



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 30, 2017

Date: November 6, 2017
Case No.: **2017-002768CUA**
Project Address: **984-988 Jackson Street**
Zoning: RH-3 (Residential-House, Three Family) Zoning District
65-A Height and Bulk District
Block/Lot: 0180/017
Project Sponsor: Corrine Quigley
Morrison & Foerster LLP
San Francisco, CA 94105
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
San Francisco,
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Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project would allow a building exceeding 40 feet in height within a RH Zoning District. The proposed project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The project does not add or remove any existing dwelling units, nor does the project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval. The scope of work includes both interior and exterior tenant improvements.

SITE DESCRIPTION AND PRESENT USE

The approximately 1,698-square-foot project site (Assessors Block 0180, Lot 017) is located on the block bounded by Jackson Street to the south, John Street to the north, Powell to the east, and Mason Street to the west. The Subject Property is located within a RH-3 (Residential-House, Three Family) Zoning District, and a 65-A Height and Bulk District. The subject lot contains approximately 23 feet of frontage along Jackson Street and the subject property is developed with a one-three-story-over-basement building containing three dwelling units (three 2-bedroom units).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the northeastern quadrant of the Nob Hill neighborhood, located close to the corner of Jackson and Mason Streets. The neighborhood consists almost entirely of 2- to 4-story buildings. Land uses in the surrounding area are predominately residential in nature, however there are several ground-floor Limited Commercial Uses located along Mason Street.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 10, 2017	November 8, 2017	22 days
Posted Notice	20 days	November 10, 2017	November 10, 2017	20 days
Mailed Notice	20 days	November 10, 2017	November 10, 2017	20 days

PUBLIC COMMENT

To date, the Department has not received any public comment regarding the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- **Conditional Use Authorization.** The Project requires Conditional Use Authorization to allow for a structure to exceed 40 feet in a RH Zoning District. Even though the underlying Bulk and Height District (65-A) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a building to exceed 40 feet in height within a RH Zoning District, pursuant to Planning Code Section 209.1, 253, and 303.

BASIS FOR RECOMMENDATION

- The project would make improvements to an existing residential structure, adding an additional bedroom to the existing two-bedroom unit.
- The proposed one-story vertical addition is set back from the primary building wall to reduce any potential visual impact from the street.
- The project site is well-served by public transit; MUNI cable car lines 59 (Powell-Mason) and 60 (Powell-Hyde) run directly in front of the subject property and MUNI bus lines 10 and 12 are within one block of the subject property.
- The project has been found to be necessary and/or desirable and compatible with the surrounding neighborhood.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions

Attachments:

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"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

NF
Planner's Initials



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 Draft Motion

HEARING DATE: NOVEMBER 30, 2017

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1, 253 AND 303 OF THE PLANNING CODE TO ALLOW A BUILDING TO EXCEED 40 FEET IN HEIGHT WITHIN A RH-3 ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 3, 2017, Corrine Quigley from Morrison & Foerster LLP, on behalf of Ivar Hoftvedt and Dolores Shiu-Hoftvedt ("Project Sponsor"), submitted an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1, 253, and 303 to permit a building to exceed 40 feet in height within a RH-3 Zoning District and 65-A Height and Bulk District.

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

On November 30, 2017 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-002768CUA.

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. 2017-002768CUA, 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. **Site Description and Present Use.** The approximately 1,698-square-foot project site (Assessors Block 0180, Lot 017) is located on the block bounded by Jackson Street to the south, John Street to the north, Powell to the east, and Mason Street to the west. The Subject Property is located within a RH-3 (Residential-House, Three Family) Zoning District, and a 65-A Height and Bulk District. The subject lot contains approximately 23 feet of frontage along Jackson Street and the subject property is developed with a one-three-story-over-basement building containing three dwelling units (three 2-bedroom units).
3. **Surrounding Properties and Neighborhood.** The project site is located within the northeastern quadrant of the Nob Hill neighborhood, located close to the corner of Jackson and Mason Streets. The neighborhood consists almost entirely of 2- to 4-story buildings. Land uses in the surrounding area are predominately residential in nature, however there are several ground-floor Limited Commercial Uses located along Mason Street.
4. **Project Description.** The proposed project would allow a building exceeding 40 feet in height within a RH Zoning District. The proposed project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The project does not add or remove any existing dwelling units, nor does the project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval. The scope of work includes both interior and exterior tenant improvements.
5. **Public Comment.** To date, the Department has not received any public comment regarding the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use/Residential Density (Sections 209.1).** Planning Code Section 209.1 permits up to three dwelling units per lot within the RH-3 Zoning District.

The proposed project includes a one-story vertical addition of an existing residential structure, converting one of the existing dwelling units from a two-bedroom unit into a three-bedroom unit. The project does not add or remove any of the existing dwelling units; therefore the project is in compliance with the Code.

- B. **Rear Yard.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building.

The project provides the required 25 percent rear yard (18'-10") at the proposed fourth floor; therefore the project is in compliance with the Code.

- C. **Height.** Planning Code Section 253 requires that wherever a height limit of more than 40 feet in a RH District, or more than 50 feet in a RM or RC District, is prescribed by the height and bulk district in which the property is located, any building or structure exceeding 40 feet in height in a RH District, or 50 feet in height in a RM or RC District, shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of the Code.

The Project would exceed a height of 40 feet in the RH Zoning District, therefore requires Conditional Use Authorization. Even though the underlying Bulk and Height District (65-A) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code.

- D. **Exposure.** Planning Code Section 140 requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

All of the existing dwelling units face Jackson Street (a street meeting the requirements of the Code); therefore the project is consistent with the dwelling unit exposure requirements of the Code.

- E. **Shadows.** Planning Code Section 295 requires a shadow analysis for projects over 40 feet in height to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department.

The Planning Department performed a shadow analysis (Case No. 2006.1430K) which examined a larger one-story vertical addition (maximum building height of 46'-6"), while the current proposal is for a one-story vertical addition (maximum building height of 44'-6"). The analysis revealed that no net shadow would be added to any Recreation and Park Department properties and thus the project complies with Planning Code Section 295.

- F. **Parking (Section 151.1).** Planning Code requires off-street parking for projects located within RH Zoning Districts at a ratio of one space per dwelling unit.

The existing structure contains three (3) off-street parking spaces for the three (3) existing dwelling units. As the proposed project is not modifying the existing number of dwelling units, the proposed project is in compliance with the Code.

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 proposed project is a one-story vertical addition to an existing three-story-over-basement residential structure, expanding one the existing dwelling units from a two-bedroom unit into a larger, three-bedroom unit. The size and intensity of the project is compatible with the adjacent properties in that the new fourth floor is set back from the street by approximately 7 feet, allowing the new addition to function as a subordinate addition to the existing structure. Moreover, the project does not propose any increase in the amount of dwelling units or off-street parking at the subject property.

- 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 is consistent with the surrounding neighborhood, which is comprised primarily of multi-story, low and medium-density residential buildings. The project will add one story to the existing three-story-over-basement structure, and the new addition is set back approximately 7 feet from the primary building wall. The front setback allows the streetwall to read similar to existing conditions (3-4 stories) and the stepping pattern of the streetwall (from west to east) is maintained.

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

The project would not add any additional dwelling units or off-street parking spaces. As the project involves an expansion of one of the existing dwelling units, the project would maintain Code compliance with regard to required off-street parking. As such, traffic patterns are not anticipated to be impacted as a result of the one-story vertical addition. The project site is already well-served by transit, and any additional tenants will have access to numerous MUNI lines within a short walking distance of the project site.

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

The project proposes an expansion of existing residential uses without additional off-street parking and therefore will not produce noxious or offensive emissions, noise, glare, dust or odors. There is no commercial space, which could generate the same.

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

The project maintains the existing at-grade rear yard and provides new private useable open space for the upper dwelling unit at the fourth floor that meets the dimensional and area requirements of the Code. The existing parking and loading area is otherwise not modified.

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

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

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.4:

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

The project involves a one-story vertical additional to an existing three-unit residential building. The project would expand the gross floor area of an existing dwelling unit located on the third floor of the building, converting a two-bedroom unit into a three-bedroom unit. The project would preserve all three of the existing dwelling units located within the building.

OBJECTIVE 11:

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

Policy 11.1:

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

The project was designed with a front setback of approximately 7 feet to allow the new fourth floor to read as subordinate to the existing three-story-over-basement structure. The proposed front setback allows the streetwall to read similar to existing conditions (3-4 stories) and the overall stepping pattern of the streetwall (from west to east) is essentially maintained.

Policy 11.6:

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

The project would expand the gross floor area of an existing dwelling unit located on the third floor of the building, converting a two-bedroom unit into a three-bedroom unit. The project would preserve all three of the existing dwelling units located within the building, maintaining a residential density consistent with that of the underlying zoning district (RH-3).

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 3:

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

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6:

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

The project would add one-story to an existing three-story-over-basement building, increasing the overall height of the building from 35'-0" to 44'-6". The project's proposed height is consistent with the requirements of the 65' Height District and with similar sized buildings in the area, and meets the "A" Bulk Limits. The front setback of approximately 7 feet would allow the proposed fourth floor to read as subordinate to the existing structure, thereby helping to preserve the appearance of a three-story streetwall as viewed from Jackson Street.

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

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

The proposed project would not displace any existing neighborhood-serving retail uses as the subject building contains only residential uses.

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

The project would preserve the three existing dwelling units within the subject building, converting one of the dwelling units from a two-bedroom unit into a three-bedroom unit.

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

The Project does not propose the elimination of any dwelling units; housing supply is unaffected. The project would convert an existing two-bedroom unit into a three-bedroom unit, leading to a larger unit more attractive to families.

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

The proposed project does not add or remove any existing off-street parking. The project site is well-served by public transit; MUNI cable car lines 59 (Powell-Mason) and 60 (Powell-Hyde) run directly in front of the subject property and MUNI bus lines 10 and 12 are within one block of the subject property. Therefore, the project will not significantly increase the amount of automobile traffic, overburden neighborhood parking, or impede MUNI transit service.

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

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

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

The proposed project calls for interior and exterior tenant improvements inclusive of the one-story vertical addition atop the existing three-story-over-basement building. The project will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building was constructed in 1907; and the Planning Department has listed the building as a "Category B" (unknown/age eligible) historic resource. The proposed tenant improvements, including exterior improvements have been found to be consistent with the CEQA Checklist for Categorical Exemption (Class 1) Determinations.

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

The project will have no negative impact on existing parks and open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-002768CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 7, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 30, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 30, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a building to exceed 40 feet in height within a RH Zoning District located at 984-988 Jackson Street, Lot 017 in Assessor's Block 0180, pursuant to Planning Code Sections 209.1, 253, and 303, within the RH-3 Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated July 7, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-002768CUA and subject to conditions of approval reviewed and approved by the Commission on November 30, 2017 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 November 30, 2017 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

6. **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

7. **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

8. **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

9. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

10. **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

11. **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

12. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

13. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

14. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

15. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

17. **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

18. **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. **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 Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

20. **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>

21. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

22. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

23. **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

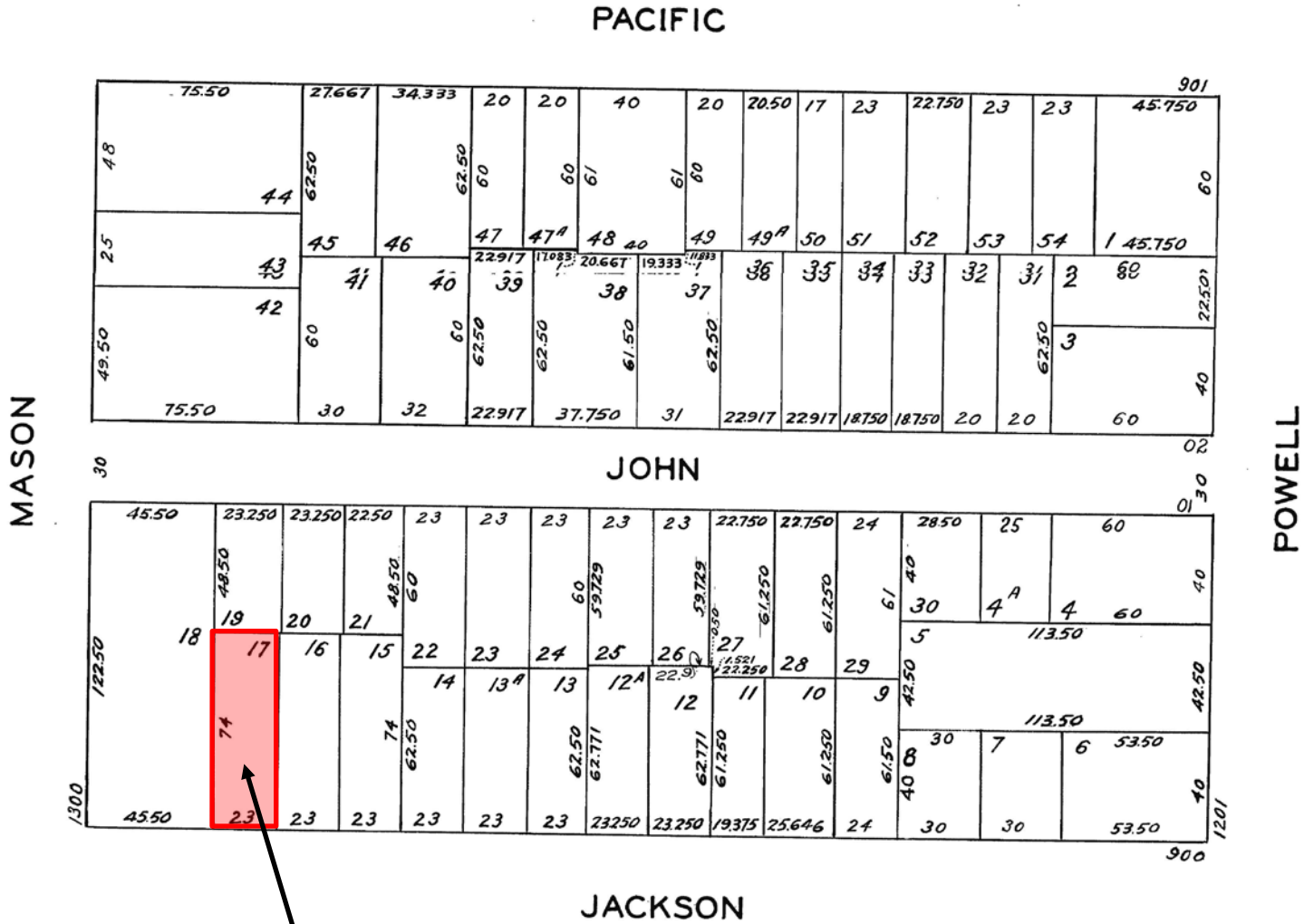
24. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Exhibits

