



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 8, 2018
Continued from the December 21, 2017 Hearing

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Date: March 1, 2018
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
Recommendation: Approval with Conditions

BACKGROUND

On December 21, 2017, the Planning Commission took action to adopt a Motion of Intent to disapprove the proposal to allow for the new construction of a single-family dwelling. During the hearing, the Commission gave the project sponsor direction to design a structure as a two-family dwelling to maximize the density allowed by the property's Residential House, Two-Family Zoning District.

The Commission continued the item to March 8, 2018. On February 27, 2018, the Project Sponsor submitted plans for a two-unit building with a design that was modified per comments provided by Planning Staff. The revised plans are attached to this memo.

CURRENT PROPOSAL

The project sponsor has submitted revised plans showing a two-story single-family dwelling, but included the addition of a 5th Floor to the project. In total, the project is 601 square feet larger than the previously presented project, the additional square feet are comprised of the new 558 square foot 5th Floor, as well as additional square footage added to the ground and second floors achieved through increased excavation of the hillside. The proposal is code compliant.

The current Project proposes to construct a new five-story, 3,625 gross square foot two-family dwelling on a vacant lot. The Project proposes 2,958 square-feet of living space on four levels over a 793 square foot basement garage with two vehicle parking spaces and two Class 1 bicycle parking spaces. The living space includes the 1,563 square foot Unit 1 located on the 2nd and 3rd Floors and the 1,395 square foot Unit 2 located on the 4th and 5th Floors.

The new proposal is for a larger building and therefore the revised project was noticed per Section 311 neighborhood notification requirements, in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

Between the publishing of the Case Report on December 14, 2017, and the Planning Commission Hearing on December 21, 2017, the Department received five correspondences from the public in opposition to the proposal, which were entered into the record at the hearing. The letters have been included in this memo. No new correspondences have been received as of the publishing of this memo.

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.

REQUIRED COMMISSION ACTION

The Planning Commission has the option to adopt the attached motion to deny the Conditional Use of the project presented on December 21, 2017, which is attached, or make a motion on a project based on the revised design in the attached plans dated February 27, 2018. A motion of approval is attached.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion to Disapprove
Draft Motion to Approve
Notice of Public Hearing
Letters of Opposition
Letter from Project Sponsor
Revised Plan Set
Staff Report Packet to Commission from the December 21, 2017 Hearing

JH: I:\Cases\2017\2017-005992CUA - 48 Saturn Street\Memo to Commission - 48 Saturn Street.docx



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

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Planning Commission Draft Motion

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jeffrey.horn@sfgov.org
Recommendation: **Disapproval with Conditions**

ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77(D)(1), 249.77(D)(4) AND 303(C) TO CONSTRUCT A NEW SINGLE FAMILY DWELLING AT 48 SATURN STREET THAT HAS A GROSS FLOOR AREA EXCEEDING 3,000 SQUARE-FEET AND LESS THAN 45% REAR YARD DEPTH, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 28, 2017, Jody Knight of Reuben, Junius & Rose, LLP (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 249.77(d)(1), 249.77(d)(4) and 303(c) to construct a new single family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District.

On December 21, 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-

005992CUA. The Commission moved an intent to disapprove the project on the basis that the project did not maximize the density allowed by the property's Residential House, Two-Family (RH-2) Zoning District. After hearing and closing public comment, the Commission indicated its intent to disapprove the project and continued the item to March 8, 2018, to allow Planning staff an opportunity to prepare a draft motion of disapproval.

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

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 disapproves the Conditional Use Authorization requested in Application No. 2017-005992CUA, 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 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 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.. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.
3. **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.

4. **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 431- square-foot roof deck.
5. **Public Comment/CommunityOutreach.** To date, the Department has received no public comment for 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. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

Because the elevation at the rear property line is higher more the 20 feet high than the elevation at the front property line, the project is allowed a 40 foot height limit per Section 261(C). The proposed building will be below the 40 foot height maximum from and measure 39 feet to the finished roof at the bulding's front wall. The building increases in height with the increase of natural grade towards the rear of the property.

- B. **Front Setback.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

The Project will provide the minimum front setback required based on the average of adjacent properties along Saturn Street.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

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 a depth equal to 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.

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

No side setbacks are required. The proposed building will be built to both side lot lines.

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

The Project complies with Section 132 and provides the required landscaping permeable area.

- F. **Street Frontage.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

The Project complies as the off-street parking entrance will not exceed 10 feet and the minimum $\frac{1}{3}$ width visual relief at the ground story street frontage will be provided.

- G. **Usable Open Space.** Planning Code Section 135 requires at least 125 sq.ft. usable open space if private, 333 sq. ft. for two units if common and 400 sq. ft. if a shared inner court.

The Project proposes an approximately 385 square foot usable rear yard and a 396 square foot roof deck.

- H. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes two parking spaces. There is presently no off-street parking on site.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two Class 1 Bicycle Parking spaces within the proposed garage, therefore the requirement is met.

- J. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

The Project proposes one unit; therefore, the permitted density is not exceeded. An additional unit could be proposed or added to the project.

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 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.

- B. The 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:

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

The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 25 feet higher than the front property line. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality, family-sized home while retaining the existing structure fronting Saturn Street. Although the Project will have a rear yard less than 45% of the total lot depth, and that the structure exceeds 3,000 gross square feet in size, its coverage and scale are consistent with other properties in the surrounding neighborhood.

- 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 provides one 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.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 24, 33, 35, and 37 MUNI bus lines.

- iii. 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.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the base of the entry stair and in the rear yard to contribute to an enjoyable rear yard and open space area. The proposed roof deck above the third floor will be set back from the front and side lot lines to minimally impact the neighboring properties and their own enjoyment of their space.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** 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.

In acting on any application for Conditional Use authorization within the SUD, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

- A. 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 square feet above the size of home permitted without conditional approval in the District. Therefore, the Project promotes housing affordability.

- B. 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.

- C. 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. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

9. **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 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 4:

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

Policy 4.1:

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

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.6:

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

The Project supports these policies in that the proposed construction is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality second dwelling unit in an area well-served by the City's public transit system. The Castro Street MUNI Station is less than a 10-minute walk from the project site, and several MUNI bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage. At an average depth of 56.6 feet, the lot is shorter than the typical lot in the neighborhood.

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

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

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality single-family house by contributing one net new family-sized unit to the City's housing stock.

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

The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened as the unit count is only increasing by one unit.

- 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.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

11. The Project is not consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that disapproval 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 **DISAPPROVES Conditional Use Application No. 2017-005992CUA** pursuant to Planning Code Sections 249.77(d)(1), 249.77(d)(4) and 303(c) to construct a new single family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District, subject to the conditionssubject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated 12/07/2017, 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 March 8, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 8, 2018



SAN FRANCISCO PLANNING DEPARTMENT

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77(D)(1), 249.77(D)(4) AND 303(C) TO CONSTRUCT A NEW TWO-FAMILY DWELLING AT 48 SATURN STREET THAT HAS A GROSS FLOOR AREA EXCEEDING 3,000 SQUARE-FEET AND LESS THAN 45% REAR YARD DEPTH, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 28, 2017, Jody Knight of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.77(d)(1), 249.77(d)(4) and 303(c) to construct a new two-family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District.

On December 21, 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-

005992CUA. The Commission moved an intent to disapprove the project on the basis that the project did not maximize the density allowed by the property's Residential House, Two-Family (RH-2) Zoning District. After hearing and closing public comment, the Commission indicated its intent to disapprove the project and continued the item to March 8, 2018, to allow Planning staff an opportunity to prepare a draft motion of disapproval. The Commission also provided a directive to the Sponsor that the project could return to the Commission as a two-unit proposal.

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

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. 2017-005992CUA, 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 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.. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.
3. **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.

4. **Project Description.** The Project is to construct a new five-story, 3,625 gross square foot two-family dwelling on a vacant lot. The Project proposes 2,958 square-feet of living space on four levels over a 793 square foot basement garage with two vehicle parking spaces and two Class 1 bicycle parking spaces. The living space includes the 1,563 square foot Unit 1 located on the 2nd and 3rd Floors and the 1,395 square foot Unit 2 located on the 4th and 5th Floors
5. **Public Comment/Community Outreach.** To date, the Department has 5 letters and emails in opposition of the sponsor's proposed project (including the Corbett Height Neighbors), all letters shared a concern with the project not maximizing density of allowed by the RH-2 zoning.
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. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

Because the elevation at the rear property line is higher more the 20 feet high than the elevation at the front property line, the project is allowed a 40 foot height limit per Section 261(C). The proposed building will be below the 40 foot height maximum from and measure 39 feet to the finished roof at the building's front wall. The building increases in height with the increase of natural grade towards the rear of the property.

- B. **Front Setback.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

The Project will provide the minimum front setback required based on the average of adjacent properties along Saturn Street.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

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 a depth equal to 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.

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

No side setbacks are required. The proposed building will be built to both side lot lines.

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

The Project complies with Section 132 and provides the required landscaping permeable area.

- F. **Street Frontage.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

The Project complies as the off-street parking entrance will not exceed 10 feet and the minimum $\frac{1}{3}$ width visual relief at the ground story street frontage will be provided.

- G. **Usable Open Space.** Planning Code Section 135 requires at least 125 sq.ft. usable open space if private, 333 sq. ft. for two units if common and 400 sq. ft. if a shared inner court.

The Project proposes an approximately 385 square foot usable rear yard and a 396 square foot roof deck.

- H. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes two parking spaces. There is presently no off-street parking on site.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two Class 1 Bicycle Parking spaces within the proposed garage, therefore the requirement is met.

- J. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

The Project proposes one unit; therefore, the permitted density is not exceeded. An additional unit could be proposed or added to the project.

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 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 two-family residential use, are compatible with the neighborhood, including the proposed rear yard.

- B. The 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:

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

The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 25 feet higher than the front property line. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality, family-sized home while retaining the existing structure fronting Saturn Street. Although the Project will have a rear yard less than 45% of the total lot depth, and that the structure exceeds 3,000 gross square feet in size, its coverage and scale are consistent with other properties in the surrounding neighborhood.

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

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 24, 33, 35, and 37 MUNI bus lines.

- iii. 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.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the base of the entry stair and in the rear yard to contribute to an enjoyable rear yard and open space area. The proposed roof deck above the third floor will be set back from the front and side lot lines to minimally impact the neighboring properties and their own enjoyment of their space.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** 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.

In acting on any application for Conditional Use authorization within the SUD, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

- A. The proposed project promotes housing affordability by increasing housing supply.

The Project would transform a vacant lot into a two-family home that provides two units, while family-sized (3 bedrooms and two bedrooms), are not large or unaffordable by design. The structure is 625 square feet above the size of home permitted without conditional approval in the District. Therefore, the Project promotes housing affordability.

- B. 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.

- C. 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. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

9. **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 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 4:

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

Policy 4.1:

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

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.6:

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

The Project supports these policies in that the proposed construction is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality second dwelling unit in an area well-served by the City's public transit system. The Castro Street MUNI Station is less than a 10-minute walk from the project site, and several MUNI bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage. At an average depth of 56.6 feet, the lot is shorter than the typical lot in the neighborhood.

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

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

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house by contributing one net new family-sized unit to the City's housing stock.

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

The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened as the unit count is only increasing by one unit.

- 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.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-005992CUA** pursuant to Planning Code Sections 249.77(d)(1), 249.77(d)(4) and 303(c) to construct a new two-family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District, subject to the conditionssubject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 27, 2018, 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 March 8, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 8, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a new two-family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and a less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District. District and a 40-X Height and Bulk District; in general conformance with plans, dated February 27, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2017-005992CUA and subject to conditions of approval reviewed and approved by the Commission on March 8, 2018 under Motion No. XXXXX. this authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 8, 2018 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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. **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 415-575-9017, www.sf-planning.org

7. **Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

8. **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

9. **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

10. **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

11. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

OPERATION

12. **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

OPERATION

13. **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>

14. **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>

15. **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



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 8, 2018**
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: 48 Saturn Street Cross Street(s): Lower Terrace Block/Lot No.: 2627/005 Zoning District(s): RH-2 / 40-X Area Plan: N/A	Case No.: 2017-005992CUA Building Permit: 2017.05.03.5635 Applicant: Jody Knight Telephone: (415) 567-9000 E-Mail: jknight@reubenlaw.com

PROJECT DESCRIPTION

The Request is for Conditional Use Authorization, pursuant to Planning Code Sections 249.77 and 303(c), to construct a new five-story, 39-foot tall, 4,183 gross square foot two-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.

