



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: DECEMBER 21, 2017

*Date:* December 14, 2017  
*Case No.:* **2017-005992CUA**  
*Project Address:* 48 Saturn Street  
*Permit Application:* 2017.05.03.5635  
*Zoning:* RH-2 (Residential House, Two-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 2627/005  
*Project Sponsor:* Jody Knight  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)  
*Recommendation:* Approval with Conditions

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project is to construct a new 39-foot tall, 3,074 gross square foot single-family dwelling on a vacant lot. The Project proposes 2,461 square-feet of living space on three levels over a basement with a one-car garage and bicycle parking space and a 396 square-foot roof deck.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of Saturn Street, at the intersection with Lower Terrace, within the Corona Heights neighborhood. The subject property is 25 feet of wide but has 28.8 feet of frontage due to the angle of the front property line caused by the Saturn Street right-of-way. The site is a steeply upward sloping lot with an average depth of 56.6 feet; 50.08 feet at the shortest, and 63.12 feet at the deepest. The site is undeveloped and overgrown with vegetation except for an approximately 3- to 4-foot-tall wood retaining wall at the front property line, and a few other retaining walls and wood and concrete stairs near the rear of the property. The lot totals 1,415 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of vacant lots and three- and four-story buildings on the upward sloping lots and two- and three-story buildings on the downward sloping lots, containing mostly one- or two-residential dwelling units. Saturn Street slopes up slightly to the east, but very steep slopes characterize the neighborhood as a whole; all of the lots along the north side of States Street are steeply upsloping in excess of 20 percent. The adjacent parcel to the east, 117 Lower Terrace, is a two-

story single-family residence located on the north side of the parcel at the street front, the portion of the lot adjacent to the subject property is the property's rear yard. The adjacent property to the west, 52 and 52 Saturn Street, is a four-story tall two-family home. The adjacent property to the north contains a small one-story single-family resident that fronts on Lower Terrace.

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 1, 2017	November 29, 2017	22 days
Posted Notice	20 days	December 1, 2017	December 1, 2017	20 days
Mailed Notice	20 days	December 1, 2017	December 1, 2017	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

## PUBLIC COMMENT

As of December 14, 2017, the Department has received no correspondence from the public on this proposal.

## ISSUES AND OTHER CONSIDERATIONS

- The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development. The proposed Project exceeds two of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(1), for residential development of vacant property that will result in total gross floor area exceeding 3,000 square-feet and pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.
- The project is permitted to extend beyond the 45% rear yard line through the rear yard reduction allowed by Planning Code Section, 134(c). The Code allows the rear yard line to be reduced to that of the average of the two adjacent neighbors. In this case, the project only has one neighbor, 52/54 Saturn Street; therefore the subject property's required rear setback line is equal to the adjacent building's rear wall.

## **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the construction of a new 3,073 gross square foot single-family dwelling within the Corona Heights Large Residence SUD, pursuant to Planning Code Sections 249.77(d)(1), 249.77(d)(4) and 303(c).

## **BASIS FOR RECOMMENDATION**

- The project will develop a vacant lot and add a family-sized dwelling unit.
- No tenants will be displaced as a result of this Project
- There has been no neighborhood opposition to this proposal.
- The proposed project will be of similar height of the neighboring dwellings and will not be obstructive to the neighboring properties

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

1. Draft Motion
2. Block Book Map
3. Sanborn Map
4. Zoning Map
5. Aerial Photographs
6. Site Photos
7. Neighborhood Notice
8. Conditional Use Application
9. Sponsor Supplemental Materials
10. Environmental Evaluation
11. Reduced 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"/> 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"/> Context Photos              | 3-D Renderings (new construction or significant addition)     |
| <input checked="" type="checkbox"/> Site Photos                 | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice             |

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

\_\_\_\_JH\_\_\_\_  
Planner's Initials

JH: I:\Cases\2017\2017-005992CUA - 48 Saturn Street\Executive Summary - 48 Saturn Street.docx

# Parcel Map

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

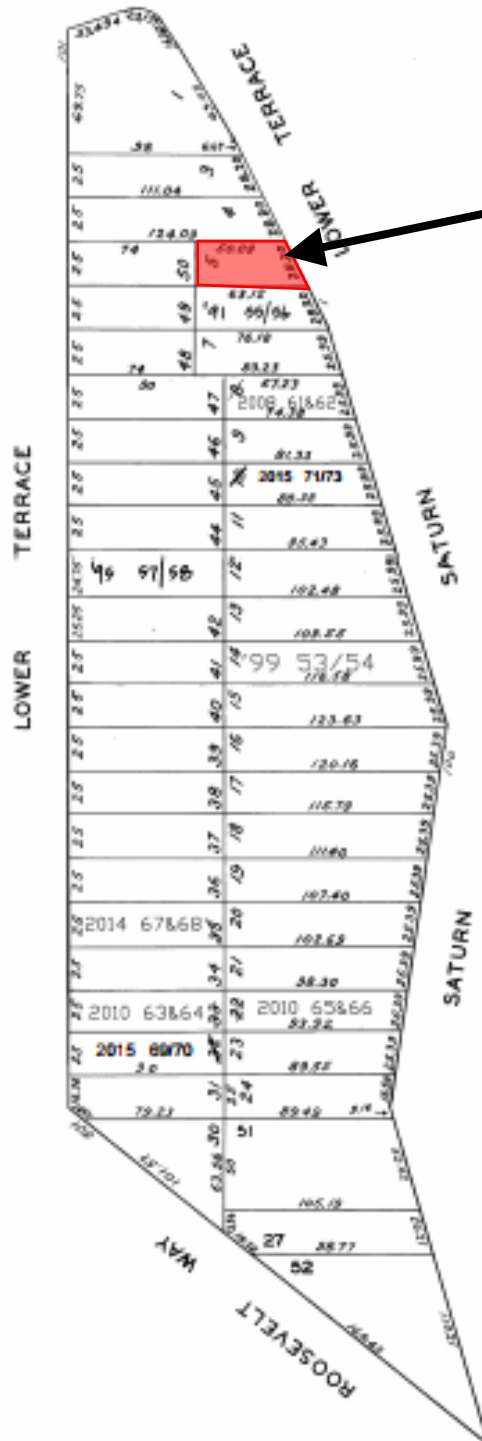
2024

PARK LANE TR. 5 BLK. R

REVISED '58  
" '62  
" '91  
" '95  
Revised '99  
Revised 2009  
Revised 2017  
Revised 2014  
REVISED 2015

SUBJECT PROPERTY

300  
999 roll  
1 roll  
10 roll  
10 roll  
roll



90-92 SATURN STREET  
A CONDOMINIUM  
LOT UNIT % COMM. AREA  
93 98 58.84  
94 92 41.16

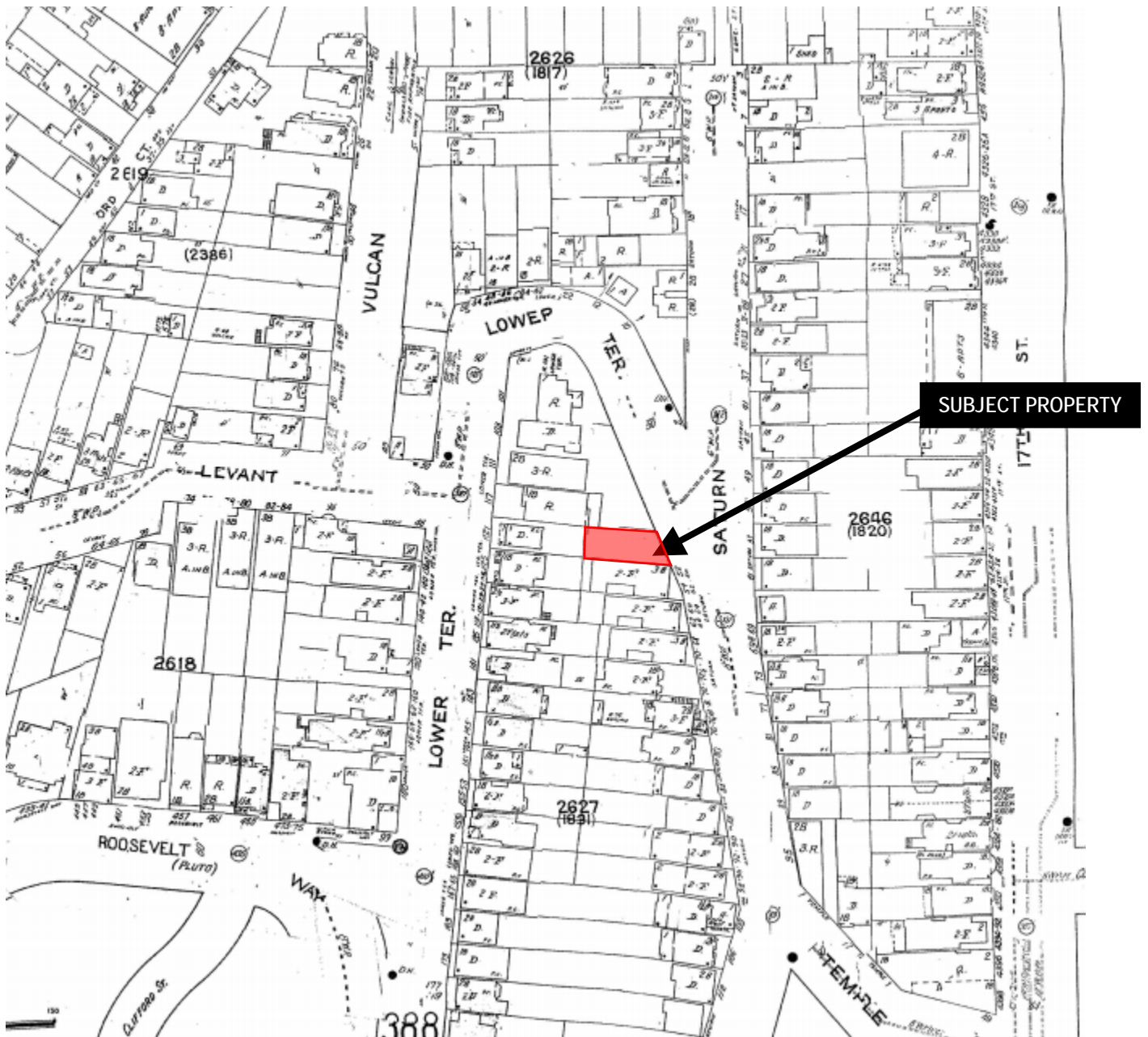
92-94 SATURN ST  
A CONDOMINIUM  
LOT UNIT % COMM. AREA  
96 94 47.06  
96 92 52.94