- **Block Book Map**
- **Sanborn Map**
- **Zoning Map**
- **Height & Bulk Map**
- **Aerial Photographs**
- **Site Photos**

Parcel Map



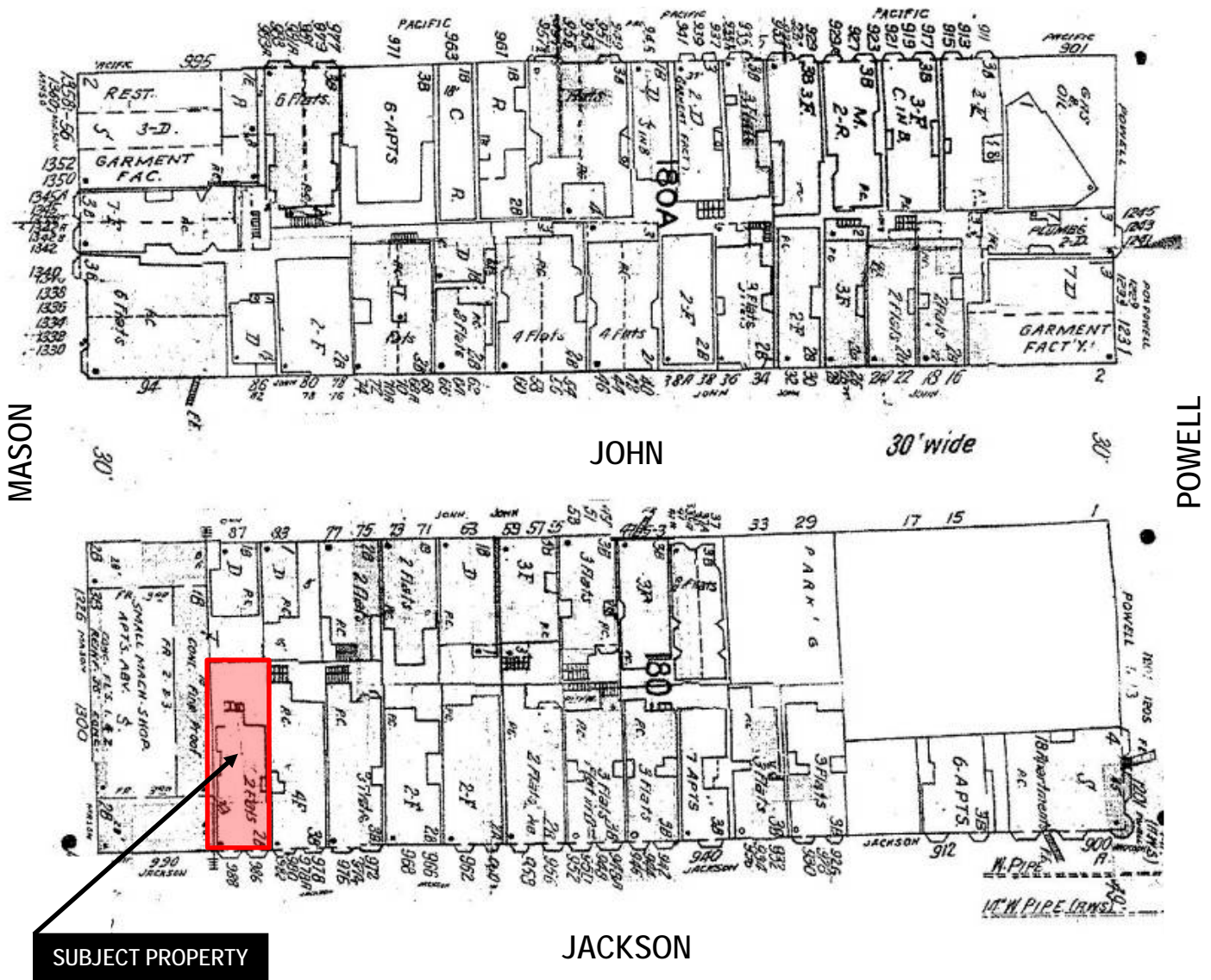
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Sanborn Map*

PACIFIC



JACKSON

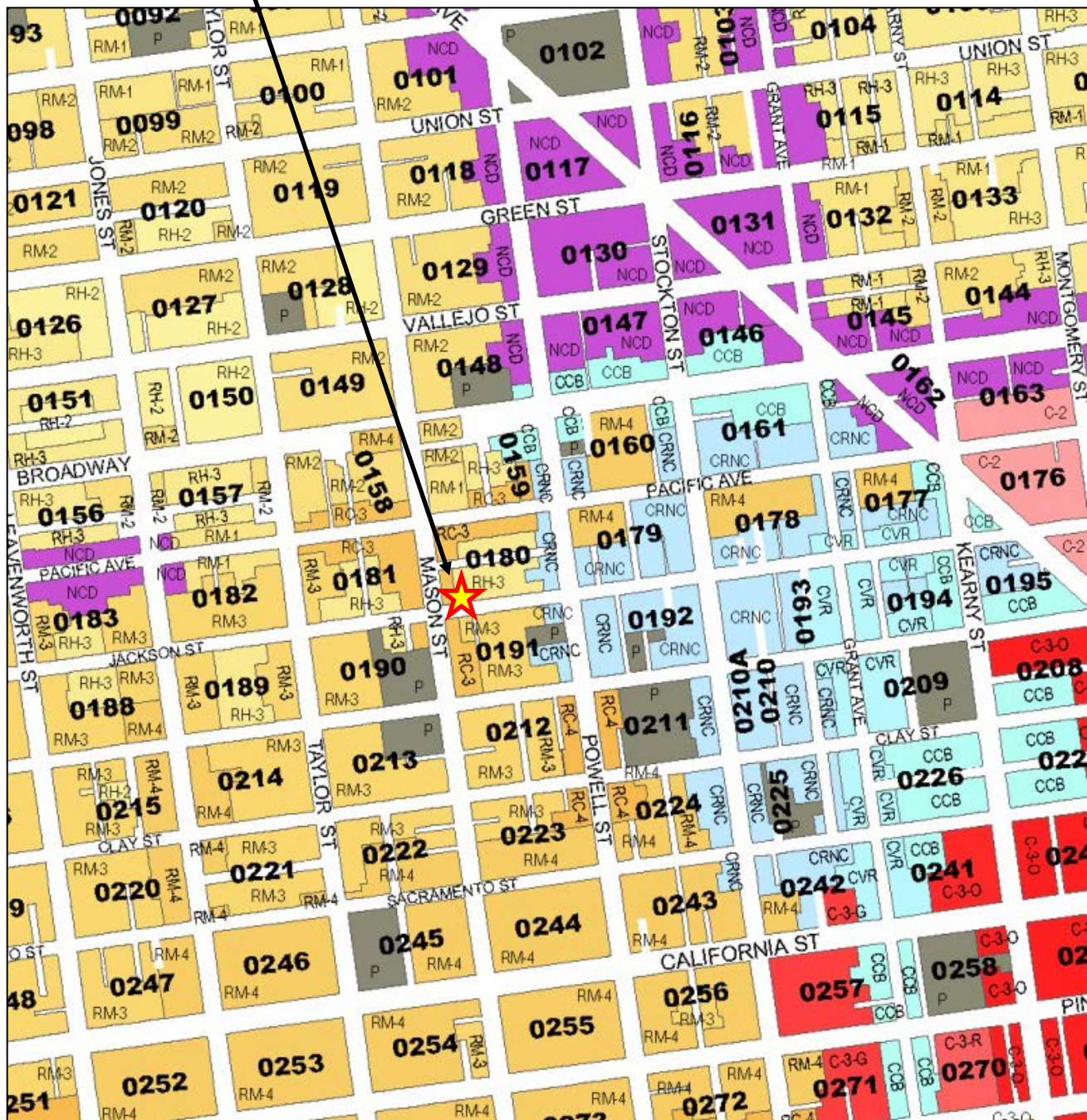
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Zoning Map

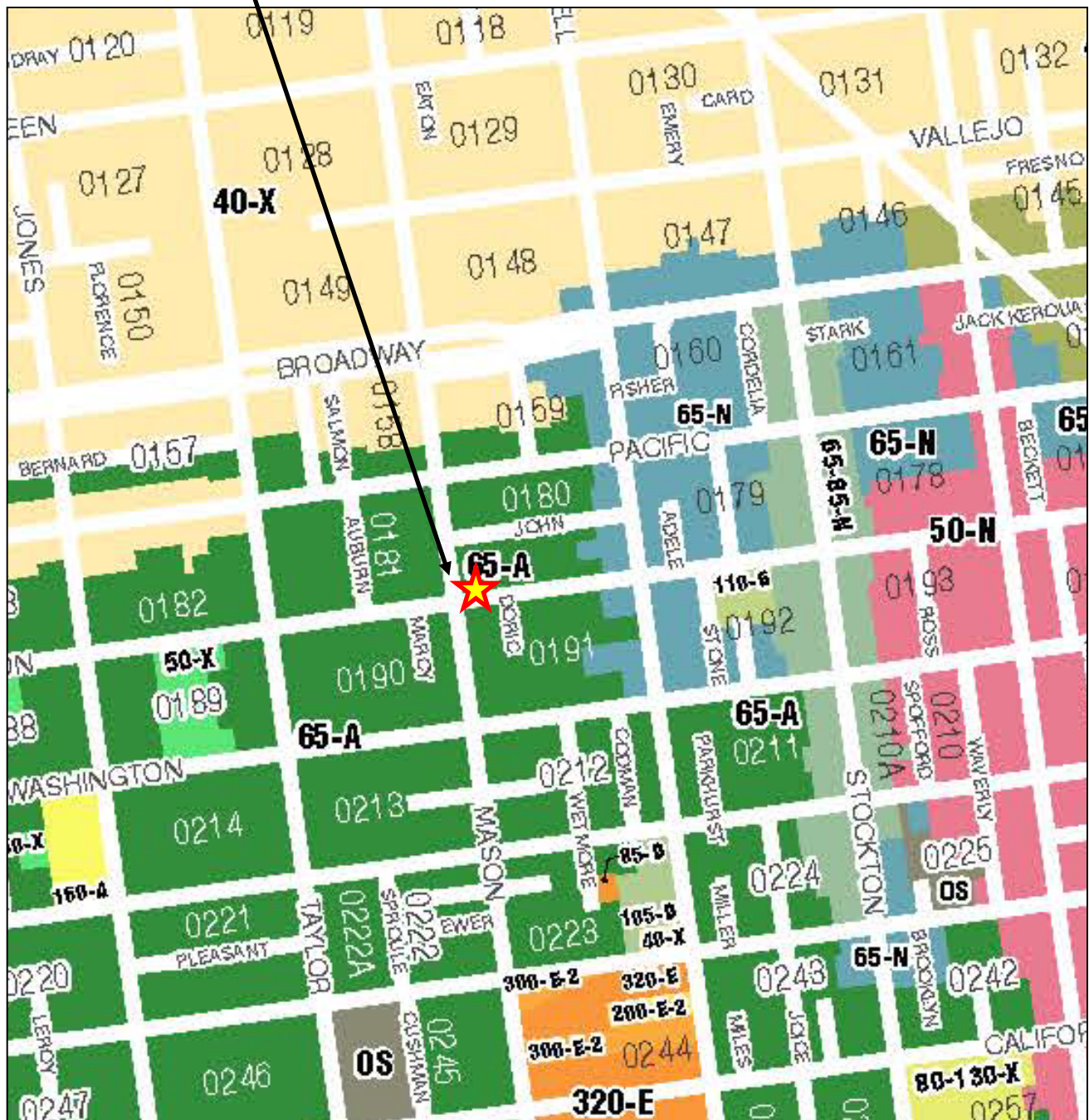
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Height & Bulk Map

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Aerial Photo



SUBJECT PROPERTY

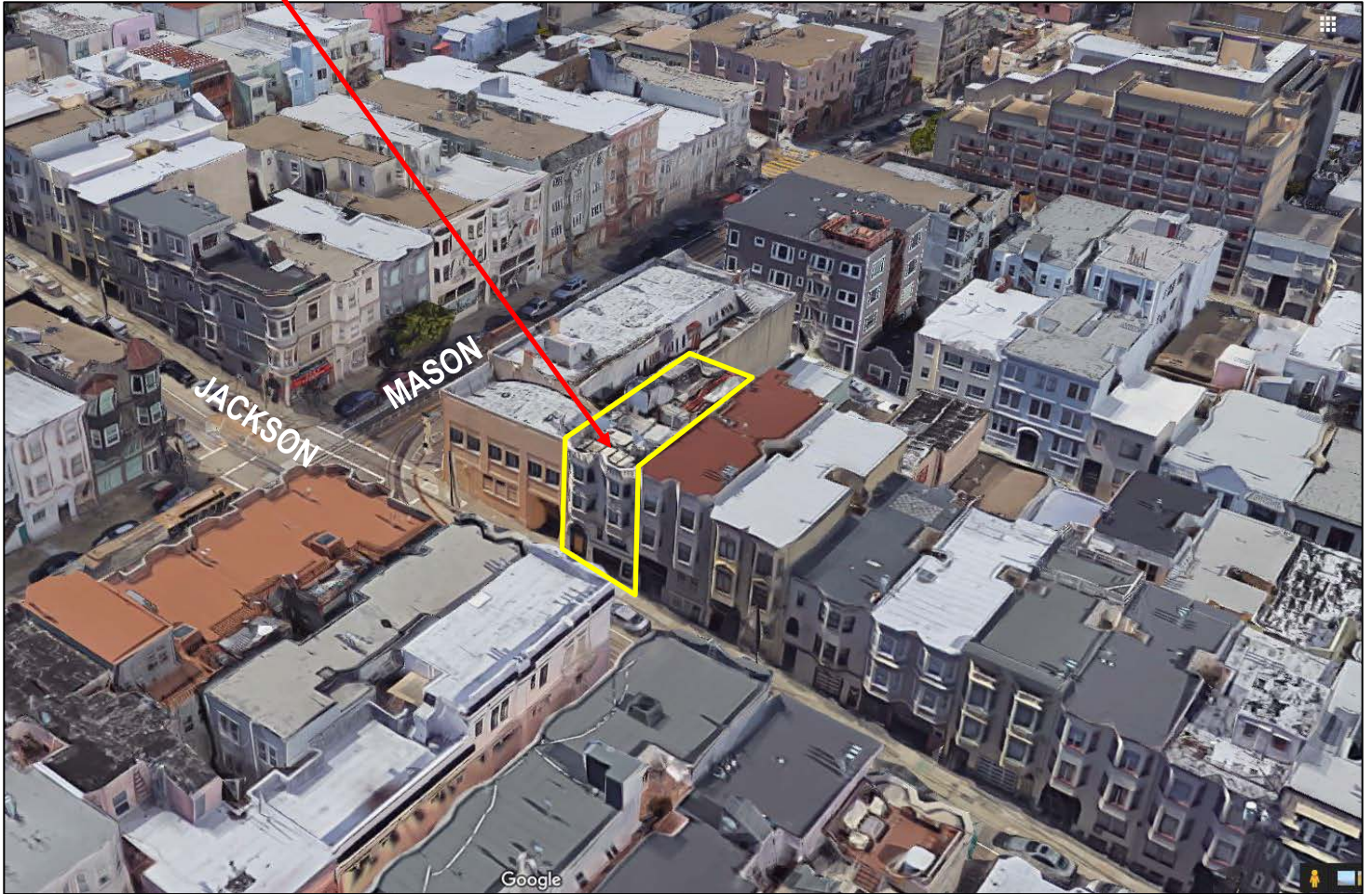
Aerial view of 984-988 Jackson Street.



