



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

Hearing Date: June 27, 2019

Continued from the March 7, 2019

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

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415.558.6377

Record No.: **2017-007582CUA**
Project Address: **225 Vasquez Avenue**
Zoning: RH-1(D) (Residential-House, One Family-Detached)
40-X Height and Bulk District
Block/Lot: 2923/030
Project Sponsor: Studio 12 Architecture
Jeff Burris
1501 Mariposa Street, Suite 319
San Francisco, CA 94107
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **Approval with Conditions**

BACKGROUND

On March 7, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-007582CUA. The Planning Commission continued the item to May 9, 2019, to allow the Sponsor to make plan revisions to incorporate an Accessory Dwelling Unit into the project's design. The project was subsequently continued to the May 23, 2019 and then the June 27, 2019 Commission Hearing dates to allow pending legislation to amend the Planning Code and Business and Tax Regulations Code to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family (Approved by the Planning Commission on March 7, 2019) to continue all required procedural processing. This legislation is anticipated to be in effect July 2019.

PROJECT DESCRIPTION

The proposal is for the demolition of an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home which includes a 515 square foot Accessory Dwelling Unit at the ground floor.

ISSUES AND OTHER CONSIDERATIONS

- **Accessory Dwelling Unit in New Construction Legislation.** At the March 7, 2019 Planning Commission Hearing, the Commission Approved a Planning Code Amendment for "Accessory Dwelling Units in New Construction." As of the writing of this Memo, the legislation has approved

by the Board of Supervisors on June 18th, 2019 and the legislation is anticipated to be in effect July 2019.

ATTACHMENTS:

Revised Draft Motion
Revised Floor Plans
Revised Plan Elevation
Rendering of ADU exterior
Façade Rendering
Shadow Studies
Project Sponsor Letter and Materials
Executive Summary and Case Report from the March 7, 2019 Hearing



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND AN ACCESSORY DWELLING UNIT AT 225 VASQUEZ AVENUE WITHIN AN RH-1(D) (RESIDENTIAL-HOUSE, ONE FAMILY-DETACHED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 12, 2019, Jeff Burris of Studio 12 Architecture (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home with an Accessory Dwelling Unit (ADU) within a RH-1(D) (Residential-House, One Family-Detached) Zoning District and 40-X Height and Bulk District.

On March 7, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-007582CUA. The Planning Commission continued the item to May 9, 2019, to allow the Sponsor to make plan revisions to incorporate an Accessory Dwelling Unit into the project's design. The project was subsequently continued to the May 23, 2019 and then June 27, 2019 to allow for the adoption of legislation

to amend the Planning Code and Business and Tax Regulations Code to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family (Approved by the Planning Commission on May 9, 2019 and the) to continue all required procedural processing

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption under CEQA. On January 18, 2019, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2017-007582ENV.

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. 2017-007582CUA, 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 project site is on the southeast side of Vasquez Avenue Street, between Kensington Way and Garcia Avenue; Lot 030 in Assessor's Block 2923 and is located within the RH-1(D) (Residential-House, One Family-Detached) Zoning District with a 40-X Height and Bulk designation. The 5,000 square foot upward sloping lot (from front and west side) has 56 feet, 6 inches of frontage and an average depth of approximately 80 feet. On site is an existing approximately 1,240 square foot, two-story single-family dwelling with one off-street parking that was constructed circa 1924.
3. **Surrounding Properties and Neighborhood.** The subject property is located on the West of Twin Peaks neighborhood within Supervisor District 7. Parcels within the immediate vicinity consist of, single-family dwellings constructed mostly in the 1920s or 1950s. The subject block face exhibits a great variety of architectural styles, scale and massing.
4. **Project Description.** The proposal is for demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home with an 515 square foot ADU.
1. **Public Comment/Community Outreach.** To date, the Department received a packet of opposition and comment letters on the project; the concerns are centered on the proposed massing of the project and the resulting impacts to light access on adjacent properties. The packet was submitted by the adjacent neighbors to the northeast at 215 Vasquez street, and also included letters from 198, 210, 240, 245, 255 Vasquez avenue. An additional letter in opposition

on behalf of the residence of 215 Vasquez Avenue was submitted by Michael Antonini. Two letters in Support of the project, from the residents of 205 and 230 Vasquez.

2. **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 in a 40-X Height and Bulk District, with a 35-foot height limit for any dwelling in a RH-1(D) District. Planning Code Section 261 allows a dwelling height to be increased to 40 feet where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line.

The project proposes a building that will be approximately 35 feet – 6 and 1/2 inches in height.

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

The subject property does not have a legislated setback and requires a 0 foot setback when averaging the adjacent structures. The project proposes a 0 foot front setback.

- C. **Side Yard Requirement.** Planning Code Section 133 requires side yards for every building in an RH-1(D) District

The project site is 56 feet, 6 inches wide, therefore 5 foot side setbacks are required. The Project provides 5 foot wide side setbacks on both sides.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-1(D) Districts, a rear yard measuring 25 percent of the total depth.

The project proposes an approximately 20 foot rear yard setback, which is equal to 25% of the lot depth

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

The Project complies 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, in RH-1 Districts, usable open space that is accessible by each dwelling (300 Sq. Ft per unit if private).

The project provides usable open space that exceeds the minimum private amount required for the main home. The accessory dwelling unit will seek a waiver for usable open space under Planning Code Section 207(c)(4).

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

The project proposes two off-street parking spaces.

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

The Project requires four Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces.

- J. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. "Additional Findings pursuant to Section 317" below.

- K. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, one unit per lot are principally permitted in RH-1(D) Districts.

The project proposes demolition of the existing single-family residence and construction of a new single family residence. The project also proposes to construct an Accessory Dwelling Unit within the volume of the new structure, which is located completely within the subject property's buildable area. There is pending legislation to amend the Planning Code and Business and Tax Regulations Code to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family or multi-family building. This legislation is anticipated to be in effect July 2019.

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

The project proposes one new dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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

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

The proposed massing allows for a family-sized unit, while maintaining the required rear yard open space. The project is designed to be in keeping with the existing development pattern and the neighborhood character.

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

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

The proposal is designed to be compatible with the surrounding neighborhood and adjacent buildings. The project proposes a one-family structure that is set back five feet on each side of the upsloping lot to provide privacy for adjacent neighbors. The project would provide a 20 foot rear yard (25%) thus contributing landscaped area to the mid-block open space.

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

Planning Code requires no off-street parking spaces. Two vehicle spaces and four Class 1 bicycle parking space are proposed, where currently there are one vehicle space provided for the existing building.

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

The proposal is residential and will not yield noxious or offensive emissions.

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

The proposed project is residential and will be landscaped accordingly.

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

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

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

The proposed project is consistent with the stated purpose of the RH-1(D) District.

4. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

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

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

The structure appears to be in decent condition.

- iii. Whether the property is an “historic resource” under CEQA;

The Planning Department reviewed the Historic Resource Evaluation submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

Project does not convert rental housing to other forms of tenure or occupancy.

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

The existing single family home is not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on the rent control status of a property, it is to be assumed that the unit that was demolished was not subject to the Residential Rent Stabilization and Arbitration Ordinance.

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

Although the project proposes demolition of the two-bedroom single-family dwelling, there will be a net gain of two bedrooms at the project site and an Accessory Dwelling Unit.

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

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms. The project would maximize the number of dwelling units allowed on the site while increases the total number of bedrooms provided.

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

The project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building, which is generally considered more affordable, and construction of new single family buildings. However, the existing unit will be replaced with a family sized unit and an Accessory Dwelling Unit.

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

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

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

The project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

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

The project proposes an opportunity for family-sized housing, the new structure will provide one additional bedroom in the main home and an ADU.

- xiii. Whether the Project creates new supportive housing;

The project does not create supportive housing.

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

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliments the neighborhood character while preserving much of the existing architecture.

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

The Project will provide one dwelling with an ADU, which is the maximum density in the RH-1(D) District.

- xvi. Whether the Project increases the number of on-site bedrooms;

The project proposes a new single family home with three bedrooms and an ADU, a total of two more bedrooms than the existing structure.

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

The project proposes maximizes the density on the subject lot and an ADU.

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

The project proposes to demolish a single-family residence to construct a new 3-bedroom, family-sized single family home with an ADU.

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

HOUSING ELEMENT

OBJECTIVE 4:

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

Policy 4.1:

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

The project proposes to demolish a single-family residence to construct a new family-sized single family home and an ADU.

**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.

The proposed replacement building conforms to the Residential Design Guidelines and, while contemporary architecture, is appropriate in terms of scale, proportions and massing for the surrounding neighborhood.

Policy 11.4

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

Policy 11.5

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

The proposed replacement building provides a family-sized single family home with an ADU within a District with a maximum allowed density of one home per lot.

URBAN DESIGN

**OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS
NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF
ORIENTATION.**

Policy 1.2:

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

Policy 1.3:

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

The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood, particularly by proposing a construction that respects the two- to three- story heights on the block face.

OBJECTIVE 2:

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

Policy 2.6:

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

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height.

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

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

The project is residential and has no impact on 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.

While the existing housing is proposed to be demolished, the replacement building would a single family home with an ADU in a neighborhood made up of single family homes of mixed architectural character.

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

While the affordability of the existing unit is not preserved since it is proposed to be demolished, the replacement building will provide a well-designed single family home and an ADU that contains a total net gain of additional bedrooms and units.

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

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where one currently exists.

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

The proposal is a residential project in an RH-1(D) District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The project will significantly strengthen the existing building, bringing it up to current building and seismic codes.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

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

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

7. 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.
8. 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. 2017-007582CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 27, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 27, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home and an ADU located at 225 Vasquez Avenue, Block 2923, Lot 030 pursuant to Planning Code Sections **303 and 317** within the **RH-1(D)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 25, 2019**, and stamped "EXHIBIT B" included in the docket for Case No. **2017-007582CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 27, 2019** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **June 27, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

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

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

DESIGN

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

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

7. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

PROVISIONS

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

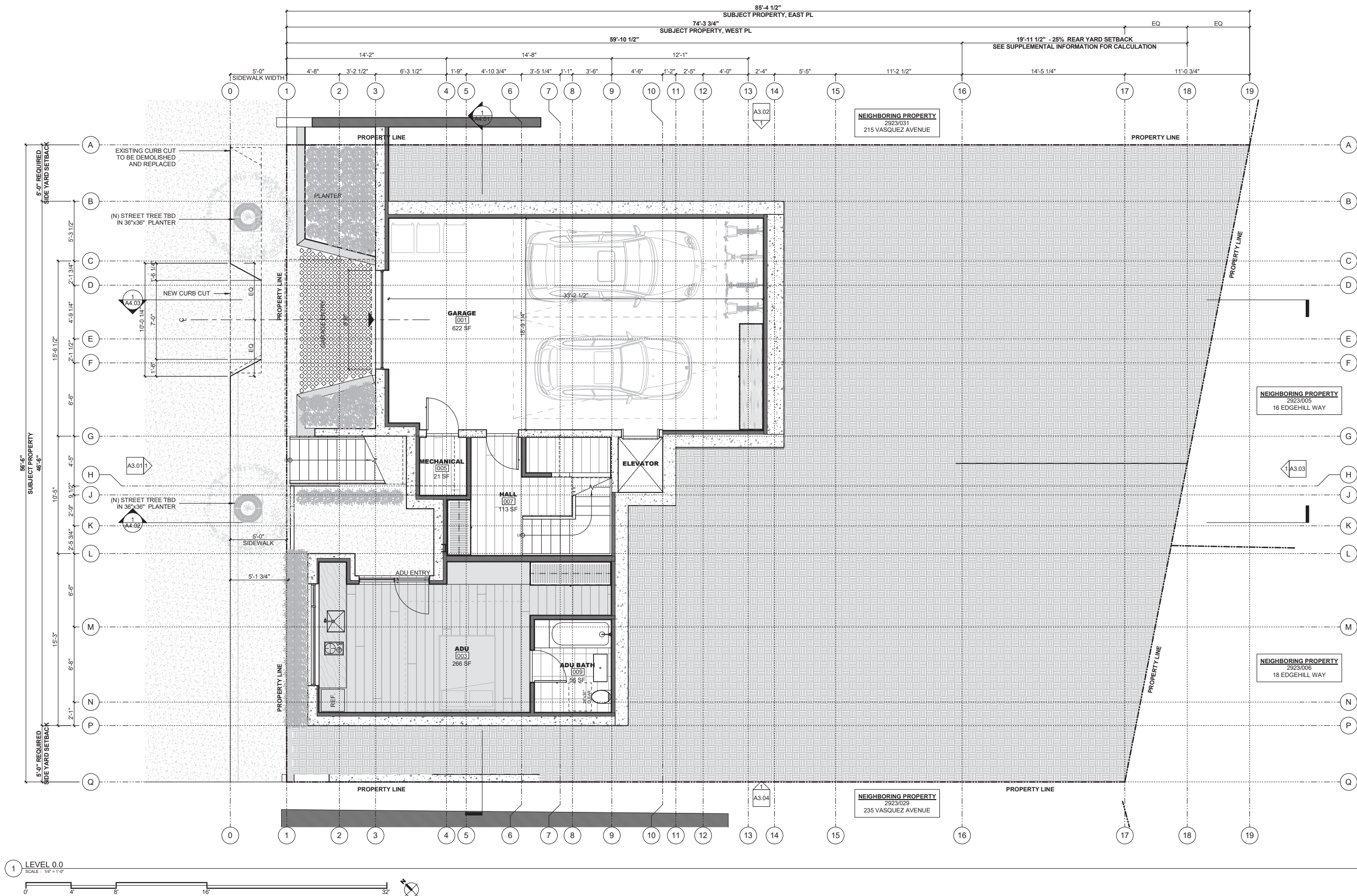
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

11. **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
12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST, APT 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

REVISIONS:		
NO.	DATE	DESCRIPTION

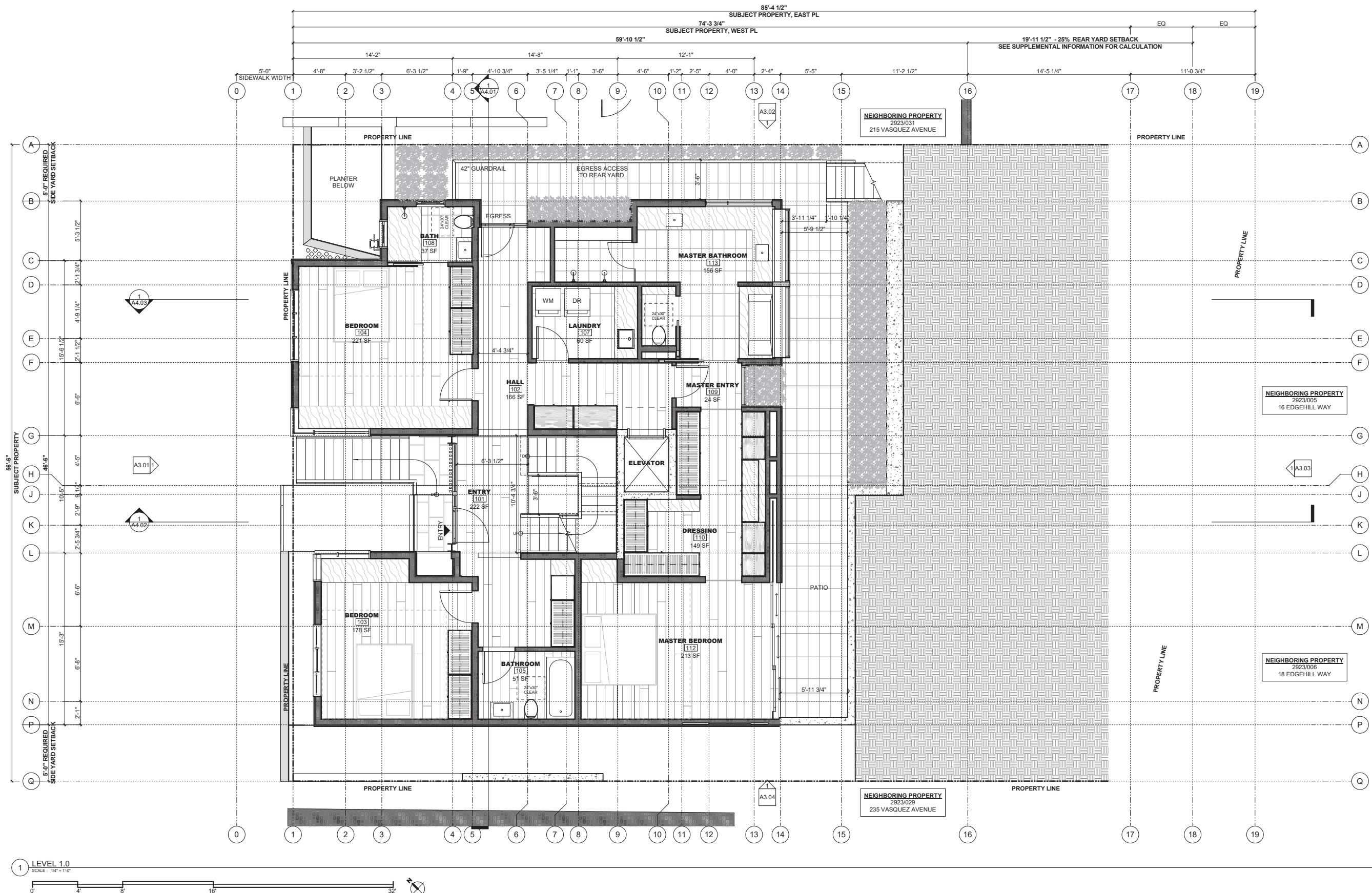
SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



PLANS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A2.01



1 LEVEL 1.0
SCALE: 1/4" = 1'-0"

BEHNAM REZAEI & ANNA MAYOROVA
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ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:		
NO.	DATE	DESCRIPTION

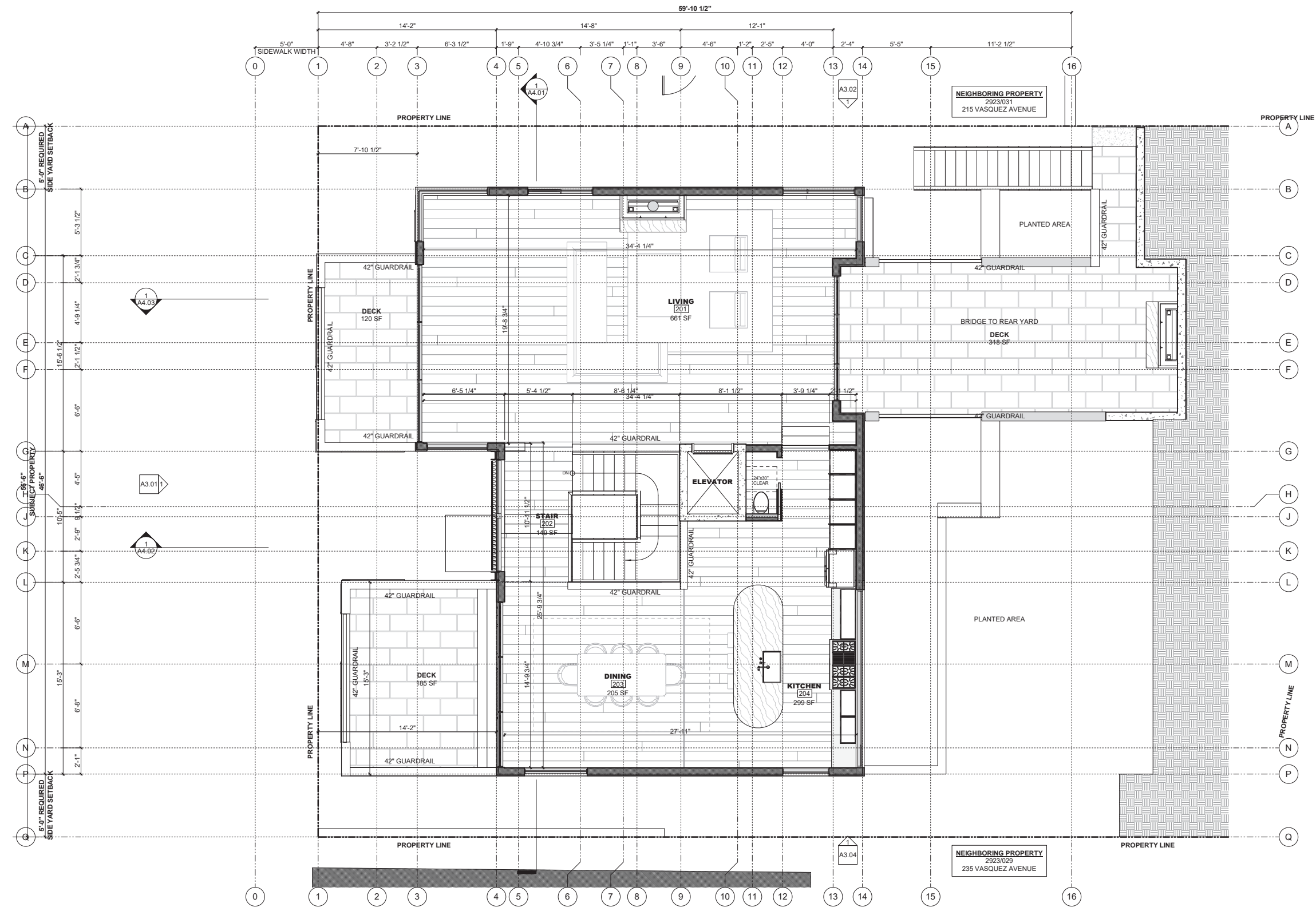
SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



PLANS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A2.02



1 LEVEL 2.2
SCALE: 1/4" = 1'-0"

BEHNAM REZAEI & ANNA MAYOROVA
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ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:

NO.	DATE	DESCRIPTION

SITE PERMIT

2019/02/25

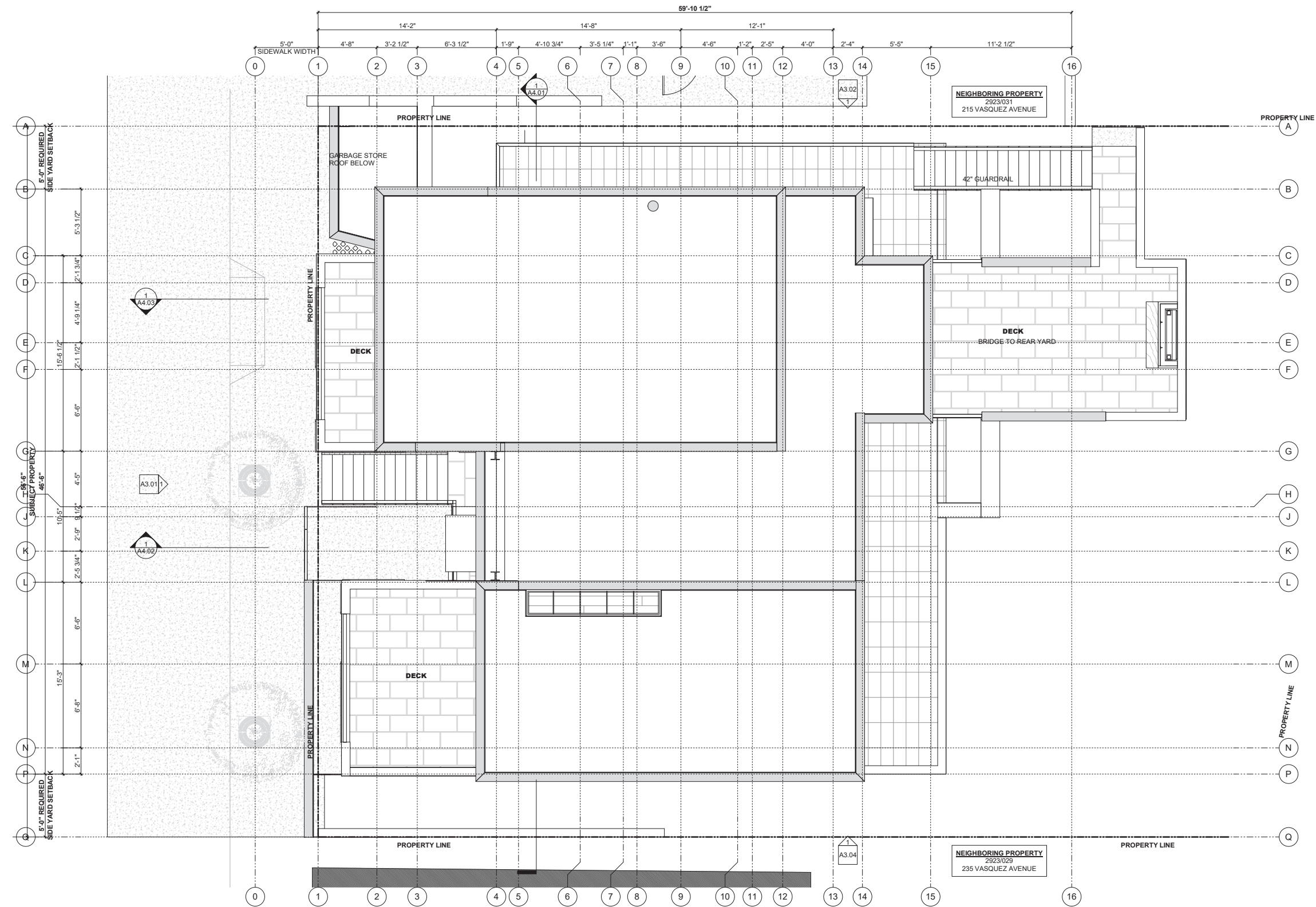
STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



