



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: FEBRUARY 1, 2018

Date: January 25, 2018
Case No.: **2017-001990CUA**
Project Address: **863 Carolina Street**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 4097/031
Project Sponsor: Jeremy Paul
584 Castro Street #466
San Francisco, CA 94114
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The proposal is for the demolition of an existing vacant and unsound one-story single-family dwelling and construction of a new three-story over basement structure with two dwelling units. Unit one is a single-level unit on the first floor with one-bedroom and two bathrooms with a total of 1,242 square feet. The second unit, which is located on the second and third floors, has two-bedrooms, two bathrooms, a private terrace and roof deck with a total of 2,276 square feet. Each unit will have one off-street parking space and one Class 1 bicycle parking space on the basement level. The Project is not seeking any exceptions or variances from the Zoning Code.

The project requires Conditional Use Authorization pursuant to Planning Code Section 317(d) to demolish a dwelling unit. This report includes findings for a Conditional Use Authorization in addition to the Demolition Criteria established in Planning Code Section 317.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Units	1	Number Of Units	2
Parking Spaces	0	Parking Spaces	2
Number Of Bedrooms	0 + loft	Number Of Bedrooms	<ul style="list-style-type: none">Unit 1: 1Unit 2: 2
Building Area	±400 Gross Floor Area	Building Area	<ul style="list-style-type: none">±4,722 Gross Floor AreaGarage: 690 sq. ft.Unit 1: 1,242 sq. ft.Unit 2: 2,276 sq. ft.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the east side of Carolina Street, between 20th and 22nd Streets, Lot 031 in Assessor's Block 4097 and is located within the RH-2 (Residential-House, Two-Family) Zoning District with a 40-X Height and Bulk District. The site is an approximately 2,500 square foot uphill sloping lot with 25 feet of frontage and a depth of 100 feet. On site is an existing approximately 400 gross floor area, one-story (with loft) single-family dwelling constructed circa 1907. Currently, the structure is vacant and there is no off-street parking for the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Showplace Square/Potrero Hill neighborhood and within District 10. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. The block-face is characterized by two- to three-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings. The adjacent properties to the north and south are improved with two-story single-family dwellings constructed in 1931 and 1932, respectively, and the house to the east a three-story single-family home, constructed in 1906 and enlarged and extensively remodeled in 2014. On the west side of Carolina Street and along Southern Heights Avenue, the architectural style is also mixed and generally two- and three-story single- and multi-family dwellings. The surrounding properties are located in the RH-2 (Residential-House, Two-Family) Zoning District. The subject property is also within .25-miles of stops for the 10, 14X, 19, 48, 8, 8AX and 8BX MUNI transit lines.

REPLACEMENT STRUCTURE

The replacement structure will provide two dwelling-units with a two-car garage, and would rise to approximately 38 feet, 7 inches in height. The basement will contain a two-car garage and storage. The first floor contains the common front entry area for both units and Unit No. 1. The second and third floor contains Unit No. 2.

The Project proposes a rear yard of approximately 37 feet, which is based on the average of the two adjacent properties. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary to the residential neighborhood character. The materials for the front façade are contemporary in style, with wood siding, stucco, stone and aluminum clad windows and doors.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 12, 2018	January 10, 2018	22 days

Posted Notice	20 days	January 12, 2018	January 12, 2018	20 days
Mailed Notice	20 days	January 12, 2018	January 12, 2018	20 days

PUBLIC COMMENT/COMMUNITY OUTREACH

As of January 24, 2018, the Department had received no comments.

ISSUES AND OTHER CONSIDERATIONS

- The project will demolish an existing vacant and unsound single-family dwelling with no bedrooms. The new construction will result in one net new unit, bringing the property to the maximum permitted density of two dwelling units with one- and two-bedrooms.
- The Project will demolish an existing single-family dwelling that is not considered a historic resource.
- The Department has reviewed the soundness reports and concurs with the determination by the consultant that the existing building is unsound.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow demolition of an existing single-family residence for the construction of two replacement dwelling units within the RH-2 Zoning District, pursuant to Planning Code Sections 303 and 317(d).

BASIS FOR RECOMMENDATION

- The Project will remove an unsound vacant dwelling-unit.
- The Project will result in a net gain of one dwelling-unit.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on-site, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not a historic resource or landmark.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial & Site Photographs
Environmental Evaluation / Historic Resources Evaluation
Soundness Report: Patrick Buscovich, Structural Engineers, Inc.
Public Comment
Project Plans

Attachment Checklist

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

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

LAH
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Motion No. XXXXX

HEARING DATE: FEBRUARY 1, 2018

Case No.: **2017-001990CUA**
Project Address: **863 Carolina Street**
Zoning: **RH-2 (Residential, House, Two-Family) Zoning District**
40-X Height and Bulk District
Block/Lot: **64097/031**
Project Sponsor: **Jeremy Paul**
584 Castro Street #466
San Francisco, CA 94114
Staff Contact: **Linda Ajello Hoagland – (415) 575-6823**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317(D) OF THE PLANNING CODE TO DEMOLISH A ONE-STORY SINGLE FAMILY RESIDENCE, AND CONSTRUCT A THREE-STORY OVER BASEMENT, TWO-FAMILY DWELLING WITHIN AN RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 7, 2017, Jeremy Paul (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a single-story residential dwelling, and to construct a three-story over basement, two-family dwelling at 863 Carolina Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On June 1, 2017, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2017-001990ENV. The Commission has reviewed and concurs with said determination.

On February 1, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-001990CUA.

The Planning Department Commission Secretary is the custodian of records, located in the File for Case No. 2017-001990CUA, at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-001990CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for the demolition of an existing one-story single-family dwelling and construction of a new three-story over basement structure with two dwelling units. Unit one is a single-level unit on the first floor with one-bedroom and two bathrooms with a total of 1,242 square feet. The second unit, which is located on the second and third floors, has two bedrooms, two bathrooms, a private terrace and roof deck with a total of 2,276 square feet. Each unit will have one off-street parking space and one Class 1 bicycle parking space on the basement level.
3. **Site Description and Present Use.** The project site is located on the east side of Carolina Street, between 20th and 22nd Streets, Lot 031 in Assessor’s Block 4097 and is located within the RH-2 (Residential-House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The site is an approximately 2,500 square foot uphill sloping lot with 25 feet of frontage and a depth of 100 feet. On site is an existing approximately 400 gross floor area, one-story (with loft) single-family dwelling constructed circa 1907. Currently, the structure is vacant and there is no off-street parking for the property.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the Showplace Square/Potrero Hill neighborhood and within District 10. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. The block-face is characterized by two- to three-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings. The adjacent properties to the north and south are improved with two-story single-family dwellings constructed in 1931 and 1932, respectively, and the house to the east a three-story single-family home, constructed in 1906 and enlarged and extensively remodeled in 2014. On the west side of Carolina Street and along Southern Heights Avenue, the architectural style is also mixed and generally two- and three-story single- and multi-family dwellings. The surrounding properties are located in the RH-2 (Residential-House, Two-Family) Zoning District.

The subject property is also within .25-miles of stops for the 10, 14X, 19, 48, 8, 8AX and 8BX MUNI transit lines.

5. **Public Comment.** The Department has received no formal comments regarding the proposal.

6. **Planning Code Compliance:**

A. **Residential Demolition – Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-2 Zoning District. The Code establishes criteria that the Planning Commission shall consider in the review of applications for residential demolition.

As the Project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion; please see below.

B. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

The project proposes a building that will be approximately 37 feet, 8 inches tall. The building height at the front lot line is approximately 28 feet tall. The third floor is set back 15 feet from the property line, and, therefore complies with the Planning Code and the Height and Bulk District.

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

The subject property does not have a legislated setback. The average front setback of the adjacent two buildings is zero; therefore, there is no required front setback. The project proposes no front setback, thus, the Project complies with Planning Code Section 132.

D. **Rear Yard Requirement.** Planning Code Section 134 requires a minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by averaging of the adjacent rear building walls. When averaging, the minimum rear yard allowed is 25%, but in no case less than 15 feet, and shall be provided at the ground level. Permitted projections into the rear yard are also permitted per Planning Code Section 136, such as a two-story addition projecting up to 12 feet into the rear yard with 5 foot side setbacks on each side for the length of the projection.

The subject property is 100 feet deep; and the average rear yard depth of the adjacent neighbors is 37 feet, 1¼ inches; therefore, the rear yard requirement is 37 feet, 1¼ inches. The Project complies with the rear yard requirements.

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

The project complies with the street frontage requirement and provides the appropriately-sized entrance to the off-street parking.

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

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

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

The Project provides access to the rear yard area for the lower level unit and access to a private roof deck for the upper level unit. The private open space areas for all units exceed the 125 square feet required; therefore, the Project provides code-complying open space for all dwelling units.

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

As the Project provides two dwelling units, two automobile parking spaces are required. The Project proposes two off-street parking spaces and, therefore complies with Planning Code Section 151.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 space for every 20 dwelling units.

The project requires three Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project proposes two Class 1 bicycle parking spaces, located in the garage.

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

The Project proposes new construction of a building that results in one net new dwelling. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

- K. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project that results in the new residential use over 800 gross square feet.

The Project includes new residential development over 800 gross square feet. Excluding the square footage dedicated to the accessory parking spaces, this use is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

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

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

The use and size of the proposed project is compatible with the surrounding neighborhood. The proposal would demolish an existing single-family dwelling that contains a loft and no private bedrooms and has approximately 400 square feet of floor area. The new building will contain one one-bedroom and two-bedroom dwelling units ranging in size from approximately 1,242 square feet and 2,276 square feet, respectively. The siting of the new building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines.

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

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

The Project includes a three-story massing along the street, with the fourth floor setback 15 feet from the front building wall, which is appropriate given the context of the surrounding neighborhood. The proposed building provides rear setbacks, all which help to sculpt the building to minimize impacts and remain compatible with the neighborhood's two- to-three-story buildings.

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

Planning Code requires one off-street parking space per dwelling unit. The garage provides the two required off-street parking spaces, in addition to the two Class 1 bicycle parking spaces.

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

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

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

The Project is residential and will be landscaped accordingly.

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

The Project complies with relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of the RH-2 Districts, which are characterized by one- and two-family houses that are finely scaled and usually do not exceed 25 feet in width and 40 feet in height. Additionally, the Project is in conformance with the Planning Code requirements for dwelling units in the RH-2 Zoning District.

- 8. **Planning Code Section 317(d)** requires the Planning Commission to establish criteria and procedures for determining the soundness of a structure proposed for demolition, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

In accordance with the Planning Commission's Residential Demolition Policy, the Project Sponsor has submitted a soundness report, which demonstrates that the repair cost exceeds 50-percent of the replacement cost for each building proposed to be demolished. The costs include but are not limited to: collapsed footings, water intrusion due to inadequate flashing, and rebuilding the collapsed rear room and bathroom.

- 9. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications for Residential Demolition. On balance, the Project does comply with said criteria in that:

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

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

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

The existing dwelling is vacant with past code-violations for an abandoned building; however, the building has since been registered with the Department of Building Inspection as a Vacant or Abandoned Building, pursuant to Ordinance 194-09. Additionally, the building is unsound due to original design deficiencies, per the soundness report prepared by Patrick Buscovich & Associates Structural Engineers, Inc. on January 6, 2017 and November 28, 2017.

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

Although the existing structures are more than 50 years old, a review of the supplemental information resulted in a determination that neither structure is a historical resource.

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

Not applicable. The existing structures are not historical resources.

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

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building is a vacant single-family residence which has been vacant for over 15 years.

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

The existing single-family dwelling is currently vacant. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction neither history nor eviction notices filed at the Rent Board for 863 Carolina Street. The Department can confirm that there are no tenants currently living in the dwelling.

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

Although the Project proposes the demolition of an existing unsound dwelling, the new construction project will result in an additional dwelling unit.

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

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two dwelling units that are consistent with the RH-2 Zoning District. The proposed residential development is characteristic of other existing residential buildings located along Carolina Street; one net new dwelling unit would be added to the City's Housing Stock.

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

The Project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit; however, the existing dwelling is unsound. The project also adds one family-sized dwelling unit to the City's Housing Stock.

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

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

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

The Project proposes in-fill housing with a total of two dwelling units which is consistent with the varying neighborhood density. The proposed residential development is characteristic of other existing residential buildings located along Carolina Street and in the surrounding neighborhood.

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

The Project proposes an opportunity for family-sized housing. A one-bedroom and a two-bedroom unit are proposed within the new two-unit building. Currently, the property only contains one unsound dwelling with no bedrooms.

- xiii. Whether the project creates new supportive housing;

The Project does not create new supportive housing.

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

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The proposed residential development is characteristic of other existing residential uses along Carolina Street and in the surrounding neighborhood.

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

The Project will increase the number of on-site units from one dwelling unit to two dwelling units.

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

The existing unsound building does not contain any bedrooms. The Project proposes a total of three bedrooms between the two dwelling units.

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

The maximum density for the subject property is two units. The Project proposes the new construction of a two-unit building, increasing the existing site density and maximizing the density permitted in the RH-2 Zoning District.

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

The existing single-family dwelling is currently vacant. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, nor any documentation indicating an eviction history nor eviction notices filed at the Rent Board for 863 Carolina Street. The Department can confirm that there are no tenants currently living in the dwelling.

Regarding unit size and count, the existing dwelling unit has approximately 400 square feet of habitable area and zero bedrooms. The proposed building contains two units; one with one bedroom and the second unit with two bedrooms. The new units provide more than the existing square footage and bedroom count.

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

HOUSING ELEMENT

OBJECTIVE 2:

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

Policy 2.1:

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

The project proposes to demolish an unsound structure containing one bathroom and zero bedrooms to construct two new dwelling units with one- and two-bedrooms and thereby contributes to the general housing stock of the city.

OBJECTIVE 3:

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

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

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

Policy 3.4:

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

While the project will demolish an existing vacant and unsound dwelling, the new construction project will result in an increase in the density of the property and contributes one net new dwelling unit, a net addition of three bedrooms, to the existing housing stock.

OBJECTIVE 4:

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

Policy 4.1:

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

The project proposes to demolish a single-family residence with no bedrooms to construct two dwelling units with one- and two-bedrooms. Additionally, the Project includes an elevator which will accommodate access for residents of varying lifestyles and needs.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.5

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

The subject property is within an RH-2 (Residential, House, Two-Family) district which allows for higher residential density than what is existing. The Project proposes a total of two dwelling units with two off-street parking spaces on property located in a neighborhood consisting of single-family residences to small multi-unit buildings with off-street parking. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

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

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

Policy 1.3:

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

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the ground floor entries of adjacent neighbors in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.

OBJECTIVE 2:

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

Policy 2.6:

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

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

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

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

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

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

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

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

The existing single-family dwelling is currently vacant and unsound. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, nor any documentation indicating an eviction history nor eviction notices filed at the Rent Board for 863 Carolina Street. The Department can confirm that there are no tenants currently living in the dwelling.

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-001990CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. ****. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

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

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

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

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 1, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the demolition of an existing one-story single-family residence and construction of a new three-story over basement structure with two dwelling units located at 863 Carolina Street, Block 4097, Lot 031, pursuant to Planning Code Sections 303 and 317 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated October 17, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-001990CUA and subject to conditions of approval reviewed and approved by the Commission on February 1, 2018 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

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

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

DESIGN

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than **two** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
9. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide two independently accessible off-street parking spaces. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

PROVISIONS

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
11. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

MONITORING

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

OPERATION

19. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
20. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
21. **Garbage, Recycling and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*

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25	49B	1	25	25
25	49A	'87 52/53	25	25
25	49	1B	25	25
25	48	1C	25	25
25	2005 58&59 47		50	25
25	46	2	25	25
25	45A	3	25	25
25	45	3A	25	25
25	44A	4	25	25
25	44	5	25	25
25	6A	6	25	25
25	51	7	25	25
25	50	8	25	25
25	42B	9	25	25
25	42C	9B	25	25
37	42A		66	25
29	42D	9A	25	25
25	42	10	25	25
25	41	11	25	25
25	40	12	25	25
25	39	13	25	25
25	38	14	25	25
25	37	15	25	25
25	36	16	25	25
30	34	17	25	25
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**SAN FRANCISCO
PLANNING DEPARTMENT**

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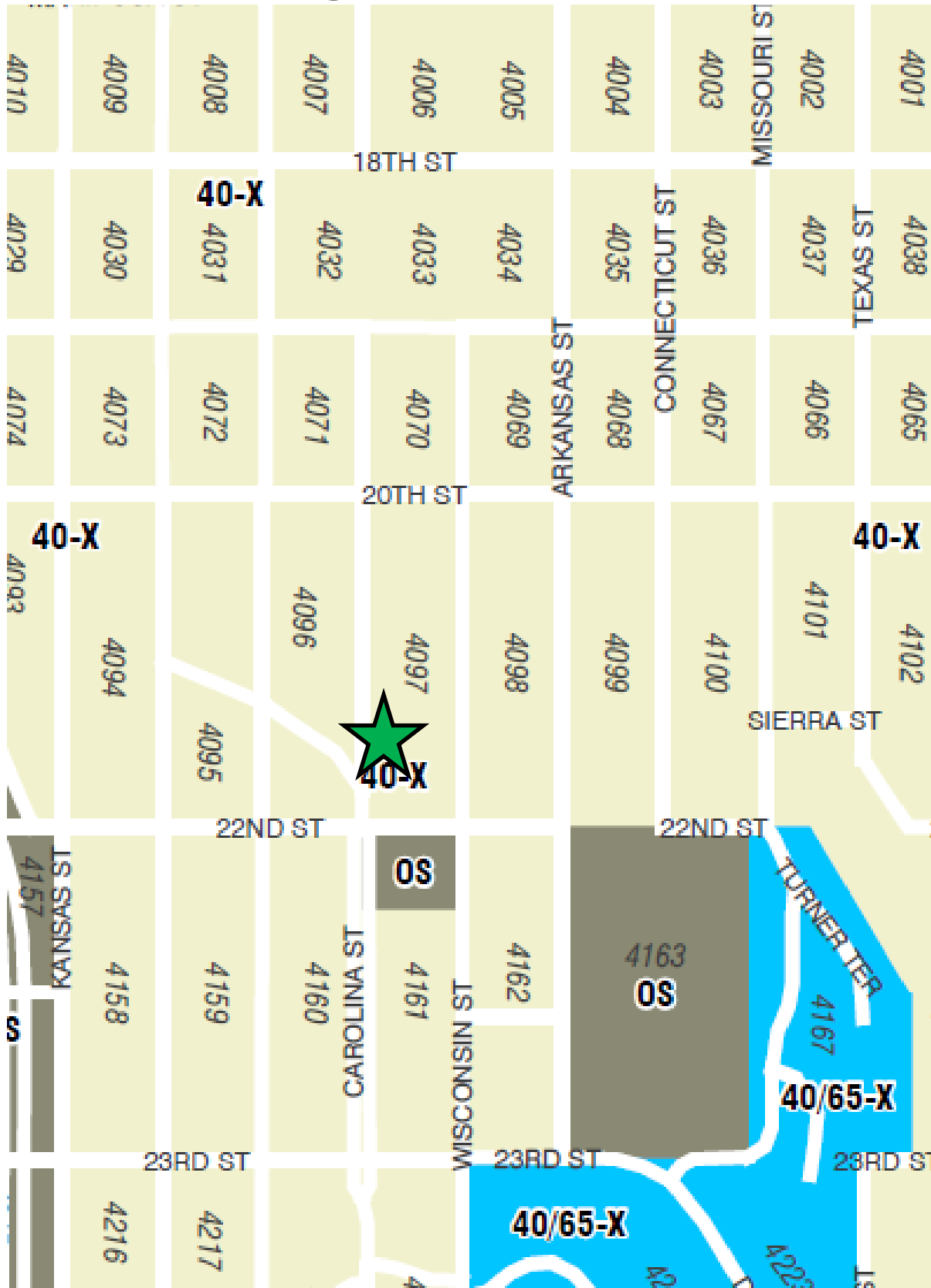
**SAN FRANCISCO
PLANNING DEPARTMENT**

Zoning Map



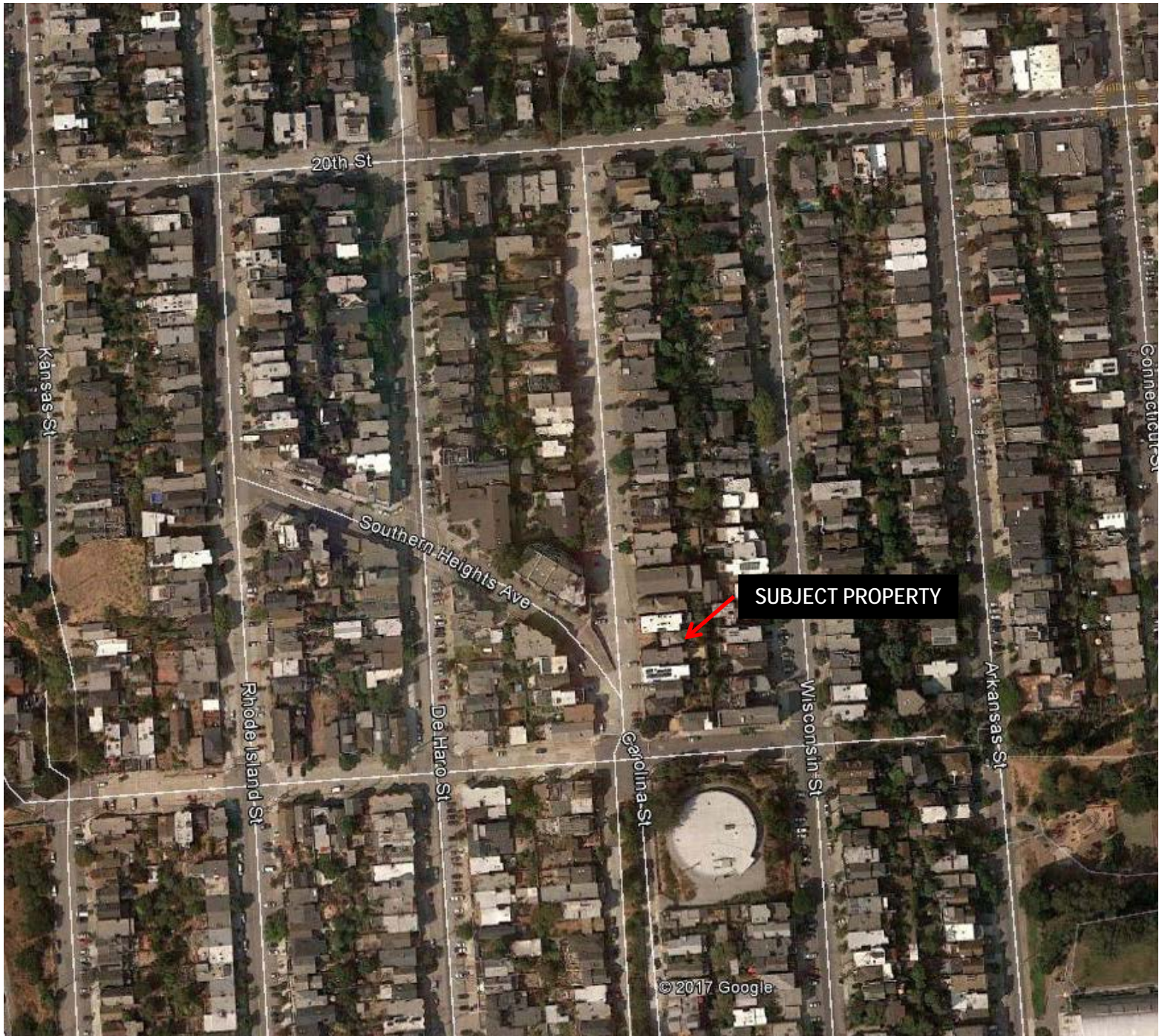
Conditional Use Authorization
Case Number 20017-001990CUA
863 Carolina Street

Height and Bulk Map



Conditional Use Authorization
Case Number 20017-001990CUA
863 Carolina Street

Aerial Photo



Aerial Photo



Context Photos

SUBJECT PROPERTY ON CAROLINA STREET



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 20017-001990CUA
863 Carolina Street

Context Photos

REAR OF SUBJECT PROPERTY ON CAROLINA STREET



Conditional Use Authorization
Case Number 20017-001990CUA
863 Carolina Street

Site Photo

PORTION OF SUBJECT BLOCK ON CAROLINA STREET



Conditional Use Authorization
Case Number 20017-001990CUA
863 Carolina Street

Site Photo

PORTION OF OPPOSITE BLOCK ON CAROLINA STREET



Conditional Use Authorization
Case Number 20017-001990CUA
863 Carolina Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
863 Carolina Street		4097/031	
Case No.	Permit No.	Plans Dated	
2017-001990ENV		1/23/2017	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish existing one-story single-family residence and construct a new four-story building containing two dwelling units, two vehicle parking spaces, and a roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling <div style="float: right; font-size: small;"> Digitally signed by Jean Poling Date: 2017.06.01 11:05:05 -07'00' </div>	
No archeological effects.	