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Site Photo

SUBJECT PROPERTY

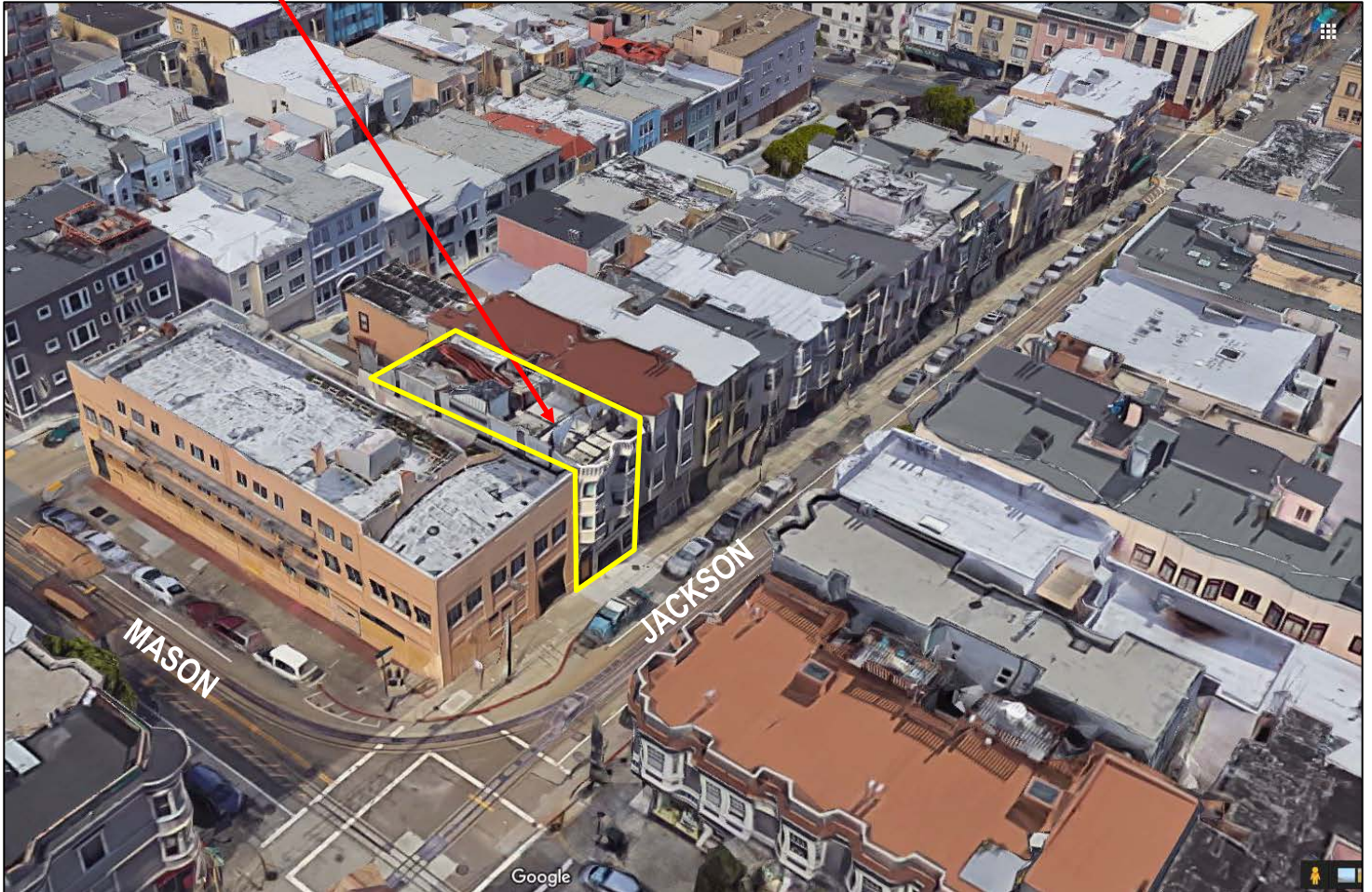


Axonometric view of 984-988 Jackson Street.



Site Photo

SUBJECT PROPERTY

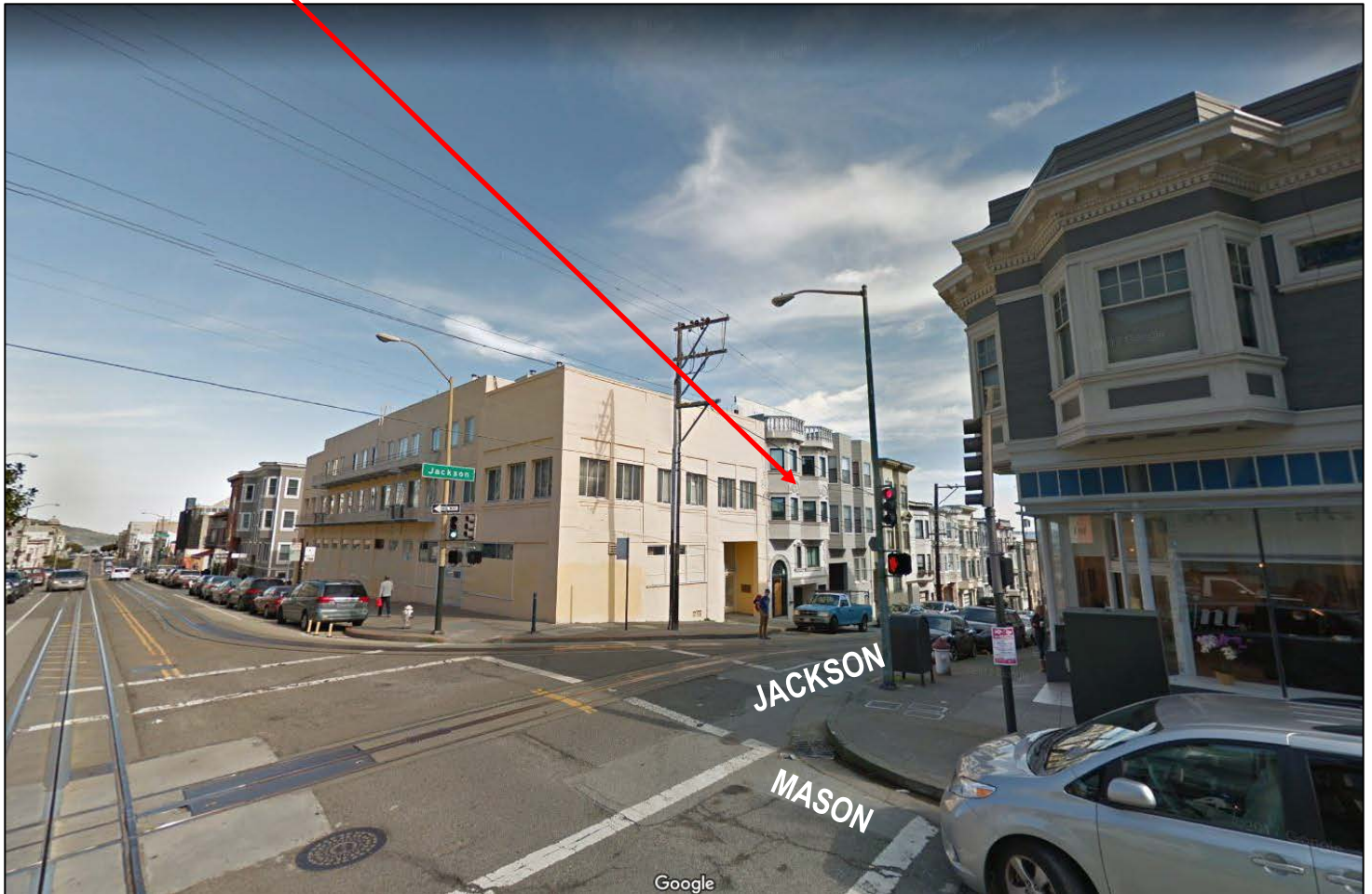


Axonomic view of 984-988 Jackson Street.



Site Photo

SUBJECT PROPERTY



Street View of 984-988 Jackson Street
(view from Mason Street).

Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Site Photo

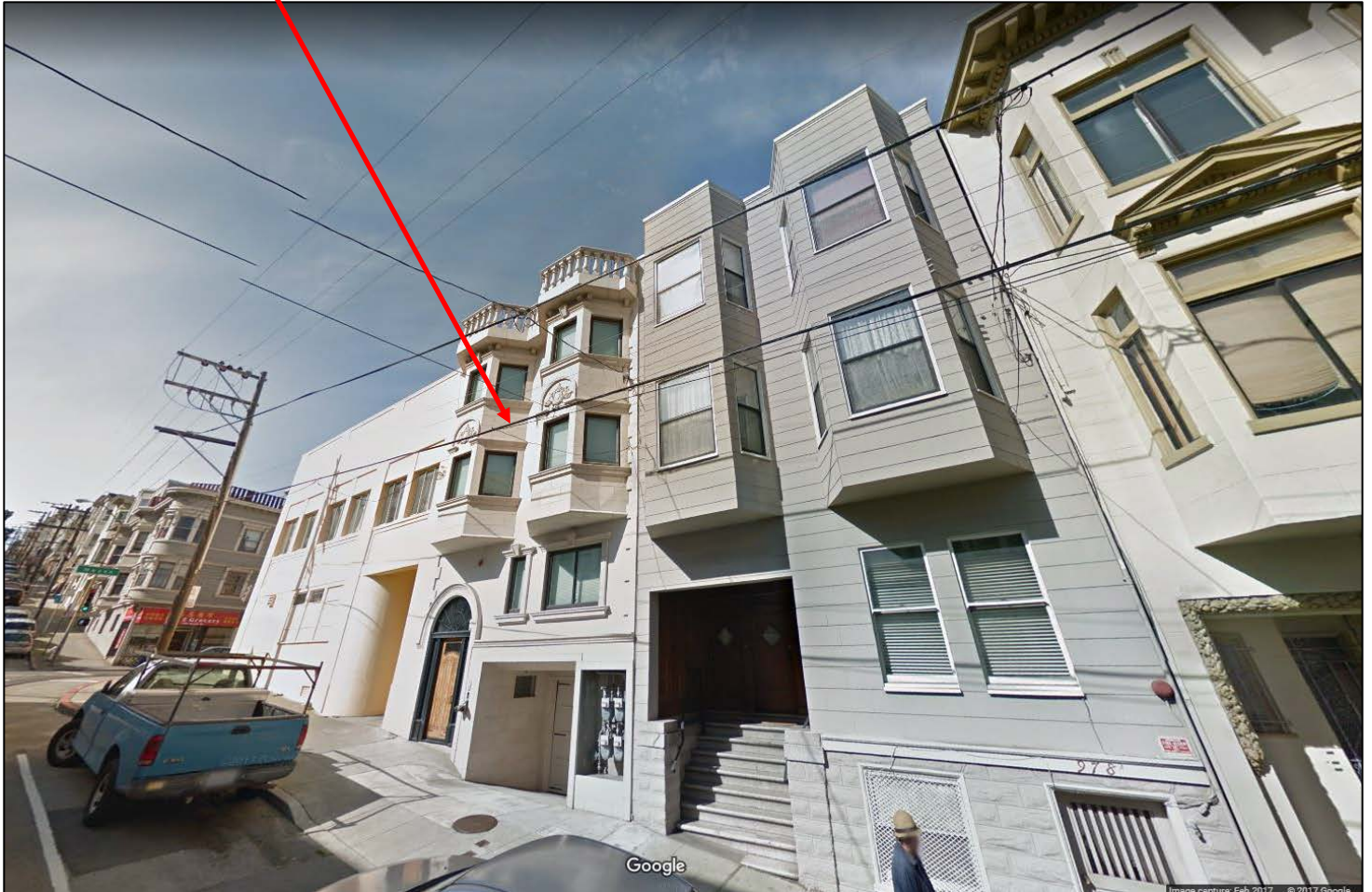
SUBJECT PROPERTY



Street View of 984-988 Jackson Street
(view from Jackson Street).

Site Photo

SUBJECT PROPERTY



Street View of 984-988 Jackson Street
(view from Jackson Street).

Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

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SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, November 30, 2017**

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

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

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	984-988 Jackson Street	Case No.:	2017-002768CUA
Cross Street(s):	Mason/Powell Streets	Building Permit:	201707212563
Block /Lot No.:	0180/017	Applicant:	Corinne Quigley
Zoning District(s):	RH-3 / 65-A	Telephone:	(415) 268-6249
Area Plan:	N/A	E-Mail:	cquigley@mofo.com

PROJECT DESCRIPTION

Request for Conditional Authorization pursuant to Planning Code Sections 209.1, 253 and 303 to permit a building to exceed 40 feet in height within a RH Zoning District. The proposed project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The project does not add or remove any existing dwelling units, nor does the project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: **nicholas.foster@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

BUILDING PERMIT APPLICATION INFORMATION

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

APPEAL INFORMATION

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

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

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

ENVIRONMENTAL REVIEW

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

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

Date: **11/09/2017**

The attached notice is provided under the Planning Code. It concerns property located at **984 - 988 Jackson Street (2017-002768CUA)**. A hearing may occur, a right to request review may expire or a development approval may become final by **11/30/2017**.

To obtain information about this notice in Spanish or Chinese, please call **(415) 575-9010**. To obtain information about this notice in Filipino, please call **(415) 575-9121**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **984 - 988 Jackson Street (2017-002768CUA)** 的建築計劃有關。如果在 **11/30/2017** 之前無人申請聽證會來檢討這一個建築計劃，這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節，請電 **415-575-9010**。

然後，請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務，此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **984 - 988 Jackson Street (2017-002768CUA)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **11/30/2017**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **(415) 575-9010**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **984 - 988 Jackson Street (2017-002768CUA)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **11/30/2017**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	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.
	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> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<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 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input 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):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="padding-left: 40px;">b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

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.	

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:

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APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Ivar Hoftvedt and Dolores Shiu-Hoftvedt	
PROPERTY OWNER'S ADDRESS: 988 Jackson Street, San Francisco California 94133	TELEPHONE: (415) 652-2753, (415) 788-0889 EMAIL: ilhconstruction@hotmail.com
APPLICANT'S NAME: <div>Same as Above <input checked="" type="checkbox"/></div>	
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:
CONTACT FOR PROJECT INFORMATION: <div>Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS:	TELEPHONE: () EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): <div>Same as Above <input type="checkbox"/></div>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 988 Jackson Street		ZIP CODE: 94133		
CROSS STREETS: Mason and Powell Streets				
ASSESSORS BLOCK/LOT: 180 / 17	LOT DIMENSIONS: 23 x 74	LOT AREA (SQ FT): 1.702.00	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 65-A

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: 3-unit apartment building	
		PROPOSED USE: 3-unit apartment building	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	3	3	0	3
Hotel Rooms	N/A			
Parking Spaces	3	3	0	3
Loading Spaces	N/A			
Number of Buildings	1	1	0	1
Height of Building(s)	35'-6"	35'-6"	9'-0"	46'-6"
Number of Stories	4	4	1	5
Bicycle Spaces	5	5	0	5
GROSS SQUARE FOOTAGE (GSF)				
Residential	3,989.00	3,989.00	979.00	4,968.00
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <small>Production, Distribution, & Repair</small>	0	0	0	0
Parking	1,090.00	1,090.00	0	1,090.00
Other (Specify Use)	Basement 990.00	990.00	0	990.00
TOTAL GSF	6,069.00	6,069.00	979.00	7,048.00

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

Garbage/Trash enclosure located within the garage and bicycle spaces. A total of 279 sq.ft.

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

Conditional Use Findings

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

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

Conditional Use Findings: Please see attachment

Priority General Plan Policies Findings

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

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

Do not apply. There will be no changes to the existing neighborhood serving retail. This is a Residential District, RH-3

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

There will be no changes to the existing housing neighborhood character or economic diversity.
If anything, it will be an improvement to the housing stock in San Francisco.

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

Do not apply. This is a three unit apartment building.

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

Do not apply. The vertical addition (penthouse) does not impede Muni transit service.

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

Do not apply. This property is not located in an Industrial or Commercial district.

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

The existing building and the proposed penthouse will be a Type 1 building. Therefore, it is safe to say that this building will achieve the greatest possible preparedness with respect to injury and loss of life in case of a major earthquake.

7. That landmarks and historic buildings be preserved; and

Do not apply. This is either a landmark or a historic building.

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

This is being provided by having a horizontal set back of the proposed penthouse of approximately 8'-6" from the front facade. This will provide sunlight to the street.

Estimated Construction Costs

TYPE OF APPLICATION: To construct an additional story (penthouse) which will be part of the third floor apartment	
OCCUPANCY CLASSIFICATION: R 1	
BUILDING TYPE: Type 5	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 979.00	BY PROPOSED USES: Three bedrooms and two bathrooms
ESTIMATED CONSTRUCTION COST: \$ 100,000.00	
ESTIMATE PREPARED BY: ilh Construction	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: *Don Heftorf* Date: 2/16/2017

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

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

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

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Conditional Use Findings, Planning Code Section 303(3)

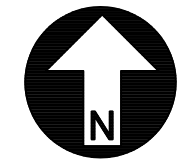
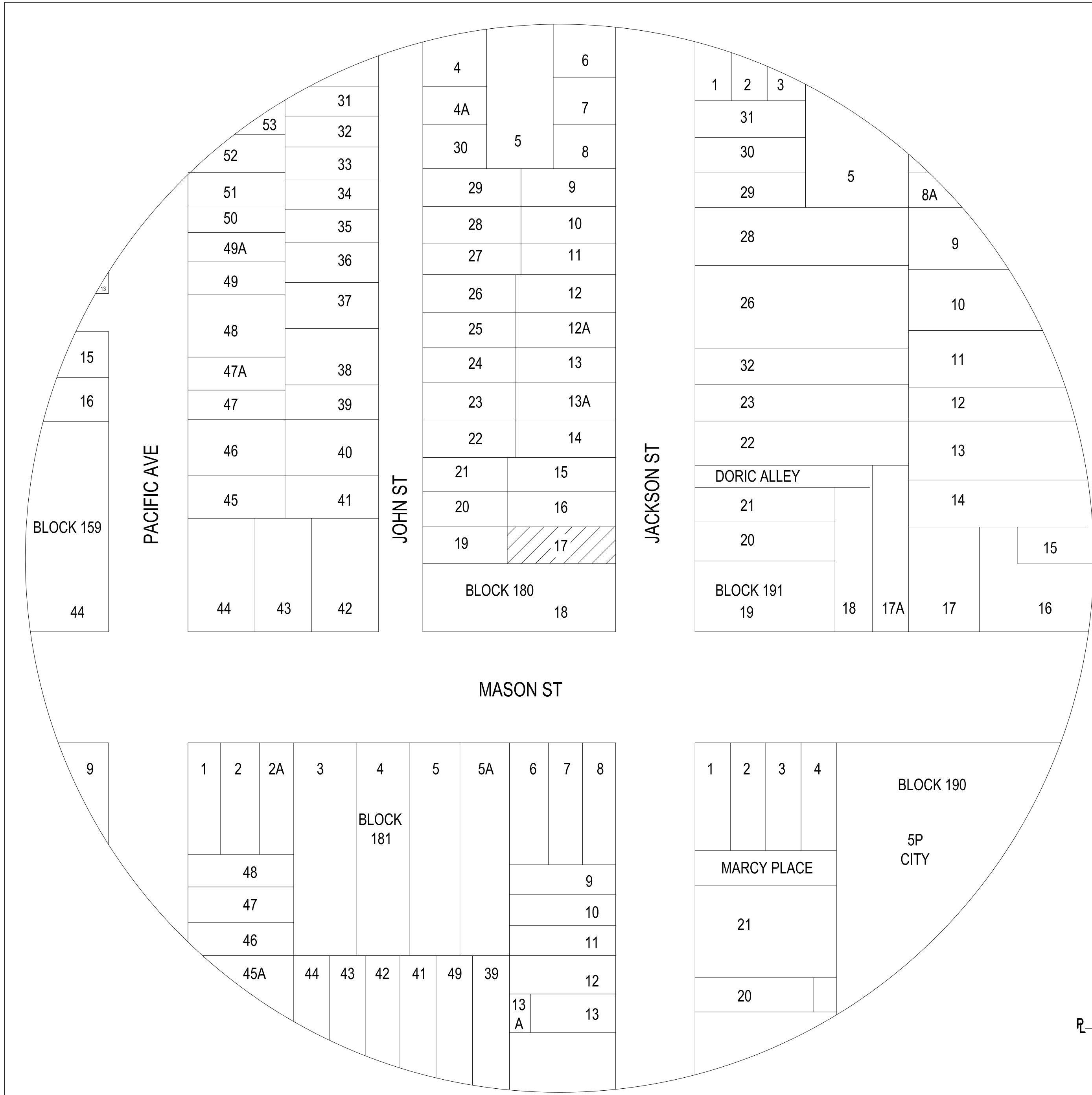
1. The existing neighborhood is comprised of residences. The addition will fit in with the residential character of the neighborhood and accommodate families with children.
 2. (a) The existing building is a three story over garage containing three units. The addition would be set back far enough so it clearly subordinate to the main façade and not very visible from the street and keeping with the scale and design of the surrounding buildings.
 2. (b) This project will have no effect on accessibility or traffic patterns. The number of units on the site will not change. The garage has three parking spaces. There would be no change in any pedestrian or vehicular traffic.
 2. (c) The construction work will comply with the City's codes to minimize noise, glare, dust odors or other offensive harmful emissions. The residential use will not generate such emissions.
 2. (d) There will be no loading or service areas, unusual lighting or signs. The finished structure will fit with the existing residential neighborhood for landscaping, screening and open space.
- (3) The project is consistent with the San Francisco General Plan and specifically promotes the following objectives and policies.
- Housing Element, Objective 1, Policy 1.7: Encourage and support the construction of quality, new family housing.
 - Housing Element, Objective 8, Policy 8.7: Eliminate discrimination against households with children. The City should prohibit discrimination against children and encourage the construction of units suitable for families with children.
 - Housing element, Objective 11, Policy 11.5: Promote the construction of well-designed housing that enhances existing neighborhood character. Residents of San Francisco should be able to live in well-designed housing suited to their specific needs.

February 16, 2017

COST ESTIMATE

Extend exterior concrete walls.		
4'-0" high (55+ 55+23+23+10+10+6+6) x6"/12= 376cu.ft.x1/27=		
14.00cu.yd .x \$ 1,00000/cu.yd. = 14,000. incl. formwork, rebar & conc.	\$	14,000.00
Steel Roof Trusses. Proposal 2012. \$ 10,500. Say add 20%	12,600.00	
Installation: 3 men @ \$ 30.00/hr.	720.00	
Formwork for Roof incl. materials 1,265, sq.ft x \$ 11.00/sq.ft	13,915.00	
Pour & Finish concrete roof Average 4" thick 16.00 c,y	5,270.00	
Roofing, Bitumen 1,265 sq.ft. x \$ 4.15/sq.ft	5,250.00	
Plumbing Rough and Finish: six fixtures @ \$ 850.00/fixture	5,100.00	
Electrical: All MC Cables	4,800.00	
Exterior stucco. Skim coat. 101 sq,yd x \$ 15.00/sq,yd.	1,515.00	
Interior partition, incl drywal.53x21x3.5x\$ 4.50	17,530.00	
Flooring @ \$ 10.00/sq.ft 21x51x \$ 10.00/sq.ft	10,710.00	
Heating: Existing :	0	
	91,410.00	
Miscellaneous 8 %	7,312.00	
	<hr/>	
	98,722.00	

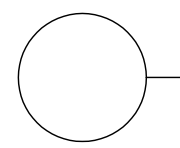
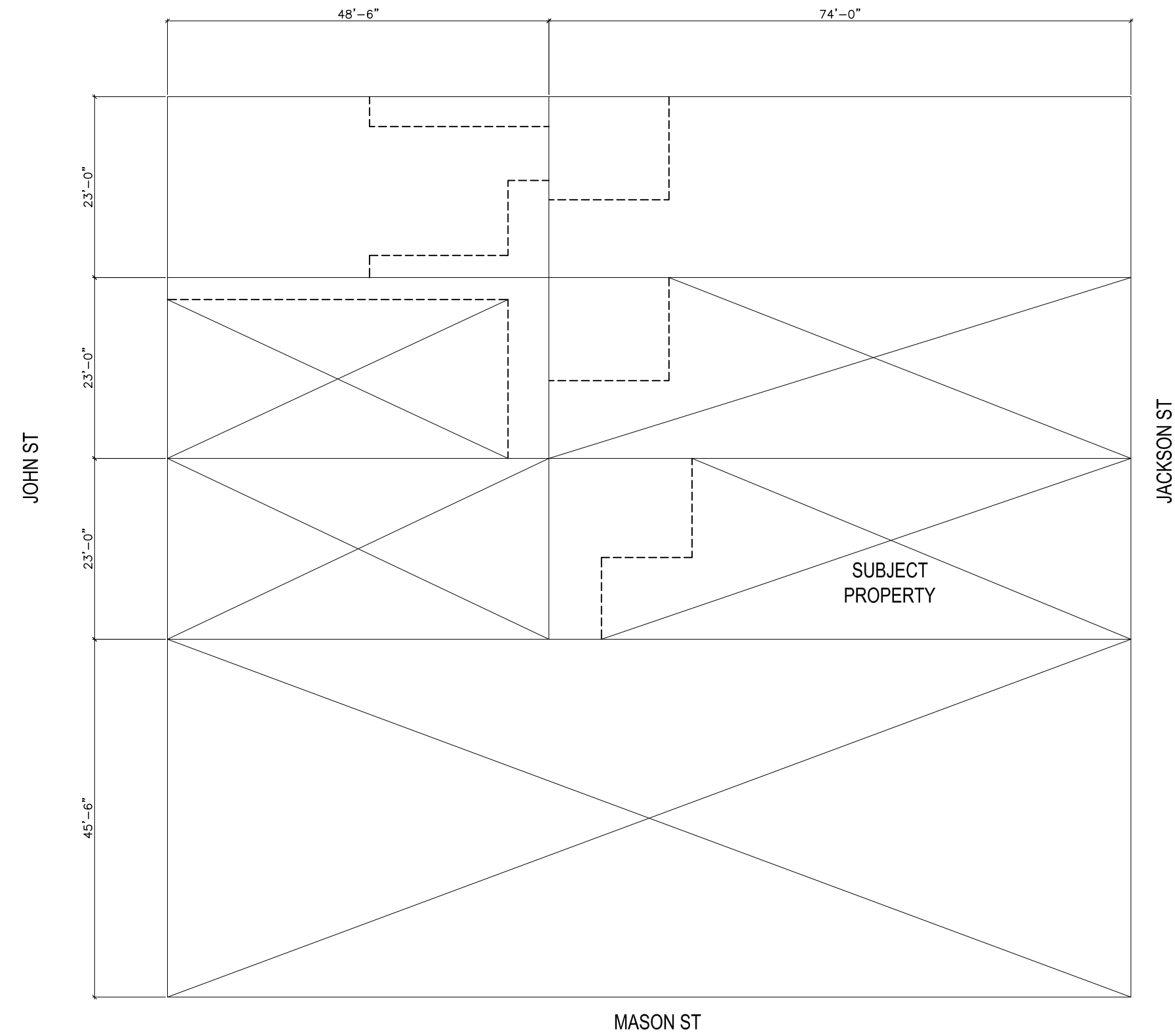
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BLDG. NORTH