This project was originally heard at the December 21, 2017 Planning Commission hearing as a four-story, 3,043 square foot single-family dwelling.

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

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 **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 Clerk of 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.

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.



CORBETT HEIGHTS NEIGHBORS

Corbett Heights Neighbors was formed in July 2004 for the purpose of providing a forum for the residents to discuss common issues and concerns, develop solutions, and guide the direction of the neighborhood. The goals of the organization are to beautify, maintain and improve the character of the neighborhood, protect historic architectural resources, ensure that new construction/development is compatible with the neighborhood, maintain its pocket parks, increase security, provide community outreach and an educational forum, and encourage friendly association among the neighbors. www.corbettheights.org

December 18, 2017

RE: 48 Saturn Street, Case No. 2017-005992CUA

Attn: Jeff Horn
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Dear Commissioners,

This project falls within the borders of Corbett Heights Neighbors. Our board has decided to **oppose** it based on the following issues:

- No attempt was made by the project sponsors to contact any of the neighbors, or our organization about any concerns we may have had about the project.
- It does not follow the Corona Heights Large Residence SUD as it's considerably larger than the 55% lot coverage allotment; it exceeds the gross floor area; its size will render it less affordable than surrounding homes; and it's inconsistent with homes in the neighborhood.
- A 2-unit dwelling on the site would be more desirable in that it would increase housing and density in the city.

PLEASE OPPOSE THIS CONDITIONAL USE REQUEST.

Thank you,

Gary Weiss, President
Corbett Heights Neighbors

Horn, Jeffrey (CPC)

From: N. Moses Corrette <nmoses@gmail.com>
Sent: Wednesday, December 20, 2017 11:13 PM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Gary Weiss; Horn, Jeffrey (CPC); Sheehy, Jeff (BOS)
Subject: Opposing 48 Saturn: 14. 2017-005992CUA

President Hillis and members of the Planning Commission

As a citizen, I am writing to you to oppose the single-family dwelling proposed for 48 Saturn Street. As a ten-year resident of Saturn Street I have seen the changing demographics of our neighborhood for some time. We have lost most of the renters such as myself and my husband and bid sad farewells to neighbors evicted or who accepted buy-outs from their landlords. Hopes changed when this Commission recommended to the Board of Supervisors, who adopted, the Corbett Heights Large Residence Special Use District (SUD). My neighbors and I had hoped that the SUD would dissuade this exact kind of project.

Let me begin by saying that I do not object to the building's architecture or volume, but rather the proposed use. A single-family dwelling in a RH-2 isn't appropriate in ordinary times. This is not an ordinary time. This building should consist of two residential units.

This Commission recently heard from the Department a report on our housing balance. In District 8 our housing balance is -34.6%

(http://default.sfplanning.org/publications_reports/20170512_HousingBalance5_BoSrevised.pdf page 4.) This proposal is for a single family dwelling of more than 3,000 square feet within the SUD, which is neither necessary nor desirable - and certainly unaffordable! As a City, we have built in excess of 200% of market-rate housing, and are dreadfully behind in moderate, or workforce housing. An appropriate building would consist of two smaller units that would be more affordable for moderate-income San Franciscans. That was the intent of the SUD - to curb monster homes, and provide workforce housing opportunities.

A simple modification to the plan can yield two units, with one located on the middle two floors, using the rear patio as open space, and a top-floor penthouse using a roof deck as open space. Why the project sponsor opted for this public hearing rather than commission a conforming project that would help reduce the housing crisis in the City is disappointing.

--

Respectfully,
Moses Corrette
147 Saturn Street

Horn, Jeffrey (CPC)

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Thursday, December 21, 2017 9:46 AM
To: Horn, Jeffrey (CPC)
Cc: Secretary, Commissions (CPC)
Subject: Saturn Street 2017-005992CUA on today's agenda

Dear Jeff,

Good morning. *Sorry for the late comment.*

I don't think that the stair penthouse to the roof deck meets the Residential Design Guidelines. Please see pages 38-39. It is not adjacent to a wall of the neighboring property. I would think too that this stairpenthouse would be very visible given the topography of Corona Heights. Given this is a single family home it seems like a hatch would be more appropriate.

I know that the buildings on the other side of the site on Saturn have them, however two things.

One, the other buildings are multi-unit buildings, and two, these buildings were constructed in the sixties, (1964) way before the RDGs were developed.

I do hope you will mention this comment about the stairpenthouse to the Commissioners in your presentation today.

This is just another observation, but I am puzzled by these projects that have two bedrooms on one level and are separate from the master bedroom.

It was like this at 60 Russell and lots of others...presumably all speculative projects.

I know the Commission does not presume to tell people how to live, but it just seems impractical that a project like this would ever be appealing to a family with young children with bedrooms so far apart....it is probably not even advisable for families with adolescents and teenagers.

Have a wonderful Christmas and all the best for 2018.

Sincerely,
Georgia

Horn, Jeffrey (CPC)

From: William Holtzman <wmmia@hotmail.com>
Sent: Wednesday, December 20, 2017 6:15 PM
To: Horn, Jeffrey (CPC)
Subject: 48 Saturn

Dear Jeff:

Please add my name to those who oppose this development.
It's too big (relative to our local protections) and too high.

I live in a sub-3,000square foot house about 300 feet away from 48 Saturn and it's plenty big. 48 Saturn should comply with local controls and the general streetscape.

I will try my best to attend the meeting tomorrow, but if not, please register my opposition.

Sincerely,
William Holtzman
60 Lower Terrace
San Francisco, 94114
415-626-2133

**James R. Shay
117 Lower Terrace
San Francisco, CA 94114**

December 18, 2017

Jeff Horn
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: 48 Saturn Street, Case No. 2017-005992CUA

Dear Mr. Horn:

I am writing to share my concerns with the project proposed for 48 Saturn St. I own the adjacent property at 117 Lower Terrace. While I support the principle of developing the vacant lot at 48 Saturn, I have reservations about several aspects of the plans posted on the department's website. I therefore oppose the project in its current form.

1. Stability of the hillside

The current plans show a significant amount of excavation into the existing hillside. I am concerned that the excavation will adversely affect the integrity of my foundation. I am also concerned that the developer's site planning will not sufficiently account for the possibility of slides or other subsidence during heavy rains (should it ever start raining again), both during construction and after completion. I am also concerned that the developer's insurance resources will not be sufficient to address any damages I may incur because of the excavation.

2. Height, depth and overall size of the building

The proposed building's height and its reduced rear yard will result in a building that significantly reduces the light reaching our house and yard. Again, while I do not object to the development of this empty lot—we need more housing in San Francisco—I do object to the construction of a building that is so far out of proportion to the surrounding that it unreasonably affects the light reaching our property.

3. Single family house on a property zoned for two units

When our single family house was built 80 years ago, San Francisco was not suffering from the kind of housing shortage we have today. It now seems unwise to allow the construction of a single family home on a lot zoned for two units, especially in a neighborhood in which the great majority of buildings have two or more units.

Jeff Horn
December 18, 2017
Page 2

I urge you to reject the current plans for this lot for at least the reasons stated above. I intend to attend the hearing on December 21. I would also be very happy to speak with you more about these issues by telephone. You can reach me on my mobile number: (206) 910-0262.

Sincerely,

Jim Shay

REUBEN, JUNIUS & ROSE, LLP

March 1, 2018

Delivered By E-mail (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: March 8, 2018 (continued from December 21, 2017)
Our File: 8506.04

Dear President Hillis and Commissioners:

Based on the feedback at the Planning Commission hearing on December 21, 2017, Project Sponsor Ciaran Harty (“**Project Sponsor**”) has revised the original plans. In keeping with the RH-2 District, Project Sponsor now seeks to construct a new two-unit building on the overgrown vacant lot (“**Project**”) located at 48 Saturn Street (“**Site**”).

A. Detailed Project Description

At the December 21, 2017 hearing, former Commissioner Christine Johnson commented:

“I really do feel like this is a time to sort of look at these lots and really make sure that if the zoning is RH-2, that we are doing everything we can to actually get two units. Because there is a large residence sort of restriction in Corona Heights, it may even be advisable to look at can we provide a variance on height or something to be able to get the two units in there...that would be a preferable solution then to just putting up our hands and saying we can’t do two units here.”

Responding to these comments, the Project has been revised to complement the existing multi-unit homes that adjoin the site on Saturn Street. The Project now proposes a two-unit, 3,625-square-foot building on four levels over a basement with a two car garage and two bicycle parking spaces. Unit #1, located on the first and second floors, contains three bedrooms, two and a half bathrooms, 783-square feet of open family living space, and a 379-square-foot patio and small front deck. Unit #2, located on the third and fourth floors, contains two bedrooms, two and a half bathrooms, 837-square feet of open family living space, and 161-square-foot patio on the fourth floor and small deck on the third floor.

Adding the fourth floor level allows the Project to provide two attractive family-sized units to this undersized lot, which is significantly smaller than the lots to the West of the property along Saturn. It also allows both units to have attractive usable open space, even on the small steeply-sloped lot. Moreover, the fourth floor level is pulled back from the street, and set back 5 feet from the East property line, hugging the slope and minimizing massing at the fourth floor.

The Project will continue to fit attractively into the diagonal line of the Street. It will add a front door and landscaping directly adjacent to the streetfront, while the two-car garage entrance is pulled back slightly, making the pedestrian access the dominant feature. Therefore, it will maximize occupancy and 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. Although the Project exceeds the 3,000-square-foot size limit for new construction, the Project conforms to both the RH-2 District and the Commissioners’ comments at the December 21 hearing, by providing two family-sized units.

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 multi-unit 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, particularly with the Project providing a 5-foot setback from the East property line. 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 two-unit building. 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, two-unit building that incorporates the Commissioners’ feedback from the December 21, 2017 Planning Commission hearing. The two-unit building will contribute visually to the street and improve the safety of the

President Rich Hillis and Commissioners
San Francisco Planning Commission
March 1, 2018
Page 3

neighborhood by enhancing the pedestrian realm of the street. Because of the unique nature of the lot, permitting a 15-foot rear yard does not adversely impact the neighboring buildings, and is necessary to make the lot buildable. In fact, the Project directly meets the goals of the District to allow for compatible infill development that maximizes residential occupancy. We look forward to presenting the revised Project to you on March 8, 2018. Please let me know if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP




Jody Knight

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



PROJECT NAME

48 SATURN ST
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW. SIACONSULT.COM

SHEET TITLE

Vicinity Map

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Photographs



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



Block Aerial View



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

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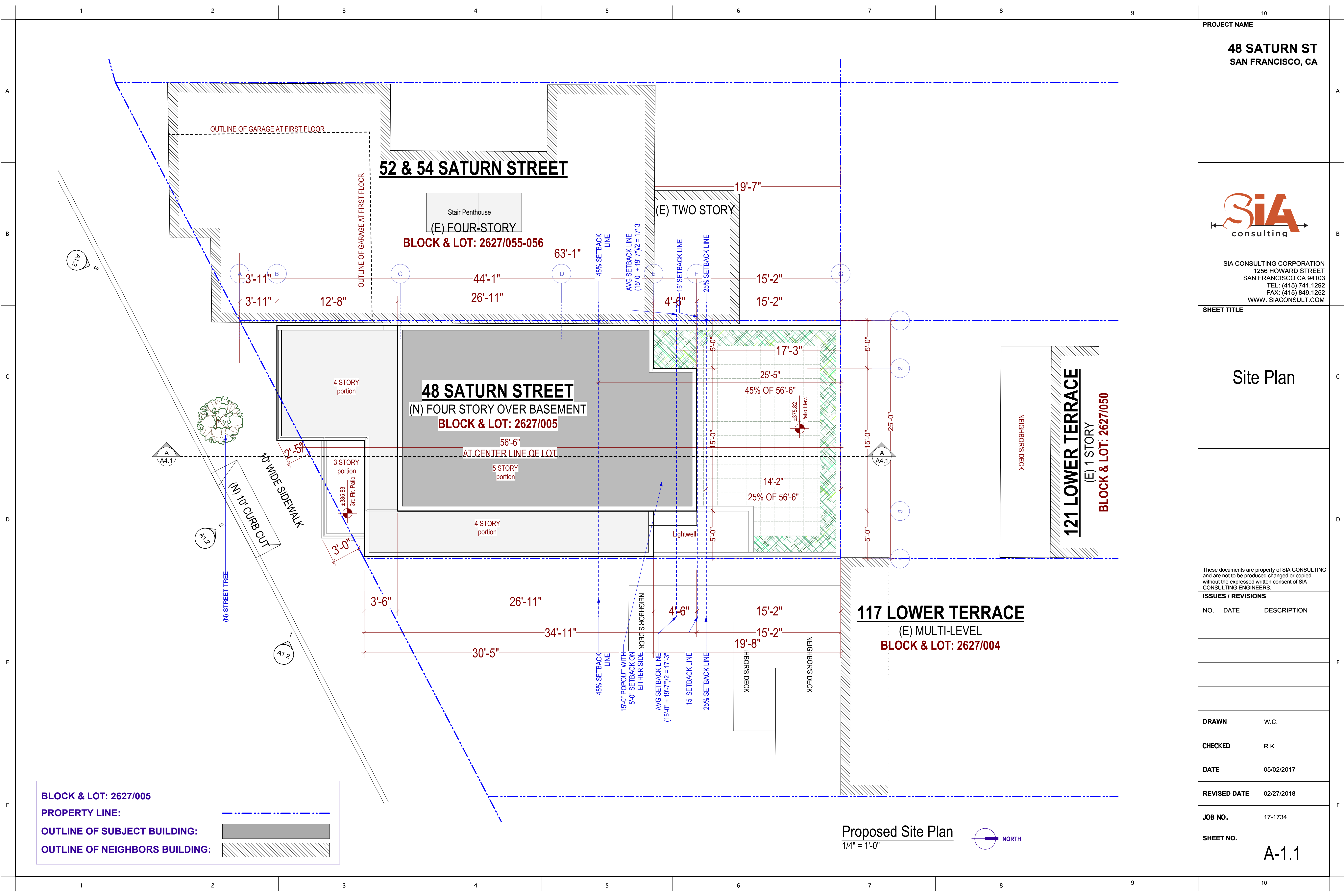
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Site Plan

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PROJECT NAME

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Perspective
Renderings

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Perspective View 3; Looking Northeast from Saturn Street
NTS

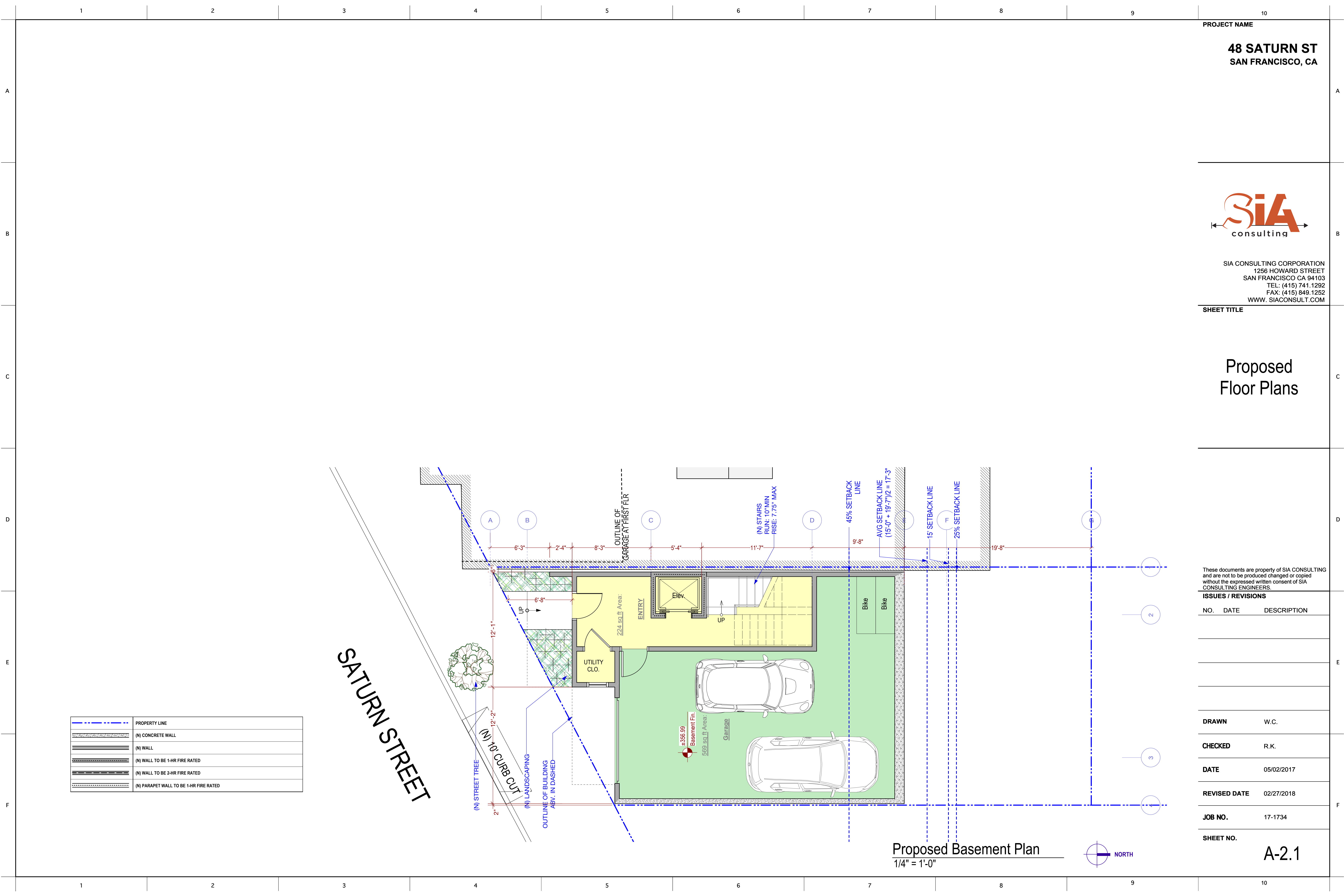


Perspective View 1; Looking North from Saturn Street
NTS



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



PROJECT NAME

48 SATURN ST
SAN FRANCISCO, CA



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Proposed
Floor Plans

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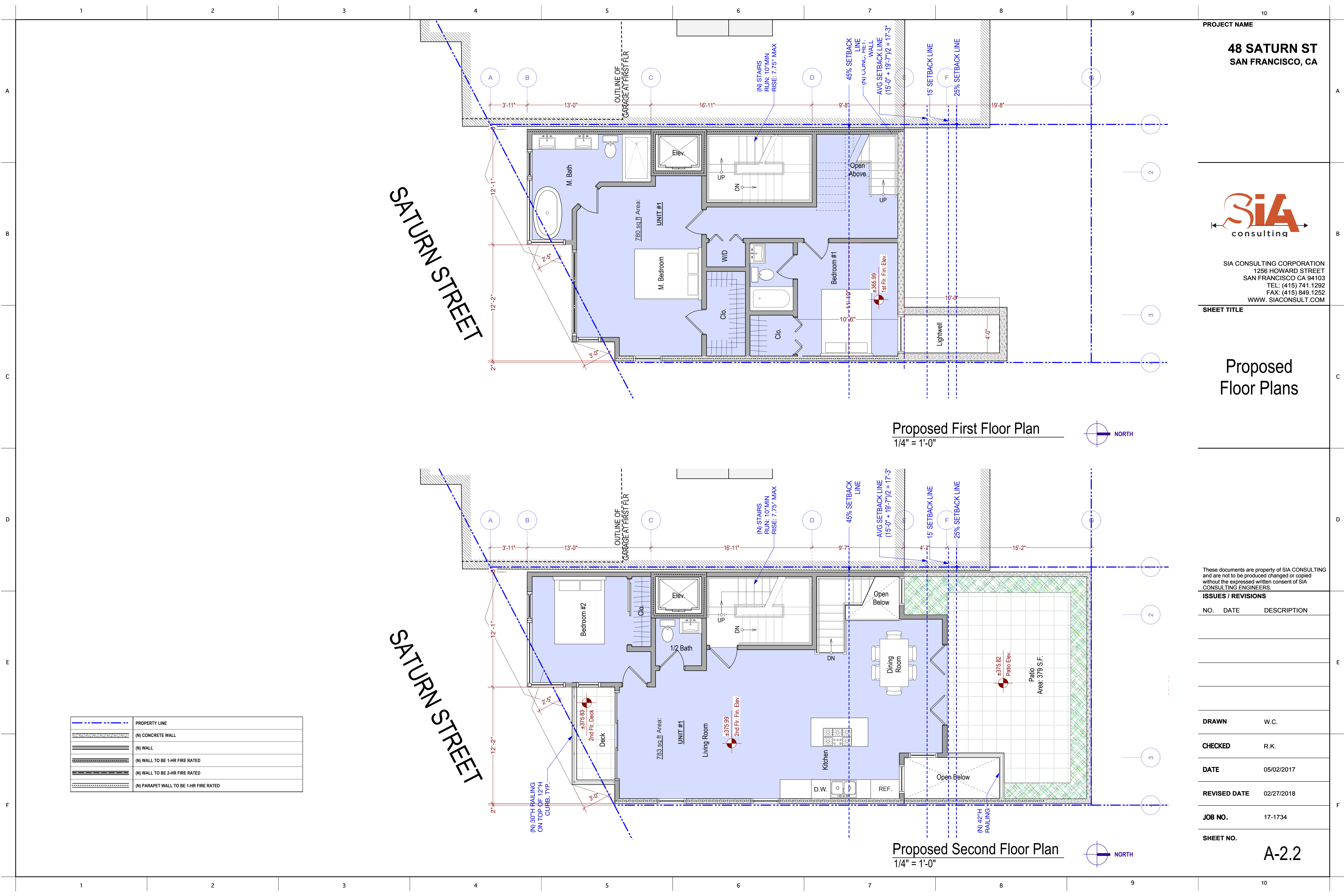
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A-2.1



PROJECT NAME

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Proposed
Floor Plans

Proposed First Floor Plan

1/4" = 1'-0"



Proposed Second Floor Plan

1/4" = 1'-0"



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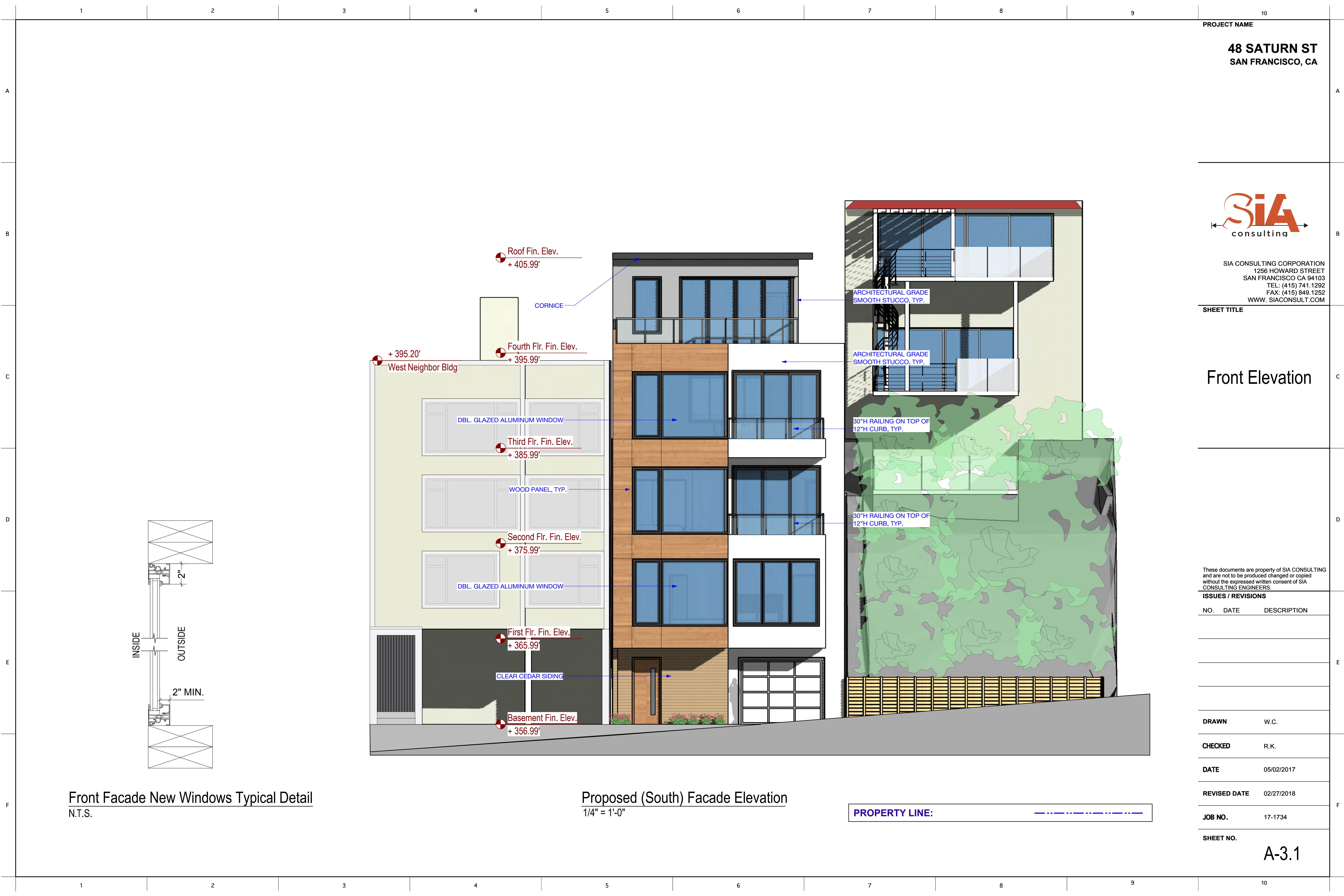
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Front Elevation