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

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

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

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

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input checked="" type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C </div> <div style="margin-top: 5px;"> a. Per HRER dated: <u>Per PTR form dated 3/6/17</u> (attach HRER) b. Other (specify): _____ </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): <div style="height: 40px; border: 1px solid black;"></div>	
Preservation Planner Signature: Natalia Kwiatkowska <div style="font-size: 0.8em; margin-top: 2px;"> <small>Digitally signed by Natalia Kwiatkowska DN: cn=Natalia Kwiatkowska, o=City Planning, ou=Current Planning, c=US Date: 2017.03.22 16:45:22 -0700</small> </div>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (<i>check all that apply</i>): <div style="margin-left: 20px; margin-top: 5px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: Planning Commission Hearing <small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature: <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">Jean Poling</div> <div style="margin-top: 10px;"> Digitally signed by Jean Poling Date: 2017.06.01 11:05:47 -07'00' </div>
<small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small>		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. ATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/6/2017
---------------------------------	--	-------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Natalia Kwiatkowska	863 Carolina Street	
Block/Lot:	Cross Streets:	
4097/031	20th and 22nd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-001990ENV

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

DATE OF PLANS UNDER REVIEW:	1/23/17
-----------------------------	---------

PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Left Coast Architectural History (dated February 23, 2017).	
Proposed Project: Demolition of existing one-story building and new construction of a four-story, two-unit building with a roof deck.	

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

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


PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Left Coast Architectural History (dated February 23, 2017), and information found in the Planning Department files, the subject property at 863 Carolina Street contains a one-and-a-half-story, wood-frame, single-family dwelling designed in the Vernacular style. The building was constructed circa 1907 (source: water tap records) by an unknown architect/builder. The house features wood shingle siding capped with a gable roof at front and a hip roof at rear portion. The original owner and occupant was Frank Priest, a laborer who lived in the house with his wife Catherine and four children. Known exterior alterations to the property include the addition of a sleeping porch at the front of the building in 1919. Additional visual observation and archival research suggests that the house appears to be a combination of two masses joined together: a front gable-roofed portion and a rear hip-roofed portion. The front portion may be the sleeping porch referred to in the 1919 permit. Additional visual inspection reveals the windows in the front gable end have been replaced with sliding aluminum-sash windows and the front entry steps have been altered.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is a nondescript example of a vernacular single-family residence.

The subject property is not located within the boundaries of any identified historic district. The subject building is located in the Portrero Hill neighborhood, and the surrounding area is composed primarily of one- to three-story single- and multi-family dwellings constructed between 1900 and 2004. A number of institutional buildings are also present in the area including the First Russian Molokan Christian Church, the SFSU Portrero Hill Head Start School, the Portrero Hill Neighborhood House, and the San Francisco Fire Department Station 37. The subject block exhibits a variety of architectural styles and does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-20-2017

Current Images:



Primary facade from Carolina Street.



Primary facade, from front of lot.

SOUNDNESS REPORT

**863 Carolina
San Francisco, CA**

Prepared By:

**Patrick Buscovich & Associates
Structural Engineers, Inc.
235 Montgomery Street, 1140
San Francisco, CA 94104**

Copyright 2011

Job Number: 16.152

Date: January 6, 2017

Disclaimer:

This report is a soundness study on the subject structure. The preparer of this report has prepared this report under generally recognized engineering principle. The preparer has no interest in this property or any other property of the owner nor is the preparer of this report doing any other work on this property or any other property owned by this owner.

Basis of Soundness Report

The soundness evaluation will be based upon the cost to repair and/or remediate applicable soundness criteria. These costs are based upon the house being vacant, which it is currently. The costs are prepared in conjunction with a licensed contractor and represent current construction costs. Not included in these costs are architectural and engineering fees. Permit fees are also included as well as 18% profit/overhead. This soundness cost is to be compared to a replacement cost. Not included in this replacement cost is the demolition cost of the existing structure. It is important to note that the soundness cost number using the 50% threshold do not include the following:

1. Deterioration due to intentional, willful negligence.
2. Maintenance.
3. Remodeling not associated with required work.
4. Upgrade not associated with required work.

The official DCP Soundness Matrix Item number system will be used in this report. The complete DCP Soundness summary and Matrix is in Appendix A.

Planning Information

The lot has an area of 2,500 ft². The zoning is RH2, 40x Height. The DCP property information report is in Appendix C. The assessor shows the floor area as 640ft². There is no original building permit on microfilm. The original Water Department application gave the floor area of the house as 400 SF. Approximate as-built floor area is 400 SF. A 1918 permit was issued for a front sleeping porch of 180 SF. This porch may not have been built and it is currently missing. For this report I will use the floor area of the house as 400 SF.

Building Description

The structure is a single-family house built in 1907. There is a missing 1918 additional of 180 ft² front porch. The building is a one story, wood framed. The first floor are the habitable rooms. The foundations are unreinforced concrete. A rear room of the house has collapsed (81 SF out of a total of 400 SF or 20%). This partial collapse requires replacement of the rear portion of the building. There is also termite/dryrot work in this rear room.

Summary of Deficiencies

DCP Matrix #1 – Permit Fee (\$3,000)

DCP Matrix #5 – Flashing/Weather Proofing (See DCP Matrix #9)

Inadequate/missing flashing and weatherproofing has allowed water intrusion into the rear portion of the house. The rear room has collapse due to a lack of waterproofing. When this building was built in 1907 there was no Building Code for residential construction. The first Building Code for residential construction was the State Housing ACT (SHA) of 1912/Tenement, 1915/Home. The SHA require all exterior wall to be weather resistant, this would have required some type of building paper under the exterior wood siding (Sec. 101). The 1903 San Francisco Building Code did not specifically have Residential Code requirement. The SFBC 1903 did require all exterior walls to be damp proof (Sec. 15A). This section (Attached) would have required building paper.

DCP Matrix #8 Foundation (\$9,000)

The existing footing at the collapsed rear room needs to be replaced. The footing were structurally improper for the rebuild. The building is settling down and the foundation are improper (unreinforced concrete for a rebuild. The perimeter of the rear room is 36 L.F. The cost is \$250 L.F. x 36 L.F. or \$9,000. The SFBC 1903 require structurally stable footing. These footing are not stable.

DCP Matrix #9 – Floor Hazard (\$19,440)

The first-floor at the rear is collapsed. The cost to rebuild 81SF @\$240/SF = \$19,440. This is due to DCP Matrix 5 missing building paper

DCP Matrix #17 –Structural Pest (See DCP Matrix #9)

The termite cost to rebuild the collapsed rear room is given in Matrix #9. Termite damage is due to sub-standard construction (see DCP Matrix 5).

DCP Matrix #20 –Bathroom (\$19,850)

Rebuild bathroom at collapse rear room. This collapse is due to DCP Matrix 5.

New Construction Cost

Based upon the as-built, the habitable area of the house is 400ft² and. Based upon DCP cost of \$240/ft² to rebuild habitable floor:
 $(400/\text{ft}^2 \times \$240/\text{ft}^2) = \$96,000$

50% Cost Evaluation

Upgrade Cost	\$59,982	= 62% > 50% unsound Building
Replacement Cost	\$96,000	

Conclusion

Based upon Department of City Planning Guidelines and Engineering Principle's, the building is **unsound**.

The follow items will require work:

Upgrade Cost Breakdown

DCP 50% Matrix Item #	Description	Cost	Mark up	Total
2	Permit fee 5% x \$60K	\$3,000	N/A	\$3,000
5	Flashing/weather proofing	See #9		
6	Rear room foundation 81 liner feet	\$9,000	\$1,620	\$10,620
9	Rebuild rear room	\$19,440	\$3,499	\$22,939
20	Rebuild bathroom @ rear room	\$19,850	\$3,573	\$23,423
	Subtotal	\$51,290	+ \$8,693	\$59,920
	18% Mark-up	\$8,692		
	Total	\$59,982		

Note:

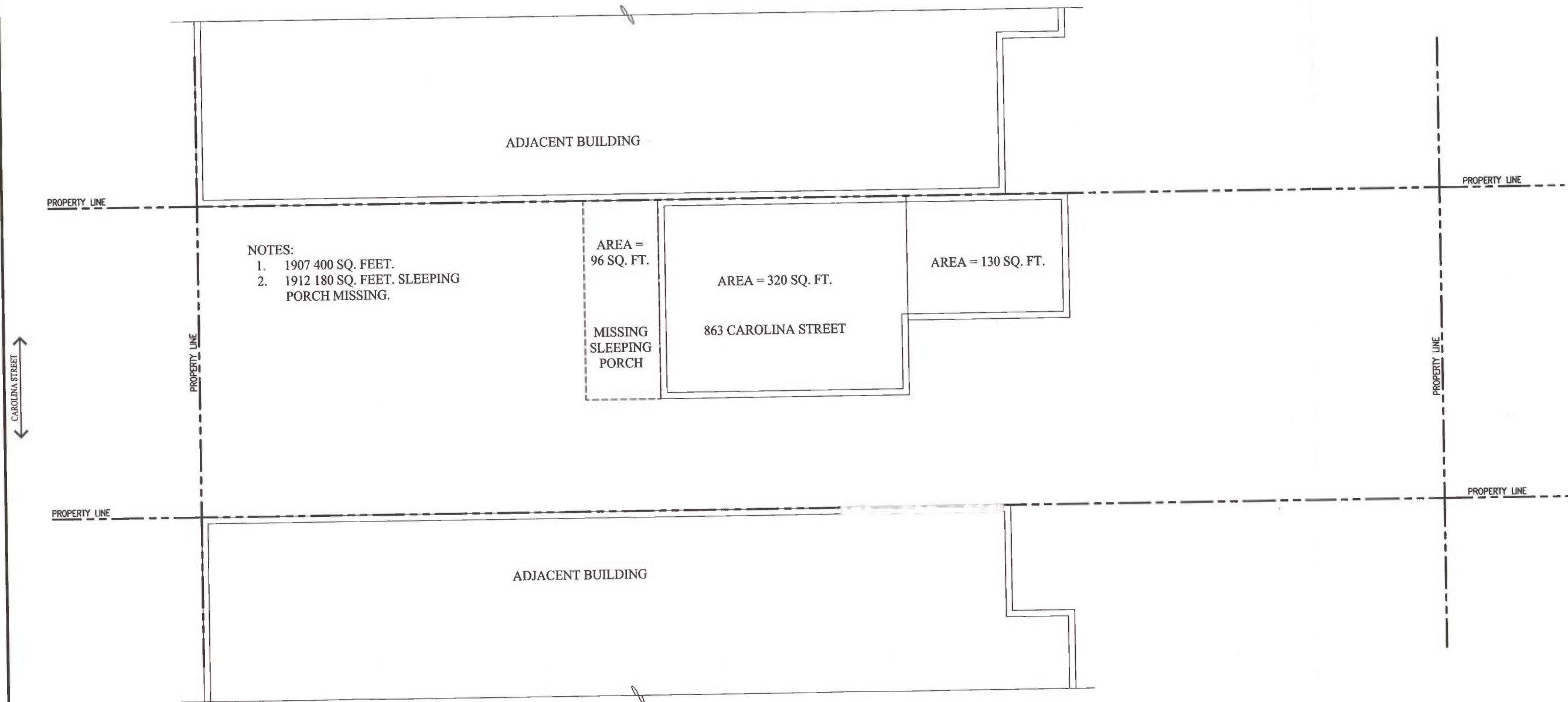
Sincerely,

Patrick Buscovich
Structural Engineer

Copyright 2011

List Attachment:

Floor Plans
DBI
Photographs
DCP



- NOTES:
1. 1907 400 SQ. FEET.
 2. 1912 180 SQ. FEET. SLEEPING PORCH MISSING.

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

PATRICK BUSCOVICH
AND ASSOCIATES
STRUCTURAL ENGINEERS, INC.
235 MONTGOMERY STREET, SUITE 1140
SAN FRANCISCO, CALIFORNIA 94104
(415) 760-0636
© COPYRIGHT 2016



863 CAROLINA STREET
SAN FRANCISCO, CA.

SITE PLAN

DRAWN DA
DESIGNED/CHECKED PB
DATE
SCALE AS NOTED
JOB NO. 16.152
SHEET

S2.1

OF SHEETS

DESCRIPTION

APPENDIX A	SOUNDNESS REPORT TEMPLATE
APPENDIX B	PHOTOGRAPHS
APPENDIX C	DCP / ASSESSOR
APPENDIX D	DBI, PERMIT HISTORY
APPENDIX E	WATER DEPARTMENT
APPENDIX F	BUILDING CODE

SOUNDNESS REPORT TEMPLATE

DCP 50% Soundness Items

<u>Item</u>	<u>Description</u>
1.	
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Appendix A

Sample Soundness Report Template

Project Address: 863 Carolina

Job Number: 16.152

Replacement Cost

Type of Space		Area (Square Feet)	Cost per Square Foot	Cost
1	occupied, finished spaces	400ft ²	\$240/ ft ²	\$96,000
2	unfinished space with flat ceiling & > 7'-6" of headroom (e.g., basements, garages)	0		\$0
3			Replacement Cost Total	\$96,000

WORK THAT COULD BE INCLUDED IN THE UPGRADE COST ESTIMATE FOR THE 50% THRESHOLD:
(Attach cost estimates from relevant consultants)

Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
1	Building Permit Fee				\$3,000
2	Providing room dimensions at a minimum of 70 sq. ft. for any habitable room.				
3	Providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen.				
4	Providing at least one switched electrical light in any room where there is running water.				
5	Correcting lack of flashing or proper weather protection if not originally installed.				See #9

Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
6	Installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed.				\$9,000
7	Provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted).				
8	Eliminating structural hazards in foundation due to structural inadequacies.				
9	Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.				\$19,400
10	Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry vertical loads.				
11	Eliminating structural hazards in ceilings, roots, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.				
12	Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.				
13	Upgrading electrical wiring which does not conform to the regulations in effect at the time of installation.				
14	Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation.				
15	Providing exiting in accordance with the code in effect at the time of construction.				

Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
16	Correction of improper roof, surface or sub-surface drainage if not originally installed, if related to the building and not to landscape or yard areas.				
17	Correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation).				
18	Repair of fire-resistive construction and fire protection systems if required at the time of construction, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms when required.				
19	Wood and metal decks, balconies, landings, guardrails, fire escapes and other exterior features free from hazardous dry rot, deterioration, decay or improper alteration.				
20	Repairs as needed to provide at least one properly operating water closet, and lavatory, and bathtub or shower.				\$19,850
21	Repair of a kitchen sink not operating properly.				
22	Provision of kitchen appliances, when provided by the owner, in good working condition, excluding minor damage.				
23	Repair if needed of water heater to provide a minimum temperature of 105° and a maximum of 102°, with at least 8 gallons of hot water storage.				
24	Provision of both hot and cold running water to plumbing fixtures.				

Items considered under 50% Threshold		Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
25		Repair to a sewage connection disposal system, if not working.			
26		Repair heating facilities that allow the maintenance of a temperature of 70° in habitable rooms, if not working.			
27		Repair ventilation equipment, such as bathroom fans, where operable windows are not provided, if not working.			
28		Provision of operable windows in habitable rooms (certain exceptions apply).			
29		Repair of electrical wiring if not maintained in a safe condition.			
30		Repair of plumbing materials and fixtures if not maintained in good condition.			
31		Elimination structural hazards in ceilings, roofs, or other horizontal members.			
32		Fireplace (See Item #12)			
33		Mold & Mildew			
34		Lead & asbestos			\$8,693
35		Contractor's profit & overhead, not to exceed 18% of construction subtotal, if unit costs used for repair items do not include profit & overhead			
				50% Threshold Cost Subtotal	\$59,982