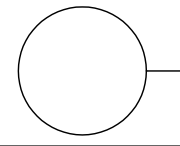
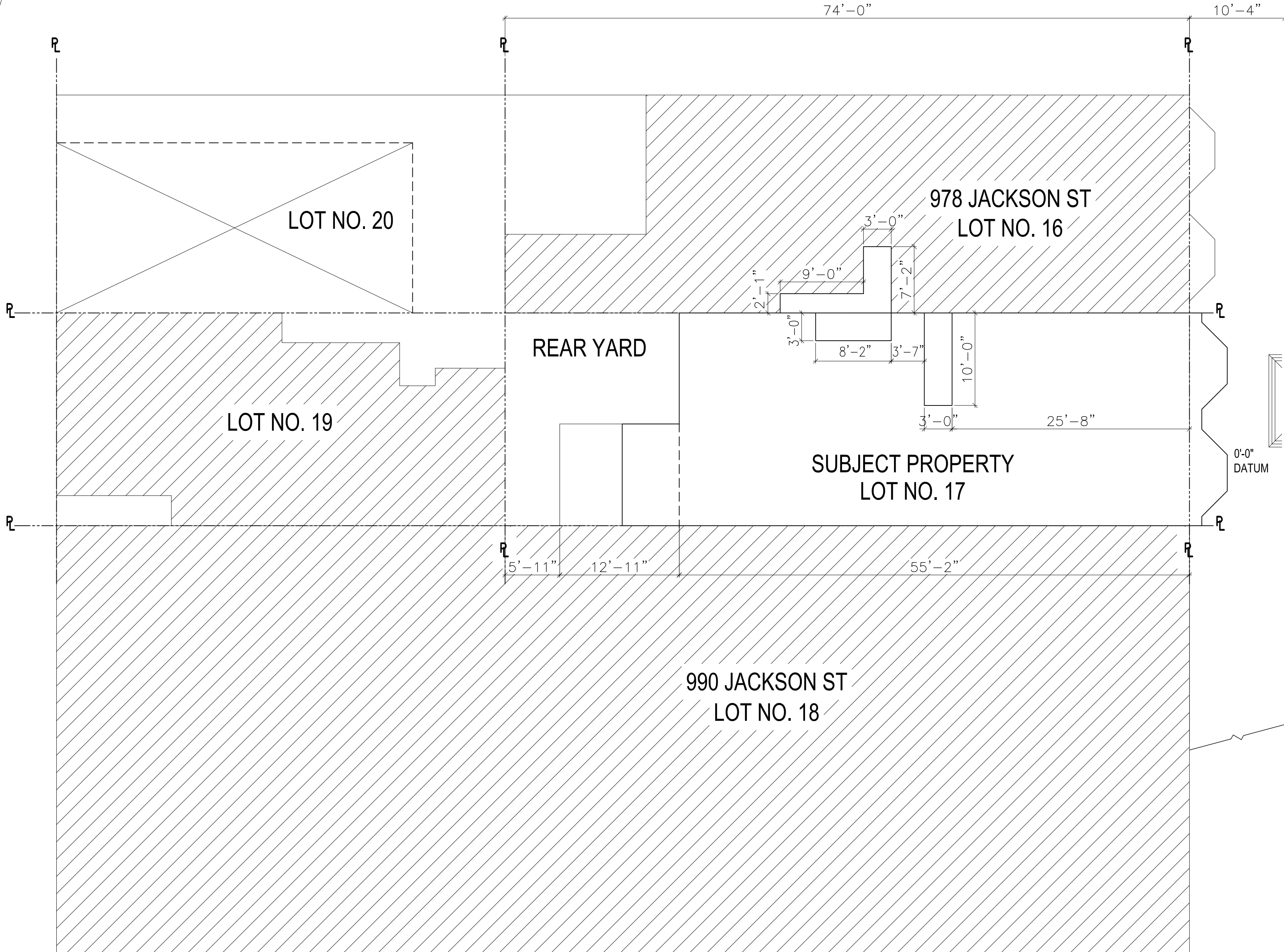


TRUE NORTH



PLOT PLAN

SCALE 1/16"=1'-0"



SURVEY AND SITE PLAN

SCALE 1/8"=1'-0"

REVISIONS		BY
A	7/05/17	ILH

Contractor:	Ilh Construction Co.	
	988 Jackson St	San Francisco, CA 94133

Owner:	Dolores Shiu and Ivar Hofvedt	
	988 Jackson St	San Francisco, CA 94133

Site Plan, Plot Plan, 300 feet Radius Map	
--	--

Project	3-unit Apartment Building	
	988 Jackson St	PENTHOUSE ADDITION

Date	7/05/17
Scale	1/4" = 1'-0"
Drawn	IVAR
Job	

Sheet	A-2
-------	-----



Block Face Study
for
984, 986, 988 Jackson Street

REVISIONS		BY
A	7/05/17	ILH

Contractor:
Ilh Construction Co.
988 Jackson St
San Francisco, CA 94133

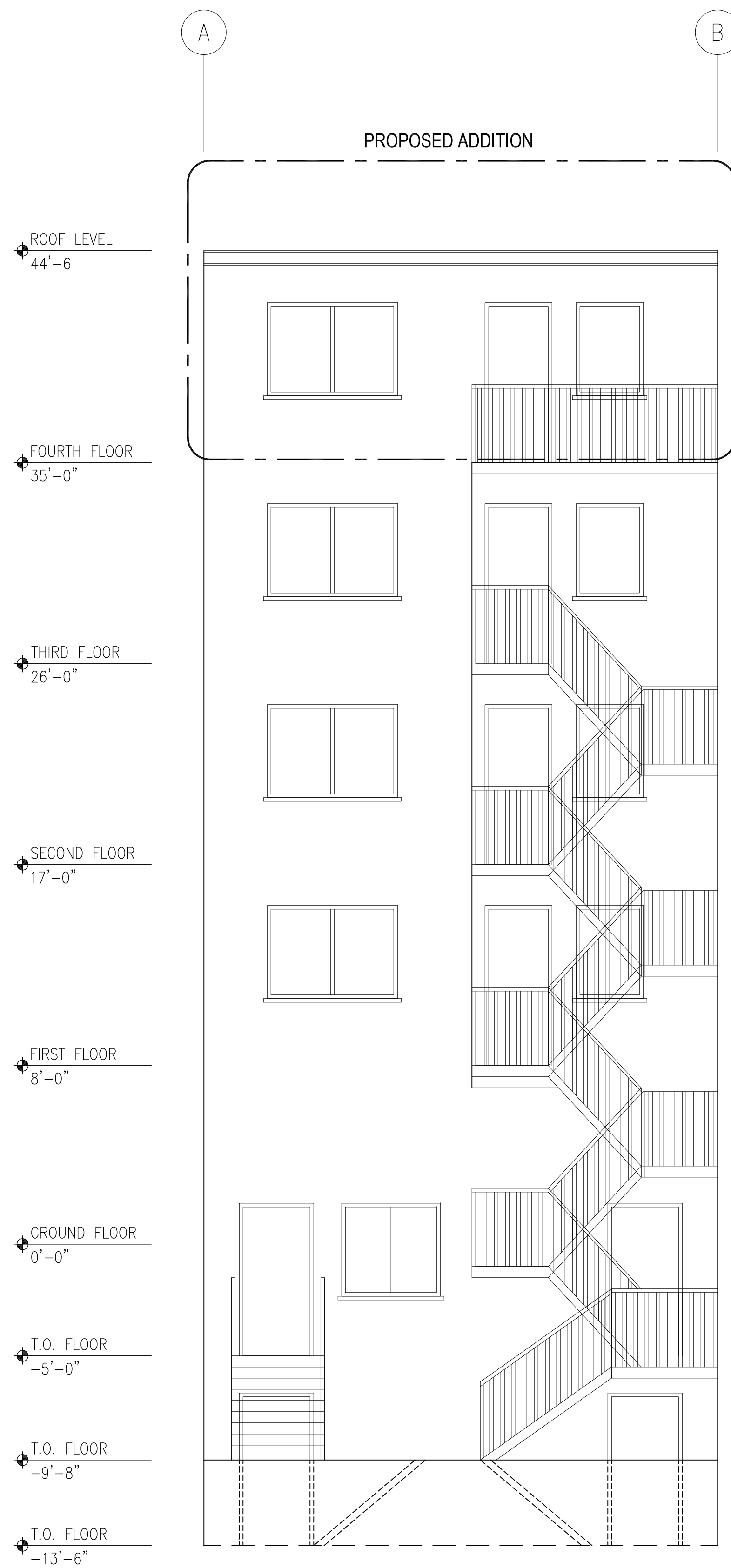
Owner:
Dolores Shiu and Ivar Hofvedt
988 Jackson St
San Francisco, CA 94133

Block Face

Project
3-unit Apartment Building
988 Jackson St
PENTHOUSE ADDITION

Date 7/05/17
Scale 1/4" = 1'-0"
Drawn IVAR
Job

Sheet
A-3



B REAR ELEVATION – EXISTING & PROPOSED
SCALE 1/4"=1'-0"



A FRONT ELEVATION – EXISTING & PROPOSED
SCALE 1/4"=1'-0"

REVISIONS	BY
A 7/05/17	ILH

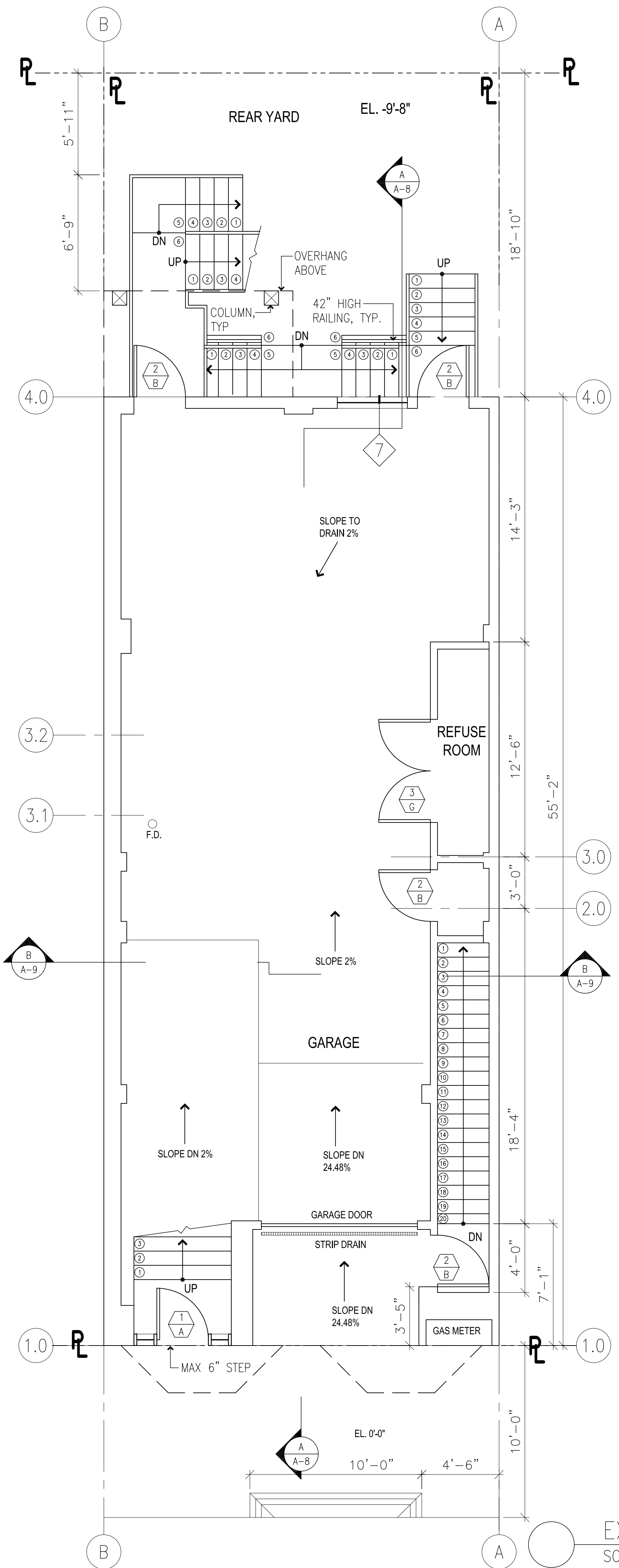
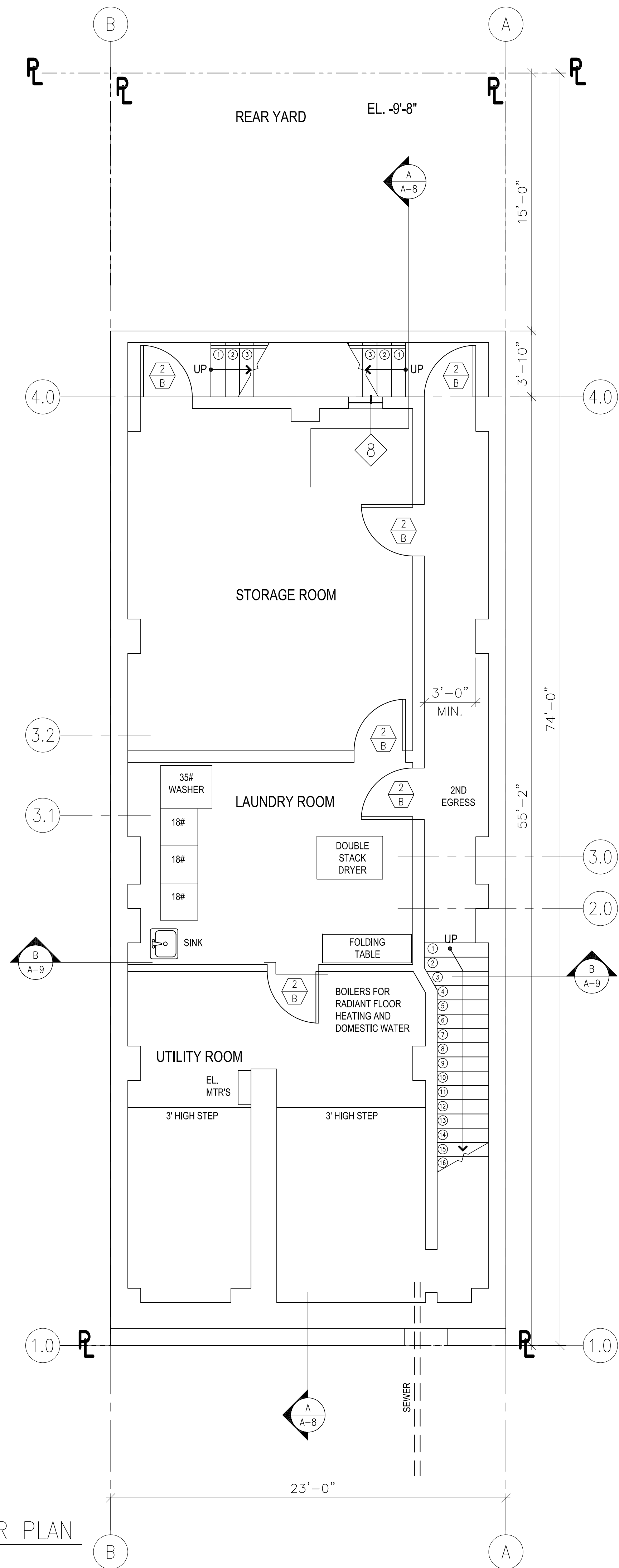
Contractor:
Ilh Construction Co.
988 Jackson St
San Francisco, CA 94133

