



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Discretionary Review Full Analysis

HEARING DATE: JUNE 22, 2017

*Date:* June 15, 2017  
*Case No.:* 2016-015049DRP  
*Project Address:* 645-647 Valencia Street  
*Permit Application:* 2016.11.14.2504  
*Zoning:* Valencia St NCT (Neighborhood Commercial Transit) Zoning District  
55-X Height and Bulk District  
*Block/Lot:* 3576/062  
*Project Sponsor:* Toby Morris, Kerman Morris Architects  
139 Noe Street  
San Francisco, CA 94114  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[Richard.Sucre@sfgov.org](mailto:Richard.Sucre@sfgov.org)  
*Recommendation:* **Do Not Take DR & Approve the Project As Proposed.**

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 proposal includes a change in use from a bar (dba Elbo Room) to commercial/residential, as well as façade alterations and a three-story vertical addition to the existing two-story commercial building. The project would establish seven dwelling units with four off-street parking spaces and a 517 sq ft ground floor commercial space.

Since publication of the 311 notification, the Project Sponsor has updated the design of the proposed project at 645-647 Valencia Street. The Project Sponsor has modified the east façade of the proposed vertical addition by: 1) specifying a light-colored paint for the stucco exterior; 2) adding privacy screens with translucent glass at roof deck on the third, fourth and fifth floors; and, 3) reducing the number, size and translucency of the windows along the east property line.

### SITE DESCRIPTION AND PRESENT USE

Currently, the subject lot is occupied by a two-story commercial building measuring approximately 5,250 gross square feet. The subject lot has 35-ft of frontage along Valencia Street and 80-ft of frontage along Sycamore Street. The two-story commercial building is occupied by a bar (dba Elbo Room).

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the southeast corner of Valencia and Sycamore Streets in San Francisco's Mission neighborhood. The surrounding neighborhood is mixed in character with light industrial, residential, commercial and a civic building (Mission Police Station). Adjacent to the project site to the south is a one-story commercial building, while to the east of the project site is a four-story residential

building (occupied by the DR Requestors). Around the project site, the zoning is primarily RTO-M (Residential, Transit-Oriented-Mission) or Mission St NCT (Neighborhood Commercial Transit).

## ISSUES & CONSIDERATIONS

- Variances: On December 7, 2016, the Zoning Administrator considered and took under advisement a rear yard, open space and street frontage variance pending neighborhood notification and a shadow study. The project requires a variance from rear yard (Planning Code Section 134), open space (Planning Code Section 135), and street frontage (Planning Code Section 145.1), since the project includes construction within the required rear yard, the project provides private open space for only three of the seven dwelling units, and the project includes off-street parking within 25-feet of the street frontage along Sycamore Street.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 31 to March 2, 2017	March 1, 2017	June 22, 2017	3 months & 21 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 12, 2017	June 12, 2017	10 days
Mailed Notice	10 days	June 12, 2017	June 12, 2017	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor(s)	-	2	-
Other Neighbors on the block or directly across the street	-	-	-
Neighborhood Groups	-	1	-

### Support:

- GLBT Historical Society

### Opposed:

- Mission Dolores Neighborhood Association



## DR REQUESTORS

- **Property Owners of 85 Sycamore 2-4 Lexington Street HOA (Dino Goossens-Larsen and James Larsen, Douglas Garfinkel and Donna Shibata, Stephen Bates and Leecia Welch), 85 Sycamore Street, 2, Lexington Street and 4 Lexington Street**

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1 – Access to Light/Building Setbacks:** The DR Requestors have concern over the location of the proposed vertical addition and its impact upon the access to light for the adjacent ground floor garden at 85 Sycamore Street/2-4 Lexington Street. As stated by the DR Requestors, the proposed project does not include a setback along the shared property line (east property line). The DR Requestors have stated that the project would reduce light to the ground floor garden by 31%.

**Issue #2 – Open Space:** The DR Requestors have concern over the project's lack of open space and the project's requested open space variance. As stated by the DR Requestors, if the open space variance is granted, the project is permitted to have a larger building mass, which further reduces light on the ground floor garden.

**Issue #3 – Privacy:** The DR Requestors have concern over the project's windows and balconies, which are located on the property line. As stated by the DR Requestors, these windows and balconies have direct views into bedrooms and living spaces at 85 Sycamore Street/2-4 Lexington Street.

**Issue #4 – Significant Tree:** The DR Requestors have concern over a Significant Tree located in the ground floor garden. As stated by the DR Requestors, the Project Sponsor did not disclose this tree in the Required Checklist for Tree Planting and Protection.

**Issue #5 – Alternatives:** The DR Requestors have requested the following alternatives and/or modifications:

- The project should provide a code-complying rear yard consisting of 25% of the lot area (or 20-ft) above the existing structure.
- The project should incorporate a diagonal cut in the southeast corner of the building with a smaller setback.
- The project should use light-colored or reflective paint to maximize light and sunlight on the ground floor garden.
- The project should modify the windows and balconies to address the loss of privacy and avoid a direct view of the bedrooms and living rooms. These modifications could include: 1) removal or redesign of the large window; 2) use of opaque glass; 3) use of non-operable windows; and/or, 4) installation of a privacy wall on the sides of the balconies.
- The project should comply with the tree-related requirements and protect the Significant Tree in the ground floor garden.

Please refer to the *Discretionary Review Application* for additional information (See Attached).

## PROJECT SPONSOR'S RESPONSE

**Issue #1 – Access to Light/Building Setbacks:** The Project Sponsor has stated that the Project already incorporates setbacks starting at the 3<sup>rd</sup> story, which provide for additional light and air on the DR Requestor's property. The Project Sponsor notes that only public spaces are protected by law from shadow impacts. At the request of the Zoning Administrator and neighbors, the Project Sponsor undertook two shadow studies.

**Issue #2 – Open Space:** See DR Response dated June 12, 2017 by Mark Loper, Rueben, Junius & Rose.

**Issue #3 – Privacy:** The Project Sponsor has agreed to modifications to the east façade to address privacy concerns.

**Issue #4 – Significant Tree:** The Project Sponsor has agreed to a protection plan for the tree located in the ground floor garden. Alternatively, the Project Sponsor has stated that they will pay for the removal of this tree to provide greater sunlight penetration into the rear yard.

**Issue #5 – Alternatives:** As outlined above, the Project Sponsor has agreed to modifications to the east façade of the project through the incorporation of a light colored exterior material/finish, a reduction in the number of windows on the east façade, the addition of translucent glazing in the fenestration and privacy screens on the roof decks, and a protection plan for the neighboring tree (located in the ground floor garden of 85 Sycamore Street/2-4 Lexington Street. The Project Sponsor has stated that the other alternatives recommended by the DR Requestor would result in the loss of two of the seven dwelling units and would make the project financially infeasible.

Please refer to the *Response to Discretionary Review* for additional information (See Attached).

## PROJECT ANALYSIS

Department staff reviewed the DR Requestor's concerns with the proposed project and presents the following comments:

**Issue #1 – Access to Light/Building Setbacks:** The Department supports the project as proposed, and finds that the building setbacks appropriately and sensitively address the existing historic resource. The Planning Code does not possess provisions to address shadow impacts on private open space.

**Issue #2 – Open Space:** The Department supports the project as proposed, and finds the open space variance to be justified given the site constraints and the existing historic resource. The project provides new open space for three of the seven dwelling units.

**Issue #3 – Privacy:** The Department finds that the project modifications appropriately address the privacy concerns expressed by the DR Requestor.

**Issue #4 – Significant Tree:** The Project Sponsors are not required to identify or disclose trees, which are not located on the same lot as a project. As noted on the Required Checklist for Tree Planting and Protection, a Significant Tree is described as "a tree that is planted on the subject property (i.e. outside of

the public right-of-way) with any portion of its trunk within 10 feet of the public right-of-way that has (a) a diameter at breast height (DBH) in excess of twelve inches OR (b) a height in excess of twenty feet OR (c) a canopy in excess of fifteen feet.” Upon identification of a Significant Tree, the Project Sponsor would work with the Department of Public Works (DPW) to develop a Tree Protection Plan.

**Issue #5 – Alternatives:** The Project Sponsor has revised the project to specify a light-colored exterior on the east façade, add privacy screens along the roof decks, and by reducing the number, size and translucency of the windows along the east façade. The Department supports the modifications to the east facade. The Department does not support the other modifications to the project’s exterior massing and design given the proposed revisions to the project since its first submittal in September 2013. The Department supports the proposed variances given the site constraints and the existing LGBT historic resource.

## **ENVIRONMENTAL REVIEW**

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter “EIR”). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter “CEQA”). The Commission has reviewed the Final EIR, which has been available for this Commissions review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On December 6, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section

21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

### **RESIDENTIAL DESIGN ADVISORY TEAM REVIEW**

Since the proposed project is not located within a residential zoning district, it is not subject to the Residential Design Guidelines; therefore, the proposed project was not reviewed by the Residential Design Advisory Team.

### **URBAN DESIGN ADVISORY TEAM REVIEW**

The Planning Department's Urban Design Advisory Team (UDAT) provides design review for projects not subject to the Residential Design Guidelines.

UDAT found the overall massing, form and scale to be appropriate given the underlying zoning and height/bulk limits, and supports the adaptive reuse of the existing two-story commercial building. The proposed project is consistent with the scale and height of nearby properties and as envisioned in the Mission Area Plan. UDAT supports the revisions to the east façade to address privacy concerns with the adjacent property at 85 Sycamore Street/2-4 Lexington Street. Overall, UDAT did not find exceptional or extraordinary circumstances.

**Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves major alteration within a NCT Zoning District.**

### **BASIS FOR RECOMMENDATION**

- The overall architectural expression of the project is in keeping with the mixed-use character of this portion of Valencia Street.
- The proposed project retains and preserves an important LGBT historic resource.
- The proposed project is an appropriate mass and design for a corner lot.
- The proposed height and use are consistent with the underlying zoning and the Eastern Neighborhoods Area Plan.
- The project is an appropriately designed urban intervention upon the built environment.

<b>RECOMMENDATION:</b>	<b>Do Not Take DR and Approve the Project As Proposed.</b>
------------------------	--

**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Height & Bulk Map  
Aerial Photographs  
Site Photos  
Revised Plans & Renderings  
Section 311 Notice  
311 Plans  
DR Applications  
Additional Material provided by DR Requestors  
Response to DR Applications  
CEQA-Community Plan Evaluation & Categorical Exemption  
Public Correspondence

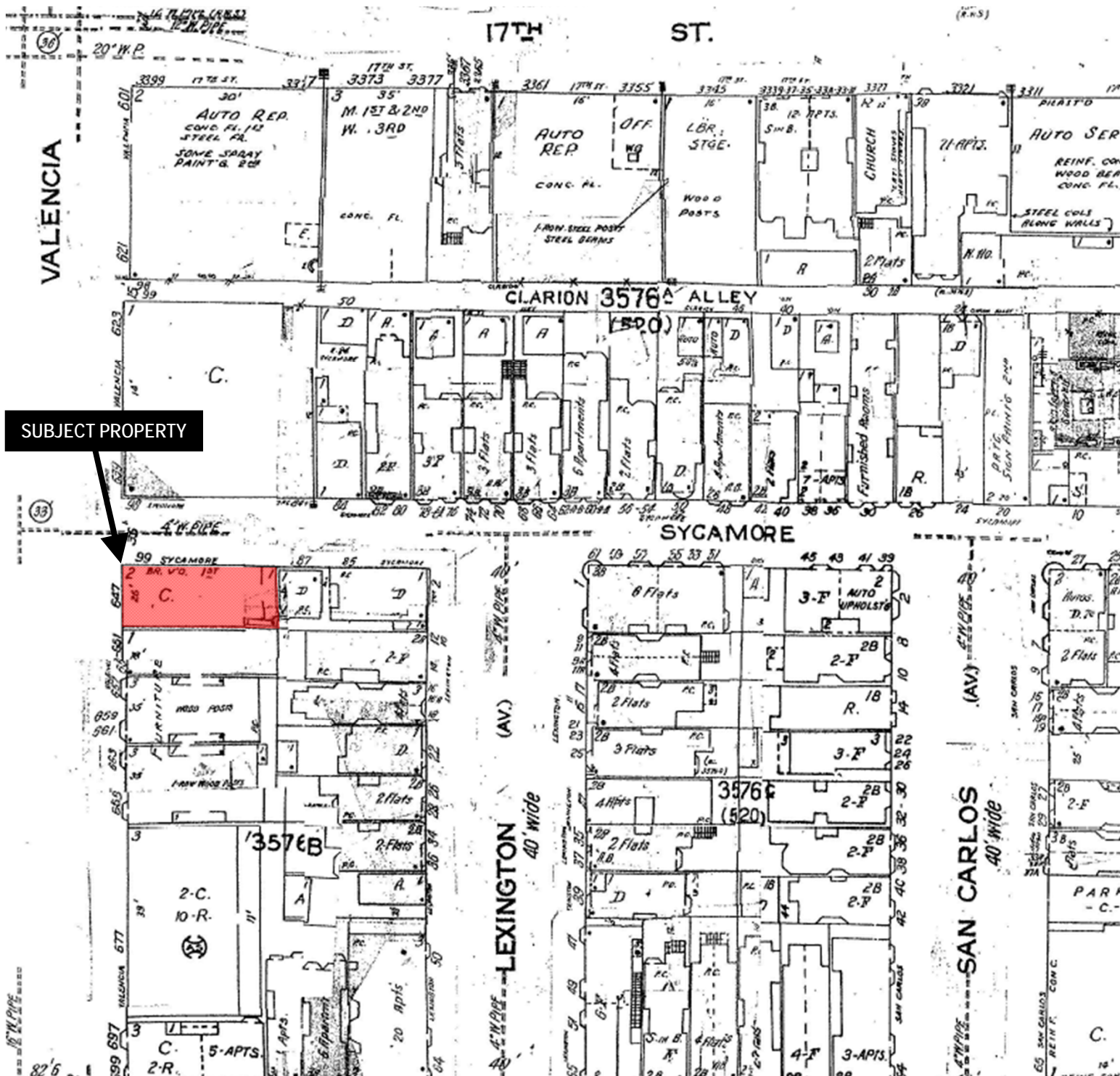
*RS: G:\Documents\DR\2016-015049DRP 645-647 Valencia St\DR\_645-647 Valencia St.docx*

# Parcel Map



Discretionary Review Hearing  
Case No. 2016-015049DRP  
645-647 Valencia Street

# Sanborn Map\*



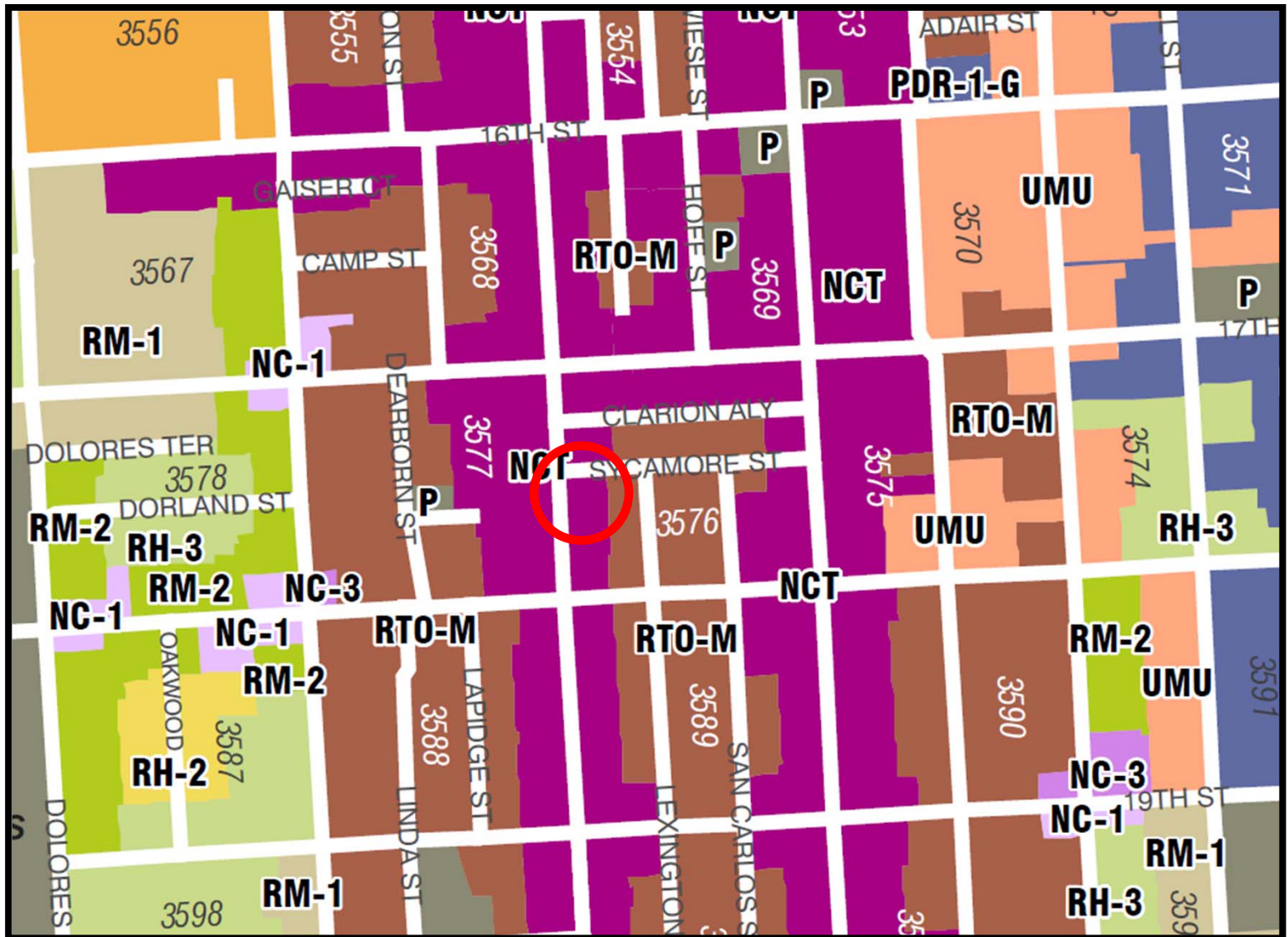
*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing  
**Case No. 2016-015049DRP**  
 645-647 Valencia Street



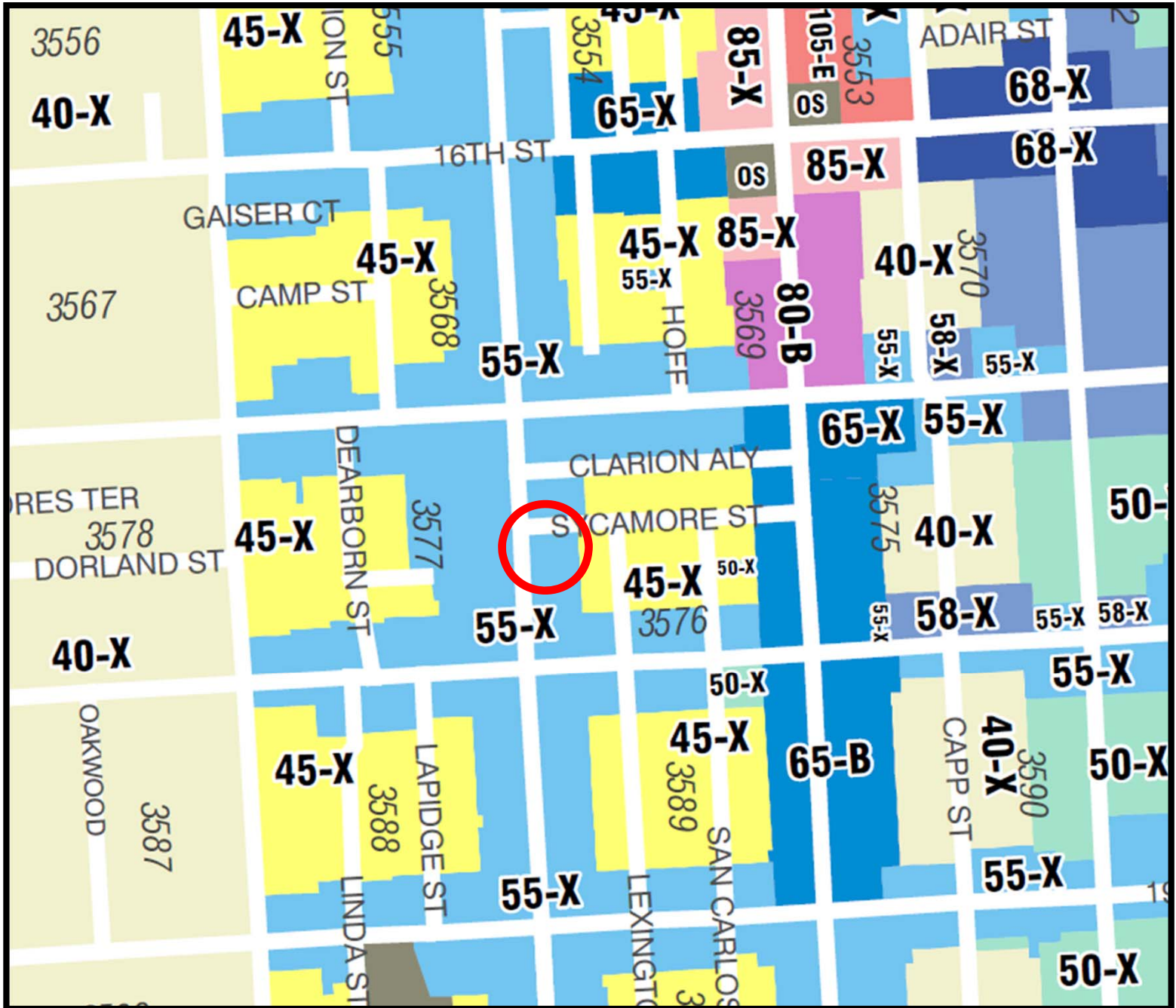
# Zoning Map



Discretionary Review Hearing  
Case No. 2016-015049DRP  
645-647 Valencia Street

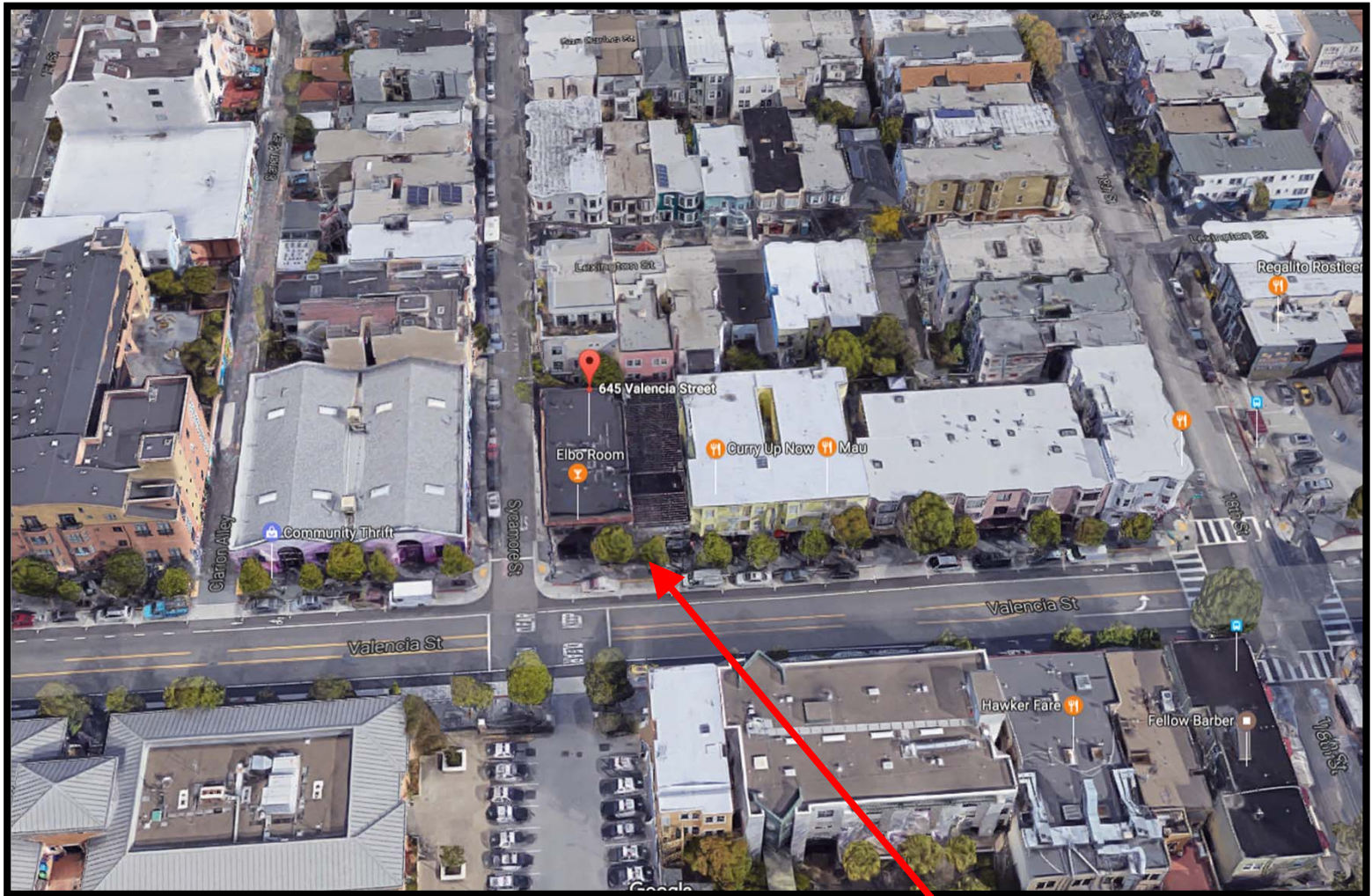


# Height & Bulk Map



Discretionary Review Hearing  
Case No. 2016-015049DRP  
645-647 Valencia Street

# Aerial Photo



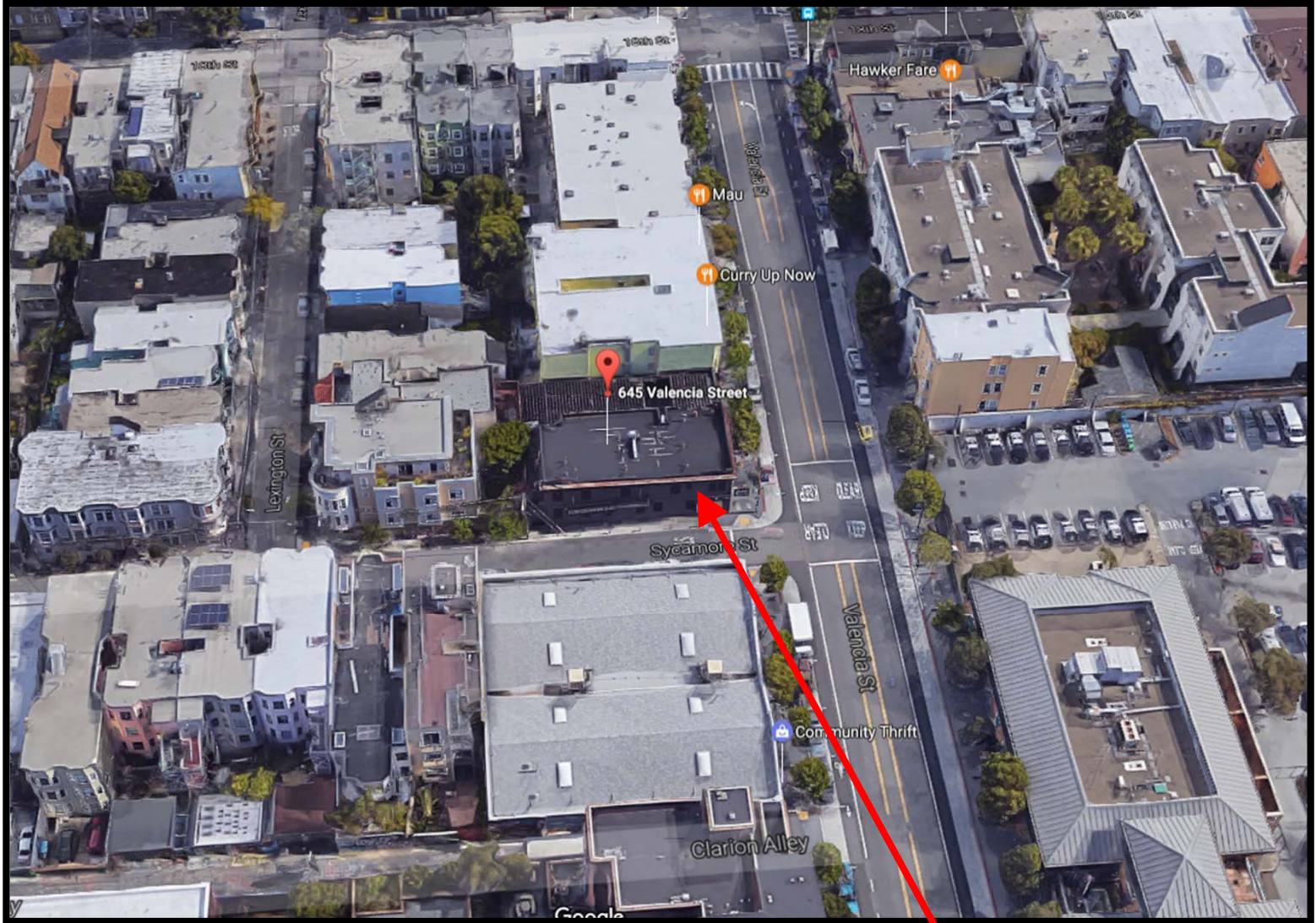
SUBJECT PROPERTY



Discretionary Review Hearing  
Case No. 2016-015049DRP  
645-647 Valencia Street



# Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing  
Case No. 2016-015049DRP  
645-647 Valencia Street

# Site Photo

SUBJECT PROPERTY



645-647 Valencia Street, February 2017  
(Source: Google Maps; Accessed June 14, 2017)

Discretionary Review Hearing  
Case No. 2016-015049DRP  
645-647 Valencia Street



# Site Photo

SUBJECT PROPERTY



**645-647 Valencia Street, View along Sycamore Street, February 2017  
(Source: Google Maps; Accessed June 14, 2017)**

Discretionary Review Hearing  
Case No. 2016-015049DRP  
645-647 Valencia Street





Elbo  
Room

COCKTAILS

LICKTAILS

SHOP  
DINE  
49

SYCAMORE

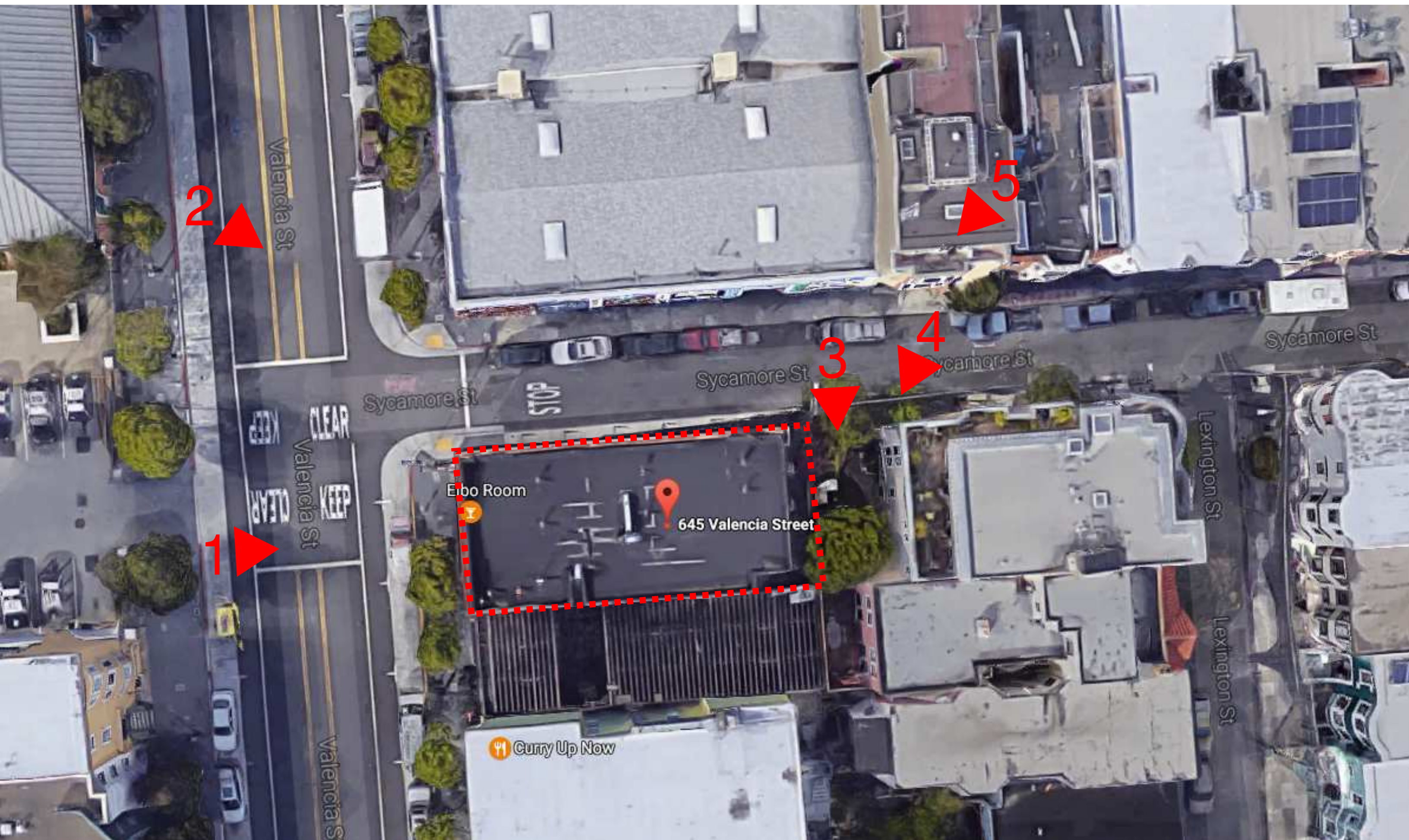
SYCAMORE

ONE WAY









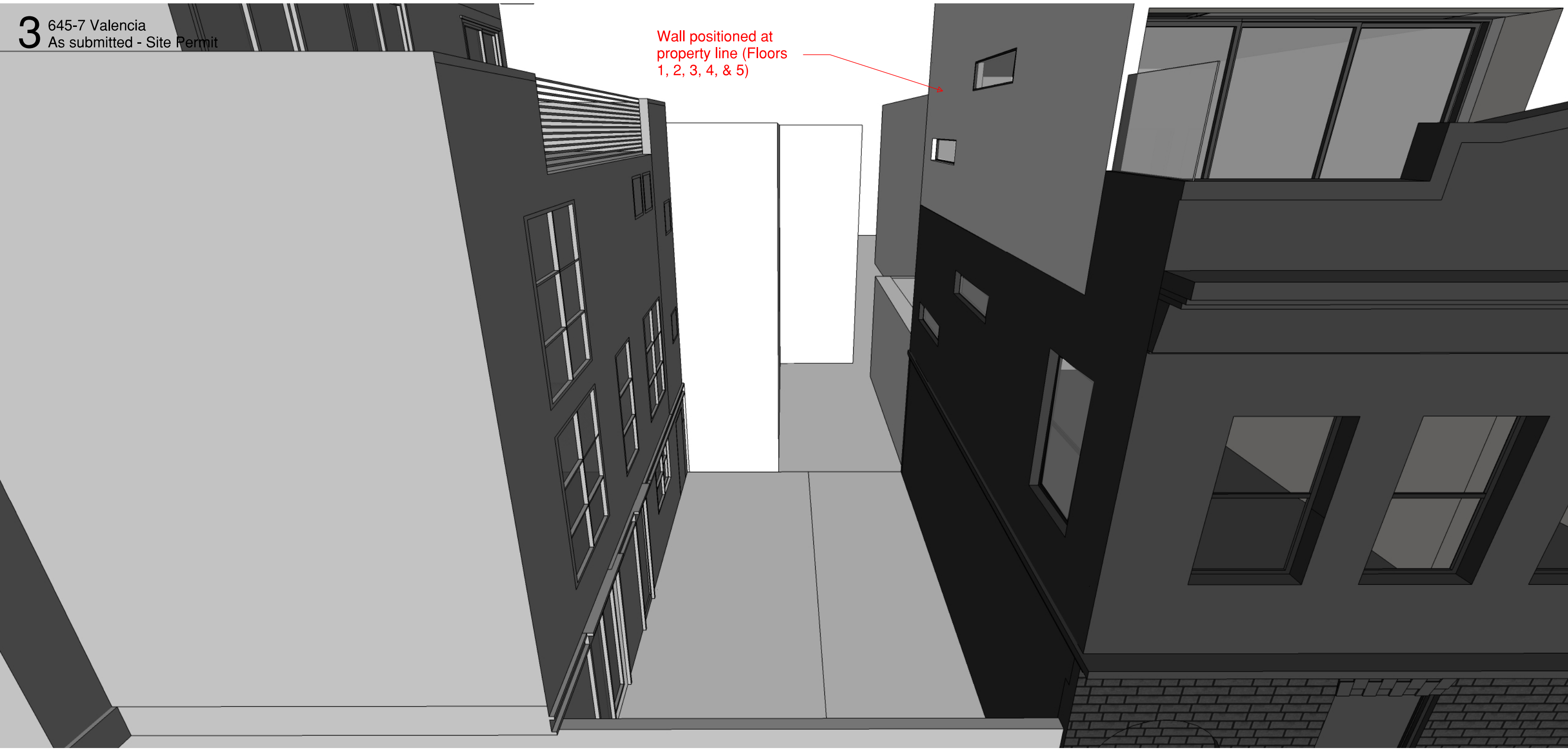


1 645-7 Valencia  
As submitted - Site Permit





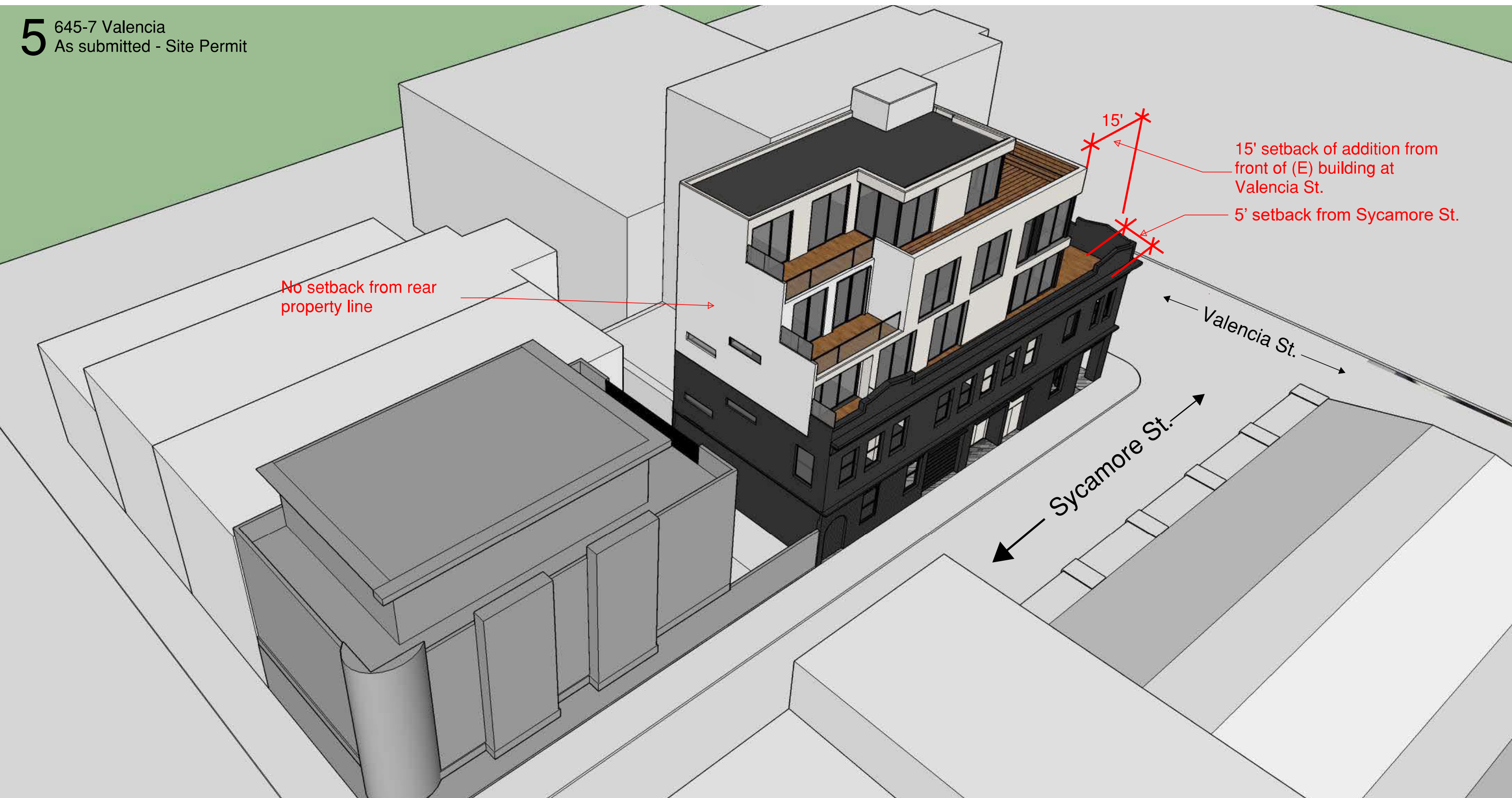
Wall positioned at  
property line (Floors  
1, 2, 3, 4, & 5)



Wall positioned at  
property line (Floors  
1, 2, 3, 4, & 5)







No setback from rear property line

15'

15' setback of addition from front of (E) building at Valencia St.

5' setback from Sycamore St.

Valencia St.

Sycamore St.



# 645-647 VALENCIA STREET

ADDITIONS AND ALTERATIONS TO AN EXISTING 2-STORY STRUCTURE

## SITE PERMIT R-1

06-13-2017

BPA #: 2016.11142504

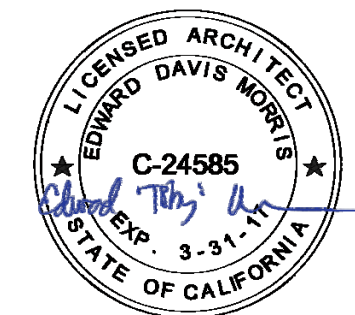
km

kerman  
morris  
architects llp

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

### Revisions

3	Env R-2	4-27-16
4	Var	5-10-16
5	EnvR-3/Var R-1	8-25-16
6	SITE PERMIT	11-10-16
7	SITE PERMIT R1	06-13-17



### 645-647 VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

### NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

### COVER SHEET

DATE 06/13/17

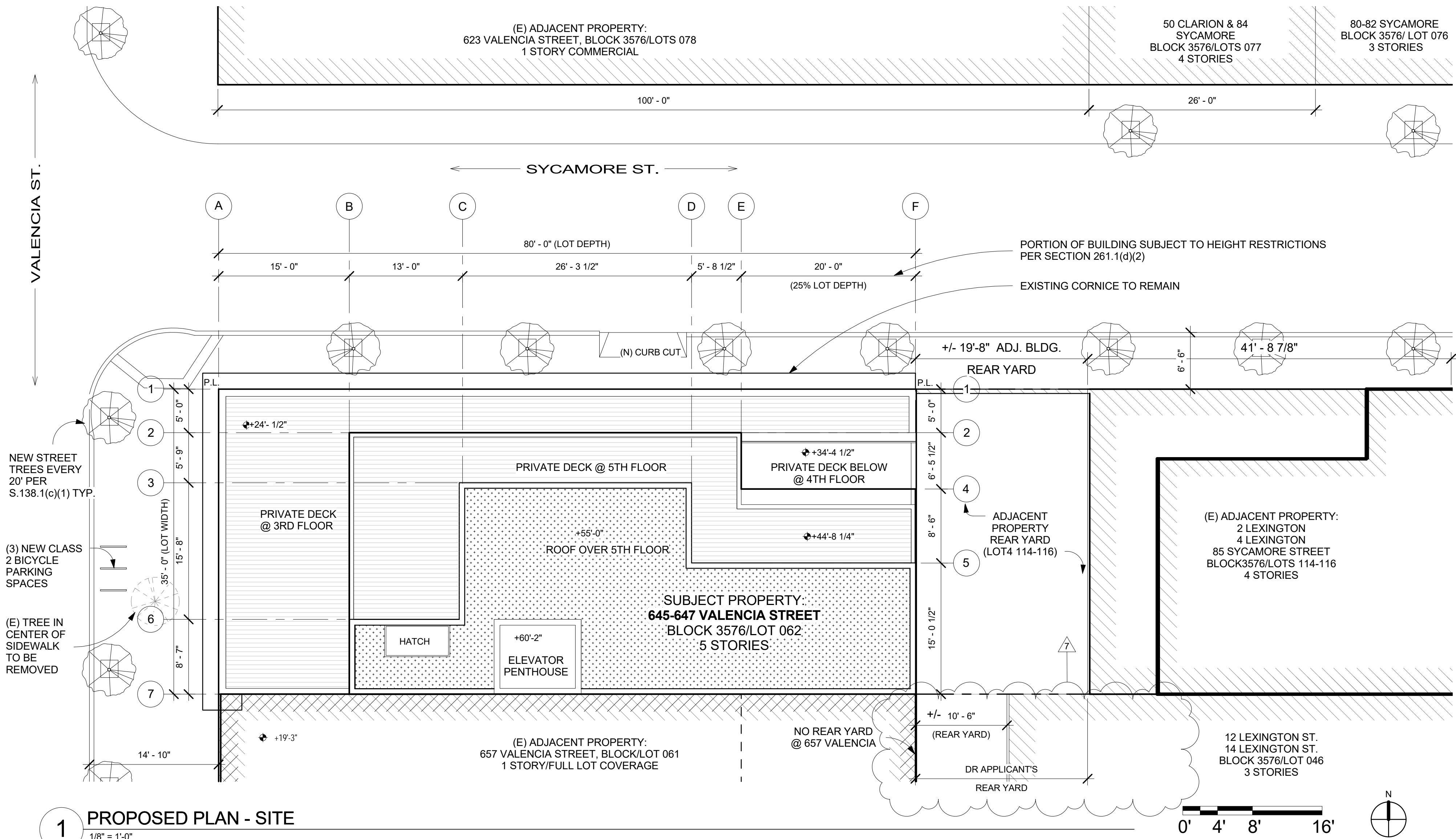
SCALE As indicated

DRAWN BY CG, SN, VD

CHECKED BY TM

JOB NO. 1304

G0.01

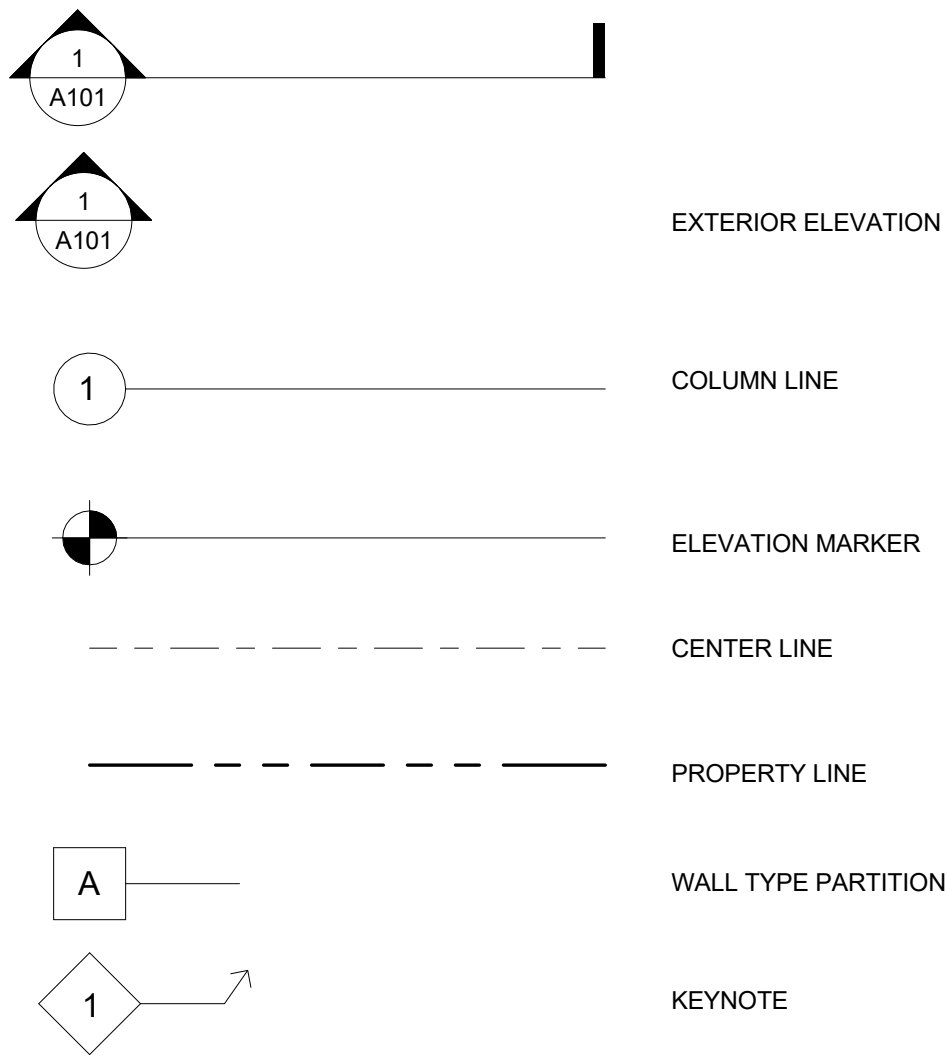


1 PROPOSED PLAN - SITE  
1/8" = 1'-0"

### ABBREVIATIONS:

# NUMBER	FDN FOUNDATION	R RISER
@ AT	FIN FINISH	REF REFERENCE
AB ANCHOR BOLT	FLR FLOOR	REFR REFRIGERATOR
ADJ ADJACENT	FLUOR FLUORESCENT	RWD REDWOOD
ALT ALTERNATE	FOC FACE OF CONCRETE	REINF REINFORCED
AFV ABOVE FINISH FLOOR	FOS FACE OF STUD	RO ROUGH OPENING
APPROX APPROXIMATE	FTG FOOTING	RWL RAIN WATER LEADER
ASPH ASPHALT	FOF FACE OF FINISH	REQ REQUIRED
BLDG BUILDING	GALV GALVANIZED	SIM SIMILAR
BTWN BETWEEN	GFIC GROUND FAULT	SHT SHEET
BOT BOTTOM	INT INTERRUPT CIRCUIT	SOG SLAB ON GRADE
CAB CABINET	GND GYPSUM	SPEC SPECIFICATION
CEM CEMENT	GWB GYPSUM WALL BOARD	STD STANDARD
CLR CLEAR	HORZ HORIZONTAL	STRL STRUCTURAL
CMU CONCRETE MASONRY UNIT	HT HEIGHT	SUSP SUSPENDED
COL COLUMN	INSUL INSULATION	SYM SYMMETRICAL
CONT CONTINUOUS	INT INTERIOR	TRD TREAD
CTR CENTER	JT JOINT	T&G TONGUE AND GROOVE
CL CENTER LINE	LAV LAVATORY	THK TRICK
CER CERAMIC	MAX MAXIMUM	TOS TOP OF SLAB
CLG CEILING	MIN MINIMUM	TP TOILET PAPER
CONC CONCRETE	MFR MANUFACTURER	TB TOWEL BAR
DBL DOUBLE	MTL METAL	TYP TYPICAL
DEPT DEPARTMENT	(N) NEW	UON UNLESS OTHERWISE NOTED
DIA DIAMETER	NIC NOT IN CONTRACT	VERT VERTICAL
DF DOUGLAS FIR	NO# NUMBER	VIF VAPOR PERMEABLE FLUID
DM DIMENSION	NTS NOT TO SCALE	VPMF APPLIED MEMBRANE
DN DOWN	OC ON CENTER	W/ WITH
DS DOWNSPOUT	OPNG OPENING	W/O WITHOUT
DTL DETAIL	OPP OPPOSITE	WC WINDOW
DWG DRAWING	PL PROPERTY LINE	WDP WATERPROOF
(E) EXISTING	PLY PLYWOOD	WP WEIGHT
EA EACH	PTDF PRESSURE TREATED DOUGLAS FIR	WT WOOD
ELEC ELECTRICAL	PTD PAINTED	WD WATER HEATER
EL ELEVATION	PTN PARTITION	WH
EQ EQUAL		
EXT EXTERIOR		

### GENERAL LEGEND:



### SHEET INDEX

G0.01	COVER SHEET
G0.02	PROJECT NOTES
G0.03	EXITING DIAGRAMS
G0.04	FIRE (WATER) FLOW
SS0.01	SITE SURVEY
A0.10	EXISTING SITE PLAN
A0.11	DEMOLITION PLAN - FIRST FLOOR
A0.12	DEMOLITION PLAN - SECOND FLOOR
A0.13	DEMOLITION ELEVATION - NORTH
A0.14	DEMOLITION ELEVATION - EAST AND WEST
A0.15	DEMOLITION ELEVATION - SOUTH
A1.00	PROPOSED SITE PLAN
A1.01	PROPOSED PLAN - FIRST FLOOR
A1.02	PROPOSED PLAN - SECOND & THIRD FLOORS
A1.03	PROPOSED PLAN - FOURTH & FIFTH FLOORS
A1.04	PROPOSED PLAN - ROOF
A2.01	BUILDING ELEVATION - NORTH
A2.02	BUILDING ELEVATION - EAST & WEST
A2.03	BUILDING ELEVATIONS - SOUTH
A3.01	BUILDING SECTION - EAST (REAR)
A3.02	BUILDING SECTION
A7.01	PARTITION TYPES

### BUILDING DATA:

OWNER: DENNIS & SUSAN RING  
TEL: (415) 298 5133

PROJECT ADDRESS: 645-647 VALENCIA STREET  
SAN FRANCISCO, CA 94110

BLOCK/ LOT: BLOCK 3576/ LOT 062

VALENCIA-NCT 55-X  
2800 SQ FT  
EXISTING: 2-STORY COMMERCIAL, NIGHT CLUB  
PROPOSED: R-2 RESIDENTIAL, M MERCANTILE, U PARKING

CONSTRUCTION TYPE: TYPE III

ARCHITECT: KERMAN MORRIS ARCHITECTS, LLP  
139 NOE STREET  
SAN FRANCISCO, CA 94114  
T: (415) 749 0302

### DESCRIPTION OF WORK:

THE WORK CONSISTS OF PRESERVING AND RENOVATING THE EXISTING 2-STORY COMMERCIAL STRUCTURE AT 645-647 VALENCIA STREET AND CONSTRUCTING A NEW 3-STORY ADDITION OVER IT, FOR A TOTAL HEIGHT OF 5-STORIES OR 55' TALL. THE RENOVATED ADDITIONAL/ALTERATION BUILDING WILL BE A MIXED USE STRUCTURE CONSISTING OF GROUND FLOOR COMMERCIAL, A RESIDENTIAL ENTRY AND PARKING FOR SOME OF THE UNITS ACCESSED FROM SYCAMORE STREET. THE UPPER 4 STORIES WILL HOUSE (7) DWELLING UNITS. REAR YARD AND OPEN SPACE VARIANCES ARE REQUIRED.

ALL WORK TO COMPLY WITH CURRENT LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO: THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE, THE CURRENT EDITIONS OF THE SAN FRANCISCO BUILDING AND PLANNING CODES, TITLE-24 ENERGY STANDARDS, ETC...

### TITLE 24 COMPLIANCE:

#### TITLE-24 MANDATORY MEASURES:

ALL WORK TO COMPLY WITH TITLE-24 MANDATORY MEASURES INCLUDING BUT NOT LIMITED TO: R-19 MIN. INSULATION IN ALL NEW/REBUILT EXTERIOR WALLS; R-30 MIN. INSULATION IN ALL NEW/REBUILT ROOFS; R-19 RAISED FLOOR INSULATION IN ALL NEW/REBUILT WOOD FRAMED FLOORS; DOUBLE INSULATED DOORS AND WINDOW PRODUCTS WITH CERTIFIED U-VALUE AND INFILTRATION CERTIFICATION; EXTERIOR DOORS AND WINDOWS WEATHER-STRIPPED; ALL JOINTS AND PENETRATIONS CAULKED AND SEALED; 50% MINIMUM HIGH EFFICACY LIGHTING IN KITCHENS (SEPARATELY SWITCHED); HIGH EFFICACY LIGHTING IN BATHROOMS, GARAGE, LAUNDRY ROOM AND UTILITY ROOMS (OR MANUAL-ON OCCUPANCY SENSOR); ALL OTHER ROOMS, LIGHTING TO BE HIGH EFFICACY; MANUAL-ON OCCUPANCY SENSOR, OR DIMMER. ALL RECESSED INCANDESCENT CEILING FIXTURES TO BE IC APPROVED.



LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL
FIRST FLOOR	0	0	0	0	0
SECOND FLOOR	0	3	0	0	3
THIRD FLOOR	1	0	1	0	2
FOURTH FLOOR	0	0	1	0	1
FIFTH FLOOR	0	0	0	1	1
TOTAL	1	3	2	1	7 UNITS

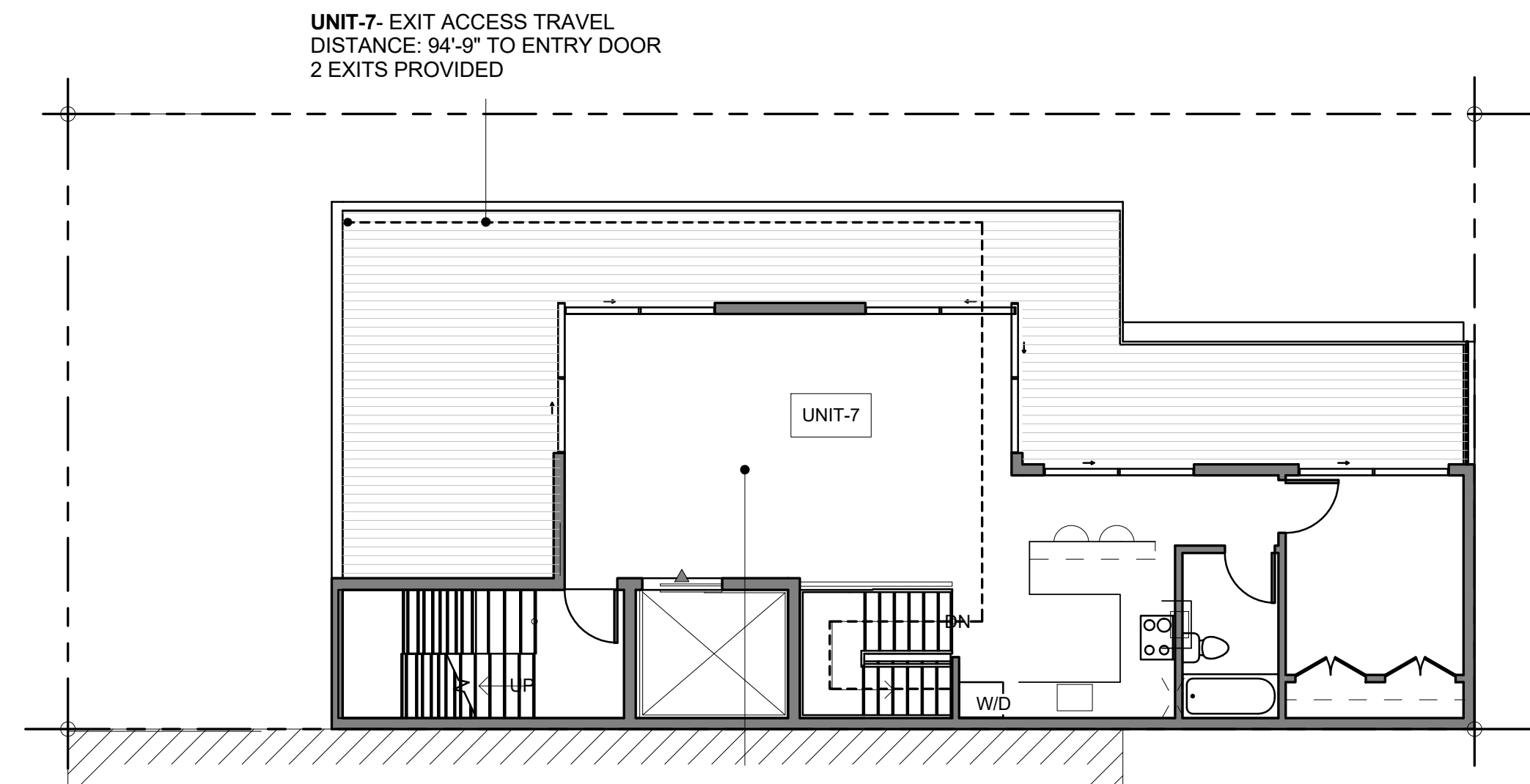
GROSS BUILDING SQUARE FOOTAGE:

UNIT NET SQUARE FOOTAGE

PRIVATE OPEN SPACE PROVIDED:  
(NO COMMON O.S)

# G0.02

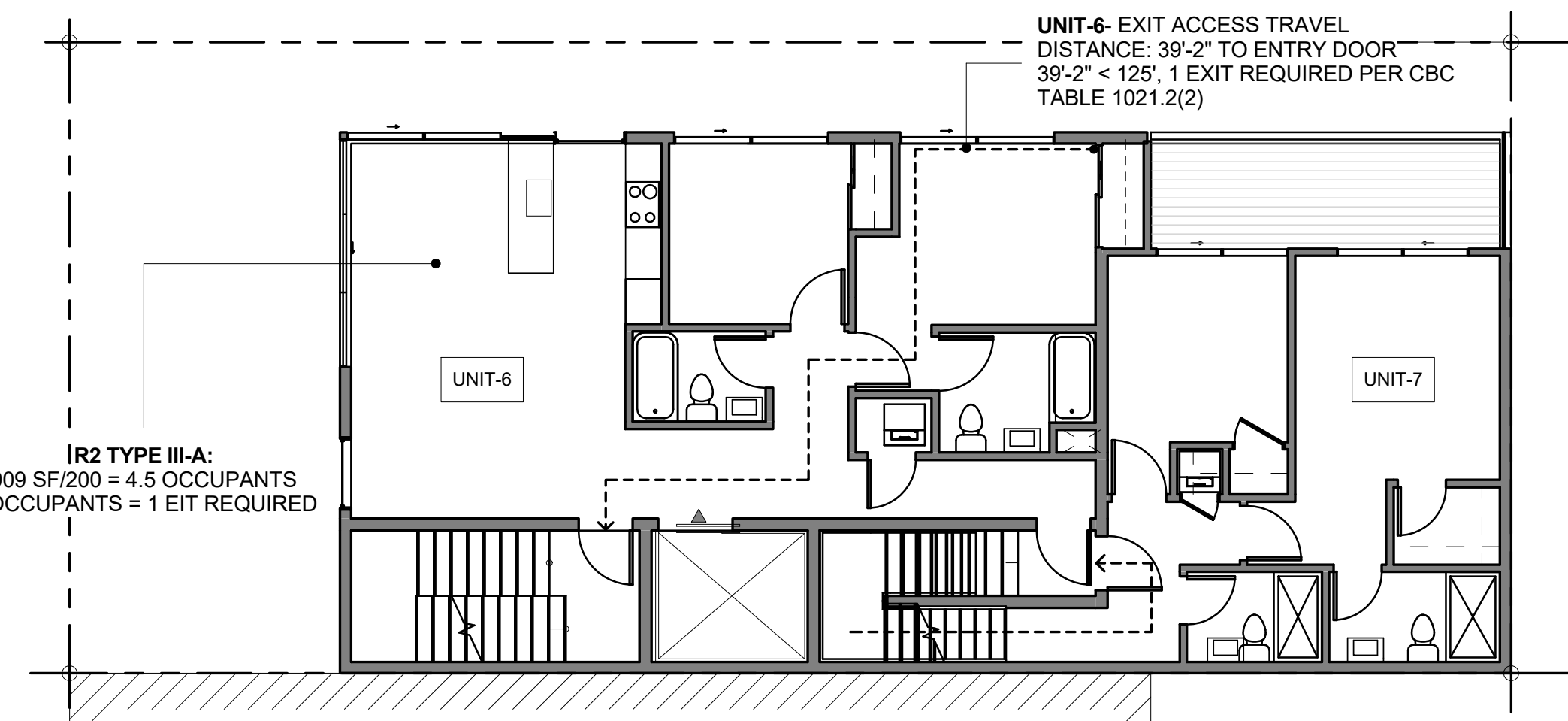




**R2 TYPE III-A:**  
1378 SF/200 = 6.89 OCCUPANTS  
7 OCCUPANTS = 1 EIT REQUIRED

5

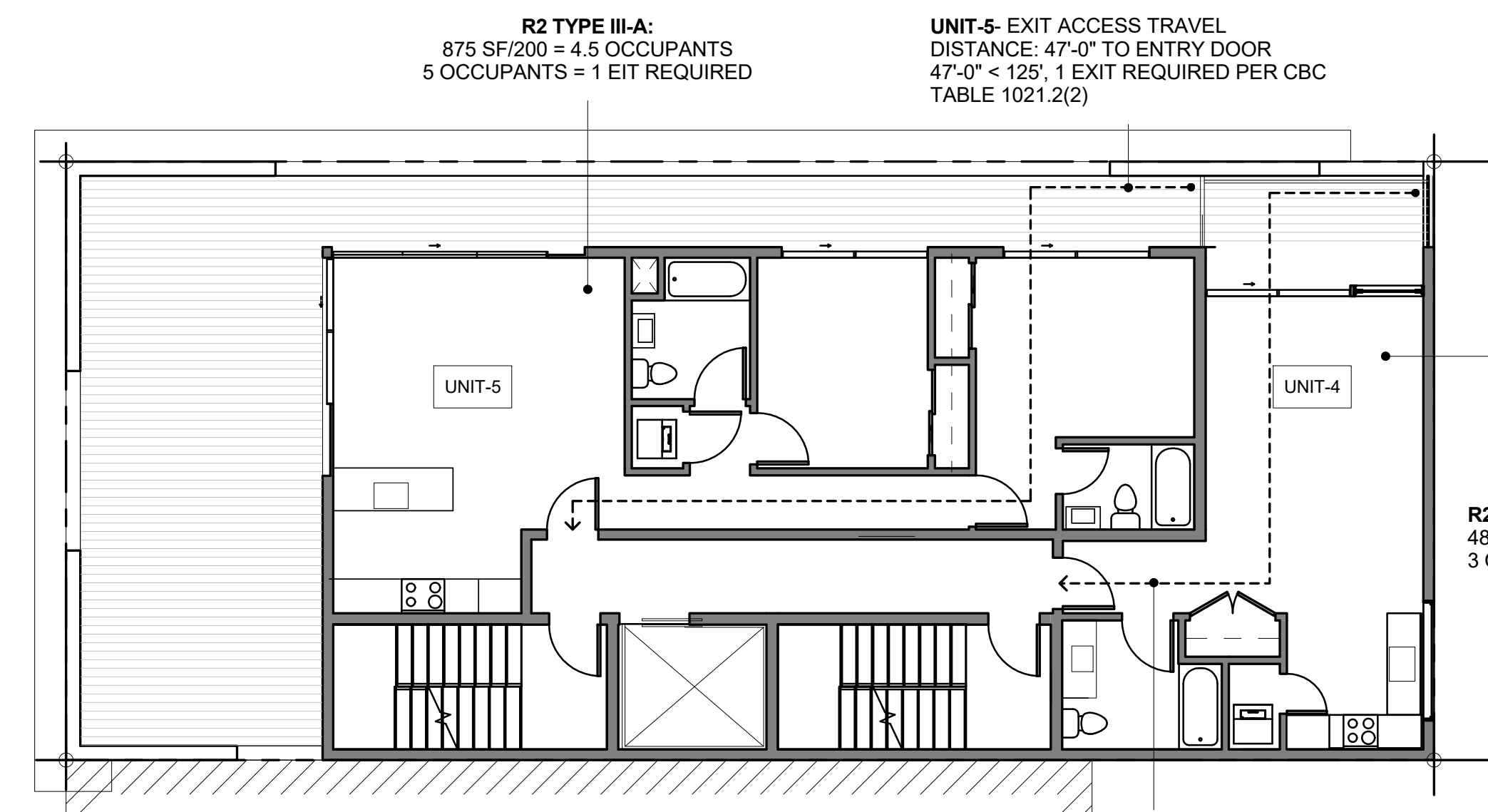
## EXITING DIAGRAM - FIFTH FLOOR



**R2 TYPE III-A:**  
909 SF/200 = 4.5 OCCUPANTS  
5 OCCUPANTS = 1 EIT REQUIRED

4

## EXITING DIAGRAM - FOURTH FLOOR



**R2 TYPE III-A:**  
875 SF/200 = 4.5 OCCUPANTS  
5 OCCUPANTS = 1 EIT REQUIRED

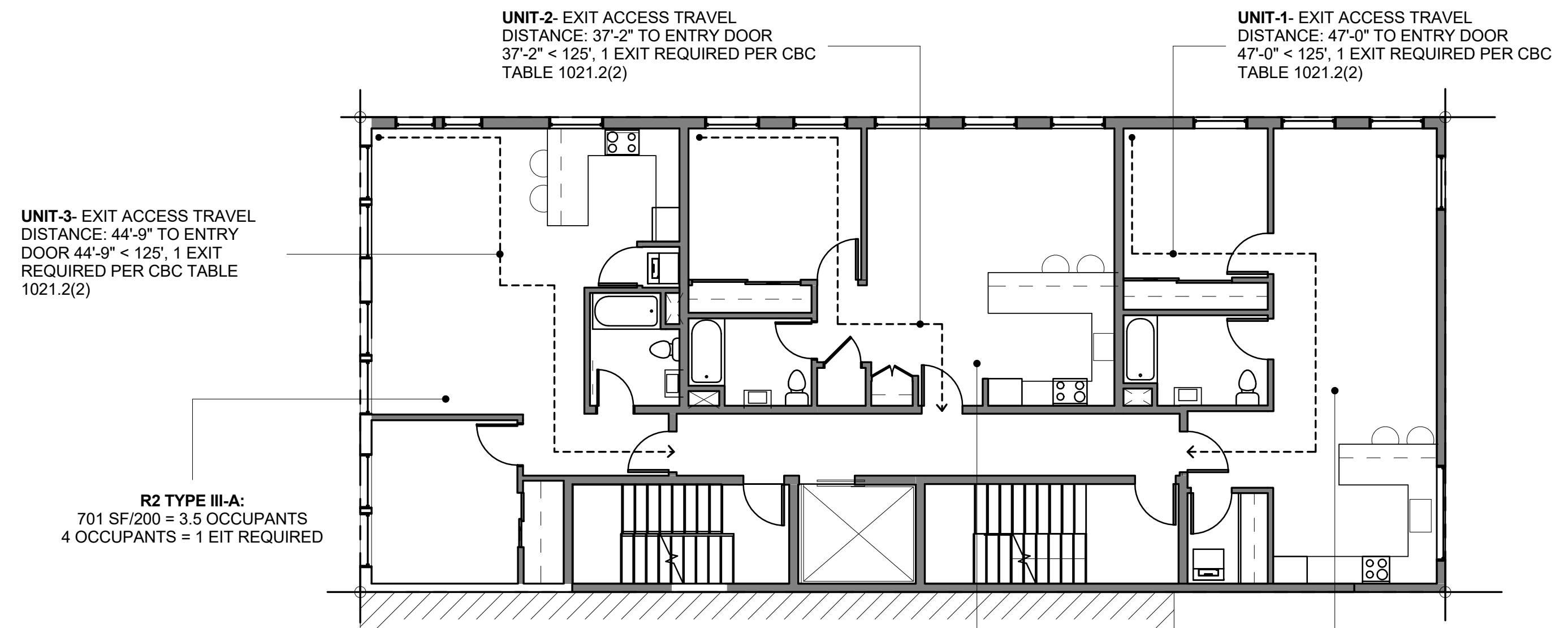
**UNIT-5- EXIT ACCESS TRAVEL**  
DISTANCE: 47'-0" TO ENTRY DOOR  
47'-0" < 125', 1 EXIT REQUIRED PER CBC  
TABLE 1021.2(2)

**R2 TYPE III-A:**  
486 SF/200 = 2.4 OCCUPANTS  
3 OCCUPANTS = 1 EIT REQUIRED

**UNIT-4- EXIT ACCESS TRAVEL**  
DISTANCE: 41'-2" TO ENTRY DOOR  
41'-2" < 125', 1 EXIT REQUIRED PER CBC  
TABLE 1021.2(2)

3

## EXITING DIAGRAM - THIRD FLOOR



**UNIT-2- EXIT ACCESS TRAVEL**  
DISTANCE: 37'-2" TO ENTRY DOOR  
37'-2" < 125', 1 EXIT REQUIRED PER CBC  
TABLE 1021.2(2)

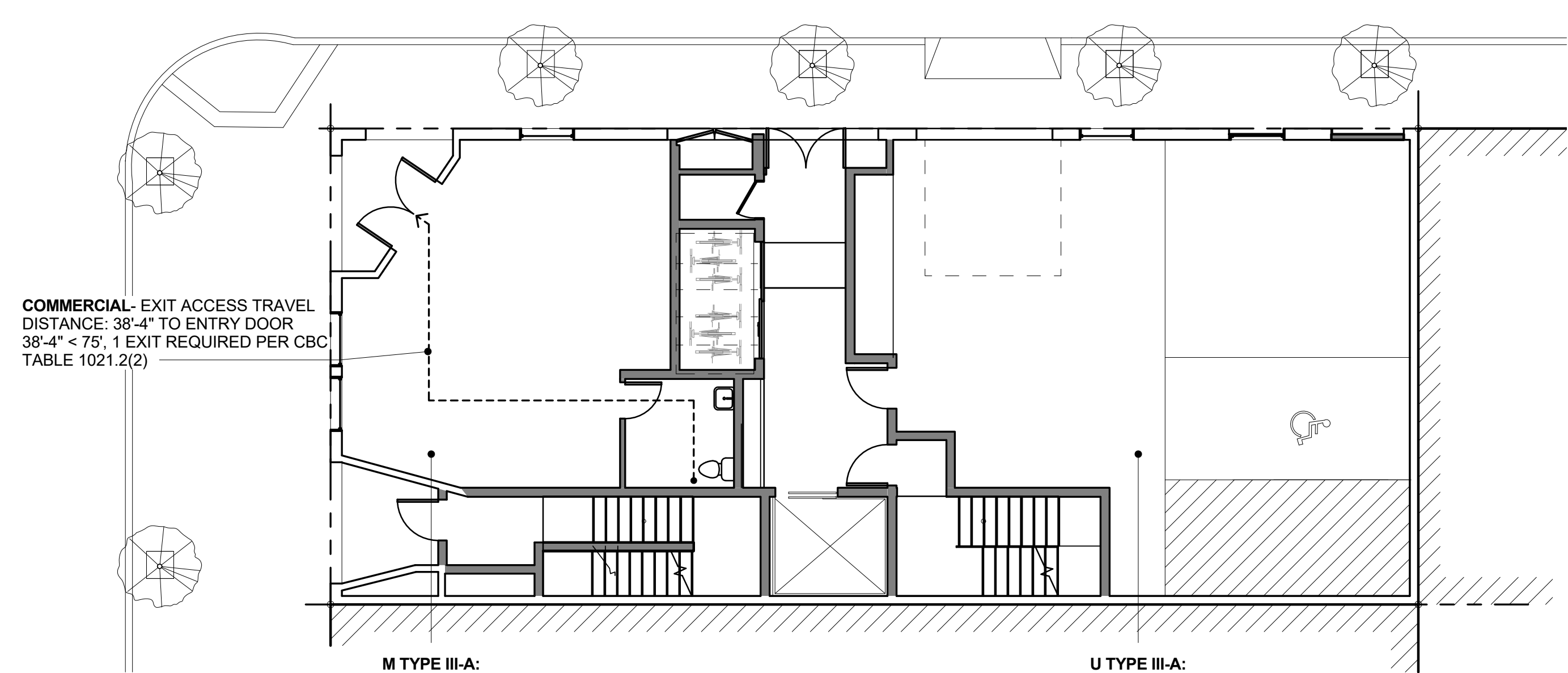
**UNIT-1- EXIT ACCESS TRAVEL**  
DISTANCE: 47'-0" TO ENTRY DOOR  
47'-0" < 125', 1 EXIT REQUIRED PER CBC  
TABLE 1021.2(2)

**UNIT-3- EXIT ACCESS TRAVEL**  
DISTANCE: 44'-9" TO ENTRY  
DOOR 44'-9" < 125', 1 EXIT  
REQUIRED PER CBC TABLE  
1021.2(2)

**R2 TYPE III-A:**  
701 SF/200 = 3.5 OCCUPANTS  
4 OCCUPANTS = 1 EIT REQUIRED

2

## EXITING DIAGRAM - SECOND FLOOR



**COMMERCIAL- EXIT ACCESS TRAVEL**  
DISTANCE: 38'-4" TO ENTRY DOOR  
38'-4" < 75', 1 EXIT REQUIRED PER CBC  
TABLE 1021.2(2)

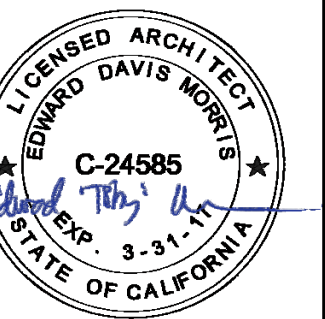
**M TYPE III-A:**  
517 SF/30 = 17.1 OCCUPANTS  
18 OCCUPANTS = 1 EIT REQUIRED  
PER SFBC TABLE 1021.2(2)  
1 EXIT PROVIDED

**U TYPE III-A:**  
1171 SF/30 = 39.0 OCCUPANTS  
39 OCCUPANTS = 1 EIT REQUIRED  
PER SFBC TABLE 1021.2(2)  
1 EXIT PROVIDED

1

## EXITING DIAGRAM - FIRST FLOOR

### Revisions



**645-647  
VALENCIA ST.**

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

### NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

### EXITING DIAGRAMS

DATE 06/13/17

SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

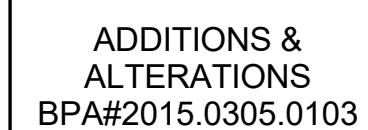
JOB NO. 1304

**G0.03**





## Revision



3576/ 062

## NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

FIRE (WATER)  
FLOW

DATE	06/13/11
------	----------

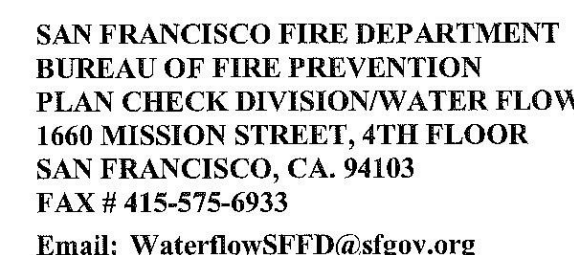
SCALE

DRAWN BY Author

CHECKED BY \_\_\_\_\_ Checker \_\_\_\_\_

JOB NO.	130
---------	-----

G0.04



### REQUEST FOR WATER FLOW INFORMATION

DATE: 9 / 30 / 2016 REQUEST IS FOR: ☒ FIRE FLOW  
☐ SPRINKLER DESIGN

CONTACT PERSON: Toby Morris ADDRESS: 139 N. St. SE CA 94114 KERNAN MORRIS ARCHITECTS

PHONE NO. (415) 749 / 0302 FAX NO. (415) 928 / 5152

EMAIL: toby@kernanmorris.com

OWNER'S NAME: Dennis Rina      PHONE # (415 ) 298 / 5133

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE

105 100 VALERIEA STREET

**CROSS STREETS (BOTH ARE REQUIRED):**

VALENCIA ST. / SYCAMORE ST.