Summary

Replacement Cost: \$96,000

Greater, unsound

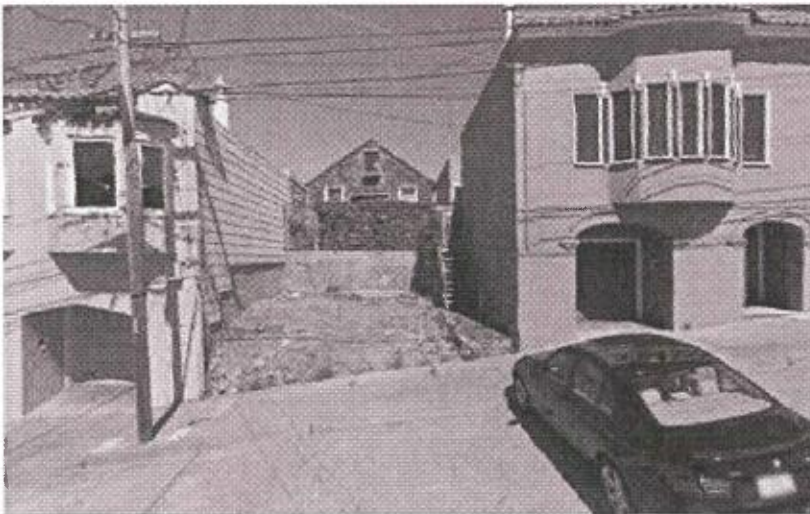
50% Threshold Upgrade Cost: \$48,000

PHOTOGRAPHS

Appendix B



Imagery ©2016 Google, Map data ©2016 Google 20 ft



863 Carolina St
San Francisco, CA 94107





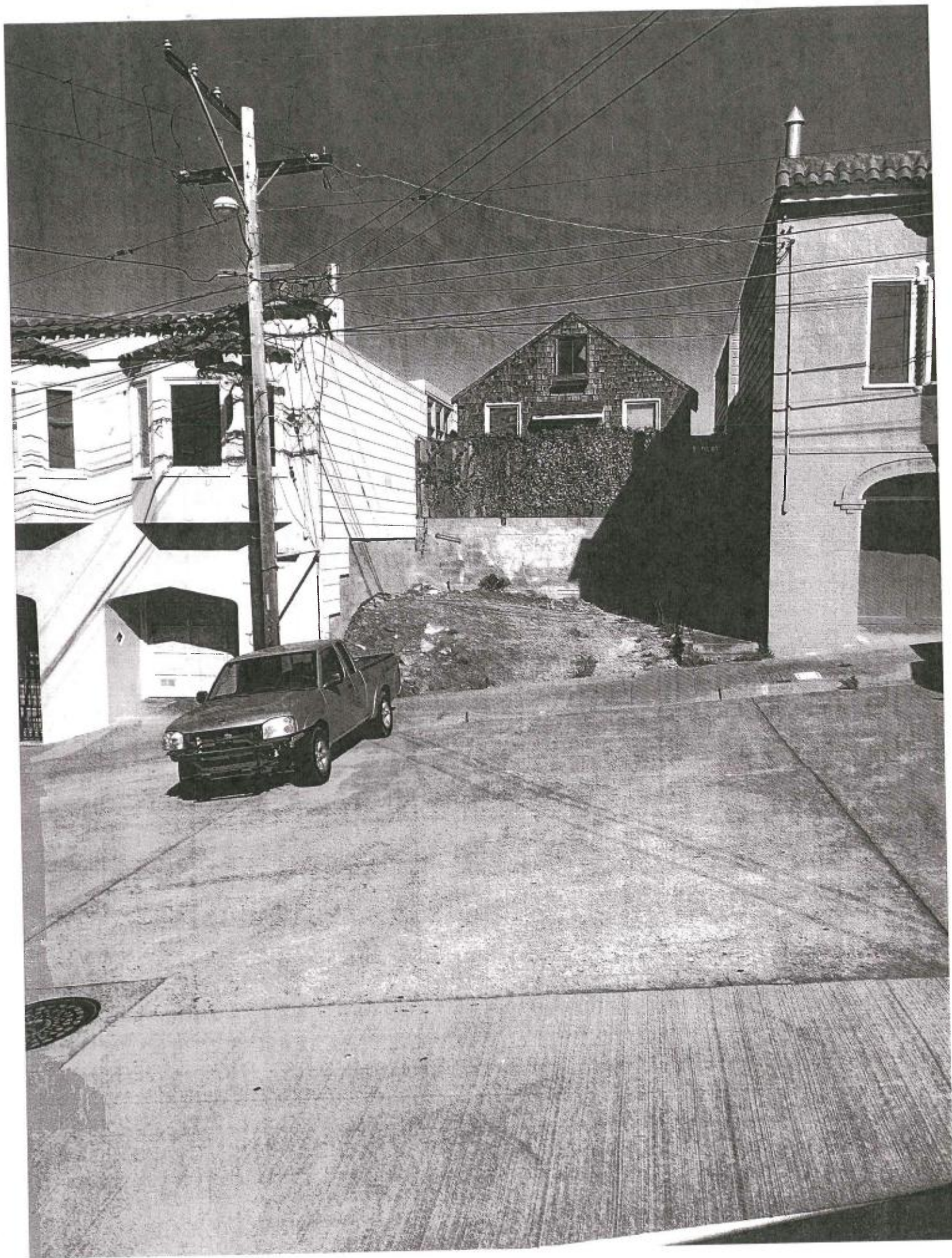


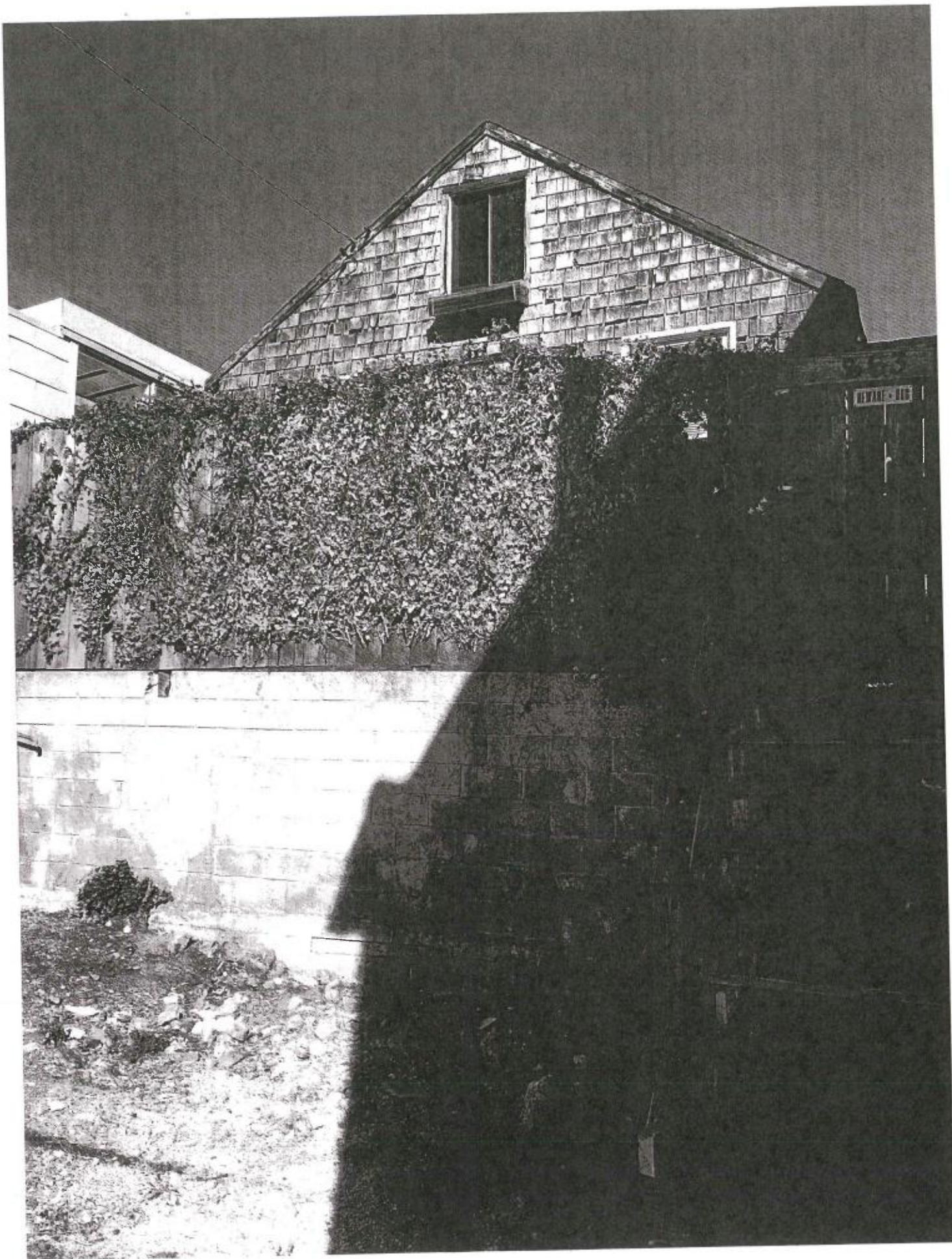


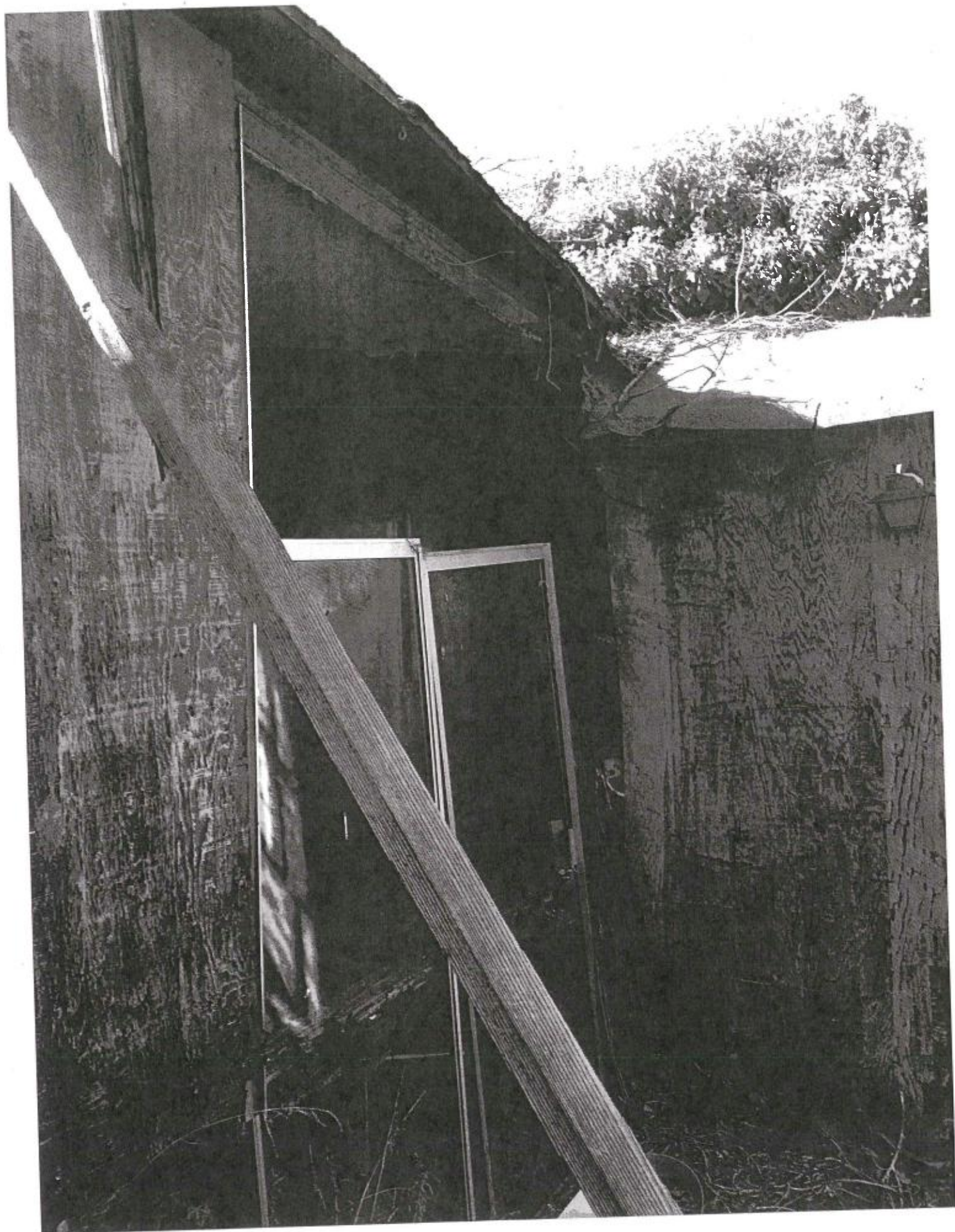








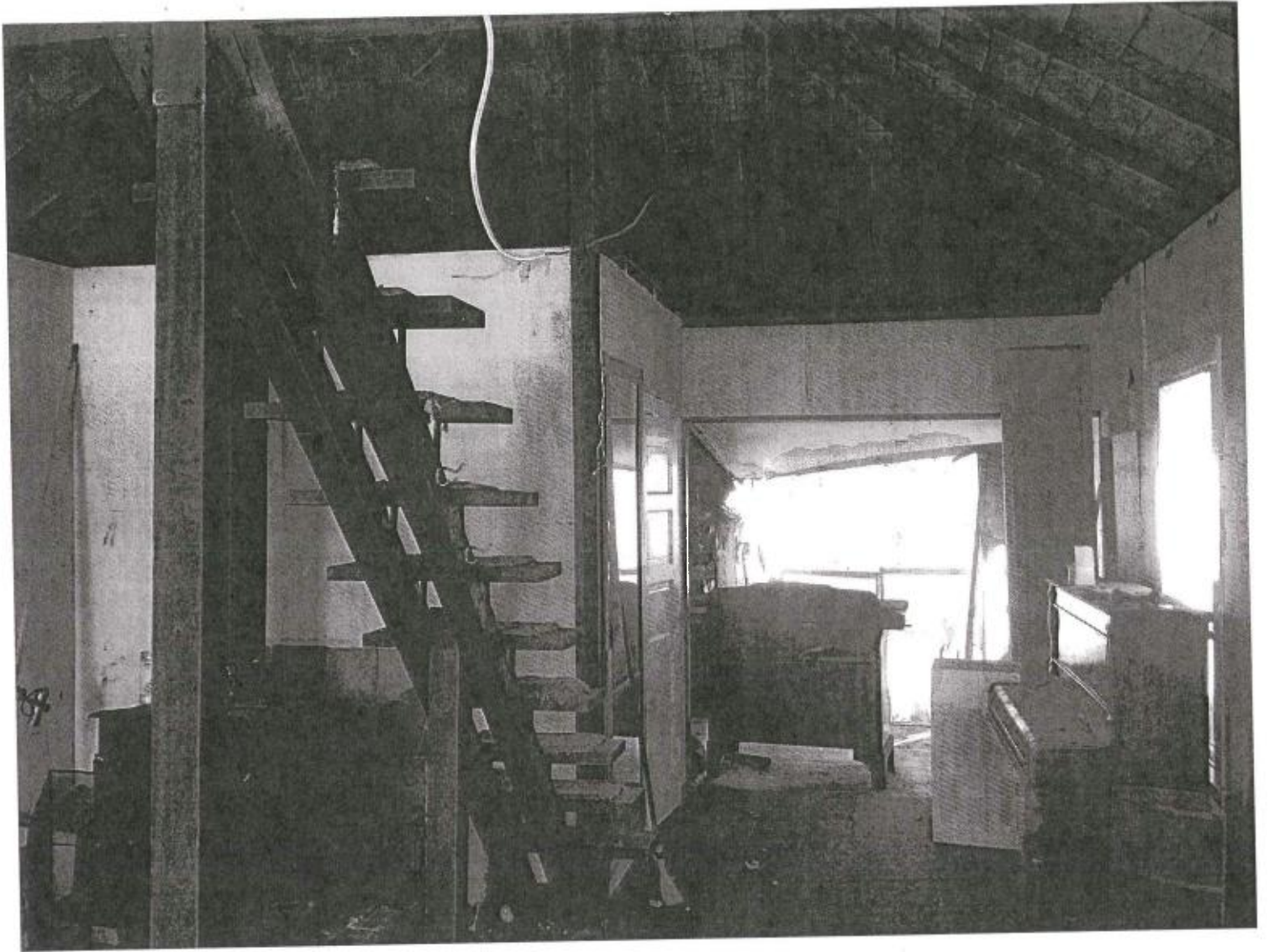




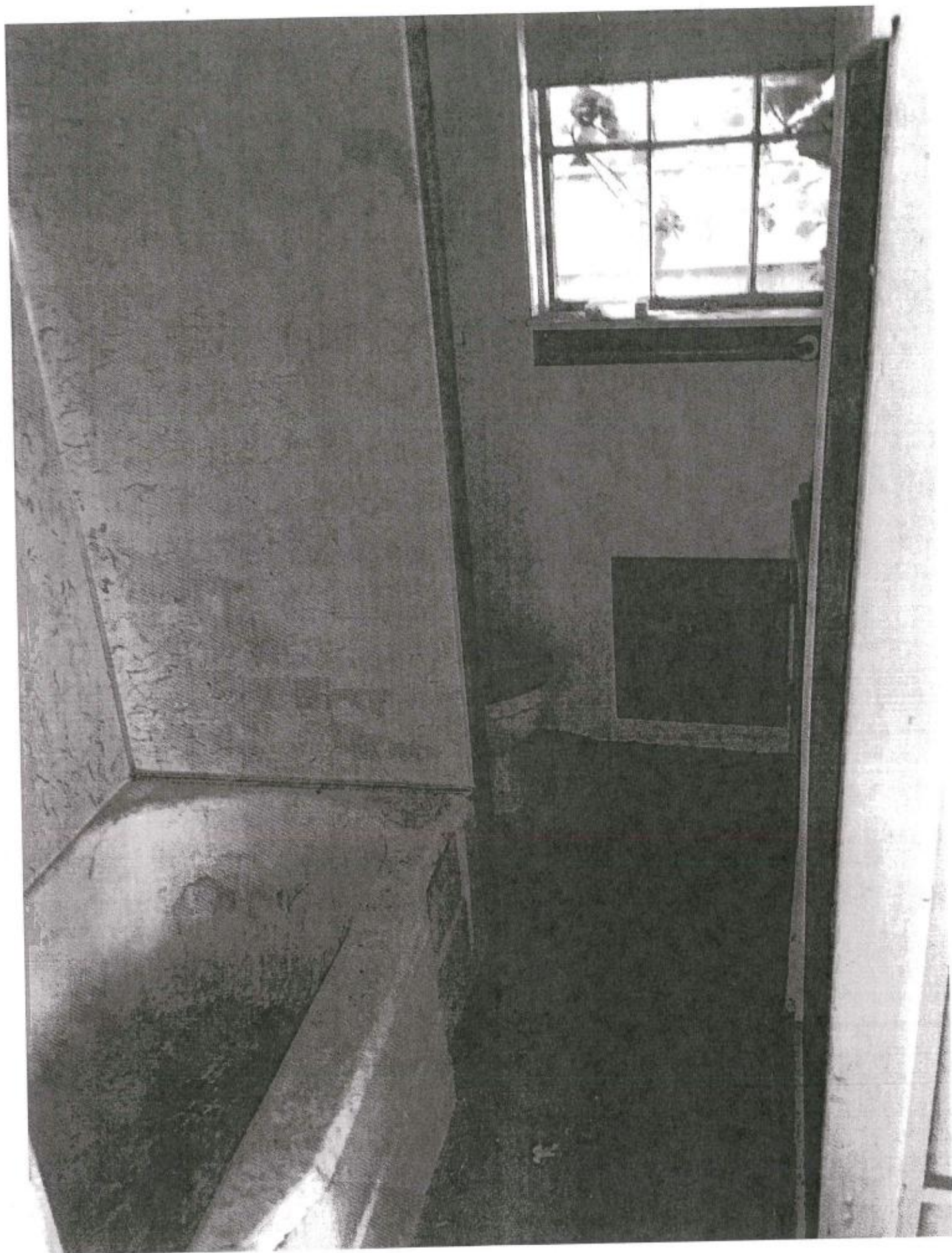














DCP

Appendix C



SAN FRANCISCO PLANNING DEPARTMENT

Report for: 863 CAROLINA



Property Report: 863 CAROLINA

General information related to properties at this location.

PARCELS (Block/Lot):

4097/031

PARCEL HISTORY:

None

ADDRESSES:

863 CAROLINA ST, SAN FRANCISCO, CA 94107

NEIGHBORHOOD:

Potrero Hill

CURRENT PLANNING TEAM:

Building Area:	640 sq ft
Parcel Area:	2,495 sq ft
Parcel Shape:	-
Parcel Frontage:	-
Parcel Depth:	-
Construction Type:	Wood or steel frame
Use Type:	Dwelling
Units:	1
Stories:	1
Rooms:	3
Bedrooms:	-
Bathrooms:	1
Basement:	-
Owner:	ROCKLIN DMITRY & ALLA 699 36TH AVE APT 201 SAN FRANCISCO CA, 94121
Owner Date:	9/22/2016

Zoning Report: 863 CAROLINA

Planning Department Zoning and other regulations.

ZONING DISTRICTS:

RH-2 - RESIDENTIAL- HOUSE, TWO FAMILY

HEIGHT & BULK DISTRICTS:

40-X

SPECIAL USE DISTRICTS:

None

SPECIAL SIGN DISTRICTS:

None

LEGISLATIVE SETBACKS:

None

COASTAL ZONE:

Not in the Coastal Zone

PORT:

Not under Port Jurisdiction

LIMITED AND NONCONFORMING USES:

None

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

Planning Applications Report: 863 CAROLINA

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the Planning Code. The 'Project' is the activity being proposed.

PLANNING APPLICATIONS:

None

SHORT TERM RENTALS:

None

Building Permits Report: 863 CAROLINA

Applications for Building Permits submitted to the Department of Building Inspection.

BUILDING PERMITS:

None

Miscellaneous Permits Reviewed By The Planning Dept Report: 863 CAROLINA

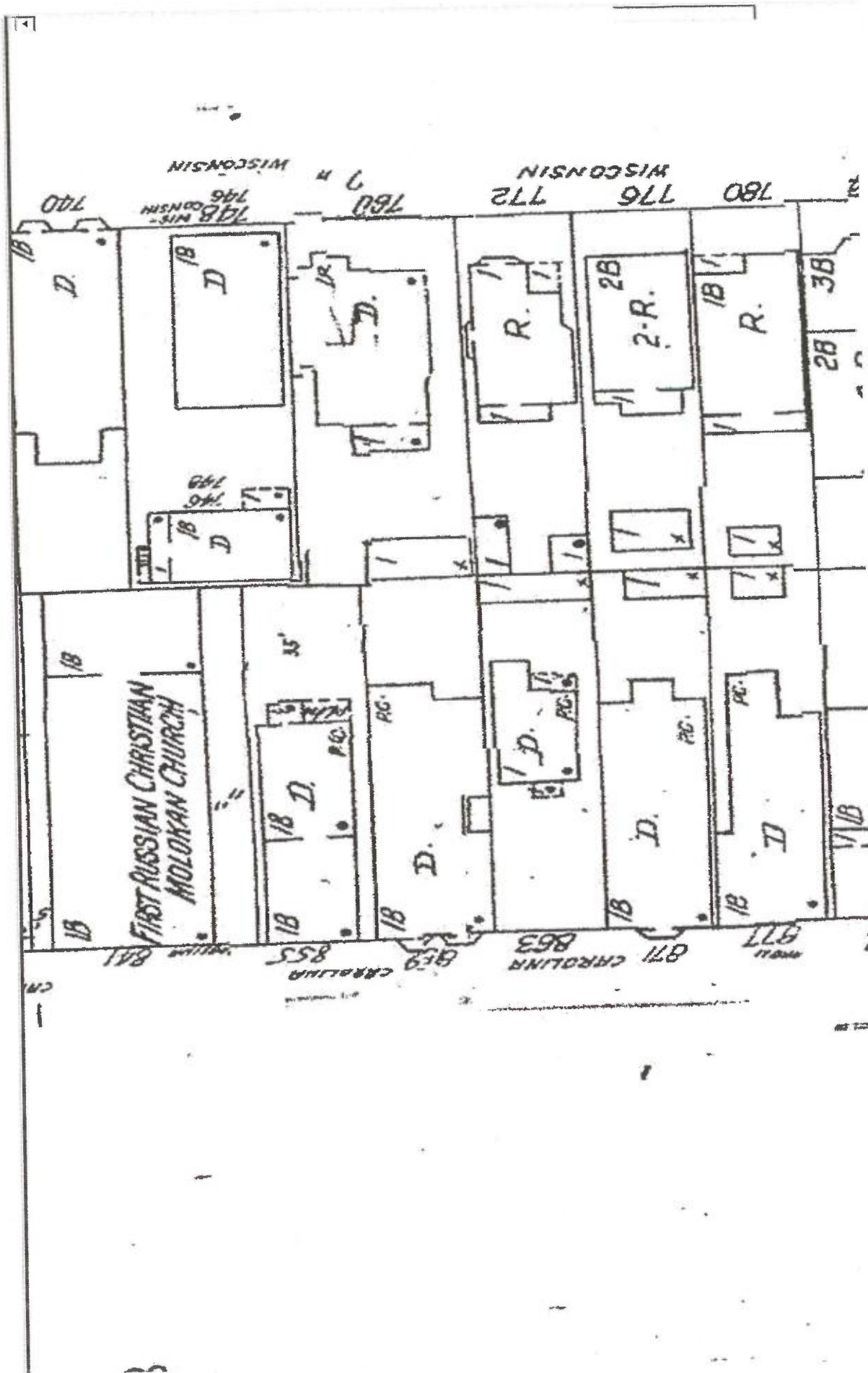
BLOCK BOOK NOTIFICATIONS:

None

The Disclaimer: The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an 'as is' basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Printed: 12/5/2016

<http://propertymap.sfplanning.org/dept=planning>



DBI PERMIT HISTORY

<u>DATE</u>	<u>DESCRIPTION</u>
1919	Porch 10' x 18'

Appendix D

OFFICIAL COPY

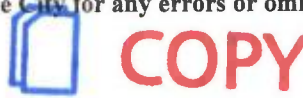


Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.