Owner:
Dolores Shiu and Ivar Hofvted
988 Jackson St
San Francisco, CA 94133

Project:
Front and Rear Elevations
Existing & Proposed

Project:
3-unit Apartment Building
988 Jackson St
PENTHOUSE ADDITION

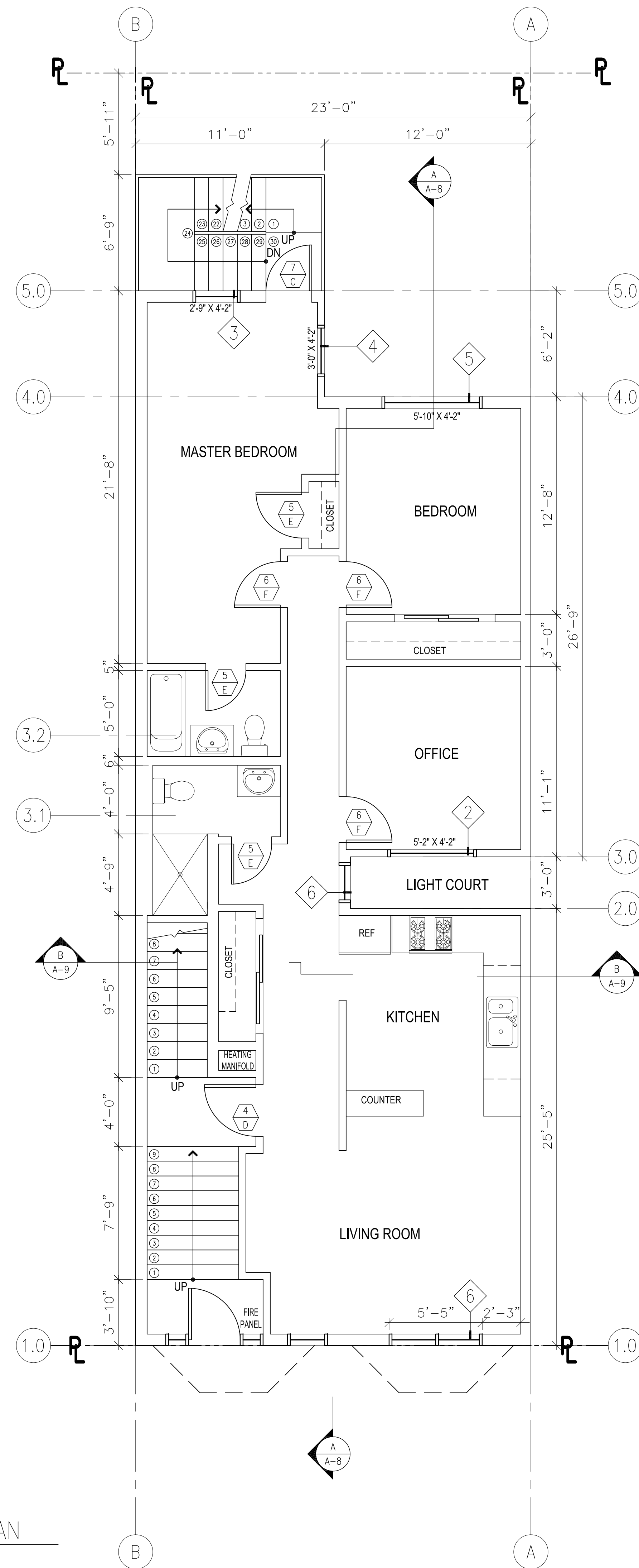
Date 7/05/17
Scale 1/4" = 1'-0"
Drawn IVAR
Job
Sheet



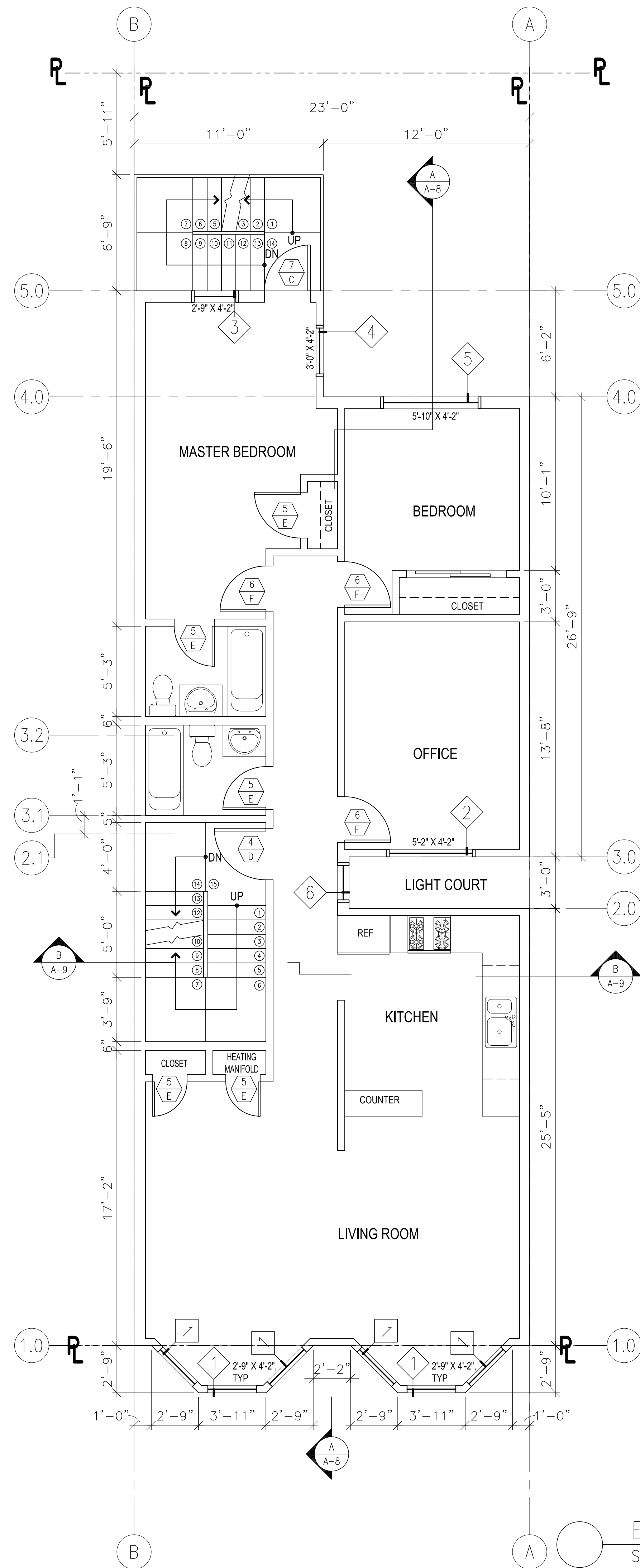
EXISTING BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0"

EXISTING GROUND FLOOR PLAN
SCALE 1/4"=1'-0"

REVISIONS		BY
A	7/05/17	ILH
Contractor:		Ilh Construction Co. 988 Jackson St San Francisco, CA 94133
Owner:		Dolores Shiu and Ivar Hofvedt 988 Jackson St San Francisco, CA 94133
Project		3-unit Apartment Building 988 Jackson St PENTHOUSE ADDITION
Date		7/05/17
Scale		1/4" = 1'-0"
Drawn		IVAR
Job		
Sheet		A-5