191-195 LOWER TERRACE  
A CONDOMINIUM  
LOT UNIT % COMM. AREA  
97 193 51.29  
98 191 60.76



Conditional Use Authorization  
Case Number 2017-005992CUA  
48 Saturn Street

# Sanborn Map\*



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





# Zoning Map



Conditional Use Authorization  
Case Number 2017-005992CUA  
48 Saturn Street



# Aerial Photo

SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2017-005992CUA  
48 Saturn Street



# Existing Site Photo



Conditional Use Authorization  
Case Number 2017-005992CUA  
48 Saturn Street

# Existing Site Photo



Conditional Use Authorization  
Case Number 2017-005992CUA  
48 Saturn Street



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, December 21, 2017**  
Time: **Not before 1:00 PM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Conditional Use Authorization**  
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>48 Saturn Street</b>	Case No.: <b>2017-005992CUA</b>
Cross Street(s): <b>Lower Terrace</b>	Building Permit: <b>2017.05.03.5635</b>
Block/Lot No.: <b>2627/005</b>	Applicant: <b>Jody Knight</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(415) 567-9000</b>
Area Plan: <b>N/A</b>	E-Mail: <b>jknight@reubenlaw.com</b>

### PROJECT DESCRIPTION

The Request is for Conditional Use Authorization, pursuant to Planning Code Sections 249.77 and 303(c), to construct a new 39-foot tall, 3,043 square foot single-family dwelling on a vacant lot. The project site is located within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. This notice also meets Section 311 requirements for public notification.

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 of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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: **Jeff Horn** Telephone: **(415) 575-6925** E-Mail: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@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.

## APPEAL INFORMATION

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.

## ENVIRONMENTAL REVIEW

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

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



# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Ciaran Harty	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1254 41st Ave.	( 415 ) 531-6498
San Francisco CA 94122	EMAIL:

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

CONTACT FOR PROJECT INFORMATION:	
Reuben, Junius & Rose, LLP Attn: Jody Knight	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
One Bush Street, Suite 600	(415- ) 567-9000
San Francisco, CA 94104	EMAIL:
	jknight@reubenlaw.com

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

## 2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
48 Saturn Street	94114
CROSS STREETS:	
Lower Terrace	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2627 / 005		1,411	RH-2	40-X

### 3. Project Description

( Please check all that apply ) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b>	
		Vacant Lot	
		<b>PROPOSED USE:</b>	
		Single Family Residence	
		<b>BUILDING APPLICATION PERMIT NO.:</b>	<b>DATE FILED:</b>
		2017.0503.5635	05/04/17

### 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:
<b>PROJECT FEATURES</b>				
Dwelling Units	0	0	1	1
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	0	0	1	1
Height of Building(s)	0	0	39'-0"	39'-0"
Number of Stories	0	0	3 over basement	3 over basement
Bicycle Spaces	0	0	1	1
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	0	0	2,421	2,421
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0	0
Parking	0	0	613	613
Other (Specify Use)				
<b>TOTAL GSF</b>	<b>0</b>	<b>0</b>	<b>3,074</b>	<b>3,074</b>

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

New construction of three story over basement building on a vacant lot.

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

Conditional Use Authorization, pursuant to Planning Code Section 249.77, for a new building in the Corona Heights Large Residence Special Use District that results in less than 45% rear yard depth (249.77(d)(4) and for residential development of vacant property that will result in total gross floor area exceeding 3,000 square-feet (249.77(d)(1).

## 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.

See Attachment I.

# 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;

See Attachment I.

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

See Attachment I.

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

See Attachment I.

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

See Attachment I.



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;

See Attachment I.

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

See Attachment I.

7. That landmarks and historic buildings be preserved; and

See Attachment I.

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

See Attachment I.

## Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional Use Application	
OCCUPANCY CLASSIFICATION:	
R-3	
BUILDING TYPE:	
Type III-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
2,958	Single Family Residence
ESTIMATED CONSTRUCTION COST:	
\$600,000.00	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	
\$5,777.20	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

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

Date: 12/11/17

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

Jody Knight, 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 checked="" 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 checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" 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 APPLICATION – ATTACHMENT I**

### **48 Saturn Street**

#### **I. PROJECT DESCRIPTION**

The Project seeks to construct a new family-size home on an overgrown vacant lot. The lot is deeply sloped, uneven, and of substandard size at only 1,411 square feet, making development a significant challenge. In order to address that challenge, living space is provided at three levels that extend back into the slope. Natural light comes through the front of the space on each level, allowing for a pleasant, usable family-sized home. The Project is compatible with surrounding development and makes ideal use of an underutilized lot by replacing an unsightly gap in the streetfront with a well-designed family home.

The Project requires conditional use approval because the Corona Heights Large Residence Special Use District requires conditional use approval for any project not providing a 45% rear yard. The Project proposes a 15'-2" rear yard, slightly greater than 25% of the length of the lot. At a total of 3,074 square-feet with the garage, the Project is also slightly above the 3,000-square-foot size new construction that requires conditional use approval in the District.

Here, because of the unusual nature of the lot, enforcement of a 45% rear yard requirement would make the lot essentially unbuildable, as it would create very small stacked floors of limited living space and no natural light from the rear. It is also entirely unnecessary because of the configuration of surrounding properties. To the West are a series of four-story buildings, with the closest building to the West presenting a blind wall to the Site. The properties to the North and East of the Site are set above and behind the proposed building and will not be adversely impacted by a reduced rear yard. The Project is of a size compatible with area homes and of a design compatible with both adjacent buildings on the block of Saturn on which the Property is located, and on surrounding streets.

The intent of the District is “to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities.” This Project enhances neighborhood character by replacing an overgrown lot with a family-sized home. It also protects and enhances neighborhood character by keeping entirely in scale with the surrounding residential buildings.



## **II. SECTION 303 CONDITIONAL USE FINDINGS**

Planning Code Section 303(c) requires that facts be established which demonstrate the following:

**(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.**

The Project will utilize a vacant lot to create a much-needed dwelling unit. The size, design, and single-family residential use, are compatible with the neighborhood, including the proposed rear yard.

**(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 the structure;**

The Site is currently vacant and not providing benefit to the City. The proposed home, while family-sized, is not particularly large, and will fit in with adjacent buildings and the neighborhood at large, filling in a gap in the streetfront and complementing adjacent buildings.

**(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;**

The Project provides two car parking spaces and one bike parking space, which is adequate to meet the needs of a single-family home. This small Project will not have significant impacts on area traffic.

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

The Project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include, any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

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

The Project provides off-street garage parking not visible from the street and front door access directly from the streetfront. It will enhance the streetscape with front landscaping. The building will be well-designed and contribute visually to the street. The Project will dramatically improve the Site from the existing overgrown vacant lot.

**(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.**

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically the Housing and Urban Design Elements of the General Plan, as follows:

**Housing Element**

**Objective 1                      Identify and make available for development adequate sites to meet the City’s housing needs, especially permanently affordable housing.**

**Policy 1.8                      Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.**

The Project proposes to contribute a much needed home to the City’s housing stock.

**Objective 11                      Support and respect the diverse and distinct character of San Francisco’s neighborhoods.**

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

**Policy 11.6                      Foster a sense of community through architectural design, using features that promote community interaction.**

The existing overgrown lot detracts from the streetfront. In contrast, the new construction will provide an attractive dwelling unit compatible with surrounding development that fills in a gap in the streetfront contributing to the character of the block.

**Objective 13                      Prioritize sustainable development in planning for and constructing new housing.**

**Policy 13.1                      Support “smart” regional growth that locates new housing close to jobs and transit.**

The Site allows for infill development readily accessible by public transportation and in a highly walkable area close to the Castro commercial areas.