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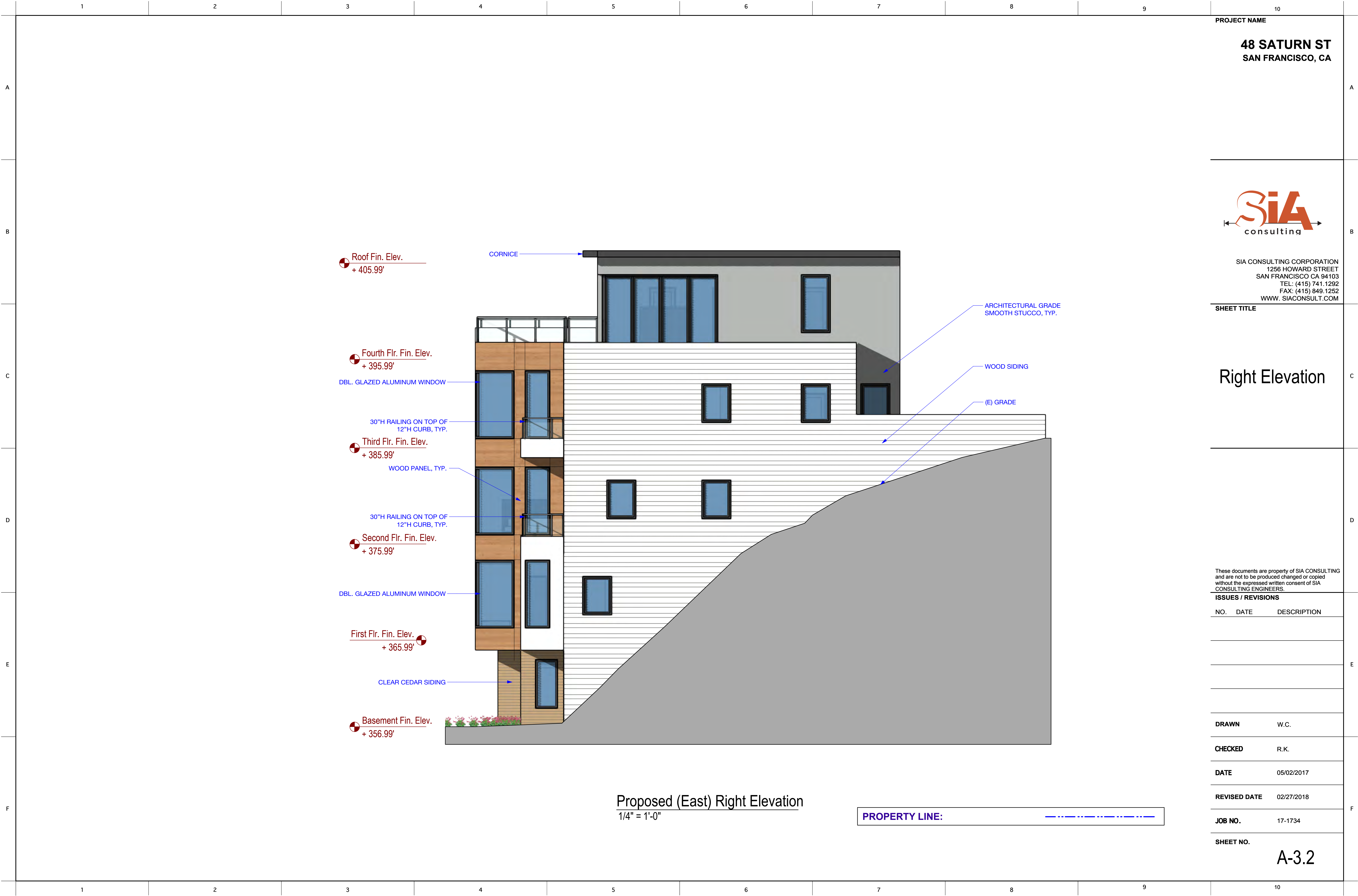
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Right Elevation

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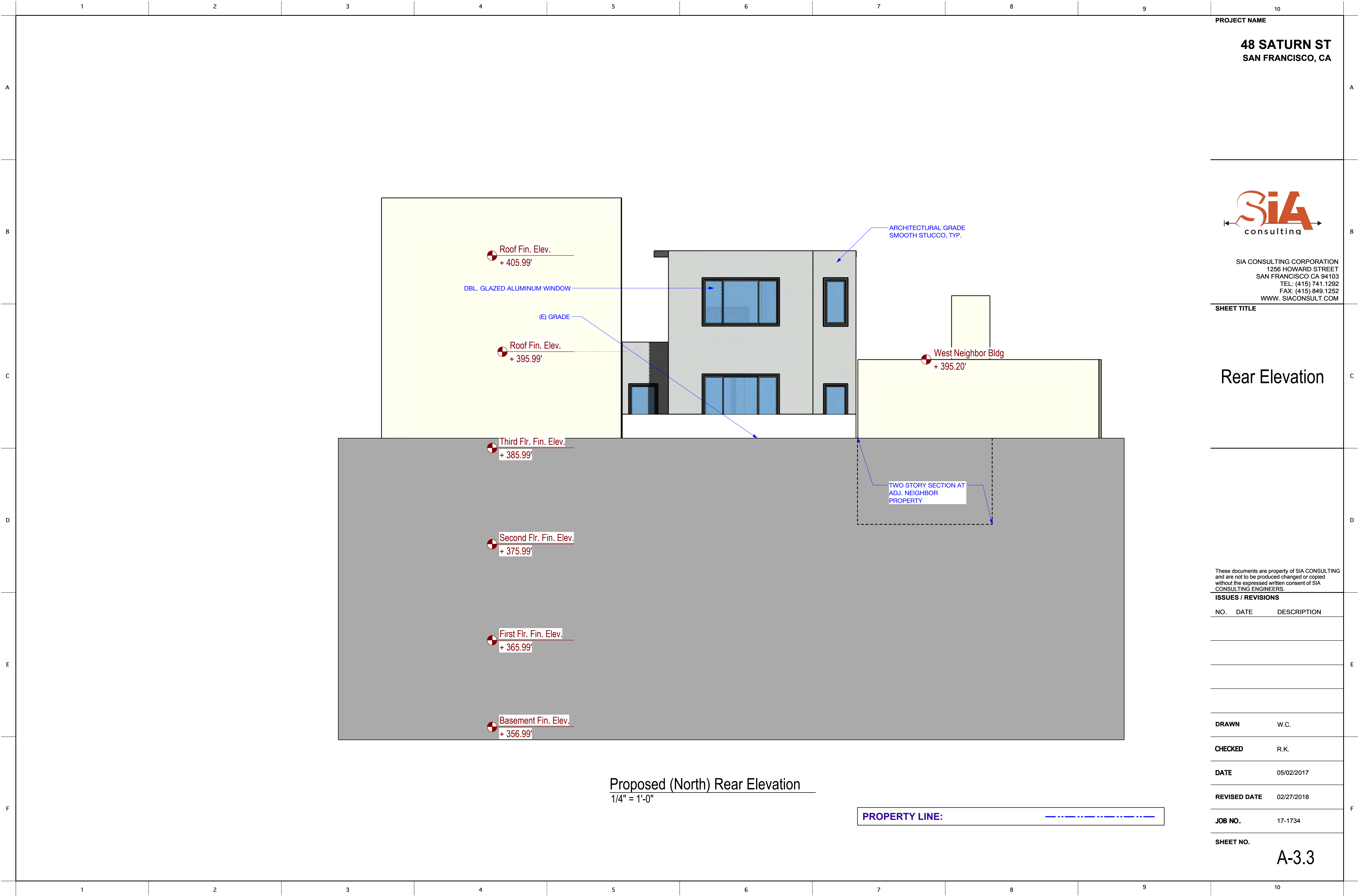
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Rear Elevation