Address of Building 863 CAROLINA ST

Block 4097

Lot 031

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
 - B. Is this building classified as a residential condominium? Yes No ✓
 - C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RH-2
3. Building Code Occupancy Classification R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓

If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
5. Building Construction Date (Completed Date): UNKNOWN
6. Original Occupancy or Use: UNKNOWN
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
88411	88411	Sep 12, 1919	BUILD SLEEPING PORCH 10X18 ON FRONT OF BUILDING	N
8. A. Is there an active Franchise Tax Board Referral on file?				Yes No ✓
B. Is this property currently under abatement proceedings for code violations?				Yes No ✓
9. Number of residential structures on property? 1				
10. A. Has an energy inspection been completed? Yes No ✓				B. If yes, has a proof of compliance been issued? Yes No ✓
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? No ✓				
B. If yes, has the required upgrade work been completed? Yes No				

Date of Issuance: 15 SEP 2016

Date of Expiration: 15 SEP 2017

By: MAY YU

Report No: 201609091363

Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

Records Management Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

No. 88411

APPLICATION

OF

Mr. Priest.

Owner

To make additions, alterations or repairs to building

Location

#863

Street

Caroline

Estimated Cost, \$

265.00

Filed

SEP 8 1919

Referred to Inspector

Mr. J.

For Report

Approved

[Signature]

City Building Inspector

9/12/19

WHILE EVERYONE FULL DESCRIPTION OF WORK IN THIS



ALTERATION BLANKS

WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at corner

West side of Caroline street 75 feet width
of 22nd St. or #863 Caroline St. lot 21st and 22nd street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

To build Sleeping Porch 10' x 18'
on East of said Building.

Estimated cost of work, \$ 265.00

Building to be used as _____

In consideration of the granting of the foregoing application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in the said work.

Name of Architect _____

Address _____

Name of Builder Benj. Ratto

Address 3125 Alameda St.

Mrs. Priest Owner

#863 Caroline Address

Per L. H. Hoin

Report _____

favorably

James M. Gurney
Inspector
Sept 11 1918

Appendix E

WATER DEPARTMENT

Appendix E

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Co are to be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement

- 1 In all cases of non-payment of the water rent with in three days after the presentation of the bill the supply will be cut off, and the water shall again be let on, either for the present, or any subsequent occupant except upon the payment of the amount due, together with the sum of two dollars, provided that in case of specific supplies or for the fractional parts of the month where the water has been let on, it may be cut off immediately, after notice given at the place that the rent is not paid, and may be let on again upon the condition before mentioned
- 2 No person or family supplied with Spring Valley Water will be permitted to use the water for any other purpose than that stated in this agreement, nor to supply water in any way to other persons or families
- 3 The Company does not guarantee pressure
- 4 Consumers shall prevent all unnecessary waste of water and shall make no concealment of the purposes for which it is used
- 5 No alteration shall be made in any water pipe or fixture without first giving notice of the intended alteration at the office of the Company
- 6 In all cases where water is to be supplied to several parties or tenants from one connection or tap, the Company contracts only with one of said several parties, and on his default to abide by these regulations and pay the rates, will cut off the connection
- 7 Whenever any of these regulations shall be violated the supply of water will be discontinued and not resumed until all charges and expenses are satisfied
- 8 All persons taking water shall keep the service pipes in good repair, at their own expense, and they will be held liable for all damages which may result from their failure to do so
- 9 Street Sprinkling with Hose and Standing Irrigators will not be allowed under any circumstances.
- 10 The Inspector or other properly authorized officer of the Company, shall be admitted at all reasonable hours to all parts of any premises supplied with water, to see that these regulations are observed

No

Date of Supply,

APPLICATION AND AGREEMENT

I hereby agree to take water from the Spring Valley Water Co, at the rate of per month, payable monthly in advance, in U S Gold Coin For

1 Family,

863 Carolina E.D. 125 N. 22nd

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Co may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified

GENERAL RATE	27	Size Building	400	Sq. Ft.	1	Stories
"		"		"		"
"		"		"		"
"		"		"		"
"		"		"		"
"		"		"		"
SPECIAL RATES						
Stores @						
Wash Trays						
Wash Basins						
Boarders and Lodgers						
Baths						
Water Closets						
Urinals						
Cows						
Horses						
Horse Trough						
Sq. Yds. Irrigation						
Total	27					

Bill, \$

3/24/17

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application

Frank Priest

Bill, \$

3/24/17

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application

Grand Priest

San Francisco,

Aug 14/09

Service Connection

BUILDING CODE

Appendix F

1903

Building Ordinances

City and County of
San Francisco

Adopted February 6th 1903

Board of Public Works

Telephone South 565

Director of Streets

Telephone South 18

City Architect

Telephone South 104

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Market St. S. F.

Geo. S. Hill.

1903 STBC

PART I.

WOOD FRAME BUILDINGS.

(Further Sections Applicable to These Buildings Are in Part II.)

(Wood Frame Buildings.)

Sec. 12. A wood frame building is a building or structure whose exterior walls, or a portion thereof, are constructed of wood. Buildings sheathed with boards, and partially or entirely covered with four inches of brickwork, shall be deemed frame buildings. Wood frames covered with metal shall be deemed to be wood structures.

No wood frame building, now erected within the fire limits shall be enlarged or built upon.

No wood frame building, now erected within the fire limits shall be repaired without a permit from the Board of Public Works.

(Height of Same.)

Sec. 13. Wood frame buildings shall be limited to a height of fifty (50) feet. All spires of churches and towers of breweries which are higher than fifty (50) feet, shall have such parts as are higher covered with fireproof materials.

(Walls.)

Sec. 14. The walls of wood frame buildings shall be constructed with studding, covered with weather boarding on the outside. No uncovered studding will be allowed against the wall of an adjoining building or structure.

(Brick or Stone Veneer.)

Sec. 15. The outer walls of wood frame buildings over one story in height, veneered with brick or stone, shall be at least eight (8) inches in thickness, including veneer and studding. No building shall be veneered with brick over three (3) stories in height. Veneered walls must be anchored every three (3) feet in height to the inside studding.

(Thickness of Foundation Walls for Frame Buildings.)

Sec. 16. Brick or concrete foundations

for wood frame buildings, one and two stories in height, used as dwellings, must not be less than eight (8) inches thick, and not over four (4) feet high. When the foundations are more than four (4) feet high they must not be less than thirteen (13) inches thick.

Foundations for three-story wood frame buildings shall not be less than thirteen (13) inches thick, and for buildings over three stories, the foundation shall not be less than seventeen (17) inches thick.

When foundation walls of wood frame buildings are used for embankment or retaining wall, one, two and three-story buildings with basement shall have foundation or basement walls of brick or concrete not less than thirteen (13) inches thick, and not higher than eight (8) feet from top of top footing to bottom of first floor joists (first tier of joists).

If a deeper basement be desired the walls thereof shall be not less than seventeen (17) inches thick; the bottom or footing of said walls shall not be higher than ten (10) feet from top of top footing to under side of first story floor joists, and the footing shall have a spread of one-half ($\frac{1}{2}$) the thickness of the wall resting on it.

All buildings over four (4) stories in height shall have foundation or basement walls of brick or concrete not less than twenty-one (21) inches thick, and shall not be more than twelve (12) feet high from top of top footing to bottom of first story floor joists; footings shall have a spread of one-half ($\frac{1}{2}$) the thickness of the wall resting on it.

Where it is not allowable to have footings on the outside of a foundation or basement wall, the footings must extend far enough on the inside to make them the required width.

(Size of Studding for Exterior Walls.)

Sec. 17. For a building of two stories or less in height, except factories, mills or warehouses, the studding for the outside walls and bearing partitions shall not be less than 2x4 inches; for a building of three stories in height, the studding shall not be less than 3x4 inches, to the bottom of the upper floor joists, and 2x4 inches for the remaining height; for a building

17001. No portion of any apartment house or hotel shall be used as a machine shop, or a battery repair shop unless it meets the requirements of this chapter for a repair garage.

17002. No automobiles shall be stored in a space beneath a rear yard of an apartment house, except automobiles owned by the tenants or occupants of apartments within the building. (See design of fire-resistive separation in Appendix.)

Machine shop, etc.
A—H

Space beneath rear yard
A

Article 5. Ventilation

17080. Every garage in a building shall be provided with ventilation meeting the requirements of this article.

17080.1. A private storage garage with an opening into an apartment house or hotel shall be equipped with fixed lou-
vered or screened openings or exhaust ventilation with exhaust openings located within six inches (6") of the floor. The clear area of the louvered openings or of the opening into the exhaust ducts shall be not less than sixty (60) square inches per car stored in such private storage garage. Under no circumstances shall a garage have any opening directly into a room used for sleeping purposes.

17080.2. A public storage garage or a repair garage shall be provided with mechanical exhaust ventilation sufficient to produce one complete change of air every 15 minutes. Such exhaust ventilation shall be taken from a point at or near the floor level.

* 17080.3. Any person in charge of a building or garage in which a mechanical exhaust system of ventilation is installed and used pursuant to this article, who fails, neglects, or refuses to operate and maintain the system in good order and repair so that the air in the garage for which it is provided is not com-
pletely changed within the specified interval is guilty of a mis-
demeanor.

17085. Each ventilation outlet shall lead directly to a free and unobstructed circulation of air; but shall not lead into any inner court.

17085.5. In a public storage garage or in a repair garage not exceeding an area of five thousand (5,000) square feet, the enforcement agency may authorize the omission of such venti-
lating equipment where in the agency's opinion, the building is supplied with unobstructed openings to the outer air which are sufficient to provide the necessary ventilation.

17088. The fan discharge from a mechanical exhaust sys-
tem shall be taken to a point above the roof of the building or to the outer air at a point not less than 10 feet from any window in the building in which the garage is located, or in any adjoin-
ing building.

CHAPTER 23. DORMITORIES

17151. Every dormitory constructed, altered, or converted in any building shall meet the requirements of this chapter.

* (Asterisk—Retroactive section, see Appendix.)

General requirements
A—H—D

* 17152. No dormitory shall contain sleeping accommoda-
tions for more than 20 persons, nor shall any dormitory be so
overcrowded as to be inconsistent with the requirements of this
part for cubic air space in rooms used for sleeping purposes.

17153. A dormitory shall have a clear ceiling height of not
less than eight feet, measured from the finished floor to the fin-
ished ceiling.

17154. In a dormitory having a clear ceiling height of less than
16 feet there shall be but one tier of beds.

In a dormitory having a clear ceiling height of 16 feet or
more, measured between the finished floor and finished ceiling,
there may be a double tier of beds, one tier above the other, if
there is not less than:

(a) Three feet of clear vertical space between beds, or tiers
of beds.

(b) Three feet of horizontal space between beds.

(c) One foot of clear space between the floor of the dormi-
tory and the under side of the first tier of beds, if there is
more than one tier.

17155. The frames of beds in every dormitory shall be
made of steel, iron, or some other hard, smooth, incombustible,
and nonabsorbent material.

17156. Windows opening onto a street, or a yard or court
of the dimensions specified in this part and located on the same
lot, shall be installed in every dormitory. The window area
shall not be less than one-eighth of the superficial floor area in
a dormitory containing not more than one tier of beds, nor
less than one-fourth the superficial floor area in a dormitory
containing a double tier of beds.

* 17157. Every existing dormitory erected prior to August
17, 1923, shall meet the requirements of this part relating to
the number of persons and cubic air space. If the housing
department issues a certificate of occupancy for any dormitory
erected prior to August 17, 1923, which is found by the depart-
ment to be sanitary and fit for human occupancy, the certifi-
cate shall be final as to the existing structural features and
arrangement of the dormitory at the time the certificate is
issued, and the dormitory may be used for human habitation.

CHAPTER 24. BUILDING CONSTRUCTION GENERALLY

Article 1. Details of Construction

17250. Every building shall be constructed in a safe and
substantial manner.

17251. Every dwelling shall be so constructed as to pro-
vide shelter to the occupants against the elements and exclude
dampness in inclement weather.

17252. The materials used in the construction of a build-
ing shall be of substantial and approved stock.

* (Asterisk—Retroactive section, see Appendix.)

General requirements
A—H—D

SHA

State Housing Act

Health and Safety Code, Division 13, Part 1

and

Earthquake Protection Law

Health and Safety Code, Division 13, Part 3

A Compendium of the California State Housing Act

1909

The first state law of significance to regulate housing in California was enacted by the Legislature on April 16, 1909, Statutes of California of 1909, page 948. It was entitled, "An act to regulate the building and occupancy of tenement houses in incorporated cities, and cities and counties, and to provide penalties for the violation thereof."

A tenement house was defined as, "any house or building, or portion thereof * * * occupied as the home or residence of three families or more living independently of each other, and doing their cooking upon the premises, or by more than two families upon any floor so living and cooking, but having a common right in the halls, stairways, yards, water-closets or privies or some or any of them."

For a first law, its 82 sections were comprehensive. Its enforcement was entrusted to city officials.

1910

An appellate court decision in 1910 confirmed that the State Tenement House Act provided minimum requirements which could be increased by city councils or boards of supervisors but which could not be relaxed. *May v. Craig*, 13 Cal. App. 368, 105, Pac. 842, 1910.

1911

In 1911 the act was repealed but replaced by another. The original law was supplemented by the addition of 29 new sections and practically all of the original sections were retained and clarified. It was approved April 10, 1911, Statutes of California of 1911, page 860.

1913

On August 19, 1913, the Supreme Court of the State of California upheld the constitutionality of the State Tenement House Act of 1911. The decision, as recorded in Reports of Cases Determined in the Supreme Court of the State of California, Volume 65, 1914, page 789 (Crim. No. 1795. In Bank—August 19, 1913), reads:

"*In the Matter of the Application of Emma W. Stoltenberg, on Habeas Corpus.*
"Tenement Houses—Act of 1911.—Different Relations Affecting Existing Tenements and Those to be Built.—Discrimination Justifiable.—The Tenement House Act of 1911 (Stats. 1911, p. 860) which makes detailed provisions regulating the mode of construction and occupation of all tenement houses, is not rendered invalid on account of justifiable discrimination, merely because it establishes, in certain respects, different regulations for existing tenement houses from those made applicable to buildings to be erected.

"1D. Police Power.—Regulation of Construction and Occupation of Buildings.—The Legislature, in the exercise of the police power, has the right to regulate the manner of the construction and occupation of buildings and particularly tenement houses, to the end of safeguarding the health of their occupants, and lessening the fire hazard.

"1D. Classification of Subjects of Regulation.—While constitutional provisions prohibit arbitrary discrimination in favor of or against selected individuals or groups, it is within the legislative power to classify subjects of regulation and to pass laws applicable to all of a class, provided that the classification so made be founded upon some reasonable, intrinsic basis of differentiation.



STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF HOUSING

Industrial Relations Building
965 Mission Street
SAN FRANCISCO 3

1956

"1D. Validity of Classification—The question whether a classification of subjects for the exercise of the police power is proper is not to be determined upon any hard and fast rules but must be answered after a consideration of the particular subject of litigation.

"1D. Difference Between Existing Tenements and Those to Be Built—There is a substantial, inherent, logical difference between tenement houses already constructed and those to be built, and this difference is one that the Legislature might fairly make the basis of the different treatment that it has accorded to the two classes by such act."

(N. B.—It is of interest to note that the principles enunciated in the above case were reaffirmed in an appellate court decision of 1943, 60CA 2d, page 539).

This Tenement House Act was again repealed and re-enacted with amendments, including one making explicit the right and duty of city health departments to enforce its provisions. It was approved June 13, 1913, Statutes of California of 1913, page 737.

An act to regulate the building and occupancy of hotels and lodging houses in incorporated towns, incorporated cities, and cities and counties was approved on June 16, 1913, and became effective on August 10, 1913, Statutes of California of 1913, page 1429.

1915

Among the 1915 amendments were sections authorizing the Commission of Immigration and Housing to enforce all of the maintenance provisions of the laws within cities after the expiration of a 30-day notice of specific violations to the local enforcement agency. The amended law was approved May 29, 1915, Statutes of California of 1915, page 952.

1917

Within the eight months preceding the convening of the 1917 Legislature, the Commission of Immigration and Housing, through Paul Scharrenberg who was secretary, held four meetings in different parts of the State. Twelve cities named official delegates—some 30 in number—including supervisors, councilmen, city attorneys, health, housing, building and fire commissioners and inspectors. These were joined by semiofficial delegates representing architectural and engineering societies, city planning and housing associations, public welfare and civic clubs, realty boards and chambers of commerce, apartment house and hotel owners' associations, labor and medical organizations, social workers and similar bodies.

As a result of these conferences three laws were evolved; covering tenement houses, hotels and dwellings respectively. These laws were introduced in the Legislature for the Commission of Immigration and Housing by Senators Benson and Burnett.

The previous Tenement House Act and the previous Hotel and Lodging House Act, which applied only to incorporated cities, were repealed and two new, revised, expanded laws, which were made applicable to all parts of the State of California, were adopted. They were entitled the "State Tenement House Act" and the "State Hotel and Lodging House Act." They were both approved on May 31, 1917, Statutes of California of 1917, page 1473 and page 1422.

The third was an entirely new law regulating the construction, reconstruction, moving, alteration, maintenance, use and occupancy of

dwellings in incorporated cities. It was likewise approved on May 31, 1917, and went into effect on September 1, 1917, Statutes of California of 1917, page 1461.

There were 90 sections in the State Tenement House Act, 88 sections in the State Hotel and Lodging House Act and 35 sections in the State Dwelling House Act. City and county building and health departments were charged with enforcement of the laws and the Commission of Immigration and Housing was authorized to enforce the maintenance features in both incorporated and unincorporated areas following the termination of a 30-day notice citing specific violations to the local enforcement agency.

1921

In 1921 a housing law was passed but the people, by referendum, refused to uphold the statute as enacted by the Legislature. The Commission of Immigration and Housing was in favor of the referendum and one of the commissioners, by order of the commission, had written the argument therefor. Shortly thereafter it was considered advisable to call another series of meetings of housing experts throughout the State. The meetings were attended by the same type of people who were present at the 1916 meetings.

1922

The first of the above meetings was held in December, 1922. A special committee of 10 members was selected to draft a new State Housing Law.

1923

The committee held several conferences and prepared a draft which combined the three 1917 housing laws into one. This was submitted to all known interested persons. The committee reconvened for the purpose of considering amendments suggested by the various persons to whom the proposed law had been sent. Many of the suggestions were incorporated in the final draft.

This bill, with slight variations, after practically unanimous vote of the Legislature and the approval of the Governor became effective on August 17, 1923.

1925

The 1925 Legislature made 5 amendments to the act.

1929

The 1929 Legislature made 56 amendments to the act.

1937

The 1937 Legislature made 54 amendments to the act.

1939

The 1939 Legislature made 10 amendments to the act.

1941

The 1941 Legislature made 10 amendments to the act.

1943

The 1943 Legislature made 1 amendment to the act.

1946

The 1946 Legislature made 2 amendments to the act.

1947

The 1947 Legislature made 83 amendments to the act.

1949

The 1949 Legislature made no amendments to the act, although a thorough revision was presented.

1951

The 1951 Legislature made 42 amendments to the act.

1953

The 1953 Legislature made 2 amendments to the act.

1954

The 1954 Legislature made 1 amendment to the act.

1955

The 1955 Legislature made 6 amendments to the act.

The 272 amendments that have been made to the State Housing Act are charted on the following pages. To encourage and facilitate uniform enforcement of the law throughout the State, present section numbers, the original section numbers, the effective date of each section, the date of each amendment since 1923, the nature and extent of amendments, and retroactive sections of the act are indicated.

Present section numbers originated at the 1939 Session of the Legislature. The State Housing Act (Statutes of 1923, Chapter 386, page 781; Deering Act 8548) was codified in the Health and Safety Code (Statutes 1939, Chapter 60, page 482). The rephrasing of many sections, for clarification only, are without change in legal effect.

Amendments to State Housing Act

Present section number	Original section number	Effective date	Amended	Nature and extent of amendments The retroactive sections of the act are indicated by an asterisk.
15000	1	1923	1951	The second sentence was added in 1951.
15001	10	1923		
15002	10	1923	1939	The word "hotel" was inserted in 1939 and reamended to omit it during the same legislative session.
15003	10	1923		
15004	10	1923	1951	The wording "type of construction" was inserted and the clause "as the result of investigation and tests conducted by the agency, or by reason of accepted principles or tests by national authorities, technical, health, or scientific organizations or agencies" was substituted for previous wording.
15004.2	New	1951	1951	Added in 1951.
15005	10	1923	1937	The word "building" was substituted for "apartment house or hotel."
15006	10	1923		
15007	10	1923		
15008	10	1923		
15009	New	1939	1939	Added in 1939.
15010	10	1923		
15011	10	1923		
15012	61	1923	1937	The word "assumed" was changed to "assigned."
15013	10	1923	---	Note—The clause "and are not living together" was omitted from the 1939 codification.
15014	10	1923	1939	Reference to Department of Industrial Relations was added in 1939.
15015	10	1923		
15016	10	1923		
15016.8	New	1951	1951	Added in 1951.
15017	10	1923		
15018	10	1923		
15019	10	1923	1937	The amendment re-defined 100 square feet of superficial floor area in dormitory as a guest room. In the 1923 act this was included in the definition of a dormitory.
15020	10	1923	---	Note—The original section reads: "And where no such department is maintained, shall be deemed to be the health commissioner, the department of health, health officer or similar department charged with the enforcement of laws and ordinances relating to the protection of the public health."
15021	10	1923		
15022	10	1923		
15023	10	1923		
15024	10	1923		
15025	10	1923		
15026	10	1923		
15027	10	1923		
15028	10	1923		
15029	10	1923		
15030	10	1923		
15031	10	1923	1955	Added in 1955.
15031.5	New	1955		
15032	33	1923		
15033	10	1923		
15034	10	1923		
15035	New	1941	1941	Added in 1941.
15151	1	1923	---	*Note—Is applicable to buildings erected before or after 1923.
15151.3	New	1951	1951	Added in 1951.
15152	84	1923	---	*Note—Is applicable to buildings erected before or after 1923.
15153	84	1923	1953	The amendment added, "Subject to the provisions of Section 15153.2."
15153.2	New	1953	1953	Added in 1953.

