



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: MARCH 1, 2018

Date: February 22, 2018
Case No.: 2016-012872CUA
Project Address: 479 28th Street
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6612/032
Project Sponsor: Priti Tripathi
479 28th Street
San Francisco, CA 94131
Staff Contact: Nancy Tran – (415) 575-9174
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Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The proposal is for demolition of an existing one-story over basement single-family residence and construction of a new three-story structure with two basement levels and two dwelling units. The Project includes basement excavation, a new curbcut for garage access and associated landscaping. The replacement structure's depth proposed will extend to the required 45% rear yard setback with a two story pop-out (12 foot maximum permitted obstruction under Planning Code Section 136).

The proposed work requires Conditional Use Authorization for residential demolition pursuant to Planning Code Section 317. Pursuant to Planning Code Section 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This report includes findings for a Conditional Use Authorization in addition to demolition criteria established in Planning Code Section 317. The design of the new structure is analyzed in the Design Review Checklist.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Units	1	Number Of Units	2
Parking Spaces	0	Parking Spaces	2
Number Of Bedrooms	1 + loft	Number Of Bedrooms	<ul style="list-style-type: none">Unit 1: 3Unit 2: 4 + Office
Building Area	±930 Gross Floor Area	Building Area	±5,113 Gross Floor Area <ul style="list-style-type: none">Garage: 690 sq. ft.Unit 1: 1,527 sq. ft.Unit 2: 2,896 sq. ft.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of 28th Street, between Castro and Noe Streets, Lot 032 in Assessor's Block 6612 and is located within the RH-2 (Residential-House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The approximately 2,850 square foot downward sloping lot (from front and west side) has 25 feet of frontage and a depth of 114 feet. On site is an existing approximately 930 gross floor area, one-story (with loft/mezzanine) over basement single-family dwelling constructed circa 1910. There is presently no off-street parking for the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the southern portion of Noe Valley and within District 8. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. The block-face is characterized by two- to three-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings.

ENVIRONMENTAL REVIEW

The Planning Department reviewed the Historic Resource Evaluation submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	December 29, 2017	December 29, 2017	20 days
Mailed Notice	20 days	December 29, 2017	December 29, 2017	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	-
Neighbors on the block or directly across the street	1	-	-
Other	8	-	-

ISSUES AND OTHER CONSIDERATIONS

While the Planning Department supports the general concept of maximizing density on site, the proposal does *not* comply with the Residential Design Guidelines. Should the Planning Commission approve the Project, the Department recommends the following conditions to improve the Project's scale, massing and design:

- Provide a 15 foot setback from the front building wall at the 3rd floor (excluding projections).
- Reduce the building depth at the rear by 5 feet – 8 ³/₈ inches on the basement, garage, first and second floors.

RESIDENTIAL DESIGN TEAM REVIEW

The request for demolition was reviewed by the Department's Residential Design Advisory Team (RDAT). The RDAT's comments include:

- Design building height and depth to be compatible with the existing building scale at the street.
- All exposed walls must be covered and finished with quality materials that are compatible with the front facade and adjacent buildings.
- Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.
- In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow demolition of an existing single-family residence for the construction of two replacement dwelling units located at 479 28th Street.

BASIS FOR RECOMMENDATION

- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The project is therefore an appropriate in-fill development.
- The project will result in a net gain of one unit and provide two family-sized dwellings.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The existing building is not an historic resource or landmark.
- The project is residential and has no impact on neighborhood-serving retail uses.
- The proposed project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Design Review Checklist
Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map
Height & Bulk Map
CEQA Categorical Exemption Determination
Rent Board Eviction History
Combined Section 303 / 311 Notice
Conditional Use Authorization Application
Residential Demolition Application
Prop M findings
Reduced Plans
Public Comment

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Site Photos | |
| <input checked="" type="checkbox"/> Context Photos | |

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

NHT

Planner's Initials

NT: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\976000-976999\976788\1\1_Executive Summary- CU Demo - 479 28th Street (ID 976788).docx

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The immediate neighborhood is of mixed architectural character, with building scale and massing ranging from 1- to 3-stories in height on the block-face with some 4-story residences directly across the street.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?		X	
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?		X	
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The overall project scale needs further modifications to be more consistent with the neighborhood character. The Department recommends setting back the top floor to make it visually subordinate to the lower stories.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?		X	
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The project depth is not compatible with the existing building scale at the mid-block open space. The Department recommends reducing the depth of the building at the rear by 5 feet – 8 ³/₈ inches on the basement, garage, first and second floors.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		

Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments:

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR
ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
- ☒ Child Care Requirement (Sec. 414)
- ☐ Other

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF A RESIDENTIAL UNIT TO CONSTRUCT A NEW TWO-FAMILY DWELLING AT 479 28TH STREET.

PREAMBLE

On October 7, 2016, Priti Tripathi (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a residential unit at 479 28th Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On March 1, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-012872CUA.

On May 22, 2017, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2016-012872ENV. The Commission has reviewed and concurs with said determination.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-012872CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes to demolish an existing one-story over basement single-family residence and construct a new three-story over two basement structure with two dwelling units. The Project includes excavation, a new curbcut and associated landscaping.
3. **Site Description and Present Use.** The project site is located on the south side of 28th Street Avenue, between Castro and Noe Streets, Lot 032 in Assessor’s Block 6612 and is located within the RH-2 (Residential-House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The approximately 2,850 square foot downward sloping lot (from front and west side) has 25 feet of frontage and a depth of 114 feet. On site is an existing approximately 930 gross floor area, one-story (with loft/mezzanine) over basement single-family dwelling constructed circa 1910. There is presently no off-street parking for the property.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the southern portion of Noe Valley and within District 8. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. The block-face is characterized by two- to three-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings.
5. **Public Comment.** The Department has received 11 comments in support of one comment in opposition to the proposal.
6. **Planning Code Compliance:**
 - A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

The Project proposes a building that will be approximately 35 feet tall.

- B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15 foot maximum).

The subject property does not have a legislated setback. The Project will provide the minimum 4 foot – 6 inch front setback based on the adjacent properties.

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth.

The Project proposes an approximately 51 foot – 3 ⁵/₈ inch rear yard setback which includes a 12 foot obstruction permitted under Planning Code Section 136. The building, excluding the obstruction, is equal to 45 percent of the lot depth.

- D. **Side Yard Requirement.** Planning Code Section 133 does not require side yard setbacks in in RH-2 Districts.

The Project proposes constructing to both side property lines since no side setbacks are required in the RH-2 District.

- E. **Residential Design Guidelines.** Per Planning Code Section 311, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."

The Residential Design Team determined that the Project does not comply with the Residential Design Guidelines and recommends the following conditions to modify the Project's design:

- *Provide a 15 foot setback from the front building wall at the 3rd floor (excluding projections).*
- *Reduce the building depth at the rear by 5 feet – 8 ³/₈ inches on the basement, garage, first and second floors.*

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

The Project complies with Section 132 as it provides approximately 20 square feet of landscaping and approximately 57 square feet of permeable surface in the required 99 square foot front setback area (total excludes permitted stair obstruction under §136).

- G. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lotline and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The Project complies with the street frontage requirement as it exceeds the visual relief minimum and adheres to the off-street entrance maximum.

- H. **Street Frontage, Parking and Loading Access Restrictions.** Off-street parking shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

Proposed off-street parking for two vehicles will be located wholly within the property, comply with access, arrangement and street frontage dimensional standards.

- I. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (125 square feet per unit if private, or 166 square if shared).

The Project provides shared usable open space that exceeds the minimum amount required.

- J. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

The Project proposes two off-street parking spaces.

- K. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove three or more residential units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the Project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8, "Additional Findings pursuant to Section 317" below.

- L. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to two units per lot are principally permitted in RH-2 Districts and up to one unit per 1,500 square feet of lot area is allowed with Conditional Use Authorization.

The Project proposes demolition of the existing single-family residence and construction of two dwelling units on the 2,850 square foot parcel.

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

The Project proposes the construction of a new two-unit dwelling totaling over 5,000 gross square feet. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project does comply 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.

While the Project proposes demolition of existing housing, the replacement building maximizes density on site and will provide additional bedrooms.

With further design modifications as recommended by the Planning Department, the Project

The use of the proposed Project is compatible with the immediate neighborhood and with further design modifications recommended by the Planning Department, the Project would be in keeping with the existing neighborhood character.

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

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

The Planning Department determined that the replacement building is not of appropriate scale or development pattern with the surrounding neighborhood and adjacent buildings. The Planning Department recommends further modifications with respect to modifying the structure's design.

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

Planning Code requires one off-street parking space per dwelling unit. Two spaces are proposed, where currently there are no spaces provided for the existing building.

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

The proposal is residential and will not yield noxious or offensive emissions.

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

The proposed project is residential and will be landscaped accordingly.

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

With the exception of Residential Design Guidelines, the Project complies with relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The proposed Project is consistent with the stated purpose of the RH-2 Districts.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

Project meets criterion.

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

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

Project meets criterion.

The structure appears to be in decent condition.

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

Criterion not applicable.

The Planning Department reviewed the Historic Resource Evaluation submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

Criterion not applicable.

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

Criterion not applicable.

The existing single-family residence is presently owner-occupied and not subject to rent control. There are no restrictions on whether the constructed units will be rental or ownership.

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

Criterion not applicable.

The subject property is a single-family residence and not subject to rent control.

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

Project meets criterion.

Although the Project proposes demolition of the one-bedroom with loft single-family dwelling, there will be a net gain of one unit to maximize the density allowed for the property. The replacement structure proposed will include two family-sized units – a 3-bedroom lower unit and a 4-bedroom with office upper unit, respectively.

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

Project does not meet criterion.

Although the Project would improve cultural and economic diversity by increasing the number of bedrooms, the Planning Department determined that the replacement building is not of appropriate scale or development pattern to conserve the established neighborhood character. The Planning Department recommends further modifications with respect to modifying the structure's design.

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

Project meets criterion.

The Project does not protect the relative affordability of existing housing, as the Project proposes demolition of the existing building. However, it should be taken into consideration that the proposed structure offers a variety of unit sizes and net gain of one dwelling unit, adding to the City's housing stock.

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

Criterion not applicable.

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

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

Project meets criterion.

The Project proposes in-fill housing with a total of two dwelling units which is consistent with the varying neighborhood density.

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

Project meets criterion.

The Project proposes an opportunity for family-sized housing. A three-bedroom and a four-bedroom unit with office are proposed within the new two-unit building.

- M. Whether the project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

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

Project does not meet criterion.

The Planning Department determined that the replacement building is not keeping with the overall scale, massing and design of the immediately surrounding development. The Planning Department recommends further modifications with respect to modifying the structure's design.

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

Project meets criterion.

The Project proposes two units – a three-bedroom and a four-bedroom with office – a total of six bedrooms more than the existing building.

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

Project meets criterion.

The Project proposes a total of seven bedrooms between the two dwelling units – six bedrooms more than the existing building.

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

Project meets criterion.

The Project proposes two dwelling units, maximizing the density on the subject lot located within an RH-2 Zoning district that is 2,850 square feet in size.

- 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.

Project meets criterion.

The Project proposes replacing the existing unit with two new dwelling units of a larger size. The proposal results in two family-sized units.

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

HOUSING ELEMENT

OBJECTIVE 2:

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

Policy 4.1:

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

The Project proposes to demolish a single-family residence to construct two family-sized dwelling units.

Policy 11.3

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

The subject property is within an RH-2 (Residential, House, Two-Family) district which allows for higher residential density than what is existing. The Project proposes a total of two dwelling units with two off-street parking spaces on property located in a neighborhood consisting of single-family residences to small multi-unit buildings with off-street parking.

Policy 11.4

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

Policy 11.5

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

URBAN DESIGN

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.

The Project proposes demolition of an existing single-family building to construct a two-family with off-street parking. Similar to other existing structures on the block-face, the new building proposes garage access that is subordinate to the existing building façade. The structure, as viewed from the front façade, will continue the stepped pattern of building forms along the block-face with the top floor setback from the main building wall.

Policy 1.3:

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

The proposed replacement building reflects the existing mixed architectural character, varying heights along the block face and with further design modifications recommended by the Planning Department, the Project would be in keeping with the neighborhood development pattern.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The proposed replacement building reflects the existing mixed architectural character of the neighborhood and with further design improvements recommended by the Planning Department, the Project would be in keeping with the surrounding neighborhood.

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 does comply with said policies in that:

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

The Project is residential and has no impact on neighborhood-serving retail uses.

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

While the existing housing is proposed to be demolished, the replacement building would provide two dwelling units in a neighborhood made up of single-family residences to small multi-unit buildings of mixed architectural character.

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

While the affordability of the existing units is not preserved since they are proposed to be demolished, , there will be a net gain of one unit to maximize the density allowed for the property. The replacement structure proposed will include two family-sized units.

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

The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where none currently exist.

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

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

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

The replacement structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The Project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-012872CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. 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 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 1, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: March 1, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow a [Insert Use] located at [Insert Address, Block, and Lot] pursuant to Planning Code Sections 303 and 317 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated February 12, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2016-012872CUA and subject to conditions of approval reviewed and approved by the Commission on March 1, 2018 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 1, 2018 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design with respect to the following:
 - a. Provide a 15 foot setback from the front building wall at the 3rd floor (excluding projections).
 - b. Reduce the building depth at the rear by 5 feet – 8 ³/₈ inches on the basement, garage, first and second floors.
 - c. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and

approved by the Planning Department prior to issuance. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
9. **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 415-558-6378, www.sf-planning.org*
10. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

PARKING AND TRAFFIC

11. **Bicycle Parking.** The Project shall provide no fewer than **two** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
12. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than four off-street parking spaces (two per dwelling unit).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide two independently accessible off-street parking spaces. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
14. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

PROVISIONS

15. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

MONITORING

16. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
17. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

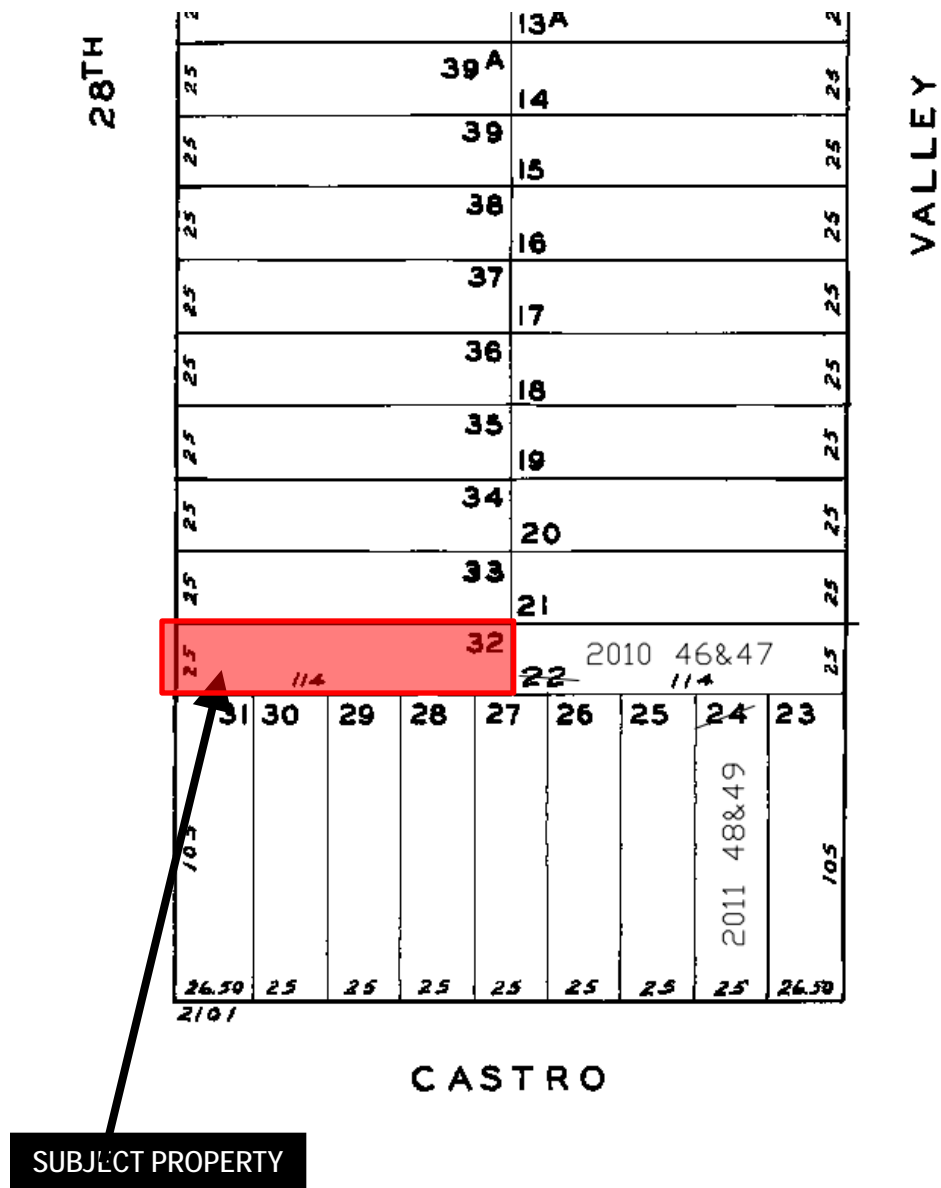
OPERATION

19. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
20. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

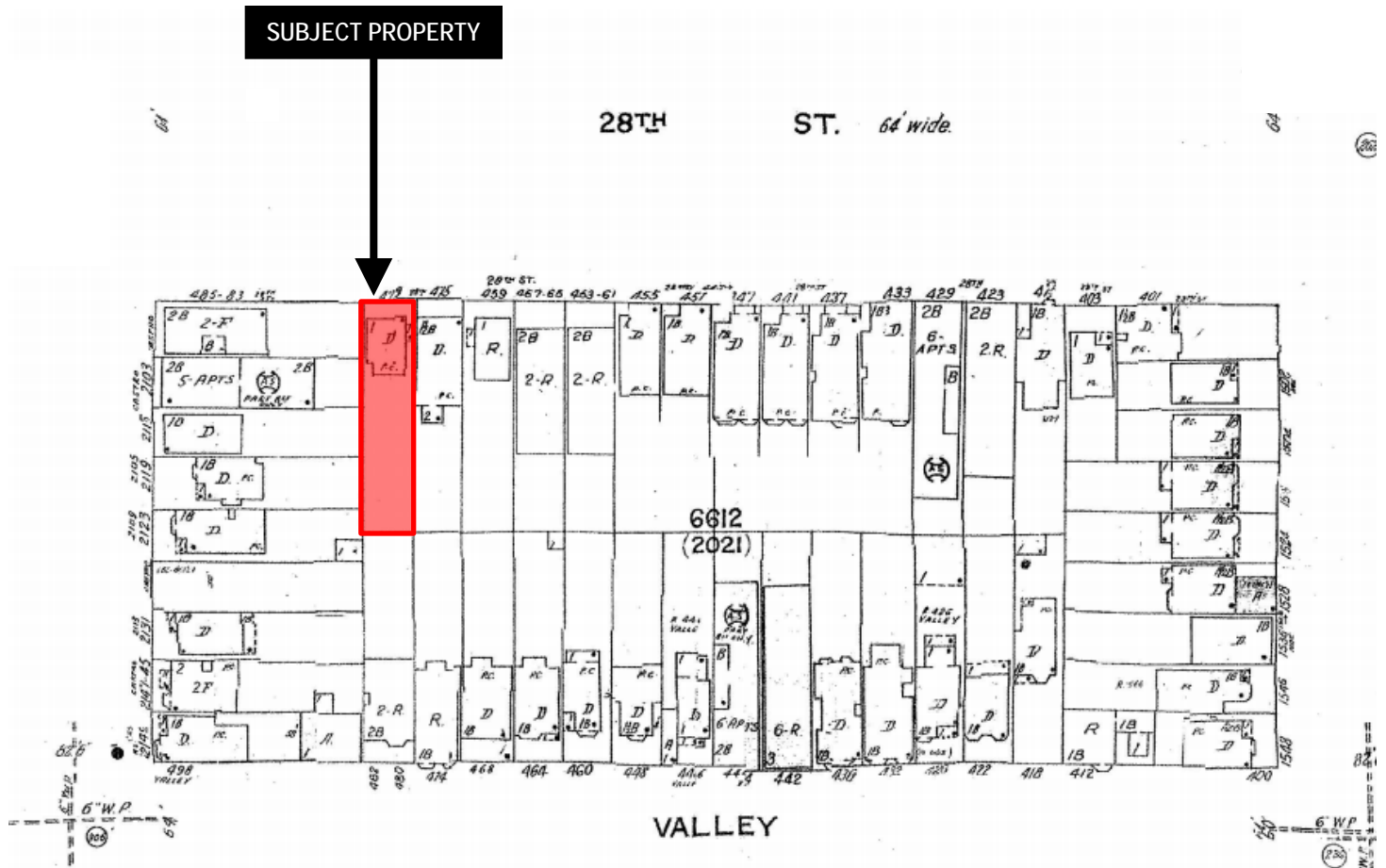
21. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.*

Parcel Map



Conditional Use Authorization
Case Number 2016-012872CUA
479 28th Street

Sanborn Map*



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



Conditional Use Authorization
Case Number 2016-012872CUA
479 28th Street

Aerial Photograph

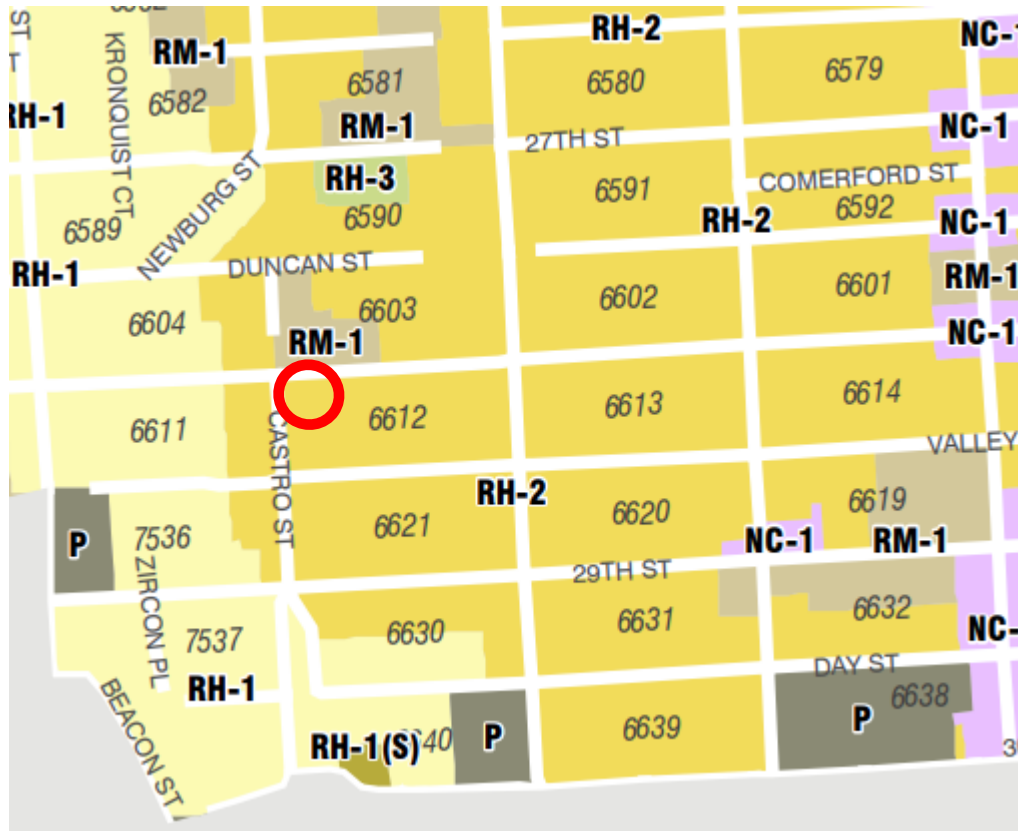


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2016-012872CUA
479 28th Street

Zoning Map



Conditional Use Authorization
Case Number 2016-012872CUA
479 28th Street

Height & Bulk Map



Conditional Use Authorization
Case Number 2016-012872CUA
479 28th Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2016-012872ENV
Project Title: 479 28th Street
Zoning: RH-2 (Residential-House, Two Family) Use District
40-X Height and Bulk District
Block/Lot: 6612/032
Lot Size: 2,848 square feet
Project Sponsor: Priti Tripathi and Tushar Patel, Owners
(415) 609-1097
Staff Contact: Jennifer McKellar – (415) 575-8754
Jennifer.McKellar@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site consists of an approximately 2,848-square-foot (sf), rectangular lot located within the block bounded by 28th, Noe, Valley and Castro streets in the Noe Valley neighborhood of San Francisco. The site has frontage on 28th Street and slopes steeply downward (in excess of 20 percent) from north to south and from west to east. An existing three-story, 20-foot-tall, 930-sf, single-family residence, constructed in 1910, currently occupies the lot. The proposed project would demolish the existing building and construct a new five-story, 35-foot-tall, 4,828-sf, two-unit residential building.

(Continued on next page)

EXEMPT STATUS:

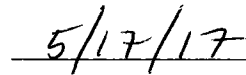
Categorical Exemption, Class 1 (California Environmental Quality Act [CEQA] Guidelines Section 15301) and Categorical Exemption, Class 3 (CEQA Guidelines Section 15303). See page 2.

(Continued on next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Lisa Gibson
Environmental Review Officer


Date

cc: Priti Tripathi, Project Sponsor
Todd Kennedy, Current Planner
Jon Vimr, Preservation Planner
Supervisor Jeff Sheehy, District 8, (via Clerk of the Board)

Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The existing site does not include any off-street vehicular parking; the proposed project would provide two vehicular parking spaces in a ground-level garage accessed via a new seven-foot-wide curb cut on 28th Street. The proposed new building would include a rear deck at each of the basement, ground and first floor levels, a wraparound front/side deck at the third floor, front balconies at the first and second floor and rear balconies at the second and third floors. The foundation system for the proposed project would employ piers with tie beams, requiring excavation to a maximum depth of 12 feet below ground surface (bgs) and removal of approximately 38 cubic yards of soil.

Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*)
- **Demolition Permit** (*Planning Department and Department of Building Inspection*)
- **Site/Building Permit** (*Planning Department and Department of Building Inspection*)

Approval Action: Conditional Use authorization by the Planning Commission constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS (continued):

CEQA Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for those projects that would demolish and remove one single-family residence. CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for those projects that would construct a new duplex or similar multi-family residential structure, totaling no more than four dwelling units. The proposed project qualifies for both exemptions because it would demolish and remove a single-family residential structure and construct a new two-unit residential structure.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below under "Archeological Resources," "Geology and Soils," "Noise" and "Shadow" there is no possibility of a significant effect on the environment due to unusual circumstances.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For

the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Archeological Resources

The proposed project would require excavation of the project site to a maximum depth of 12 feet bgs and removal of approximately 38 cubic yards of soil. Given the depth of the excavation, the Planning Department conducted a preliminary archeological review (PAR) of the project site and determined that there is no possibility that the proposed project would have a significant effect on an archeological resource.¹

Geology and Soils

The project site slopes steeply downward (in excess of 20 percent) from north to south and from west to east. A Geotechnical Investigation Report and supplemental letter prepared by a qualified geotechnical consultant for the proposed project evaluated the potential geotechnical hazards (including seismic and geologic hazards) associated with the project.^{2,3} The project site is covered by a six to eight-inch layer of fill and topsoil underlain by six to eight feet of colluvium consisting of clayey sand with medium plasticity and hard rock fragments, which is classified as moderately expansive soil. Weathered bedrock consisting of greenstone, sandstone, and shale was encountered at about 6.5 feet bgs at the front of the house and at about 8.5 feet bgs at the back of the house.

The geotechnical investigation provided the following recommendations concerning the foundation systems to support the new construction.⁴ The report recommends removal of the existing foundation and replacement with a new foundation system employing drilled piers and grade-beams. Alternatively, vertical and battered helical piers in conjunction with interconnected grade beams may be used as the foundation. In addition, the geotechnical report provided recommendations regarding retaining walls, slab-on-grade and pavements, surface and subsurface drainage systems, and seismic design parameters.

The proposed project would comply with the recommendations described in the geotechnical report as well as the requirements of the San Francisco Department of Building Inspection (DBI) as part of its permit review process. As such, the proposed project would not result in a significant effect on the environment due to unusual circumstances related to geology and soils.

