, the 29 bus line, the Ocean Avenue and Fairfield Way K line muni station, along with the 28 and 57 bus lines. The Project will provide one off site vehicle parking space for each home.*

- 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 does not include commercial office development. The Project does provide a State licensed in-home childcare facility which provides employment to residents of the City.*

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

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

- G. That landmarks and historic buildings be preserved.

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

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

*The Project does not affect any parks or open space.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2016-008743CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 11, 2021 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 January 21, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 21, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the demolition of an existing single-family home and the new construction of two single family homes, each accommodating an accessory dwelling unit located at 446-448 Ralston Street, Block 6995, and Lots 035 and 036 pursuant to Planning Code Section(s) **303 and 317** within the **RH-1** District, **Oceanview Large Residence** Special Use District and a **40-X** Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped "EXHIBIT B" included in the docket for Record No. **2016-008743CUAVAR** and subject to conditions of approval reviewed and approved by the Commission on **January 21, 2021** 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 **January 21, 2021** 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463,*

[www.sfplanning.org](http://www.sfplanning.org)

- 6. Additional Project Authorization.** The Project Sponsor must obtain a rear yard Variance pursuant to Planning Code Section 134 to permit the encroachment of the childcare play structure within the required rear yard of each of the lots. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

- 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 628.652.7528, [www.sfplanning.org](http://www.sfplanning.org)*

- 8. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7528, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 9. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 4 bicycle parking spaces (2 Class 1 spaces for the residential portion of the Project and 2 Class 1 spaces for the childcare facility portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Parking Maximum.** Pursuant to Planning Code Section 151 the Project shall provide no more than **two (2)** off-street parking spaces, one per lot.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Provisions

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7528, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 12. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

- 14. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and

telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org).*

Draft Motion  
January 21, 2021

RECORD NO. 2016-008743CUAVAR  
446-448 Ralston Street

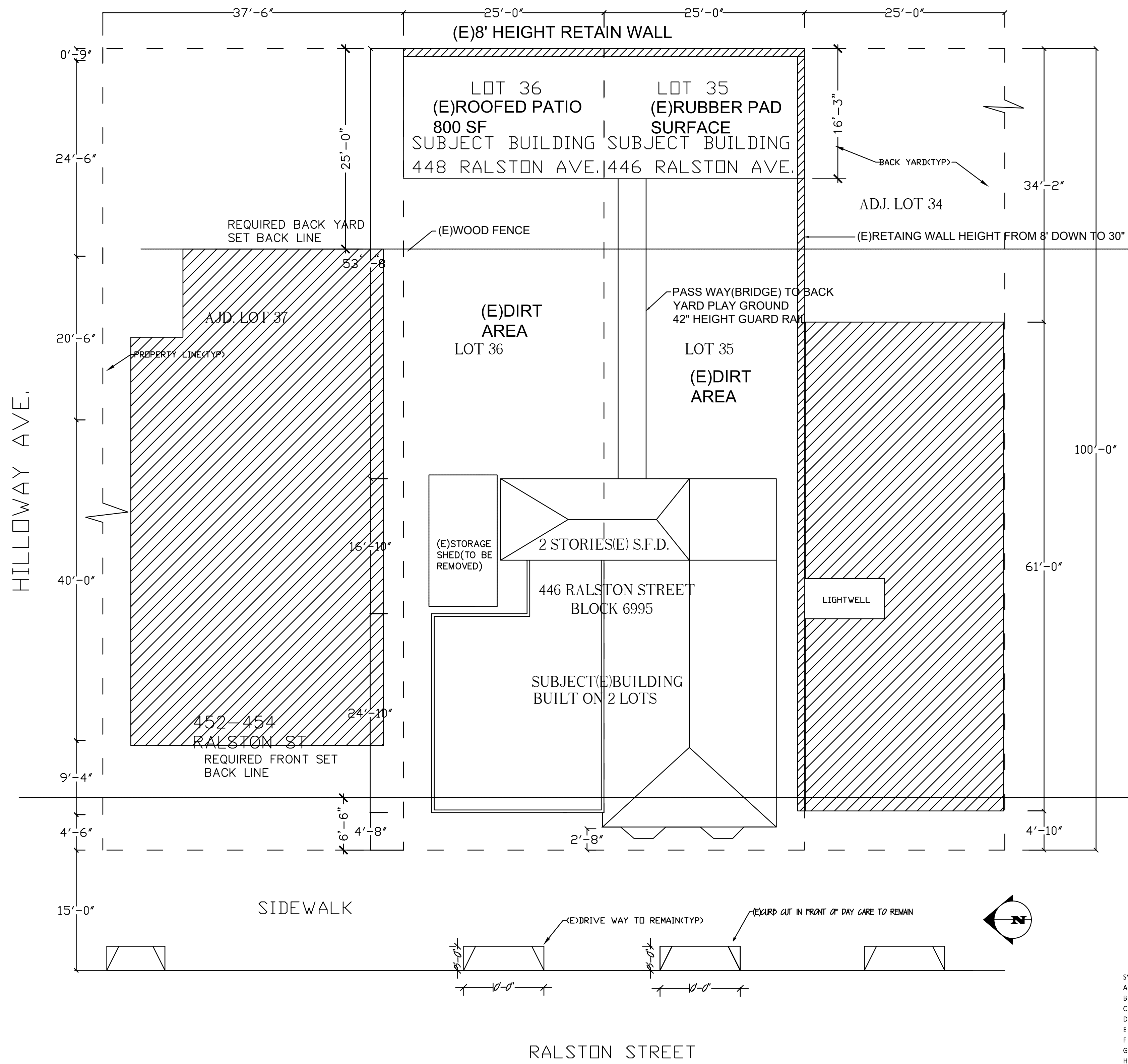
EXHIBIT B  
**Plans and Renderings**

Conditional Use Authorization /Variance

Case No. 2016-008743CUAVAR

446-448 Ralston Street





EXISTING SITE AND ROOF PLAN (AS BUILD)

SCALE: 1/8"=1'-0"

NOTES FOR NEW REMODEL BUILDING

GENERAL NOTES  
 ALL WORK TO BE PERFORMED SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.

THE EFFECTIVE CODES ARE AS FOLLOWS:  
 2013 CALIF. BLDG. CODE & S.F. AMENDMENTS  
 2013 CALIF. MECH. CODE & S.F. AMENDMENTS  
 2013 CALIF. PLMBG. CODE & S.F. AMENDMENTS  
 2013 CALIF. ELECTR. CODE & S.F. AMENDMENTS  
 2013 CALIF. ENERGY CODE.  
 2013 CALIF. FIRE CODE & S.F. AMENDMENTS

PROJECT DATA:  
 EXIST LOT SIZE:  
 446 RALSTON, APN: 6995-035 2500SF(NO CHANGE)  
 448 RALSTON, APN: 6995-036 2500SF(NO CHANGE)  
 EXIST # OF BED/BATH ROOMS:  
 446-448(SINGLE BUILDING) RALSTON, 4 BED ROOM, 2 BATH ROOMS.  
 PROPOSED:  
 446 RALSTON: 4 BED ROOMS, 1 OFFICES, 5 BATH+1/2 BATH, 1 ADU AT GROUND FLR  
 448 RALSTON: 4 BED ROOMS, 1 OFFICES, 5 BATH+1/2 BATH 1 ADU AT GROUND FLR  
 EXIST # OF UNIT:  
 446-448 RALSTON: 1 UNIT ON 2 LOTS  
 EXIST GARAGE PARKING: 1  
 PROPOSED PARKING: 1, UNITS: 2  
 EXIST BIKE PARKING: 0  
 PROPOSED BIKE PARKING: 446=3, 448=1  
 EXIST BACK YARD OPEN SPACE: 2700SF  
 PROPOSED BACKYARD OPEN SPACE: 625/UNIT  
 PROPOSED GRADING FOR FOUNDATION: 30 CU.YD  
 AS BUILD BACK YARD GRADING FOR RETAINING WALL: 50 CU. YD

EXCAVATION SOIL IN BACK YARD:  
 35 CUB. FT.(AS-BUILD)  
 446 WILL USE AS CHILD CARE+ADU  
 448 WILL USE FOR FAMILY UNIT+ ADU

DEMOLITION CALCULATION SHEET

SYMBOL	EXISTING LENGTH	STAY	DEMO	REMAINING LENGTH
A	21'-4"	21'-4"		21'-4"
B	21'-8"		21'-8"	
C	24'-10"	15'	9'-10"	15'
D	11'-11"		11'-11"	
E	6'-8"		6'-8"	
F	10'-2"		10'-2"	
G	17'		17'	
H	14'-6"		14'-6"	
I	43'-5"	43'-5"		43'-5"
TOTAL:		173 75'	98'	75'
PERCENTAGE OF DEMOLITION			98/173*100% 57%	75/173*100% 43%

vertical wall calculation	area(sq)	stay	to be demo
A	21'-4"x19'	404	404
B	21'-8"x19'	412	412
C	24'-10"x19'	470	285
D	11'-11"x19'	228	228
E	6'-8"x19'	60	60
F	10'-2"x19'	191	191
G	25'-6"x19'	466	466
H	10'-10"x19'	205	205
I	43'-5"x19'	826	826
total		3242	1515
percentage calculation			47%

BUILDING INFORMATION

SCOPE OF WORK  
 IT WILL BE A HOUSE DIVIDED INTO TWO HOUSES, AND AFTER THE SEPARATION EACH HOUSE WILL BE BUILT ON THEIR OWN LOT, EACH HOUSE WILL BE HORIZONTAL AND VERTICAL EXTENDED.  
 TOTAL AREA: 1. EXISTING BUILDING 2991SF.  
 446:  
 GND FLOOR TOTAL: 1460 SF  
 ADU 1152 SF  
 GARAGE: 308 SF  
 2ND FLOOR: 1500 SF  
 3RD FLOOR: 910 SF  
 FAR: 2410/2500=0.96  
 448:  
 GND FLOOR TOTAL: 1460 SF  
 ADU 1152 SF  
 GARAGE: 308 SF  
 2ND FLOOR: 1702 SF  
 3RD FLOOR: 1065 SF  
 FAR: 2767/2500=1.1  
 OWNER NAME: RAY CHEN  
 OWNER PHONE: 408-218-0632

INDEX

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A-1.0	PROPOSED FLOOR PLAN(446)
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A-2.3	ELEVATION DEMO
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A-3.2	SIDE ELEVATION
A-4.0	CROSS SECTION
A-4.1	CROSS SECTION
L-1	PROPOSED FRONT YARD LANDSCAPE

TITLE  
 (E)SITE PLAN AS-BUILD

APPLICATION NO.

E K Y BUILDER INC.  
 ENGINEERING CONTRACTOR  
 4527 LINCOLN WAY.  
 SAN FRANCISCO, CA. 94122  
 TEL: (415) 678-7413

446-448 RALSTON STREET  
 SAN FRANCISCO, CA,

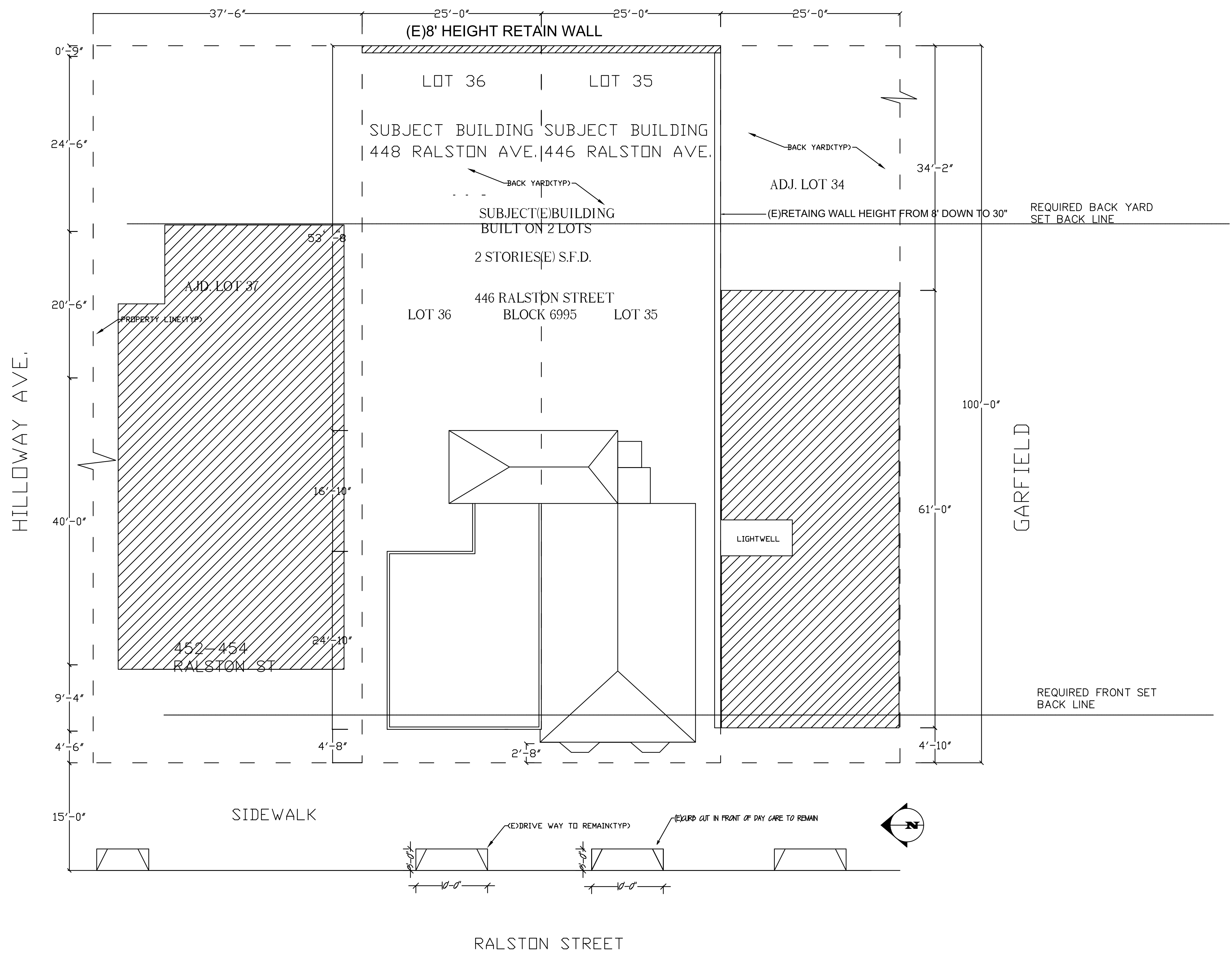
REV 01-11-2021

DATE 02-01-16

SCALE AS NOTED

DRAWN Edmund Yip

SHEET JOB  
 A-0  
 SHEETS



EXISTING SITE AND ROOF PLAN (BEFORE CHILD CARE)

SCALE: 1/8"=1'-0"

TITLE  
(E) SITE PLAN  
BEFORE CHILD  
CARE

APPLICATION  
NO.

E. K. Y. BUILDER INC.  
ENGINEERING CONTRACTOR  
4527 LINCOLN WAY.  
SAN FRANCISCO, CA. 94122  
TEL: (415) 678-7413

446-448 RALSTON STREET  
SAN FRANCISCO, CA,

REV 01-11-2021  
DATE 02-01-16  
SCALE AS NOTED  
DRAWN Edmund Yip

SHEET  
JOB  
A-0.1  
SHEETS

LEGEND:

- EXISTING EXTERIOR WALL TO REMAIN
- PERMEABLE SURFACE AREA
- 1-5 GAL BRUSHES(WATER CONSERVATIVE PLANTS)
- 15GAL/24" DIA. TREE(LOW WATER PLANTS)
- LANDSCAPE AREA

FRONT YARD CALCULATION:

REQUIRED FRONT YARD AREA:  $6.5 \times 50 = 325$  SF

REQUIRED LANDSCAPE AREA(20%):  $325 \times 0.2 = 65$  SF

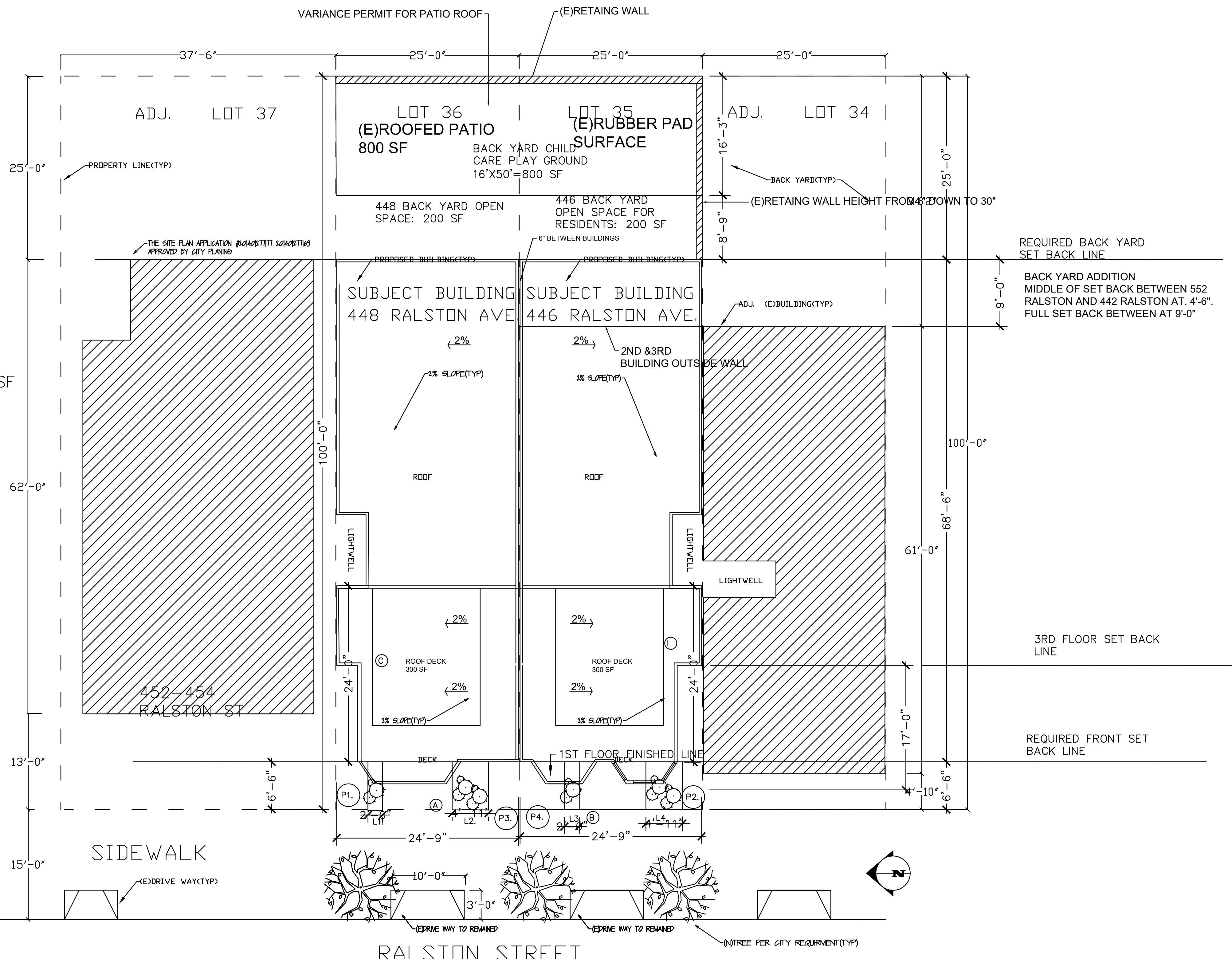
REQUIRED PERMEABLE AREA(50%):  $325 \times 0.5 = 162.5$  SF

448 FRONT YARD AREA:  
 FRONT YARD:  $6.5 \times 25 = 162.5$  SF  
 P1:  $6.5 \times 5 = 32.5$  SF  
 P3:  $6.5 \times 5 = 32.5$  SF  
 L1:  $2 \times 6.5 = 13$  SF  
 L2:  $5 \times 6.5 = 32.5$  SF  
 PERMEABLE AREA:  $P1 + P3 = 64.5$  SF = 40%  
 LANDSCAPE AREA:  $L1 + L2 = 45.5$  SF = 28%  
 PERMEABLE+LANDSCAPE AREA:  
 $L1 + L3 + P1 + P3 = 102$  SF = 68%

BACK YARD AREA:  
 BACK YARD OPEN SPACE FOR RESIDENTS: 325 SF  
 BACK YARD CHILD CARE PLAY GROUND  $12' \times 25' = 300$  SF

446 FRONT YARD AREA:  
 FRONT YARD:  $6.5 \times 25 = 162.5$  SF  
 P2:  $3 \times 6.5 = 19.5$  SF  
 P4:  $6 \times 6.5 = 39$  SF  
 L3:  $2 \times 6.5 = 13$  SF  
 L4:  $5 \times 6.5 = 32.5$  SF  
 PERMEABLE AREA:  $P2 + P4 = 48.5$  SF = 30%  
 LANDSCAPE AREA:  $L3 + L4 = 45.5$  SF = 28%  
 PERMEABLE+LANDSCAPE AREA:  
 $L3 + L4 + P2 + P4 = 94$  SF = 58%

BACK YARD AREA:  
 $25 \times 25 = 625$  SF  
 BACK YARD OPEN SPACE FOR RESIDENTS: 325 SF  
 BACK YARD CHILD CARE PLAY GROUND  $12' \times 25' = 300$  SF



PROPOSED SITE/ROOF PLAN

SCALE  $\frac{1}{8}" = 1'-0"$

TITLE  
 PROPOSED  
 SITE PLAN

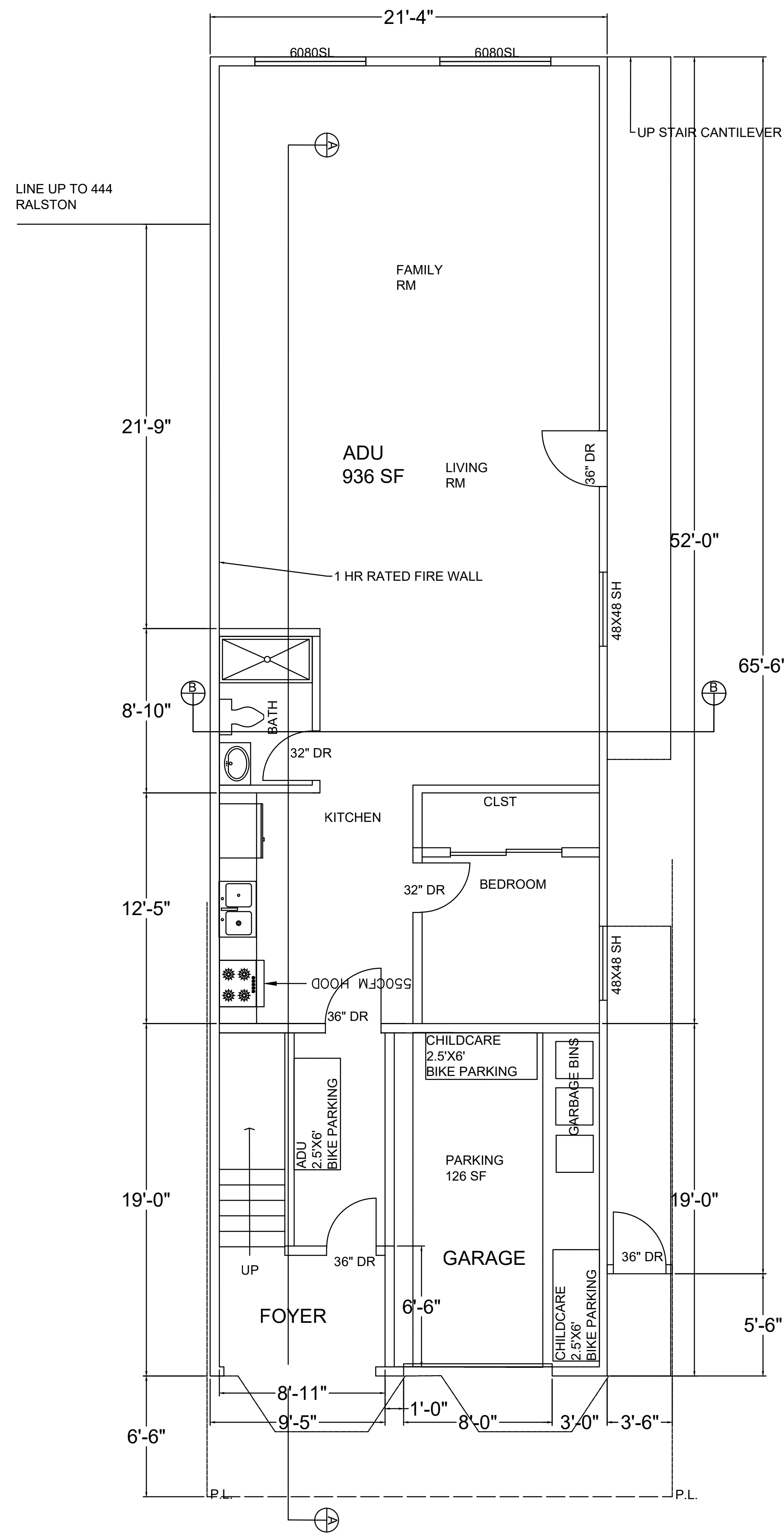
APPLICATION NO.

E. K. Y. BUILDER INC.  
 ENGINEERING CONTRACTOR  
 4527 LINCOLN WAY.  
 SAN FRANCISCO, CA. 94122  
 TEL: (415) 678-7413

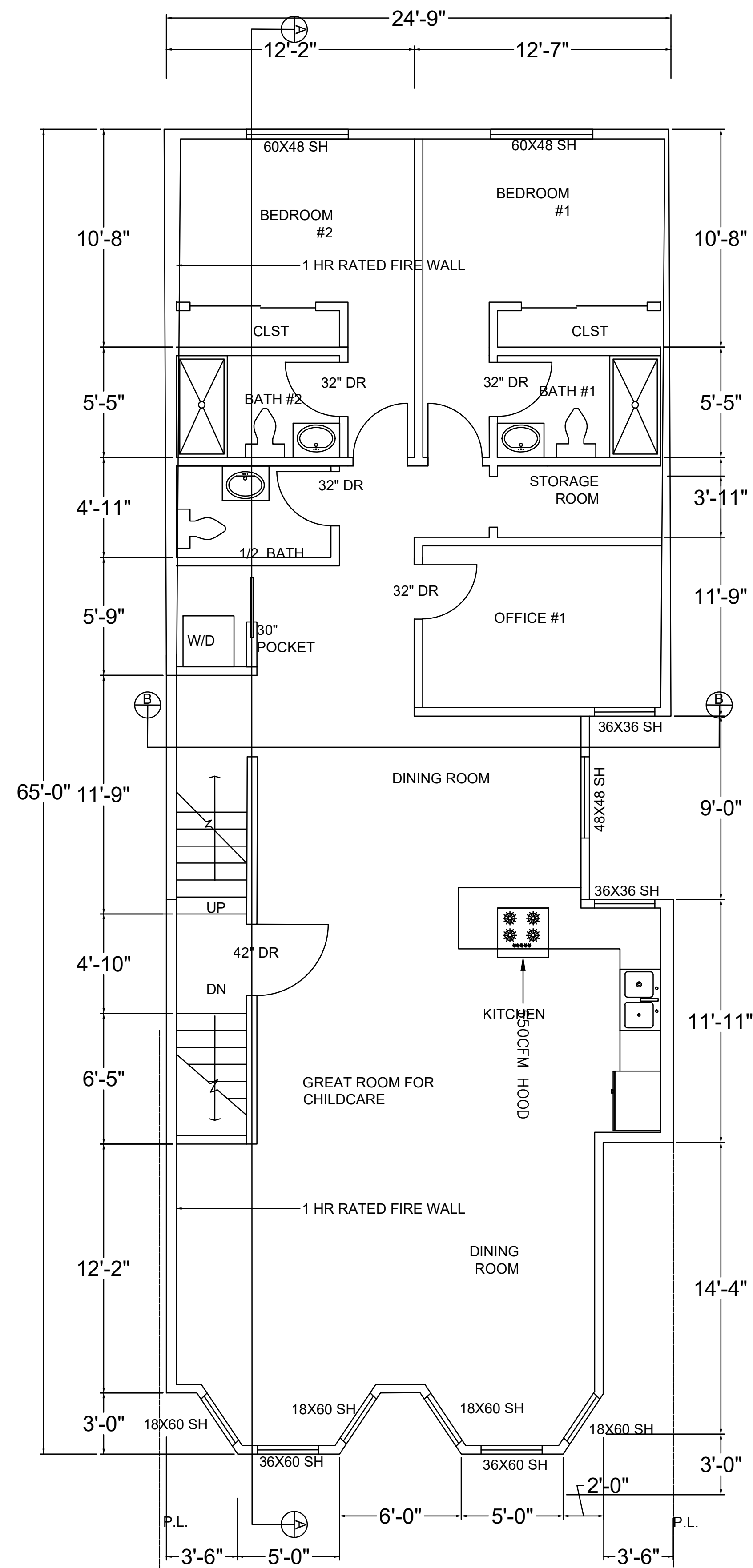
446-448 RALSTON STREET  
 SAN FRANCISCO, CA,