SPECIFY STREET FOR POINT OF CONNECTION: VALENCIA STREET

OCCUPANCY (CIRCLE ONE): R3 R2 LIVE/WORK COMMERCIAL OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: ☒ YES ☐ NO 

NUMBER OF STORIES: 5 HEIGHT OF BLDG.: 55 FT.

- SUBMIT FORM WITH A **\$120.00** CHECK MADE PAYABLE TO 'S.F.F.D.'

- SUBMIT FORM WITH A **\$120.00** CHECK MADE PAYABLE TO 'S.F.F.D.'
  - REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF **\$240.00** WILL BE NECESSARY.
  - WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
  - INCOMPLETE FORMS WILL **NOT** BE PROCESSED.
  - PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.
- Field Flow Test required.  
Payment by check only, made

\*\*\*\*\*Official use only\*\*\*\*\* payable to SFPD for \$ 240.00

Flow data provided by: \_\_\_\_\_ Date Forwarded: \_\_\_\_\_

Flow data: **FIELD FLOW TEST** \_\_\_\_\_ **STATIC** \_\_\_\_\_ **PSI**

RECORDS ANALYSIS \_\_\_\_\_ RESIDUAL \_\_\_\_\_ PSI

FLOW \_\_\_\_\_ GPM

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015



NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR DENNIS RING AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT AND LAND SUBDIVISION. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFF-SITE OR ON-SITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES. INTENT & CONTRACT. LIABILITY SHALL REST UPON THE USER OF OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.

5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

#### BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

#### DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON OCTOBER 24, 2013.

#### SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING QUITCLAIM DEED:

LOT 062: RECORDED ON NOVEMBER 14, 2005, DOCUMENT NUMBER 2005-1070752-00, ON REEL J016 AT IMAGE 0034

#### UTILITY NOTE:

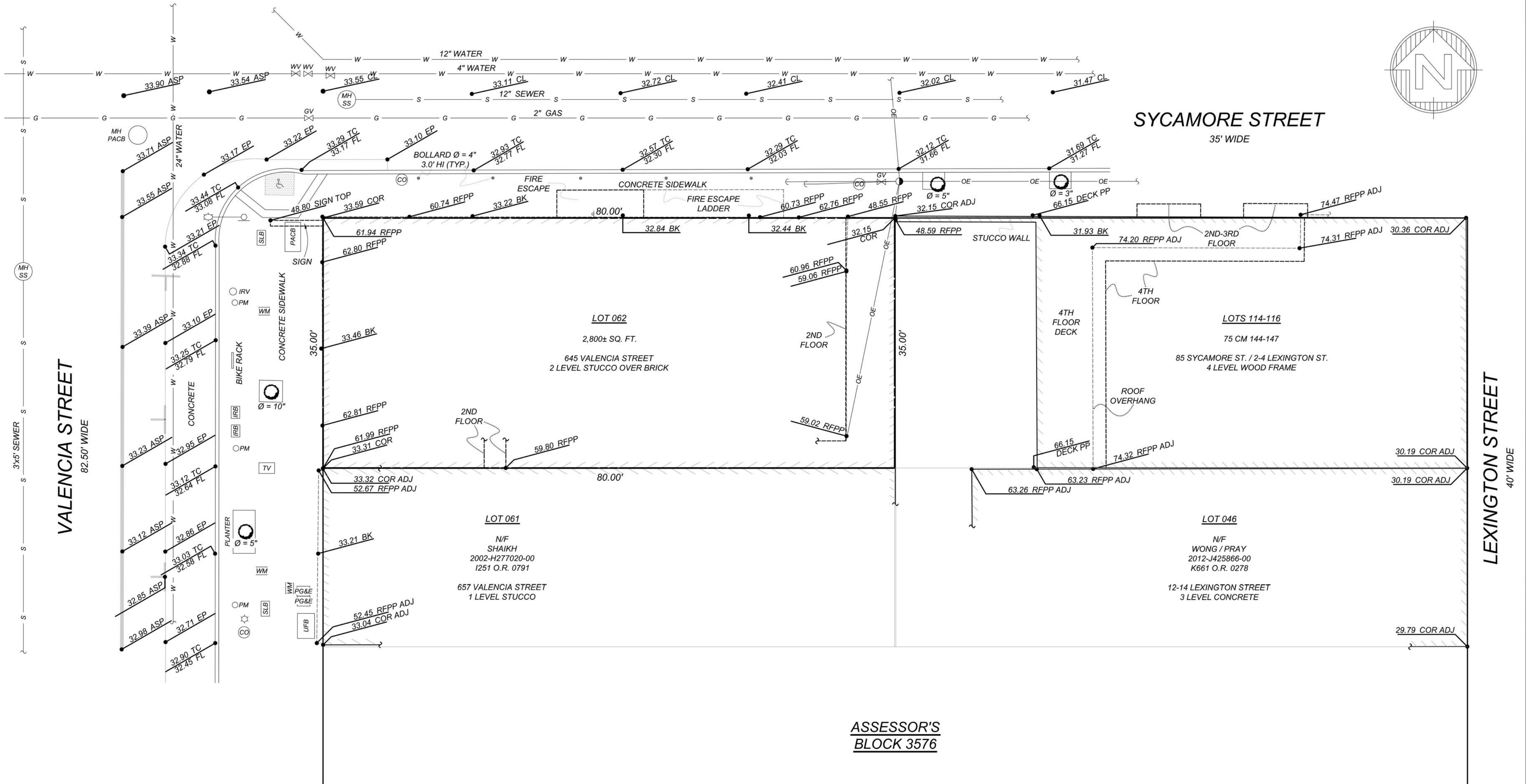
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

#### PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 18TH STREET AND SOUTH VAN NESS AVENUE; ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. S.E. CORNER, + CUT CONC CESS. ELEVATION = 17.053'

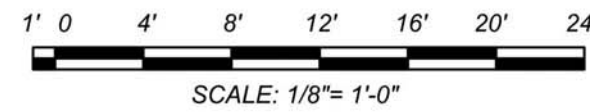
#### GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.



#### LEGEND:

ADJ	ADJACENT	Ø	DIAMETER
ASP	ASPHALT	Ø	GAS VALVE
BK	BACK OF WALK	—	GUY WIRE
CL	CENTER LINE	—	HANDICAP RAMP
COR	CORNER OF BUILDING	—	STREET LIGHT
EP	EDGE OF PAVEMENT	—	LIGHT POST
FL	FLOW LINE	—	PAINT STRIPE
IRV	IRRIGATION VALVE	—	POWER POLE
MH	MANHOLE	—	SANITARY SEWER CLEAN OUT/VENT
PACB	PACIFIC BELL	—	SIGN
PG&E	PACIFIC GAS & ELECTRIC	—	SPOT ELEVATION
PP	PARAPET	—	TREE
RFPF	ROOF PARAPET	—	WATER METER
SLB	STREET LIGHT BOX	—	WATER VALVE
SS	SANITARY SEWER	—	
TC	TOP OF CURB	—	
TSP	TRAFFIC SIGNAL POLE	—	
TV	TELEVISION BOX	—	
UFB	UNIDENTIFIED BOX	—	



PRELIMINARY  
FOR REVIEW PURPOSES  
ONLY

#### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

FREDERICK T. SEHER, PLS  
LICENSE NO. 6216  
LICENSE EXPIRES: MARCH 31, 2014

DATE:

DATE:	NOVEMBER, 2013				
SCALE:	1" = 8'				
DRAWING NAME:	1761-13				
DRAWN BY:	OG				
SURVEYED BY:	FTS				
CHECKED BY:	EF				
CHECKED BY:	JG				
NO.:	BY:	DATE:	REVISIONS:		



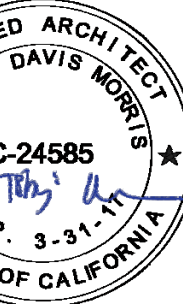
FREDERICK T. SEHER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
SURVEYING & MAPPING  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY  
645-647 VALENCIA STREET, SAN FRANCISCO, CA 94110  
ASSESSOR'S BLOCK 3576, LOT 062

SHEET	1
OF 1 SHEETS	
JOB NO.:	1761-13

km  
kerman  
morris  
architects llp  
139 Noe Street  
San Francisco, CA  
94114  
415 749 0302

#### Revisions

645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

#### NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman/Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

#### SITE SURVEY

DATE 06/13/17

SCALE

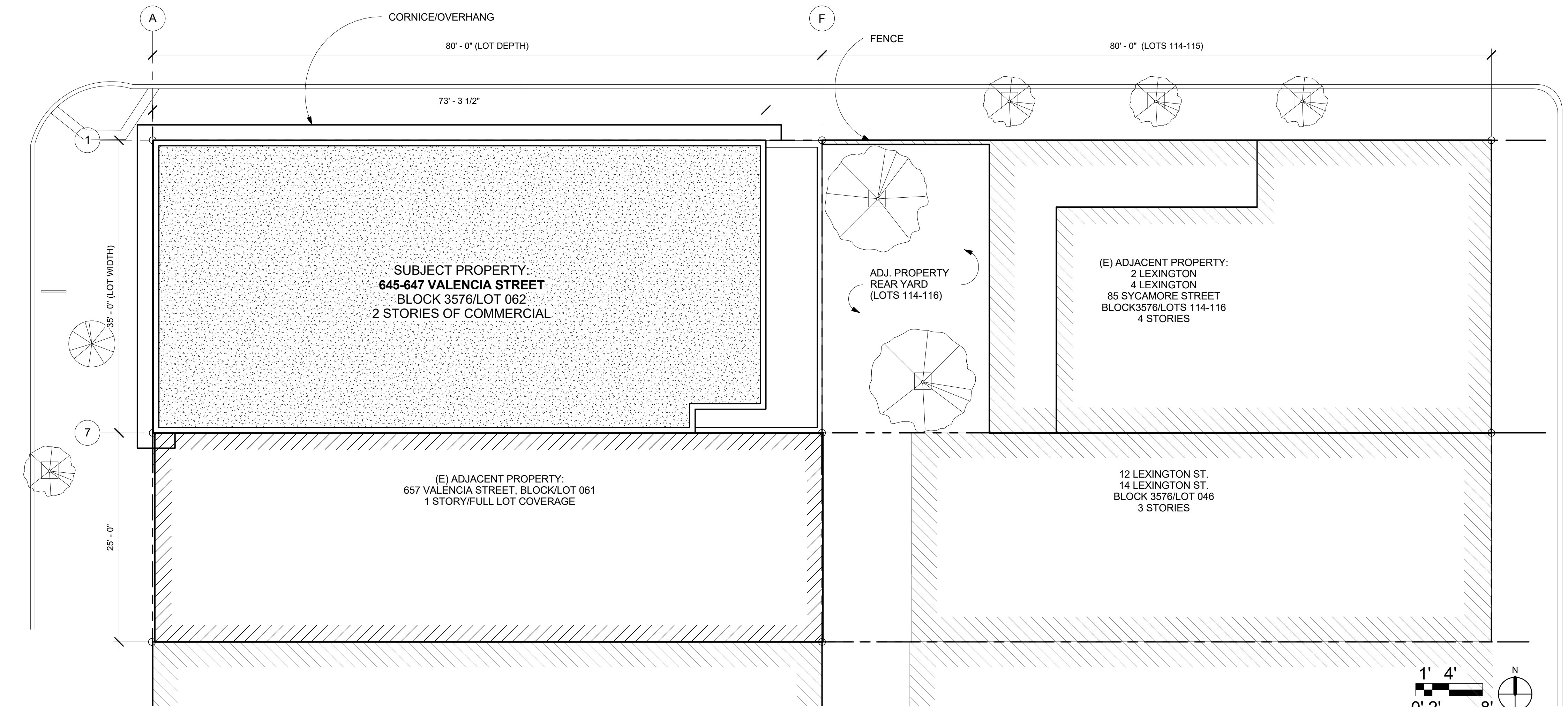
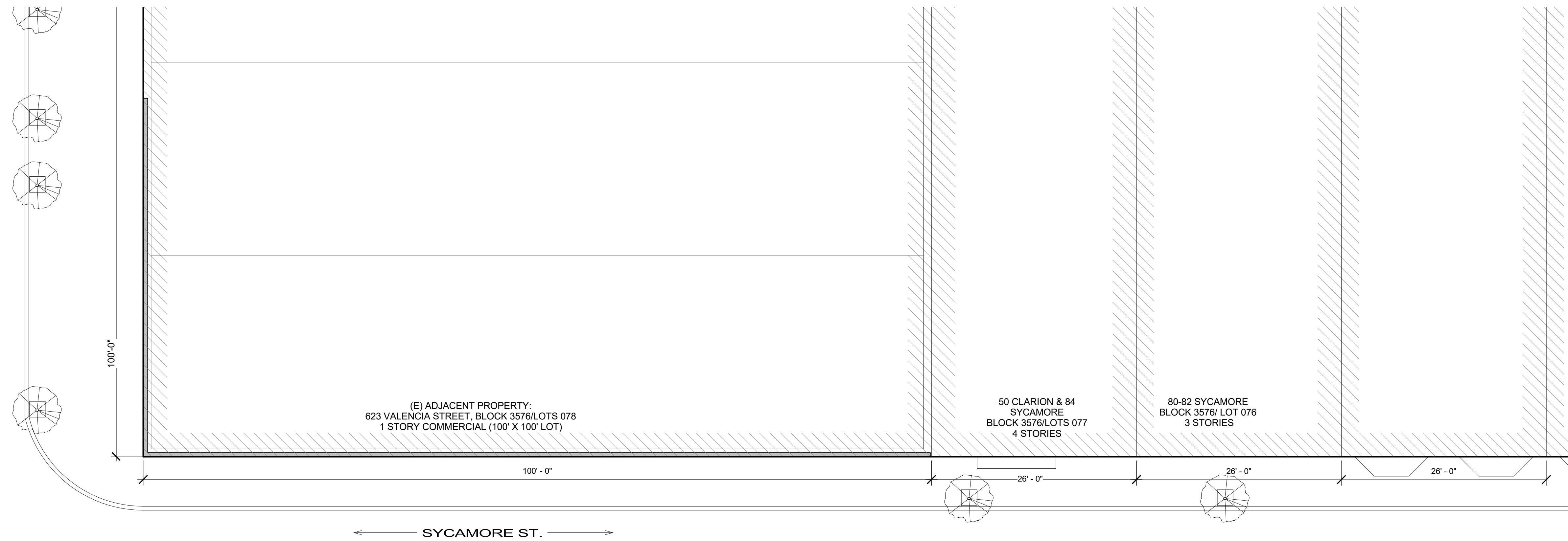
DRAWN BY Author

CHECKED BY Checker

JOB NO. 1304

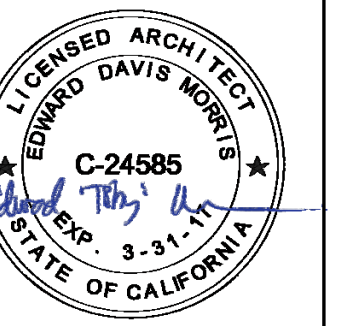
SS0.01





1 EXISTING SITE PLAN

Revisions



645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXISTING SITE  
PLAN

DATE 06/13/17

SCALE 1/8" = 1'-0"

DRAWN BY SN

CHECKED BY TM

JOB NO. 1304



## DEMOLITION CALCULATIONS TABLE

Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
<b>§1005(f)(1) Street Facing Exterior Walls</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	25% or more	23 %	23 %	Y
<b>§1005(f)(2) All Exterior Walls from function as exterior walls</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	50% or more	19 %	19 %	Y
<b>§1005(f)(3) All Exterior Walls used for external or internal wall functions</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	25% or more	19 % (walls, doors, windows)	19%	Y
<b>§1005(f)(4) Horizontal Elements<sup>5</sup></b> (ft <sup>2</sup> of floor plates except at/below grade)	75% or more <i>(combined internal structural frame work or floor plates)</i>	0 % (floor)	45.6%	Y
<b>§1005(f)(4) Internal Structural Framework</b> (linear feet of interior partitions, load bearing walls, columns, etc.)		91 % (partitions, walls, columns and doors)		

**NOTE:** If removal and replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review and approval. This includes floor framing, sidewalks and other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation. If removal is beyond percentages outlined in Planning Code Section 1005, further environmental review by the Planning Department is required.

**DEMOLITION PERCENTAGES:**  
INTERIOR STRUCTURAL FRAMEWORK & FLOOR  
PLATES

FLOOR	TOTAL (E) SQ. FTG. FLOOR PLATE	DEMOLISHED SQ. FTG. FLOOR PLATE	PERCENTAGE
1ST	NA	NA	NA
2ND	2645	0	0%
TOTAL	2645	0	0%

WALL	TOTAL (E) LINEAR FEET EXISTING WALL	DEMOLISHED LINEAR FEET DEMO WALL	PERCENTAGE
1ST	267	233	87
2ND	120	120	100%
<b>TOTAL</b>	<b>387</b>	<b>353</b>	<b>91%</b>

COMBINED TOTAL	(0% + 91%) / 2 = 45.6%
----------------	------------------------

### DEMOLITION PERCENTAGES: EXTERNAL WALLS

FACADE	TOTAL SQ. FTG.	DEMOLISHED SQ. FTG.	PERCENTAGE
NORTH	2052 sq ft	470 sq ft	23%
EAST	973 sq ft	407 sq ft	42%
SOUTH	2186 sq ft	149 sq ft	7%
WEST	832 sq ft	0 sq ft	0%
TOTAL	6043 sq ft	1026 sq ft	17%

**CODE:** SFPC SEC 1005.(f)  
(f) FOR PURPOSES OF THIS ARTICLE 10, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

- (1) REMOVAL OF MORE THAN 25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); OR
- (2) REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; OR
- (3) REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM THEIR FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; OR
- (4) REMOVAL OF MORE THAN 75% OF THE BUILDINGS EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLANS UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE.




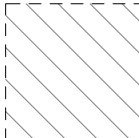
**FINDINGS:**  
SFPC SEC 1005.(f)(1): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

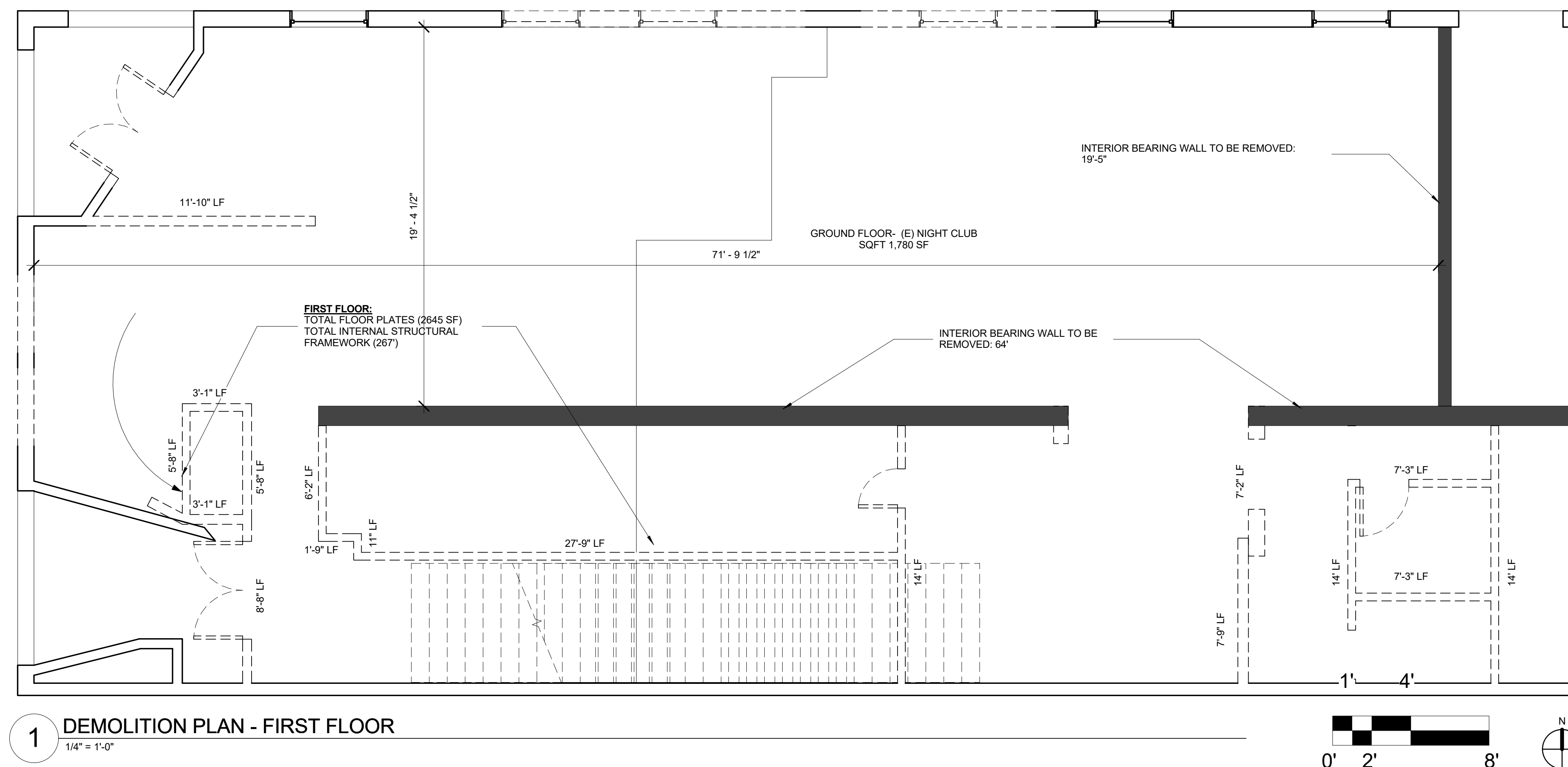
SFPC SEC 1005.(f)(2): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

SFPC SEC 1005.f(3): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM FUNCTION AS EXTERNAL OR INTERNAL WALLS IS LESS THAN 25%. PROJECT COMPLIES.

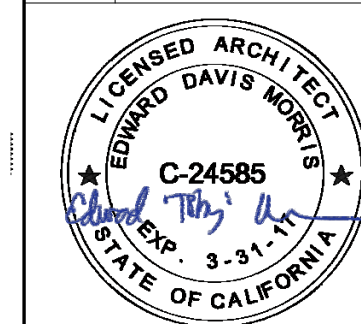
SFPC SEC 1005.(f)(4): TOTAL "INTERNAL STRUCTURAL FRAMEWORK OR FLOORPLATES" TO BE REMOVED IS LESS THAN 75% OF EXISTING. PROJECT COMPLIES.

## PARTITION / DEMO LEGEND

	WALL TO REMAIN
	STRUCT. WALL TO BE REMOVED
	NON-STRUCT. WALL TO BE REMOVED
	FLOORPLATE / WALL AREA TO BE REMOVED



## Revisions



**645-647  
VALENCIA ST.**

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

## NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DEMOLITION  
PLAN - FIRST  
FLOOR

DATE	06/13/17
------	----------

SCALE  $1/4" = 1'-0"$

DRAWN BY	SN
----------	----

CHECKED BY	TM
------------	----

JOB NO.	1304
---------	------

A0.11



DEMOLITION CALCULATIONS TABLE

Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
§1005(f)(1) Street Facing Exterior Walls (ft² of surface area including windows, doors, etc.)	25% or more	23 %	23 %	Y
§1005(f)(2) All Exterior Walls from function as exterior walls (ft² of surface area including windows, doors, etc.)	50% or more	19 %	19 %	Y
§1005(f)(3) All Exterior Walls used for external or internal wall functions (ft² of surface area including windows, doors, etc.)	25% or more	19 % (walls, doors, windows)	19%	Y
§1005(f)(4) Horizontal Elements <sup>5</sup> (ft² of floor plates except at/below grade)	75% or more (combined internal structural frame work or floor plates)	0 % (floor)	45.6%	Y
§1005(f)(4) Internal Structural Framework (linear feet of interior partitions, load bearing walls, columns, etc.)		91 % (partitions, walls, columns and doors)		

NOTE: If removal and replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review and approval. This includes floor framing, sidewalks and other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation. If removal is beyond percentages outlined in Planning Code Section 1005, further environmental review by the Planning Department is required.

DEMOLITION PERCENTAGES:  
INTERIOR STRUCTURAL FRAMEWORK & FLOOR  
PLATES

FLOOR	TOTAL (E) SQ. FTG. FLOOR PLATE	DEMOLISHED SQ. FTG. FLOOR PLATE	PERCENTAGE
1ST	NA	NA	NA
2ND	2645	0	0%
TOTAL	2645	0	0%

WALL	TOTAL (E) LINEAR FEET EXISTING WALL	DEMOLISHED LINEAR FEET DEMO WALL	PERCENTAGE
1ST	267	233	87
2ND	120	120	100%
TOTAL	387	353	91%

COMBINED TOTAL	(0% + 91%) / 2 = 45.6%
----------------	------------------------

DEMOLITION PERCENTAGES: EXTERNAL WALLS

FACADE	TOTAL SQ. FTG.	DEMOLISHED SQ. FTG.	PERCENTAGE
NORTH	2052 sq ft	470 sq ft	23%
EAST	973 sq ft	407 sq ft	42%
SOUTH	2186 sq ft	149 sq ft	7%
WEST	832 sq ft	0 sq ft	0%
TOTAL	6043 sq ft	1026 sq ft	17%

CODE: SFPC SEC 1005.(f)  
(f) FOR PURPOSES OF THIS ARTICLE 10, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

- (1) REMOVAL OF MORE THAN 25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); OR
- (2) REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; OR
- (3) REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM THEIR FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; OR
- (4) REMOVAL OF MORE THAN 75% OF THE BUILDINGS EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLANS UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE.

FINDINGS:  
SFPC SEC 1005.(f)(1): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

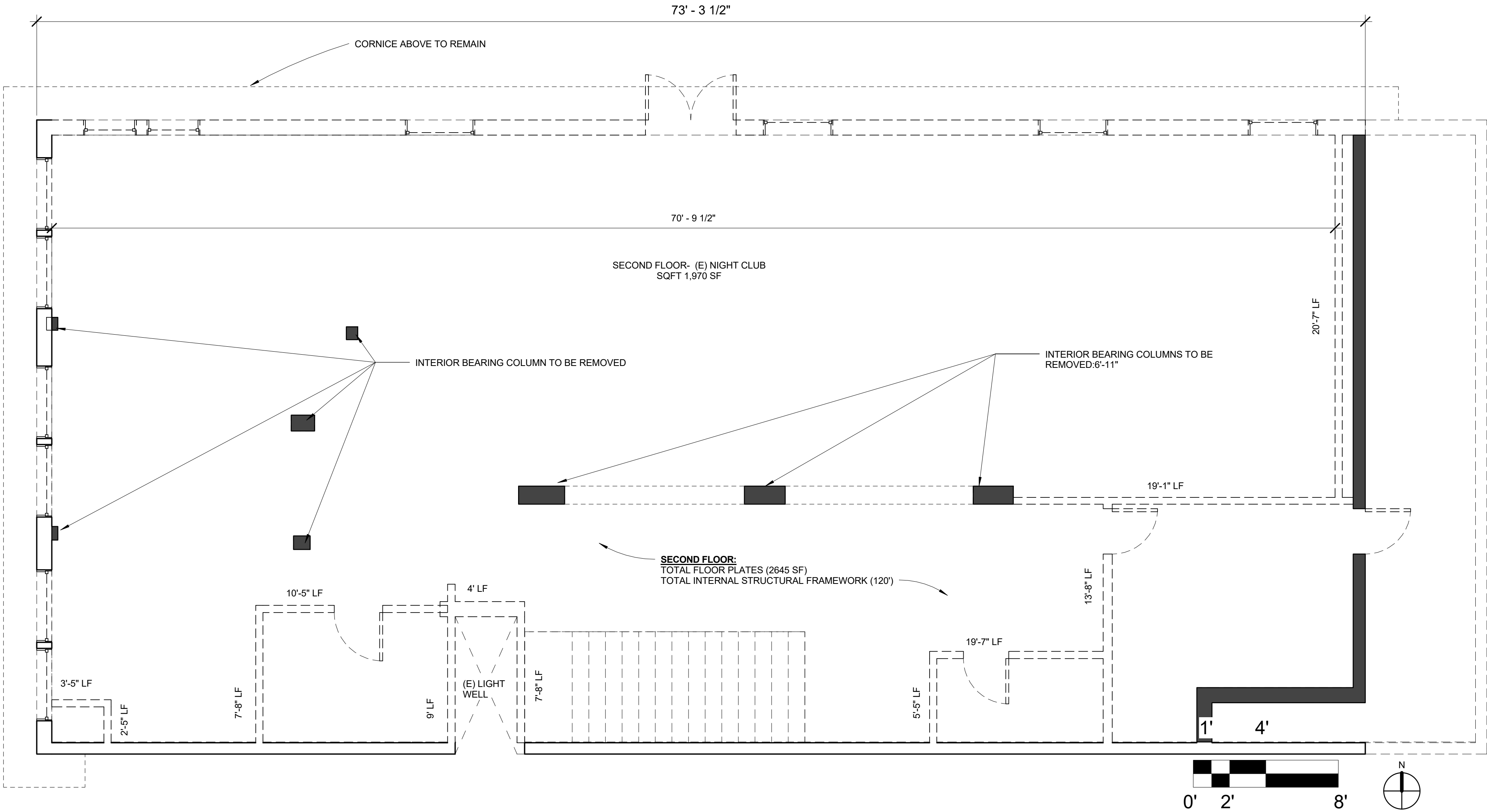
SFPC SEC 1005.(f)(2): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

SFPC SEC 1005.(f)(3): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM FUNCTION AS EXTERNAL OR INTERNAL WALLS IS LESS THAN 25%. PROJECT COMPLIES.

SFPC SEC 1005.(f)(4): TOTAL "INTERNAL STRUCTURAL FRAMEWORK OR FLOORPLATES" TO BE REMOVED IS LESS THAN 75% OF EXISTING. PROJECT COMPLIES.

PARTITION / DEMO LEGEND

	WALL TO REMAIN
	STRUCT. WALL TO BE REMOVED
	NON-STRUCT. WALL TO BE REMOVED
	FLOORPLATE / WALL AREA TO BE REMOVED



1 DEMOLITION PLAN - SECOND FLOOR  
1/4" = 1'-0"

km

kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

Revisions

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

DEMOLITION  
PLAN - SECOND  
FLOOR

DATE 06/13/17

SCALE 1/4" = 1'-0"

DRAWN BY SN

CHECKED BY TM

JOB NO. 1304

A0.12



DEMOLITION CALCULATIONS TABLE

Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
§1005(f)(1) Street Facing Exterior Walls (ft² of surface area including windows, doors, etc.)	25% or more	23 %	23 %	Y
§1005(f)(2) All Exterior Walls from function as exterior walls (ft² of surface area including windows, doors, etc.)	50% or more	19 %	19 %	Y
§1005(f)(3) All Exterior Walls used for external or internal wall functions (ft² of surface area including windows, doors, etc.)	25% or more	19 % (walls, doors, windows)	19%	Y
§1005(f)(4) Horizontal Elements⁵ (ft² of floor plates except at/below grade)	75% or more (combined internal structural frame work or floor plates)	0 % (floor)	45.6%	Y
§1005(f)(4) Internal Structural Framework (linear feet of interior partitions, load bearing walls, columns, etc.)		91 % (partitions, walls, columns and doors)		

NOTE: If removal and replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review and approval. This includes floor framing, sidewalks and other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation. If removal is beyond percentages outlined in Planning Code Section 1005, further environmental review by the Planning Department is required.

DEMOLITION PERCENTAGES:  
INTERIOR STRUCTURAL FRAMEWORK & FLOOR  
PLATES

FLOOR	TOTAL (E) SQ. FTG. FLOOR PLATE	DEMOLISHED SQ. FTG. FLOOR PLATE	PERCENTAGE
1ST	NA	NA	NA
2ND	2645	0	0%
TOTAL	2645	0	0%

WALL	TOTAL (E) LINEAR FEET EXISTING WALL	DEMOLISHED LINEAR FEET DEMO WALL	PERCENTAGE
1ST	267	233	87
2ND	120	120	100%
TOTAL	387	353	91%

COMBINED TOTAL	(0% + 91%) / 2 = 45.6%
----------------	------------------------

DEMOLITION PERCENTAGES: EXTERNAL WALLS

FACADE	TOTAL SQ. FTG.	DEMOLISHED SQ. FTG.	PERCENTAGE
NORTH	2052 sq ft	470 sq ft	23%
EAST	973 sq ft	407 sq ft	42%
SOUTH	2186 sq ft	149 sq ft	7%
WEST	832 sq ft	0 sq ft	0%
TOTAL	6043 sq ft	1026 sq ft	17%

CODE: SFPC SEC 1005.(f)  
(f) FOR PURPOSES OF THIS ARTICLE 10, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

- (1) REMOVAL OF MORE THAN 25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); OR
- (2) REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; OR
- (3) REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM THEIR FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; OR
- (4) REMOVAL OF MORE THAN 75% OF THE BUILDINGS EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLANS UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE.

FINDINGS:  
SFPC SEC 1005.(f)(1): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

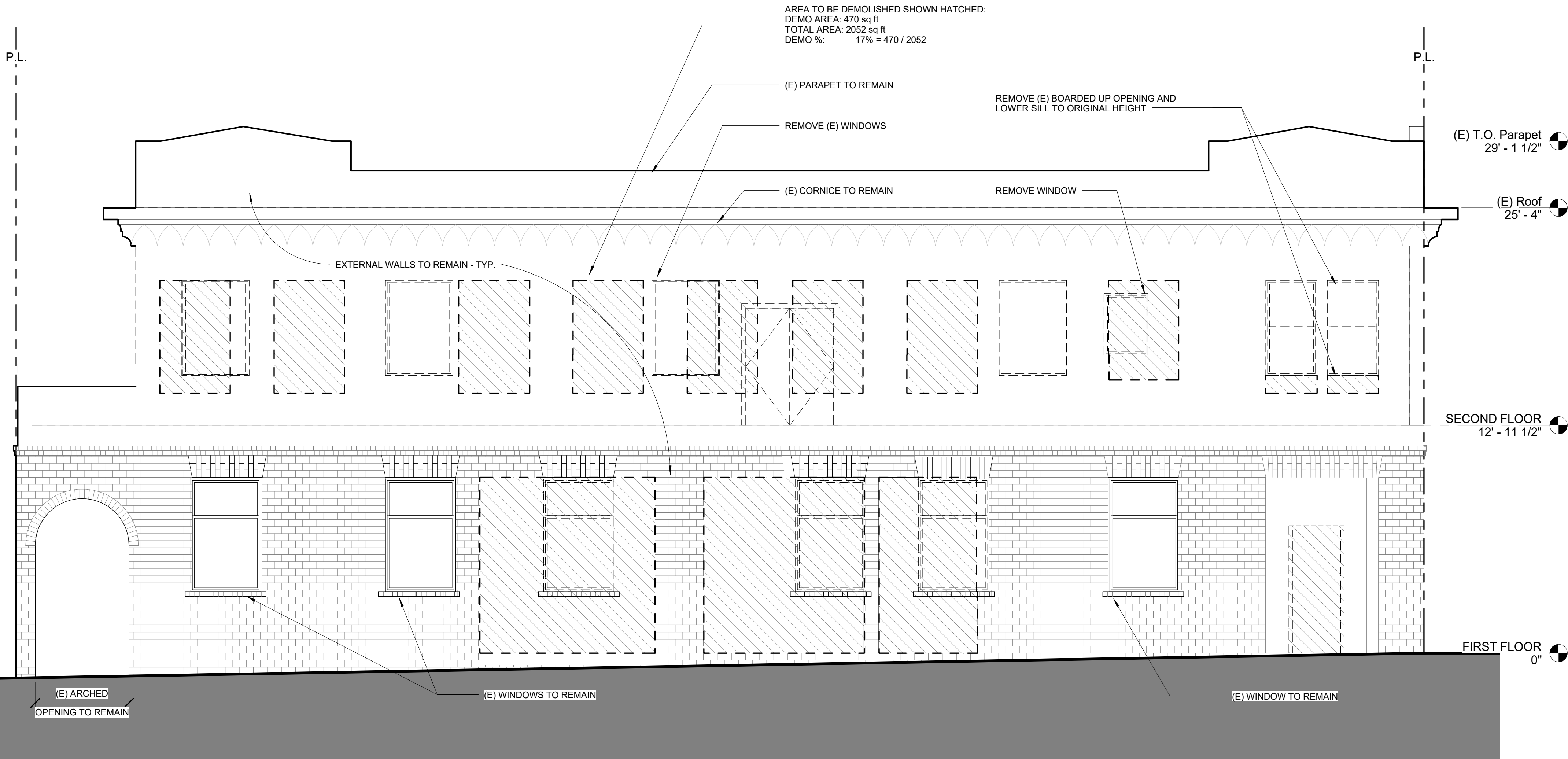
SFPC SEC 1005.(f)(2): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

SFPC SEC 1005.(f)(3): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM FUNCTION AS EXTERNAL OR INTERNAL WALLS IS LESS THAN 25%. PROJECT COMPLIES.

SFPC SEC 1005.(f)(4): TOTAL "INTERNAL STRUCTURAL FRAMEWORK OR FLOORPLATES" TO BE REMOVED IS LESS THAN 75% OF EXISTING. PROJECT COMPLIES.

PARTITION / DEMO LEGEND

	WALL TO REMAIN
	STRUCT. WALL TO BE REMOVED
	NON-STRUCT. WALL TO BE REMOVED
	FLOORPLATE / WALL AREA TO BE REMOVED



1 DEMOLITION BUILDING ELEVATION - NORTH  
1/4" = 1'-0"

km

kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302

Revisions

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman/Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

DEMOLITION  
ELEVATION -  
NORTH

DATE 06/13/17

SCALE 1/4" = 1'-0"

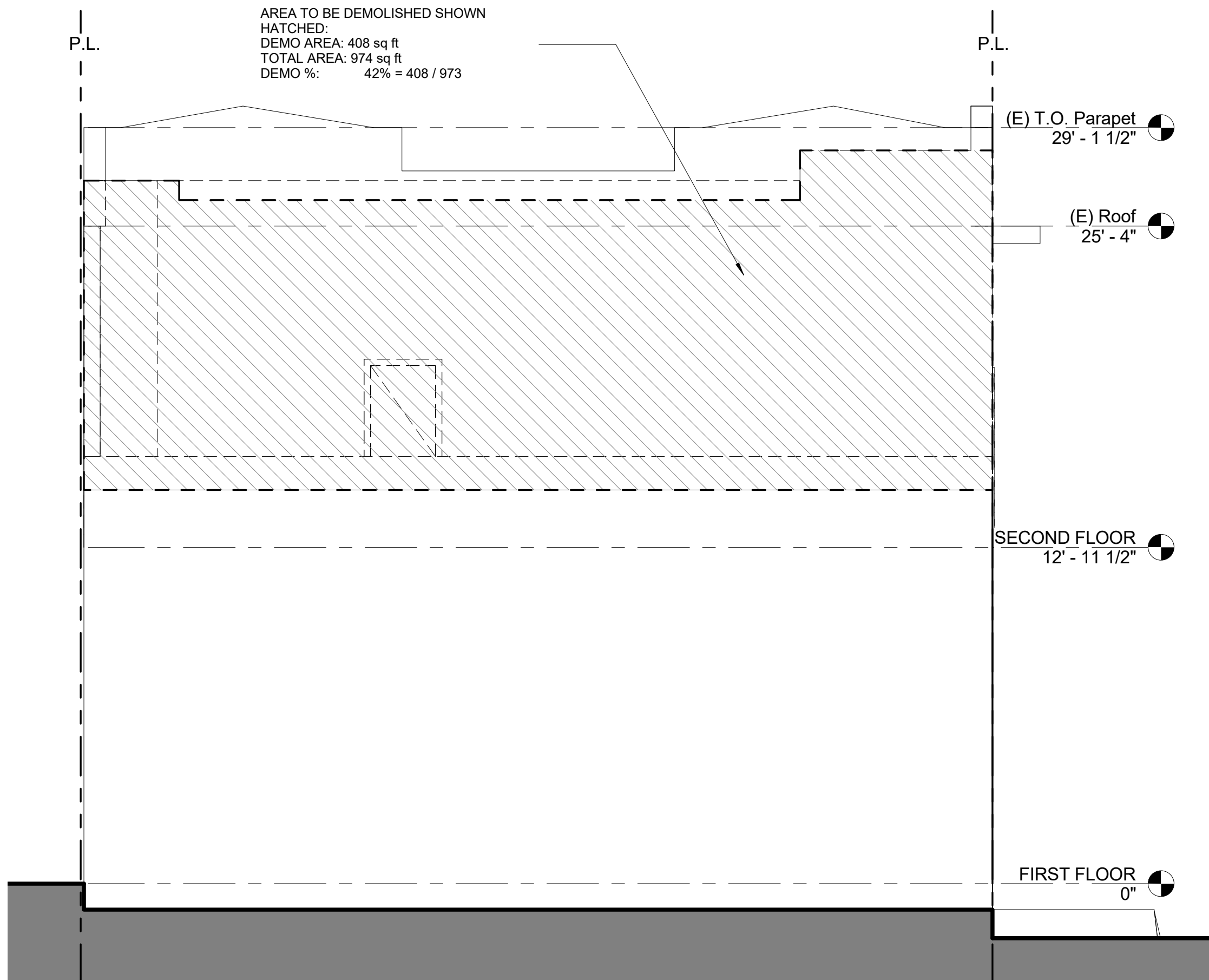
DRAWN BY CG

CHECKED BY TM

JOB NO. 1304

A0.13





DEMOLITION CALCULATIONS TABLE

Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
<b>§1005(f)(1) Street Facing Exterior Walls</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	25% or more	23 %	23 %	Y
<b>§1005(f)(2) All Exterior Walls from function as exterior walls</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	50% or more	19 %	19 %	Y
<b>§1005(f)(3) All Exterior Walls used for external or internal wall functions</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	25% or more	19 % (walls, doors, windows)	19%	Y
<b>§1005(f)(4) Horizontal Elements<sup>5</sup></b> (ft <sup>2</sup> of floor plates except at/below grade)	75% or more (combined internal structural frame work or floor plates)	0 % (floor)	45.6%	Y
<b>§1005(f)(4) Internal Structural Framework</b> (linear feet of interior partitions, load bearing walls, columns, etc.)		91 % (partitions, walls, columns and doors)		

**NOTE:** If removal and replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review and approval. This includes floor framing, sidewalks and other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation. If removal is beyond percentages outlined in Planning Code Section 1005, further environmental review by the Planning Department is required.

DEMOLITION PERCENTAGES:  
INTERIOR STRUCTURAL FRAMEWORK & FLOOR  
PLATES

FLOOR	TOTAL (E) SQ. FTG. FLOOR PLATE	DEMOLISHED SQ. FTG. FLOOR PLATE	PERCENTAGE
1ST	NA	NA	NA
2ND	2645	0	0%
TOTAL	2645	0	0%

WALL	TOTAL (E) LINEAR FEET EXISTING WALL	DEMOLISHED LINEAR FEET DEMO WALL	PERCENTAGE
1ST	267	233	87
2ND	120	120	100%
TOTAL	387	353	91%

COMBINED TOTAL	(0% + 91%) / 2 = 45.6%
----------------	------------------------

DEMOLITION PERCENTAGES: EXTERNAL WALLS

FACADE	TOTAL SQ. FTG.	DEMOLISHED SQ. FTG.	PERCENTAGE
NORTH	2052 sq ft	470 sq ft	23%
EAST	973 sq ft	407 sq ft	42%
SOUTH	2186 sq ft	149 sq ft	7%
WEST	832 sq ft	0 sq ft	0%
TOTAL	6043 sq ft	1026 sq ft	17%

**CODE:** SFPC SEC 1005.(f)  
(f) FOR PURPOSES OF THIS ARTICLE 10, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

- (1) REMOVAL OF MORE THAN 25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); OR
- (2) REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; OR
- (3) REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM THEIR FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; OR
- (4) REMOVAL OF MORE THAN 75% OF THE BUILDINGS EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLANS UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE.

**FINDINGS:**  
SFPC SEC 1005.(f)(1): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

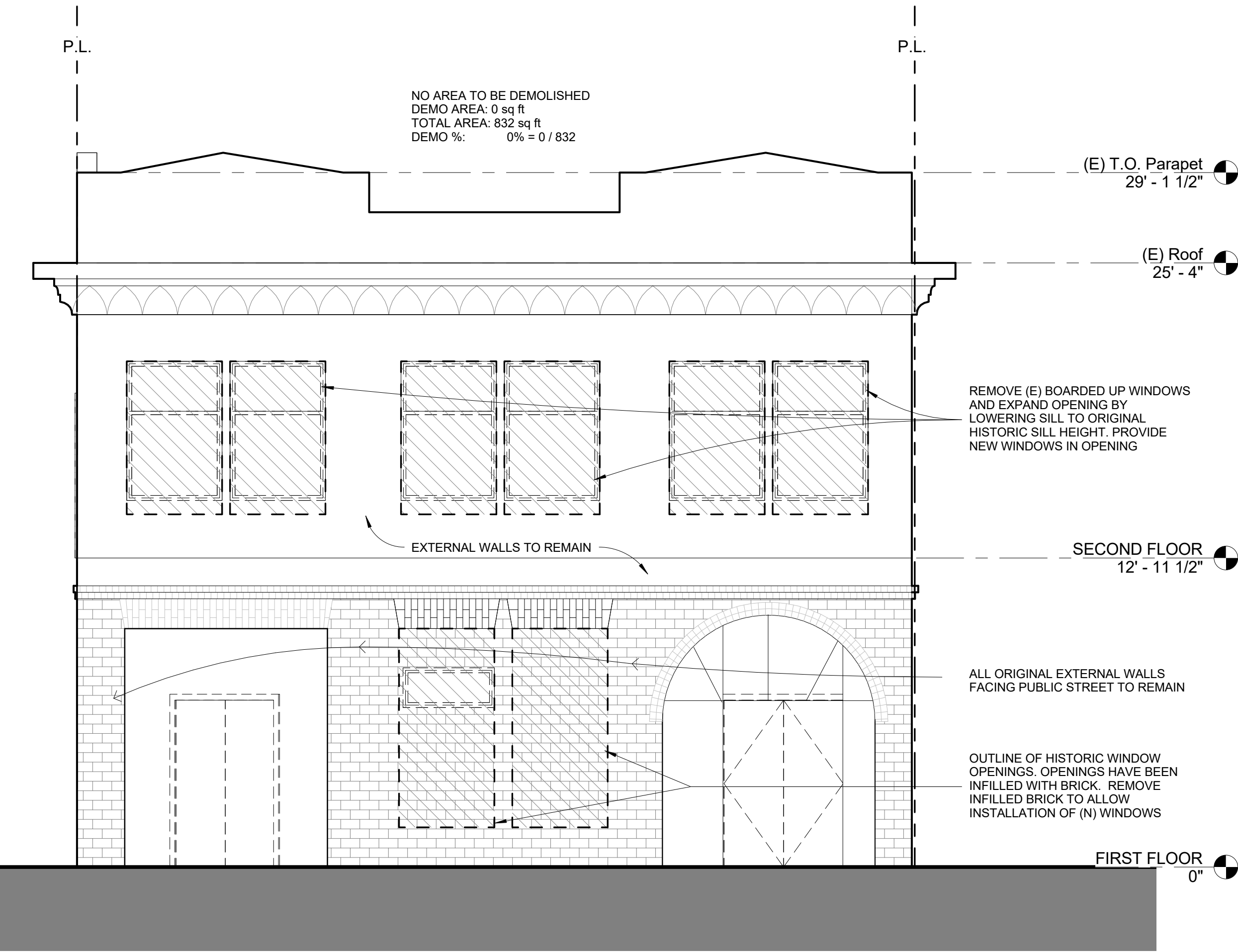
SFPC SEC 1005.(f)(2): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM THEIR FUNCTION AS EXTERNAL WALLS IS LESS THAN 50%. PROJECT COMPLIES.

SFPC SEC 1005.(f)(3): PERCENTAGE OF EXTERNAL WALLS TO BE REMOVED (17%) FROM FUNCTION AS EXTERNAL OR INTERNAL WALLS IS LESS THAN 25%. PROJECT COMPLIES.

SFPC SEC 1005.(f)(4): TOTAL "INTERNAL STRUCTURAL FRAMEWORK OR FLOORPLATES" TO BE REMOVED IS LESS THAN 75% OF EXISTING. PROJECT COMPLIES.

PARTITION / DEMO LEGEND

	WALL TO REMAIN
	STRUCT. WALL TO BE REMOVED
	NON-STRUCT. WALL TO BE REMOVED
	FLOORPLATE / WALL AREA TO BE REMOVED

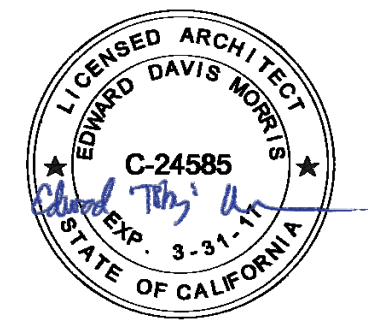


km

kerman  
morris  
architects llp

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

Revisions



645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

**NOTICE**

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DEMOLITION  
ELEVATION -  
EAST AND WEST

DATE	06/13/17
SCALE	1/4" = 1'-0"
DRAWN BY	CG
CHECKED BY	TM
JOB NO.	1304

A0.14



Removal of Elements	Section 1005 Limits	Proposed Project	Proposed Project Total	Meets Planning Code?
<b>§1005(f)(1) Street Facing Exterior Walls</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	25% or more	23 %	23 %	Y
<b>§1005(f)(2) All Exterior Walls from function as exterior walls</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	50% or more	19 %	19 %	Y
<b>§1005(f)(3) All Exterior Walls used for external or internal wall functions</b> (ft <sup>2</sup> of surface area including windows, doors, etc.)	25% or more	19 % (walls, doors, windows)	19%	Y
<b>§1005(f)(4) Horizontal Elements<sup>5</sup></b> (ft <sup>2</sup> of floor plates except at/below grade)	75% or more <i>(combined internal structural frame work or floor plates)</i>	0 % (floor)	45.6%	Y
<b>§1005(f)(4) Internal Structural Framework</b> (linear feet of interior partitions, load bearing walls, columns, etc.)		91 % (partitions, walls, columns and doors)		

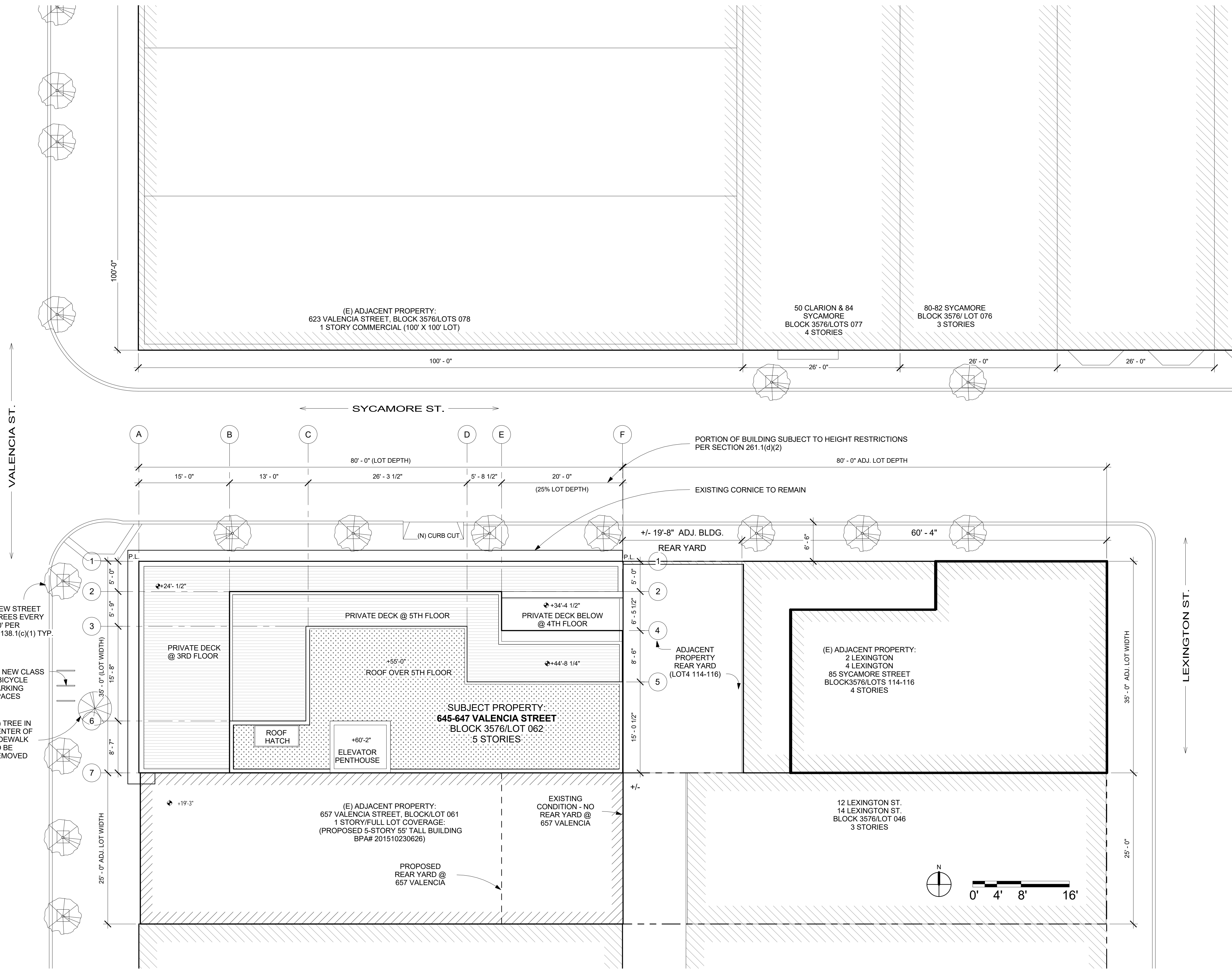
FLOOR	TOTAL (E) SQ. FTG. FLOOR PLATE	DEMOLISHED SQ. FTG. FLOOR PLATE	PERCENTAGE
1ST	NA	NA	NA
2ND	2645	0	0%
TOTAL	2645	0	0%

COMBINED TOTAL	$(0\% + 91\%) / 2 = 45.6\%$
----------------	-----------------------------

FACADE	TOTAL SQ. FTG.	DEMOLISHED SQ. FTG.	PERCENTAGE
NORTH	2052 sq ft	470 sq ft	23%
EAST	973 sq ft	407 sq ft	42%
SOUTH	2186 sq ft	149 sq ft	7%
WEST	832 sq ft	0 sq ft	0%
TOTAL	6043 sq ft	1026 sq ft	17%

SFPC SEC 1005.(f)(4): TOTAL "INTERNAL STRUCTURAL FRAMEWORK OR FLOORPLATES" TO BE REMOVED IS LESS THAN 75% OF EXISTING. PROJECT COMPLIES.

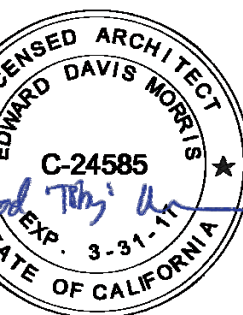




km  
kerman  
morris  
architects llp

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

Revisions



645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman/Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PROPOSED SITE  
PLAN

DATE 06/13/17

SCALE 1/8" = 1'-0"

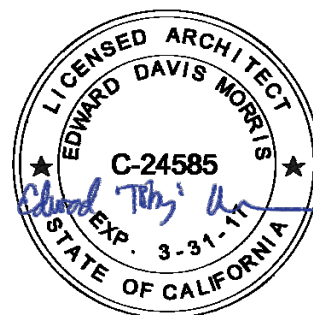
DRAWN BY Author

CHECKED BY Checker

JOB NO. 1304

A1.00

Revisions



645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PROPOSED  
PLAN - FIRST  
FLOOR

DATE 06/13/17

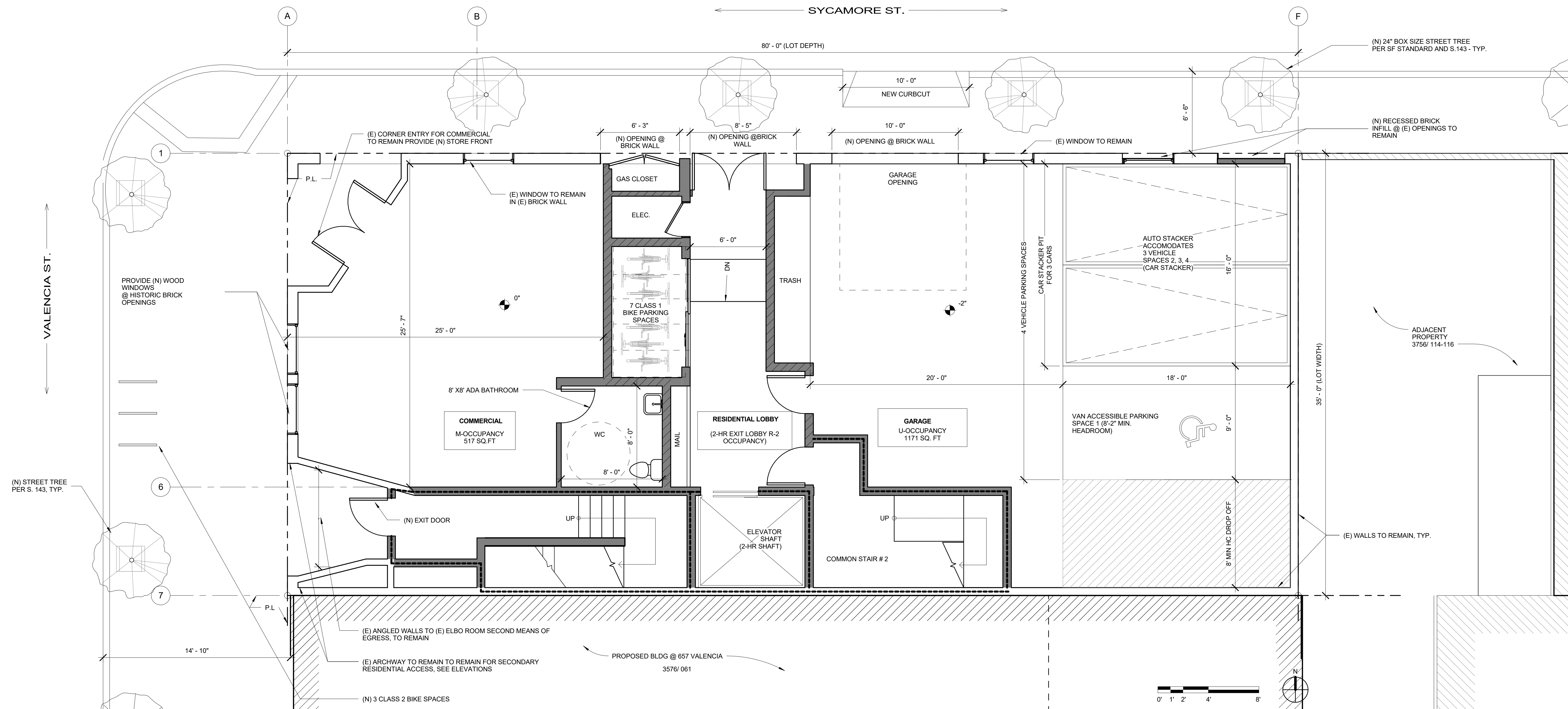
SCALE As indicated

DRAWN BY SN

CHECKED BY TM

JOB NO. 1304

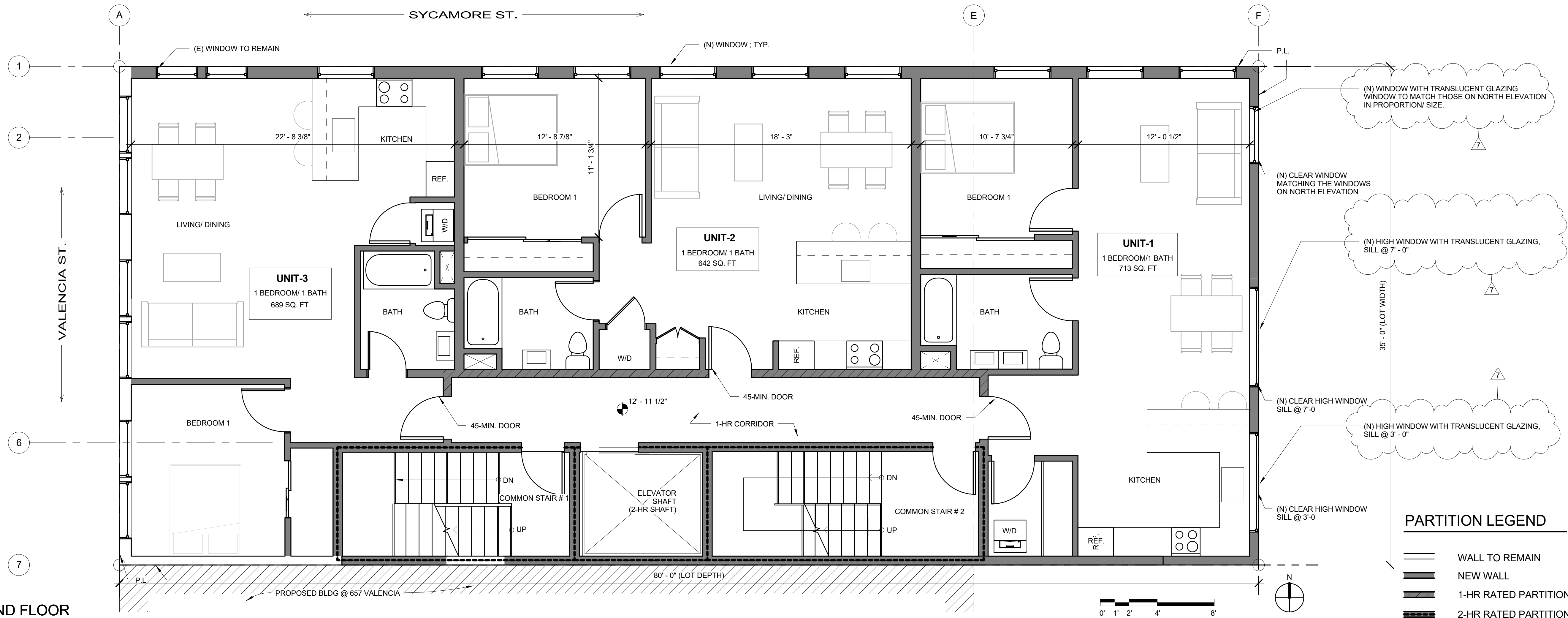
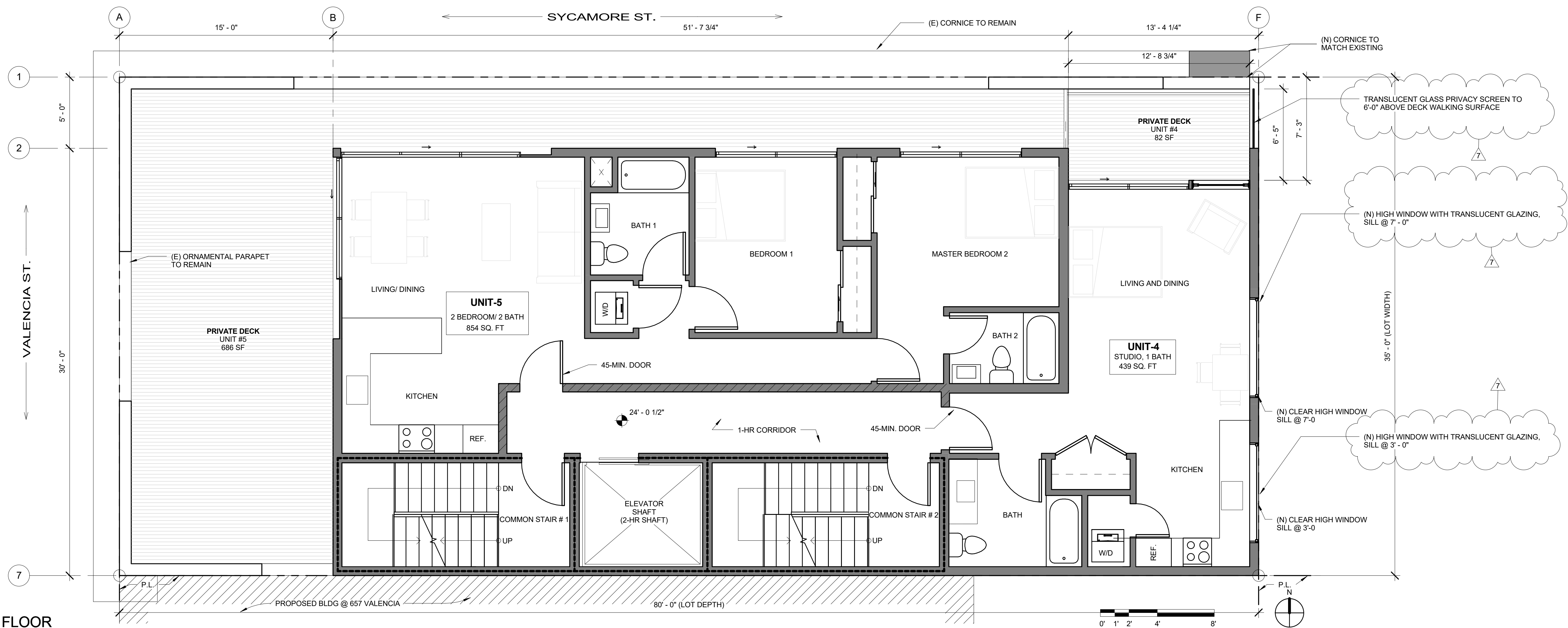
A1.01



PARTITION LEGEND

- WALL TO REMAIN
- NEW WALL
- 1-HR RATED PARTITION
- 2-HR RATED PARTITION



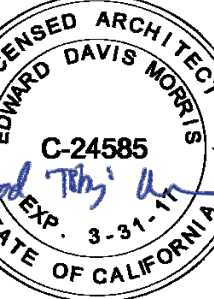


**km**  
kerman  
morris  
architects llp

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

Revisions

7	SITE PERMIT R1	06-13-17
---	----------------	----------



**645-647**  
**VALENCIA ST.**

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

**NOTICE**

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

**PROPOSED PLAN - SECOND & THIRD FLOORS**

DATE 06/13/17

SCALE As indicated

DRAWN BY CG, SN

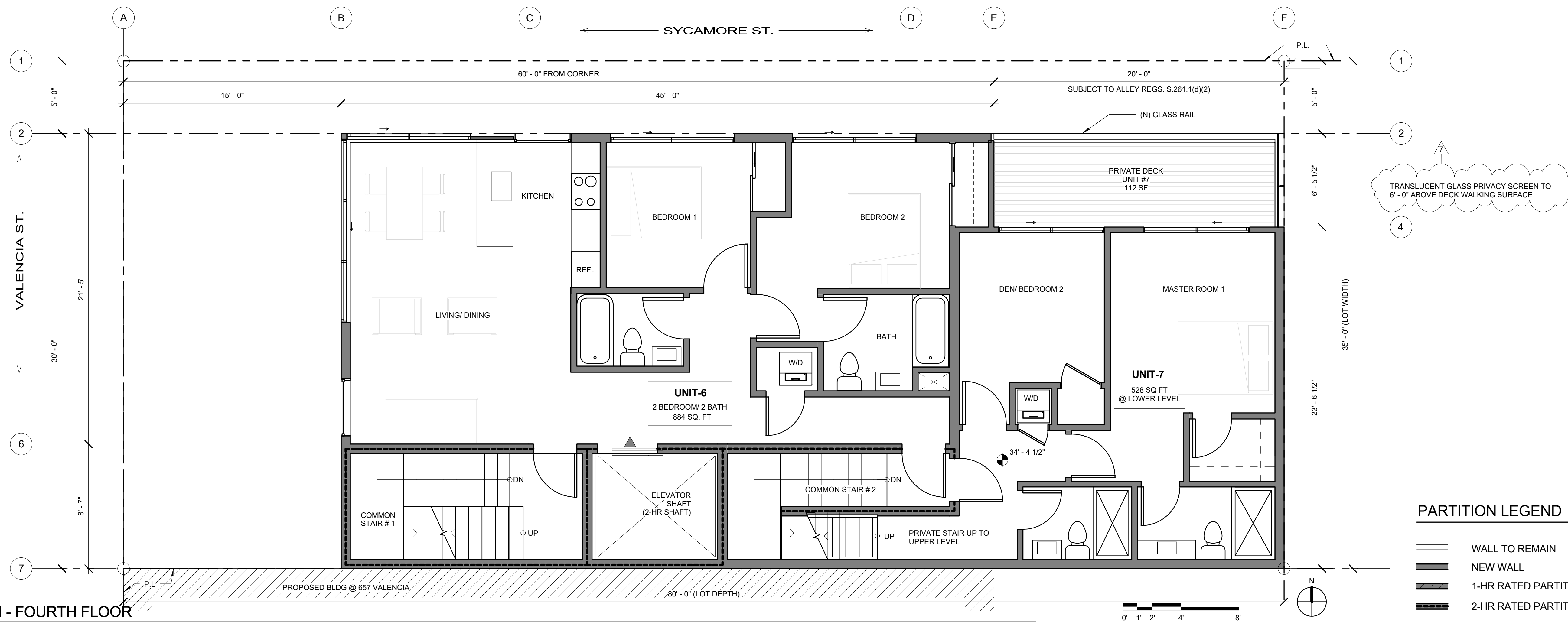
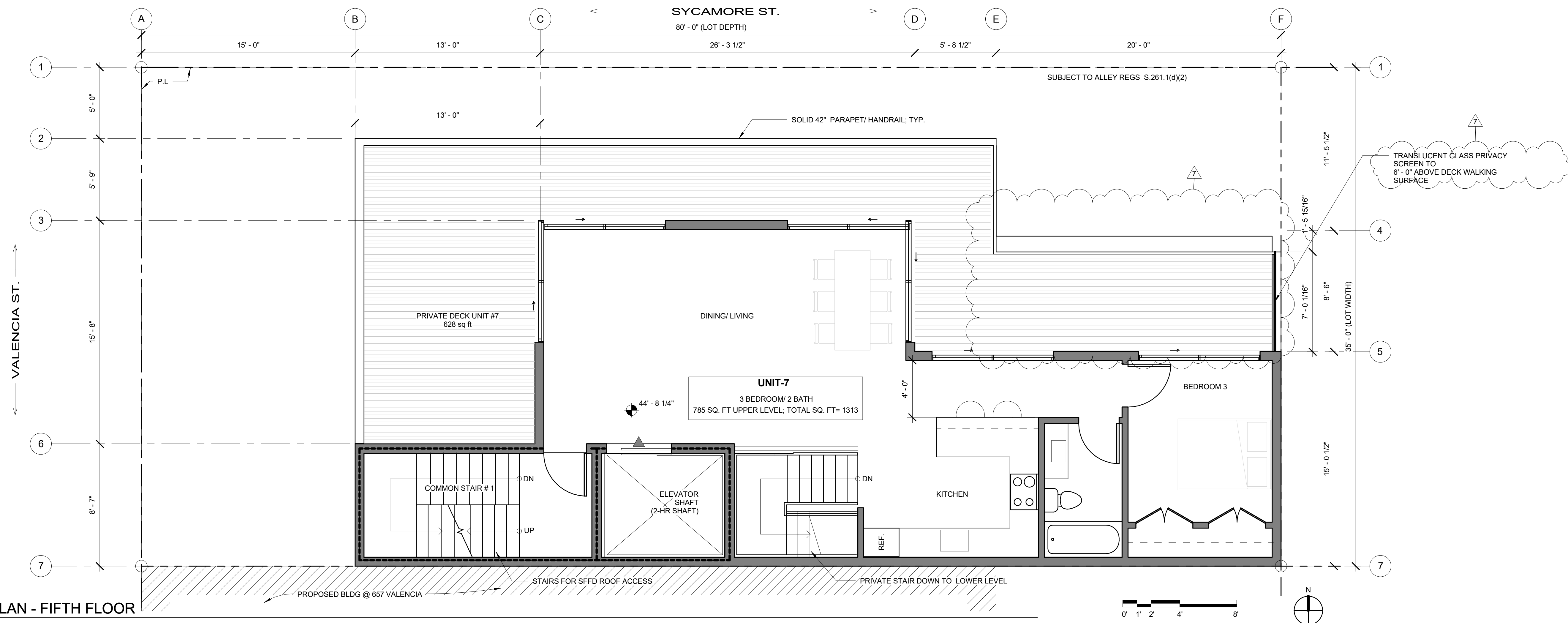
CHECKED BY TM