Historic Architectural Resources

CEQA Guidelines Section 15064.5(a)(3) defines a historical resource as any object, building, structure, site, area, place, record, or manuscript that meets the criteria for listing on the California Register of Historical Resources (CRHR). To be eligible for listing on the CRHR, a potential resource must either (1) be associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) be associated with the lives of historically important persons; (3) embody the distinctive characteristics of a type, period, region, or method of construction, or represent

¹ Dean, Randall. *Preliminary Archeological Review, 479 28th Street, San Francisco, CA*. December 30, 2016.

² Darius Abolhassani Consultant & Associates. *Geotechnical Investigation Report: Tripathi-Patel House Addition, 479 28th Street, San Francisco, CA 94131*. August 15, 2016.

³ Abolhassani, Darius. *Email correspondence with Planning Department, Subject: Re: 479-28th Street*. February 27-28, 2017.

⁴ Darius Abolhassani Consultant & Associates. *Geotechnical Investigation Report: Tripathi-Patel House Addition, 479 28th Street, San Francisco, CA 94131*. August 15, 2016.

the work of an important creative individual, or possesses high artistic values; or (4) have yielded, or may be likely to yield, information important in prehistory or history.

The proposed project would demolish an existing building that was constructed in 1910. A Historic Resource Evaluation (HRE) prepared for the proposed project determined that the existing building is not a historical resource as defined by CEQA because it is not eligible for listing on the CRHR.⁵ Specifically, the HRE found that the existing building is not located in a designated or previously identified historic district, nor does it appear to be located in a potential historic district. Furthermore, the HRE determined that the existing building has not been identified as historically significant in any known survey and does not appear to meet the CRHR criteria for significance based on events (Criterion 1), persons (Criterion 2), or design (Criterion 3). The Planning Department reviewed the HRE and prepared a Preservation Team Review Form,⁶ which concurred with the findings of the HRE and further determined that the subject property is highly unlikely to have the potential to yield information important to history or prehistory (Criterion 4). Therefore, the proposed project would not have a significant effect on a historic resource.

Noise

Construction Noise

The proposed project would demolish an existing three-story, 20-foot-tall, 930-sf building and construct a new five-story, 35-foot-tall, 4,828-sf, two-unit residential building. Construction of the proposed project would occur over approximately 10 to 12 months. All construction activities for the proposed project would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires construction work to be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of Public Works (PW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 PM and 7:00 a.m. unless the Director of PW authorizes a special permit for conducting the work during that period. DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 AM to 5:00 PM). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Since the contractor would be required to comply with the Noise Ordinance, the increase in noise within the project area during the 10- to 12-month construction period would be temporary, intermittent, and restricted in occurrence and level. As a result, noise impacts related to construction would be less than significant.

Operational Noise

The existing building includes a rear deck at each of the basement, ground and first-floor levels as well as a side deck at the ground-floor level. The proposed project would include a rear deck at each of the basement, ground and first floor levels, a wraparound front/side deck at the third floor level, front balconies at the first and second floor levels and rear balconies at the second and third floor levels. This addition of outdoor space would produce an increase in intermittent operational noise on the project site attributed to the building residents. However, these sources of operational noise would be subject to

⁵ Knapp Architects. *Historic Resource Evaluation*, 479 28th Street, San Francisco, CA. November 21, 2016.

⁶ Vimr, Jonathan and Tina Tam. *Preservation Team Review Form*, 479 28th Street, San Francisco, CA. February 21, 2017.

Section 2909(d) of the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which states that no fixed noise source may cause the noise level measured inside any sleeping or living room in a dwelling unit on residential property to exceed 45 dBA between 10 PM and 7 AM or 55 dBA between 7 AM and 10 PM with windows open, except where building ventilation is achieved through mechanical systems that allow windows to remain closed. The proposed project would be subject to and required to comply with the Noise Ordinance. For these reasons, operational noise impacts associated with the proposed project would be less than significant.

Shadow

The proposed project would construct a 35-foot-tall building, which falls below the 40-foot height threshold that triggers a Planning Code Section 295 shadow study. However, for informational purposes, the Planning Department conducted a preliminary shadow fan analysis due to the steeply sloping nature of the project site as well as its proximity to several San Francisco Recreation and Parks Department (RPD) properties (e.g., Duncan & Castro Open Space, 29th & Diamond Open Space and Upper Noe Recreation Center). The preliminary shadow fan indicated that the proposed project would not cast any new shadows on any RPD properties or publically accessible open spaces. Therefore, the proposed project would not result in a significant effect on the environment due to shadow.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification. In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/6/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Jonathan Vimr	479 28th Street	
Block/Lot:	Cross Streets:	
6612/032	Castro Street, Noe Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	none	2016-012872ENV

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

DATE OF PLANS UNDER REVIEW:	12/07/2016
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PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	

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

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

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

PRESERVATION TEAM COMMENTS:
<p>479 28th Street is a two story, single-family residential building with an exposed basement at the rear. The property is composed of a one-story, front gable building constructed approximately 1910 and a two-story rear addition built in 1974. The non-visible front (north) facade is clad in T1-11 with a non-original metal window and sliding door as the only fenestration. A veranda runs from the front yard to a deck located on the rear (south) facade. The rear addition includes more metal sliding windows and doors interspersed with several fixed wood windows. Located on the south side of 28th Street between Castro and Noe streets, the subject property is part of the Noe Valley neighborhood. The proposed project would result in the demolition of the existing structure and the construction of a new three-story, two-unit building with below grade garage and basement levels.</p> <p>The existing building at 479 28th Street is not associated with any distinct, known historic patterns. It has not been included as part of any historic resource surveys nor does its design reflect a particular architectural style. There is no known architect associated with the property and it appears to have been built by the original property owners, William and Margaret E. Tierman. Research does not reveal the Tiersmans nor any of the subsequent owners and occupants to have been prominent, significant individuals at the local, state, or national level. Evidence strongly suggests that the original, one-story structure was not an earthquake shack, and given the age and character of surrounding properties there does not appear to be a potential historic district in the general vicinity. Two nearby properties, 2123 Castro Street and 2149 Castro Street, were evaluated through the CEQA process and in both cases it was found that no historic resources were present.</p> <p>479 28th Street 1) is not meaningfully associated with any events that have contributed to broad patterns of history or heritage, 2) is not associated with the life of any historically important person, 3) does not embody any distinctive characteristics of an architectural style, is not the work of a master, and does not possess high artistic values, and 4) is highly unlikely to have the potential to yield information important to history or prehistory.</p> <p>Therefore, the building is not eligible for the California Register of Historical Resources under any criteria individually or as a component of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2-21-2017





SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) 12/11/17

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

RE: Address of Permit Work: 479 28th Street
Assessor's Block/Lot: 6612/032
BPA # / Case #: 2016.09.21.8455 & 8456

Project Type

- ☒ Merger – Planning Code Section 317
- ☐ Enlargement / Alteration / Reconstruction – Planning Code Section 181
- ☐ Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- ☐ Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- ☒ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- ☐ 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- ☐ 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Nancy Tran

Planner

Digitally signed by Nancy Tran
DN: ou=CityPlanning, ou=Current Planning,
ou=Nancy Tran,
email=Nancy.H.Tran@sfplanning.org
Date: 2017.12.11 14:00:41 -0800

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 from Planning Department for Eviction History Documentation 479 28th St

Re: _____

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☒ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____
 ○ See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☒ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- ☐ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____
 ○ See attached documents.

Signed:



Dated:

12-12-17

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, January 18, 2018**

Time: **Not before 1:00 PM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	479 28th Street	Case No.:	2016-012872CUA
Cross Street(s):	Castro & Valley Streets	Building Permit:	2016.09.21.8455
Block /Lot No.:	6612 / 032	Applicant:	Priti Tripathi
Zoning District(s):	RH-2 / 40-X	Telephone:	(415-609-1097
Area Plan:	N/A	E-Mail:	priti@pitarch.com
PROJECT DESCRIPTION			
<p>The proposal is for Conditional Use Authorization to demolish a one-story over basement single-family dwelling and construct a new three-story over two basement two-family dwelling. The project includes excavation, a new curbcut and associated landscaping.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p>ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Nancy Tran Telephone: (415) 575-9174 E-Mail: nancy.h.tran@sfgov.org</p>			

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Tushar Patel & Priti Tripathi	
PROPERTY OWNER'S ADDRESS: 479 28th Street	TELEPHONE: (415) 609-1097 EMAIL: priti@pjtarch.com

APPLICANT'S NAME: Priti Tripathi	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 479 28th Street	ZIP CODE: 94131
CROSS STREETS: Castro & Noe	

ASSESSORS BLOCK/LOT: 032 / 6612	LOT DIMENSIONS: 25 x 114	LOT AREA (SQ FT): 2850	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X
---	------------------------------------	----------------------------------	---------------------------------	--------------------------------------

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Single Family Residence	
	PROPOSED USE: 2- Family Residence		
	BUILDING APPLICATION PERMIT NO.:		DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	1	2
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	20	20	15	35
Number of Stories	3	3	2	5
Bicycle Spaces	0	0	2	2
GROSS SQUARE FOOTAGE (GSF)				
Residential	930	930	3151	4081
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	747	747
Other (Specify Use)	0	0	0	
TOTAL GSF	930	930	3151	4828

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

5. Action(s) Requested (Include Planning Code Section which authorizes action)

The project proposes to demolish existing one bedroom single family residence and create 2 seperate family sized units and provide 2 car parking spaces and 2 bicycle parking spaces.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1. The proposed project maximizes the density by replacing a one bedroom home with 2 family sized units.

2. Adjacent buildings are both 2 stories over garage, proposed project has 2 stories above garage with a 4th story set 15 feet back from the front property line. The driveway preserves the existing significant street tree and follows the pattern of driveway location of the adjacent neighbors.

3. The Master Plan is not adversely affected.

General Plan

The Project is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 4:

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

Policy 4.1: Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:

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

Policy 11.1 Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2 Ensure implementation of accepted design standards in project approvals.

Policy 11.3 Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4 Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5 Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

URBAN DESIGN

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.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6: Respect the character of older development nearby in the design of new buildings.

Conditional Use Findings

Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project complies with the criteria as follows:

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 project would replace the existing single family home with two units. The higher density would be consistent with the surrounding buildings, which primarily are multi-units and the RH-2 zoning district. The project would contain two family-sized units, as each will be two or more bedrooms. The new building is sensitively designed to fit into the neighborhood character and maintain the rear yard open space.

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

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

The project takes advantage of the steeply downhill sloping lot, by having more stories visible at the rear than at the front façade. The [fourth] floor that one would see from the street would be set back 15 feet from the front property line. The project meets the rear yard requirement without request for any variance and thereby preserves the mid-block open space. Finally, the proposed driveway for the new off-street parking spaces follows the pattern of driveway locations of the adjacent neighbors.

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

The project meets the Planning Code requirement to provide one off-street parking space per dwelling unit. The project provides two spaces and two bicycle spaces consistent with the Code's requirements. The existing building does not provide any parking spaces.

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

The proposed residential building would not create noxious or offensive emissions.

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

The project would preserve the existing landscaping to the extent possible with the proposed construction and would be landscaped to maintain the verdant mid block open space. The proposed driveway would be consistent with the pattern of driveway locations of the adjoining buildings.

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 shown in the attached.

D. *Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.*

The proposed project is consistent with the stated purpose of RH-2 Districts, which "are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental." (Planning Code Section 209.1) The project would provide two family-sized units. One would be rented and the other would be owner occupied.

Additional Findings pursuant to Section 317 establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. The Project complies with the criteria as follows:

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

The Department of Building Inspection and the Planning Department databases show the property does not have any Notices of Violations or complaints. The building was constructed in approximately 1910. Only two permits are shown in the database. One permit was for a deck and the other for roofing.

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

The structure does not meet several Building Code requirements for housing, including the floor-to-ceiling height on the ground floor, it has been lived in until the year 2015 by an owner occupant and that fact that he has lived there until recently indicates that the housing has been maintained in a decent and sanitary condition.

C. *Whether the property is an "historic resource" under CEQA;*

The property is not listed as a historic resource under CEQA.

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

The demolition of the structure would not result in a significant adverse impact

on historic resources under CEQA because the structure is not a historic resource.

E. *Whether the Project converts rental housing to other forms of tenure or occupancy;*

The existing building was vacant at the time the currently property owner purchased the property. The property owner currently is residing in the residence, and there is no rental unit. The owner intends to rent the lower unit and occupy the upper unit for her family.

F. *Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;*

The subject property is a single-family residence and not subject to rent control.

G. *Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;*

Although the project would demolish the existing one bedroom single family residence, the project would create two new family-sized units on the property.

H. *Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;*

The neighborhood contains a mix of a variety of different styles built over many decades, including some very contemporary new homes. The design of the new home preserves the vernacular with appropriate scale, proportions and materials. The project will improve cultural and economic diversity by adding a second unit to the lot thereby creating two new family sized units.

I. *Whether the Project protects the relative affordability of existing housing;*

The project would remove the existing one bedroom single family home and replace it with two family-sized units. Thus, the project will increase the City's housing supply and with increased supply that the City has seen in the last six months, rents seem to have stabilized. The existing home was quite small and in a condition in which it needed substantial and extremely costly upgrades to continue its useful life and making those upgrades would no longer have allowed that existing structure to be rented or sold at affordable prices.

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

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

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

The project creates in fill housing by constructing two new units in a RH-2 district and neighborhood comprised of multi-unit buildings. The new building is designed to be compatible with the neighborhood character.

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

The project would create two family-sized units consisting of one two-bedroom unit on the lower floor and a four-bedroom unit on the upper floors.

M. *Whether the Project creates new supportive housing;*

The project does not create supportive housing.

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

The new building's design meets all of the relevant design guidelines. Historically, as homes were built on the block, they reflected the aesthetics of their time. Thus, the block-face has a variety of styles represented. The new building represents today's design trends and reflects the surrounding scale and proportions.

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

The project would increase the number of dwelling units on site from one unit to two units.

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

The project proposes two units – a two-bedroom unit on the lower floor and a four-bedroom unit on the upper floors.

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

The project would maximize the density on the property because it would provide two units in a RH-2 zoning district.

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.*

The project would replace the existing one bedroom unit with two new larger, family sized units.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The project site does not contain retail, therefore, neighborhood serving retail uses would not be diminished.

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

The project would conserve and protect the existing neighborhood character by replacing a dilapidated, small single family home with a sensitively-designed two unit building. Although the existing building would be demolished, the new building would provide two new units consistent with surrounding buildings that are primarily multi-units.

3. *That the City's supply of affordable housing be preserved and enhanced;*

The project would not have a negative affect on the City's affordable housing supply because it will add a second unit to the property. As we have seen in the last six months, additional supply will eventually lower prices. Although the existing unit would be demolished, the project would add two new family-sized units to the housing stock. The existing dwelling unit is in very poor condition and has been added to over time without permits. For its useful life to continue very much longer, a huge renovation would be needed and once done, would not allow the remaining building to be rented or sold at any below market price. The current owner has not owned the building very long and the substantially deferred maintenance was due to omissions of the previous owner. It size, at 930 square feet, may be affordable by design, but it does not meet the criteria for a medium sized single family home today and would not be affordable were it to be modified to do so.

4. *That commuter traffic not impede Muni transit service or overburden our streets or neighboring parking;*

The project would create two off-street parking spaces to serve the units. Currently, the property does not contain off-street parking. Therefore, the project will not overburden the streets, neighborhood parking or public transit.

5. *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 would not impact any industrial or service sector uses. The property contains a residential building within a RH-2 zoning district.

6. *That the city achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The project would comply with all building codes that are applicable to the project.

7. *That landmarks and historic buildings be enhanced and preserved; and*

The subject building is not a designated landmark or historic building.

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

The project would not impact public parks or open space or access to sunlight and vistas.

Estimated Construction Costs

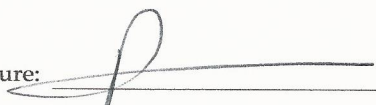
TYPE OF APPLICATION: New Construction	
OCCUPANCY CLASSIFICATION: R3	
BUILDING TYPE: V-N	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 4828	BY PROPOSED USES: Unit 1: 3350 SF Unit 2: 733 SF Garage: 793 SF
ESTIMATED CONSTRUCTION COST: Unknown	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

9/21/16

Print name, and indicate whether owner, or authorized agent:

☒ Owner ☐ Authorized Agent (circle one) Prati R. Ripathi

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Tushar Patel and Priti Tripathi	
PROPERTY OWNER'S ADDRESS: 479 28th Street, San Francisco, CA 94131	TELEPHONE: (415) 609-1097
	EMAIL: priti@pjtarh.com

APPLICANT'S NAME: Priti Tripathi		Same as Above <input checked="" type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE: ()	
	EMAIL:	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: 479 28th Street		ZIP CODE: 94131		
CROSS STREETS: Noe Street, Castro Street				
ASSESSORS BLOCK/LOT: 6612 / 032	LOT DIMENSIONS: 25x114	LOT AREA (SQ FT): 2850	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X

3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):	DATE FILED: 09/21/2016	
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 09/2015		
		ELLIS ACT Was the building subject to the Ellis Act within the last decade?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	1	2
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	20	20	15	35
Number of Stories	3	3	2	5
Bicycle Spaces	0	0	2	2
GROSS SQUARE FOOTAGE (GSF)				
Residential	930	930	3151	4081
Retail	0	0	0	
Office	0	0	0	
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	
Parking	0	0	747	
Other (Specify Use)	0	0	0	
TOTAL GSF	930	930	3151	4828

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	1	0
Rental Units:	0	1	+1
Total Units:	1	2	+1
Units subject to Rent Control:	0	0	0
Vacant Units:	1	2	+1

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	1	4	+3
Rental Bedrooms:	0	2	+2
Total Bedrooms:	1	6	+5
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	1	930	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	1	4	3350	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING	None	0	0	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	1	2	731	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

The project proposes to demolish an existing one bedroom single family home and create a 2 Unit building with two family sized units, parking for 2 cars and 2 bicycle spaces.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The project site does not contain retail, therefore, neighborhood serving retail uses would not be diminished.

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

The project would conserve and protect the existing neighborhood character by replacing a dilapidated, small single family home with a sensitively-designed two unit building. Although the existing building would be demolished, the new building would provide two new units consistent with surrounding buildings that are primarily multi-units.

3. *That the City's supply of affordable housing be preserved and enhanced;*

The project would not have a negative affect on the City's affordable housing supply because it will add a second unit to the property. As we have seen in the last six months, additional supply will eventually lower prices. Although the existing unit would be demolished, the project would add two new family-sized units to the housing stock. The existing dwelling unit is in very poor condition and has been added to over time without permits. For its useful life to continue very much longer, a huge renovation would be needed and once done, would not allow the remaining building to be rented or sold at any below market price. The current owner has not owned the building very long and the substantially deferred maintenance was due to omissions of the previous owner. Its size, at 930 square feet, may be affordable by design, but it does not meet the criteria for a medium sized single family home today and would not be affordable were it to be modified to do so.

4. *That commuter traffic not impede Muni transit service or overburden our streets or neighboring parking;*

The project would create two off-street parking spaces to serve the units. Currently, the property does not contain off-street parking. Therefore, the project will not overburden the streets, neighborhood parking or public transit.

5. *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 would not impact any industrial or service sector uses. The property contains a residential building within a RH-2 zoning district.

6. *That the city achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The project would comply with all building codes that are applicable to the project.

7. *That landmarks and historic buildings be enhanced and preserved; and*

The subject building is not a designated landmark or historic building.

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

The project would not impact public parks or open space or access to sunlight and vistas.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

	EXISTING VALUE AND SOUNDNESS	YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	RENTAL PROTECTION	YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	PRIORITY POLICIES	YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION CONTINUED)

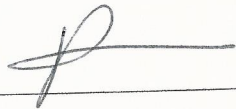
REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____



Date: _____

9/21/14

Print name, and indicate whether owner, or authorized agent:

Priti Tripathi

☒ Owner ☐ Authorized Agent (circle one)

GENERAL NOTES

THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR RUSE.

ALL CONSTRUCTION SHALL CONFORM TO THE 2001 UNIFORM BUILDING CODE AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT, A-201, LATEST EDITION.

THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.

ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PART OS THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS AT THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR ALL TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTOR WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS, EXISTING CONDITIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF THE EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLE BEEN INFERRED FROM SUCH AN EXAMINATION.

WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS.

PLAN DIMENSIONS ARE TO FACE OF STUD, POST, CONCRETE OR CMU, UNLESS NOTED OTHERWISE. DIMENSIONS LOCATING DOORS AND WINDOWS IN PLAN ARE THE INSIDE FACE OF THE JAMB UNLESS NOTED OTHERWISE. ALL VERTICAL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF STRUCTURAL SLAB IN SECTION AND ELEVATION UNLESS NOTED OTHERWISE.

ALL ATTICS, RAFTER SPACES, EXTERIOR SOFFITS AND BLIND CRAWL SPACES SHALL BE FULLY VENTILATED PER CODE. MISCELLANEOUS WOOD BLOCKING, INSULATION AND OTHER BUILDING MATERIALS MUST BE INSTALLED SO AS NOT TO BLOCK THE PATH OF VENTILATION AT ALL FRAMING CAVITIES OR OTHER CONCEALED SPACES.

PROVIDE WOOD BLOCKING FOR ALL BATHROOM ACCESSORIES AND OTHER ITEMS ATTACHED TO BUILDING WALLS.

SEALANT, CAULKING AND FLASHING SHOWN ON THE DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICE TO COMPLETE WATERTIGHT BUILDING.

ALL INTERIOR WALLS ARE 2X WOOD STUDS @16" O.C., UNLESS NOTED OTHERWISE.

COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: SITE POWER LINES, UTILITIES, EASEMENTS, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.

PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL INTEGRITY OR VALUE OF THE BUILDING DURING CONSTRUCTION.

PROTECT ALL EXISTING SITE CONDITION TO REMAIN INCLUDING BUT NOT LIMITED TO DESIGNATED TREES AND SHRUBS, PAVING, FENCES, ETC..

DETAILS SHOWN ARE TYPICAL, UNLESS NOTED OTHERWISE. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OF OR INSTALLATION OF ANY ITEM OF WORK.

WHERE LOCATIONS OF WINDOW AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.

INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.

VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC.. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF WORK.

THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

WHERE REQUIRED BY DOE, GLASS SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.

GENERAL ELECTRICAL NOTES:
INSTALL HARD-WIRED PHOTO ELECTRIC SMOKE AND CARBON MONOXIDE DETECTORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH SPECIFICATIONS OF THE LOCAL FIRE DEPARTMENT AND ALL OTHER RELATED DEPARTMENTS. VERIFY ACCEPTABILITY OF ALL SMOKE DETECTION SYSTEM EQUIPMENT WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

ALL RHESTATS SHALL BE LUTRON NOVA SLIDE DIMMERS OR EQUAL.

VERIFY ALL ELECTRICAL/TELEPHONE/CABLE/TV REQUIREMENTS WITH THE OWNER PRIOR TO INITIATING ANY WORK ON THE PROJECT.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES INCLUDING BUT NOT LIMITED TO DISHWASHERS, GARBAGE DISPOSALS, GARAGE DOORS, WASHERS AND DRYERS (220V).

INSTALL ELECTRICAL WALL OUTLETS AT 8" FROM THE CENTERLINE OF THE COVER PLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS, UNLESS NOTED OTHERWISE. INSTALL TELEVISION, TELEPHONE AND CABLE OUTLETS AS SHOWN ON THE PLANS.

INSTALL DUPLEX OUTLETS AT COUNTER LOCATIONS AT +42" ABOVE FINISHED FLOOR IN KITCHENS, BAR AND BATHROOMS. HEIGHT IS FROM FINISH FLOOR TO CENTERLINE OF THE COVER PLATE, UNLESS NOTED OTHERWISE. COORDINATE OUTLET LOCATIONS WITH TILE LAYOUT.

INSTALL SWITCHES AND DIMMERS AT 46" ABOVE FINISHED FLOOR TO CENTERLINE OF PLATE. COORDINATE WITH TILE LAYOUTS WHERE THEY OCCUR.

GENERAL MECHANICAL NOTES:
VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK. PROVIDE ARCHITECT WITH CUT SHEETS ON ALL EQUIPMENT.

CENTER ALL REGISTERS HORIZONTALLY UNDER OPENINGS.

VERIFY GAS/WATER/ELECTRICAL STUB OUTS AT ALL AIR-HANDLERS, FURNACE, AIR CONDITIONERS AND ALL APPLIANCES OR SIMILAR EQUIPMENT WITH MANUFACTURES' RECOMMENDATIONS AND OWNERS REQUIREMENTS.

ALL WATER HEATERS SHALL BE SEISMICALLY BRACED.

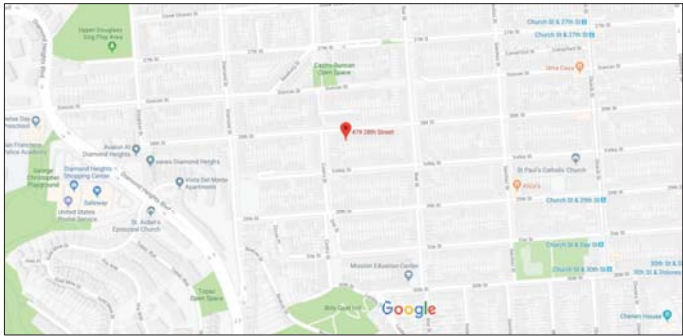
ALL FAUCETS SHALL HAVE AIR CHAMBERS.

INSULATE ALL HOT WATER PIPES WITH 1/2" PIPE INSULATION.

SYMBOLS

	INTERIOR ELEVATION NUMBER SHEET NUMBER
	BUILDING SECTION NUMBER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	ENLARGED DETAIL NUMBER SHEET NUMBER
	DOOR MARK
	WINDOW MARK
	REVISION
	FLOOR ELEVATION OR DIMENSION POINT

VICINITY MAP



PROJECT DATA

PROJECT NAME:	PATEL RESIDENCE
PROJECT DESCRIPTION:	DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND CREATE A TWO UNIT RESIDENTIAL BUILDING. ADD A GARAGE AND DRIVEWAY.
PROJECT ADDRESS:	479 28TH STREET SAN FRANCISCO, CA 94131
BLOCK / LOT NO: APN:	BLOCK 6612, LOT 032 6612-032
APPLICABLE CODES:	2013 CALIFORNIA BUILDING, ELECTRICAL, ENERGY, GREEN, MECHANICAL, FIRE AND PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.
ZONING: OCCUPANCY: CONST. TYPE: PROPERTY AREA: BUILDING AREA:	RH2 RESIDENTIAL V-N 2850 SQ. FT. EXISTING RESIDENTIAL: 930 SF EXISTING PARKING: 0 EXISTING GROSS BUILDING AREA: 930 SF PROPOSED RESIDENTIAL: UNIT 1: 2896 SF UNIT 2: 1527 SF TOTAL PROPOSED RESIDENTIAL: 4423 SF PROPOSED PARKING: 690 SF PROPOSED GROSS BUILDING AREA: 5113 SF

FRONT SETBACK: REQUIRED: 4'-5 1/2" (AVE. OF 2 ADJ. FRONT SETBACKS = 9'-1" & 0'-0")
EXST'G: 8'-6" ± ; PROPOSED: 4'-6"

SIDE SETBACK: REQUIRED: 0'-0"
EXST'G: 5'-0" & 1'-6" (VARIES); PROPOSED: 0'-0"

REAR SETBACK: REQUIRED: 51'-3 1/2" (45% OF LOT DEPTH)
EXST'G: 50'-6 3/8" PROPOSED: 51'-6" (PLUS 12'-0" POP-OUT)

HEIGHT LIMIT: ALLOWABLE: 35'-0" (SECTION 261 b.2)
EXST'G: 20' ± VIF; PROPOSED: 35'-0"

PROJECT DIRECTORY

OWNER:	TUSHAR PATEL & PRITI TRIPATHI 479 28TH STREET SAN FRANCISCO, CA 94131 TEL: 415-609-1097
ARCHITECT:	PRITI TRIPATHI ARCHITECTS, INC. 479 28TH STREET SAN FRANCISCO, CA 94131 TEL: 415-609-1097 EMAIL: PRITI@PJTARCH.COM
GEOTECH ENGINEER:	DARIUS ABOLHASSANI CONSULTANT AND ASSOCIATES 7 MT. LASSEN DRIVE, SUITE A-129 SAN RAFAEL, CA 94903 PHONE: 415-499-1919 FAX: 415-491-4217 EMAIL: DARIUS@DACASSOCIATES.NET
SURVEYOR:	DANIEL J. WESTOVER TRUE NORTH SURVEYING, INC. 4096 17th STREET, #106 SAN FRANCISCO, CA 94114 TEL: (415) 558-9803 FAX: (415) 558-9904 EMAIL: DAN@TRUENORTHSURVEYING.COM

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PRITI TRIPATHI ARCHITECTS inc.