ROCKLIN RESIDENCE
863 CAROLINA STREET, SAN FRANCISCO

ABBREVIATIONS

	and	HD.	head	S.I.D.	see landscape drawings
<	angle	HDR.	header	S.M.D.	see mechanical drawings
@	at	HGR.	hanger	S.P.D.	see plumbing drawings
#	around or number	H.H.M.	hollow metal	SPEC.	specification
±	plus or minus	HORIZ.	horizontal	SQ.	square
A.B.	anchor bolt	H.R.	hour		stainless steel
A.C.	air conditioning	H.R.	handrail	STA.	station
A.D.	area drain	HT.	height	STL	steel
ADJ.	adjustable	H.W.H.	hot water heater	STL	stainless steel
A.F.F.	above finish floor			S.S.D.	see structural drawings
AGGR.	aggregate	I.D.	inside diameter	STD.	standard
ALT.	alternate	I.N.	inch	STL	steel
ALUM.	aluminum	INSUL.	insulation	STN.	stone
APPROX.	approximate	INT.	interior	STOR.	storage
ARCH.	architectural	INTER.	intermediate	STRUCT.	structural
				SUSP.	suspended
				S.V.	sheet vinyl
B.B.	butcher block	JST.	joist	S.W.	shear wall
BD.	board	JT.	joint	SYM.	symmetrical
BITUM.	bituminous			SYS.	system
BLDG.	building	LAM.	laminated		
BLK.	block	LAV.	lavatory		thead
BLKG.	blackening	LB.	pound	T.O.C.	top of curb
BM.	beam	LT.FXT	light fixture	TEL.	telephone
B.O.	bottom of	LN.	linear	TEMP.	tempered
B.P.	building paper	LN.	line	TERRAZO	terrazzo
B.R.	brick	LT.	light	T & G	tongue & groove
BTWN.	between			THK.	thick
				THRU.	through
C.	centerline	MACH.	machine	T.M.E.	to match existing
CAB.	cabinet	MAINT.	maintenance	T.N.	toe nailed
CEM.	cement	MAT.	material	T.O.C.	top of concrete
CER.	ceramic	MAX.	maximum	T.O.P.	top of plate
CHIM	chimney	MECH.	mechanical	T.O.PLY	top of plywood
C.J.	control joint	MEMB.	membrane	T.O.W.	top of wall
CLG.	ceiling	MTL.	metal	T.V.	television
CLKG.	caulking	MFR.	manufacturer	TYP.	typical
CLOS.	closed	MIN.	minimum		
CLR.	clear	MIR.	mirror		
C.M.U.	concrete masonry unit	MISC.	miscellaneous	U.B.C.	uniform building code
C.O.	clean out	MSRY.	masonry	UNEXC.	unexcavated
COL.	column	MYD.	mounted	UNF.	unfinished
CONC.	concrete	MUL.	mullion	U.O.N.	unless otherwise noted
COND.	condition	(N)	new	V.C.T.	vinyl composition tile
CONN.	connection	N.C.	north	VEN.	veneer
CONSTR.	construction	N.I.C.	not in contact	VERT.	vertical
CONT.	continuous	NO. OR#	number	VEST.	vestibule
CPR.	copper	NOM.	nominal	V.I.F.	verify in field
CPT.	carpet	N.T.S.	not to scale	VOL.	volume
CTR.	center				
D.	dry	O.	owner		west or washer
DBL.	double	O.A.	overall		with
DEPT.	department	OBS.	obscure	W.C.	water closet or wall covering
DET.	detail	O.C.	on center	WD.	wood
DIA.	diameter	O.D.	outside diameter	W/D.	washer / dryer
DIM.	dimension	OFF.	office	W.H.	water heater
DISP.	dispenser	OPNG.	opening	W/O	without
DN.	down	OPP.	opposite	W.P.	work point
DR.	door			W.P.M.	waterproof membrane
D.S.P.	dry standpipe	P.	pole	WT.	weight
D.W.	dishwasher	PAC.	pacific	WR.	water resistant
DWG.	drawing	PBWL	paper backed wire lath	W.W.M.	welded wire mesh
DWR.	drawer	PERIM.	perimeter	W.W.F.	welded wire fabric
		PG & E	pacific gas & electric company		
(E)	east	P.I.P.	poured in place		
EA.	existing	PL.	plate		
EJ.	each	P.LAM.	plastic laminate		
ELEV.	expansion joint	PLAS.	plaster		
ELEC.	electrical	PLYWD.	plywood		
EMER.	emergency	PNL.	panel		
ENCL.	enclosure	PNT.	paint		
E.P.B.	electrical panel board	PR.	pair		
EQ.	equal	P.S.I.	per square inch		
EQUIP.	equipment	PT.	point		
EXIST.	existing	PTD.	pressure treated		
EXP.	expansion		pointed		
EXT.	exterior	Q.T.	quarry tile		
F.A.	fire alarm	(R)	existing to be removed		
F.A.U.	forced air unit	R.	riser		
F.D.	floor drain	R.A.	return air		
F.E.C.	fire extinguisher cabinet	RAD.	radius		
FIN.	finish	R.C.P.	reflected ceiling plan		
FIXT.	fixture	R.D.	roof drain		
FL.	floor	REC.	recessed		
FLASH.	flashing	REF.	reference		
FLUOR.	fluorescent	REFL.	reflected		
F.O.C.	face of concrete	REFR.	refrigerator		
F.O.F.	face of finish	REG.	register		
F.O.M.	face of masonry	REINP.	reinforced		
F.O.PLY	face of plywood	REMOV.	removable		
F.O.S.	face of studs	REQD.	required		
F.P.	fireproof	RESIL.	resilient		
FR.	frame	RET.	retaining		
F.R.P.	fiberglass reinforced panel	REV.	revision, revised, reversed		
FT.	foot or feet	RM.	room		
FURR.	furring	R.O.	rough opening		
FUT.	future	RWD.	redwood		
		R.W.L.	rain water leader		
G.	gas outlet				
GA.	gauge				
GALV.	galvanized	S.A.D.	south		see architectural drawings
		S.C.D.	solid core		
G.B.	grab bar	S.C.E.D.	see civil engineering drawings		
G.D.	garbage disposal	SCHED.	schedule		
GEN.	general	S.D.	soap dispenser/dish		
G.F.I.	ground fault interrupter	SECT.	section		
GL.	glass	SEP.	separation		
GND.	ground	SERV.	service		
G.O.	gas outlet	SH.	shelf		
GR.	grade	S.H.	sprinkler head		
G.S.M.	galvanized sheet metal	SHR.	shower		
GYP.	gypsum	SHT.	sheet		
		SHTC.	sheathing		
		SIM.	similar		
H.B.	hose bibb	SL.	sliding		
H.C.	hollow core or handicapped				

PROJECT DIRECTORY

OWNER: ALLA & DMITRY ROCKLIN
863 CAROLINA STREET
SAN FRANCISCO, CA 94107

ARCHITECT: SUTRO ARCHITECTS
915 BATTERY STREET
SAN FRANCISCO CA 94111

CONTACT: ILEANA FIGUEROA-MILLS
TELEPHONE: 415.956.3445
EMAIL: IFIGUEROA@SUTROARCHITECTS.COM

SYMBOL LEGEND

Diagram illustrating various architectural drawing symbols and their meanings:

- ROOM NAME**: STUDIO A — room name
117 — room number
- WALL TYPE**: — PWA
- DOOR TYPE**: 99
- WINDOW TYPE**: 7
- RCP ELEVATION**: +9'-0"
- FINISH FLOOR ELEVATION**: "X-XX"
- ELEVATION DATUM**: FIRST FLR FFF — datum location
EL. = +X'-X" A.F.F. — elevation
- SECTION**: — view direction
X/A.XX — sheet number
- DETAIL**: — drawing number
X/A.XX — sheet number
- ELEVATION**: — view direction
X/A.XX — sheet number
drawing number
- INTERIOR ELEVATION**: 1 — drawing number
X/A.XX — elevation designation
2 — sheet number
3 — sheet number
- COLUMN GRIDLINE**: 99
- ADDENDUM**: —

PROJECT DATA

SITE DATA

PROJECT NAME: ROCKLIN RESIDENCE

PROJECT TYPE: RESIDENTIAL REMODEL

PROJECT ADDRESS: 863 CAROLINA, SAN FRANCISCO, CA, 94107

DESCRIPTION OF WORK: DEMOLITION OF EXISTING 1-STORY STRUCTURE

BUILDING DATA

APPLICABLE BUILDING CODES:	2013 California Building Code (CBC)
	2013 California Electrical Code (CEC)
	2013 California Mechanical Code (CMC)
	2013 California Plumbing Code (CPC)
	2013 California Fire Code (CFC)
	2013 Green Building Code
	2013 California Energy Code
	2013 San Francisco Building Code Amendments
	2013 San Francisco Electrical Code Amendments
	2013 San Francisco Mechanical Code Amendments
	2013 San Francisco Plumbing Code Amendments
	2013 San Francisco Building Code Amendment
	2013 San Francisco Housing Code Amendments

TYPE OF CONSTRUCTION: TYPE V - E

SPRINKLER PROTECTION: NOT SPRINKLERED

OCCUPANCY TYPE / USE: R-3 / TWO-FAMILY

ASSESSOR'S BLOCK/LOT: 4097, 03

ZONING DISTRICT: RH-2

NO. OCCUPIED FLOORS: (N)4-STORY

NO. OF STORIES: N/A EXISTING, 4-STORY PROPOSED

NO. OF BASEMENTS: N/A EXISTING, 1 PROPOSED

NO. OF BEDROOMS/BATHS: N/A EXISTING, 4 BEDS & 4 BATHS PORPOSED

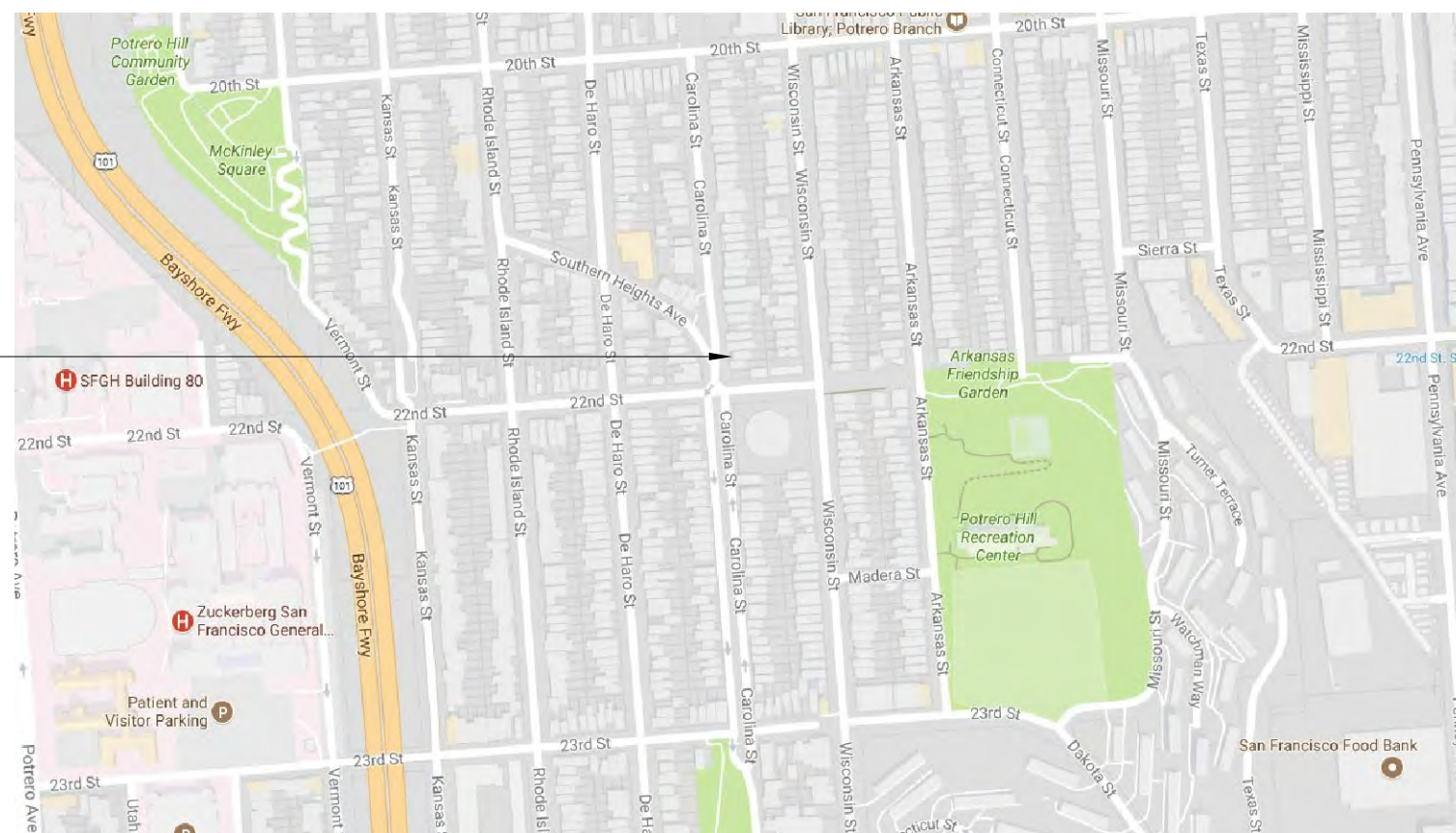
BUILDING HT: N/A EXISTING, 40X PORPOSED

GROSS FLOOR AREA: N/A EXISTING, 4953 SF PROPOSED

SHEET INDEX

			SITE PERMIT - 10.17.2017 REV#2	
			SITE PERMIT - 08.28.2017 REV#1	
			SITE PERMIT - 01.23.2017	
			ARCHITECTURAL DRAWINGS	
		■ ■ ■	A0.1 COVER SHEET / PROJECT INFO.	
		■ ■ ■	A0.2 GENERAL NOTES / PLOT PLAN	
		■ ■ ■	A1.1 SITE PHOTOS	
		■ ■ ■	A1.2 EXISTING SITE PLAN	
		■ ■ ■	A1.3 PROPOSED SITE PLAN	
		■ ■ ■	A2.0 PROPOSED BASEMENT FLOOR PLAN	
		■ ■ ■	A2.1 EXISTING & PROPOSED FIRST FLOOR PLAN	
		■ ■ ■	A2.2 PROPOSED SECOND & THIRD FLOOR PLAN	
		■ ■ ■	A2.3 EXISTING & PROPOSED ROOF PLAN	
		■ ■ ■	A3.0 EXISTING & PROPOSED WEST EXTERIOR ELEVATION	
		■ ■ ■	A3.1 EXISTING & PROPOSED SOUTH EXTERIOR ELEVATION	
		■ ■ ■	A3.2 EXISTING & PROPOSED EAST EXTERIOR ELEVATION	
		■ ■ ■	A3.3 EXISTING & PROPOSED NORTH EXTERIOR ELEVATION	
		■ ■ ■	A4.0 BUILDING SECTIONS	

VICINITY MAP



SUTRO ARCHITECTS

415.956.3445
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ROCKLIN RESIDENCE
863 CAROLINA STREET, SAN FRANCISCO, CA 94107
BLOCK 4097 LOT 0311 PROJECT NO. 2016.044



SITE PERMIT:
01.23.2017

SITE PERMIT, REV#1:
08.28.2017

SITE PERMIT, REV#2:
10.17.2017

DRAWING TITLE

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

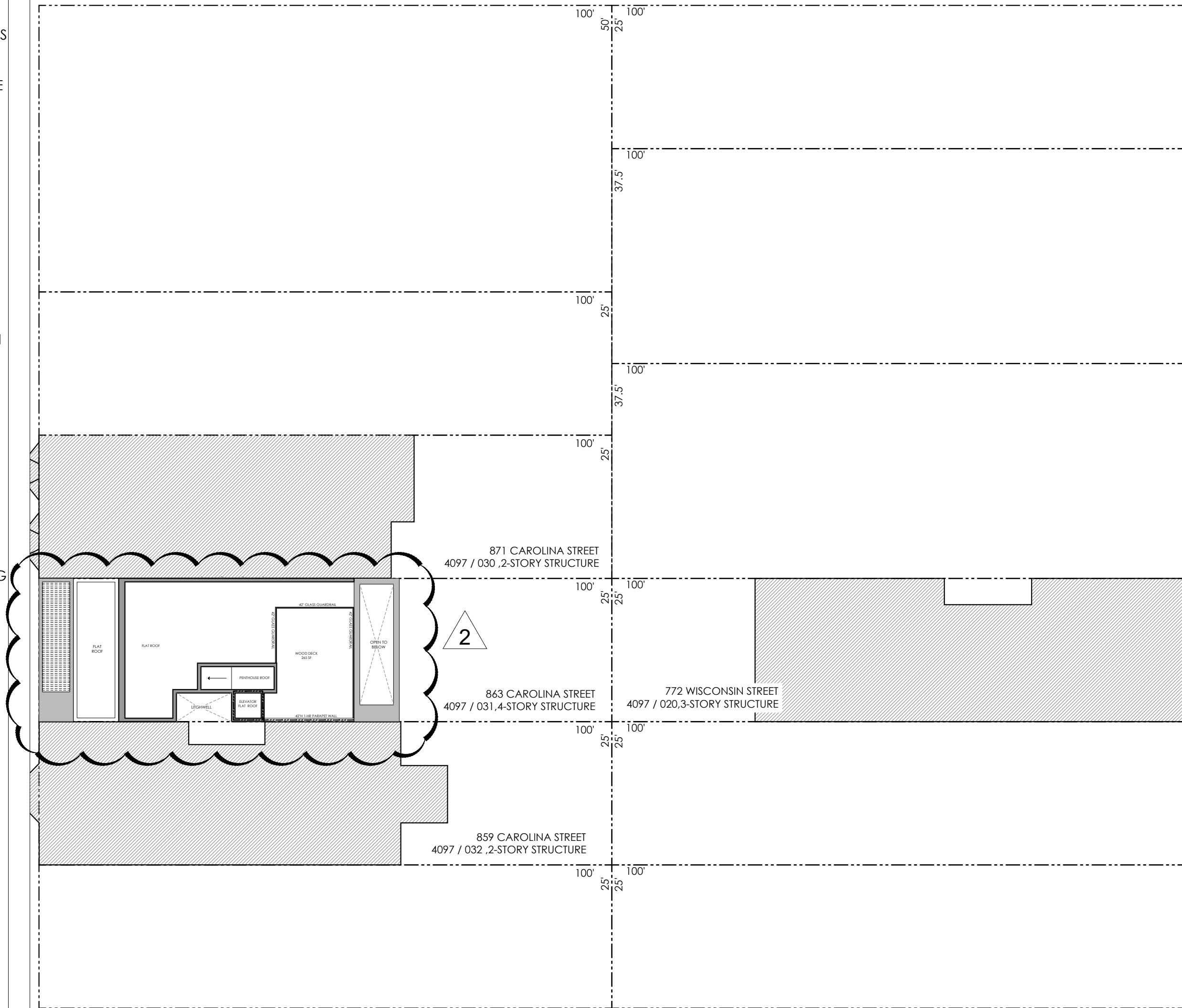
A0.1

ROCKLIN RESIDENCE
863 CAROLINA STREET, SAN FRANCISCO

GENERAL NOTES

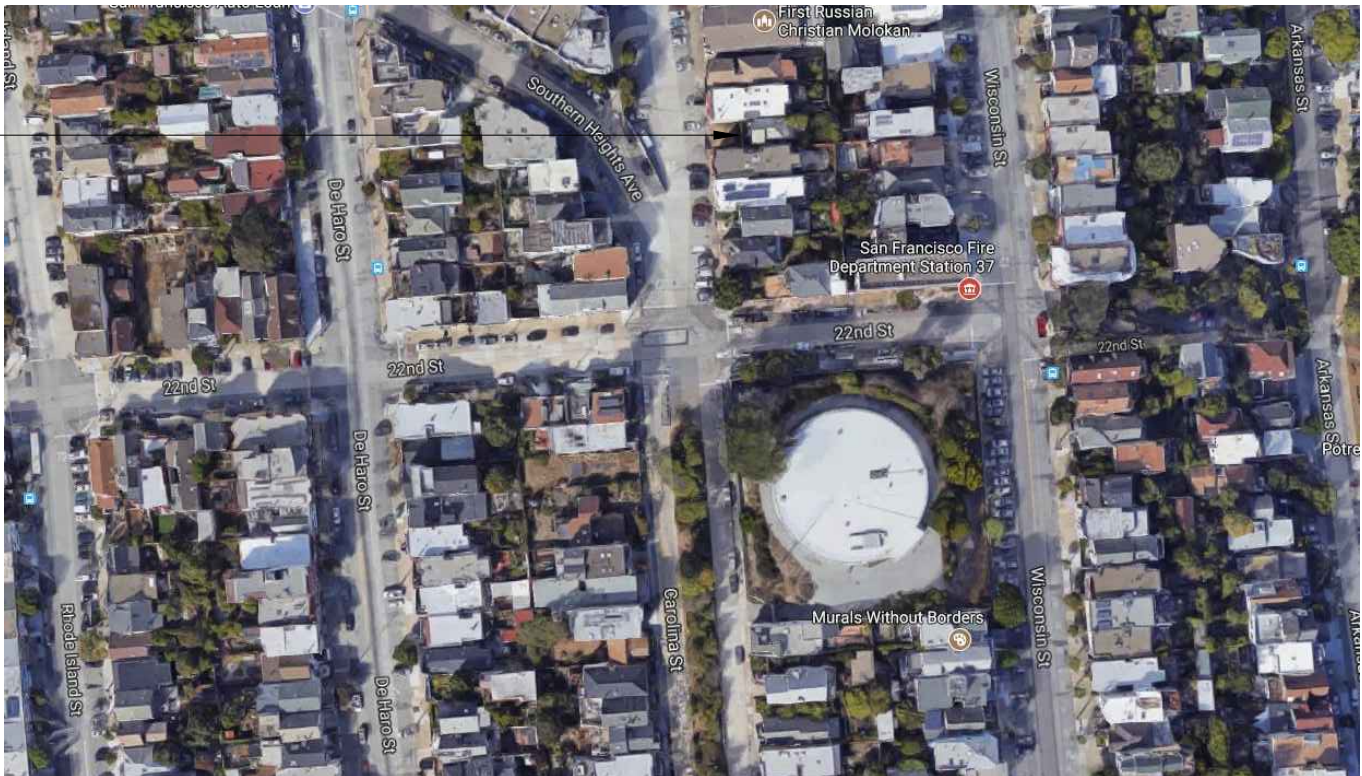
1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPED WITH A HOT WATER RECIRCULATING SYSTEM.
9. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
10. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPORVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)
11. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
12. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

PLOT PLAN



SITE PLAN

PROJECT SITE



AREA OF CALCULATIONS

UNIT #1	
LIVING AREA	PROPOSED
BASEMENT	
HABITABLE	-
NON HABITABLE	-
1ST FLOOR	
HABITABLE	1253 SF
NON HABITABLE	-
EXTERIOR SPACE	
2ND FLOOR	
HABITABLE	-
NON HABITABLE	-
3RD FLOOR	
HABITABLE	-
NON HABITABLE	-
TOTAL HABITABLE	1253 SF
TOTAL NON HABITABLE	----- SF

UNIT #2	
LIVING AREA	PROPOSED
BASEMENT	
HABITABLE	-
NON HABITABLE	-
1ST FLOOR	
HABITABLE	71 SF (ENTRY)
NON HABITABLE	-
2ND FLOOR	
HABITABLE	1190 SF
NON HABITABLE	-
EXTERIOR SPACE	-
3RD FLOOR	
HABITABLE	846 SF
NON HABITABLE	-
EXTERIOR SPACE	130 SF (TERRACES)
ROOF	
EXTERIOR SPACE	298 SF (ROOF DECK)
TOTAL HABITABLE	2107 SF
TOTAL NON HABITABLE	----- SF
TOTAL NON HABITABLE	428 SF (TERRACE & ROOF DECK)

COMMON AREAS	
LIVING AREA	PROPOSED
BASEMENT	
HABITABLE	196 SF (ENTRY & ELEVATOR VESTIBULE)
NON HABITABLE	890 SF (GARAGE & MECH & STORAGE)
1ST FLOOR	
HABITABLE	79 SF (VESTIBULE)
NON HABITABLE	-
EXTERIOR SPACE	51 SF (TERRACE)
2ND FLOOR	
HABITABLE	-
NON HABITABLE	-
3RD FLOOR	
HABITABLE	-
NON HABITABLE	-
TOTAL HABITABLE	275 SF
TOTAL NON HABITABLE	890 SF
TOTAL NON HABITABLE	51 SF (TERRACE)

BUILDING TOTALS	
HABITABLE	3635 SF
NON HABITABLE	890 SF (GARAGE & MECH.)
NON HABITABLE	428 SF (ROOF DECK & TERRACES)
TOTAL GROSS	4953 SF

SUTRO ARCHITECTS

ROCKLIN RESIDENCE

863 CAROLINA STREET, SAN FRANCISCO, CA 94107



SITE PERMIT:
01.23.2017
SITE PERMIT, REV#1:
08.28.2017
SITE PERMIT, REV#2:
10.17.2017

GENERAL NOTES /
VICINITY MAP /
PLOT PLAN

AS NOTED

A0.2

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1 SUBJECT PROPERTY AND ADJACENT BLDG.