JOB NO. 1304

**A1.02**

**PARTITION LEGEND**

- WALL TO REMAIN
- NEW WALL
- 1-HR RATED PARTITION
- 2-HR RATED PARTITION



**PARTITION LEGEND**

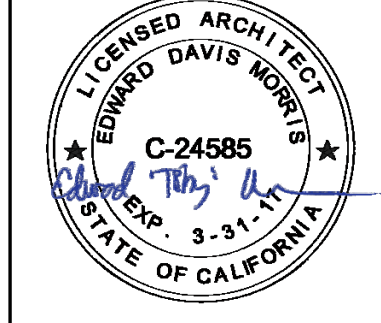
---	WALL TO REMAIN
---	NEW WALL
---	1-HR RATED PARTITION
---	2-HR RATED PARTITION

**km**  
kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

**Revisions**

7	SITE PERMIT R1 06-13-17



**645-647  
VALENCIA ST.**

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

**NOTICE**

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

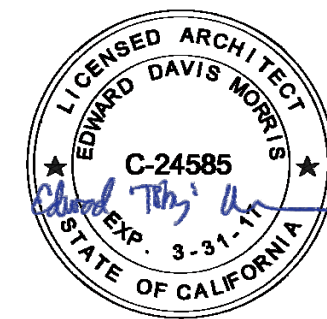
**PROPOSED  
PLAN - FOURTH  
& FIFTH FLOORS**

DATE	06/13/17
SCALE	As indicated
DRAWN BY	CG, SN
CHECKED BY	TM
JOB NO.	1304

**A1.03**



Revisions	
7	SITE PERMIT R1 06-13-17



**645-647  
VALENCIA ST.**  
  
ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

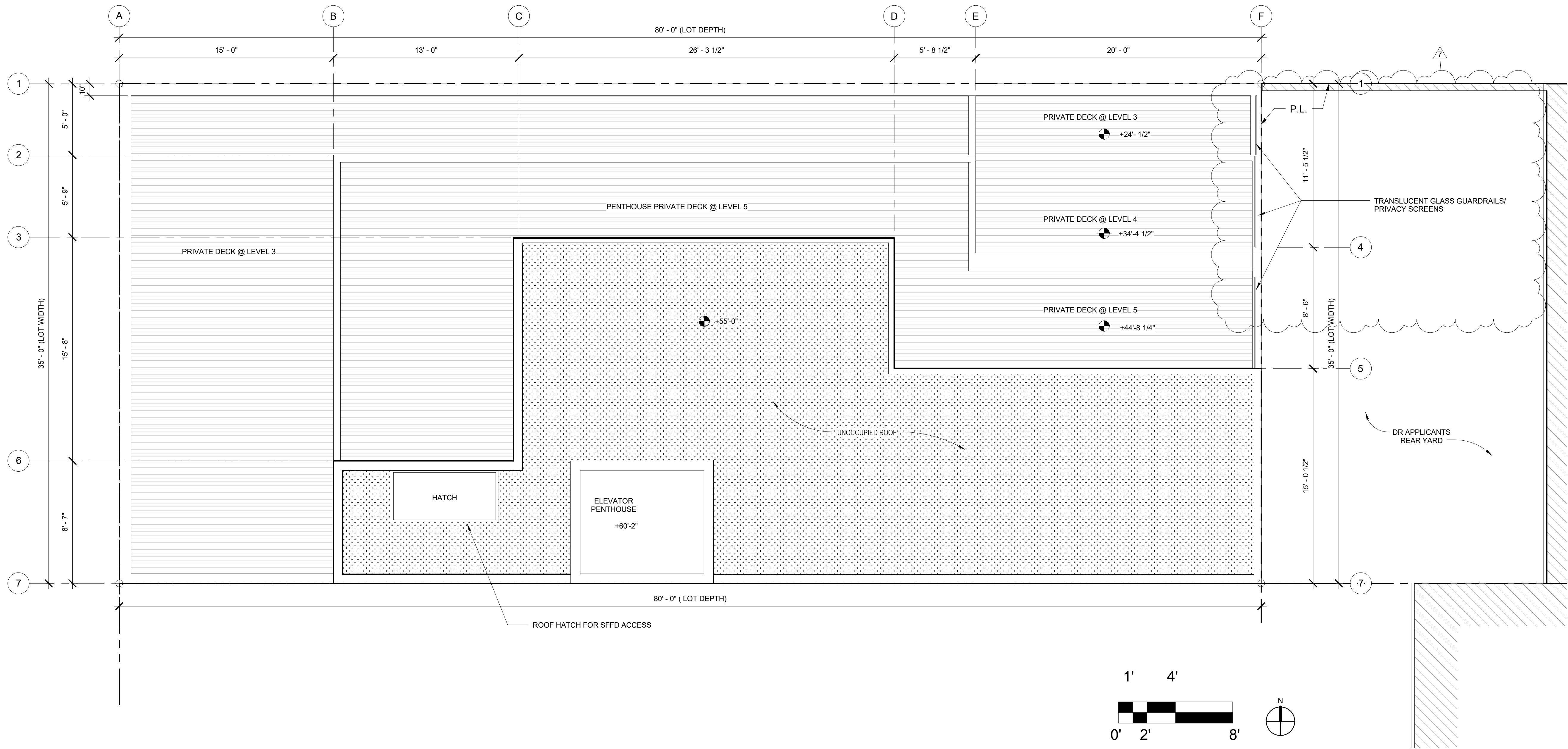
3576/ 062

**NOTICE**  
These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.  
The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.  
These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.  
All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

**PROPOSED  
PLAN - ROOF**

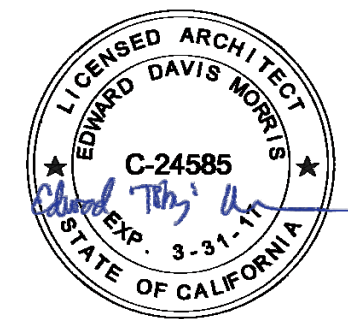
DATE	06/13/17
SCALE	1/4" = 1'-0"
DRAWN BY	CG, SN
CHECKED BY	TM
JOB NO.	1304

**A1.04**



Revisions

7 SITE PERMIT R1  
06-13-17



645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING  
ELEVATION -  
NORTH

DATE 06/13/17

SCALE 1/4" = 1'-0"

DRAWN BY CG, SN

CHECKED BY TM

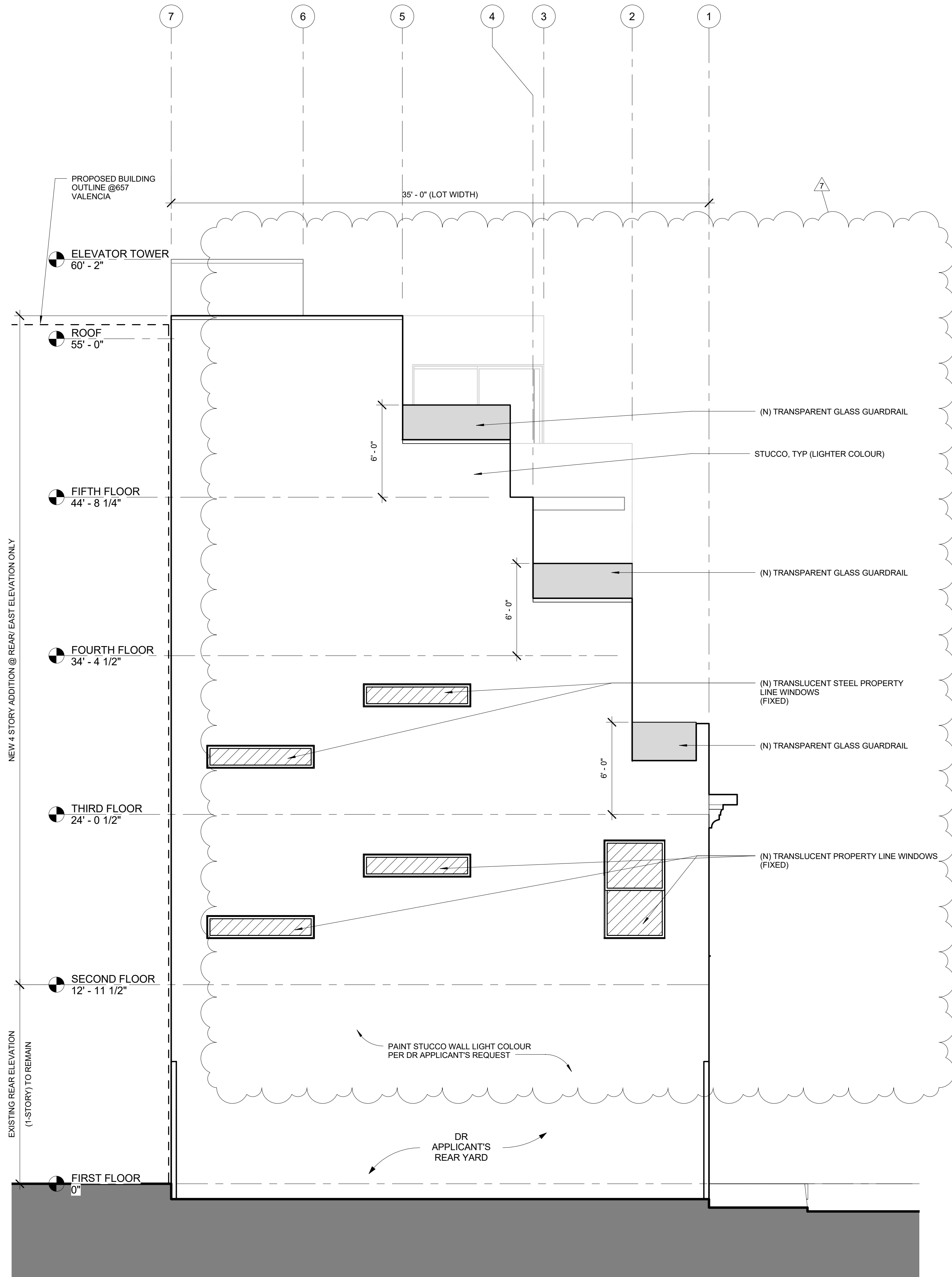
JOB NO. 1304

A2.01



1 PROPOSED BUILDING ELEVATION - NORTH  
1/4" = 1'-0"





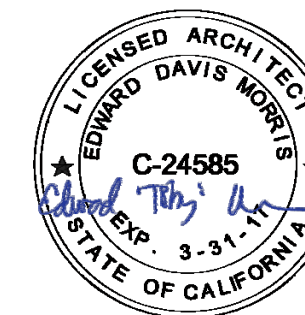
1 PROPOSED BUILDING ELEVATION - EAST  
1/4" = 1'-0"



2 PROPOSED BUILDING ELEVATION - WEST  
1/4" = 1'-0"

Revisions

7 SITE PERMIT R1  
06-13-17



645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING  
ELEVATION -  
EAST & WEST

DATE 06/13/17

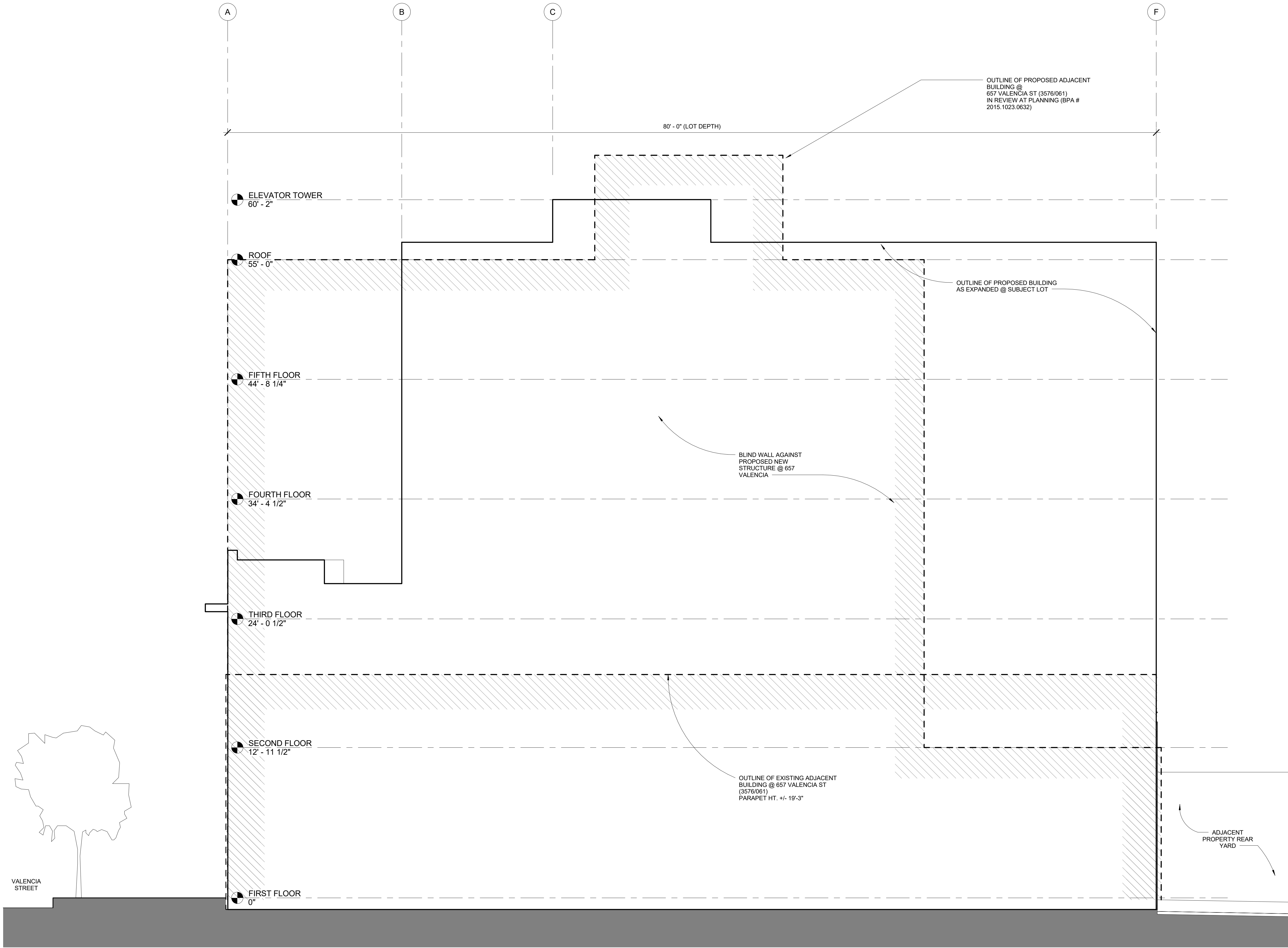
SCALE 1/4" = 1'-0"

DRAWN BY CG, SN

CHECKED BY TM

JOB NO. 1304

A2.02



km

kerman  
morris  
architects llp

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

Revisions


3576/ 062

C-24585

EXP. 3-31-17

STATE OF CALIFORNIA

645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING  
ELEVATIONS -  
SOUTH

DATE

06/13/17

SCALE

1/4" = 1'-0"

DRAWN BY

CG, SN

CHECKED BY

TM

JOB NO.

1304

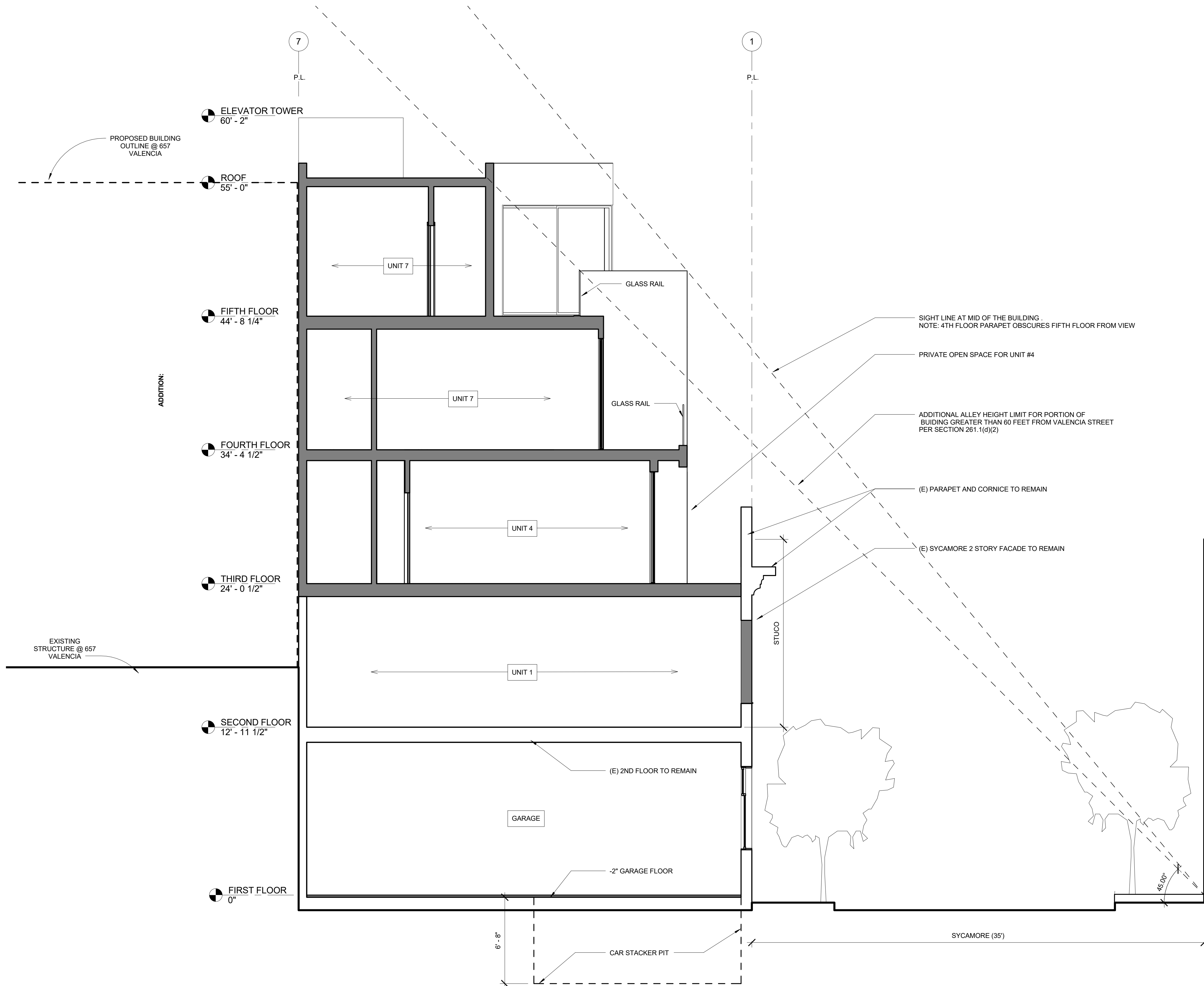
A2.03

1

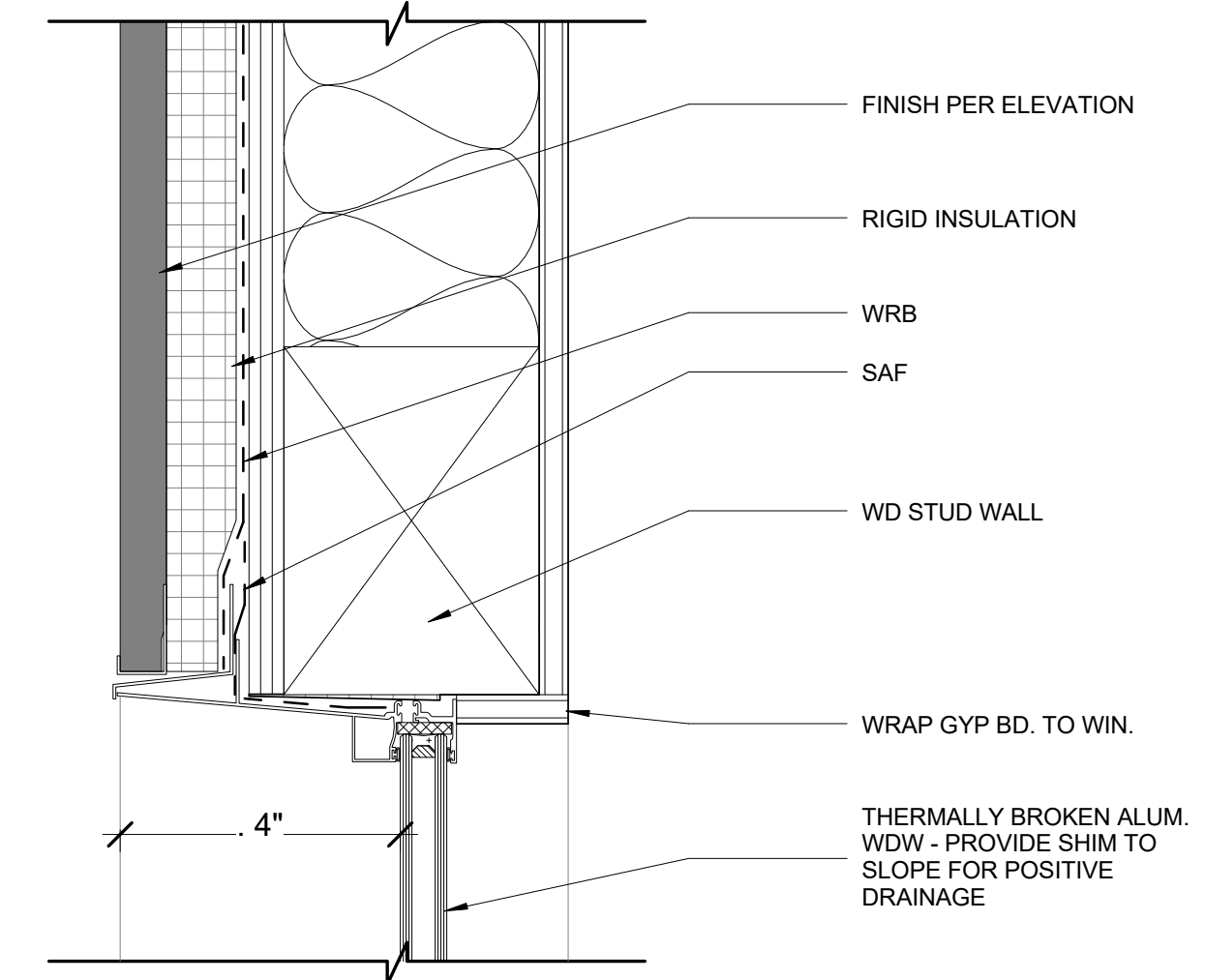
PROPOSED BUILDING ELEVATION - SOUTH

1/4" = 1'-0"

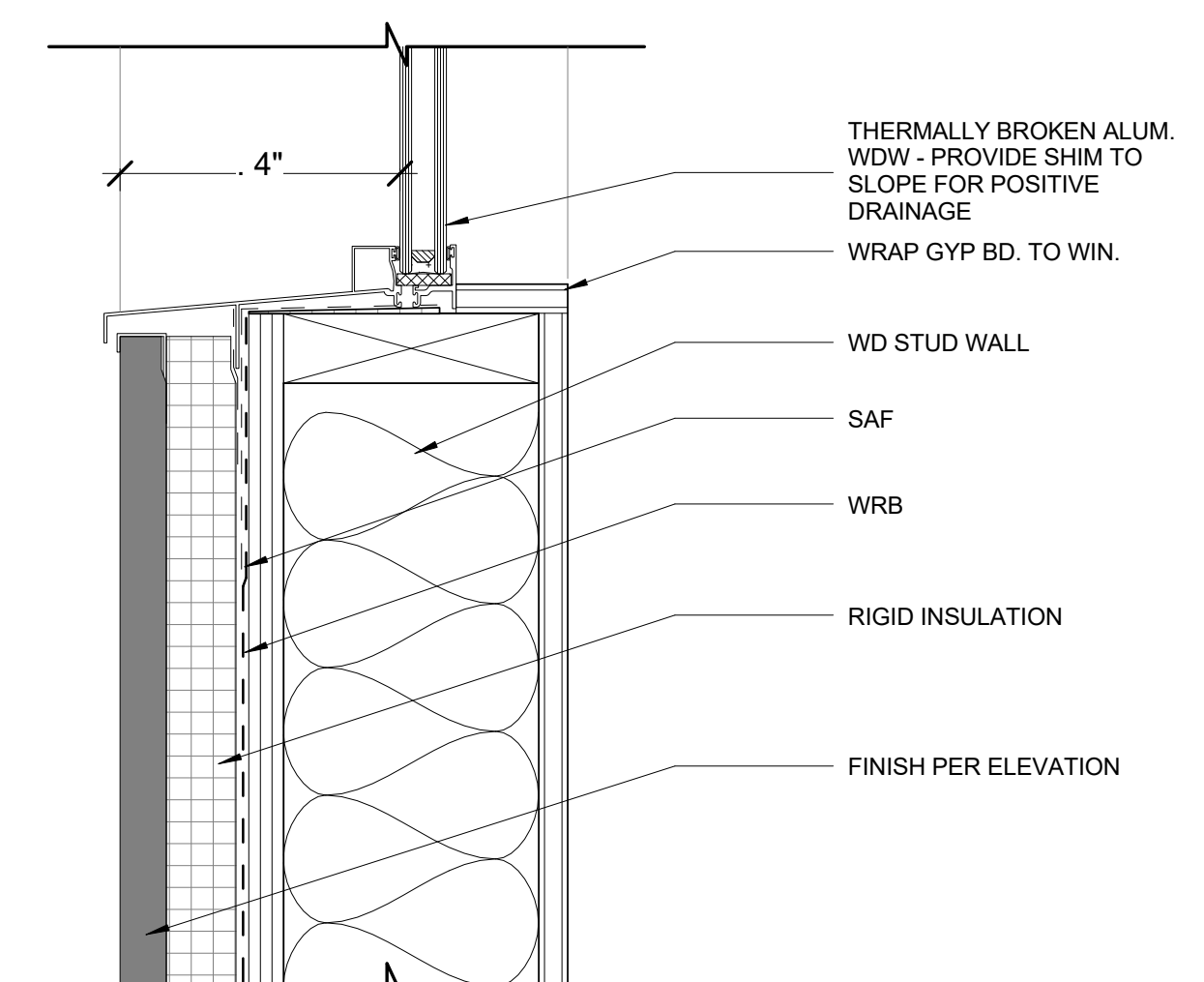




1 PROPOSED BUILDING SECTION - N/S REAR  
1/4" = 1'-0"



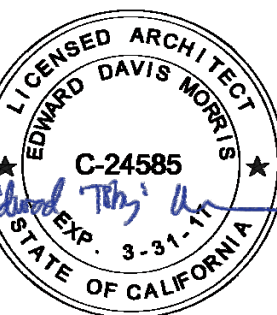
3 EXTERIOR DETAIL - WINDOW HEAD  
3" = 1'-0"



2 EXTERIOR DETAIL - WINDOW SILL  
3" = 1'-0"

Revisions

NO.	DESCRIPTION	DATE



645-647  
VALENCIA ST.  
ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman/Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING  
SECTION - EAST  
(REAR)

DATE 06/13/17

SCALE As indicated

DRAWN BY CG, SN

CHECKED BY TM

JOB NO. 1304

A3.01



1 PROPOSED BUILDING SECTION - LONGITUDINAL  
1/4" = 1'-0"

km

kerman  
morris  
architects llp

139 Noe Street  
San Francisco, CA  
94114  
415.749.0302

Revisions

7

SITE PERMIT R1  
06-13-17

EDWARD DAVIS MORRIS  
C-24585  
Exp. 3-31-17  
STATE OF CALIFORNIA

645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING SECTION

DATE 06/13/17

SCALE 1/4" = 1'-0"

DRAWN BY CG, SN

CHECKED BY TM

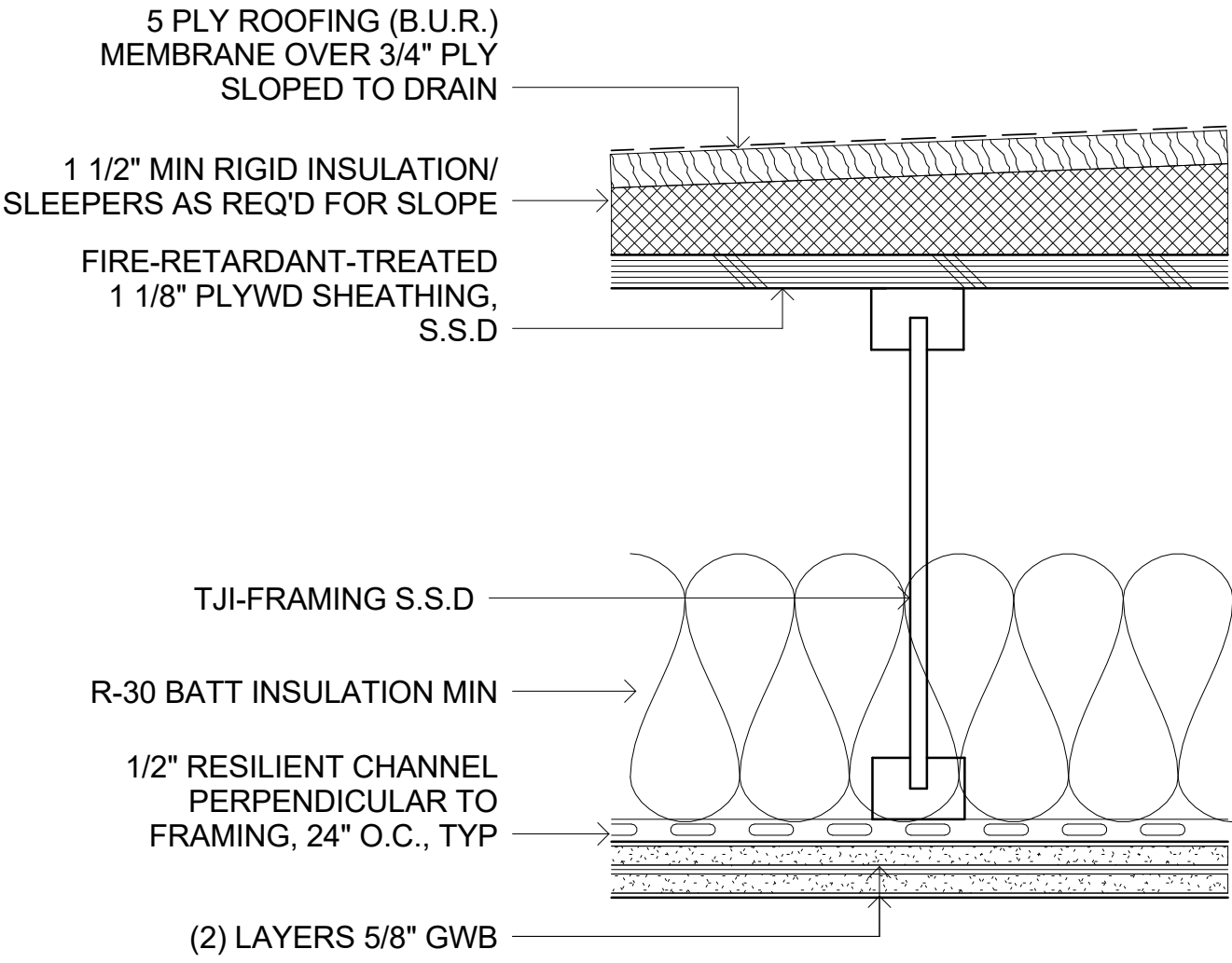
JOB NO. 1304

A3.02



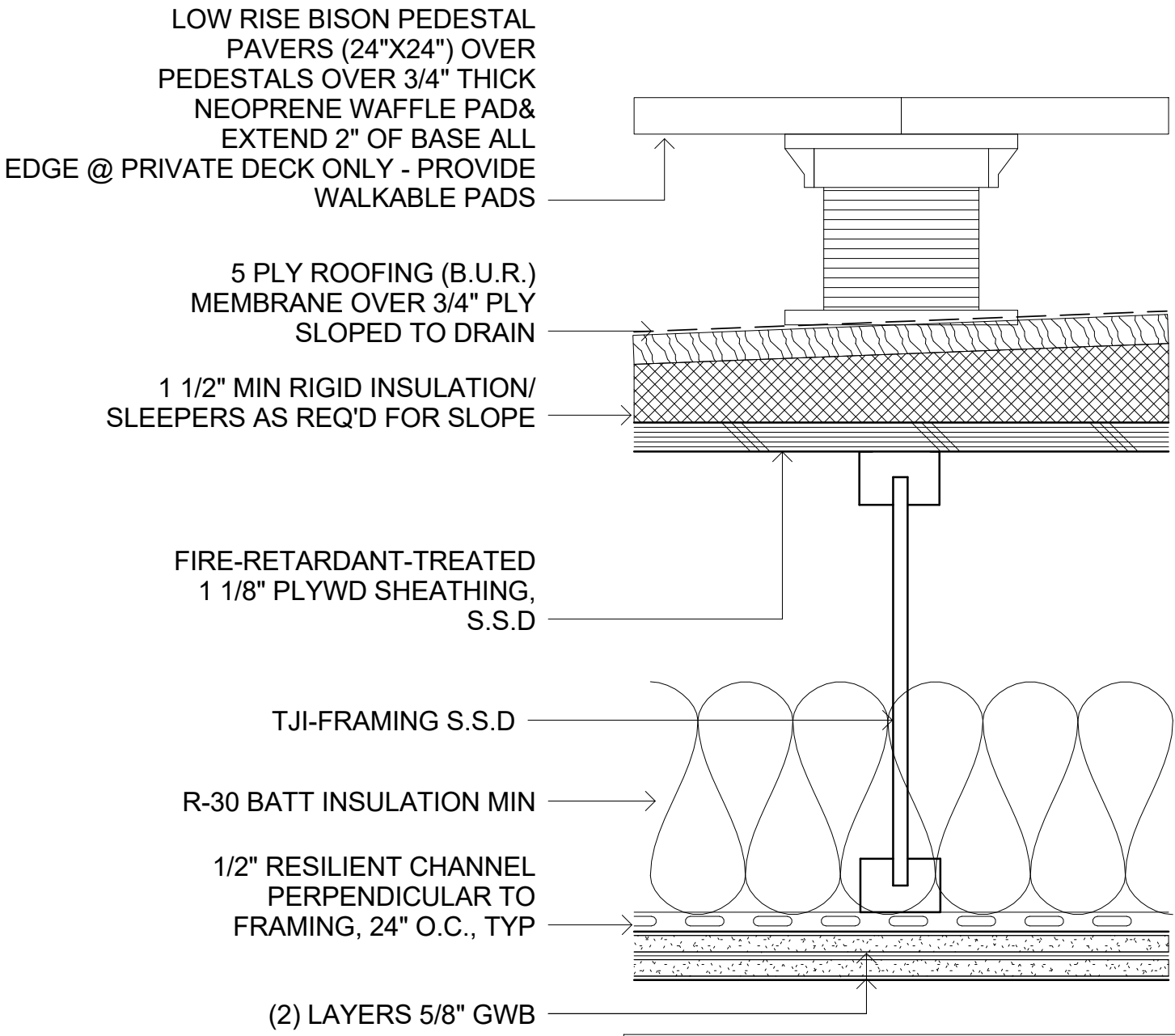
GENERAL NOTES FOR WALL TYPES:

1. SEE STRUCTURAL DRAWINGS FOR FRAMING SIZES.
2. THE FOLLOWING CONDITIONS MAY OCCUR AT ANY OF THE WALL TYPES DESCRIBED ABOVE. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. GLASS MESH MORTAR UNIT OVER WATER RESISTIVE GYPSUM WALL BOARD AT BATH SHOWER. SEE PLANS AND ELEVATIONS.
4. WATER RESISTIVE GYPSUM WALL BOARD REQUIRED FOR ALL LAYERS AT BATHROOMS, POWDER ROOMS, KITCHEN SINK, LAUNDRY AREA AND BEHIND COOK TOP. GYPSUM BOARD TO BE TYPE "X" WHERE REQUIRED FOR RATED WALLS. REFER TO PLANS.
5. EXTERIOR SIDING OVER PLYWOOD SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS.
6. PROVIDE AND INSTALL CONTINUOUS SHEAR PANELS WHERE REQUIRED PER STRUCTURAL DRAWINGS.
7. PROVIDE SOUND ATTENUATION INSULATION IN ALL INTERIOR BEDROOMS AND BATHROOM WALLS.
8. FURR WALLS ADJACENT TO SHEAR PANELS AS REQUIRED FOR CONTINUOUS SUBSTRATE FINISH SURFACES.
9. GYPSUM WALLBOARD REQUIRED FOR RATED ASSEMBLIES IS TO BE CONTINUOUS FOR FLOOR TO CEILING BEHIND FIXTURES (E.G. BATHTUBS), CABINETS, OTHER SUBSTRATE MATERIALS, ETC...
10. GYPSUM BOARD OF SOUND-RATED ASSEMBLIES SHOULD BE HELD BACK 1/4" FROM ALL INTERSECTING SURFACES AND THE GAP CAULKED AIRTIGHT WITH ACOUSTICAL SEALANT. WHERE SOUND-RATED ASSEMBLIES MUST ALSO MEET A FIRE RATING, PROVIDE A FIRE-RATED ACOUSTICAL SEALANT.
11. CBC REQUIRES WALLS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER UNITS OR FROM PUBLIC SPACES ACHIEVE A MIN. STC RATING OF 50. PARTY FLOOR-CEILING ASSEMBLIES MUST ACHIEVE A MINIMUM IIC RATING OF 50.
12. ATTACH DROPPED CEILING AT BATHROOMS TO WALLS ONLY, NO CONNECTION TO CEILING ABOVE.
13. ALL SOUND RATED ASSEMBLIES SUCH AS ISOLATED CEILINGS, PARTY WALLS, CORRIDOR WALLS, ELEVATOR WALLS, STAIR WALLS, AND PLUMBING WALLS (INCLUDING INTERIOR NONDEMISING ASSEMBLIES) SHOULD BE FILLED WITH BATT INSULATION.
14. GYPSUM BOARD OF SOUND-RATED ASSEMBLIES SHOULD BE HELD BACK 1/4" FROM ALL INTERSECTING SURFACES AND THE GAP CAULKED AIRTIGHT WITH ACOUSTICAL SEALANT. WHERE SOUND-RATED ASSEMBLIES MUST ALSO MEET A FIRE-RATING, PROVIDE A FIRE-RATED ACOUSTICAL SEALANT SUCH AS USG SHEETROCK BRAND OR PECORA AC-20 FTR.
15. OUTLET BOXES ON OPPOSITE SIDES OF PARTY WALLS SHOULD BE SEPARATED BY 16 INCHES MINIMUM AND AN EMPTY STUD BAY. BOXES IN ALL SOUND-RATED PARTITIONS (INCLUDING PLUMBING WALLS) SHOULD BE FULLY WRAPPED WITH LOWRY'S PADS(SEE 6/A-5.3). LOW VOLTAGE DEVICES SUCH AS CABLE, DATA, AND TELEPHONE JACKS SHOULD BE PLACED IN OUTLET BOXES AND TREATED AS SUCH.
16. PANELS OR FIXTURES LARGER THAN FOUR-GANG OUTLET BOX IN PARTY OR CORRIDOR WALLS SHOULD BE FULLY ENCLOSED.
17. TREAT PIPING AND CONDUIT PENETRATIONS IN PARTY AND PLUMBING WALLS PER X/A -XX.X.
18. ASSEMBLIES WITH RESILIENT CHANNELS AND/OR RESILIENT UNDERLAYMENTS ARE TO CONTINUE AT ALL UNIT PERIMETER WALLS TO ENSURE ACOUSTICAL PERFORMANCE.



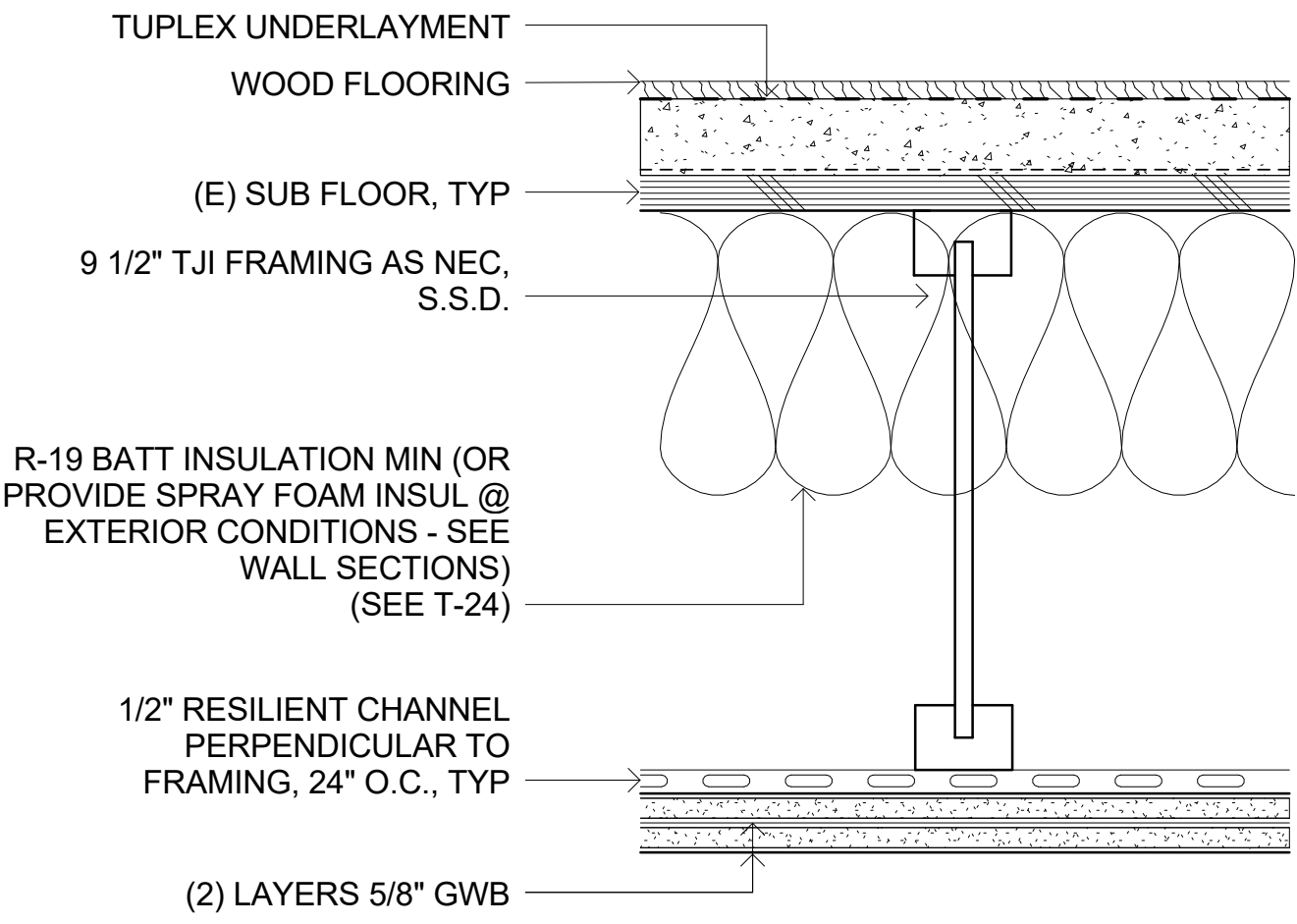
TYPE "FL 3" 1-HR RATED  
@ UNOCCUPIED ROOF  
(GA FILE NO: RC 2601/SIM)

FL3 FLOOR/ UNOCCUPIED ROOF 1-HOUR, TYP.  
3" = 1'-0"



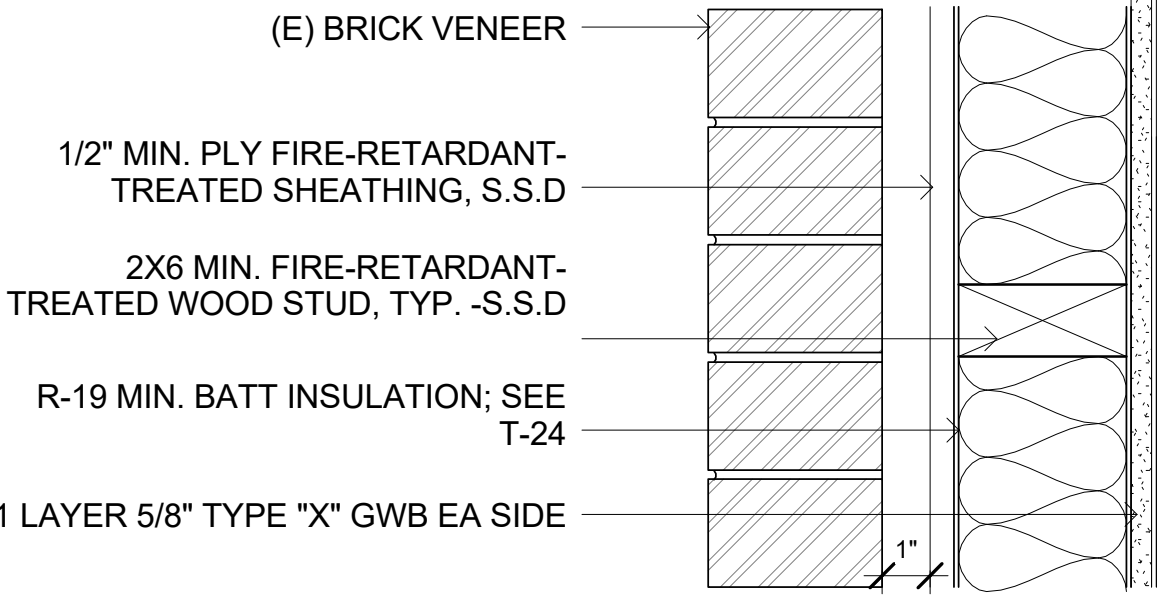
TYPE "FL 2" 1-HR RATED  
@ ROOF  
(GA FILE NO: RC 2601/SIM)

FL2 FLOOR/ DECK 1-HOUR, TYP.  
3" = 1'-0"



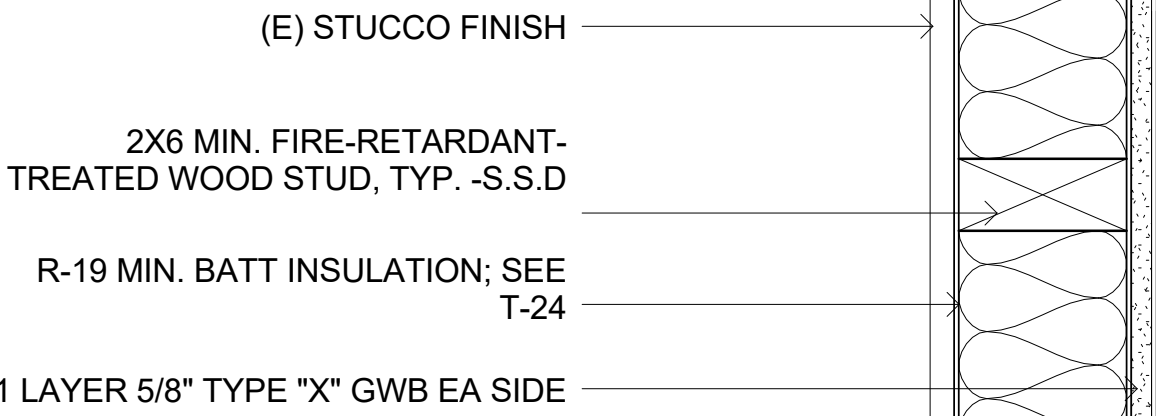
TYPE "FL 1" 1 HR-RATED  
@ FLOORS BETWEEN UNITS  
(GA FILE NO: FC 5111/STC 50-54)

FL1 FLOOR/ CIELING 1-HOUR, TYP.  
3" = 1'-0"



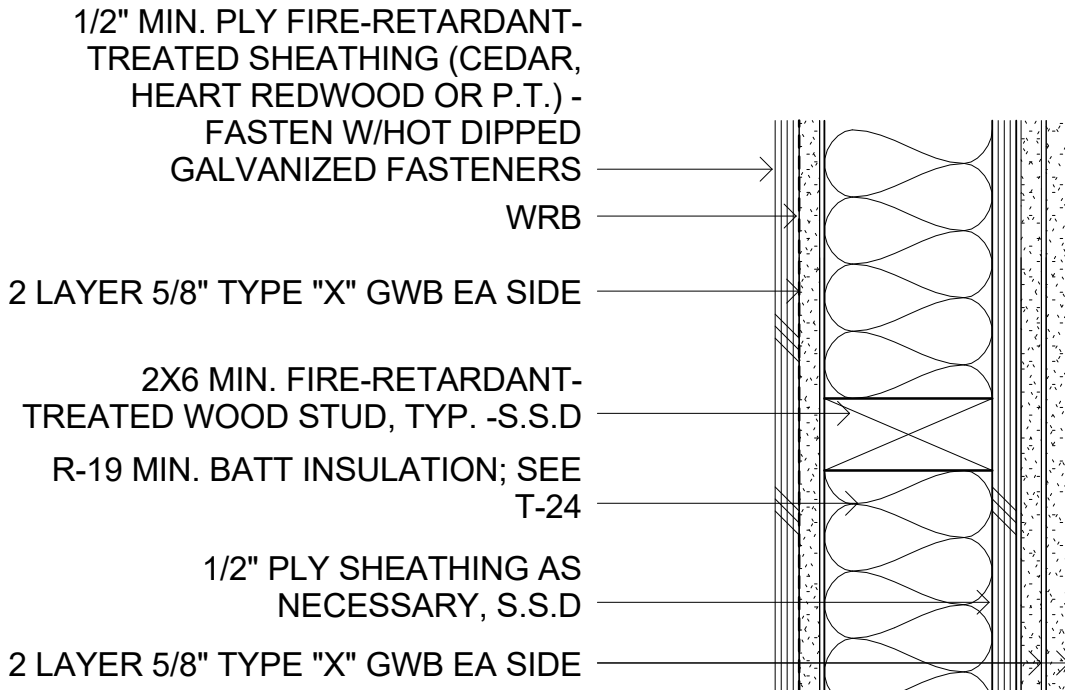
TYPE "E"  
EXTERIOR WALL (1 HR-RATED)  
(GA FILE NO: WP 8415-STC: 55 TO 59)

H EXTERIOR BRICK VENEER WALL (E) - 1 HR RATED  
3" = 1'-0"



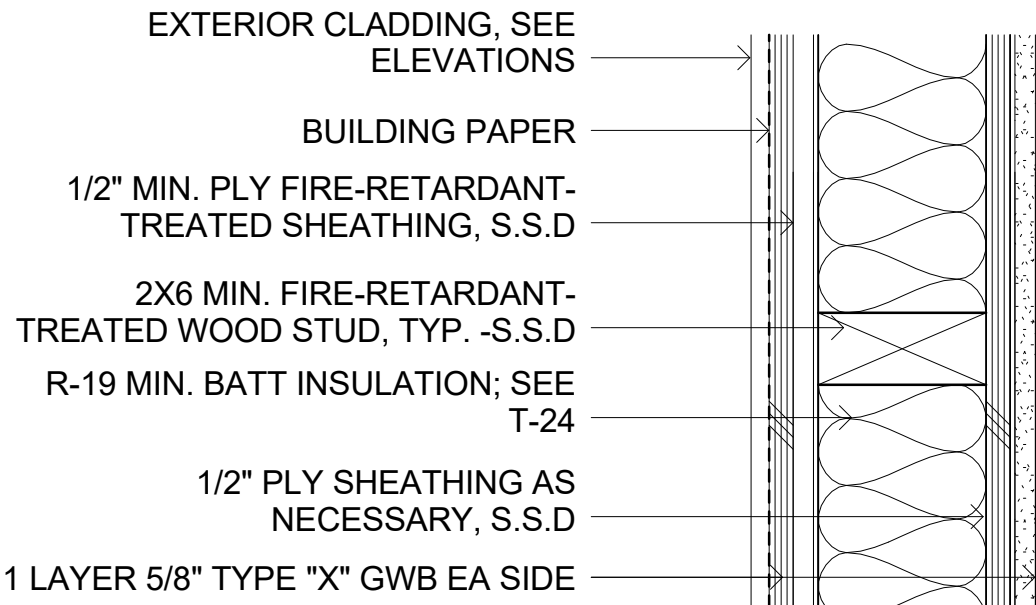
TYPE "F"  
EXTERIOR WALL (1 HR-RATED)  
(GA FILE NO: WP 8415-STC: 55 TO 59)

G EXTERIOR WALL (E) - 1 HR RATED  
3" = 1'-0"



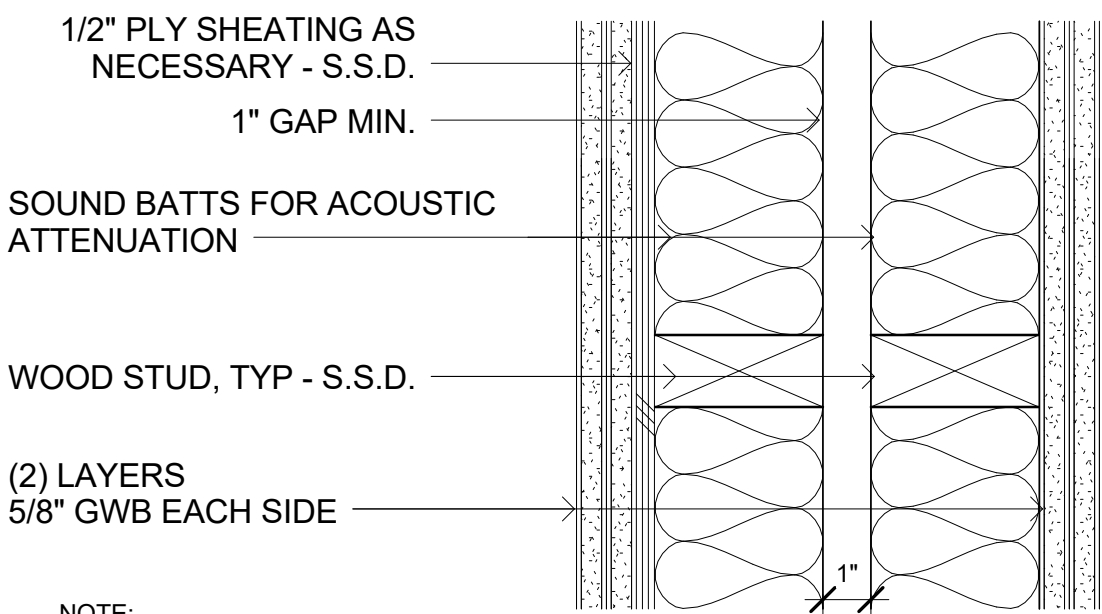
TYPE "E"  
EXTERIOR BLIND WALL (1 HR-RATED)  
(GA FILE NO: WP 8415-STC: 55 TO 59)

F EXTERIOR BLIND WALL - 1 HR RATED  
3" = 1'-0"



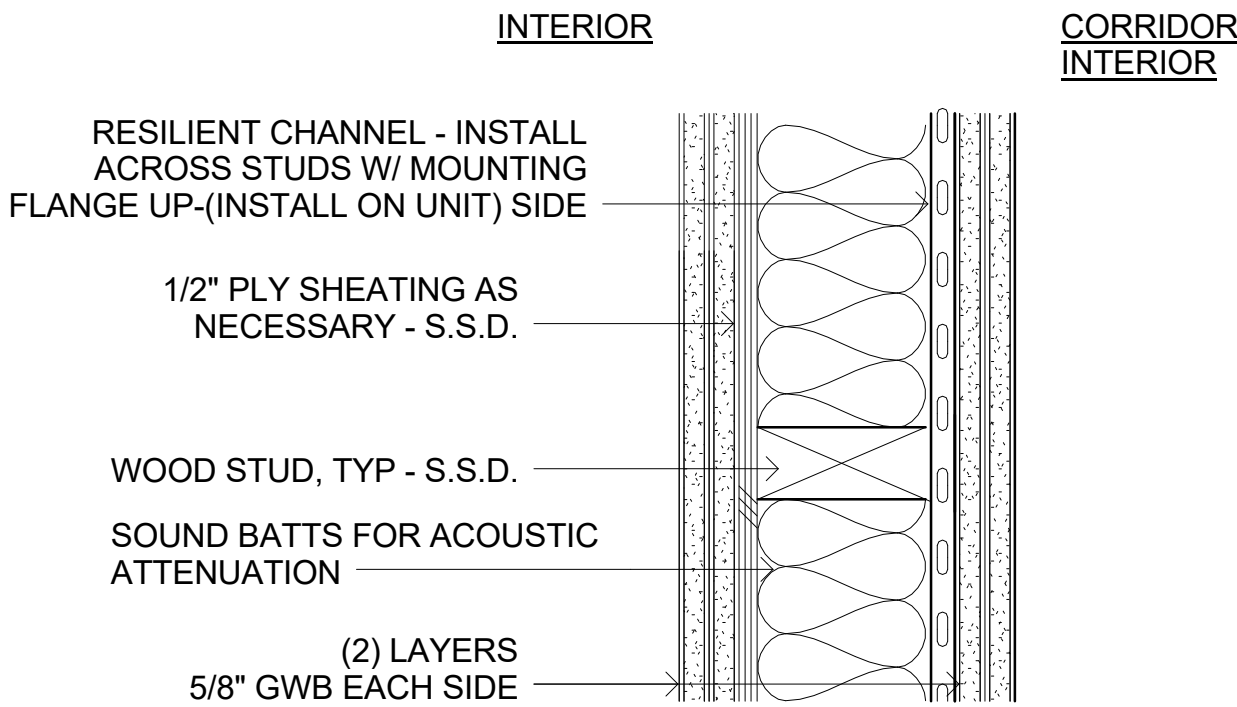
TYPE "E"  
EXTERIOR WALL (1 HR-RATED)  
(GA FILE NO: WP 8415-STC: 55 TO 59)

E EXTERIOR WALL - 1 HR RATED  
3" = 1'-0"



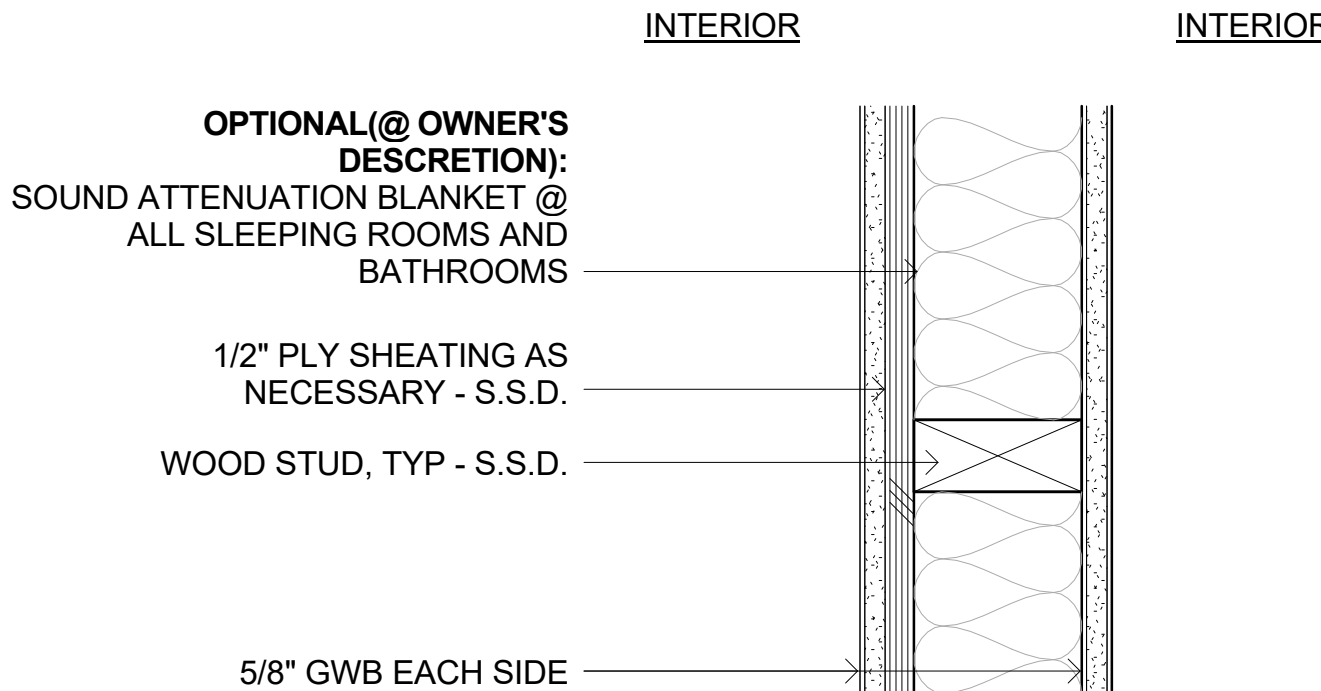
TYPE "D"  
DEMISING WALL (2 HR-RATED)  
(GA FILE NO: WP 3820-STC: 55 TO 59)

D DEMISING WALL-2 HR RATED  
3" = 1'-0"



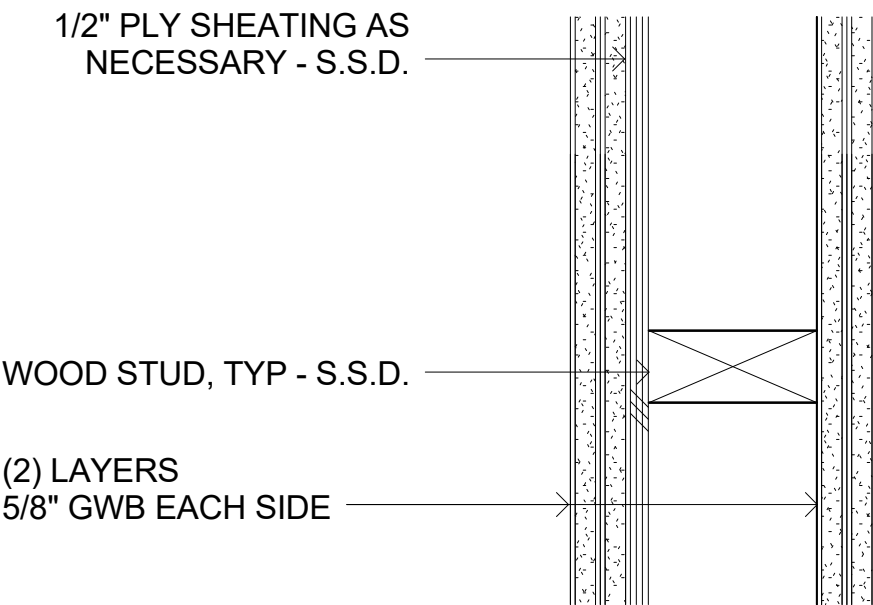
TYPE "C"  
INTERIOR WALL (2 HR-RATED)  
(GA FILE NO: WP 3825-STC: 55TO 59)

C INTERIOR WALL-2 HR RATED  
3" = 1'-0"



TYPE "B"  
INTERIOR WALL - 1 HR-RATED  
(GA FILE NO: WP 3510)

B INTERIOR WALL- 1HR RATED  
3" = 1'-0"

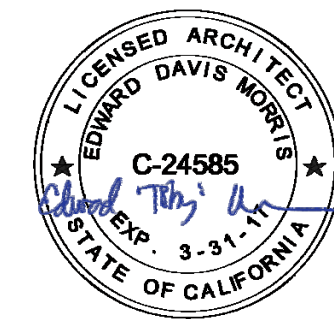


TYPE "A"  
INTERIOR WALL (2 HR-RATED)  
(GA FILE NO: WP 4230-STC: 55 TO 59)

A INTERIOR ELEVATOR WALL - 2 HR RATED  
3" = 1'-0"



Revisions



645-647  
VALENCIA ST.

ADDITIONS &  
ALTERATIONS  
BPA#2015.0305.0103

3576/ 062

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PARTITION  
TYPES

DATE 06/13/17

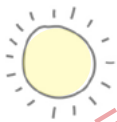
SCALE 3" = 1'-0"

DRAWN BY SN

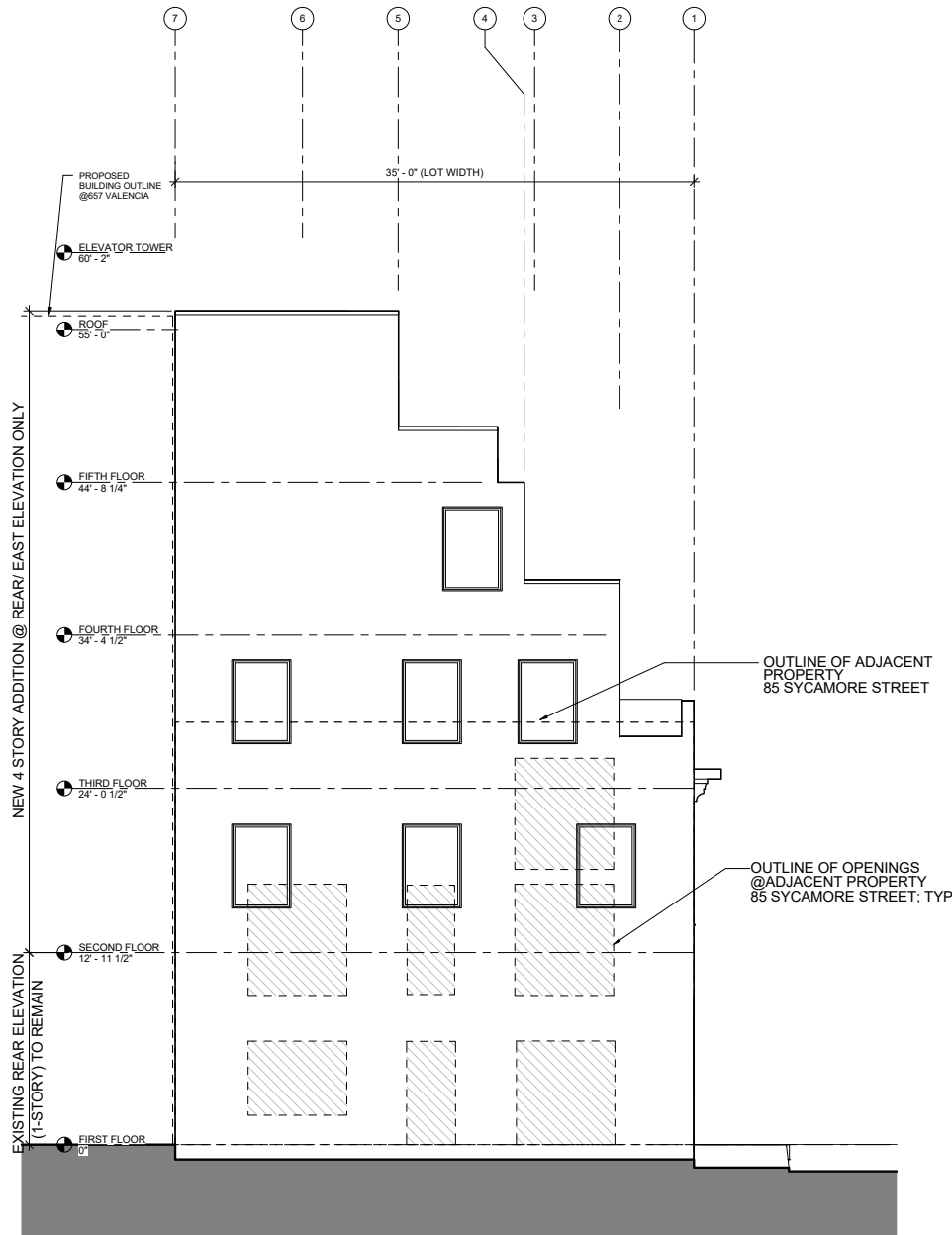
CHECKED BY TM

JOB NO. 1304

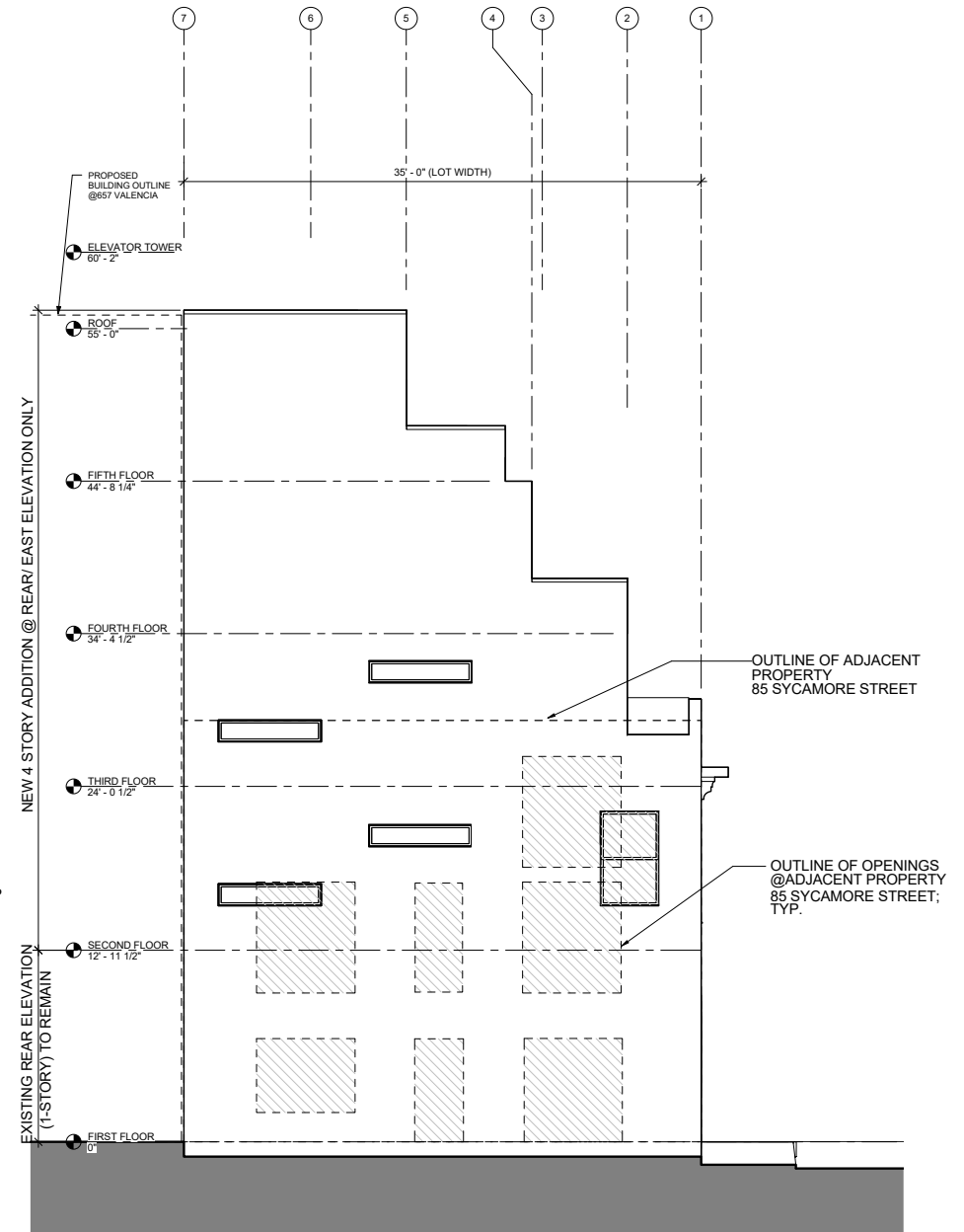
A7.01







EAST ELEVATION PER EE R-3/ VARIANCE R-1, 8-25-16 DRAWINGS



NEW PROPOSED EAST ELEVATION PER INPUT FROM NEIGHBOURS ON 9-29-16



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **November 14, 2016**, the Applicant named below filed Building Permit Application Nos. **2016.11.14.2504 (Alteration)** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>645-647 Valencia Street</b>	Applicant:	<b>Toby Morris</b>
Cross Street(s):	<b>Sycamore Street</b>	Address:	<b>139 Noe St</b>
Block/Lot No.:	<b>3576/062</b>	City, State:	<b>San Francisco, CA 94114</b>
Zoning District(s):	<b>Valencia St NCT / 55-X</b>	Telephone:	<b>(415) 749-0302</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Bar	Commercial/Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	73 feet 3 inches	80 feet
Rear Yard	6 feet 9 inches	None
Building Height	29 feet 1 inches (To Top of Parapet)	55 feet
Number of Stories	2	5
Number of Dwelling Units	0	7
Number of Parking Spaces	0	4
PROJECT DESCRIPTION		
<p>The proposal includes a change in use from a bar (dba Elbo Room) to a commercial/residential, as well as façade alterations and a three-story vertical addition to the existing two-story building. The project would establish seven dwelling units with four off-street parking spaces and a 517 sq ft ground floor commercial space. On December 7, 2016, the Zoning Administrator considered a variance to address the Planning Code requirements for rear yard (Planning Code Sec. 134), open space (Planning Code Sec. 135), and street frontage (Planning Code Sec. 145.1) (See Case No. 2015-006330VAR). The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Richard Sucre  
Telephone: (415) 575-9108  
E-mail: [richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

Notice Date: 1/31/17  
Expiration Date: 3/2/17



# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

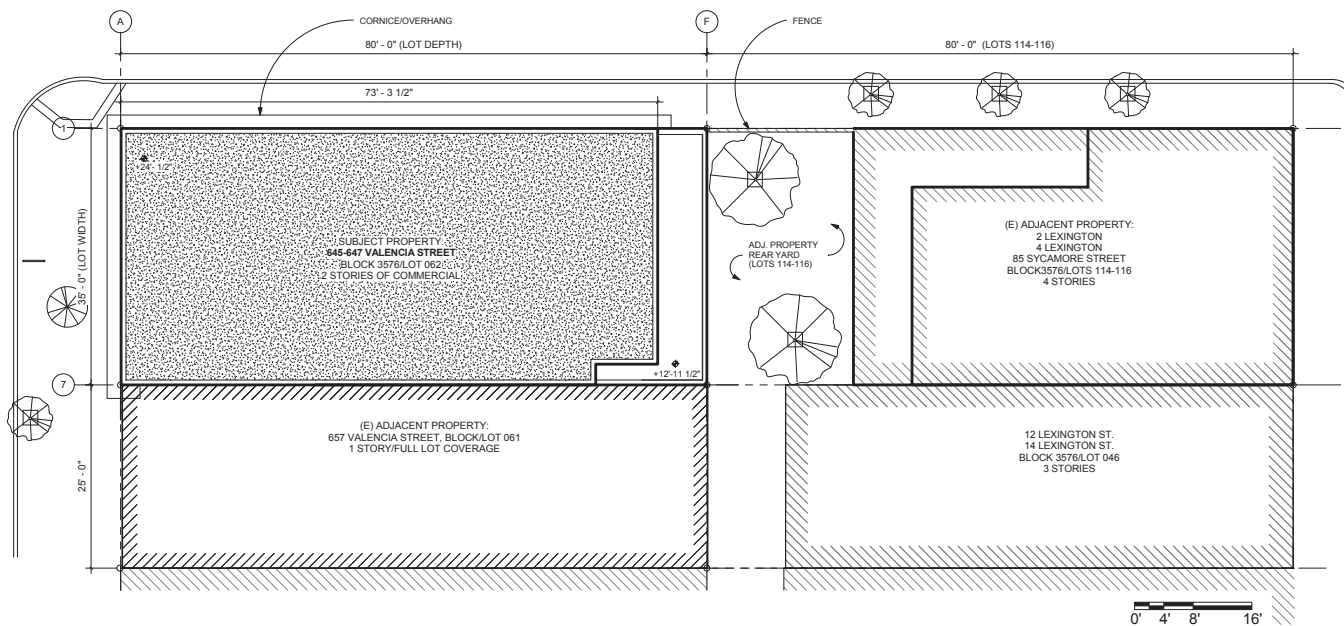
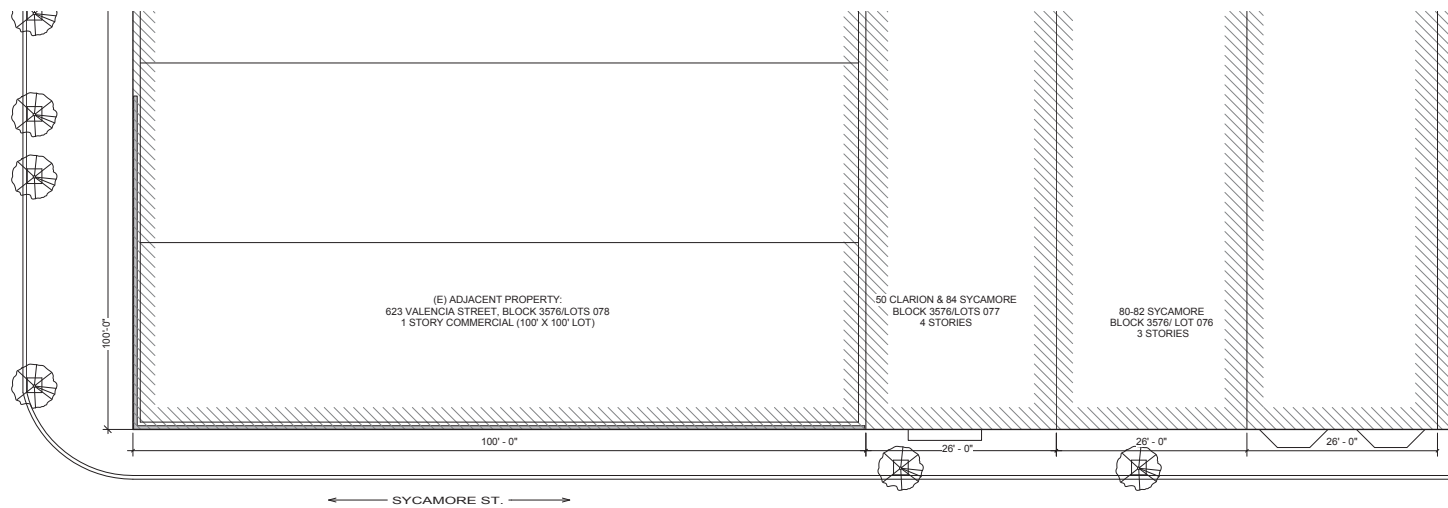
## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by 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.