REV 01-11-2021  
 DATE 02-01-16  
 SCALE AS NOTED  
 DRAWN Edmund Yip

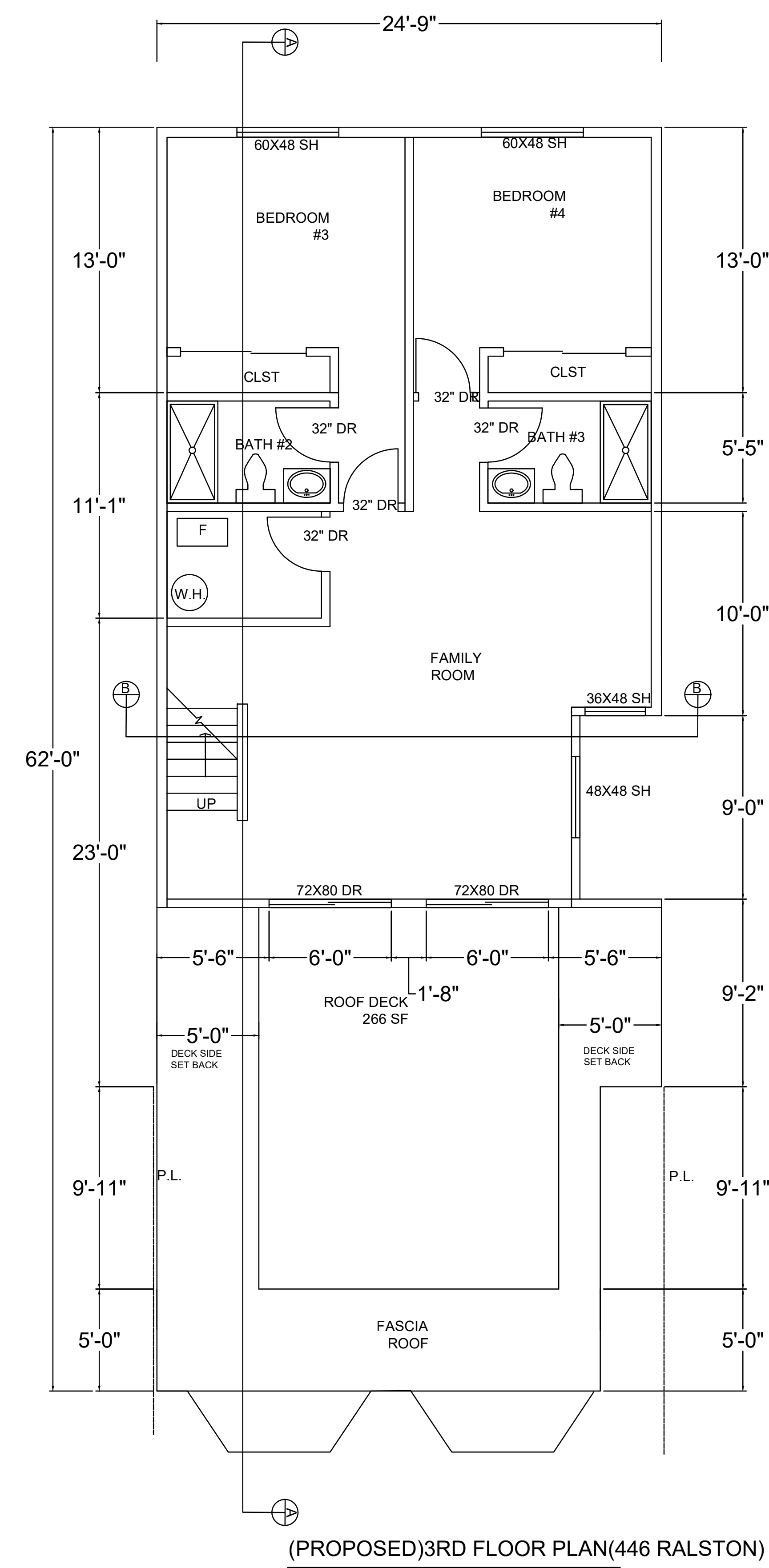
SHEET JOB  
**A-0.2**  
 OF SHEETS



(PROPOSED) 1ST FLOOR PLAN (446 RALSTON)  
SCALE: 1/4"=1'-0"



(PROPOSED) 2ND FLOOR PLAN (446 RALSTON)  
SCALE: 1/4"=1'-0"



(PROPOSED) 3RD FLOOR PLAN (446 RALSTON)  
SCALE: 1/4"=1'-0"

DRAWN BY:  
EDMUND K Y

SHEET TITLE  
NEW FLOOR PLAN

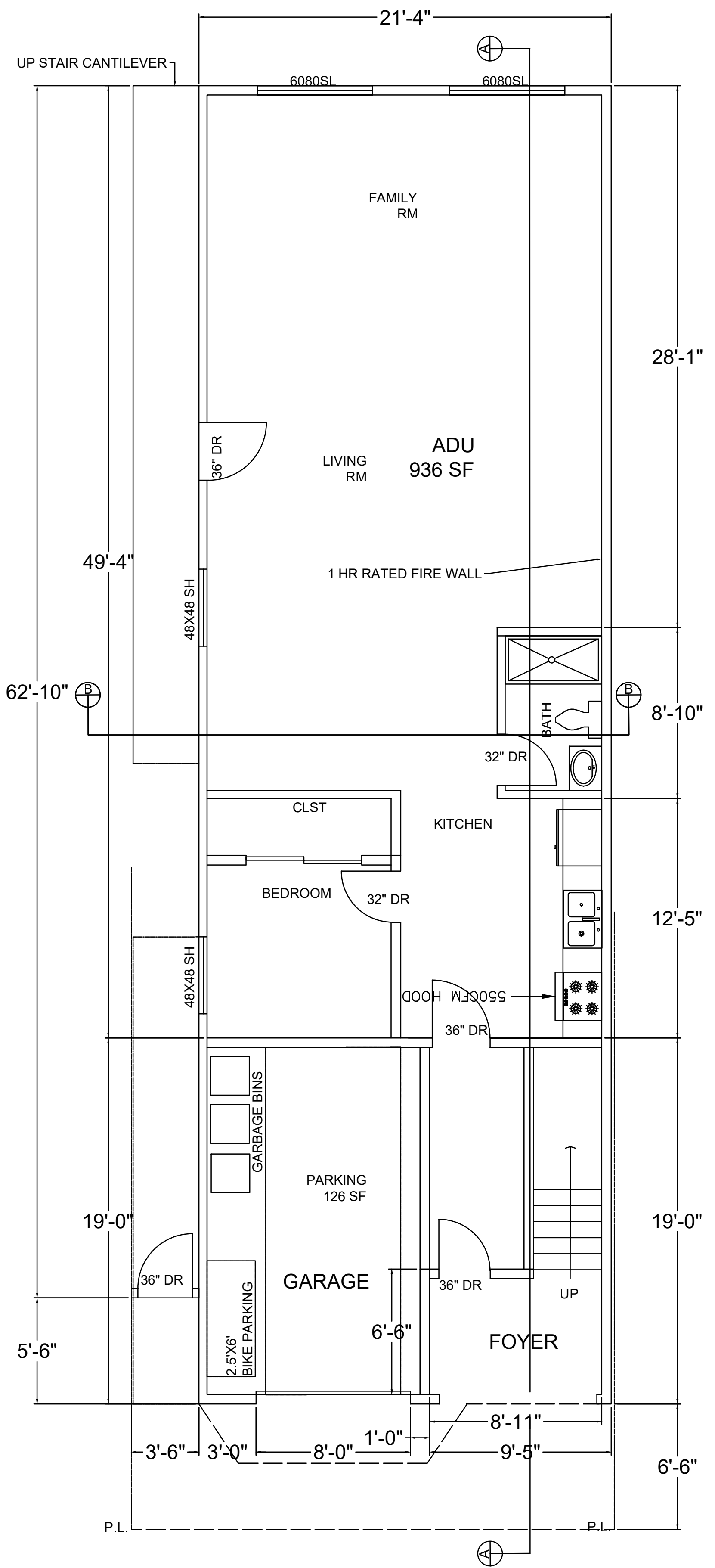
E K Y BUILDER INC.  
4527 LINCOLN WAY  
SAN FRANCISCO, CA. 94121  
415-678-7413

446 RALSTON STREET  
SAN FRANCISCO, CA.

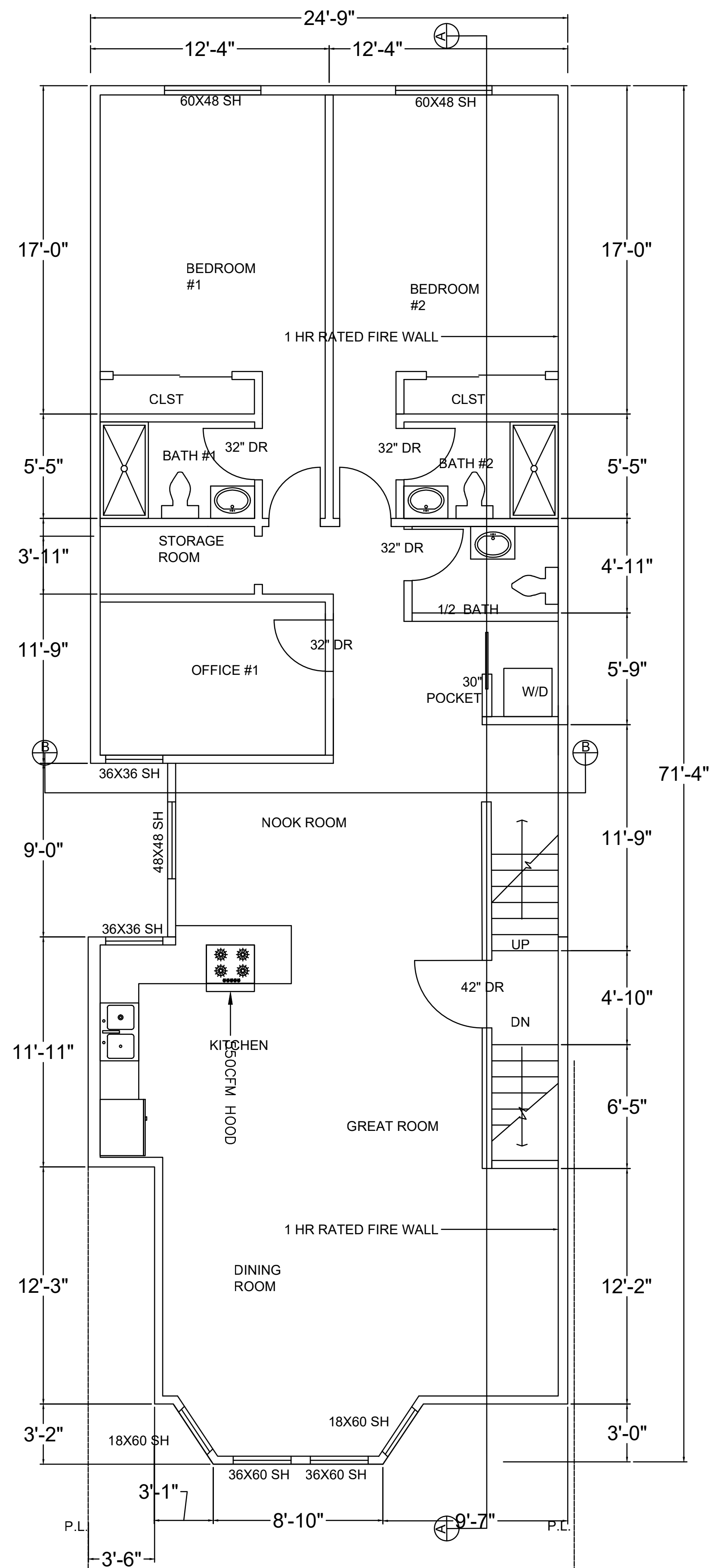
REVISIONS

REV 01-11-2021  
DATE  
SCALE AS NOTED  
DRAWN E.K.Y.  
JOB  
SHEET

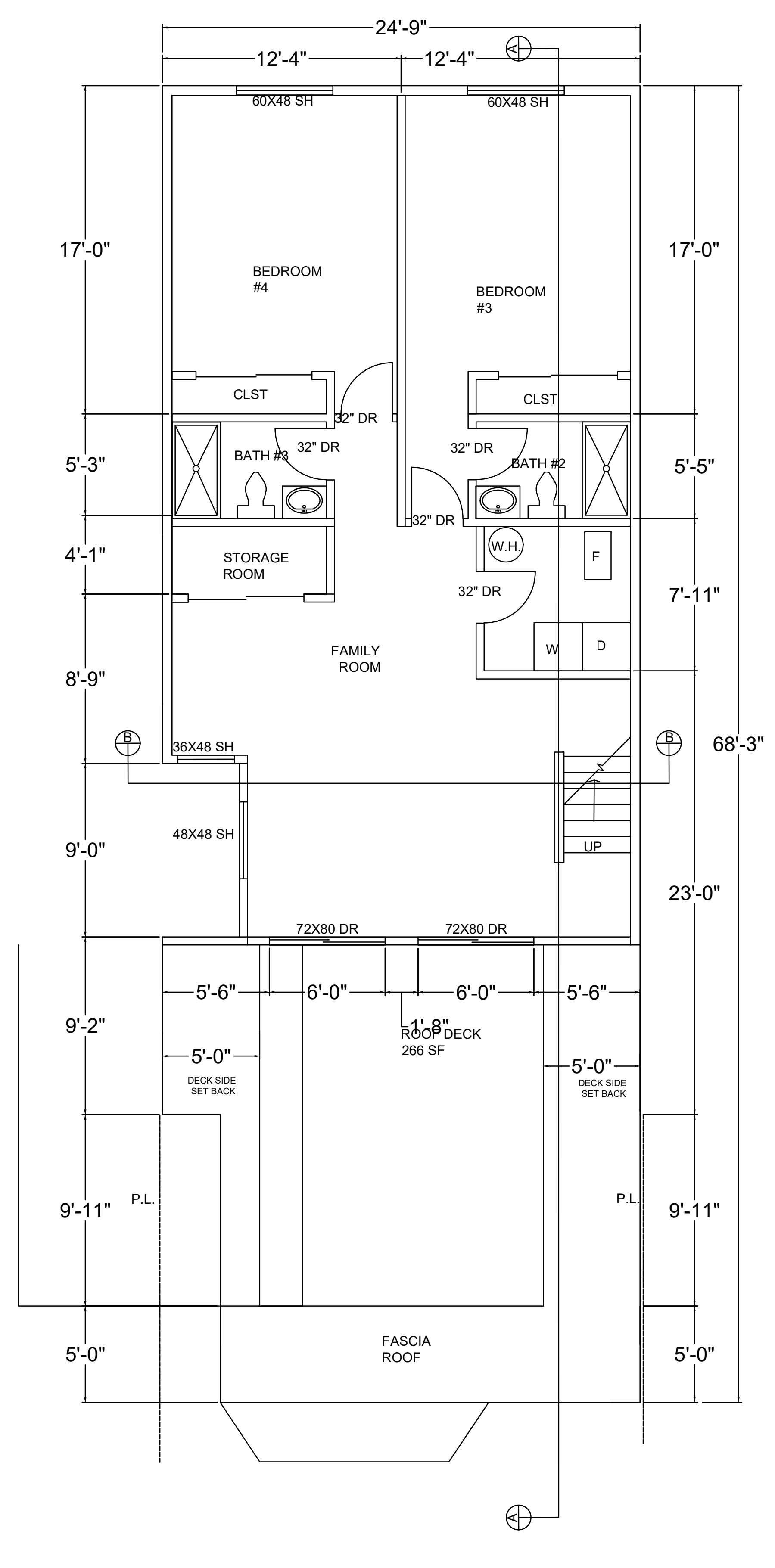
A-1.0



(PROPOSED) 1ST FLOOR PLAN (448 RALSTON)  
SCALE: 1/4"=1'-0"



(PROPOSED) 2ND FLOOR PLAN (448 RALSTON)  
SCALE: 1/4"=1'-0"



(PROPOSED) 3RD FLOOR PLAN (448 RALSTON)  
SCALE: 1/4"=1'-0"

DRAWN BY:  
EDMUND K YIP

SHEET TITLE  
NEW FLOOR PLAN

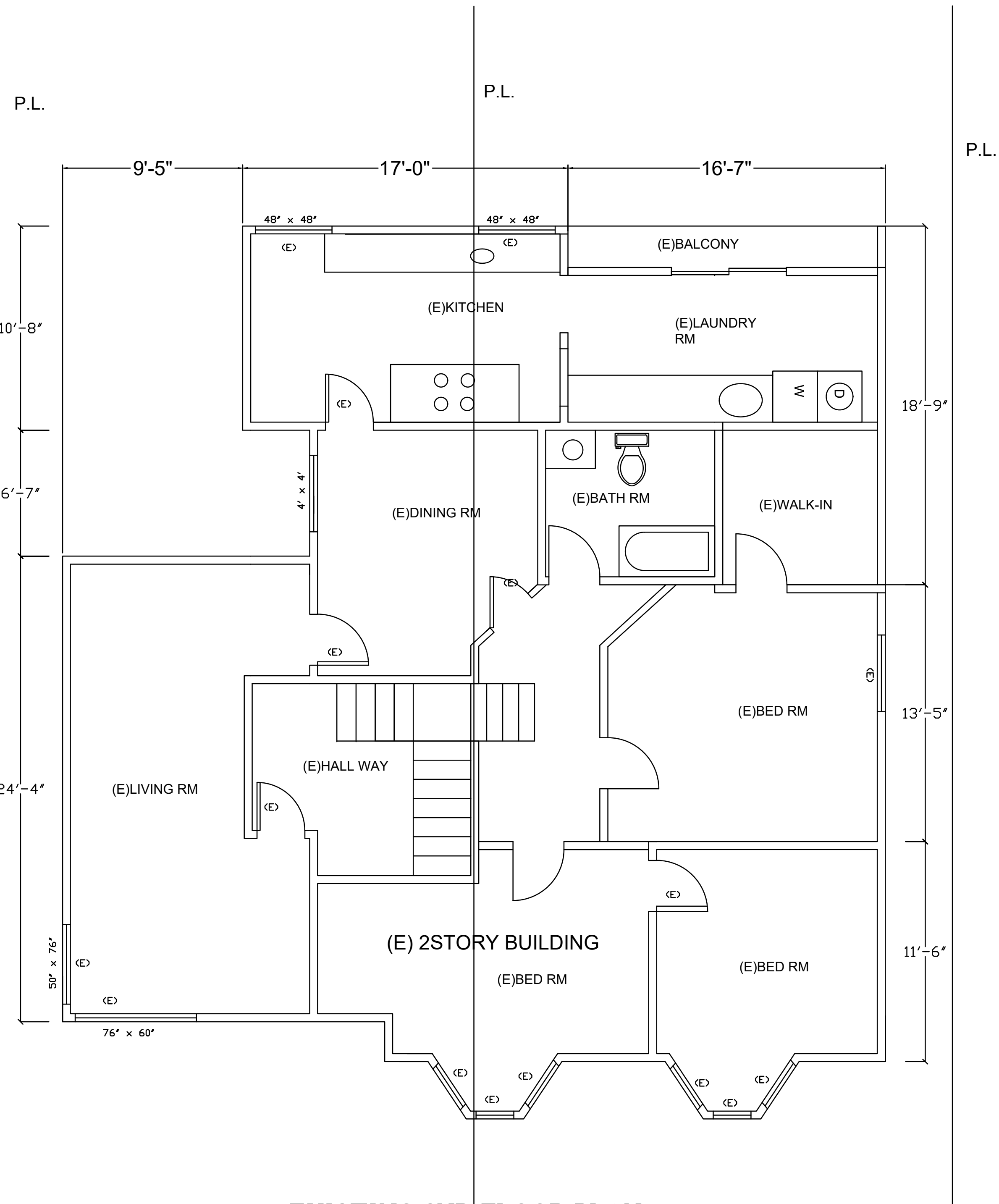
E K Y BUILDER INC.  
4527 LINCOLN WAY  
SAN FRANCISCO, CA. 94121  
415-678-7413

448 RALSTON STREET  
SAN FRANCISCO, CA.

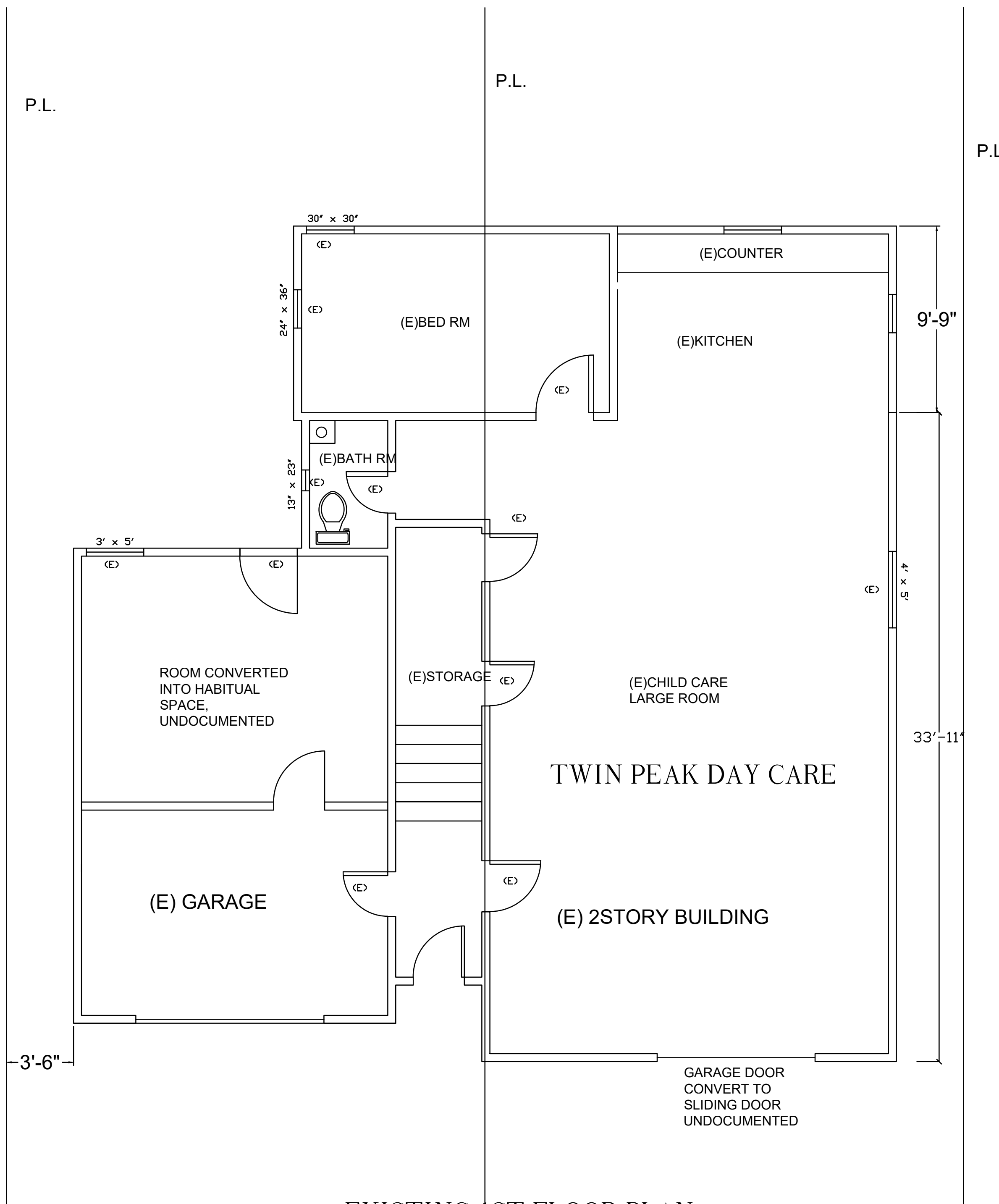
REVISIONS	
REV	01-11-2021
DATE	
SCALE	AS NOTED
DRAWN	E.K.Y.
JOB	
SHEET	

A-1.1

NOTICE  
 1) ALL FLOOR JOIST TO REMAIN  
 2) ALL CEILING JOIST TO REMAIN  
 3) FRONT WALL TO REMAIN



EXISTING 2ND FLOOR PLAN  
 SCALE 1/4"=1'-0"  
 (AS-BUILD)



EXISTING 1ST FLOOR PLAN  
 SCALE 1/4"=1'-0"  
 (AS-BUILD)

DRAWN BY:  
 EDMUND K YIP

SHEET TITLE  
 EXISTING FLOOR PLAN

E K Y BUILDER INC.  
 4527 LINCOLN WAY  
 SAN FRANCISCO, CA. 94121  
 415-678-7413

446 RALSTON STREET  
 SAN FRANCISCO, CA.

REVISIONS

REV 01-11-2021

DATE

SCALE AS NOTED

DRAWN E.K.Y.

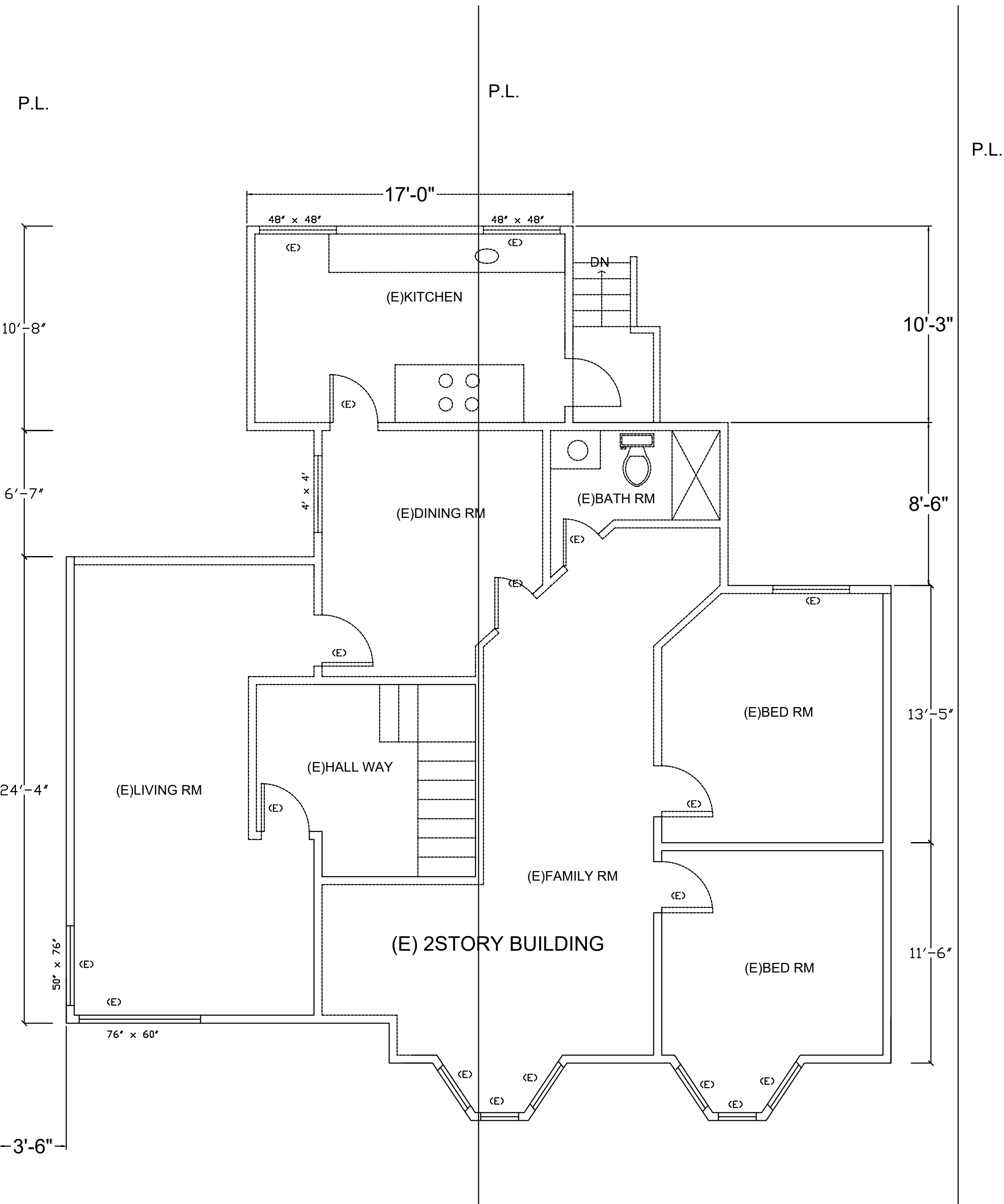
JOB

SHEET

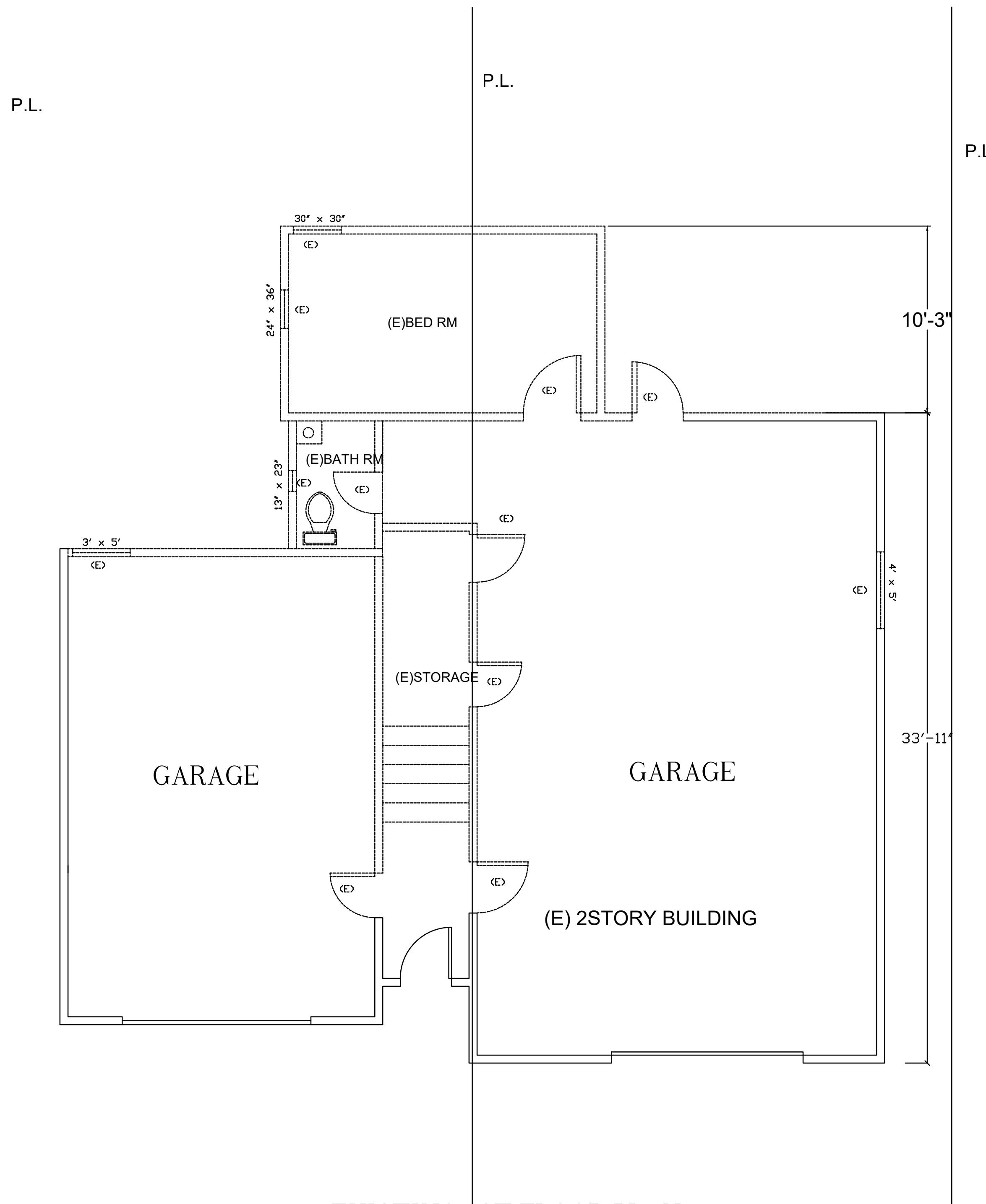
A-1.2

SHEETS

NOTICE  
 1) ALL FLOOR JOIST TO REMAIN  
 2) ALL CEILING JOIST TO REMAIN  
 3) FRONT WALL TO REMAIN



EXISTING 2ND FLOOR PLAN  
 SCALE 1/4"=1'-0"  
 (E)2ND FLOOR PLAN BEFORE  
 CHILDCARE



EXISTING 1ST FLOOR PLAN  
 SCALE 1/4"=1'-0"  
 (E)GROUND FLOOR PLAN BEFORE  
 CHILDCARE

DRAWN BY:  
 EDMUND K YIP

SHEET TITLE

(E)PLAN BEFORE  
 CHILDCARE

E K Y BUILDER INC.