479 28th Street
San Francisco, California 94131

RENOVATION OF 479 28TH
479 28th STREET
SAN FRANCISCO, CA 94127



DATE	REV.	ISSUE
09.21.16		SITE PERMIT
12.07.16		DBI SUBMIT
02.12.18		PC HEARING



A001

TITLE SHEET

















1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY.
MAY 04, 2016.
4. ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (OLD).
5. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD
INFORMATION FROM THE CURRENT DEED.
6. EASEMENTS OF RECORD OR NOT OF RECORD MAY EXIST FOR THIS
PROPERTY BUT IT WAS NOT WITHIN THE SCOPE OF THIS SURVEY TO LOCATE
EASEMENTS.

BOUNDARY NOTE

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

LEGEND

	PROPERTY LINE
	WATER METER
	GAS VALVE
	STREET SIGN
	UTILITY POLE
	CONCRETE WALL
	BUILDING FOOTPRINT
	WOOD FENCE
	WIRE FENCE
	OVERHEAD WIRES
	TREE WITH DIA.
	MULTI-TRUNKED TREE
	ELEVATION AT GROUND LEVEL
	BRUSHLINE OR APPROXIMATE CANOPY LINE OF TREE

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon field survey at the request of Priti Tripathi in April 2016.

BY: Daniel J. Westover
DANIEL J. WESTOVER, L.S. 777

DATE: 6/22/2017



WS
Westover
Surveying

336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

JOB NO.

COMMENTS
IONS OF ADJOINING ROOFS
WS

NO.	DATE
-----	------

DRAWN BY: SDA

DRAWN BY:	SDA
CHECKED BY:	DJW

DRAWN BY: SDP
CHECKED BY: D

SITE SURVEY

SITE SURVEY

~SHEET~

1 OF 1



1 BLOCK PANORAMA OF 28TH STREET LOOKING NORTH



2 BLOCK PANORAMA OF 28TH STREET LOOKING SOUTH



3 PARTIAL BLOCK PANORAMAS OF 28TH STREET WITH PROJECT INSERT

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PRITI TRIPATHI ARCHITECTS inc.

479 28th Street
San Francisco, California 94131

San Francisco, California 94131

RENOVATION OF 479 28TH
479 28th STREET
SAN FRANCISCO, CA 94127

479 28th STREET

SAN FRANCISCO, CA 94127

[illegible]

A002

BLOCK PHOTO PANORAMAS



1 VIEW FROM ACROSS STREET



2 LOOKING UPHILL TOWARDS CASTRO AND PROJECT



3 VIEW FROM 28TH STREET LOOKING DOWNHILL



4 VIEW OUTSIDE 483 CASTRO STREET YARD



5 LOOKING DOWNHILL AT 28TH STREET (NEAR CASTRO STREET)

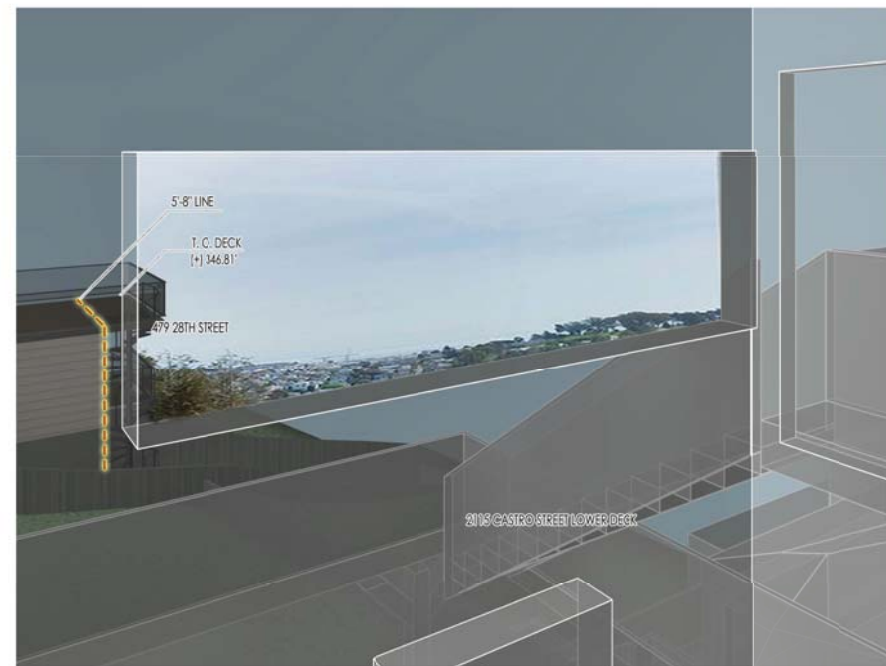
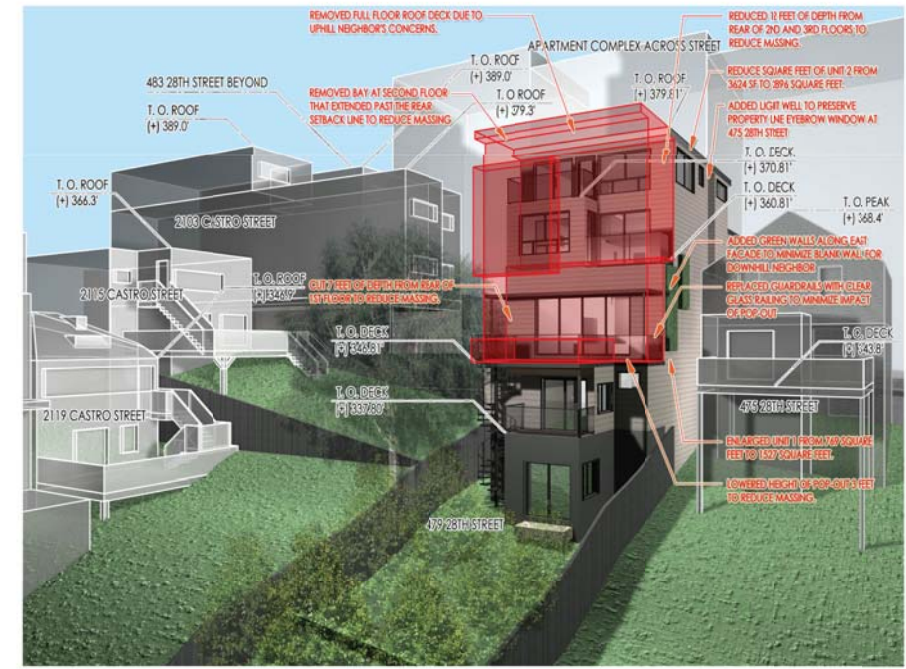
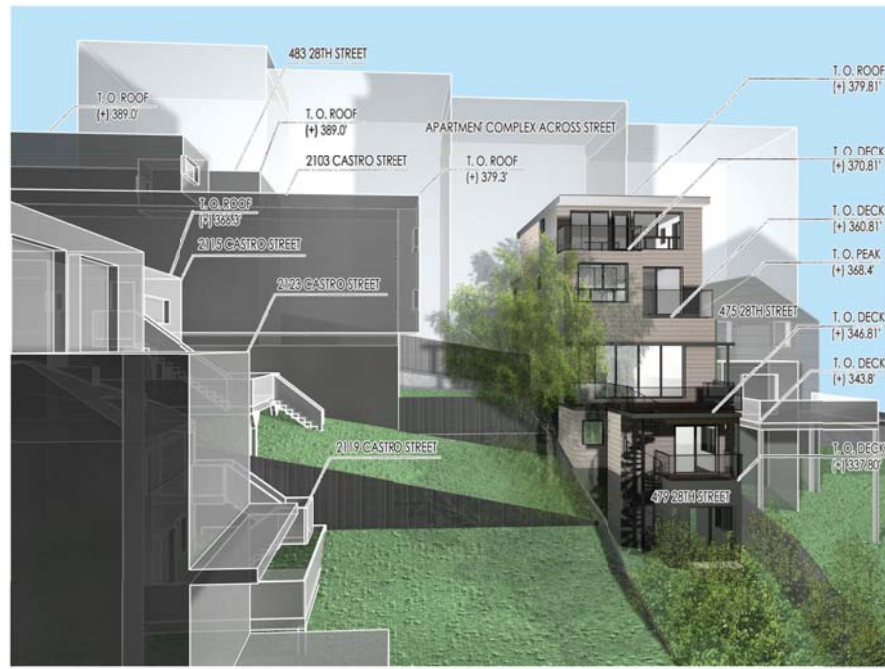
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479 28th Street
San Francisco, California 94131

RENOVATION OF 479 28TH 479 28th STREET SAN FRANCISCO, CA 94127



DATE	REV.	ISSUE
09.21.16		SITE PERMIT
12.07.16		DBI SUBMIT
02.12.18		PC HEARING



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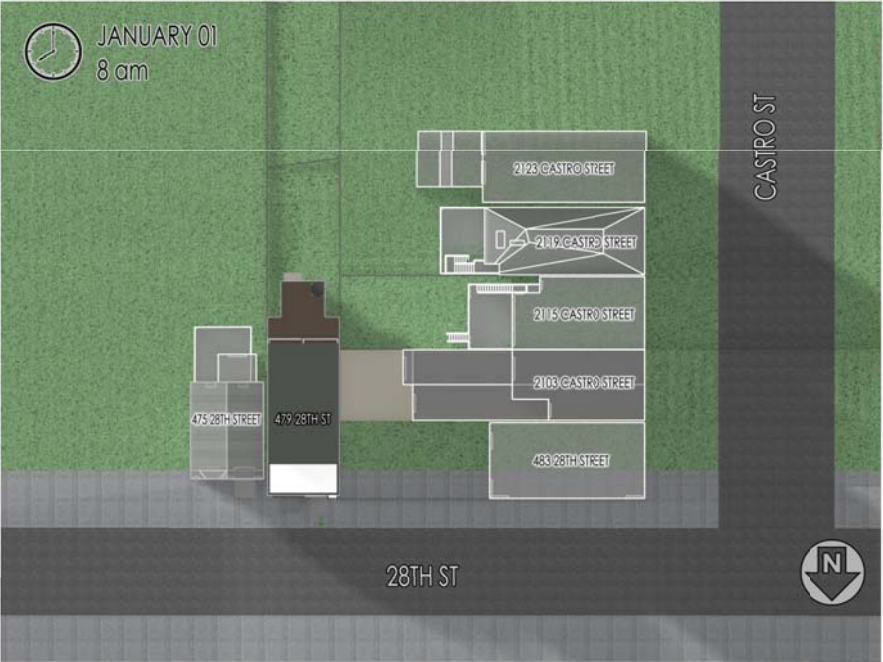
PRITI TRIPATHI ARCHITECTS inc.
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San Francisco, California 94131

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479 28th STREET
SAN FRANCISCO, CA 94127

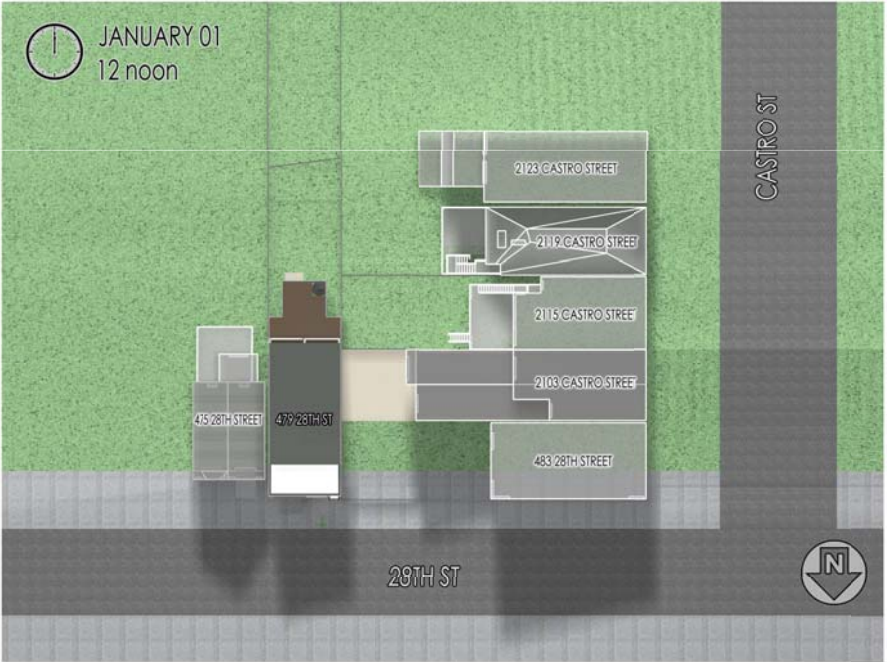
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A004

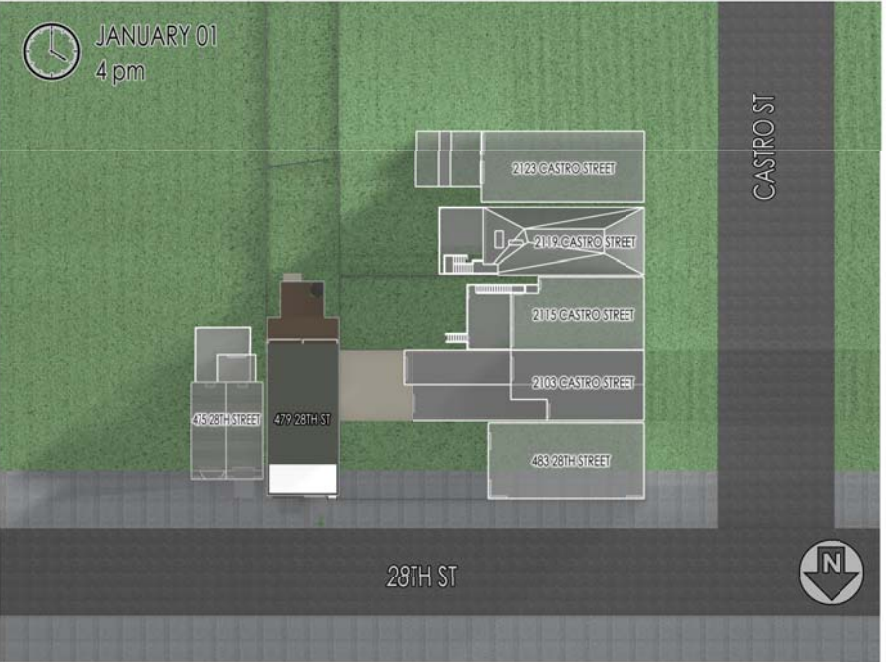
RENDERINGS



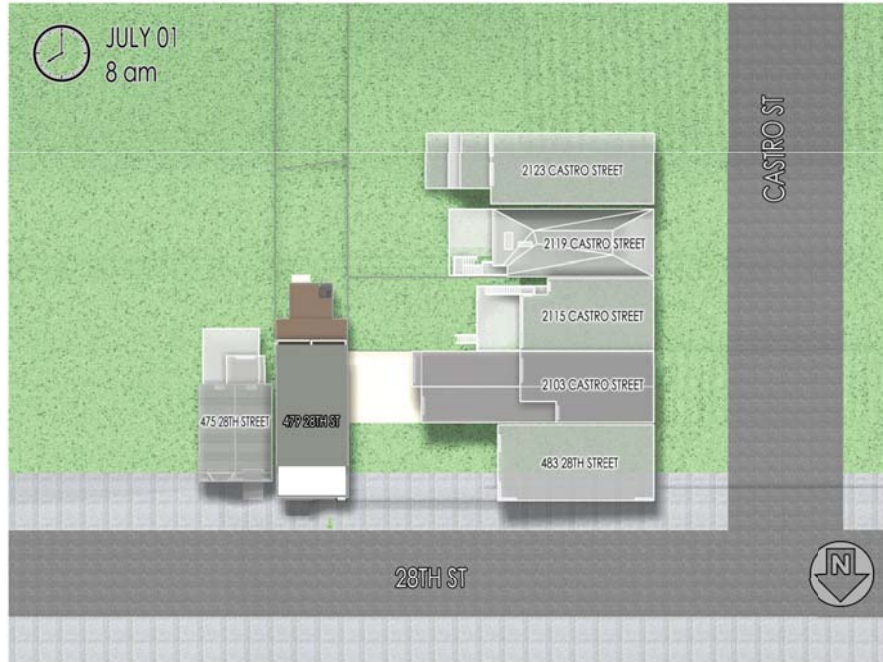
1 SHADOW STUDY - JANUARY 01 @ 8 AM



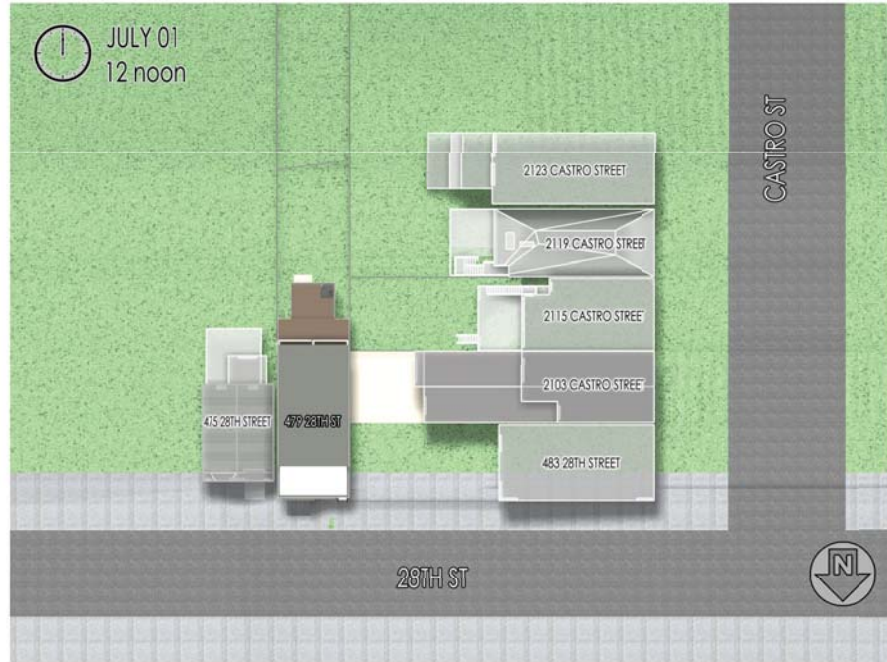
2 SHADOW STUDY - JANUARY 01 @ 12 PM



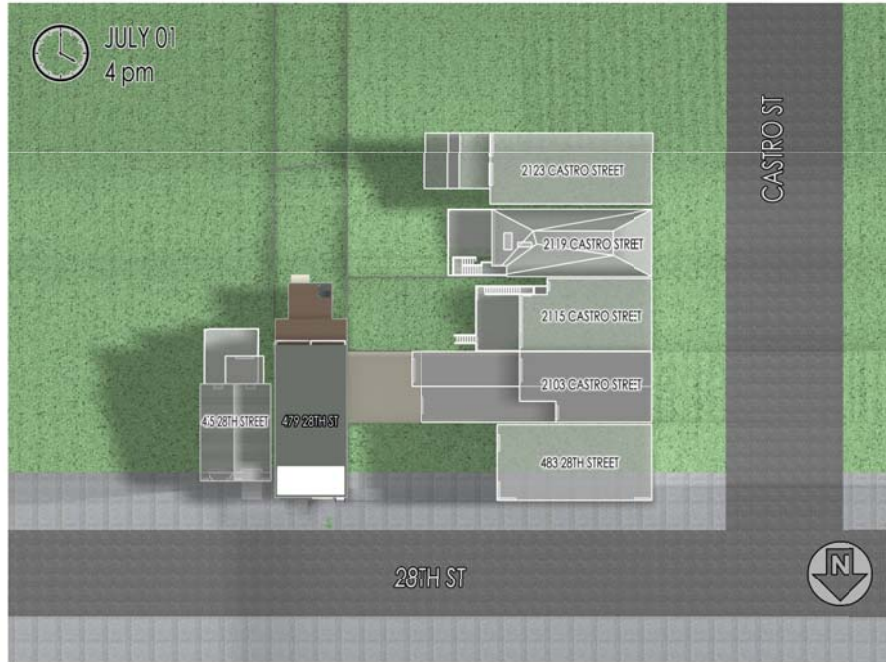
3 SHADOW STUDY - JANUARY 01 @ 4 PM



4 SHADOW STUDY - JULY 01 @ 8 AM



5 SHADOW STUDY - JULY 01 @ 12 PM



6 SHADOW STUDY - JULY 01 @ 4 PM

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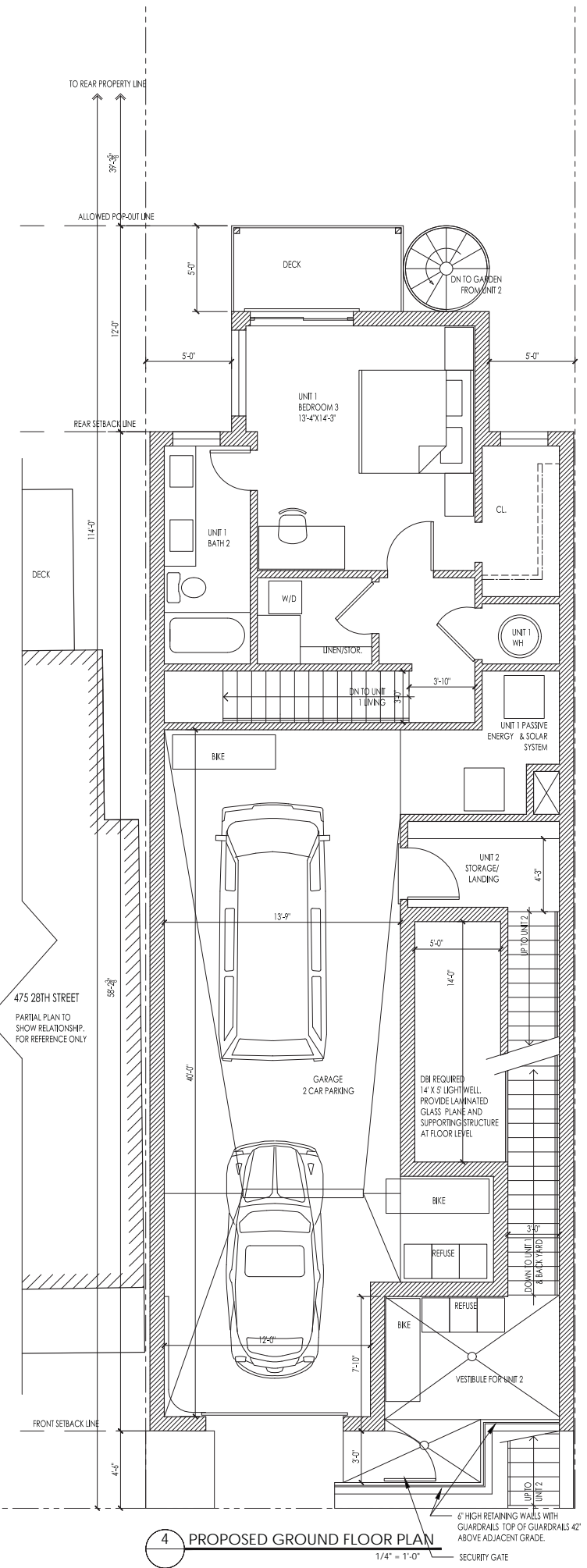
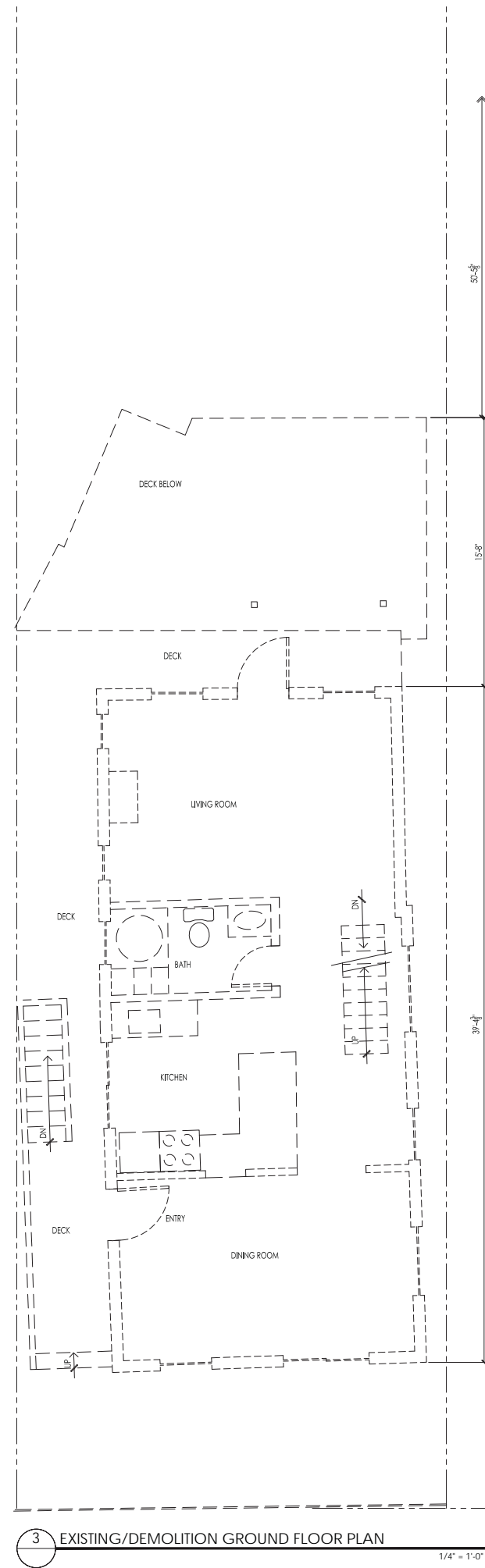
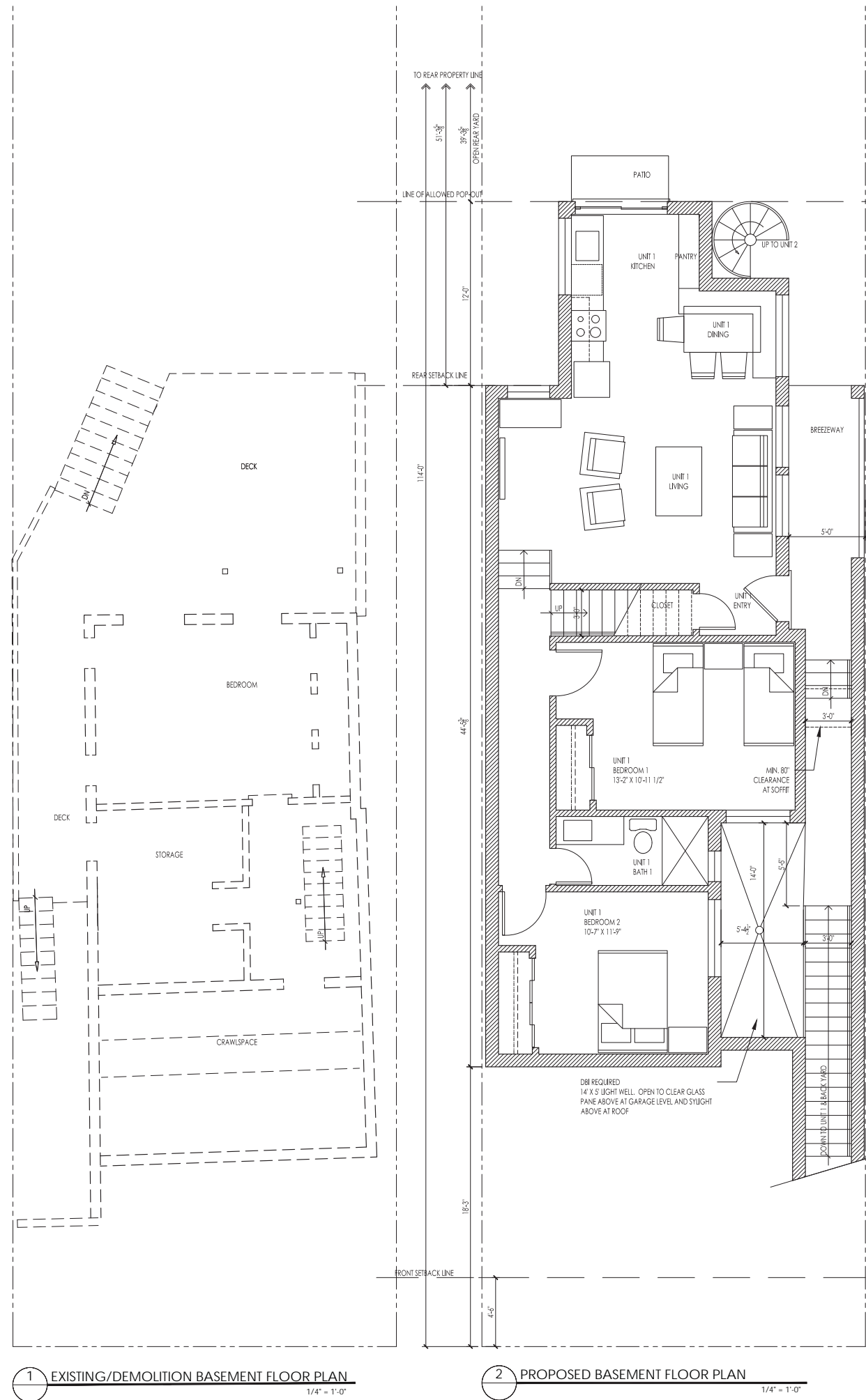
RENOVATION OF 479 28TH
479 28th STREET
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09.21.16		SITE PERMIT
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EXISTING/DEMOLITION SITE PLAN
PROPOSED SITE PLAN