## 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](http://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.

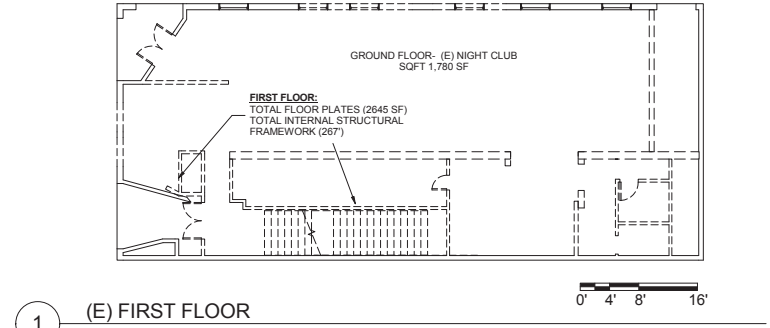
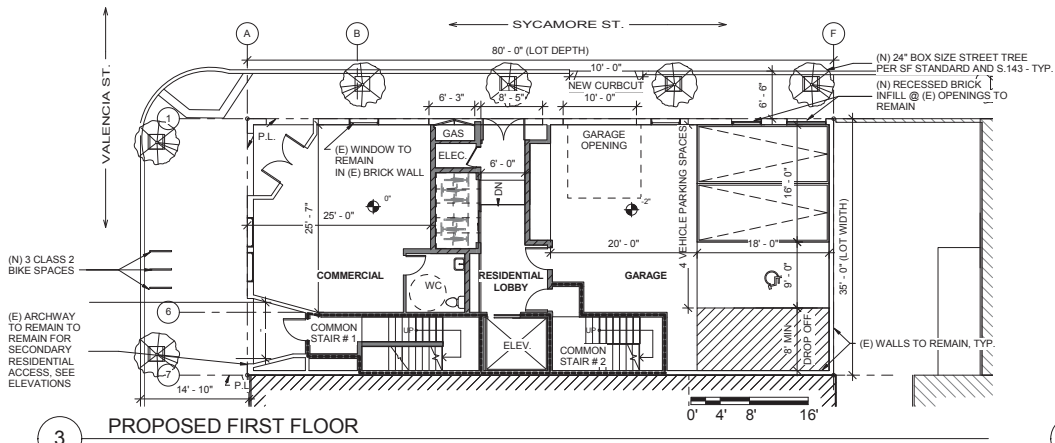
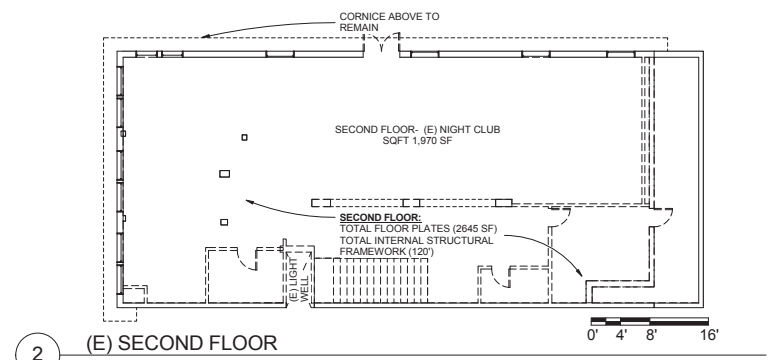
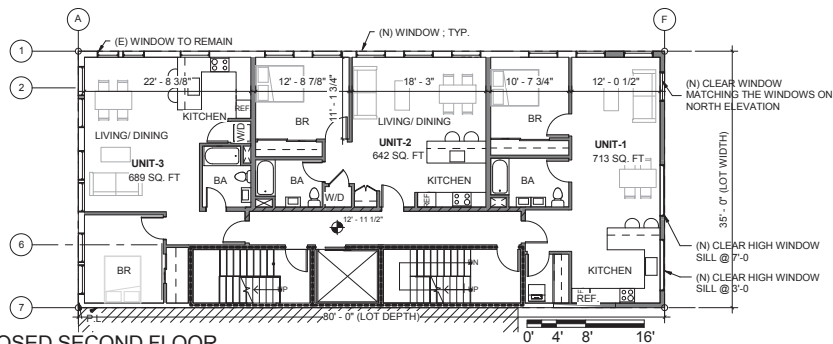
Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or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



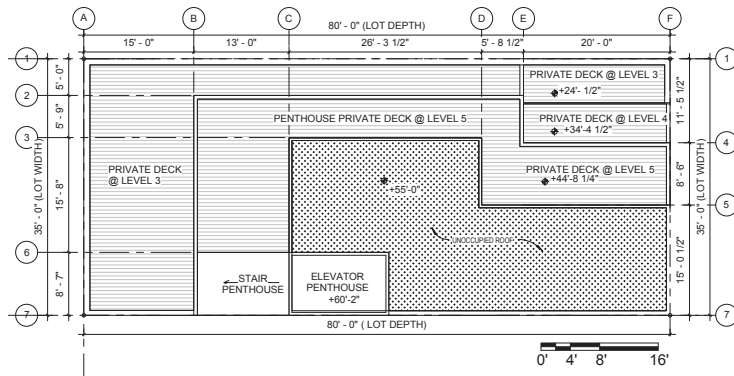
1 EXISTING SITE PLAN



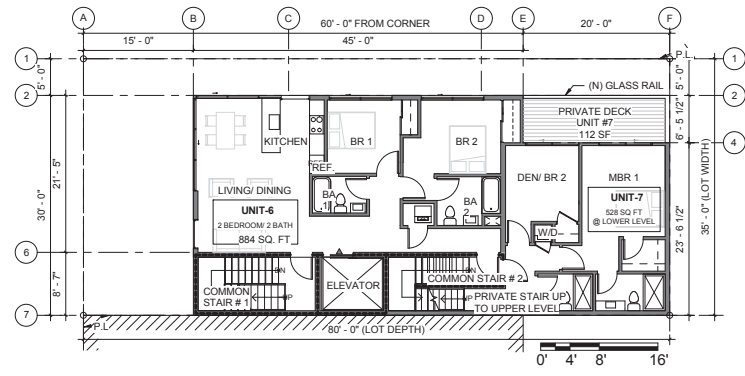




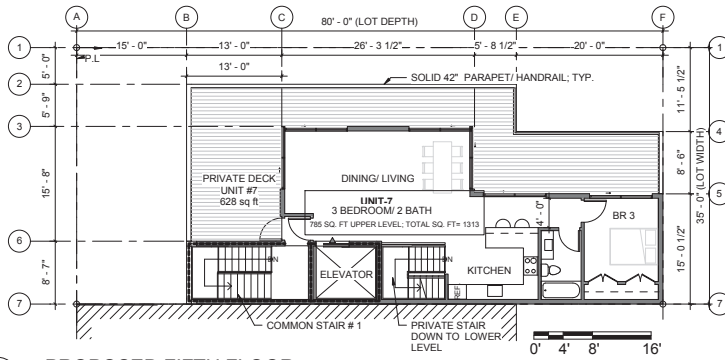




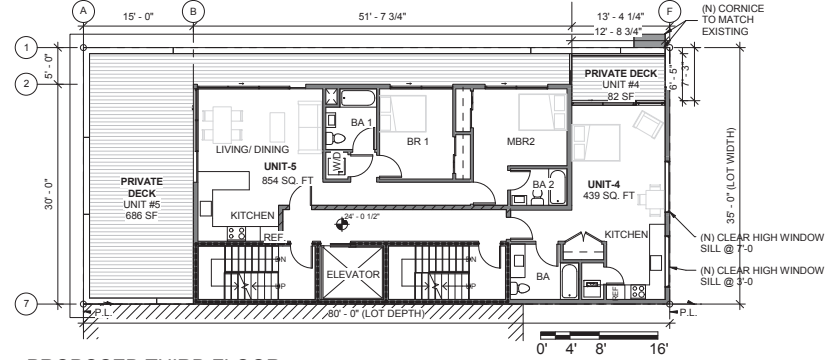
4 PROPOSED ROOF



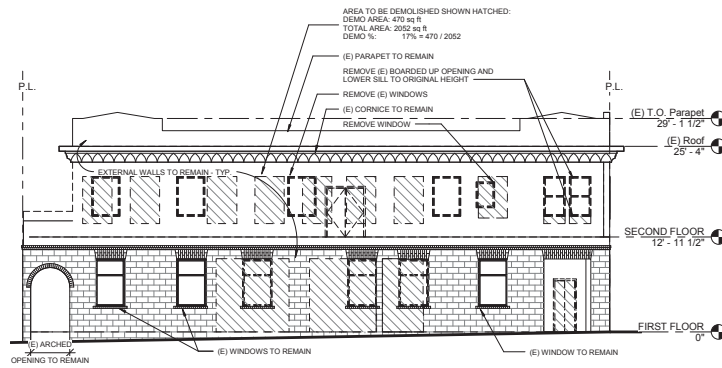
2 PROPOSED FOURTH FLOOR



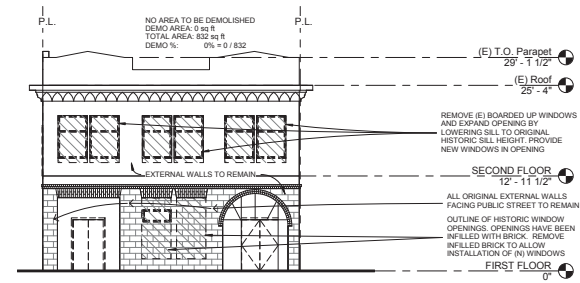
3 PROPOSED FIFTH FLOOR



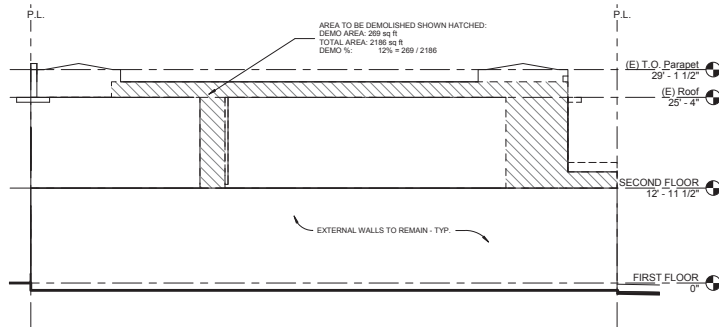
1 PROPOSED THIRD FLOOR



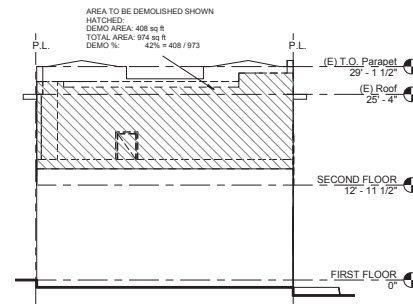
4 (E) NORTH ELEVATION



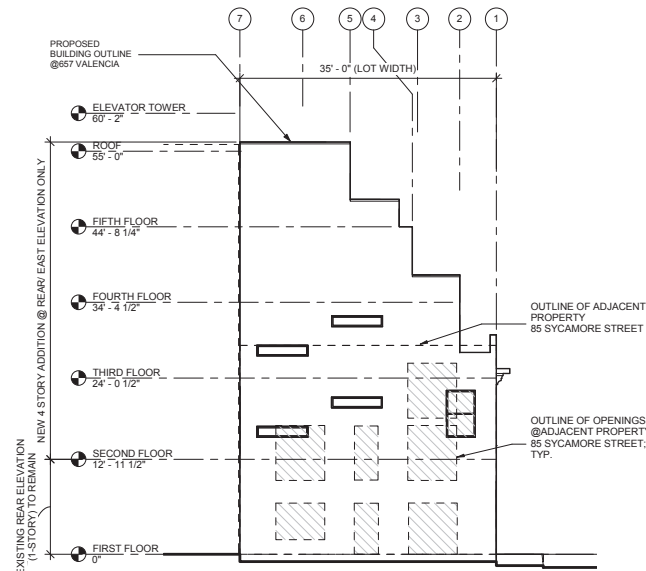
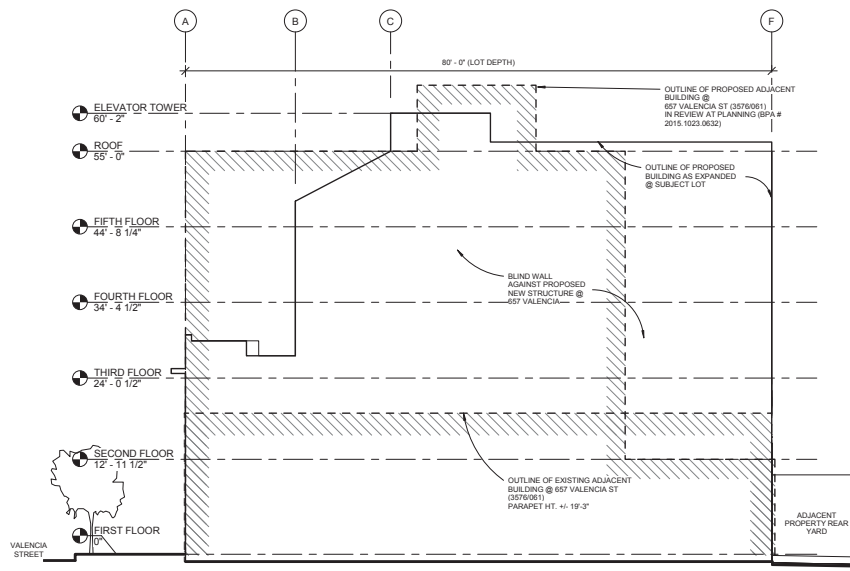
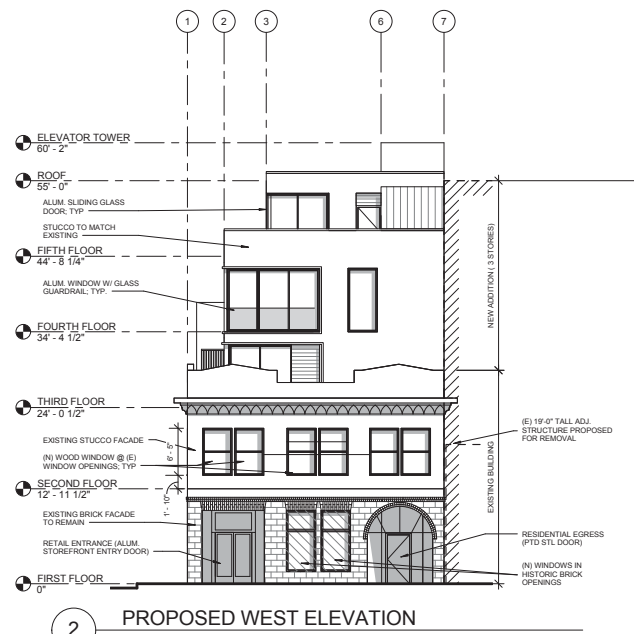
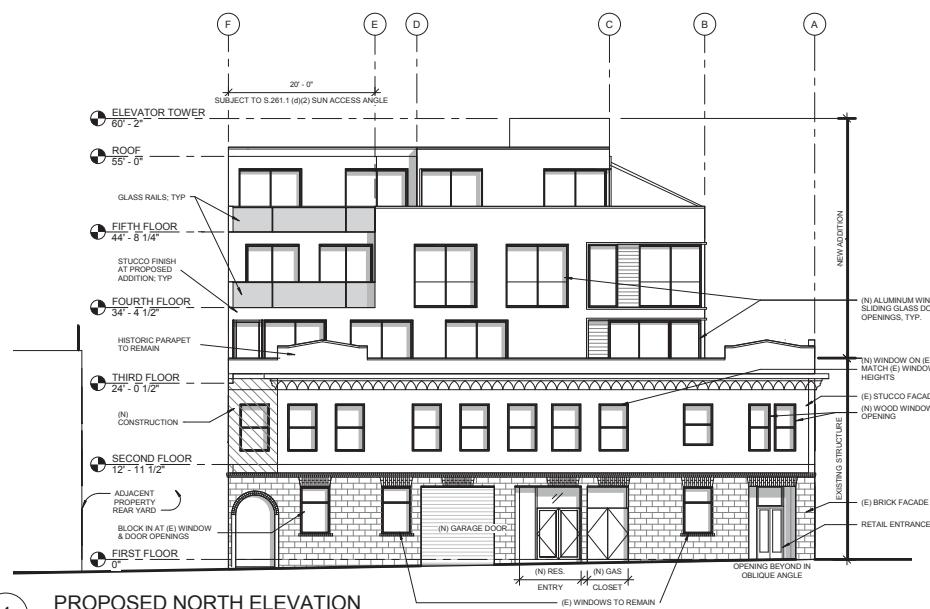
2 (E) WEST ELEVATION



3 (E) SOUTH ELEVATION



1 (E) EAST ELEVATION





## Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

2016-015049DRP

RECEIVED

MAR 01 2017

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
P.T.C.APPLICATION FOR  
Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Dino Goossens-Larsen and James Larsen, Douglas Garfinkel and Donna Shibata, Stephen Bates and Leecia Welch.		
Property Owners of 85 Sycamore 2-4 Lexington Street HOA		
DR APPLICANT'S ADDRESS: 85 Sycamore Street, 4 Lexington Street, 2 Lexington Street, San Francisco, CA	ZIP CODE: 94110	TELEPHONE: 408-799-2750 Dino Goossens-Larsen 415-283-9056 Donna Shibata
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Dennis Ring and Susan Rokisky-Ring		
ADDRESS: P.O.Box 460765, San Francisco, CA	ZIP CODE: 94146	TELEPHONE: 415-298-5133/415-298-6577
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS: dinogoossens@hotmail.com; dshibata@outlook.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 645-647 Valencia Street		ZIP CODE: 94110		
CROSS STREETS: On the corner of Valencia and Sycamore Streets				
ASSESSORS BLOCK/LOT: 3576 / 062	LOT DIMENSIONS: 35' x 80'	LOT AREA (SQ FT): 2,800 sq. ft.	ZONING DISTRICT: NCT Valencia	HEIGHT/BULK DISTRICT: 55-x

## 3. Project Description

Please check all that apply  
Change of Use ☒ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☐

Present or Previous Use: 2-Story Commerical (bar/club)

Proposed Use: Retail, Parking, Residential (floors 2-5)

Building Permit Application No. 2016.11.14.2504

Date Filed: 11-14-2016

#### 4. Actions Prior to a Discretionary Review Request

See attached.

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

See Attached.

## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See attached.

---

---

---

---

---

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See Attached,

---

---

---

---

---

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See Attached.

---

---

---

---

---

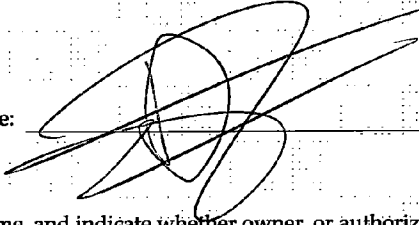


## Applicant's Affidavit

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: \_\_\_\_\_

3/1/2017

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

DIDO GOOSSEUS-LARSEN

Owner / Authorized Agent (circle one)

# Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

## Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

### NOTES:

☐ Required Material.

☐ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By:

*Orrie Tach*

Date:

3/11/17





**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:**  
**Call or visit the San Francisco Planning Department**

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415.558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

**Application for Discretionary Review - Attachment**  
**Project: 645-657 Valencia Street**

**4. Actions prior to a discretionary review request**

Since becoming aware of the proposed development since August 2016, we have made many attempts to work with the architect and property owners (collectively, "the project sponsors") to address our light and privacy concerns.

1. Attended the pre-application meeting on August 24, 2016 and discussed our concerns with Toby Morris, architect, and Dennis Ring, project sponsor.
2. Meeting with Toby Morris, architect, to discuss our concerns on September 29, 2016.
3. Meeting with Toby Morris, architect, and Dennis Ring, project sponsor to discuss our concerns on October 18, 2016.
4. Attended the Mission Dolores Neighborhood Association meeting on November 19, 2016 where Toby Morris, architect, and Dennis Ring, project sponsor, presented the proposed project and we discussed our concerns with them and the MDNA Board. **See attached (in attachment A) the letter of support, with modification, from the MDNA** ("After carefully studying the design before, during, and since the meeting, our board has decided to support this project, primarily because of its successful adaptive reuse in preserving the existing building and creating a handsome extension. Yet we're also requesting that the project sponsor and architect continue to work with the neighbors to address and alleviate their concerns.")
5. Several days before the MDNA meeting, we called Toby to ask if they would meet us further to address our light and privacy concerns, and Toby told us that he did not think there was any purpose in meeting further.
6. On December 7 and December 16, we corresponded via email regarding the preliminary shadow study and our concerns about the 31% reduction in light to our ground floor garden. This study needs to be reviewed for compliance with the accepted standards and assumptions among other things with the assistance of city planning. **See attached copy (attachment B.1 & B.2)**
7. On December 7, 2016, at the Zoning Administrator hearing, our HOA Treasurer and Vice President of the MDNA Board, Donna Shibata testified that the HOA strongly objects to the project's proposed variance of the Section 135 of the Planning Code requirement that the subject property maintain a rear yard of 20 feet. After hearing our HOA's concerns, the Zoning Administrator decided to take this project's variance requests under advisement until the discretionary hearing before the Planning Commission. For the discretionary hearing, the Zoning Administrator requested that the project sponsors prepare a light study showing what the baseline would be if there was a 100% code compliant building with the required rear yard.
8. On February 6, 2017, at the request of the project sponsors, we provided a letter reiterating our light and privacy concerns and requests for modifications to the windows and balconies, and compliance with the required rear yard setback of 20 feet on the east facing wall of the proposed structure. **See attached copy (attachment C)**
9. On February 23, 2017, the project sponsors sent us a letter stating that they are willing to make changes to the windows and balconies to address our privacy concerns though no plans have



**Application for Discretionary Review - Attachment**  
**Project: 645-657 Valencia Street**

been provided. The project sponsors again refused to consider any building design changes to address our light concerns except to suggest that the HOA ask city planning to reduce the building's set back from Valencia Street from 15-feet to 10-feet as a way to provide a 5-foot setback on our property line. **The project sponsor's letter is attached (attachment D), and makes reference to this being a final offer.**

10. On February 28, 2017, we discussed the project sponsors' suggestion with Richard Sucre, Senior Planner/Team Leader, Southeast Quadrant-Current Planning Division and Preservation Technical Specialist, of the Planning Department, who explained that this suggestion is not a viable option given the historic planning determination that a 15-foot setback from Valencia Street is the minimum set back required for the preservation of the building as a historic resource.
11. On March 1, 2017, we sent a letter to the project sponsors acknowledging our appreciation of their willingness to make modifications to the windows and balconies. We also asked for a meeting with us and our advising architect to discuss some ideas for modifying the building to address our light concerns and the protection of the Significant Tree located in our ground floor garden. We also asked when the project sponsors plan to provide the light study for a 100% code compliant building with the required rear yard as requested by the Zoning Administrator. **Our letter is attached (attachment E).**

**5. Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.**

Each time that we raised our concerns, the project sponsors' response has been that they do not want to change the building design, and specifically not make changes to the massing/square footage, to alleviate any of our concerns. The project sponsors did make changes to the windows facing our building, reducing the number and sizes of the windows in the filed proposal.

As we proceed to file our Request for Discretionary Review, on February 16, 2017, the project sponsors have written that they are willing to modify further the windows and balconies but have not yet provided plans with these changes and material specifications. The project sponsors also asserted in that last communication that they are willing to create a setback of 5 feet for the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors, provided that the City approves a front setback of 10 feet instead of the current 15 feet. Based on our review of the docket on file with the Planning Department, and on our conversations with the city planner, Richard Sucre, the project sponsors know that their suggestion is not a viable option given the historic planning determination that a 15-foot setback from Valencia Street is the minimum setback required for the preservation of the building as a historic resource. We hope to continue conversations with the project sponsors to come to a solution that is beneficial for all stakeholders, despite the statement that they will not be able to make further changes in the latest letter, as attached.

#### DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

As currently proposed, while there are building setbacks off of Valencia Street and Sycamore Streets, the proposed project has no setback on our property line and pushes the mass of the building 100% back to our property line. Currently the subject property has a two story building with an approximate 5 foot set back on the second floor on our property line.

The proposed project would create a 5-story building wall that would reduce the light by a significant 31%<sup>1</sup> to our ground floor garden. Granting this project's rear yard variance would conflict with s. 726, Valencia Street Neighborhood Commercial Transit District ("The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels."); see also s. 726.12 ("Rear yard . . . required at the second story and above and at all residential levels § 134(a)(e)"). From that perspective, the variance is not aligned with the spirit of the code.

Secondly, the proposed project's seeks a variance for 4 of the 7 dwelling units for the 80 s. f. for private open space, or 107 s. f. for common open space, of usable open space required for each dwelling unit § 135 ("usable open space shall be provided for each dwelling . . . Usable open space shall be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs . . ."). Allowing the project sponsors to provide less useable open space and no rear yard setback results in a larger building mass that would reduce significantly the sunlight to our ground floor garden.

The proposed building design also infringes on our privacy with many windows and balconies at our property line with direct views of our bedrooms and other living spaces whereas there are currently none.

In addition, our ground floor garden has a Significant Tree that is protected and that the project sponsors did not disclose on the Required Checklist for Tree Planting and Protection (see attached Required Checklist for Tree Planting and Protection, dated December 18, 2013, filed by project

---

<sup>1</sup> See Preliminary Shadow Analysis 645-647 Valencia Street, prepared by Adam Noble/CADP (copy attached; attachment B.1).

Reduction in sunlight on Garden Area = 30.8% = 145,746 divided by 472,785

Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor (2,613,583.88 sq. ft. hrs) – Annual Existing Shadow (2,140,798.16 sq. ft. hrs) = 472,785 sq. ft. hrs. which is the amount of total sun on Garden Area.

CADP annualized net new shadow = 145,746.30 sq. ft. hrs.



**Application for Discretionary Review - Attachment**  
**Project: 645-657 Valencia Street**

sponsors; attachment F). Pursuant to Planning Code s. 138.1 and Public Works Code Article 16, the proposed development trigger requirements for the protection of this Significant Tree since construction-related activity will have an impact within the dripline of this Significant Tree. Accordingly, no permit should be approved by the Planning Department until the project sponsors have satisfied all applicable tree-related requirements including submitting a Tree Protection Plan to the Department of Public Works Bureau of Urban Forestry.

**2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:**

The proposed project pushes the 5-story mass of the building 100% back to our property line, which would reduce by a significant 31% the light to our ground floor garden. Our ground floor garden has no other source of light. This would result in the degradation of our existing rear yard space that is protected under the planning code.

The proposed building design also infringes on our privacy with many windows and balconies at our property line with direct views of our bedrooms and other living spaces whereas currently there are none.

In addition, the proposed development has not complied with the required protection of the Significant Tree in our ground floor garden.

**3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?**

We seek a more balanced project that reflects the spirit of the code controls established to preserve the historical nature of the building, to ensure quality open space for the dwelling units, to preserve the intimate character of our narrow street, Sycamore Street, and in accordance with the planning code controls to protect rear yards in the Valencia Street Neighborhood Commercial Transit District, preserve and protect our privacy and light to our existing ground floor garden. The project sponsors should have balanced all of these code controls in their building design. Instead, in their desire to build the largest mass possible, the project sponsors are seeking variances of these important code controls meant to protect the quality and character of the existing neighborhood and to the great detriment to our existing property.

These changes to the proposed project would reduce its adverse effects:

1. Compliance with the 134 requirement for a 25% or 20 foot rear yard above the existing structure on the east facing wall of the proposed structure would reduce the adverse impact on

**Application for Discretionary Review - Attachment**  
**Project: 645-657 Valencia Street**

our ground floor garden of the proposed 5-story structure. Maintain the 5 foot setback of the second floor and provide the rear yard setback would be on the third floor and above.

To determine the setback needed to preserve our ground floor garden, it would be informative to have a light study showing what the baseline would be if there was a 100% code compliant building with the required rear yard.

At the December 7, 2016 Zoning Administrator Variance Hearing, as noted earlier, the Zoning Administrator requested that the project sponsors prepare a light study showing what the baseline would be if there was a 100% code compliant building with the required rear yard. The project sponsors have not yet complied with the Zoning Administrator's request to prepare this light study.

2. A diagonal cut in the southeastern corner of the building combined with a smaller setback would increase the amount of sunlight to our ground floor garden, with minimal changes to the building's usable space.
  3. Selection and use of light-colored or reflective paint and other finishes on the building that would maximize light and sunlight on our ground floor garden, and also minimize the visual impact of this large addition on top of a historic resource building.
  4. Modifications of the many windows and balconies with direct view of our bedrooms and other living spaces would address our loss of privacy. These modifications include: (1) Removal or redesign of the large window; (ii) Use of opaque glass on these windows; (iii) use of non-operable windows; and (iv) Installation of privacy walls on the sides of the balconies.
  5. Requiring the project sponsors to comply with the tree-related requirements will protect the Significant Tree located in our ground floor garden.
-

**Application for Discretionary Review - Attachment**  
**Project: 645-657 Valencia Street**

**Attachments:**

A – Letter of support from the Mission Dolores Neighborhood Association

B.1 – Shadow study performed by project sponsors

B.2 – Correspondence related to shadow study

C – February 6, 2017 letter from HOA to project sponsors

D – February 23, 2017 letter from the project sponsors

E – March 1, 2017 letter from HOA responding to project sponsors

F – Required Checklist for Tree Planting and Protection, dated December 18, 2013, filed by project sponsors

G – Pictures of the site, annotated





**Mission Dolores Neighborhood Association**

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD  
PO Box 460184 • S.F., CA 94114 • 415-863-3950 • info@missiondna.org • www.missiondna.org

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

Re: 647 Valencia Project – Letter of Support, with Modifications

November 13, 2016

Dear Rich:

On November 9<sup>th</sup> Toby Morris, architect and Dennis Ring, project sponsor gave a presentation to our MDNA Board of Directors. In doing so, they presented their plans for preserving the existing building at 647 Valencia, which currently houses The Elbo Room. They also showed us their plans for a residential extension set back away from the street.

At the same meeting we heard light and privacy concerns from the HOA who own a 3-unit condo building at 85 Sycamore Street and 2-4 Lexington Street, adjacent to the project. (For full disclosure, Donna Shibata, our Vice President at MDNA is one of the condo owners.)

After carefully studying the design before, during, and since the meeting, our board has decided to support this project, primarily because of its successful adaptive reuse in preserving the existing building and creating a handsome extension. Yet we're also requesting that the project sponsor and architect continue to work with the neighbors to address and alleviate their concerns.

Thank you and best wishes, Peter Lewis, President

Cc: Dennis Ring, Toby Morris, MDNA Board



34 Corte Madera Avenue  
Mill Valley, CA 94941

December 5, 2016

Dennis Ring

[dringsf@gmail.com](mailto:dringsf@gmail.com)

Re: 645-647 Valencia Street  
Preliminary Shadow Analysis

CADP has performed a preliminary shadow analysis for 645-647 Valencia Street located on Block 3576 Lot 062. **Figure 1.** The focus of the analysis was to determine the potential shadow impacts on the 85 Sycamore Street garden area directly east of the proposed project.



Figure 1. Project Context

#### Notes and Assumptions for the shadow analysis

- Proposed Project is to add 3 stories to the existing structure at 645-647 Valencia (Elbo Room)
- The proposed project design was provided by Kerman Morris Architects and was translated into CADP's San Francisco 3d data model for analysis.



34 Corte Madera Avenue  
Mill Valley, CA 94941

- **The garden tree shadows were not considered in the shadow data results**
- Shadow are calculated from 1 hour after sunrise to 1 hour before sunset per San Francisco Environmental Planning guidelines

### Summary of Shadow Results

The proposed 3-story addition at 645-647 Valencia Street will add approximately 5.6 percent of new shadow on the Lexington Garden Area annually. The garden is currently in shadow approximately 82 percent of the year. **Table 1**

**Table 1: 645-647 Valencia Proposed Design – 85 Sycamore Garden Area (Shadow Loads)**

#### Summary of Results New Shadow on Garden Area

CADP annualized net new shadow	145,746.30	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>5.6%</b>	

#### Summary of Results Existing Shadow on Garden Area

Annual Existing Shadow	2,140,798.16	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>81.9%</b>	

<b>TOTAL ANNUAL SHADOW ON GARDEND AREA (Project Shadow + Existing Shadow)</b>	<b>87.5%</b>	<b>Total</b>
---	--------------	--------------

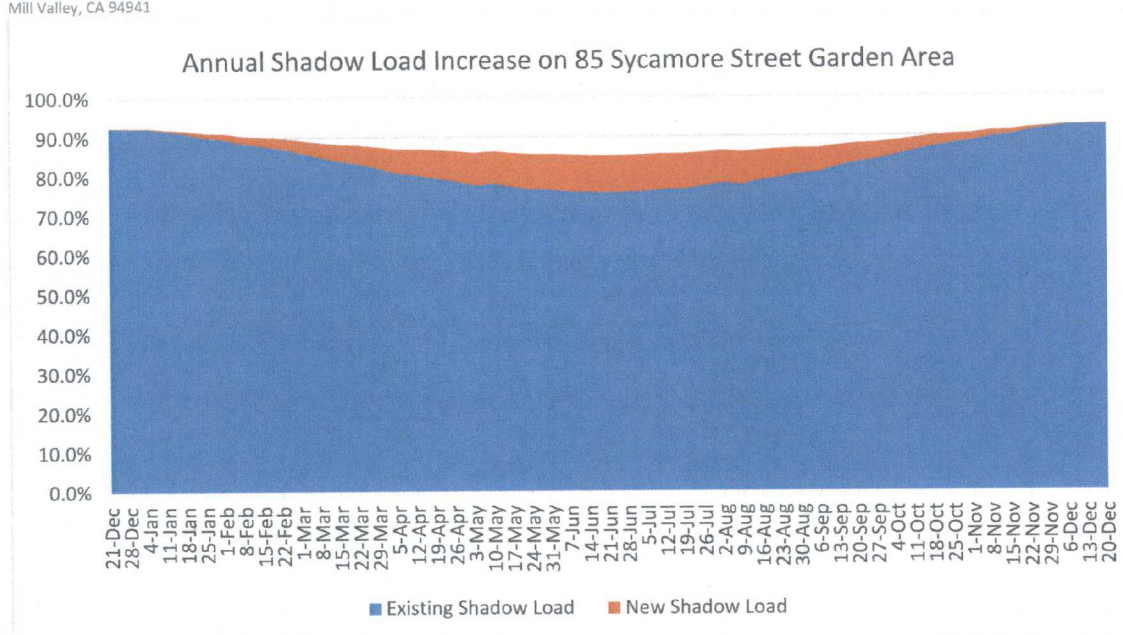
Approximate Total Garden Area	<b>702.31</b>
-------------------------------	---------------

The majority of new shadow (shadows resulting in >2% coverage area) on the garden occur midday from approximately 1:15 p.m. to 4:45 p.m. during the summer (Solstice), 1:00 p.m. to 4:00 p.m. during the fall and spring (Equinox) and are di minimis from November to February. **Table 2** below shows the distribution of existing and new project shadow over the year.





34 Corte Madera Avenue  
Mill Valley, CA 94941



**Table 2**

When the currently existing trees in the rear yard of the 85 Sycamore Street property are taken into consideration, the annual increase of shadow from the proposed project would be approximately 1.1%.

**Table 3**

**Table 3: 645-647 Valencia Proposed Design – 85 Sycamore Street Garden Area with TREES (Shadow Loads)**

**Summary of Results New Shadow on Garden Area (With Trees)**

CADP annualized net new shadow	27,704.53	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>1.1%</b>	

**Summary of Results Existing Shadow on Garden Area (With Trees)**

Annual Existing Shadow	2,513,832.42	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>96.2%</b>	

**TOTAL ANNUAL SHADOW ON GARDEN AREA (Project Shadow + Existing Shadow)      97.2%      Total**

Approximate Total Sidewalk Area      **702.31**

Finally, due to the position of the proposed building addition to the garden in relation to the sun's location during the summer months any addition of height to the 645-647 Valencia Street property will create shadow on the 85 Sycamore garden area. Therefore, the shadows on the garden are being



34 Corte Madera Avenue  
Mill Valley, CA 94941

generated by the lower level of the proposed addition and changing or eliminating the upper 3<sup>rd</sup> or 4<sup>th</sup> story would not significantly reduce the new shadow impacts.

Please direct any questions or concerns directly to Adam Noble.

Adam Noble

President

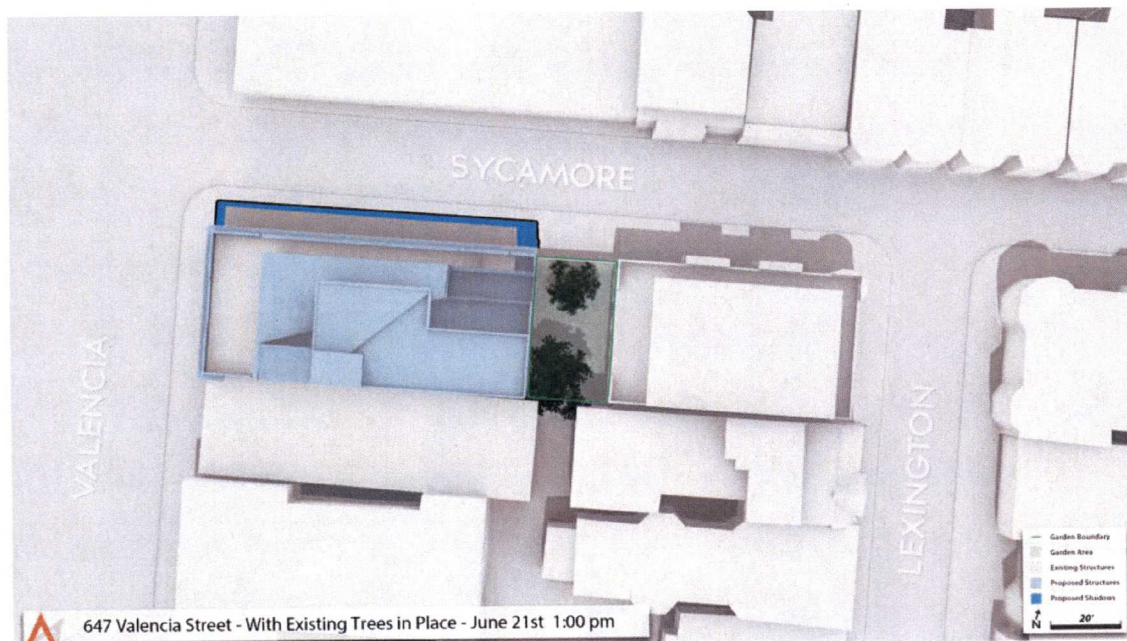
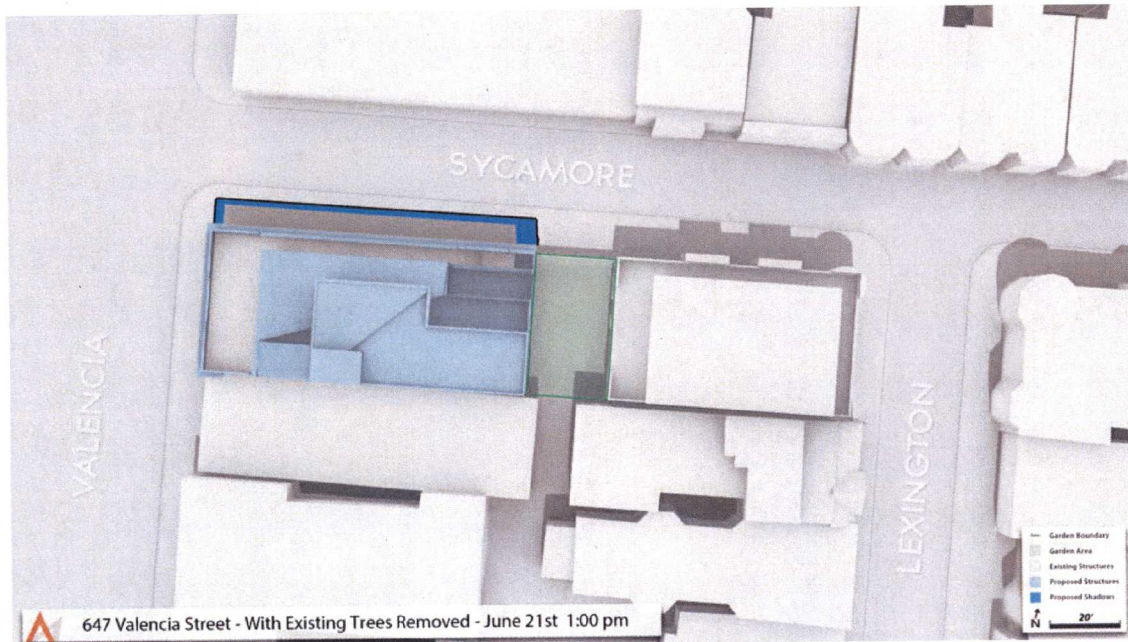
[adam@fastcastcity.com](mailto:adam@fastcastcity.com)

Exhibit A: Shadow Projection Graphics



34 Corte Madera Avenue  
Mill Valley, CA 94941

June 21<sup>st</sup> 1:00 pm

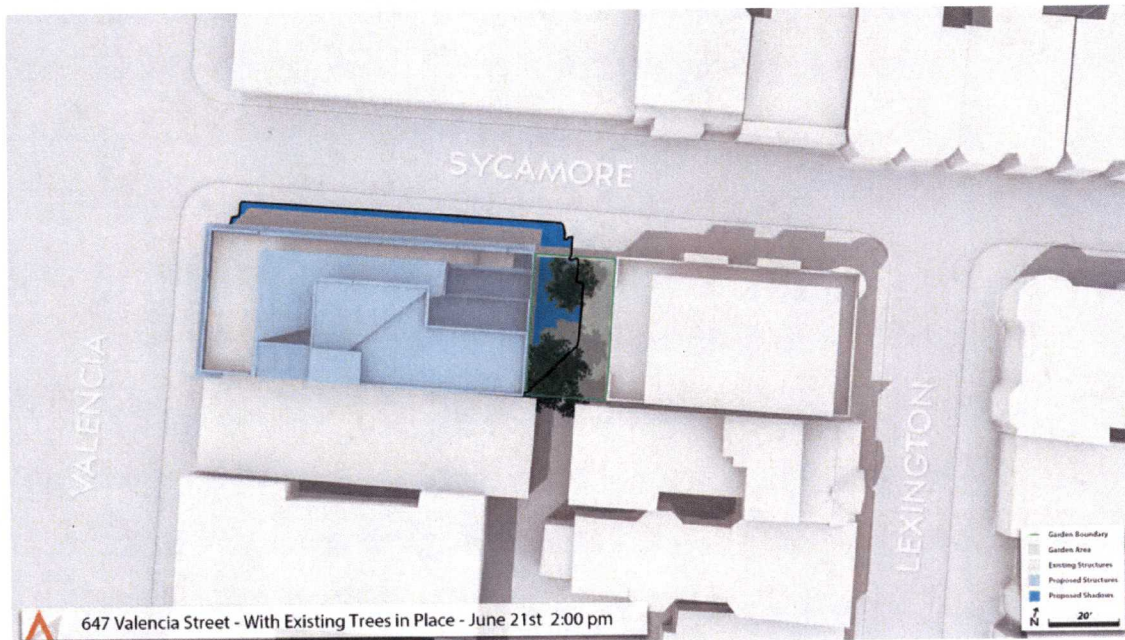
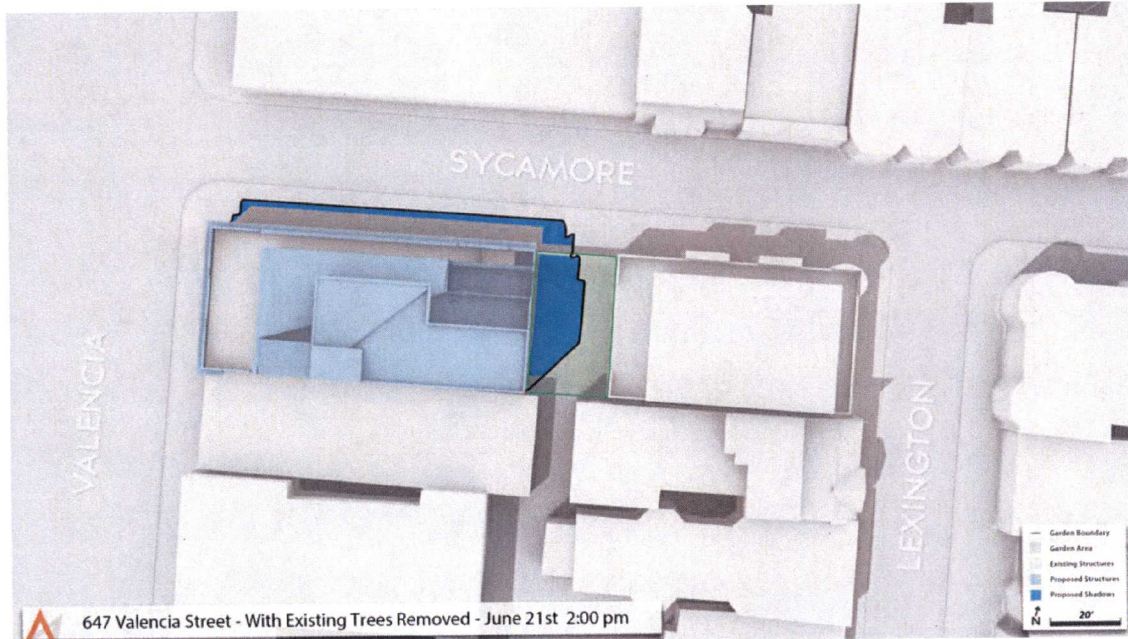






34 Corte Madera Avenue  
Mill Valley, CA 94941

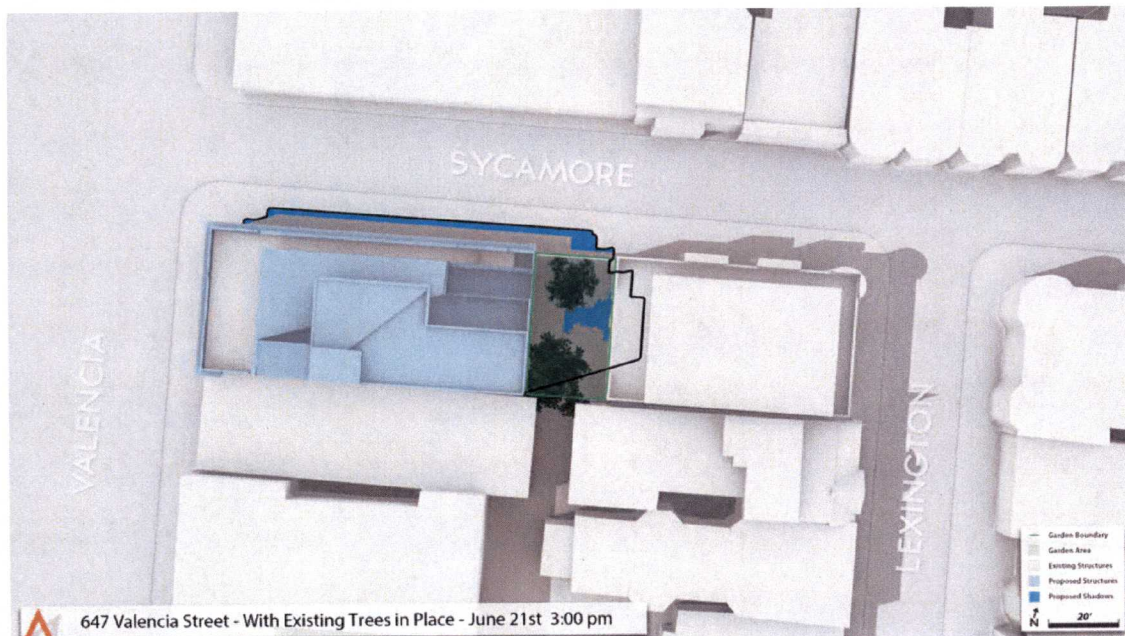
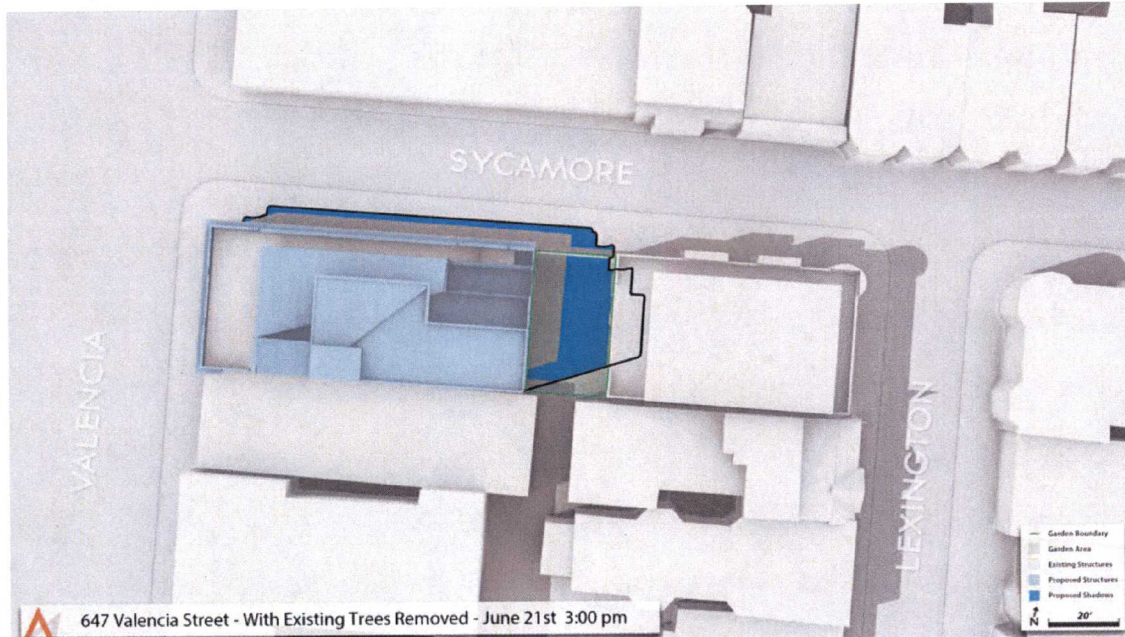
June 21<sup>st</sup> 2:00 pm





34 Corte Madera Avenue  
Mill Valley, CA 94941

June 21<sup>st</sup> 3:00 pm

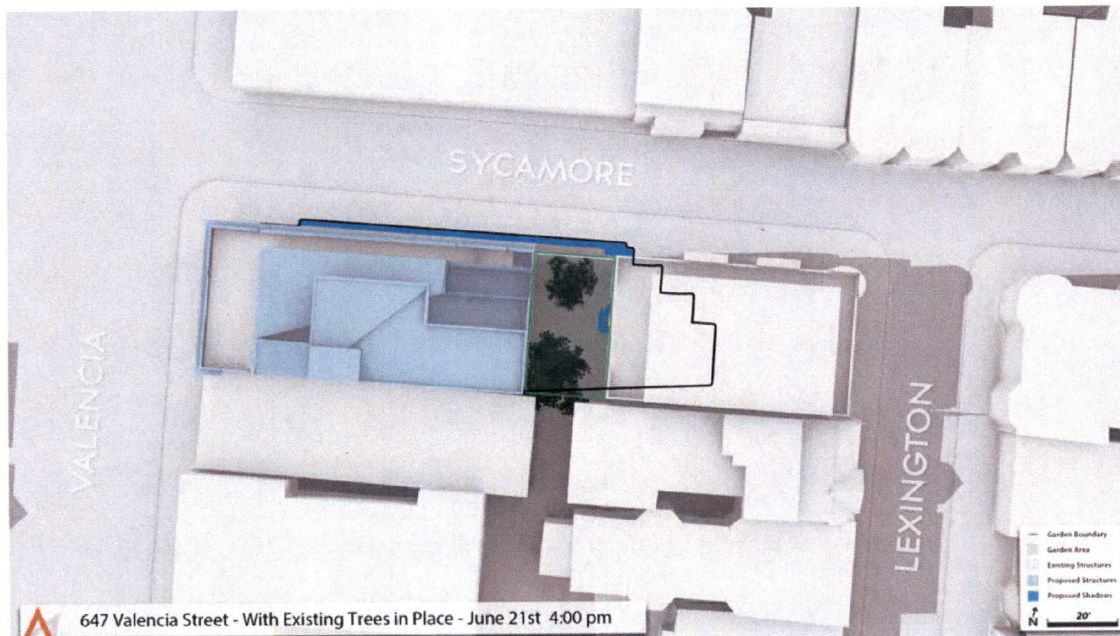
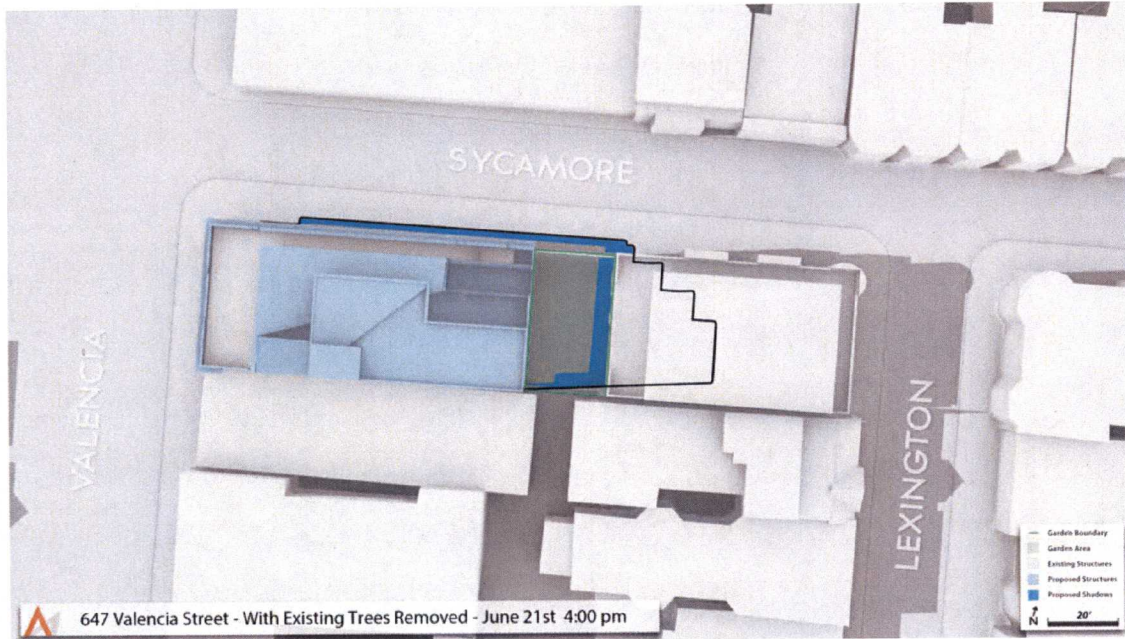






34 Corte Madera Avenue  
Mill Valley, CA 94941

June 21<sup>st</sup> 4:00 pm

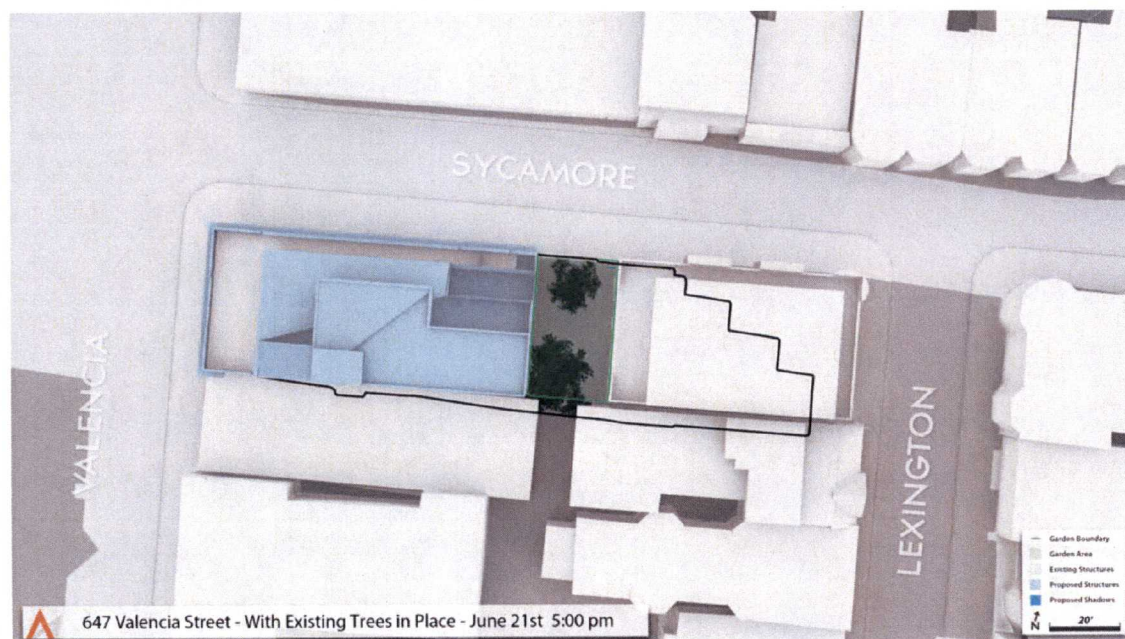
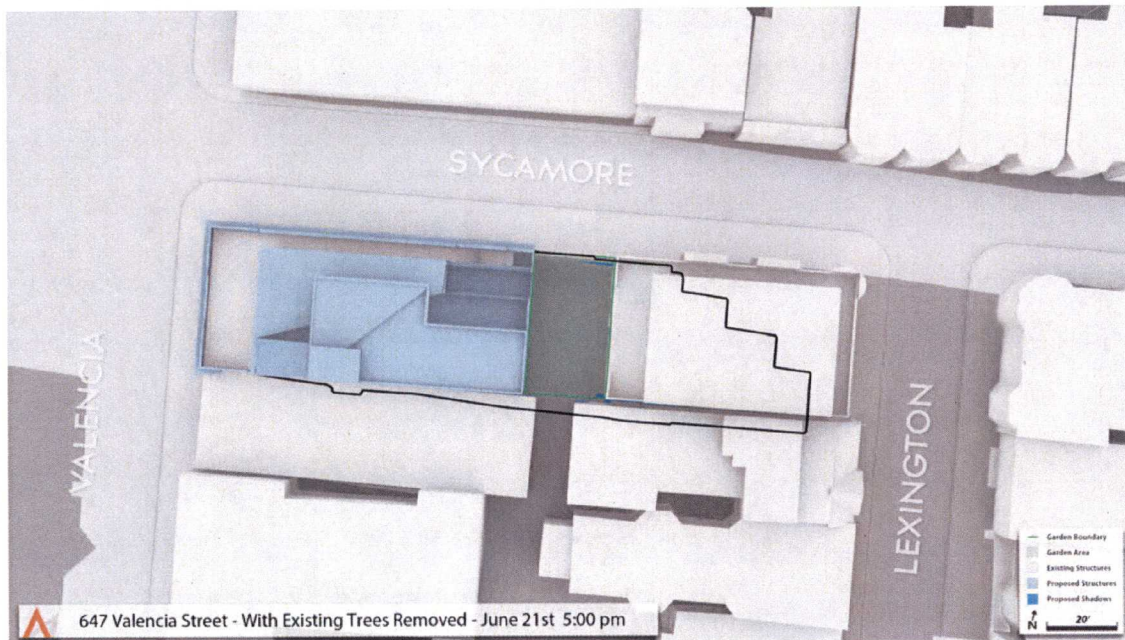






34 Corte Madera Avenue  
Mill Valley, CA 94941

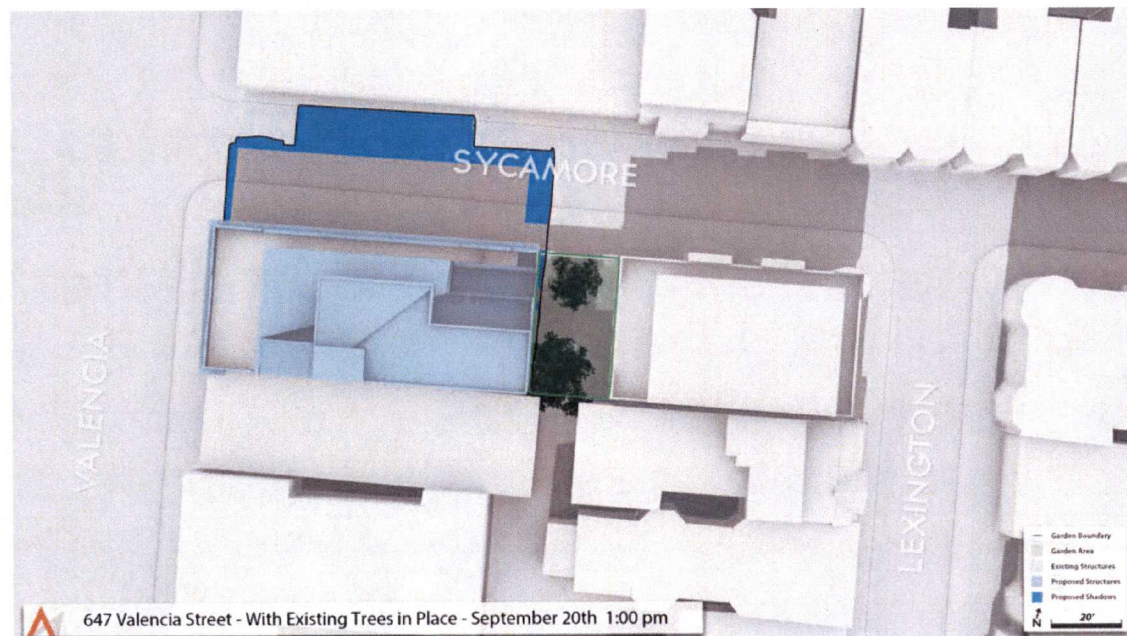
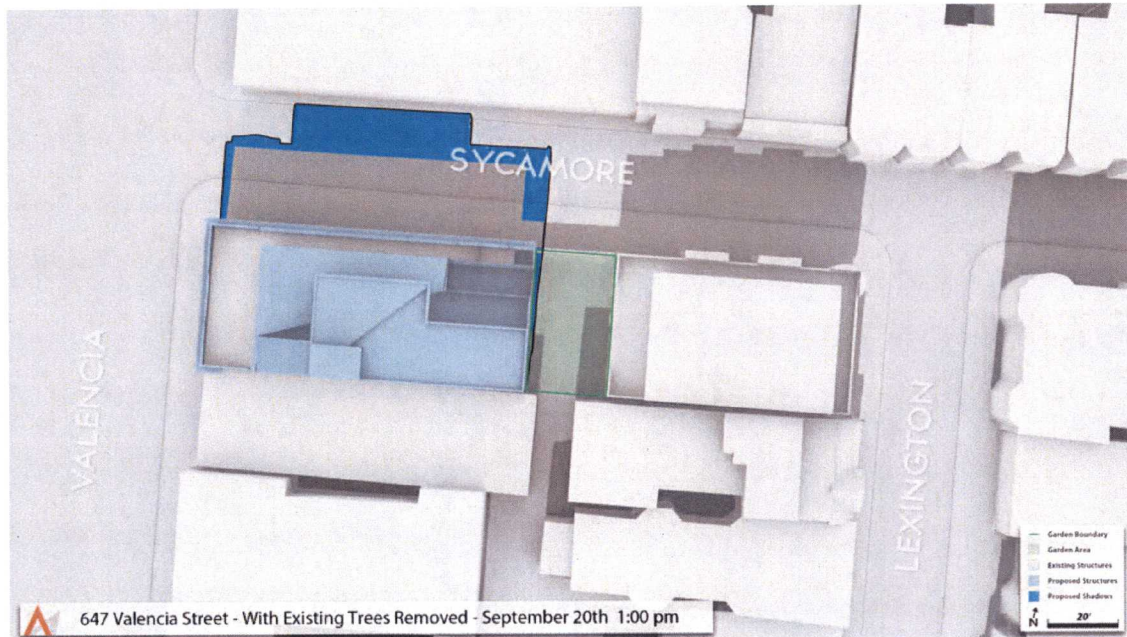
June 21<sup>st</sup> 5:00 pm





34 Corte Madera Avenue  
Mill Valley, CA 94941

September 20<sup>th</sup> 1:00 pm

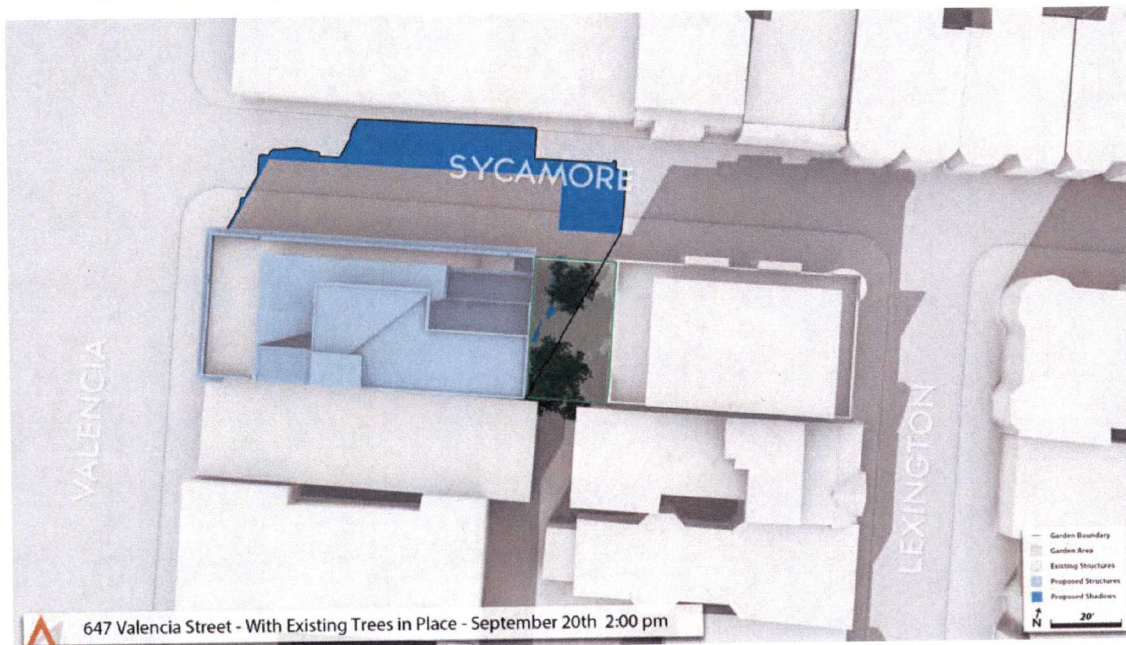
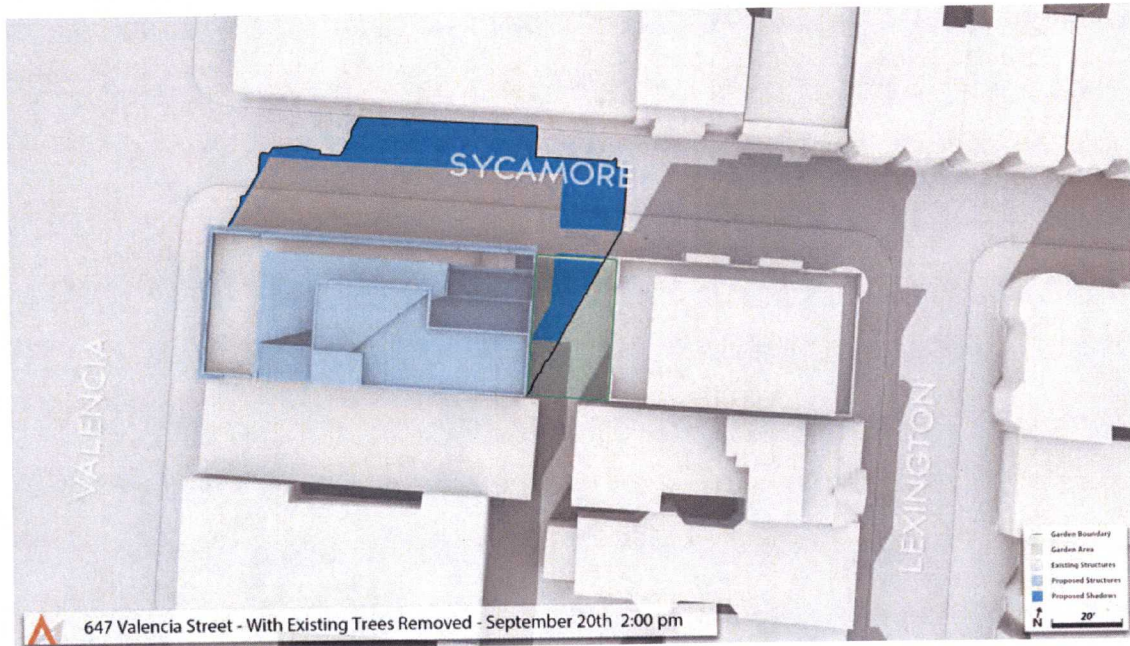