4527 LINCOLN WAY  
 SAN FRANCISCO, CA 94121  
 415-678-7413

446 RALSTON STREET  
 SAN FRANCISCO, CA.

REVISIONS

REV 01-11-2021

DATE

SCALE AS NOTED

DRAWN E.K.Y.

JOB

SHEET

A-1.3

NOTICE  
 1) ALL FLOOR JOIST TO REMAIN  
 2) ALL CEILING JOIST TO REMAIN  
 3) FRONT WALL TO REMAIN

DRAWN BY:  
 EDMUND K YIP

SHEET TITLE  
 EXISTING FLOOR PLAN  
 (AS-BUILD)

E K Y BUILDER INC.  
 4527 LINCOLN WAY  
 SAN FRANCISCO, CA. 94121  
 415-678-7413

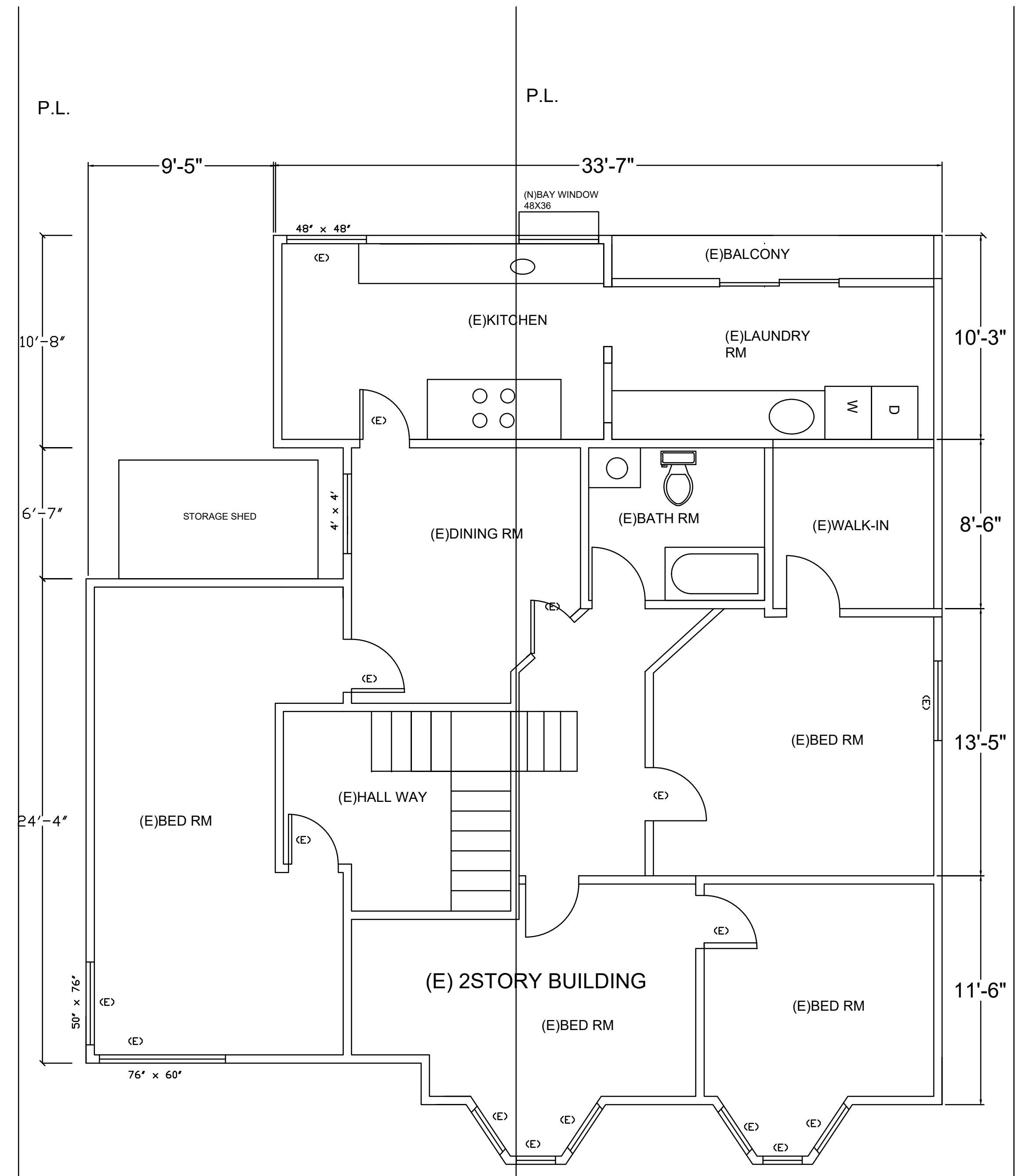
446 RALSTON STREET  
 SAN FRANCISCO, CA.

REVISIONS

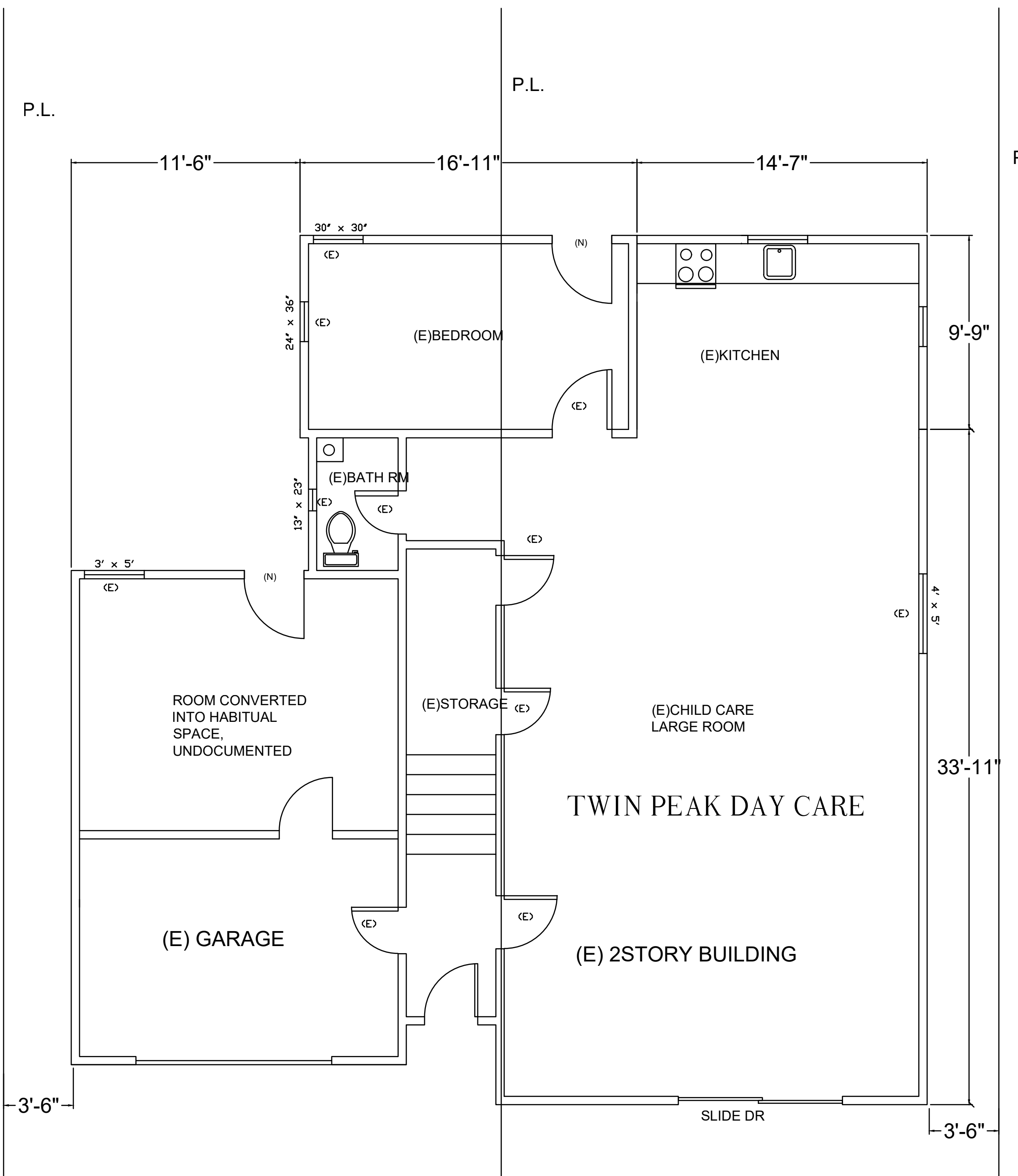
REV	01-11-2021
DATE	
SCALE	AS NOTED
DRAWN	E.K.Y.
JOB	
SHEET	

A-2

SHEETS





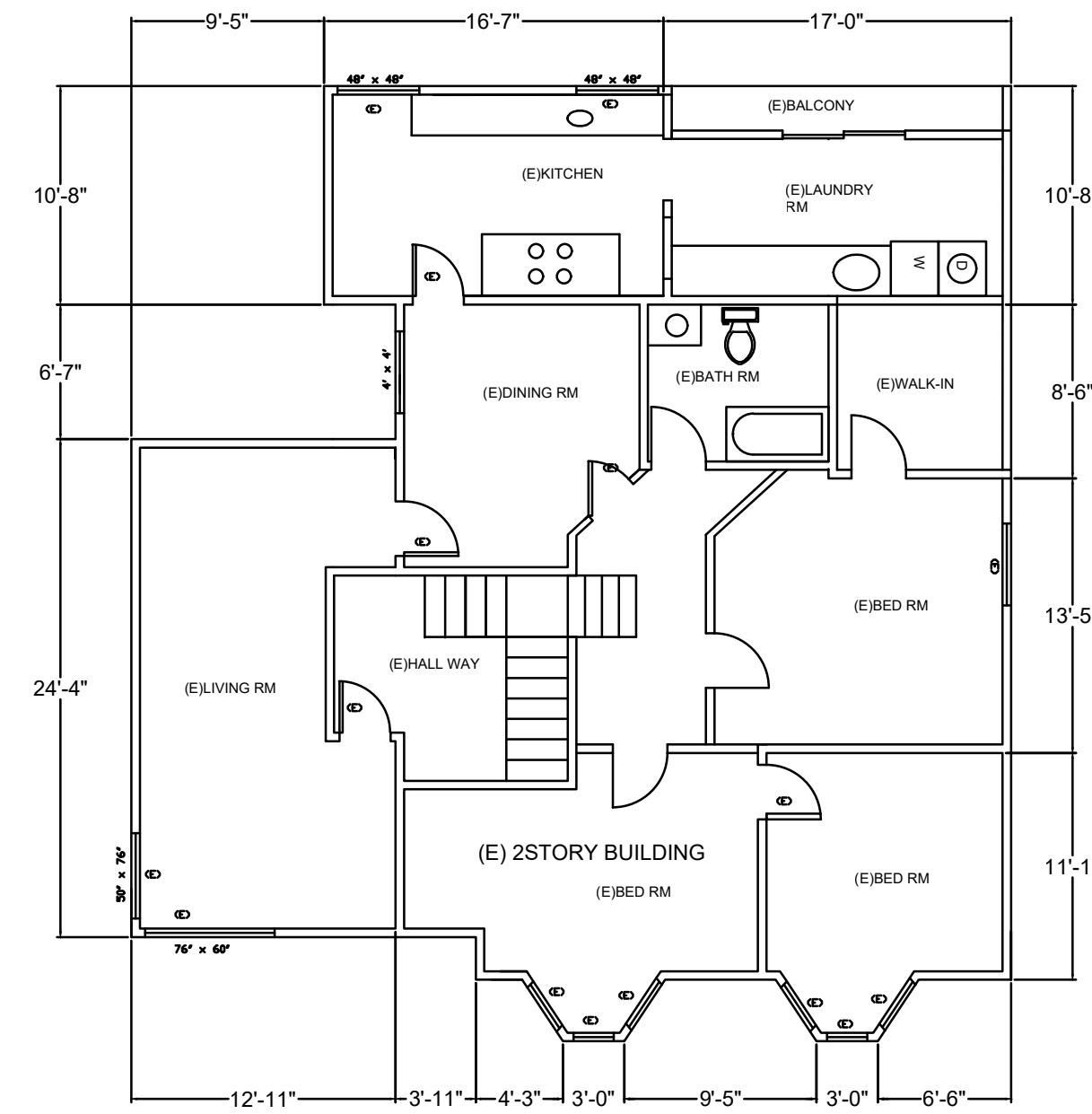
EXISTING 2ND FLOOR PLAN  
 SCALE 1/4"=1'-0"  
 (AS-BUILD)



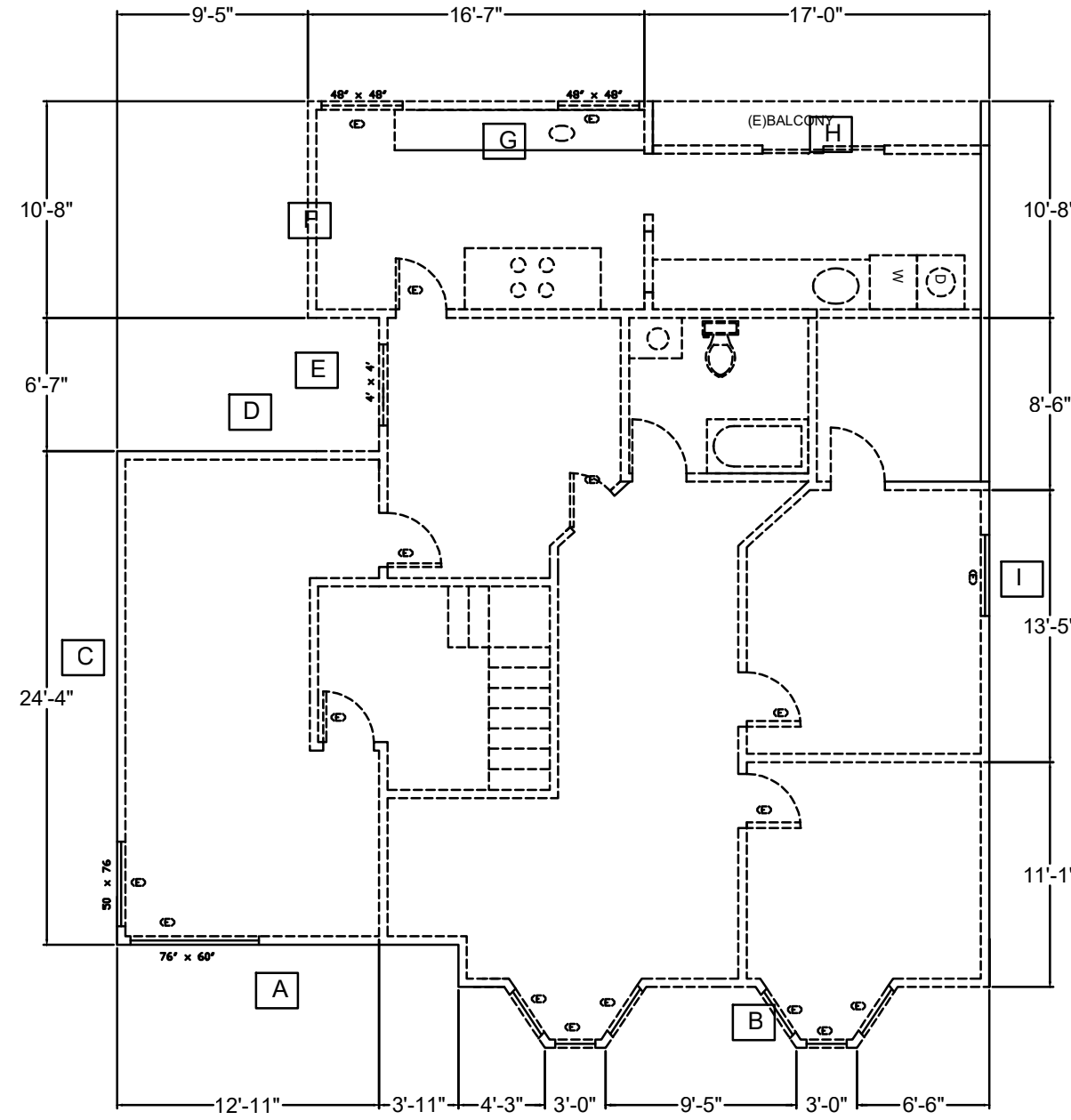
EXISTING 1ST FLOOR PLAN  
 SCALE 1/4"=1'-0"  
 (AS-BUILD)



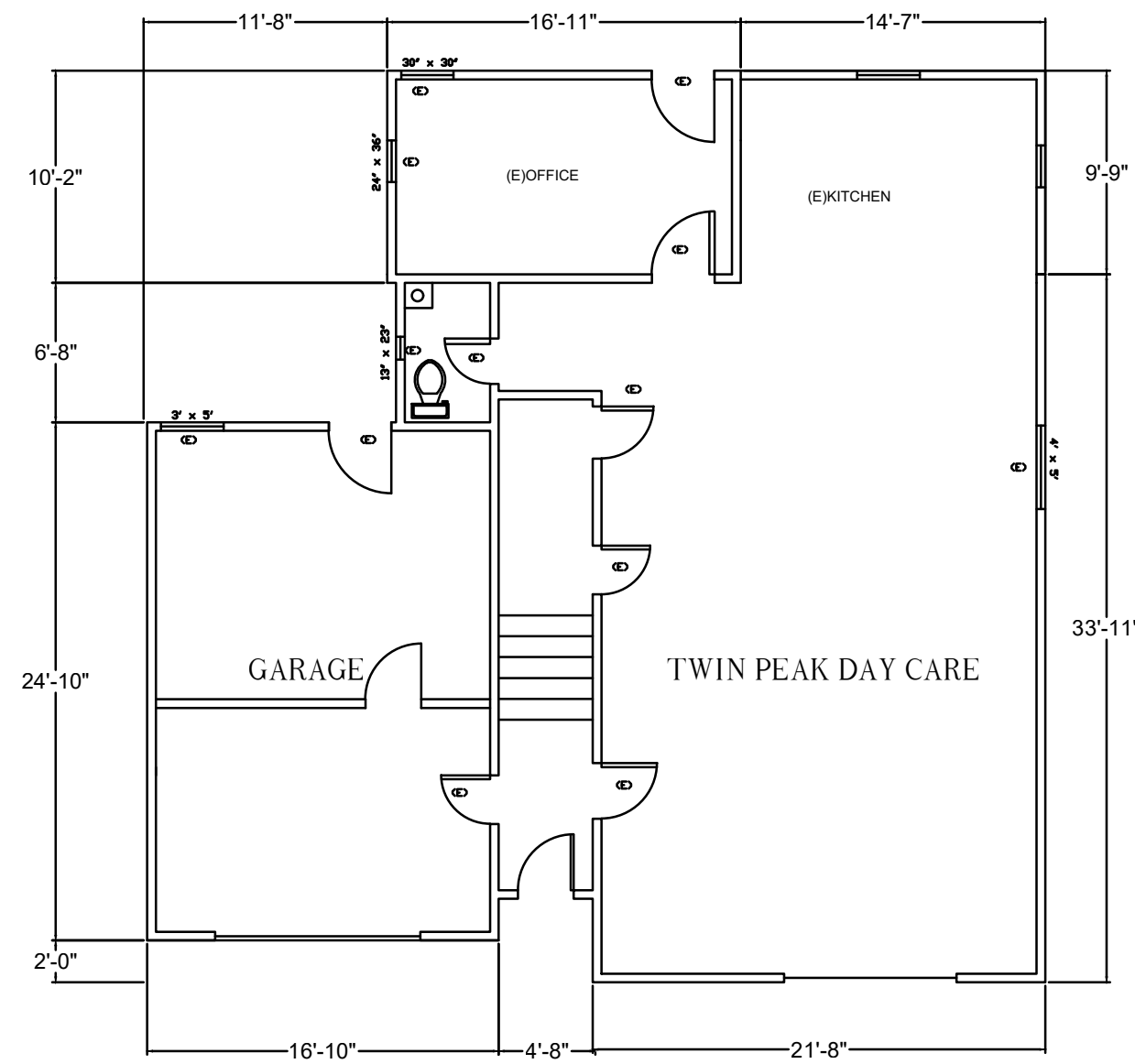
LEGEND:  
 WALL TO REMAIN   
 WALL TO REMOVE 



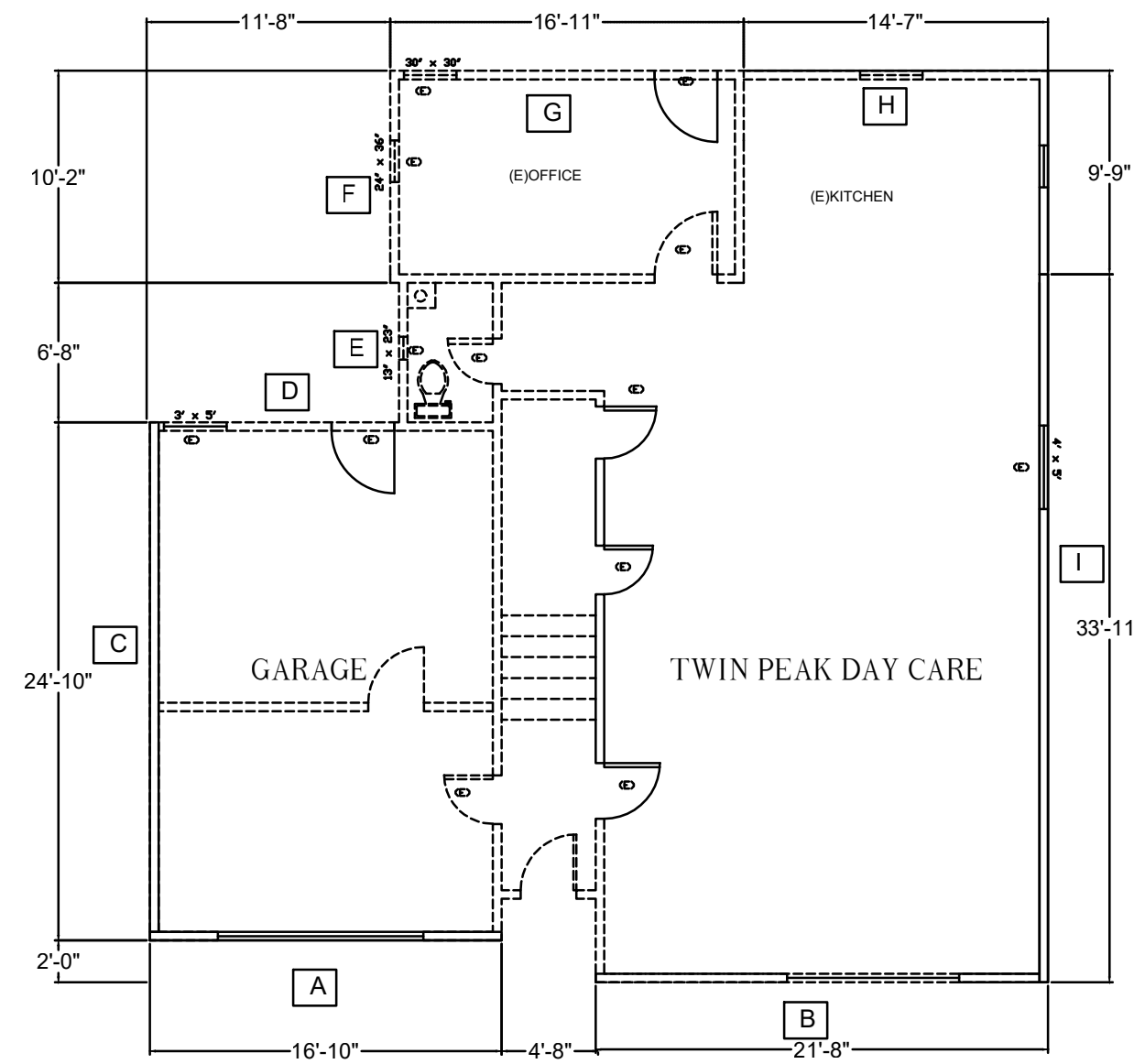
EXISTING 2ND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



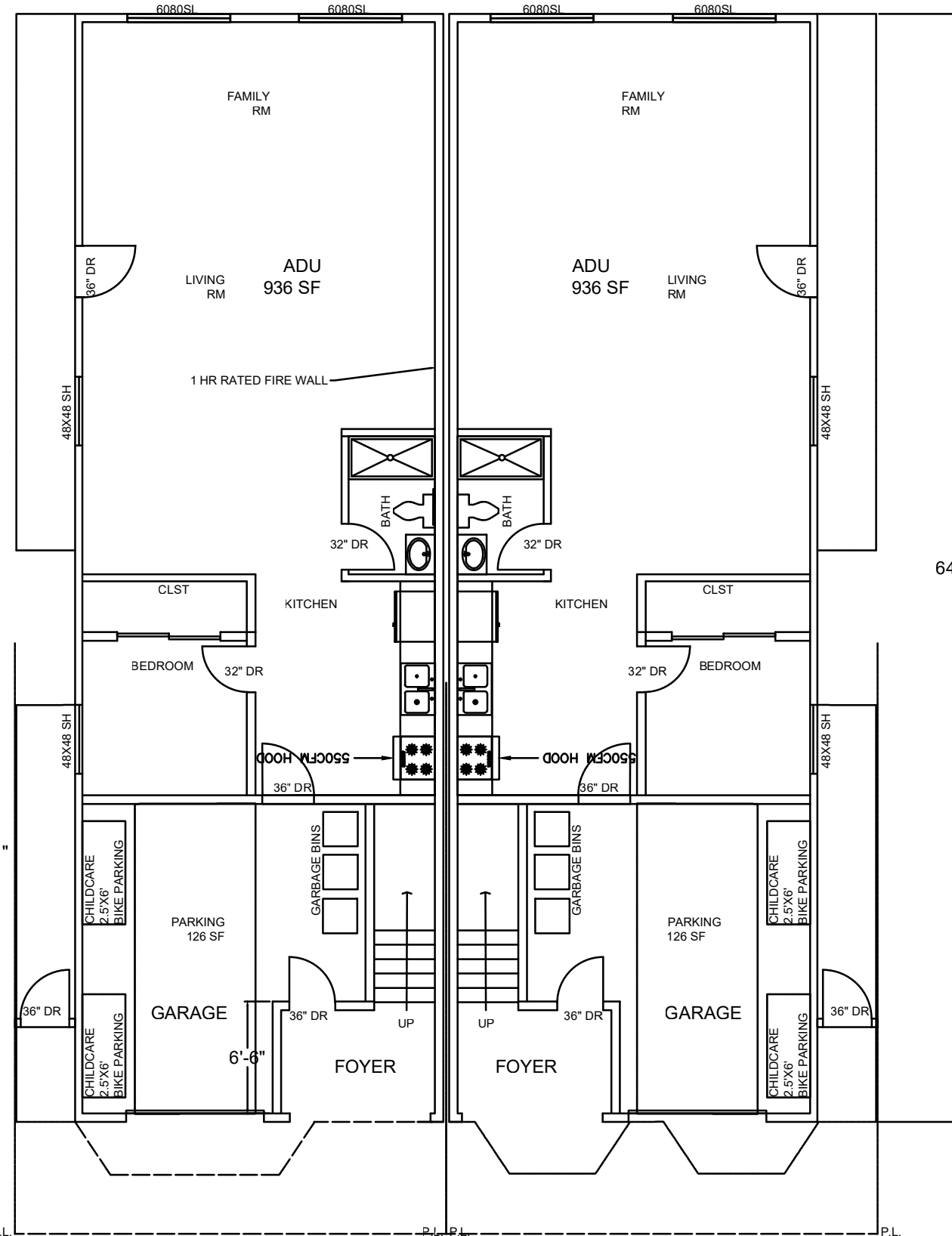
DEMO 2ND FLOOR PLAN  
 SCALE: 1/8"=1'-0"



EXISTING 1ST FLOOR PLAN  
 SCALE: 1/8"=1'-0"



DEMO 1ST FLOOR PLAN  
 SCALE: 1/8"=1'-0"



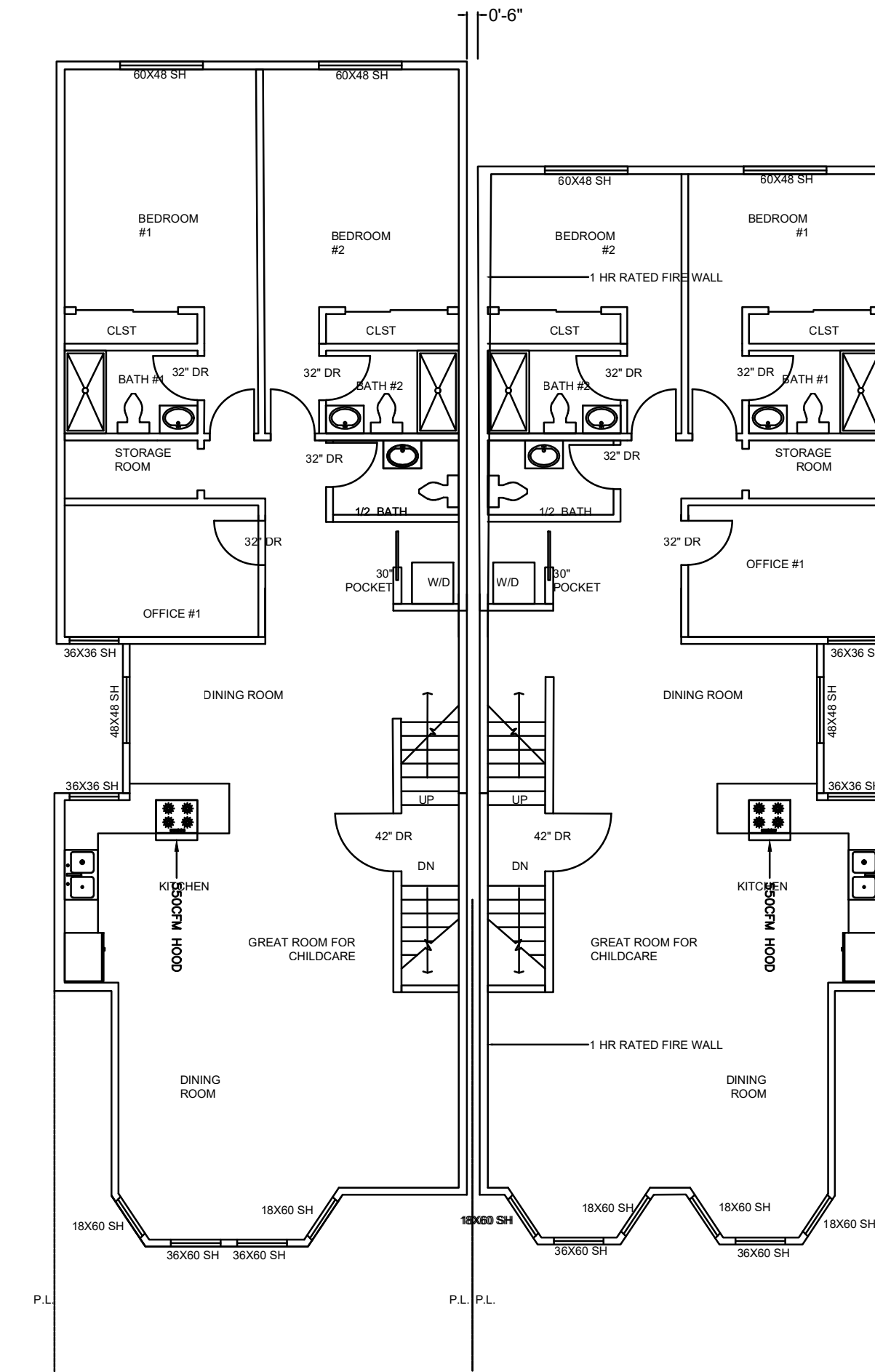
(PROPOSED) 1ST FLOOR PLAN  
 SCALE: 1/8"=1'-0"

DEMOLITION CALCULATION SHEET

SYMBOL	EXISTING LENGTH	STAY	DEMO	REMAINING LENGTH
A	21'-4"			21'-4"
B	21'-8"		21'-8"	
C	24'-10"	15'	9'-10"	15'
D	11'-11"		11'-11"	
E	6'-8"		6'-8"	
F	10'-2"		10'-2"	
G	17'		17'	
H	14'-6"		14'-6"	
I	43'-5"	43'-5"		43'-5"

TOTAL: 173 75' 98' 75'  
 PERCENTAGE OF DEMOLITION 98/173\*100% 75/173\*100%  
 57% 43%

vertical wall calculation	area(s) stay	to be demo
A	21'-4"x19'	404
B	21'-8"x19'	412
C	24'-10"x19'	470
D	11'-11"x19'	228
E	6'-8"x19'	60
F	10'-2"x19'	191
G	23'-6"x19'	446
H	10'-10"x19'	205
I	43'-5"x19'	826
total	3242	1515
percentage calculation		47%
		53%



(PROPOSED) 2ND FLOOR PLAN  
 SCALE: 1/8"=1'-0"

DRAWN BY:  
 EDMUND K YIP

INTERIOR WALL DEMO PLAN  
 EXISTING FLOOR PLAN  
 PROPOSED FLOOR PLAN

E K Y BUILDER INC.