**Urban Design Element**

**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. Protect and reinforce the existing street pattern, especially as it is related to topography.**

**Policy 1.3. Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.**

The Project will enhance the neighborhood by reinforcing the residential nature of the area and filling in a gap in the streetfront.

**Objective 3. Moderation of a major new development to complement the City pattern, the resources to be conserved, and the neighborhood environment.**

**Policy 3.1 Promote harmony in the visual relationships and transitions between new and older buildings.**

**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's size, scale and design are compatible with the surrounding neighborhood and create a harmonious visual transition between the Project and the surrounding buildings.

**Objective 4 Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.**

**Policy 4.12 Install, promote and maintain landscaping in public and private areas**

**Policy 4.13 Improve pedestrian areas by providing human scale and interest.**

The Project improves the safety of the neighborhood by providing "eyes on the street" through the connections between the building and the street-front with a new residential unit in place of an overgrown lot.

### **III. SECTION 249.77 CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT FINDINGS**

In acting on any application for Conditional Use authorization within the Corona Heights Large Residence Special Use District, in addition to the Conditional Use authorization requirements set

forth in subsection 303(c) the Commission shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

**(1) The proposed project promotes housing affordability by increasing housing supply;**

The Project would transform a vacant lot into a single-family home that, while family-sized, is not large or unaffordable by design. It is only 74 feet above the size of home permitted without approval in the District. Therefore, the Project promotes housing affordability.

**(2) The proposed project maintains affordability of any existing housing unit; or**

The Site is currently vacant. Therefore there is no affordability of an existing unit to maintain.

**(3) The proposed project is compatible with existing development.**

Because of the unique nature of the lot, permitting a 15-foot rear yard does not adversely impact the neighboring buildings. To the West are a series of four-story buildings, with the closest building to the West presenting a blind wall to the Site. The properties to the North and East of the Site are set above and behind the proposed building and will not be adversely impacted by a reduced rear yard. The Project is compatible with both adjacent buildings and the block of Saturn on which the Property is located, as well as with surrounding streets.

#### **IV. PRIORITY GENERAL PLAN POLICIES FINDINGS**

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Section 303 Application are consistent with each of these policies as follows:

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

The Site does not currently contain retail. Therefore, neighborhood-serving retail uses will not be eliminated. Local businesses will be served by additional residents in the area.

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

The Project will not diminish existing housing stock, as there is no existing housing on the Project Site. The Project has been carefully designed so that its architecture complements the surrounding structures and neighborhood character.

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

The Project Site is vacant and therefore contains no existing affordable housing.



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

The small Project will not alter or impede Muni transit service or overburden our streets or neighborhood parking. The Project will provide all parking required by the Planning Code.

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

The Project is a residential development and will not harm the City's industrial or service sectors by displacing them with commercial office development.

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

The Project conforms to the structural and seismic requirements of the San Francisco Building Code, and includes seismic upgrades, and thus meets this requirement.

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

The Project will not have any detrimental effect on any landmarks or historic buildings.

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

The Project will have no impact on access to sunlight or vistas from any parks or open space.

# REUBEN, JUNIUS & ROSE, LLP

December 11, 2017

**Delivered By E-mail** ([jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org))

President Rich Hillis and Commissioners  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94107

**Re: 48 Saturn Street**  
**Planning Case Number: 2017-005992**  
**Hearing Date: December 21, 2017**  
**Our File: 8506.04**

Dear President Hillis and Commissioners:

This office represents Project Sponsor Ciaran Harty (“**Project Sponsor**”), who seeks to construct a new family-size home on an overgrown vacant lot located at 48 Saturn Street (“**Site**”). The lot is deeply sloped, uneven, and of substandard size at only 1,411 square feet, making development a significant challenge. In order to address that challenge, living space is provided at three levels that extend back into the slope. Natural light comes through the front of the space on each level, allowing for a pleasant, usable family-sized home. The Project is compatible with surrounding development and makes ideal use of an underutilized lot by replacing an unsightly gap in the streetfront with a well-designed family home.

## **A. Detailed Project Description**

The Project proposes 2,461 square-feet of living space on three levels over a basement with a one car garage and bicycle parking space. The first and second floors contain three bedrooms and four bathrooms. The third floor contains the main family living space in an open 868-square-foot space, a half bathroom, and a 386-square-foot patio. The roof contains a 431-square-foot deck, recessed from the edge of the roof by at least five feet on each side. The roof deck is necessary in order to provide open space on a lot which otherwise has very little outdoor space for a family home. Because of the slope of the Property and diagonal cut of the street, neither the new construction, nor the proposed roof deck, will have an impact on the surrounding properties. The building at the rear is only 13 feet above grade.

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

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

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The Project is designed to complement the existing homes that adjoin the site on Saturn Street, and fit attractively into the diagonal line of the Street. It will add a front door and landscaping directly adjacent to the streetfront, while the garage entrance is pulled back slightly, making the pedestrian access the dominant feature. Therefore, it will provide new life to a street that currently has an unsightly gap between the adjacent property and the end of the block, while not adversely impacting adjacent properties.

**B. The Project Provides Infill Housing at a Compatible Density and Scale, as Intended by the Corona Heights Large Residence Special Use District**

The Project requires conditional use approval because the Corona Heights Large Residence Special Use District (the “**District**”) requires conditional use approval for any project not providing a 45% rear yard. The Project proposes a 15’-2” rear yard, slightly greater than 25% of the length of the lot. At a total of 3,074 square-feet with the garage, the Project is also slightly above the 3,000-square-foot size new construction that requires conditional use approval in the District.

Here, because of the unusual nature of the lot, enforcement of a 45% rear yard requirement would make the lot essentially unbuildable, as it would create very small stacked floors of limited living space and no natural light from the rear. It is also entirely unnecessary because of the configuration of surrounding properties. To the West are a series of four-story buildings, with the closest building to the West presenting a blind wall to the site. The properties to the North and East of the site are set above and behind the proposed building and will not be adversely impacted by a reduced rear yard. The Project is of a size compatible with area homes and of a design compatible with both adjacent buildings on the block of Saturn on which the Property is located, and on surrounding streets.

The intent of the District is “to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities.” This Project enhances neighborhood character by replacing an overgrown lot with a family-sized home. It also protects and enhances neighborhood character by keeping entirely in scale with the surrounding residential buildings.

**C. Conclusion**

The Project proposes to replace an overgrown lot with a well-designed home that will contribute visually to the street and improve the safety of the neighborhood by enhancing the pedestrian realm of the street. Because of the unique nature of the lot, permitting a 15-foot

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President Rich Hillis and Commissioners  
San Francisco Planning Commission  
December 11, 2017  
Page 3

rear yard does not adversely impact the neighboring buildings, and is necessary to make the lot buildable. In fact, the Project directly meets of the goals of the District to allow for compatible infill development. We look forward to presenting this Project to you on December 21, 2017. Please let me know if you have any questions.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Jody Knight

cc: Dennis Richards, Commission Vice-President  
Rodney Fong, Commissioner  
Christine D. Johnson, Commissioner  
Joel Koppel, Commissioner  
Myrna Melgar, Commissioner  
Kathrin Moore, Commissioner  
Jeffrey Horn, Project Planner

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**REUBEN, JUNIUS & ROSE, LLP**



# 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

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> 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.
	<b>Class</b> ___

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <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 &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? 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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><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></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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



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

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

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

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

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</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: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p> 	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></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><b>Signature:</b></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><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### 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:


	1	2	3	4	5	6	7	8	9	10																																
A	DRAWING INDEX			ASSESSOR'S MAP			SCOPE OF WORK			PROJECT NAME																																
	<div>ARCHITECTURAL</div> <div>A-0.1COVER SHEET</div> <div>A-0.2VICINITY MAP</div> <div>A-0.3SITE PHOTOGRAPHS</div> <div>A-0.4SURVEY</div> <div>A-1.1SITE PLAN</div> <div>A-1.2PERSPECTIVE RENDERINGS</div> <div>A-2.1PROPOSED FLOOR PLANS</div> <div>A-2.2PROPOSED FLOOR PLANS</div> <div>A-2.3PROPOSED FLOOR PLANS</div> <div>A-3.1FRONT ELEVATION</div> <div>A-3.2RIGHT ELEVATION</div> <div>A-3.3REAR ELEVATION</div> <div>A-3.4LEFT ELEVATION</div> <div>A-4.1SECTION</div> <div>G-1.0GREEN POINT CHECKLIST</div>			<div>LOWER TERRACE</div> <div></div>			<div>-PROPOSED NEW CONSTRUCTION OF THREE STORY OVER BASEMENT BUILDING ON A VACANT LOT</div> <div>NOTES:</div> <div>- BLDG. TO BE FULLY SPRINKLERED, SPRINKLERS &amp; STANDPIPE REQUIRED PER NFPA13-D, CBC &amp; SFBC 2016 EDITIONS, SPRINKLER SYSTEM UNDER SEPARATE PERMIT.</div> <div>- WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS</div>					<div>48 SATURN ST</div> <div>SAN FRANCISCO, CA</div>																														
B										<div></div> <div>SIA CONSULTING CORPORATION</div> <div>1256 HOWARD STREET</div> <div>SAN FRANCISCO CA 94103</div> <div>TEL: (415) 741.1292</div> <div>FAX: (415) 849.1252</div> <div>WWW. SIACONSULT.COM</div>																																
C	RENDERING						PROJECT DATA			SHEET TITLE																																
							<div>PLANNING DATA:</div> <div>BLOCK / LOT :2627/005</div> <div>LOT AREA:1,411 ± S.F.</div> <div>ZONING:RH-2</div> <div># OF UNITS:1</div> <div>ALLOWABLE HEIGHT:40-X</div> <div>BUILDING HEIGHT:39'-0"</div> <div># OF COVERED PARKING SPACES:1</div> <div># OF BICYCLE PARKING SPACES1</div> <div>(N) GROSS FLOOR AREA:</div> <div>BASEMENT (INCLUDING GARAGE):613 ± S.F.</div> <div>FIRST FLOOR:765 ± S.F.</div> <div>SECOND FLOOR:828 ± S.F.</div> <div>THIRD FLOOR:868 ± S.F.</div> <div>(N) TOTAL BLDG GROSS AREA (INCL GAR):3,074 ± S.F.</div> <div>BUILDING DATA:</div> <div>NUMBER OF STORIES:3 OVER BASEMENT</div> <div>CONSTRUCTION TYPE:TYPE "III-B"</div> <div>OCCUPANCY GROUP:R-3</div> <div>APPLICABLE CODES:2016 CALIFORNIA CODES EDITIONS</div> <div>W/ SAN FRANCISCO AMENDMENTS</div>					<div>Cover Sheet</div>																														
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Vicinity Map

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A-0.2





Street view; Looking Northwest from Saturn Street  
Looking at adjacent neighbors on left side of subject lot



Street view; Looking North from Saturn Street  
Looking at subject lot



Street view; Looking Northeast from Saturn Street  
Looking at subject lot



© 2017 Pictometry  
Block Aerial View



Street view; Looking South from Saturn Street  
Looking at neighbors across from subject lot

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Photographs

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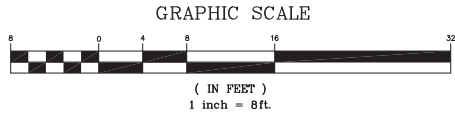
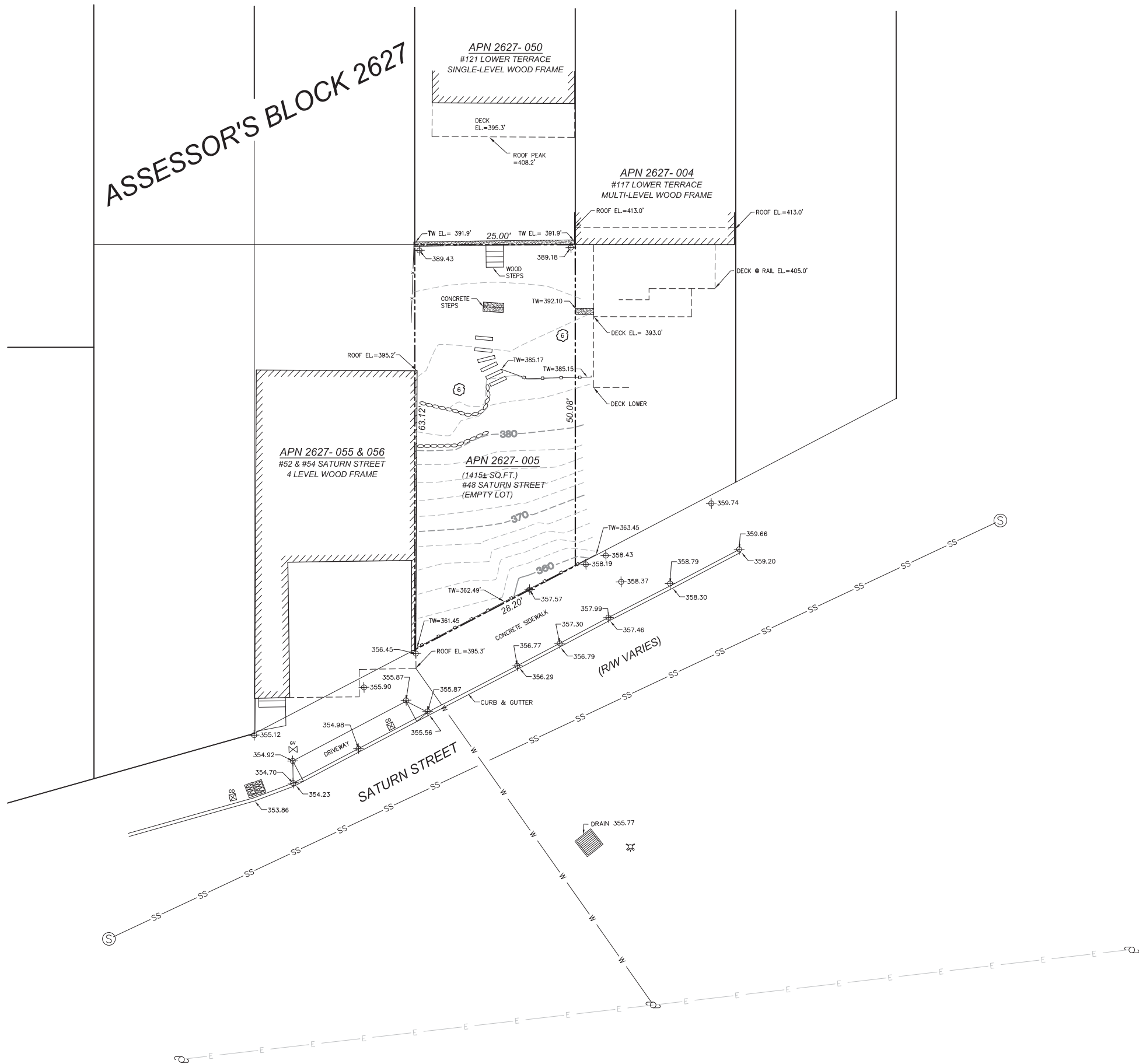
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A-0.3



ASSESSOR'S BLOCK 2627



- GENERAL NOTES:**
- ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
  - ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
  - THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, MARCH 16, 2017.
  - ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (OLD).
  - THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD INFORMATION FROM THE CURRENT DEED.
  - EASEMENTS OF RECORD OR NOT OF RECORD MAY EXIST FOR THIS PROPERTY BUT IT WAS NOT WITHIN THE SCOPE OF THIS SURVEY TO LOCATE EASEMENTS.

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

- LEGEND**
- PROPERTY LINE
  - BUILDING OR DECK LINE ABOVE
  - SEWER MANHOLE
  - WATER METER
  - GAS VALVE
  - CONCRETE WALL
  - ROCK WALL
  - WOOD WALL
  - BUILDING FOOTPRINT
  - RAILROAD TIE STEP
  - JOINT POLE
  - OVERHEAD CABLE WIRES
  - OVERHEAD ELECTRICAL WIRES
  - SANITARY SEWER LINE
  - WOOD FENCE
  - TREE, DIAMETER IN INCHES
  - FIRE HYDRANT
  - DRAIN INLET
  - SPOT ELEVATION

**SURVEYOR'S STATEMENT**  
This map was prepared by me or under my direction and is based upon a field survey at the request of: Ciaran Harty, in March 2017.

BY: *[Signature]*  
DANIEL J. WESTOVER, L.S. 7779  
DATE: 03/18/2017



336 CLAREMONT BLVD, STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



JOB NO.	COMMENTS
17016	

B.NO.	DATE

DRAWN BY: SPA	CHECKED BY: D.J.W.
DATE: 03/20/2017	SCALE: 1"=8'

SITE SURVEY

48 SATURN STREET  
LOT 005 OF ASSESSOR'S BLOCK 2627  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

~SHEET~



## OUTLINE OF NEIGHBORS BUILDING:



Perspective View 3; Looking Northeast from Saturn Street  
NTS



Perspective View 1; Looking North from Saturn Street  
NTS



Perspective View 2; Looking Northwest from Saturn Street  
NTS

THE PERSPECTIVE RENDERINGS PRESENTED ON THIS PAGE  
DO NOT REFLECT EXACT SITE CONDITIONS BUT ARE  
PROVIDED TO AID IN THE VISUALIZATION OF THE GENERAL  
PROPOSED DESIGN