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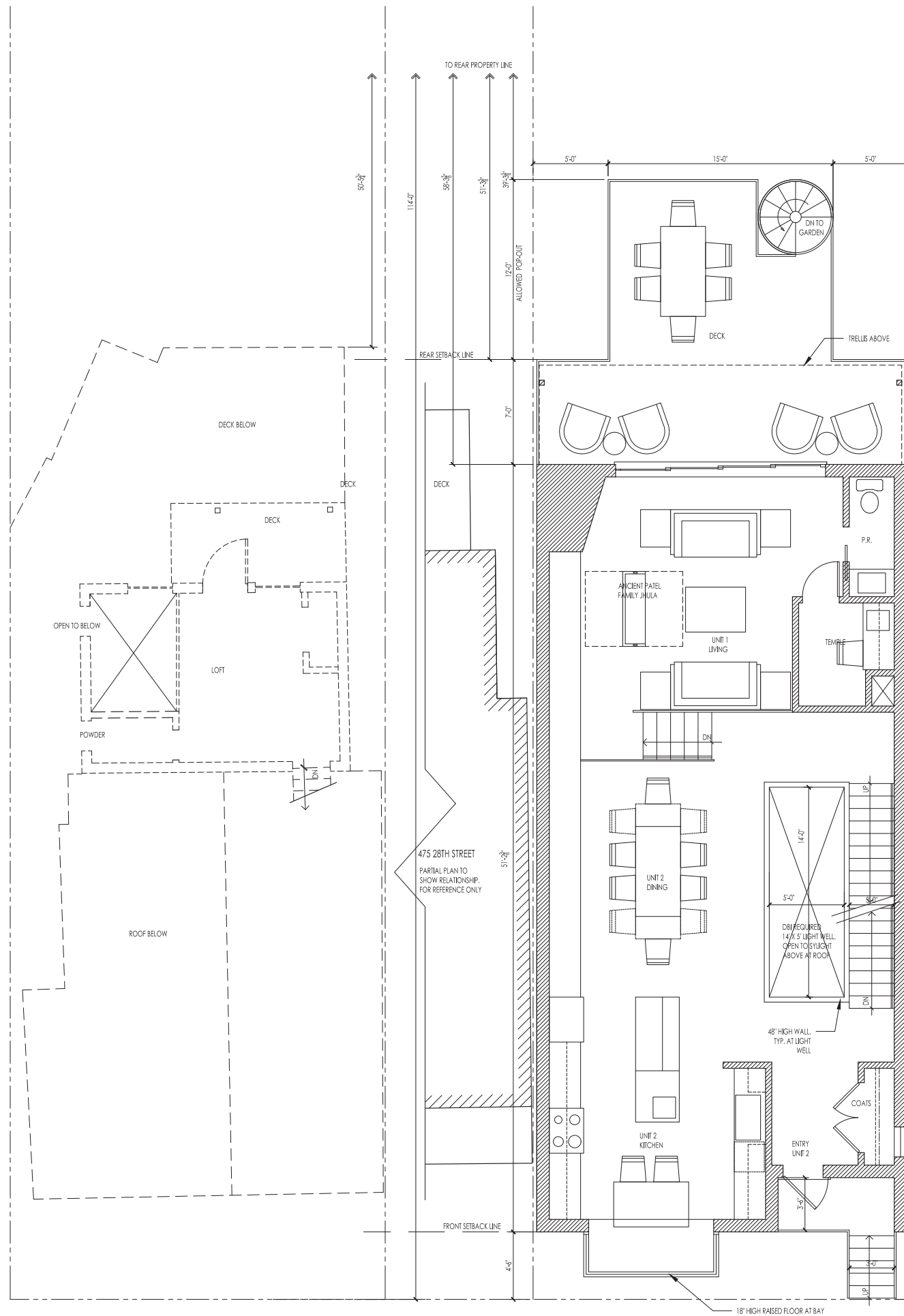


DATE	REV.	ISSUE
9.21.16		SITE PERMIT
2.07.16		DBI SUBMIT
2.12.18		PC HEARING



A102

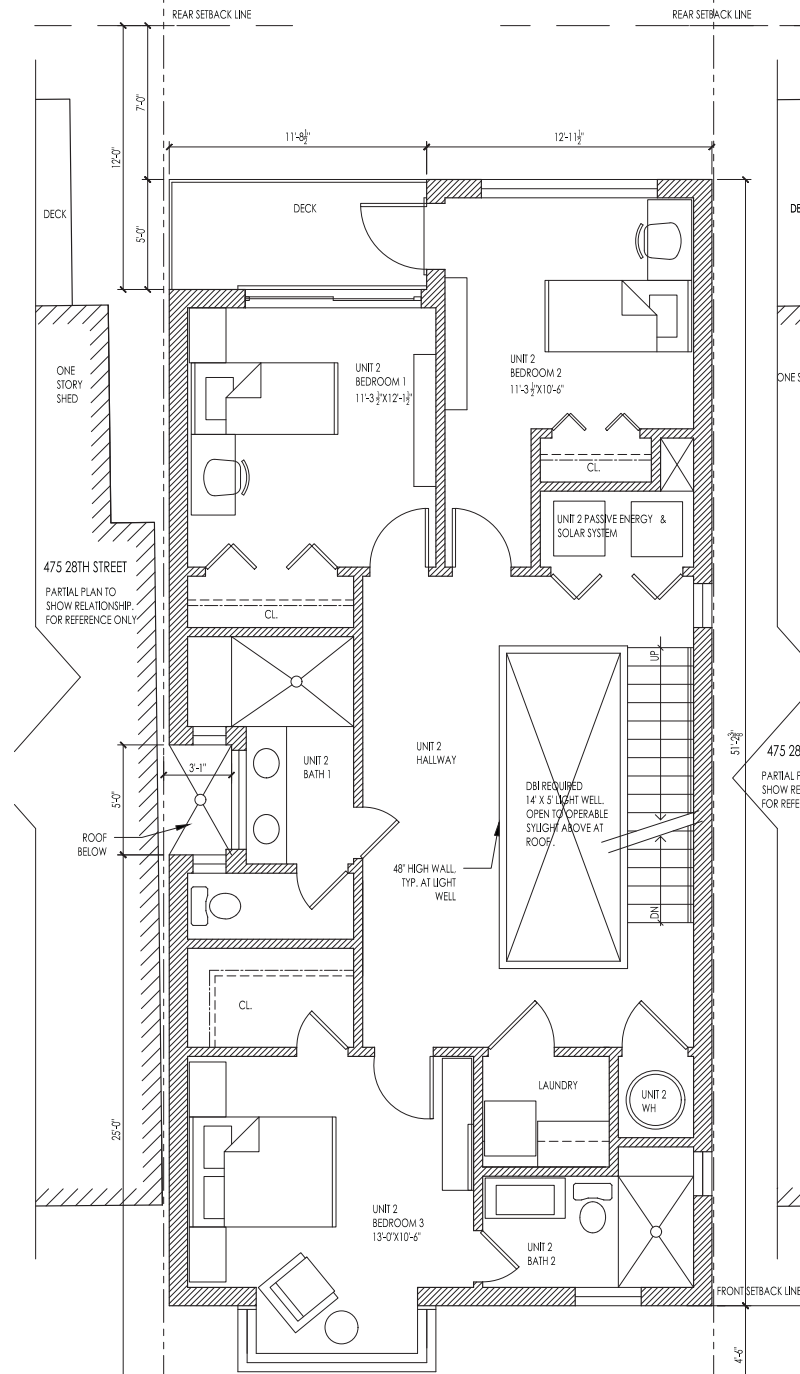
EXISTING/DEMOLITION BASEMENT
FLOOR PLAN
PROPOSED BASEMENT FLOOR PLAN
EXISTING/DEMOLITION GROUND
FLOOR PLAN
PROPOSED GROUND FLOOR PLAN



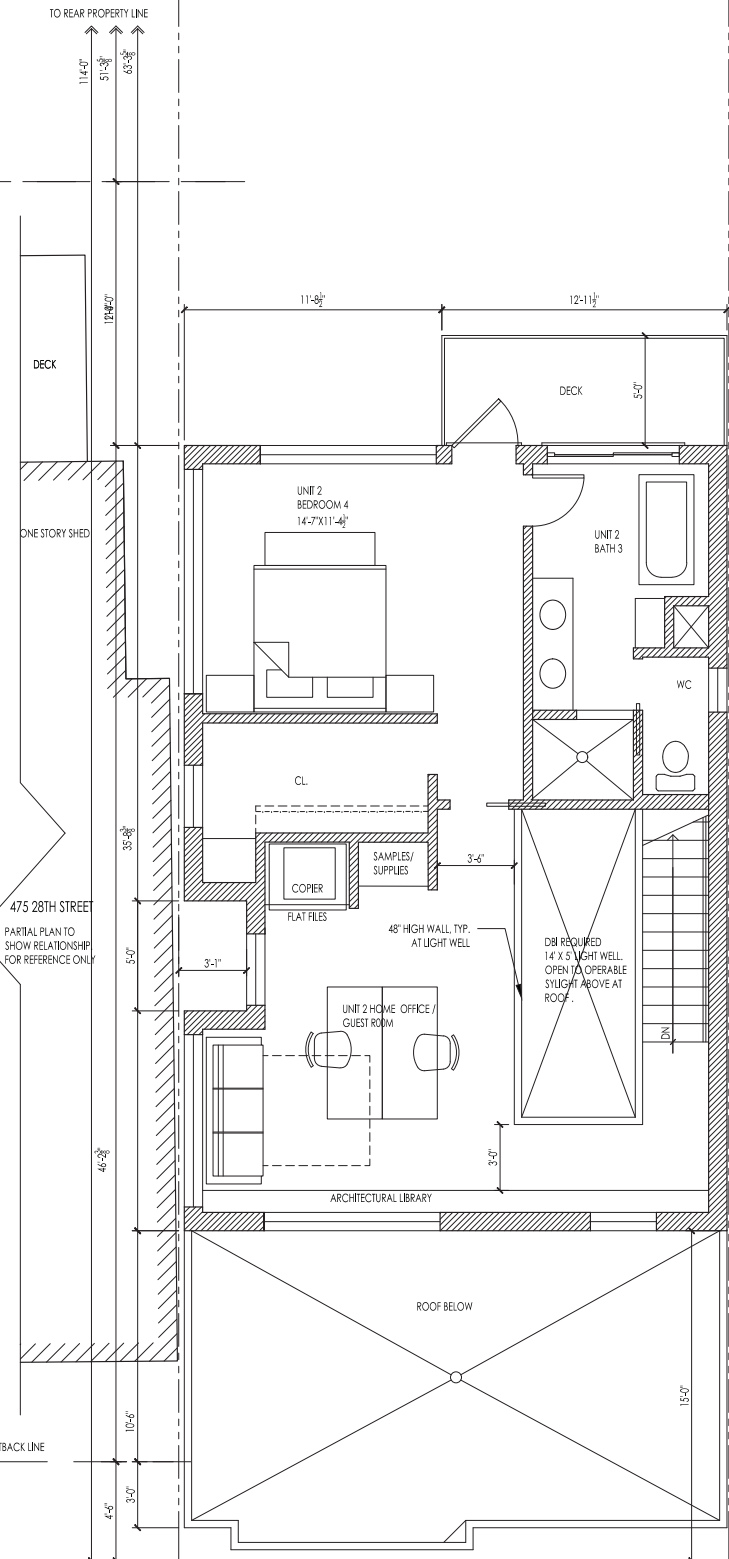
1 EXISTING/DEMOLITION FIRST FLOOR PLAN

$$1/4^{\circ} = 1^{\circ} \cdot 0^{\circ}$$


1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN

$$1/4^{\circ} = 1'.0''$$


4 PROPOSED THIRD FLOOR PLAN

 $1/4^{\circ} = 1^{\circ} \cdot 0^{\circ}$

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02.12.18		PC HEARING

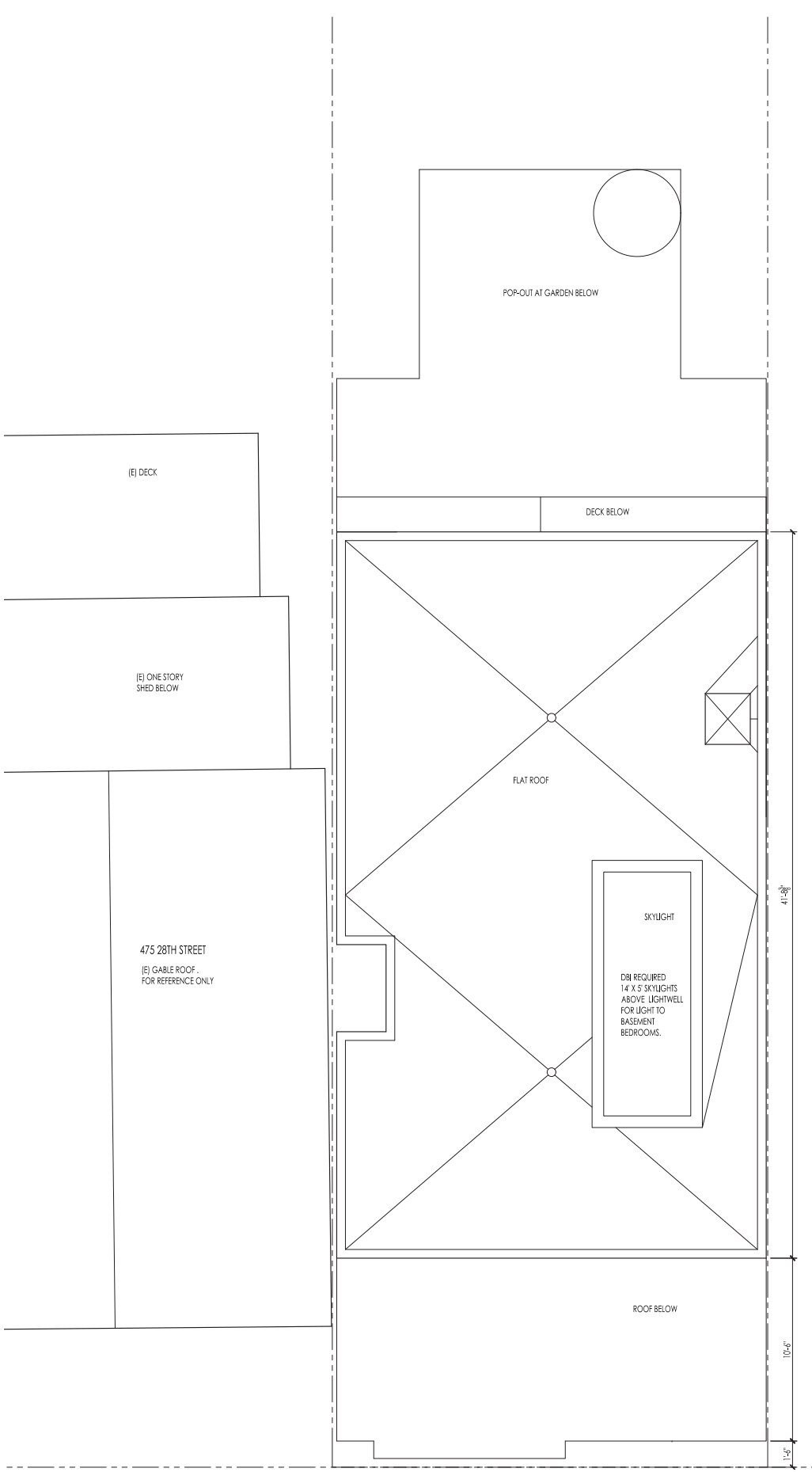


A103

EXISTING/DEMOLITION FIRST FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
PROPOSED THIRD FLOOR PLAN



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



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

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SAN FRANCISCO, CA 94127

LICENSED ARCHITECT
PRITHI J. TRIPATHI
No. C-27122
10-31-2019
RENEWAL DATE
STATE OF CALIFORNIA

DATE	REV.	ISSUE
09.21.16		SITE PERMIT
12.07.16		DBI SUBMIT
02.12.18		PC HEARING

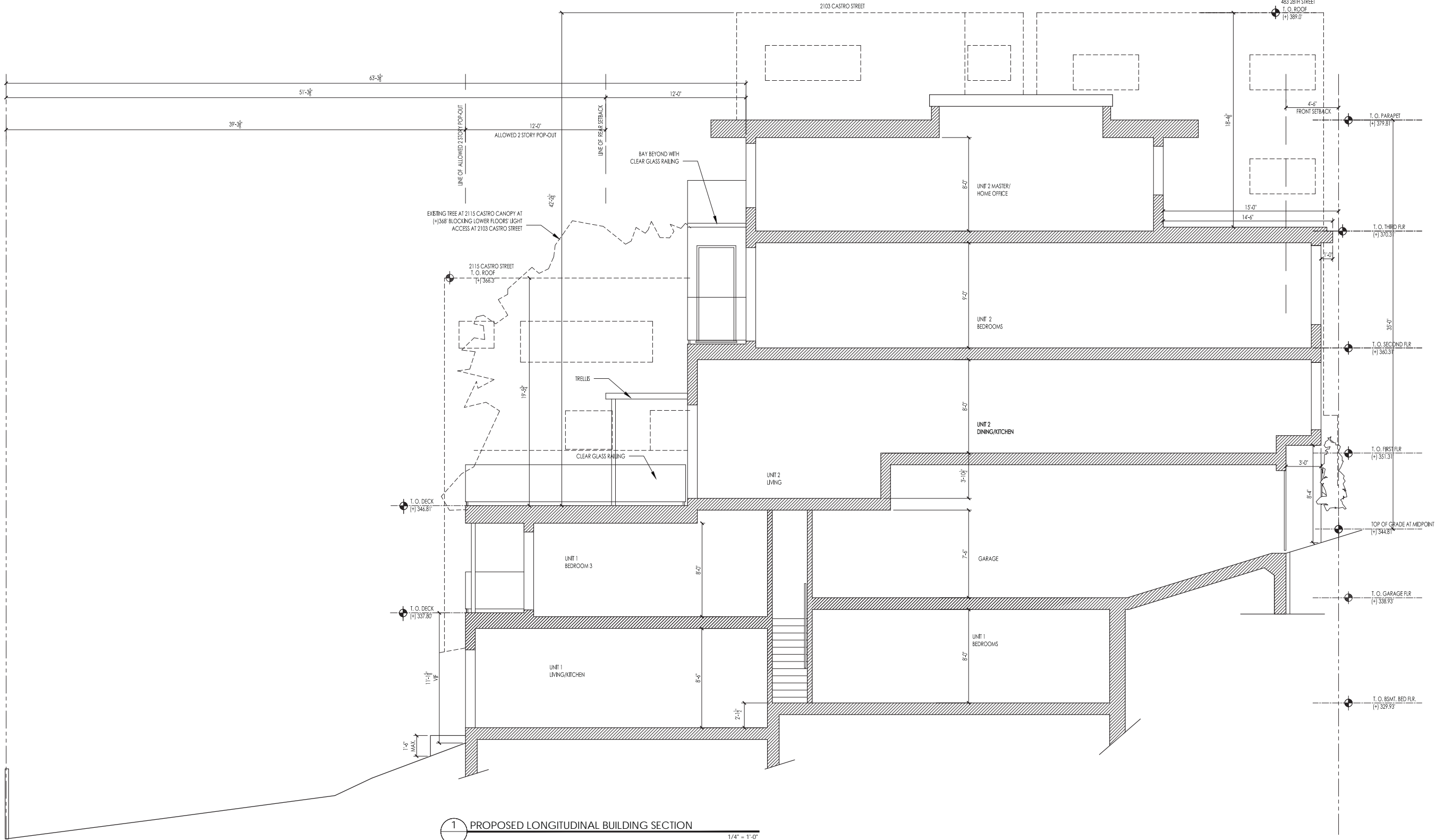
A104

EXISTING/DEMOLITION ROOF PLAN
PROPOSED ROOF PLAN



A105

EXISTING LONGITUDINAL
BUILDING SECTION



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RENOVATION OF 479 28TH

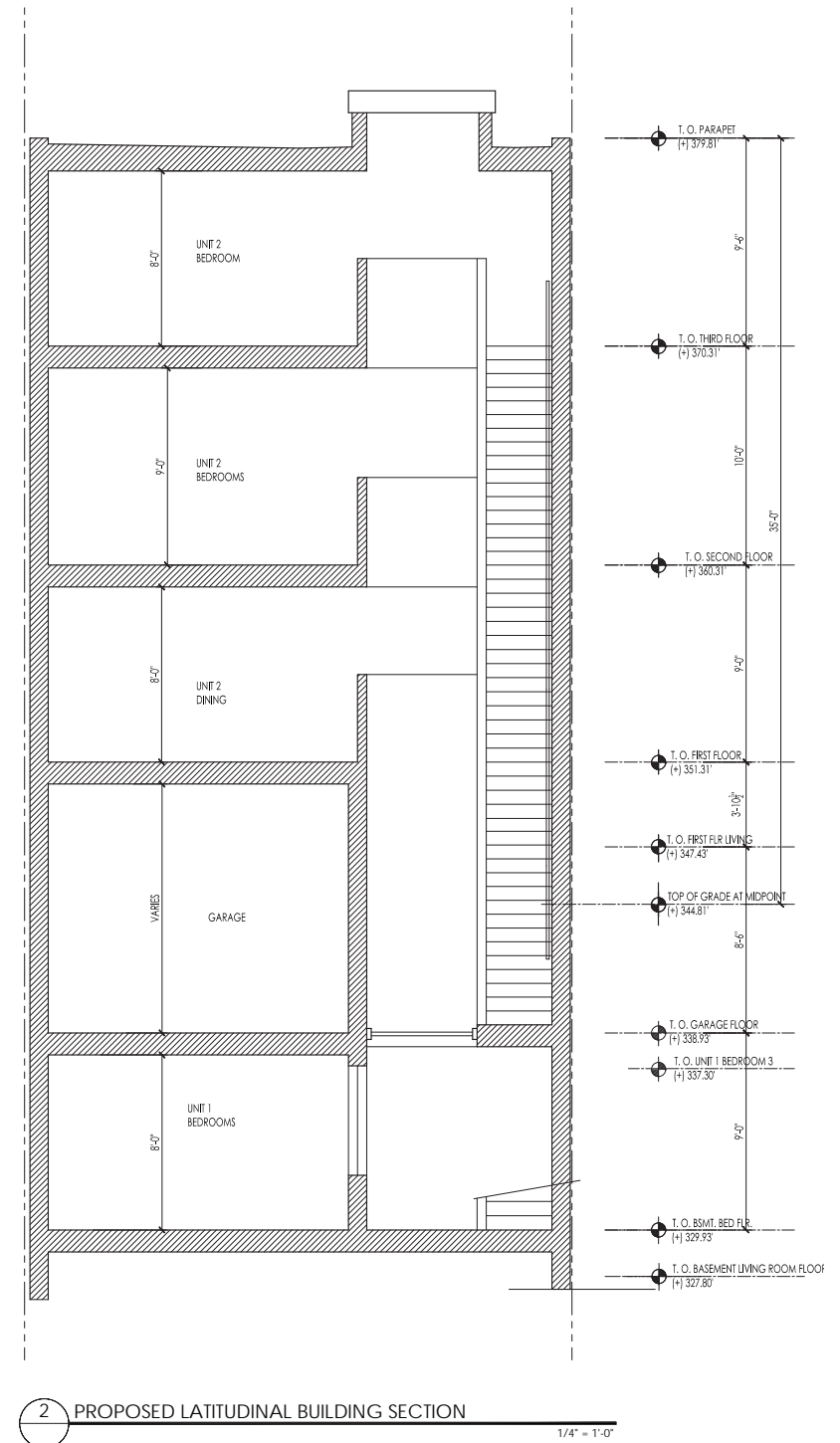
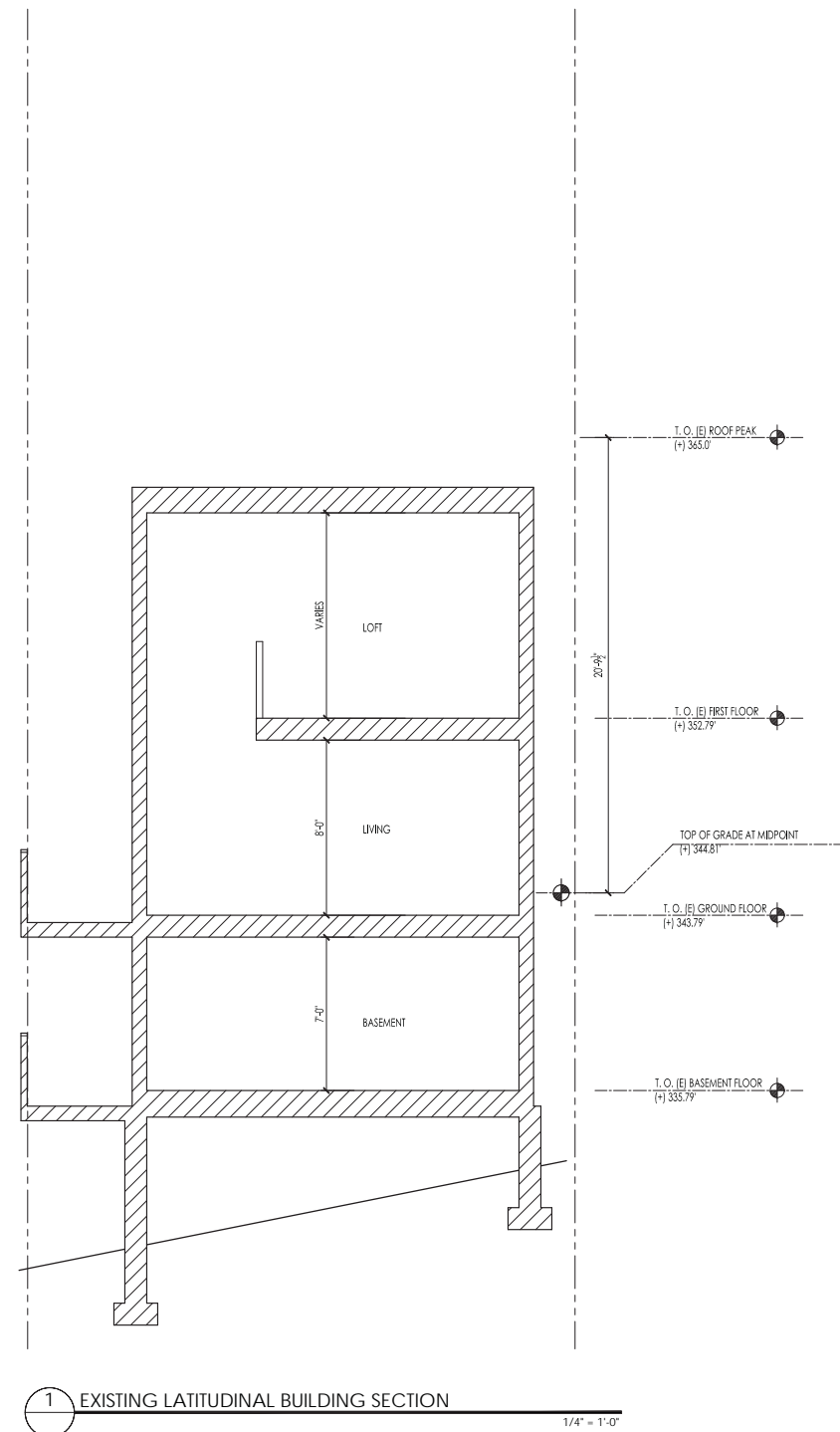
479 28th STREET