4527 LINCOLN WAY  
 SAN FRANCISCO, CA. 94121  
 415-678-7413

446 RALSTON STREET  
 SAN FRANCISCO, CA.

REVISIONS

REV	DATE
01-11-2021	
SCALE AS NOTED	
DRAWN E.K.Y.	
JOB	
SHEET	

A-2.1

DRAWN BY:  
EDMUND K YIP

HORIZONTAL DEMO PLAN  
EXISTING FLOOR PLAN  
PROPOSED FLOOR PLAN

E K Y BUILDER INC.  
4527 LINCOLN WAY  
SAN FRANCISCO, CA. 94121  
415-678-7413

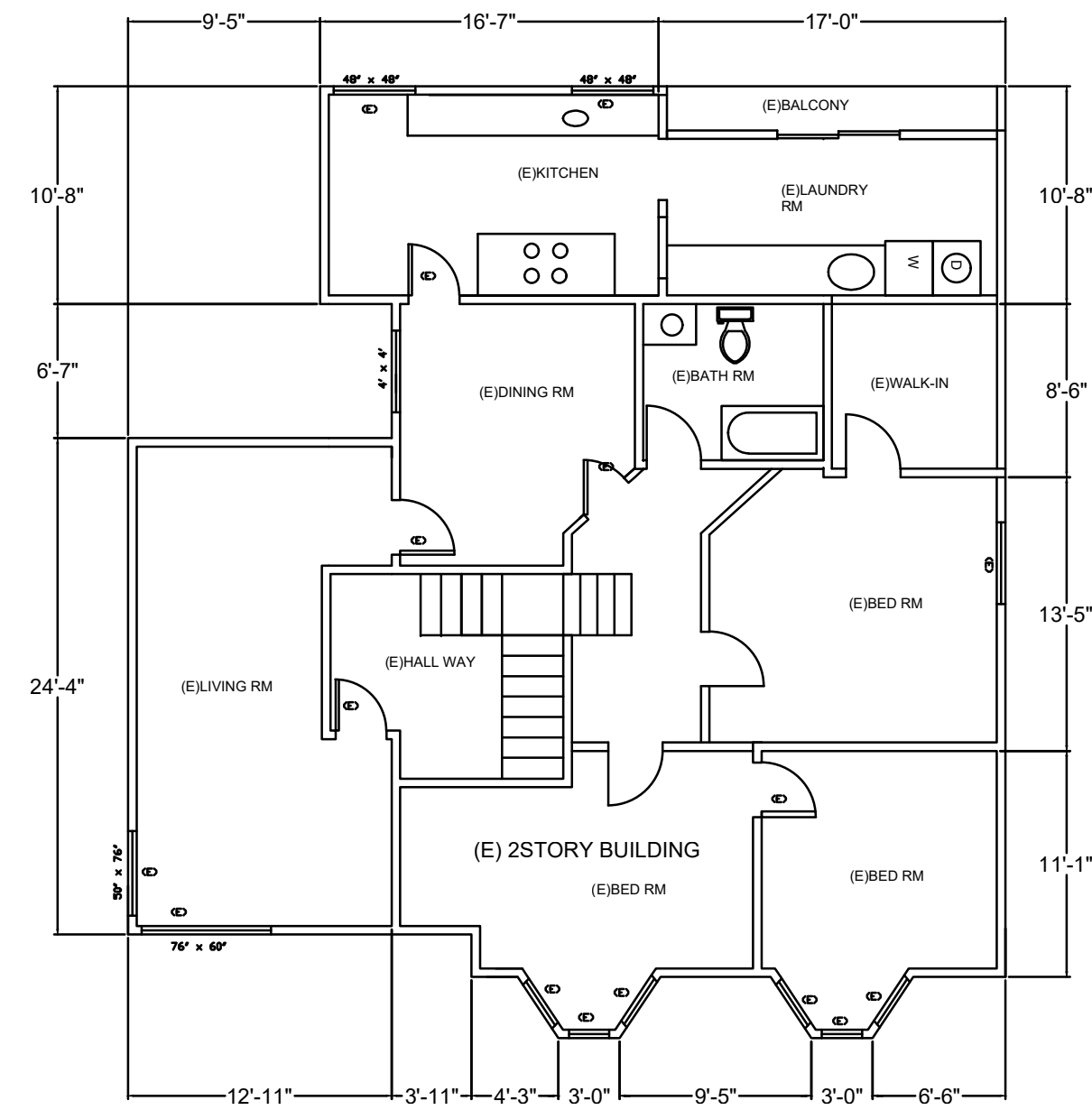
448 RALSTON STREET  
SAN FRANCISCO, CA.

REVISIONS

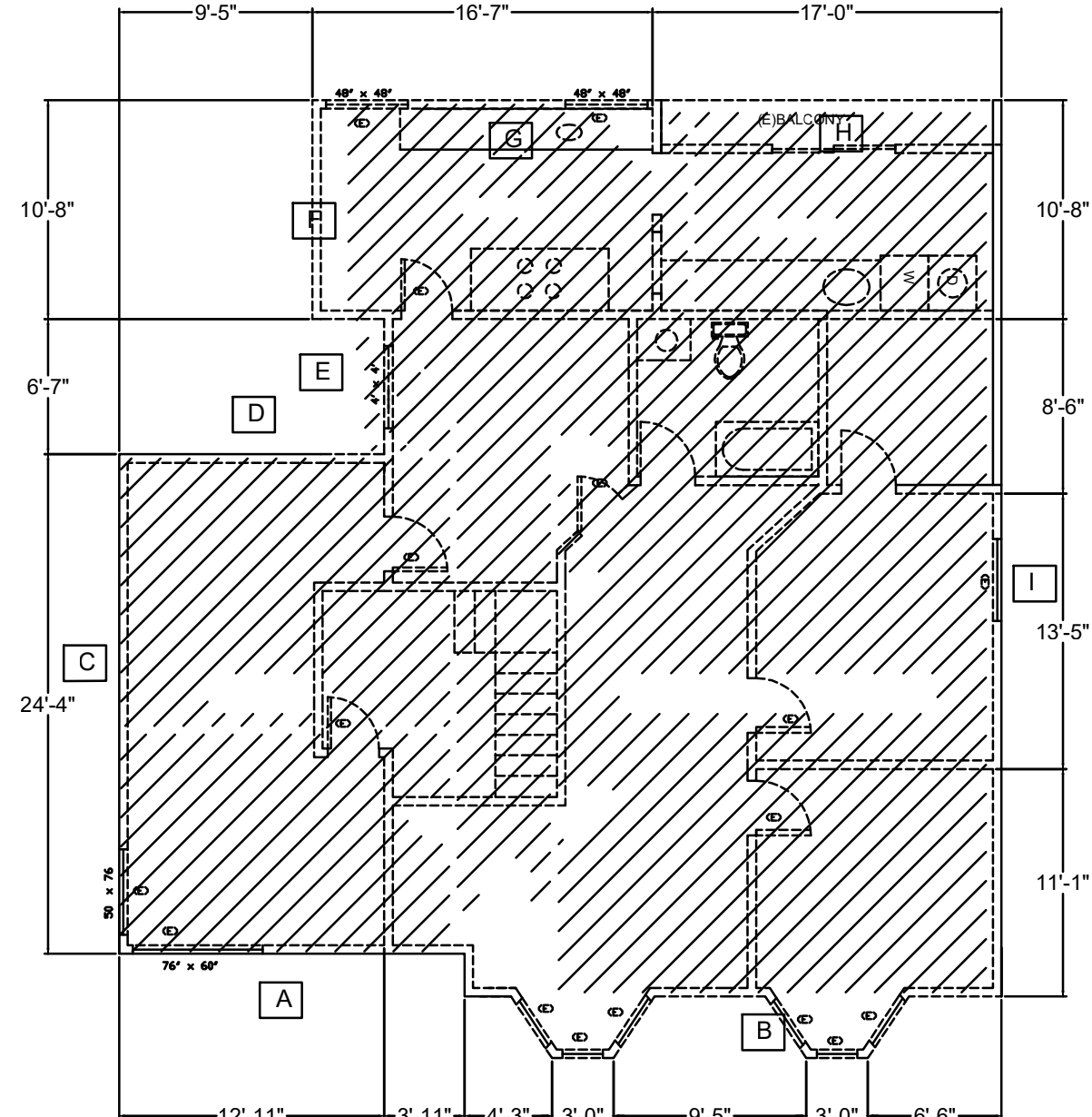
REV 01-11-2021  
DATE  
SCALE AS NOTED  
DRAWN E.K.Y.  
JOB  
SHEET

A-2.2

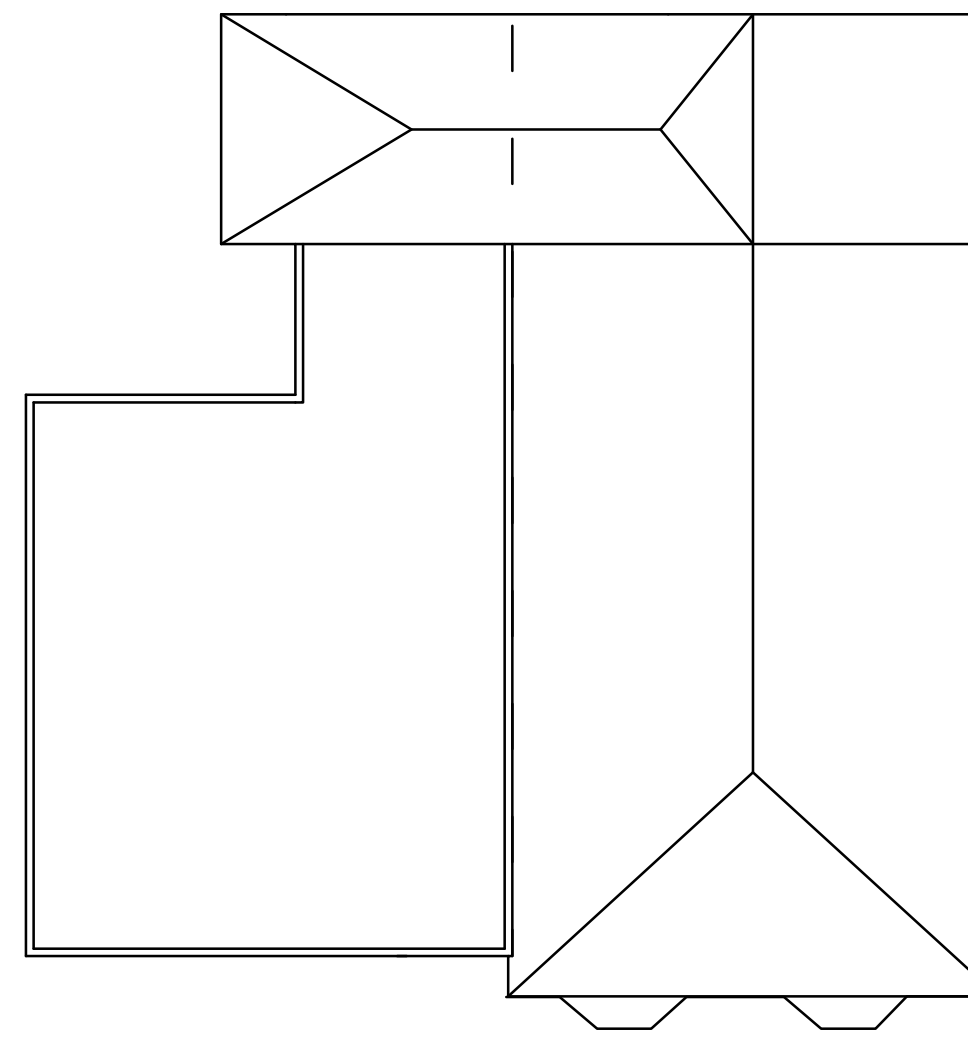
AREA TO REMAIN 



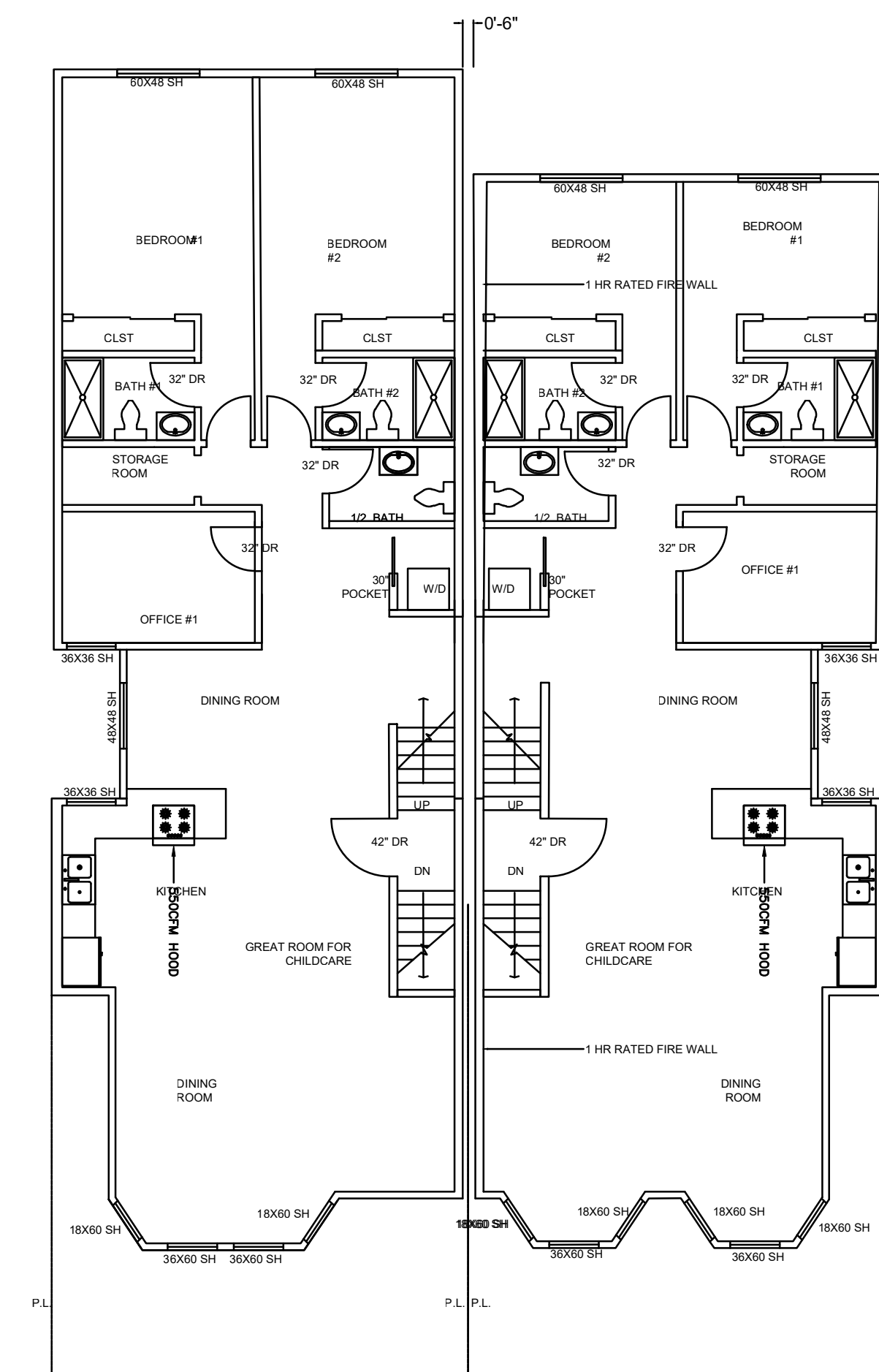
EXISTING 2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"



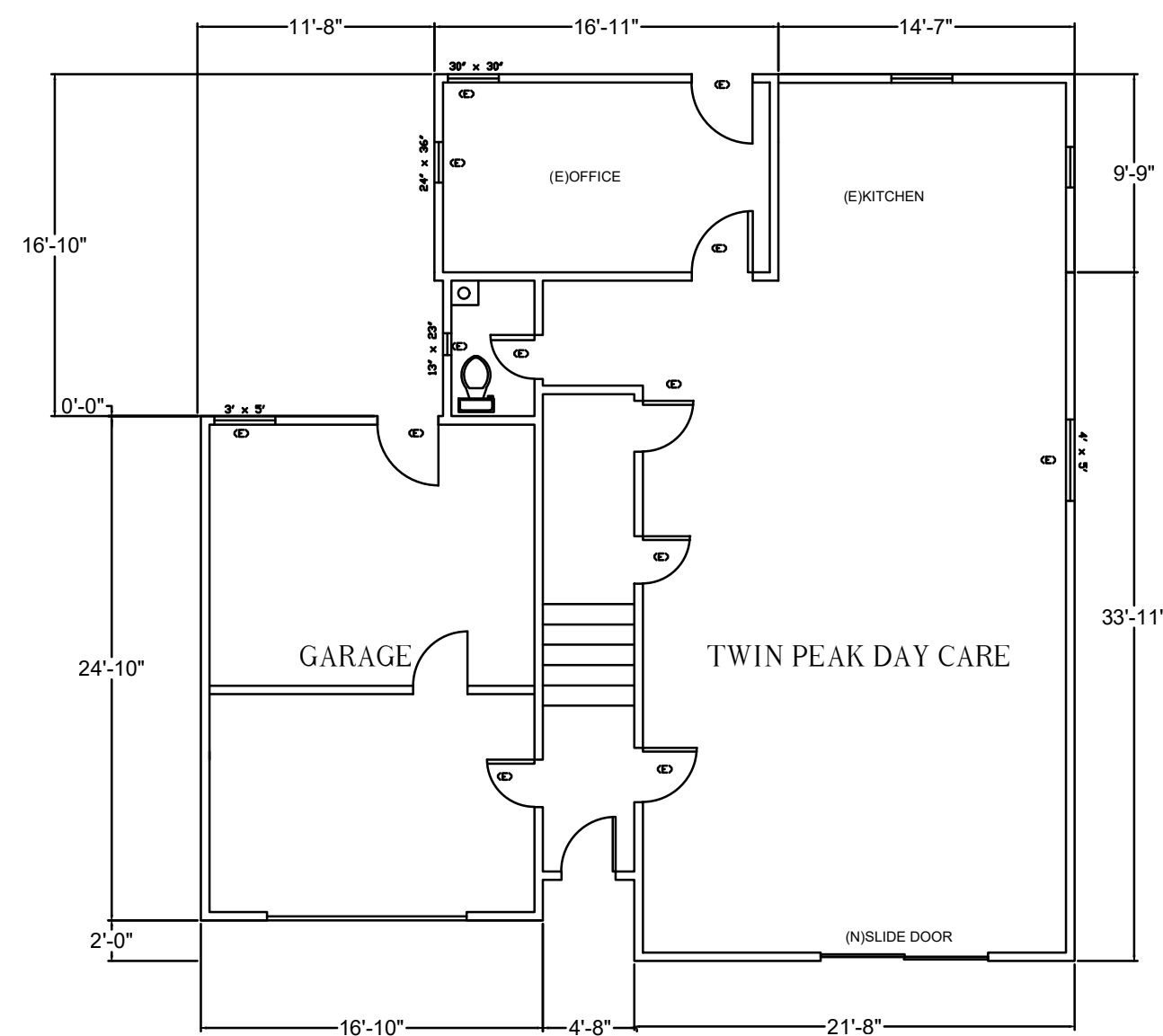
DEMO 2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"



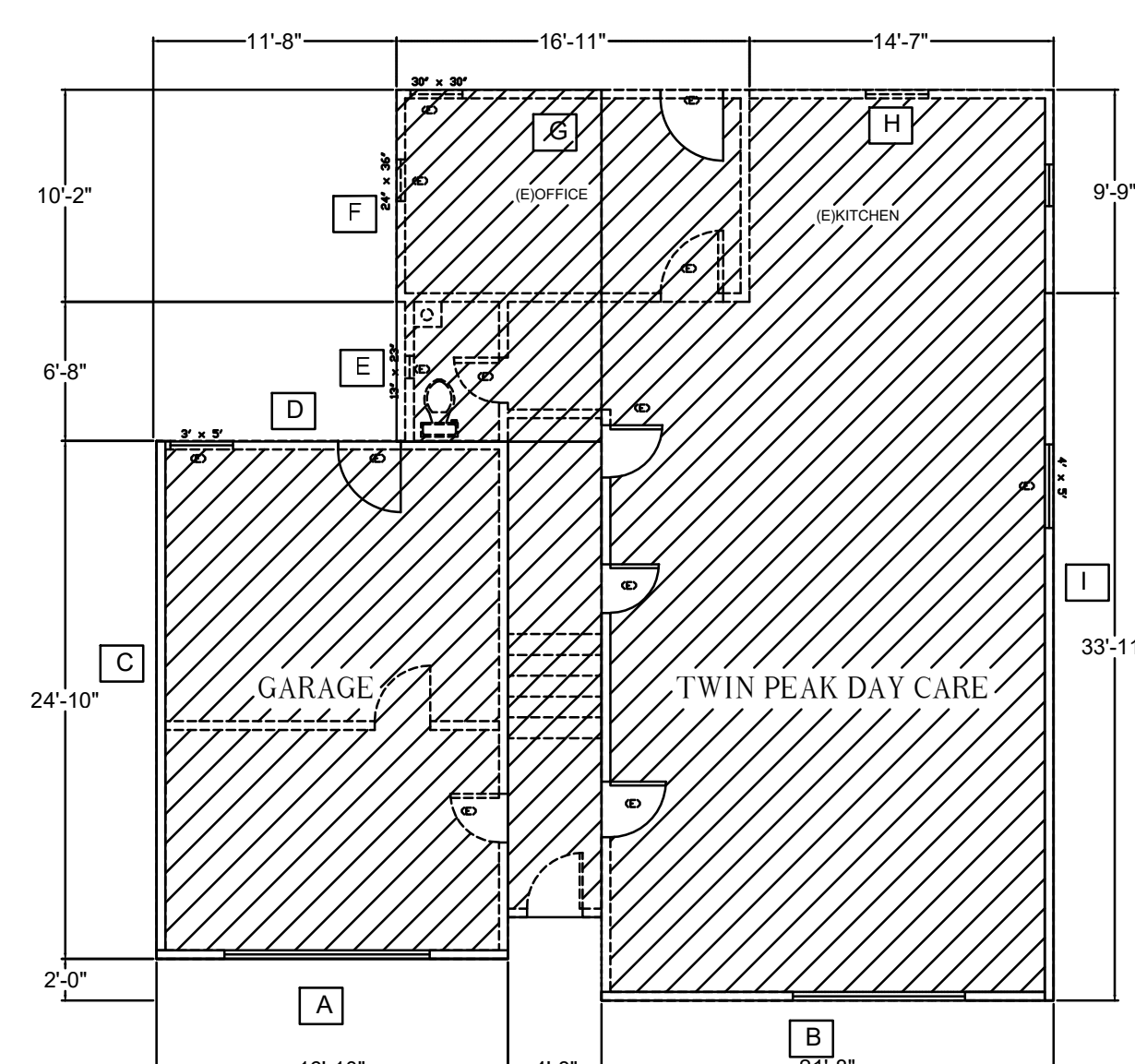
DEMO ROOF PLAN  
SCALE: 1/8"=1'-0"



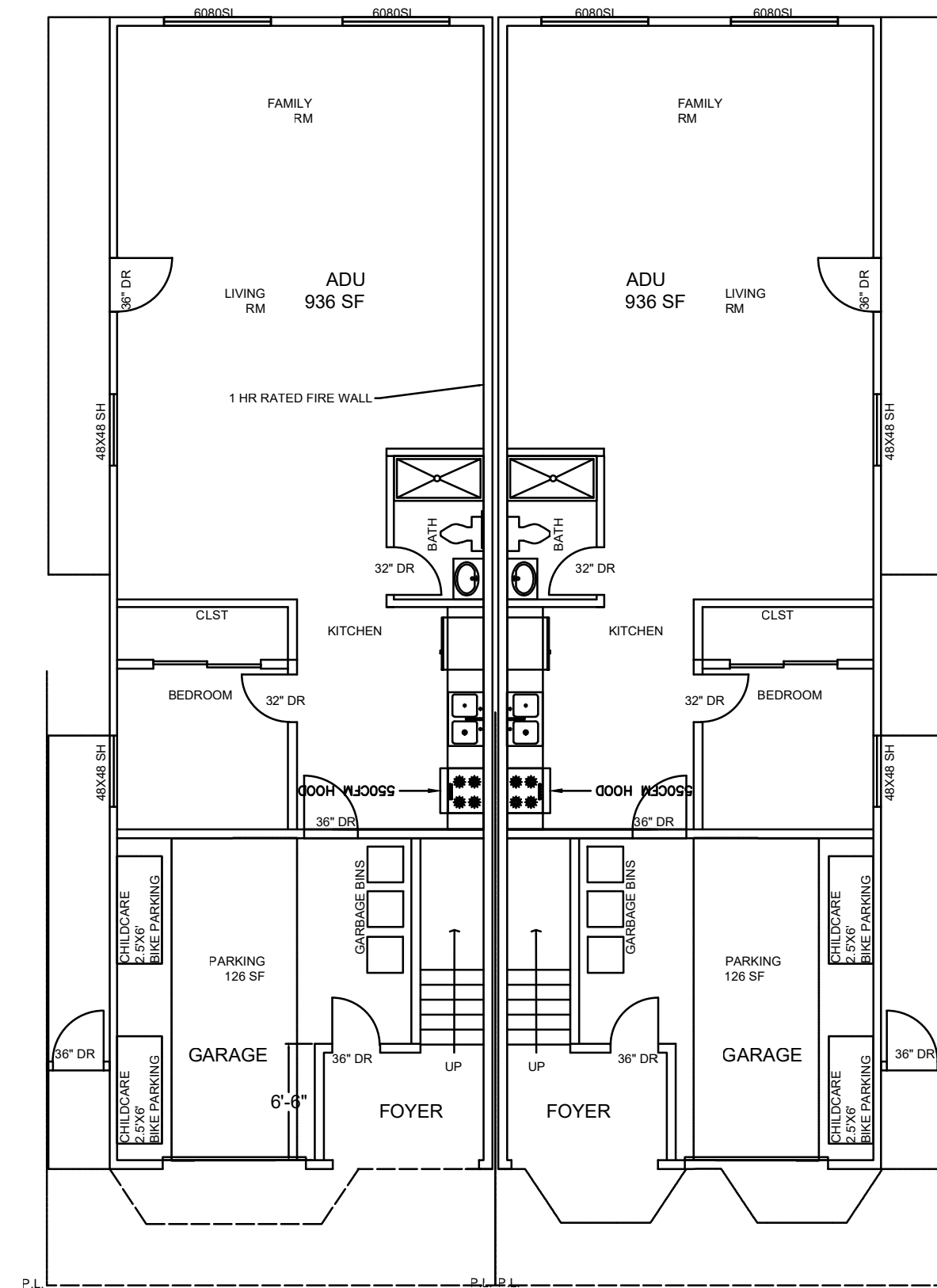
(PROPOSED) 2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"



EXISTING 1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"




DEMO 1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"