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Perspective  
Renderings

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Floor Plans

A

B

C

D

E

F

A

B

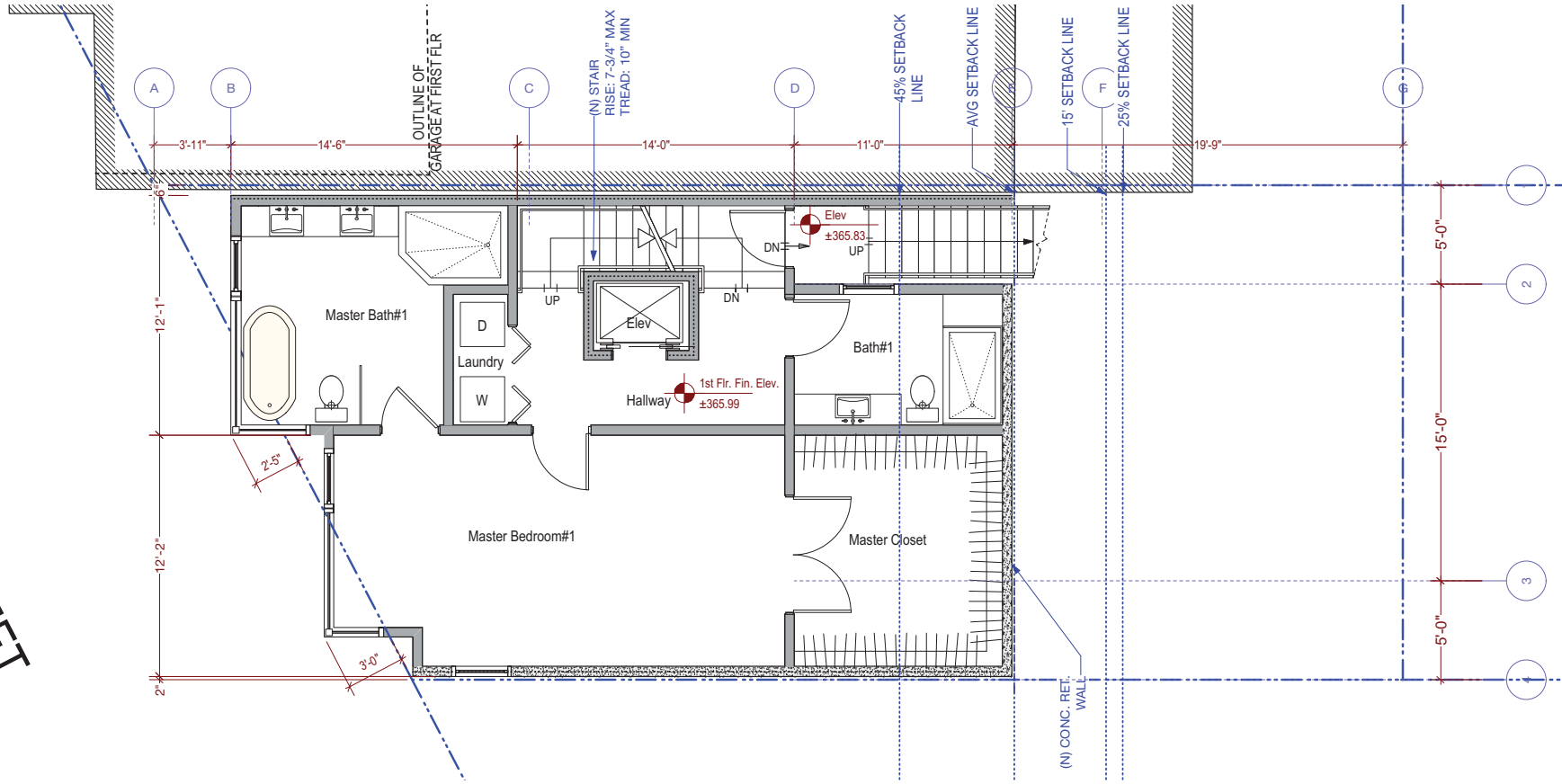
C

D

E

F

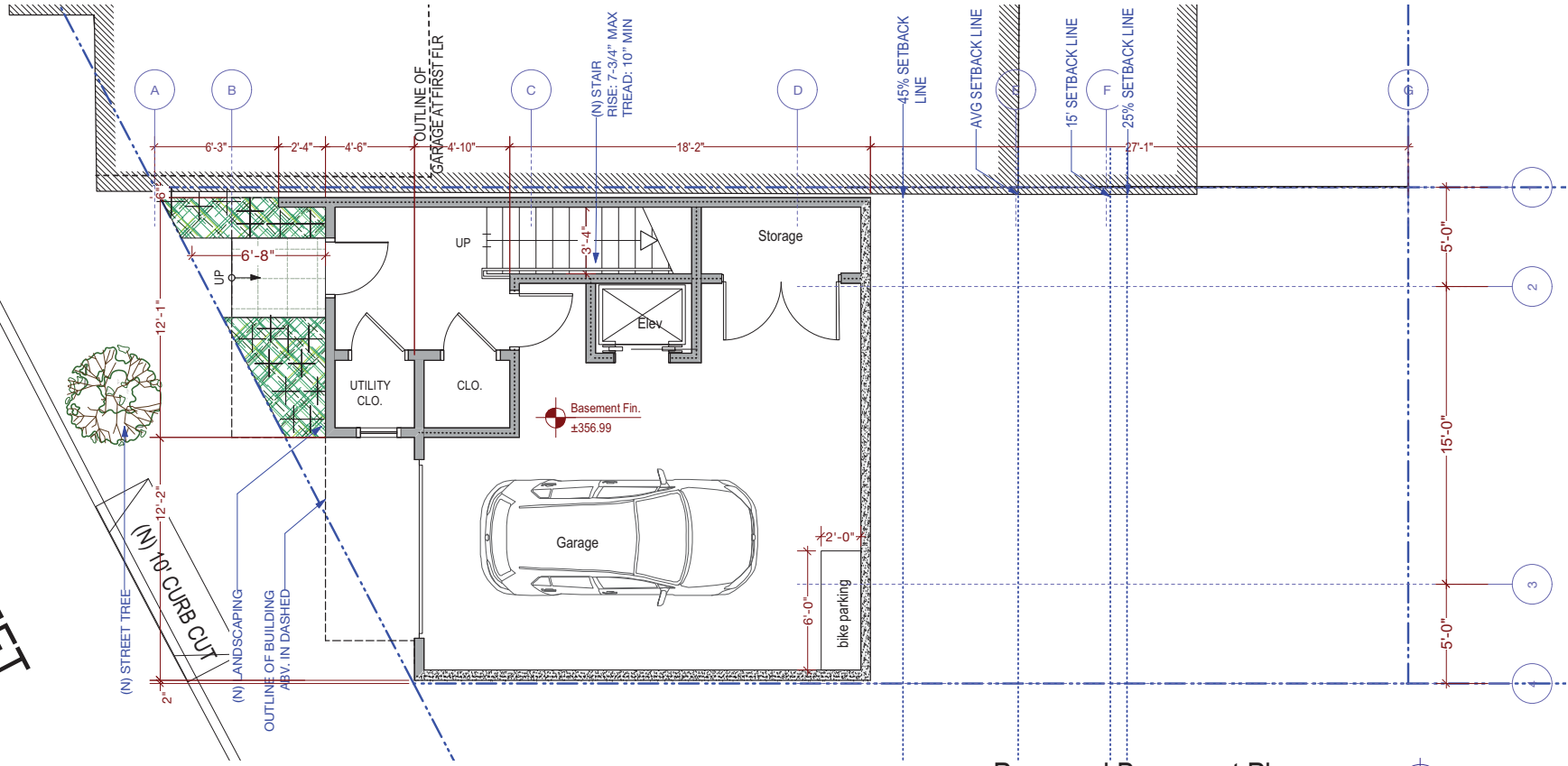
SATURN STREET



Proposed First Floor Plan  
1/4" = 1'-0"



SATURN STREET



Proposed Basement Plan  
1/4" = 1'-0"



	PROPERTY LINE
	(N) CONCRETE WALL
	(N) WALL
	(N) WALL TO BE 1-HR FIRE RATED
	(N) WALL TO BE 2-HR FIRE RATED
	(N) PARAPET WALL TO BE 1-HR FIRE RATED