34 Corte Madera Avenue  
Mill Valley, CA 94941

September 20<sup>th</sup> 2:00 pm

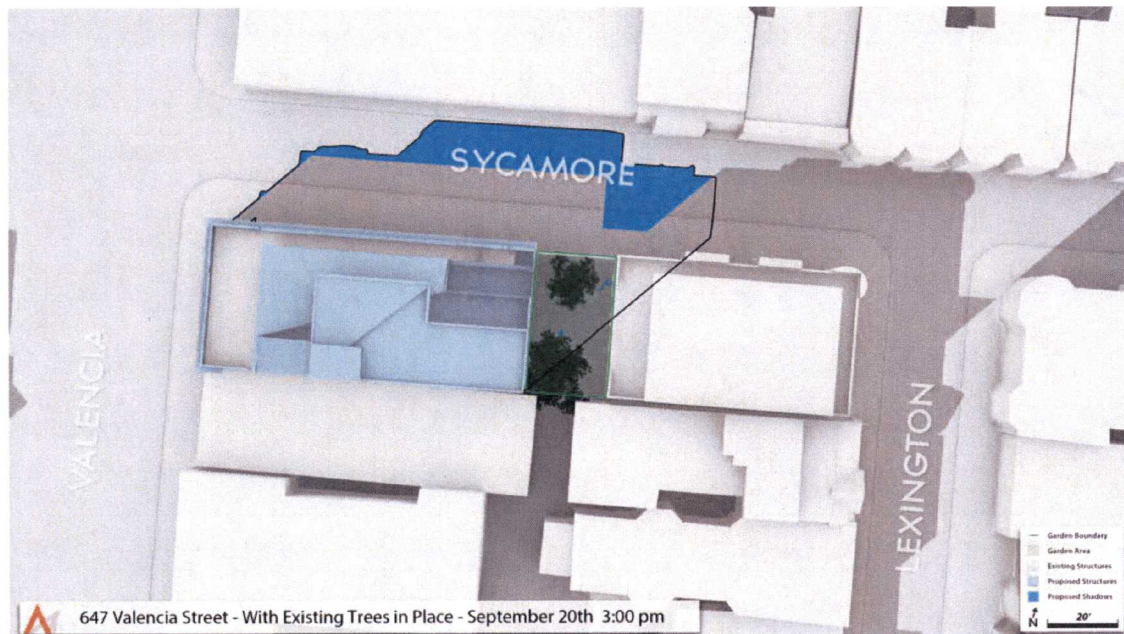
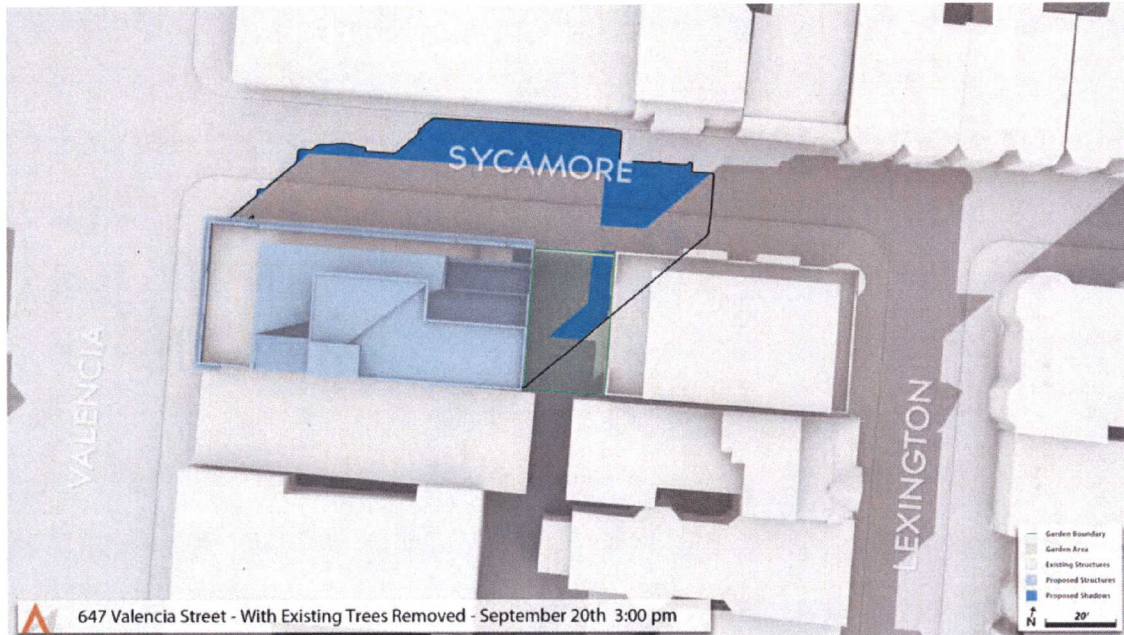






34 Corte Madera Avenue  
Mill Valley, CA 94941

September 20<sup>th</sup> 3:00 pm

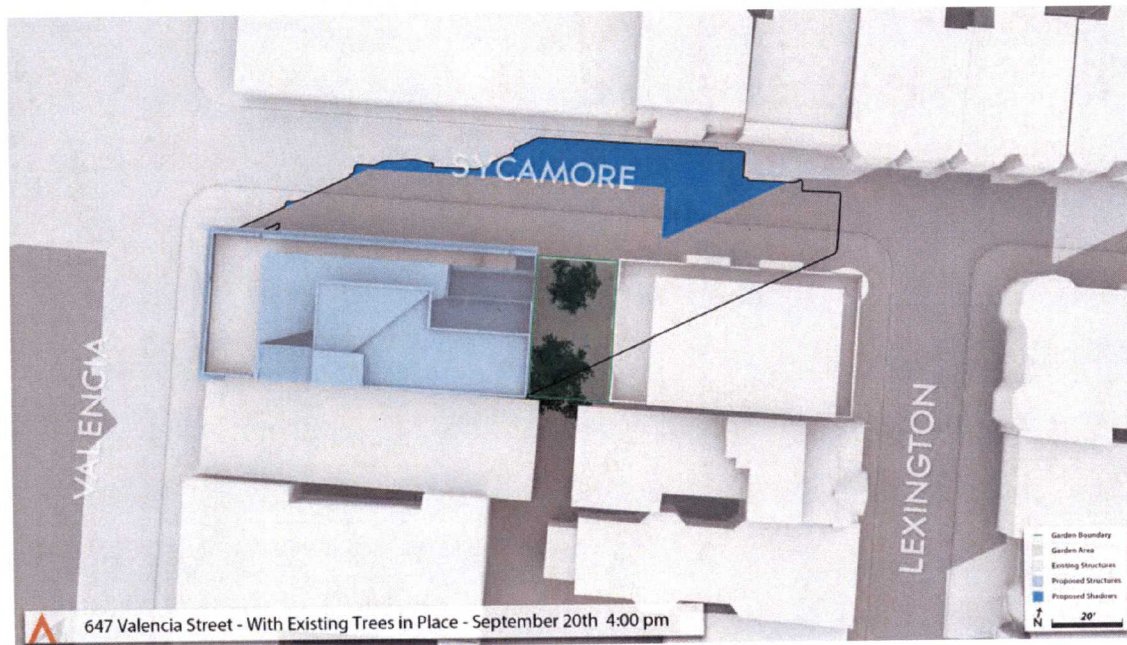
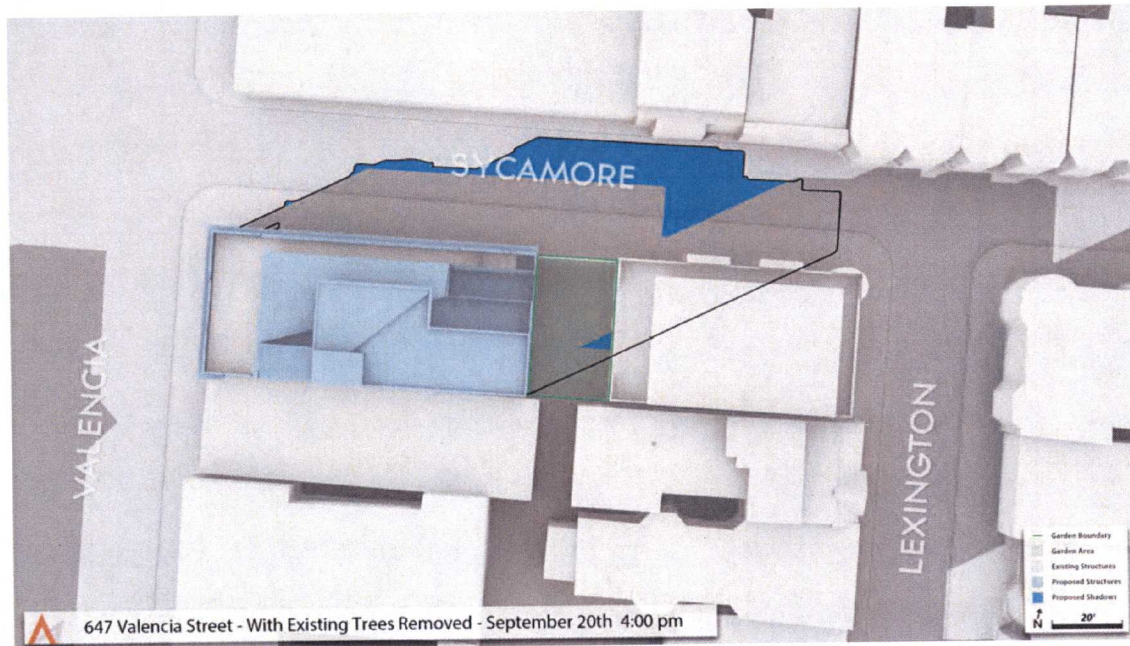






34 Corte Madera Avenue  
Mill Valley, CA 94941

September 20<sup>th</sup> 4:00 pm

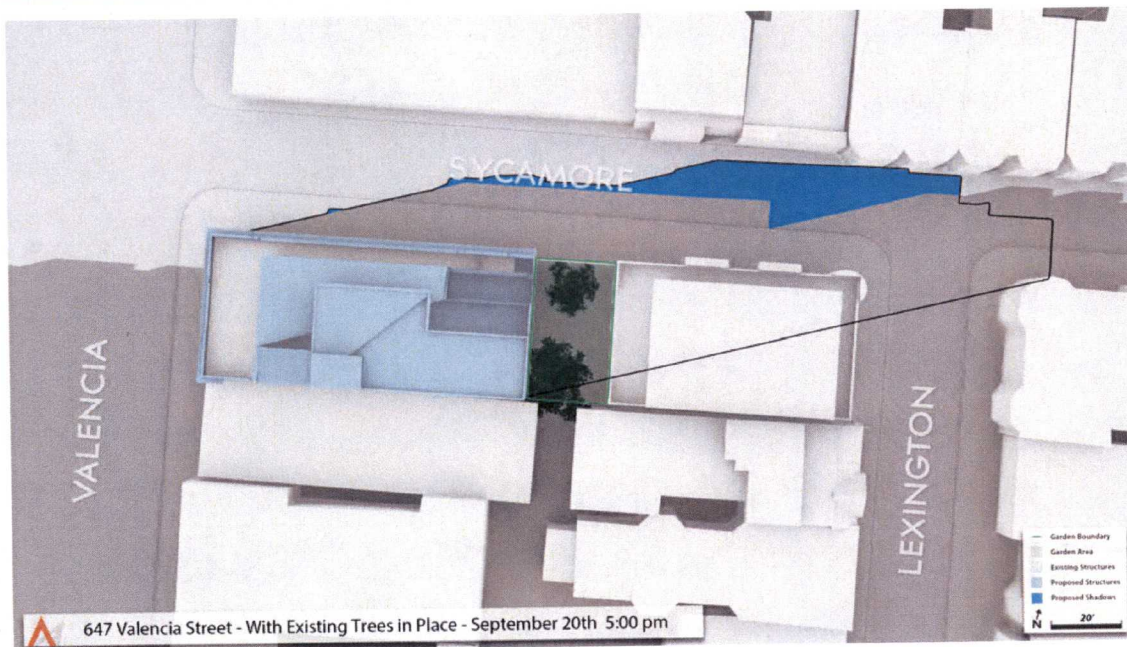
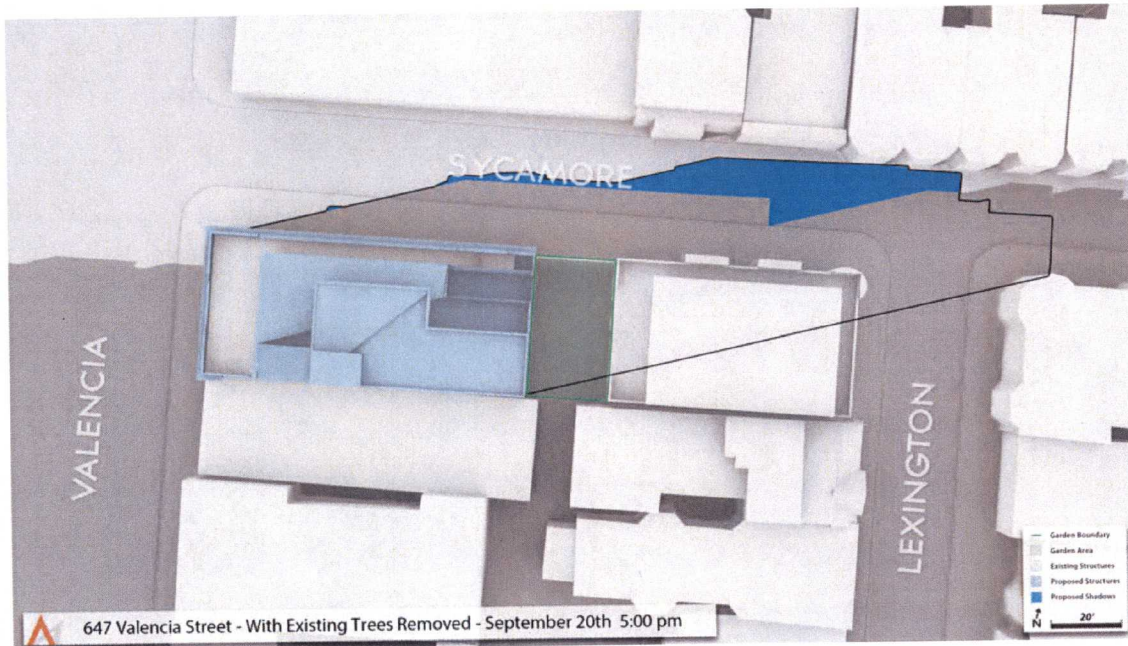






34 Corte Madera Avenue  
Mill Valley, CA 94941

September 20<sup>th</sup> 5:00 pm

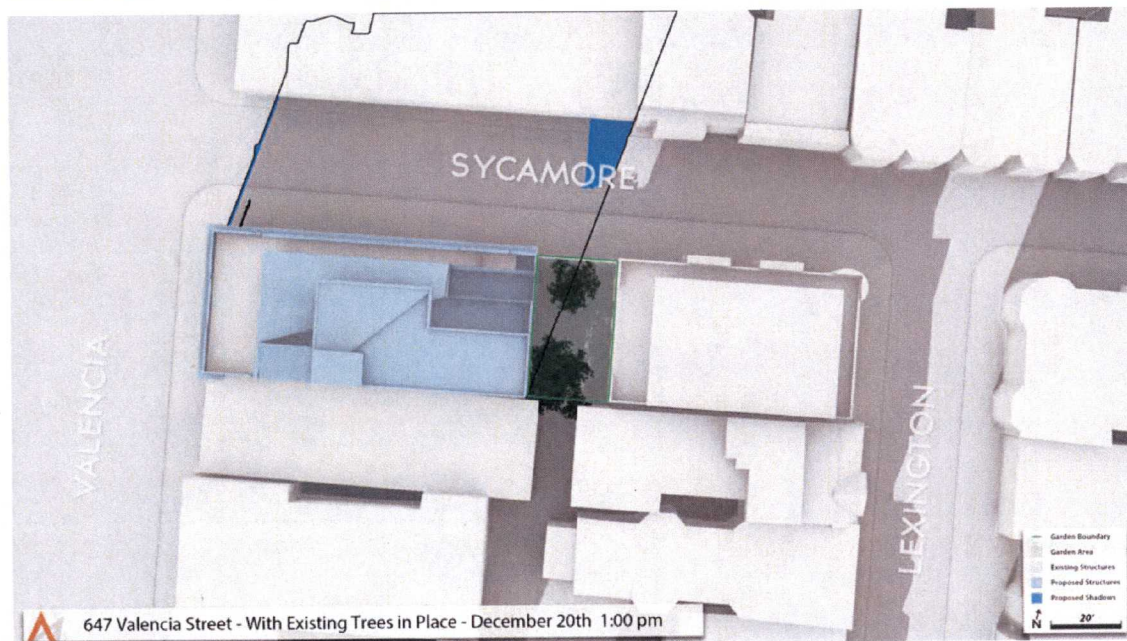
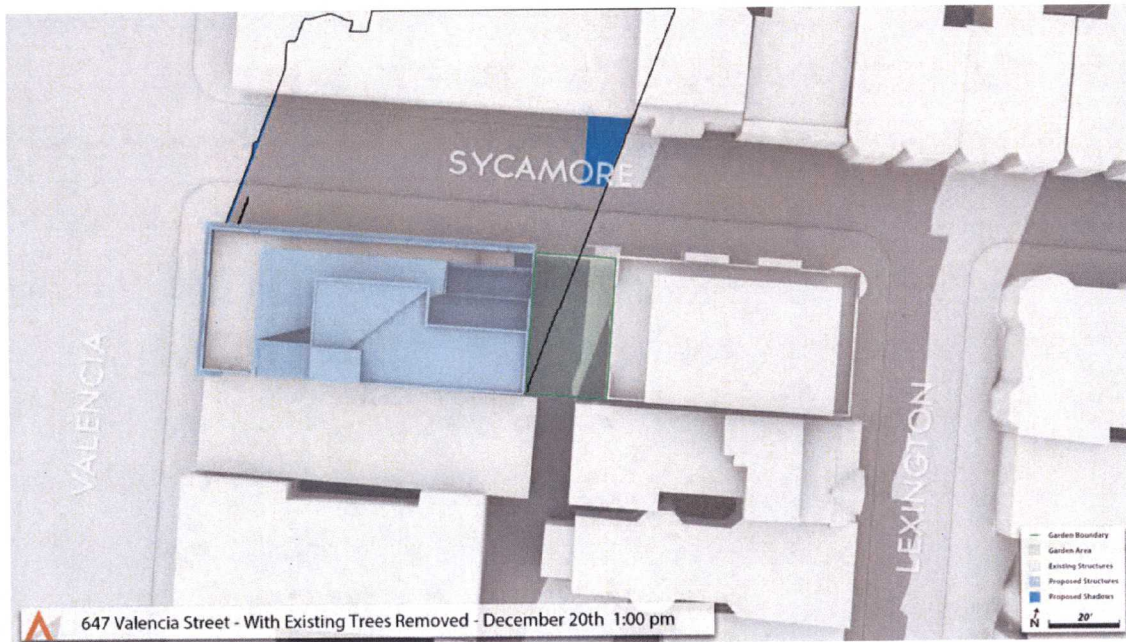






34 Corte Madera Avenue  
Mill Valley, CA 94941

December 20<sup>th</sup> 1:00 pm

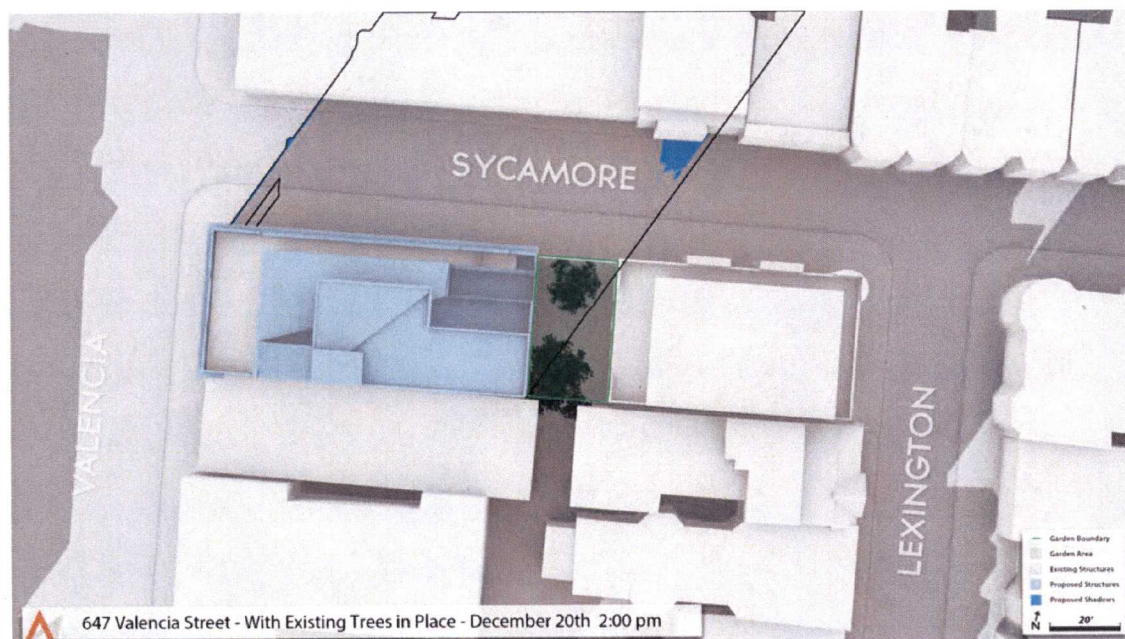
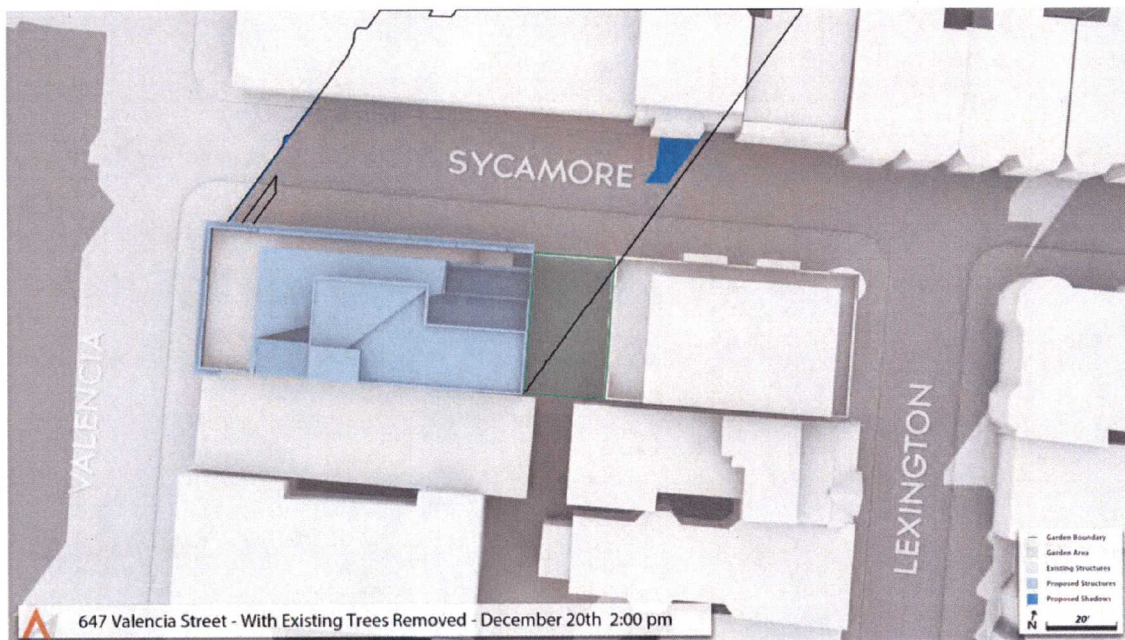






34 Corte Madera Avenue  
Mill Valley, CA 94941

December 20<sup>th</sup> 2:00 pm

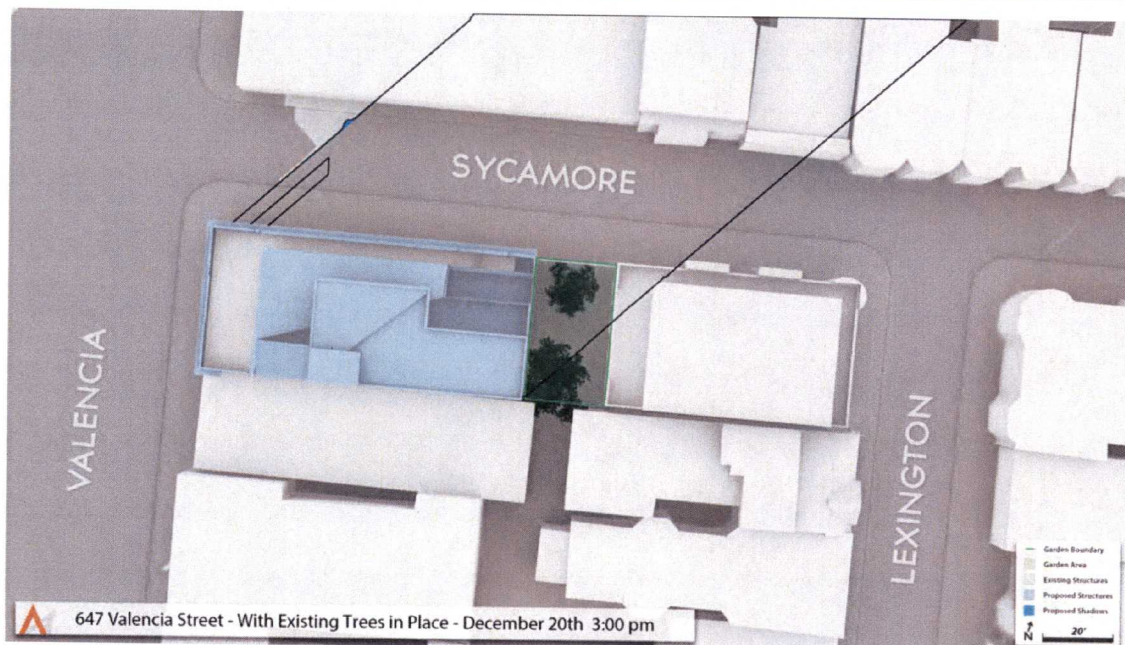
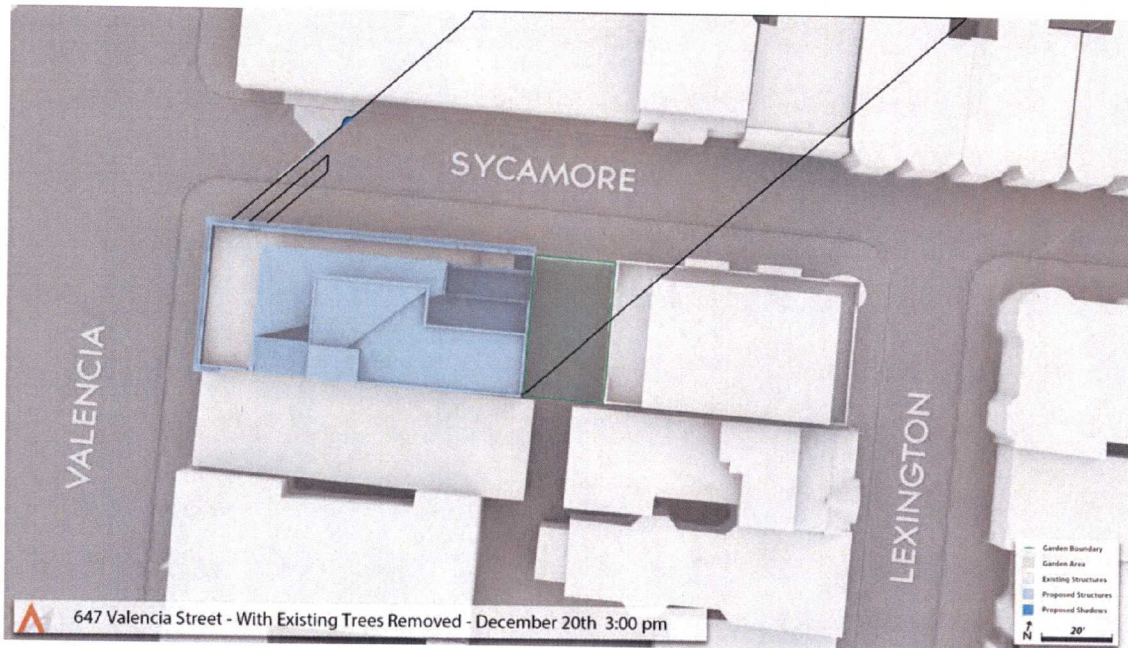






34 Corte Madera Avenue  
Mill Valley, CA 94941

December 20<sup>th</sup> 3:00 pm

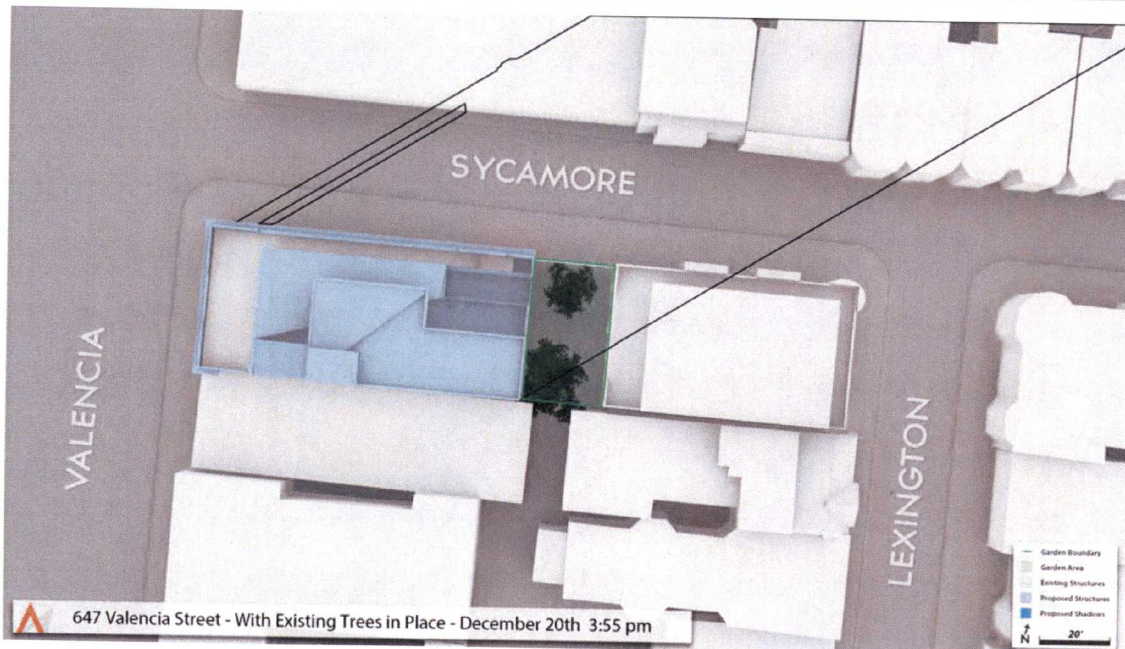
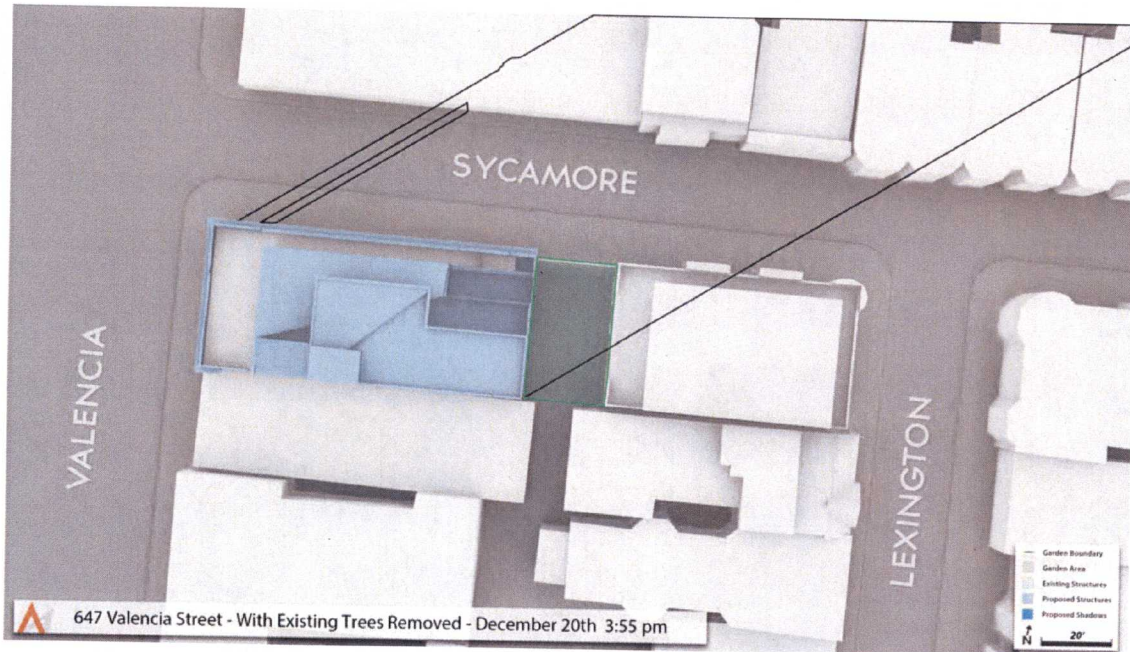






34 Corte Madera Avenue  
Mill Valley, CA 94941

December 20<sup>th</sup> 3:55 pm



3/1/2017

Stanford Alumni Mail - Re: 647 Valencia - completed Shadow Study (see attached)

ATTACHMENT B2



Donna Shibata <dshibata@alumni.stanford.edu>

---

Re: 647 Valencia - completed Shadow Study (see attached)

1 message

Fri, Dec 16, 2016 at 1:38 PM

Toby Morris <toby@kermanmorris.com>

To: Dino Goossens-Larsen <dinogoossens@hotmail.com>, Donna Shibata <dshibata@stanfordalumni.org>

Cc: Dennis Ring <dringsf@gmail.com>, Toby Morris <toby@kermanmorris.com>, "Sucre, Richard (CPC)" <richard.sucre@sfgov.org>

Hello Donna and Dino,

Re Shadows:

Thank you, Dino, for providing your calculation of change in available sunlight. We now understand your math.

While our proposed additions will result in only 5.6% additional shadow on your rear yard, we understand that since your yard is already in shadow 81.9% of the available sunlight hours (due to the extant tall walls around it) you are understandably sensitive to loss of any more direct light penetration to the yard. I believe you and Donna understand, in turn, that we have very little wiggle room to make further massing alterations to our plan, having already lost so much square footage and units in an effort to preserve the historic resource. Shadowing is a common product of San Francisco's urban conditions (narrow lots/tall building envelopes) and zoning; this is why the Planning Code does not protect private properties from shadowing each other.

Re further design change requests:

As you know, we have already made changes to our design (windows on east wall) responsive to requests you made in our two face-to-face meetings; even though we never heard back from you whether these changes met your goals. After the Variance Hearing on 12/7/16, Dennis Ring (the project sponsor) and I spoke with Donna in the hallway. She expressed dissatisfaction with our submitted design. We asked her that should your HOA have any further comments or requested accommodations of our design that they be explicit and comprehensive and forwarded to us in writing. We are waiting to hear from you.

Thank you.

-Toby

Edward "Toby" Morris

AIA, LEED AP

kerman morris architects LLP

139 Noe Street

San Francisco,

CA 94114

T: 415.749.0302

kermanmorris.com

---

From: Dino Goossens-Larsen <dinogoossens@hotmail.com>

Date: Wednesday, December 7, 2016 at 12:47 PM

To: Dennis Ring <dringsf@gmail.com>, Adam Noble <adam@fastcastcity.com>, Toby Morris <toby@kermanmorris.com>

Cc: Donna Shibata <dshibata@stanfordalumni.org>

Subject: Re: 647 Valencia - completed Shadow Study (see attached)

Sure thing. See table 2 of the attached document that was sent to us

1. Calculation of currently available sunlight: (< Summary of Results Existing Shadow on Garden Area)

Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor (A) = 2,613,583.88

Annual Existing Shadow (B) = 2,140,798.16

A minus B = 472,785.72 = currently available sunlight on the garden (C)

<https://mail.google.com/mail/u/0/?ui=2&ik=b0dfd88e32&view=pt&q=shadow%20study&qs=true&search=query&th=1590992b81a6aec&siml=1590992b...> 1/6



3/1/2017

Stanford Alumni Mail - Re: 647 Valencia - completed Shadow Study (see attached)

2. Calculate % of change in available sunlight: (< Summary of Results New Shadow on Garden Area)

CADP annualized net new shadow (D) = 145,746.30

(D) over (C) (calculated above) =  $145,746.30 / 472,785.72 = 30.8\%$

Hope this helps - Dino

---

From: Dennis Ring <dringsf@gmail.com>  
Sent: Wednesday, December 7, 2016 12:37 PM  
To: Dino Goossens-Larsen; Adam Noble; Toby Morris  
Subject: Re: 647 Valencia - completed Shadow Study (see attached)

Good Afternoon,

After the hearing today we had ask Donna to show us how you came up with the calculations regarding the 31% reduction. Donna tried to explain the math and your calculations to Toby and I, we're still are confused. Please take the time and spell out clearly your calculations and how you came up with your analysis. After receiving your information, I'll have Adam Noble research your findings.

Thanks,

Dennis Ring

On Tue, Dec 6, 2016 at 5:00 PM, Dino Goossens-Larsen <dinogoossens@hotmail.com> wrote:

Hi Toby, Dennis and Adam,

Thank you so much for sending this along. It is very helpful. Without much time to sit with this, I did want to comment quickly, especially since the hearing is tomorrow.

I'm concluding that out of the 472,785 sq ft hours of sunlight, with the current design, we would be reducing that by 146,746 sq ft hours or by 31%. That is significant and means that building up from the property line is likely detrimental to the yard and especially the trees and vegetation we maintain in it.

I'm traveling for work (I'm in Washington DC) and will therefore unfortunately not be able to make the hearing tomorrow, but our neighbor Donna Shibata will be there and well represent the HOA. She's copied here and also briefly spoke with Adam, from what I understand.

We look forward to continuing our rapport to work out the privacy concerns, damage to our yard, and, of course, your continued support for the historical nature of the building all while keeping the project on track.

Best regards,

Dino Goossens-Larsen

408-799-2750

---

From: Toby Morris <toby@kermanmorris.com>  
Sent: Tuesday, December 6, 2016 11:34 AM  
To: Dino Goossens-Larsen; Rich Sucre  
Cc: Orrin Goldsby; Dennis Ring; Adam Noble  
Subject: Re: 647 Valencia - completed Shadow Study (see attached)

Hello Dino and Rich,

Adam Noble made a few changes to the "Exhibit A" last night to make the graphics easier to follow. The revised file can be picked up off of Dropbox at:

[https://dl.dropboxusercontent.com/u/53091049/647\\_ValenciaStreet\\_ExhibitA.pdf](https://dl.dropboxusercontent.com/u/53091049/647_ValenciaStreet_ExhibitA.pdf)

3/1/2017

Stanford Alumni Mail - Re: 647 Valencia - completed Shadow Study (see attached)

I understand, Dino, you have already reached out to the shadow study's author, Adam Noble, to seek clarification of what the research demonstrates. That is great.

On our end, we are relieved to learn the study demonstrates that the additional shadow to the yard is insignificant.

Sincerely,

-Toby Morris

Edward "Toby" Morris

AIA, LEED AP

kerman morris architects LLP

139 Noe Street

San Francisco,

CA 94114

T: 415.749.0302

kermanmorris.com

## Kerman Morris Architects

kermanmorris.com

We design thoughtful, livable and dynamic spaces. Featured Work; About; News; Contact

---

From: Toby Morris <toby@kermanmorris.com>

Date: Monday, December 5, 2016 at 8:11 PM

To: Dino Goossens-Larsen <dinogoossens@hotmail.com>, Rich Sucre <richard.sucre@sfgov.org>, Peter Lewis <missiondna@earthlink.net>

Cc: Toby Morris <toby@kermanmorris.com>, Orrin Goldsby <orrin@kermanmorris.com>, Dennis Ring <dringsf@gmail.com>, Adam Noble <adam@fastcastcity.com>

Subject: Re: 647 Valencia - completed Shadow Study (see attached)

Hello Dino, Peter and Rich,

Thank you for your patience.

As requested by the members of the 85 Sycamore/2-4 Lexington Street HOA, please find below links to the 1) the shadow study that has been prepared by Adam Noble/CADP and 2) the graphics appended to the study.

Shadow Study:

[https://dl.dropboxusercontent.com/u/53091049/645-657\\_Valencia\\_Shadow\\_Results\\_Dec5\\_2016.pdf](https://dl.dropboxusercontent.com/u/53091049/645-657_Valencia_Shadow_Results_Dec5_2016.pdf)

Graphics:



3/1/2017

Stanford Alumni Mail - Re: 647 Valencia - completed Shadow Study (see attached)

[https://dl.dropboxusercontent.com/u/53091049/645-647\\_Valencia\\_Shadow\\_Projections\\_ExhibitA.pdf](https://dl.dropboxusercontent.com/u/53091049/645-647_Valencia_Shadow_Projections_ExhibitA.pdf)

Please click on these files and the study will come up. You will be able to download them from there.

The Preliminary Shadow Analysis focuses on the rear yard/garden associated with 85 Sycamore Street (the primary concern raised by the owners of 85 Sycamore), and what additional shadows will be cast on that yard as a result of the proposed additions to 645-647 Valencia Street (the Elbo Room). This yard is currently in shadow most of the year. If the existing trees in the 85 Sycamore Street rear yard are to remain, the additions to 645-647 Valencia Street will result in a 1.1% annual shadow increase. The bulk of this additional shadow occurs mid-summer and in the early afternoons.

In addition to laying out how the 645-647 Valencia Street project will impact the 85 Sycamore Street rear yard/garden, they also trace the shadows across the broader building at 85 Sycamore/2-4 Lexington Street. Please see the shadow outline in the appendix/graphics.

Dino Goossens-Larsen (85 Sycamore/2-4 Lexington Street HOA) : We had a little difficulty getting the shadow study wrapped up due to some technical difficulties (travel). If you have any questions about the study, please direct them to Mr. Adam Noble (the study's author) at [415-816-3505](tel:415-816-3505). Adam Noble is also cc'd on this email.

Peter Lewis: (Mission Dolores Neighborhood Association): Thank you, again, for inviting us to present to your group and for your support of the project. As promised at our presentation 11/9/16 to MDNA, Mr. Dennis Ring paid to have this shadow study completed to provide information on the impacts of our proposal on the neighbor's property to the east (85 Sycamore/2-4 Lexington Street).

Rich Sucre: (SF Planning Department): Would you please share this study with the Zoning Administrator? We are presenting the variances this Wednesday and would like the record to reflect our efforts to provide information to our neighbors.

Thank you all,

-Toby Morris

Edward "Toby" Morris

AIA, LEED AP

kerman morris architects LLP

139 Noe Street

San Francisco,

CA 94114

T: 415.749.0302

[kermanmorris.com](http://kermanmorris.com)

## Kerman Morris Architects

[kermanmorris.com](http://kermanmorris.com)

We design thoughtful, livable and dynamic spaces. Featured Work; About; News; Contact

On Dec 2, 2016, at 11:55 AM, Dino Goossens-Larsen <[dinogoossens@hotmail.com](mailto:dinogoossens@hotmail.com)> wrote:

Thanks Toby

On Dec 2, 2016, at 11:47 AM, Toby Morris <[toby@kermanmorris.com](mailto:toby@kermanmorris.com)> wrote:

Hello Dino,

<https://mail.google.com/mail/u/0/?ui=2&ik=b0dfd88e32&view=pt&q=shadow%20study&q=true&search=query&th=1590992b81a6aec&siml=1590992b...> 4/6

3/1/2017

Stanford Alumni Mail - Re: 647 Valencia - completed Shadow Study (see attached)

I wanted to reach out to you.

Our shadow consultant is taking a more time than we expected to finish his report, so I apologize that I have not been able to forward it to you yet. I will get it to you as soon as possible, hopefully today or this weekend.

Sincerely,

Edward "Toby" Morris

AIA, LEED AP

kerman morris architects LLP

139 Noe Street

San Francisco,

CA 94114

T: 415.749.0302

kermanmorris.com

On Nov 22, 2016, at 3:21 PM, Dino Goossens-Larsen <dinogoossens@hotmail.com> wrote:

Thanks Toby - I forwarded your message also to the rest of the HOA

---

From: Toby Morris <toby@kermanmorris.com>  
Sent: Tuesday, November 22, 2016 12:47 PM  
To: dinogoossens@hotmail.com  
Cc: dringsf@gmail.com; Sucre, Richard (CPC)  
Subject: 647 Valencia - update and Shadow Study in process

Hello Dino,

It was good to see you, James and Donna at the Mission Dolores Neighborhood Association meeting. I wanted to let you know that we have incorporated into our drawings revisions/reductions to our east facing windows to address the privacy concerns you raised, using strategies we discussed.

We are also moving forward with the shadow study you and the HOA requested be prepared. Mr. Adam Noble of CADP specializes in producing such studies for the City of San Francisco. He will have his report completed by December 1, 2016, at which time we will forward a pdf copy to you.

I do not have current emails for the other members of your HOA, so I will assume you will distribute the report to them.

Sincerely,

Edward "Toby" Morris

AIA, LEED AP

kerman morris architects LLP

139 Noe Street

San Francisco,



3/1/2017

Stanford Alumni Mail - Re: 647 Valencia - completed Shadow Study (see attached)

CA 94114

T: 415.749.0302

kermanmorris.com

Kerman Morris Architects

kermanmorris.com

We design thoughtful, livable and dynamic spaces. Featured  
Work; About; News; Contact

To: Toby Morris, architect  
Dennis Ring, owner  
645-647 Valencia Street Project Sponsors

From: 85 Sycamore 2-4 Lexington Streets HOA ("HOA")  
DinoGossens-Larsen and James Larsen  
Douglas Garfinkel and Donna Shibata  
Stephen Bates and Leecia Welch

Date: February 6, 2017

Re: 645-647 Valencia Street Proposed Project

Dear Toby and Dennis,

As Donna Shibata testified at the Zoning Administrator hearing on December 7, 2016, the HOA strongly objects to your project's proposed variance of the Section 135 of the Planning Code requirement that the subject property maintain a rear yard of 20 feet. Earlier we attended and voiced our concerns at the pre-application meeting on August 24, 2016, the meeting with Toby on September 29, 2016, the meeting with Toby and Dennis on October 18, 2016, and at the Mission Dolores Neighborhood Association meeting on November 19, 2016.

As currently proposed, while there are building setbacks off of Valencia Street and Sycamore Streets, the proposed project has no setback on our property line and pushes the mass of building 100% back to our property line. Currently there is a two story building with an approximate 5 foot set back on the second floor on our property line. The proposed project creates a 5-story building wall that significantly reduces the light to our ground floor garden and infringes on our privacy with many windows and balconies with direct views of our bedrooms and other living spaces.

To address our light and privacy concerns, we have been asking for the following:

- **Modification of the many windows and balconies with direct view of our bedrooms and other living spaces including: (1) Removal or redesign of the large window; (ii) Use of opaque glass on these windows; and (iii) Installation of privacy walls on the sides of the balconies.** Our understanding is that these windows are non-operable, which is important to us as well.
- **Compliance with city codes which require a 20 ft. setback on the east facing wall of the proposed structure.**

At the December 7th Variance Hearing, after hearing our HOA's concerns, the Zoning Administrator decided to take your variance requests under advisement until the discretionary hearing before the Planning Commission. For the discretionary hearing, the Zoning Administrator requested that you prepare this light study showing what the baseline would be if there was a 100% code compliant building with the required rear yard.

If we are presented with a design that meets the privacy requirements in the first bullet above and this light study shows no material difference in the percent reduction in daily sunlight from a building design



without a setback than from a code compliant building, we will be willing to consider agreeing on a smaller than 20 foot setback.

We look forward to your response and working with you to address our concerns.



February 16, 2017

**To:**

85 Sycamore 2-4 Lexington Streets HOA ("HOA")  
Dino Gossens-Larsen and James Larsen  
Douglas Garfinkel and Donna Shibata  
Stephen Bates and Leecia Welch

**cc by email to:**

Perter Lewis, President, Mission Dolores Neighborhood Association  
([missiondna@earthlink.net](mailto:missiondna@earthlink.net))  
Richard Sucre, San Francisco Planning Department ([richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org))  
Tania Sheyner, San Francisco Planning Department ([tania.sheyner@sfgov.org](mailto:tania.sheyner@sfgov.org))  
Susan Ring, Project Sponsor ([susanrring@gmail.com](mailto:susanrring@gmail.com))

**From:**

Toby Morris, Kerman Morris Architects LLP  
Dennis Ring, Owner/Project Sponsor  
645-647 Valencia Street Project  
BPA # 2016.11.14.2504

**RE: Your email of 2/8/17 (with attached letter of 2/6/17) and the 647 Valencia Project as outlined in the "Notice of Building Permit Application (Section 312)"**

Dear Donna, Dino, James, Douglas, Stephen and Leecia,

Thank you for your letter.

Dennis and I have met and reviewed your proposal and the plans to see what we can do to accommodate you and address your concerns.

As you know, we too have worked very hard in the numerous meetings you mention to try to determine what exactly are your concerns, and what can be reasonably accommodated within the parameters of a workable and financially viable project that exercises the project sponsor's property rights, meets his/her goals and is approvable by the San Francisco Planning Department.

Your putting down a proposal in writing is very helpful.

kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302  
[kermanmorris.com](http://kermanmorris.com)

Response to 85 Sycamore HOA.docx



Some of your requests are easily accommodated:

Privacy:

We understand your concern regarding privacy from our eastern facing windows onto your bedrooms and living spaces. You have also voiced to us (separate from your attached 2/6/17 letter) your concern about objects being dropped from our balconies into your yard.

- We agree to change all the glazing in the windows currently shown on our "Proposed East Elevation" of the section 312 notification set from clear glass to translucent glass. This will block views onto your property while allowing light into our spaces (the opaque glass you mention will not allow light in). Given privacy concerns will be fully addressed by this change, we will not alter the window arrangement shown in our plans. All windows will be non-operable (and fire-rated) as you request.
- We agree to modify all three (3) balconies overlooking your rear yard with additional clear glazed barriers from the top of the current 3'-6" high solid guardrails and terminating at 6'-0" above the finished balcony walking surface. These screens will mitigate against the potential for objects dropped into your rear yard.

Light and Shadows:

Your second request regarding a 20 foot setback of our rear/east facing wall to ensure more light/less shadows to your yard and property is not feasible and we are unwilling to make that change.

Moreover, as you certainly understand, due to solar geometry, it is physically impossible that a light study of a building expansion including a 20' setback of the rear walls would result in "no material difference in the daily sunlight" to your property. We do not need an additional study to make this finding. We agree with you (absent your trees) that pulling our east wall away from your property will increase direct sunlight penetration into your rear yard for some portion of the afternoon.

Some background:

As you know, in addition to the regular Zoning Controls and Residential Design Guidelines we have had to follow (instituted by the Planning Department to allow for reasonable property rights/expansions while mitigating against some of the privacy and light impacts on neighbors), the Planning Department has made the finding that 647 Valencia is an historic resource for its importance in the City's LGBTQ history. This has had a profound impact on our development plans and potential.

kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302  
kermanmorris.com





Our original proposal made in 2013 to the Planning Department was to demolish the Elbo Room structure and construct a new 55' tall building with a 15 foot rear yard setback to your property. That proposal included 9 units and 7,452 net rentable residential square feet.

Due to the historic standing of the property, we are subject under the California Environmental Quality Act (CEQA) to the San Francisco Planning Department's interpretation of the Secretary of Interior Standards for Rehabilitation. Over the course of three proposals by the design team and subsequent requirements by the Planning Department it has been found that the additions to the 2-story historic structure to remain need to be set back 15' from the front/Valencia Street property line in order for the historic structure to retain its integrity and the addition to be considered subservient to the original building. For the same reasons, in addition to the front setback, we have been required to provide a 5' setback from Sycamore and large additional setbacks of the top/5th floor. Finally, because these substantial setbacks push the additions to the rear, we are also subject to the Planning Code's alley requirements that further reduce/sculpt the easternmost 20' of the building to provide greater sunlight access to the alley and your property.

As a result of the existing building's historic standing, we have lost two units and 25% of our net rentable residential square footage. Contrary to your statement that we "do not want to change the building design" with additional setbacks, the reality is we cannot make further reductions and have a financially feasible project.

There is a way, however, to achieve your goals, but it will require work and commitment on the part of your HOA.

Throughout the course of reviews by the Planning Department's historic technical specialists it was determined that the setbacks shown in our drawings were considered too small to meet the Secretary of Interior Standards. The front setback, for example, was originally proposed at 5', then 10', 12' and eventually the Department found they could support a 15' setback. All these requirements and revisions were done without you as participants, and as you say in your letter resulted in pushing the "mass of the building 100% back to [your] property line."

The proposal:

- Together with your HOA, we agree to present a proposal to the Planning Department to shift the top 3 floors of our addition 5' west. This change would result in a 5'-0" rear setback for floors 3, 4 and 5, providing some additional solar relief to your property and would be superior to the "chamfer back corner" proposal originally suggested by you and your advising architect Ms. Lucia Bogatay. This change would also result in reducing the front setback from Valencia Street

kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302  
kermanmorris.com



from 15'-0" (as currently shown in our noticed plans) to 10'-0" feet, a proposal the Planning Department has not yet supported. On your end, we would require that the 85 Sycamore 2-4 Lexington Streets HOA agree to forego any DR of the project should the Planning Department agree to this modification. The Planning Department has an interest reducing the number of Discretionary Review requests that encumber the Commission's calendar, so with your help we may be able to achieve our common goals.

Closure:

If the above proposal is not acceptable to the HOA, or we are unsuccessful in getting Planning Department support for it, we are willing to make the first two changes addressing your privacy concerns.

We will be unable to make further changes.

We have found it difficult to negotiate changes to our proposal when, after each attempt, we learn from you that it was not enough, or it did not satisfy your previously unstated requirements. For example, as recently as at the Project Sponsor's 2/8/17 presentation to MDNA, he was informed by Ms. Shibata that the conditions for support outlined in the 2/6/17 HOA letter (which is the subject of this response) did "not necessarily contain all potential requests" of our project. Therefore, in the interest of finalizing these negotiations, the above offer is final from the Project Sponsor.

Sincerely,

Toby Morris, Architect and Dennis Ring, Project Sponsor

kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302  
kermanmorris.com

Response to 85 Sycamore HOA.docx

To: Toby Morris, architect  
Dennis Ring, owner  
645-647 Valencia Street Project Sponsors

From: 85 Sycamore 2-4 Lexington Streets HOA ("HOA")  
Dino Goossens-Larsen and James Goossens-Larsen  
Douglas Garfinkel and Donna Shibata  
Stephen Bates and Leecia Welch

Date: March 1, 2017

Re: 645-647 Valencia Street Proposed Project

Dear Toby and Dennis,

This letter is in reply to your letter of February 16, 2017. We appreciate your willingness to make further modifications to the windows and balconies to address our privacy concerns and look forward to reviewing the plans with the changes and material specifications.

Regarding our light concerns for our ground floor garden, you outlined a final offer in that letter, and expressly indicated you will not be able to make further changes. We hope you will reconsider and continue to work with us in coming to an agreement that is satisfactory for all parties involved so that the Discretionary Review hearing before the Planning Commission will not be necessary.

Yesterday we met with Richard Sucre, Planning Department, and discussed your suggestion that our HOA ask city planning to reduce the building's set back from Valencia Street from 15-feet to 10-feet as a way to provide a 5-foot setback on our property line. Rich explained that your idea is not a viable option given the historic planning determination that a 15-foot setback from Valencia Street is the minimum set back required for the preservation of the building as a historic resource.

We think a meeting with us and our advising architect would be a great way to further these conversations. We have some ideas for modifying the building that we hope you will consider. Please let us know your availability for meeting so we can coordinate a meeting date and time.

We also think it would be helpful and informative in coming to agreement to have the results of the light study for a 100% code compliant building with the required rear yard as soon as possible. Please let us know when you plan to provide this light study as requested by the Zoning Administrator at the December 7, 2016 variance hearing.

At the meeting, we also would like to discuss the protection of the Significant Tree located in our ground floor garden. In reviewing the docket file, we noticed that this tree was not disclosed on the Required Checklist for Tree Planting and Protection dated December 18, 2013.

We would like to continue the dialogue and make this into a win-win for every stakeholder in this process.





Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

## REQUIRED CHECKLIST FOR Tree Planting and Protection

Pursuant to Planning Code Section 138.1 and Public Works Code Article 16, many construction projects trigger requirements for the protection of existing trees and/or the planting of new street trees.

Planning Department staff are available to advise you in the preparation of this checklist. Call (415) 558-6377 for further information.

### WHAT DOES THIS CHECKLIST DO?

This checklist describes applicable tree-related requirements and will help you design a Code-compliant project. Completion of this checklist is a requirement for projects meeting any of the criteria identified below. **No permit will be approved by the Planning Department before satisfying all applicable tree-related requirements**, including receiving clearance from the Department of Public Works (DPW) to plant required street trees and/or remove any Protected Trees.

### WHY ARE EXISTING TREES PROTECTED AND NEW TREES REQUIRED?

Trees are a vital component of the City's built and natural environments. They filter and contain storm water, lessen air pollution and greenhouse gases, help save energy, provide wildlife habitat and increase property values. The City is currently home to more than 100,000 street trees.

### WHEN CAN THE PROTECTION OF EXISTING TREES OR THE INSTALLATION OF NEW STREET TREES BE REQUIRED?

- construction of a new building
- relocation of a building
- paving/repaving > 200 sf of the front setback
- addition of 20% or more of existing gross floor area
- addition of a new dwelling unit
- addition of a parking space
- addition of a garage

### INSTRUCTIONS

An applicant for a project which meets any of the criteria identified above must complete this checklist and submit a copy of it to the Planning Department along with the building permit or other application(s) required for the project.

**Not all projects meeting the criteria above will be subject to tree protection and/or installation requirements.** For example, if at least one street tree already exists for each 20 feet of street frontage, no new street trees will be required. Likewise, only certain trees, such as Street Trees and Significant Trees, must be protected.

Required Checklist for  
Tree Planting and Protection

BUILDING PERMIT  
OR CASE NUMBER:  
For South Side only

## REQUIRED CHECKLIST FOR Tree Planting and Protection

### 1. Applicant Information

CONTACT FOR PROJECT INFORMATION:

EDWARD "TOBY" MORRIS

ADDRESS:

KERMAN / MORRIS ARCHITECTS LLP  
69A WATER STREET  
SAN FRANCISCO, CA 94133

TELEPHONE:

( 415 ) 749-0302

EMAIL:

toby@kermanmorris.com

### 2. Location and Classification of Property

STREET ADDRESS OF PROJECT:

647 VALENCIA STREET

CROSS STREETS:

SYCAMORE

ASSESSORS BLOCK/LOT:

3576/062

LENGTH OF ALL LOT FRONTAGE(S):

115 ft

ZONING DISTRICT:

NCT

RELATED BUILDING PERMIT APPLICATION AND/OR CASE NO.:

N/A

### 3. Scope of Project

Requirements for new street trees and tree protection apply to the types of projects identified in the chart below. Please check all boxes which apply to your project. If no boxes are checked, you do not need to complete this form.

#### DEVELOPMENT FEATURES

- ☒ construction of a new building
- ☐ relocation of a building
- ☐ paving or repaving more than 200 square feet of the front setback
- ☒ addition of gross floor area (GFA) equal to 20% or more of the GFA of the existing building
- ☒ addition of a new dwelling unit
- ☒ addition of one or more parking spaces
- ☒ addition of a garage

## Required Checklist for Tree Planting and Protection

### 4. Disclosure of Existing Protected Trees

Only the following specific types of trees require protection under the Public Works Code: Street Trees, Significant Trees and Landmark Trees. These trees are collectively known as "Protected Trees." In the following table, please indicate the presence or lack thereof of such on, over, or adjacent to the parcel containing the proposed construction.

#### SIGNIFICANT TREES

A "Significant Tree" is a tree that is planted on the subject property (i.e. outside of the public right-of-way) with any portion of its trunk within 10 feet of the public right-of-way that has (a) a diameter at breast height (DBH) in excess of twelve inches **OR** (b) a height in excess of twenty feet **OR** (c) a canopy in excess of fifteen feet.

CHECK ALL BOXES THAT APPLY AND  
INDICATE QUANTITY OF  
EACH TREE TYPE, IF APPROPRIATE.

If you are unsure of the boundary of the public  
right-of-way, contact DPW's Bureau of Street  
Use and Mapping. Please note that the public  
right-of-way may be wider than the sidewalk.

☐ Significant Tree(s) exist on the subject property

QTY.

☐ Significant Tree(s) exist on any adjacent property

QTY.

☒ There are no Significant Trees on or adjacent to the subject property.

#### LANDMARK TREES

A "Landmark Tree" is a tree designated as such by the Board of Supervisors owing to particular age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character.

CHECK ALL BOXES THAT APPLY AND  
INDICATE QUANTITY OF  
EACH TREE TYPE, IF APPROPRIATE.

If you have questions about the presence of  
Landmark Trees, please consult with DPW or  
visit [www.sfdpw.org/trees](http://www.sfdpw.org/trees).

☐ Landmark Trees exist on the subject property

QTY.

☐ Landmark Trees exist on the adjacent sidewalk

QTY.

☐ Landmark Trees exist on any adjacent property

QTY.

☒ There are no Landmark Trees on or adjacent to the subject property.

#### COMPLETE LIST OF LANDMARK TREES AS OF SUMMER 2012

Six Blue Gums adjacent to 1801 Bush Street	Brazilian pepper at Third St. and Yosemite Street in the median
Flaxleaf paperbark at 1701 Franklin Street	Sweet Bay at 555 Battery Street
New Zealand Christmas Tree at 1221 Stanyan Street	All Canary Island Date Palms in the center island on Dolores Street
13 Canary Island Date Palms in Guesada St median west of 3rd St	Two Palms in median across fr. 730 Dolores St & 1546 Dolores St
Guadalupe Palms in the median across from 1608-1650 Dolores St	Coast live oak in the backyard of 20-28 Rosemont Place
California buckeye in the backyard of 730 28th Avenue	Coast live oak in the backyard of 4124 23rd Street
Two Flowering Ash at the Bernal Library at 500 Cortland Street	Blue Elderberry near intersection of Folsom & Bernal Heights Blvd
Moreton Bay Fig at 3555 Cesar Chavez St / 1580 Valencia St	Monterey Cypress in the backyard of 2626 Vallejo Street
Howell's Manzanita in the backyard of 115 Parker Avenue	California Buckeye tree located behind 757 Pennsylvania Street
Norfolk Island Pine Tree in the courtyard of 2040-60 Sutter Street	Two Canary Island Palms in the courtyard of 2040-60 Sutter St.

#### STREET TREES

A "Street Tree" is any tree growing within the public right-of-way (e.g. sidewalk) that is not also a Landmark Tree.

CHECK THE BOX THAT APPLIES AND  
INDICATE QUANTITY, IF APPROPRIATE.

Regardless of size, all trees in the public right-  
of-way are protected under Article 16 of the  
Public Works Code.

☒ Street Trees exist adjacent to the subject property

QTY. ONE

☐ There are no Street Trees adjacent to the property.



Required Checklist for  
Tree Planting and Protection

5. Impact of Project on Existing Protected Trees

If your responses above indicate that any Protected Tree(s) exist on, over or adjacent to the subject property, please check the applicable boxes, below:

- BOX 1 ☐ **The project will not remove or have any other impact on Protected Trees, as follows:** No construction-related activity whatsoever will occur within the dripline of any Significant Tree or Street Tree. This includes, but is not limited to, the following: (1) No grading or excavation will take place within the dripline of any Significant Tree or Street Tree. (2) No construction staging and/or storage of materials and/or equipment will occur within the dripline of any Significant Tree or Street Tree. (3) Any pruning of Significant Trees or Street Trees will be limited and consistent with applicable regulations. (4) No dumping of trash and/or liquids (such as project waste-water) will take place within the basin or dripline of any Significant Tree or Street Tree.

If you have checked this box, a Tree Protection Plan is not required.

- BOX 2 ☒ **The project involves the removal of one or more Protected Trees.** A permit from DPW is required in order to remove any Protected Tree. The Planning Department will not approve a building permit for a project which involves the removal of a Protected Tree unless DPW has first reviewed the proposal and found it to be consistent with applicable rules and regulations.

If you have checked this box, a Tree Protection Plan is not required, however you must provide evidence to the Planning Department that DPW has reviewed the removal request and found it to be "approvable."

- BOX 3 ☐ **The project may have an impact on one or more Protected Trees which are not proposed for removal, as follows:** Either (1) any construction-related activity, no matter how minor, is planned or is reasonably foreseeable to occur within the dripline of a Significant Tree or a Street Tree or (2) regardless of the location of construction activity, the property contains a Landmark Tree.

If you have checked this box, a Tree Protection Plan must be submitted to the Department of Public Works Bureau of Urban Forestry prior to the commencement of any construction activity.

Such plan must meet the following minimum standards:

- ✓ The Tree Protection Plan must be developed by an International Society of Arboriculture (ISA) Certified Arborist.
- ✓ The project sponsor must submit a written declaration that the protections specified in the Tree Protection Plan will be completely in place prior to the start of any construction, demolition, or grading.
- ✓ Full-size site plans submitted along with the associated construction project must clearly indicate the street, curb, sidewalk, driveway, structure(s), and the locations of all Protected Trees and non-protected trees. Protected Trees must also be shown to include accurate tree height, accurate canopy dripline and trunk and canopy diameters. The plans must graphically depict implementation of all measures called for in the Tree Protection Plan. Additionally, the Tree Protection Plan itself along with the written declaration must be reproduced on full-size plans.

## Required Checklist for Tree Planting and Protection

### 6. Calculation of Number of New Required Street Trees

One street tree is required for each 20 feet of street frontage of the subject property, with fractions of 0.5 rounded up, however credit is given for existing street trees. Please complete the table below to determine the number of street trees required for your project. If no street trees are required, please skip to the Applicant's Affidavit at the end of this form and once signed, return it to the Planning Department along with your Building Permit Application or other application.

COMBINED LENGTH OF ALL STREET FRONTS	DIVIDED BY TREE SPACING REQUIREMENT	GROSS NUMBER OF TREES REQUIRED	MINUS NUMBER OF EXISTING TREES	NET STREET TREE REQUIREMENT
115'	÷ 20'	= 6 (rounded)	- 1 to be removed	= 6

Unless site conditions physically prevent the planting of a street tree, a waiver or modification of street tree requirements is available only under extremely limited circumstances and **only outside of Residential Districts** (i.e. RH, RM, RTO, RED). Be aware that even when available, an in-kind improvement or in-lieu payment is required for every such waiver. Please contact the Planning Department for information regarding the waiver process.

### 7. Applicable Requirements for New Street Trees

The Planning Department has developed three distinct 'Tree Schedules' to aid in the implementation of the Planning Code's street tree requirements. The particular Tree Schedule applicable to your project will depend on the zoning district in which your property is located, the scope of your project, and the type of authorization that your project requires. In general terms, Tree Schedule A applies to small-scale projects in residential or industrial zoning districts, Tree Schedule B applies to moderate-scale projects or projects in commercial or mixed-use zoning districts, and Tree Schedule C applies to larger projects. In the following chart, please check the applicable box based on the characteristics of your project.

TREE SCHEDULE	PROJECT CHARACTERISTICS
<input type="checkbox"/> A	The project is located in a Residential (RH, RM, RTO, RED), Industrial (M) or Production/Distribution/Repair (PDR) Zoning District <b>and does not involve</b> a Planned Unit Development (PUD). A PUD is a special authorization granted by the Planning Commission that applies only to major projects involving large properties.
	1. The project is located in a RH, RM, RTO, RED, M or PDR Zoning District <b>and involves a PUD</b>
	<b>OR</b>
<input checked="" type="checkbox"/> B	<div style="display: flex; justify-content: space-between;"> <div>                     The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets neither <b>OR</b> one of the following criteria, <b>but not both</b>:                 </div> <div style="width: 40%;">                     It is located on a parcel that contains (1) more than 1/2-acre in total area <b>or</b> (2) more than 250 feet of total street frontage <b>or</b> (3) street frontage which spans the entire block face between the nearest two intersections.                 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>2.</div> <div>                     It involves (1) the construction of a new building <b>or</b> (2) the addition of more than 20% of the gross floor area of the existing building <b>or</b> (3) a change of use of more than 50% of the existing square footage of the building.                 </div> </div>
<input type="checkbox"/> C	The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets <b>both</b> criteria of Tree Schedule B(2), above.

#### TREE SCHEDULE A

REQUIREMENT	SPECIFICATION
<input checked="" type="checkbox"/> Location	either in the public right-of-way (e.g., sidewalk) adjacent to the property or within an unbuilt area at the front of the property
<input checked="" type="checkbox"/> Size	minimum of 24-inch box size

Required Checklist for  
Tree Planting and Protection

**TREE SCHEDULE B**

REQUIREMENT	SPECIFICATION
✓ Location	either in the public right-of-way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
✓ Size	minimum 2 inch caliper, measured at breast height branch a minimum of 80 inches above sidewalk grade be planted in a sidewalk opening of at least 16 square feet have a minimum soil depth of 3 feet 6 inches
✓ Opening	include a basin edged with decorative treatment, such as pavers or cobbles (edging will not count against the minimum 16 square foot opening if the edging material is permeable. A permeable material is one that allows stormwater to infiltrate the underlying soils. Permeable surfaces shall include, but not be limited to: vegetative planting beds, porous asphalt, porous concrete, single-sized aggregate, open-jointed blocks, stone, pavers or brick that are loose-set and without mortar. Permeable surfaces are required to be contained so neither sediment nor the permeable surface discharges off the site.

**TREE SCHEDULE C**

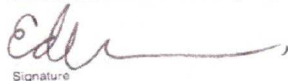
REQUIREMENT	SPECIFICATION
✓ Location	
✓ Size	As set forth in Schedule B, above
✓ Opening	
✓ Trenching	Trees must be planted in a continuous soil-filled trench parallel to the curb, such that the basin for each tree is connected. The trench may be covered by permeable surfaces (as described above) except at required tree basins, where the soil must remain uncovered.

## Applicant's Affidavit

I hereby attest under penalty of perjury that the information I have entered on this document is true and correct to the best of my knowledge, and that I have read and understood this form, and that I am the property owner or authorized agent of the property owner, familiar with the property, and able to provide accurate and complete information herein.

The undersigned agrees to the conditions of this form. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may lead to denial or rescission of my permit or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action and the imposition of administrative fines.

I understand that should my project be subject to a required Tree Protection Plan, that I will have a plan meeting or exceeding the minimum requirements prepared and submit it to the Department of Public Works prior to the commencement of any construction activities. Such submittal may in person, by mail or via email at [urbanforestrypermits@sfdpw.org](mailto:urbanforestrypermits@sfdpw.org).

  
Signature

"Toby"

DEC 18, 2013

Date

EDWARD "TOBY" MORRIS

Print Name

Indicate whether owner, or authorized agent

Owner ☐ Authorized Agent ☒

(415) 749-0302  
Phone Number

(415) 749-0302

Phone Number

[toby@kermanmorris.com](mailto:toby@kermanmorris.com)

Fax or Email



# Planning Department Determination

TO BE COMPLETED BY STAFF ONLY. DO NOT LEAVE ANY SECTION BLANK

BUILDING PERMIT / CASE NO.

PLANS DATED

- New Street Trees ☐ New street trees are not required as part of this project.  
☐ Street Trees are required as part of this project.

Number of new street trees required: \_\_\_\_\_

Applicable Tree Schedule: ☐ A  
☐ B  
☐ C

Compliance with as-of-right requirements shown on plans?

- ☐ YES  
☐ NO - MODIFICATION OR WAIVER APPROVED;  
EXPLAIN IN COMMENTS. BELOW

- Existing Tree Protection ☐ A Tree Protection Plan is not required. Box 1 or Box 2 in Section 5 has been marked.  
☐ A Tree Protection Plan is required. Box 3 in Section 5 has been marked

- Existing Tree Removal ☐ No Protected Trees are proposed for removal.  
☐ One or more Protected Trees are proposed for removal.

STAFF TO SIGN UNLESS A WAIVER OR MODIFICATION HAS BEEN APPROVED. IN WHICH CASE ZA SIGNATURE IS REQUIRED.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Comment (if any): \_\_\_\_\_

## Staff Checklist

- ✓ The applicant has completed this entire checklist including the affidavit on the preceding page.
- ✓ If street trees are required, a building permit cannot be approved until the applicant provides evidence from DPW that the required planting permit can be issued.
- ✓ If Protected Trees are proposed for removal, a building permit cannot be approved until the applicant provides evidence from DPW that tree removal permits can be issued.
- ✓ If a Tree Protection Plan is required, the applicant has been informed verbally and/or in writing of his or her obligation to submit one directly to DPW prior to the commencement of construction.
- ✓ Once signed, a copy of this checklist has been returned to the applicant. The original has been included in the project file or, if processed over-the-counter, it has been routed upstairs for scanning by support staff.



SAN FRANCISCO  
PLANNING  
DEPARTMENT

FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

TEL: 415.558.6378  
FAX: 415.558.6409  
WEB: <http://www.sfplanning.org>

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco, CA 94103-2479

TEL: 415.558.6377  
*Planning staff are available by phone and at the PIC counter  
No appointment is necessary*



































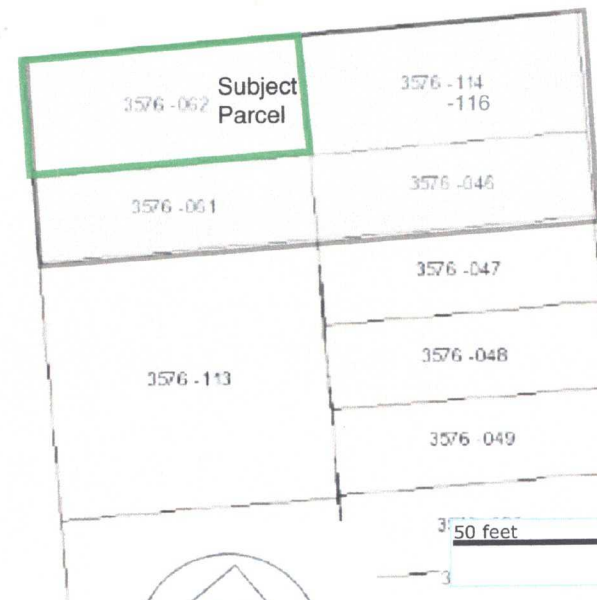
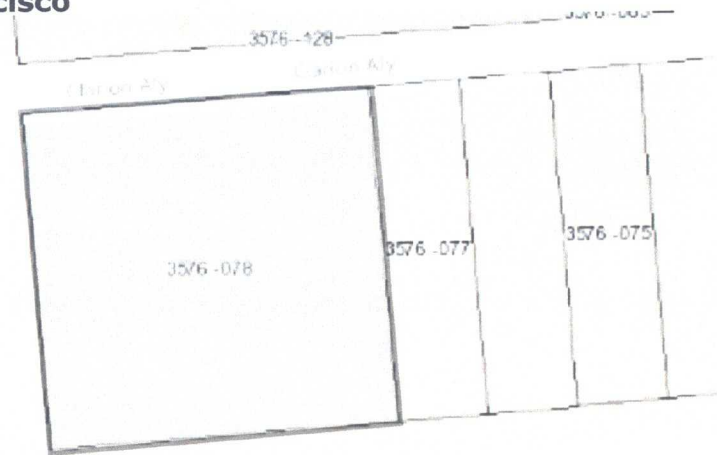








# **Abutting Map** **645 Valencia St, San Francisco**



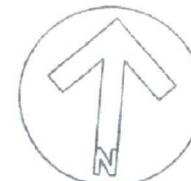
**NotificationMaps.com**

Radius Maps   Owner and Occupant Lists   Mailing Services

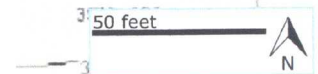
866.752.6266 toll free  
 949.613.8341 fax  
 sales@notificationmaps.com

Mailing Address Only:  
 668 N Coast Hwy #401  
 Laguna Beach, CA 92651

[www.notificationmaps.com](http://www.notificationmaps.com)



SCALE: 1"=50'-0"



© 2014 Digital Map Products.