PLANS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB

A2.03



1 ROOF
SCALE: 1/4" = 1'-0"



BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST, APT 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:		
NO.	DATE	DESCRIPTION

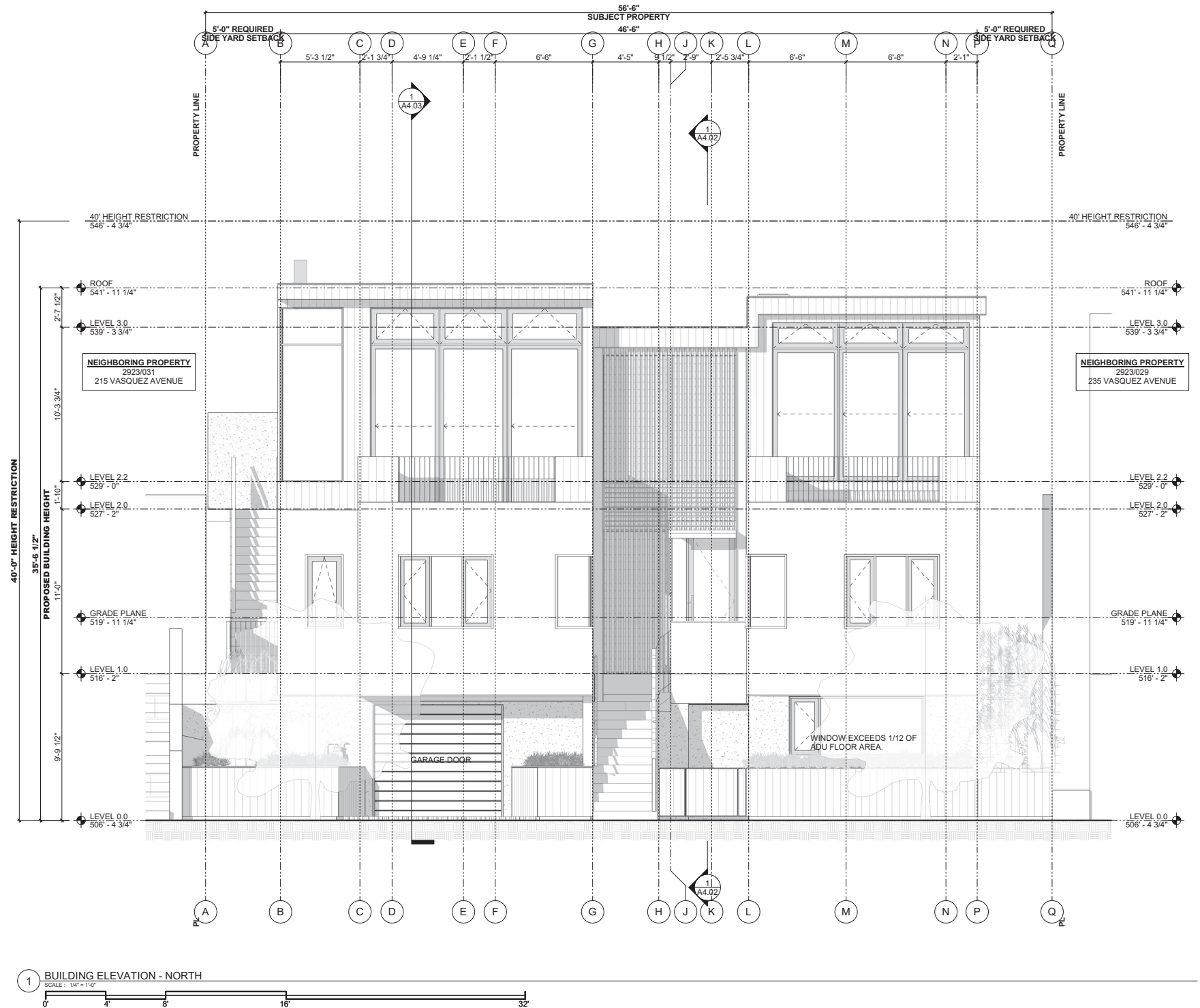
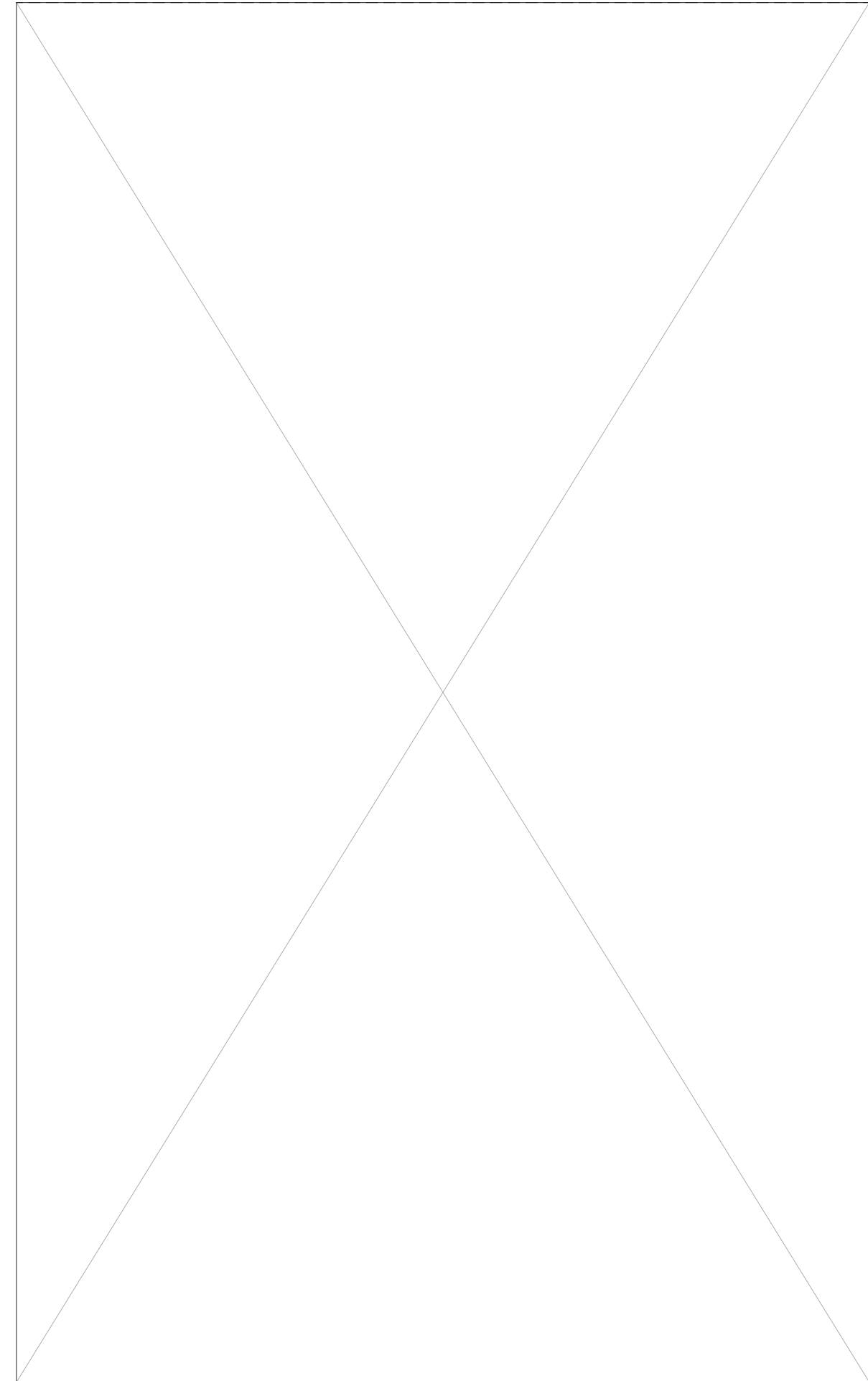
SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



PLANS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A2.04



BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST, APT 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:		
NO.	DATE	DESCRIPTION

SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



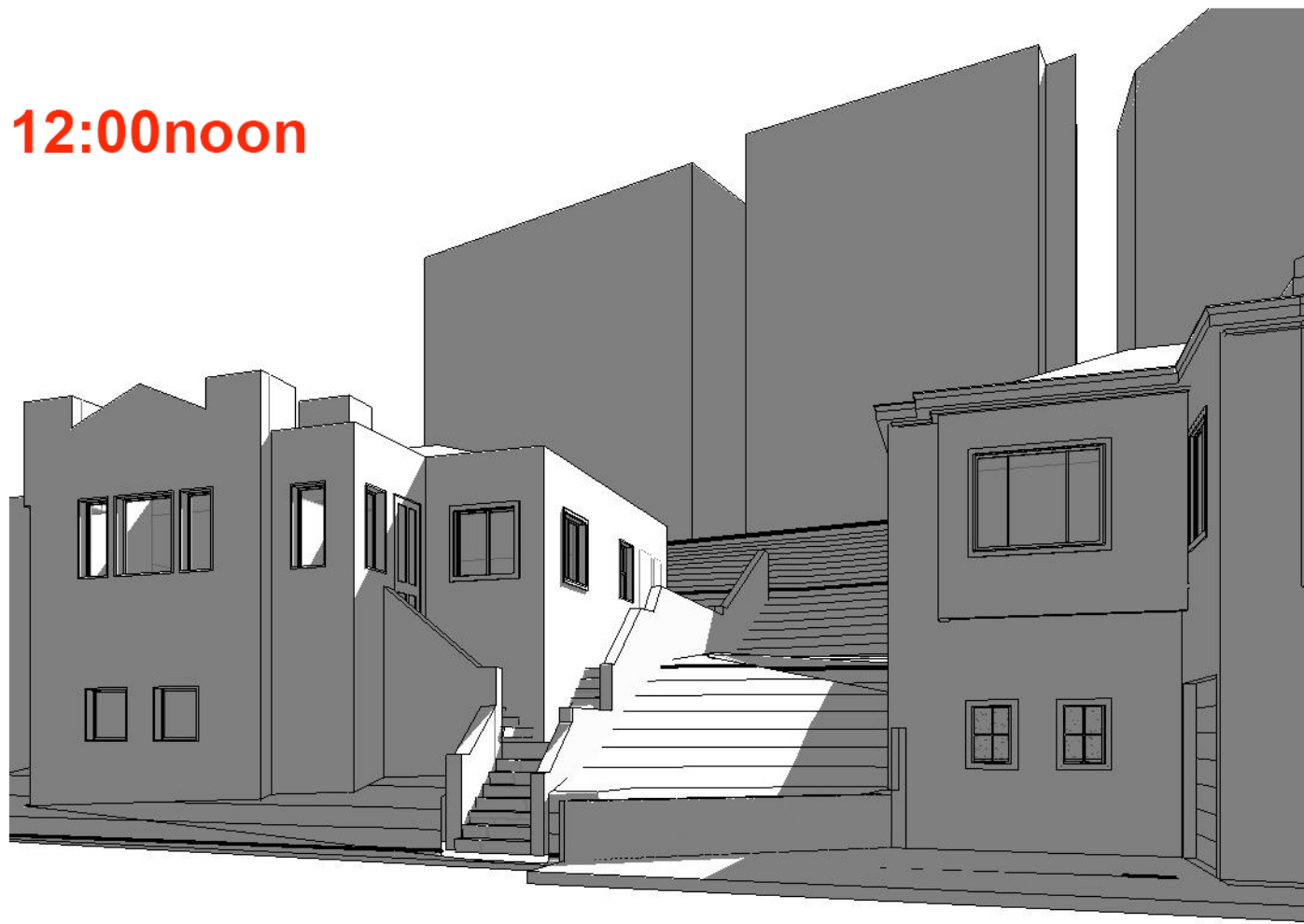
BUILDING ELEVATIONS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A3.01

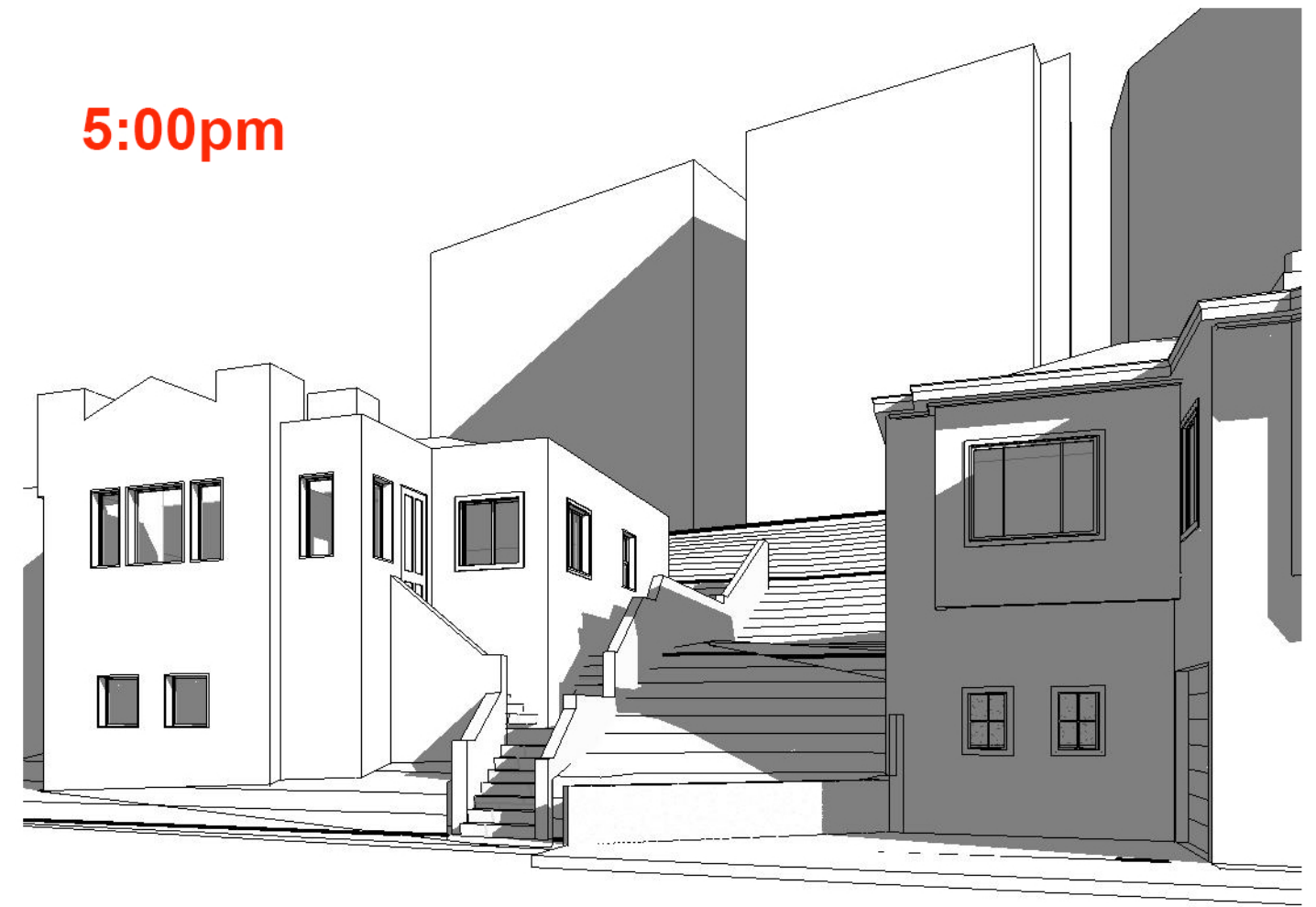




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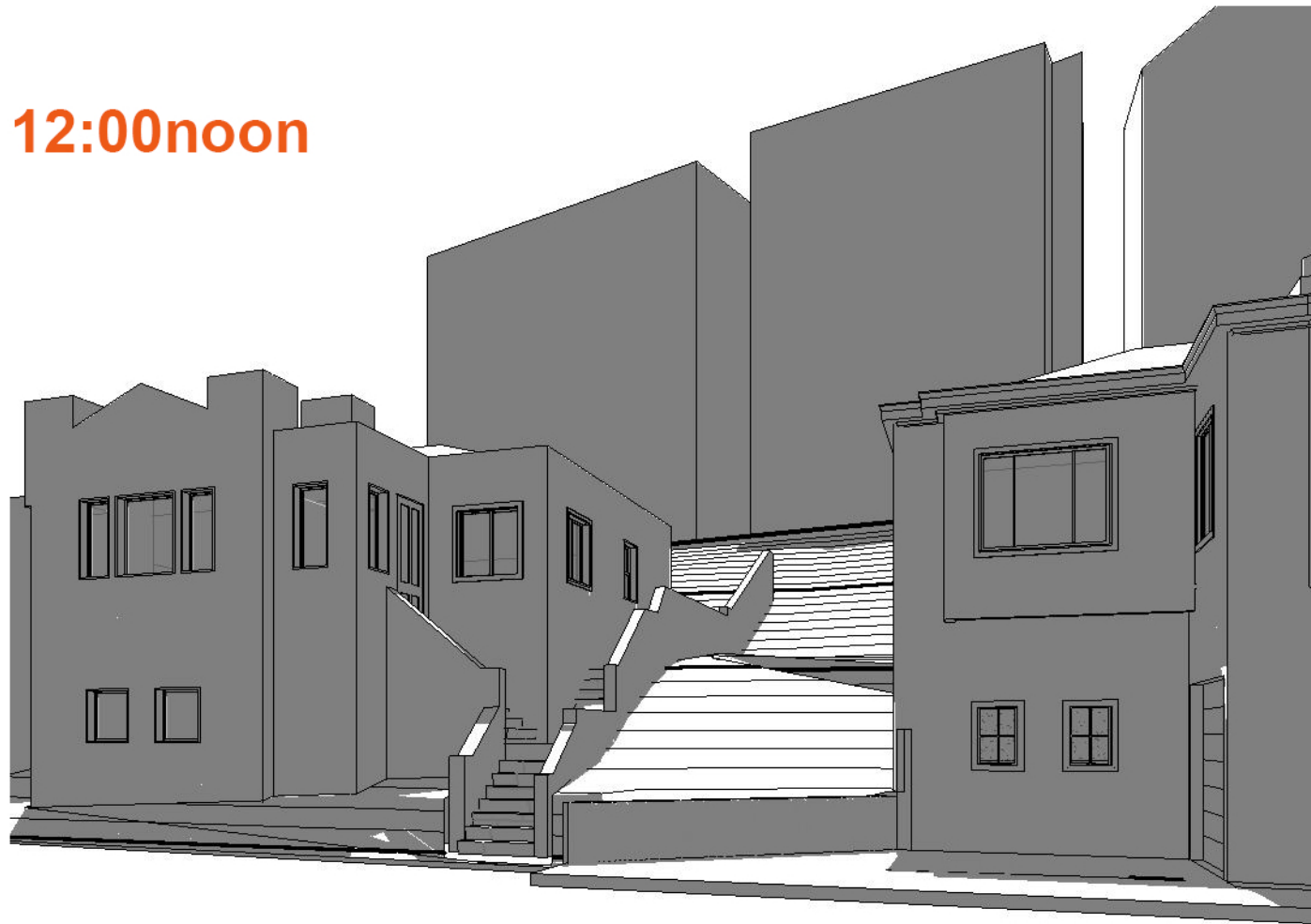
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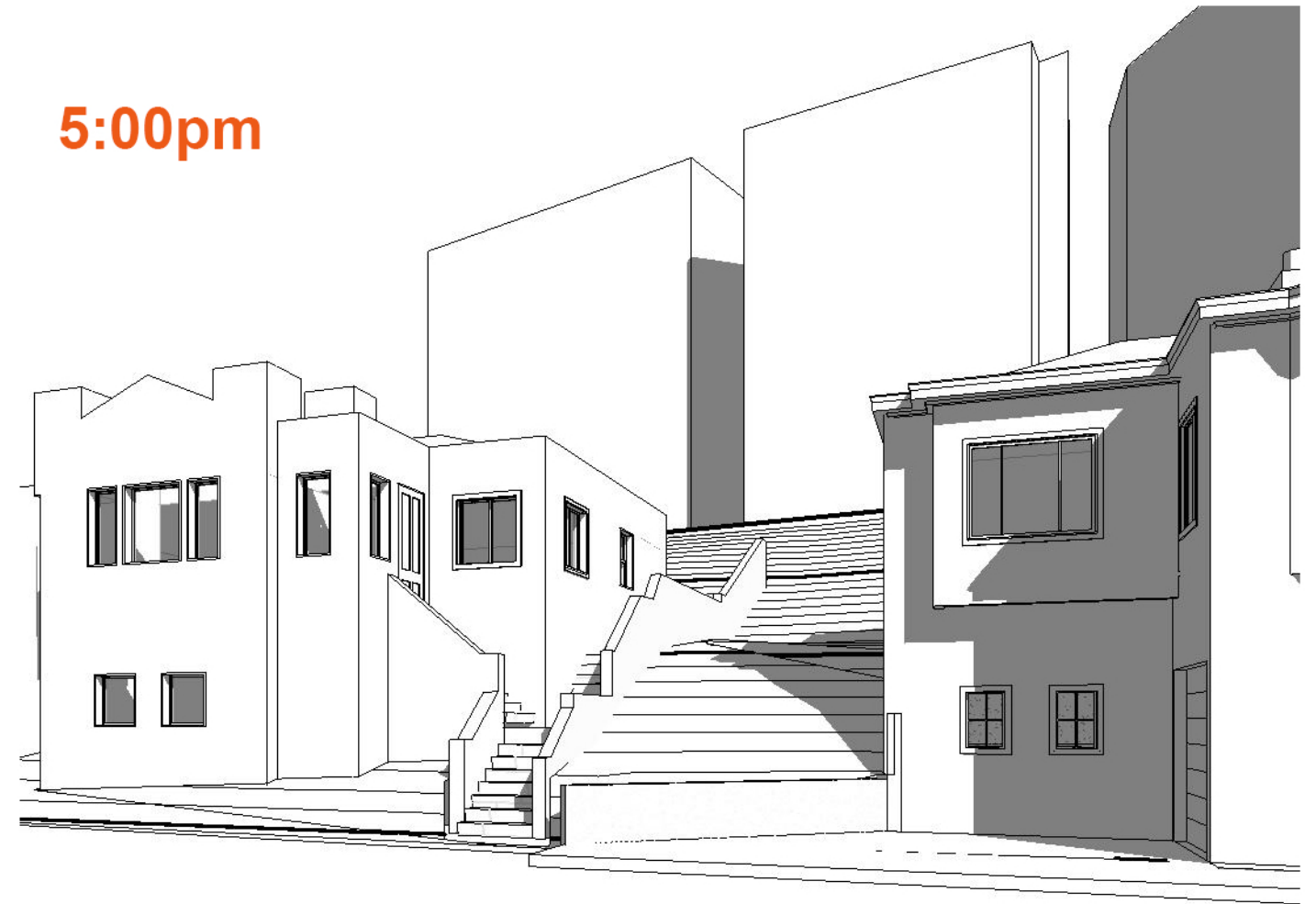
FALL / SPRING