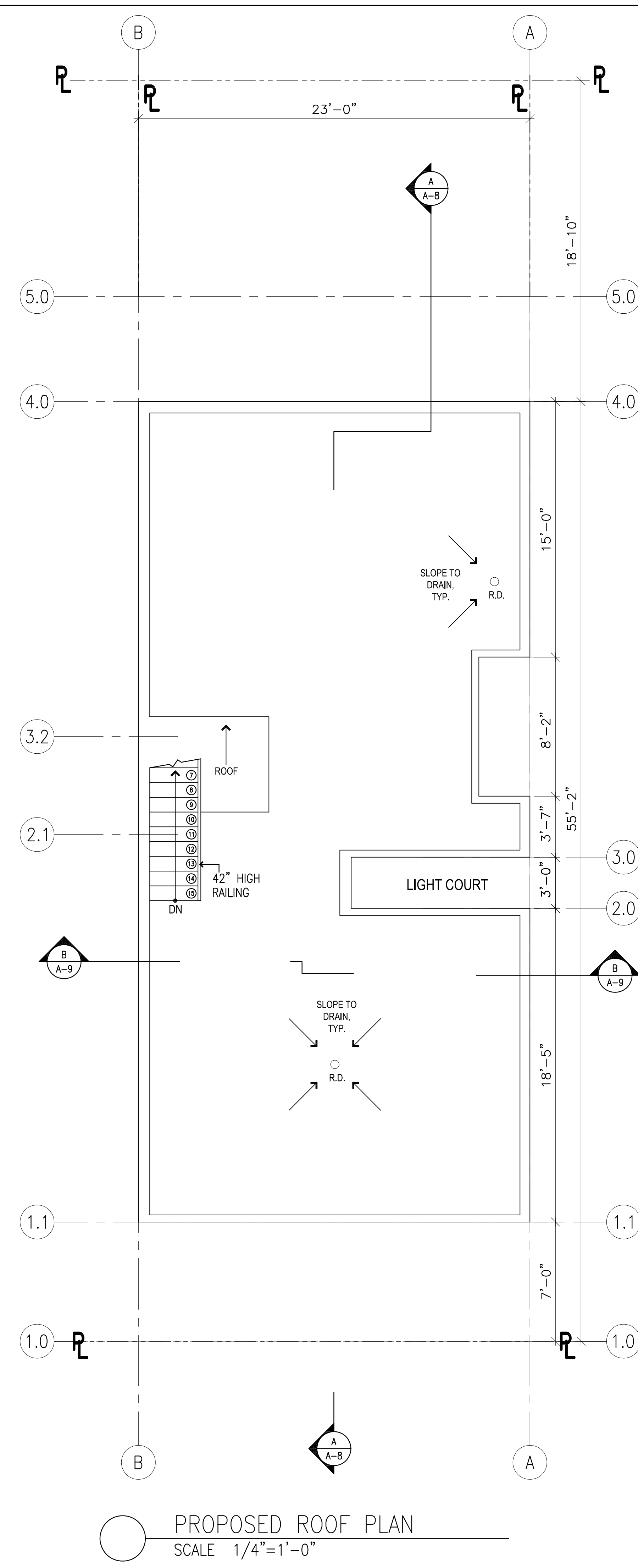
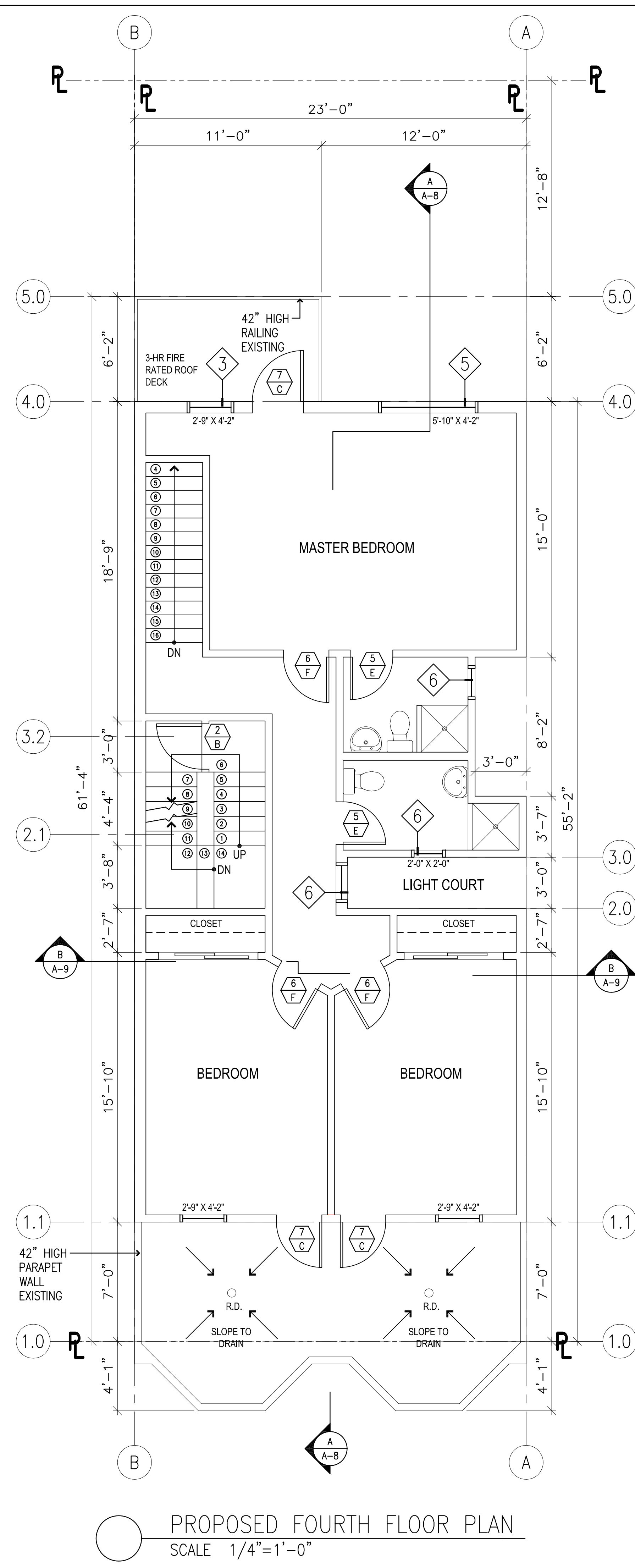
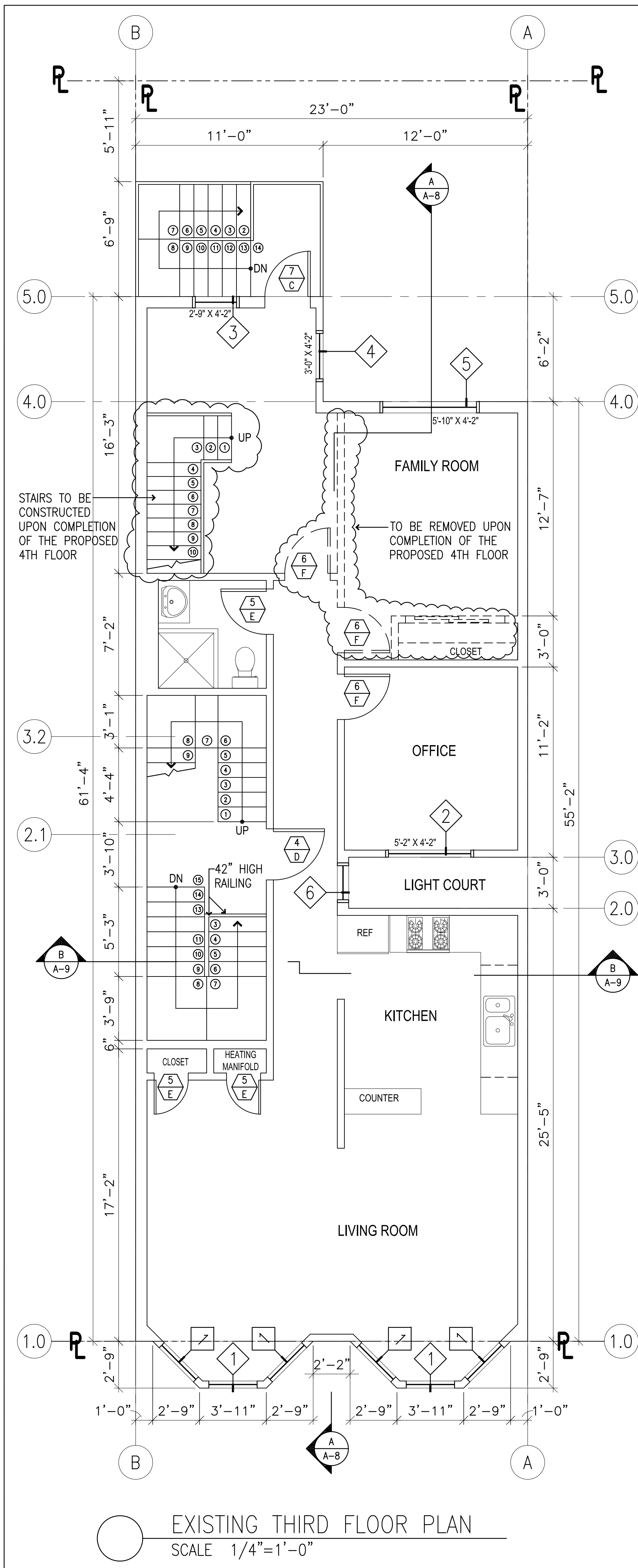


EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

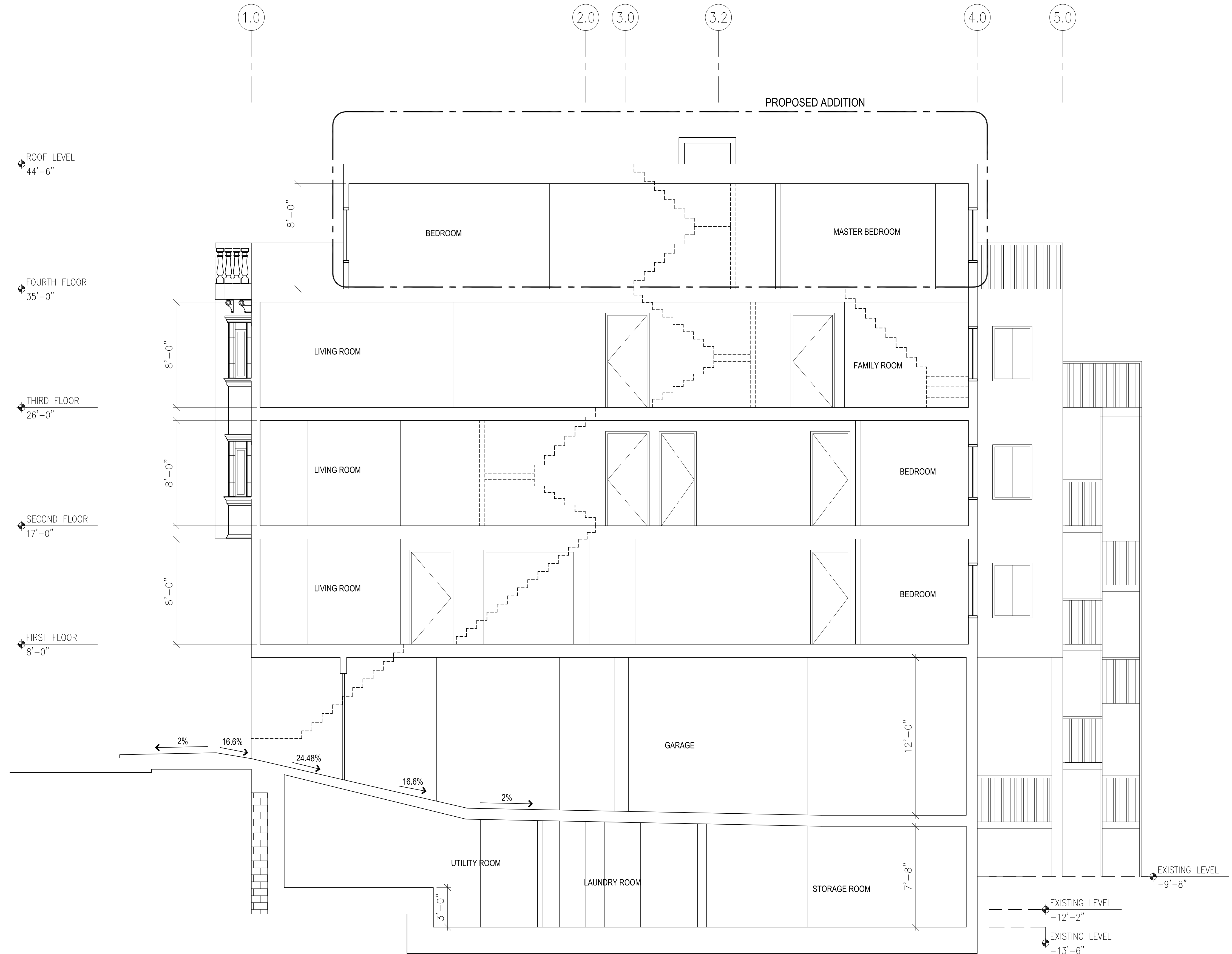


EXISTING SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

REVISIONS		BY
A	7/05/17	ILH
Contractor:		Ilh Construction Co. 988 Jackson St San Francisco, CA 94133
Owner:		Dolores Shiu and Ivar Hofvted 988 Jackson St San Francisco, CA 94133
Project:		3-unit Apartment Building 988 Jackson St PENTHOUSE ADDITION
Date:		7/05/17
Scale:		1/4" = 1'-0"
Drawn:		IVAR
Job:		
Sheet:		A-6



<div>Project</div> <div>3-unit Apartment Building 988 Jackson St PENTHOUSE ADDITION</div>	Date	7/05/17	<div>Owner:</div> <div>Dolores Shiu and Ivar Hoftevd 988 Jackson St San Francisco, CA 94133</div>	<div>Contractor:</div> <div>Ilh Construction Co. 988 Jackson St San Francisco, CA 94133</div>	REVISIONS	BY	
	Scale	1/4" = 1'-0"			A	7/05/17	
	Drawn	IVAR					
	Job						
	Sheet						
	A-7						



A LONGITUDINAL SECTION – EXISTING & PROPOSED
SCALE 1/4" = 1'-0"

REVISIONS	BY
A 7/05/17	ILH

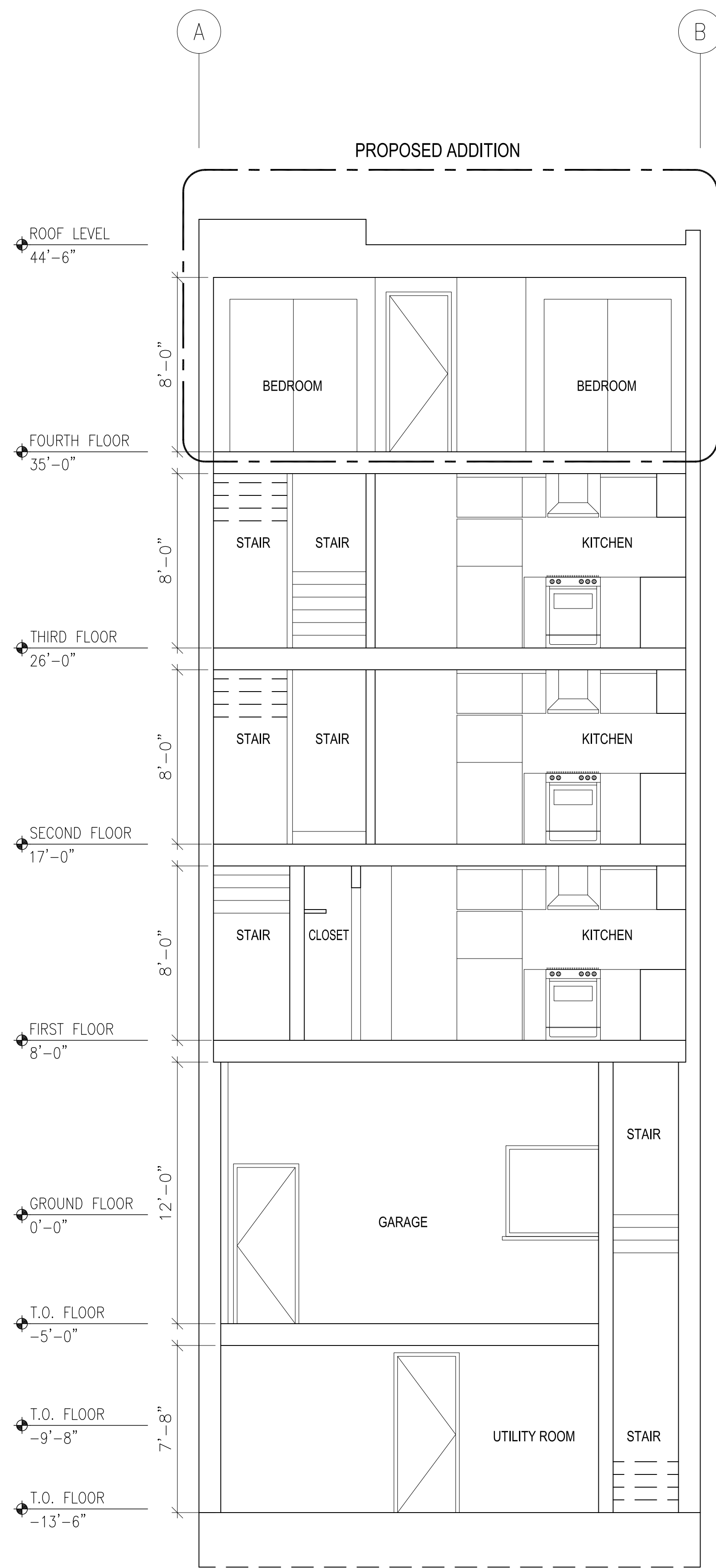
Contractor:
Ilh Construction Co.
988 Jackson St
San Francisco, CA 94133