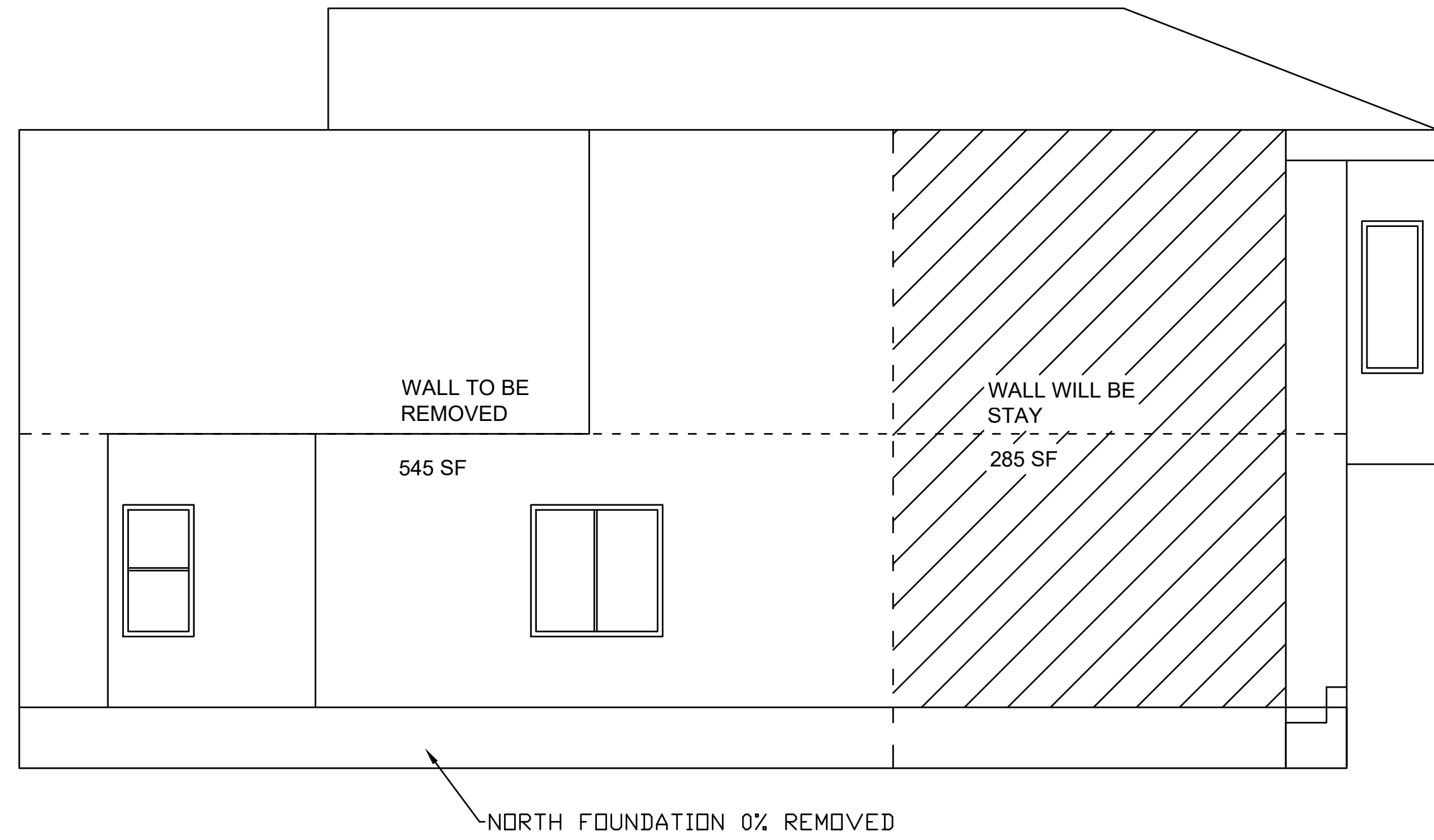


(PROPOSED) 1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"

HORIZONTAL DEMO CALCULATION:

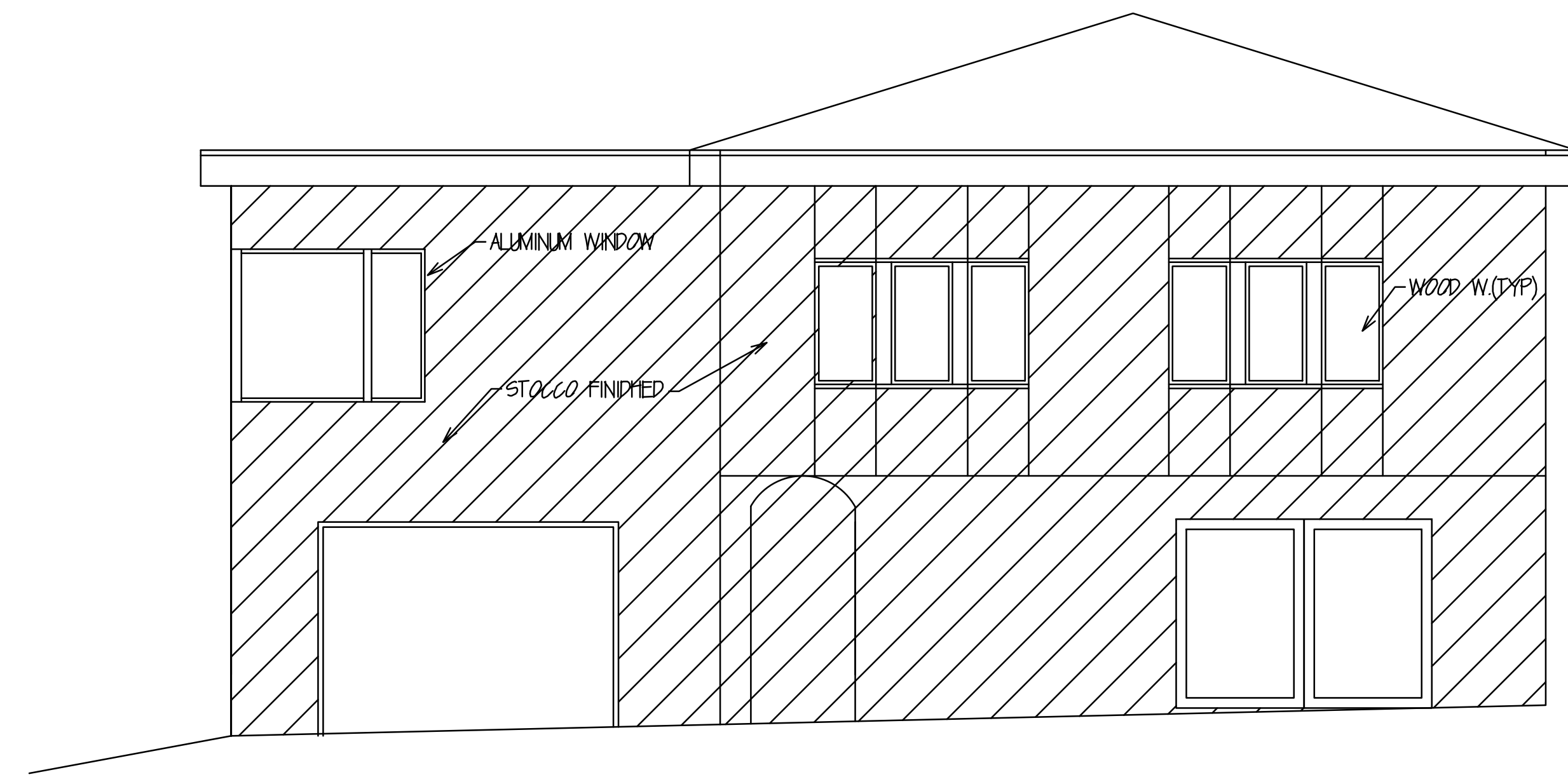
	EXISTING:	DEMO:
1ST FLOOR :	2127 SF	0 SF
2ND FLOOR :	2127 SF	2127 SF
ROOF :	2127 SF	2127 SF

WALL TO STAY 

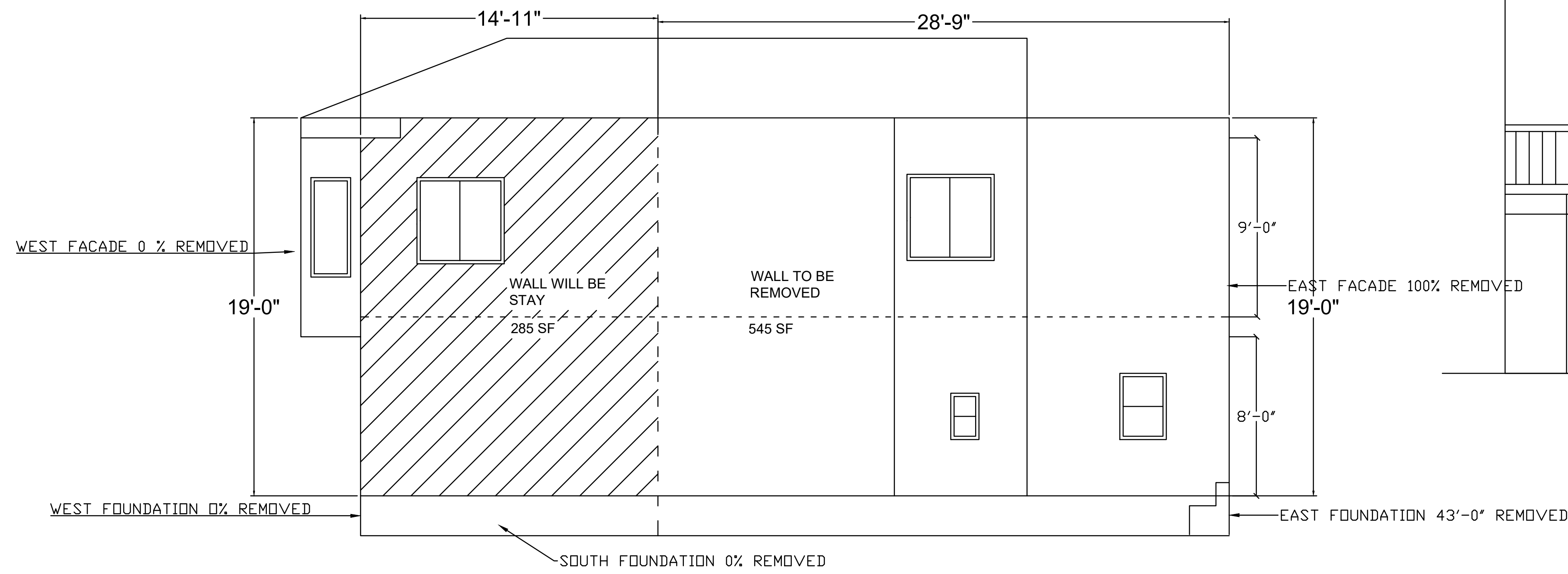


DEMOLITION PLAN (NORTH)

SCALE 1/4"=1'-0"



(E)DEMOLATION PLAN FRONT ELEVATION



DEMOLITION PLAN (SOUTH)

SCALE 1/4"=1'-0"



(E)DEMOLATION PLAN REAR ELEVATION

TITLE  
DEMOLITION PLAN  
(ELEVATIONS)

APPLICATION  
NO.

E K Y BUILDER INC.  
ENGINEERING CONTRACTOR  
4527 LINCOLN WAY.  
SAN FRANCISCO, CA. 94122  
TEL: (415) 678-7413

446 RALSTON STREET  
SAN FRANCISCO, CA,

REV 01-11-2021

DATE 02-01-16

SCALE AS NOTED

DRAWN Edmund Yip

SHEET  
JOB

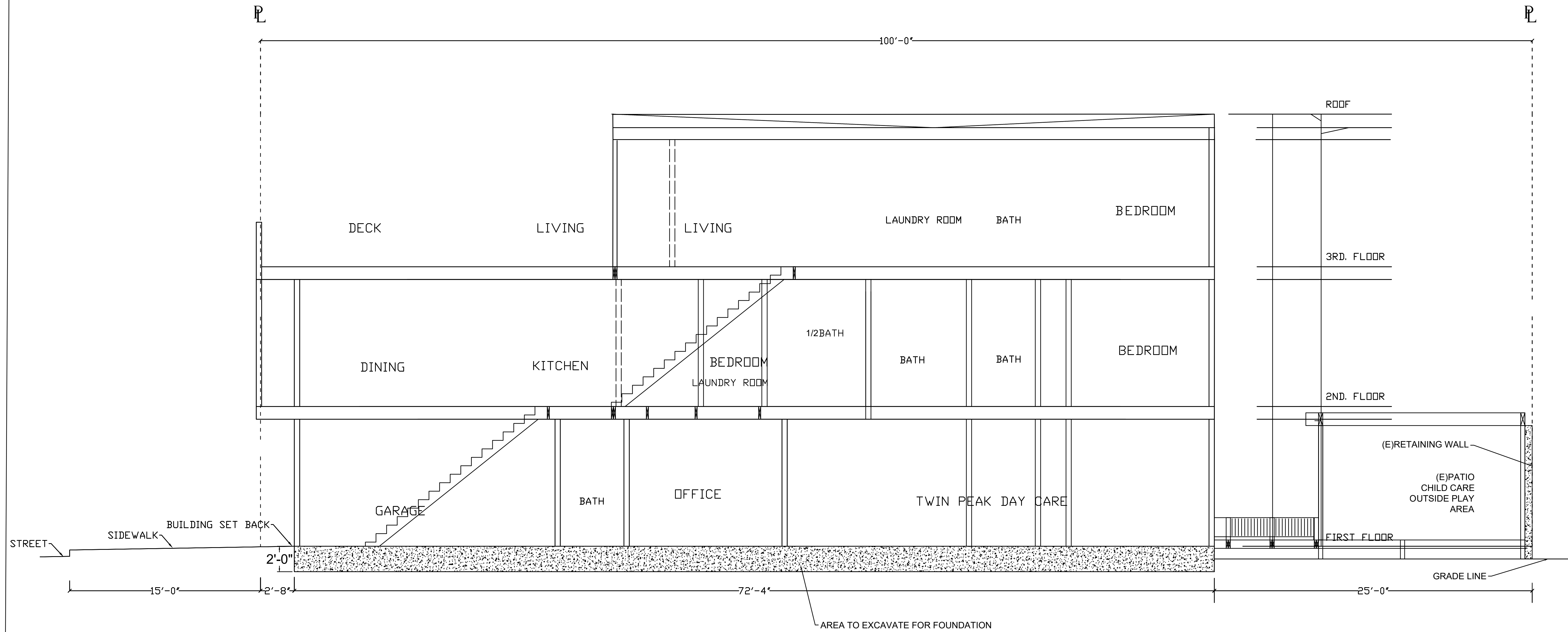
A-2.3

SHEETS

# EXCAVATION CALCULATION:

SIDE: 2'(W)X73'(L)X3'(D)=432 CUB. FT/27=16CUB YARD  
 FRONT: 2'(W)X50'(L)X3'(D)=300 CUB. FT/27 =11 CUB. YARD  
 TOTAL EXCAVATION BY PROJECT(446+448):  
 3 SIDE YARD FOUNDATIONS: 3X16=48 CUB YARD  
 FRONT AND BACK FOUNDATIONS: 2X11 CUB YARD=22 CUB YARD

TOTAL DIRT TO BE REMOVE:  
 48+22=70 CUB YARD X1.3(EXTRACTION)=91 CUB YARD



TITLE  
EXCAVATION  
CALCULATION

APPLICATION  
NO.

E K Y BUILDER INC.  
ENGINEERING CONTRACTOR  
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446 RALSTON STREET  
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DRAWN Edmund Yip

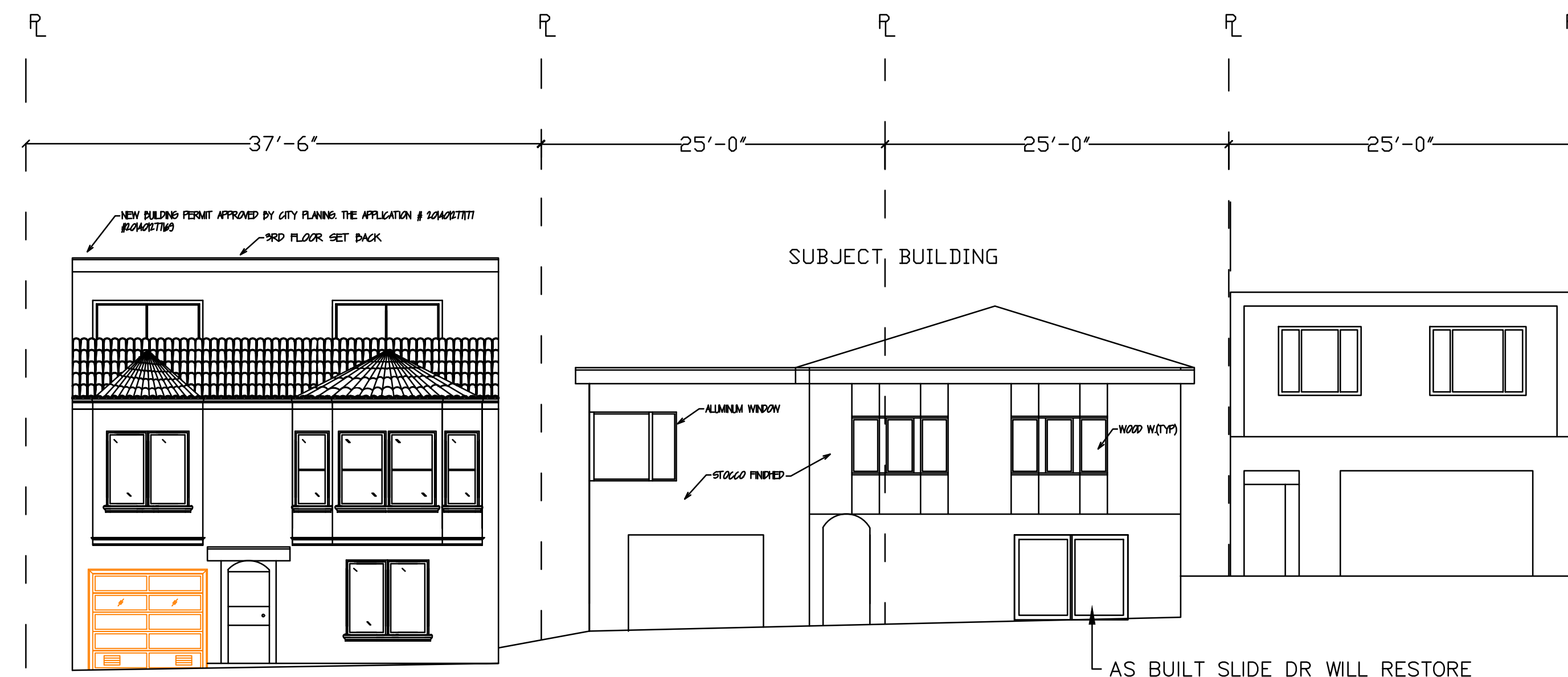
SHEET  
JOB  
A-2.4  
SHEETS



(E)FRONT ELEVATION(BEFORE CHILD CARE)

ADJ. 3 STORY BLDG.

1/8"=1'-0"

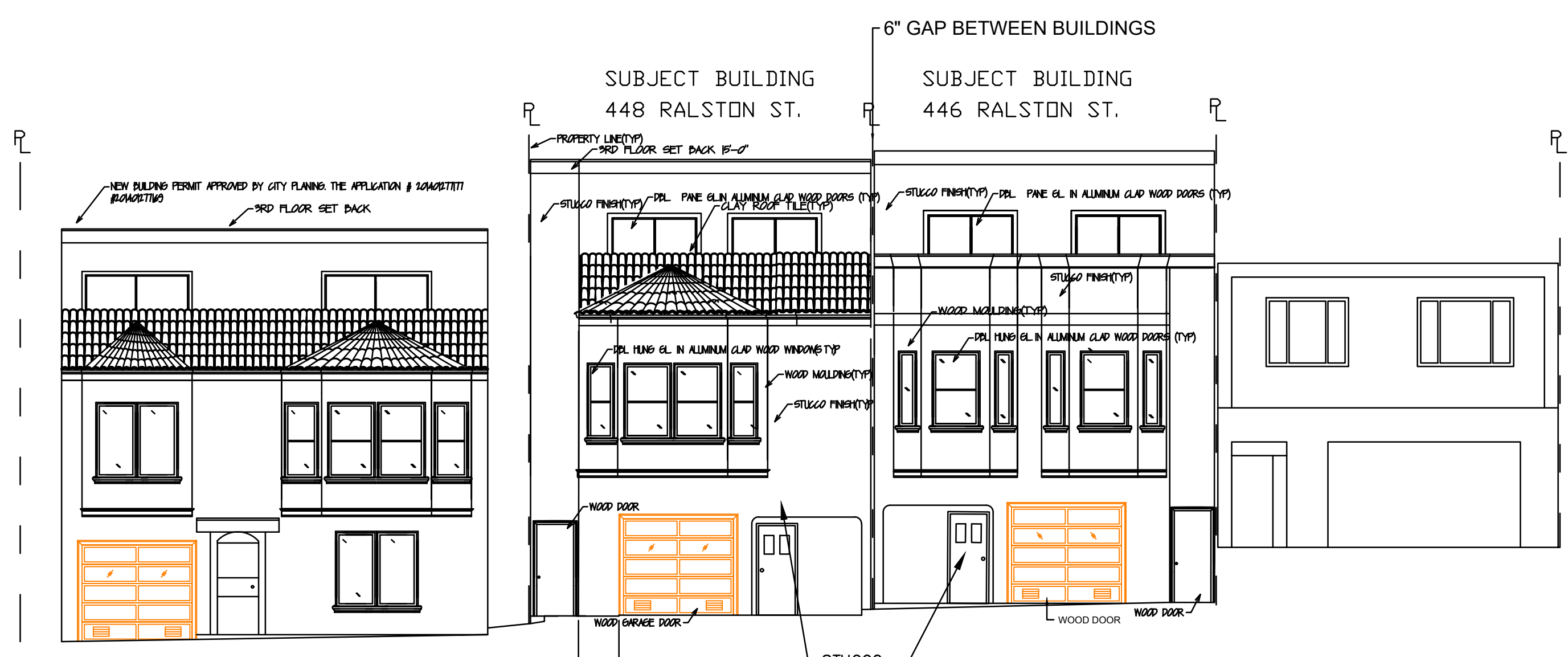


(E)FRONT ELEVATION (AS-BUILD)

ADJ. 3 STORY BLDG.

ADJ. 2 STORY BLDG.

1/8"=1'-0"



PROPOSED FRONT ELEVATION PROPOSED FRONT ELEVATION

ADJ. 3 STORY BLDG.

ADJ. 2 STORY BLDG.

1/8"=1'-0"

1/8"=1'-0"

TITLE  
ELEVATION

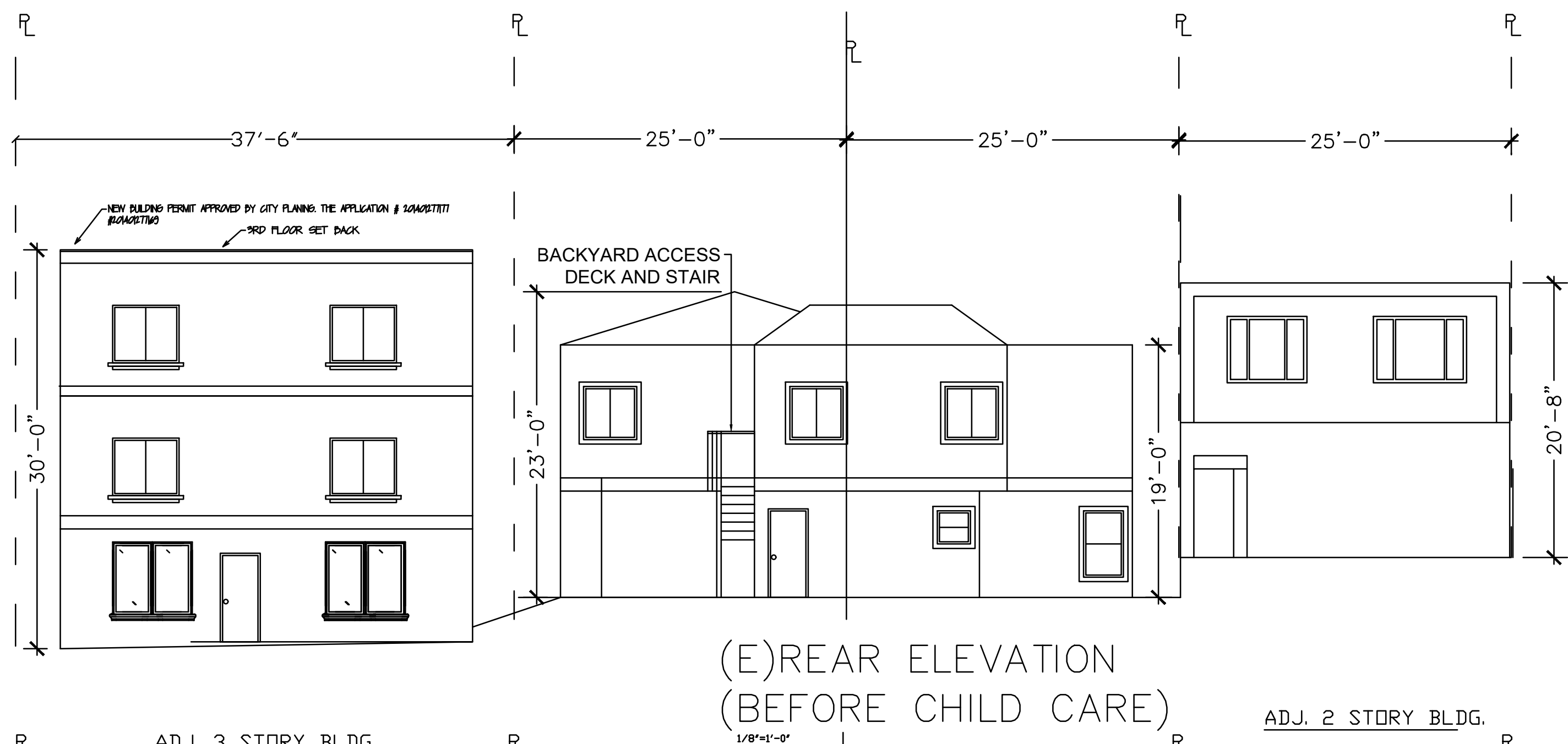
APPLICATION  
NO.

E K Y BUILDER INC.  
ENGINEERING CONTRACTOR  
4527 LINCOLN WAY.  
SAN FRANCISCO, CA. 94122  
TEL: (415) 678-7413

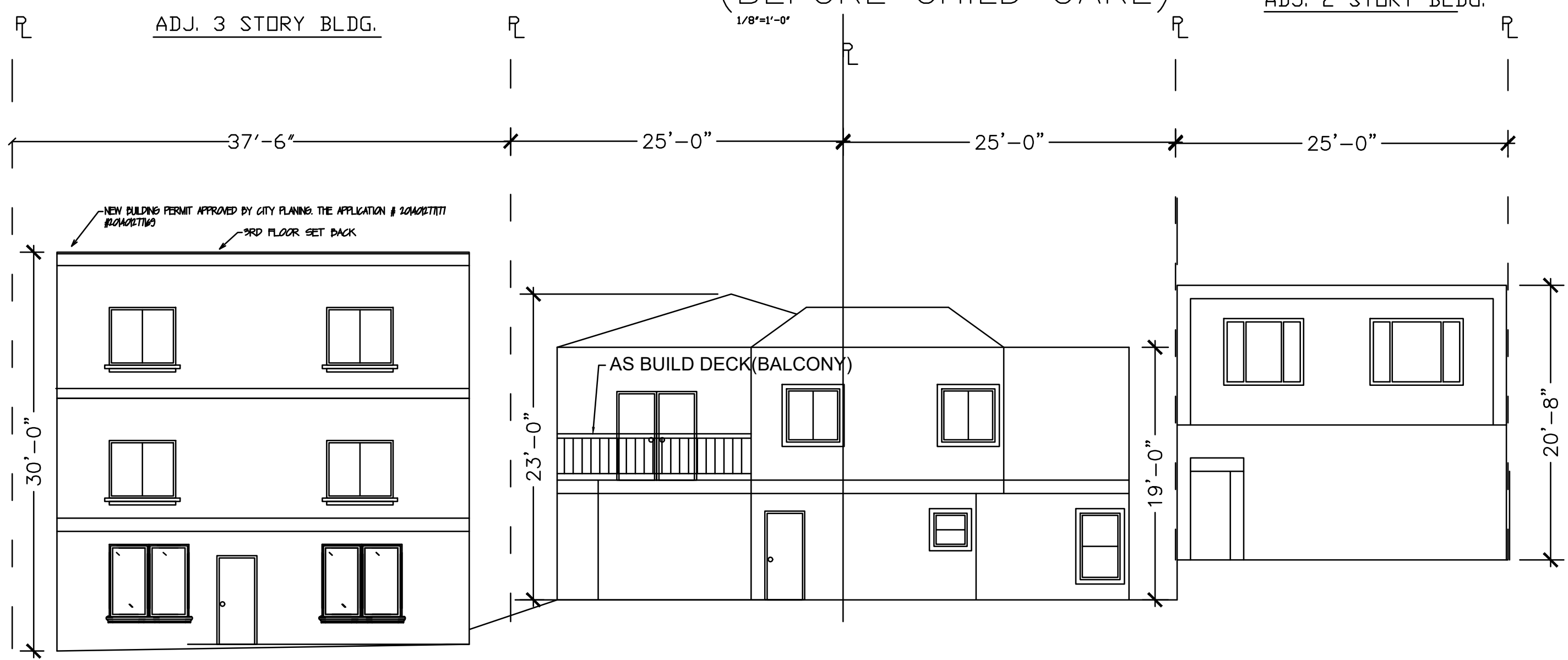
446 RALSTON STREET  
SAN FRANCISCO, CA,

REV 01-11-2021  
DATE 02-01-16  
SCALE AS NOTED  
DRAWN Edmund Yip

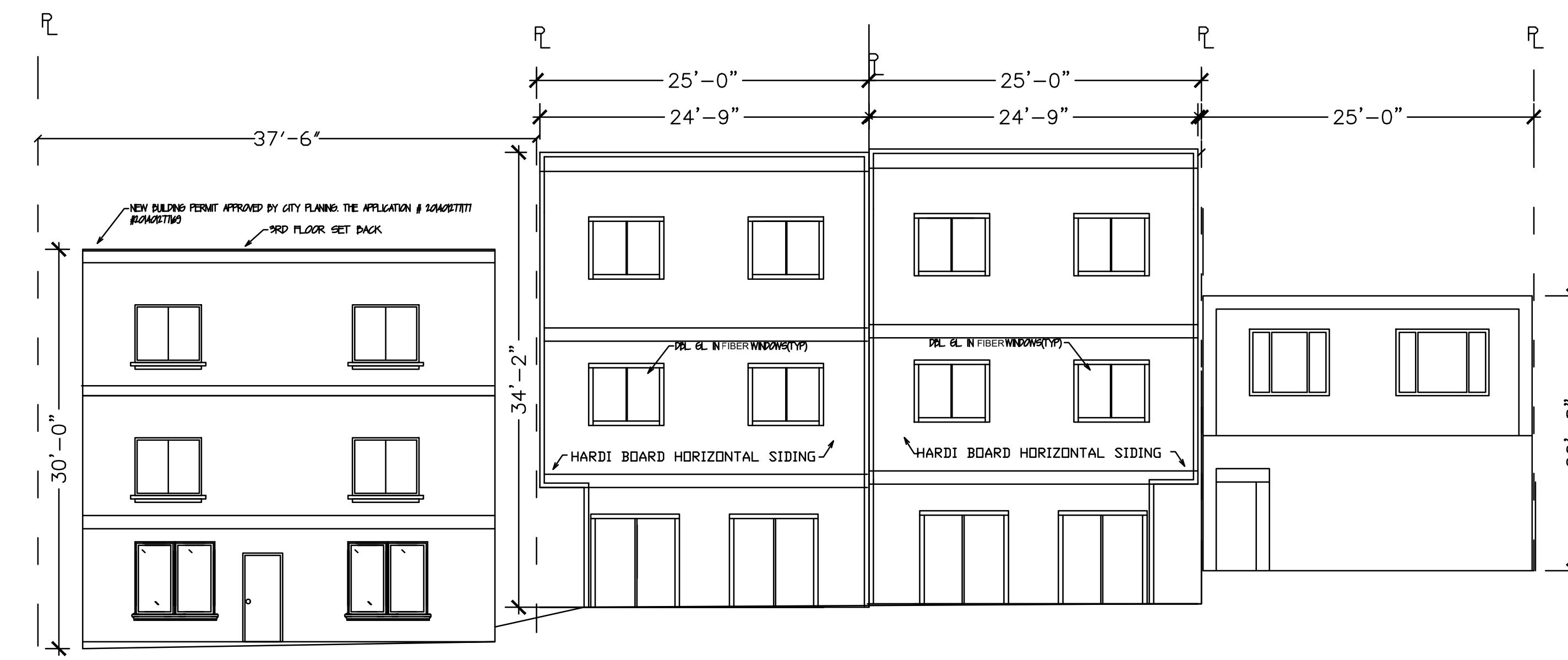
SHEET  
JOB  
**A-3.0**  
SHEETS



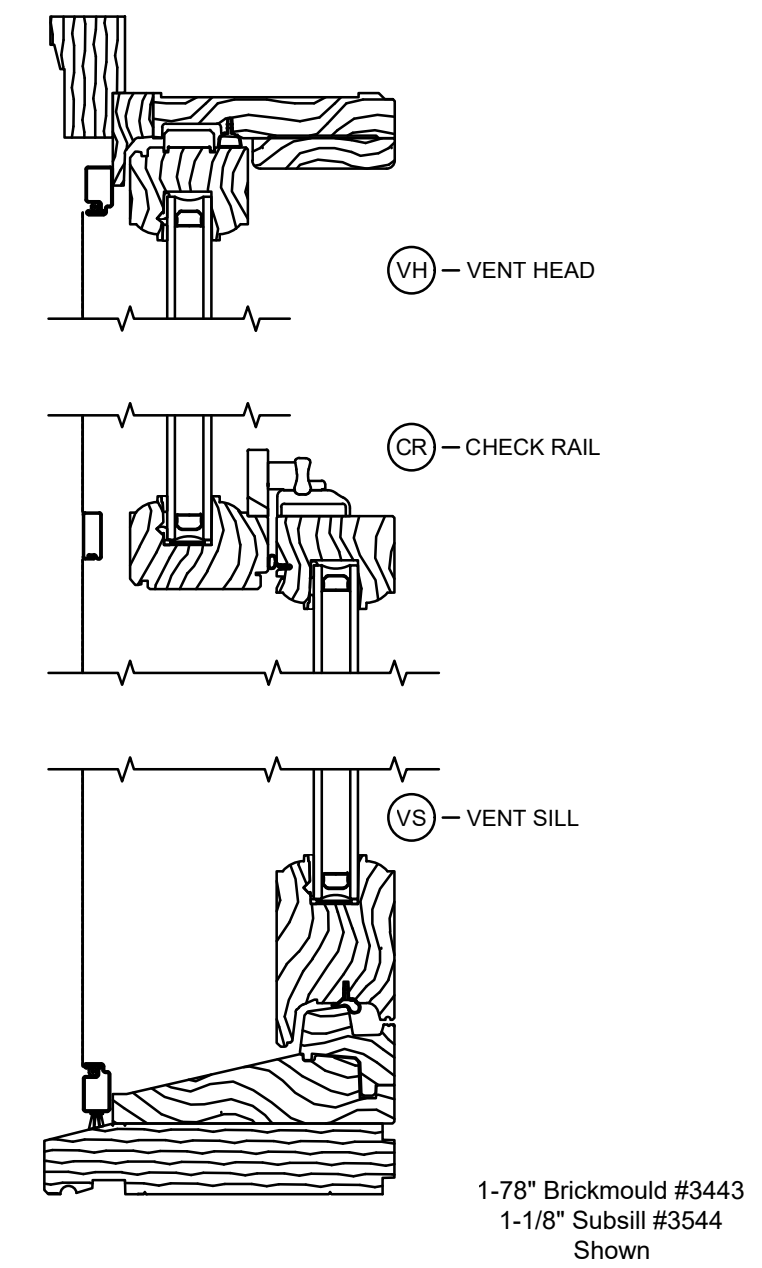
(E) REAR ELEVATION  
(BEFORE CHILD CARE)