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Floor Plans

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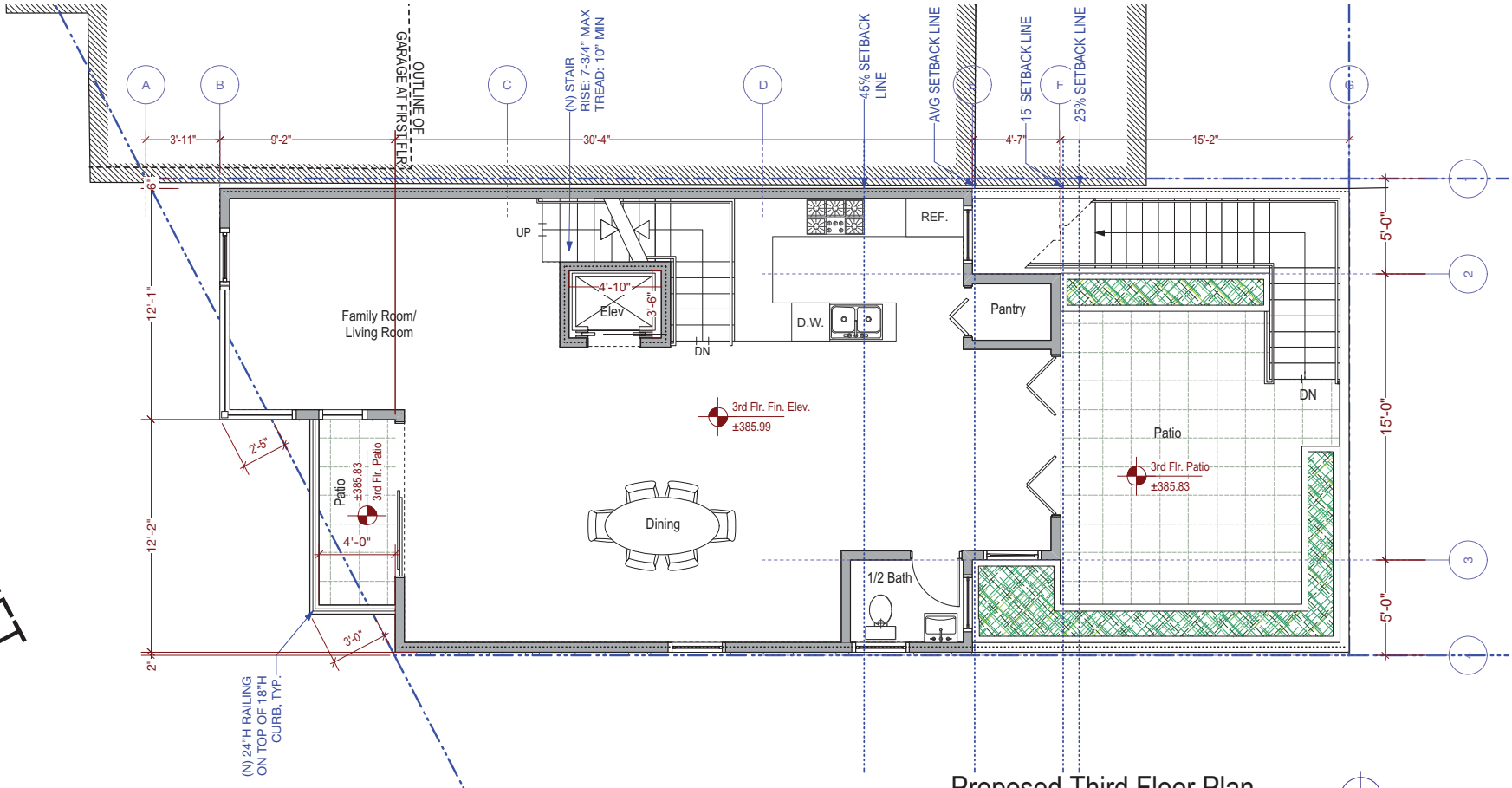
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SATURN STREET

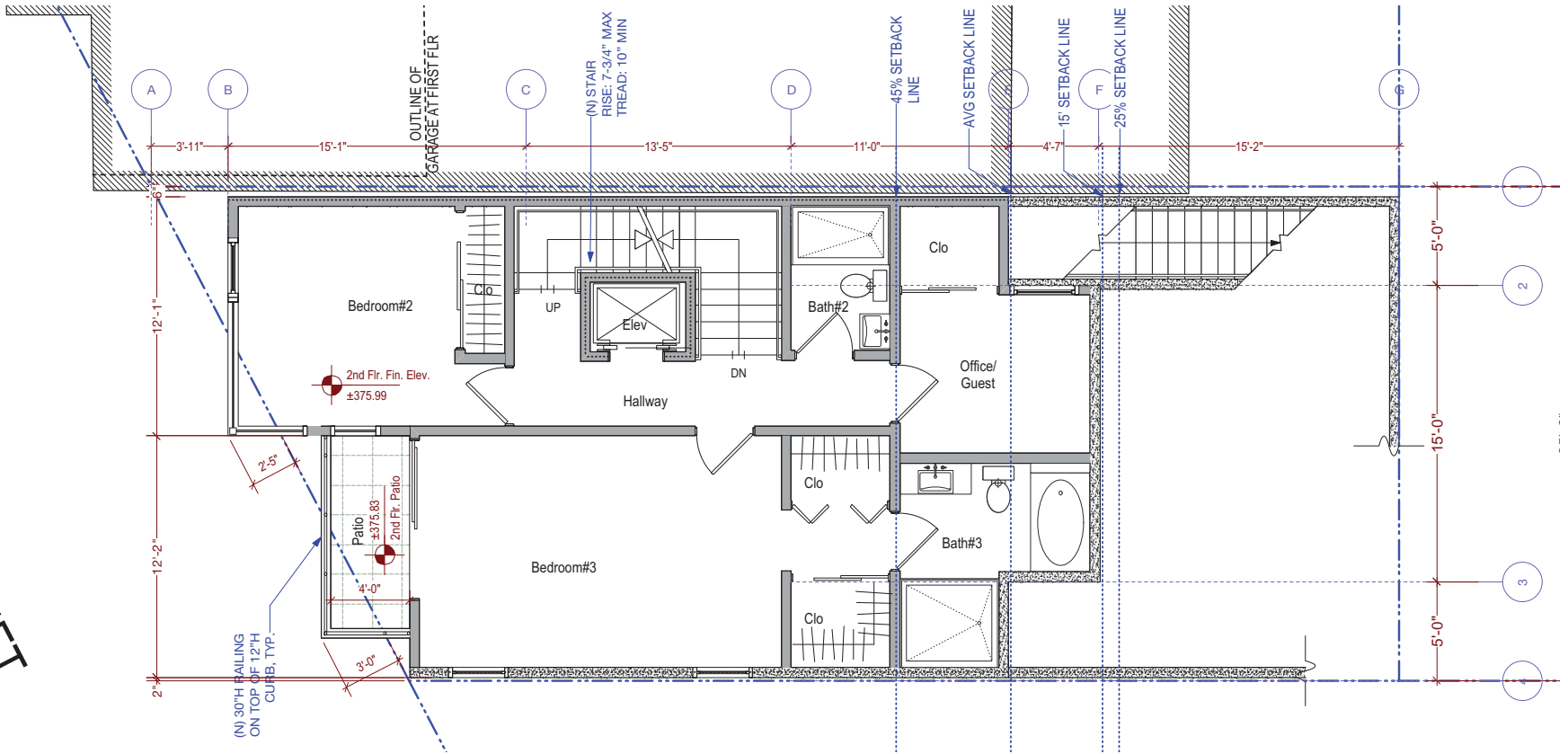
SATURN STREET

	PROPERTY LINE
	(N) CONCRETE WALL
	(N) WALL
	(N) WALL TO BE 1-HR FIRE RATED
	(N) WALL TO BE 2-HR FIRE RATED
	(N) PARAPET WALL TO BE 1-HR FIRE RATED



Proposed Third Floor Plan

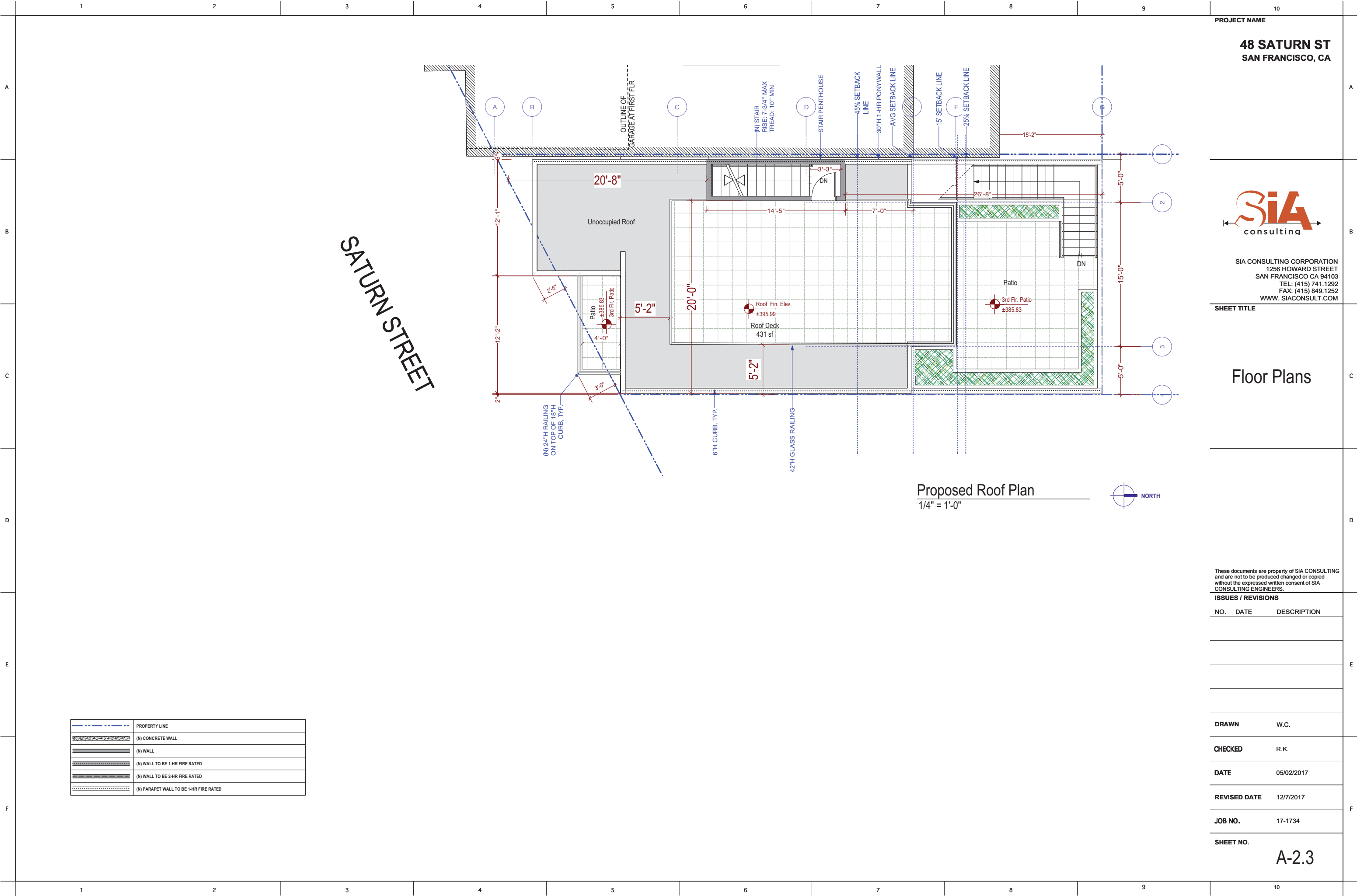
1/4" = 1'-0"