SAN FRANCISCO, CA 94127

DATE	REV.	ISSUE
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A106

PROPOSED LONGITUDINAL BUILDING SECTION



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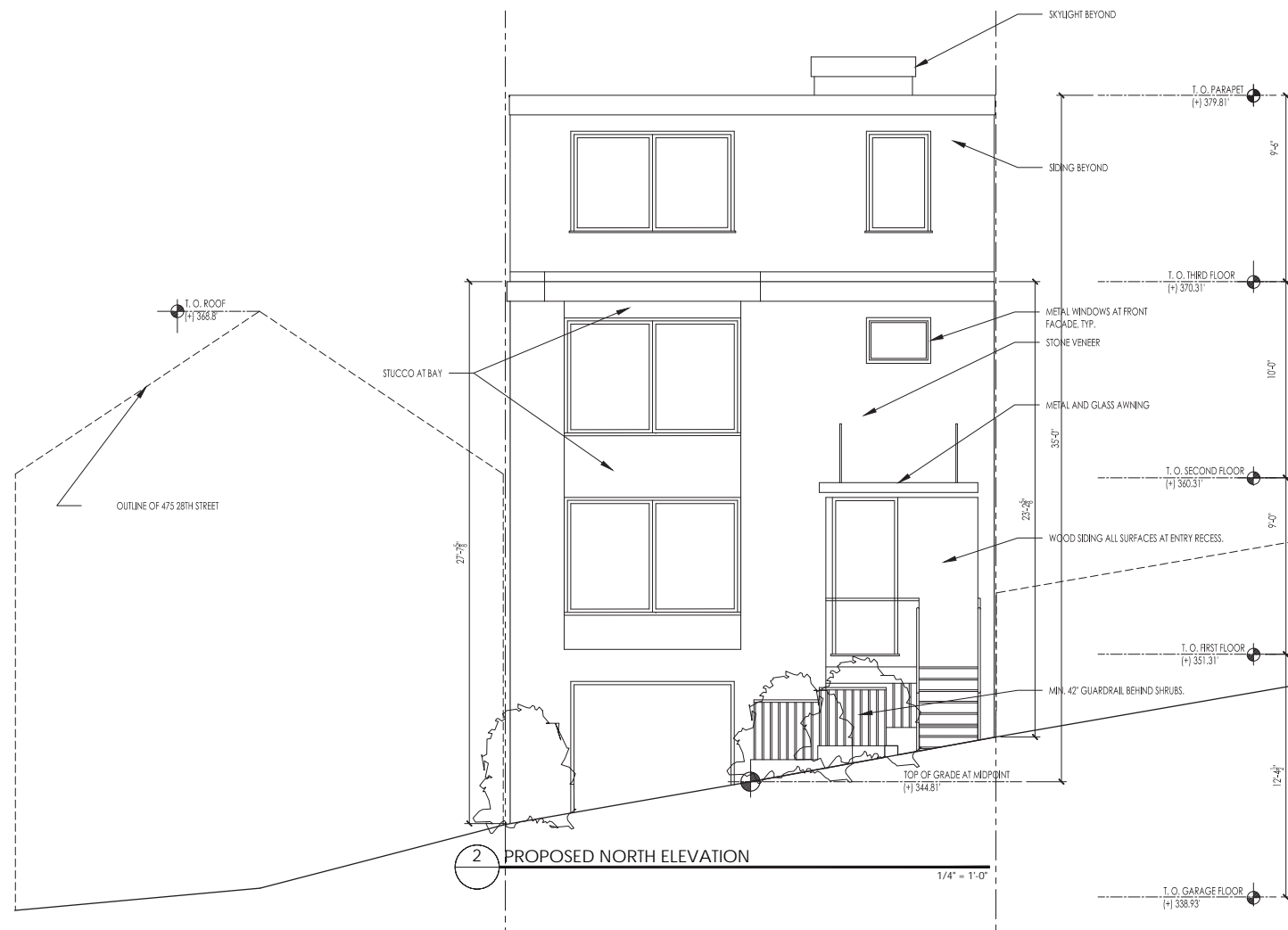
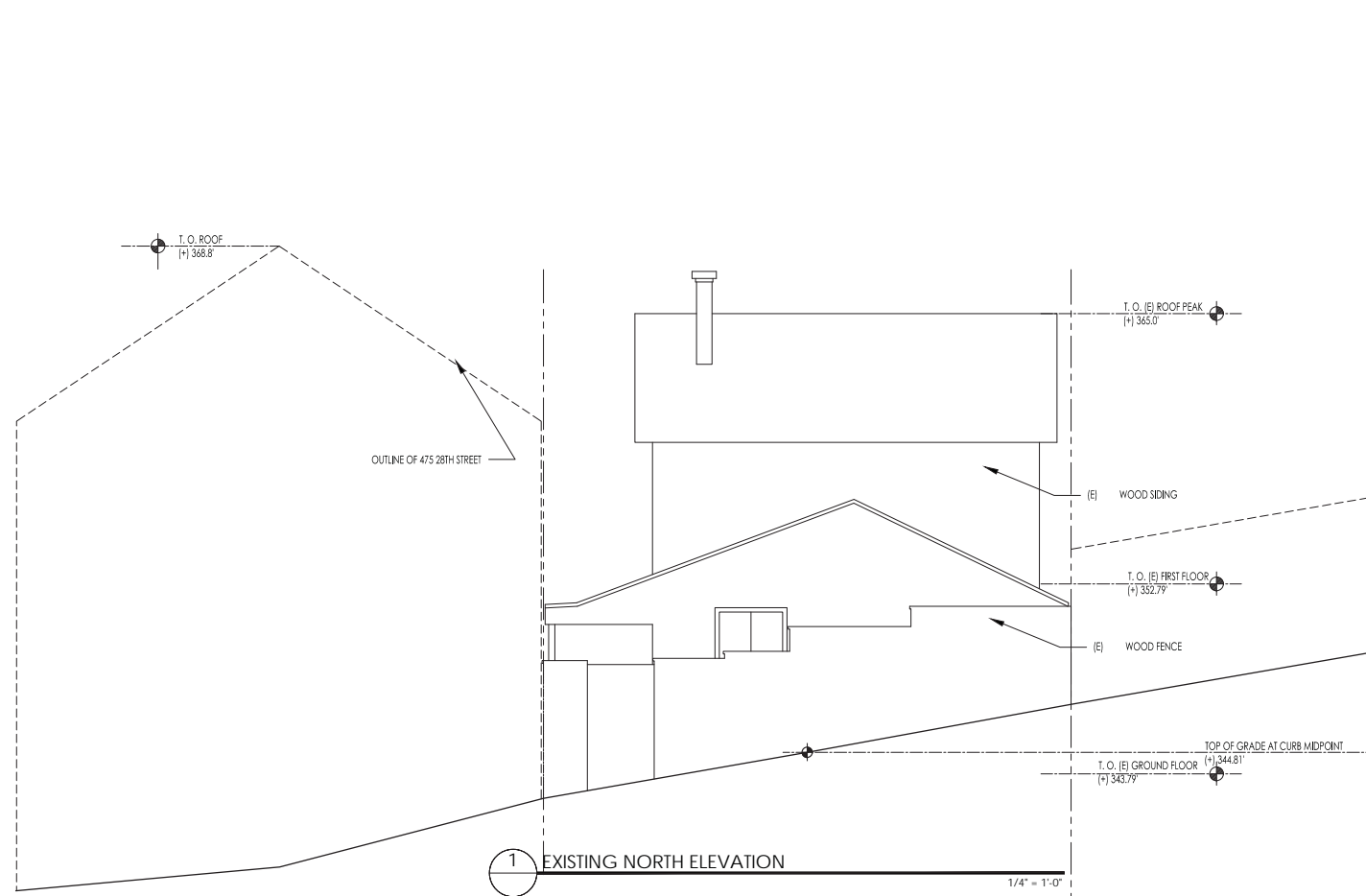
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A107

EXISTING LATITUDINAL BUILDING SECTION	PROPOSED LATITUDINAL BUILDING SECTION



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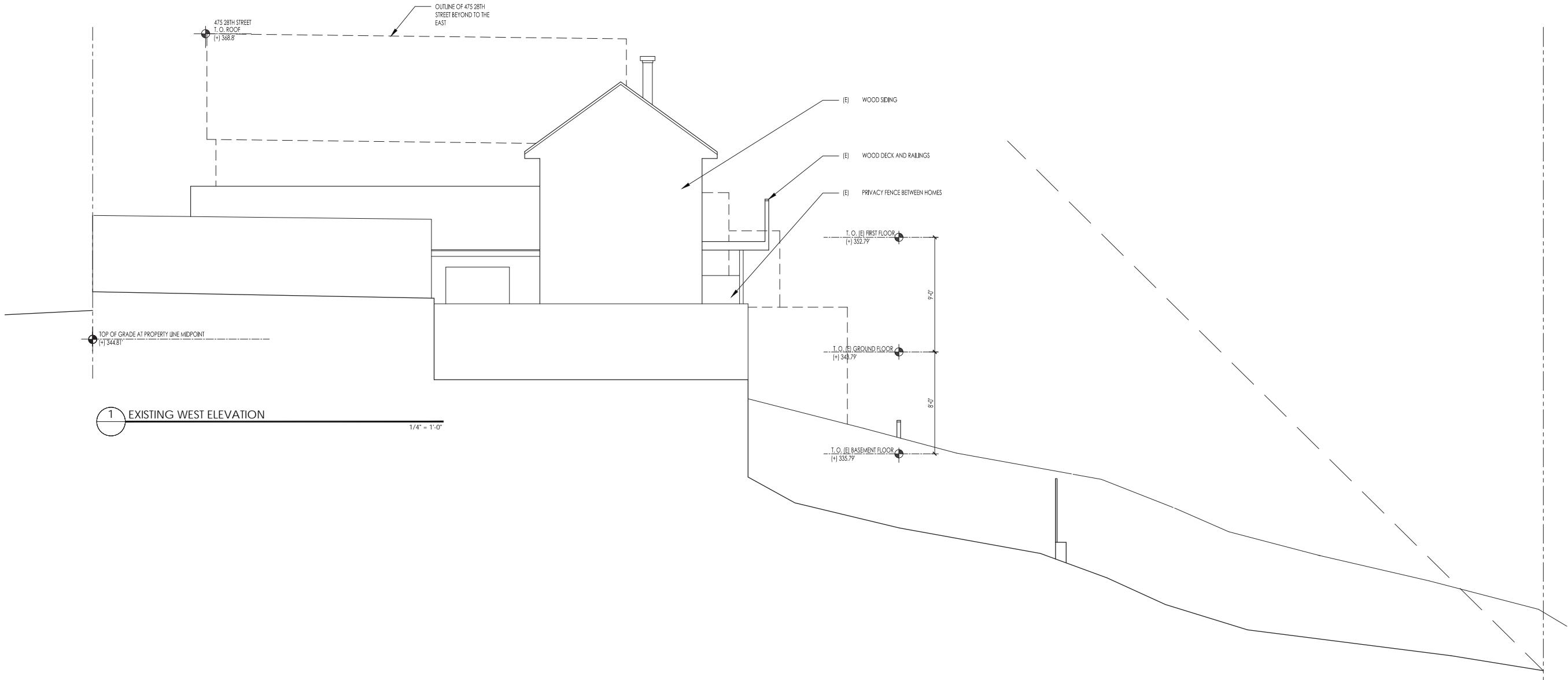
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479 28th Street
San Francisco, California 94131

RENOVATION OF 479 28TH
479 28th STREET
SAN FRANCISCO, CA 94127

[illegible]

A108

EXISTING NORTH ELEVATION
PROPOSED NORTH ELEVATION



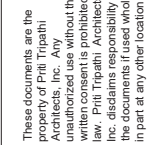
1 EXISTING WEST ELEVATION

1/4" = 1'-0"

RENOVATION OF 479 28TH
479 28th STREET
SAN FRANCISCO, CA 94127



DATE	REV.	ISSUE
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479 28th STREET
SAN FRANCISCO, CA 94127

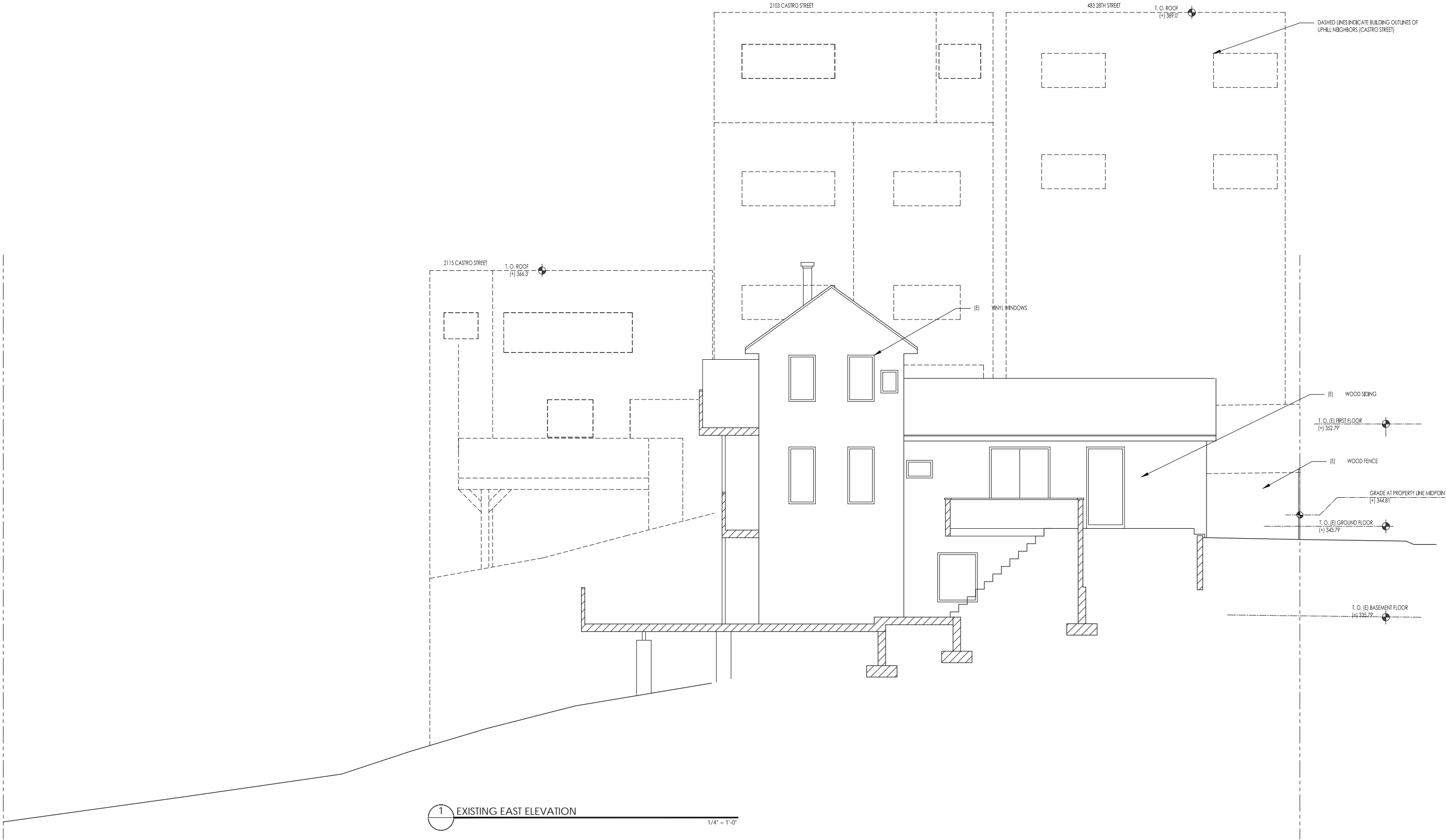
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A110

PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



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479 28th STREET
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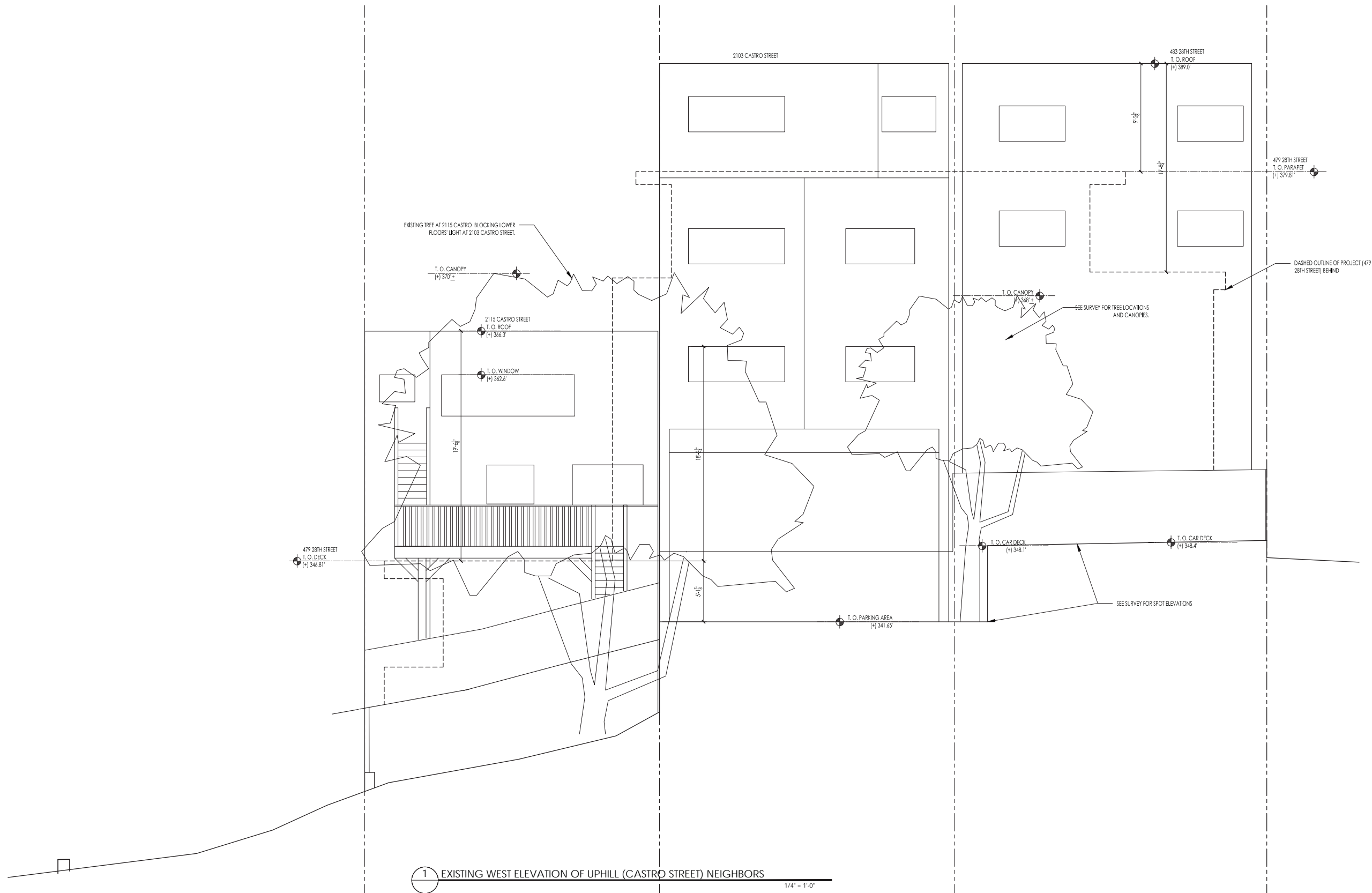
LICENSED ARCHITECT
PRITHI J. TRIPATHI
No. C-27123
10-31-2019
RENEWAL DATE
STATE OF CALIFORNIA

DATE	REV.	ISSUE
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A113

EXISTING EAST ELEVATION





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479 28th Street
San Francisco, California 94131

RENOVATION OF 479 28TH
479 28th STREET
SAN FRANCISCO, CA 94127

[illegible]

A115

EXISTING WEST ELEVATION
OF UPHILL (CASTRO ST)
NEIGHBORS

From: [elisabeth MATKIN sullins](#)
To: [Tran, Nancy \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Small, Maia \(CPC\)](#)
Cc: [priti@pjtarach.com](#); [tusharpatel@yahoo.com](#)
Subject: Support for 479 28th Street project
Date: Tuesday, December 26, 2017 6:22:39 PM

Dear Maia, Delvin, Nancy and the Planning Commission:

I am a nearby resident of this project.

I support the proposed project at 479 28th Street. I appreciate adding green, multi-family housing in San Francisco.

Approving this project will not only create beautiful and valuable housing in our neighborhood, but it will also keep this amazing family in our city and facilitate countless more hours of their volunteer work in service of our public schools! We need them!

Thank you for your consideration.

Best regards,
:Elisabeth Sullins
55 Red Rock Way, Apt O-311
San Francisco, CA 94131

From: [Nadya Ramsaroop](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#); priti@pjtarach.com; tusharpatel@yahoo.com
Cc: [Priti Tripathi](#)
Subject: Proposed Project at 479 28th St.
Date: Thursday, December 28, 2017 10:33:14 AM

Dear Maia, Nancy, Delvin, San Francisco Planning Commission

I am writing this letter about the proposed project at 479 28th St.

The project demonstrates responsible development and incorporates leading environmental practices such as passive energy. The sponsors are also adding a 3BR rental unit in addition to the main house which is a welcome addition to the neighborhood in need of extra housing options. In addition, this family has been a strong member of the San Francisco community for years and this property will enable them to continue to live and contribute even further to the vibrancy of our city.

I fully support this project.

Sincerely,

Nadya Ramsaroop
157 Randall St.
San Francisco CA

From: [Edward Scher](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#); [priti@pjtararch.com](mailto:pritti@pjtararch.com); tusharpatel@yahoo.com
Cc: [priti@pjtararch.com](mailto:pritti@pjtararch.com); tusharpatel@yahoo.com
Subject: Support for Redesign at 479 28th St.
Date: Thursday, December 28, 2017 2:56:33 PM

Dear Maia, Nancy, Delvin, San Francisco Planning Commission

We live at 171 Caselli Ave, close to the proposed project at 479 28th St. We are writing to express our strong support of the project and the Patel family.

As you are keenly aware, it is getting more difficult and expensive for families to raise children in San Francisco. It is important that you support the efforts of working people to create housing that works in a city with a housing crisis.

We believe that allowing smart redevelopment is the only way to revitalize San Francisco with world-class design, including the passive and solar energy systems in this project. And while we are sensitive to the concerns of neighbors, as long-time homeowners in the Castro, we believe that there are many whose response to our changing demographics and economics would be to hold the city as it is (or was) forever. Vital cities and neighborhoods change with time, and the Patel's redesigned home is the kind of change San Francisco needs to remain a place for families.

We support this project and ask that you approve it immediately.

Sincerely,

Eddie Scher

Melina Selverston-Scher

171 Caselli Ave

San Francisco CA

From: [Logan McDougal](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Tran, Nancy \(CPC\)](#); [Washington, Delvin \(CPC\)](#)
Cc: tusharpatel@yahoo.com; ptfromsf@gmail.com; [priti@pjtarch.com](mailto:pritti@pjtarch.com)
Subject: Support for Noe Valley renovation : 479 28th Street
Date: Friday, December 29, 2017 11:13:17 PM

Dear Maia, Nancy, Delvin, & San Francisco Planning Commission

Our family lives at 487 29th Street, a couple of blocks away from the proposed project. We support the redevelopment of 479 28th Street and the rationale for the same.

Priti and Tushar have been longstanding SF residents, and our kids go to the same public school as theirs. Priti has also served with us on the Creative Arts Charter School Board, and helped raise money for the school. They are passionate and committed to living in SF with their entire family.

We support this project - Passive Energy and Solar powered renovation - and believe it will be a positive addition to the neighborhood. In addition, we are glad that it will add an additional unit to help with SF housing stock.

Please do not hesitate to contact us if you need additional information, but we support the project fully.

Sincerely,

Logan & Merilee McDougal
487 29th Street
San Francisco CA

Sent from my iPhone

From: [Anne Grady](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#); [priti@pjtararch.com](mailto:pritti@pjtararch.com); tusharpatel@yahoo.com
Cc: [Priti](#)
Subject: 479 28th Street Project
Date: Monday, January 01, 2018 12:22:00 PM

Dear Maia, Nancy, Delvin, San Francisco Planning Commission.

I live at 465 28th Street, just two buildings over from the proposed project at 479 28th Street.

I support the replacement of a one bedroom home with two family sized units that is solar powered and meets the high construction standards of a Passive Energy Home.

Thank you for your consideration.

Sincerely,

Anne Grady
467 28th Street

From: [Karen Decker](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#); priti@pjarch.com; tusharpatel@yahoo.com
Cc: [Arvind Mandhani](#)
Subject: Please support 479 28th St. Project
Date: Wednesday, January 03, 2018 8:35:00 AM

Dear Maia, Nancy, Delvin and San Francisco Planning Commissioners,

We have been Noe Valley residents for many years, having lived at 26th and Noe for 7 years and in our current home at 118 Romain St for the past 6 years.

We fully support the project at 479 28th St which will thoughtfully create a family home for the Tripathi-Patel family.

Priti and Tushar are not developers, they are long-time San Francisco residents who want to raise their children in San Francisco. Their children have attended San Francisco public schools for 10 years. Priti has been an incredibly active parent, volunteering countless hours and raising tens of thousands of dollars for our public schools. While many families are moving out of San Francisco, they have chosen to stay in the city. Priti has used her architectural skills to design a beautiful home for her family to live in with an environmentally friendly design and an additional unit to support their income and add much needed housing in a neighborhood that prices most families out of the market.

This is exactly the kind of family housing the city should support. Please approve this project and help keep families in Noe Valley.

Sincerely,

Karen Decker, Arvind Mandhani and family
118 Romain St.
San Francisco, CA 94114
415-218-5463

From: [Meghna Agarwal](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#); priti@pjtarach.com; [Tushar Patel](#)
Subject: Re: Proposal of 479 28th St.
Date: Wednesday, January 03, 2018 8:10:13 PM

Dear Maia, Delvin, Nancy, Planning Commission,

I live at 41 Newburg Street and am a close neighbor of the proposed project.

I support the proposed project at 479 28th St.

It is nice to see a multi-generational home that has much-needed space for long family visits, daily family meals, a temple for worship as well as a home office. I applaud the responsible approach with the addition of a large rental unit and an environmentally friendly design.

Regards,

Meghna Agarwal and Ankur Varma

41 Newburg Street

San Francisco CA, 94131

From: [shady](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#)
Cc: [Priti Tripathi](#); [Priti Tushar](#)
Subject: Letter Of Support for Priti Tripathi and Tushar Patel
Date: Thursday, January 04, 2018 8:45:45 PM

To Whom it may concern,

Our neighbors Priti and Tushar purchased the house nextdoor to ours in hopes of building their dream home for their family. We believe their desire to build this home comes from a place of strong family values and a wish to be a contributing part of our beautiful Noe Valley community.

While we are sure no one ever wishes to live next to a construction site, we are in agreement that Priti and Tushar's plans will only better the neighborhood and appreciate the steps they have taken to minimize impact to their neighbors, even when the building codes do not require it. While the majority of the building in Noe Valley is taking place under the care and dollar of contracting companies, Priti and Tushar are actively engaging in our community and want to raise their family in Noe Valley and San Francisco. We hope that your office is giving great consideration to allowing this family to build. They are good people and good neighbors.

Thanks for your time and consideration,

Jacob and Shady Lehrbaum
475 28th St.
San Francisco, CA
94131

From: [Vali Govier](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#); [Priti@pjarch.com](#); [tusharpatel@yahoo.com](#)
Subject: Support for Project at 479 28th Street, SF, 94131
Date: Thursday, January 04, 2018 9:07:23 PM

Dear Maia, Delvin, Nancy, Planning Commission,

I have lived in San Francisco for 24 years.

We own a nearby 2 unit building in Bernal Heights that we bought when I was expecting our first child. We have been able to live in San Francisco and raise our two children here partly due to our rental apartment. I can understand why Tushar and Priti are incorporating a rental into their project to help them remain in San Francisco and raise their family in a diverse, urban environment.

I fully support the proposed project at 479 28th Street.

Regards,

Vali Govier
68 Park Street
San Francisco
CA 94110

From: [Michael Stortz](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#)
Cc: tusharpatel@yahoo.com; pri@pjtarch.com
Subject: 479 28th Street
Date: Tuesday, January 09, 2018 8:42:24 PM

Hello, SF Planning Commission -

This is to voice our support for the proposed project at the above address. We live at 1570 Sanchez Street, in the same portion of Noe Valley.

We wholeheartedly support this project, as it provides a thoughtful renovation to an old building, in a sensitive and progressive manner. We hope that you approve the proposed plans.