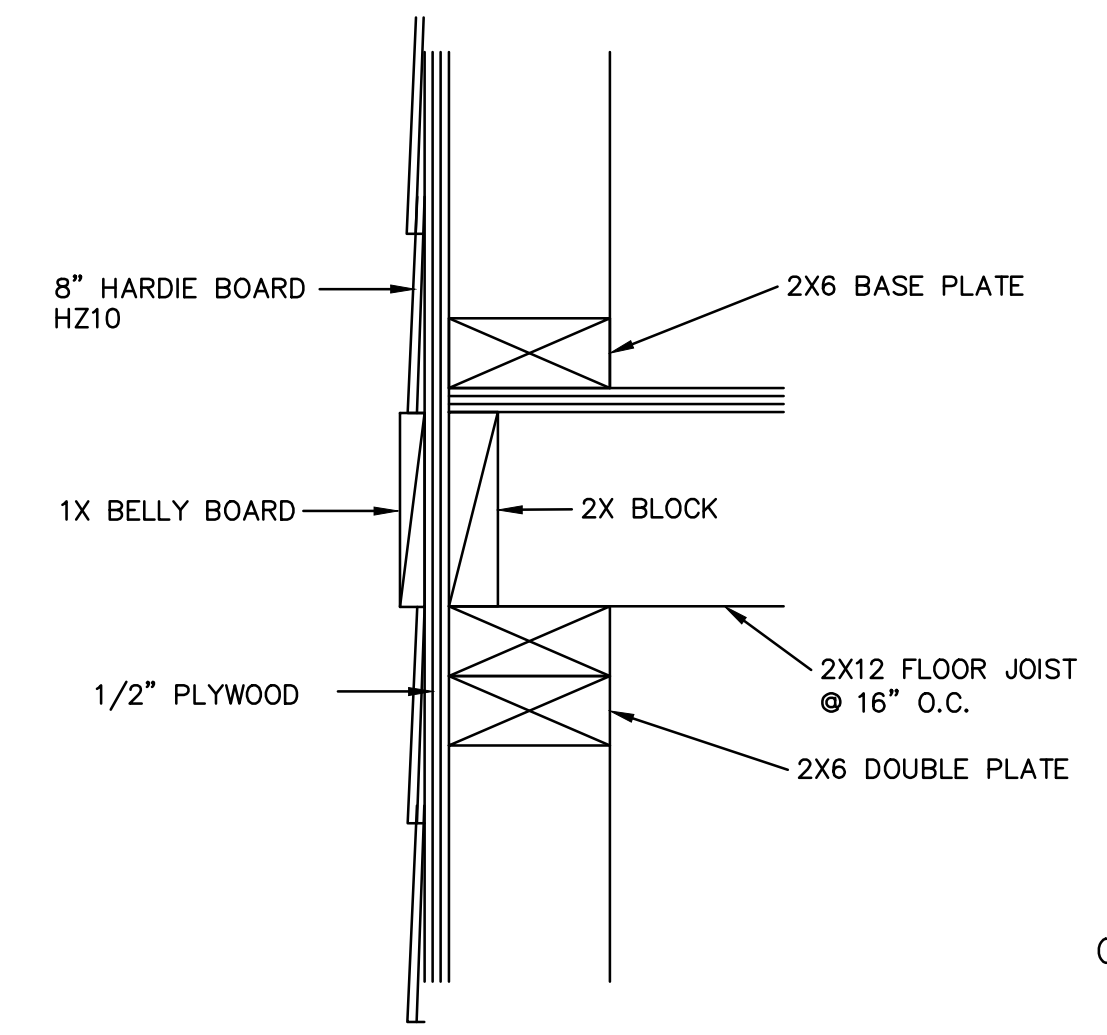
(E) REAR ELEVATION  
(AS-BUILD)



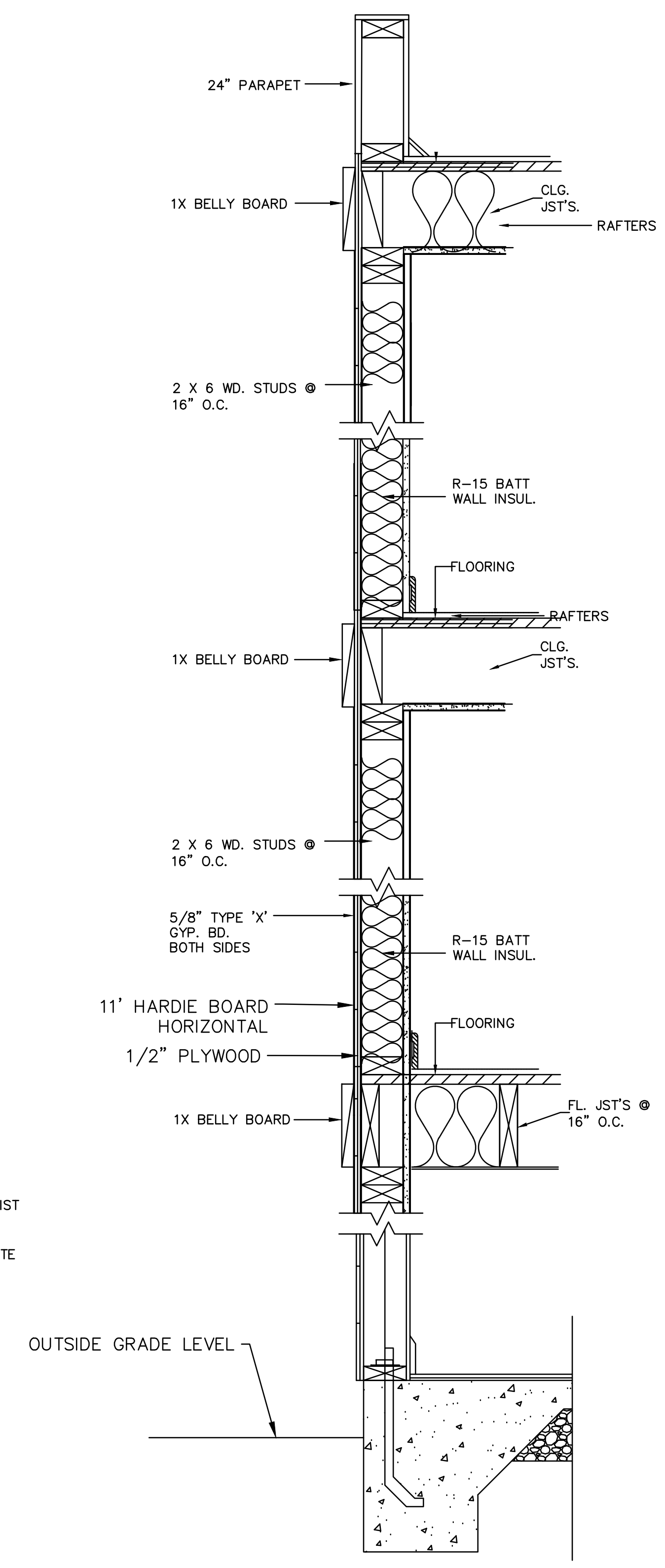
448 PROPOSED REAR ELEVATION 446 PROPOSED REAR ELEVATION  
1/8"=1'-0" 1/8"=1'-0"



WINDOW MANUFACTURE: PELLA WINDOWS  
MODELS: ARCHITECT SERIS:  
STYLE: SLIDE  
WINDOW CUT SHEET  
MATERIALS: FIBER GLASS



1 BELLY BOARD SIDING  
DETAIL



2 EXTERIOR WALL  
DETAIL

TITLE  
ELEVATION

APPLICATION  
NO.

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ENGINEERING CONTRACTOR  
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SAN FRANCISCO, CA. 94122  
TEL: (415) 678-7413

446 RALSTON STREET  
SAN FRANCISCO, CA,

REV 01-11-2021  
DATE 02-01-16  
SCALE AS NOTED  
DRAWN Edmund Yip

SHEET  
JOB  
A-3.1  
SHEETS

TITLE  
ELEVATION

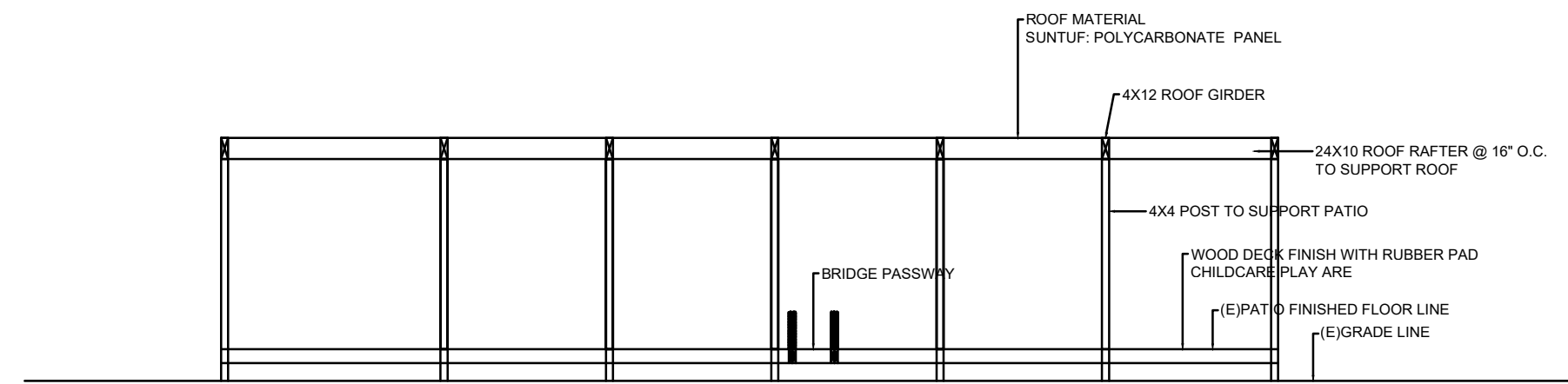
APPLICATION  
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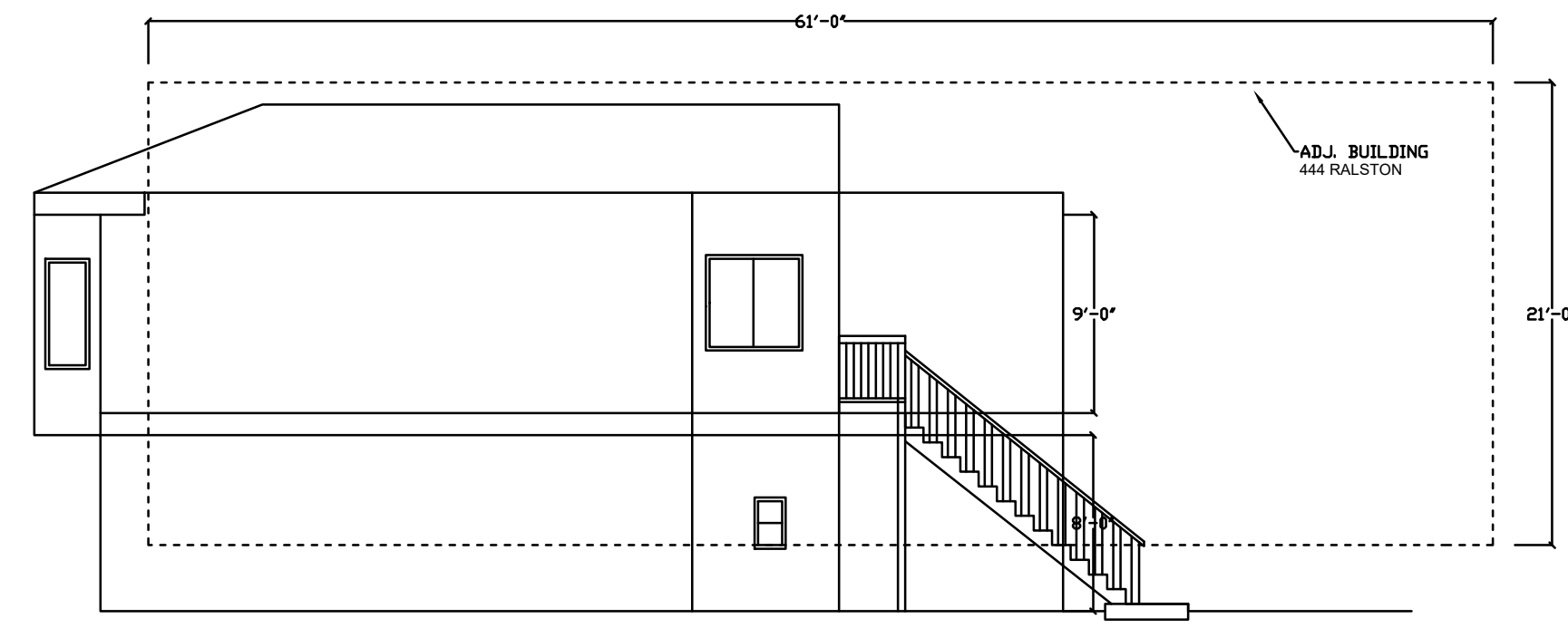
446 RALSTON STREET  
SAN FRANCISCO, CA,

REV 01-11-2021  
DATE 02-01-16  
SCALE AS NOTED  
DRAWN Edmund Yip

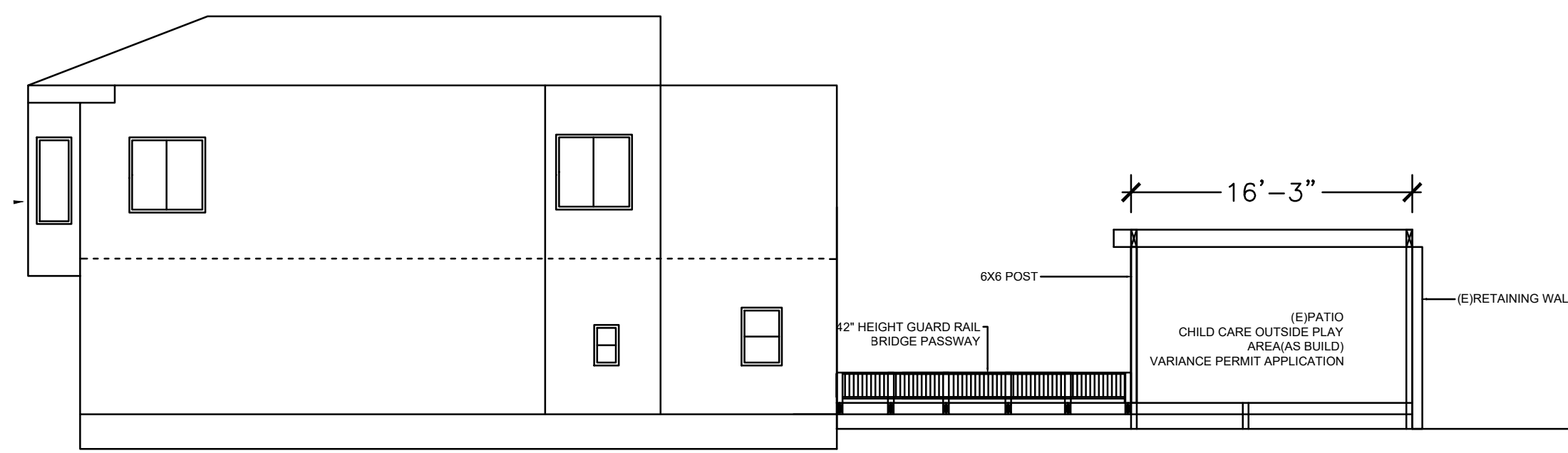
SHEET  
JOB  
**A-3.2**  
SHEETS



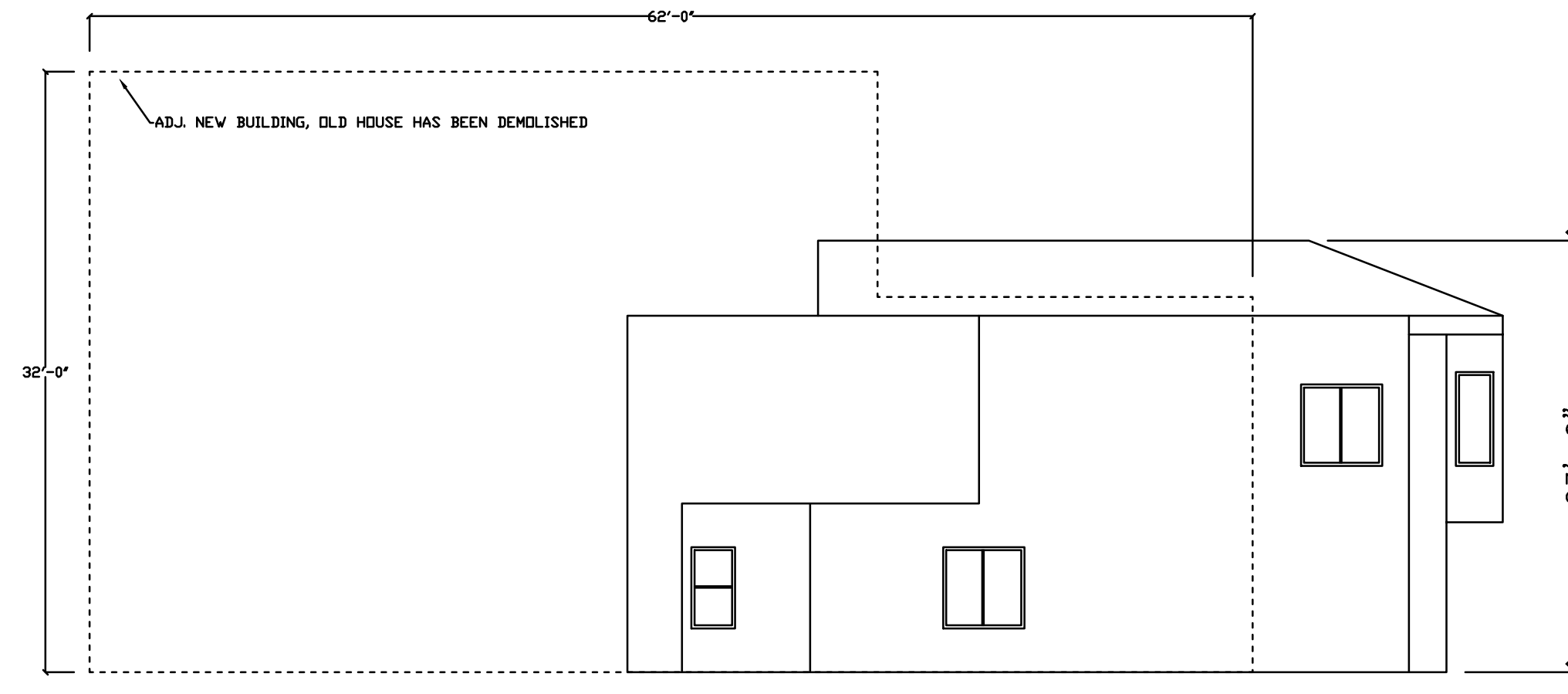
BACK YARD PATIO ELEVATION  
SCALE 1/8"=1'-0"



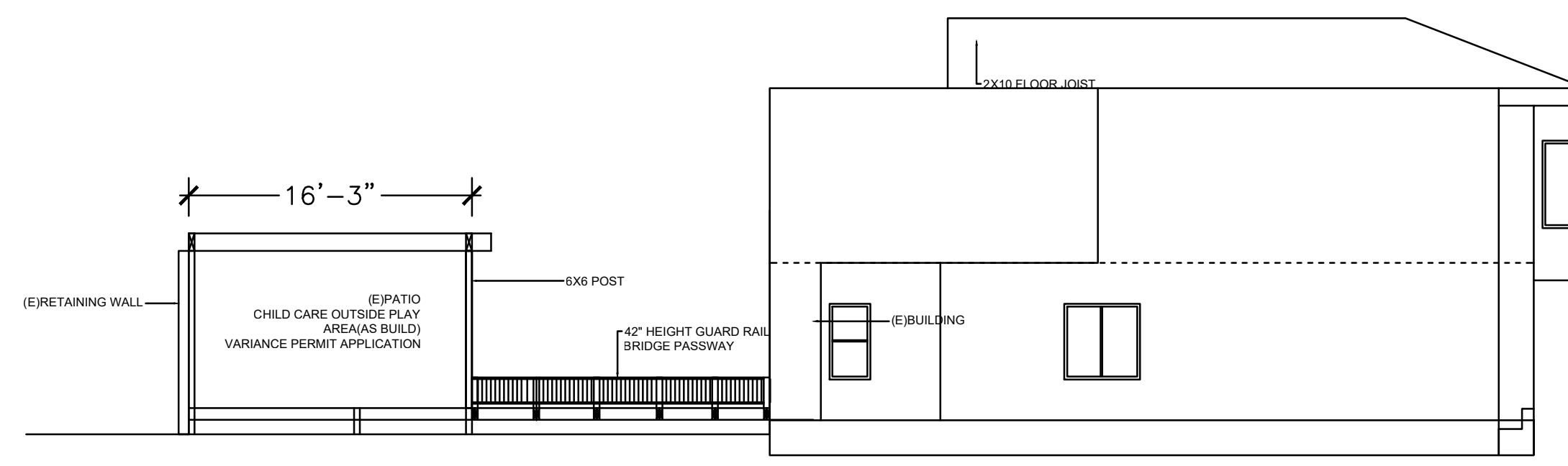
(E) RIGHT SIDE ELEVATION  
SCALE 1/8"=1'-0"  
(AS BUILD BEFORE CHILD CARE)



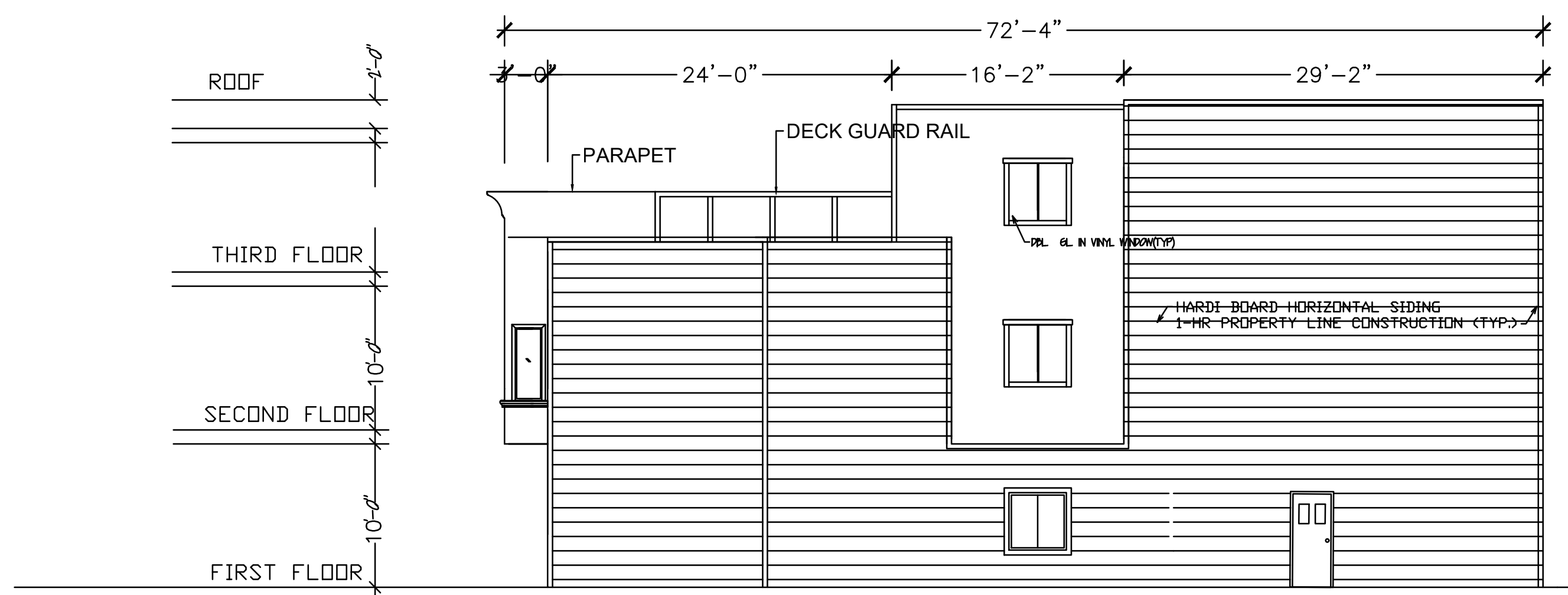
BACK YARD PATIO SOUTH SIDE ELEVATION (AS-BUILD)  
SCALE 1/8"=1'-0"



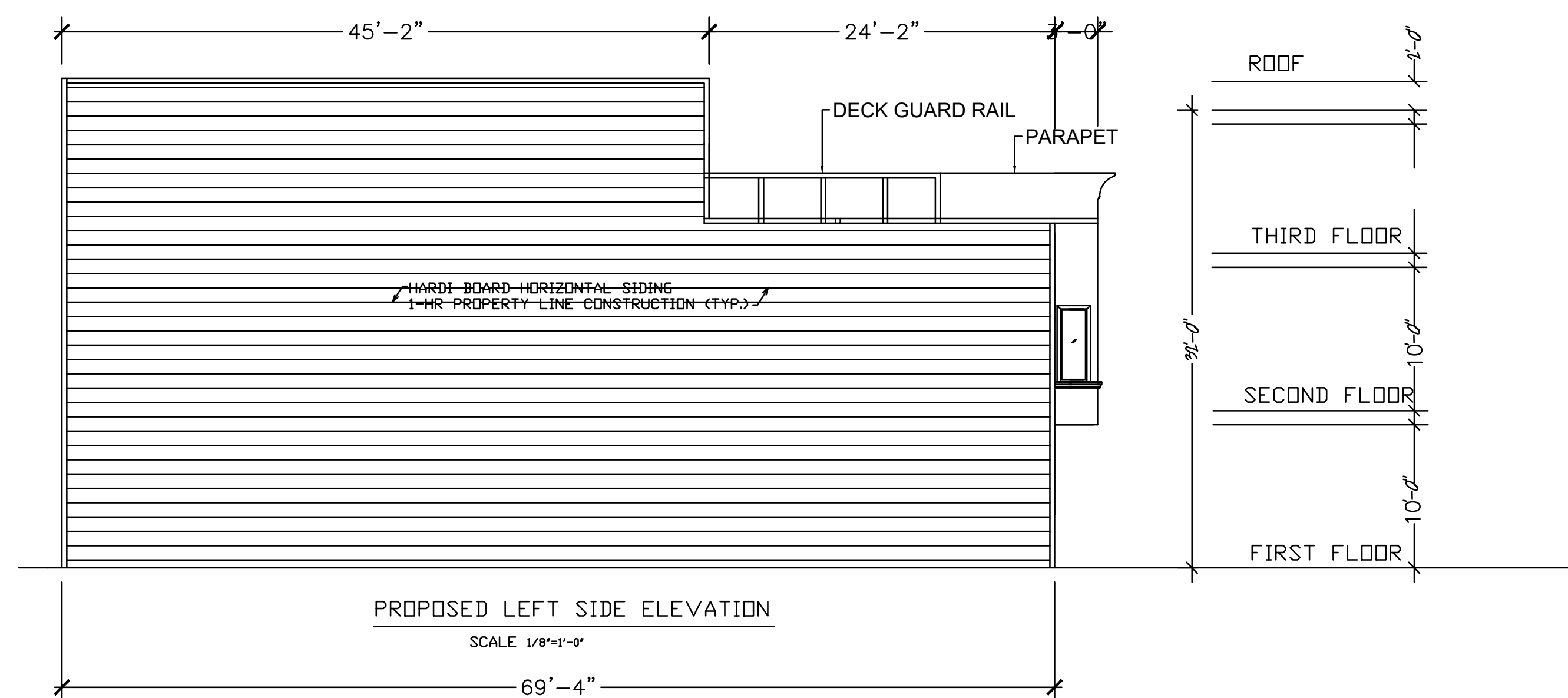
(E) LEFT SIDE ELEVATION (AS BUILD BEFORE CHILD CARE)  
SCALE 1/8"=1'-0"