BLOCK/LOT	TYPE	NAME	ADDRESS	CITY	STATE	ZIP
3576 -046	OWNER	PRAY ROSE	PO BOX 2938	FRISCO	CO	80443-2938
3576 -046	RESIDENT	RESIDENT	12 LEXINGTON ST	SAN FRANCISCO	CA	94110-1224
3576 -046	RESIDENT	RESIDENT	14 LEXINGTON ST	SAN FRANCISCO	CA	94110-1224
3576 -061	OWNER	SHAIKH USMAN	663 VALENCIA ST	SAN FRANCISCO	CA	94110-1150
3576 -062	OWNER	RING DENNIS P	PO BOX 460765	SAN FRANCISCO	CA	94146-0765
3576 -062	BUSINESS OWNER	BUSINESS OWNER	647 VALENCIA ST	SAN FRANCISCO	CA	94110-1150
3576 -078	OWNER	SF TAVERN GUILD COMMUNITY THRI	2171 JUNIPERO SERRA BLVD	DALY CITY	CA	94014-1906
3576 -078	BUSINESS OWNER	BUSINESS OWNER	623 VALENCIA ST	SAN FRANCISCO	CA	94110-1149
3576 -114	OWNER	GOOSSENS LARSEN LIVING TRUST	85 SYCAMORE ST	SAN FRANCISCO	CA	94110-1249
3576 -115	OWNER	BATES STEPHEN R	430 HILL ST	SAN FRANCISCO	CA	94114-2919
3576 -115	RESIDENT	RESIDENT	2 LEXINGTON ST	SAN FRANCISCO	CA	94110-1224
3576 -116	OWNER	GARFINKEL DOUGLAS F	4 LEXINGTON ST	SAN FRANCISCO	CA	94110-1224
3577 -002	OWNER	LEE FAY C	656 VALENCIA ST	SAN FRANCISCO	CA	94110
3577 -002	RESIDENT	RESIDENT	656 1/2 VALENCIA ST	SAN FRANCISCO	CA	94110-1126
3577 -002	RESIDENT	RESIDENT	658 VALENCIA ST	SAN FRANCISCO	CA	94110-1126
3577 -002	RESIDENT	RESIDENT	660 VALENCIA ST	SAN FRANCISCO	CA	94110-1126
3577 -074	OWNER	CITY PROPERTY	25 VAN NESS AVE	SAN FRANCISCO	CA	94102-6033





5160®

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®Go to [avery.com/templates](http://avery.com/templates) !  
Use Avery Template 5160 !

3576 -046  
PRAY ROSE  
PO BOX 2938  
FRISCO, CO 80443-2938

3576 -046  
RESIDENT  
12 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3576 -046  
RESIDENT  
14 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3576 -061  
SHAIKH USMAN  
663 VALENCIA ST  
SAN FRANCISCO, CA 94110-1150

3576 -062  
RING DENNIS P  
PO BOX 460765  
SAN FRANCISCO, CA 94146-0765

3576 -062  
BUSINESS OWNER  
647 VALENCIA ST  
SAN FRANCISCO, CA 94110-1150

3576 -078  
SF TAVERN GUILD COMMUNITY THRI  
2171 JUNIPERO SERRA BLVD  
DALY CITY, CA 94014-1906

3576 -078  
BUSINESS OWNER  
623 VALENCIA ST  
SAN FRANCISCO, CA 94110-1149

3576 -114  
GOOSSENS LARSEN LIVING TRUST  
85 SYCAMORE ST  
SAN FRANCISCO, CA 94110-1249

3576 -115  
BATES STEPHEN R  
430 HILL ST  
SAN FRANCISCO, CA 94114-2919

3576 -115  
RESIDENT  
2 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3576 -116  
GARFINKEL DOUGLAS F  
4 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3577 -002  
LEE FAY C  
656 VALENCIA ST  
SAN FRANCISCO, CA 94110

3577 -002  
RESIDENT  
656 1/2 VALENCIA ST  
SAN FRANCISCO, CA 94110-1126

3577 -002  
RESIDENT  
658 VALENCIA ST  
SAN FRANCISCO, CA 94110-1126

3577 -002  
RESIDENT  
660 VALENCIA ST  
SAN FRANCISCO, CA 94110-1126

3577 -074  
CITY PROPERTY  
25 VAN NESS AVE  
SAN FRANCISCO, CA 94102-6033

## Affidavit for Notification Material Preparation

### NOTIFICATION MAP, MAILING LIST, AND MAILING LABELS

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, Nicholas Stamnas, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, February 27, 2017 in San Francisco.  
Date

Nicholas Stamnas  
Signature

Nicholas Stamnas  
Name (Print), Title

Agent - NotificationMaps.com  
Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

645 Valencica St, San Francisco  
Project Address

3576 -062  
Block / Lot





5160®

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®Go to [avery.com/templates](http://avery.com/templates) |  
Use Avery Template 5160 |

3576 -046  
PRAY ROSE  
PO BOX 2938  
FRISCO, CO 80443-2938

3576 -061  
SHAIKH USMAN  
663 VALENCIA ST  
SAN FRANCISCO, CA 94110-1150

3576 -078  
SF TAVERN GUILD COMMUNITY THRI  
2171 JUNIPERO SERRA BLVD  
DALY CITY, CA 94014-1906

3576 -115  
BATES STEPHEN R  
430 HILL ST  
SAN FRANCISCO, CA 94114-2919

3577 -002  
LEE FAY C  
656 VALENCIA ST  
SAN FRANCISCO, CA 94110

3577 -002  
RESIDENT  
660 VALENCIA ST  
SAN FRANCISCO, CA 94110-1126

3576 -046  
RESIDENT  
12 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3576 -062  
RING DENNIS P  
PO BOX 460765  
SAN FRANCISCO, CA 94146-0765

3576 -078  
BUSINESS OWNER  
623 VALENCIA ST  
SAN FRANCISCO, CA 94110-1149

3576 -115  
RESIDENT  
2 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3577 -002  
RESIDENT  
656 1/2 VALENCIA ST  
SAN FRANCISCO, CA 94110-1126

3577 -074  
CITY PROPERTY  
25 VAN NESS AVE  
SAN FRANCISCO, CA 94102-6033

3576 -046  
RESIDENT  
14 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3576 -062  
BUSINESS OWNER  
647 VALENCIA ST  
SAN FRANCISCO, CA 94110-1150

3576 -114  
GOOSSENS LARSEN LIVING TRUST  
85 SYCAMORE ST  
SAN FRANCISCO, CA 94110-1249

3576 -116  
GARFINKEL DOUGLAS F  
4 LEXINGTON ST  
SAN FRANCISCO, CA 94110-1224

3577 -002  
RESIDENT  
658 VALENCIA ST  
SAN FRANCISCO, CA 94110-1126

**Statement of Position – HOA (DR requester)**  
**Discretionary Review – Project: 645-657 Valencia Street (Elbo Room)**

---

TO: Richard Sucre, San Francisco Planning Department  
Planning Commissioners

FROM: 85 Sycamore-2-4 Lexington Street HOA  
Dino Goossens-Larsen and James Goossens-Larsen  
Douglas Garfinkel and Donna Shibata  
Stephen Bates and Leecia Welch

DATE: June 12, 2017

RE: 645-647 Valencia Project - Statement of Position for Discretionary Review  
Request

We support more housing and the preservation of the existing building given its historical significance. However, we believe there is a way to achieve these goals without destroying the fabric of the neighborhood and the privacy of homes.

Our statement lays out our position on two things for your and the Planning Commission's consideration as part of this discretionary review request:

1. The reasons why the project sponsor's proposed design is untenable, and specifically why its rear yard variance has unacceptable impacts on the fabric of the neighborhood, and why the rear portion of the project needs modifications from a privacy perspective.
2. Our proposed modifications to the project design that would allow the project to proceed while still being within the spirit and letter of the Mission Area Plan and the Planning Code.

Important to consider is that neighborhood residents and the neighborhood association have joined in support of our concerns and proposed modifications.

\*\*\*

- 1. Combined, these are the compelling reasons why (i) the project sponsor's request for a rear yard variance and (ii) the design of the project's current rear portion design is untenable:**

**A. Massing of the building**

- ***Creation of a 5-story mass at the property line.*** The project sponsor seeks to alter the profile of the existing building with its 7-foot setback on the second floor. The proposed rear yard variance would push the 5-story massing of the building to the rear property line, to loom over neighboring properties, including our property and ground floor yard. In sharp contrast, a code compliant building would retain the current set-back on the second floor and have the 20-foot setback on the newly constructed floors, keeping it in



line with surrounding properties.

- ***Destruction of the interior block open space.*** The rear yard variance would destroy the interior block open space formed by all three properties adjacent to the proposed project.<sup>1</sup> It would allow the placement of a 5-story mass squarely in the middle of this open space corridor. This contrary to the Mission Area Plan, which in Policies 3.1.8 and 5.2.5, sets forth that “[n]ew development should respect existing patterns of rear yard open space.” We note that one of the adjacent properties, 653 Valencia Street, is proceeding with a 5-story project design that will be compliant with the 20-foot rear yard setback requirement.
- ***Degradation of the quality of the existing open space.*** The rear yard variance would degrade the quality of the interior block open space, including our rear yard. A certified arborist has explained that the large tree on our property, which is the focal point to the garden, would not survive the project with its rear yard variance.<sup>2</sup> The increased height of the proposed project at the rear property line would require the loss of critical parts of the tree’s limb structure, to a structurally sound tree. With the loss of the tree, many other understory plants and trees in the garden would no longer survive. The entire garden would require significant re-design and new plantings at a cost of about \$60,000 (as corroborated by a landscape architect).
- ***Does not qualify for a rear yard variance per the Planning Code.*** Planning Code section 134(e) for the Valencia Neighborhood Commercial Transit District clearly outlines the criteria for a project to qualify for a rear yard variance. The project does not meet the criteria for a rear yard variance:

	Description of criteria	Proposed project	Met?
1	Residential uses are included in the ... development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development.	The project sponsor is requesting an open space variance demonstrating that the project does not provide comparable amounts of open space elsewhere in the project.	No

---

<sup>1</sup>. SEE EXHIBIT 1 FOR GRAPHIC

<sup>2</sup>. SEE EXHIBIT 2 FOR ARBORIST MEMORANDUM

2	The proposed ... structure will not significantly impede the access of light and air to and views from adjacent properties.	The access of light and air and views from adjacent properties would be significantly impeded by the proposed 5-story mass at the rear property line compared to a code compliant building with a 7-foot set back from the second floor and a 20-foot setback from the property line on the upper floors.	No
3	The proposed ... structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.	As discussed earlier, the rear yard variance would destroy and degrade the existing interior block open space.	No

#### **B. Privacy concerns**

***Inadequate privacy for future residents and neighbors.*** The rear yard variance would allow windows and balconies which look directly into the adjacent residents' yard and the bedroom windows from 20 feet away as compared to a code compliant distance of 40 feet away. Both the new and existing neighbors would suffer this significant loss of privacy.<sup>3</sup>

Furthermore, balconies on the property line would result in an even greater loss of privacy given the intrusive views from the balconies. Balconies at the property line also would create security and safety issues by providing a means of access to our property and creating the risk of personal property falling over the edges onto our property and its residents.

#### **C. Light/shadow impact**<sup>4</sup>

***Significant loss of light to the bedroom windows during the after-work and after-school hours.*** The proposed rear yard variance would result in a 100% reduction in light to our bedroom windows, during the after-school and after-work hours, the very time when residents are home during the week.

Overall, there is a significant loss in hours of light, which contrary to the Mission Area Plan; Policy 5.2.6 asks for open space to meet, among others, maximized sunlight exposure and protection from wind.

\*\*\*

---

<sup>3</sup>. SEE EXHIBIT 3 FOR GRAPHICS & IMAGES

<sup>4</sup>. SEE EXHIBIT 4 FOR GRAPHICS, IMAGES & LIGHT STUDY EXCERPTS



**2. The following alternative approach would allow for construction of new housing, the preservation of the existing building as an LGBT historical resource, and get broad-based support from neighbors:**

We ask that the Planning Commission to modify the proposed project as follows:

1. Require a code compliant rear yard setback.  
This means keeping the existing rear profile of the building, with existing 7-foot setback on the second floor, while requiring a 20-foot setback for new construction above it.
2. Use the front-facing setback on Valencia Street for common open space.  
Allow for a variance from the code for any remaining common open space deficiency.
3. Do not allow for balconies or decks within or looking onto the required rear yard.
4. Require that any windows facing our property on the existing first and second floors need to have translucent glazing.  
The currently existing building has no windows facing our property.

Finally, if the Planning Commission wishes to allow additional square footage for the development, we ask that the Planning Commission consider reducing the 15-foot setback in front of the building on Valencia Street. We understand from speaking with preservation experts that the 15-foot front setback that the Planning staff have required because of the historic nature of the building is not a uniformly accepted California Environmental Quality Act (CEQA) standard but one used only in some jurisdictions. As the arbiters of the CEQA document, our understanding is that the Planning Commission can make a finding that a smaller (for example 10-foot) setback still maintains the distance from the front façade to avoid a significant effect. The Planning Commission has the final authority on this point under its Charter authority

\*\*\*

**Neighborhood residents and organizations have joined in support of our discretionary review request.**

While the sponsors made the rounds in meeting with people, they have not made substantive changes to address neighborhood concerns.

As of June 11<sup>th</sup>, **45** neighbors have signed a petition supporting our request.<sup>5</sup>

The Mission Dolores Neighborhood Association submitted a letter of support for the denial of the rear yard variance and for any balconies to be placed away from the rear of the project building.<sup>6</sup>

We urge the Planning Commission to take the requested actions to protect the fabric of our neighborhood and the privacy of homes.

\*\*\*

**Exhibits:**

1. Graphic of open space corridor regarding massing concerns
2. Arborist memorandum (*separate PDF document*)
3. Graphic & images regarding privacy concern
4. Graphics, images & light study excerpts regarding light/shadow impact
5. Area map of neighbors that signed petition in support (*separate PDF document*)
6. Mission Dolores Neighborhood Association letter of support (*separate PDF document*)

---

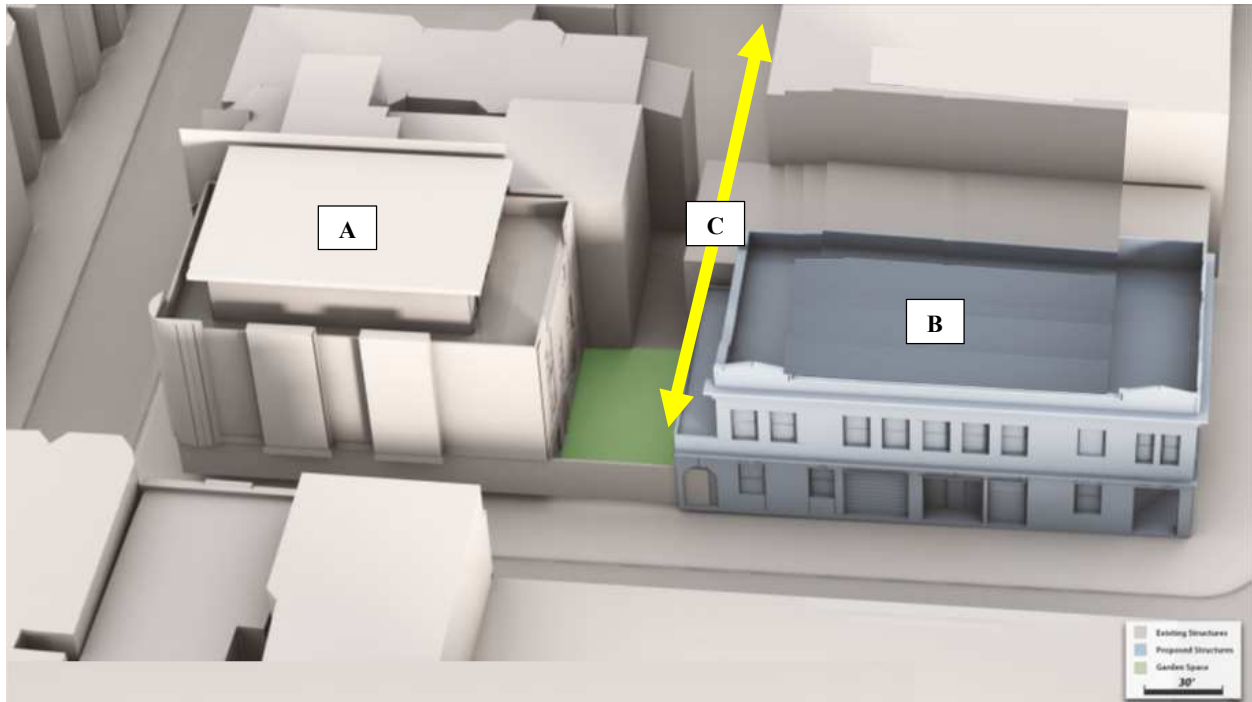
<sup>5</sup>. SEE EXHIBIT 5 FOR AREA MAP OF NEIGHBORS THAT SIGNED PETITION IN SUPPORT

<sup>6</sup>. SEE EXHIBIT 6 FOR LETTER OF SUPPORT



**Exhibit 1 - Graphic of open space corridor regarding massing concerns**

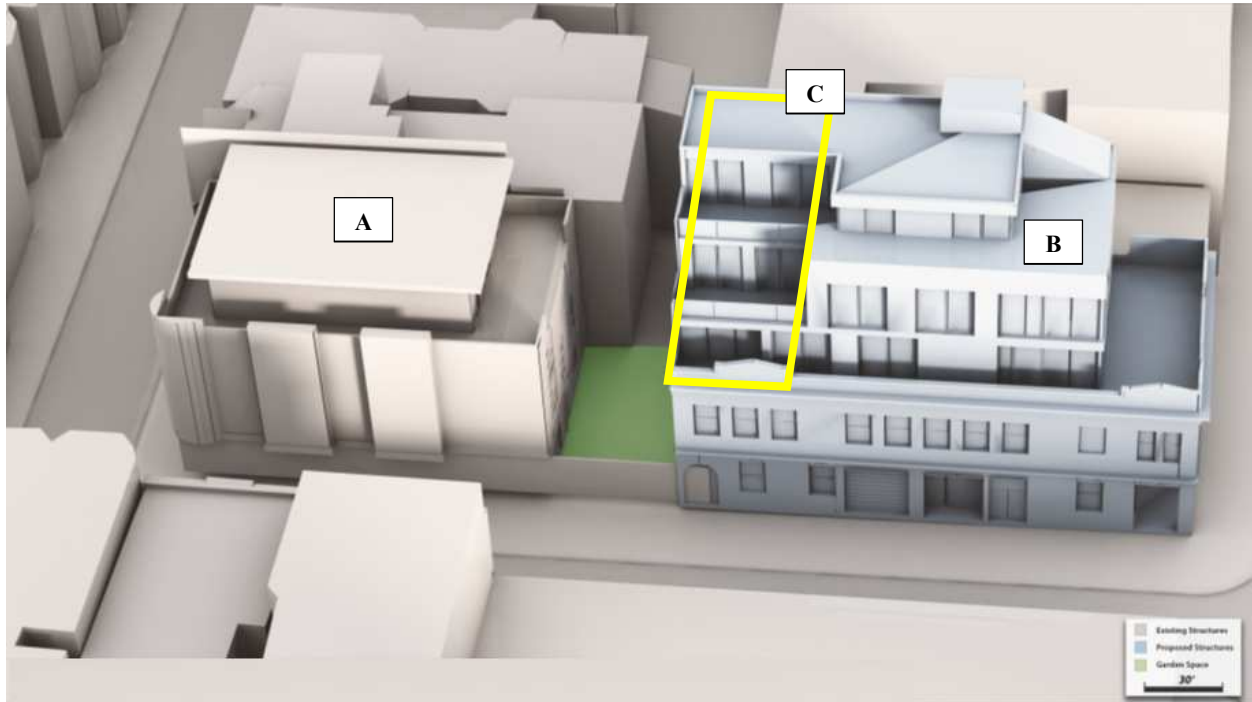
“Before” - current building:



- A – 85 Sycamore-2-4 Lexington Street HOA
- B – Project site, currently “Elbo Room”
- C – Existing open space corridor

**Exhibit 1 - Graphic of open space corridor regarding massing concerns (continued)**

“After” – project sponsor proposed building:

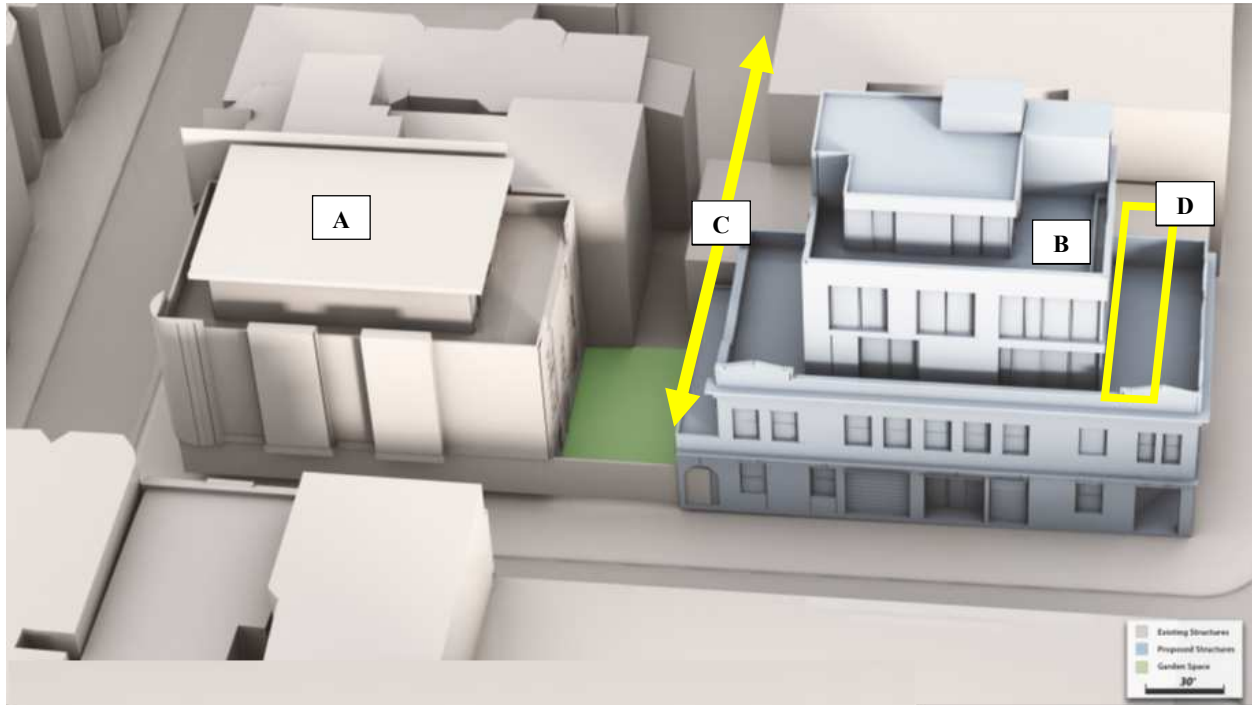


- A – 85 Sycamore-2-4 Lexington Street HOA
- B – Project site, currently “Elbo Room”
- C – Massing requiring rear yard variance



**Exhibit 1 - Graphic of open space corridor regarding massing concerns (continued)**

“After” – building without rear yard variance (proposal supported by neighborhood residents)



A – 85 Sycamore-2-4 Lexington Street HOA

B – Project site, currently “Elbo Room”

C – Massing requiring rear yard variance

D – Front setback to use for project’s common open space or additional square footage

# Tree Management Experts

## Consulting Arborists

3109 Sacramento Street  
San Francisco, CA 94115

Member, American Society of Consulting Arborists  
Certified Arborists, Tree Risk Assessment Qualified



cell/voicemail 415.606.3610

office 415.921.3610

fax 415.921.7711

email [RCL3@mindspring.com](mailto:RCL3@mindspring.com)

**Dino Goossens-Larsen**  
**85 Sycamore St.**  
**San Francisco, CA 94110**

**Date: 6/9/17**

## ARBORIST MEMORANDUM

### Findings

I visited 85 Sycamore Street on Tuesday, 6/6/17 and inspected an Indian laurel fig tree (*Ficus microcarpa nitida*). Four photos (attached) were taken that day, and these have been numbered for reference in this memorandum.

#### Tree Health and Root Impacts

This is a young mature tree that is very healthy. Normally, construction impacts are harmful to the root system, often necessitating removal of trees. In this case, the root system is confined by way of the two neighboring buildings to the south and west. This tree was planted quite close to the two buildings, and is in an elevated planting bed that is about 1 foot above the rest of the garden. The west building has a concrete footing that confines the root system, and root losses from a new building are not likely to be so significant as to be a reason to remove this tree. It is recommended that I be on site during demolition to make sure the tree is not damaged, and that the root system is not compromised. If the root system is damaged, the tree could become hazardous.

#### Garden Design and Uses

As seen in photo 1, the tree is taller than the two existing buildings. The tree has been meticulously trimmed and maintained over the years, and the garden beneath the tree is beautifully designed, properly built, and is well used. This garden serves as the only outdoor space for this unit, and is the entry garden as well as an indoor-outdoor living space. This tree is a focal point to the garden, and has lighting in it to emphasize and enhance the trunks and limbs. Understory plants rely on this tree to moderate wind and allow filtered light.

#### Limb Preservation Needs

The biggest threat to this tree is from limb losses. The neighboring property to the west is to be replaced, and the owners are seeking to increase the height of the east wall. This increased height would require the loss of much of the limb structure seen in photos 2, 3 and 4. This limb structure is critical to the structural stability of this tree. The limbs opposite (on the east side of the tree) must be cut back and reduced, and the limbs on the west side



# Tree Management Experts

## Consulting Arborists

3109 Sacramento Street  
San Francisco, CA 94115

Member, American Society of Consulting Arborists  
Certified Arborists, Tree Risk Assessment Qualified



cell/voicemail 415.606.3610

office 415.921.3610

fax 415.921.7711

email [RCL3@mindspring.com](mailto:RCL3@mindspring.com)

of the tree are those that must be retained to have a structurally sound tree. To eliminate the limbs in conflict with the new building design would be to condemn this tree.

## Recommendations

If the tree were lost, many other plants and trees in the garden would no longer survive, and the entire garden and require significant re-design and new plantings. I recommend that the new building be designed to accommodate this tree and to maintain current vegetation and light levels that would sustain this tree and the garden.

# Tree Management Experts

## Consulting Arborists

3109 Sacramento Street  
San Francisco, CA 94115

Member, American Society of Consulting Arborists  
Certified Arborists, Tree Risk Assessment Qualified



cell/voicemail 415.606.3610

office 415.921.3610

fax 415.921.7711

email [RCL3@mindspring.com](mailto:RCL3@mindspring.com)

### Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

### Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.



# Tree Management Experts

## Consulting Arborists

3109 Sacramento Street  
San Francisco, CA 94115

Member, American Society of Consulting Arborists  
Certified Arborists, Tree Risk Assessment Qualified



cell/voicemail 415.606.3610

office 415.921.3610

fax 415.921.7711

email [RCL3@mindspring.com](mailto:RCL3@mindspring.com)

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

### Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 25 years.

Signed:

Date: 6/9/17













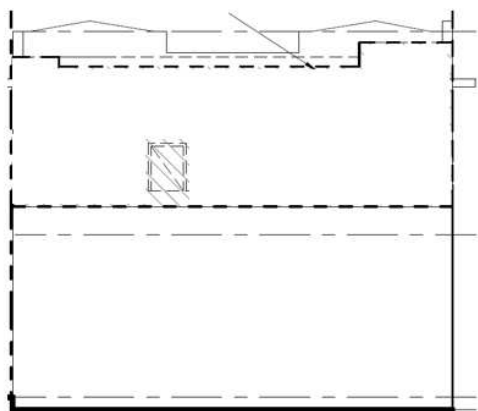




**Exhibit 3 - Graphic & images regarding privacy concern**

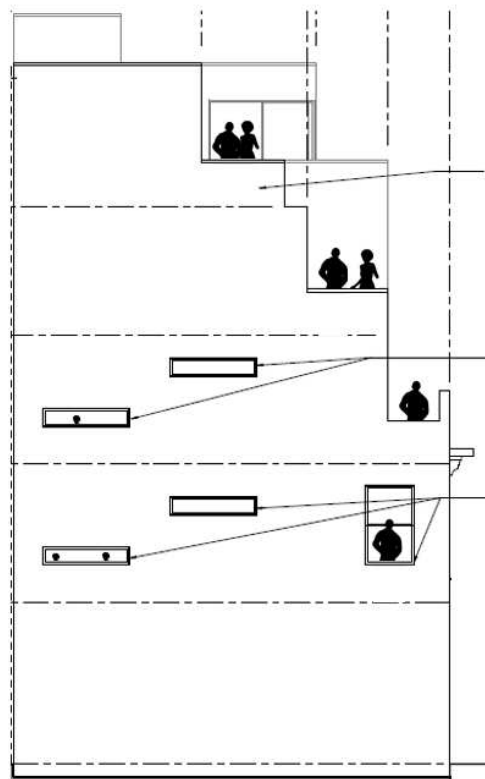
**Before**

(no residents with access/views)

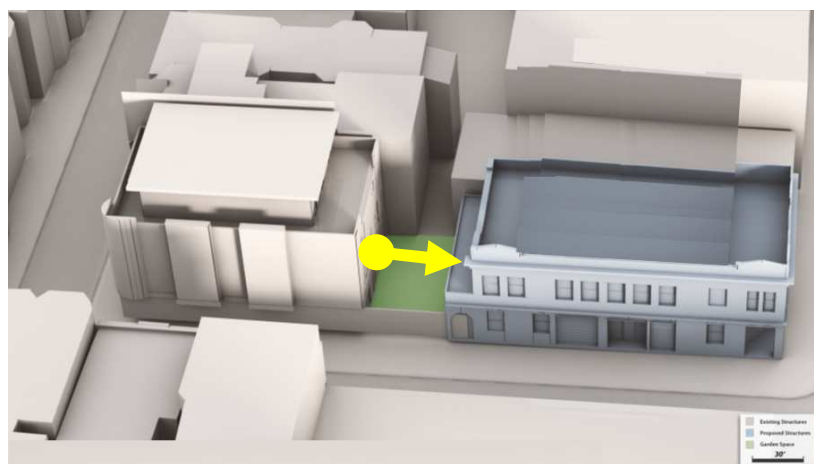


**After**

(residents/windows on property line)



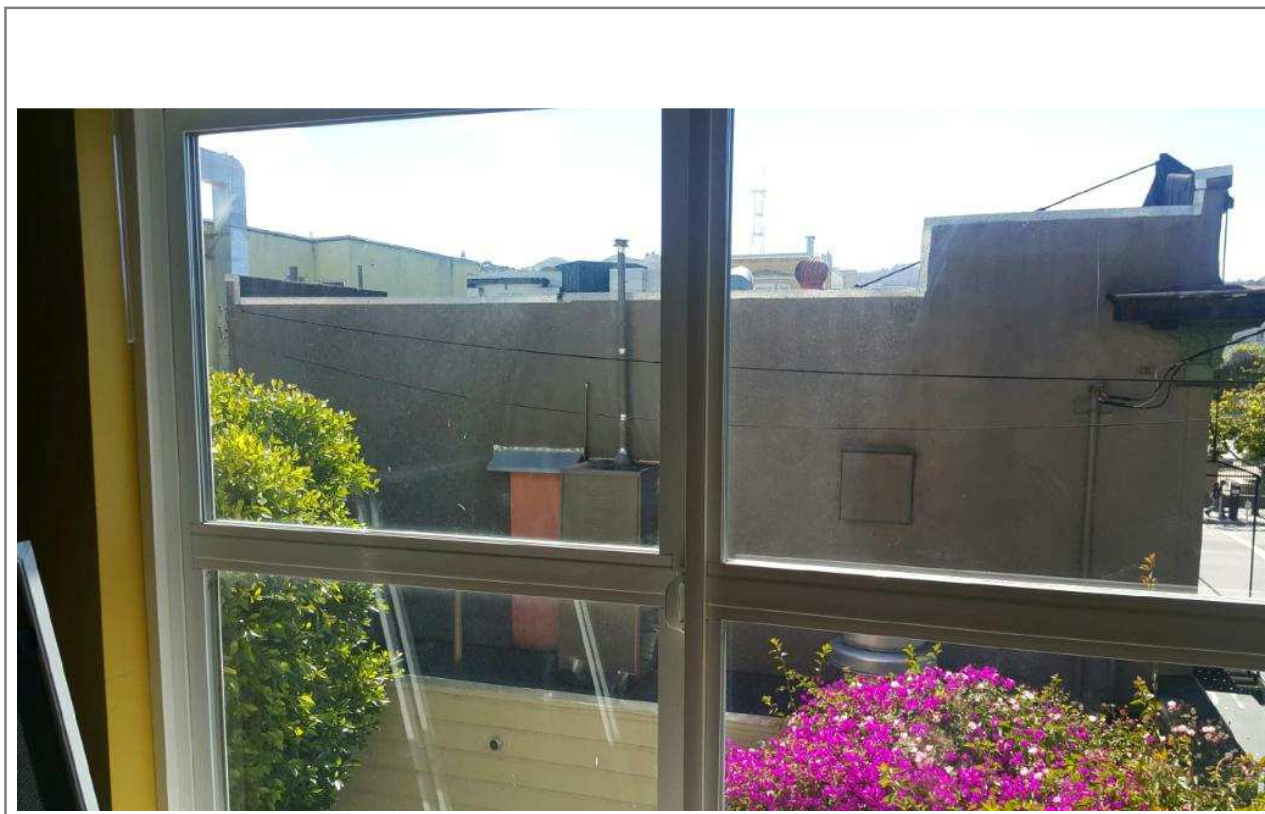
*Vantage point & viewing direction:*



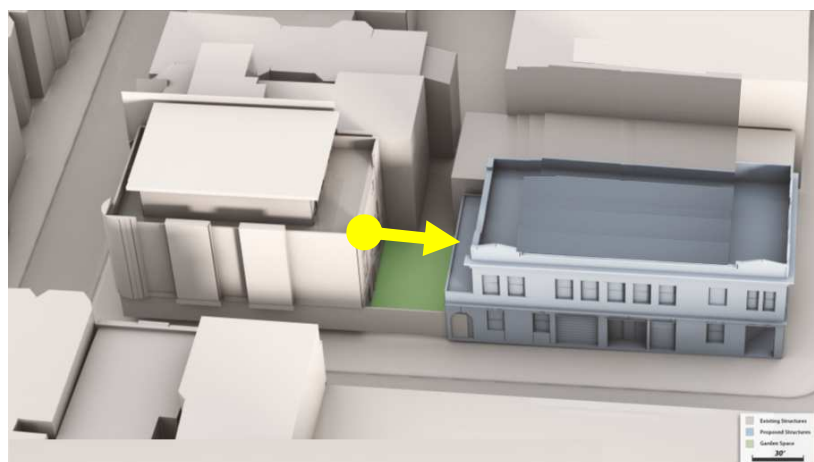


**Exhibit 3 - Graphic & images regarding privacy concern (continued)**

**Before – current view from 3<sup>rd</sup> floor HOA resident bedroom**



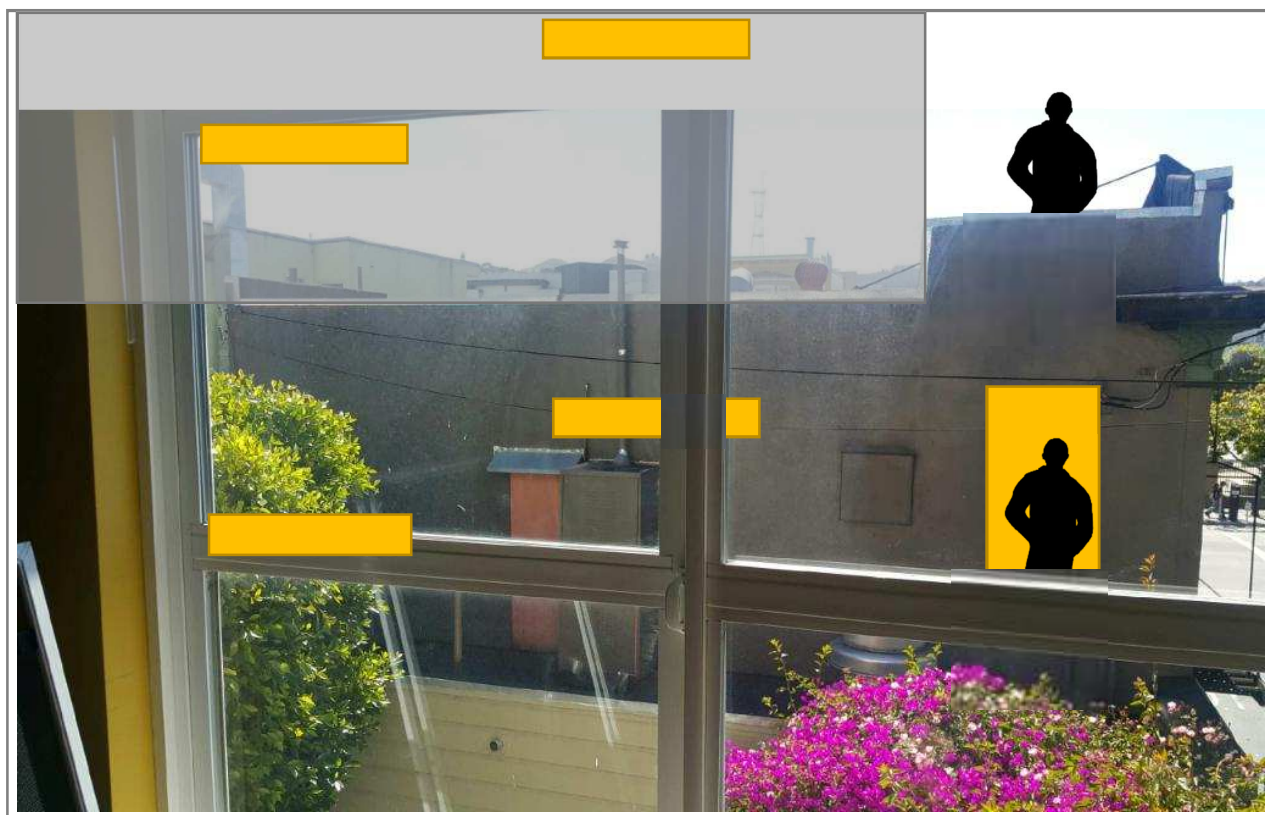
*Vantage point & viewing direction:*




**Exhibit 3 - Graphic & images regarding privacy concern (continued)**

**After – proposed project, viewed from 3<sup>rd</sup> floor HOA resident bedroom**

*(not reflective of change in view/light; same vantage point)*

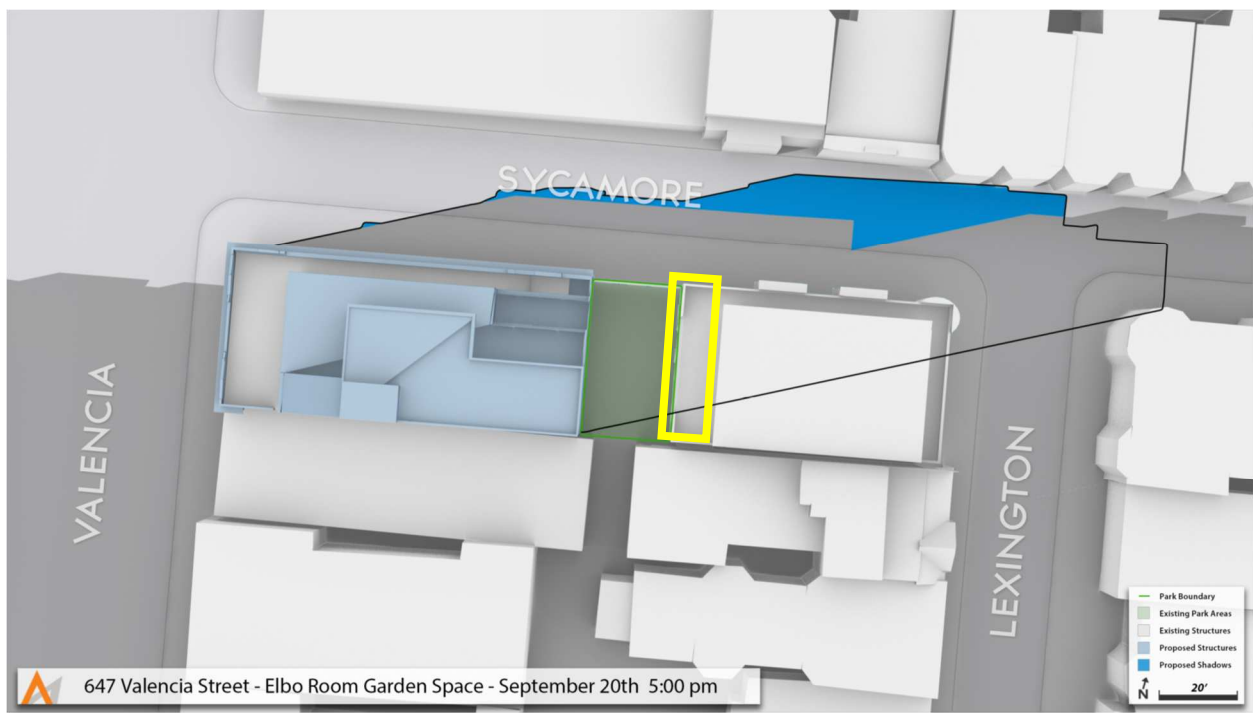
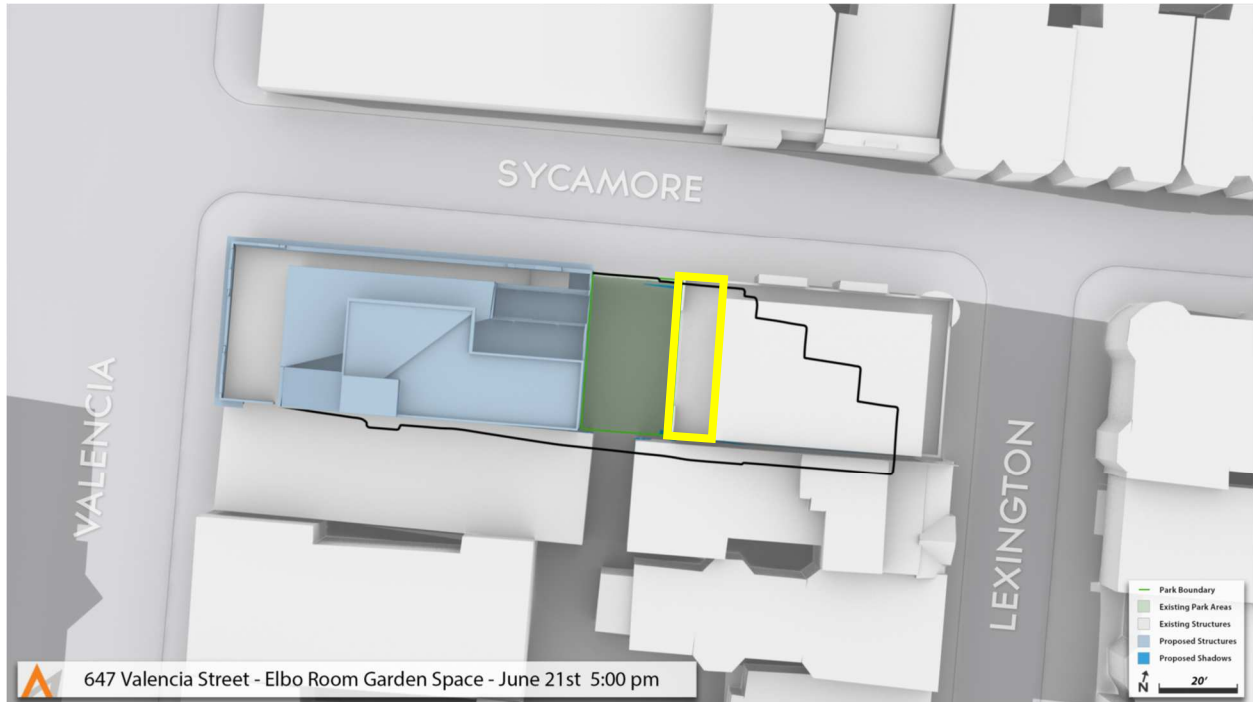


 Current proposed project's window location. Windows & silhouettes will be on property line; closer than pictured.



#### Exhibit 4 - Graphics, images & light study excerpts regarding light/shadow impact

Graphics from light study: **100%** shadow cast on HOA rear yard and building at 5pm from proposed project – **yellow box area** indicates rear yard facing façade & living areas.



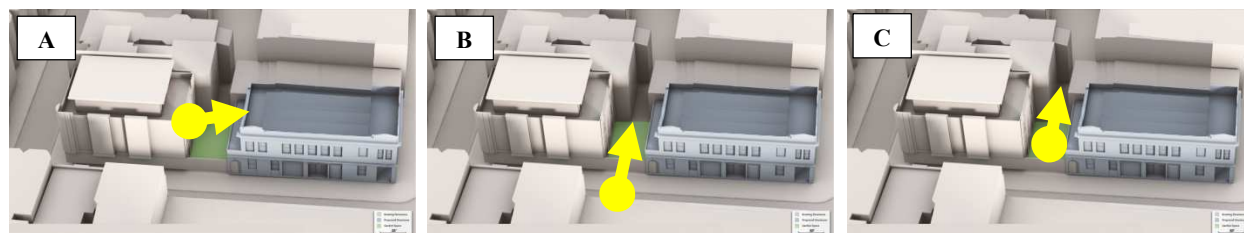
**Exhibit 4 - Graphics, images & light study excerpts regarding light/shadow impact (cont'd)**

**Before** – June 6<sup>th</sup> 5pm: sunlight on rear façade/windows of HOA building and tree canopy

From (A) 2<sup>nd</sup> floor HOA resident master bedroom, (B) Sycamore Street & (C) within rear yard.



*Vantage point & viewing direction:*





**Exhibit 4 - Graphics, images & light study excerpts regarding light/shadow impact (cont'd)**

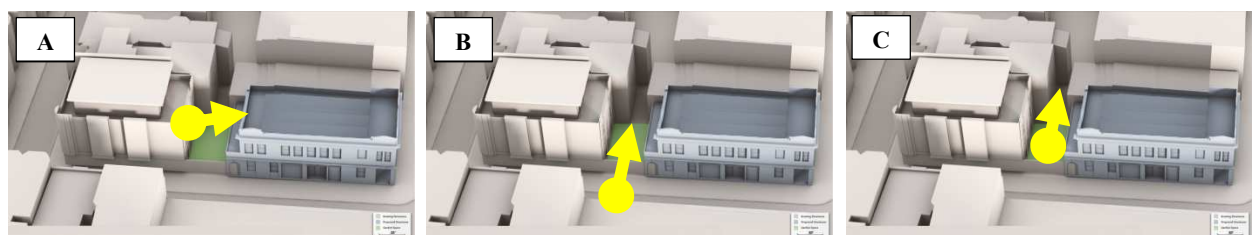
**After** – June 6<sup>th</sup> 5pm: 100% shadow on rear façade/windows of HOA building and tree canopy

From (A) 2<sup>nd</sup> floor HOA resident master bedroom, (B) Sycamore Street & (C) within rear yard.



*Note: tree condemnation  
impact not included*

*Vantage point & viewing direction:*



**Exhibit 4 - Graphics, images & light study excerpts regarding light/shadow impact (cont'd)**

<b>Summary of Results New Shadow on Garden Area</b>	<b>Original</b>	<b>Setback</b>	
Fastcast annualized net new shadow	145,746.30	41,139.36	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>5.6%</b>	<b>1.6%</b>	
<b>Summary of Results Existing Shadow on Garden Area</b>			
Annual Existing Shadow	2,140,798.16	2,140,798.16	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>81.9%</b>	<b>81.9%</b>	
<b>TOTAL ANNUAL SHADOW ON GARDEN AREA (Project Shadow + Existing Shadow)</b>	<b>87.5%</b>	<b>83.5%</b>	<b>Total</b>

Rear variance yields:

- 3.5 times more net new shadow than without it
- 104,607 sq ft hours of net new shadow on the garden area
- its most significant net new shadow impacts when it matters to residents: during the Summer time



# Neighborhood Map – In Support of DR Requestor

 = Project site

■ = Signed petition in support of DR requestor

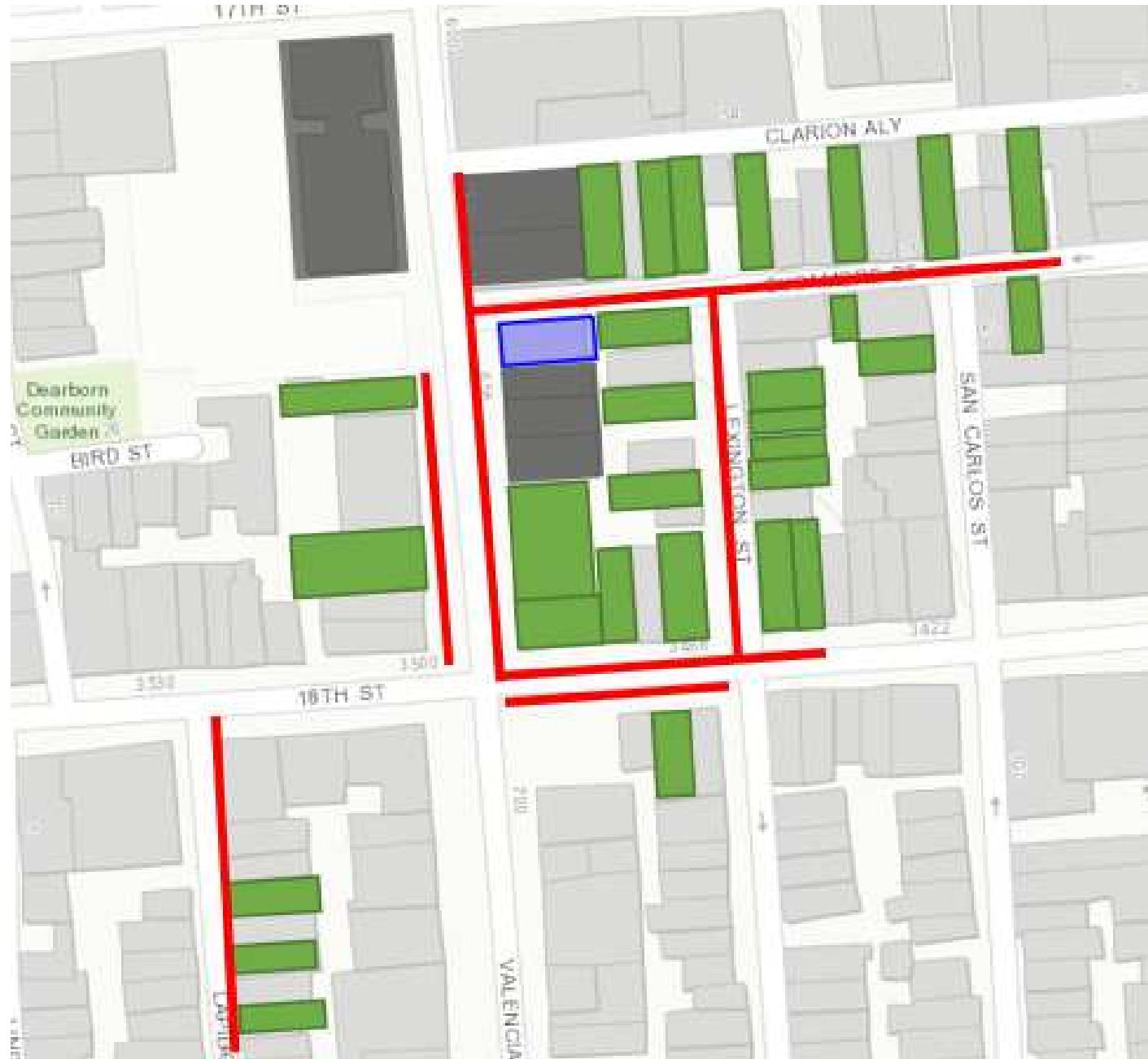
 = Commercial or government property

✓ = Canvass route (through June 11<sup>th</sup>)

### Petition text:

*"We are proud of our neighborhood, and want to have the City and the Planning Commission make decisions that result in projects that fit the neighborhood, respect neighbors' concerns, and result in balanced outcomes for residents and future residents. For the Elbo Room, we support a mixed use project that does not require a rear yard variance or that includes balconies that would impact neighbors' privacy."*

In addition: Mission Dolores Neighborhood Association is in support of DR requestor (*see Exhibit 6*)





## Mission Dolores Neighborhood Association

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD

PO Box 460184 • S.F., CA 94114 • 415-863-3950 • [info@missiondna.org](mailto:info@missiondna.org) • [www.missiondna.org](http://www.missiondna.org)

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

RE: 645-647 Valencia Project – Letter of Support of Discretionary Review Filed by  
85 Sycamore 2-4 Lexington Street HOA

June 12, 2017

Dear Rich:

On November 13, 2016 our Board decided to support this project, with modifications, primarily because of its successful adaptive reuse in preserving the existing building and creating a handsome extension. At the same time, we requested that the project sponsor and architect continue to work with the neighbors to address and alleviate their concerns. However, the project sponsor and architect have not made any substantive changes to the project to address their neighbors' concerns.

Upon further review of the project, the Board urges the Planning Commission to deny the granting of the proposed rear yard variance as not being in line with the Mission Area Plan policies and due to the untenable impacts on the neighborhood.

The project should be required to have a rear yard setback as all three adjacent properties have rear yards (Mission Area Plan, Policies 3.1.8 and 5.2.5, "New development should respect existing patterns of rear yard open space."). The project does not qualify for a rear yard variance (see criteria outlined in Planning Code section 134(e)). Comparable amounts of useable space are not provided elsewhere, the project would adversely affect the interior block space formed by



the rear yards of adjacent properties, and light and views would be significantly impeded.

Granting the rear yard variance would result in untenable impacts on the character and fabric of the neighborhood. The rear yard variance would allow the creation of a 5-story tall mass at the rear property line, resulting in a loss of light and air and a loss of privacy for the both the new and existing neighbors. The proposed variance would allow windows and balconies which look directly into their yard and windows, and significantly reduce the light to the existing ground floor garden. To protect the privacy of new and existing homes, the Board further urges the Planning Commission to require the project to locate any balconies for common open space or private space away from the rear of the building.

The Board remains supportive of the project but believes that there is a way to preserve the historic significance of the building and provide more housing without destroying the character of the neighborhood and the privacy of homes.

Thank you and best wishes,

Peter Lewis, President

Cc: Dennis Ring, Toby Morris, Donna Shibata, MDNA Board

# REUBEN, JUNIUS & ROSE, LLP

June 12, 2017

**Delivered Via Email** (rsucre@sfgov.org)

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

**Re: 645-647 Valencia Street – Response to Discretionary Review  
Building Permit Application No.: 2015.0305.0103  
Our File No.: 8666.01**

Dear President Hillis and Commissioners:

This office represents Dennis and Susan Ring (the “Rings”) regarding their project to fully preserve the entire existing facades at 645-647 Valencia Street, aka the Elbo Room (the “Property”), renovate the interior, and construct a three-story addition for a 7-unit residential project with ground floor commercial space and parking (the “Project”).

The Rings first proposed this project in 2013 as a demolition, and have thoroughly scaled it back in size and scope in the four years since then. The Project currently provides fewer units and significantly less square footage than would be possible through a demolition and new ground up construction. But the current approach—developed with direction from Planning Department leadership and staff to preserve an historic resource—is a thoughtful compromise between preservation goals and neighborhood context. The Project is supported by a range of community members and LGBTQ groups. The Rings have involved the DR requestors in all aspects of the Project’s development, incorporated changes and conducted technical shadow studies to address their stated concerns, and made offers to settle this dispute. We ask this Commission to recognize the significant accommodations already made to the Project and not exercise Discretionary Review.

**A. Introduction to the Rings and Their Relationship to the Property**

The Rings are not developers by training or trade; they are long-term residents of the Mission District, committed to respecting the building’s unique history and repurposing it in a way that benefits the community and the City at large.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin  
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup>  
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight  
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

**San Francisco Office**  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

**Oakland Office**  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

www.reubenlaw.com



In 1991, Dennis and Rikki Streicher—who together a year before turned Olive Oils at Pier 50 into a dance club and bar—expanded their partnership to change the name and concept of a popular lesbian bar and club Ms. Streicher operated in the Mission: Amelia’s. By the 1990s, the neighborhood around Valencia Street began changing and many of the women-owned business that popped up in the late 1970s and existed throughout the 1980s had closed. Amelia’s was not spared from this drop in business, and the Property was in need of an interior makeover by 1991. Amelia’s closed its doors in November of 1991, and two weeks later the Property re-opened as the Elbo Room under the management of Dennis and Ms. Streicher. In 1998, the Rings purchased the Elbo Room business from Ms. Streicher’s heirs, and three years later purchased the building.

In January 2010, approximately 20 years after it opened, the Rings sold the Elbo Room business to the Elbo Room’s general manager and booking manager, Erik Cantu and Matt Shapiro, who continue to run it today. The Rings had always planned to sell the existing two story structure, after the Elbo Room business’s lease expired, knock it down, and construct 9 units on the site—one of which they would occupy.

A letter from Dennis discussing his history with Ms. Streicher and the Elbo Room is attached as **Exhibit A**. The letter also explains the Rings’ long and arduous process navigating San Francisco’s labyrinthine approval process and getting to an entitlement hearing.

## **B. Project Chronology, Neighborhood Outreach, and Community Support**

In late 2013, the Rings started the process of repurposing the Property, a process that has taken over three and a half years and involved a significant scaling back of the Project in order to maintain the legacy of the existing LGBTQ resource at the site. A summary of major milestones:

12/18/2013	Environmental Evaluation application submitted
5/22/2014	Consultant Bridget Maley completes Historic Resource Evaluation (“HRE”), finding 645 Valencia not an historic resource
11/6/2014	First pre-application community meeting is held to discuss the original demolition/new construction proposal
3/5/2015	Building department permit applications for the Project submitted
6/29/2015	Planning department staff informs the Rings that it disagrees with the conclusion of the HRE; demolition will trigger an EIR, and the Department encourages the Rings to preserve the existing building.

**San Francisco Office**  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

**Oakland Office**  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

7/2/2015 9/8/2015 10/13/2015 3/15/2016	The Rings meet with Planning staff to discuss addition design. The Rings with their architect developed four different schemes for the addition before Planning staff approved the current Project design.
8/24/2016	A second pre-application community meeting is held for additions and alterations to the existing structure and reduced units.
9/27/2016 9/29/2016 10/18/2016	The Rings and the Project architect meet with representatives of the Homeowner's association from 85 Sycamore/2-4 Lexington Street (the DR Requestor)
11/9/2016	Presentation to Mission Dolores Neighborhood Association
11/16/2016	Planning Department completes Historic Resource Evaluation Response ("HRER"), officially concluding the Project would not impact an historic resource
12/6/2016	Planning Department publishes Community Plan Exemption
12/7/2016	Variance hearing is held. Assistant Zoning Administrator takes matter under advisement.
2/8/2017	Follow up presentation to Mission Dolores Neighborhood Association
3/1/2017	Discretionary Review request filed
4/7/2017	The Rings and their architect meet with DR Requestor and its architect in a working meeting to see if there are any design solutions
4/28/2017	The Rings and their architect have a call with DR Requestor to try to resolve differences
5/1/2017	The Rings have a call with DR Requestor to try to resolve differences

The Rings and their architect have collectively had at least ten (10) calls, meetings, and email exchanges with the DR Requestor in an attempt to resolve the outstanding issues without having to bring the Project to the Planning Commission. These include eight face to face meetings or conference calls and two presentations to the Mission Dolores Neighborhood Association—of which one of the members of the DR Requestor is the Vice President. The Rings' last offer made in early May was not accepted and to-date there have been no further communications between the Rings and the DR Requestor.

The Project has a significant amount of neighborhood and community support. The Mission Dolores Neighborhood Association supported the Project because of its successful adaptive reuse in preserving the existing building, and in its words, "creating a handsome extension." (**Exhibit B**). MDNA asked the Rings to continue to work with neighbors, which they

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

**REUBEN, JUNIUS & ROSE, LLP**



have done as explained in more detail below. Unfortunately, MDNA just today issued a second position letter withdrawing its support and claiming the Rings did not work with the DR Requestor to come up with a mutually agreeable solution, which is not true. One of the neighbors that is part of DR Requestor is Vice President of MDNA.

An article in the Bay Area Reporter from February 2017 (**Exhibit C**) quotes Mary Sager—the partner of Amelia’s proprietor Ms. Streicher—supporting the Project, as did Shayne Watson the co-author of the Citywide LGBT Historic Context Statement, who said the Project is a “preservation success story, at least partially.” Ms. Sager also wrote a letter of support for the Project (**Exhibit D**), commending the Rings for saving the existing building.

The Board of the GLBT Historical Society and the San Francisco Taverns Guild are expected to write letters of support, but they were not penned in time for inclusion in this letter brief. Susan Fahey, a longtime LGBTQ activist, friend of Ms. Streicher, and manager of both Maud’s and Amelia’s, supports the project, praising the Rings for scaling down the Project so the property can be saved and recognized as a historic resource (**Exhibit E**). George Corzine, a past customer of Amelia’s and former board member of the LGBTQ film festival Frameline supports the project (**Exhibit F**), as does Steven Edwards, a resident and member of the Mission Dolores Neighborhood Association (**Exhibit G**), and Page Hodel, a well-known artist and DJ in the LGBTQ community, whose support letter is expected before the hearing.

### C. Response to Discretionary Review Request

1. *Given the concerns of the DR requestor, why do you feel your proposed project should be approved?*

The Project is a measured adaptive reuse and addition that appropriately balances preservation goals and neighborhood context while producing a moderate number of new housing units, albeit fewer than the Rings originally intended to provide. While smaller in size and unit count than would be possible with demolition and new construction, the Rings have developed a thoughtful compromise between a number of competing interests.

**Further Preservation Goals.** The Project preserves an important historic resource: the Elbo Room, formerly Amelia’s, a club and bar that was central to San Francisco’s social history through its affiliation with the LGBTQ community. Originally, the Project’s Historic Resource Evaluation prepared by an outside consultant concluded that a project demolishing the building would not cause an adverse impact to an historic resource. After the Planning Department’s preservation team overruled the outside consultant, the Rings decided to pursue a renovation and

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

**REUBEN, JUNIUS & ROSE, LLP**

addition project instead of a demolition. As a result, the Project is now consistent with all relevant Secretary of the Interior Standards for Rehabilitation.

**Moderated and Contextual Design.** It also represents a thoughtful intervention on a building which has historic merit not due to its architecture but because of its relevance to San Francisco's LGBTQ history. It preserves the both street facades (Valencia and Sycamore Streets) of the Elbo Room and has been vetted numerous times by the Planning Department's Preservation Specialists and Urban Design Advisory Team. It preserves an active street frontage along Valencia by including a moderate commercial space behind the historic façade. The addition also features a number of significant setbacks:

- Addition set back from Valencia Street by 15 feet, starting at 3<sup>rd</sup> story;
- Addition set back from Sycamore Street by 5 feet, starting at 3<sup>rd</sup> story;
- An additional approximately 6 foot deep by 20 foot wide setback is located at the northeast (i.e. rear) of the property facing Sycamore Street on the 4<sup>th</sup> story (complying with section 261.1(d)(2) alley requirements which provide sun access to Sycamore Street and the DR Requestor's yard);
- The 5<sup>th</sup> story is set back a total of 28 feet from Valencia Street and 10 feet from Sycamore Street to be minimally visible from the public right of way, as well as additional setbacks at the rear of the property to meet alley requirements.

**Neighborhood and Community Support.** The Project has a significant amount of neighborhood and community support. The Mission Dolores Neighborhood Association supported the Project because of its successful adaptive reuse in preserving the existing building, and in its words, "creating a handsome extension." (**Exhibit B**). MDNA asked the Rings to continue to work with neighbors, which they have done as explained in more detail below. Unfortunately, MDNA just today issued a second position letter withdrawing its support and claiming the Rings did not work with the DR Requestor to come up with a mutually agreeable solution, which is not true. One of the neighbors that is part of DR Requestor is Vice President of MDNA.

An article in the Bay Area Reporter from February 2017 (**Exhibit C**) quotes Mary Sager—the partner of Amelia's proprietor Ms. Streicher—supporting the Project, as did Shayne Watson the co-author of the Citywide LGBT Historic Context Statement, who said the Project is a "preservation success story, at least partially." Ms. Sager also wrote a letter of support for the Project (**Exhibit D**), commending the Rings for saving the existing building.

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)



The Board of the GLBT Historical Society and the San Francisco Taverns Guild are expected to write letters of support, but they were not penned in time for inclusion in this letter brief. Susan Fahey, a longtime LGBTQ activist, friend of Ms. Streicher, and manager of both Maud's and Amelia's, supports the project, praising the Rings for scaling down the Project so the property can be saved and recognized as a historic resource (**Exhibit E**). George Corzine, a past customer of Amelia's and former board member of the LGBTQ film festival Frameline supports the project (**Exhibit F**), as does Steven Edwards, a resident and member of the Mission Dolores Neighborhood Association (**Exhibit G**), and Page Hodel, a well-known artist and DJ in the LGBTQ community, whose support letter is expected before the hearing.

2. *Alternatives and changes.*

*a. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties?*

Unlike most projects that reach this Commission on Discretionary Review, the Project involves significant preservation considerations that affect building design. The Project's was vetted through an extensive design review process with preservation staff to ensure that it would not adversely impact the existing historic resource. This involved not just preservation of the existing façades, but also significant front and street side setbacks to the proposed vertical addition that significantly reduced the potential building envelope at the site, and led to a corresponding reduction in units.

The DR Requestor<sup>1</sup> suggests five changes be made to the Project in the DR application, and the Project incorporates or addresses three of the five:

- **Use light colored materials and finishes.** The Project now incorporates light colored materials and finishes on the wall facing the DR Requestor's yard. The Rings have volunteered to work with the DR Requestor on the exact materials and colors.

---

<sup>1</sup> The Discretionary Review request was filed by the homeowner's association of the property immediately adjacent to the rear of the Property, fronting on Lexington Street and Sycamore Street. The DR Requestor refers to the HOA.

Interestingly, the building where the condo owners live was itself subject to a Discretionary Review request when it was initially proposed approximately 15 years ago. According to the 2001 agenda, the project constructing the building where the owners now live demolished two existing residential structures, one two-unit building and one one-unit building. This Commission did not take Discretionary Review and approved the project.

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

- **Make modifications to windows and balconies to mitigate privacy concerns.** The Project now includes reduced windows, translucent glazing and privacy screens to prevent occupants in the proposed Project from looking out onto and dropping objects in the backyard of the DR Requestor.
- **Protect the tree in the DR Requestor's backyard.** Because the tree in the DR Requestor's backyard is not within 10 feet of Sycamore Street, it is not considered "significant" and the Rings have no legal obligation to protect it. Nevertheless, the Rings have offered to protect it during construction if the Project is approved. In the alternative, the Rings have offered to pay for its removal to provide greater sunlight penetration into the rear yard, should the DR Requestor want to leverage the Project to increase the amount of sunlight that reaches its backyard.

The two comments that cannot be feasibly incorporated into the Project while maintaining its economic viability and/or complying with the Planning Department's mandated setback areas relate to the physical dimensions of the building:

- **Provide a 20 foot rear setback.** Providing both a code compliant 20 foot rear yard setback along with the 15 foot front setback from Valencia and the 5 foot "side" setback from Sycamore would result in the loss of two of the Project's seven dwelling units and would make the project financially infeasible. An additional setback at the rear of the Property compromises the viability of the project.

The Planning Department rejected an approach that would slide the existing bulk towards Valencia Street on the grounds that any addition in either the 15-foot front setback area or the 5-foot side setback would cause a significant adverse effect on the historic resource. In short, the Planning Department's position is that any new square footage that is closer than 15 feet to Valencia Street or 5 feet to Sycamore Street requires a full site-specific Environmental Impact Report.

It should be noted that the Secretary of the Interior's Standards for Rehabilitation do not provide numerical guidelines on setback distances. This means the Planning Department's preservation staff has significant discretion when deciding what kind of addition rises to a significant effect on the historic resource what does not. The Rings and the DR Requestor alike have expressed frustration about the minimum size of the setbacks preservation staff determined is required to avoid an EIR.

- **Provide a "diagonal cut" in the southeast corner of the addition.** The DR request notes a diagonal cut in the southeastern corner of the building would increase the amount

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)



of sunlight to their garden. During discussions with the DR Requestor after the request was filed, an 11-foot diagonal cut was proposed. This cut would reduce bedroom count and accessibility compliance of several of the units. Specifically, Unit 4 would be under 380 square feet and with odd geometry introduced by the diagonal cut, making the kitchen and bath non-functional; the owner's unit (Unit 7) would lose the master bathroom as well as its upper/3<sup>rd</sup> bedroom.

*b. If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.*

The Rings have made a number of substantive changes and generated technical studies in response to concerns raised by the DR requestors, which can be generally divided into three categories: privacy, light and air, and shadows.

- **Privacy.** A number of changes have been made to address privacy concerns. Windows have been reduced along the rear property line. Instead of clear glazing, the Rings are now proposing translucent glazing on the windows. Finally, translucent privacy screens were added to be located along adjacent roof decks to mitigate against occupants of the Project looking into the DR requestor's back yard or dropping objects or trash into this area.
- **Light and Air.** The five different setbacks discussed above starting at the 3<sup>rd</sup> story each result in light and air reaching the DR Requestor's property and backyard. In addition, the Rings have offered to paint the rear wall facing this yard a light color of the DR Requestor's choice to increase light levels.
- **Shadow.** Although only public spaces are protected by law from shadow impacts, the DR Requestors have expressed concern about the amount of additional shadow that would be cast on the subject rear yard. As this Commission knows, the effects of shadow are calculated in two ways to provide a real-life perspective on a new development's impact on an adjacent park or open space: with and without reference to features casting existing shadow on the site. In practice, the more effective approach to evaluating shadow effects is to consider "net new" shadow, which does not double-count shadow that is already cast on a given open space.

The Rings commissioned two shadow studies by CADP—one of the most experienced shadow technical consultants practicing in San Francisco: one at the request of DR

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

Requestors to demonstrate net new shadow cast by the Project, and one at the request of the Planning Department's assistant Zoning Administrator to compare it to a hypothetical code-compliant project (a project with a 20 foot deep/25% rear yard setback at the residential levels). The studies are attached as **Exhibits H and I**, respectively.

The Project's net new shadow on the subject rear yard is minimal. According to CADP, when the currently existing trees in the rear yard of 85 Sycamore are taken into consideration, the existing shadow load on the rear yard is 96.2%, a significantly high number, and numerical evidence that the DR applicant's garden is a "shade garden." The Project would only increase the amount of shadow in this backyard by 1.1%.

CADP's second shadow study, which evaluates a hypothetical 20-foot setback starting at the third floor, contains similar findings. Taking into account the trees in the rear yard of 85 Sycamore, the 20-foot setback (that would eliminate two units in the Project and render it financially infeasible) would increase the amount of shadow in the backyard by 0.4%, from 96.1% to 96.5%. The utility of such a dramatic reduction in the Project is minimal, resulting in only 0.4% more sunlight in the rear yard. So pulling additions further away from the common property line would reduce shadow impacts by less than 1%.

The Rings suggested to DR Requestor that the most effective way to increase sunlight into the 85 Sycamore backyard would be to remove the existing ficus tree, located in the southwest corner of their yard. According to CADP's study, even with the Project, if the ficus tree is removed sunlight penetration into the yard would increase by 8.7%. See chart below. The DR Requestor's backyard is in shadow 96.2% of the time, inclusive of the tree. If the Project is approved and constructed, and the ficus tree is removed, the backyard would be in shadow 87.5% of the time. The Rings have offered to pay for the removal of this tree.

A table comparing existing shadow, the Project's shadow, and the shadow cast with a 20-foot rear setback:

	<b>Current</b>	<b>Project</b>	<b>20' Setback</b>
<b>With Tree</b>	96.1%	97.2%	96.5%
<b>Without Tree</b>	81.9%	87.5%	83.5%

**San Francisco Office**  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

**Oakland Office**  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)



3. *If you are not willing to change the project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties.*

The Project as designed actually addresses each of the five stated concerns of the DR Requestor, except for a setback from the rear property line separating the Project site from 85 Sycamore. The Planning Department will not allow any commensurate reduction in the front or side setbacks to enable a rear setback while maintaining the (already-reduced) building massing, except if the Rings undertake an expensive and time-consuming Environmental Impact Report to demolish this historical resource that many in the neighborhood and the LGBT community support saving.

Any additional rear setback will compromise the size, accessibility, and number of dwelling units that can be provided in the Project. The Rings have no choice but to accede to the Planning Department's determination on a proper setback. At the same time, they have attempted to address all of the DR Requestor's stated concerns, or to otherwise demonstrate that the impact on the rear yard as it currently exists is minimal—approximately 1.1% of net new shadow on a yard that is already covered in shadow 96% of the time. The most impactful alternative to increase direct light penetration into this rear yard is fully within the DR Requestor's control: should the non-significant tree be removed, light penetration into the yard would significantly increase. And it would be of no cost to DR Requestor; the Rings have volunteered to pay for it.

#### **D. Conclusion**

The Rings have spent more than three and a half years working with the Planning Department, the community which they have been a part of for more than three decades, and immediate neighbors (including the DR Requestor) to develop a project that preserves an historic resource and adequately addresses neighborhood context. The Project either addresses the DR Requestors concerns, or is demonstrated to not have an adverse effect. We respectfully request you do not take Discretionary Review and approve the project as designed.

Thank you.

Sincerely,

**REUBEN, JUNIUS & ROSE, LLP**

  
Mark Loper

**San Francisco Office**  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

**Oakland Office**  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

**REUBEN, JUNIUS & ROSE, LLP**

Exhibits:

- A - Letter from Dennis Ring regarding 645-647 Valencia Street
- B - Mission Dolores Neighborhood Association Position Letter, 11/13/2016
- C - “Plans revealed for Elbo Room”, *The Bay Area Reporter*, 2/9/2017
- D - Mary Sager Support Letter
- E - Susan Fahey Support Letter
- F - George Corzine Support Letter
- G - Steven Edwards Support Letter
- H - CADP Shadow Analysis, 645-647 Valencia Street, 12/5/2016
- I - CADP Shadow Analysis Comparing Project to 20-Foot Setback; CADP Shadow Analysis of 20-Foot Setback, 4/26/2017

# Exhibit A



## **INTRODUCTION**

My name is Dennis Ring. My wife, Susan, and I are the owners of the property located at 647 Valencia Street. We have been developing a project at this address that will increase housing units in the neighborhood and preserve our building as a LGBT resource. Therefore I am asking your organization for a letter of support to submit to the San Francisco Planning Commission.

## **RELATIONSHIP WITH RIKKI STREICHER**

### **Initial business relationship**

- In 1990, I met Elizabeth "Rikki" Streicher at Olive Oils Bar and Grill at Pier 50 here in San Francisco. I had just sold my interest in Julie's Supper Club, located on Folsom Street at 7th Street in the South of Market area of San Francisco. I approached Rikki about the opportunity of turning Olive Oils into a dance club and bar from the former lunch bar venue that it was at the time. Rikki accepted my offer and gave Susan and I the opportunity to work with her and her management team to develop this concept.

### **Amelia's becomes Elbo Room**

- In 1991, Rikki asked me if I was interested in expanding our partnership to a venue she had in the Mission district called Amelia's. Her request included changing not only the name but also the concept. I knew from Rikki and her team and from other personal friends of ours who are lesbians that Amelia's had been a popular lesbian dance club. At the time, I was living in the Mission with Susan, a Mission High graduate and long-time resident of the neighborhood.
- As you may remember, in the late 1970s the neighborhood surrounding Amelia's was known as "the Women's District". The commercial area on Valencia Street from 15th to 23rd Streets was made up of many small businesses owned and operated by members of the Lesbian and Feminist communities. By the 1990s the neighborhood began changing and many of these women owned businesses had closed. Even Amelia's experienced a drop in customer loyalty as many

members of the LGBT community turned to sobriety and entered recovery programs. The physical site was also in need of an interior makeover. Rikki closed the doors to Amelia's in November 1991. She gave me two weeks to do the following renovations: deep cleaning, removing old carpet, painting, adding a men's room and installing a low-tech sound system. We kicked around several names for the club and finally decided on a name my bother in- law came up with, Elbo Room.