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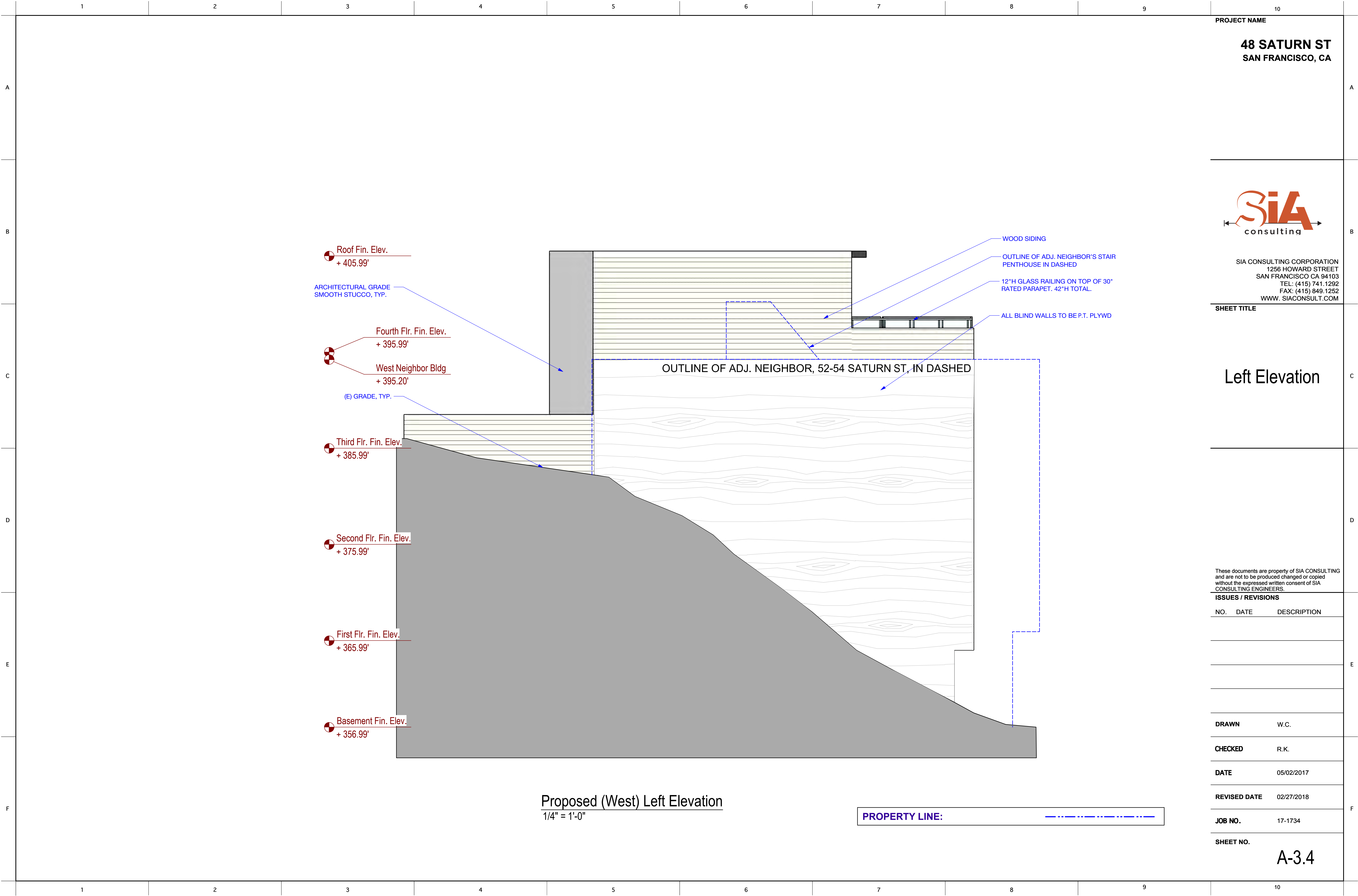
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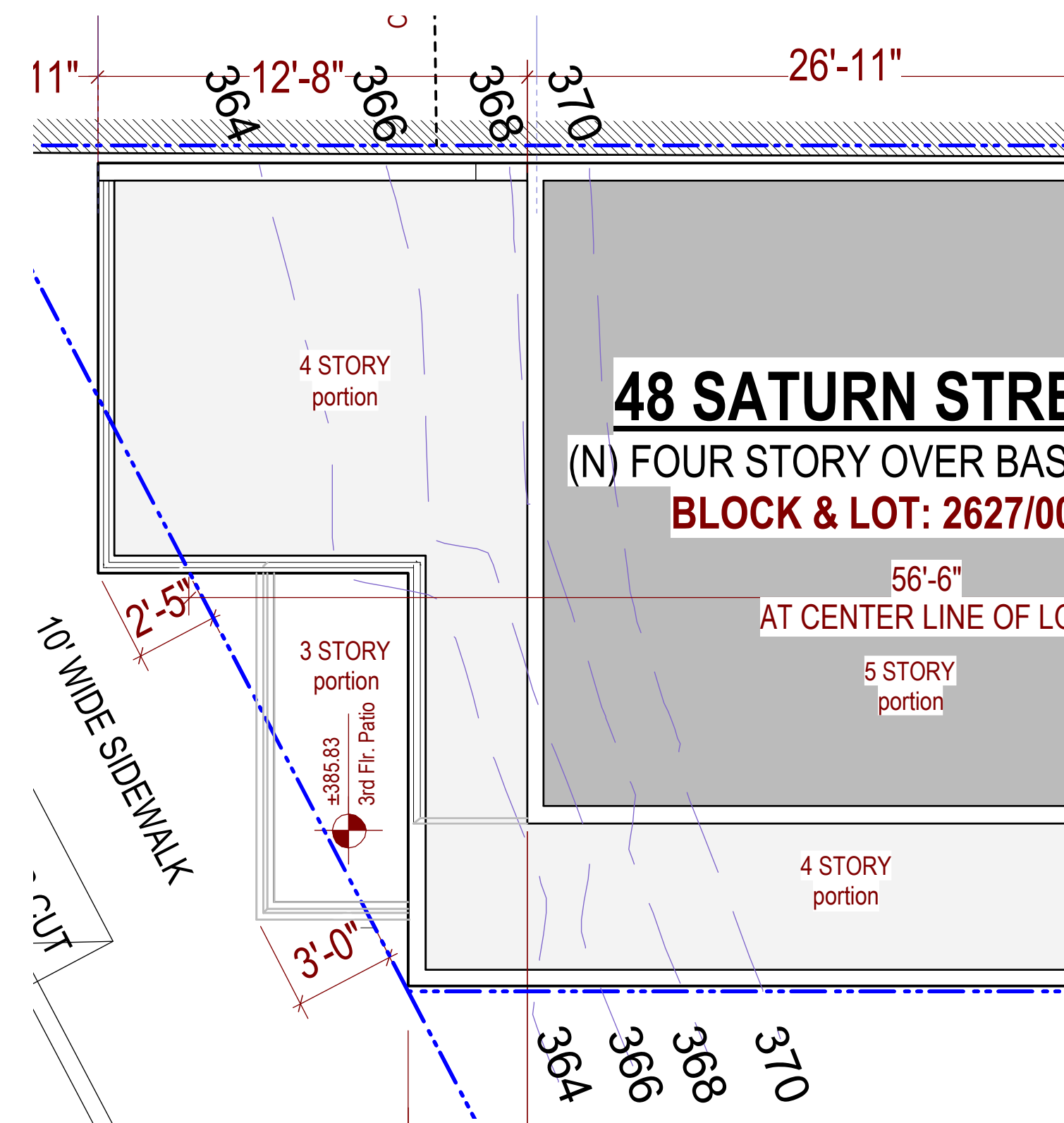
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SF PLANNING CODE SECTION 261(C)

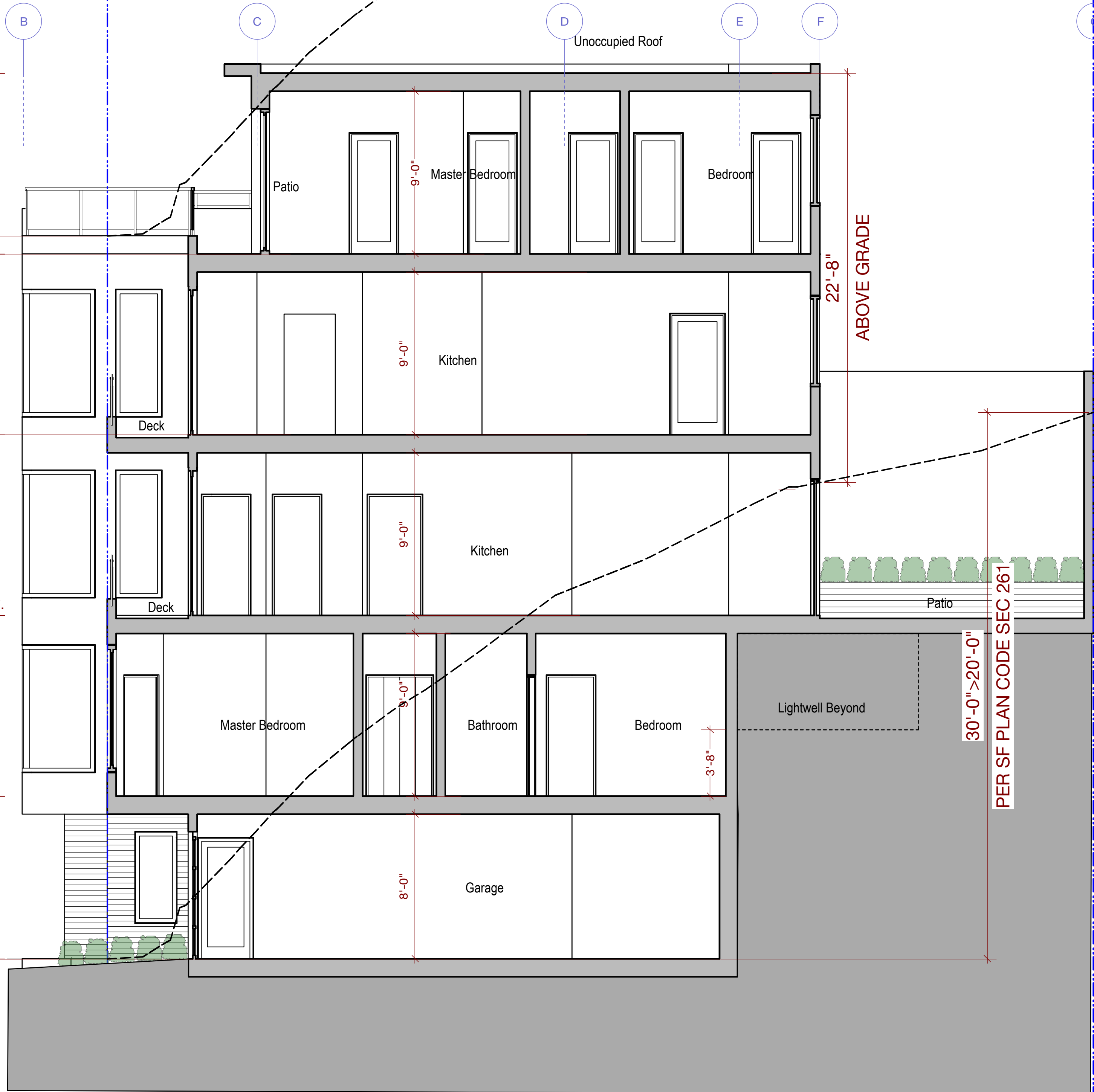
"(C) HEIGHT LIMITS APPLICABLE TO FRONT PORTION OF THE PROPERTY. EXCEPT IN CASES WHERE THE AVERAGE GROUND ELEVATION AT THE REAR LINE OF THE LOT IS HIGHER BY 20 OR MORE FEET THAN AT THE FRONT LINE THEREOF, THE FOLLOWING ADDITIONAL HEIGHT LIMITS SHALL APPLY TO THE FRONT PORTION OF PROPERTIES CONTAINING DWELLINGS IN ALL RH-1(D), RH-1, RH-1(S) AND RH-2 DISTRICTS." THIS STATEMENT MEANS THE PROJECT IS NOT SUBJECT TO THE LIMITATIONS OF SECTION 261(C)(1).



Height Justification

$(368' + 364') / 2 = 366'$ Avg Grade
 $366' + 40' = 406'-0''$ height limit based on Avg Grade

40'-0" FROM CENTER OF SIDEWALK
AT FRONT PROPERTY LINE



Proposed Section A
1/4" = 1'-0"

PROPERTY LINE:

PROJECT NAME

48 SATURN ST
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Section

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A-4.1



SAN FRANCISCO PLANNING DEPARTMENT

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
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

RECOMMENDATION: Approval with Conditions

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

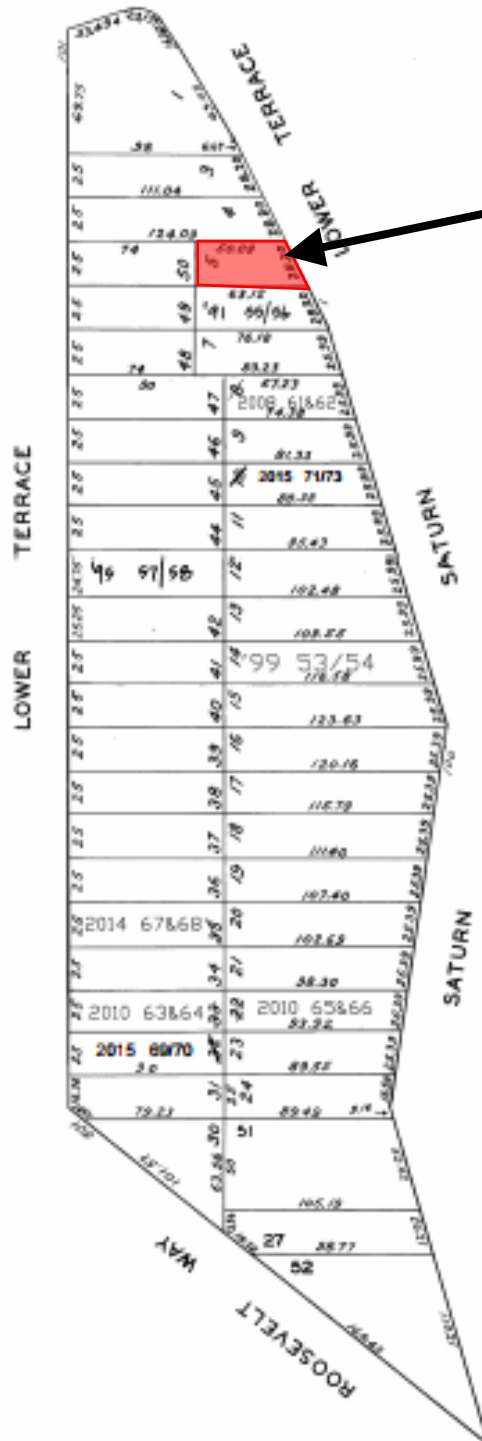
2024

PARK LANE TR. 5 BLK. R

REVISED 1988
" 1982
" 1991
" 1995
Revised 1999
Revised 2009
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