2 FRONT FACADE



3 FRONT FACADE -DETAIL



4 AERIAL PHOTO



5 AERIAL FRONT PHOTO



6 AERIAL REAR PHOTO



7 WEST STRUCTURES



8 ACROSS THE STREET NEIGHBORS



SITE PERMIT:
01.23.2017

PHOTOS

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1 PORPOSED FRONT FACADE



2 PROPOSED REAR FACADE

SUTRO ARCHITECTS
415.956.3445
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1205 Post Street, San Francisco, CA 94109

ROCKLIN RESIDENCE
863 CAROLINA STREET, SAN FRANCISCO, CA 94107
BLOCK 4087 LOT 0311 PROJECT NO. 2016.044

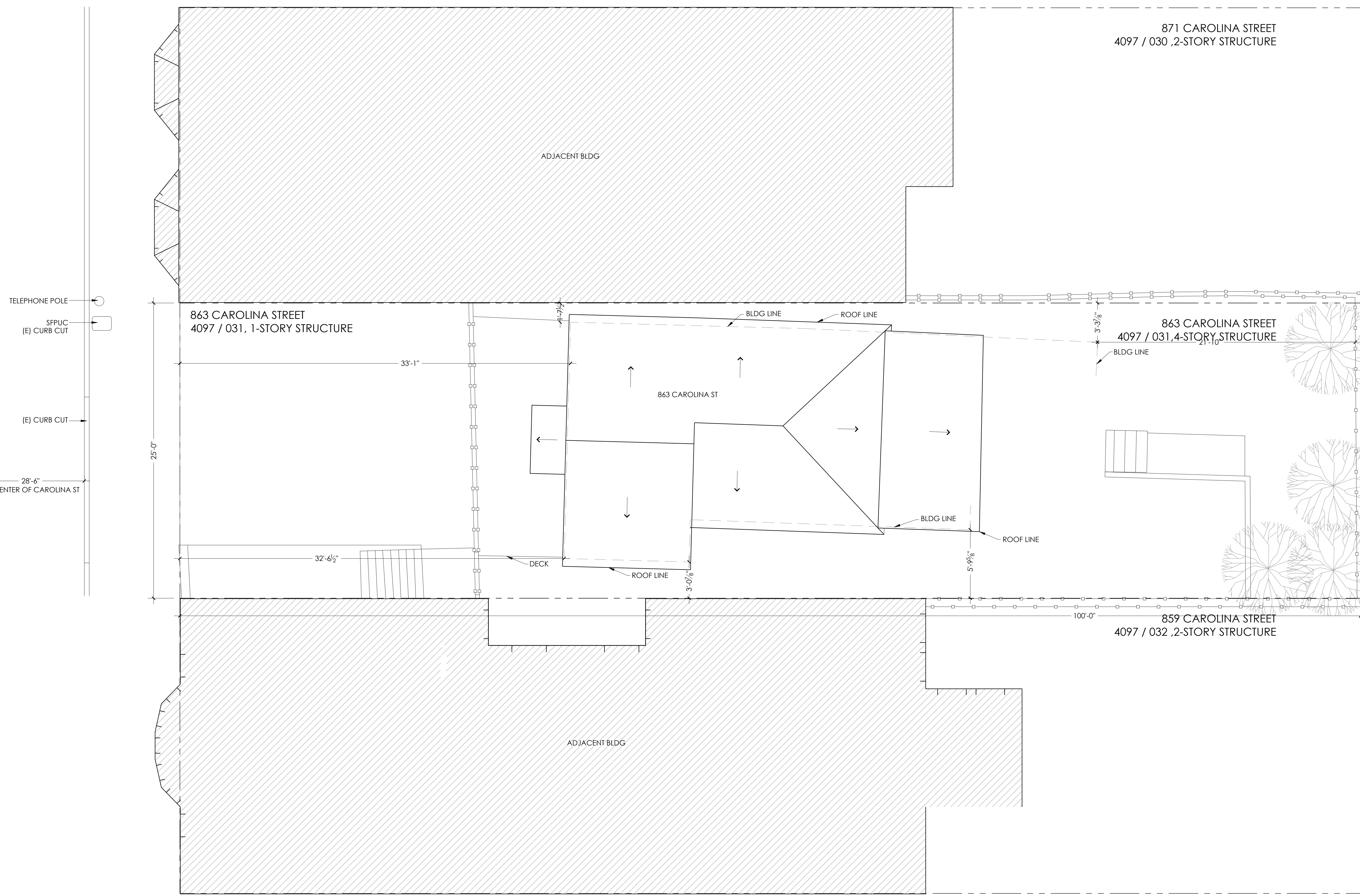


SITE PERMIT:
01.23.2017
SITE PERMIT, REV#1:
08.28.2017
SITE PERMIT, REV#2:
10.17.2017

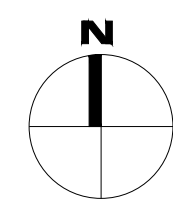
PROPOSED 3D VIEWS

A1.0

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1 EXISTING SITE PLAN
1/4" = 1'-0"



SITE PERMIT:
01.23.2017
SITE PERMIT, REV#1:
08.28.2017
SITE PERMIT, REV#2:
10.17.2017

EXISTING SITE PLAN

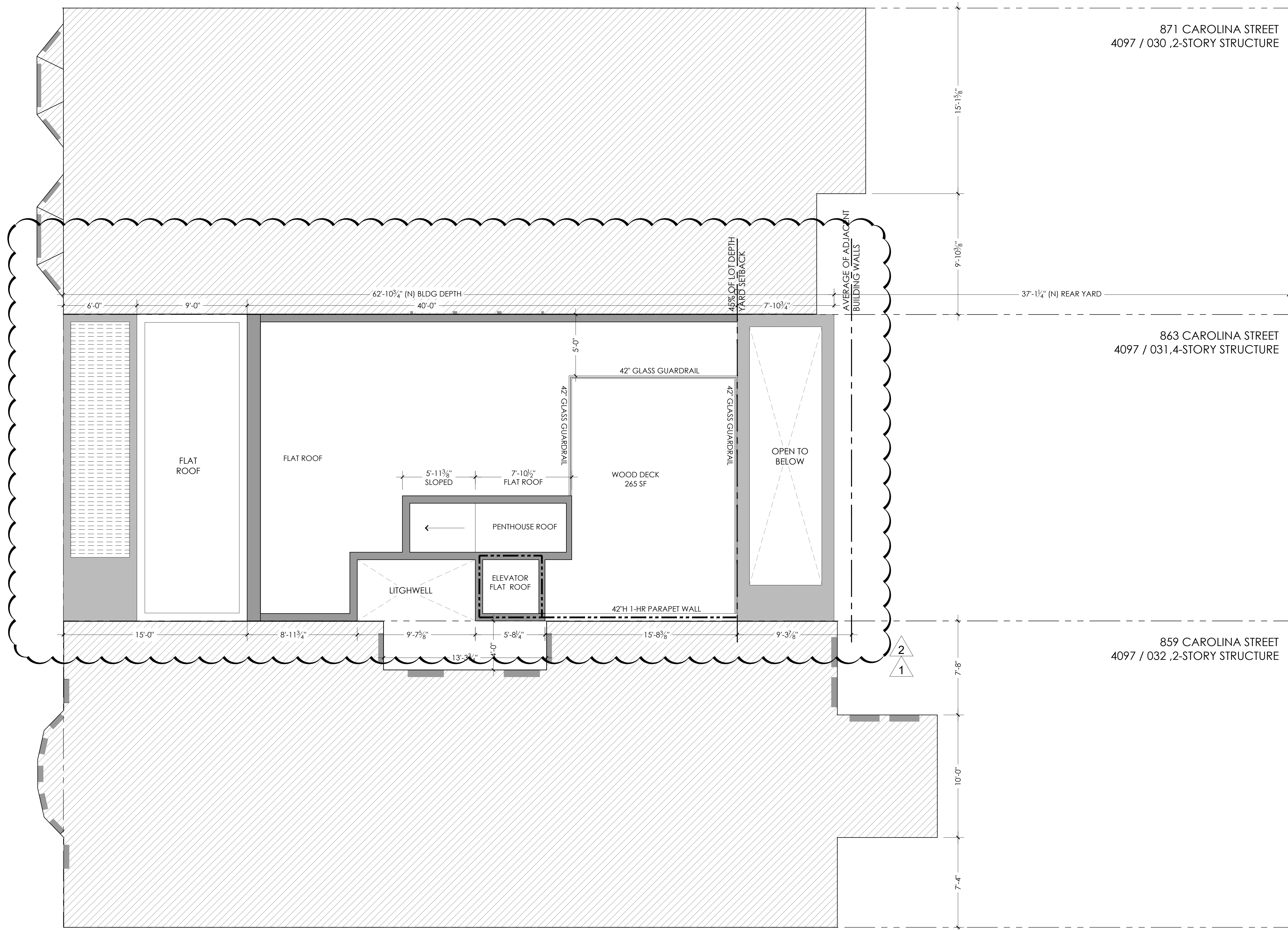
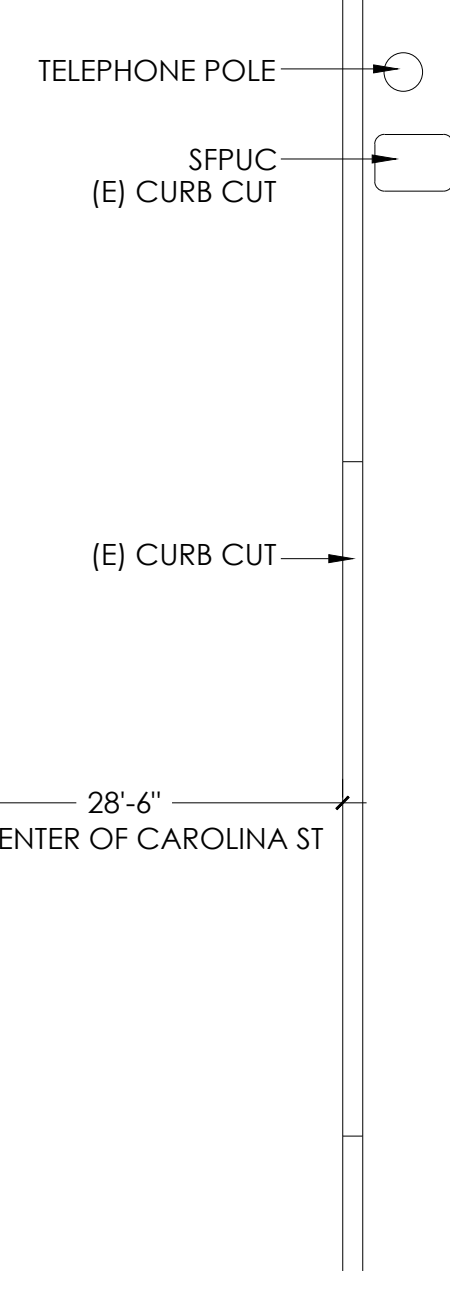
1/4" = 1'-0"

A1.2

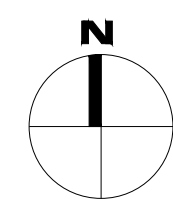
ROCKLIN RESIDENCE
863 CAROLINA STREET, SAN FRANCISCO, CA 94107
BLOCK 4097 LOT 0311 PROJECT NO. 2016.044

SUTRO ARCHITECTS
415.956.3445
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1205 Post Street, San Francisco, CA 94109

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1 PROPOSED SITE PLAN
1/4" = 1'-0"



871 CAROLINA STREET
4097 / 030 ,2-STORY STRUCTURE

863 CAROLINA STREET
4097 / 031,4-STORY STRUCTURE

859 CAROLINA STREET
4097 / 032 ,2-STORY STRUCTURE

ROCKLIN RESIDENCE

415.956.3445
sutroarchitects.com
1005 Post Street, San Francisco, CA 94109

STEPHEN SUTRO
C-30702
02.28.2019
RENEWAL DATE

SITE PERMIT:
01.23.2017
SITE PERMIT, REV#1:
08.28.2017
SITE PERMIT, REV#2:
10.17.2017

PROPOSED SITE PLAN

1/4" = 1'-0"

A1.2

1 BASEMENT PROPOSED FLOOR PLAN
 1/4" = 1'-0"

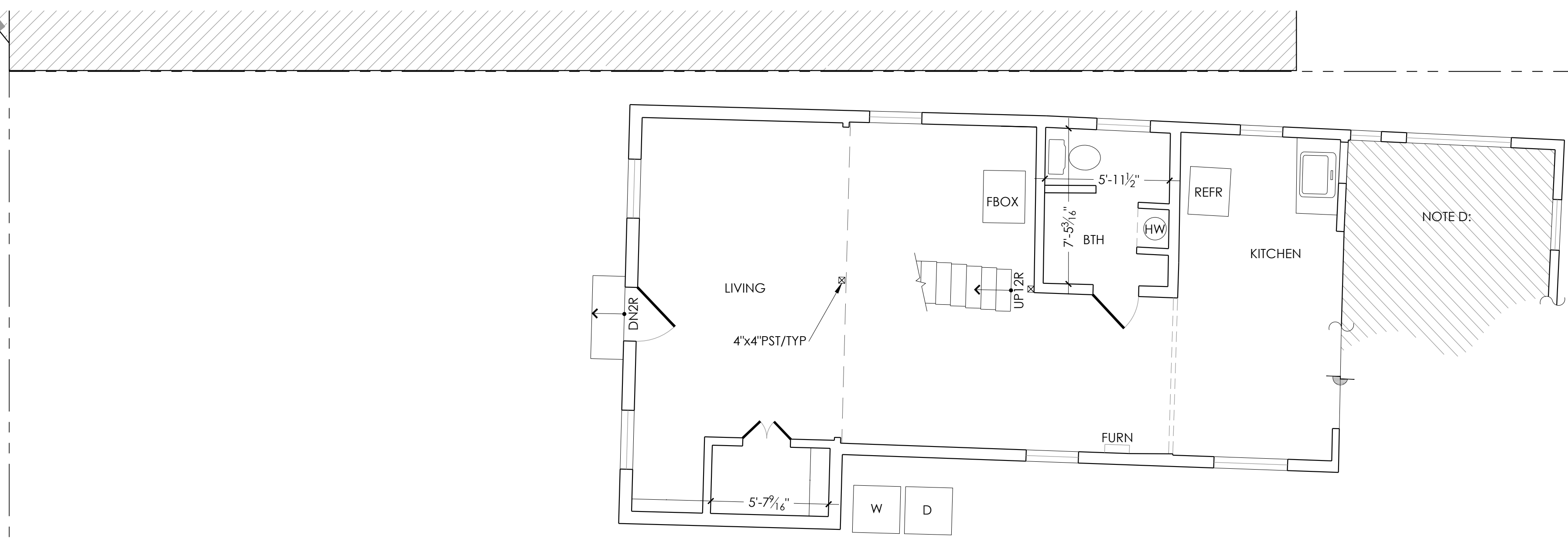
The plan shows a large garage area (44'-0" x 39'-10 1/4") and two trash units (TRASH UNIT #1 and TRASH UNIT #2). The trash units are each 16' x 6' 5/8" and contain 16 GAL. The garage area is 44'-0" x 39'-10 1/4". The common storage area is 18'-0 3/4" x 5'-7 1/4". The plan also shows an elevator, a double door elevator, and an entry area. The plan includes dimensions, area calculations, and a north arrow.

A2.0

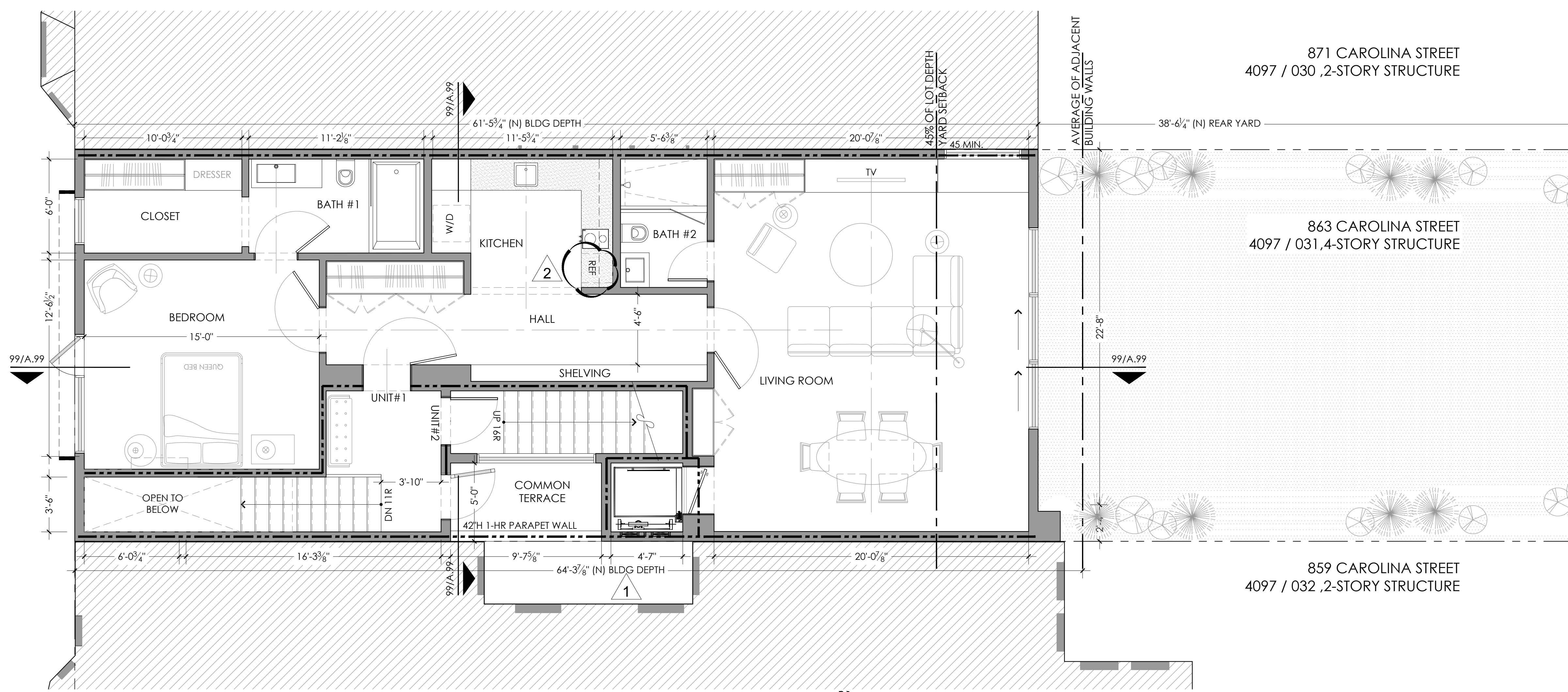
ROCKLIN RESIDENCE
863 CAROLINA STREET, SAN FRANCISCO, CA 94107
BLOCK 4097 LOT 031 | PROJECT NO. 2016.044

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1095 Post Street, San Francisco, CA 94109

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1 FIRST FLOOR EXISTING FLOOR PLAN
1/4" = 1'-0"



2 FIRST FLOOR PROPOSED FLOOR PLAN
1/4" = 1'-0"

- GENERAL DEMO NOTES:
1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
 2. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

- GENERAL FLOOR PLAN NOTES:
1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
 2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
 3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

- DEMO PLAN KEY NOTES:
- | | |
|----|---|
| D1 | (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D2 | (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D3 | (E) PLUMBING FIXTURES, CABINETS, AND FINISHES TO BE REMOVED, TYP. IN ALL BATHS. |
| D4 | (E) FIXTURES, APPLIANCES, CABINETS, AND FINISHES TO BE REMOVED, TYP. IN ALL KITCHENS. |
| D5 | (E) FIXTURES, APPLIANCES, CABINETS, AND FINISHES TO BE REMOVED, TYP. IN ALL KITCHENS. |

- KEY NOTES:
1. (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F.
 2. (N) 3/4" THK. RIFT / QUARTER SAWN WHITE OAK ENGINEERED WD. FLOORS, TYP., EXCEPT BATHS
 3. (N) 20 MIN RATED DOOR ON SELF CLOSING HARDWARE.
 4. (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS.
 5. (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN.
 6. (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS, WITH (N) DOOR HARDWARE TYP. - SEE DOOR SCHEDULE
 7. (N) 1/2" THK. STAR PHIRE TEMPERED SHOWER GLASS DOOR W/ CR LAURENCE "ANNEHEIM" SQUARE CORNER HINGE P.C. FINISH, TYP. AT ALL SHOWER LOCATIONS
 8. PROVIDE 1 HOUR RATED CONSTRUCTION AT CLOSET WALL & CEILING AND UNDERSIDE OF STAIRS TO PROTECT COMMON CORRIDOR