Proposed Second Floor Plan

1/4" = 1'-0"





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Floor Plans

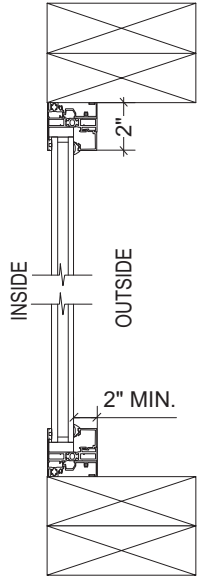
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Front Facade New Windows Typical Detail  
N.T.S.

Proposed (South) Facade Elevation  
1/4" = 1'-0"

PROPERTY LINE: -----

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Front Elevation

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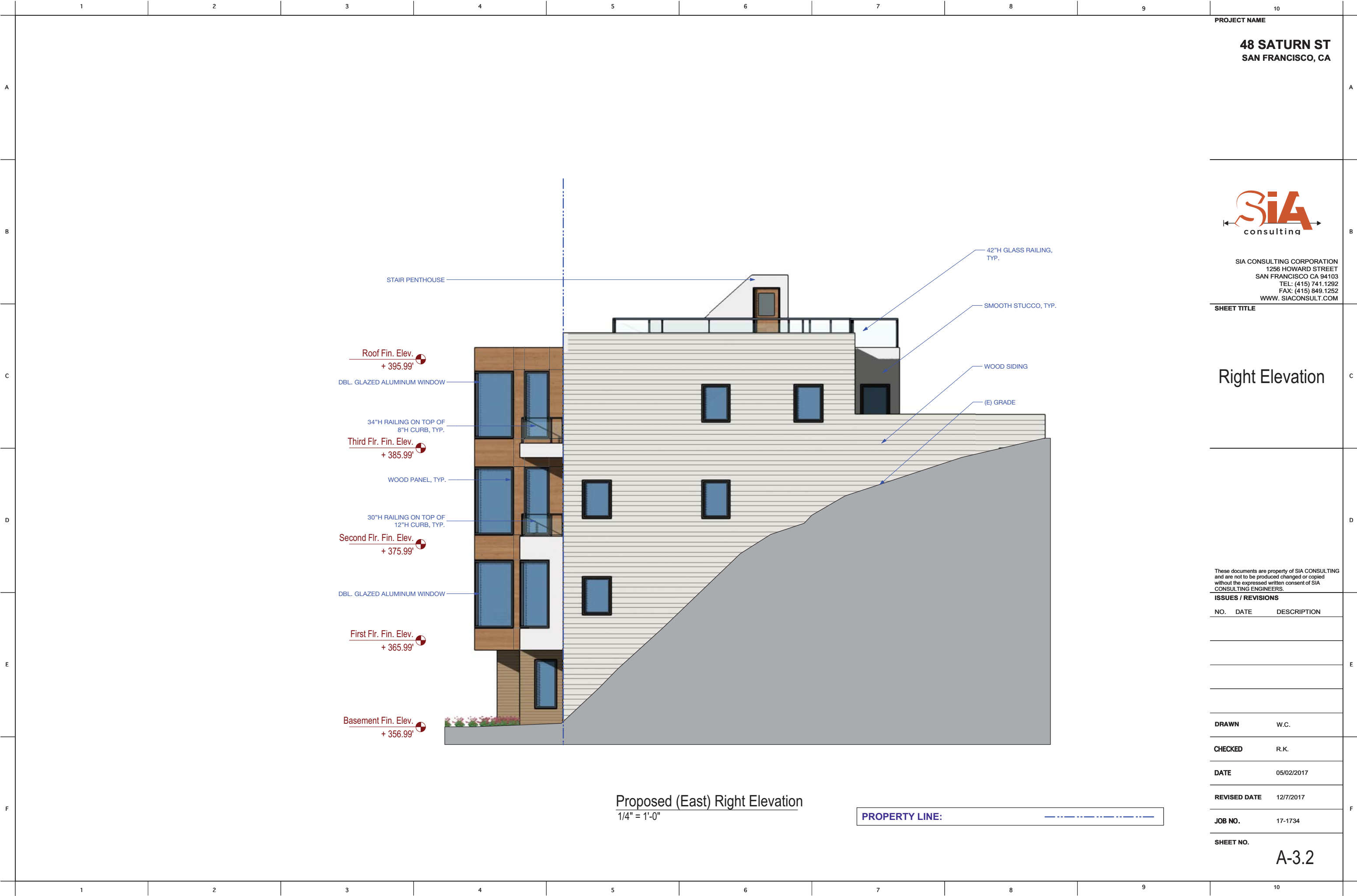
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Right Elevation