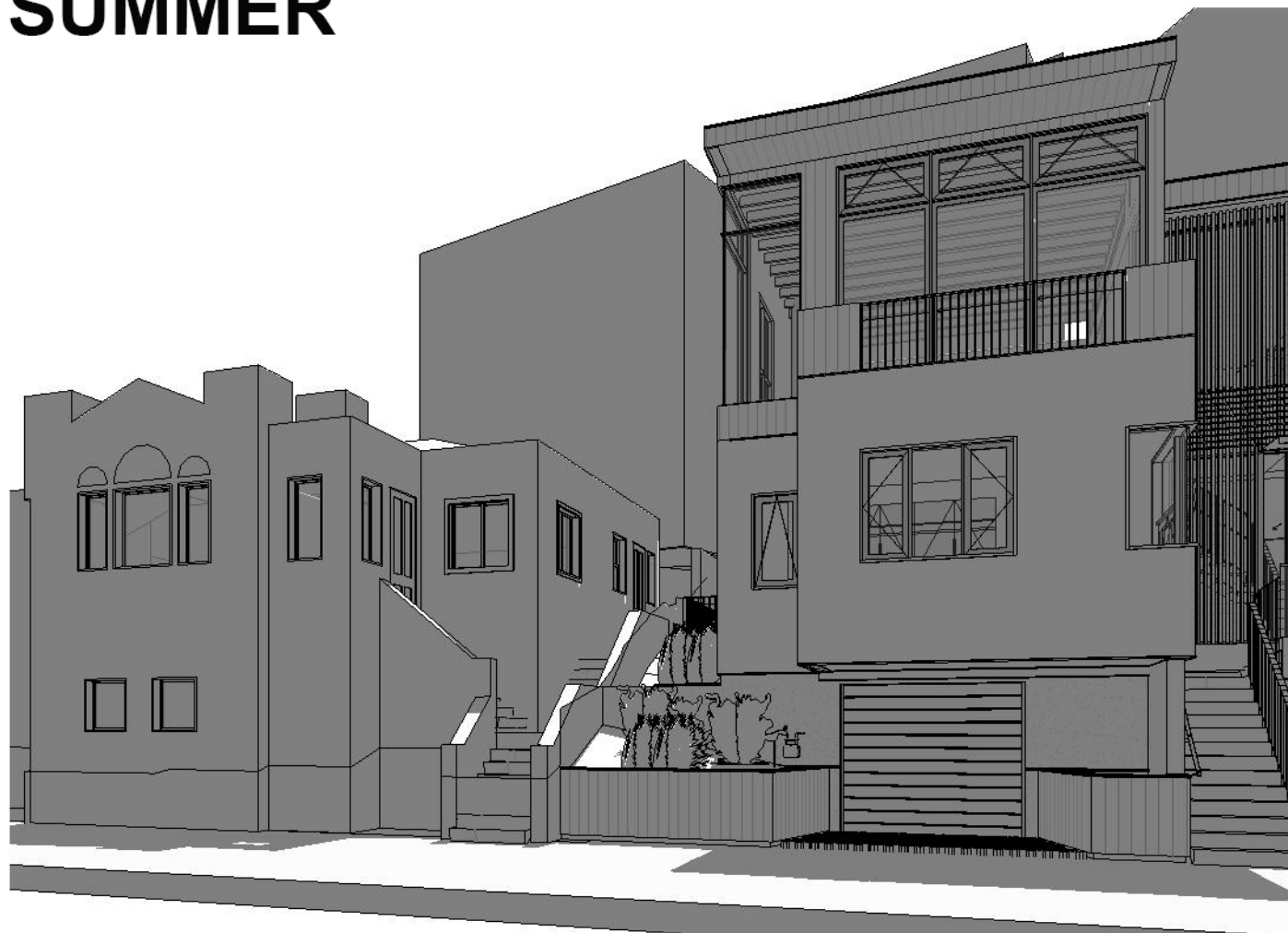
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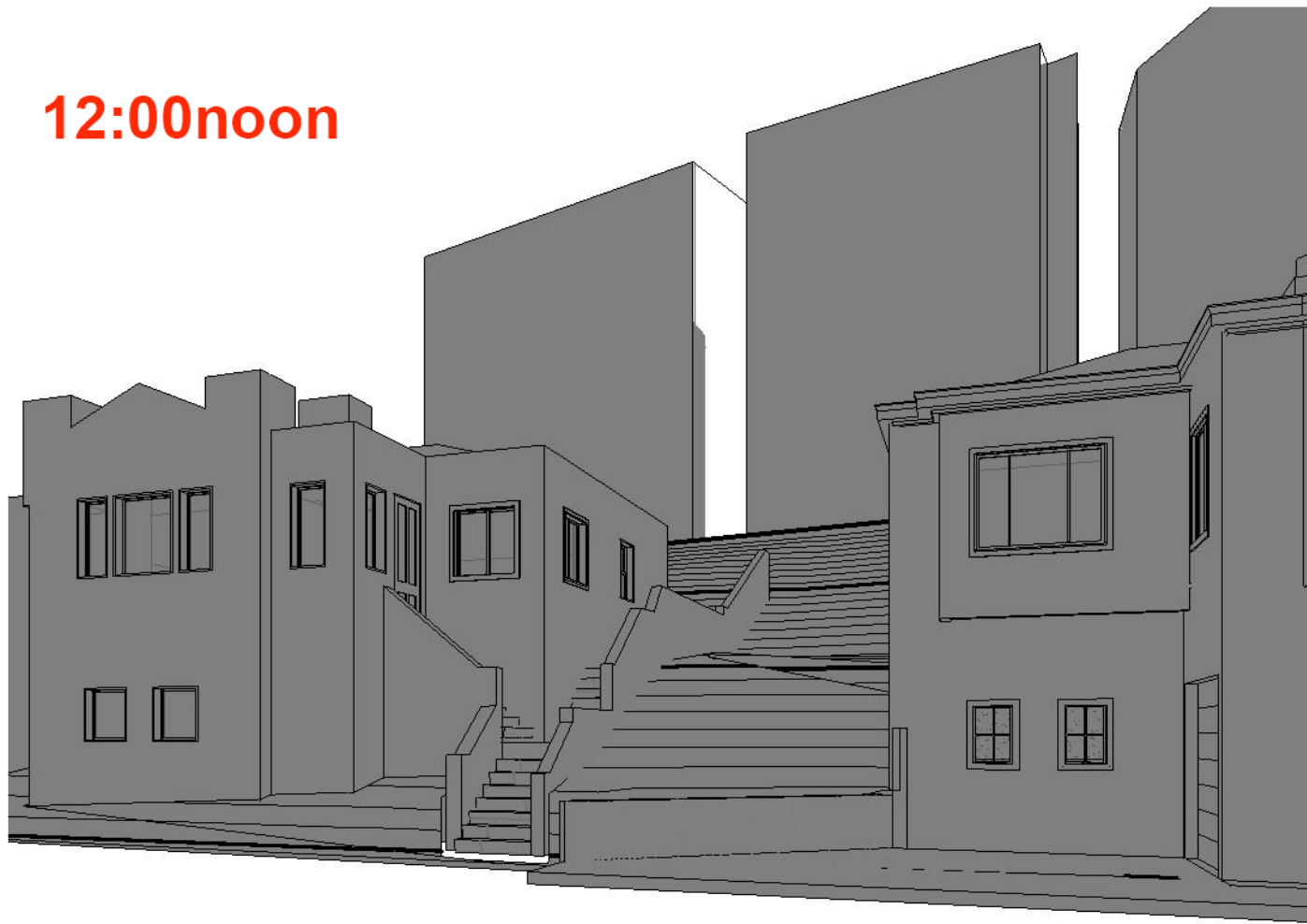
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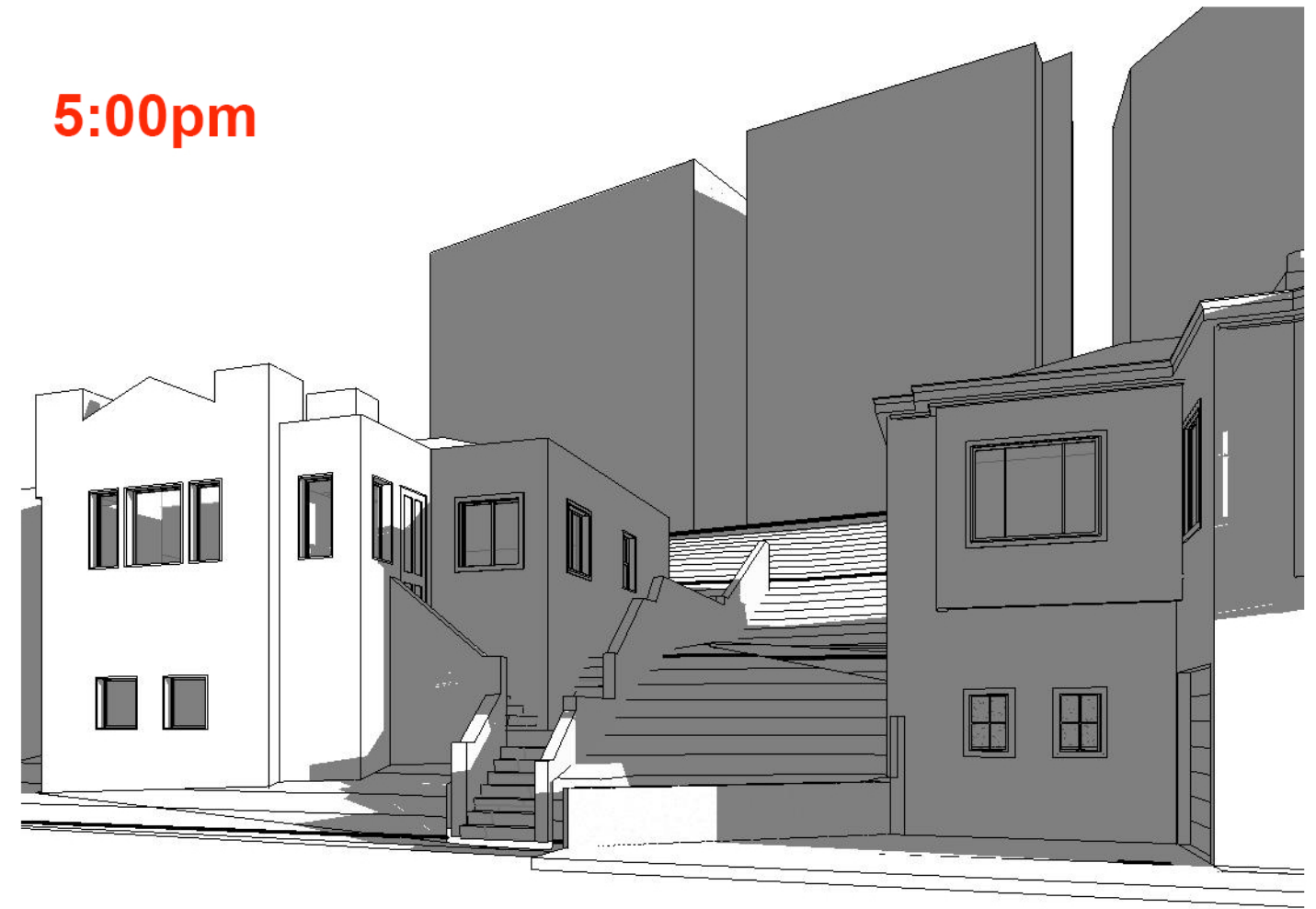
SUMMER



12:00noon



5:00pm



WINTER



Dear Members of the Commission,

Our names are Anna and Behnam and we are the owners of 225 Vasquez. We are writing to give you more insight into our journey of buying this house and our hopes for it.

How we got the house.

We got engaged in 2016 and were very excited to start looking for our first house together. Having worked so hard, we were hoping to find a place that would be perfect for building our memories together, having kids, inviting our neighbors for dinner, and enjoying the natural beauty of San Francisco.

We found such a place in the Forest Hill (Extension) neighborhood. It was peaceful, family oriented, and not as prohibitively expensive as some other parts of the city. We didn't, however, find a house suitable for a family of five (we plan on having 2-3 children, and are already proud parents of an 8-months old daughter) that would be within our budget and in good enough condition to not require a very serious renovation to bring it to up-to-date standards of seismic safety, sanitary conditions, and modern living.

Then we found 225 Vasquez. It was a small 100-year-old house, a 2BR/1BATH in very poor condition where a single old lady lived for the past few decades. It had a generous backyard, beautiful views, and lots of potential. Looking for houses around it, which were much, much bigger, we thought we could try and bring it to a larger size and build a house of our dreams.

Meeting the neighbors confirmed our decision - people were so sweet and intelligent and welcoming. We felt at home. We hired an architect and started looking at our options.

We wanted to do things right. No shortcuts, full transparency with neighbors, good materials and a design that would make the family that may live there after us proud and happy. Very soon we realized that the house is in terrible shape (we had to waive all contingencies to buy the house because it was an estate sale). The foundation was close to unsound and not fit to support an addition to the house, the pipes started bursting, electricity failing, and heating system was unsanitary. We have invested so much money patching up what we could to keep the house going and (somewhat) safe and us and our newborn daughter. Now in this situation for 2.5 years, we are desperate to have a house fit for safe living.

Approval Process.

Design

As we realized the current house is not fit for a remodel that could provide enough space for a family of five on the existing foundation, we started considering available options. We wanted to keep as much of the existing house as possible, but soon it was obvious that if we wanted to do things right and follow the letter of law and the modern building standards, demolition would be warranted since the house was literally falling apart.

Based on the median home size in the neighborhood, we came to the conclusion that 3,000-4,000 sq.f. was very common and reasonable, and well below the allowed size. Looking at the style of houses and after a historical evaluation, it was clear that there is no consistency in the style of the houses in the neighborhood and on our street block. The houses on our right and in

front of us we more traditional (and different) styles, while the houses on the left and behind us we all modern. We decided to do a modern house as we love the new green technologies and wanted to incorporate them in our indoor-outdoor home.

Neighborhood outreach

We submitted all the necessary documentation and started the neighborhood outreach process. We conducted more than 5 meetings at our house with neighbors and many additional in-person meetings to ensure we respect our neighbors' concerns and wishes. We got support from all our immediate neighbors, except for 215 Vasquez, which is the only other small house in the neighborhood. Throughout the process, the owners of 215 Vasquez had multiple requests, including:

- Moving the top floor back
- Cutting out a corner of the house
- Making tall large windows on their side
- Revising the design to make the house look and feel more "traditional"
- Making accommodations for their drainage system
- Moving the garbage area

We worked diligently with them and accommodated all of the above concerns, but the demands never stopped. At one point, they sent us an email stating that if we accommodate all the requests listed in that email, they will support our project (screenshot attached). We addressed every request, but they refused to provide support in the end and continued to make more and more demands. Their representative even told us that we should not install a "living" roof, because "climate change is a hoax" and they told us that they see our street block as their living room and want all houses to please them.

At some point, we realized that nothing will be good enough. We were exhausted, upset, and felt helpless. The owners rallied a number of other more distant neighbors to oppose our project, some of whom don't know us or the details of the project and some of whom have expressed their support of our family and project in private.

The worst part was, our baby was hostage to the situation having to live in conditions that are not suitable for a baby, with electricity going off in the middle of her bath, unsanitary air system, and other numerous issues.

Main Concerns

The main concerns for our project for 215 Vasquez were the reduction of sunlight and the size of the house.

As mentioned, our proposed size is very reasonable based on the size of surrounding houses. We have 3,200 sq.feet of the main house and 500 sq.feet in the ADU, which was recommended by the Commission.

As for the sunlight, our project does not affect the light on the three sides of their house at all and only reduces the light on one side window of the house by about 30%. Most houses in the city do not enjoy any light on their side walls, so it is hard to call this a meaningful detriment.

Unlike most San Francisco neighborhoods, our zoning requires 5 ft setbacks, which we have followed.

Our Request

We kindly request that you approve our project for the following reasons:

- It is very reasonable
- It is in compliance with the law and process
- It contains an ADU, in line with the city's goal of increasing the density
- We have done everything to accommodate the neighbors' concerns

And, most importantly,

- support a young family like ours that loves the city, wants to raise children here, and contribute to the diverse and unique culture of San Francisco.

Thank you for reading.

- Anna & Behnam.



behnam rezaei <behnam.rezaei@gmail.com>

Here's what we talked about today

4 messages

Robert Kazalski <rkazalski@sbcglobal.net>
Reply-To: Robert Kazalski <rkazalski@sbcglobal.net>
To: Behnam Rezaei <behnam.rezaei@gmail.com>

Thu, Oct 4, 2018 at 7:35 PM

Hi Behnam,

Here is what I think we agreed to today. Please let me know if I missed something.

I will support the new plan for your house at 225 Vasquez Avenue provided that:

1. Tall windows will be added on the east side of the third floor of the house extending from the front corner toward the back of the house. Kathy will have a chance to review the plan for the windows and will provide feedback to Behnam.
2. A new sunlight study will be done to inform Kathy about how much sun she will get on the west side of her house.
3. As part of the geological evaluation, a professional water person will assess the water issues and determine drainage requirements to eliminate the current drainage problems.
4. Hours of construction - It is Kathy's and Behnam's shared objective to have no jack hammers or pile drivers operating before 9 a.m. and no construction before 8 a.m. Actual hours will be determined with contractor.
5. Landscaping will be planted and maintained by Behnam and Anna on the east side of the house.
6. For now, Behnam will be the contact person for Kathy regarding design or construction issues that may arise.

Regards,
Kathy

behnam rezaei <behnam.rezaei@gmail.com>
To: Robert Kazalski <rkazalski@sbcglobal.net>
Cc: Jeff Burris <jeff@studio12arch.com>, Аня Анна Майорова <annamrv@gmail.com>

Thu, Oct 4, 2018 at 8:19 PM

Hi Kathy,
Thanks for the good discussion today. I have CCed Jeff on this email to make sure he is in the loop.
Please find my comments below.

Happy to discuss this further at any time. You have my and Anna's phone number.

The immediate action items from below are:

- Jeff to prepare and share the new design for the windows.
- Behnam and Jeff to discuss another light study.

Best,
Behnam

On Thu, Oct 4, 2018 at 7:36 PM Robert Kazalski <rkazalski@sbcglobal.net> wrote:

Hi Behnam,

Here is what I think we agreed to today. Please let me know if I missed something.

I will support the new plan for your house at 225 Vasquez Avenue provided that:

1. Tall windows will be added on the east side of the third floor of the house extending from the front corner toward the back of the house. Kathy will have a chance to review the plan for the windows and will provide feedback to Behnam.

Sounds good. I just wanted to clarify my understanding. You don't mean we should have windows the whole way from front to the back. My understanding was that you were asking for 3 to 4 windows in similar size as front side, especially towards the front to let the light in. We are supportive of that. Jeff will do a few studies and we will send you our plans soon.

2. A new sunlight study will be done to inform Kathy about how much sun she will get on the west side of her house.

Let me check with Jeff about cost of this and get back you.

3. As part of the geological evaluation, a professional water person will assess the water issues and determine drainage requirements to eliminate the current drainage problems.

my understanding from your feedback was you suggested we make sure our drainage design is done properly especially given the past flooding history and the impact of the big house on the hill. We are totally supportive of that. It is an important point that we will emphasize since it is important for us as well. You also suggested we share the cost of having a hydrologist or whatever the drainage or water specialist is called, if it is not cost prohibitive. Maybe even do a group study with Ken and other neighbors. I am supportive of the initiative and I am happy to get a cost estimate and discuss this with you and other neighbors if we want to do this.

4. Hours of construction - It is Kathy's and Behnam's shared objective to have no jack hammers or pile drivers operating before 9 a.m. and no construction before 8 a.m. Actual hours will be determined with contractor.

agreed. I asked Jeff about it. He said for the second point, most likely contractors will want to be limited only for noisy things. So if someone for examples wants to come early and start installing the power plugs this doesn't prohibit them. I will check with a few contractors and will try to accomodate

5. Landscaping will be planted and maintained by Behnam and Anna on the east side of the house.

agreed.

6. For now, Behnam will be the contact person for Kathy regarding design or construction issues that may arise.

happy to be the point of contact.

Regards,
Kathy

Robert Kazalski <rkazalski@sbcglobal.net>
Reply-To: Robert Kazalski <rkazalski@sbcglobal.net>
To: behnam rezaei <behnam.rezaei@gmail.com>

Thu, Oct 4, 2018 at 11:05 PM

Hi Behnam,

Here are my comments to your comments.

1 I agree. I did not mean to imply that windows would go all the way along the side.

2 I have an idea. When I first reviewed the sunlight study last year, I sent an email to Jeff with a chart summarizing the shadows on my house at 4 different times of the day. Rather than having Jeff prepare new images, it would be OK to simply update the chart. I will send you a copy of that email tomorrow. I agree it should not be done if cost is significant.

3 I agree. I will share the cost with you 50/50 even if no one else chooses to participate, provided the cost is not prohibitive.

4 I agree.

Thanks,
Kathy

[Quoted text hidden]

behnam rezaei <behnam.rezaei@gmail.com>

Fri, Oct 5, 2018 at 12:38 AM

To: Robert Kazalski <rkazalski@sbcglobal.net>, Jeff Burris <jeff@studio12arch.com>

Sounds good.

Behnam

[Quoted text hidden]



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: MAY 23, 2019

Record No.: **2017-007582CUA**
Project Address: **225 Vasquez Avenue**
Zoning: RH-1(D) (Residential-House, One Family-Detached)
40-X Height and Bulk District
Block/Lot: 2923/030
Project Sponsor: Studio 12 Architecture
Jeff Burris
1501 Mariposa Street, Suite 319
San Francisco, CA 94107
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND AN ACCESSORY DWELLING UNIT AT 225 VASQUEZ AVENUE WITHIN AN RH-1(D) (RESIDENTIAL-HOUSE, ONE FAMILY-DETACHED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 12, 2019, Jeff Burris of Studio 12 Architecture (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home with an Accessory Dwelling Unit (ADU) within a RH-1(D) (Residential-House, One Family-Detached) Zoning District and 40-X Height and Bulk District.

On March 7, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-007582CUA. The Planning Commission continued the item to May 9, 2019, to allow the Sponsor to make plan revisions to incorporate an Accessory Dwelling Unit into the project's design. The project was subsequently continued to the May 23, 2019 to allow pending legislation to amend the Planning Code

and Business and Tax Regulations Code to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family (Approved by the Planning Commission on May 9, 2019) to continue all required procedural processing

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption under CEQA. On January 18, 2019, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2017-007582ENV.

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. 2017-007582CUA, 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 project site is on the southeast side of Vasquez Avenue Street, between Kensington Way and Garcia Avenue; Lot 030 in Assessor's Block 2923 and is located within the RH-1(D) (Residential-House, One Family-Detached) Zoning District with a 40-X Height and Bulk designation. The 5,000 square foot upward sloping lot (from front and west side) has 56 feet, 6 inches of frontage and an average depth of approximately 80 feet. On site is an existing approximately 1,240 square foot, two-story single-family dwelling with one off-street parking that was constructed circa 1924.
3. **Surrounding Properties and Neighborhood.** The subject property is located on the West of Twin Peaks neighborhood within Supervisor District 7. Parcels within the immediate vicinity consist of, single-family dwellings constructed mostly in the 1920s or 1950s. The subject block face exhibits a great variety of architectural styles, scale and massing.
4. **Project Description.** The proposal is for demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home with an 515 square foot ADU.
1. **Public Comment/Community Outreach.** To date, the Department received a packet of opposition and comment letters on the project; the concerns are centered on the proposed massing of the project and the resulting impacts to light access on adjacent properties. The packet was submitted by the adjacent neighbors to the northeast at 215 Vasquez street, and also included letters from 198, 210, 240, 245, 255 Vasquez avenue. An additional letter in opposition

on behalf of the residence of 215 Vasquez Avenue was submitted by Michael Antonini. Two letters in Support of the project, from the residents of 205 and 230 Vasquez.

2. **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 in a 40-X Height and Bulk District, with a 35-foot height limit for any dwelling in a RH-1(D) District. Planning Code Section 261 allows a dwelling height to be increased to 40 feet where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line.

The project proposes a building that will be approximately 35 feet – 6 and 1/2 inches in height.

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

The subject property does not have a legislated setback and requires a 0 foot setback when averaging the adjacent structures. The project proposes a 0 foot front setback.

- C. **Side Yard Requirement.** Planning Code Section 133 requires side yards for every building in an RH-1(D) District

The project site is 56 feet, 6 inches wide, therefore 5 foot side setbacks are required. The Project provides 5 foot wide side setbacks on both sides.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-1(D) Districts, a rear yard measuring 25 percent of the total depth.

The project proposes an approximately 20 foot rear yard setback, which is equal to 25% of the lot depth

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

The Project complies 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, in RH-2 Districts, usable open space that is accessible by each dwelling (300 Sq. Ft per unit if private).

The project provides usable open space that exceeds the minimum private amount required.

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

The project proposes two off-street parking space and four Class 1 bicycle parking per Planning Code Section 150(e).

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

The Project requires four Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces.

- J. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. "Additional Findings pursuant to Section 317" below.

- K. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, one unit per lot are principally permitted in RH-1(D) Districts.

The project proposes demolition of the existing single-family residence and construction of a new single family residence. The project also proposes to construct an Accessory Dwelling Unit within the volume of the new structure, which is located completely within the subject property's buildable area. Currently, the inclusion of Accessory Dwelling Unit within a new construction project is proposed in pending legislation to amend the Planning Code and Business and Tax Regulations Code to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family or multi-family building.

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

The project proposes one new dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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

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

The proposed massing allows for a family-sized unit, while maintaining the required rear yard open space. The project is designed to be in keeping with the existing development pattern and the neighborhood character.