Owner:
Dolores Shiu and Ivar Hofvedt
988 Jackson St
San Francisco, CA 94133

Building Section "A"
Existing & Proposed

Project
3-unit Apartment Building
988 Jackson St
PENTHOUSE ADDITION

Date 7/05/17
Scale 1/4" = 1'-0"
Drawn IVAR
Job
Sheet



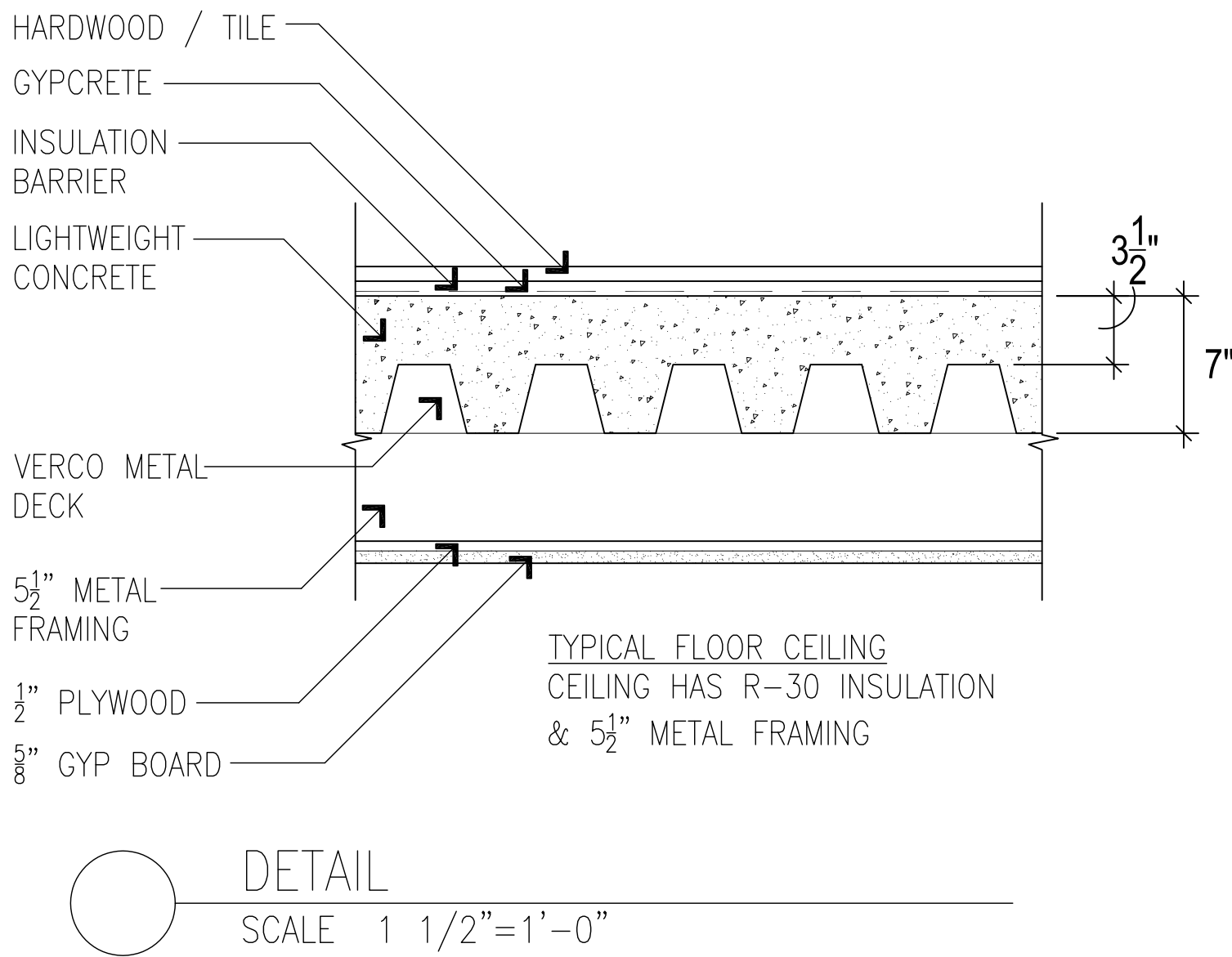
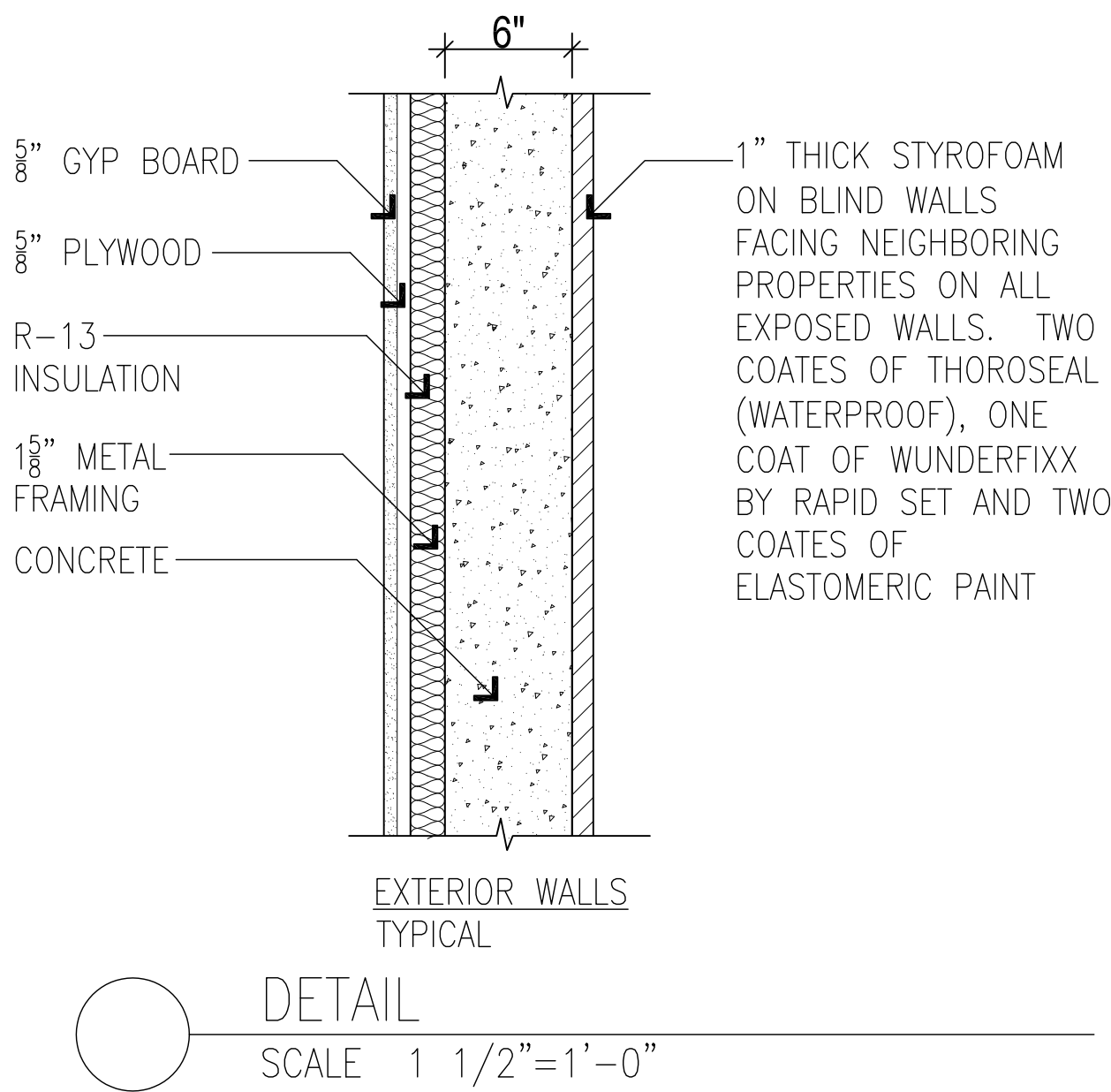
B TRANSVERSE SECTION – EXISTING & PROPOSED
SCALE 1/4"=1'-0"



- Molded**
- 1. A traditional design, compliments most house styles
 - 2. Durable silicon weather seal
 - 3. Rebated sash hides weather seal
 - 4. Warm edge spacer bar
 - 5. Triple glazed unit
Low energy glass on inside and outside
Argon filled cavities
Warm edge spacer bars
Overall frame U value of 1.0 W/m²K
 - 6. Standard RAL & NCS colors
- Chamfered**
- 7. Profiled frame and sash section, designed for contemporary house styles



- Wood Window**
- 8. Glazing bead with concealed fixings
 - 9. Glass seal
 - 10. Standard RAL & NCS colors
 - 11. Aluminum bottom glazing bead
 - 12. Reinforced sash corners
 - 13. Combination rebate and groove
- Aluminum Cladding**
- 14. An outer covering designed to reduce maintenance. Standard RAL & NCS colors



WINDOWS & BALCONY DOORS

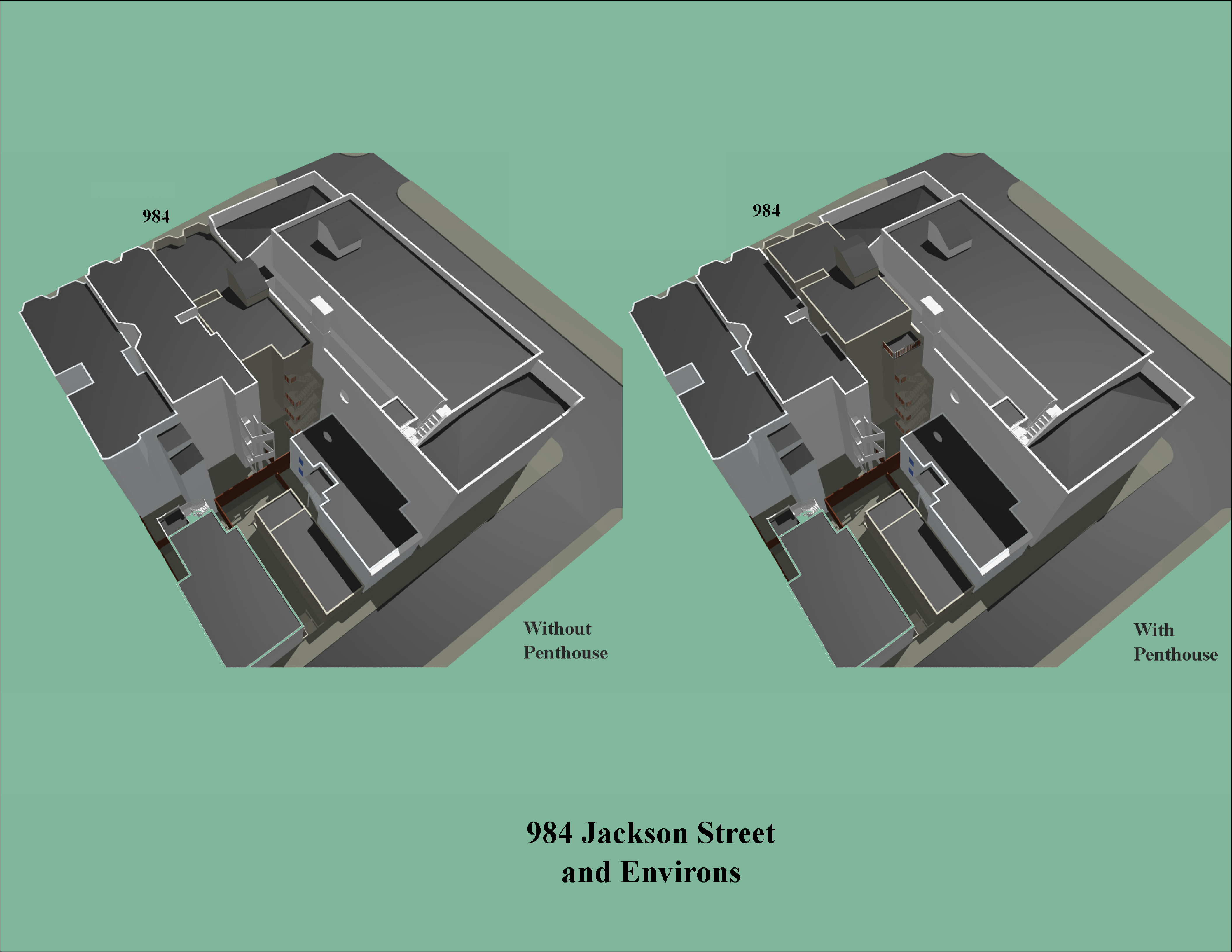
In 2006 when the building was going through a major renovation, I decided to install high quality windows and balcony doors. Reason being, I have installed numerous windows in houses fabricated by various U.S. manufactures. Some are of better than others, but in my opinion the overall quality is very poor.

The supplier I choose was TANUM WINDOWS, a Swedish window and door manufacturer. I have a house nearby their factory in Sweden which I had renovated in 1980, more than 37 years ago and the windows the contractor installed were from Tanum and they are still in perfect condition after all these years. Considering the harsh Swedish climate it is a very good testament. In fact, the Scientific Base in Antarctica is fitted with Tanum Windows.

They also have an integral child safety mechanism and the doors have a three cylinder safety locking device and they have an excellent rating by the Swedish Testing and Research Institute. Back in 2006, at the time when I ordered the windows and balcony doors for the renovation, I also ordered windows and doors for the future penthouse, which I am now applying for.

DETAIL
SCALE 1 1/2"=1'-0"

REVISIONS		BY
A	7/05/17	ILH
Contractor:		Ilh Construction Co. 988 Jackson St San Francisco, CA 94133
Owner:		Dolores Shiu and Ivar Hofvedt 988 Jackson St San Francisco, CA 94133
Project:		3-unit Apartment Building 988 Jackson St PENTHOUSE ADDITION
Date:		7/05/17
Scale:		1/4" = 1'-0"
Drawn:		IVAR
Job:		
Sheet:		A-9



984 Jackson Street
and Environs

REVISIONS		BY
A	7/05/17	ILH
Contractor:		Ilh Construction Co. 988 Jackson St San Francisco, CA 94133
Owner:		Dolores Shiu and Ivar Hofvedt 988 Jackson St San Francisco, CA 94133
3-D Rendering		
Project		3-unit Apartment Building 988 Jackson St PENTHOUSE ADDITION
Date		7/05/17
Scale		1/4" = 1'-0"
Drawn		IVAR
Job		
Sheet		A-10