Mike Stortz
1570 Sanchez Street
SF 94131

From: [Christopher Armentrout](#)
To: [Secretary, Commissions \(CPC\)](#); [Small, Maia \(CPC\)](#); [Washington, Delvin \(CPC\)](#); [Tran, Nancy \(CPC\)](#)
Cc: priti@pjtarach.com; [Tushar Patel](#)
Subject: Support for project at 479 28th Street
Date: Thursday, January 25, 2018 11:41:38 AM

Dear Commissioners,

I'm writing this letter of support for the proposed renovation at 479 28th Street. I have reviewed the proposed plans and feel that this renovation will both be appropriate to the neighborhood as well as expand our city's badly needed housing stock. This renovation will dramatically improve the existing structure, improve the quality of the neighborhood, increase our city's tax base, and ease the pressure on housing in our community

Further, I want to share that I have known the Tripathi family for 15 years, and know them to be dedicated and active members of the San Francisco community. They have established their home in San Francisco and intend to stay in this location for the long-term.

For all of the reasons cited above, I strongly encourage the planning commission to approve this project that will increase the quality of life for all stakeholders.

Sincerely,

Chris Armentrout
[61A Levant St.](#)
[San Francisco, CA 94114](#)

From: [ANA MARIE ZABALA](#)
To: [Tran, Nancy \(CPC\)](#)
Cc: tusharpatel@yahoo.com
Subject: Re: FW: 479 28th St
Date: Wednesday, January 17, 2018 2:20:15 PM

Dear Nancy, I just received an e-mail from Tushar Patel asking us to contact you to advise you that we are agreeable to postponing the Hearing for their project from Thurs, 1/18/18 to Thurs, 3/1/18. We met with Priti & Tushar, at their request, on Sunday 1/14/18. Apparently the finalized plans are not ready yet nor are the renderings of the relationships of their proposal to the abutting west, east, and south neighbors. We advised them of our and the neighbors on 28th St./ Castro St. concerns that NOPDR's #1 & 2 issued by Planning Dept. have not been complied with yet and that the current proposal is too high and bulky in size in relation to the abutting & adjacent neighbors. We also stated that their proposal is not community compatible & not in compliance with the Residential Design Guidelines. We let them know at the 1/14/18 meeting that we would like to receive Final Complete Plans for their Proposal at least 20 days prior to the proposed 3/1/18 Hearing. Please let us know if you have any questions. Thank You. Ana Marie & Cliff Anderson, (415) 821-4800.

On Fri, 1/5/18, Tran, Nancy (CPC) <Nancy.H.Tran@sfgov.org> wrote:

Subject: FW: 479 28th St
To: "ANA MARIE ZABALA" <am_anderson_94131@yahoo.com>
Date: Friday, January 5, 2018, 2:37 PM

Ms. Anderson,

The Project Sponsor contacted me today and requested a continuance to March 1st. There is no need to attend the January 18th Commission hearing for the item.

-----Original Message-----

From: Tran, Nancy (CPC)
Sent: Wednesday, January 03, 2018 11:38 AM
To: 'ANA MARIE ZABALA'
Cc: 'Priti Tripathi'
Subject: RE: 479 28th St

Ms. Anderson,

Per our earlier phone conversation, attached are copies of staff comments and the latest plan set. The newer NOPDRs include the same design comments from Todd Kennedy's NOPDR and additional Code comments. As-is, the Project is compliant with Planning Code but not with all design comments. Thus, specific design conditions will be recommended to the Commission at the scheduled Conditional Use hearing on 1/18.

I will send you the updated plans once I receive them from the Project Sponsor. Please also note that the Project Sponsor indicated over the phone that the top floor roof deck at the front is no longer proposed (so that should also be reflected on the revised plans).

-----Original Message-----

From: ANA MARIE ZABALA [mailto:am_anderson_94131@yahoo.com]

Sent: Thursday, November 09, 2017 3:03 PM
To: Tran, Nancy (CPC)
Cc: Washington, Delvin (CPC)
Subject: Re: 479 28th St

On Mon, 10/16/17, Tran, Nancy (CPC)
<Nancy.H.Tran@sfgov.org>
wrote:

Subject: 479 28th St
To: "am_anderson_94131@yahoo.com"
<am_anderson_94131@yahoo.com>
Cc: "Washington, Delvin (CPC)" <delvin.washington@sfgov.org>
Date: Monday, October 16, 2017, 8:17 AM

Ms. Anderson,

Attached are the materials that the Project Sponsor provided in response to the previous planner's NOPDR. Please note that in addition to reviewing it against the issued NOPDR, I will be performing my own plan check. At this time, I have not been able to review the materials submitted or review the revisions against Planning Code or with the Residential Design Advisory Team. I will contact you when the project progresses but until then the project will be in my queue until I am ready to review it.

Nancy Tran

Planner, Southwest Quadrant, Current Planning
Direct: 415-575-9174 |
Fax: 415-558-6409

1650 Mission Street, Suite 400

San Francisco, CA 94103

Website |
Hours of Operation |
Property Information
Map

Dear Nancy, Thank you for your e-mail of 10/16/17 & the information sent responding to our request regarding the status of the 479-28th Street Project under review by the Planning Department. We appreciate that you will be doing a thorough review of this project on behalf of the Planning Department. We completely understand that this will require significant time & effort on your part, especially since you have taken over this additional responsibility after Todd Kennedy's departure. We want to thank you and the others involved at the Planning Department for your efforts and will appreciate the time necessary to effect this.

We would like to underscore, that we support the requirements enumerated in the NOPDR#1 regarding compliance with the Residential Design Guidelines as respects the 479 - 28th St. building project. In particular we note that the project sponsors have voiced agreement to the a required 9 foot set back at the front facade but have objected to complying with providing " an additional 15 foot (without projections) for the top floor to make it visually subordinate to the lower stories." (NOPDR#1, Items 1(a) - 1(d). We think this is a vital element for any approved plans, and would create compliance with the Residential Design Guidelines for this particular project on the south side 400 block of 28th (Noe to Castro Sts).

Contrary to the Project Sponsors assertions, these issues have significantly concerned the vast majority of the neighbors on the south side 400 block of 28th Street not just 1 or 2 neighbors. I will refer you to the signed Petition of Concerns regarding the scope of the project given to the Owners at their Pre-Application Meeting and submitted with our informational letters of concern and the supporting photographs and graph surveys (size, height, square footage, total stories, etc.) of the currently existing homes on the south side of the 400 block of 28th Street. We do not object to the owner building a new home at 479-28th, but we believe it is essential that the project adhere & comply to the Residential Design Guidelines.

Thank you again for your time and consideration.

Respectfully,

Clifford & Ana Marie Anderson



BRETT GLADSTONE
PARTNER
DIRECT DIAL (415) 995-5065
DIRECT FAX (415) 995-3517
E-MAIL BGLadstone@hansonbridgett.com

February 20, 2018

VIA MESSENGER

Rich Hillis, Commission President
San Francisco Planning Commission
1650 Mission Street, Ste. 400
San Francisco CA 94103

Re: 479 28th Street
Hearing of March 1, 2018 for Two-Unit New Construction on RH-2 Zoned Lot in Noe Valley

Dear President Hillis and Commissioners:

I represent Priti Tripathi and Tushar Patel and their two children, a family that has lived in San Francisco for over 25 years. They used to live in a home in Forest Hill Extension from 2007-2016. In 2015, they decided to move to a warmer, more urban part of town. They looked extensively for a lot with a family sized unit and a second unit but could not find one they could afford in the neighborhoods in which they had friends. They instead chose a small single-family home (of one story at street level) in an RH-2 zone. The seller (an owner occupant) had not maintained it well, and it was a home which greatly underutilized the steep downhill lot depth of 114 feet and did not utilize the height allowance of 40 feet.

The family always wanted a second unit so that they would have extra income to help pay for the extraordinary expenses a family of four has when they choose, unlike so many of their friends, to stay in the City. Lucky for them, they found a non-rent controlled, non-historic building which had seen better days on an RH-2 lot, allowing Priti, a licensed California architect, to create her own vision of a home large enough for her family and her mother. Currently living there, their kids can take the 24 bus to go to school and get around town, husband Tushar rides his bike down to Valencia and can easily commute to work from there, and 3 bike spaces are being provided.

They live on the site today in a single-family home of one story and 1 bedroom (in basement) with a loft equal to 930 square feet. A historic consultant has determined that this is not a historic building, and your Staff supports a demolition permit. The children live together in a basement area of 154 square feet that is not a legal bedroom because it has a 7 feet ceiling height. Now that the children are getting older they wish to have their own rooms and Priti's mother has sold her house in Chicago and plans to live in the same apartment as Priti and her family.

Project Background

With that in mind, they purchased this single-family home near the corner of 28th and Castro Streets in Noe Valley in 2015. They now propose a two unit building so they can live in one and

rent out the other one. The home proposed has been designed to express an Indian American way of life. This includes permanent housing for Priti's mother, a place to stay for the couple's relatives from India who travel so far to reach the US that they visit for extended stays of up to 4 months.¹ Just as important, the house will contain a temple for worship. See attached **Exhibit T**. There will also be a joint home office for Tushar and for Priti's small architectural practice.

Project Descriptions

1. Number of Units

Unlike many Noe Valley projects that the Commission sees, the proposed building will not have an insignificant second unit. The lower rental unit will have 1527 sf and 3 bedrooms and 2 bathrooms. The upstairs unit for my clients will only be 2896 sf. The lower unit will likely be the space that my clients move to when the children are fully grown and when my clients wish to slow down, at which point they can live in the rental unit and rent out the large unit above.

2. Green Building Systems

The building has been designed to provide both units with solar power and utilize a passive energy system. The biggest benefit for the occupants will be the supply of fresh air into the building. Deep roof overhangs, a trellis along with extreme insulation, leak-proof doors and windows and enhanced performance glazing will aid in reducing solar heat gain and heat loss. The operable skylights at the light well can be opened to create a cross current and a passage to draw out the hot air to cool the building. The lower elevation of the apartment as well as the 5-foot-deep balcony overhang at the ground floor will help cool the unit. Currently, each unit's passive energy systems and the related ducting and fresh air intakes have been vertically stacked for enhanced performance and efficiency. These systems will ensure the building is in compliance with future code updates and provide an enhanced living experience for occupants of both units. See **Exhibit S**.

3. Square footage of the proposed building

The proposed square footage for the two units 7 bedroom building will be 4423 sf. of habitable space. The largest floor, the first floor, will contains 1121 sf of habitable space and the ground floor habitable behind the garage will be the smallest floor of habitable space, at 572 sf.

4. Building Size and Dimensions

The proposed building uses the very steep slope of the hill (and lot depth of 114 feet) to its advantage by having 2 of the stories be below the ground elevation in the front. The height of the building at the front is only 25.5 feet (compared to 29.5 ft height of the front of the downhill neighbor and 33 feet on the uphill side). The top floor (which is set back 15 feet from the property line) makes the building 35 feet tall, in line with the height of the neighboring buildings at 29.5 ft. on the downhill side and 33 ft on the uphill side. See attached picture for a visual representation, **Exhibit A**.

On Castro Street, one finds a nearby multi-family building of 4410 sf (2103 Castro) and 2 single family homes at 2123 Castro and 2127 Castro which are 4078 and 4292 sq. feet respectively. Both were unanimously approved by the Commission in 2014.

¹ In the last 10 years, the couple's parents have visited many times for 4 months at a time; and the children's aunts and uncle along with their families have visited many times including one 6 weeks visit. Other visitors have stayed for 1-2 weeks.

There are only 4 buildings along 28th Street that are multi-unit. The square footage of these four multi-unit buildings are 2428, 4199, 4199 and 4400 sq. feet respectively.

Furthermore, on the North side of 28th street, there are many single-family houses with 4 stories. Additionally, directly across from the proposed building, there is a very large (30,792 sq ft) apartment building.

My clients proposed two units (consisting of 4423 sf of habitable space) is within scale and compatible with other neighboring properties. See attached **Exhibit Q**.

5. The residential thresholds which were proposed for adoption last year and which stated floor area ratios for new dwellings were taken into consideration in the designs of the building.

The Planning Staff's 2017 FAR Thresholds document has listed a proposed FAR threshold for a two-unit building as 1.8. The square footage for this building is 4423 sq. ft. and the lot size is 2850 sf. As a result, the FAR for these two units will be 1.55. See attached **Exhibit M** for Project Data.

6. Staff/Client Differences over Residential Design Guidelines Interpretations.

My clients have made a number of changes to the building in response to your Staff's concerns and neighbor concerns. Attached is a list of what those changes have been. See **Exhibits E and F**.

a. Top Floor Setback.

The one guideline they were not able to meet was that the top floor be setback 15 feet from the primary front façade. Currently, the top floor is setback 10.5 feet from the front façade (and 15 feet from the property line). A 3 foot deep roof overhang has been added to the floor below to mitigate the prominence of this floor. However, the attached renderings, **Exhibits B, C and D**, indicate that pedestrians will rarely see the setback top floor.

Our client has already agreed to reduce the rear depth of the top floor by 12 feet. If they agreed to a 15 feet front setback from the primary front façade, this would take out an additional 4.5 feet. The result would be that the top floor could not accommodate a bedroom/bathroom as well as a proposed combination home office/guest room.

b. Rear Yard Depth at Upper Three Floors.

Staff has cut back the upper rear of the building several times, but still wishes to eliminate 5 feet 8 inches more at the rear. The reason staff has asked for this is my client's lot is one lot in from the corner. Staff believes that such corner lots require special consideration, in that it is harder to protect light and air to them. However, we have seen no Residential Design Guidelines giving corner buildings special consideration for protection of light and air.

We believe that is wrong for several reasons:

- i. The owner of that corner building supports the project.
- ii. The effect of this change makes a big difference to the layout of the rental unit and the home above. For example, at the basement, the circular stair will be pushed into the kitchen and dining spaces which will effectively eliminate one of the bedrooms in the rental unit. To meet my client's programmatic requirements, they would need to use the space behind the garage as one of their bedrooms, thus eliminating a second bedroom from the rental. This would reduce their rental from a 3-bedroom to a 1-bedroom. This would mean less housing stock for the city and necessary income the family is relying on.
- iii. In addition, eliminating 5'-8" off the rear of the building does not impact any of the neighbors. See **Exhibits N and O**. Our proposal has already eliminated 12 feet from the rear of the building at the top two floors at Residential Design Team request. A list of all other cutbacks we have already made since first submitting our design in at **Exhibits E and F**.
- iv. The rear wall of the corner building at 483 28th St is 51'-5" from the west wall of the proposed project. The rear wall of the corner building at 2103 Castro St is 51'-5" from the west wall of the proposed project. As a result, the proposed building could only cut off views from these buildings, and not light and air. 2103 Castro's rear wall is closest to project building at a little more than 25 feet, thus allowing ample light and air to its occupants. As the attached shadow studies demonstrate, the project is not casting unreasonable shadows onto these buildings. See **Exhibits G, H, I, J, K and L**.

7. Harmony

The block has a variety of buildings and styles. Across the street on 28th Street, the proposed building will be dwarfed by a very tall apartment building, whose roof sits perhaps a 100 feet from the street, with several adjacent apartment buildings almost as tall. See **Exhibit P**.

8. Support for the Project.

- a. Letters. We have received 6 letters of support from Noe Valley residents who live within 1000 feet of the proposal. Including all of Noe Valley, we have received 16 letters of support.

Three of adjacent downhill neighbors have written letters of support as well. The uphill neighbor has also provided a letter of support.

- b. Petition signatures. We have received 196 signatures of support on a petition. Noe Valley residents represent about 50 percent of those signatures. See attached **Exhibit U** for a copy of all petition signatures, comments, and letters of support.

9. Opposition from Some Neighbors.

We believe that there might be some opposition from neighbors on Castro Street whose lots are perpendicular to the side of our lot that faces Castro Street. Their rear yards adjoin our deep 114 feet long side lot line.

10. Sun, Light and Air.

Two adjoining Castro St owners at 2103 Castro and 2115 Castro and one neighbor at 483 28th Street had expressed a concern about the project's impact on sun, light and air. 483 Castro now supports our project. 2115 Castro has sold his house and moved away. 2103 Castro did not respond to our outreach to discuss the plans. We have letters of support from 4 adjacent neighbors on 28th Street. See attached letters of support.

Having said that, the latest design eliminates any light impact on 2 of the 3 houses. That design cannot eliminate some light impact to the 3rd building at 2103 Castro Street with a rear setback of 25'-4", since it was built well into the lot's required rear yard setback, a condition which is unusual and would not be allowed today. To the south of this building (on 2115 Castro St), there is a very large tree with a foliage height above the windows on the first and just 6 feet below the top of the second floor windows of 2103 Castro. That tree has been there for a very long time and has been blocking the light and views of 2103 Castro for decades. The rendering at **Exhibit O** shows a clear view from the top floor of this building to the mid-block open space, meaning there is a great deal of light to that floor. The shadow study we commissioned proves this to be the case at all times of the day. See attached **Exhibits G, H, I, J, K, and L**.

The attached **Exhibit A** with spot elevations shows that the top of our building is 379.81 feet above sea level and the top of 483 Castro Street is 389.0 feet above sea level, meaning the top floor of the proposed project is 10 feet below the Neighbor's building. See **Exhibit A** and the Survey, **Exhibit R** for midpoint of front property line grade elevations.

The survey shows that the top floor of 483 Castro Street is 51.5 feet away from the proposed project's closest window, which is far from being a privacy problem in this very urban city. And if any window will have a blocked view (and thus less light), it will only be one window at the rear of 483 Castro Street's lowest floor.

11. Integrity and stability of hill

The integrity and stability of the hill will be handled by civil and structural engineers who have already been hired in the course of creating the design. If the Building Department wishes to have their engineering plans be part of a peer review of engineers, my clients would welcome the review so as to assure their safety and that of neighbors, but that is not within the purview of the Planning Department and its Commission.

Rich Hillis
February 20, 2018
Page 6

Tushar Patel, Priti Tripathi and their children look forward to speaking to you about their proposal at the hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read "Brett", with a long, sweeping horizontal line extending to the right.

Brett Gladstone

Enclosures

cc: Priti Tripathi and Tushar Patel



479 28th Street
Exhibit A

EXHIBIT B



479 28th Street
Exhibit B

EXHIBIT C



479 28th Street
Exhibit C



479 28th Street
Exhibit D



I. O. ROOF
(+) 389.0'

483 28TH STREET

2103 CASTRO STREET

I. O. ROOF
(+) 379.3'

479 28TH STREET

REMOVED AT RDT REQUEST

475 28TH STREET

I. O. ROOF
(+) 379.81'

I. O. ROOF
(+) 370.81'

I. O. PEAK
(+) 368.8'

ADDED WINDOWS ALONG WEST
ELEVATION TO ARTICULATE FACADE
FOR UPHILL NEIGHBORS.