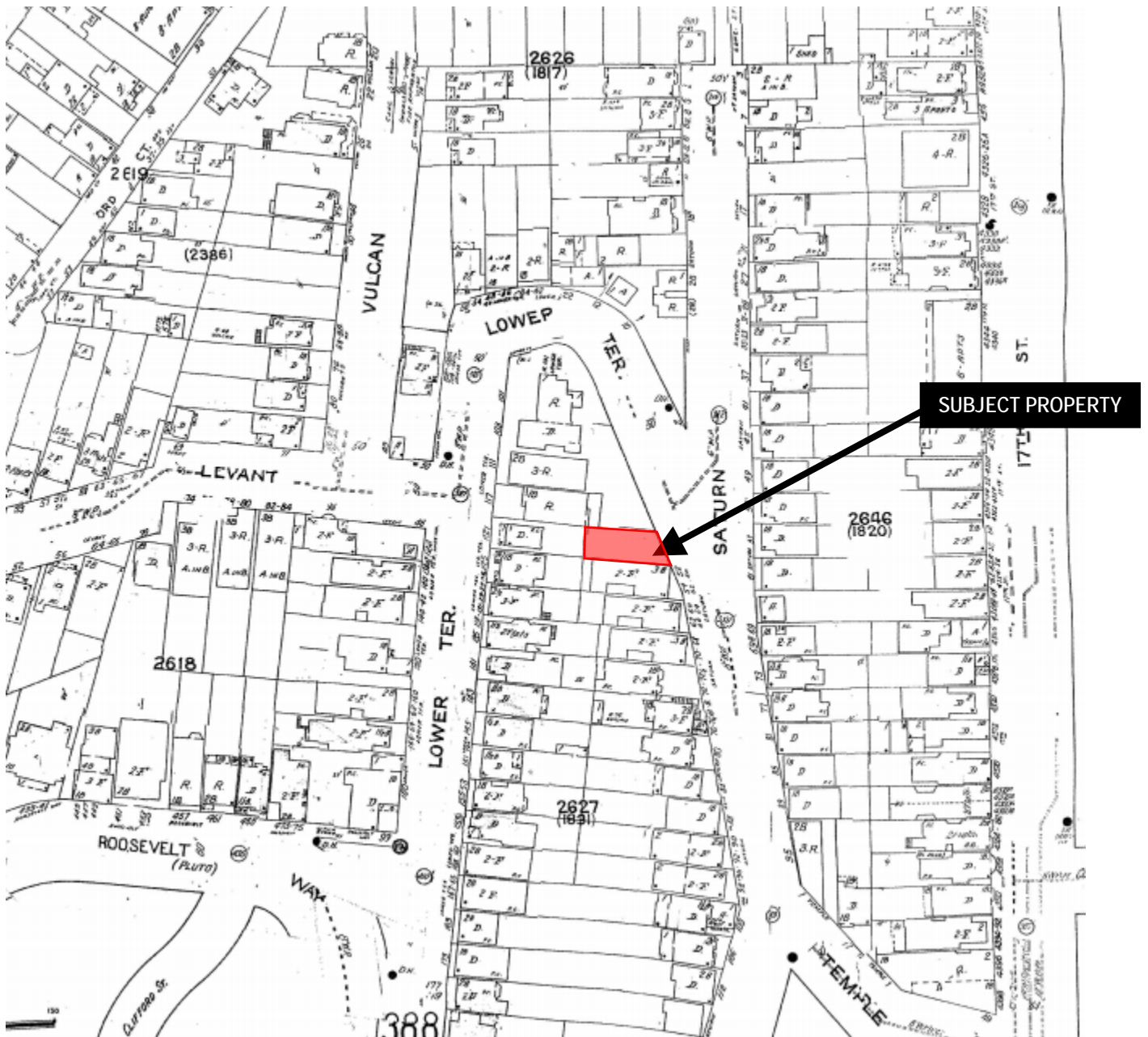
92-94 SATURN ST
A CONDOMINIUM
LOT UNIT % COMM. AREA
96 94 47.06
96 92 52.94

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.



SAN FRANCISCO
PLANNING DEPARTMENT

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

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

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

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. 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:		ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Vacant Lot PROPOSED USE: Single Family Residence BUILDING APPLICATION PERMIT NO.: 2017.0503.5635 DATE FILED: 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:
PROJECT FEATURES				
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
GROSS SQUARE FOOTAGE (GSF)				
Residential	0	0	2,421	2,421
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	613	613
Other (Specify Use)				
TOTAL GSF	0	0	3,074	3,074

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)

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 Reuben¹
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman^{2,3} | John McInerney III²

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

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>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input 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>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (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>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 (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>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%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name:</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> </td> </tr> <tr> <td style="padding: 5px;"> <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="padding: 5px;"></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>Signature:</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>Planner Name:</p> 	<p>Signature:</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>						

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:

1	2	3	4	5	6	7	8	9	10
DRAWING INDEX				ASSESSOR'S MAP				SCOPE OF WORK	
ARCHITECTURAL A-01 COVER SHEET A-02 MOUNTY MAP A-03 SITE PHOTOGRAPHS A-04 SURVEY A-11 SITE PLAN A-12 PERSPECTIVE RENDERINGS A-21 PROPOSED FLOOR PLANS A-22 PROPOSED FLOOR PLANS A-23 PROPOSED FLOOR PLANS A-31 FROG ELEVATION A-32 RIGHT ELEVATION A-33 REAR ELEVATION A-34 LEFT ELEVATION A-41 SECTION G-10 GREENPOINT CHECKLIST								-PROPOSED NEW CONSTRUCTION OF THREE STORY OVER BASEMENT BUILDING ON A VACANT LOT NOTES: - BLDG. TO BE FULLY SPRINKLERED, SPRINKLERS & STANDPIPE REQUIRED PER NFPA13-D, CBC & SFBC 2016 EDITIONS, SPRINKLER SYSTEM UNDER SEPARATE PERMIT. - WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS	
RENDERING								PROJECT DATA PLANNING DATA: BLOCK/LOT : 2627/005 LOT AREA: 1,411 ± S.F. ZONING: RH-2 # OF UNITS: 1 ALLOWABLE HEIGHT: 40' X BUILDING HEIGHT: 39'-0" # OF COVERED PARKING SPACES: 1 # OF BICYCLE PARKING SPACES: 1 (M) GROSS FLOOR AREA: BASEMENT (INCLUDING GARAGE): 613 ± S.F. FIRST FLOOR: 765 ± S.F. SECOND FLOOR: 828 ± S.F. THIRD FLOOR: 868 ± S.F. (N) TOTAL BLDG GROSS AREA (INCL GAR): 3,074 ± S.F. BUILDING DATA: NUMBER OF STORIES: 3 COVER BASEMENT CONSTRUCTION TYPE: TYPE III-B* OCCUPANCY GROUP: R-3 APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS	
								PROJECT NAME 48 SATURN ST SAN FRANCISCO, CA	
				SHEET TITLE Cover Sheet				SIA CONSULTING CORPORATION 1266 HOWARD STREET SAN FRANCISCO, CA 94103 TEL: (415) 774-1892 FAX: (415) 849-1252 WWW.SIACONSULT.COM	
				REVISIONS NO. DATE DESCRIPTION 1 06/02/2017 R.K. 2 12/7/2017 3 17-1734 4 5 6 7 8 9 10				SHEET NO. A-0.1	

48 SATURN ST
SAN FRANCISCO, CA



Vicinity Map

NO.	DATE	DESCRIPTION
DRAWN	W.C.	
CHECKED	R.K.	
DATE	06/02/2017	
REVISED DATE	12/7/2017	
JOB NO.	17-1734	

VICINITY MAP

NTS

A-0.2

SAN FRANCISCO, CA



SUBJECT LOT

consulting

WWW.SINOVICOLI.COM

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

Photographs



.....

SHEET NO.

Block Aerial View

A-0.3



1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.



3. ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (G.D.).
4. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD INFORMATION FROM THE CURRENT DEED.
5. ENCUMBRANCES OF RECORD OR NOT OF RECORD MAY EXIST FOR THIS PROPERTY BUT IT WAS NOT WITHIN THE SCOPE OF THIS SURVEY TO LOCATE ENCUMBRANCES.

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.

- 57

This map was prepared by me or under my direction and is based upon a field survey at the request of Ciaran Hart, in March 2017.

DATE: 05/18/2017

	SITE SURVEY	DRAWN BY: <i>SPA</i>	NO. <i>1</i>	DATE	COMMENTS	JOB NO.
		CHECKED BY: <i>DJV</i>				
	48 SATURN STREET LOT 005 OF ASSESSORS BLOCK 2627, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA	DATE: <i>09/20/2017</i>				17016
		SCALE: <i>1"=20'</i>	<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; margin-right: 10px;"> WESTOVER SURVEYING </div> <div style="text-align: center;">  <p style="margin: 0; font-weight: bold;">Westover Surveying</p> </div> <div style="margin-left: 10px; font-size: small;"> <p>336 CLAREMONT BLVD. STE 1 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com</p> </div> </div>			



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NO.	DESCRIPTION
NO. DATE	DESCRIPTION
ISSUES / REVISIONS	
DRAWN	W.C.
CHECKED	R.K.
DATE	06/02/2017
REVISED DATE	12/1/2017
JOB NO.	17-1734
SHEET NO.	





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Perspective Renderings



Perspective View 1; Looking North from Saturn Street
NTS



Perspective View 3: Looking Northeast 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

ISSUES / REVISIONS	
NO.	DATE DESCRIPTION
DRAWN	W.C.
CHECKED	R.K.
DATE	09/02/2017
REVISED DATE	12/17/2017
JOB NO.	17-1734
SHEET NO.	

PROJECT NAME

48 SATURN ST
SAN FRANCISCO, CA

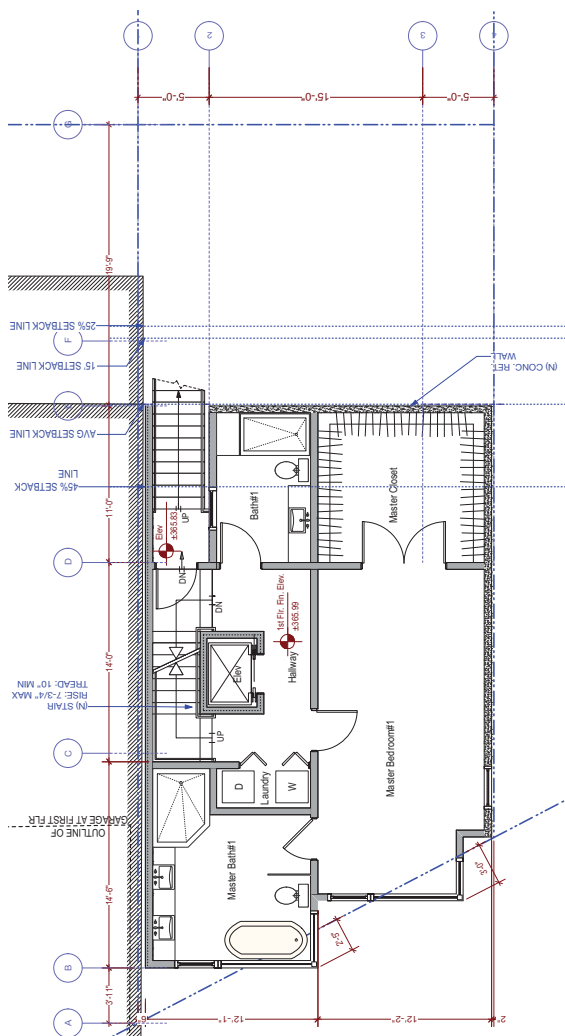


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SHEET TITLE

Floor Plans

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



SATURN STREET



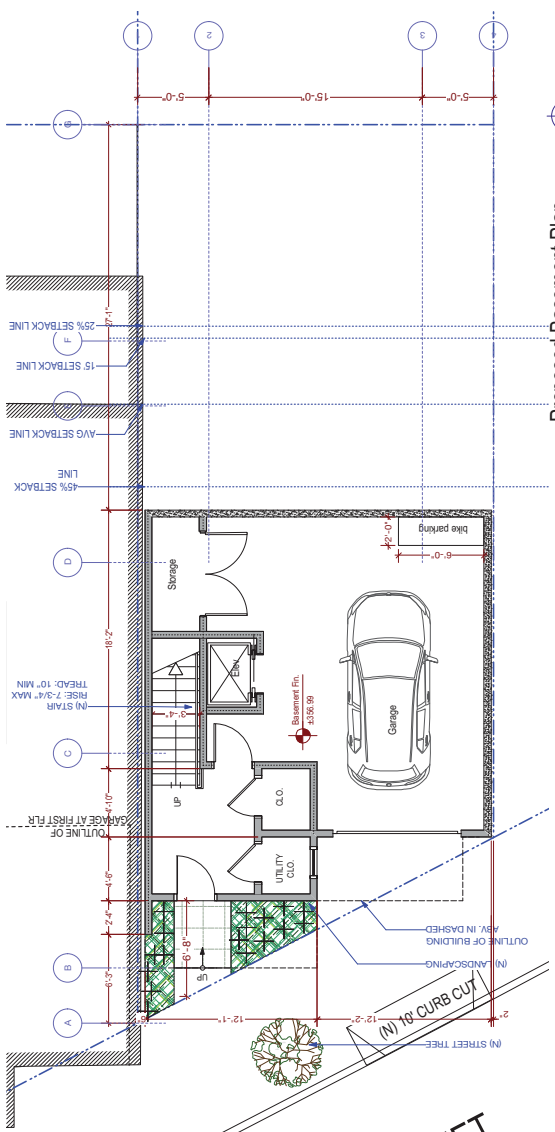
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ISSUES / REVISIONS

NO. DATE DESCRIPTION

PROPERTY LINE	-----
EXISTING CONCRETE WALL	=====
NEW WALL	=====
WALL TO BE DEMOLISHED	=====
WALL TO BE RE-CONCRETE	=====
WALL TO BE RE-PAINTED	=====
WALL TO BE RE-PAINTED	=====

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



SATURN STREET



SHEET NO.