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

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

The proposal is designed to be compatible with the surrounding neighborhood and adjacent buildings. The project proposes a one-family structure that is set back five feet on each side of the upsloping lot to provide privacy for adjacent neighbors. The project would provide a 20 foot rear yard (25%) thus contributing landscaped area to the mid-block open space.

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

Planning Code requires no off-street parking spaces. Two vehicle spaces and four Class 1 bicycle parking space are proposed, where currently there are one vehicle space provided for the existing building.

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

The proposal is residential and will not yield noxious or offensive emissions.

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

The proposed project is residential and will be landscaped accordingly.

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

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

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

The proposed project is consistent with the stated purpose of the RH-1(D) District.

4. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

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

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

The structure appears to be in decent condition.

- iii. Whether the property is an “historic resource” under CEQA;

The Planning Department reviewed the Historic Resource Evaluation submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

Project does not convert rental housing to other forms of tenure or occupancy.

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

The existing single family home is not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on the rent control status of a property, it is to be assumed that the unit that was demolished was not subject to the Residential Rent Stabilization and Arbitration Ordinance.

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

Although the project proposes demolition of the two-bedroom single-family dwelling, there will be a net gain of two bedrooms at the project site and an Accessory Dwelling Unit.

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

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms. The project would maximize the number of dwelling units allowed on the site while increases the total number of bedrooms provided.

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

The project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building, which is generally considered more affordable, and construction of new single family buildings. However, the existing unit will be replaced with a family sized unit and an Accessory Dwelling Unit.

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

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

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

The project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

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

The project proposes an opportunity for family-sized housing, the new structure will provide one additional bedroom in the main home and an ADU.

- xiii. Whether the Project creates new supportive housing;

The project does not create supportive housing.

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

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliments the neighborhood character while preserving much of the existing architecture.

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

The Project will provide one dwelling with an ADU, which is the maximum density in the RH-1(D) District.

- xvi. Whether the Project increases the number of on-site bedrooms;

The project proposes a new single family home with three bedrooms and an ADU, a total of two more bedrooms than the existing structure.

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

The project proposes maximizes the density on the subject lot and an ADU.

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

The project proposes to demolish a single-family residence to construct a new 3-bedroom, family-sized single family home with an ADU.

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

HOUSING ELEMENT

OBJECTIVE 4:

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

Policy 4.1:

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

The project proposes to demolish a single-family residence to construct a new family-sized single family home and an ADU.

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.

The proposed replacement building conforms to the Residential Design Guidelines and, while contemporary architecture, is appropriate in terms of scale, proportions and massing for the surrounding neighborhood.

Policy 11.4

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

Policy 11.5

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

The proposed replacement building provides a family-sized single family home with an ADU within a District with a maximum allowed density of one home per lot.

URBAN DESIGN

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

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

Policy 1.3:

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

The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood, particularly by proposing a construction that respects the two- to three- story heights on the block face.

OBJECTIVE 2:

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

Policy 2.6:

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

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height.

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

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

The project is residential and has no impact on 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.

While the existing housing is proposed to be demolished, the replacement building would a single family home with an ADU in a neighborhood made up of single family homes of mixed architectural character.

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

While the affordability of the existing unit is not preserved since it is proposed to be demolished, the replacement building will provide a well-designed single family home and an ADU that contains a total net gain of additional bedrooms and units.

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

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where one currently exists.

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

The proposal is a residential project in an RH-1(D) District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The project will significantly strengthen the existing building, bringing it up to current building and seismic codes.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

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

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

7. 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.
8. 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. 2017-007582CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 23, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 23, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home and an ADU located at 225 Vasquez Avenue, Block 2923, Lot 030 pursuant to Planning Code Sections **303 and 317** within the **RH-1(D)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 25, 2019**, and stamped "EXHIBIT B" included in the docket for Case No. **2017-007582CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 7, 2019** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 23, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

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

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

DESIGN

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

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

7. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

PROVISIONS

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

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

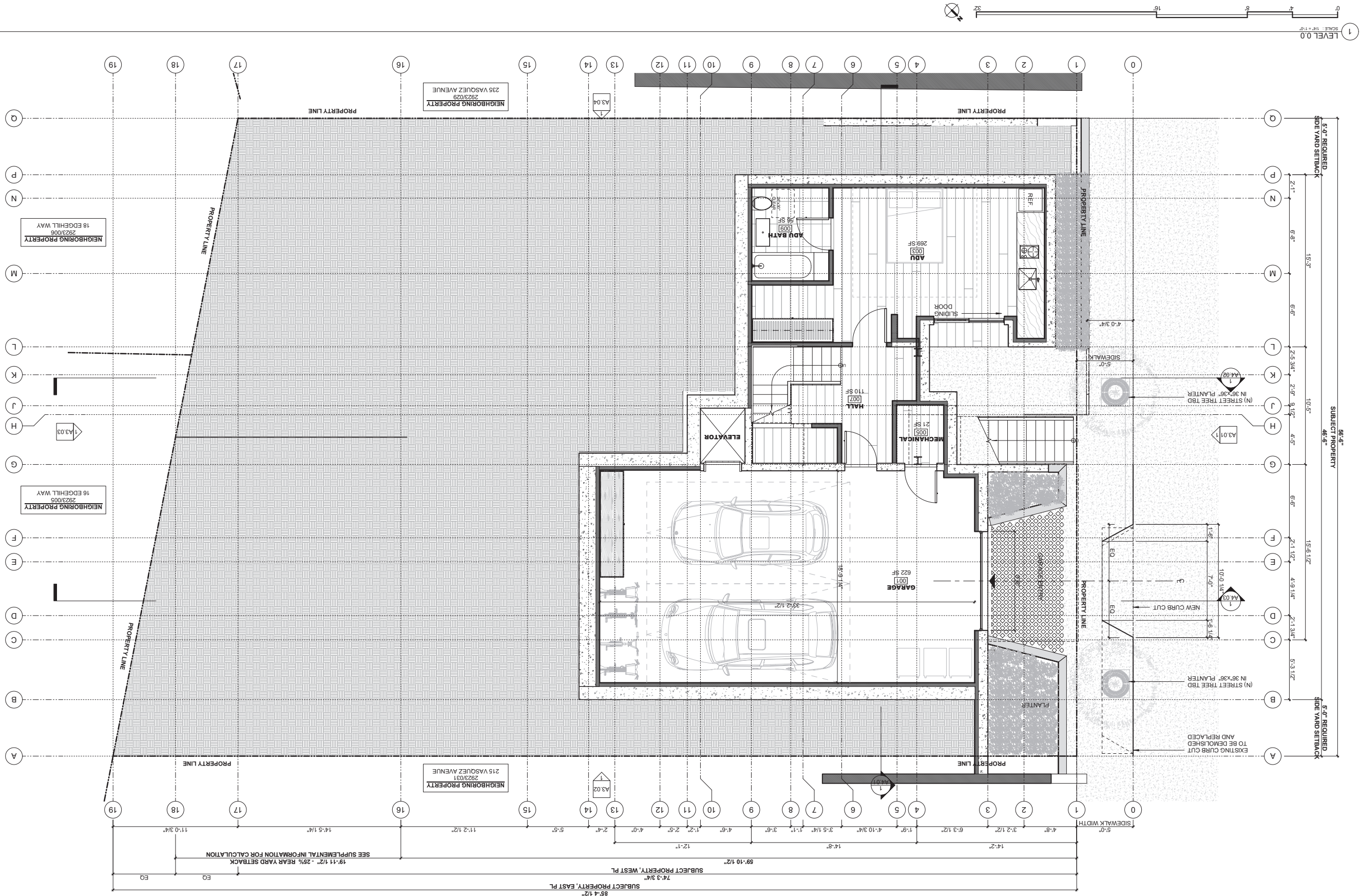
MONITORING

11. **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
12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Δ REVISIONS:	
NO.	DATE
DESCRIPTION	



Δ REVISIONS:	
NO.	DATE
DESCRIPTION	

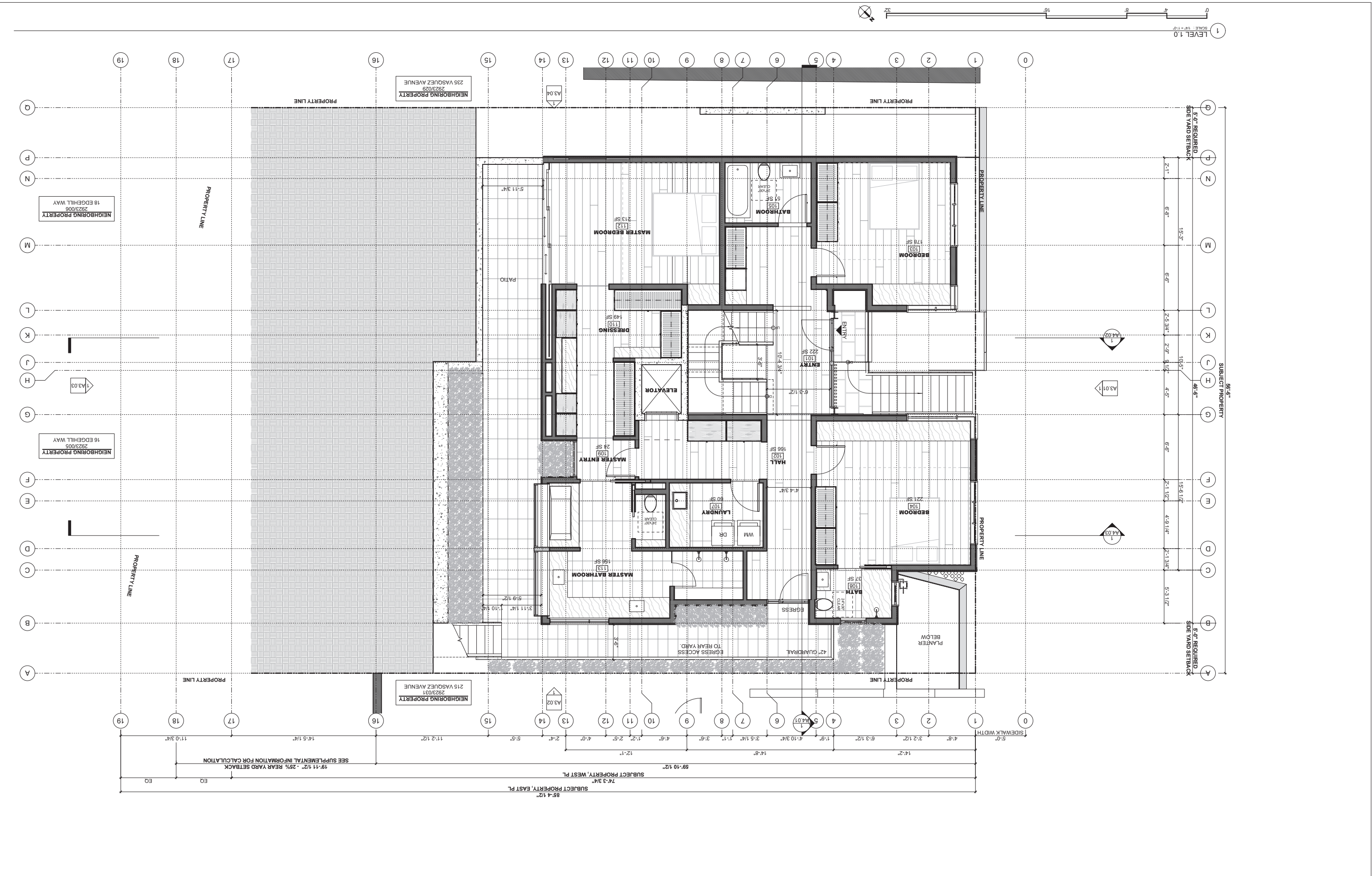
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



PLANS

A2.02



BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST., APT. 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

NO.	DATE	DESCRIPTION

SITE PERMIT
2019/02/25

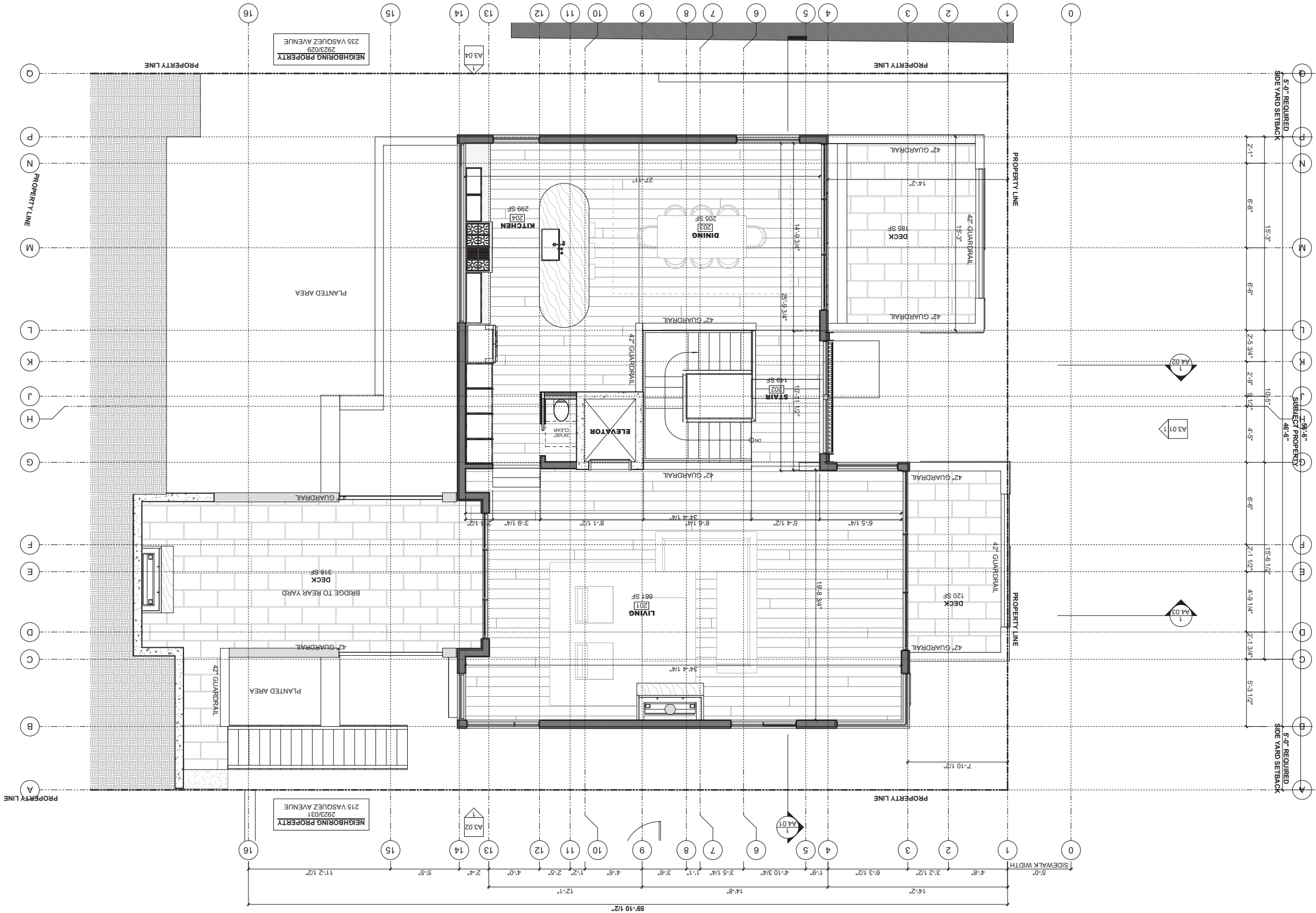
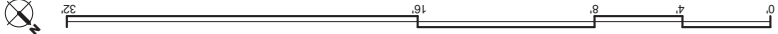
STUDIO 12
ARCHITECTURE
1501 MARPOSA ST. SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



PLANS

A2.03
Project Number: 2017.01
Date: 2019/02/25
Drawn By: NIS
Checked By: JB

1 LEVEL 2.2
SCALE: 1/8" = 1'-0"



NEIGHBORING PROPERTY
2923.006
18 EDGEHILL WAY

NEIGHBORING PROPERTY
2923.006
18 EDGEHILL WAY

PROPERTY LINE

BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST. APT 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

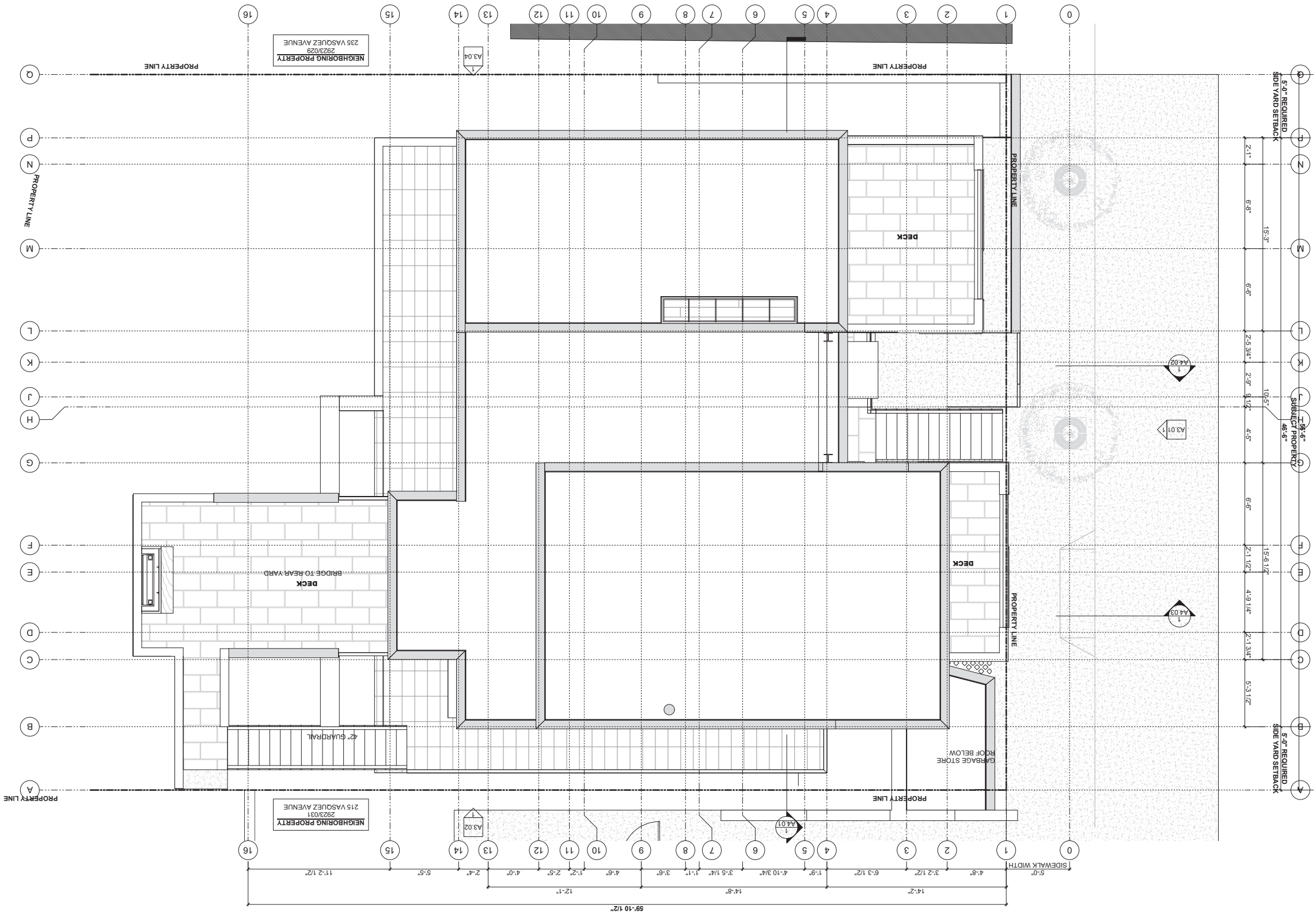
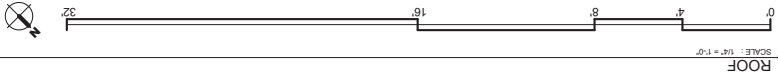
NO.	DATE	DESCRIPTION

SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST. SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212

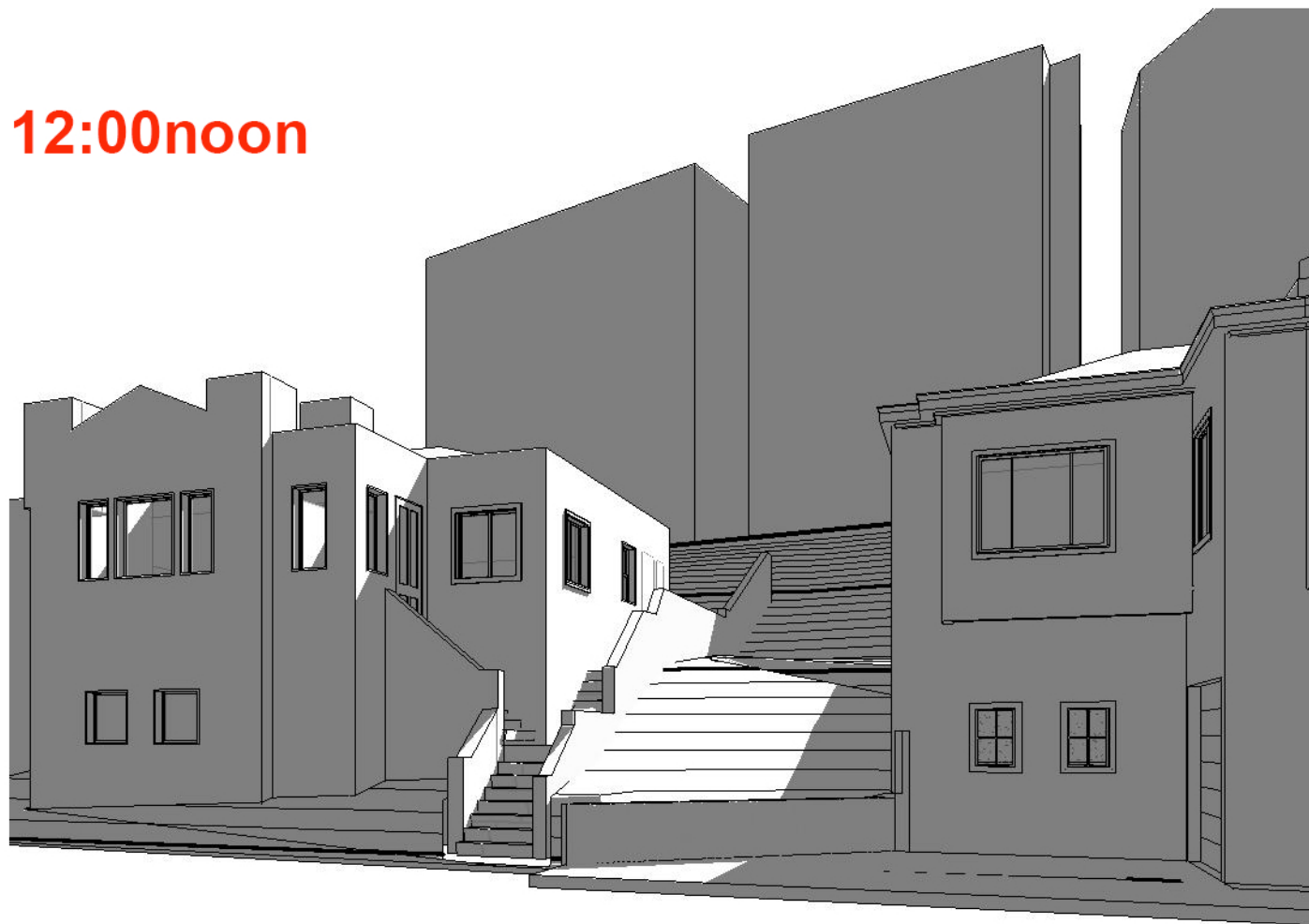
PLANS

A2.04
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Date: 2019/02/25
Drawn By: NIS
Checked By: JB