- FLOOR PLAN LEGEND:
- | | |
|-----|----------------------------|
| --- | PROPERTY LINE |
| --- | REQ'D SETBACK |
| --- | (E) ELEMENTS TO BE REMOVED |
| --- | (N) WALLS |
| --- | (N) 1 HOUR RATED WALL |
| --- | (N) SOLID 42" H. GUARDRAIL |
| --- | (N) FENCE |

ROCKLIN RESIDENCE

SUTRO ARCHITECTS

863 CAROLINA STREET, SAN FRANCISCO, CA 94107

BLOCK 4097 LOT 0311 PROJECT NO. 2016.044

415.956.3445

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1205 Post Street, San Francisco, CA 94109

STEPHEN SUTRO

ARCHITECT

STATE OF CALIFORNIA

02/28/2019

RENEWAL DATE

SITE PERMIT:

01.23.2017

SITE PERMIT, REV#1:

08.28.2017

SITE PERMIT, REV#2:

10.17.2017

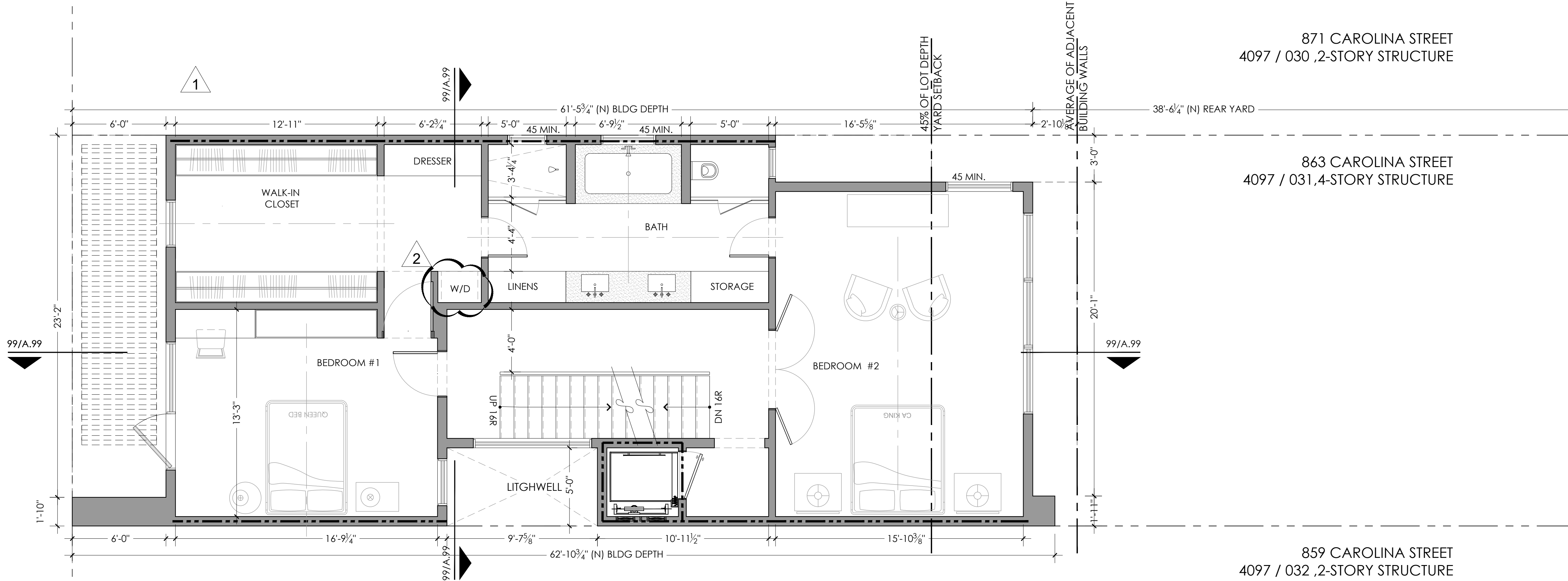
EXISTING & PROPOSED

FIRST FLOOR PLAN

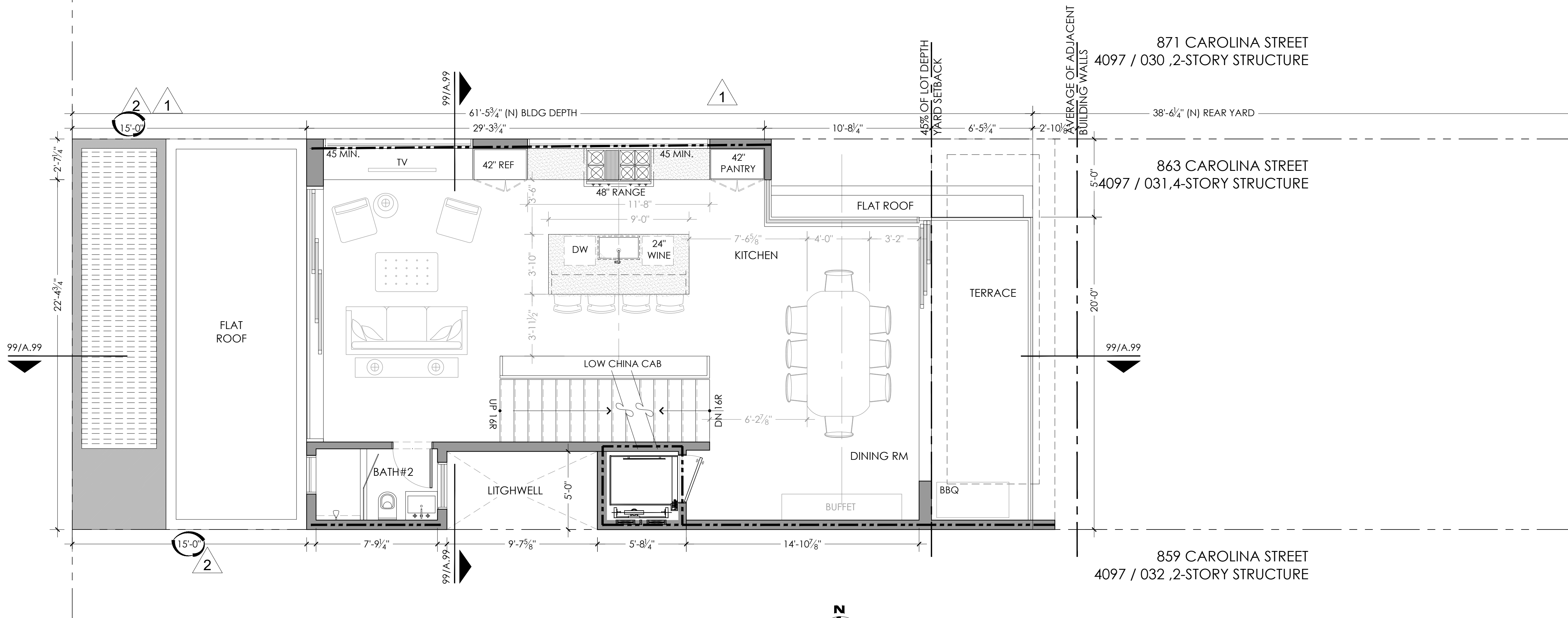
1/4" = 1'-0"

A2.1

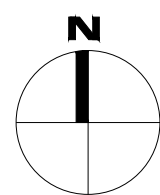
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1 SECOND FLOOR PROPOSED FLOOR PLAN
1/4" = 1'-0"



1 THIRD FLOOR PROPOSED FLOOR PLAN
1/4" = 1'-0"



871 CAROLINA STREET
4097 / 030 ,2-STORY STRUCTURE

863 CAROLINA STREET
4097 / 031,4-STORY STRUCTURE

859 CAROLINA STREET
4097 / 032 ,2-STORY STRUCTURE

871 CAROLINA STREET
4097 / 030 ,2-STORY STRUCTURE

863 CAROLINA STREET
4097 / 031,4-STORY STRUCTURE

859 CAROLINA STREET
4097 / 032 ,2-STORY STRUCTURE

GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

GENERAL FLOOR PLAN NOTES:

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

DEMO PLAN KEY NOTES:

- | | |
|----|---|
| D1 | (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D2 | (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
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KEY NOTES:

- | | |
|---|---|
| 1 | (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F. |
| 2 | (N) 3/4" THK. RIFT / QUARTER SAWN WHITE OAK ENGINEERED WD. FLOORS, TYP., EXCEPT BATHS |
| 3 | (N) 20 MIN RATED DOOR ON SELF CLOSING HARDWARE. |
| 4 | (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS. |
| 5 | (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN. |
| 6 | (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS, WITH (N) DOOR HARDWARE TYP. - SEE DOOR SCHEDULE |
| 7 | (N) 1/2" THK. STAR PHIRE TEMPERED SHOWER GLASS DOOR W/ CR LAURENCE "ANNEHEIM" SQUARE CORNER HINGE P.C. FINISH, TYP. AT ALL SHOWER LOCATIONS |
| 8 | PROVIDE 1 HOUR RATED CONSTRUCTION AT CLOSET WALL & CEILING AND UNDERSIDE OF STAIRS TO PROTECT COMMON CORRIDOR |

FLOOR PLAN LEGEND:

- | | |
|-----------|----------------------------|
| --- | PROPERTY LINE |
| ---- | REQ'D SETBACK |
| - - - - - | (E) ELEMENTS TO BE REMOVED |
| ===== | (N) WALLS |
| ===== | (N) 1 HOUR RATED WALL |
| ===== | (N) SOLID 42" H. GUARDRAIL |
| ===== | (N) FENCE |

SUTRO ARCHITECTS

ROCKLIN RESIDENCE

863 CAROLINA STREET, SAN FRANCISCO, CA 94107
BLOCK 4097 LOT 0311 PROJECT NO. 2016.044



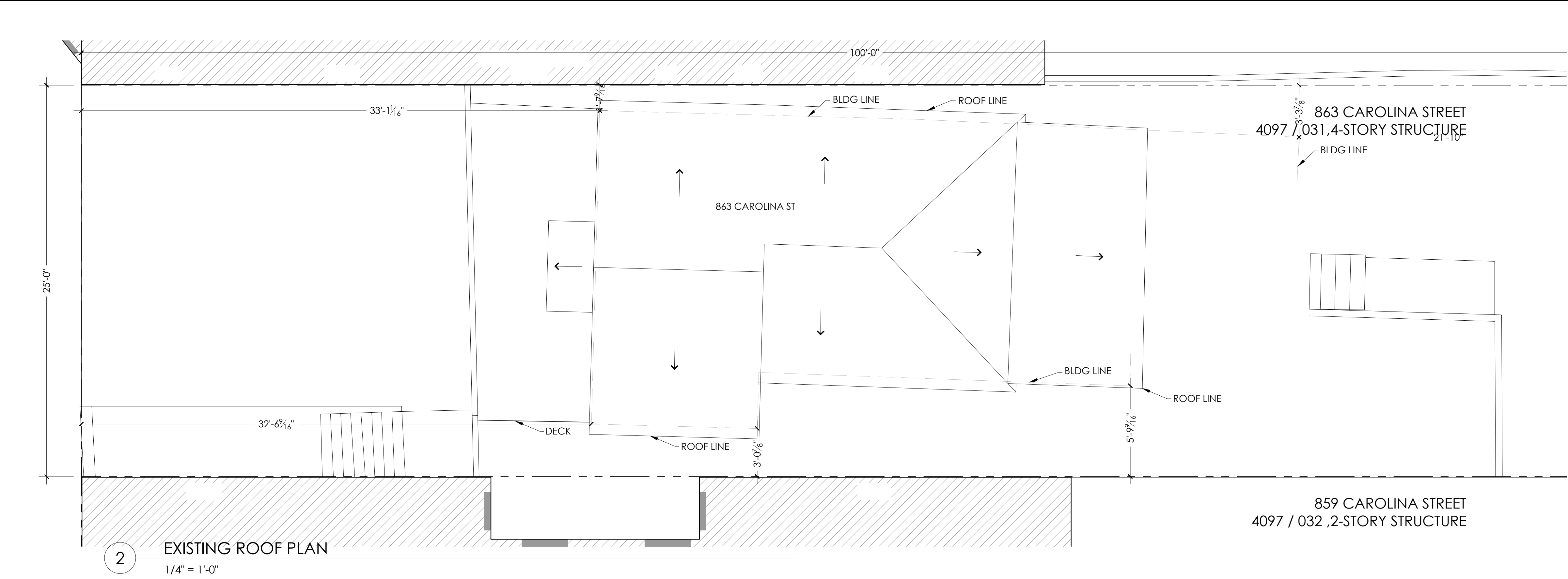
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01.23.2017
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08.28.2017
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10.17.2017

PROPOSED SECOND &
THIRD FLOOR PLAN

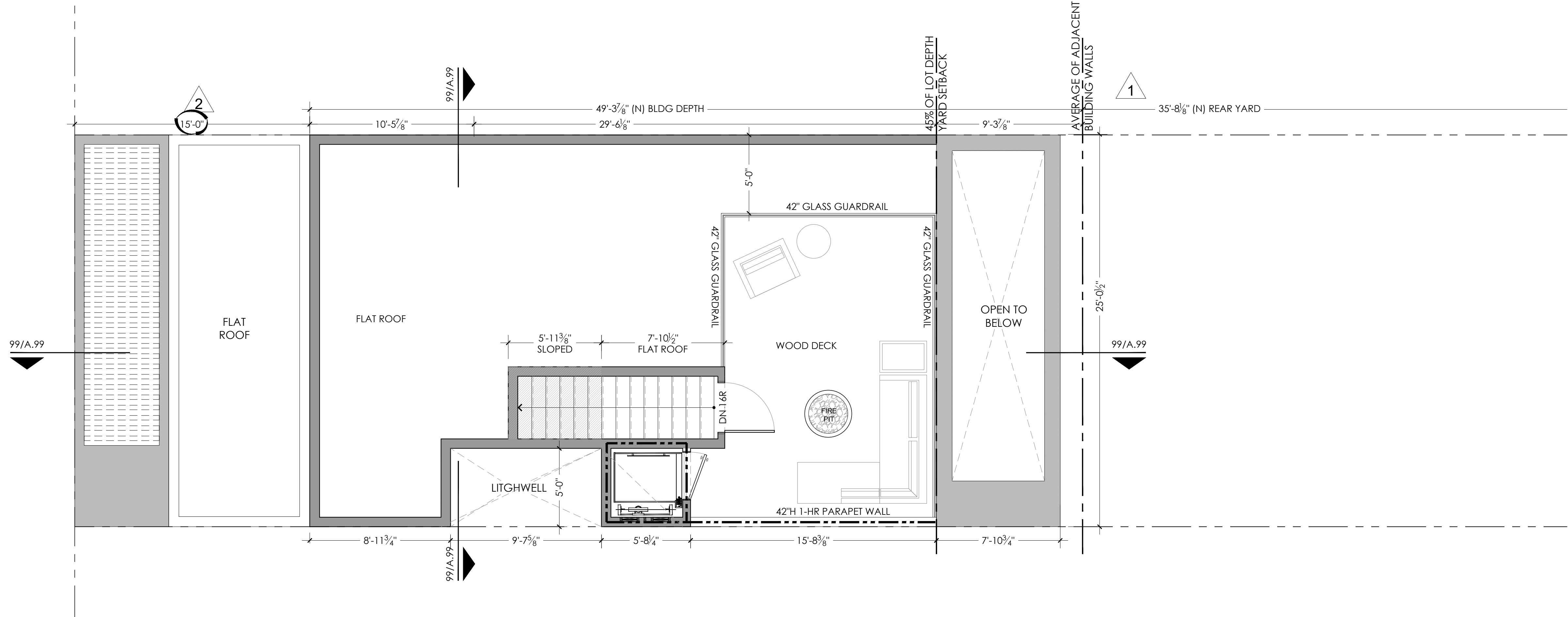
1/4" = 1'-0"

A2.2

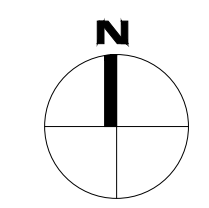
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2 EXISTING ROOF PLAN
1/4" = 1'-0"



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



GENERAL DEMO NOTES:

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
2. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

GENERAL FLOOR PLAN NOTES:

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

DEMO PLAN KEY NOTES:

- | | |
|----|---|
| D1 | (E) WALLS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D2 | (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. |
| D3 | (E) PLUMBING FIXTURES, CABINERY, AND FINISHES TO BE REMOVED, TYP. IN ALL BATHS. |
| D4 | (E) FIXTURES, APPLIANCES, CABINERY, AND FINISHES TO BE REMOVED, TYP. IN ALL KITCHENS. |
| D5 | (E) FIXTURES, APPLIANCES, CABINERY, AND FINISHES TO BE REMOVED, TYP. IN ALL KITCHENS. |

KEY NOTES:

- | | |
|---|---|
| 1 | (N) HANDRAIL TO MEET 2013 CBC 1012.36" ABOVE NOSING AT TREADS, (N) GUARDRAILS TO BE 42" A.F.F. |
| 2 | (N) 3/4" THK. RIFT / QUARTER SAWN WHITE OAK ENGINEERED WD. FLOORS, TYP., EXCEPT BATHS |
| 3 | (N) 20 MIN RATED DOOR ON SELF CLOSING HARDWARE. |
| 4 | (N) FIXTURES, CABINETS, ALL FINISHES TYP. IN ALL BATHS. |
| 5 | (N) FIXTURES, CABINETS, APPLIANCES, ALL FINISHES IN KITCHEN. |
| 6 | (N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS, WITH (N) DOOR HARDWARE TYP. - SEE DOOR SCHEDULE |
| 7 | (N) 1/2" THK. STAR PHIRE TEMPERED SHOWER GLASS DOOR W/ CR LAURENCE "ANNEHEIM" SQUARE CORNER HINGE P.C. FINISH, TYP. AT ALL SHOWER LOCATIONS |
| 8 | PROVIDE 1 HOUR RATED CONSTRUCTION AT CLOSET WALL & CEILING AND UNDERSIDE OF STAIRS TO PROTECT COMMON CORRIDOR |

FLOOR PLAN LEGEND:

- | | |
|-----------|----------------------------|
| --- | PROPERTY LINE |
| ---- | REQ'D SETBACK |
| - - - - - | (E) ELEMENTS TO BE REMOVED |
| ===== | (N) WALLS |
| ===== | (N) 1 HOUR RATED WALL |
| ===== | (N) SOLID 42" H. GUARDRAIL |
| ===== | (N) FENCE |

415.956.3445
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ROCKLIN RESIDENCE

863 CAROLINA STREET, SAN FRANCISCO, CA 94107
BLOCK 4097 LOT 0311 PROJECT NO. 2016.044

STEPHEN'S SUTRO

C-90702

02.28.2019

RENEWAL DATE

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01.23.2017
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08.28.2017
SITE PERMIT, REV#2:
10.17.2017

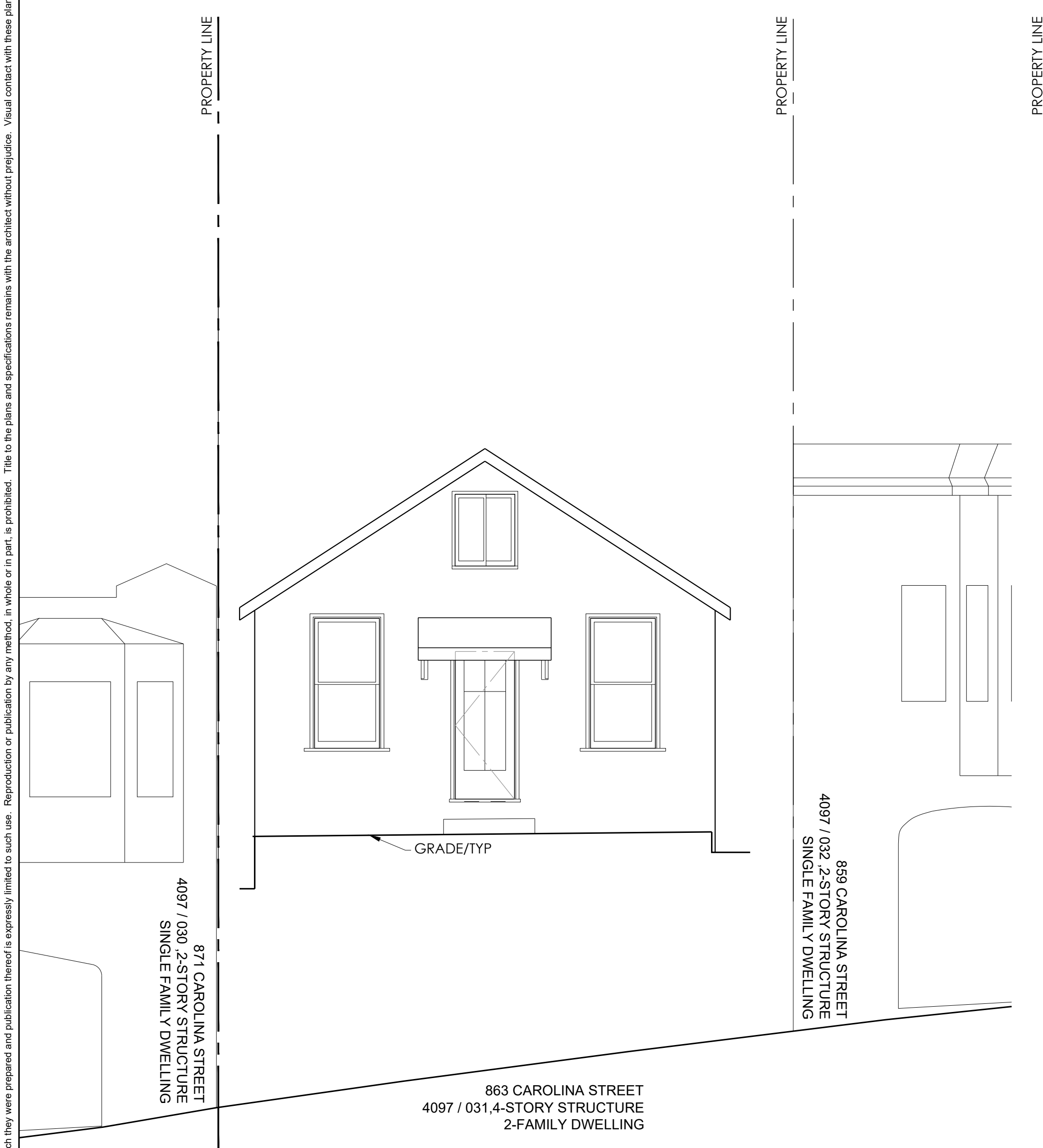
EXISTING & PROPOSED
ROOF PLAN

1/4" = 1'-0"