A-2.1

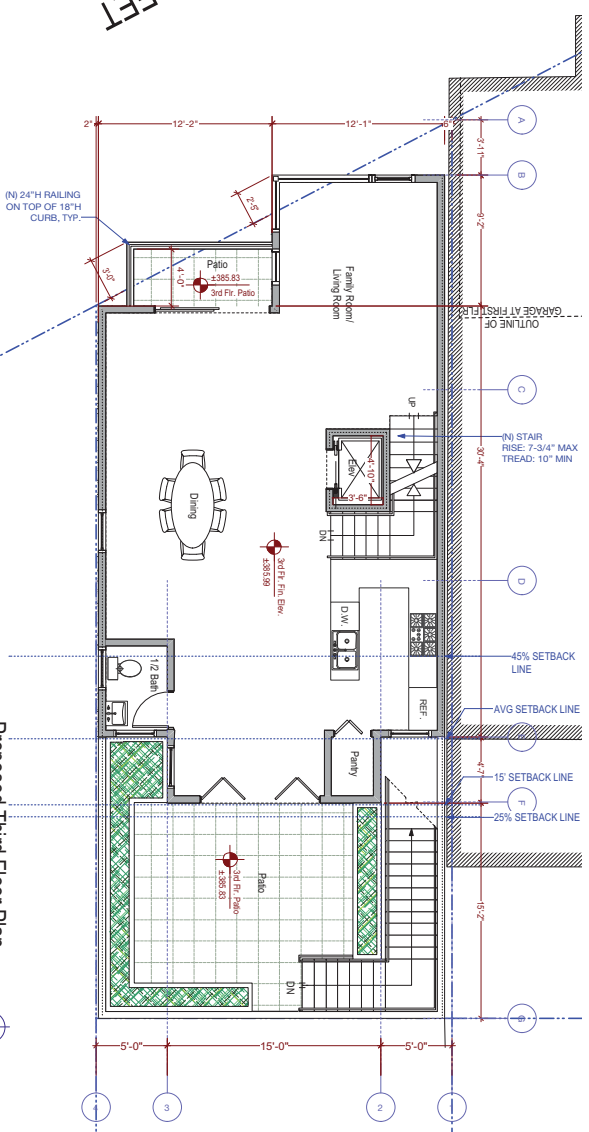


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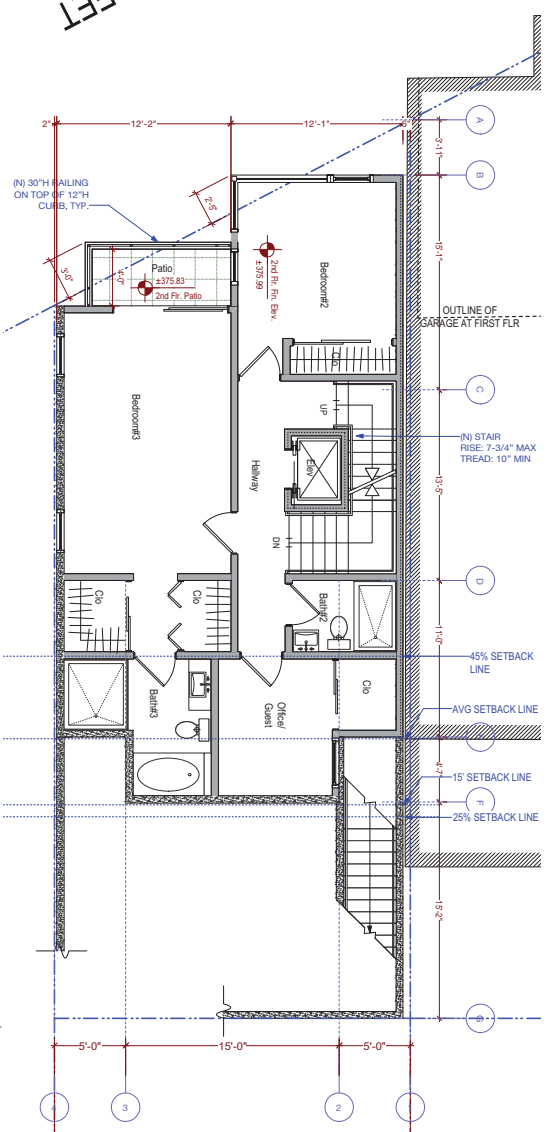
SHEET TITLE

Floor Plans

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



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



NO.	DATE	DESCRIPTION
1	06/02/2017	ISSUED FOR PERMIT
2	12/20/2017	REVISED DATE
3	17-1734	JOB NO.
4		SHEET NO.

PROJECT NAME
48 SATURN ST
SAN FRANCISCO, CA

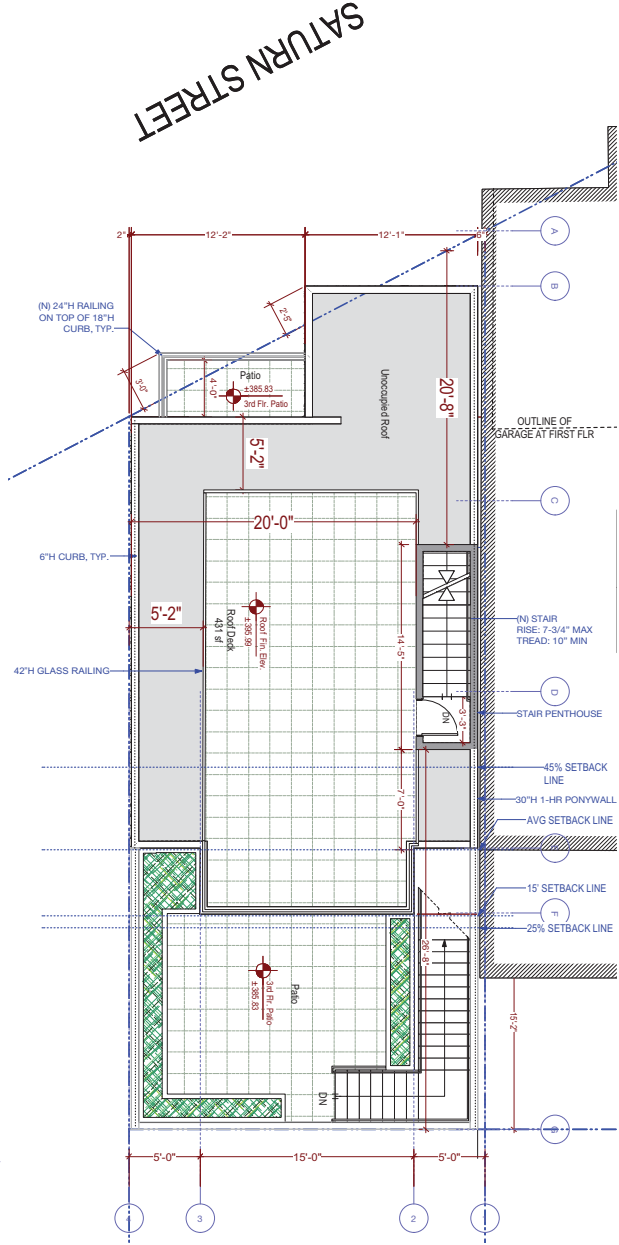


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TEL: (415) 774-1222
FAX: (415) 849-1252
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SHEET TITLE

Floor Plans

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



PROPERTY LINE	PROPERTY LINE
NO CONCRETE WALL	NO CONCRETE WALL
NO WALL	NO WALL
NO WALL TO BE LAMP REARDED	NO WALL TO BE LAMP REARDED
NO WALL TO BE LAMP REARDED	NO WALL TO BE LAMP REARDED
NO WALL TO BE LAMP REARDED	NO WALL TO BE LAMP REARDED

NO. DATE DESCRIPTION	NO. DATE DESCRIPTION
ISSUES / REVISIONS	ISSUES / REVISIONS
WITHOUT THE APPROVAL AND SIGNATURE OF SIA	WITHOUT THE APPROVAL AND SIGNATURE OF SIA
DRAWN W.C.	DRAWN W.C.
CHECKED R.K.	CHECKED R.K.
DATE 08/02/2017	DATE 08/02/2017
REVISED DATE 12/7/2017	REVISED DATE 12/7/2017
JOB NO. 17-1734	JOB NO. 17-1734
SHEET NO.	SHEET NO.

A-2.3



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SHEET TITLE

Front Elevation



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

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

PROPERTY LINE:

SHEET NO.

A-3.1

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NO. DATE DESCRIPTION

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DATE 06/02/2017

REVISED DATE 12/7/2017

JOB NO. 17-1734

PROJECT NAME
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Right Elevation

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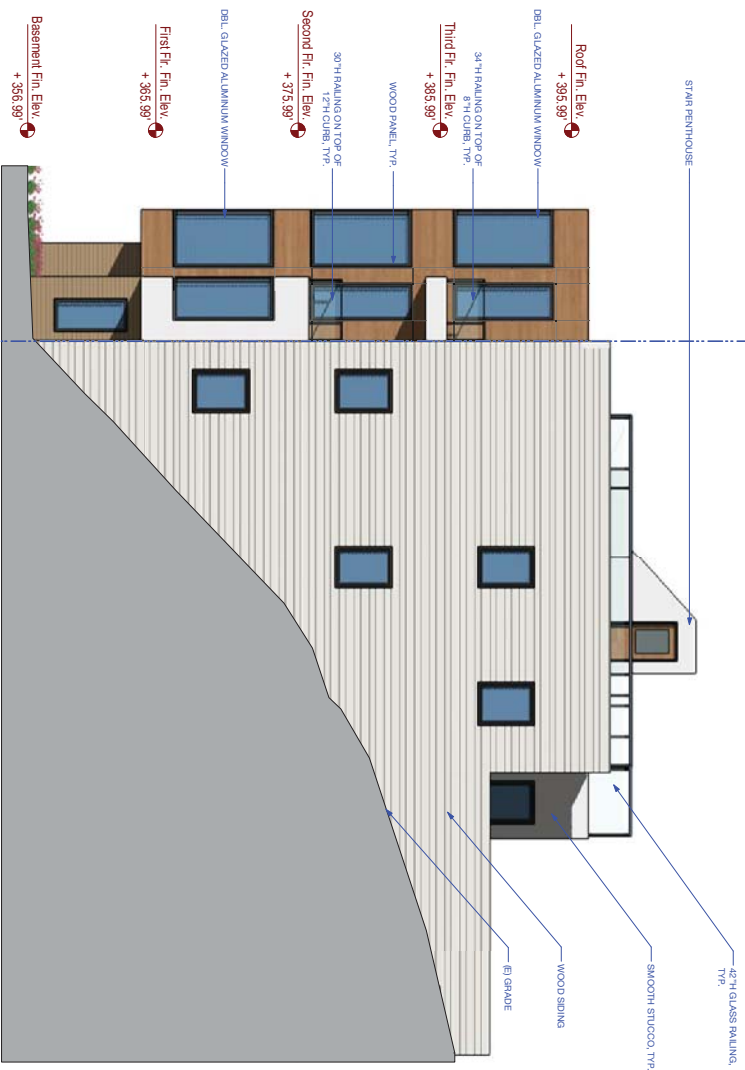
DATE 06/02/2017

REVISED DATE 12/7/2017

JOB NO. 17-1734

SHEET NO.