REMOVED BAY FROM FRONT FACADE
ABOVE THE FRONT DOOR TO REDUCE
MASSING FOR UPHILL NEIGHBORS

479 28th Street
Exhibit E

EXHIBIT F

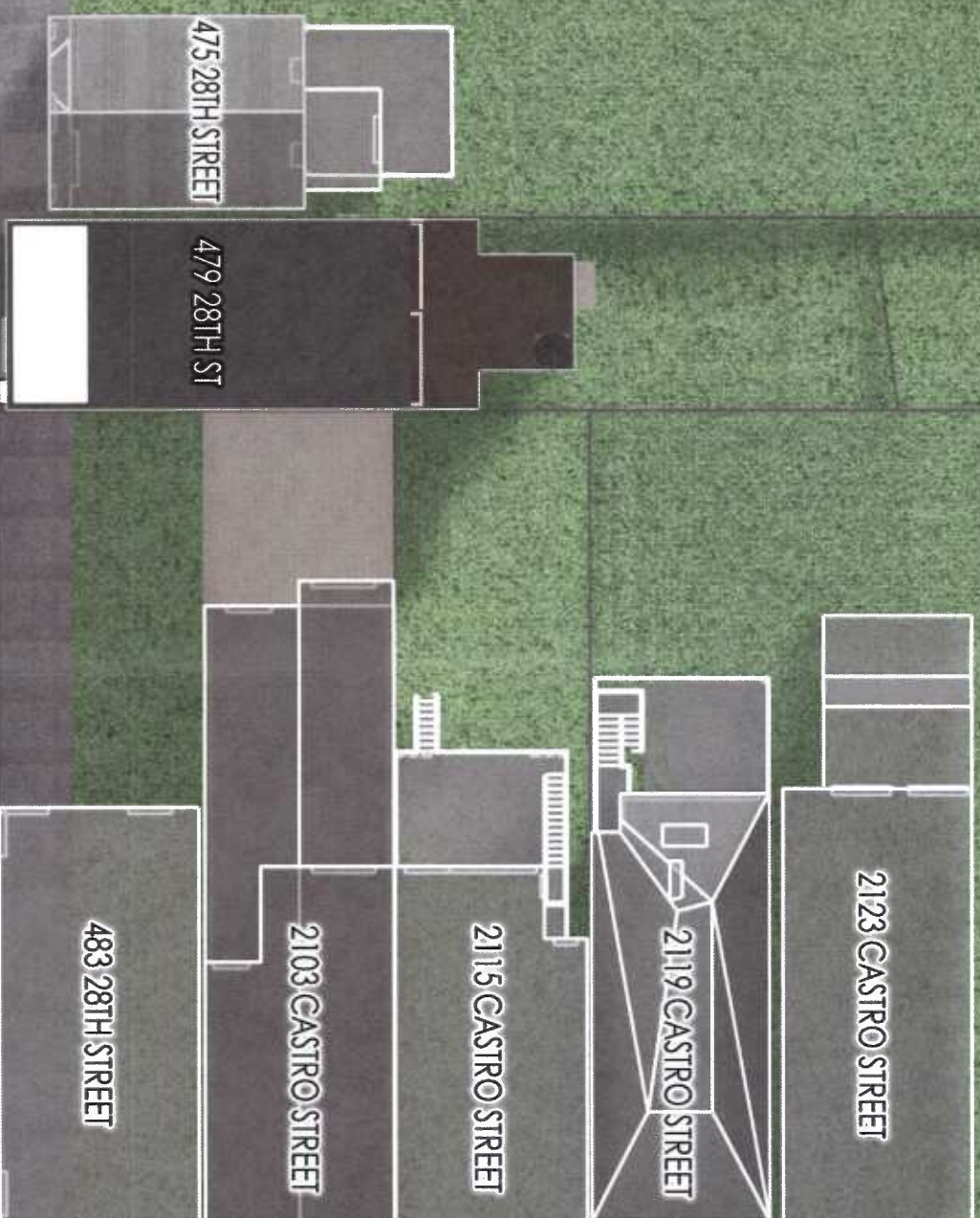


479 28th Street
Exhibit F

EXHIBIT G



JANUARY 01
8 am



28TH ST

CASTRO ST

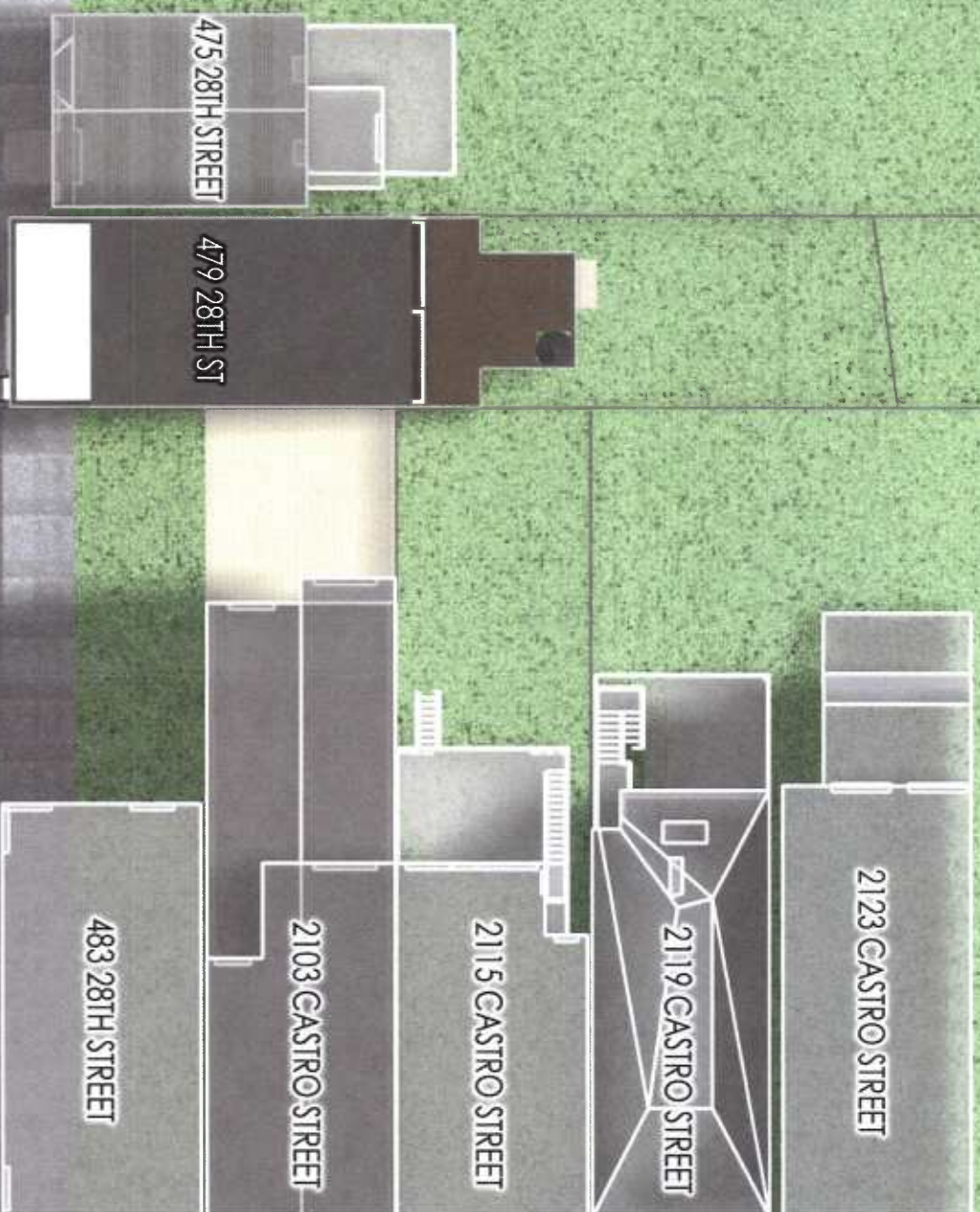
479 28th Street
Exhibit G



EXHIBIT H



JANUARY 01
12 noon



28TH ST

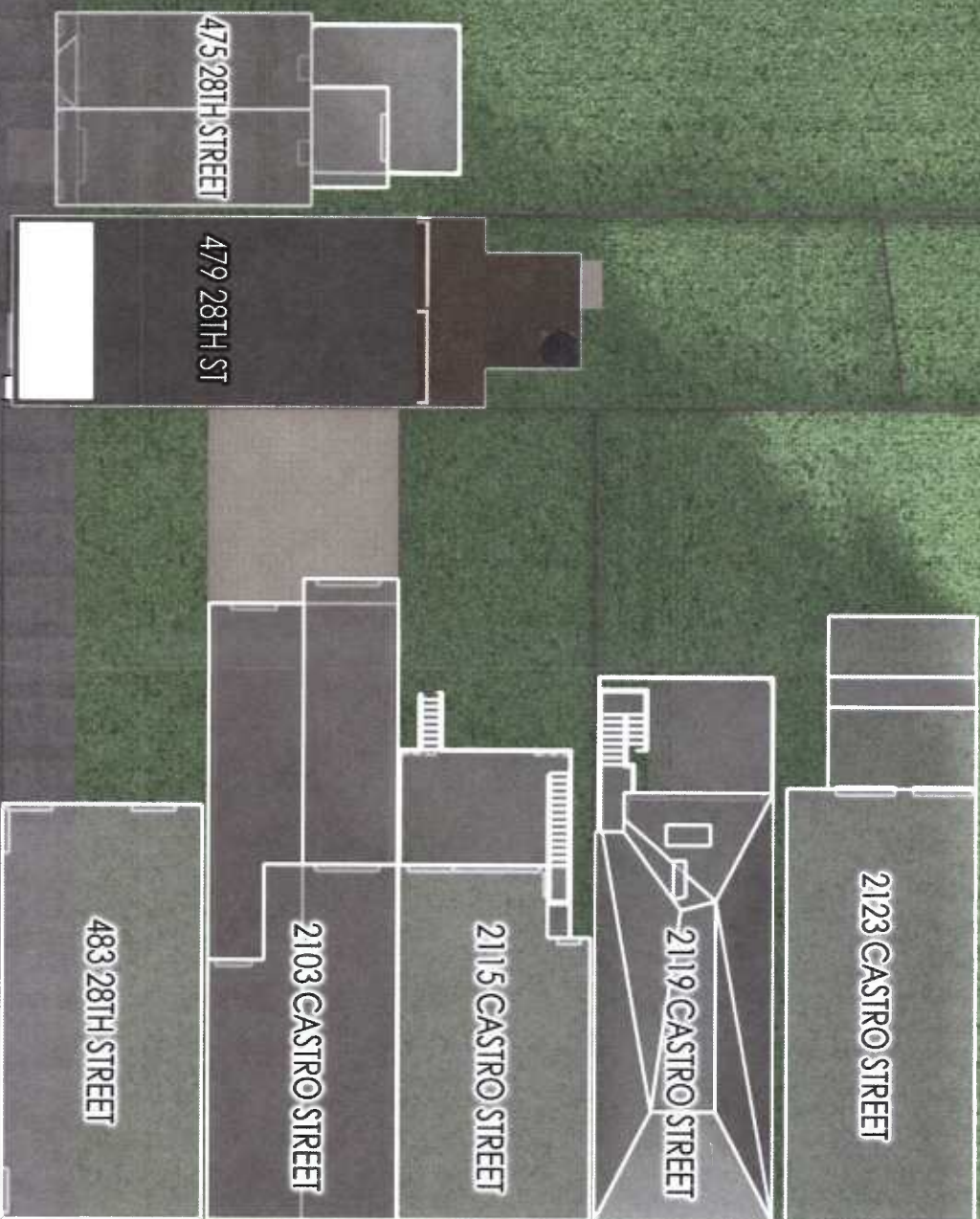
CASTRO ST

479 28th Street
Exhibit H





JANUARY 01
4 pm



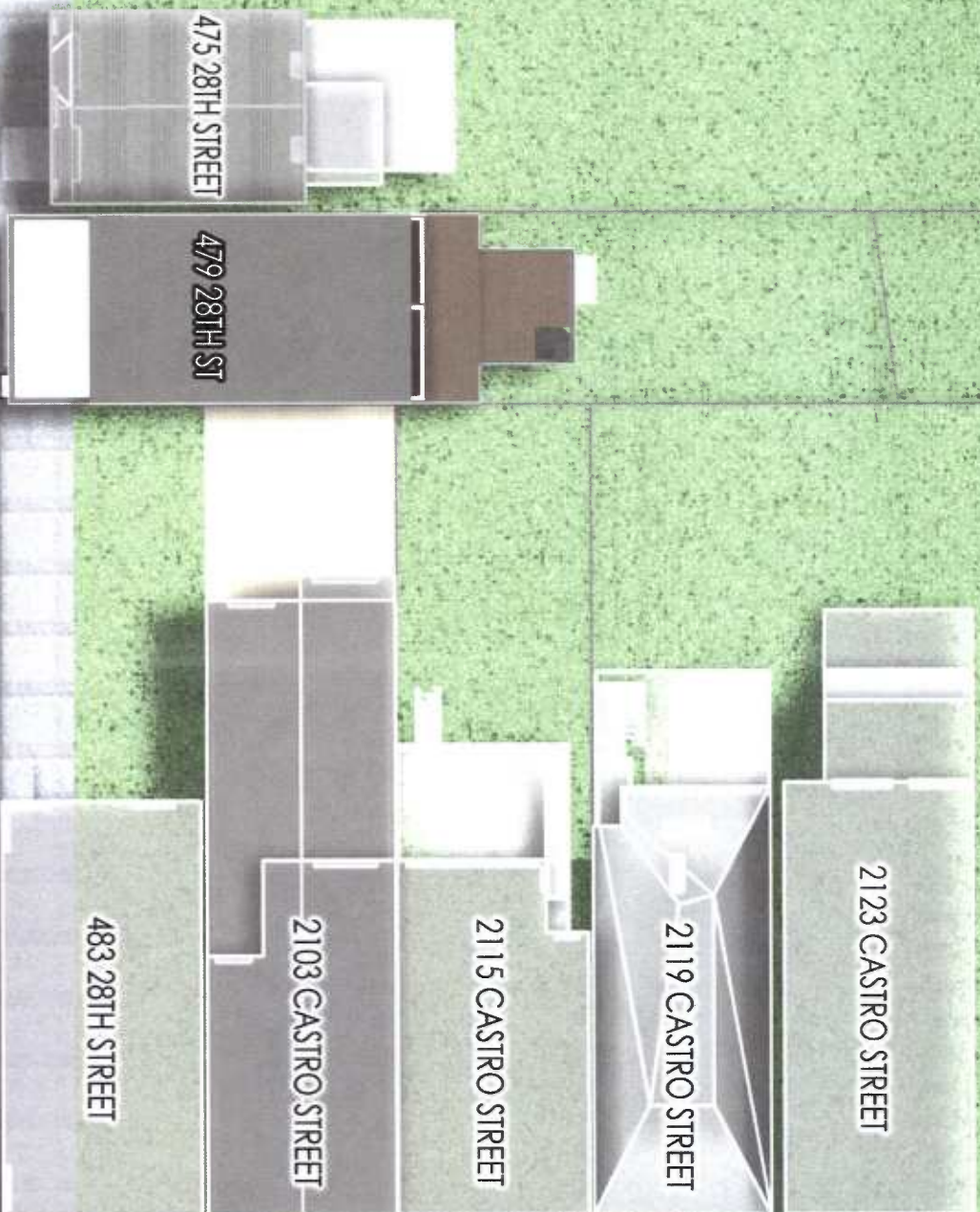
28TH ST

CASTRO ST

479 28th Street
Exhibit I



JULY 01
8 am



28TH ST

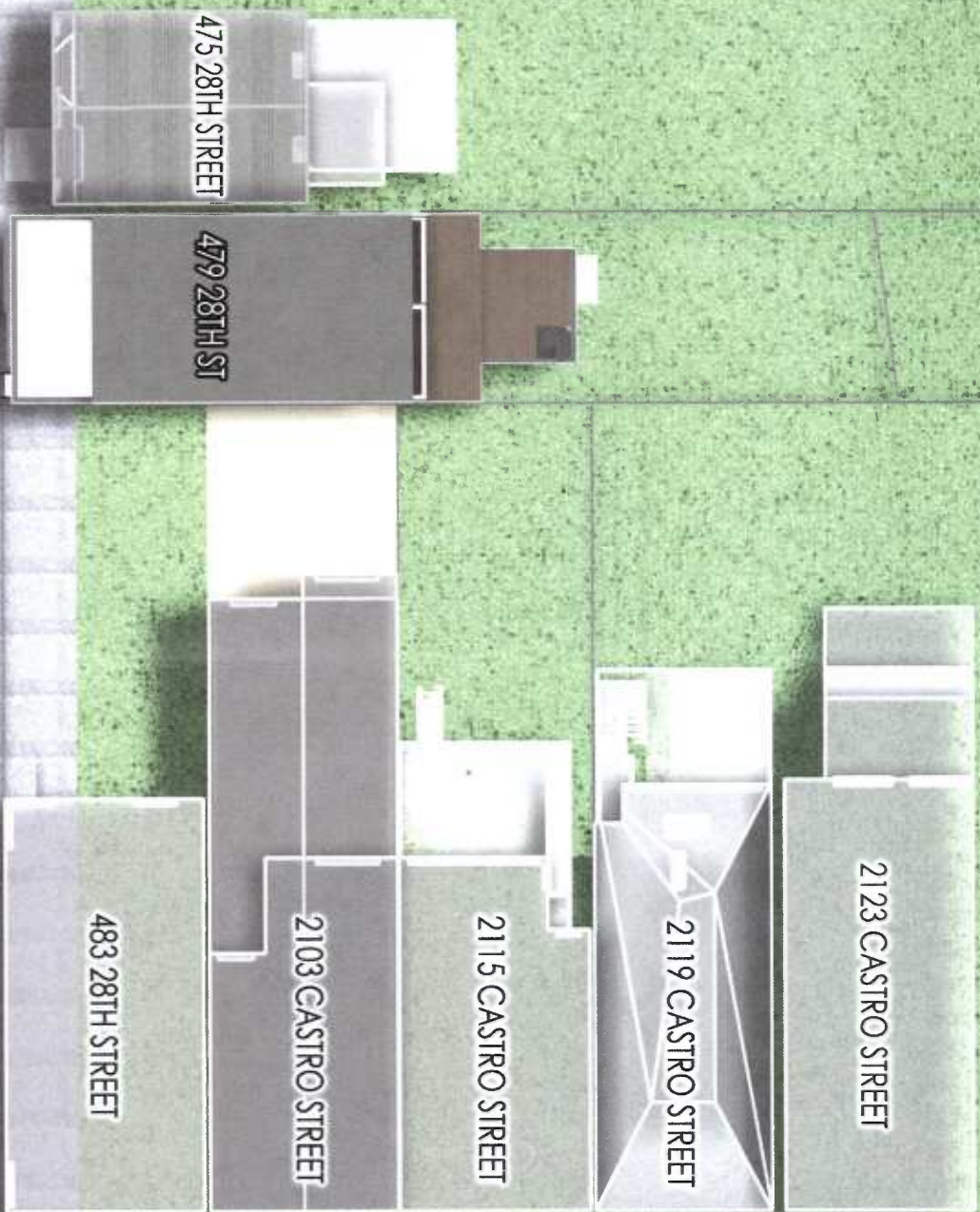
479 28th Street
Exhibit J



EXHIBIT K



JULY 01
12 noon



28TH ST

479 28th Street
Exhibit K

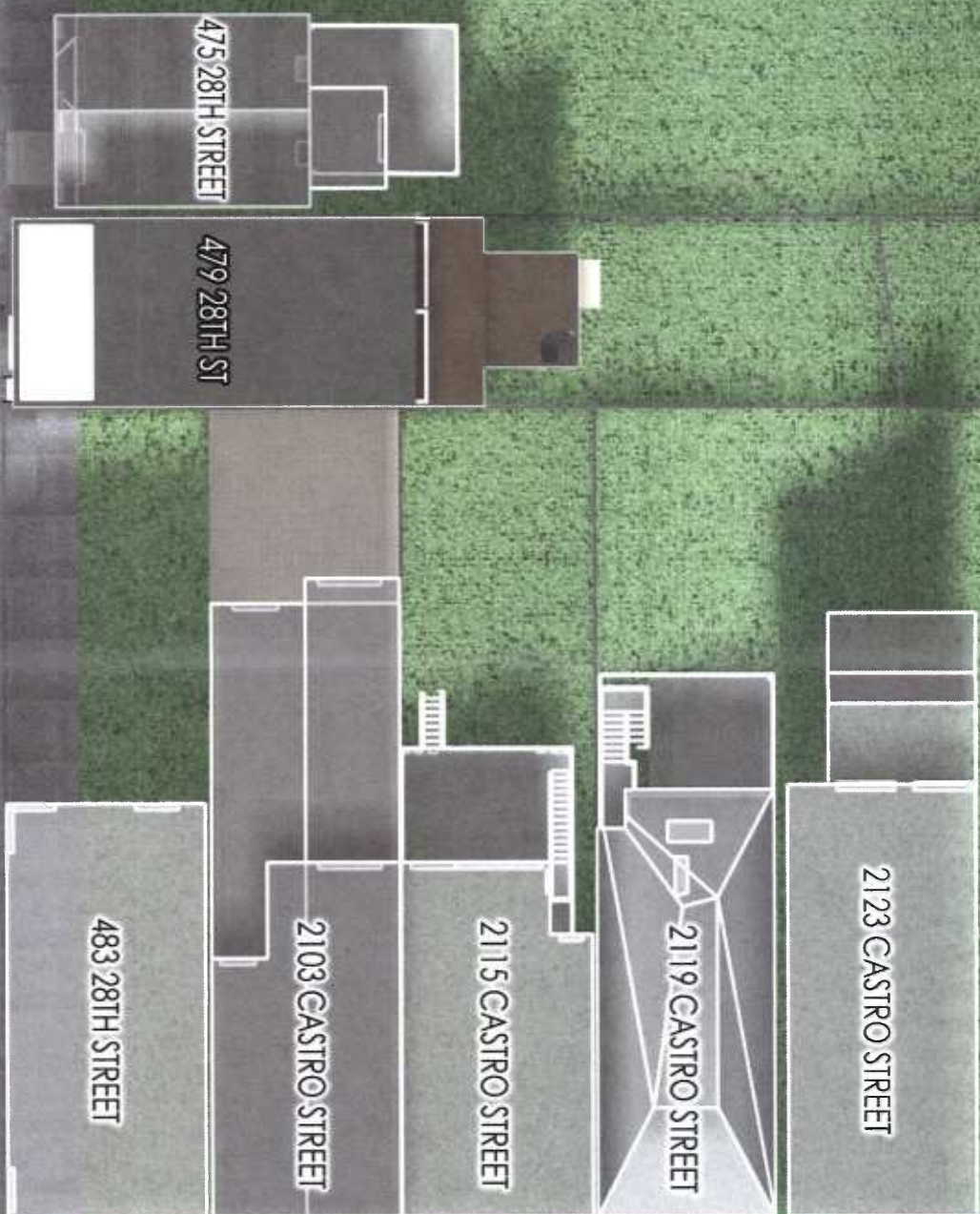
CASTRO ST



EXHIBIT L



JULY 01
4 pm



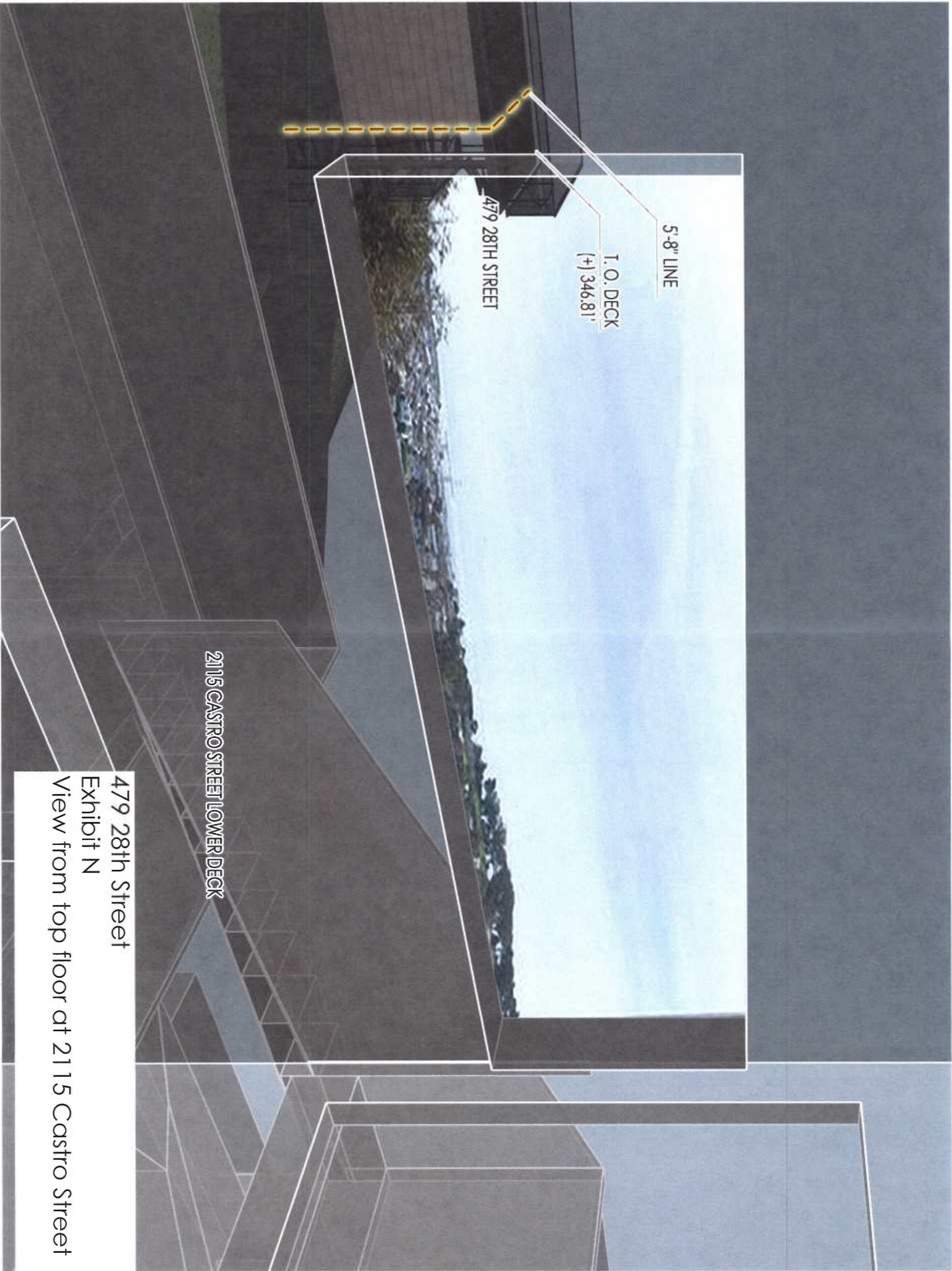
28TH ST

CASTRO ST

479 28th Street
Exhibit L



EXHIBIT M



479 28th Street
Exhibit N
View from top floor at 2115 Castro Street



479 28th Street
Exhibit O
View from top floor at 2103 Castro Street



400 Block of 28th Street (west half), looking north.

479 28th Street

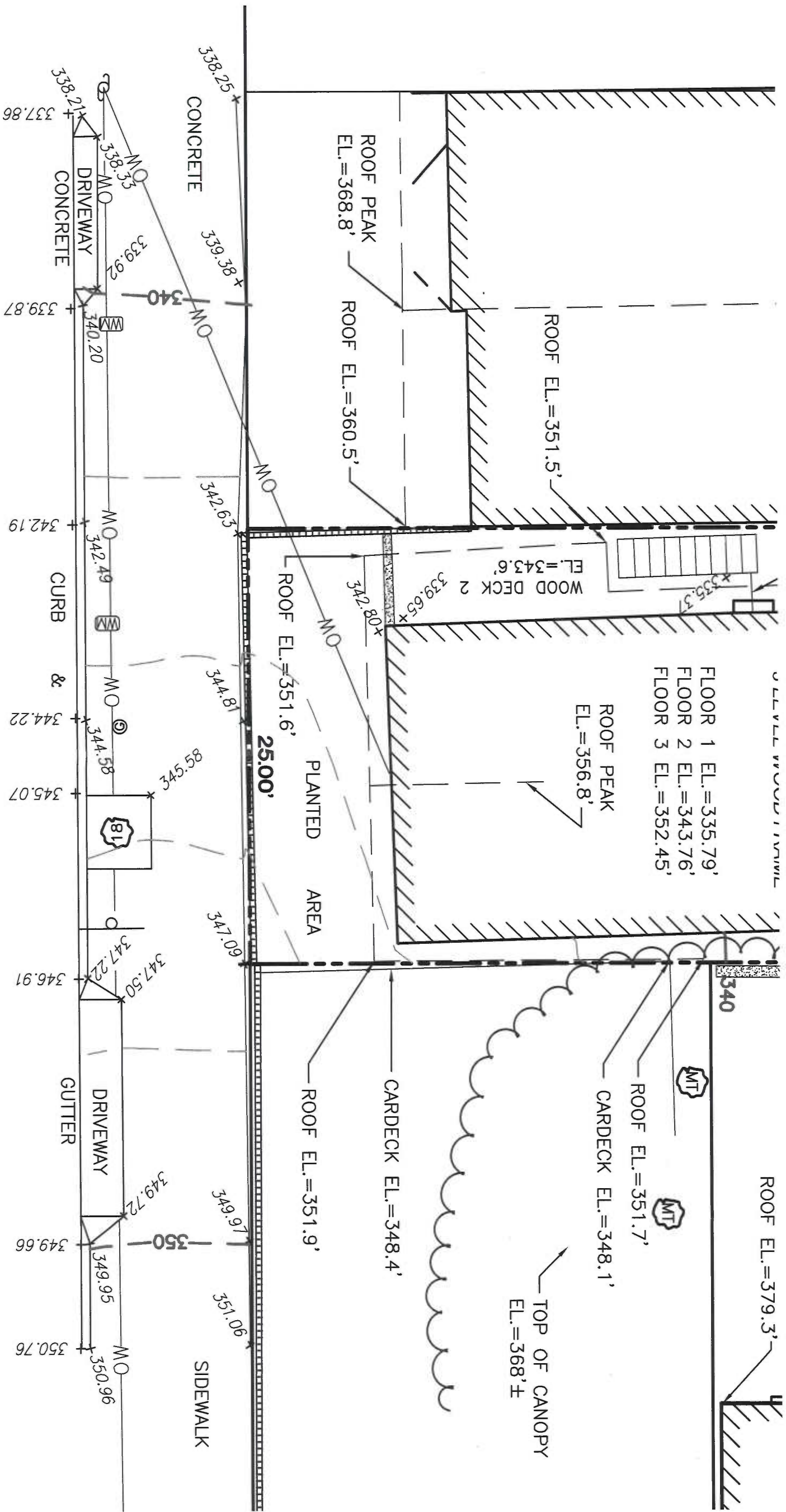


479 28th Street



400 block of 28th Street (west half), looking south.

479 28th Street
Exhibit P
Block Photo of South Side of 28th Street



479 28th Street
Exhibit R



San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

December 18, 2017

To Whom It May Concern:

This letter is to confirm that I have been engaged to bring the proposed project at 479 28th Street, San Francisco into conformance with the Passive House Standard.

Passive House represents a pinnacle of comfort, health and building performance; in alignment with goals of sustainability and climate change mitigation. Should this project be approved and constructed, it will add to a growing collection of Passive House buildings in San Francisco and further the city's reputation as progressive beacon to the region, the state, the country and the world.

I have worked in Passive House design since 2008, including the first certified Passive House in California (the O'Neill Residence in Sonoma) along with numerous projects in San Francisco, including 4564 19th Street, 777 Buena Vista Ave W, 2123 & 2127 Castro Street, 4066 26th Street, and 685 Florida Street. I am confident that the same level of performance can be attained at this project.

Sincerely,

A handwritten signature in black ink, appearing to be "G. Irwin", with a long horizontal flourish extending to the right.

Graham Irwin, AIA
Principal, Essential Habitat Architecture





From: Anne Grady
Sent: Monday, January 1, 2018 12:21 PM
To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org;
Nancy.H.Tran@sfgov.org; priti@pjtarch.com; tusharpatel@yahoo.com
Cc: Priti
Subject: 479 28th Street Project

Dear Maia, Nancy, Delvin, San Francisco Planning Commission.

I live at 465 28th Street, just two buildings over from the proposed project at 479 28th Street.

I support the replacement of a one bedroom home with two family sized units that is solar powered and meets the high construction standards of a Passive Energy Home.

Thank you for your consideration.

Sincerely,

Anne Grady
467 28th Street

From: Christopher Armentrout
Sent: Thursday, January 25, 2018 11:41 AM
To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org;
Nancy.H.Tran@sfgov.org
Cc: priti@pjtarch.com; Tushar Patel
Subject: Support for project at 479 28th Street

Dear Commissioners,

I'm writing this letter of support for the proposed renovation at 479 28th Street. I have reviewed the proposed plans and feel that this renovation will both be appropriate to the neighborhood as well as expand our city's badly needed housing stock. This renovation will dramatically improve the existing structure, improve the quality of the neighborhood, increase our city's tax base, and ease the pressure on housing in our community.

Further, I want to share that I have known the Tripathi family for 15 years, and know them to be dedicated and active members of the San Francisco community. They have established their home in San Francisco and intend to stay in this location for the long-term.

For all of the reasons cited above, I strongly encourage the planning commission to approve this project that will increase the quality of life for all stakeholders.

Sincerely,

Chris Armentrout
61A Levant St.
San Francisco, CA 94114

From: Edward Scher

Sent: Thursday, December 28, 2017 2:56 PM

To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org; priti@pjtarch.com; tusharpatel@yahoo.com

Cc: priti@pjtarch.com; tusharpatel@yahoo.com

Subject: Support for Redesign at 479 28th St.

Dear Maia, Nancy, Delvin, San Francisco Planning Commission

We live at 171 Caselli Ave, close to the proposed project at 479 28th St. We are writing to express our strong support of the project and the Patel family.

As you are keenly aware, it is getting more difficult and expensive for families to raise children in San Francisco. It is important that you support the efforts of working people to create housing that works in a city with a housing crisis.

We believe that allowing smart redevelopment is the only way to revitalize San Francisco with world-class design, including the passive and solar energy systems in this project. And while we are sensitive to the concerns of neighbors, as long-time homeowners in the Castro, we believe that there are many whose response to our changing demographics and economics would be to hold the city as it is (or was) forever. Vital cities and neighborhoods change with time, and the Patel's redesigned home is the kind of change San Francisco needs to remain a place for families.

We support this project and ask that you approve it immediately.

Sincerely,

Eddie Scher

Melina Selverston-Scher

171 Caselli Ave

San Francisco CA

From: elisabeth MATKIN sullins
Sent: Tuesday, December 26, 2017 6:22 PM
To: Nancy.H.Tran@sfgov.org; commissions.secretary@sfgov.org; delvin.washington@sfgov.org; maia.small@sfgov.org
Cc: priti@pjtarch.com; tusharpatel@yahoo.com
Subject: Support for 479 28th Street project

Dear Maia, Delvin, Nancy and the Planning Commission:

I am a nearby resident of this project.

I support the proposed project at 479 28th Street. I appreciate adding green, multi-family housing in San Francisco.

Approving this project will not only create beautiful and valuable housing in our neighborhood, but it will also keep this amazing family in our city and facilitate countless more hours of their volunteer work in service of our public schools! We need them!

Thank you for your consideration.

Best regards,
:Elisabeth Sullins
55 Red Rock Way, Apt O-311
San Francisco, CA 94131

From: Karen Decker
Sent: Wednesday, January 3, 2018 8:34 AM
To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org; priti@pjtarch.com; tusharpatel@yahoo.com
Cc: Arvind Mandhani
Subject: Please support 479 28th St. Project

Dear Maia, Nancy, Delvin and San Francisco Planning Commissioners,

We have been Noe Valley residents for many years, having lived at 26th and Noe for 7 years and in our current home at 118 Romain St for the past 6 years.

We fully support the project at 479 28th St which will thoughtfully create a family home for the Tripathi-Patel family.

Priti and Tushar are not developers, they are long-time San Francisco residents who want to raise their children in San Francisco. Their children have attended San Francisco public schools for 10 years. Priti has been an incredibly active parent, volunteering countless hours and raising tens of thousands of dollars for our public schools. While many families are moving out of San Francisco, they have chosen to stay in the city. Priti has used her architectural skills to design a beautiful home for her family to live in with an environmentally friendly design and an additional unit to support their income and add much needed housing in a neighborhood that prices most families out of the market.

This is exactly the kind of family housing the city should support. Please approve this project and help keep families in Noe Valley.

Sincerely,

Karen Decker, Arvind Mandhani and family
118 Romain St.
San Francisco, CA 94114
415-218-5463

From: Logan McDougal
Sent: Friday, December 29, 2017 11:13 PM
To: commissions.secretary@sfgov.org; maia.small@sfgov.org; nancy.h.tran@sfgov.org; delvin.washington@sfgov.org
Cc: tusharpatel@yahoo.com; ptfromsf@gmail.com; priti@pjtarch.com
Subject: Support for Noe Valley renovation : 479 28th Street

Dear Maia, Nancy, Delvin, & San Francisco Planning Commission

Our family lives at 487 29th Street, a couple of blocks away from the proposed project. We support the redevelopment of 479 28th Street and the rationale for the same.

Priti and Tushar have been longstanding SF residents, and our kids go to the same public school as theirs. Priti has also served with us on the Creative Arts Charter School Board, and helped raise money for the school. They are passionate and committed to living in SF with their entire family.

We support this project - Passive Energy and Solar powered renovation - and believe it will be a positive addition to the neighborhood. In addition, we are glad that it will add an additional unit to help with SF housing stock.

Please do not hesitate to contact us if you need additional information, but we support the project fully.

Sincerely,

Logan & Merilee McDougal
487 29th Street
San Francisco CA

Sent from my iPhone

From: Michael Stortz
Sent: Tuesday, January 9, 2018 8:42 PM
To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org
Cc: tusharpatel@yahoo.com; priti@pjtarch.com
Subject: 479 28th Street

Hello, SF Planning Commission -

This is to voice our support for the proposed project at the above address. We live at 1570 Sanchez Street, in the same portion of Noe Valley.