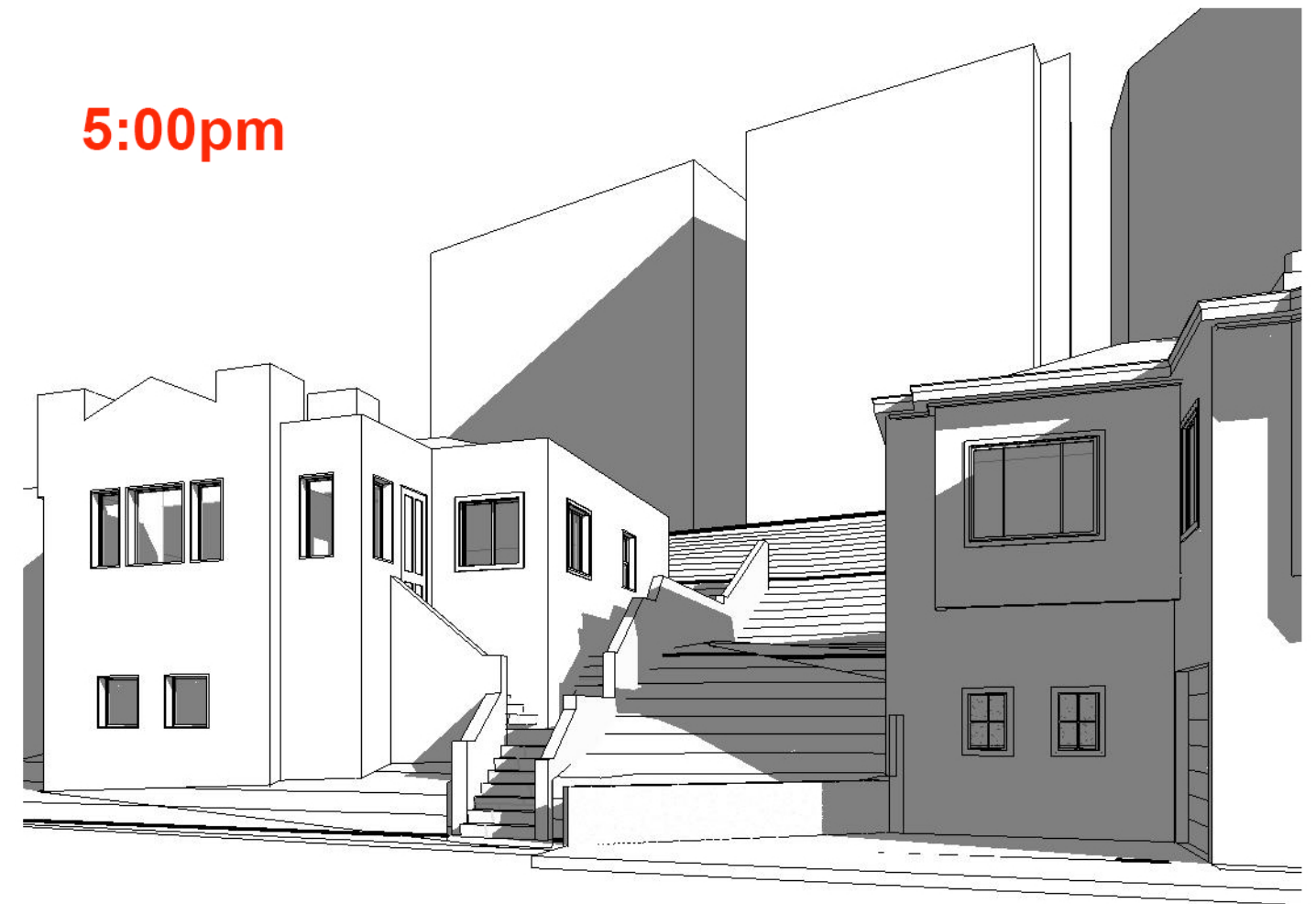




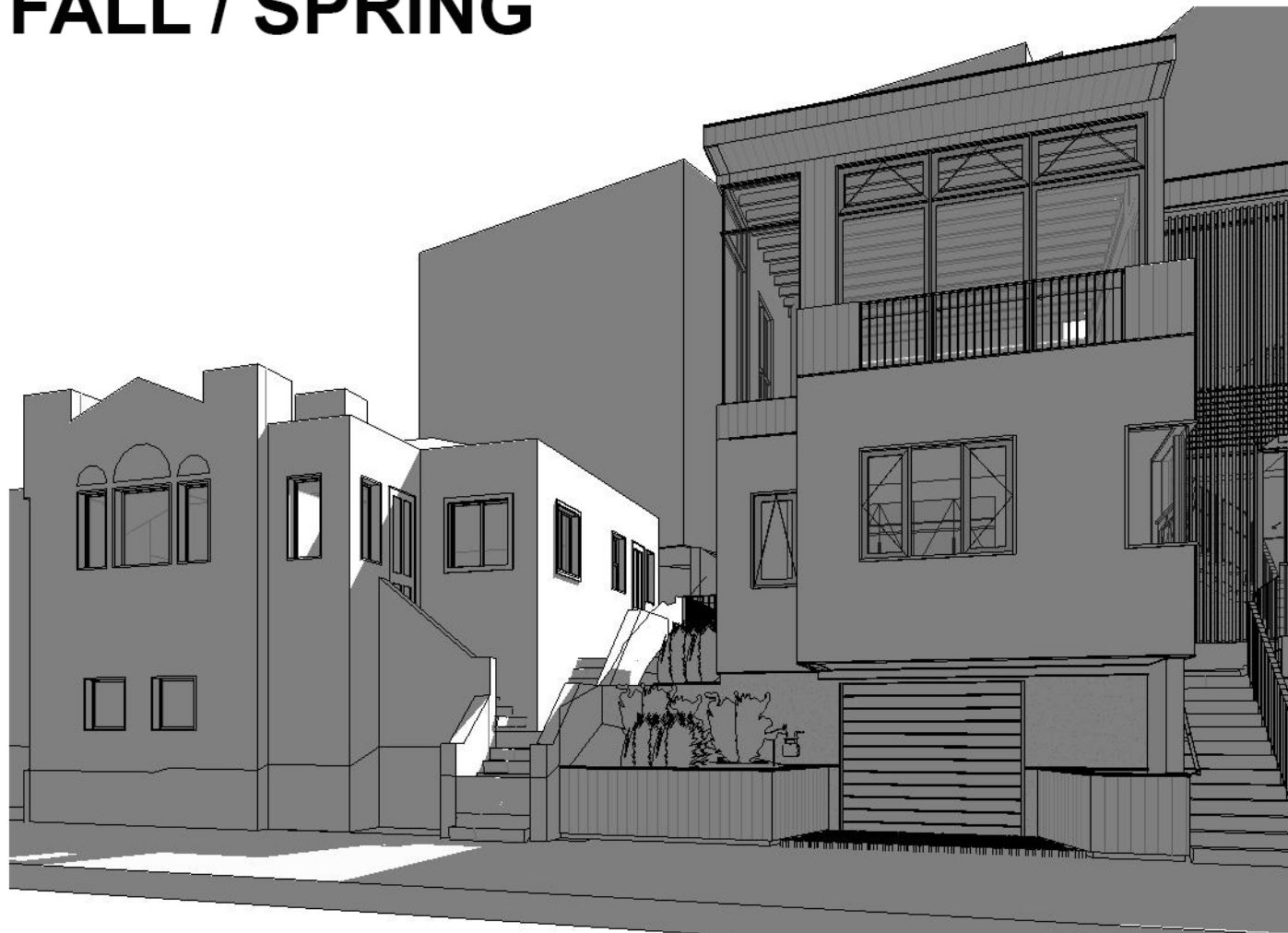
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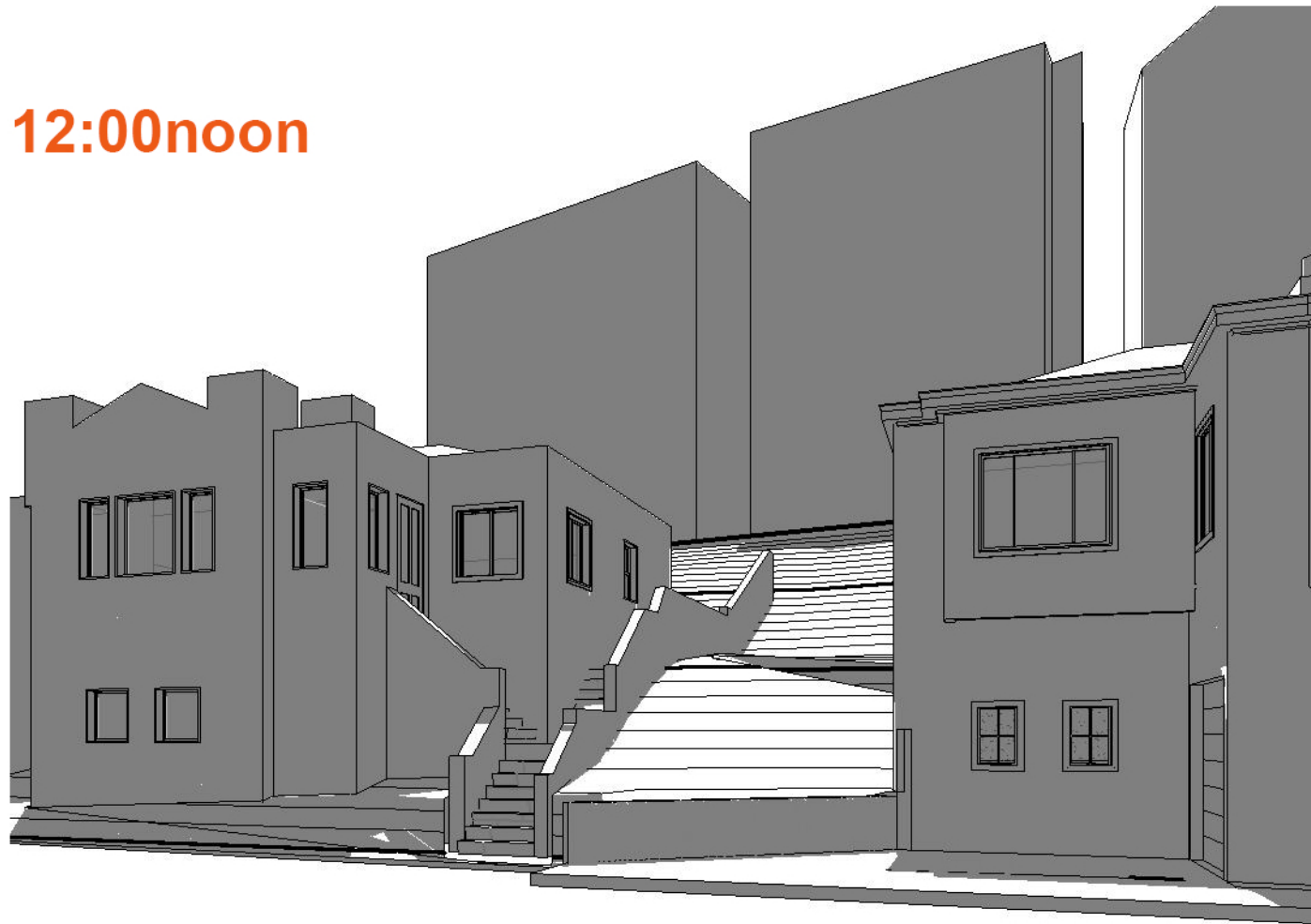
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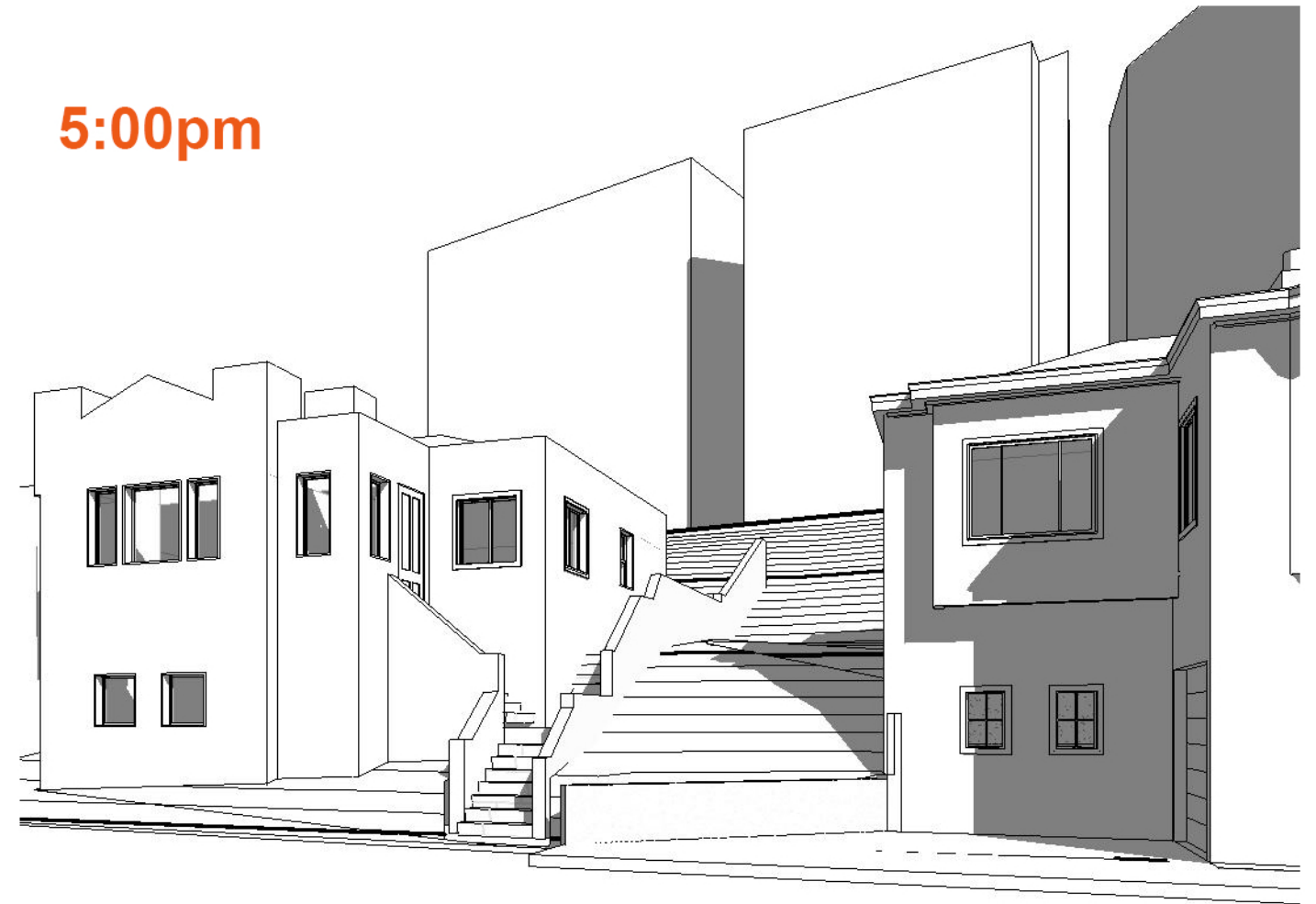
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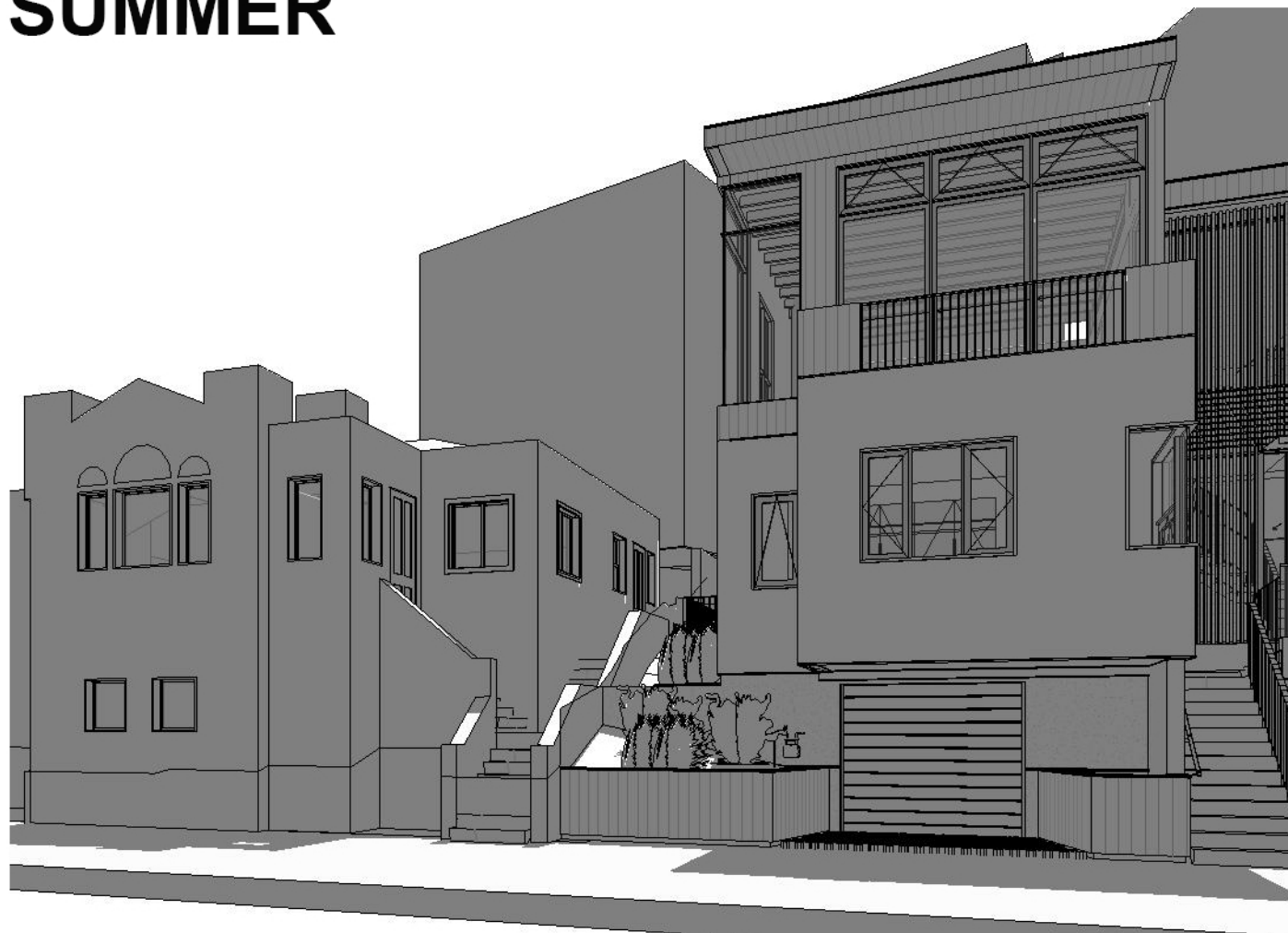
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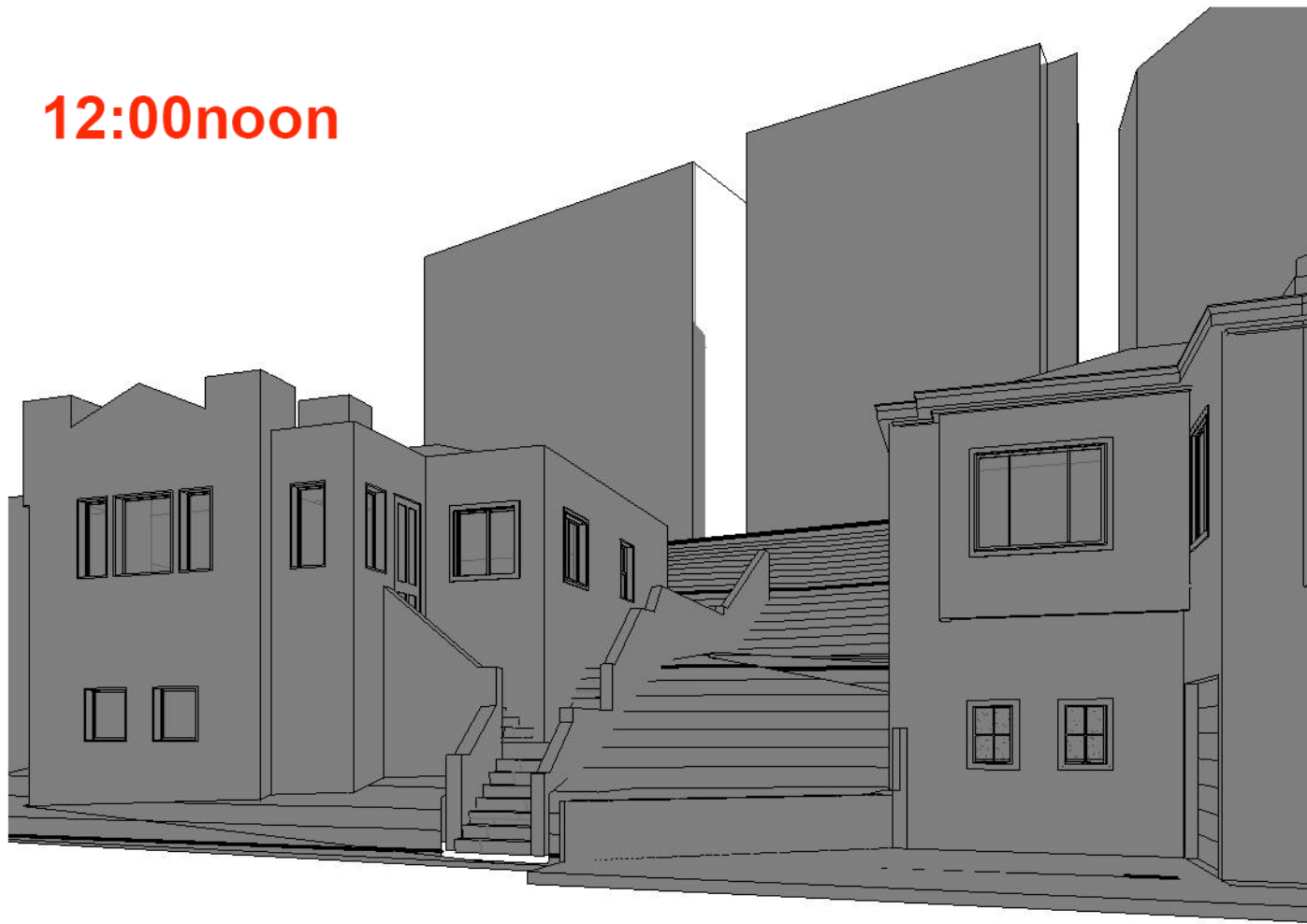
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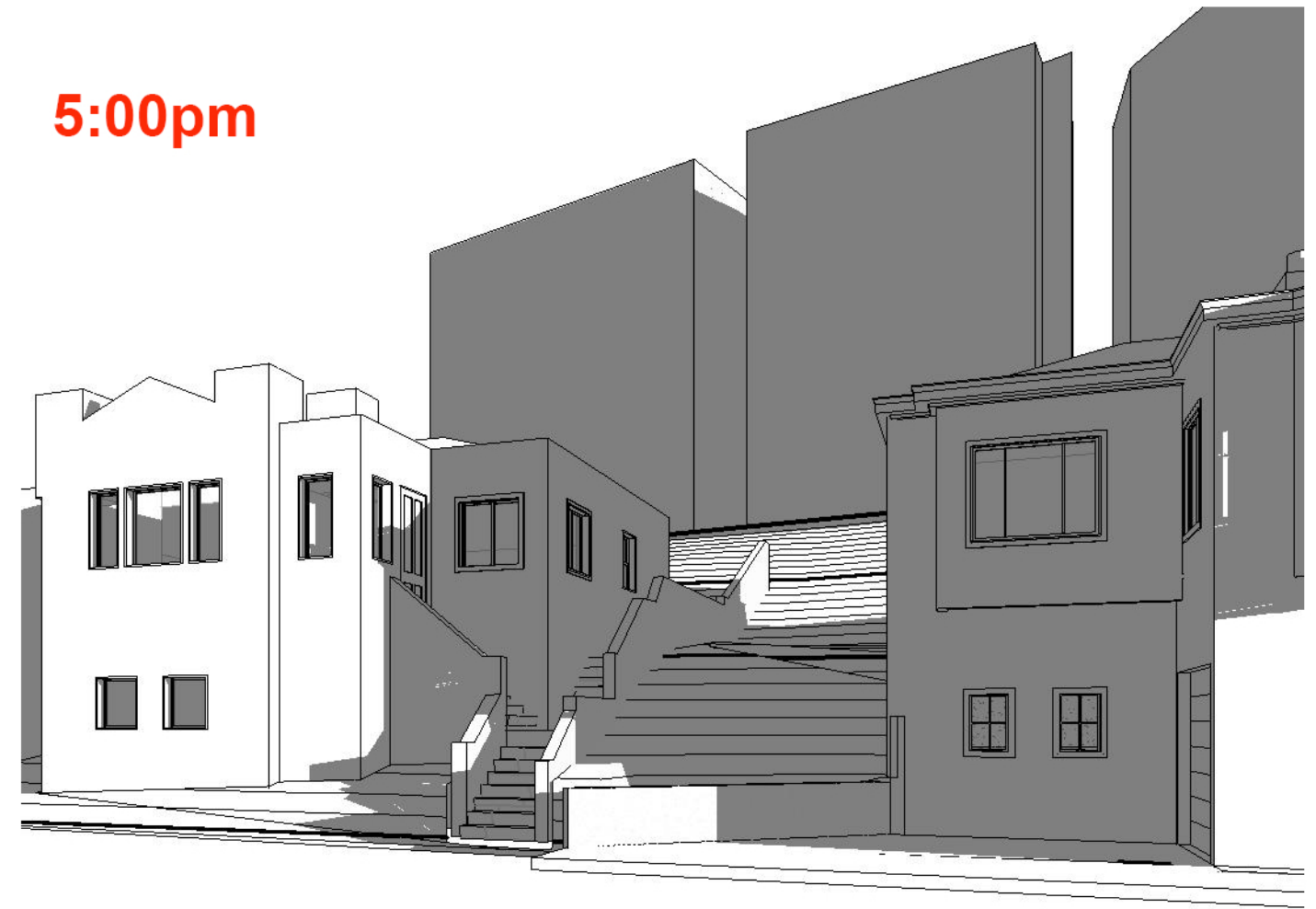
SUMMER