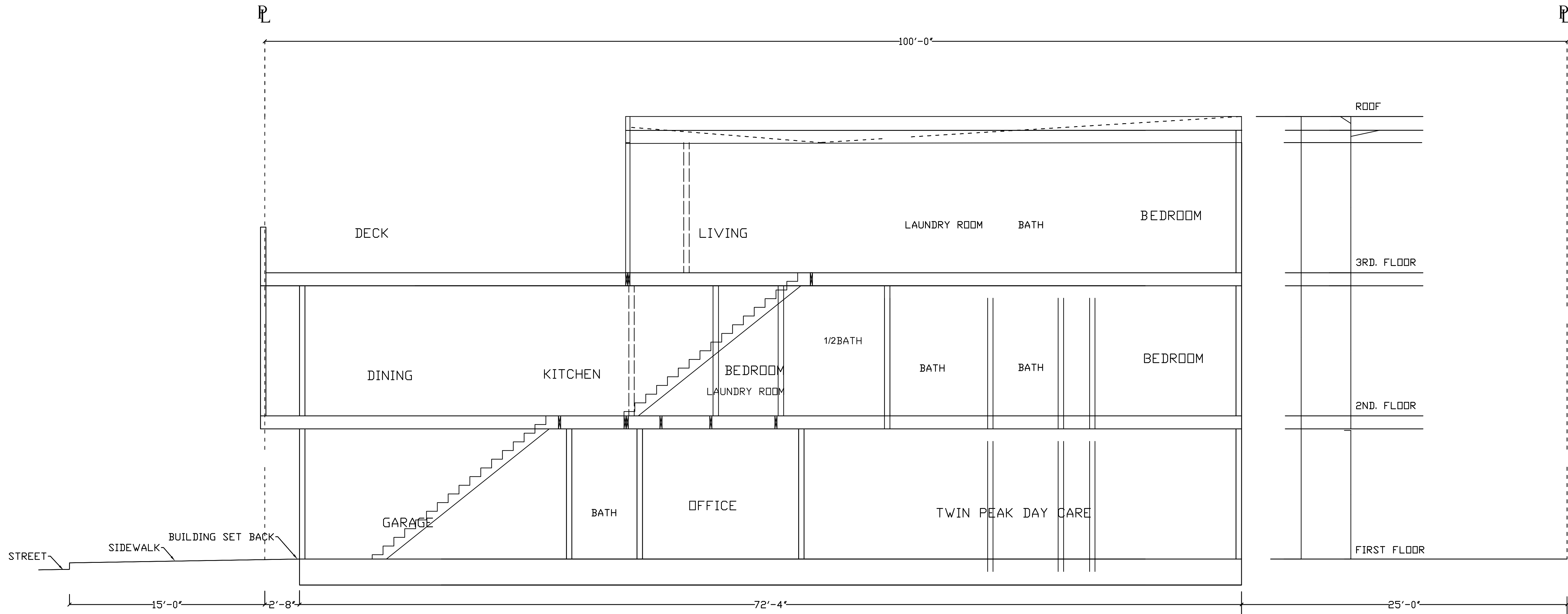
BACK YARD PATIO NORTH SIDE ELEVATION (AS-BUILD)  
SCALE 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION  
SCALE 1/8"=1'-0"

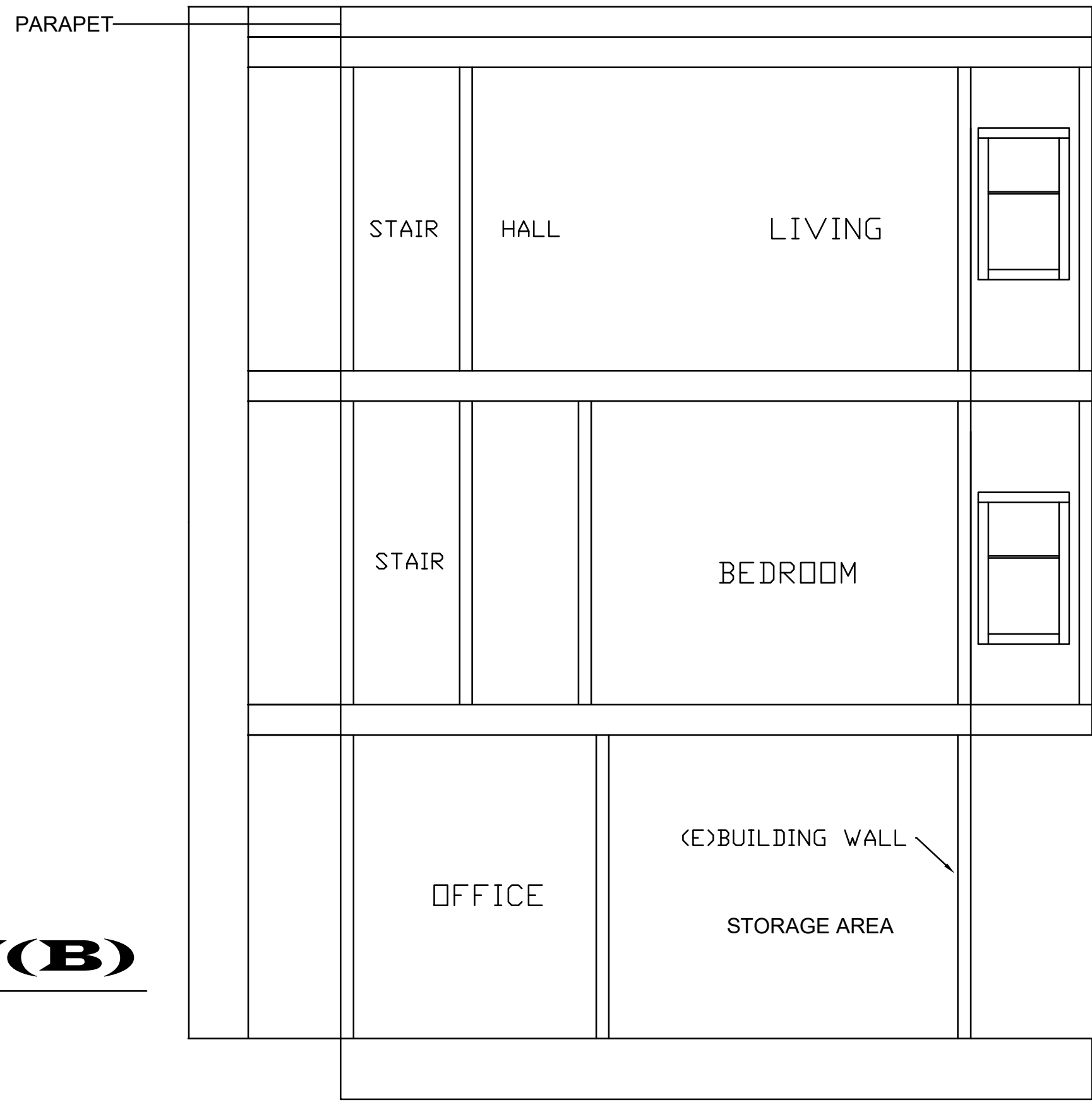


**SECTION (A)**

1/4"=1'-0"

**SECTION (B)**

1/4"=1'-0"



SHEET TITLE  
SECTION

E K Y BUILDER INC.  
ENGINEERING CONTRACTOR  
4527 LINCOLN WAY  
SAN FRANCISCO, CA 94122  
415-678-7413

446 RALSTON AVE.  
SAN FRANCISCO, CA,

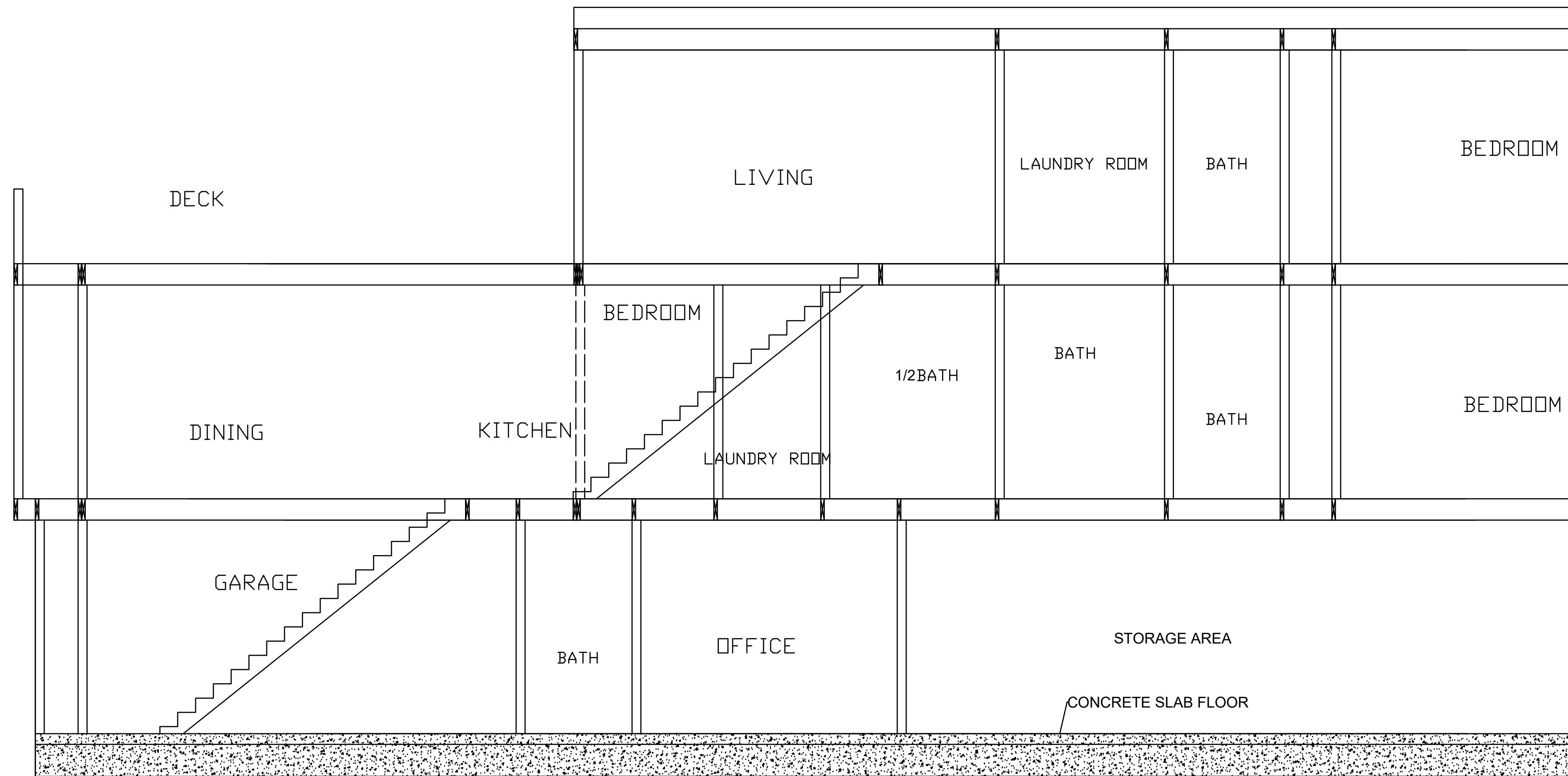
REVISIONS

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DRAWN E.K.Y.  
JOB  
SHEET

**A-4.0**

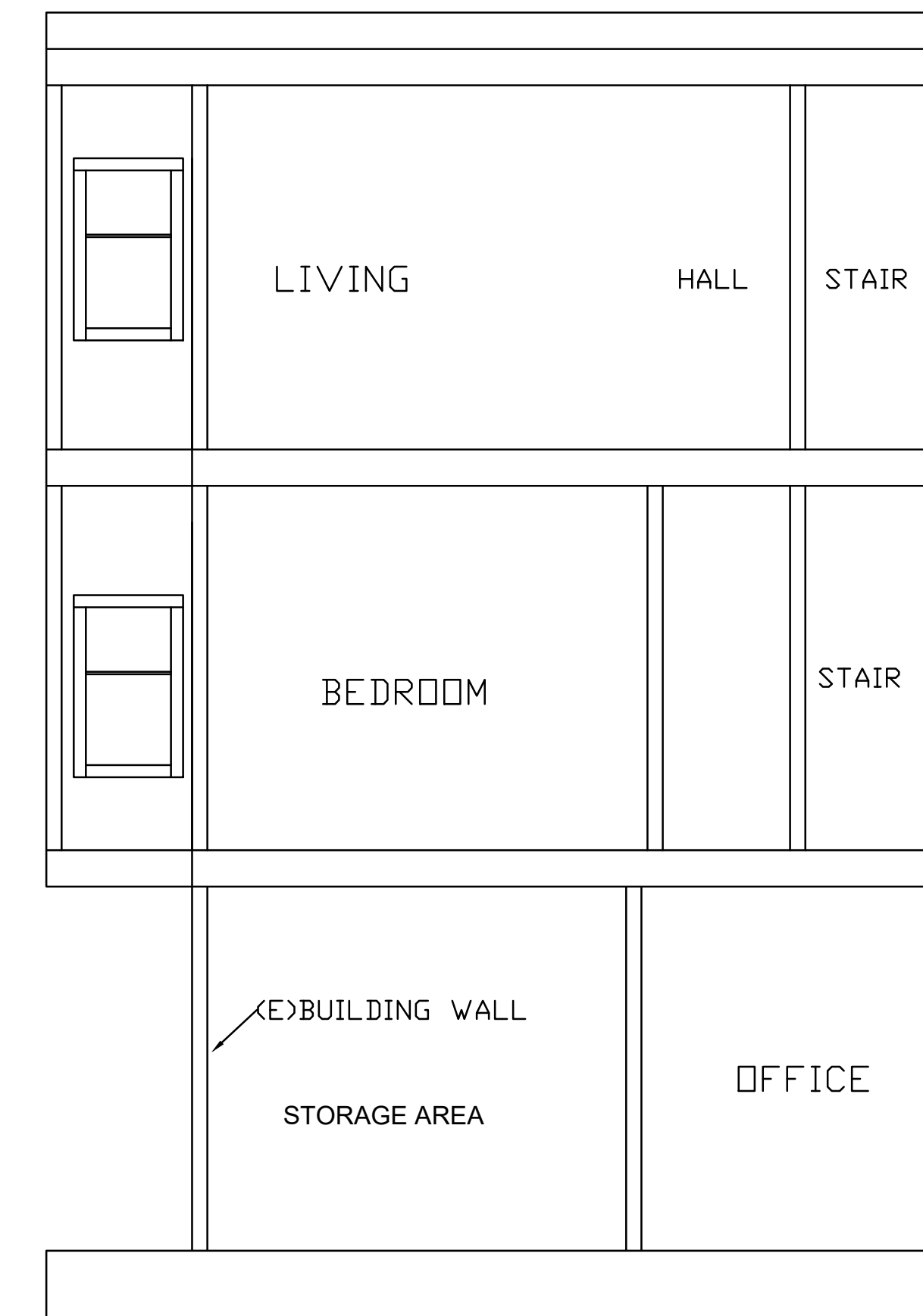
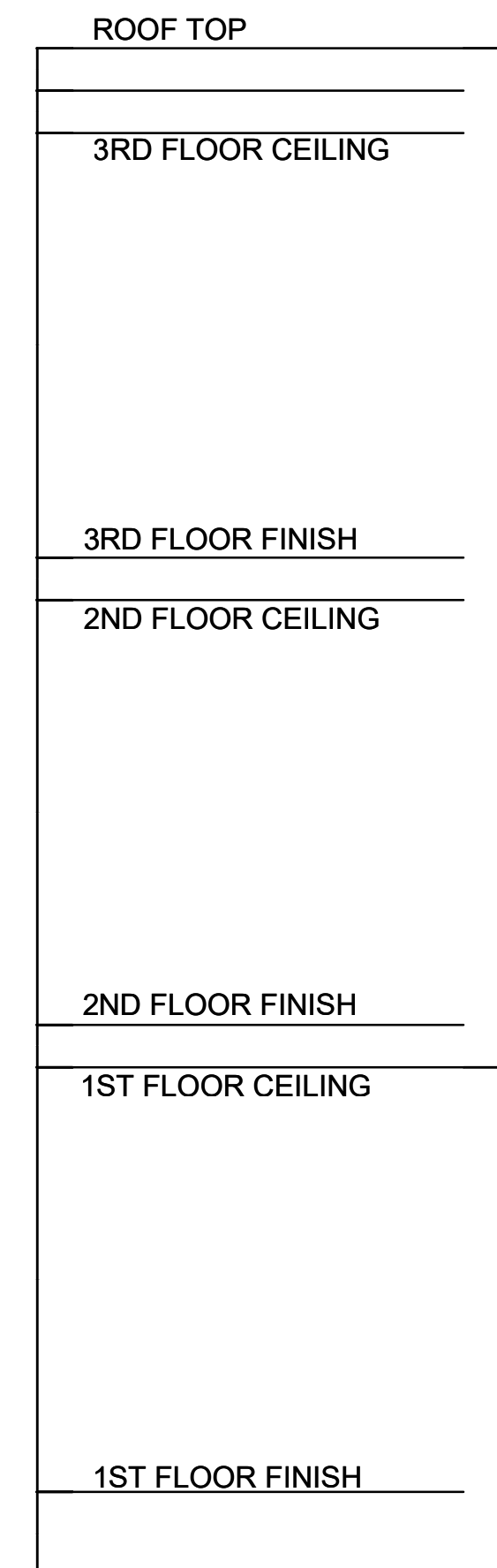
SHEETS





**SECTION(A)**

1/4"=1'-0"



**SECTION(B)**

1/4"=1'-0"

SHEET TITLE

SECTION

E K Y BUILDER INC.  
4527 LINCOLN WAY  
SAN FRANCISCO, CA  
415-678-7413

448 RALSTON AVE.  
SAN FRANCISCO, CA,

REVISIONS

DATE

SCALE AS NOTED

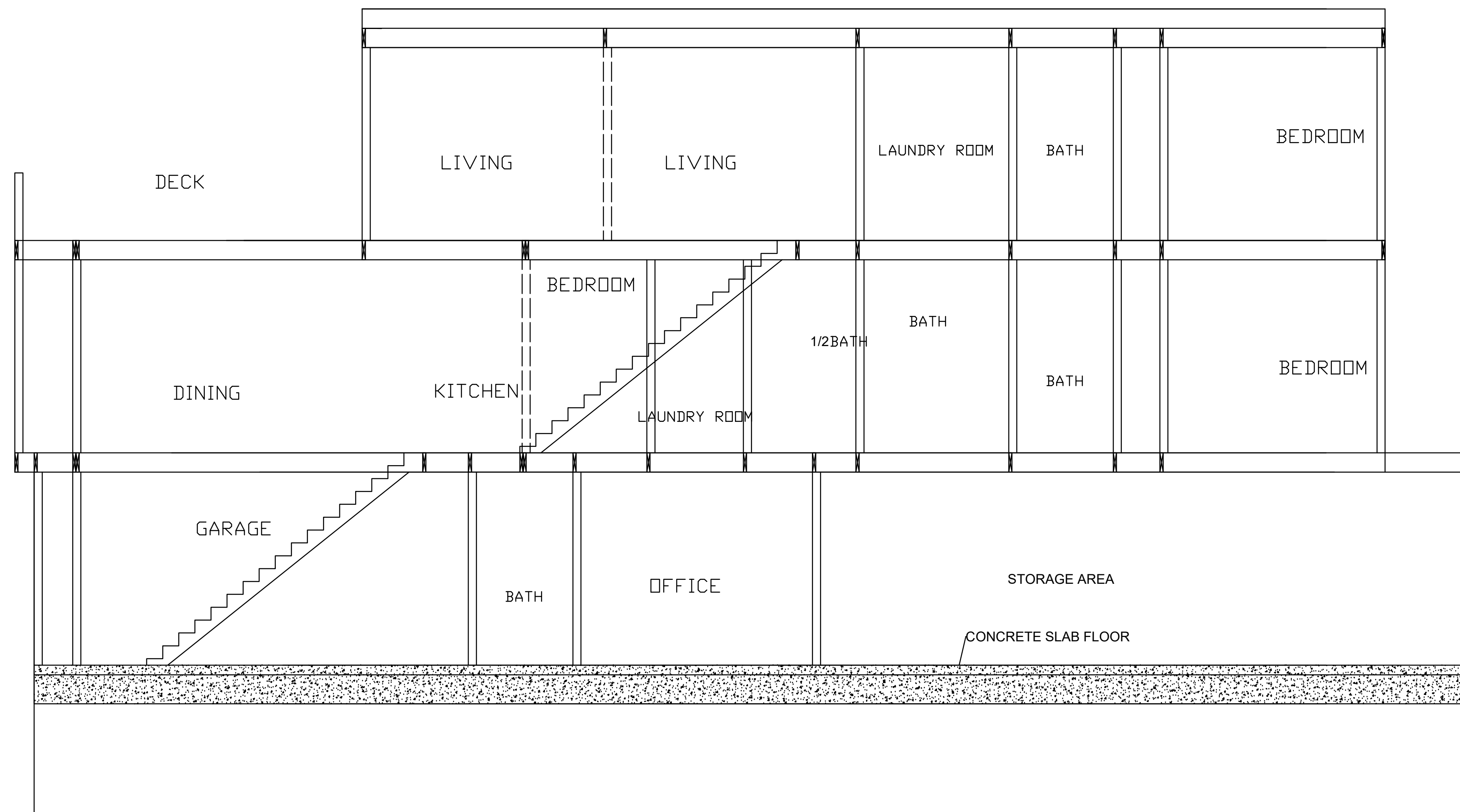
DRAWN E.K.Y.

JOB

SHEET

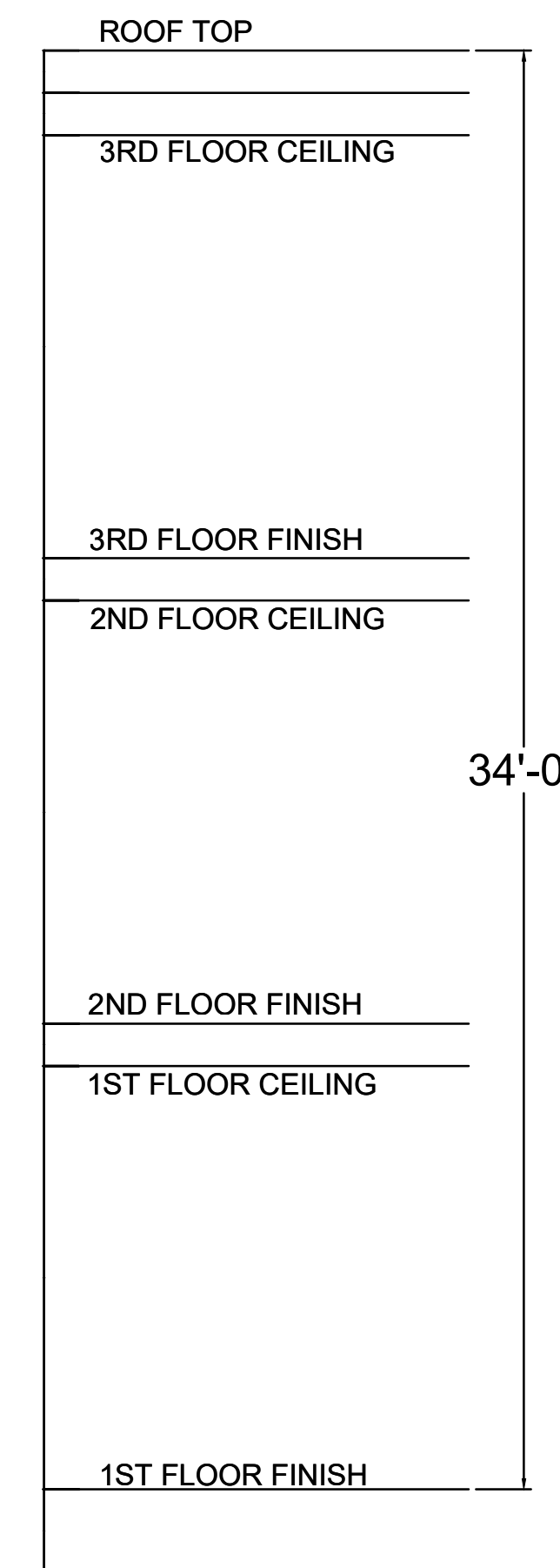
**A-4.1**

SHEETS



**SECTION(A)**

1/4"=1'-0"



**SECTION(B)**

1/4"=1'-0"

SHEET TITLE

SECTION

E K Y BUILDER INC.  
 4527 LINCOLN WAY  
 SAN FRANCISCO, CA  
 415-678-7413

446 RALSTON AVE.  
 SAN FRANCISCO, CA

REVISIONS

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DATE

SCALE AS NOTED

DRAWN E.K.Y.

JOB

SHEET

**A-4.2**

SHEETS

# LANDSCAPE STATEMENT:

1) WATER CONSERVATION WILL BE ACHIEVED THROUGH THE SELECTION OF PLANTS THAT ARE NATIVE TO CALIFORNIA AND ADOPTED TO SITE'S DRY MEDITERRANEAN CLIMATE. THESE PLANTS HAVE MEDIUM, LOW AND VERY LOW WATER REQUIREMENTS. THE PLANT PALETTE IS DIVERSE OF VARIOUS TEXTURES, FORMS, FOLIAGE COLORS AND SEASONAL FLOWER COLORS. PLANT DEBRIS IS CONSIDERED TO BE INCORPORATED INTO THE MULCH LAYER AND TO BE COMPOSTED IN THE COMMON AREA (COMPOST BIN LOCATION IS TO BE DETERMINED) IN ORDER TO REDUCE GREEN WASTE. NO PROPOSED SPECIES IN THE PLANT LIST WILL REQUIRE SHEARING. THE PROPOSED PLANT SPACING IS AT THE PLANTS MATURE SIZE. LOW PLANTINGS WILL BE PROPOSED WITHIN THE SIGHT TRIANGLE ZONE TO PRESERVE SIGHT DISTANCE.

2) LANDSCAPE CONSTRUCTION DOCUMENTS SHALL INCORPORATE INTEGRATED PEST MANAGEMENT PRACTICE AND SPECIFY RECYCLED CONSTRUCTION MATERIALS TO THE EXTENT POSSIBLE, SUCH AS RECYCLED ORGANIC MULCH.

3) THE PROPOSED PLAN PALETTE AND SITE ELEMENTS SHALL COMPLEMENT ARCHITECTURAL STYLE, COLORS AND MATERIALS, AND PROVIDE ENTRY STATEMENT TO THE BUILDINGS.

4) THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE TURF AREA AT A MINIMUM OF 8' WIDE AND DRIP IRRIGATING TO SHRUBS/GROUNDINGCOVER AREAS LESS THAN 8' WIDE AND BUBBLERS TO THE TREES.

5) THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.

6) A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDRO ZONE (BASED ON PLANT TYPE AND EXPOSURE).

7) USE RECYCLED CONSTRUCTION MATERIALS, SUCH AS RECYCLED ORGANIC MULCH.

8) PROJECT SHALL FOLLOW:

- A. OAKLAND ENVIRONMENTALLY FRIENDLY LANDSCAPE GUIDELINES. AND CHECK LIST FOR THE LANDSCAPE PROFESSIONAL,
- B. OAKLAND URBAN DESIGN AND URBAN/WILDLAND INTERFACE GUIDELINES.
- C. EBMUD'S FIRESCAPE – LANDSCAPING TO REDUCE FIRE HAZARD GUIDELINES
- D. IRRIGATION DESIGN TO COMPLY WITH AB1881.