We wholeheartedly support this project, as it provides a thoughtful renovation to an old building, in a sensitive and progressive manner. We hope that you approve the proposed plans.

Mike Stortz
1570 Sanchez Street
SF 94131

From: Meghna Agarwal

Sent: Wednesday, January 3, 2018 8:10 PM

To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org; priti@pjtarch.com; Tushar Patel

Subject: Re: Proposal of 479 28th St.

Dear Maia, Delvin, Nancy, Planning Commission,

I live at 41 Newburg Street and am a close neighbor of the proposed project.

I support the proposed project at 479 28th St.

It is nice to see a multi-generational home that has much-needed space for long family visits, daily family meals, a temple for worship as well as a home office. I applaud the responsible approach with the addition of a large rental unit and an environmentally friendly design.

Regards,

Meghna Agarwal and Ankur Varma

41 Newburg Street

San Francisco CA, 94131

From: Robert Frank

Sent: Wednesday, December 27, 2017 11:58 AM

To: commissions.secretary@sfgov.org; delvin.washington@sfgove.org; maia_small@sfgove.org; nancy.h.tran@sfgove.org; priti@pjtarch.com; tusharpatel@yahoo.com

Subject: Project support for 479 28th St

Dear Maia, Nancy, Delvin, San Francisco Planning Commission

Living at 1027 Church St and I am a neighbor of the project being proposed at 479 28th Street.

I support this project and urge you to do the same.

Sincerely,

Robert Frank

1027 Church St

San Francisco CA 94114

From: Monica Steinisch

Sent: Friday, December 29, 2017 8:51 AM

To: commissions.secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; nancy.h.tran@sfgov.org

Cc: Priti Tripathi; tusharpatel@yahoo.com

Subject: Re: Proposed construction project at 479 28th St.

Dear Maia, Nancy, Delvin, San Francisco Planning Commission:

Our neighbors two doors away, at 479 28th Street, reached out to my husband and me regarding their pending new construction. We appreciate their keeping us informed of the progress and changes to the project, and the fact that they have made efforts to reduce the scale and height to accommodate the requests of other neighbors.

While the planned home is much larger than the existing structure, the size of the proposed building is consistent with other new houses that have recently been built in this neighborhood, including two right around the corner from us (that back up onto our yards) that were just completed less than two years ago, and many others within just a block or two of us. And, as far as I'm aware, none of these particular homes included a second unit, so, unlike this project, their construction provided no benefit to San Francisco's housing inventory.

We have no objection to this project, and no request for further delay.

Sincerely,

Monica Steinisch and Phil Maloney

469 28th Street

San Francisco, CA 94131

From: Nadya Ramsaroop

Sent: Thursday, December 28, 2017 10:33 AM

To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org; priti@pjarch.com; tusharpatel@yahoo.com

Cc: Priti Tripathi

Subject: Proposed Project at 479 28th St.

Dear Maia, Nancy, Delvin, San Francisco Planning Commission

I am writing this letter about the proposed project at 479 28th St.

The project demonstrates responsible development and incorporates leading environmental practices such as passive energy. The sponsors are also adding a 3BR rental unit in addition to the main house which is a welcome addition to the neighborhood in need of extra housing options. In addition, this family has been a strong member of the San Francisco community for years and this property will enable them to continue to live and contribute even further to the vibrancy of our city.

I fully support this project.

Sincerely,

Nadya Ramsaroop

157 Randall St.

San Francisco, CA

From: Saera Khan

Sent: Thursday, January 4, 2018 1:40 PM

To: Priti; commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org; priti@pjtarach.com; tusharpatel@yahoo.com

Cc: Saera Khan

Subject: Re: Letter of supopr

Dear Maia, Nancy, Delvin, and

San Francisco Planning Commission:

I am writing on the behalf of my husband and I - both SF Noe Valley residents since 2002 (1014 Noe st.)

Over the past 16 years, we have had to say goodbye to many of our neighbors and friends who valiantly tried to make a home in San Francisco with their families. The rising cost of housing in SF has been one factor but so has been the onerous regulations and obstacles for people who wish to construct homes that accommodate their needs. Simply put, SF risks becoming a place for only extremely wealthy families who can afford to cut past many obstacles. We wish for Noe Valley to remain a place where families can stay and put roots down and positively commit to our schools, and civic organizations. We have had a chance to look at the proposed project at 479 28th st. We are completely satisfied with the responsible design and appreciate its potential to add more housing stock that contributes to our family-centric neighborhood. We hope that you will let Noe Valley continue to be an inclusive place for all types of families.

Thank you for your consideration,

Saera Khan and Matt Cooper

1014 Noe st

SF, CA 94114



Priti Tripathi <priti@pjtarach.com>

479-28th Street Project

ANA MARIE ZABALA <am_anderson_94131@yahoo.com>

Tue, Feb 20, 2018 at 12:00 PM

Reply-To: ANA MARIE ZABALA <am_anderson_94131@yahoo.com>

To: Nancy.H.Tran@sfgov.org

Cc: priti@pjtarach.com

Dear Nancy: This will serve to let you know that we have met with Priti Tripathi & Tushar Patel regarding the 479-28th Street Demolition & Construction Project. They have taken time to review and discuss the particulars of the project with us. This proposal is currently scheduled for Planning Commission review on Thursday, March 1, 2018. We would like to express our support of their plans as submitted with a 4 1/2 front setback and a total setback of 15 feet from the property line on the top floor. Thank you for letting us provide comments on the proposal. Additionally, thank you for your time and courtesy. Respectfully,
Clifford & Ana Marie Anderson, 1641 Diamond Street, S.F. CA 94131

From: shady

Sent: Thursday, January 4, 2018 8:45 PM

To: commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org

Cc: Priti Tripathi; Priti Tushar

Subject: Letter Of Support for Priti Tripathi and Tushar Patel

To Whom it may concern,

Our neighbors Priti and Tushar purchased the house nextdoor to ours in hopes of building their dream home for their family. We believe their desire to build this home comes from a place of strong family values and a wish to be a contributing part of our beautiful Noe Valley community.

While we are sure no one ever wishes to live next to a construction site, we are in agreement that Priti and Tushar's plans will only better the neighborhood and appreciate the steps they have taken to minimize impact to their neighbors, even when the building codes do not require it. While the majority of the building in Noe Valley is taking place under the care and dollar of contracting companies, Priti and Tushar are actively engaging in our community and want to raise their family in Noe Valley and San Francisco. We hope that your office is giving great consideration to allowing this family to build. They are good people and good neighbors.

Thanks for your time and consideration,

Jacob and Shady Lehrbaum

475 28th St.

San Francisco, CA

94131

From: Vali Govier

Sent: Thursday, January 4, 2018 9:07 PM

To: Commissions.Secretary@sfgov.org; maia.small@sfgov.org; delvin.washington@sfgov.org; Nancy.H.Tran@sfgov.org; Priti@pjtarch.com; tusharpatel@yahoo.com

Subject: Support for Project at 479 28th Street, SF, 94131

Dear Maia, Delvin, Nancy, Planning Commission,

I have lived in San Francisco for 24 years.

We own a nearby 2 unit building in Bernal Heights that we bought when I was expecting our first child. We have been able to live in San Francisco and raise our two children here partly due to our rental apartment. I can understand why Tushar and Priti are incorporating a rental into their project to help them remain in San Francisco and raise their family in a diverse, urban environment.

I fully support the proposed project at 479 28th Street.

Regards,

Vali Govier

68 Park Street

San Francisco

CA 94110



Priti Tripathi <priti@pjtarch.com>

479 28th Renovation

Marisa Antolino <marisalantolino@gmail.com>
To: Priti Tripathi <priti@pjtarch.com>

Thu, Feb 1, 2018 at 4:37 PM

Hi Priti!

Thanks so much for your email. We also got the handwritten note and I'm so sorry for not giving you a call - it was on my 'to do' list but with the holiday/travel craziness I'm afraid I forgot! We would be happy to meet with you if you feel that it's necessary however we support your project and wish you the best of luck!

Let me know - many thanks.
Marisa

On Tue, Jan 30, 2018 at 3:10 PM, Priti Tripathi <priti@pjtarch.com> wrote:

Dear Marisa,

Welcome to the neighborhood and Happy New Year.

We are your neighbors at 479 28th Street. We are in the process of renovating our 1 bedroom home into a two flat. We will be living in one unit and renting out the other.

We would like your support for our project and would like to meet with you at our home to review our current design. Are you available to meet with us?

Priti Tripathi
415-609-1097

479 28th Street

Comments

Name	Location	Date	Comment
Saera Khan	San Francisco, CA	2017-12-21	We live on 1014 Noe st in Noe Valley. We fully support this renovation. SF needs to support keeping families in our city and neighborhood. The housing renovation challenges unfairly target young families that want to stay and contribute positively to the city.
Ottillie Cools	san francisco, CA	2017-12-21	I live on Church St. @ Cesar Chavez St. I've known this family since our kids went to school together. They've hosted numerous charity events at their former home to raise money for our public school. They're a welcome addition to our neighborhood. This renovation will enable this family to stay in the city and also give another family that opportunity by creating an extra unit.
Stephanie Soler	San Francisco, CA	2017-12-22	Our community is suffering a housing shortage. I support converting this one-bedroom single family residence into a duplex that can accommodate two families.
Leo Barnes	San Francisco, CA	2017-12-22	We live on Noe & 23rd. This seems like a perfectly reasonable renovation and will create more housing which is desperately needed.
Andrew Stadler	San Francisco, CA	2017-12-22	I live one block below this home, at 361 28th St. I support infill development like this which creates more homes for more families. I welcome this project and urge the planning commission to approve it.
armando hinojosa	San Francisco, CA	2017-12-23	45 chattanooga street, San Francisco 415-826-7678
Christopher Roblee	san francisco, CA	2017-12-28	Logic
Laura Fingal-Surma	San Francisco, CA	2018-01-08	I am a nearby neighbor at 28th & Sanchez. I support this project and believe it will be a nice addition to the neighborhood. San Francisco should be taking a hard look at the exclusionary zoning that continues racial segregation's ugly work. It is shameful that we build walls around desirable neighborhoods like Noe Valley with the cumulative effect of sending the cost of living through the roof for all Californians and inflicting a great deal of completely unnecessary suffering. In the meantime, the very least we can do is grow single family homes into duplexes exactly as this project does.
Laura Clark	San Francisco, CA	2018-01-11	Noe Valley is severely lacking in apartments. Adding more homes, especially in wealthy, exclusionary neighborhoods, will help make San Francisco more affordable for all.
Francisco Melli-Huber	San Francisco, CA	2018-01-11	I live a block away (28th and Diamond) and support this project. I'd be happy to welcome a new family to this great neighborhood!
Lee Markosian	San Francisco, CA	2018-01-11	We need more housing, and this doesn't displace anyone. This type of project should get automatic approval. It's a travesty that there even has to be a petition!

Name	Location	Date	Comment
Steven Buss	San Francisco, CA	2018-01-11	Neighbors shouldn't be able to tell a homeowner that they can't turn their single-family home into a multi-family home!
Max Ghenis	Mountain View, CA	2018-01-11	Every unit counts! Approving duplex conversions like these is an easy way to address SF's housing shortage and lower rents.
Timothy Bauman	San Francisco, CA	2018-01-11	San Francisco needs more housing!
Jon Schwark	US	2018-01-12	I live in Sand Francisco, and I support this new housing. If anything we should be encouraging them to add an additional floor with a third unit.
Sasha Aickin	San Francisco, US	2018-01-12	I live in Noe Valley, too, and we need more housing. Good luck!
Jimmy La	San Francisco, CA	2018-01-13	Please build this duplex. We are in a housing crisis and need more housing.
Olga Milan-Howells	San Francisco, CA	2018-01-23	We need more housing in SF. Its owners are going from a SFH to two units.

Signatures

Name	Location	Date
priti tripathi	US	2017-12-18
David Lam	Daly City, CA	2017-12-18
C.M Lau	Central District, Hong Kong	2017-12-19
Ottillie Cools	Willemstad, Curaçao	2017-12-21
Karen Decker	San Francisco, CA	2017-12-21
Saera Khan	San Francisco, CA	2017-12-21
Michelle Meyer	San Francisco, CA	2017-12-21
Stephanie Soler	San Francisco, CA	2017-12-22
Jason Friedrichs	San Francisco, CA	2017-12-22
Leo Barnes	San Francisco, CA	2017-12-22
Chad Pradmore	San Francisco, CA	2017-12-22
Andrew Stadler	San Francisco, CA	2017-12-22
armando hinojosa	San Francisco, CA	2017-12-23
Jenny Chu	US	2017-12-23
Joe Adams	US	2017-12-24
Garry Tan	US	2017-12-24
Andrew Fister	San Francisco, CA	2017-12-25
Evan Kuhn	US	2017-12-26
Ryan King	San Francisco, CA	2017-12-26
Arvind Mandhani	San Francisco, CA	2017-12-27

Name	Location	Date
Elisabeth Sullins	San Francisco, CA	2017-12-27
Christopher Roblee	san francisco, CA	2017-12-28
Nadya Ramsaroop	Gualala, CA	2017-12-28
Eric Pease	San Francisco, CA	2018-01-04
Serena Lam	Napa, CA	2018-01-05
Michael Chen	San Francisco, CA	2018-01-05
Dan Fingal-Surma	San Francisco, CA	2018-01-08
Laura Fingal-Surma	San Francisco, CA	2018-01-08
Mike Stortz	San Francisco, CA	2018-01-09
John Montgomery	US	2018-01-09
Laura Clark	San Francisco, CA	2018-01-11
Charles Whitfield	San Francisco, CA	2018-01-11
Francisco Melli-Huber	San Francisco, CA	2018-01-11
Lee Markosian	San Francisco, CA	2018-01-11
Jay Buteyn	Oakland, CA	2018-01-11
Scott Feeney	San Francisco, CA	2018-01-11
Anting Shen	Palo Alto, CA	2018-01-11
Steven Buss	San Francisco, CA	2018-01-11
Mike Schiraldi	California	2018-01-11
Jane Natoli	San Francisco, CA	2018-01-11
Benjamin Weinstein-Raun	Cambridge, MA	2018-01-11
Milo Trauss	Oakland, CA	2018-01-11

Name	Location	Date
Kevin Kimball	Hong Kong	2018-01-11
Paul Leone	San Francisco, CA	2018-01-11
Shahin Saneinejad	San Francisco, CA	2018-01-11
Max Ghenis	Mountain View, CA	2018-01-11
Dan Tasse	Ashburn, VA	2018-01-11
Kyle Borland	San Francisco, CA	2018-01-11
Timothy Bauman	San Francisco, CA	2018-01-11
Jon Schwark	US	2018-01-12
Sam Moss	San Francisco, CA	2018-01-12
adam barton	San Francisco, CA	2018-01-12
Tommaso Sciortino	San Francisco, CA	2018-01-12
Richard Schlackman	Alabama	2018-01-12
Veena Tripathi	Lake Zurich, IL	2018-01-12
Hampton Maxwell	Chico, CA	2018-01-12
Sean Sun	San Francisco, CA	2018-01-12
Rebecca Clements	Melbourne, Australia	2018-01-12
Deepak Jagannath	Newark, CA	2018-01-12
Mitch Conquer	San Francisco, CA	2018-01-12
Sasha Aickin	San Francisco, US	2018-01-12
Ravi Sankar	San Francisco, CA	2018-01-12
Justin Brickell	Alabama	2018-01-12
Audrey Stano	California	2018-01-12

Name	Location	Date
William Heafey	Burlingame, CA	2018-01-13
Jimmy La	San Francisco, CA	2018-01-13
Madelaine Boyd	Loomis, CA	2018-01-14
Daniel Adler	San Francisco, CA	2018-01-16
Vickie Garcia	US	2018-01-19
Chris Armentrout	Loomis, CA	2018-01-21
Rohini Sadarangani	Mumbai, India	2018-01-23
Andrew Szybalski	Santa Rosa, CA	2018-01-23
Olga Milan-Howells	San Francisco, CA	2018-01-23
John Stassen	San Jose, CA	2018-01-23
Carol Yenne	San Francisco, CA	2018-01-24
Anna Duning	San Francisco, CA	2018-01-25
Ed Sandz	Philippines	2018-02-01

Comments

Name	Location	Date	Comment
Reva Bhatia	San Francisco, CA	2017-12-21	I am a San Francisco resident nearby at 361 Mangels Ave. I'm glad this family is creating new housing for SF families with children. This home will be a better use of the lot to benefit our whole community.
Sheila Patel	San Francisco, CA	2017-12-21	I live in Telegraph Hill, however know that having Priti in your neighborhood will be an asset. The proposal seems reasonable considering so many people with deeper pockets have gotten variances passed in Noe Valley. This structure seems proportionate to the neighboring buildings. Stop being killjoys.
Mihir Mehta	San Francisco, CA	2017-12-22	It is ludicrous that the Planning Commission is creating such an issue to let Priti and Tushar and their family continue construction for their new home. We need more families with kids and more diverse families to continue staying in San Francisco
Mihir Mehta	San Francisco, CA	2017-12-22	It is ludicrous that the Planning Commission is creating such an issue to let Priti and Tushar and their family continue construction for their new home. We need more families with kids and more diverse families to continue staying in San Francisco. We live in San Francisco in the Sunset neighbourhood at 1624 18th Ave, SF 94122

Signatures

Name	Location	Date
priiti tripathi	US	2017-12-21
Archana Chattha	Novato, CA	2017-12-21
Saera Khan	San Francisco, CA	2017-12-21
Naveen Sharma	Hayward, CA	2017-12-21
Reva Bhatia	San Francisco, CA	2017-12-21
Sheila Patel	US	2017-12-21
Mihir Mehta	San Francisco, CA	2017-12-22
Sarah Waziruddin	San Francisco, CA	2017-12-26

Comments

Name	Location	Date	Comment
Hanna Clements-Hart	San Francisco, CA	2017-12-21	I believe this family home with rental unit and home office is a reasonable use and promotes family living in SF.
Jonathan Simonoff	San Francisco, CA	2017-12-21	I live at 373 Chenery St., nearby. This is the kind of infill development the city needs.
Oliver Chin	San Francisco, CA	2017-12-21	San Francisco needs more housing. What better solution is there than to make a better and more energy efficient structure on an existing site that can house a multi-generational family, a productive small business, and another rental unit? If San Francisco can't reward ingenuity, flexibility, and family values in this case, then we are all in trouble due to short-sighted and selfish NIMBYism.
Bernadette Barnum	San Francisco, CA	2017-12-21	I live at 1537 Pershing Dr. and have children in public schools in San Francisco. I support this project because it keeps a family in SF and adds housing as well.
rachel leamy	San Francisco, CA	2017-12-21	I personally know this family. They are active in our children's public school, our children play together, they are generous, gracious intelligent people. They deserve to improve their personal home, and to also benefit from having another unit. Their plan to have a solar energy efficient home can only benefit their community and San Francisco as a whole. It is a reflection of the type of people I know them to be- and those I would like to be able to remain in San Francisco!!
Ann Ledo-Lane	San Francisco, CA	2017-12-21	I support this project because of its positive intentions- to sustain living in San Francisco, to include an elder in the family home, to maximize space for additional housing. I live on 20th Ave in the sunset.
Jan Scott	San Francisco, CA	2017-12-21	This is a well thought out project to accommodate an existing SF family who do a lot for their public school community. I live by Miraloma Park.
Ursula Jeffry	San Francisco, CA	2017-12-21	I live at 75 Valdez Ave and i know the family personal since all our kids go together to public SF schools. I believe this family home with rental unit and home office is a reasonable use and promotes family living in SF.
Maureen Burns-Vermette	San Francisco, CA	2017-12-21	I live at 132 19th Avenue in San Francisco and personally know this family because our son's went to a SF public school together. I support keeping families in San Francisco!
Robert Kaufmann	San Francisco, CA	2017-12-21	I am pro-family.
Jennifer Lum	san francisco, CA	2017-12-21	I live at 20 Woodhaven Court and support creating this new duplex so that SF families can remain in the city. Our children attend school together, and I know the family to be kind, thoughtful, and community-oriented.

Name	Location	Date	Comment
amy shimm	san francisco, CA	2017-12-21	I live in 32 Agua Way and I support this construction plan. It fits in with the neighborhood and allows San Francisco families to remain in their community.
Yukie Toyama	San Francisco, CA	2017-12-21	We know this family and their plan is legitimate. We should have more multi-units residences available to multi-generational families in San Francisco.
Annelise Breuning	San Francisco, CA	2017-12-21	Priti and Tushar have been treasured members of our community. We first met through our children's school and I have had the pleasure of enjoying many delicious meals at with them. I am a huge fan of their plans to build a new solar powered home. We need more homes like this! SF needs to keep families like this for their generosity and diversity. I am so delighted that their new home will be closer to me in Bernal Heights, at 57 Montezuma St.
Jessica Juno	Oakland, CA	2017-12-22	I am signing because they should own this house.
Gwendolyn Tillman	San Francisco, CA	2017-12-22	I've known Priti & Tushar for 8 years. Priti was my architect on my home in a historic district of San Francisco and guided me in designing a home that was not only a wonderful expression of myself but also showcased the beautiful history of my community. Home is the core who Tushar & Priti are and having their family members come visit and enjoy the history and beauty of San Francisco is very important to them. While many families have needed to leave the city due to skyrocketing costs, Priti and Tushar have remained committed to staying here, educating their boys in SFUSD, and contributing in their community. I'm in full support of their construction plans and know without a doubt they will build dwellings that will make their community proud and respect their surroundings.
Eddie Scher	San Francisco, CA	2017-12-22	Wonderful family and great neighbors! Let's get them into a beautiful home.
Liat Zavodivker	San Jose, CA	2017-12-22	Let more families live in SF with denser housing.
Daniel Camp	San Francisco, CA	2017-12-22	Replacing a single-family home with multi-family housing is exactly what San Francisco needs to be doing right now.
Aaron VanDevender	San Francisco, CA	2017-12-23	This looks like a great duplex. SF needs more modern multi-family housing. Say hi to grandma!
Nicholas Krambousanos	Australia	2017-12-23	Replacing a 1 bedroom with multiple sounds good to me!
Noemi Robinson	San Francisco, CA	2017-12-23	I admire this family so much and I'm beyond impressed with this plan. The current house is set back from the street so much that it feels isolating. This will be a beautiful improvement to the neighborhood.
Garry Tan	San Francisco, CA	2017-12-24	We need to build up and build more housing whenever we can in SF.

Name	Location	Date	Comment
Evan Kuhn	Napa, CA	2017-12-26	I live at 50 Idora Ave and lived next to Priti and Tushar for two years. I support their effort to renovate their house and provide living and working space for themselves and their family.
Ivy Cheung	San Francisco, CA	2018-01-09	I am a neighbor and I approved this!
Rachel Blank	Oakland, CA	2018-01-10	As a homeowner who has had to do rennivals, I know how hard it can be to get approvals from neighbors. This seems like a very reasonable request!

Signatures

Name	Location	Date
priti tripathi	US	2017-12-20
Mina Doroudi	San Francisco, CA	2017-12-21
Hanna Clements-Hart	San Francisco, CA	2017-12-21
Pari Moore	San Francisco, CA	2017-12-21
Brett Stewart	Santa Rosa, CA	2017-12-21
Oliver Chin	San Francisco, CA	2017-12-21
Jonathan Simonoff	San Francisco, CA	2017-12-21
Bernadette Barnum	San Francisco, CA	2017-12-21
Ann Ledo-Lane	San Francisco, CA	2017-12-21
rachel leamy	San Francisco, CA	2017-12-21
Jan Scott	Wilmington, DE	2017-12-21
Elisabeth Sullins	San Francisco, CA	2017-12-21
Ursula Jeffry	San Francisco, CA	2017-12-21
Maureen Burns-Vermette	San Francisco, CA	2017-12-21
Steven Smith	Daly City, CA	2017-12-21
Christine Patch-Lindsay	San Francisco, CA	2017-12-21
Robert Kaufmann	San Francisco, CA	2017-12-21
Jennifer Lum	san francisco, CA	2017-12-21
John Funke	Oakland, CA	2017-12-21
Amy Shimm	San Francisco, CA	2017-12-21

Name	Location	Date
Bruce Sloan	San Francisco, CA	2017-12-21
Andrea Rodriguez	Napa, CA	2017-12-21
Yukie Toyama	San Francisco, CA	2017-12-21
Jennifer Baity	Ann Arbor, MI	2017-12-21
Claudia Chamberlain	San Francisco, CA	2017-12-21
Annelise Breuning	San Francisco, CA	2017-12-21
Matt Chamberlain	San Francisco, CA	2017-12-22
Edith de Jong	San Francisco, CA	2017-12-22
Melanie Brooks	San Francisco, CA	2017-12-22
Gwen Tillman	Detroit, MI	2017-12-22
Jessica Juno	Oakland, CA	2017-12-22
Christina Hyun	Walnut Creek, CA	2017-12-22
Sara Wood	San Francisco, CA	2017-12-22
vera popova	redwood city, CA	2017-12-22
kristy brooks	Artá, Spain	2017-12-22
Eddie Scher	San Francisco, CA	2017-12-22
Elizabeth lee-egan	Berkeley, CA	2017-12-22
Chris Lee-Egan	Berkeley, CA	2017-12-22
Tommaso Sciortino	Seattle, WA	2017-12-22
Kevin Burke	San Mateo, CA	2017-12-22
Brian Hanlon	San Francisco, CA	2017-12-22
Liat Zavodivker	San Jose, CA	2017-12-22

Name	Location	Date
Eraj Siddiqui	San Francisco, CA	2017-12-22
Lisa Faulkner	San Francisco, CA	2017-12-22
Daniel Camp	San Francisco, CA	2017-12-22
Jaap Weel	San Francisco, CA	2017-12-22
Michael Chen	San Francisco, CA	2017-12-23
Jason Uhlenkott	Menlo Park, CA	2017-12-23
Aaron VanDevender	Oak Brook, IL	2017-12-23
riva tez	London, US	2017-12-23
Nicholas Krambousanos	San Francisco, CA	2017-12-23
Anastasia Hanan	San Francisco, CA	2017-12-23
Frances England	San Francisco, CA	2017-12-23
Noemi Robinson	San Francisco, CA	2017-12-23
Robert Tillman	San Anselmo, CA	2017-12-23
Zeenat Patrawala	SAN FRANCISCO, CA	2017-12-24
Joe Adams	San Francisco, CA	2017-12-24
Denea Mesa	San Francisco, CA	2017-12-24
Garry Tan	San Francisco, CA	2017-12-24
Pavan Gupta	Taipei, US	2017-12-24
Charles Whitfield	San Francisco, CA	2017-12-25
keith causey	Seattle, WA	2017-12-25
Rick Henrikson	Berkeley, CA	2017-12-25
Thaïs De gail	France	2017-12-25

Name	Location	Date
Karoly Dyer	San Francisco, CA	2017-12-25
Evan Kuhn	Napa, CA	2017-12-26
ryan king	US	2017-12-26
Spencer Weisbroth	San Francisco, CA	2017-12-26
Ivy Cheung	San Francisco, CA	2018-01-09
Ontavio DeGraff	US	2018-01-09
Priyal Patel	US	2018-01-09
Linda Cooper	US	2018-01-09
tyonna green	US	2018-01-09
andre Prince	US	2018-01-09
Linda Pierce	US	2018-01-09
Jerry Yan	US	2018-01-09
Alexandra Yakovleva	US	2018-01-09
Matthew McWilliams	US	2018-01-09
Skye Heitzig	US	2018-01-09
Orlando Villarreal	US	2018-01-09
Destiny Jones	US	2018-01-09
Julie Arnold	US	2018-01-09
Violet Pasho	US	2018-01-09
Ann Jorglewich	Corpus Christi, TX	2018-01-09
Wilma Rosado	US	2018-01-09
Jessica Brazzell	US	2018-01-09

Name	Location	Date
Cara Denton	US	2018-01-09
John Montgomery	Wilmington, DE	2018-01-09
Rachel Blank	Oakland, CA	2018-01-10
Cinzia Bianchi	San Francisco, CA	2018-01-10
Anting Shen	US	2018-01-11
Shahin Saneinejad	US	2018-01-11
Timothy Bauman	US	2018-01-11
Jon Schwark	US	2018-01-12
Sam Moss	US	2018-01-12
Veena Tripathi	US	2018-01-12
Hampton Maxwell	US	2018-01-12
Deepak Jagannath	US	2018-01-12
William Heafey	US	2018-01-13
Madelaine Boyd	US	2018-01-14
Daniel Adler	US	2018-01-16
Andy Szybalski	US	2018-01-23
Anna Duning	US	2018-01-25