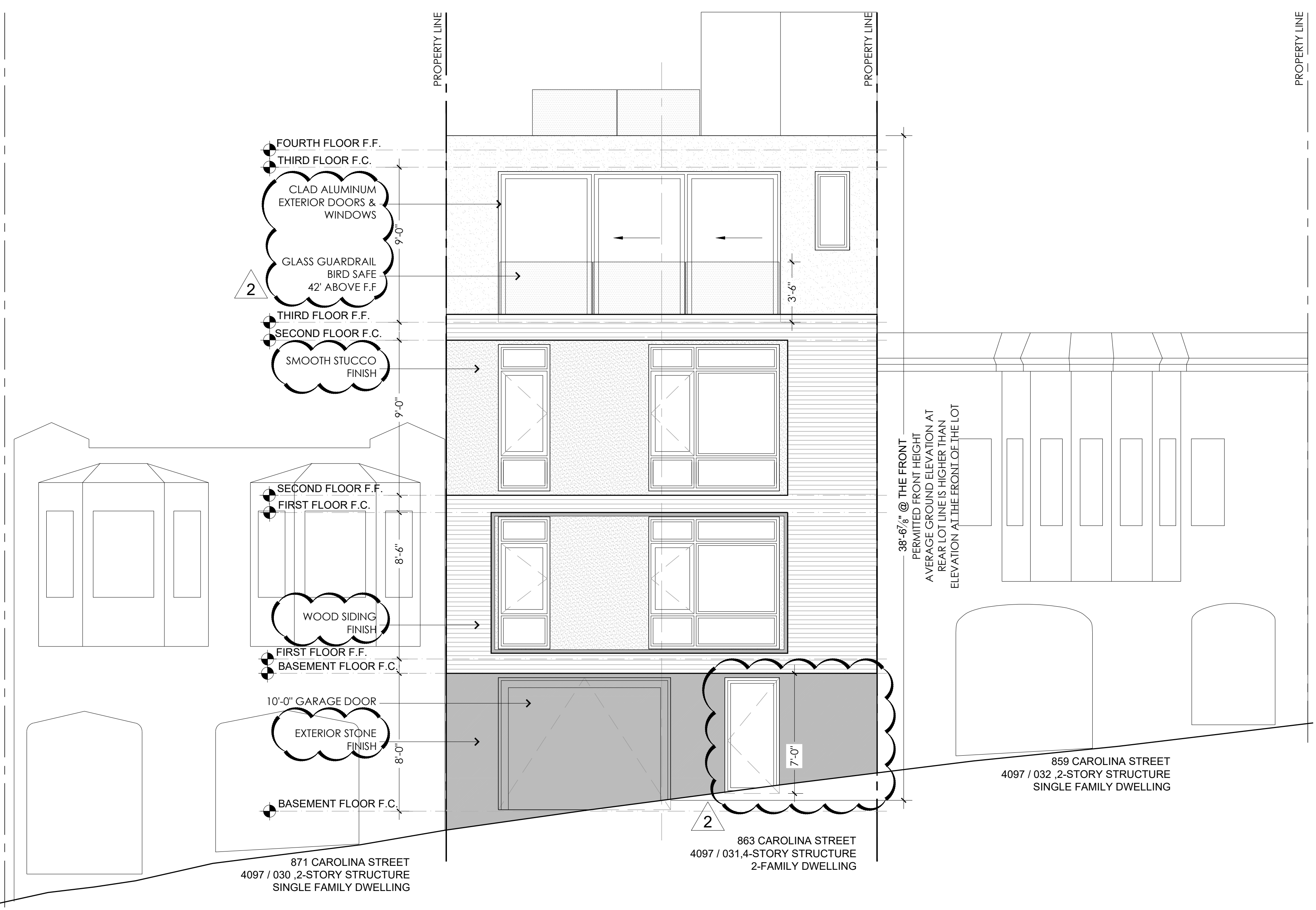
A2.3

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1 EXISTING WEST EXTERIOR ELEVATION
1/4" = 1'-0"



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



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SITE PERMIT, REV#1: 08.28.2017
SITE PERMIT, REV#2: 10.17.2017

EXISTING & PROPOSED WEST ELEVATION

1/4" = 1'-0"

A3.0

1 EXISTING SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

PROPERTY LINE
45% OF LOT DEPTH YARD SETBACK
AVERAGE OF ADJACENT BUILDING WALLS
859 CAROLINA STREET
4097 / 032, 2-STORY STRUCTURE
SINGLE FAMILY DWELLING

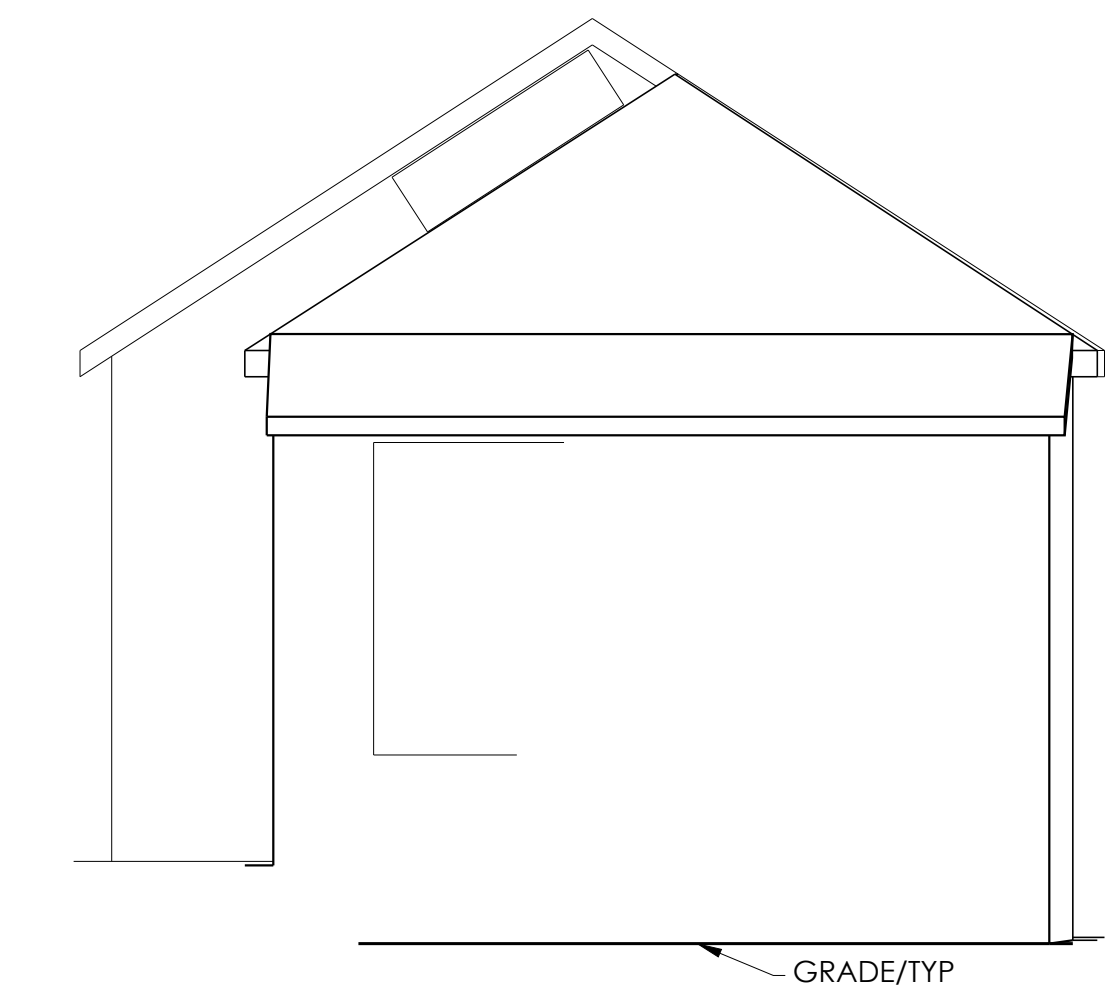
2 PROPOSED SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

PROPERTY LINE
45% OF LOT DEPTH YARD SETBACK
AVERAGE OF ADJACENT BUILDING WALLS
859 CAROLINA STREET
4097 / 032, 2-STORY STRUCTURE
SINGLE FAMILY DWELLING

FOURTH FLOOR F.F.
THIRD FLOOR F.C.
THIRD FLOOR F.F.
SECOND FLOOR F.C.
SECOND FLOOR F.F.
FIRST FLOOR F.C.
FIRST FLOOR F.F.
BASEMENT FLOOR F.C.
SMOOTH STUCCO FINISH
CLAD ALUMINUM EXTERIOR DOORS & WINDOWS
PERMITTED FRONT HEIGHT
AVERAGE GROUND ELEVATION AT
REAR LOT LINE IS HIGHER THAN
ELEVATION AT THE FRONT OF THE LOT
38'-6 5/16" @ THE FRONT
SMOOTH STUCCO FINISH
7'-0"
3'-0"

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1
1/4" = 1'-0"



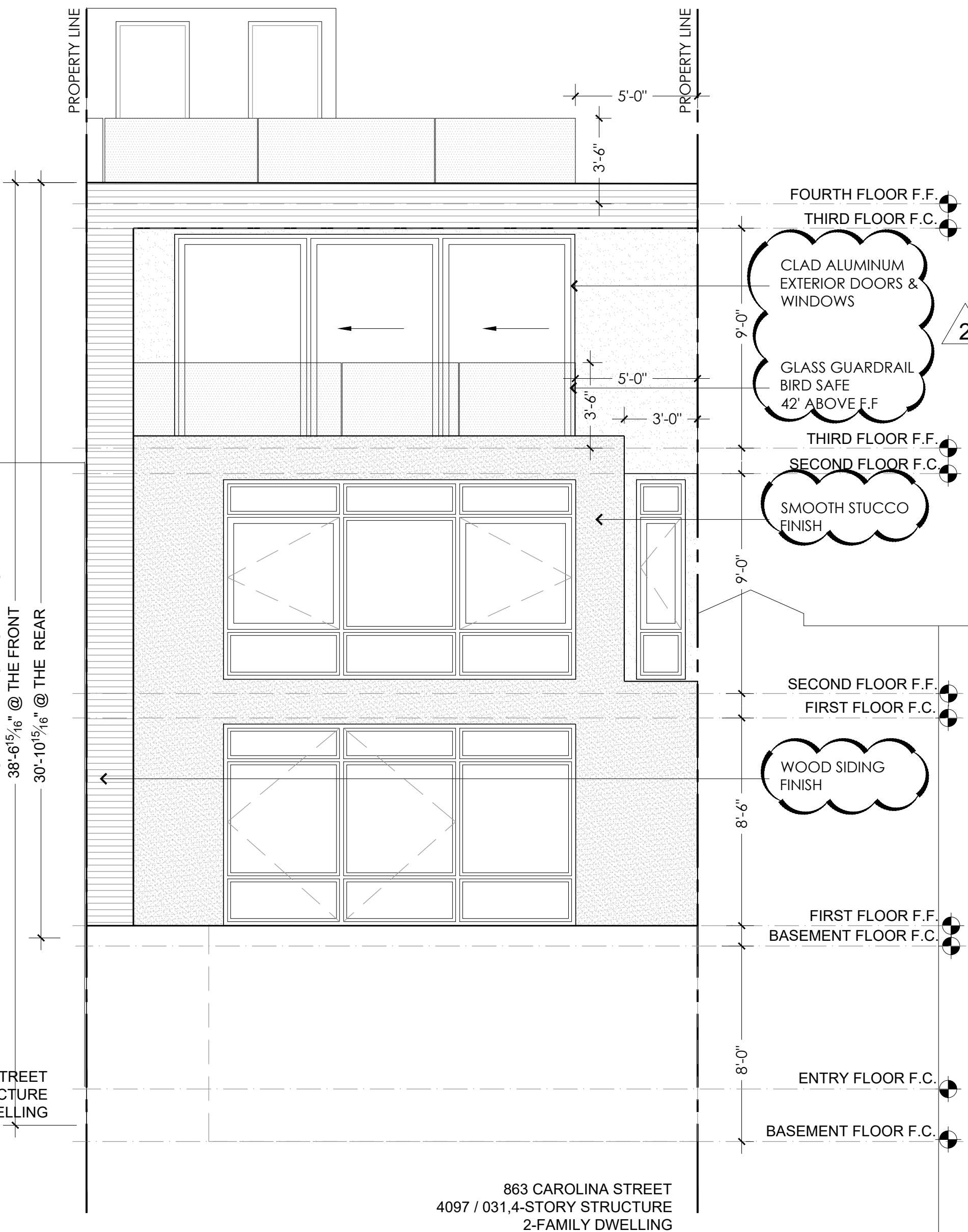
PROPERTY LINE

859 CAROLINA STREET
4097 / 032, 2-STORY STRUCTURE
SINGLE FAMILY DWELLING

871 CAROLINA STREET
4097 / 030, 2-STORY STRUCTURE
SINGLE FAMILY DWELLING

863 CAROLINA STREET
4097 / 031, 4-STORY STRUCTURE
2-FAMILY DWELLING

2
1/4" = 1'-0"



PROPERTY LINE

859 CAROLINA STREET
4097 / 032, 2-STORY STRUCTURE
SINGLE FAMILY DWELLING

863 CAROLINA STREET
4097 / 031, 4-STORY STRUCTURE
2-FAMILY DWELLING

871 CAROLINA STREET
4097 / 030, 2-STORY STRUCTURE
SINGLE FAMILY DWELLING

FOURTH FLOOR F.F.
THIRD FLOOR F.C.
CLAD ALUMINUM
EXTERIOR DOORS &
WINDOWS
GLASS GUARDRAIL
BIRD SAFE
42" ABOVE F.F.
THIRD FLOOR F.F.
SECOND FLOOR F.C.
SMOOTH STUCCO
FINISH
SECOND FLOOR F.F.
FIRST FLOOR F.C.
WOOD SIDING
FINISH
FIRST FLOOR F.F.
BASEMENT FLOOR F.C.
ENTRY FLOOR F.C.
BASEMENT FLOOR F.C.



SITE PERMIT:
01.23.2017
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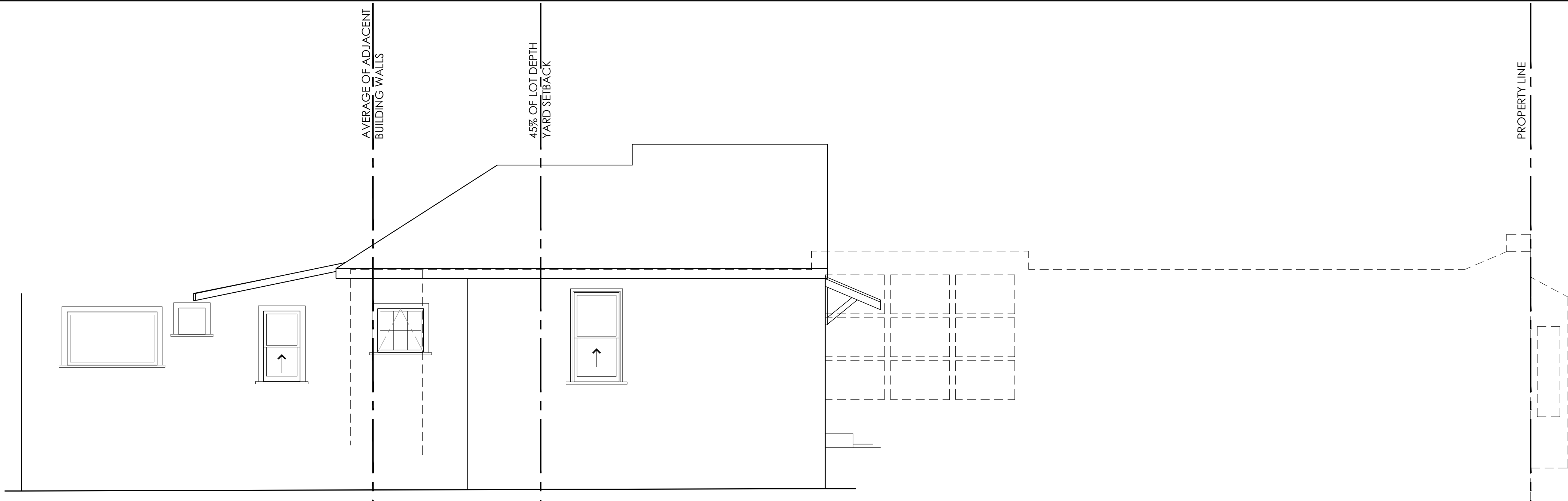
EXISTING & PROPOSED
EAST ELEVATION

1/4" = 1'-0"

A3.2

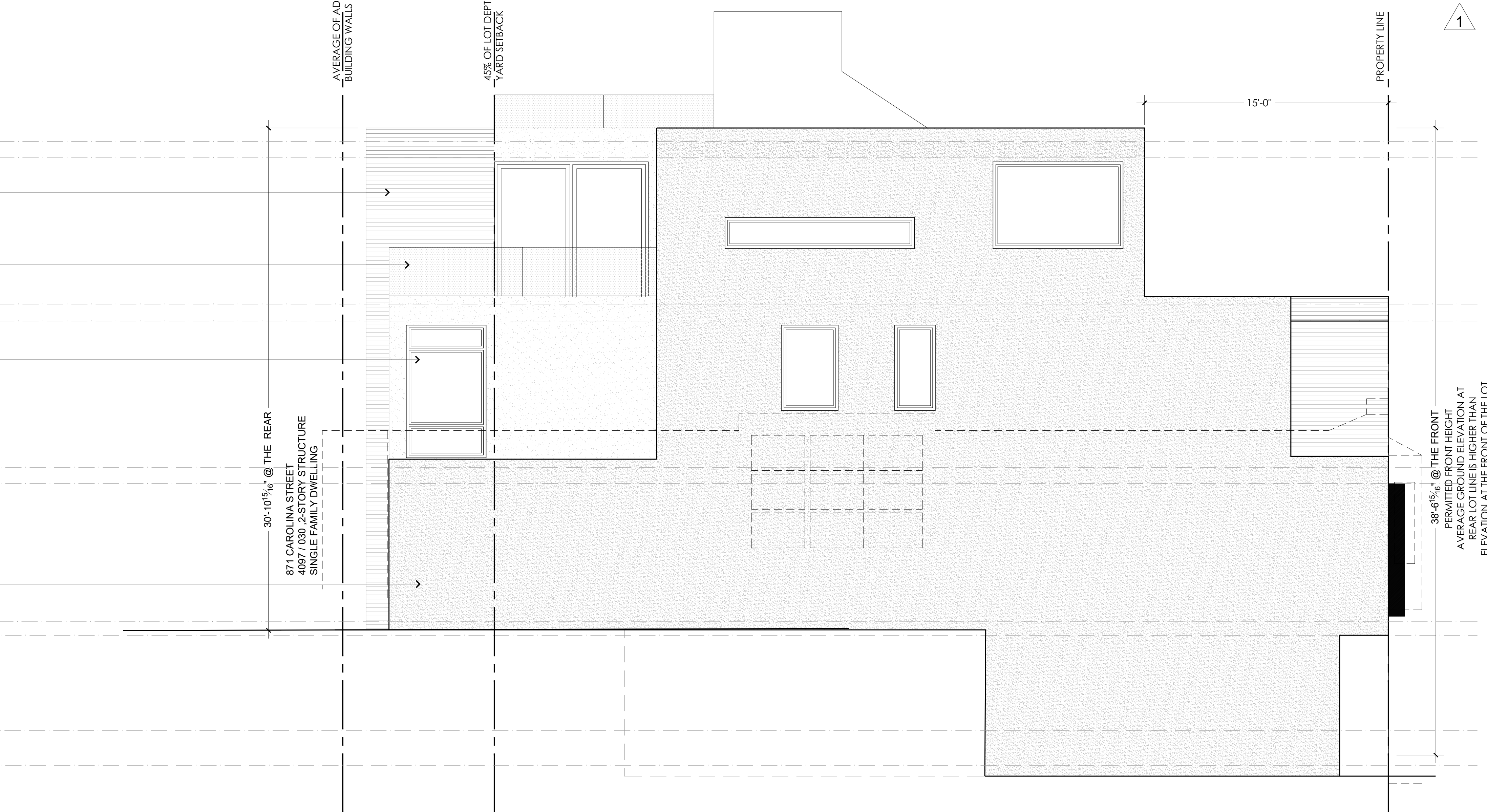
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1 EXISTING/DEMO NORTH ELEVATION
1/4" = 1'-0"



- FOURTH FLOOR F.F.
- THIRD FLOOR F.F.
- WOOD SIDING FINISH
- GLASS GUARDRAIL BIRD SAFE 42" ABOVE F.F.
- THIRD FLOOR F.F.
- SECOND FLOOR F.F.
- CLAD ALUMINUM EXTERIOR DOORS & WINDOWS
- SECOND FLOOR F.F.
- FIRST FLOOR F.F.
- SMOOTH STUCCO FINISH
- FIRST FLOOR F.F.
- BASEMENT FLOOR F.C.
- ENTRY FLOOR F.C.
- BASEMENT FLOOR F.C.

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



SITE PERMIT:
01.23.2017
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EXISTING & PROPOSED
NORTH ELEVATION

Architectural floor plan of a four-story building with two units per floor. The plan shows Unit #1 on the left and Unit #2 on the right. Unit #1 includes a Living Room, Hall, and Bedroom. Unit #2 includes a Dining Room, Hall, Office, and Family Room. A central staircase connects the floors. The ground floor features a Garage. Elevation markers on the left indicate floor levels: Fourth Floor F.F., Third Floor F.F., Second Floor F.F., First Floor F.F., and Basement Floor F.C. A 'PROPERTY LINE' is marked on the right. A north arrow is located in the top right corner.

PROPERTY LINE

FOURTH FLOOR F.F.
THIRD FLOOR F.C.

KITCHEN UNIT #2

THIRD FLOOR F.F.
SECOND FLOOR F.C.

WIC UNIT #2

HALL UNIT #2

SECOND FLOOR F.F.
FIRST FLOOR F.C.

KITCHEN UNIT #1

HALL UNIT #1

FIRST FLOOR F.F.
BASEMENT FLOOR F.C.

GARAGE

STORAGE UNIT #1

PROPERTY LINE

A3.3