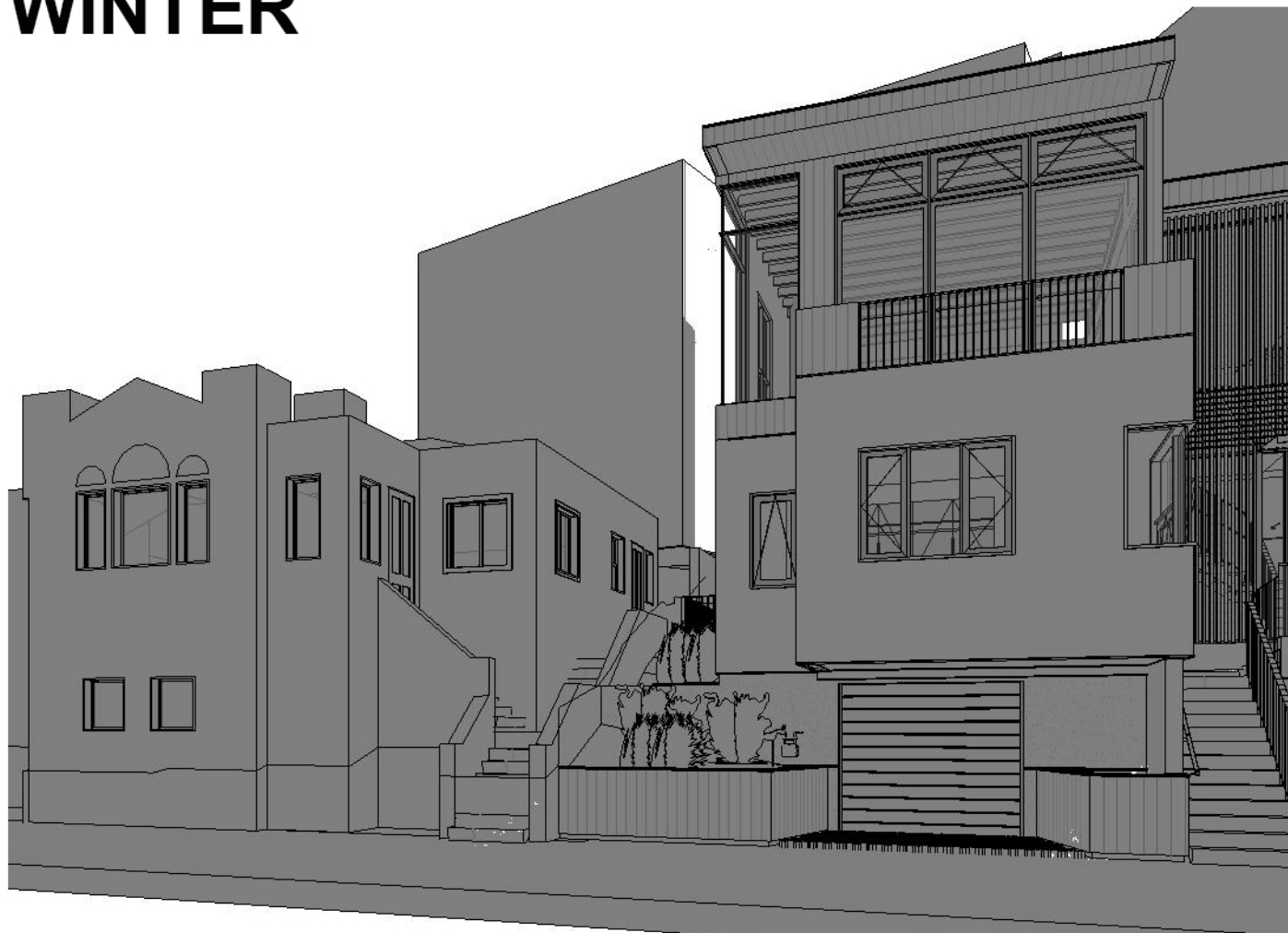
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5:00pm



WINTER



Dear Members of the Commission,

Our names are Anna and Behnam and we are the owners of 225 Vasquez. We are writing to give you more insight into our journey of buying this house and our hopes for it.

How we got the house.

We got engaged in 2016 and were very excited to start looking for our first house together. Having worked so hard, we were hoping to find a place that would be perfect for building our memories together, having kids, inviting our neighbors for dinner, and enjoying the natural beauty of San Francisco.

We found such a place in the Forest Hill (Extension) neighborhood. It was peaceful, family oriented, and not as prohibitively expensive as some other parts of the city. We didn't, however, find a house suitable for a family of five (we plan on having 2-3 children, and are already proud parents of an 8-months old daughter) that would be within our budget and in good enough condition to not require a very serious renovation to bring it to up-to-date standards of seismic safety, sanitary conditions, and modern living.

Then we found 225 Vasquez. It was a small 100-year-old house, a 2BR/1BATH in very poor condition where a single old lady lived for the past few decades. It had a generous backyard, beautiful views, and lots of potential. Looking for houses around it, which were much, much bigger, we thought we could try and bring it to a larger size and build a house of our dreams.

Meeting the neighbors confirmed our decision - people were so sweet and intelligent and welcoming. We felt at home. We hired an architect and started looking at our options.

We wanted to do things right. No shortcuts, full transparency with neighbors, good materials and a design that would make the family that may live there after us proud and happy. Very soon we realized that the house is in terrible shape (we had to waive all contingencies to buy the house because it was an estate sale). The foundation was close to unsound and not fit to support an addition to the house, the pipes started bursting, electricity failing, and heating system was unsanitary. We have invested so much money patching up what we could to keep the house going and (somewhat) safe and us and our newborn daughter. Now in this situation for 2.5 years, we are desperate to have a house fit for safe living.

Approval Process.

Design

As we realized the current house is not fit for a remodel that could provide enough space for a family of five on the existing foundation, we started considering available options. We wanted to keep as much of the existing house as possible, but soon it was obvious that if we wanted to do things right and follow the letter of law and the modern building standards, demolition would be warranted since the house was literally falling apart.

Based on the median home size in the neighborhood, we came to the conclusion that 3,000-4,000 sq.f. was very common and reasonable, and well below the allowed size. Looking at the style of houses and after a historical evaluation, it was clear that there is no consistency in the style of the houses in the neighborhood and on our street block. The houses on our right and in

front of us we more traditional (and different) styles, while the houses on the left and behind us we all modern. We decided to do a modern house as we love the new green technologies and wanted to incorporate them in our indoor-outdoor home.

Neighborhood outreach

We submitted all the necessary documentation and started the neighborhood outreach process. We conducted more than 5 meetings at our house with neighbors and many additional in-person meetings to ensure we respect our neighbors' concerns and wishes. We got support from all our immediate neighbors, except for 215 Vasquez, which is the only other small house in the neighborhood. Throughout the process, the owners of 215 Vasquez had multiple requests, including:

- Moving the top floor back
- Cutting out a corner of the house
- Making tall large windows on their side
- Revising the design to make the house look and feel more "traditional"
- Making accommodations for their drainage system
- Moving the garbage area

We worked diligently with them and accommodated all of the above concerns, but the demands never stopped. At one point, they sent us an email stating that if we accommodate all the requests listed in that email, they will support our project (screenshot attached). We addressed every request, but they refused to provide support in the end and continued to make more and more demands. Their representative even told us that we should not install a "living" roof, because "climate change is a hoax" and they told us that they see our street block as their living room and want all houses to please them.

At some point, we realized that nothing will be good enough. We were exhausted, upset, and felt helpless. The owners rallied a number of other more distant neighbors to oppose our project, some of whom don't know us or the details of the project and some of whom have expressed their support of our family and project in private.

The worst part was, our baby was hostage to the situation having to live in conditions that are not suitable for a baby, with electricity going off in the middle of her bath, unsanitary air system, and other numerous issues.

Main Concerns

The main concerns for our project for 215 Vasquez were the reduction of sunlight and the size of the house.

As mentioned, our proposed size is very reasonable based on the size of surrounding houses. We have 3,200 sq.feet of the main house and 500 sq.feet in the ADU, which was recommended by the Commission.

As for the sunlight, our project does not affect the light on the three sides of their house at all and only reduces the light on one side window of the house by about 30%. Most houses in the city do not enjoy any light on their side walls, so it is hard to call this a meaningful detriment.

Unlike most San Francisco neighborhoods, our zoning requires 5 ft setbacks, which we have followed.

Our Request

We kindly request that you approve our project for the following reasons:

- It is very reasonable
- It is in compliance with the law and process
- It contains an ADU, in line with the city's goal of increasing the density
- We have done everything to accommodate the neighbors' concerns

And, most importantly,

- support a young family like ours that loves the city, wants to raise children here, and contribute to the diverse and unique culture of San Francisco.

Thank you for reading.

- Anna & Behnam.



behnam rezaei <behnam.rezaei@gmail.com>

Here's what we talked about today

4 messages

Robert Kazalski <rkazalski@sbcglobal.net>
Reply-To: Robert Kazalski <rkazalski@sbcglobal.net>
To: Behnam Rezaei <behnam.rezaei@gmail.com>

Thu, Oct 4, 2018 at 7:35 PM

Hi Behnam,

Here is what I think we agreed to today. Please let me know if I missed something.

I will support the new plan for your house at 225 Vasquez Avenue provided that:

1. Tall windows will be added on the east side of the third floor of the house extending from the front corner toward the back of the house. Kathy will have a chance to review the plan for the windows and will provide feedback to Behnam.
2. A new sunlight study will be done to inform Kathy about how much sun she will get on the west side of her house.
3. As part of the geological evaluation, a professional water person will assess the water issues and determine drainage requirements to eliminate the current drainage problems.
4. Hours of construction - It is Kathy's and Behnam's shared objective to have no jack hammers or pile drivers operating before 9 a.m. and no construction before 8 a.m. Actual hours will be determined with contractor.
5. Landscaping will be planted and maintained by Behnam and Anna on the east side of the house.
6. For now, Behnam will be the contact person for Kathy regarding design or construction issues that may arise.

Regards,
Kathy

behnam rezaei <behnam.rezaei@gmail.com>
To: Robert Kazalski <rkazalski@sbcglobal.net>
Cc: Jeff Burris <jeff@studio12arch.com>, Аня Анна Майорова <annamrv@gmail.com>

Thu, Oct 4, 2018 at 8:19 PM

Hi Kathy,
Thanks for the good discussion today. I have CCed Jeff on this email to make sure he is in the loop.
Please find my comments below.

Happy to discuss this further at any time. You have my and Anna's phone number.

The immediate action items from below are:

- Jeff to prepare and share the new design for the windows.
- Behnam and Jeff to discuss another light study.

Best,
Behnam

On Thu, Oct 4, 2018 at 7:36 PM Robert Kazalski <rkazalski@sbcglobal.net> wrote:

Hi Behnam,

Here is what I think we agreed to today. Please let me know if I missed something.

I will support the new plan for your house at 225 Vasquez Avenue provided that:

1. Tall windows will be added on the east side of the third floor of the house extending from the front corner toward the back of the house. Kathy will have a chance to review the plan for the windows and will provide feedback to Behnam.

Sounds good. I just wanted to clarify my understanding. You don't mean we should have windows the whole way from front to the back. My understanding was that you were asking for 3 to 4 windows in similar size as front side, especially towards the front to let the light in. We are supportive of that. Jeff will do a few studies and we will send you our plans soon.

2. A new sunlight study will be done to inform Kathy about how much sun she will get on the west side of her house.

Let me check with Jeff about cost of this and get back you.

3. As part of the geological evaluation, a professional water person will assess the water issues and determine drainage requirements to eliminate the current drainage problems.

my understanding from your feedback was you suggested we make sure our drainage design is done properly especially given the past flooding history and the impact of the big house on the hill. We are totally supportive of that. It is an important point that we will emphasize since it is important for us as well. You also suggested we share the cost of having a hydrologist or whatever the drainage or water specialist is called, if it is not cost prohibitive. Maybe even do a group study with Ken and other neighbors. I am supportive of the initiative and I am happy to get a cost estimate and discuss this with you and other neighbors if we want to do this.

4. Hours of construction - It is Kathy's and Behnam's shared objective to have no jack hammers or pile drivers operating before 9 a.m. and no construction before 8 a.m. Actual hours will be determined with contractor.

agreed. I asked Jeff about it. He said for the second point, most likely contractors will want to be limited only for noisy things. So if someone for examples wants to come early and start installing the power plugs this doesn't prohibit them. I will check with a few contractors and will try to accomodate

5. Landscaping will be planted and maintained by Behnam and Anna on the east side of the house.

agreed.

6. For now, Behnam will be the contact person for Kathy regarding design or construction issues that may arise.

happy to be the point of contact.

Regards,
Kathy

Robert Kazalski <rkazalski@sbcglobal.net>
Reply-To: Robert Kazalski <rkazalski@sbcglobal.net>
To: behnam rezaei <behnam.rezaei@gmail.com>

Thu, Oct 4, 2018 at 11:05 PM

Hi Behnam,

Here are my comments to your comments.

1 I agree. I did not mean to imply that windows would go all the way along the side.

2 I have an idea. When I first reviewed the sunlight study last year, I sent an email to Jeff with a chart summarizing the shadows on my house at 4 different times of the day. Rather than having Jeff prepare new images, it would be OK to simply update the chart. I will send you a copy of that email tomorrow. I agree it should not be done if cost is significant.

3 I agree. I will share the cost with you 50/50 even if no one else chooses to participate, provided the cost is not prohibitive.

4 I agree.

Thanks,
Kathy

[Quoted text hidden]

behnam rezaei <behnam.rezaei@gmail.com>

Fri, Oct 5, 2018 at 12:38 AM

To: Robert Kazalski <rkazalski@sbcglobal.net>, Jeff Burris <jeff@studio12arch.com>

Sounds good.

Behnam

[Quoted text hidden]



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Hearing Date: March 7, 2019

Record No.: 2017-007582CUA
Project Address: 225 Vasquez Avenue
Zoning: RH-1(D) (Residential-House, One Family-Detached)
40-X Height and Bulk District
Block/Lot: 2923/030
Project Sponsor: Studio 12 Architecture
Jeff Burris
1501 Mariposa Street, Suite 319
San Francisco, CA 94107
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 proposal is for the demolition of an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home within a RH-1(D) (Residential-House, One Family-Detached) Zoning District and 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Section 303 and 317 for the demolition of a residential unit. Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units Is required to obtain Conditional Use Authorization by other sections of this Code, The application for a replacement building or alteration permit shall also be subject to Conditional Use requirements."

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received opposition to the project; the concerns are centered on the proposed massing of the project and the resulting impacts to light access on adjacent properties.
- **Preservation Review:** The Property is not an "Historical Resource" under CEQA. The Departments Categorical Exemption Determination and PTR determined "No Historic Resource Present." (See Case No. 2017-007582ENV)

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing single family home, the replacement home will provide an increased number of bedrooms, suitable for a family. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E – Public Correspondence
Exhibit F – Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: MARCH 7, 2019

Record No.: **2017-007582CUA**
Project Address: **225 Vasquez Avenue**
Zoning: RH-1(D) (Residential-House, One Family-Detached)
40-X Height and Bulk District
Block/Lot: 2923/030
Project Sponsor: Studio 12 Architecture
Jeff Burris
1501 Mariposa Street, Suite 319
San Francisco, CA 94107
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AT 225 VASQUEZ AVENUE WITHIN AN RH-1(D) (RESIDENTIAL-HOUSE, ONE FAMILY-DETACHED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 12, 2019, Jeff Burris of Studio 12 Architecture (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home within a RH-1(D) (Residential-House, One Family-Detached) Zoning District and 40-X Height and Bulk District.

On March 7, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-007582CUA.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption under CEQA. On January 18, 2019, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2017-007582ENV.

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. 2017-007582CUA, 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 project site is on the southeast side of Vasquez Avenue Street, between Kensington Way and Garcia Avenue; Lot 030 in Assessor's Block 2923 and is located within the RH-1(D) (Residential-House, One Family-Detached) Zoning District with a 40-X Height and Bulk designation. The 5,000 square foot upward sloping lot (from front and west side) has 56 feet, 6 inches of frontage and a average depth of approximately 80 feet. On site is an existing approximately 1,240 square foot, two-story single-family dwelling with one off-street parking that was constructed circa 1924.
3. **Surrounding Properties and Neighborhood.** The subject property is located on the West of Twin Peaks neighborhood within Supervisor District 7. Parcels within the immediate vicinity consist of, single-family dwellings constructed mostly in the 1920s or 1950s. The subject block face exhibits a great variety of architectural styles, scale and massing.
4. **Project Description.** The proposal is for demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home.
5. **Public Comment/Community Outreach.** To date, the Department has several letters from adjacent neighbors in opposition of the sponsor's 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 35-foot height limit for any dwelling in a RH-1(D) District.

Planning Code Section 261 allows a dwelling height to be increased to 40 feet where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line.

The project proposes a building that will be approximately 35 feet – 6 and 1/2 inches in height.

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

The subject property does not have a legislated setback and requires a 0 foot setback when averaging the adjacent structures. The project proposes an 0 foot front setback.

- C. **Side Yard Requirement.** Planning Code Section 133 requires side yards for every building in an RH-1(D) District

The project site is 56 feet, 6 inches wide, therefore 5 foot side setbacks are required. The Project provides 5 foot wide side setbacks on both sides.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-1(D) Districts, a rear yard measuring 25 percent of the total depth.

The project proposes an approximately 20 foot rear yard setback, which is equal to 25% of the lot depth

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

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

- G. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (300 Sq. Ft per unit if private).

The project provides usable open space that exceeds the minimum private amount required.

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

The project proposes two off-street parking space and four Class 1 bicycle parking per Planning Code Section 150(e).

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

The Project requires four Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces.

- J. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. “Additional Findings pursuant to Section 317” below.

- K. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, one unit per lot are principally permitted in RH-1(D) Districts.

The project proposes demolition of the existing single-family residence and construction of a new single family residence.

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

The project proposes one new dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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

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

The proposed massing allows for a family-sized unit, while maintaining the required rear yard open space. The project is designed to be in keeping with the existing development pattern and the neighborhood character.

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

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

The proposal is designed to be compatible with the surrounding neighborhood and adjacent buildings. The project proposes a one-family structure that is set back five feet on each side of the upsloping lot to provide privacy for adjacent neighbors. The project would provide a 20 foot rear yard (25%) thus contributing landscaped area to the mid-block open space.

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

Planning Code requires one off-street parking space per dwelling unit. Two vehicle spaces and four Class 1 bicycle parking space are proposed, where currently there are one vehicle space provided for the existing building.

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

The proposal is residential and will not yield noxious or offensive emissions.

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

The proposed project is residential and will be landscaped accordingly.

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

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

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

The proposed project is consistent with the stated purpose of the RH-1(D) District.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

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

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

The structure appears to be in decent condition.

- iii. Whether the property is an “historic resource” under CEQA;

The Planning Department reviewed the Historic Resource Evaluation submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

Project does not convert rental housing to other forms of tenure or occupancy.

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

The single family home was not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on the rent control status of a property, it is to be assumed that the unit that was demolished was not subject to the Residential Rent Stabilization and Arbitration Ordinance.

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

Although the project proposes demolition of the two-bedroom single-family dwelling, there will be a net gain of two bedrooms at the project site.

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

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms. The project would maximize the number of dwelling units allowed on the site while increases the total number of bedrooms provided.

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

The project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building, which is generally considered more affordable, and construction of new single family buildings. However, the existing unit will be replaced with a family sized unit.

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

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

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

The project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

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

The project proposes an opportunity for family-sized housing, the new structure will provide two additional bedrooms.

- xiii. Whether the Project creates new supportive housing;

The project does not create supportive housing.

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

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliments the neighborhood character while preserving much of the existing architecture.

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

The Project will provide one dwelling, which is the maximum density in the RH-1(D) District.

- xvi. Whether the Project increases the number of on-site bedrooms;

The project proposes a new single family home with four bedrooms, two more than the existing structure.

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

The project proposes maximizes the density on the subject lot.

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

The project proposes to demolish a single-family residence to construct a new family-sized single family home.

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

HOUSING ELEMENT

OBJECTIVE 4:

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

Policy 4.1:

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

The project proposes to demolish a single-family residence to construct a new family-sized single family home.

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.

The proposed replacement building conforms to the Residential Design Guidelines and, while contemporary architecture, is appropriate in terms of scale, proportions and massing for the surrounding neighborhood.

Policy 11.4

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

Policy 11.5

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

The proposed replacement building provides a family-sized single family home within a District with a maximum allowed density of one home per lot.

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood, particularly by proposing a construction that respects the two- to three- story heights on the block face.

OBJECTIVE 2:

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

Policy 2.6:

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

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height.

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.

The project is residential and has no impact on 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.

While the existing housing is proposed to be demolished, the replacement building would a single family home in a neighborhood made up of single family homes of mixed architectural character.

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

While the affordability of the existing unit is not preserved since it is proposed to be demolished, the replacement building will provide a well-designed single family home that and contains a total net gain of additional bedrooms.

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

The project would not have a significant adverse affect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where one currently exist.