### **Managing Elbo Room and working with Rikki's heirs**

- Elbo opened two weeks later to the consternation of many in the old Amelia's crowd. Rikki reassured me that she would handle the few hanger-ons, but we were clear that if things didn't get busy within a couple of weeks we would part ways. Fortunately for us things got real busy, real quick! We got a lot of notoriety and started doing a lot of business. Life was great for a while, until Rikki got sick. She asked Susan and I if we wanted to purchase the business out right. We were unsure at the time whether we could raise the funds but Rikki's illness continued to deteriorate.
- Rikki passed away in 1994. After Rikki's death, her heirs, Mary Sager, Susan Fahey and Joann Shirley, decided not to sell the business but to keep me on as a managing partner. The trust's lawyer agreed and we kept things going for several more years.

### **Purchasing the business and building**

- In 1998 Susan and I bought the business out right, and three years later we purchased the building. In January of 2010, twenty-five years after the opening of Elbo Room, we sold the business to our general manager, Erik Cantu, and booking manager, Matt Shapiro.

### **Plans to develop the property and live within**

- Susan and I had planned after "the boys" lease ran out that we would apply for a building permit, knock the building down, and build 10 units on the site. We

wanted to live on the top floor and rent or sell the other nine. We had offered the new commercial space to Matt and Erik as a possible slimmed down version of Elbo Room.

## **SAN FRANCISCO PLANNING DEPARTMENT HISTORY**

### **Pre Permit Application, California Environmental Quality Act, Historical Resource Evaluation, and LGBT Historical Contexts Statement**

- In 2014 we prepared a Pre Permit Application (PPA) with the San Francisco Planning Department. The day of our meeting with the Planning Department we sat down with our planner and were told that our building might have some historical significance under the California Environmental Quality Act (CEQA). I thought maybe the CEQA significance had to do with Rikki being well-known in the LGBT community as a business leader, gay activist and women's sports enthusiast. We had held many fund raisers at Elbo Room to help promote local and state politicians, gay charities, and most notably The Gay Olympics. (This title was changed to the Gay Games due to the copyright infringement suit brought by the US Olympic Committee.)
- Several months after our initial PPA meeting, Susan and I were informed by the Planning Department that we would need to provide a Historical Resource Evaluation (HRE) to determine if our building fell under CEQA guidelines. The HRE was written by a historian chosen by the Planning Department. We were told the process could take upwards of 6 months to complete, would be paid for by the project sponsor (us), and would become part of the public record. During the same time that our HRE was being researched, a second document, an LGBT Historical Contexts Statement, was also being prepared for the City and County of San Francisco. The HRE already had taken more than six months to complete. The findings in the HRE document showed that our building did not qualify for historic status under CEQA. The research had in fact shown that another business that Rikki started in 1966 was more of a historical resource; this venue was called "Maud's", which was located in the Cole Valley neighborhood



of San Francisco. (A reunion of Maud's alumni still takes place every year during Gay Pride festivities.)

- The HRE was presented to the San Francisco planning preservationist and we thought this part of the process was completed and that we could proceed in obtaining a building permit. Several weeks later we were contacted by the Planning Department and told that the preservationist disagreed with the historian's findings and that a document called a Historical Resource Evaluation Response would be filed. We were told this document would be finished within a few months. However several months later I was notified that the Director of the Planning Department wanted to meet with me and my attorney to discuss our project. At the meeting, the Director asked if we would consider saving a part of the building as a LGBT resource. He explained that in doing so we could avoid a full Environmental Impact Review. After a couple of days, my wife and I decided this would be a good way to pay homage to Rikki, make it a notable building for the LGBT community, and enable us to complete our project.

#### **Many modifications to comply with preservationist's requests**

- I instructed my architect to start developing plans to incorporate the front facade on Valencia Street into the original design concept. A few weeks later, these modified plans were submitted to our preservationist, who then explained that to get approval of a design with "historical significance" the plans would have to be evaluated in front of a team of preservationists.
- Two months after the review, we were informed that the building design had not included enough of the original structure, and that the team wanted us to include not a portion of the building, as the Director had asked, but the whole building as it is today, into our design. In doing so, the building would reduce the unit count from ten to nine.
- A few weeks later, we submitted another set of plans with these modifications. The reduction of the building mass was so substantial that the new design is now considered an "Addition". After another three months passed, we were informed that the massing of the addition was still too big and that the preservationist team

of the Planning Department wanted a 15-foot setback on Valencia Street instead of the 5-foot we had shown in the plans.

- We reconfigured the addition and came up with a design that incorporated the 15-foot setback that Planning wanted. But in doing so we lost two more units, so we are now down to seven units. These plans were submitted and after almost another year, the Planning Department finally signed off on the project. However that was not the end of our story.

### **Variance**

- We were then told that to get the project “fully certified” we needed to apply for a Variance. This means that in order to accommodate the 15-foot front setback on Valencia Street we would have to move the mass of the addition back to my neighbors’ property line and forgo the San Francisco building code of a compliant 20’ setback.
- At the variance hearing six months later, my neighbors cited that the addition created a shadow on their garden and infringed on their privacy. At the end of the hearing, the Zoning Administrator requested a 20’ code compliant setback light study on the rear property line and deferred the case to the San Francisco Planning Commission. My neighbors have since filed a Discretionary Review and the decision on whether our project survives is now in the hands of the Commission.

### **CONCLUSION**

To conclude, I am asking your organization for a letter of support that can be submitted to the San Francisco Planning Commission in order to preserve our building as a LGBT resource. My wife and I eagerly look forward to bringing this 3 year and 10 month long process to completion. We are confident that our original intention to create a well-designed building would not only enhance the neighborhood but also become a notable LGBT resource that preserves the memory of our beloved friend and LGBT leader, Rikki Streicher, who was a passionate activist and successful business woman.

# Exhibit B





## Mission Dolores Neighborhood Association

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD

PO Box 460184 • S.F., CA 94114 • 415-863-3950 • [info@missiondna.org](mailto:info@missiondna.org) • [www.missiondna.org](http://www.missiondna.org)

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

Re: 647 Valencia Project – Letter of Support, with Modifications

November 13, 2016

Dear Rich:

On November 9<sup>th</sup> Toby Morris, architect and Dennis Ring, project sponsor gave a presentation to our MDNA Board of Directors. In doing so, they presented their plans for preserving the existing building at 647 Valencia, which currently houses The Elbo Room. They also showed us their plans for a residential extension set back away from the street.

At the same meeting we heard light and privacy concerns from the HOA who own a 3-unit condo building at 85 Sycamore Street and 2-4 Lexington Street, adjacent to the project. (For full disclosure, Donna Shibata, our Vice President at MDNA is one of the condo owners.)

After carefully studying the design before, during, and since the meeting, our board has decided to support this project, primarily because of its successful adaptive reuse in preserving the existing building and creating a handsome extension. Yet we're also requesting that the project sponsor and architect continue to work with the neighbors to address and alleviate their concerns.

Thank you and best wishes, Peter Lewis, President

Cc: Dennis Ring, Toby Morris, MDNA Board

# Exhibit C

WHAT IN TARNATION?

JUNE 2-24

EXIT THEATRE

SAN FRANCISCO

BUY TICKETS

Issue: Vol. 47 / No. 22 / 1 June 2017

The BAY AREA REPORTER

Serving the gay, lesbian, bisexual and transgender communities since 1971

About

News

Opinion

Arts

Obituaries

BARTab

Search

Classifieds

Click Here to Read the Latest News from Bay Area Reporter Weblogs

Follow The Bay Area Reporter

FRIDAYS IN MAY & JUNE

RIDE INTO SUMMER

GIVEAWAY

WIN A JEEP WRANGLER!

LEARN MORE

GRATON

RESORT & CASINO

Plans revealed for Elbo Room

NEWS

by Seth Hemmelgarn

s.hemmelgarn@ebar.com

Published 02/09/2017



Plans for the site of the Elbo Room bar include several stories of housing. Photo: Via Yelp

ARTICLE TOOLS

Print this Page

Send to a Friend

Share on Facebook

Share on Twitter

Share on MySpace!

A D V E R T I S E M E N T

Tito's

Handmade

VODKA

AUSTIN ★ TEXAS

Plans are being proposed to build several stories of housing on top of the building that includes the Elbo Room, a bar in San Francisco's Mission district that was once the site of the lesbian bar Amelia's and other LGBT venues.

Toby Morris, a principal at the firm Kerman Morris Architects, said building owner Dennis Ring plans to turn the second floor into housing and add three new floors to the building, which is at 647 Valencia Street. There would be seven units of housing altogether.

"There will not be a bar there anymore," Morris said, but "there will be a commercial space" on the ground floor. The tenant for that space hasn't been determined.

Morris said that depending on what happens during the planning process with the city, "it's conceivable that maybe this fall we would have a building permit." He estimated that construction would take "a year to 16 months."

Ring was the business partner of lesbian Rikki Streicher when she had Amelia's and then started the Elbo Room with her in the early 1990s. Streicher died in 1994 at the age of 68. Ring's owned the building for about 12 years.

"Everything is being saved to recognize the value it has with the LGBT community as well as the women's movement that happened on Valencia Street in the 1970s," Ring said. "... We're going to be recognizing this building after its completion as a social resource for the LGBT community."

Options being considered are creating a plaque to honor Streicher and renaming the building for Streicher or aviator Amelia Earhart, or both women, Ring said.

Mary Sager, 73, who was Streicher's partner, said, "I think Dennis has a good idea." Sager expressed concern about the affordability of the residential units, but she said, "Dennis has these plans, and he's very set, and he's very organized. ... I'll support whatever he does."

Mike & Oliver

We are Your Local Experts helping Exceptional Clients Buy and Sell Beautiful Homes in San Francisco. Call Us for a Free Valuation of Your Property.

Mike Ackerman & Oliver Borgeleman  
LIC# 0188135 | 01232037  
415.307.5850  
ABZ@ZephyrSF.com  
BuildingTrust4Life.com

ZEPHYR

REAL ESTATE

The original plan had been to demolish the building.

Shayne Watson, an architectural historian based in San Francisco who is a lesbian and co-wrote the citywide LGBT historic context statement, expressed support for Ring.

"In my mind, this is a preservation success story, at least partially," Watson said in an email. "This was one of the first cases we saw after the city adopted the LGBTQ historic context statement where the Planning Department seemed to push back against a proposal to demolish a significant LGBTQ site. One of our primary goals in writing the historic context statement was to not allow these buildings to be evaluated in a vacuum, but instead analyzed in light of the much bigger picture of San Francisco's LGBTQ history. In the case of Amelia's, the city seems to really appreciate that there is something significant here.

"Of course, I'd like to see the entire building preserved as is," Watson added, "but the new addition on top is a pretty good



compromise given that the owner wanted to raze the whole thing."

But Gerard Koskovich, a San Francisco-based queer historian, called the plans for the building "highly troubling."

Koskovich said Amelia's was "more than simply a bar. It was really a cultural center and anchor." The building also once housed the gay bars Gaslight and the Gay 90s in the 1970s, he said.

"This is one of the most significant queer historic sites in San Francisco," and the proposal is "essentially the same as a demolition," Koskovich said. "... It leaves nothing of the historic fabric of the building except the facade."

He referred to the plans as "a style of fake preservation often referred to as 'facadism.'"

Ring disputed that notion. He said that plans include saving the building's wooden outdoor cocktail signs and the iron entrance gate. He also said that the addition will be set back from the street, which "shows that it's not just a facade. It's more than that."

Elbo Room co-owner Matt Shapiro said in email, "We are currently looking for a new location in the Mission to continue operating when our lease ends on January 1, 2018."

Ring invites people who would like to provide input on the project to contact him at (415) 298-5133 or [dringsf@gmail.com](mailto:dringsf@gmail.com).



# Exhibit D

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

June 1, 2014

Dear Commissioners,

My name is Mary Sager. I'm the surviving partner of Rikki Streicher. I'm writing you today to give support to Dennis and Susan Ring on their proposed addition on the building located at 647 Valencia Street.

Dennis Ring and Rikki started their working relationship at Olive Oils Bar and Grill on San Francisco waterfront in 1990. After two years at Olive Oils, Rikki gave Dennis the opportunity to convert Amelia's, to the now Elbo Room.

Elbo Room, under Dennis's management has kept close ties with the LGBTQ community by booking gay acts, holding fundraisers and is responsible for changing the exterior signage back to Amelia's during Pride week.

I understand the building that once housed Amelia's Bar, is deemed a historical resource by The San Francisco Planning Department under CEQA. (California Environmental Quality Act). I'm pleased the Rings have embraced this very important designation and have chosen to save the building as LGBTQ. For this I commend Dennis and Susan.

I ask the Commission to uphold the Planning Departments recommendation by approving the project as is.

Thanks,

Mary Sager



20 Belgrave Ave. San Francisco, CA 94117  
415-661-7090  
marysager@aol.com

---



# Exhibit E

June 10 2017

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

Dear Commissioners,

My name is Susan Fahey. I have been a resident of San Francisco since 1973. I have served on many LGBTQ non-profit boards of directors and continue to volunteer for a variety of community projects. I have also worked for the City and County of San Francisco in the administration of three San Francisco Sheriffs.

In 1975 I met Rikki Streicher, who was already an important figure in San Francisco's LGBTQ community and who was the owner of the legendary women's bar, Maud's, located in Cole Valley. Within a year I was working for Rikki and a year later became manager of Maud's and subsequently the general manager of Maud's, as well as her other two businesses: Amelia's on Valencia Street and Olive Oil's, Pier 50 on Terry Francois Boulevard.

I was a lead member of Rikki's team that opened Amelia's in 1978. It was an instant success and lesbians and their friends flocked to the spacious spot. The neighborhood soon became known as "The Women's District". As the general manager of Amelia's, I assisted Rikki by creating, promoting and organizing, many LGBT events, including numerous community fundraisers for a myriad of needy organizations. Amelia's was a place for women comics, musicians, and artists to showcase their talents. One such memorable event was an afternoon with author and lesbian icon, Rita Mae Brown, in coordination with Rikki's old friend, Sydney Goldstein, founder of San Francisco's City Arts and Lectures.

In 1980 the Gay Olympic Games were conceived by Dr. Tom Waddell. Amelia's quickly became the place for committee meetings and much needed fundraisers. 1982 saw the first competitions and cultural events of the Gay Olympic Games open in San Francisco. By this time, Rikki was hard at work on the board of directors and as a founding member of San Francisco Arts & Athletics, which formed the structure and agreements under which future Gay Games would operate. Since losing a battle in the Supreme Court in 1987 to retain its name, the event has been known as Gay Games. Rikki was in the courtroom in Washington with other activists

to observe the historic proceedings. (See San Francisco Arts & Athletics, Inc. v United States Olympic Committee.)

In 1991 Rikki closed Amelia's due to changing social opportunities within the lesbian community and the advent of rent-a-clubs. She brought in Dennis Ring from Julie's Supper Club and reopened under the name Elbo Room. I stayed on and worked with Dennis and Rikki as 647 Valencia became a reinvigorated spot for everyone to enjoy.

The LGBTQ community has lost many historical buildings throughout the city. I commend Dennis and Susan Ring for scaling down their project so the building that once housed Amelia's can be saved and recognized as a CEQA historical resource.

I have been in contact with the Ring's since the beginning of this project, almost four years ago. Please allow them to move forward with their conscientious plans for this San Francisco treasure and approve the project as is.

Thank you,

Susan Fahey

1080 Tennessee Street  
San Francisco, CA 94107

[415.728.1066](tel:415.728.1066)

[sfosusan@gmail.com](mailto:sfosusan@gmail.com)



# Exhibit F

## George Corzine

878 Guerrero Street #2 • San Francisco, CA 94110  
Phone: 415-420-6335 • E-Mail: Corzine@me.com

June 2, 2017

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

Dear San Francisco Planning Commission:

My name is George Corzine and I've lived in San Francisco for 28 years. I work for Wells Fargo Corporate in their Digital User Experience group as a Digital Design Manager.

I'm LGBTQ and have been involved in many aspects of supporting the community throughout my many years in the city including showcasing 5 of my films in the LGBTQ film festival. In 2012 I joined the Frameline (LGBTQ Film Festival) Board of Directors for 3 years. It's important to me that LGBTQ history and representation of our community is secured for the future.

I support saving the Elbo Room as one of these important LGBTQ Historical Resources. One of my first visits to San Francisco as an adult was going to Amelia's Lesbian club (now the Elbo Room). Since then I have been to several LGBT sponsored events at the Elbo Room to celebrate Pride and the community.

The Elbo Room and its owners, Dennis Ring (the original partner) and Erik Cantu and Matt Shapiro have kept the tradition for the last 15 years of changing the exterior signage from Elbo Room to the old Amelia's over Pride weekend. While many buildings are being demolished that once housed LGBTQ significant business's, I applaud the project sponsor for saving the old Amelia's building and scaling down his original plan.

Thanks,

George Corzine

# Exhibit G



June 7, 2017

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

Dear Commissioners,

My name is Steven Edwards; I reside at 19 Cumberland Street San Francisco California. I'm a retired schoolteacher for the San Francisco Unified School District. I have known Susan and Dennis Ring as neighbors on our street in San Francisco's Mission District for the past 30 years. I am submitting this letter of support for their building project at 647 Valencia Street.

I am a member of the Mission Dolores Neighborhood Association. Our organization wrote a letter on November 13, 2016 which supports the project as it currently stands

Dennis has been keeping me up to date on this project for the last four years. As a citizen of San Francisco for most of my life, I've seen our city grow from a population of 700,000 in 1970 to well over 800,000 today. The city is in much need of additional housing. The Ring's project of only seven units (scaled back from the original nine) will be a modest addition to San Francisco housing stock.

I'm asking the Commissioners to accept the project as is, for the benefit of the City and my long time neighbors.

Thanks,

Steven Edwards

19 Cumberland Street Apt.3  
San Francisco, CA 94110

# Exhibit H



34 Corte Madera Avenue  
Mill Valley, CA 94941

December 5, 2016

Dennis Ring

[dringsf@gmail.com](mailto:dringsf@gmail.com)

Re: 645-647 Valencia Street  
Preliminary Shadow Analysis

CADP has performed a preliminary shadow analysis for 645-647 Valencia Street located on Block 3576 Lot 062. **Figure 1.** The focus of the analysis was to determine the potential shadow impacts on the 85 Sycamore Street garden area directly east of the proposed project.



**Figure 1.** Project Context

#### Notes and Assumptions for the shadow analysis

- Proposed Project is to add 3 stories to the existing structure at 645-647 Valencia (Elbo Room)
- The proposed project design was provided by Kerman Morris Architects and was translated into CADP's San Francisco 3d data model for analysis.





34 Corte Madera Avenue  
Mill Valley, CA 94941

- **The garden tree shadows were not considered in the shadow data results**
- Shadow are calculated from 1 hour after sunrise to 1 hour before sunset per San Francisco Environmental Planning guidelines

### Summary of Shadow Results

The proposed 3-story addition at 645-647 Valencia Street will add approximately 5.6 percent of new shadow on the Lexington Garden Area annually. The garden is currently in shadow approximately 82 percent of the year. **Table 1**

**Table 1:** 645-647 Valencia Proposed Design – 85 Sycamore Garden Area  
(Shadow Loads)

#### Summary of Results New Shadow on Garden Area

CADP annualized net new shadow	145,746.30	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>5.6%</b>	

#### Summary of Results Existing Shadow on Garden Area

Annual Existing Shadow	2,140,798.16	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>81.9%</b>	

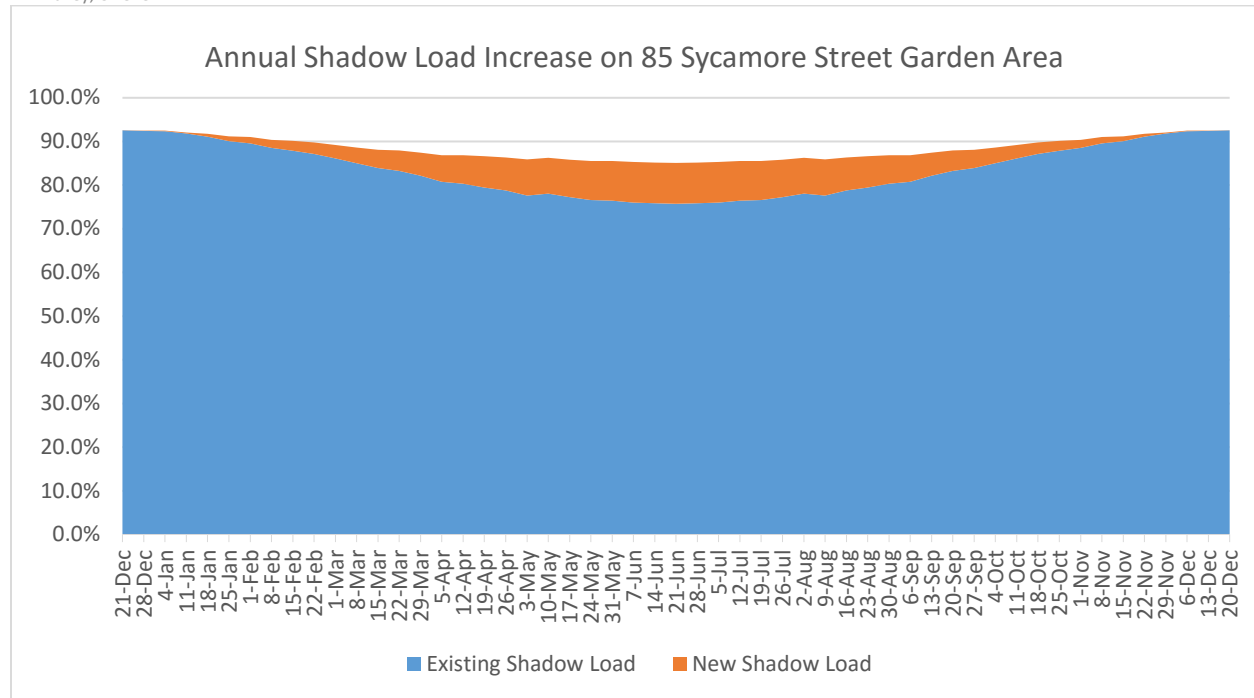
<b>TOTAL ANNUAL SHADOW ON GARDEND AREA (Project Shadow + Existing Shadow)</b>	<b>87.5%</b>	<b>Total</b>
---	--------------	--------------

Approximate Total Garden Area	<b>702.31</b>
-------------------------------	---------------

The majority of new shadow (shadows resulting in >2% coverage area) on the garden occur midday from approximately 1:15 p.m. to 4:45 p.m. during the summer (Solstice), 1:00 p.m. to 4:00 p.m. during the fall and spring (Equinox) and are di minimis from November to February. **Table 2** below shows the distribution of existing and new project shadow over the year.



34 Corte Madera Avenue  
Mill Valley, CA 94941



**Table 2**

When the currently existing trees in the rear yard of the 85 Sycamore Street property are taken into consideration, the annual increase of shadow from the proposed project would be approximately 1.1%.

**Table 3**

**Table 3: 645-647 Valencia Proposed Design – 85 Sycamore Street Garden Area with TREES (Shadow Loads)**

**Summary of Results New Shadow on Garden Area (With Trees)**

CADP annualized net new shadow	27,704.53	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>1.1%</b>	

**Summary of Results Existing Shadow on Garden Area (With Trees)**

Annual Existing Shadow	2,513,832.42	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>96.2%</b>	

**TOTAL ANNUAL SHADOW ON GARDEN AREA (Project Shadow + Existing Shadow)      97.2%      Total**

Approximate Total Sidewalk Area      **702.31**

Finally, due to the position of the proposed building addition to the garden in relation to the sun's location during the summer months any addition of height to the 645-647 Valencia Street property will create shadow on the 85 Sycamore garden area. Therefore, the shadows on the garden are being



34 Corte Madera Avenue  
Mill Valley, CA 94941

generated by the lower level of the proposed addition and changing or eliminating the upper 3<sup>rd</sup> or 4<sup>th</sup> story would not significantly reduce the new shadow impacts.

Please direct any questions or concerns directly to Adam Noble.

Adam Noble  
President  
[adam@fastcastcity.com](mailto:adam@fastcastcity.com)

Exhibit A: Shadow Projection Graphics



# Exhibit I



34 Corte Madera Avenue  
Mill Valley, CA 94941

April 26, 2017

Dennis Ring

[dringsf@gmail.com](mailto:dringsf@gmail.com)

Re: 645-647 Valencia Original Proposal vs City Compliant 20' Setback Comparison

On 12/5/16 CADP prepared the “645-657 Valencia Street, Preliminary Shadow Analysis.” That document modeled the shadow impacts of the project sponsor’s submitted proposal that was subject to a Rear Yard Variance and Variance Hearing before the Zoning Administrator. At the Variance Hearing, the ZA requested an additional study be completed that showed a “City Compliant 20’ Setback” at the new proposed floors (floors 3, 4, and 5) to the subject building; that analysis is presented in CADP’s 4/26/17 “645-657 Valencia City Compliant 20’ Setback, Preliminary Shadow Analysis” document.

This document summarizes and compares the results of those two studies: “Original” refers to the 12/5/16 study; and “Setback” refers to the 4/26/17 study. Data and analysis is supplied under two assumptions: with the “Existing Neighbor’s Trees Not Considered” and with the “Existing Neighbor’s Trees Considered.”

### Shadow Analysis with Existing Neighbor’s Trees Not Considered



**Table 1: 645-647 Valencia Proposed Design (Original vs City Compliant 20’ Setback Comparison) with Existing Neighbor’s Trees Not Considered in Lexington Garden (Shadow Loads)**



34 Corte Madera Avenue  
Mill Valley, CA 94941

Summary of Results New Shadow on Garden Area		Original	Setback
Fastcast annualized net new shadow		145,746.30	41,139.36 Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor		2,613,583.88	2,613,583.88 Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>		<b>5.6%</b>	<b>1.6%</b>
Summary of Results Existing Shadow on Garden Area			
Annual Existing Shadow		2,140,798.16	2,140,798.16 Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor		2,613,583.88	2,613,583.88 Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>		<b>81.9%</b>	<b>81.9%</b>
<b>TOTAL ANNUAL SHADOW ON GARDEN AREA (Project Shadow + Existing Shadow)</b>		<b>87.5%</b>	<b>83.5% Total</b>
Approximate Total Garden Area			<b>702.31</b>

## Shadow Analysis with Existing Neighbor's Trees Considered



**Table 2: 645-647 Valencia Proposed Design (Original vs City Compliant 20' Setback Comparison) with Existing Neighbor's Trees Considered in Lexington Garden (Shadow Loads)**





34 Corte Madera Avenue

Mill Valley, CA 94941

#### Summary of Results New Shadow on Garden Area

	Original	Setback	
Fastcast annualized net new shadow	27,704.53	9,773.47	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>1.1%</b>	<b>0.4%</b>	

#### Summary of Results Existing Shadow on Garden Area

Annual Existing Shadow	2,513,832.42	2,512,504.37	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>96.2%</b>	<b>96.1%</b>	

<b>TOTAL ANNUAL SHADOW ON GARDEN AREA (Project Shadow + Existing Shadow)</b>	<b>97.2%</b>	<b>96.5%</b>	<b>Total</b>
--	--------------	--------------	--------------

Approximate Total Garden Area	<b>702.31</b>
-------------------------------	---------------

Please direct any questions or concerns directly to Adam Noble.

Adam Noble

President

[adam@fastcastcity.com](mailto:adam@fastcastcity.com)



34 Corte Madera Avenue  
Mill Valley, CA 94941

April 26, 2017

Dennis Ring

[dringsf@gmail.com](mailto:dringsf@gmail.com)

Re: 645-647 Valencia City Compliant 20' Setback  
Preliminary Shadow Analysis

CADP has performed a preliminary shadow analysis for the 645-647 Valencia Street City Compliant 20' Setback Proposed Design located on Block 3576 Lot 062. **Figure 1.** The focus of the analysis was to determine the potential shadow impacts on the Lexington Garden area directly east of the proposed project.



**Figure 1.** Project Context

#### Notes and Assumptions for the shadow analysis

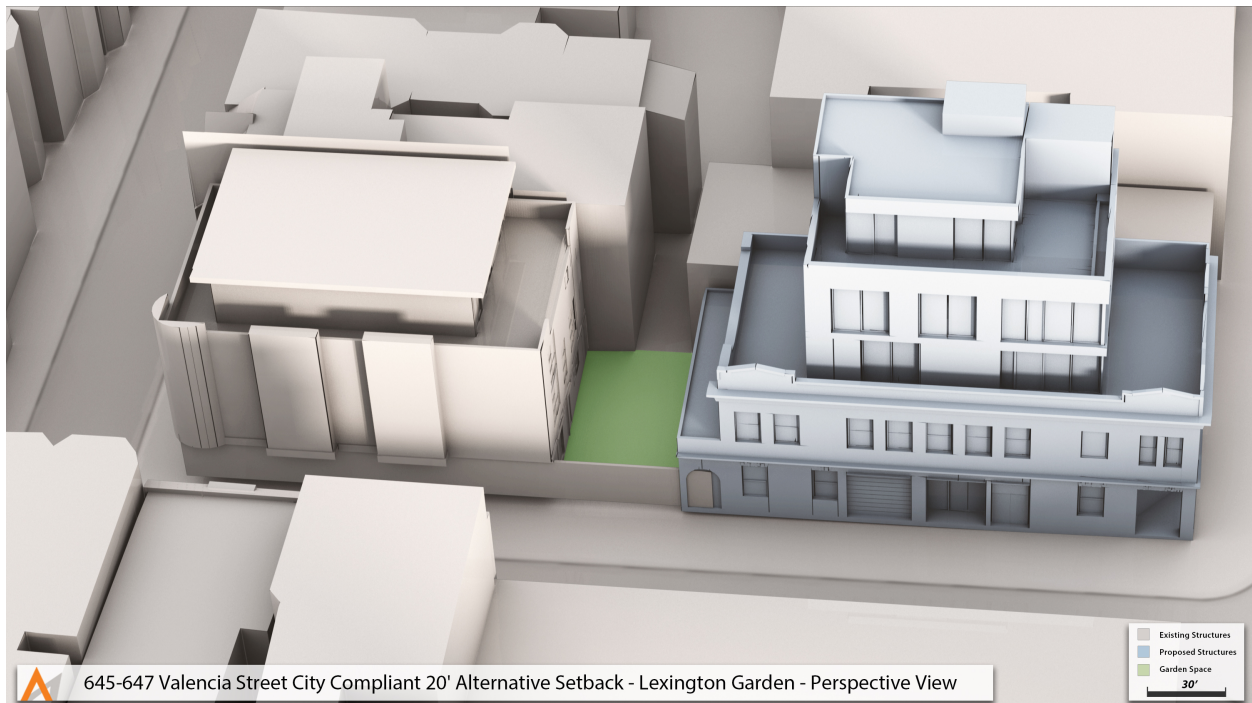
- Proposed Project is to add 3 stories to the existing structure at 645-647 Valencia (Elbo Room).



34 Corte Madera Avenue

Mill Valley, CA 94941

- Planning Code Complying with no changes to existing 2 story structure; and 3rd/4th/5th floor addition with complying rear yard setback of 20' from east/rear property line.
- The proposed project design was provided by Kerman Morris Architects and was translated into CADP's San Francisco 3d data model for analysis.
- **The garden tree shadows were not considered in the shadow data results**
- Shadow are calculated from 1 hour after sunrise to 1 hour before sunset per San Francisco Environmental Planning guidelines



## Shadow Analysis with Existing Neighbor's Trees Not Considered

- The large ficus tree in the southwest corner of the "Lexington Garden Area" has been removed from the analysis.

## Summary of Shadow Results

The proposed 3-story addition at 645-647 Valencia Street will add approximately 1.6 percent of new shadow on the Lexington Garden Area annually. The garden is currently in shadow approximately 82 percent of the year. **Table 1**





34 Corte Madera Avenue  
Mill Valley, CA 94941

**Table 1: 645-647 Valencia City Compliant 20' Setback Proposed Design with Existing Neighbor's Trees Not Considered in Lexington Garden (Shadow Loads)**

**Summary of Results New Shadow on Garden Area**

CADP annualized net new shadow	41,139.36	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>1.6%</b>	

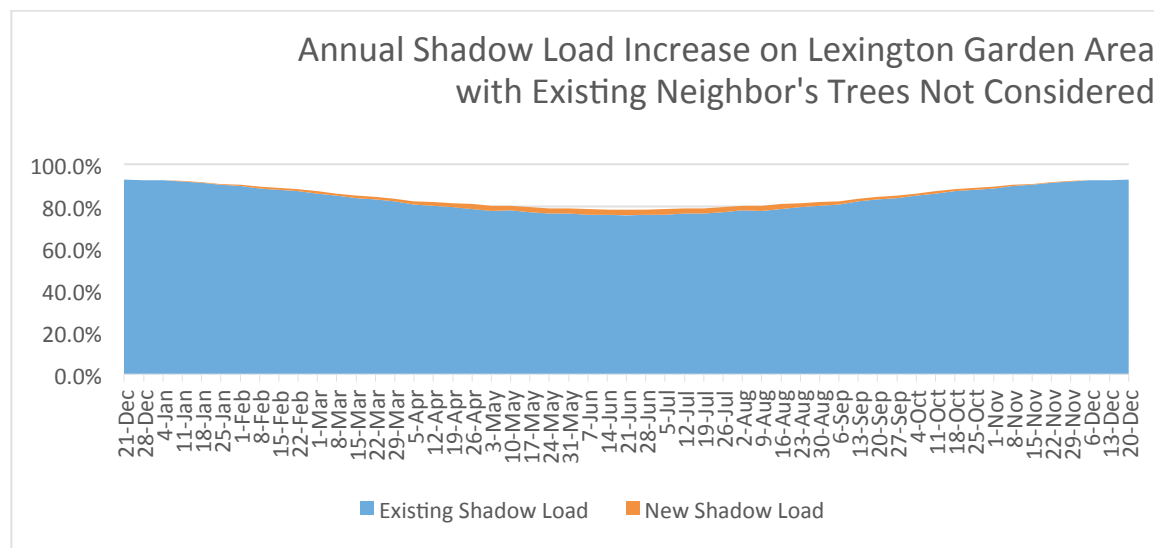
**Summary of Results Existing Shadow on Garden Area**

Annual Existing Shadow	2,140,798.16	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>81.9%</b>	

**TOTAL ANNUAL SHADOW ON GARDEN AREA (Project Shadow + Existing Shadow) 83.5% Total**

Approximate Total Garden Area **702.31**

The majority of new shadow (shadows resulting in >2% coverage area) on the garden occur midday from approximately 1:15 p.m. to 4:45 p.m. during the summer (Solstice), 1:00 p.m. to 4:00 p.m. during the fall and spring (Equinox) and are di minimis from November to February. **Table 2** below shows the distribution of existing and new project shadow **with existing neighbor's trees in Lexington Garden not considered** over the year.



**Table 2**



34 Corte Madera Avenue  
Mill Valley, CA 94941

## Shadow Analysis with Existing Neighbor's Trees Considered

When the currently existing neighbor's trees in the rear yard of the Lexington Garden property are taken into consideration, the annual increase of shadow from the proposed project would be approximately 0.4%. **Table 3**

**Table 3: 645-647 Valencia City Compliant 20' Setback Proposed Design – Shadow Analysis with Existing Neighbor's Trees Considered in Lexington Garden (Shadow Loads)**

### Summary of Results New Shadow on Garden Area

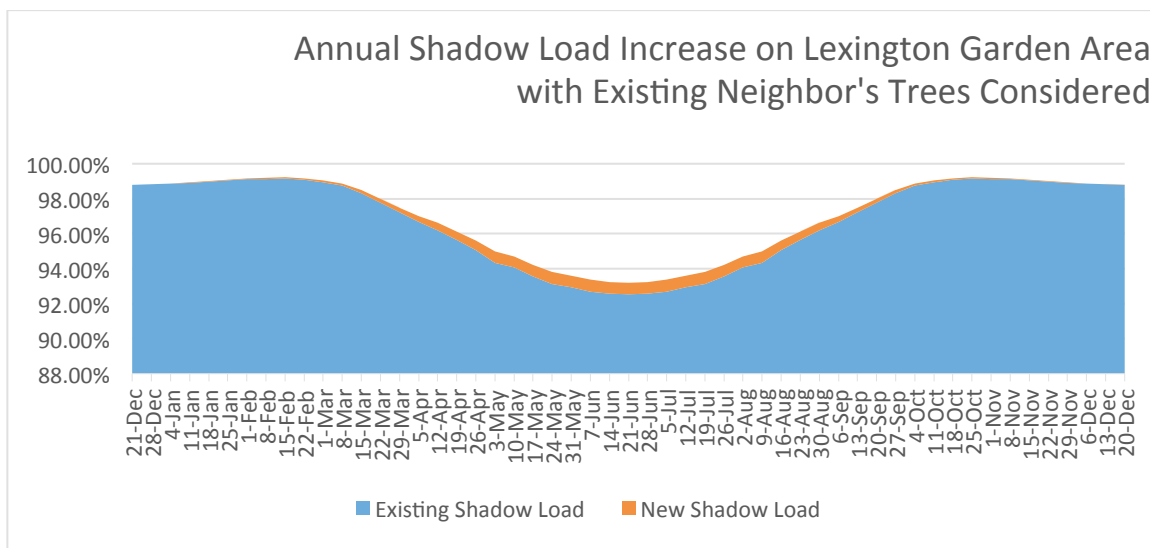
CADP annualized net new shadow	9,773.47	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>0.4%</b>	

### Summary of Results Existing Shadow on Garden Area

Annual Existing Shadow	2,512,504.37	Sq ft hrs
Theoretical Annual Available Sunlight (TAAS), based on City's TAAS Factor	2,613,583.88	Sq ft hrs
<b>Theoretical Annual Shadow Increase as a Percentage of TAAS</b>	<b>96.1%</b>	

<b>TOTAL ANNUAL SHADOW ON GARDEN AREA (Project Shadow + Existing Shadow)</b>	<b>96.5%</b>	<b>Total</b>
Approximate Total Garden Area	<b>702.31</b>	

**Table 4** below shows the distribution of existing and new project shadow **with existing neighbor's trees in Lexington Garden considered** over the year.





34 Corte Madera Avenue  
Mill Valley, CA 94941

Please direct any questions or concerns directly to Adam Noble.

Adam Noble  
President  
[adam@fastcastcity.com](mailto:adam@fastcastcity.com)

Exhibit B: Shadow Projection Graphics





# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination COMMUNITY PLAN EVALUATION

*Case No.:* 2013.1339E  
*Project Address:* 645-647 Valencia Street  
*Zoning:* Valencia St Neighborhood Commercial Transit (Valencia Street NCT)  
55-X Height and Bulk District  
*Block/Lot:* 3576/062  
*Lot Size:* 2,800 square feet  
*Plan Area:* Eastern Neighborhoods Area Plan (Mission Plan Area)  
*Project Sponsor:* Dennis Ring, 647 Valencia Street LLC, (415)-298-5133  
*Staff Contact:* Tania Sheyner, (415) 575-9127, Tania.Sheyner@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 645-647 Valencia Street Project (proposed project) would entail an addition/alteration to the existing two-story building currently occupying the site. The 2,800-square-foot (sf) project site, at the corner of Valencia and Sycamore Streets in the city's Mission District, is rectangular in shape and is currently occupied by a two-story, approximately 5,300-gross-square-foot (gsf) commercial building that contains a bar (Elbo Room). The existing building on the site was constructed in 1915.

(Continued on next page.)

### CEQA DETERMINATION

The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

### DETERMINATION

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

  
LISA M. GIBSON  
Acting Environmental Review Officer

12/6/16  
Date

cc: Dennis Ring, Project Sponsor; Supervisor David Campos, District 9; Rich Sucre, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

**PROJECT DESCRIPTION (continued)**

The proposed project would preserve the existing building façade and construct a three-story addition above the existing structure. The proposed project would remove the Elbo Room bar/music venue, while retaining the existing exterior walls and finishes. The resulting development would include approximately 10,500 gsf of mixed-use space, with ground-floor retail and parking uses, and residential units above. The building would be five stories tall, with an overall height of 55 feet (a 5-foot elevator overrun would rise above the roof). The ground floor would include approximately 600 gsf of retail space, 1,200 gsf of off-street parking with four vehicle parking spaces accessed by a new curb cut along Sycamore Street, and seven Class I bicycle parking spaces on the ground floor (in addition, three Class 2 bicycle parking space would be provided on the Valencia Street sidewalk. The building would contain seven dwelling units, totaling approximately 8,500 gsf, on floors two through five. The residential units would range from approximately 440 to 1,330 sf in size, and would have various layouts on each floor. Residential units would include one studio, three one-bedroom, two two-bedroom, and one three-bedroom unit. Open space for residents would be provided by private residential terraces on floors three and four (for two units, a total of approximately 880 sf) and a rooftop deck at the fifth floor (approximately 650 sf), serving unit number seven. No publicly accessible open space would be provided. The proposed building would be constructed on an approximately 2-foot-thick mat slab. The foundation would use cast in place piles, requiring pre-drilled holes, but would not require pile driving. The excavation for the foundation would require removing approximately 300 cubic yards of material. Excavation is anticipated to a depth of approximately 3 feet below ground surface (bgs), with a maximum of 7.6 feet bgs at elevator pits and car pits. Construction activities are anticipated to begin by the end of 2016, and would last approximately 16 months.

**PROJECT APPROVAL**

The proposed project would require approval of grading and building permits by the Planning Department and Department of Building Inspection for project-related demolition, construction, and grading. The proposed project is subject to notification under Planning Code Section 312. If discretionary review before the Planning Commission is requested, the discretionary review decision constitutes the Approval Action for the proposed project. If no discretionary review is requested, the issuance of the building permit by the Department of Building Inspection constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**COMMUNITY PLAN EVALUATION OVERVIEW**

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that

discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 645-647 Valencia Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).<sup>1</sup> Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>2,3</sup>

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.<sup>4</sup>

---

<sup>1</sup> Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

<sup>2</sup> San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

<sup>3</sup> San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

<sup>4</sup> Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.



A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to the Valencia Street Neighborhood Commercial Transit (Valencia Street NCT) District. The Valencia Street NCT District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Evaluation (CPE) Initial Study, under Land Use. The 645-647 Valencia Street site, which is in the Mission District of the Eastern Neighborhoods, is in a 55-X height and bulk district, allowing building heights up to 55 feet.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 645-647 Valencia Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 645-647 Valencia Street Project, and identified the mitigation measures applicable to the 645-647 Valencia Street Project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>5,6</sup> Therefore, no further CEQA evaluation for the 645-647 Valencia Street Project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

## PROJECT SETTING

As noted previously, the project site is located at the corner of Valencia and Sycamore Streets in the city's Mission District. In the project vicinity, Valencia Street operates as a two-way arterial roadway, running north to south with one traffic lane in each direction. Sycamore Street operates as a one-way city street, running east to west. Street parking is available along both curbs on Valencia Street, and on the north side of Sycamore Street. Valencia Street also provides a Class II (designated and independent) bicycle lane in both directions. No bicycle lanes are along Sycamore Street.

Surrounding land uses primarily consist of commercial and residential buildings, generally ranging from two to five stories in height. The San Francisco Police Department Mission Police Station is directly west across Valencia Street from the project site. Along the western side of Valencia Street, the Mission Police Station occupies approximately the northern half of the block between 17th and 18th Streets. The

---

<sup>5</sup> San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 645-647 Valencia Street, July 26, 2016. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1339E.

<sup>6</sup> San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 645-647 Valencia Street, July 24, 2016.

remaining portion of the block along the western side of Valencia Street between 17th and 18th Streets is occupied by three- and four-story residential and mixed-use residential buildings. The eastern side of Valencia Street south of the 645-647 Valencia Street building, between 17th and 18th Streets is occupied by three-story mixed-use residential and retail/commercial buildings. The adjacent property to the south of the proposed project site, which contains an existing one-story building at 657 Valencia Street, is also proposed to be demolished and redeveloped with a five-story residential building, with restaurant uses on the ground floor. North of the project site, across Sycamore Street, is a single-story thrift shop and a five-story mixed-use residential/retail building. With the exception of the thrift shop across from the northern site frontage, Sycamore Street is occupied by three- and four-story residential buildings on both sides of the street. Entertainment venues, such as bars and music venues, are located in areas surrounding the site; however, with the exception of the Elbo Room located on the project site, none are in the immediate vicinity. No sensitive uses, such as schools and daycares, are located in the immediate vicinity of the project site. The project site and surrounding uses along Valencia Street are zoned as Valencia Street NCT District, and are within a 55-X height and bulk district. Other areas in the project vicinity are zoned as Residential Transit Oriented - Mission.

The project site is located near public transit, including the 16th Street and Mission Street Bay Area Rapid Transit (BART) station, approximately 0.2 mile northeast. Several San Francisco Municipal Transit Agency (Muni) bus routes operate in the area, including the 33-Ashbury/18th along 18th Street and Mission Street, 22-Fillmore along 16th Street, 14-Mission and 14R-Mission Rapid along Mission Street, 49-Van Ness/Mission along Mission Street, and the 55-16th Street along 16th Street.

The nearest parks include the Mission Playground and Pool, approximately 0.2 mile south on Valencia Street; Dearborn Community Garden, approximately 0.1 mile west; Kid Power Park, approximately 0.12 mile northeast; and Dolores Park, approximately 0.3 mile southwest.

## POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 645-647 Valencia Street Project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 645-647 Valencia Street Project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not considerably contribute to land use impacts as the project would not lead to the loss of PDR space. The project site is currently zoned as Valencia Street NCT, and contains commercial uses. The proposed commercial and residential mixed use of the site would not convert any PDR space, and thus, the project would not result in any land use impacts. A Historic Resources Evaluation (HRE) and Historic Resources Evaluation Response (HRER) were completed for the project, and are discussed in the CPE Initial Study. The HRER found that the building at the site, constructed in

1915, was a historic resource due to its role in the history of lesbian, gay, bisexual, and transgender individuals in San Francisco. The proposed project would retain the existing building façade and would be designed and constructed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Thus, the HREER determined that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of a historic resource would be materially impaired. Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project. With respect to significant and unavoidable transportation impacts related to traffic and transit, project-generated vehicle and transit trips would not contribute considerably to significant and unavoidable cumulative traffic and transit impacts identified in the Eastern Neighborhoods PEIR, and would not result in a substantial portion of the overall additional traffic and transit volume anticipated to be generated by Plan Area projects. The proposed project would not contribute to significant and unavoidable shadow impacts because the proposed project would not result in net-new shadow on any nearby park.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

**Table 1 – Eastern Neighborhoods PEIR Mitigation Measures**

Mitigation Measure	Applicability	Compliance
<b>F. Noise</b>		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed.	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction as part of Mitigation Measure F-2.
F-3: Interior Noise Levels	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents. Nevertheless, the proposed project would be required to meet interior noise standards in Title 24 of the State Building Code.	N/A



Mitigation Measure	Applicability	Compliance
F-4: Siting of Noise-Sensitive Uses	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
F-5: Siting of Noise-Generating Uses	Not Applicable: The proposed project would not generate excessive ambient noise levels.	N/A
F-6: Open Space in Noisy Environments	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
<b>G. Air Quality</b>		
G-1: Construction Air Quality	Not Applicable: The project site is not located within an identified Air Pollutant Exposure Zone.	N/A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: Superseded by Article 38 requirements.	N/A
G-3: Siting of Uses that Emit Diesel Particulate Matter	Not Applicable: The proposed residential and commercial uses are not expected to emit substantial levels of DPM.	N/A
G-4: Siting of Uses that Emit other Toxic Air Contaminants	Not Applicable: The proposed residential and commercial uses are not expected to emit substantial levels of TACs	N/A
<b>J. Archeological Resources</b>		
J-1: Properties with Previous Studies	Not Applicable: The project site does not have any previous archaeological studies associated with it.	N/A

Mitigation Measure	Applicability	Compliance
J-2: Properties with no Previous Studies	Applicable: the project site is a property with no previous archaeological study.	The project site underwent a preliminary archaeological review, and the Planning Department's Archaeologist determined that no significant adverse impacts on archaeological resources would occur with the project. Therefore, the project sponsor has complied with this mitigation measure.
J-3: Mission Dolores Archeological District	Not Applicable: The project site is not within the Mission Dolores Archaeological District.	N/A
<b>K. Historical Resources</b>		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department.	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission.	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission.	N/A
<b>L. Hazardous Materials</b>		
L-1: Hazardous Building Materials	Applicable: Due to the age of the building, the potential exists for hazardous materials to be contained within the building structure.	The project sponsor would comply with hazardous building material abatement requirements, as detailed in Project Mitigation Measure 2.
<b>E. Transportation</b>		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis.	N/A

Mitigation Measure	Applicability	Compliance
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis.	N/A
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis.	N/A
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis.	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA.	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA.	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA.	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA.	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA.	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA.	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA.	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

## PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on December 4, 2014, to adjacent occupants and owners of properties within 300 feet of the project site. Comments on the proposed project (via phone calls and emails) were received during and after the comment period; issues raised are summarized below. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. It is also noted that the project has been revised since the mailing of the Neighborhood Notification in that



demolition of the existing building is no longer being proposed. Rather, as noted previously, the proposed project would retain the existing building and add three stories on top of the building.

Public comments and concerns regarding the proposed project were as follows:

- Concerns were raised about lack of activation on the ground floor, blocking of views (public and private views), and prominence of rooftop features (associated with prior iteration of the proposed project).
- Concerns were raised about the historic importance of the existing building on the site and its contribution to the neighborhood character, both architecturally and socially, with protection of the existing building recommended.
- Concerns were raised by a non-profit organization located across Sycamore Street from the project site that construction of the proposed building has the potential to disrupt access to the donations receiving door of the non-profit (with donations being very important to the operations of the non-profit organization). Other concerns that were raised by this organization were construction-related dust and debris blowing onto the site of the non-profit organization.

These concerns were taken into consideration in the environmental review process and are addressed in the topical areas of the CPE Initial Study, as appropriate. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

## CONCLUSION

As summarized above and further discussed in the project-specific initial study<sup>7</sup>:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, no further environmental review shall be required for the proposed project pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

---

<sup>7</sup> The CPE initial study is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1339E.



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Initial Study – Community Plan Evaluation

*Case No.:* 2013.1339E  
*Project Address:* 645-647 Valencia Street  
*Zoning:* Valencia St Neighborhood Commercial Transit (Valencia Street NCT),  
Mission Alcohol Beverage Special Use Subdistrict, Fringe Financial Service  
Restricted Use District, 55-X Height and Bulk District  
*Block/Lot:* 3576/062  
*Lot Size:* 2,800 square feet  
*Plan Area:* Eastern Neighborhoods Area Plan (Mission Plan Area)  
*Project Sponsor:* Dennis Ring, 647 Valencia Street LLC, (415)-298-5133  
*Staff Contact:* Tania Sheyner, (415) 575-9127, Tania.Sheyner@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

#### Project Location

The 2,800-square-foot (sf) project site (Assessor's Block 3576, Lot 062) is located at the southeast corner of Valencia and Sycamore Streets, in the City's Mission District, on a block bounded by Valencia Street to the west, Sycamore Street to the north, Lexington Street to the east, and 18th Street to the south (see Figure 1: Project Location). The site, which is rectangular in shape, has frontages along two streets—a 35-foot frontage along Valencia Street and an 80-foot frontage along Sycamore Street. It is bordered by an existing residential building to the east and a vacant building and commercial buildings to the south.

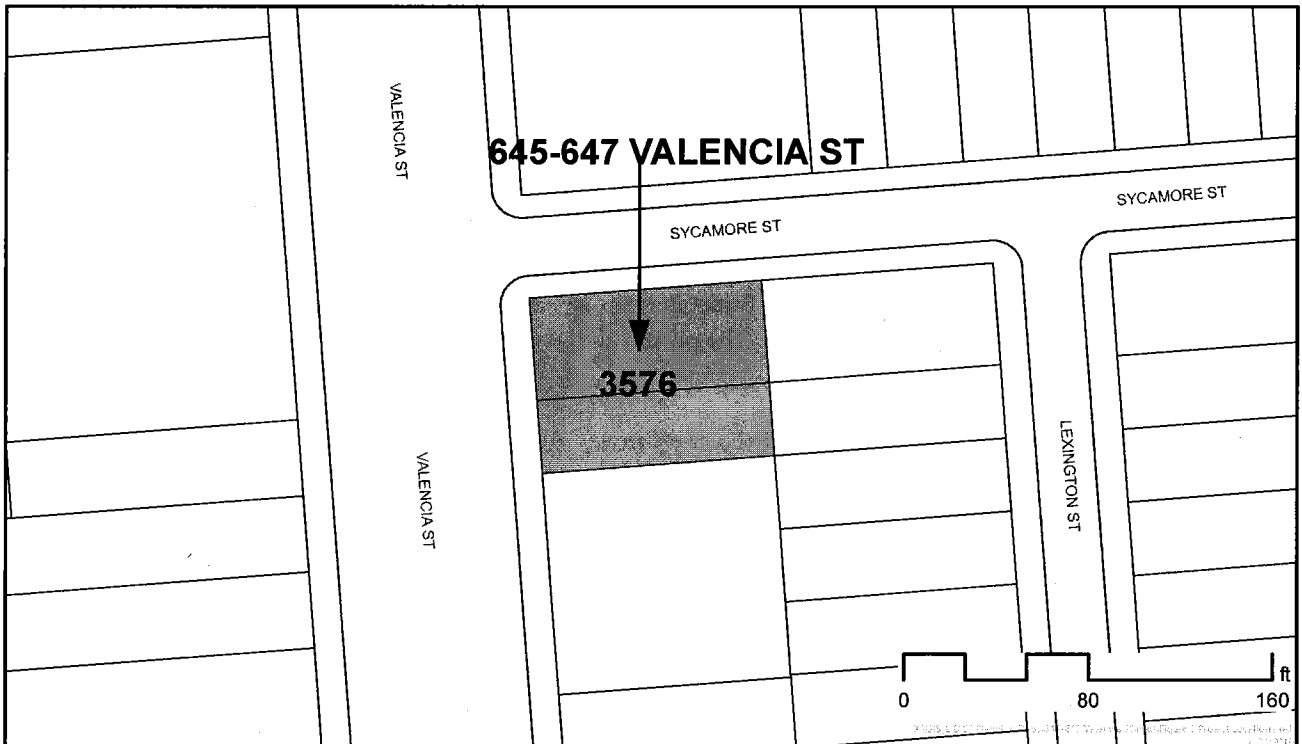
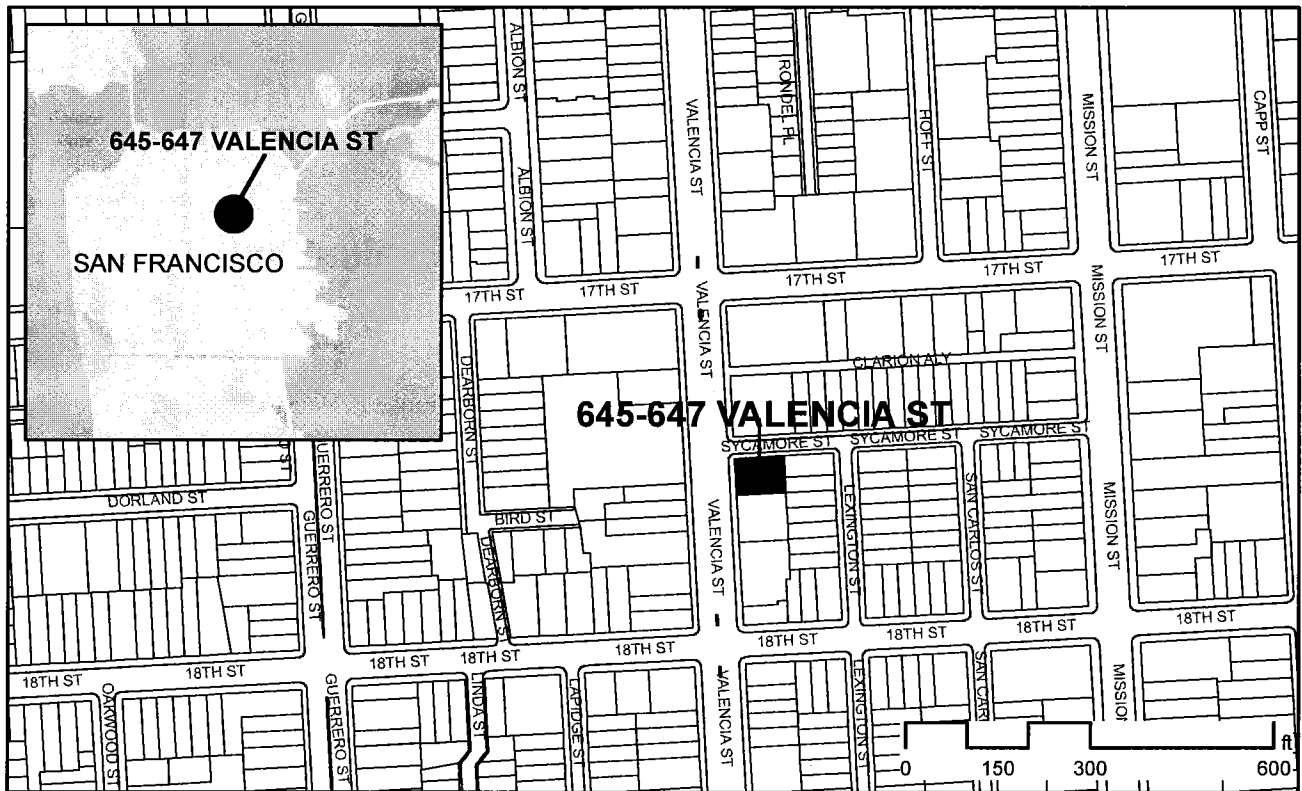
The site does not provide off-street parking, and there are no curb cuts. There is a metered loading zone along the Valencia Street frontage. Pedestrian sidewalks are on both street frontages, with one street tree on the Valencia Street frontage. Valencia Street has an existing 12-foot-wide sidewalk, and Sycamore Street has an existing 6-foot-wide sidewalk. The project site, and surrounding area, is relatively flat.

#### Project Characteristics

The project site is currently occupied by a two-story, approximately 5,300 gross-square-foot (gsf) commercial building that contains a bar/music venue, the Elbo Room. The existing building on the site was constructed in 1915.

The proposed project would be an addition/alteration that would preserve the façade of the existing two-story building and construct a three-story addition above the existing structure. The resulting building would have approximately 10,500 gsf of mixed-use space, with ground-floor commercial use and parking, and seven residential units above. The building would be a total of five stories with an overall height of 55 feet (approximately 60 feet to the top of the elevator overrun).

The ground floor would include approximately 600 gsf of commercial space, 1,200 gsf of off-street parking composed of four vehicle parking spaces, and seven Class I bicycle parking spaces (in addition, three Class 2 bicycle parking space would be provided on the Valencia Street sidewalk). Parking would be for residential uses only, with access from a new 10-foot-wide curb cut on Sycamore Street.



source: City and County of San Francisco Planning Department

## 645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 1: PROJECT SITE LOCATION



The ground floor would also contain the residential lobby and mechanical areas. Residential entries would be at approximately the building mid-point along Sycamore Street, at the southwest corner along Valencia Street, and through the ground-level garage. Commercial access would be at the corner of Valencia and Sycamore Streets (see Figure 2: First Floor Plan).

The building would contain seven dwelling units on floors two through five, totaling approximately 8,500 gsf. The residential units would range from approximately 440 to 1,330 sf in size, and would include one studio, three one-bedroom, two two-bedroom, and one three-bedroom unit. Open space for residents would be provided by private residential decks on floors three and four (for a total of approximately 880 sf of space), and by a rooftop deck at the fifth floor (approximately 650 sf of space), serving unit number seven. No publicly accessible open space would be provided. Floors three and four would be set back approximately 15 feet from Valencia Street and would accommodate the outdoor deck space; the fifth floor would be set back an additional 13 feet and would accommodate the rooftop deck. See Figures 3 through 8 for detailed project plans.

As noted previously under Project Location, Valencia Street has an existing 14-foot-10 inch wide sidewalk, and Sycamore Street has an existing 6-foot-6 inch wide sidewalk. The proposed project would provide six new street trees—two along Valencia Street and four along Sycamore Street.

### **Project Construction**

Construction would occur in separate phases, including exterior and interior demolition (preserving the existing two-story commercial structure façade), site preparation, and proposed additions and alterations. Project construction is anticipated to begin by the end of 2016, and would last 16 months.

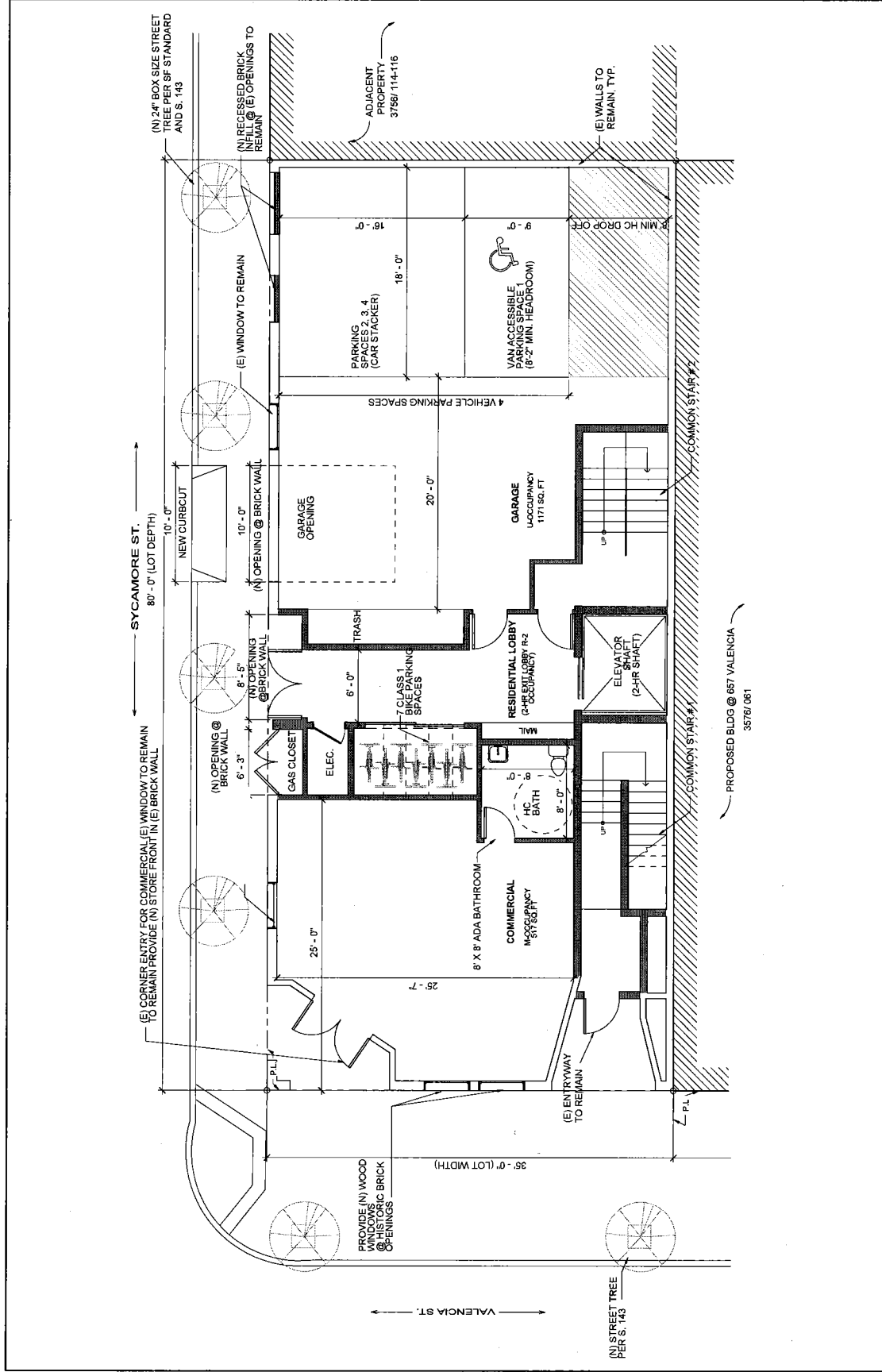
The proposed project would preserve 55.4 percent of the interior structures and 83 percent of the exterior façade of the existing building, in compliance with Planning Code Section 1005(f), which requires that no more than 25 percent of the surface of external walls and 75 percent of internal structures be removed for preservation purposes. Prior to removal, existing building materials would be characterized to abate any potential hazards, including asbestos-containing materials and lead-based paint.

The proposed (altered) building would be constructed on an approximately 2-foot-thick mat slab. The foundation would use poured-in-place piles, requiring pre-drilled holes, but would not require pile driving. The excavation for the foundation would require removing approximately 300 cubic yards of material. Excavation is anticipated to a depth of approximately 3 feet below ground surface (bgs), with a maximum of 7.6 feet bgs at elevator pits and car pits.

### **Project Setting**

As noted previously, the project site is at the corner of Valencia and Sycamore Streets in the city's Mission District. In the project vicinity, Valencia Street is a two-way arterial roadway, running north to south with one traffic lane in each direction. Sycamore Street operates as a one-way city street, running east to west. Street parking is available on both curbs along Valencia Street, and on the north side of Sycamore Street. Valencia Street also provides a Class II (designated and independent) bicycle lane in both directions. No bicycle lanes are located along Sycamore Street.

Surrounding land uses primarily consist of commercial and residential buildings, generally ranging from two to five stories in height. The San Francisco Police Department Mission Police Station is directly west across Valencia Street from the proposed project site. Along the western side of Valencia Street, the Mission Police Station occupies approximately the northern half of the block between 17th and 18th Streets.