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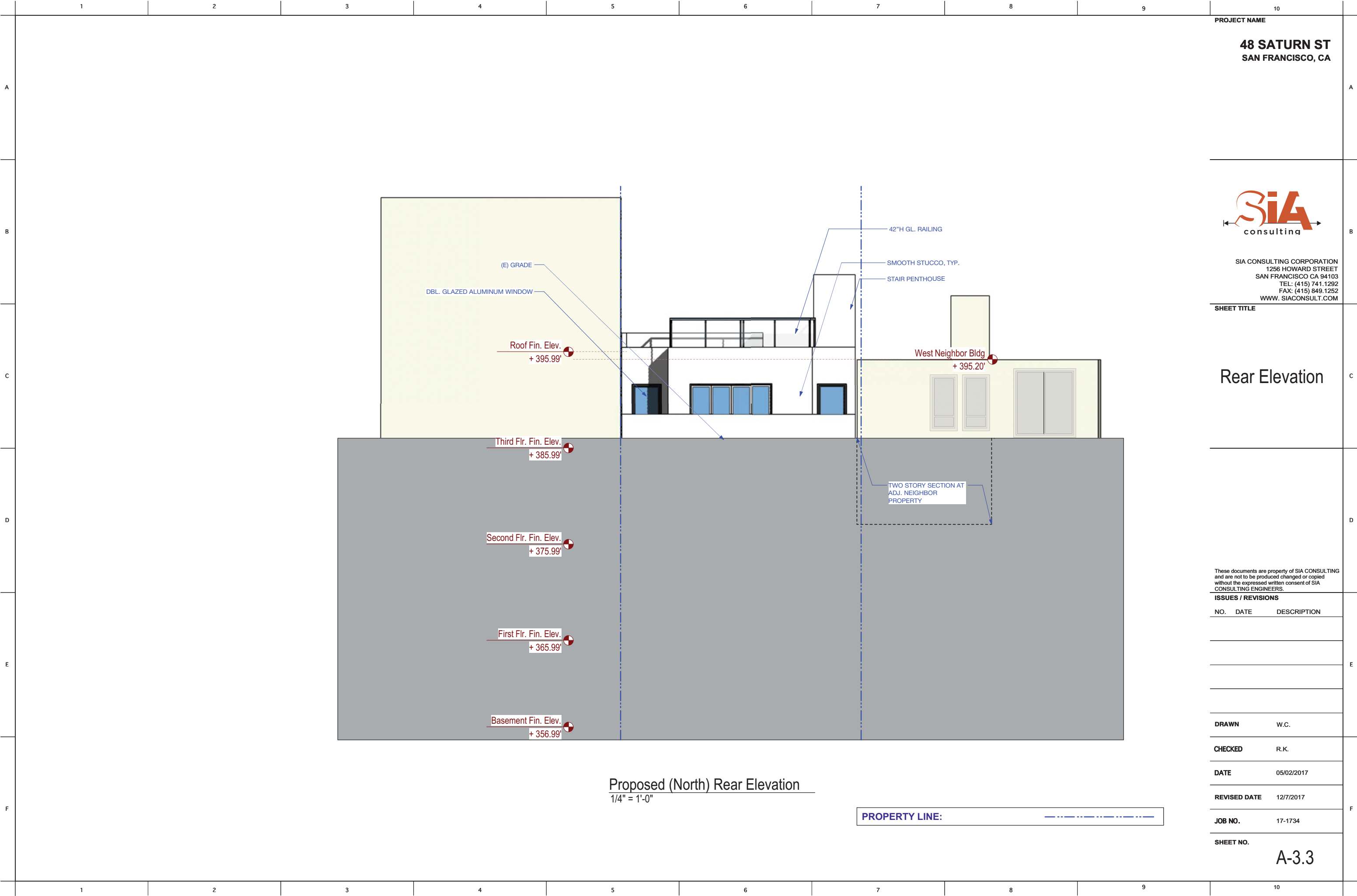
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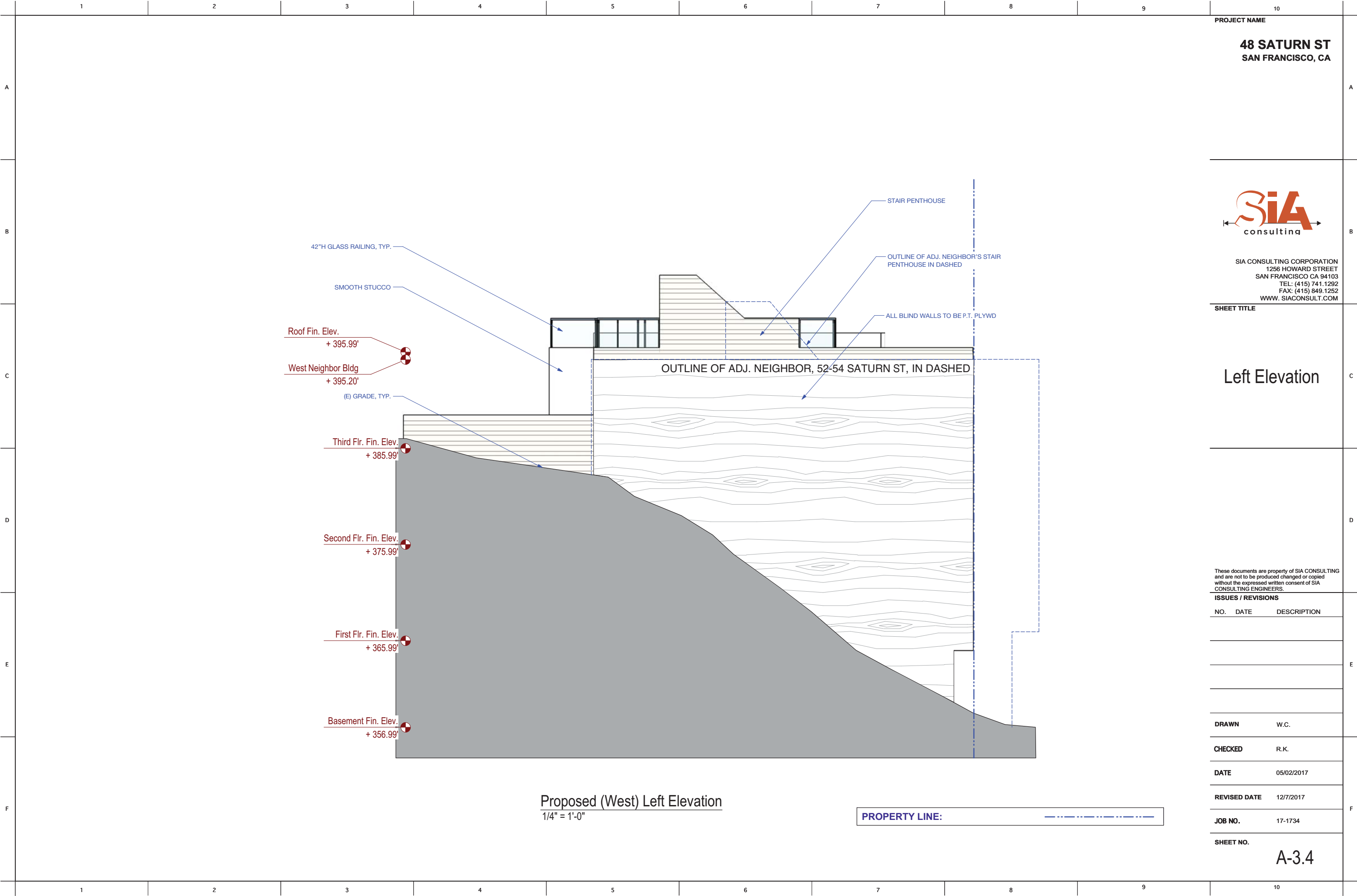
Rear Elevation

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Left Elevation

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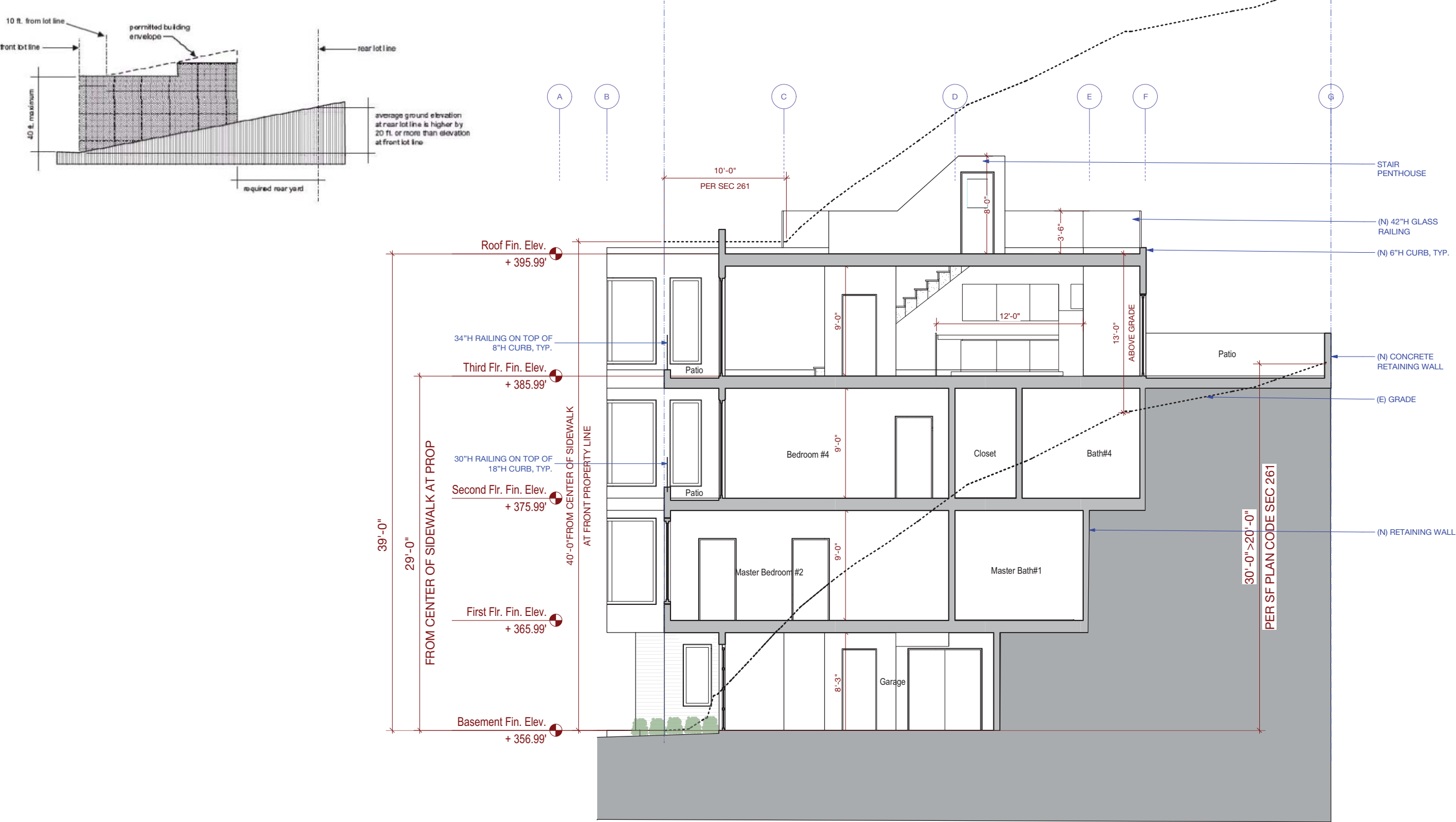
SEC. 261. ADDITIONAL HEIGHT LIMITS APPLICABLE TO CERTAIN RH DISTRICTS.

(a) **General.** Notwithstanding any other height limit established by this Article 2.5 to the contrary, the height of dwellings in certain use districts established by Article 2 of this Code shall be further limited by this Section 261. The measurement of such height shall be as prescribed by Section 260.

(b) **Height Limits Applicable to the Entire Property.**

(1) No portion of a dwelling in any RH-1(D), RH-1 or RH-1(S) District shall exceed a height of 35 feet, except that:

(A) The permitted Height of a Building, as defined in Section 102, shall be increased to 40 feet, as measured at curb per Section 260, where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof;



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