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

The proposal is a residential project in an RH-1(D) District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The project will significantly strengthen the existing building, bringing it up to current building and seismic codes.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

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

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

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. 2017-007582CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 7, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 7, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home within located at 225 Vasquez Avenue, Block 2923, Lot 030 pursuant to Planning Code Sections **303 and 317** within the **RH-1(D)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 25, 2019**, and stamped "EXHIBIT B" included in the docket for Case No. **2017-007582CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 7, 2019** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 7, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

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

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

DESIGN

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

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

7. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

PROVISIONS

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

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

MONITORING

11. **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
12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DRAWING INDEX

GENERAL

- A0.01 GENERAL INFORMATION
- A0.02 GREEN BUILDING / SITE PERMIT CHECKLIST
- A0.03 SUPPLEMENTAL INFORMATION - MASSING DIAGRAMS
- A0.04 MASSING SECTION

CIVIL

- C1.01 SITE SURVEY

ARCHITECTURAL

- A1.00 EXISTING SITE PLAN
- A1.01 PROPOSED SITE PLAN
- A2.00 PLANS - EXISTING
- A2.01 PLANS
- A2.02 PLANS
- A2.03 PLANS
- A2.04 PLANS
- A2.05 AREA PLANS
- A3.00 BUILDING ELEVATIONS - EXISTING
- A3.01 BUILDING ELEVATIONS
- A3.02 BUILDING ELEVATIONS
- A3.03 BUILDING ELEVATIONS
- A3.04 BUILDING ELEVATIONS
- A4.00 BUILDING SECTIONS - EXISTING
- A4.01 BUILDING SECTIONS
- A4.02 BUILDING SECTIONS
- A4.03 BUILDING SECTIONS

PROJECT DIRECTORY

OWNER:
BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST; APT 1605
SAN FRANCISCO, CA 94107
CONTACT:
310.702.5266
behnam.rezaei@gmail.com

ARCHITECT:
STUDIO 12 ARCHITECTURE
1501 MARIPOSA ST. SUITE 319
SAN FRANCISCO, CA 94107
PRINCIPAL ARCHITECT: JEFF BURRIS
415.503.0212 x201
jeff@studio12arch.com
CONTACT: NATE SANDERS
415.503.0212 x202
nate@studio12arch.com

CONTRACTOR:
TBD

STRUCTURAL ENGINEER:
TBD

ENERGY CONSULTANT:
TBD

VASQUEZ

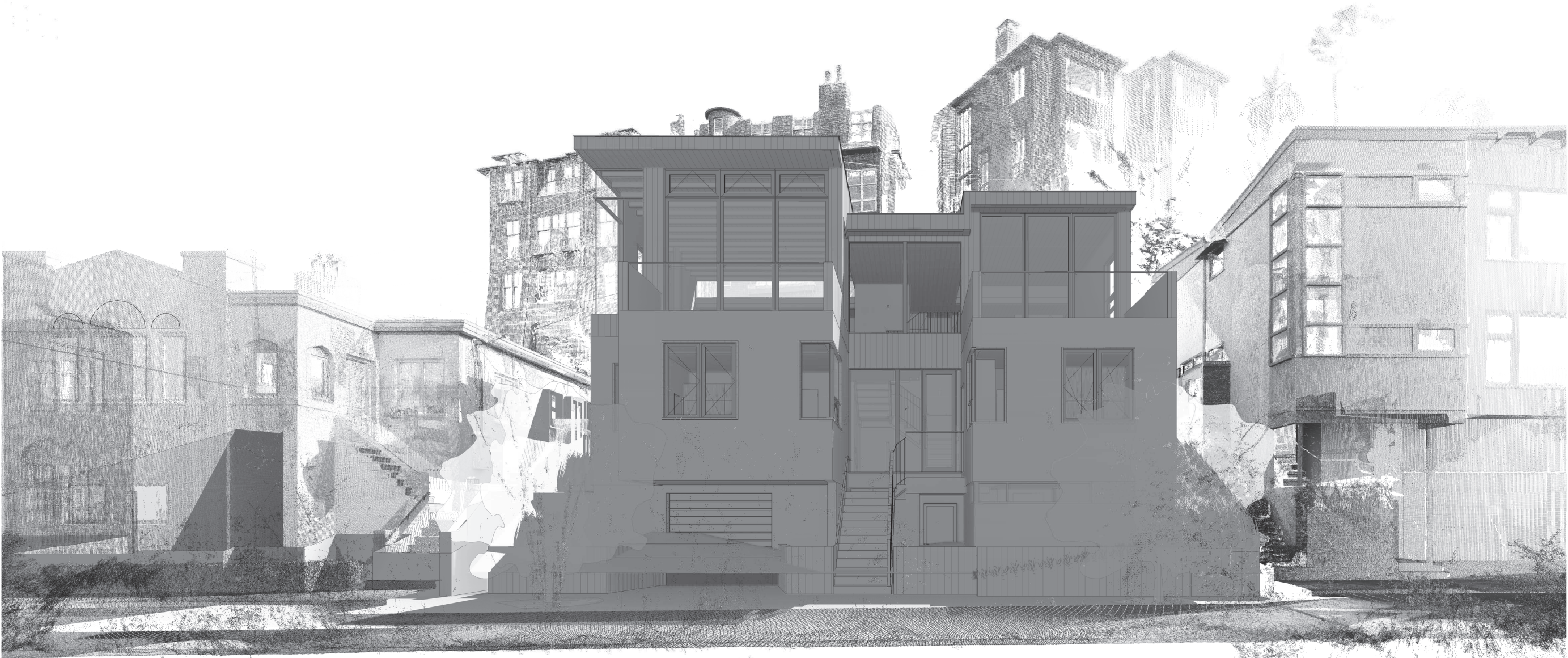
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127
2923 / 030

SITE PERMIT
2019/02/25

12

STUDIO 12
ARCHITECTURE

1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



GENERAL NOTES

1 ALL CONSTRUCTION, REGARDLESS of DETAILS on PLANS, SHALL COMPLY with the FOLLOWING:

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRIC CODE (NEC)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA REFERENCED STANDARDS CODE
- 2016 CALIFORNIA FIRE CODE

as well as ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES.
IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

- 2 THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF THE BUILDING AND SITE, NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- 3 THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- 4 THE GENERAL CONTRACTOR SHALL BEAR RESPONSIBILITY FOR THE COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERS ARE PLACED AND/OR WORK IS INSTALLED. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- 5 THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 6 DRAWING INFORMATION IS NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN.
- 7 DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- 8 THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- 9 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS.
- 10 INSTALL ALL FIXTURES, EQUIPMENT, and MATERIALS per MANUFACTURER'S RECOMMENDATIONS and the REQUIREMENTS of the CODES. ALL APPLIANCES, FIXTURES, and EQUIPMENT ASSOCIATED with PLUMBING, ELECTRICAL, and MECHANICAL SYSTEMS SHALL BE LISTED by a NATIONALLY RECOGNIZED and APPROVED AGENCY.
- 11 PROVIDE FIRE-BLOCKING and DRAFTSTOPS at ALL CONCEALED DRAFT OPENINGS (VERTICAL and HORIZONTAL) as per 2007 CBC SEC 717.
- 12 MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.
- 13 DISCREPANCIES: WHERE a CONFLICT in REQUIREMENTS OCCURS BETWEEN the SPECIFICATIONS and DRAWINGS, or on the DRAWINGS, and a RESOLUTION IS NOT OBTAINED from the ARCHITECT BEFORE the BIDDING DATE, the MORE STRINGENT ALTERNATE WILL BECOME the CONTRACTUAL REQUIREMENTS.
- 14 CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH in the DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, and FINISHING of ALL ASPECTS of THIS PROJECT.
- 15 PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
- 16 PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
- 17 ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2
- 18 ALL SMOKE DETECTORS TO BE HARD WIRED.
- 19 ALL ASSEMBLIES SHALL BE of APPROVED CONSTRUCTION.
- 20 SPECIAL INSPECTION or STRUCTURAL OBSERVATION IS NOT a SUBSTITUTE for INSPECTION by the BUILDING OFFICIAL or BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED or COVERED WITHOUT the APPROVAL of the BUILDING OFFICIAL AND the SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT to REMOVAL or EXPOSURE.
- 21 STRUCTURAL OBSERVATION SHALL BE REQUIRED for STRUCTURAL COMPLIANCE of the APPROVED PLANS per CBC Sec. 1702.
- 22 ENGINEER MUST NOTE ON JOB CARD, IN INSPECTION NOTES SECTION, THAT STRUCTURAL OBSERVATION HAS BEEN PERFORMED and STRUCTURE IS IN COMPLIANCE to the APPROVED PLANS PRIOR to BUILDING INSPECTION by SAN FRANCISCO BUILDING INSPECTOR.
- 23 PLACE and SECURE ALL ANCHOR BOLTS and OTHER ITEMS to BE CAST IN CONCRETE for FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS or REINFORCING AFTER PLACEMENT of CONCRETE IS NOT ALLOWED.
- 24 SPECIAL INSPECTION IS REQUIRED for WELDING and EPOXY SET ANCHOR BOLTS.
- 25 FIREPLACE IN LIVING ROOM SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO REQUESTING ANY CLOSE IN OR FRAMING INSPECTION.
- 26 GAS LINE SCHEMATIC DIAGRAM, CALCULATIONS, and PIPE SIZING MUST BE APPROVED BY BUILDING OFFICIAL PRIOR TO REQUESTING PLUMBING INSPECTION.
- 27 THE PLANNING DEPARTMENT'S NOISE MAPS INDICATE THAT EXISTING AMBIENT NOISE LEVELS AT THE PROJECT SITE MIGHT EXCEED ACCEPTABLE LEVELS. THE PROJECT IS SUBJECT TO THE CALIFORNIA NOISE INSULATION STANDARDS IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. AS PART OF ENVIRONMENTAL REVIEW, THE DEPARTMENT WILL REQUIRE AN ACOUSTICAL ANALYSIS CONDUCTED BY A QUALIFIED CONSULTANT THAT DEMONSTRATES COMPLIANCE WITH TITLE 24 NOISE STANDARDS. NOISE INSULATION FEATURES IDENTIFIED AND RECOMMENDED BY the ANALYSIS MUST BE INCLUDED IN THE DESIGN.

ZONING & BUILDING CODE INFORMATION

DESCRIPTION	DEMOLITION OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE. (ONE STORY w/ BASEMENT) NEW SINGLE FAMILY RESIDENCE PROPOSED --TWO STORY w/ BASEMENT. PROPOSED HOUSE TO BE 4,466 SQUARE FEET w/ NEW OFF-STREET PARKING.																				
PROJECT ADDRESS	225 VASQUEZ AVENUE SAN FRANCISCO, CA 94127																				
PARCEL	2923 / 030																				
ZONING DISTRICT	RH-1(D); RESIDENTIAL- HOUSE, ONE FAMILY- DETACHED																				
HEIGHT AND USE RESTRICTIONS	40' (35' + 5' ADDITIONAL FOR SITE SLOPE)																				
PLANNING DISTRICT	DISTRICT 14, INNER SUNSET - SW TEAM																				
OCCUPANCY	SINGLE-FAMILY R-3																				
LANDMARK STATUS	No																				
LOT AREA	5,000 SF																				
BUILDING AREA	1,240 SF																				
CONSTRUCTION TYPE	TYPE V-A																				
SQUARE FOOTAGES	<table><tr><td colspan="2">INTERNAL AREA TOTALS**</td><td colspan="2">GROSS BUILDING AREA*</td></tr><tr><td>LEVEL 0.0</td><td>499 SF</td><td>LEVEL 0.0</td><td>614 SF</td></tr><tr><td>LEVEL 1.0</td><td>1598 SF</td><td>LEVEL 1.0</td><td>1758 SF</td></tr><tr><td>LEVEL 2.2</td><td>1243 SF</td><td>LEVEL 2.2</td><td>1343 SF</td></tr><tr><td colspan="2">3340 SF</td><td colspan="2">3715 SF</td></tr></table> <p>** INTERNAL AREA TOTALS EXCLUDES GARAGE, THIS IS INDICATED SEPARATELY</p> <p>* INTERNAL GARAGE AREA</p> <p>^ GROSS BUILDING AREA INCLUDES GARAGE</p>	INTERNAL AREA TOTALS**		GROSS BUILDING AREA*		LEVEL 0.0	499 SF	LEVEL 0.0	614 SF	LEVEL 1.0	1598 SF	LEVEL 1.0	1758 SF	LEVEL 2.2	1243 SF	LEVEL 2.2	1343 SF	3340 SF		3715 SF	
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LEVEL 2.2	1243 SF	LEVEL 2.2	1343 SF																		
3340 SF		3715 SF																			
REAR YARD REQUIREMENT	25% OF LOT LENGTH, (19' 11.5")																				
OCCUPANT LOAD	PER TABLE 1004.1.2, THE OCCUPANT LOAD FACTOR OF RESIDENTIAL SPACE IS 200 GROSS. THE TOTAL AREA OF THE PROPOSED BUILDING IS 3,535 SF. <div>3,535 / 200 = 18</div>																				
GRADE PLANE	506.66' + 506.37' + 533.16' + 533.51' = 2,079.7' 2,079.7' / 4 = 519.93' GRADE PLANE : 519.93'																				

ABBREVIATIONS

AB ANCHOR BOLT	CONC CONCRETE	FA FIRE ALARM	ID INSIDE DIAMETER	N NORTH	RESIL RESILIENT	TOF TOP OF FLOOR
ABV ABOVE	CONN CONNECTION	FB FLAT BAR	IN INCH	N/A NOT APPLICABLE	REV REVISION; REVISIONS; REVISED	TOP OF FOOTING
ACC ACCESS	CONST CONSTRUCTION	FD FLOOR DRAIN	INCL INCLUDED	NIC NOT IN CONTRACT	RH RIGHT HAND	TOP OF FRAME
ACOUS ACOUSTICAL	CONT CONTINUOUS	FE FIRE EXTINGUISHER	INSUL INSULATION	NO NUMBER	RM ROOM	TOP OF MASONRY
ACP ASPHALT CONCRETE PAVING	CONTR CONTRACTOR	FEC FIRE EXTINGUISHER CABINET	INT INTERIOR	NOM NOMINAL	RO ROUGH OPENING	TOP OF PARAPET
ACS ACCESS PANEL	CORR CORRIDOR	FF EL FINISH FLOOR ELEVATION	INV INVERT	NR NOISE REDUCTION	RWL RAIN WATER LEADER	TOPO TOPOGRAPHY
ACT ACOUSTICAL TILE	CPT CARPET;CARPETED	FH FIRE HYDRANT		NTS NOT TO SCALE		
AD AREA DRAIN	CRS COLD ROLLED STEEL	FHC FIRE HOSE CABINET	JB JUNCTION BOX		S SOUTH	TOS TOP OF SLAB
ADA AMERICANS w/ DISABILITIES	CSK COUNTERSUNK	FIN FLR FINISH FLOOR	JF JOINT FILLER	o/ OVER	SAF SELF-ADHERED FLASHING	TOP OF STEEL
ADJ ADJUSTABLE	CT CERAMIC TILE	FF FINISH TO FINISH	JT JOINT	OA ON CENTER	SAM SELF-ADHERED MEMBRANE	TOW TOP OF WALL
AFF ABOVE FINISHED FLOOR	CU FT CUBIC FEET	FIN FINISH	KIT KITCHEN	OD OUTSIDE DIAMETER	SC SOLID CORE	TSTAT THERMOSTAT
AGGR AGGREGATE		FLASH FLR FLASHING FLOOR; FLOORING	KO KNOCKOUT	OFF OFFICE	SCHED SCHEDULE	TYP TYPICAL
AIB AIR INFILTRATION BARRIER	DBL DOUBLE	FLUOR FLUORESCENT		OH OVERHEAD	SD SMOKE DETECTOR	
ALT ALTERNATE	DEMO DEMOLITION	FOC FACE OF CONCRETE	LAM LAMINATE, LAMINATED	OH OVERHEAD	SECT SECTION	UNO UNLESS NOTED OTHERWISE
ALUM ALUMINUM	DET DETAIL	FOF FACE OF FINISH	LAV LAVATORY	OHWM ORDINARY HIGH WATER MARK	SG SAFETY GLASS	
APPROX APPROXIMATE	DIA DIAMETER	FOIC FURNISHED BY OWNER - INSTALLED BY CONTRACTOR	LBS POUNDS	OPNG OPENING	SVHV SHELVING	VB VINYL BASE
ARCH ARCHITECTURAL	DIM DIMENSION		LF LINEAR FOOT (FEET)	OPP OPPOSITE	SHR SHOWER	VEN VENEER
ASPH ASPHALT	DL DEAD LOAD	GA GAUGE	LH LEFT HAND	OSB ORIENTED STRAND BOARD	SHT SHEET	VERT VERTICAL
AUTO AUTOMATIC	DN DOWN	GALV GALVANIZED	LL LIVE LOAD		SHT MTL SHEET METAL	VEST VESTIBULE
	DR DOOR	GC GENERAL CONTRACTOR	LOC LOCATION	PBD PARTICLE BOARD	SIM SIMILAR	VG VERTICAL GRAIN
BO BOARD	DR OPNGDOOR OPENING	GL GLASS	LP LOW POINT	PCC PRECAST CONCRETE	SOG SLAB ON GRADE	VIF VERIFY IN FIELD
BITUM BITUMINOUS	DS DOWNSPOUT	GLAM GLUE-LAMINATED	LT LIGHT	PCF POUNDS PER CUBIC FOOT	SPEC SPECIFICATION	VT VINYL TILE
BLDG BUILDING	DSP DRY STANDPIPE	GR GRADE		PERF PERFORATED	SQ IN SQUARE INCHES	
BLKG BLOCKING	GR DRAIN TILE	GWB GYPSUM WALL BOARD	MAS MASONRY	PERP PERPENDICULAR	SST STAINLESS STEEL	
BM BEAM	DW DISHWASHER	GYP GYPSUM	MATL MATERIAL	PL PLATE	STD STANDARD	
BO BOTTOM OF ...	DWG DRAWING		MAX MAXIMUM	PLAM PLASTIC LAMINATE	STL STEEL	
BOT BOTTOM		E EAST	MC MACHINE BOLT	PLAS PLASTER	STOR STORAGE	
BRG BEARING	E EACH	EB HOSE BIBB	MD MEDICINE CABINET	PLWD PLYWOOD	STRUCT STRUCTURAL	
BASEMT BASEMENT	EJ EXPANSION JOIN	HCB HOLLOW CORE	MDF MEDIUM DENSITY FIBERBOARD	PNT PAINT	SUSP SUSPENDED	
BUR BUILT UP ROOFING	EL ELEVATION	HDO HIGH DENSITY OVERLAY	MDO MEDIUM DENSITY OVERLAY	PR PAIR	SYM SYMMETRICAL	
	ELEC ELECTRICAL	HTR HEADER	MECH MECHANICAL	PRCST PRECAST		
CAB CABINET	ELEV ELEVATOR	HDWD HARDWOOD	MEMB MEMBRANE	PSF POUNDS PER CUBIC INCH	T THREAD	
CB CATCH BASIN	ENC ENCLOSURE	HDW HOLLOW METAL	MEZZ MEZZANINE	PSI POUNDS PER SQUARE INCH	T&G TONGUE AND GROOVE	
CEM CEMENT	EQ EQUAL	HORIZ HORIZONTAL	MFT MANUFACTURER	PT PARTITION	TBD TO BE DETERMINED	
CER CERAMIC	EQUIP EQUIPMENT	HP HIGH POINT	MIR MIRROR	PTN PARTITION	TEL TELEPHONE	
CIP CAST-IN-PLACE	EST ESTIMATE	HR HOUR	MISC MISCELLANEOUS	PVC POLYVINYL CHLORIDE	TER TERRAZZO	
CJ CONTROL JOIN	EW EACH WAY	HT HEATING	MO MASONRY OPENING		TG TEMPERED GLASS	
CLT CEILING	EXH FN EXHAUST FAN	HVAC HEATING / VENTILATION / AIR CONDITIONING	MTD MOUNTED	R RISER	THK THICK	
CLK CAULKING	EXIST EXISTING	HW HOT WATER	MT METAL	RA RETURN AIR	TO TOP OF ...	
CLO CLOSET	EXP EXPANDED; EXPANSION	HWT HOT WATER TANK	MUL MULLION	RAD RADIUS	TOB TOP OF BEAM	
CLR CLEAR	EXP BT EXPANSION BOLT			REM REMAINDER	TOC TOP OF CONCRETE	
CMU CONCRETE MASONRY UNIT	EXPO EXPOSED			REQ REQUIRED	TOP OF CURB	
CNTR COUNTER	EXT EXTERIOR					
COL COLUMN						

SITE LOCATION



VICINITY MAP
NOT TO SCALE

SITE LOCATION:
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127
BLOCK: 2923 / LOT: 030



LOCATION MAP
NOT TO SCALE

SITE LOCATION:
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127
BLOCK: 2923 / LOT: 030

SYMBOLS LEGEND

GRID LINE REFERENCE	
ELEVATION/DATUM REFERENCE	
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
BUILDING SECTION	
DETAIL REFERENCE	
DETAIL REFERENCE	
ROOM REFERENCE	
DOOR REFERENCE	
ASSEMBLY REFERENCE	
WINDOW REFERENCE	
NORTH SYMBOL	
REVISION REFERENCE	

REFERENCE CONSTRUCTION MEMO ISSUING REVISION.
ONLY MOST RECENT REVISION SHOWN CIRCLED.
REFERENCE FOR PREVIOUS REVISIONS REMAIN.
DATE OF REVISIONS INDICATED AT LOWER MARGIN.

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VASQUEZ

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△ REVISIONS:

NO.	DATE	DESCRIPTION

SITE PERMIT

2019/02/25

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ARCHITECTURE

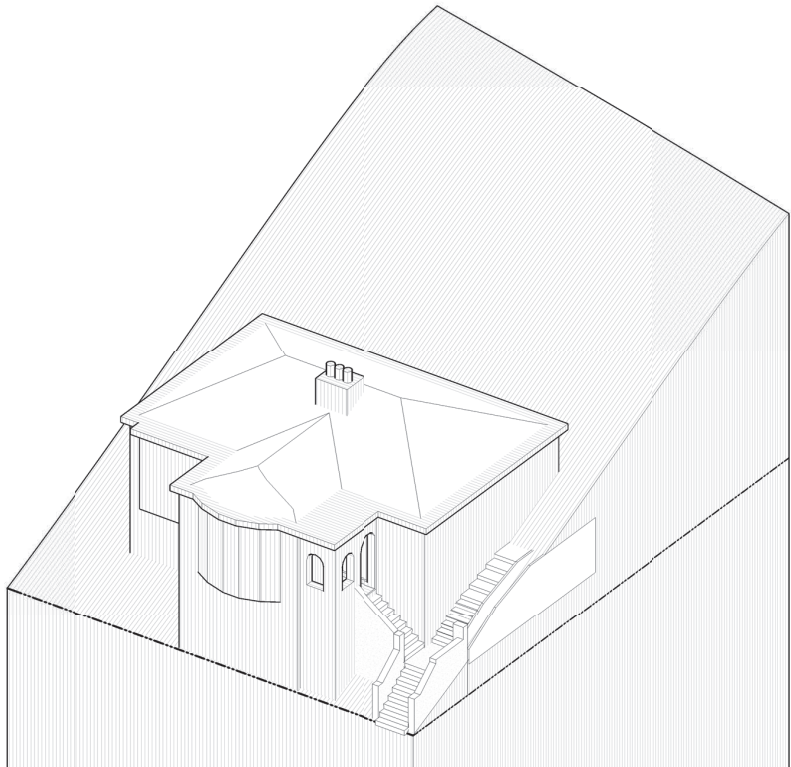
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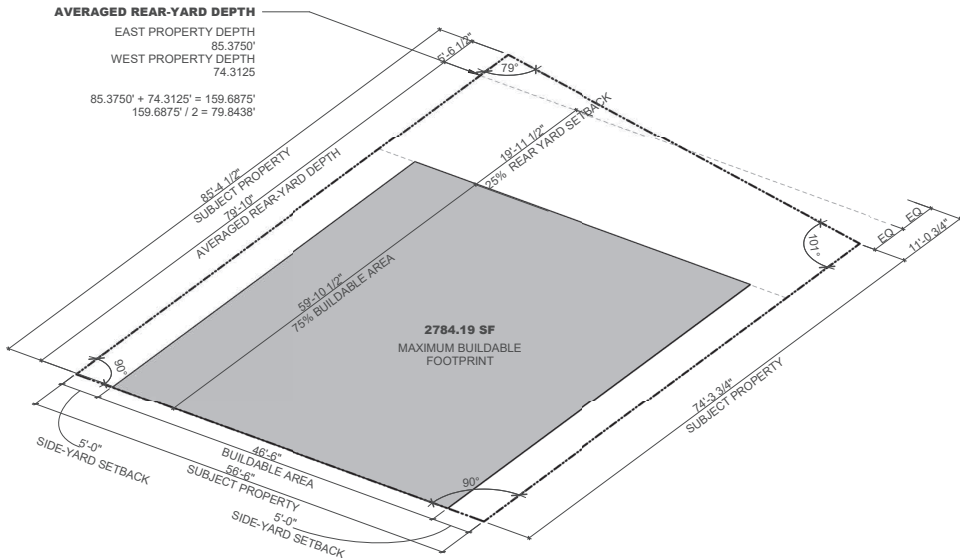
GENERAL INFORMATION

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB

A0.01



MASSING DIAGRAM - 1 - EXISTING CONDITIONS



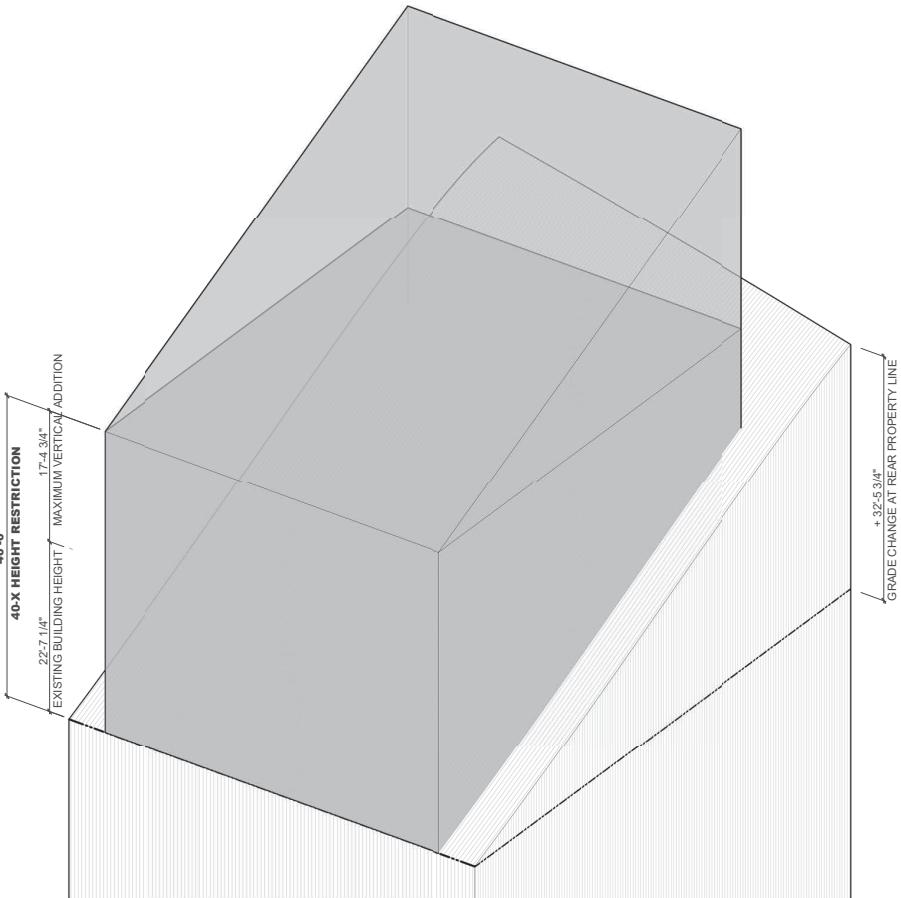
MASSING DIAGRAM - 2 - SETBACK REQUIREMENTS

- FRONT SETBACK ESTABLISHED USING AVERAGING per SAN FRANCISCO PLANNING CODE §132(a) **REFER PROPOSED SITE PLAN FOR CALCULATION: "WHERE ONE OR BOTH OF THE BUILDINGS ADJACENT TO THE SUBJECT PROPERTY HAVE FRONT SETBACKS ALONG A STREET OR ALLEY, ANY BUILDING OR ADDITION CONSTRUCTED, RECONSTRUCTED OR RELOCATED ON THE SUBJECT PROPERTY SHALL BE SET BACK TO THE AVERAGE OF THE TWO ADJACENT FRONT SETBACKS."**

- SIDE YARDS ARE REQUIRED ONLY IN RH-1(D) (SINGLE-FAMILY, DETACHED) DISTRICTS. THE EXTENT OF THE SIDE YARD REQUIREMENT DEPENDS ON LOT WIDTH. (SECTION 133). FOR LOTS WITH A WIDTH OF 50 FEET OR MORE: TWO SIDE YARDS EACH OF FIVE FEET ARE REQUIRED.