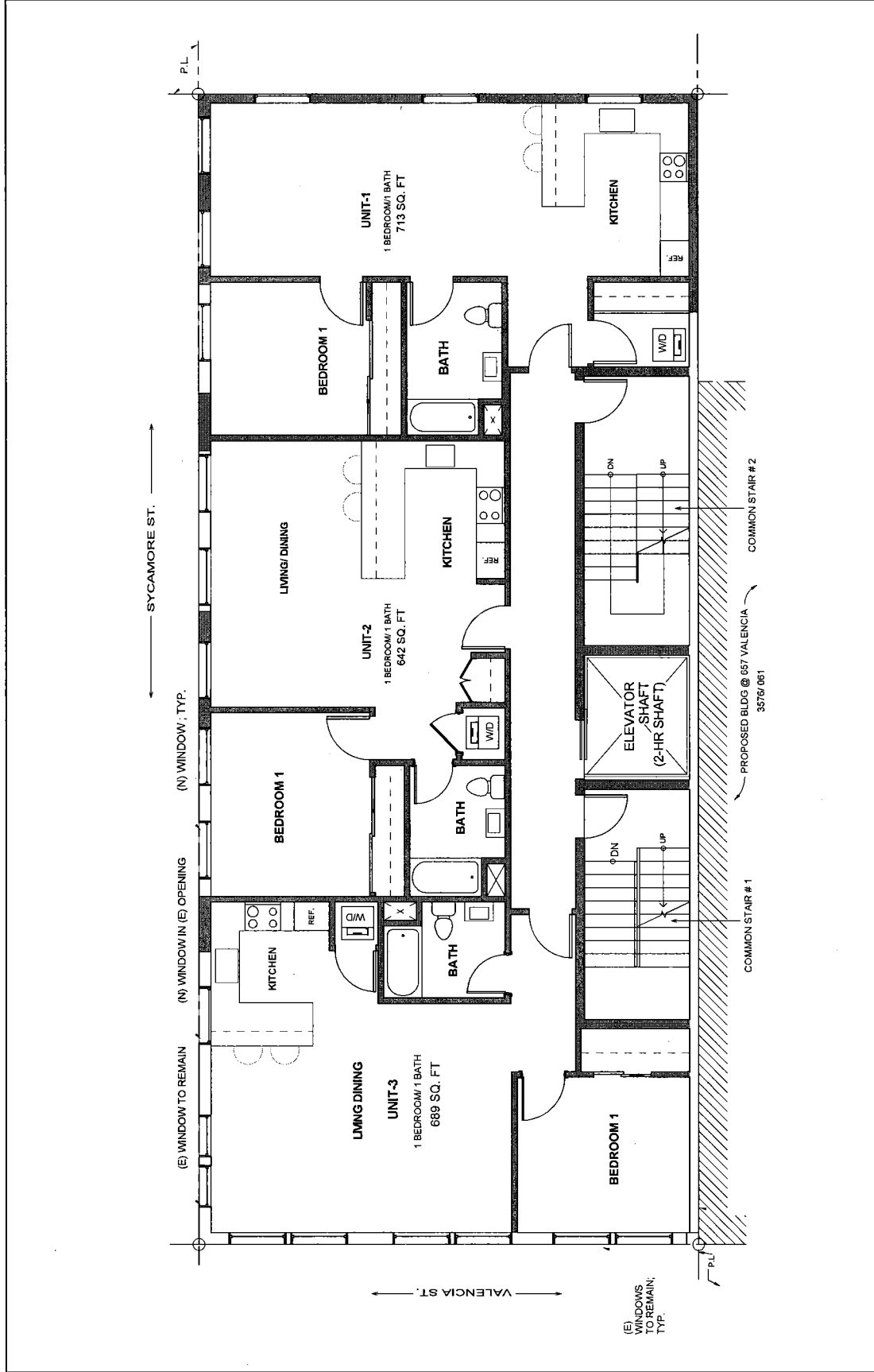
SOURCE: KERMAN MORRIS ARCHITECTS

FIGURE NOT TO SCALE

645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 2: FIRST FLOOR PLAN



SOURCE: KERMAN MORRIS ARCHITECTS

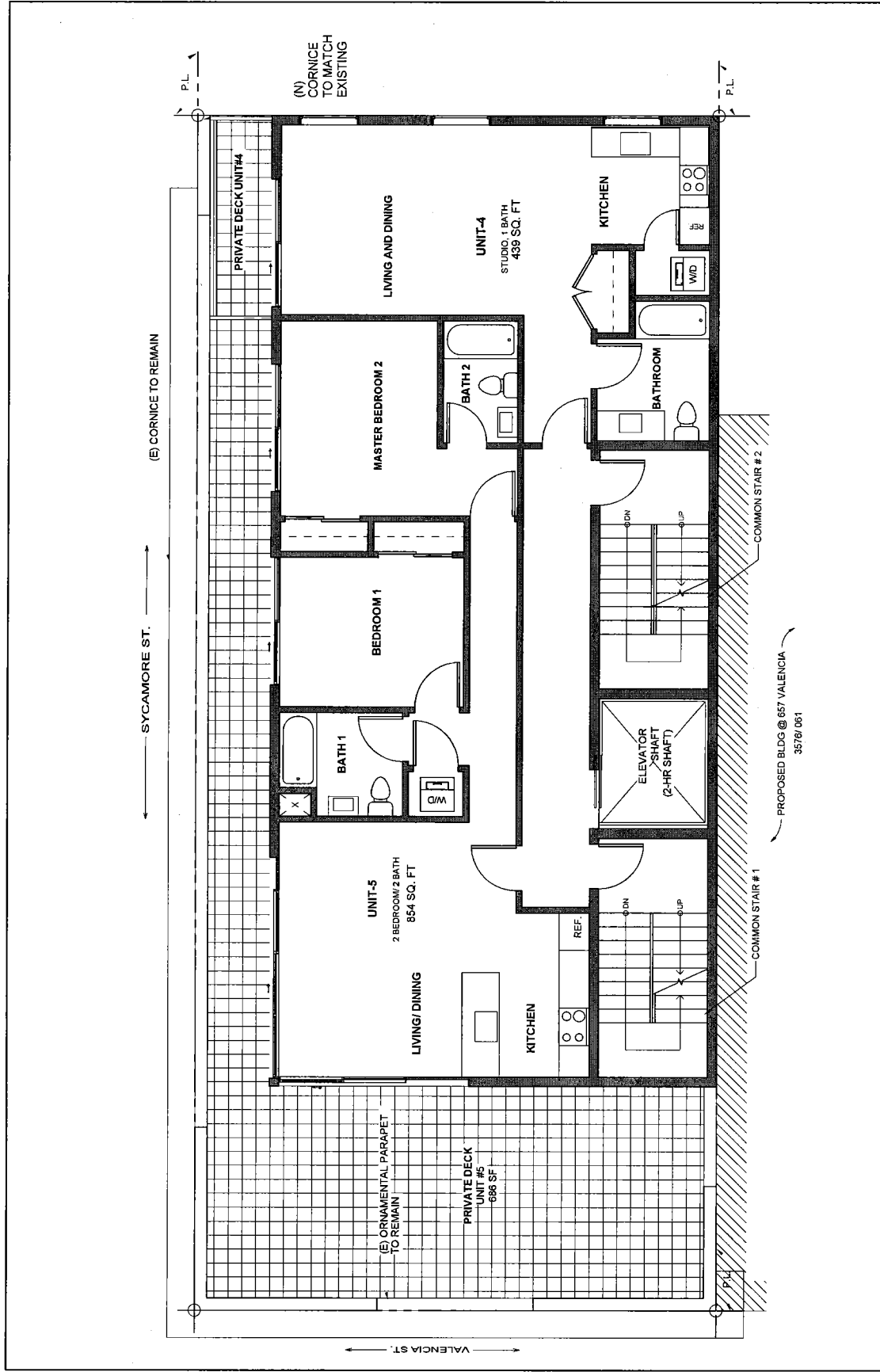
FIGURE NOT TO SCALE NORTH

# 645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 3: SECOND FLOOR PLAN





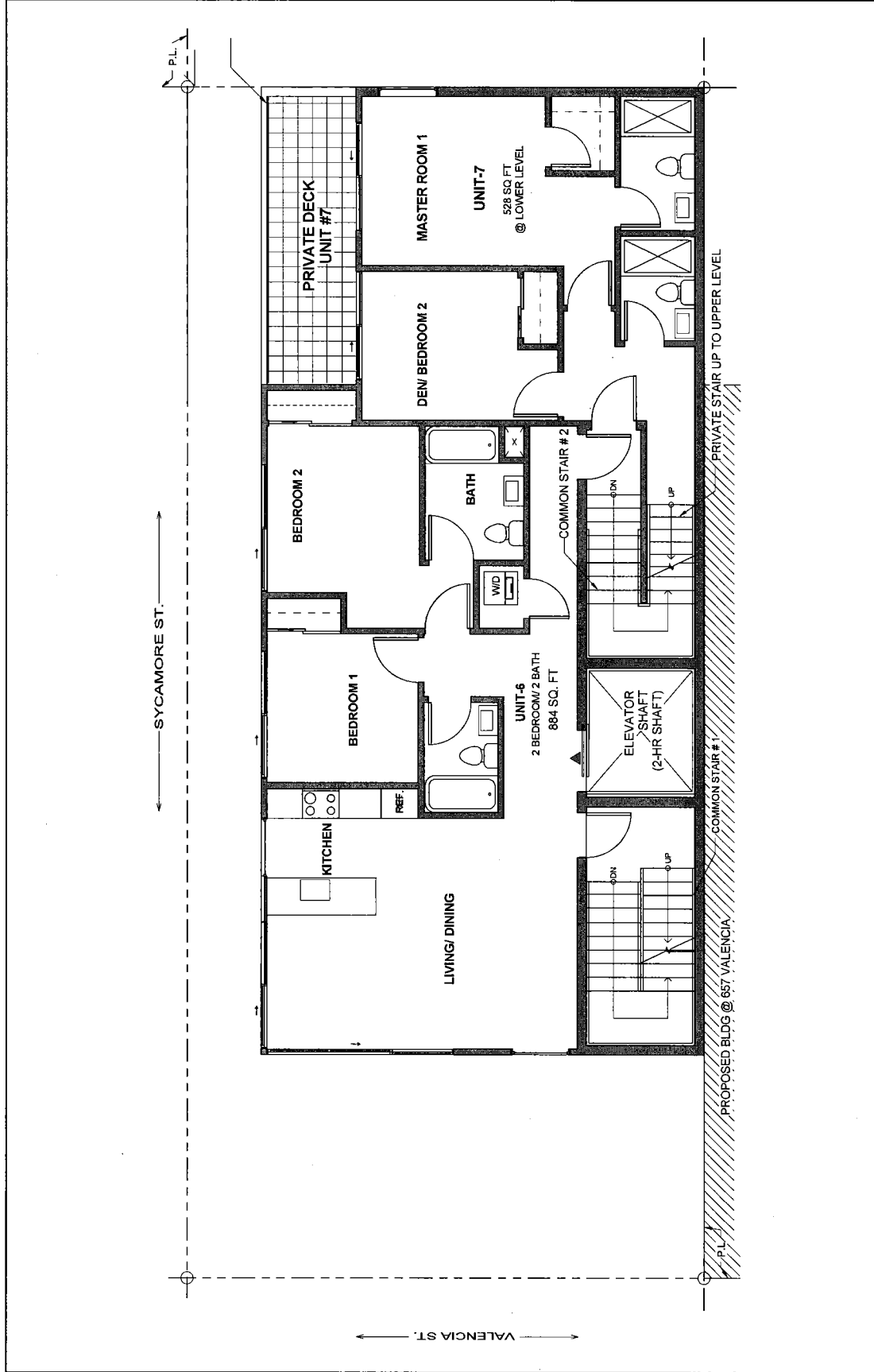
SOURCE: KERMAN MORRIS ARCHITECTS

FIGURE NOT TO SCALE NORTH

645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 4: THIRD FLOOR PLAN



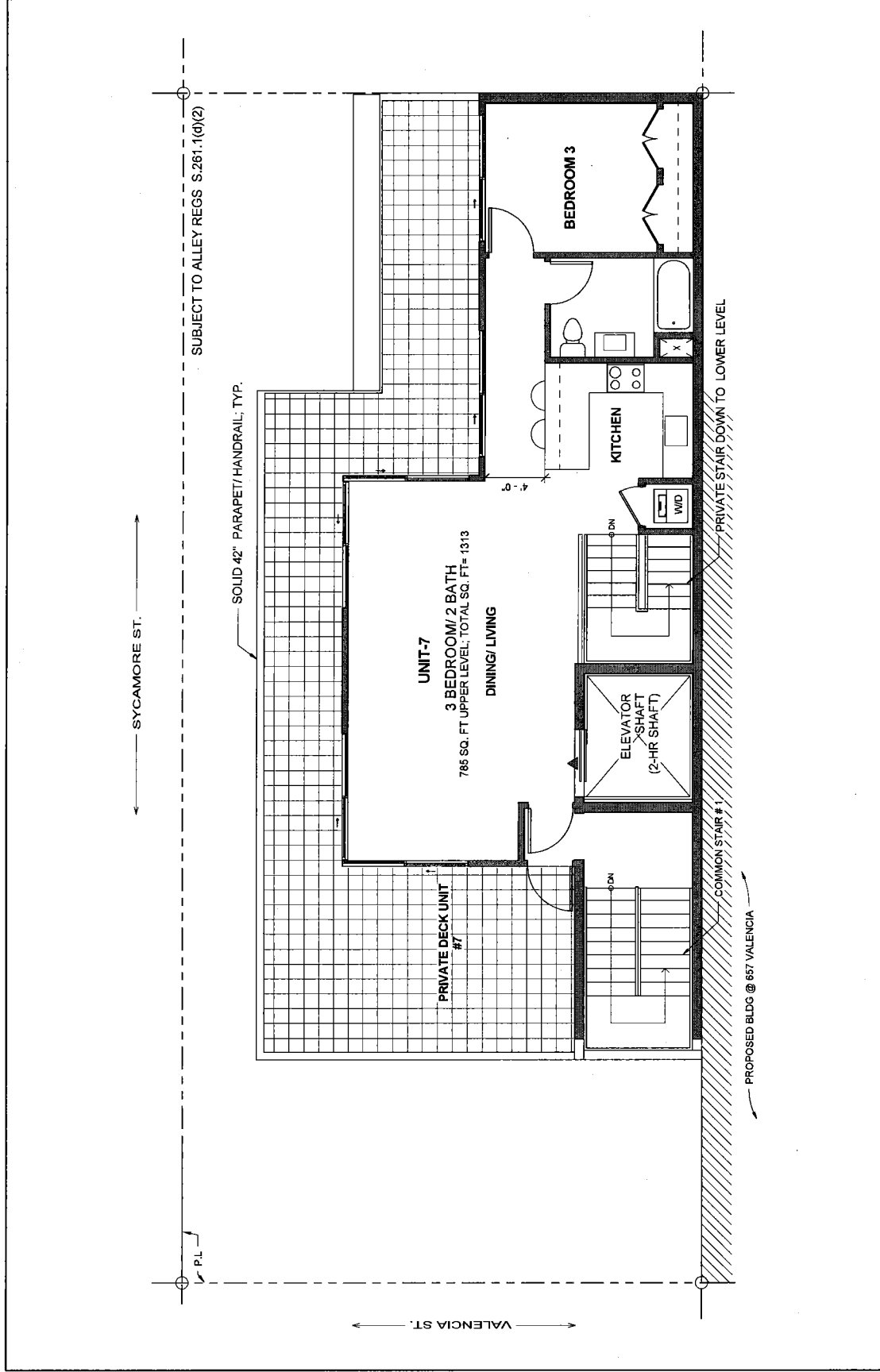
SOURCE: KERMAN MORRIS ARCHITECTS

FIGURE NOT TO SCALE

# 645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 5: FOURTH FLOOR PLAN



SOURCE: KERMAN MORRIS ARCHITECTS

FIGURE NOT TO SCALE

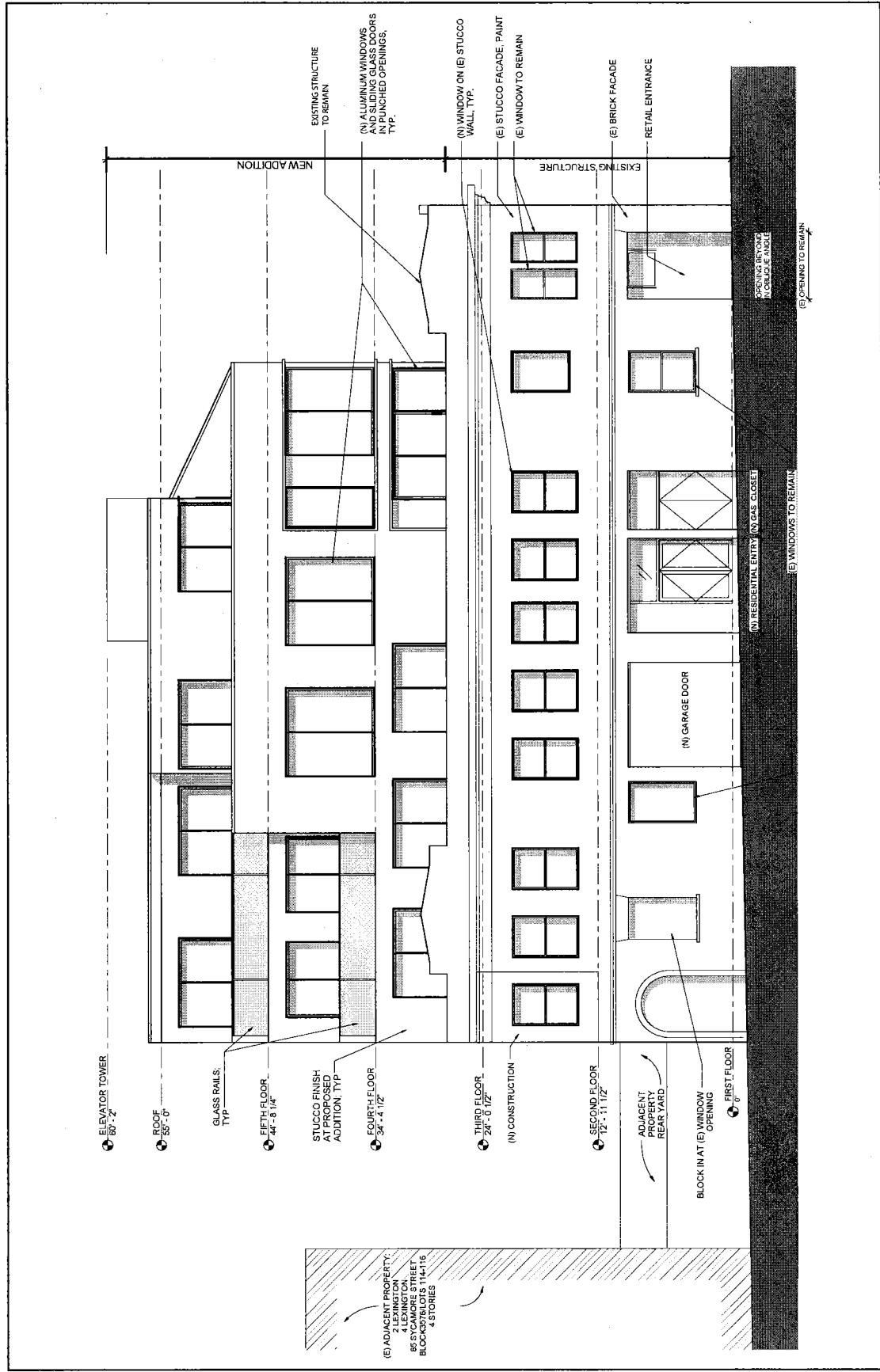
NORTH

# 645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 6: FIFTH FLOOR PLAN



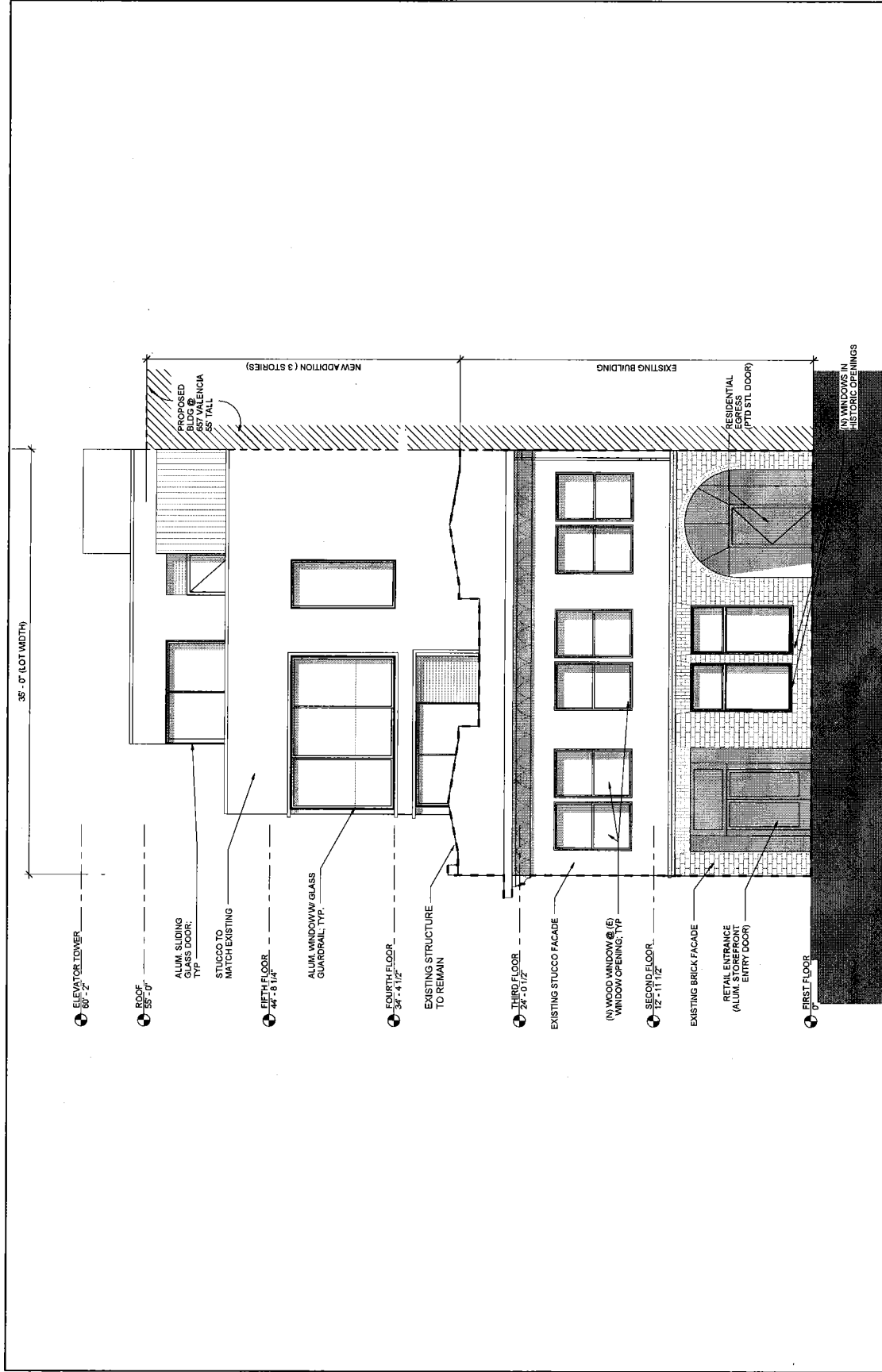


SOURCE: KERMAN MORRIS ARCHITECTS

# 645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 7: SYCAMORE STREET ELEVATION



SOURCE: KERMAN MORRIS ARCHITECTS

## 645-647 VALENCIA STREET PROJECT

Case No. 2013.1339E

FIGURE 8: VALENCIA STREET ELEVATION

The remaining portion of the block along the western side of Valencia Street, between 17th and 18th Streets, is occupied by three- and four-story residential and mixed-use residential buildings. The eastern side of Valencia Street south of the 645-647 Valencia Street building, between 17th and 18th Streets, is occupied by three-story mixed-use residential and retail/commercial buildings. The adjacent property to the south of the proposed project site, which contains an existing one-story building at 657 Valencia Street, is proposed to be demolished and redeveloped with a five-story residential building with restaurant uses on the ground floor. North of the project site, across Sycamore Street, is a single-story thrift shop and a five-story mixed-use residential/retail building. With the exception of the thrift shop across from the northern site frontage, Sycamore Street is occupied by three- and four-story residential buildings on both sides of the street. Entertainment venues, such as bars and music venues, are located in areas surrounding the site; however, with the exception of the Elbo Room located on the project site, none are in the immediate vicinity (within the same block of the project site). No sensitive uses, such as schools and daycares, are located in the immediate vicinity of the site. The project site and surrounding uses along Valencia Street are zoned as Valencia Street Neighborhood Commercial Transit (Valencia Street NCT) Zoning District, and are within a 55-X height and bulk district. Other areas in the project vicinity east and west of Valencia Street are zoned as Residential Transit Oriented - Mission.

The proposed project site is located near public transit, including the 16th Street and Mission Street Bay Area Rapid Transit (BART) station, located approximately 0.2 mile northeast. Several San Francisco Municipal Transportation Agency (Muni) bus routes also operate in the area, including the 33-Ashbury/18th along 18th Street and Mission Street, 22-Fillmore along 16th Street, 14-Mission and 14R-Mission Rapid along Mission Street, 49-Van Ness/Mission along Mission Street, and the 55-16th Street along 16th Street.

The nearest parks include the Mission Playground and Pool, approximately 0.2 mile south on Valencia Street; Dearborn Community Garden, approximately 0.1 mile west; Kid Power Park, approximately 0.12 mile northeast; and Dolores Park, approximately 0.3 mile southwest.

## **PROJECT APPROVALS**

The proposed 645-647 Valencia Street Project would require the following approvals:

### **Actions by the Planning Department and/or Commission**

- Rear Yard Modification approval by the Zoning Administrator per Planning Code Section 134(e), for open space to be configured in residential decks and a rooftop deck rather than a rear yard;
- Open Space Variance approval by the Zoning Administrator per Planning Code Section 135, for units that do not comply with the minimum 80-sf private area/unit or 107-sf common open space per unit required; and
- Street Frontage Variance approval by the Zoning Administrator per Planning Code Section 145.1, for allowance of parking within the first 25 feet of the building frontage.

### **Actions by other City Departments**

- Approval of the site permit by the Planning Department and Department of Building Inspection;
- Approval of grading and building permits by the Planning Department and Department of Building Inspection for demolition, construction, and grading;
- Department of Public Works approval for modifications to public sidewalks, street trees, and the curb cut; and



- San Francisco Municipal Transportation Agency approval for the proposed curb cut for new parking access.

## EVALUATION OF ENVIRONMENTAL EFFECTS

This initial study evaluates whether the environmental impacts of the proposed project are addressed in the programmatic environmental impact report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).<sup>1</sup> The initial study considers whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific focused mitigated negative declaration or environmental impact report. If no such impacts are identified, no additional environmental review shall be required for the project beyond that provided in the Eastern Neighborhoods PEIR and this project-specific initial study in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measures section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on Production, Distribution, and Repair (PDR) use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include an addition/alteration to the existing two-story commercial building, resulting in a five-story mixed-use building measuring approximately 10,500 gsf in size. The building would contain approximately 600 gsf of commercial space, four vehicle parking spaces, and seven Class I bicycle parking spaces on the ground floor (in addition, three Class 2 bicycle parking space would be provided on the Valencia Street sidewalk), and seven residential units on floors two through five. Residential units would range from approximately 670 to 1,400 sf, with an overall total of 8,700 gsf of residential space. The proposed building would be 55 feet tall (approximately 60 feet to the top of the elevator overrun), and would preserve the existing exterior walls and finishes. As discussed below in this initial study, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

---

<sup>1</sup> San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR), Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

## CHANGES IN THE REGULATORY ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Eastern Neighborhoods plan areas.

As discussed in each topic area referenced below, these policies, regulations, statutes, and funding measures have implemented or will implement mitigation measures or further reduce less-than-significant impacts identified in the PEIR. These include:

- State legislation amending CEQA to eliminate consideration of aesthetics and parking impacts for infill projects in transit priority areas, effective January 2014.
- State legislation amending CEQA and San Francisco Planning Commission resolution replacing level of service (LOS) analysis of automobile delay with vehicle miles traveled (VMT) analysis, effective March 2016 (see “CEQA Section 21099” heading below).
- The adoption of 2016 interim controls in the Mission District requiring additional information and analysis regarding housing affordability, displacement, loss of PDR and other analyses, effective January 14, 2016 through April 14, 2017.
- San Francisco Bicycle Plan update adoption in June 2009, Better Streets Plan adoption in 2010, Transit Effectiveness Project (aka “Muni Forward”) adoption in March 2014, Vision Zero adoption by various City agencies in 2014, Proposition A and B passage in November 2014, and the Transportation Sustainability Program process (see initial study Transportation section).
- San Francisco ordinance establishing Noise Regulations Related to Residential Uses near Places of Entertainment effective June 2015 (see initial study Noise section).
- San Francisco ordinances establishing Construction Dust Control, effective July 2008, and Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, amended December 2014 (see initial study Air Quality section).
- San Francisco Clean and Safe Parks Bond passage in November 2012 and San Francisco Recreation and Open Space Element of the General Plan adoption in April 2014 (see initial study Recreation section).
- Urban Water Management Plan adoption in 2011 and Sewer System Improvement Program process (see initial study Utilities and Service Systems section).
- Article 22A of the Health Code amendments effective August 2013 (see initial study Hazardous Materials section).

### Aesthetics and Parking

In accordance with CEQA Section 21099—Modernization of Transportation Analysis for Transit Oriented Projects—aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.<sup>2</sup> Project elevations are included in the project description.

### Automobile Delay and Vehicle Miles Traveled

In addition, CEQA Section 21099(b)(1) requires that the State Office of Planning and Research (OPR) develop revisions to the CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” CEQA Section 21099(b)(2) states that upon certification of the revised guidelines for determining transportation impacts pursuant to Section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment under CEQA.

In January 2016, OPR published for public review and comment a *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*<sup>3</sup> recommending that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. On March 3, 2016, in anticipation of the future certification of the revised CEQA Guidelines, the San Francisco Planning Commission adopted OPR’s recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel such as transit, walking, and bicycling.) Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist, including PEIR Mitigation Measures E-1: Traffic Signal Installation, E-2: Intelligent Traffic Management, E-3: Enhanced Funding, and E-4: Intelligent Traffic Management. Instead, a VMT analysis is provided in the Transportation section.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
<b>1. LAND USE AND LAND USE PLANNING—Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>2</sup> San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 645-647 Valencia Street, September 28, 2016. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.1339E.

<sup>3</sup> This document is available online at: [https://www.opr.ca.gov/s\\_sb743.php](https://www.opr.ca.gov/s_sb743.php).



The Eastern Neighborhoods PEIR determined that adoption of the rezoning and area plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. The proposed project would not remove any existing PDR uses since none exist on the project site, and would therefore, not contribute to any impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. In addition, the project site was zoned Neighborhood Commercial District (NCD) prior to the rezoning of Eastern Neighborhoods, which encouraged ground-level neighborhood-serving commercial uses with housing above and did not encourage PDR uses. Thus, the rezoning of the project site did not contribute to the significant impact identified in the EIR.

The Eastern Neighborhoods PEIR determined that implementation of the area plans would not create any new physical barriers in the Eastern Neighborhoods because the rezoning and area plans do not provide for any new major roadways, such as freeways that would disrupt or divide the plan area or individual neighborhoods or subareas.

The Citywide Planning and Current Planning divisions of the planning department have determined that the proposed project is permitted in the Valencia Street Neighborhood Commercial Transit District and is consistent with the applicable zoning, 55-X Height and Bulk District, Mission Area Plan, and other applicable San Francisco plans and policies such as the San Francisco General Plan.<sup>4,5</sup> Specifically, the proposed project would not exceed the applicable 55-foot height limit, except for certain rooftop features such as open space features, mechanical screens, and stair and elevator penthouses as allowable by the Planning Code (approximately 60 feet to the top of the elevator overrun). It would also meet applicable FAR requirements and the requirement that at least 40 percent of all dwelling units contain two or more bedrooms, or 30 percent of all dwelling units contain three or more bedrooms in the Valencia Street NCT District.

The proposed project would also be consistent with the height, bulk, density, and land uses as envisioned in the Mission Area Plan. Specifically, it would be consistent with Objective 1.2, which calls for maximizing development potential in keeping with neighborhood character (the project would provide 7 dwelling units) and would be consistent with Objective 8.2 by retaining the existing facade in an attempt to maintain the character of the district, supporting the plan's objective to protect, preserve, and reuse historic resources.

Because the proposed project is consistent with the development density established in the Eastern Neighborhoods Rezoning and Area Plans, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

---

<sup>4</sup> San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 645-647 Valencia Street, July 26, 2016.

<sup>5</sup> San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 645-647 Valencia Street, July 24, 2016.

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>2. POPULATION AND HOUSING— Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Eastern Neighborhoods area plans is to identify appropriate locations for housing in the City's industrially zoned land to meet the citywide demand for additional housing. The PEIR assessed how the rezoning actions would affect housing supply and location options for businesses in the Eastern Neighborhoods and compared these outcomes to what would otherwise be expected without the rezoning, assuming a continuation of development trends and ad hoc land use changes (such as allowing housing within industrial zones through conditional use authorization on a case-by-case basis, site-specific rezoning to permit housing, and other similar case-by-case approaches). The PEIR concluded that adoption of the rezoning and area plans "would induce substantial growth and concentration of population in San Francisco." The PEIR states that the increase in population expected to occur as a result of the proposed rezoning and adoption of the areas plans would not, in itself, result in adverse physical effects, and would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's transit first policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the area plan neighborhoods. The Eastern Neighborhoods PEIR determined that the anticipated increase in population and density would not directly result in significant adverse physical effects on the environment. However, the PEIR identifies significant cumulative impacts on the physical environment that would result indirectly from growth afforded under the rezoning and area plans, including impacts on land use, traffic and transportation, air quality, noise, public services, utilities, and recreational resources. The PEIR contains detailed analyses of these secondary effects under each of the relevant resource topics, and identifies mitigation measures to address significant impacts.

The PEIR determined that implementation of the rezoning and area plans would not have a significant impact from the direct displacement of existing residents, and that each of the rezoning options considered in the PEIR would result in less displacement as a result of unmet housing demand than would be expected under the No-Project scenario because the addition of new housing would provide some relief to housing market pressure without directly displacing existing residents. However, the PEIR also noted that residential displacement is not solely a function of housing supply, and that adoption of the rezoning and area plans could result in indirect, secondary effects on neighborhood character through gentrification that could displace some residents. The PEIR discloses that the rezoned districts could transition to higher-value housing, which could result in gentrification and displacement of lower-income

households, and states moreover that lower-income residents of the Eastern Neighborhoods, who also disproportionately live in crowded conditions and in rental units, are among the most vulnerable to displacement resulting from neighborhood change.

Pursuant to CEQA Guidelines 15131 and 15064(e), economic and social effects such as gentrification and displacement are only considered under CEQA where these effects would cause substantial adverse physical impacts on the environment. Only where economic or social effects have resulted in adverse physical changes in the environment, such as “blight” or “urban decay” have courts upheld environmental analysis that consider such effects. But without such a connection to an adverse physical change, consideration of social or economic impacts “shall not be considered a significant effect” per CEQA Guidelines 15382. While the Eastern Neighborhoods PEIR disclosed that adoption of the Eastern Neighborhoods Rezoning and Area Plans could contribute to gentrification and displacement, it did not determine that these potential socio-economic effects would result in significant adverse physical impacts on the environment.

The proposed project would result in a five-story mixed-use building that would include seven new residential units and approximately 600 gsf of commercial space. This has the potential to introduce a residential population of approximately 16 people and a daytime worker population of approximately three people to the project site. The proposed commercial component of the project is not anticipated to create a substantial demand for increased housing as it would not be of sufficient size to generate such demand. Moreover, the addition of these new housing units would be a negligible increase in comparison to the anticipated 800 to 2,100 new unit increase in the Mission plan area forecasted in the Eastern Neighborhoods PEIR.

The proposed project site currently contains a single two-story building that houses the Elbo Room bar/music venue. Because no residential uses exist on the project site, no residential displacement would occur as a result of the proposed project. A small number of employees would be displaced from the current site during project construction. However, repurposing new commercial space and adding new housing would provide potential new employment and residences for those temporarily displaced. These direct effects of the proposed project on population and housing would not result in new or substantially more severe significant impacts on population and housing beyond those identified in the Eastern Neighborhoods PEIR. The project’s contribution to indirect effects of population growth identified in the Eastern Neighborhoods PEIR on land use, traffic and transportation, air quality, noise, public services, utilities, and recreational resources are evaluated under each of those topics in this initial study below.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<b>Topics:</b>	<b>Significant Impact Peculiar to Project or Project Site</b>	<b>Significant Impact not Identified in PEIR</b>	<b>Significant Impact due to Substantial New Information</b>	<b>No Significant Impact not Previously Identified in PEIR</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Areas. The PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Areas could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The proposed project would remove the current bar and music venue, the Elbo Room, while retaining the existing exterior façade, and would construct a three-story addition to the existing building. The Historic Resources Evaluation (HRE) completed for the proposed project evaluated the existing property for eligibility under the California Register of Historic Places.<sup>6</sup> The HRE determined that the existing building does not meet the level of significance necessary to be individually listed under the California Register under any of the four criteria of evaluation. The evaluation criteria include (1) Events or Patterns of Events, (2) Important Person(s), (3) Design and Construction, and (4) Information Potential. The HRE determined that the property is not locally registered or designated as a historically significant site, it has not been identified as significant in a previous historic resource survey, and the building is not a strong example of style or type. As discussed in the HRE, the building is associated with an important person, Elizabeth "Rikki" Streicher, who was active in the Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) community. Streicher, as discussed further in the following paragraphs, owned Amelia's Bar, an LGBTQ business at the 645 Valencia Street site. However, the HRE found that the 645 Valencia Street building is not the best or most closely associated resource to convey her significance because the building most strongly associated with her is the structure that housed Maud's (at 937 Cole Street).

Although the HRE found that building is not eligible for listing in the California Register, the Historic Resource Evaluation Response (HRER) prepared by San Francisco Planning Department staff<sup>7</sup> found that

<sup>6</sup> Architecture + History, LLC. 2016. Historic Resources Evaluation. 645 Valencia Street, San Francisco, CA. November 14.

<sup>7</sup> San Francisco Planning Department. 2016. Historic Resources Evaluation Response. 645 Valencia Street, San Francisco, CA. November 16.

the existing 645 Valencia Street building is an individually-eligible historic resource for the purposes of CEQA for listing in the California Register of Historical resource under Criterion A (Events) and Criterion B (Persons) under Theme 7 – “Building LGBTQ Communities (1960s to 1990s). This finding is based on the staff’s review of the HRE discussed above as well as the *Citywide Historic Context Statement for LGBTQ History in San Francisco*<sup>8</sup>, which was adopted after the HRE was issued. As discussed in these documents, the building was found eligible based on its association with the LGBTQ context as Amelia’s Bar, which operated at the site between 1978 and 1991 under the ownership of Rikki Streicher. Streicher was an influential and successful lesbian businesswoman and a leader in San Francisco’s gay rights movement, operating Amelia’s as a prominent social gathering space for the LGBTQ community during that time period. The period of significance ranges from 1978 to 1991, which coincides with a portion of the life span of Amelia’s.

As noted in the HRER, the *Citywide Historic Context Statement for LGBTQ History in San Francisco* described the 645-647 Valencia Street buildings and Amelia’s as follows:

Amelia’s, a bar owned by lesbian businesswoman Rikki Streicher, opened at 647 Valencia (threatened with demolition) in 1978. Amelia’s featured dancing and hosted community events in its second floor space. Amelia’s differed from Streicher’s first lesbian bar, Maud’s, because it offered dancing in a second floor space that was also used for community gatherings. Fundraisers hosted by Amelia’s supported a broad range of community issues, such as the Gay Games, the AIDS/ARC Vigil, the Women’s Blood Drive Mobile, and African American lesbian candidate Pat Norman’s 1986 campaign for the Board of Supervisors. Amelia’s “was a place to come and get dressed up, not any old bar. [It] became a place to be seen and be proud,” said Joan Crittenden, one of the nightclub’s original managers, who also worked at Maud’s. Amelia’s was “less cliquey” than Maud’s, according to patron Evie Blackwood, and drew a more interracial crowd. Amelia’s also fielded teams in the lesbian softball league and sent a team to the 1988 Gay World Series in Dallas. Page Hodel got her start as an important Bay Area DJ and dance club organizer at Amelia’s. Hodel liked to “throw huge parties” and rented an empty storefront for her birthday party one year that drew 600 people. “The next morning I got a call from...Amelia’s,” Hodel said. “The owner said, ‘I don’t know what you are doing over there, but we were empty all night. How about you come here and play your records?’” Hodel’s ongoing nights at Amelia’s were so popular the bar reportedly had to hire a bouncer to keep the crowds within fire code limits.<sup>9</sup>

Although Planning Department staff found the existing building to be an individually-eligible for listing in the California Register of Historical resources, the staff found that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of a historic resource would be materially impaired. Overall, the project complies with the Secretary of the Interior’s Standards

---

<sup>8</sup> Donna J. Graves and Shayne E. Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco*, October 2015. On November 18, 2015, the Historic Preservation Commission adopted the *Citywide Historic Context Statement for LGBTQ History in San Francisco*, per Historic Preservation Commission Motion No. M-0269.

<sup>9</sup> Donna J. Graves and Shayne E. Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco* (October 2015) Pg. 176

for Rehabilitation, including, but not limited to, Rehabilitation Standard No. 2, No. 3, and No. 9.<sup>10</sup> As discussed in the HRER, the proposed façade removal would not fall within the demolition criteria outlined in Article 10 of the San Francisco Planning Code, and the project would retain the majority of the existing character-defining features. Further, the Department found that the proposed alterations, including the three-story vertical addition, would not conflict with the historic character of the existing historic resource. The proposed façade alterations would introduce compatible fenestration, which would be consistent with the existing historic windows on the second floor. On the ground floor, the project would retain important aspects of craftsmanship, including the jack-arch window headers. The new three-story vertical addition would be sufficiently setback from the primary facade, would be partially obscured by the tall parapet, and would meet the massing requirements of the Planning Code. The project would provide new construction, which would be clearly differentiated from the existing historic building and would be largely located on the rear portion of the subject lot. Finally, the project would restore aspects of the historic building by reintroducing two windows on the ground floor of the Valencia Street facade, as based upon historic documentation. The project would maintain the important aspects on the exterior, including the brick base and wall covering, stucco cladding, wood-sash windows and tabbed parapet.

Furthermore, the proposed project would be designed and constructed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and thus, project effects would remain less-than-significant level under CEQA. Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Eastern Neighborhoods PEIR.

### **Archeological Resources**

The Eastern Neighborhoods PEIR determined that implementation of the Area Plan could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to a less than significant level. Eastern Neighborhoods PEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

---

<sup>10</sup> Rehabilitation standard no. 2 is "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided"; rehabilitation standard no. 3 is "Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken"; and rehabilitation standard no. 9 is "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."



The project site is a property with no previous archaeological study, and thus, would be subject to PEIR Mitigation Measure J-2. Therefore, a Preliminary Archeological Report (PAR) was completed by the San Francisco Planning Department in July of 2015.<sup>11</sup> Based on their assessment, the archeologist determined that the proposed project would have no effect on archeological resources at the site. Therefore, the project has complied with Eastern Neighborhoods PEIR Mitigation Measure J-2 and no further archeological analysis or review is required.

For these reasons, the proposed project would not result in significant impacts on archeological resources that were not identified in the Eastern Neighborhoods PEIR.

<b>Topics:</b>	<b><i>Significant Impact Peculiar to Project or Project Site</i></b>	<b><i>Significant Impact not Identified in PEIR</i></b>	<b><i>Significant Impact due to Substantial New Information</i></b>	<b><i>No Significant Impact not Previously Identified in PEIR</i></b>
<b>4. TRANSPORTATION AND CIRCULATION—Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, loading, or construction traffic. The PEIR states that in general, the analyses of pedestrian, bicycle, loading, emergency access, and construction traffic impacts are specific to individual development projects, and that project-specific analyses would

<sup>11</sup> Dean, Randall. San Francisco Planning Department, Archeological Review Log.

need to be conducted for future development projects under the Eastern Neighborhoods Rezoning and Area Plans.

Accordingly, the planning department conducted project-level analysis of the pedestrian, bicycle, loading, and construction traffic impacts of the proposed project.<sup>12</sup> Based on this project-level review, the department determined that the proposed project would not have significant impacts that are peculiar to the project or the project site.

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes could result in significant impacts on transit ridership, and identified seven transportation mitigation measures, which are described further below in the Transit sub-section. Even with mitigation, however, it was anticipated that the significant adverse cumulative impacts on transit lines could not be reduced to a less than significant level. Thus, these impacts were found to be significant and unavoidable.

As discussed above under "SB 743," in response to state legislation that called for removing automobile delay from CEQA analysis, the Planning Commission adopted resolution 19579 replacing automobile delay with a VMT metric for analyzing transportation impacts of a project. Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist.

The Eastern Neighborhoods PEIR did not evaluate VMT or the potential for induced automobile travel. The VMT analysis presented below evaluates the project's transportation effects using the VMT metric.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Initial Study topic 4c is not applicable.

#### **Vehicle Miles Traveled (VMT) Analysis**

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the City have lower VMT ratios than other areas of the City. These areas of the City can be expressed geographically through transportation analysis zones. Transportation analysis zones are used in transportation planning models for transportation analysis and other planning purposes. The zones vary in size from single city blocks in the downtown core, multiple blocks in outer neighborhoods, to even larger zones in historically industrial areas like the Hunters Point Shipyard.

The San Francisco County Transportation Authority (Transportation Authority) uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from the California Household Travel Survey 2010-2012, Census data regarding automobile ownership rates

---

<sup>12</sup> Planning Department, Transportation Study Determination Request and Response, Case No. 2013.1339E, 645 Valencia Street, May 24, 2016.

and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project. For retail uses, the Transportation Authority uses trip-based analysis, which counts VMT from individual trips to and from the project (as opposed to entire chain of trips). A trip-based approach, as opposed to a tour-based approach, is necessary for retail projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would over-estimate VMT.<sup>13,14</sup>

For residential development, the existing regional average daily VMT per capita is 17.2.<sup>15</sup> For retail development, regional average daily retail VMT per employee is 14.9.<sup>16</sup> Average daily VMT for both land uses is projected to decrease in future 2040 cumulative conditions. Refer to Table 1: Daily Vehicle Miles Traveled, which includes transportation analysis zone (TAZ) 205, in which the project site is located.

**Table 1: Daily Vehicle Miles Traveled**

Land Use	Existing			Cumulative 2040		
	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 205	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 205
Households (Residential)	17.2	14.6	5.1	16.1	13.7	4.5
Employment (Retail)	14.9	12.6	8.7	14.6	12.4	9.3

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's (OPR) *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA* ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, and Proximity to Transit Stations), it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a transportation analysis zone that exhibits low levels of VMT; Small Projects are projects that would generate fewer than 100 vehicle trips

<sup>13</sup> To state another way: a tour-based assessment of VMT at a retail site would consider the VMT for all trips in the tour, for any tour with a stop at the retail site. If a single tour stops at two retail locations, for example, a coffee shop on the way to work and a restaurant on the way back home, then both retail locations would be allotted the total tour VMT. A trip-based approach allows us to apportion all retail-related VMT to retail sites without double-counting.

<sup>14</sup> San Francisco Planning Department, Executive Summary: Resolution Modifying Transportation Impact Analysis, Appendix F, Attachment A, March 3, 2016.

<sup>15</sup> Includes the VMT generated by the households in the development and averaged across the household population to determine VMT per capita.

<sup>16</sup> Retail travel is not explicitly captured in SF-CHAMP, rather, there is a generic "Other" purpose which includes retail shopping, medical appointments, visiting friends or family, and all other non-work, non-school tours. The retail efficiency metric captures all of the "Other" purpose travel generated by Bay Area households. The denominator of employment (including retail; cultural, institutional, and educational; and medical employment; school enrollment, and number of households) represents the size, or attraction, of the zone for this type of "Other" purpose travel.



per day; and the Proximity to Transit Stations criterion includes projects that are within 0.5 mile of an existing major transit stop, have a floor area ratio of greater than or equal to 0.75, have vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

#### **Vehicle Miles Traveled Analysis - Residential**

As mentioned previously, existing average daily household VMT per capita is 5.1 for TAZ 205. This is 70 percent below the existing regional average daily VMT per capita of 17.2. Given that the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's residential uses would not result in substantial additional VMT and impacts would be less than significant. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates that the proposed project's residential uses would not cause substantial additional VMT.

San Francisco 2040 cumulative conditions were projected using a SF-CHAMP model run, using the same methodology as outlined for existing conditions, but includes residential and job growth estimates and reasonably foreseeable transportation investments through 2040. Projected 2040 average daily household VMT per capita is 4.5 for TAZ 205, the transportation analysis zone in which the project site is located. This is 72 percent below the projected 2040 regional average daily VMT per capita of 16.1.<sup>17</sup> Given that the project site is located in an area where VMT is greater than 15 percent below the projected 2040 regional average, the proposed project's residential uses would not result in substantial additional VMT. Therefore, the proposed project's residential uses would not contribute considerably to any substantial cumulative increase in VMT.

#### **Vehicle Miles Traveled Analysis - Retail**

As mentioned previously, existing average daily VMT per employee is 8.7 for TAZ 205. This is 42 percent below the existing regional average daily VMT per employee of 14.9. Given that the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's retail/commercial uses would not result in substantial additional VMT and impacts would be less than significant. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates that the proposed project's retail/commercial uses would not cause substantial additional VMT.

Projected 2040 average daily VMT per employee is 9.3 for the TAZ 205. This is 36 percent below the projected 2040 regional average daily VMT per capita of 14.6.<sup>18</sup> Given that the project site is located in an area where VMT is greater than 15 percent below the projected 2040 regional average, the proposed project's retail/commercial uses would not result in substantial additional VMT. Therefore, the proposed project's retail/commercial uses would not contribute considerably to any substantial cumulative increase in VMT.

Based on the above, as the proposed project would meet one or more of the previously listed screening criteria, it would not cause substantial additional VMT and impacts would be less than significant.

---

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

## Trip Generation

The proposed project would contain seven residential units, four vehicle parking spaces, seven Class I bicycle parking spaces in the ground-floor garage and three Class II bicycle parking spaces on the Valencia Street sidewalk, and approximately 600 gsf of commercial space on the ground floor.

The proposed project would generate a nominal increase in the number of residents in the area, creating a negligible increase in trip generation to and from the site. Similarly, the small amount of commercial space would not create a noticeable increase in commercial trips to and from the site. Therefore, the Planning Department determined that the proposed project would have a negligible increase in trip generation to and from the site, including during the p.m. peak hour, and the generation of localized trip counts were not determined to be necessary.

## Transit

Mitigation Measures E-5 through E-11 in the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant transit impacts. These measures are not applicable to the proposed project, as they are plan-level mitigations to be implemented by City and County agencies. In compliance with a portion of Mitigation Measure E-5: Enhanced Transit Funding, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding transit and complete streets. In addition, San Francisco Board of Supervisors approved amendments to the San Francisco Planning Code, referred to as the Transportation Sustainability Fee (Ordinance 200-154, effective December 25, 2015).<sup>19</sup> The fee updated, expanded, and replaced the prior Transit Impact Development Fee, which is in compliance with portions of Mitigation Measure E-5: Enhanced Transit Funding. However, per San Francisco Planning Code Section 411A, projects containing fewer than 20 residential units are not subject to this fee. The proposed project would develop seven units, and would not be subject to the Transportation Sustainability Fee. The City is also currently conducting outreach regarding Mitigation Measures E-5: Enhanced Transit Funding and Mitigation Measure E-11: Transportation Demand Management. Both the Transportation Sustainability Fee and the transportation demand management efforts are part of the Transportation Sustainability Program.<sup>20</sup> In compliance with all or portions of Mitigation Measure E-6: Transit Corridor Improvements, Mitigation Measure E-7: Transit Accessibility, Mitigation Measure E-9: Rider Improvements, and Mitigation Measure E-10: Transit Enhancement, the SFMTA is implementing the Transit Effectiveness Project (TEP), which was approved by the SFMTA Board of Directors in March 2014. The TEP (now called Muni Forward) includes system-wide review, evaluation, and recommendations to improve service and increase transportation efficiency. Examples of transit priority and pedestrian safety improvements within the Eastern Neighborhoods Plan area as part of Muni Forward include the 14 Mission Rapid Transit Project, the 22 Fillmore Extension along 16th Street to Mission Bay (expected construction between 2017 and 2020), and the Travel Time Reduction Project on Route 9 San Bruno (initiation in 2015). In addition, Muni Forward includes service improvements to various routes with the Eastern Neighborhoods Plan area; for instance the implemented new Route 55 on 16th Street.

Mitigation Measure E-7 also identifies implementing recommendations of the Bicycle Plan and Better Streets Plan. As part of the San Francisco Bicycle Plan, adopted in 2009, a series of minor, near-term, and

<sup>19</sup> Two additional files were created at the Board of Supervisors for TSF regarding hospitals and health services, grandfathering, and additional fees for larger projects: see Board file nos. 151121 and 151257.

<sup>20</sup> <http://tsp.sfplanning.org>

long-term bicycle facility improvements are planned within the Eastern Neighborhoods, including along 2nd Street, 5th Street, 17th Street, Townsend Street, Illinois Street, and Cesar Chavez Boulevard. The San Francisco Better Streets Plan, adopted in 2010, describes a vision for the future of San Francisco's pedestrian realm and calls for streets that work for all users. The Better Streets Plan requirements were codified in Section 138.1 of the Planning Code and new projects constructed in the Eastern Neighborhoods Plan area are subject to varying requirements, dependent on project size. Another effort which addresses transit accessibility, Vision Zero, was adopted by various City agencies in 2014. Vision Zero focuses on building better and safer streets through education, evaluation, enforcement, and engineering. The goal is to eliminate all traffic fatalities by 2024. Vision Zero projects within the Eastern Neighborhoods Plan area include pedestrian intersection treatments along Mission Street from 18th to 23rd streets, the Potrero Avenue Streetscape Project from Division to Cesar Chavez streets, and the Howard Street Pilot Project, which includes pedestrian intersection treatments from 4th to 6th streets.

The project site is within a quarter mile of several local transit lines, including Muni bus lines 33-Ashbury/18th, 22-Fillmore, 14-Mission and 14R Mission Rapid, 49 Van Ness/Mission, and 55-16th Street. As discussed previously under Trip Generation, it was determined that the proposed project would have a negligible increase in transit trips, and generation of localized trip counts is not necessary. However, given the wide availability of nearby transit, any minor addition of transit trips would be accommodated by existing capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with the Preferred Project having significant impacts on seven lines. Of those lines, the project site is located within a quarter-mile of Muni lines 14-Mission and 14R-Mission Rapid. The proposed project would not contribute considerably to these conditions as its negligible contribution of transit trips would not be a substantial proportion of the overall additional transit volume generated by Eastern Neighborhood projects. The proposed project would also not contribute considerably to 2025 cumulative transit conditions and thus would not result in any significant cumulative transit impacts. Additionally, the relatively small addition of new transit riders generated by the proposed project would not cause Muni lines 14-Mission and 14R-Mission to exceed the capacity utilization standard.

### **Other Transportation Impacts**

Valencia Street has a Class II bicycle lane (designated and independent lane) on both sides of the street. Operation of the proposed project would not remove or inhibit use of this lane; however, proposed project construction could result in minor and temporary impacts on this bicycle facility in the immediate area of the project frontage along Valencia Street if temporary closure of the lane was necessary. However, those impacts would be intermittent and short term, and would not result in operational or construction significant impacts.

The proposed project would create a new curb cut on Sycamore Street for access to the proposed ground-floor garage, with four parking spaces. This would generate temporary construction impacts on the pedestrian sidewalk along Sycamore Street, but would not result in any long term or significant impacts.

Proposed project construction and operation would not alter emergency access and service time ratios; project construction is not anticipated to require any lane closures, and would thus not result in any traffic-related impacts.



## Conclusion

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transportation and circulation and would not contribute considerably to cumulative transportation and circulation impacts that were identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>5. NOISE—Would the project:</b>				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that implementation of the Eastern Neighborhoods Area Plans and Rezoning would result in significant noise impacts during construction activities and due to conflicts between noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. The Eastern Neighborhoods PEIR also determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant. The Eastern Neighborhoods PEIR identified six noise mitigation measures that would reduce noise impacts from construction and noisy land uses to less-than-significant levels.

## Construction Noise

Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2 relate to construction noise. Mitigation Measure F-1: Construction Noise (Pile Driving) addresses individual projects that include pile-driving, and Mitigation Measure F-2: Construction Noise addresses individual projects that include particularly

noisy construction procedures (including pile-driving). The proposed project would include an addition/alteration to the existing building at 645-647 Valencia Street. Foundation work, including the construction of a new mat slab foundation on “waffle or raft” footings,<sup>21</sup> would be necessary to support seismic and structural upgrades and building additions.<sup>22</sup> Existing foundations would be removed and replaced with a new 2-foot-thick mat slab foundation. The foundation would use poured-in-place piles, requiring pre-drilled holes, but would not require pile driving. Therefore, the proposed project would not be subject to PEIR Mitigation Measure F-1. However, the proposed project could involve the use of other construction equipment, such as bulldozers and other standard pieces of equipment that could generate significant construction noise impacts in close proximity to residential receptors, and thus, the proposed project would be subject to PEIR Mitigation Measure F-2: Construction Noise. Mitigation Measure F-2, which would be implemented as Project Mitigation Measure 1, would require that the project sponsor develop a set of site-specific noise attenuation measures to reduce noise impacts during the use of construction equipment. With implementation of this mitigation measure, which is provided in full on page 47, no significant impacts from construction noise would result.

In addition, all construction activities for the proposed project (occurring over approximately 16 months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires that construction work 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 p.m. 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 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 16 months, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the Noise Ordinance and Project Mitigation Measure 1, which would reduce construction noise impacts to a less-than-significant level.

### **Operational Noise**

Eastern Neighborhoods PEIR Mitigation Measure F-5 addresses impacts related to individual projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise in the proposed project site vicinity. A noise study completed at the project site determined

---

<sup>21</sup> “Waffle or raft” slabs consist of a perimeter footing (edge beam) and a series of narrow internal footings with spaces between them (strip footings), constructed on top of the ground that resemble a waffle pattern.

<sup>22</sup> P. Whitehead and Associates Consulting Engineers. 2014. Geotechnical Report 645-647 Valencia Street Block 3576 Lot 062, San Francisco, California. January 11, 2014.

that existing noise levels consistently average over 67.5 dBA at the project site.<sup>23</sup> The proposed project would include commercial and residential uses, which would produce small amounts of operational noises; however, those uses would not generate noise levels substantially above the ambient levels observed in the project vicinity. Therefore, the proposed project would not be subject to Mitigation Measure F-5. Furthermore, the proposed project's mechanical equipment would be subject to noise limits in Section 2909(b) and 2909(d) of the Noise Ordinance.

The proposed project would also be subject to the California Building Standards Code (Title 24), which is described herein for informational purposes. Title 24 establishes uniform noise insulation standards. The Title 24 acoustical requirement for residential structures is incorporated into Section 1207 of the San Francisco Building Code, and requires these structures be designed to prevent the intrusion of exterior noise so that the noise level with windows closed, attributable to exterior sources, shall not exceed 45 dBA in any habitable room. Title 24 allows the project sponsor to choose between a prescriptive or performance-based acoustical requirement for non-residential uses. Both compliance methods require wall, floor/ceiling, and window assemblies to meet certain sound transmission class or outdoor-indoor sound transmission class ratings to ensure that adequate interior noise standards are achieved. In compliance with Title 24, DBI would review the final building plans to ensure that the building wall, floor/ceiling, and window assemblies meet Title 24 acoustical requirements. If determined necessary by DBI, a detailed acoustical analysis of the exterior wall and window assemblies may be required.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topic 12e and f from the CEQA Guidelines, Appendix G is not applicable.

For the above reasons, the proposed project would not result in significant noise impacts that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>6. AIR QUALITY—Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>23</sup> Walsh Norris and Associates, Inc. 2014. Exterior Noise Evaluation 645 Valencia Street, San Francisco, CA.



<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts to sensitive land uses<sup>24</sup> as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). The Eastern Neighborhoods PEIR identified four mitigation measures that would reduce these air quality impacts to less-than-significant levels and stated that with implementation of identified mitigation measures, the Area Plan would be consistent with the Bay Area 2005 Ozone Strategy, the applicable air quality plan at that time. All other air quality impacts were found to be less than significant.

Eastern Neighborhoods PEIR Mitigation Measure G-1 addresses air quality impacts during construction, and PEIR Mitigation Measures G-3 and G-4 address proposed uses that would emit DPM and other TACs.

### Construction Dust Control

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality requires individual projects involving construction activities to include dust control measures and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping and other measures.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust control is no longer applicable to the proposed project.

### Criteria Air Pollutants

While the Eastern Neighborhoods PEIR determined that at a program-level the Eastern Neighborhoods Rezoning and Area Plans would not result in significant regional air quality impacts, the PEIR states that "Individual development projects undertaken in the future pursuant to the new zoning and area plans

<sup>24</sup> The Bay Area Air Quality Management District (BAAQMD) considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

would be subject to a significance determination based on the BAAQMD's quantitative thresholds for individual projects."<sup>25</sup> The BAAQMD's *CEQA Air Quality Guidelines* (Air Quality Guidelines) provide screening criteria<sup>26</sup> for determining whether a project's criteria air pollutant emissions would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. Pursuant to the Air Quality Guidelines, projects that meet the screening criteria do not have a significant impact related to criteria air pollutants. Criteria air pollutant emissions during construction and operation of the proposed project would meet the Air Quality Guidelines screening criteria. With seven proposed dwelling units and approximately 600 gs of commercial space, the proposed project would meet the Air Quality Guidelines screening criteria for both construction and operation (451 dwelling units for operational and 240 dwelling units for construction under the category of "apartment, low-rise," and 8,000 sf for operational and 277,000 sf for construction under the category of "fast food restaurant without a drive-thru," which is one of the most restrictive uses for a small commercial space, such as the one being proposed). In addition, approximately 300 cubic yards of soil would be excavated and exported off site, which is below the BAAQMD's screening criterion that states that construction-related activities should not include extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity. Therefore, the project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

### Health Risk

Since certification of the PEIR, San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, amended December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. The Air Pollutant Exposure Zone as defined in Article 38 are areas that, based on modeling of all known air pollutant sources, exceed health protective standards for cumulative PM<sub>2.5</sub> concentration, cumulative excess cancer risk, and incorporates health vulnerability factors and proximity to freeways. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality. The project site is not located within an identified Air Pollutant Exposure Zone. Therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and the remainder of Mitigation Measure G-1 that requires the minimization of construction exhaust emissions is not applicable to the proposed project. The proposed project would not be expected to generate 100 trucks per day or 40 refrigerated trucks per day. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-3 is not applicable. In addition, the proposed project would not include any sources that would emit DPM or other TACs. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-4 is not applicable and impacts related to siting new sources of pollutants would also be less than significant.

---

<sup>25</sup> San Francisco Planning Department, Eastern Neighborhood's Rezoning and Area Plans Final Environmental Impact Report. See page 346. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=4003>. Accessed June 4, 2014.

<sup>26</sup> Bay Area Air Quality Management District, CEQA Air Quality Guidelines, updated May 2011. See pp. 3-2 to 3-3.

## Conclusion

For the previously described reasons, none of the Eastern Neighborhoods PEIR air quality mitigation measures are applicable to the proposed project and the project would not result in significant air quality impacts that were not identified in the PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
<b>7. GREENHOUSE GAS EMISSIONS— Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR assessed the GHG emissions that could result from rezoning of the Mission Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO<sub>2</sub>E<sup>27</sup> per service population,<sup>28</sup> respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. No mitigation measures were identified in the PEIR.

The BAAQMD has prepared guidelines and methodologies for analyzing GHGs. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5 which address the analysis and determination of significant impacts from a proposed project's GHG emissions and allow for projects that are consistent with an adopted GHG reduction strategy to conclude that the project's GHG impact is less than significant. San Francisco's *Strategies to Address Greenhouse Gas Emissions*<sup>29</sup> presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the BAAQMD and CEQA guidelines. These GHG reduction actions have resulted in a 23.3 percent reduction in GHG emissions in 2012 compared to 1990 levels,<sup>30</sup> exceeding the year 2020 reduction goals outlined in the BAAQMD's *2010 Clean Air Plan*,<sup>31</sup> Executive

<sup>27</sup> CO<sub>2</sub>E, defined as equivalent Carbon Dioxide, is a quantity that describes other greenhouse gases in terms of the amount of Carbon Dioxide that would have an equal global warming potential.

<sup>28</sup> Memorandum from Jessica Range to Environmental Planning staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

<sup>29</sup> San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, November 2010. Available at [http://sfmea.sfplanning.org/GHG\\_Reduction\\_Strategy.pdf](http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf), accessed March 3, 2016.

<sup>30</sup> ICF International, Technical Review of the 2012 Community-wide Inventory for the City and County of San Francisco, January 21, 2015.

<sup>31</sup> Bay Area Air Quality Management District, *Clean Air Plan*, September 2010. Available at <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>, accessed March 3, 2016.



Order S-3-05<sup>32</sup>, and Assembly Bill 32 (also known as the Global Warming Solutions Act).<sup>33,34</sup> In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-05<sup>35</sup> and B-30-15.<sup>36,37</sup> Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The proposed project would increase the intensity of use of the site through the addition of seven residential units on three floors, and the repurposing of existing building space to approximately 600 gsf of commercial uses. The addition of residential uses would result in minor increased GHG emissions through added residential transit trips and private vehicle trips to the building that were not previously taken under the existing uses. An increase in standard operational uses—such as energy consumption and increased waste and wastewater discharge necessitating treatment—could also indirectly lead to an incremental increase in GHG emissions. Commercial uses could increase GHG emissions if uses were to attract additional new vehicle and transit trips to the building. However, these new uses and potential new emissions would not exceed any applicable GHG guidelines or reduction goals. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and residential and commercial operations that result in an increase in energy use, water use, wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy. As discussed below, compliance with the applicable regulations would reduce the project's GHG emissions related to transportation, energy use, and waste disposal.

Compliance with the City's transportation management programs, Transportation Sustainability Fee, and bicycle parking requirements would reduce the proposed project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The proposed project would be required to comply with the applicable energy efficiency requirements of the City's Green Building Code, Stormwater Management Ordinance, Water Conservation Ordinance,

---

<sup>32</sup> Office of the Governor, *Executive Order S-3-05*, June 1, 2005. Available at <https://www.gov.ca.gov/news.php?id=1861>, accessed March 3, 2016.

<sup>33</sup> California Legislative Information, *Assembly Bill 32*, September 27, 2006. Available at [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf), accessed March 3, 2016.

<sup>34</sup> Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

<sup>35</sup> Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO<sub>2</sub>E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO<sub>2</sub>E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO<sub>2</sub>E).

<sup>36</sup> Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available at <https://www.gov.ca.gov/news.php?id=18938>, accessed March 3, 2016. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

<sup>37</sup> San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

and Energy Conservation Ordinance, which would promote energy and water efficiency, thereby reducing the proposed project's energy-related GHG emissions.<sup>38</sup>

The proposed project's waste-related emissions would be reduced through compliance with the City's Recycling and Composting Ordinance, Construction and Demolition Debris Recovery Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy<sup>39</sup> and reducing the energy required to produce new materials.

Compliance with the City's Street Tree Planting requirements would serve to increase carbon sequestration. Regulations requiring low-emitting finishes would reduce volatile organic compounds (VOCs).<sup>40</sup> Thus, the proposed project was determined to be consistent with San Francisco's GHG reduction strategy.<sup>41</sup>

Therefore, the proposed project's GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations. Furthermore, the proposed project is within the scope of the development evaluated in the PEIR and would not result in impacts associated with GHG emissions beyond those disclosed in the PEIR. For the above reasons, the proposed project would not result in significant GHG emissions that were not identified in the Eastern Neighborhoods PEIR and no mitigation measures are necessary.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>8. WIND AND SHADOW—Would the project:</b>				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Wind

No significant impacts related to wind were anticipated to result from the implementation of the Eastern Neighborhoods Area Plans. Specific projects within the Mission Plan Area require analysis of wind impacts where deemed necessary. Thus, wind impacts were determined not to be significant in the Eastern Neighborhoods Initial Study and were not analyzed in the Eastern Neighborhoods PEIR. No mitigation measures relative to wind impacts were identified in the Eastern Neighborhoods PEIR.

<sup>38</sup> Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

<sup>39</sup> Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

<sup>40</sup> While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

<sup>41</sup> San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist for 645-647 Valencia Street, June 3, 2016.

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Therefore, the proposed 55-foot-tall building (approximately 60 feet to the top of the elevator overrun) would not cause or contribute to a ground-level exceedance of the wind hazard criterion of the Planning Code in the project vicinity. Although the resulting building would be taller than the immediately adjacent buildings, it would be similar in height to existing buildings in the surrounding area, such as the five-story commercial/residential building approximately 150 feet north of the project site at the corner of Valencia and 17th Streets and the four-story residential building southwest of the project site across Valencia Street. For the previously described reasons, the proposed project is not anticipated to cause significant impacts related to wind that were not identified in the Eastern Neighborhoods PEIR.

### Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Rezoning and Area Plans, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction of departments other than the Recreation and Parks Department or privately owned). The Eastern Neighborhoods PEIR could not conclude if the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposals could not be determined at that time. Therefore, the PEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the PEIR.

The proposed project would construct a 55-foot-tall building (approximately 60 feet to the top of the elevator overrun); therefore, the Planning Department prepared a preliminary shadow fan analysis to determine whether the project would have the potential to cast new shadow on nearby parks.<sup>42</sup> The preliminary shadow fan showed that the proposed building would not cast new shadow on any parks in the area, and therefore, would not generate any shadow impacts.

The proposed project would shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts related to shadow that were not identified in the Eastern Neighborhoods PEIR.

---

<sup>42</sup> San Francisco Planning Department 645 Valencia Preliminary Shadow Fan, September 28, 2016.



<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>9. RECREATION—Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR. However, the PEIR identified Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities. This improvement measure calls for the City to implement funding mechanisms for an ongoing program to repair, upgrade and adequately maintain park and recreation facilities to ensure the safety of users.

As part of the Eastern Neighborhoods adoption, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding recreation and open space. Since certification of the PEIR, the voters of San Francisco passed the 2012 San Francisco Clean and Safe Neighborhood Parks Bond providing the Recreation and Parks Department an additional \$195 million to continue capital projects for the renovation and repair of parks, recreation, and open space assets. This funding is being utilized for improvements and expansion to Garfield Square, South Park, Potrero Hill Recreation Center, Warm Water Cove Park, and Pier 70 Parks Shoreline within the Eastern Neighborhoods Plan area. The impact fees and the 2012 San Francisco Clean and Safe Neighborhood Parks Bond are funding measures similar to that described in PEIR Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities.

An update of the Recreation and Open Space Element (ROSE) of the General Plan was adopted in April 2014. The amended ROSE provides a 20-year vision for open spaces in the City. It includes information and policies about accessing, acquiring, funding, and managing open spaces in San Francisco. The amended ROSE identifies areas within the Eastern Neighborhoods Plan area for acquisition and the locations where new open spaces and open space connections should be built, consistent with PEIR Improvement Measure H-2: Support for New Open Space. In addition, the amended ROSE identifies the role of both the Better Streets Plan (refer to "Transportation" section for description) and the Green Connections Network in open space and recreation. Green Connections are special streets and paths that connect people to parks, open spaces, and the waterfront, while enhancing the ecology of the street environment. Six routes identified within the Green Connections Network cross the Eastern Neighborhoods Plan area: Mission to Peaks (Route 6); Noe Valley to Central Waterfront (Route 8), a portion of which has been conceptually designed; Tenderloin to Potrero (Route 18); Downtown to Mission Bay (Route 19); Folsom, Mission Creek to McLaren (Route 20); and Shoreline (Route 24).

Furthermore, the Planning Code requires a specified amount of new usable open space (either private or common) for each new residential unit. Some developments are also required to provide privately owned, publicly accessible open spaces. The Planning Code open space requirements would help offset some of the additional open space needs generated by increased residential population to the project area. As discussed under Project Approvals, the project sponsor is seeking an Open Space Variance for the units that do not comply with these requirements.

As the proposed project would not degrade recreational facilities and is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>10. UTILITIES AND SERVICE SYSTEMS—Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Since certification of the PEIR, the San Francisco Public Utilities Commission (SFPUC) adopted the 2010 Urban Water Management Plan (UWMP) in June 2011. The UWMP update includes city-wide demand projections to the year 2035, compares available water supplies to meet demand and presents water demand management measures to reduce long-term water demand. Additionally, the UWMP update

includes a discussion of the conservation requirement set forth in Senate Bill 7 passed in November 2009 mandating a statewide 20% reduction in per capita water use by 2020. The UWMP includes a quantification of the SFPUC's water use reduction targets and plan for meeting these objectives. The UWMP projects sufficient water supply in normal years and a supply shortfall during prolonged droughts. Plans are in place to institute varying degrees of water conservation and rationing as needed in response to severe droughts.

In addition, the SFPUC is in the process of implementing the Sewer System Improvement Program, which is a 20-year, multi-billion dollar citywide upgrade to the City's sewer and stormwater infrastructure to ensure a reliable and seismically safe system. The program includes planned improvements that will serve development in the Eastern Neighborhoods Plan area including at the Southeast Treatment Plant, the Central Bayside System, and green infrastructure projects, such as the Mission and Valencia Green Gateway.

Furthermore, since the certification of the PEIR, the City approved an agreement with Recology, Inc., for transport and disposal of the City's municipal solid waste at the Recology Hay Road Landfill in Solano County. The City began disposing its municipal solid waste at the Recology Hay Road Landfill in January 2016, and this practice is anticipated to continue for approximately 9 years, with an option to renew the agreement thereafter for an additional 6 years. The proposed project would contribute solid waste to the Hay Road Landfill but sufficient capacity exists and the project would comply with all ordinances related to solid waste disposal, and thus, would not generate potential impacts.

As the proposed project is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
----------------	---	--	--	--

#### **11. PUBLIC SERVICES—Would the project:**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a substantial adverse physical impacts associated with the provision of or need for new or physically altered public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, the project would not result in new or substantially more

severe impacts on the physical environment associated with the provision of public services beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>12. BIOLOGICAL RESOURCES—Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the Eastern Neighborhoods PEIR, the Eastern Neighborhoods Plan area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Area Plan. In addition, development envisioned under the Eastern Neighborhoods Area Plan would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the PEIR concluded that implementation of the Area Plan would not result in significant impacts on biological resources, and no mitigation measures were identified.

The project site is located within the Mission Plan area of the Eastern Neighborhoods Area Plan and therefore, does not support habitat for any candidate, sensitive or special status species. As such, implementation of the proposed project would not result in significant impacts to biological resources not identified in the Eastern Neighborhoods PEIR.



<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>13. GEOLOGY AND SOILS—Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Plan would indirectly increase the population that would be subject to an earthquake, including seismically induced ground-shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the PEIR concluded that implementation of the Plan would not result in significant impacts with regard to geology, and no mitigation measures were identified in the Eastern Neighborhoods PEIR.

A Geotechnical Report was prepared for the proposed project.<sup>43</sup> The Geotechnical Report used a test boring from an adjacent property to evaluate the subsurface conditions at the project site. The

<sup>43</sup> P. Whitehead and Associates Consulting Engineers. 2014. Geotechnical Report 645-647 Valencia Street Block 3576 Lot 062, San Francisco, California. January 11, 2014.

geotechnical investigation determined that the site is underlain by superficial undivided deposits and fill material. These deposits primarily consist of fine- to medium-grained silty clay, clayey sands, and sandy clays, some of which are compressible. The test boring was advanced to a depth of approximately 15 feet bgs and did not encounter free groundwater at any depth. According to the geotechnical investigation, the proposed project site is also located within an area identified as having liquefaction potential, as determined by the State of California Hazardous Area Map. The Geotechnical Report recommended that the building foundation consist of a waffle or raft footing<sup>44</sup> for a mat slab subfloor, penetrating to a depth of approximately 18 inches bgs to account for potential liquefaction settlement.

The project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. DBI will review the project-specific geotechnical report during its review of the building permit for the project. In addition, DBI may require additional site specific soils report(s) through the building permit application process, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils, seismic or other geological hazards.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards. Therefore, the proposed project would not result in significant impacts related to geology and soils that were not identified in the Eastern Neighborhoods PEIR, and no mitigation measures are necessary.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>14. HYDROLOGY AND WATER QUALITY—Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>44</sup> Waffle or raft slabs consist of a perimeter footing (edge beam) and a series of narrow internal footings with spaces between them (strip footings), constructed on top of the ground that resemble a waffle pattern.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The project site is currently occupied by a two-story building, which covers the entire site with impervious surfaces. The proposed project would not change this coverage and would not substantially increase runoff from the site. In accordance with the City's Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to Low Impact Design approaches, such as landscape solutions, designed to capture stormwater runoff, and stormwater management systems would be required to comply with the Stormwater Design Guidelines. As a result, the proposed project would not increase stormwater runoff.

Therefore, the proposed project would not result in any significant impacts related to hydrology and water quality that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>15. HAZARDS AND HAZARDOUS MATERIALS—Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR noted that implementation of any of the proposed project's rezoning options would encourage construction of new development within the project area. The PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the project area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases. However, the PEIR found that existing regulations for facility closure, Under Storage Tank (UST) closure, and investigation and cleanup of soil and groundwater would ensure implementation of measures to protect workers and the community from exposure to hazardous materials during construction.

### **Hazardous Building Materials**

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials addressed in the PEIR include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with hazardous building materials including PCBs, DEHP, and



mercury and determined that that Mitigation Measure L-1: Hazardous Building Materials, as outlined below, would reduce effects to a less-than-significant level.

The proposed project would include an addition/alteration of the existing two-story building from a bar to a five-story mixed-use commercial/residential building with 600 gsf of ground floor commercial space, and seven residential units on floors two through five. The existing building was constructed in 1915, and although the façade would be maintained, the proposed project would require demolition of much of the existing interior building structure. Due to the age of the building, the potential exists for hazardous materials to be contained within the building structure. Therefore, although the building would not be demolished, Mitigation Measure L-1 would apply to the proposed project, and would be implemented as Project Mitigation Measure 2. Project Mitigation Measure 2 is provided in full on p. 47.

### **Soil and Groundwater Contamination**

Since certification of the PEIR, Article 22A of the Health Code, also known as the Maher Ordinance, was expanded to include properties throughout the City where there is potential to encounter hazardous materials, primarily industrial zoning districts, sites with industrial uses or underground storage tanks, sites with historic bay fill, and sites in close proximity to freeways or underground storage tanks. The over-arching goal of the Maher Ordinance is to protect public health and safety by requiring appropriate handling, treatment, disposal and when necessary, remediation of contaminated soils that are encountered in the building construction process. The Maher Ordinance is administered and overseen by the Department of Public Health, and requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. Projects that disturb 50 cubic yards or more of soil that are located on sites with potentially hazardous soil or groundwater within Eastern Neighborhoods Plan area are subject to this ordinance. The project site is not located within an area mapped by the Maher Ordinance.

The proposed project would require shallow excavation to a depth of approximately 3 feet bgs, with a maximum of 7.6 feet bgs at elevator pits and car pits, resulting in the removal of approximately 300 cubic yards of soil from the site. The proposed project site was therefore screened to determine if it should be added to the area mapped by the Maher Ordinance, as it would disturb more than 50 cubic yards of soil. Thus, a Phase I ESA was completed.<sup>45</sup> The Phase I ESA, found, although no acutely hazardous operations (i.e., industrial, dry cleaner, gas station, etc.) have been conducted recently at the site, past historical site uses included a mortuary. However, the Phase I ESA concluded that there are no recognized environmental concerns at the site. Therefore, the proposed project would not be subject to Article 22A of the Health Code.

Based on the previously discussed information, the proposed project would not result in significant impacts related to hazards or hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

---

<sup>45</sup> John Carver Consulting. 2016. Phase I Environmental Site Assessment at 645-647 Valencia Street San Francisco, California. October 20.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>16. MINERAL AND ENERGY RESOURCES—Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the Area Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>17. AGRICULTURE AND FOREST RESOURCES—Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Topics:</b>	<b>Significant Impact Peculiar to Project or Project Site</b>	<b>Significant Impact not Identified in PEIR</b>	<b>Significant Impact due to Substantial New Information</b>	<b>No Significant Impact not Previously Identified in PEIR</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Area Plan; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

As the proposed project is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on agricultural resources beyond those analyzed in the Eastern Neighborhoods PEIR. The project site is currently developed and located in an urban area. Therefore, the project would have no effect on forest resources.

## MITIGATION MEASURES

The project sponsor has agreed to implement the following mitigation measures, which would reduce the potentially significant impacts of the project to a less-than-significant level.

### Noise

#### *Project Mitigation Measure 1 - Construction Noise (Eastern Neighborhoods Mitigation Measure F-2)*

The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:

- Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;
- Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;
- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;
- Monitor the effectiveness of noise attenuation measures by taking noise measurements; and
- Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.

## **Hazardous Materials**

### ***Project Mitigation Measure 2 - Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)***

The project sponsors shall ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.





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

June 9, 2017

Dear Commissioners:

I am writing to you today on behalf of the GLBT Historical Society in support of the project proposed by Dennis and Susan Ring at the property located at 647 Valencia Street, the site of the former Amelia's Bar and, more recently, the Elbo Room.

Founded in 1985 to collect, preserve and interpret LGBTQ history in Northern California and beyond, my organization maintains one of the most extensive archives of LGBTQ history in the world, and also maintains one of the very few museums of LGBTQ history anywhere. Additionally, we and our members have been involved in protecting and commemorating buildings and places of historic significance to the LGBTQ community for many years.

Amelia's was a key institution in the Valencia neighborhood that for decades was deeply identified with the lesbian community, and the building that housed the bar certainly has a strong historic significance for this community. We believe it is vital that we do all we can to protect and defend all historic resources in San Francisco so that our stories may be preserved and the spirit of San Francisco in all its diversity may be shared with future generations.

We are encouraged that the Rings, who have a long association with the building and with Amelia's, plan to maintain the structural integrity of the building's exterior, and that they will commemorate its history and the history of the neighborhood with a permanent plaque. And we are delighted with their decision to name the building "Streicher Commons" after Rikki Streicher, a leader in San Francisco's LGBTQ movement, co-founder of the international Gay Games, and owner of two lesbian bars of the 1970s and 80s, Maud's and Amelia's. As you may know, we currently have no lesbian bars left in San Francisco.

While we are deeply concerned about the loss of affordable housing and LGBTQ businesses and historic resources in San Francisco, we are pleased with the Ring's willingness to work with the community to protect and commemorate this building, and we urge the commission to uphold the Planning Department's recommendation in support of the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Beswick".

Terry Beswick  
Executive Director

cc. Dennis Ring



## Mission Dolores Neighborhood Association

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD

PO Box 460184 • S.F., CA 94114 • 415-863-3950 • [info@missiondna.org](mailto:info@missiondna.org) • [www.missiondna.org](http://www.missiondna.org)

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

RE: 645-647 Valencia Project – Letter of Support of Discretionary Review Filed by  
85 Sycamore 2-4 Lexington Street HOA

June 12, 2017

Dear Rich:

On November 13, 2016 our Board decided to support this project, with modifications, primarily because of its successful adaptive reuse in preserving the existing building and creating a handsome extension. At the same time, we requested that the project sponsor and architect continue to work with the neighbors to address and alleviate their concerns. However, the project sponsor and architect have not made any substantive changes to the project to address their neighbors' concerns.

Upon further review of the project, the Board urges the Planning Commission to deny the granting of the proposed rear yard variance as not being in line with the Mission Area Plan policies and due to the untenable impacts on the neighborhood.

The project should be required to have a rear yard setback as all three adjacent properties have rear yards (Mission Area Plan, Policies 3.1.8 and 5.2.5, "New development should respect existing patterns of rear yard open space."). The project does not qualify for a rear yard variance (see criteria outlined in Planning Code section 134(e)). Comparable amounts of useable space are not provided elsewhere, the project would adversely affect the interior block space formed by

the rear yards of adjacent properties, and light and views would be significantly impeded.

Granting the rear yard variance would result in untenable impacts on the character and fabric of the neighborhood. The rear yard variance would allow the creation of a 5-story tall mass at the rear property line, resulting in a loss of light and air and a loss of privacy for the both the new and existing neighbors. The proposed variance would allow windows and balconies which look directly into their yard and windows, and significantly reduce the light to the existing ground floor garden. To protect the privacy of new and existing homes, the Board further urges the Planning Commission to require the project to locate any balconies for common open space or private space away from the rear of the building.

The Board remains supportive of the project but believes that there is a way to preserve the historic significance of the building and provide more housing without destroying the character of the neighborhood and the privacy of homes.

Thank you and best wishes,

Peter Lewis, President

Cc: Dennis Ring, Toby Morris, Donna Shibata, MDNA Board