448 FRONT YARD AREA: FRONT YARD: 5X25=125SF  
 P1: 3.5X5=17.5 SF  
 P3: 5X5=25 SF  
 L1: 2.5X5=12.5 SF  
 L2: 5X5=25 SF

PERMEABLE AREA: P1+P3=42.5 SF=34%

LANDSCAPE AREA: L1+L3=37.5 SF=30%

PERMEABLE+LANDSCAPE AREA:  
 L1+L3+P1+P3=80SF=64%

BACK YARD AREA:

BACK YARD OPEN SPACE FOR RESIDENTS: 325 SF  
 BACK YARD CHILD CARE PLAY GROUND 12'X25'=300SF

446 FRONT YARD AREA: FRONT YARD: 5X25=125SF  
 P2: 3.5X5=17.5 SF  
 P4: 5X5=25 SF  
 L3: 2.5X5=12.5 SF  
 L4: 5X5=25 SF

PERMEABLE AREA: P2+P4=42.5 SF=34%

LANDSCAPE AREA: L3+L4=37.5 SF=30%

PERMEABLE+LANDSCAPE AREA:  
 L3+L4+P2+P4=80SF=64%

BACK YARD AREA:

25X25=625 SF

## 15 GALLON TREE

SYMBOL	BOTANICAL	COMMON NAME	WATER REQUIRED
AM	ARBUTUS 'MARINA'	NCN	OCC-INF
AP	ACER PALMATUMS	JAPANESE MAPLE	MOD
CT	CHITALPAS TASHKENTENSIS	CHITALPAS	OCC-INF

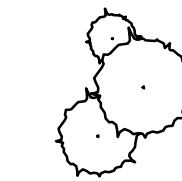
## SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER REQUIRED
AD	ARCTOSTAPHYLOS	MANZNITA	OCC-INF
AT	ACHILLEA TOMENTOSA	WOOLY YARROW	OCC-INF
DA	DRYOPTERIS ARGUTA	CALIFORNIA WOOD FERN	NOD
EC	EUPHORBIA CHARACIAS	EUPHORBIA	LOW
HM	HEUCHERA MICRANTHA	CORAL BELLS	LOW

### TREE LEGEND:



15 GALLON TREE

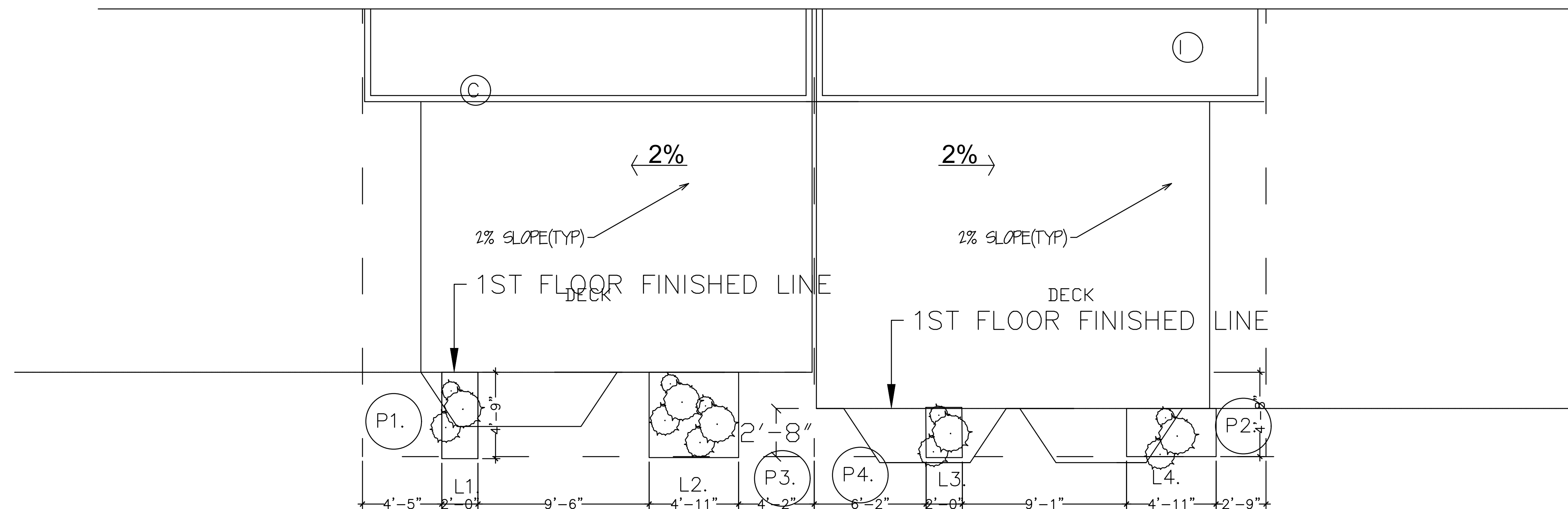


1-5 GAL. SHRUBS

### WATER USE RATING LEGEND:

WATER DEPARTMENT CATEGORIES OF WATER NEEDS FROM: PLANTS & LANDSCAPES FOR SUMMER DRY CLIMATES OF THE SAN FRANCISCO BAY REGION

MOD	MODERATE WATER
OCC	OCCASIONAL WATER
INF	INFREQUENT WATER
NONE	NO ADDITIONAL WATER



LANDSCAPE PLAN

SCALE 1/4"=1'-0"

LANDSCAPE PLAN

APPLICATION NO.

E. K. Y. BUILDER INC.  
 ENGINEERING CONTRACTOR  
 4527 LINCOLN WAY.  
 SAN FRANCISCO, CA. 94122  
 TEL: (415) 678-7413

446-448 RALSTON STREET  
 SAN FRANCISCO, CA,

REV 01-11-2021

DATE 02-01-16

SCALE AS NOTED

DRAWN Edmund Yip

SHEET JOB

L-1

OF SHEETS

Draft Motion  
January 21, 2021

RECORD NO. 2016-008743CUAVAR  
446-448 Ralston Street

EXHIBIT C

**Environmental Determination:  
CEQA Categorical Exemption**

Conditional Use Authorization /Variance

Case No. 2016-008743CUAVAR

446-448 Ralston Street



## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
446-448 Ralston Street		6995035, 6995036
<b>Case No.</b>		<b>Permit No.</b>
2016-008743ENV		201606109665
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project site is currently developed with single family, two-story residence that contains four bedrooms and two bathrooms and is approximately 2,991 square feet in size. An in-home childcare facility currently operates on-site and will continue to operate with project implementation; this is permitted as an accessory use within a dwelling unit under state law. The proposed project would demolish the existing single-family residence and construct two new separate single-family residences, one on each lot. 446 Ralston Street will be located on lot -035 and 448 Ralston Street will be on lot -036. Each residence would be three stories, 34 feet tall, 2,410 square feet in size and consist of four bedrooms, one office, 5.5 bathrooms, a single-car parking garage, as well as a new one-bedroom, 936 square-foot accessory dwelling unit (ADU) in the rear of each building on the first floor. Each building would also include a 300-square foot roof deck facing Ralston Avenue. 448 Ralston Street will provide one bicycle parking space for the ADU and one vehicular parking space for the main unit. 446 Ralston Street will provide one vehicular parking space for the main unit, a bicycle parking space for the ADU, and two bicycle parking spaces for the childcare employees. The combined rear yard of the two lots will provide 1,100 square feet of</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify): Per PTR form signed on 1/16/2020         </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Ryan Shum 11/03/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		



## **Full Project Description**

The project site is currently developed with single family, two-story residence that contains four bedrooms and two bathrooms and is approximately 2,991 square feet in size. An in-home childcare facility currently operates on-site and will continue to operate with project implementation; this is permitted as an accessory use within a dwelling unit under state law. The proposed project would demolish the existing single-family residence and construct two new separate single-family residences, one on each lot. 446 Ralston Street will be located on lot -035 and 448 Ralston Street will be on lot -036. Each residence would be three stories, 34 feet tall, 2,410 square feet in size and consist of four bedrooms, one office, 5.5 bathrooms, a single-car parking garage, as well as a new one-bedroom, 936 square-foot accessory dwelling unit (ADU) in the rear of each building on the first floor. Each building would also include a 300-square foot roof deck facing Ralston Avenue.

448 Ralston Street will provide one bicycle parking space for the ADU and one vehicular parking space for the main unit. 446 Ralston Street will provide one vehicular parking space for the main unit, a bicycle parking space for the ADU, and two bicycle parking spaces for the childcare employees. The combined rear yard of the two lots will provide 1,100 square feet of open space to be used by the child-care facility and the dwelling units.

The proposed project would also legalize an existing rear play structure that is currently unpermitted. The project proposes to excavate a total of 91 cubic yards, comprising of approximately 30 cubic yards of soil for foundation construction, and approximately 60 cubic yards of soil for the backyard retaining wall and play area. The project would add three new street trees on the Ralston Street frontage. Two existing 10-foot curb cuts, one on each lot, would remain unchanged.

Draft Motion  
January 21, 2021

RECORD NO. 2016-008743CUAVAR  
446-448 Ralston Street

EXHIBIT D  
**Land Use Data**

Conditional Use Authorization /Variance

Case No. 2016-008743CUAVAR

446-448 Ralston Street



# LAND USE INFORMATION

PROJECT ADDRESS: 446-448 RALSTON ST  
RECORD NO.: 2016-008743PRJ

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	385	390	5
Residential GSF	2,991	7,481	4,490
Retail/Commercial GSF	0	0	0
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	2,700	1,850	-850
Public Open Space	-	-	-
Other ( )			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	3	4
Dwelling Units - Total	1	3	4
Hotel Rooms	0	0	0
Number of Buildings	1	1	2
Number of Stories	2	3	1
Parking Spaces	1	1	2
Loading Spaces	0	0	0
Bicycle Spaces	0	4	4
Car Share Spaces	0	0	0
Other ( )			

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

Draft Motion  
January 21, 2021

RECORD NO. 2016-008743CUAVAR  
446-448 Ralston Street

EXHIBIT E  
**Maps and Context Photos**

Conditional Use Authorization /Variance

Case No. 2016-008743CUAVAR

446-448 Ralston Street

# Parcel Map

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

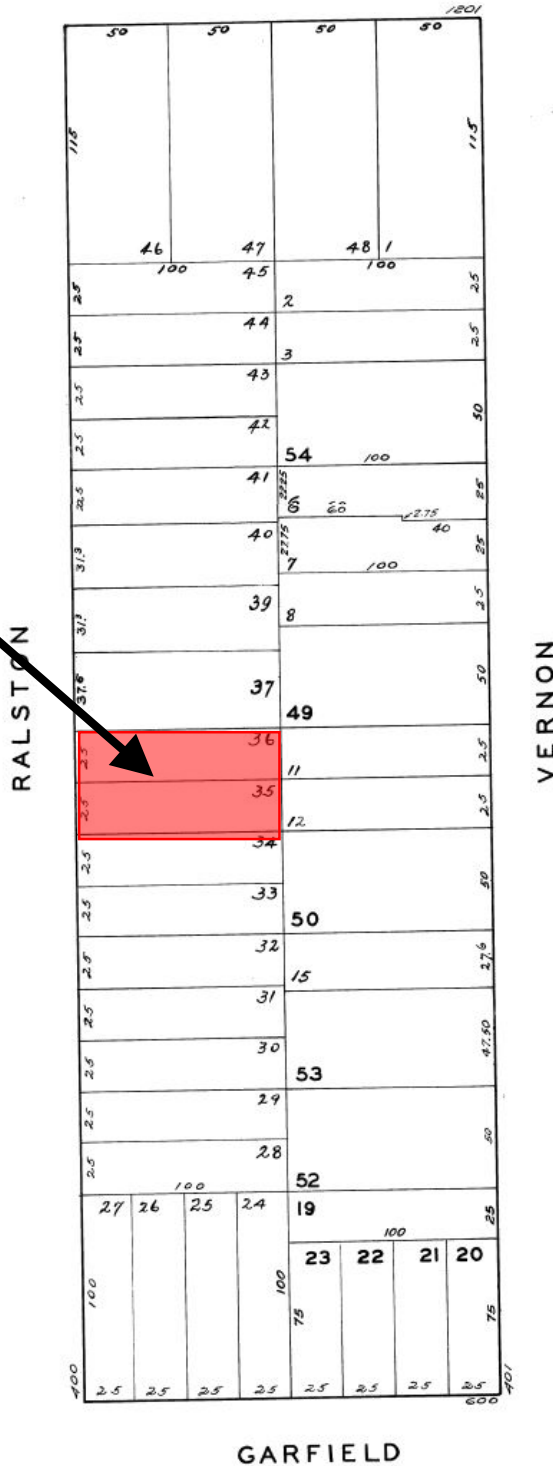
6995

CITY LAND ASSN BLK 21  
INGLESIDE TER BLK 36  
REVISED 1961  
" '65  
" '67  
" '72

LOTS MERGED  
Lot 38 into lot 37 "1942"  
" 17 " "16+18"1939"



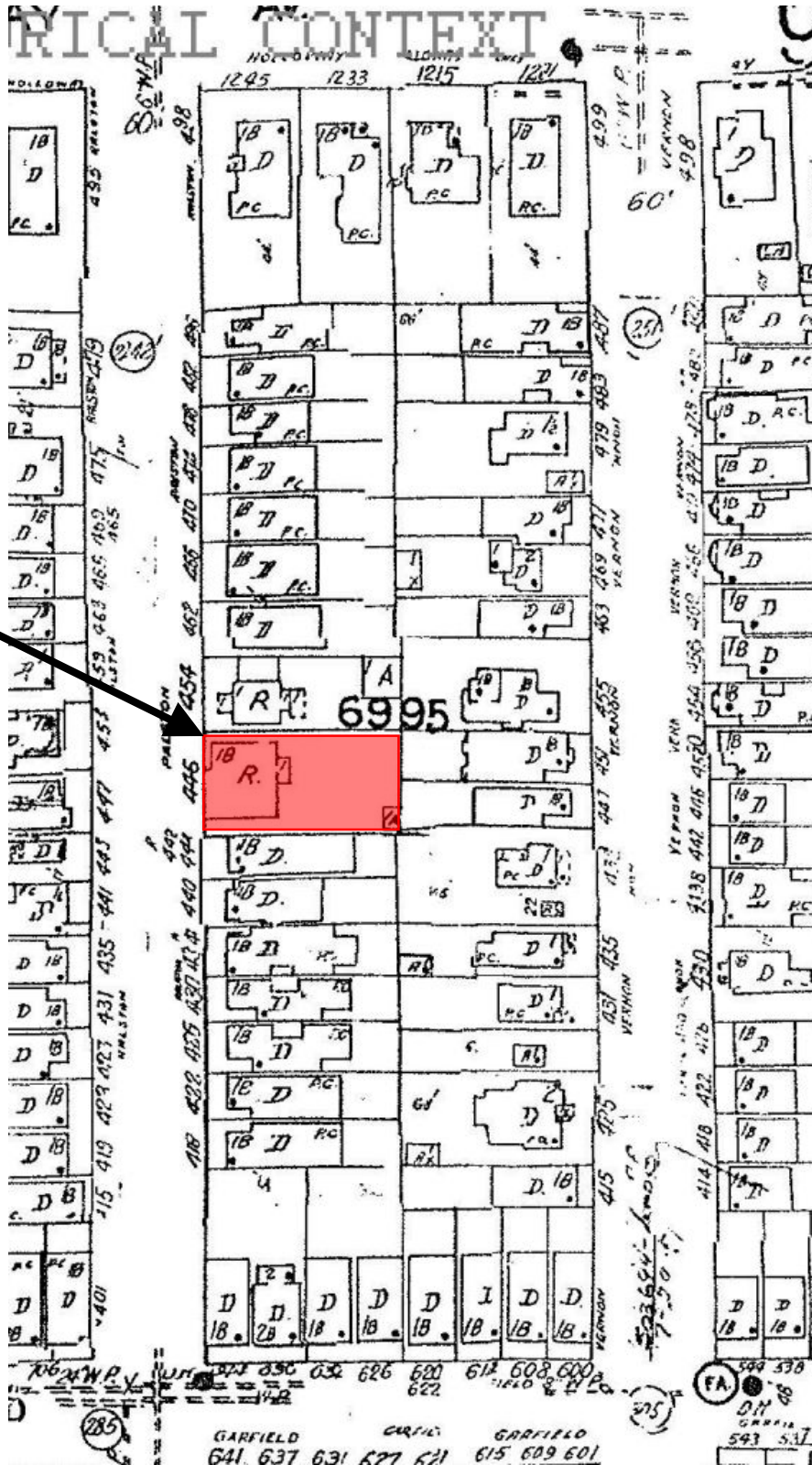
HOLLOWAY AVE.



**SUBJECT PROPERTY**



# Sanborn Map\*



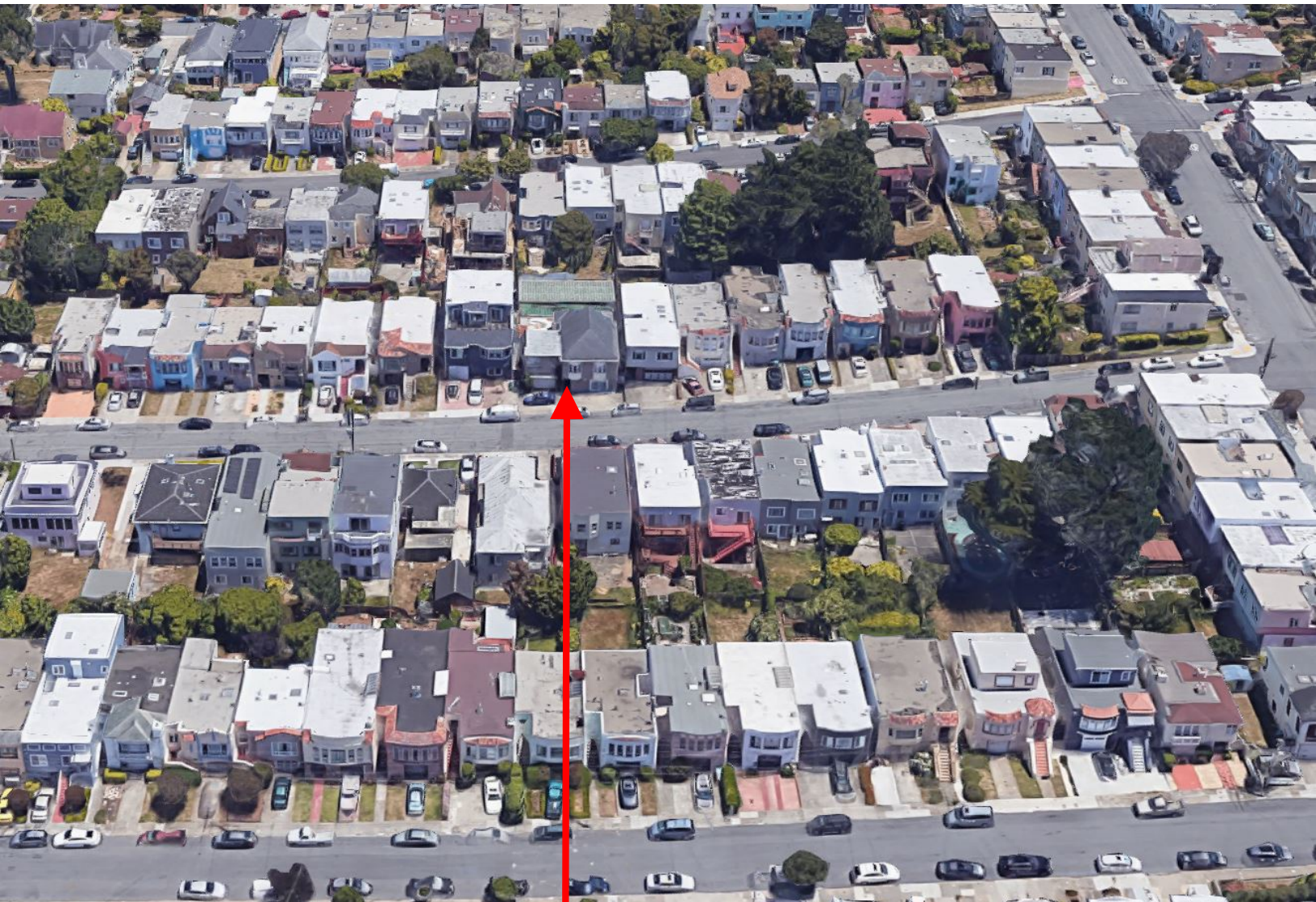
SUBJECT PROPERTY

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



Conditional Use Authorization / Variance  
Case Number 2016-008743CUAVAR  
446-448 Ralston Street

# Aerial Photo – View 1



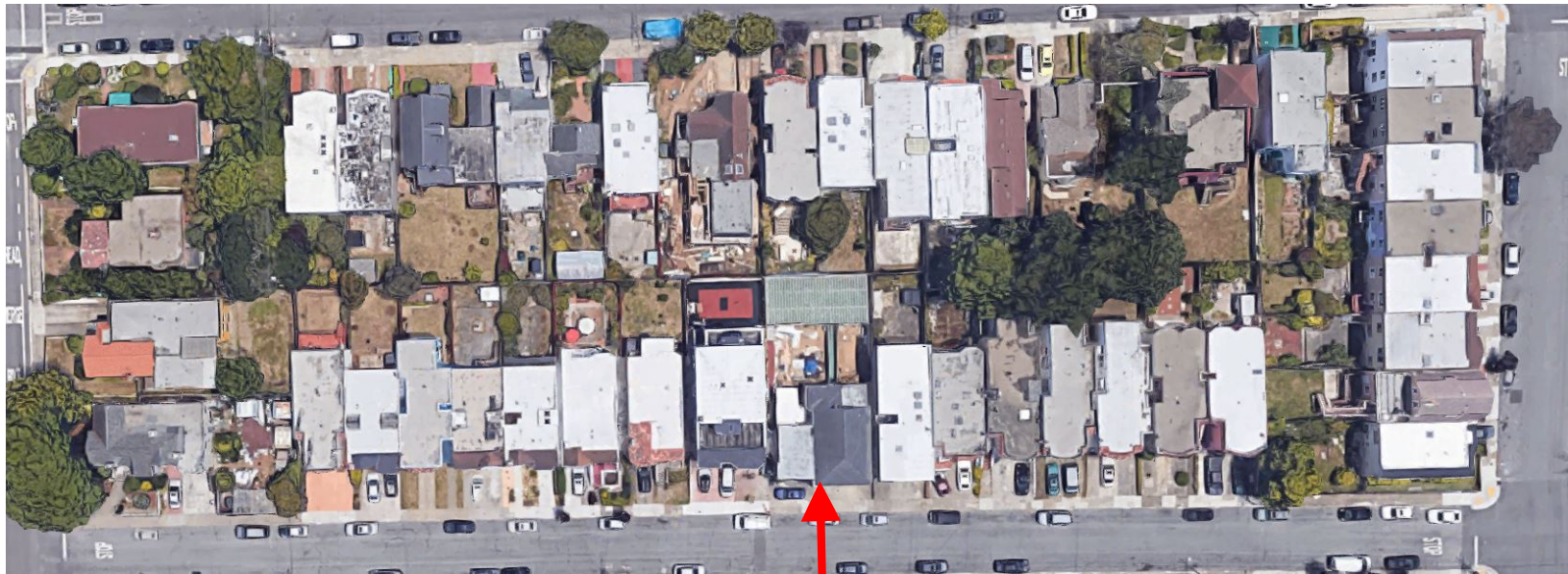
**SUBJECT PROPERTY**



**Conditional Use Authorization / Variance**  
**Case Number 2016-008743CUAVAR**  
446-448 Ralston Street



# Aerial Photo – View 2

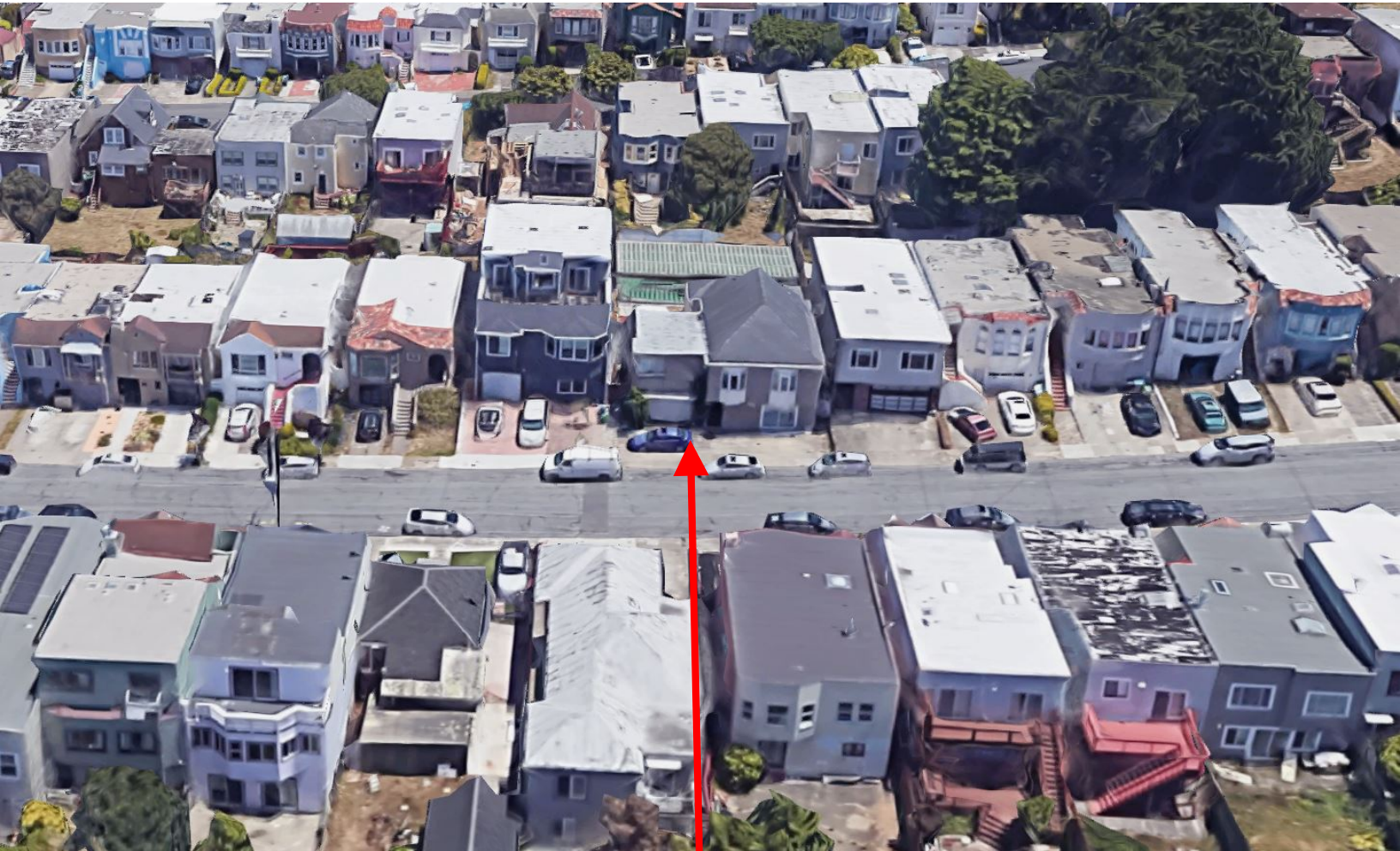


**SUBJECT PROPERTY**



**Conditional Use Authorization / Variance**  
**Case Number 2016-008743CUAVAR**  
446-448 Ralston Street

# Aerial Photo – View 3

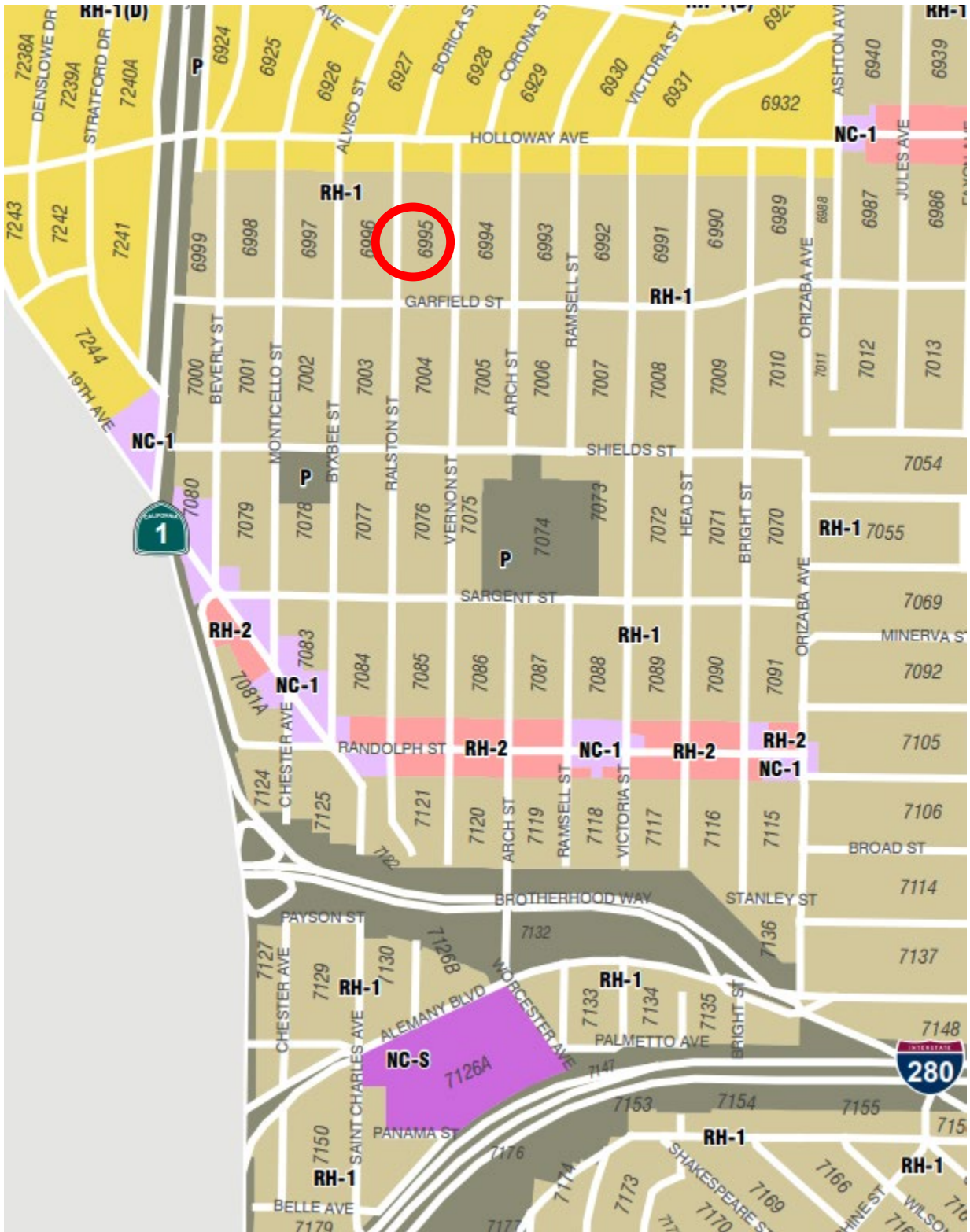


**SUBJECT PROPERTY**



**Conditional Use Authorization / Variance**  
**Case Number 2016-008743CUAVAR**  
446-448 Ralston Street

# Zoning Map



Conditional Use Authorization / Variance  
Case Number 2016-008743CUAVAR  
446-448 Ralston Street

# Site Photo



Conditional Use Authorization / Variance  
Case Number 2016-008743CUAVAR  
446-448 Ralston Street

# Site Photo



Conditional Use Authorization / Variance  
Case Number 2016-008743CUAVAR  
446-448 Ralston Street

Draft Motion  
January 21, 2021

RECORD NO. 2016-008743CUAVAR  
446-448 Ralston Street

EXHIBIT F  
**Eviction History**

Conditional Use Authorization /Variance

Case No. 2016-008743CUAVAR

446-448 Ralston Street



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Department Request for Rent Board Documentation

(08/13/2019)

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

RE:      Address of Permit Work:                      446-448 Ralston Street  
         Assessor's Block/Lot:                         6995/036  
         BPA # / Case #:                                    201606109669

Project Type:

- Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
- Other Building permit violation and possible ADU addition
- 

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

Sincerely,

Bridget Hicks  
Planner

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Rent Board Response to Request for Planning Department Records Search

Re: 446-448 Ralston

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

No database records were identified.

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

Yes, the following records were identified:

- o See attached documents.

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

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

Signed:



Dated:

8-13-19

Van Lam  
Citizens Complaint Officer