A-3.2



Proposed (East) Right Elevation
1/4" = 1'-0"

PROPERTY LINE:

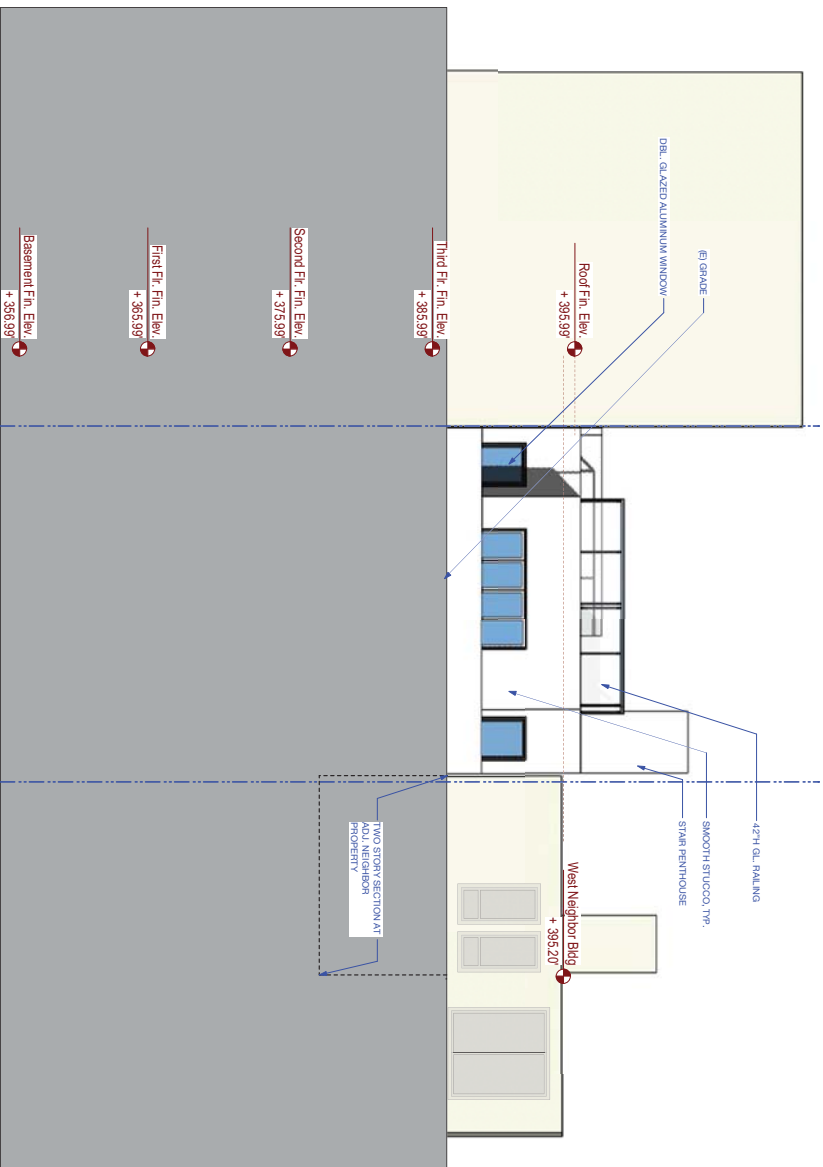
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SHEET TITLE

Rear Elevation



Proposed (North) Rear Elevation
1/4" = 1'-0"

PROPERTY LINE:

SHEET NO.

A-3.3

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NO. DATE DESCRIPTION

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DATE 06/02/2017

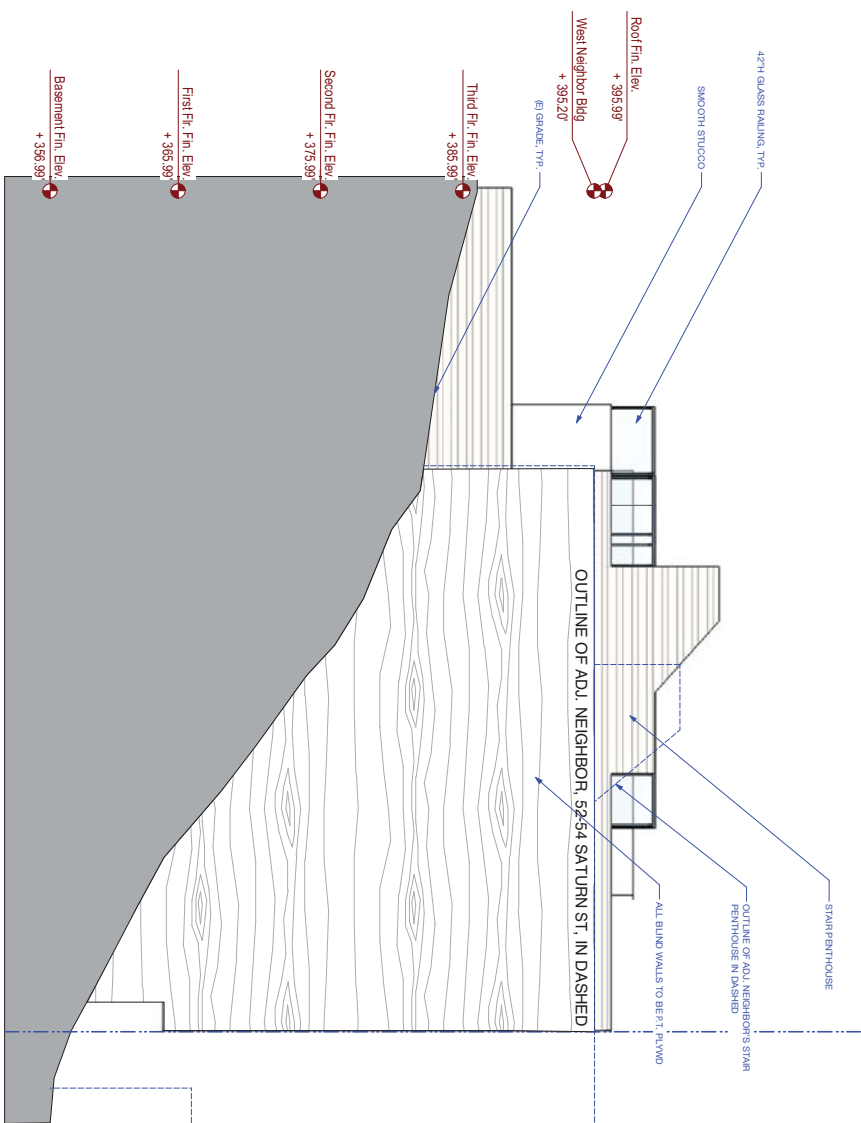
REVISED DATE 12/7/2017

JOB NO. 17-1734

SHEET NO.

Left Elevation

		This means any property or right consulting will have no interest in the business and will not be assigned under contract of SAH CONSULTING ENGINEERS.
NO.	DATE	DESCRIPTION
		ISSUED A RETENTION
DRAWN	W.C.	
CHECKED	R.K.	
DATE	08/02/2017	
REVIEW DATE	12/2017	
JOB NO.	17-124	
SHEET NO.		



Proposed (West) Left Elevation
1/4" = 1'-0"

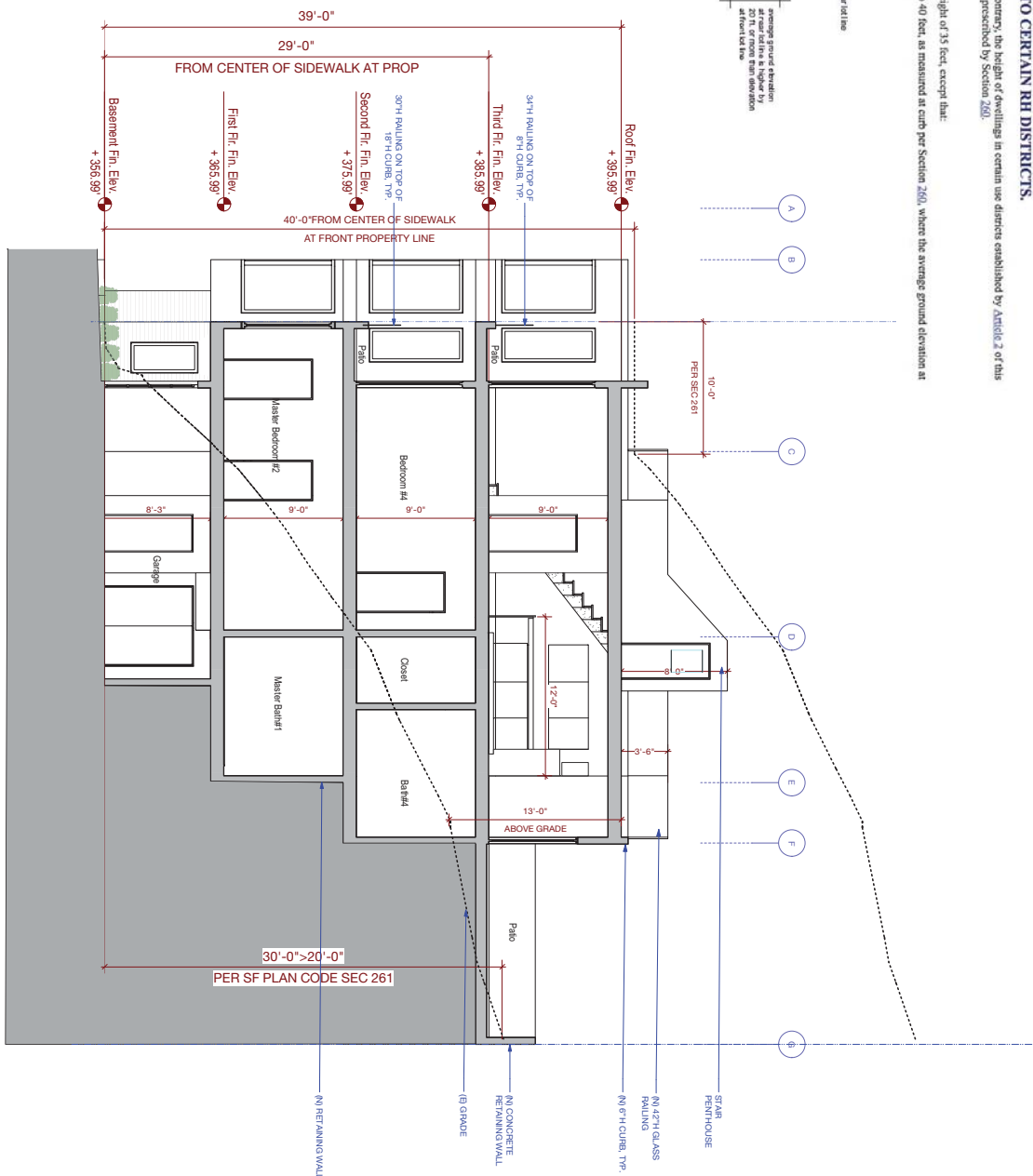
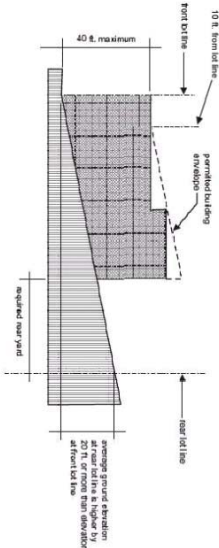
PROPERTY LINE:

A-3.4

(3) **General.** Notwithstanding any other height limit established by this Article 2, 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 26J. The measurement of such height shall be as prescribed by Section 26J.

(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;



Proposed Section A
1/4" = 1'-0"

PROPERTY LINE:

A-4.1

PROJECT NAME
48 SATURN ST
SAN FRANCISCO, CA



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SHEET TITLE

Section

[illegible]