- REAR YARD SETBACK per SAN FRANCISCO PLANNING CODE §134(a)(1) **REFER PROPOSED SITE PLAN FOR CALCULATION: THE MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25 PERCENT OF THE TOTAL DEPTH OF THE LOT ON WHICH THE BUILDING IS SITUATED, BUT IN NO CASE LESS THAN 15 FEET.**

ADDITIONAL INFORMATION FOUND IN ZONING ADMINISTRATOR BULLETIN NO. 5

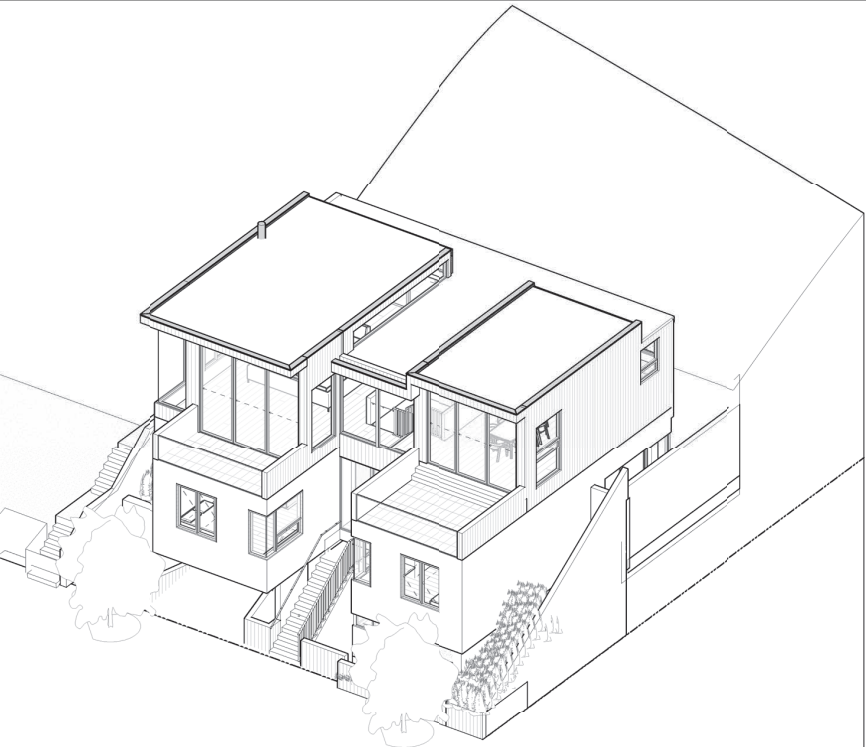


MASSING DIAGRAM - 3 - HEIGHT RESTRICTIONS

- BUILDING HEIGHT MEASUREMENTS per SAN FRANCISCO PLANNING CODE §260(1)(A), ". SHALL BE TAKEN AT THE CENTERLINE OF THE BUILDING" **AND** "TO THE UPPER POINT TO WHICH SUCH MEASUREMENT SHALL BE TAKEN SHALL BE THE HIGHEST POINT ON THE FINISHED ROOF IN THE CASE OF A FLAT ROOF" per SAN FRANCISCO PLANNING CODE §260(2). **REFER SAN FRANCISCO PLANNING CODE §260(3)(b)(2) FOR A LIST OF EXEMPTIONS**

- HEIGHT RESTRICTIONS IN ZONING DISTRICTS RH-1(D) per SAN FRANCISCO PLANNING CODE §261(a)(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" **AND** per SAN FRANCISCO PLANNING CODE §261(a)(1)(A) "THE PERMITTED HEIGHT SHALL BE INCREASED TO 40 FEET, AS MEASURED AT CURB PER SECTION 102.12, 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

ADDITIONAL INFORMATION FOUND IN ZONING ADMINISTRATOR BULLETIN NO. 5



MASSING DIAGRAM - 4 - PROPOSED PROJECT

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SAN FRANCISCO, CA 94127

△ REVISIONS:		
NO.	DATE	DESCRIPTION

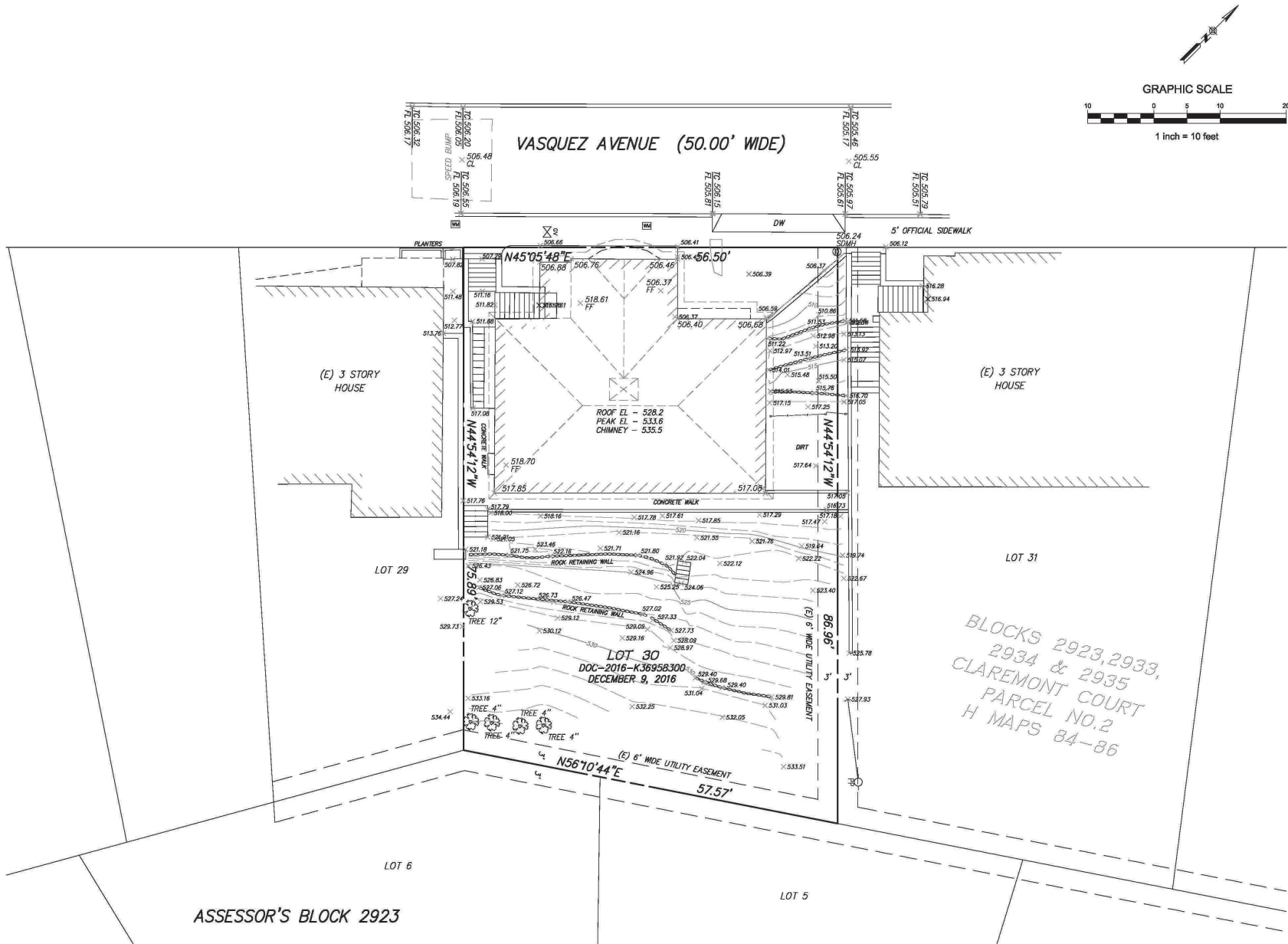
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2019/02/25

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SUPPLEMENTAL INFORMATION - MASSING
DIAGRAMS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A0.03



NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:

1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSMERICAN ENGINEERS: ☐ DEED ☐ TITLE REPORT ☐ A.P.N. ☐ ADDRESS OF THE P.L.O.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMITS.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
9. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

- SPECIAL NOTES**
1. ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
 2. "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
 3. "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
 4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
 5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
 6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

- LEGEND**
- MARK - MONUMENT MAP
 - CITY MONUMENT
 - SET 1/2" REBAR & PLASTIC CAP LS 6975
 - FND 1/2" REBAR
 - SET NAIL & TAG LS 6975
 - FOUND NAIL & TAG
 - FOUND L CUT
 - SET CROSS
 - FD CROSS
 - FIRE HYDRANT
 - JOINT POLE
 - WATER METER
 - ELECTRIC METER
 - ELECTRIC BOX
 - TELEPHONE VAULT
 - WATER VALVE
 - GAS VALVE
 - CLEAN OUT
 - ELECTROLIER
 - SEWER MANHOLE
 - STORM MANHOLE
 - LAMPHOLE
 - PARKING METER
 - CONCRETE
 - ASPHALT PAVING

- ABBREVIATIONS**
- | | |
|------|-----------------------------|
| [] | ASSESSOR'S PLAT INFORMATION |
| AC | ASPHALT CONCRETE |
| BLDG | BUILDING |
| CLR | CLEAR |
| CO | CLEANOUT |
| CONC | CONCRETE |
| COR | CORNER |
| CB | CATCH BASIN |
| DW | DRIVEWAY |
| DI | DROP INLET |
| ELEV | ELEVATION |
| (E) | EXISTING |
| FND | FOUND |
| GV | GAS VALVE |
| FL | FLOW LINE |
| HC | HANDICAP RAMP |
| (N) | NEW |
| OV | OVER |
| PL | PROPERTY LINE |
| PROJ | PROJECTED |
| TC | TOP OF CURB |
| WM | WATER METER |
| PM | PARKING METER |
- BENCH MARK**
IDORA AVENUE & GARCIA AVENUE (N.E. CORNER)
NNE SURVEY MON IN WALK
ELEV. = 510.953 (CITY DATUM)

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△ REVISIONS:		
NO.	DATE	DESCRIPTION

SITE PERMIT
2019/02/25

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SITE SURVEY

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
C1.01

Job No.
6583

Sheet No.
1 OF 1

Date
FEBRUARY 2017

Survey
LP 02/10/17

Design
N/A --

Drawn
CAM 02/14/17

Checked
BP 02/18/17

Scale
AS SHOWN

TRANSAMERICAN

ENGINEERS

FOX PLAZA
1390 Market St., Suite 201
San Francisco, CA 94102
Phone No. (415) 553-4092
Fax No. (415) 553-4071

ARCHITECTURAL TOPOGRAPHIC SURVEY

ASSESSOR'S BLOCK No. 2923

LOT No. 030

225 VASQUEZ AVENUE

CALIFORNIA

SAN FRANCISCO

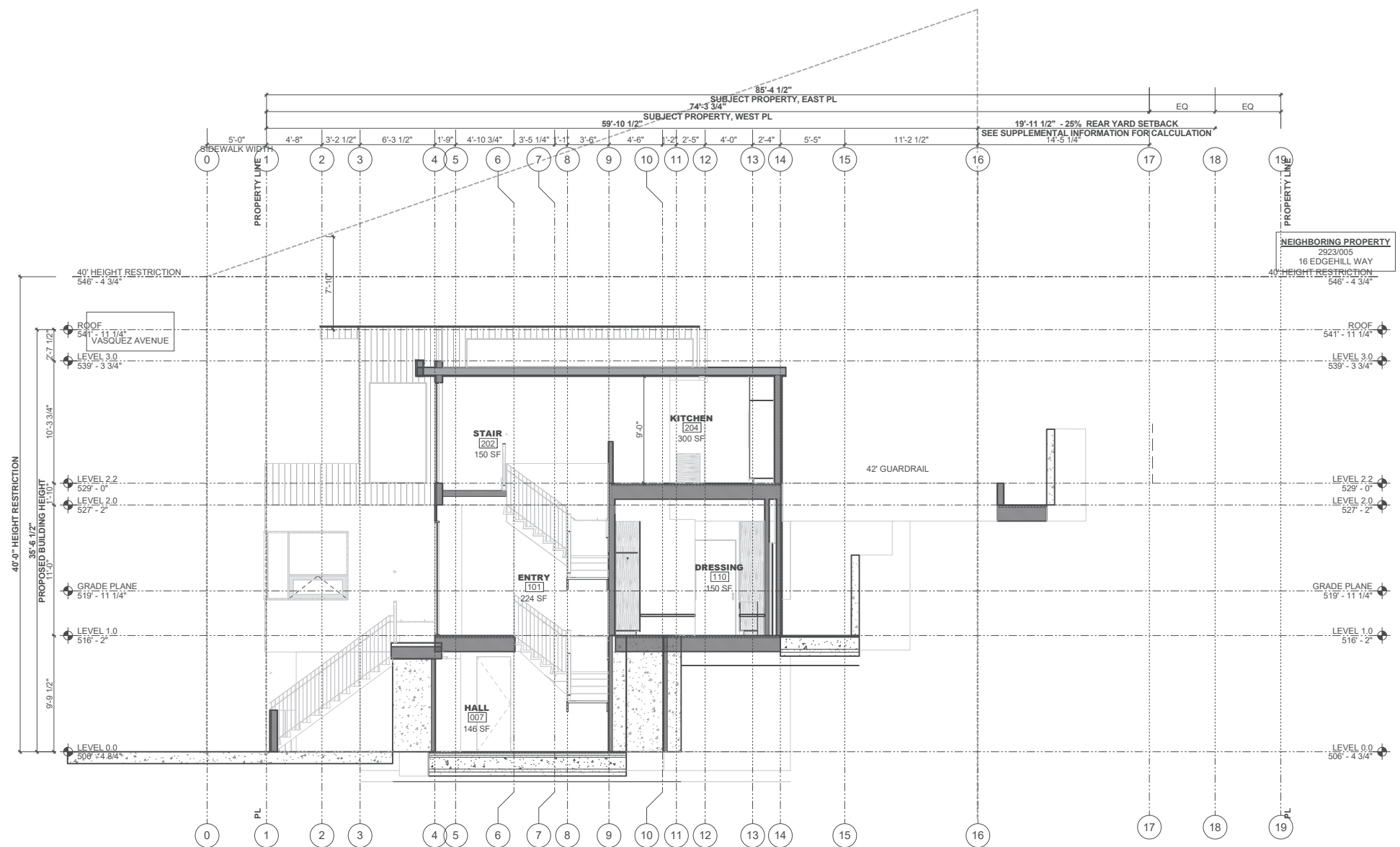
Approved by:
Chief Engineer License No. 6975

EXP.

Approved by:
Chief Surveyor License No. 6975
Expires 9/30/2017

Revisions

By:



1 BUILDING ENVELOPE
SCALE: 3/16" = 1'-0"

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MASSING SECTION

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
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EXISTING SITE PLAN

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A1.00

GENERAL NOTES

20% OF THE FRONT SETBACK AREA IS
LANDSCAPED AREA.

50% OF THE FRONT SETBACK AREA IS
CONSTRUCTED OF PERMEABLE
MATERIALS

AVERAGED REAR-YARD DEPTH

EAST PROPERTY DEPTH

85.3750'

WEST PROPERTY DEPTH

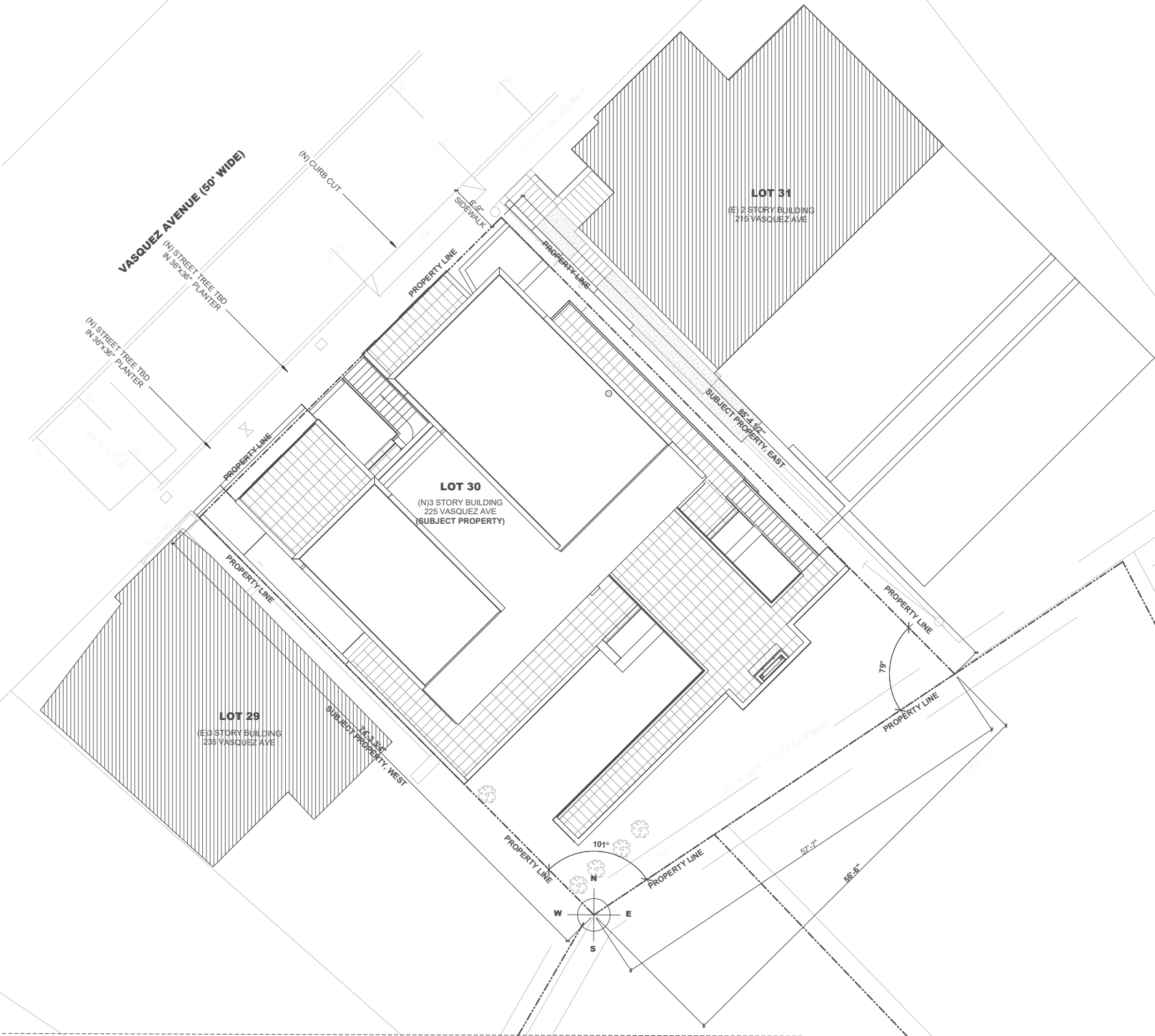
74.3125

$85.3750' + 74.3125' = 159.6875'$

$159.6875' / 2 = 79.8438'$

25% of 79.8438' = 19.960'

20' REQUIRED YEAR YARD



1 SITE PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

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△ REVISIONS:

NO.	DATE	DESCRIPTION

SITE PERMIT

2019/02/25

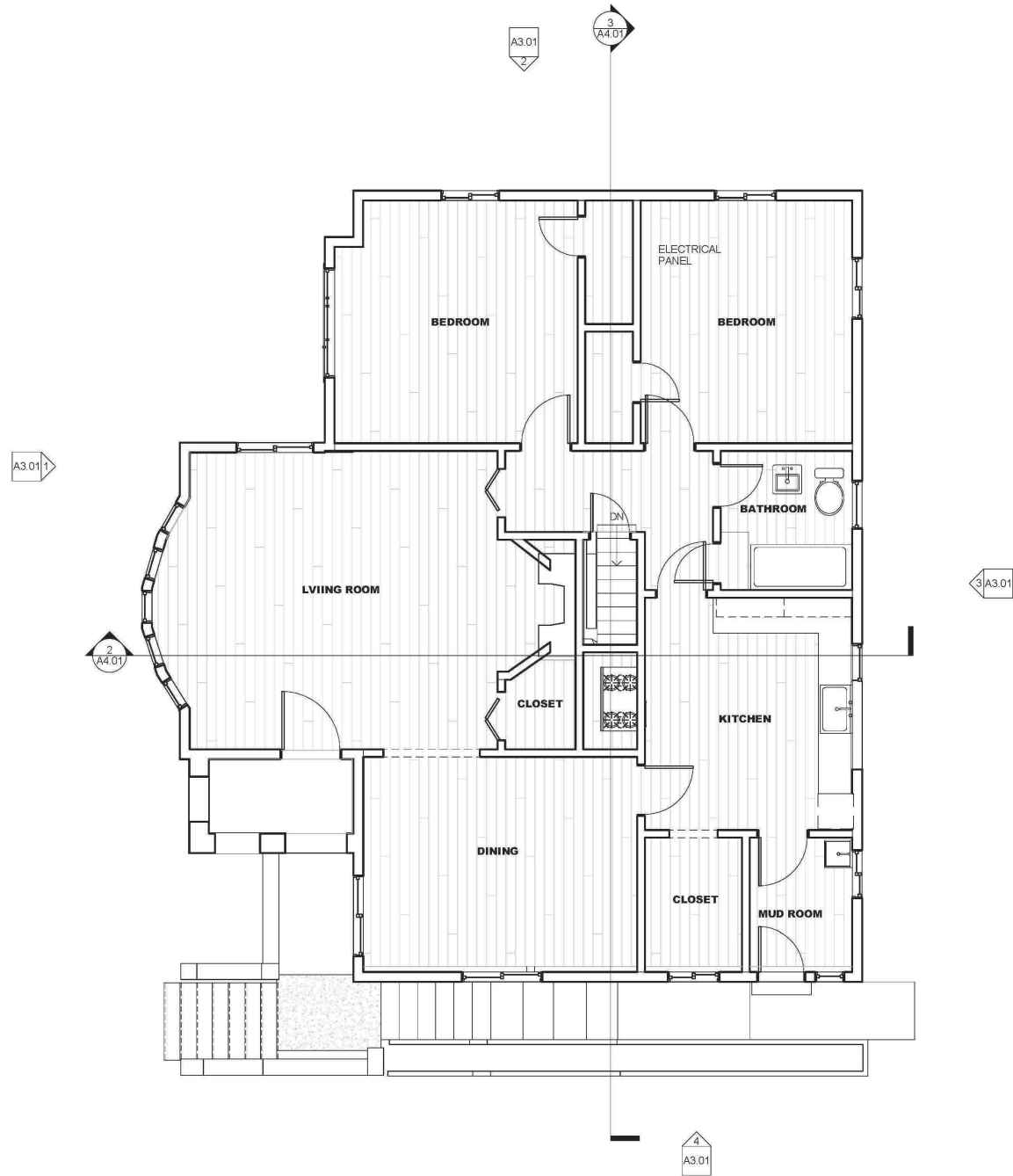
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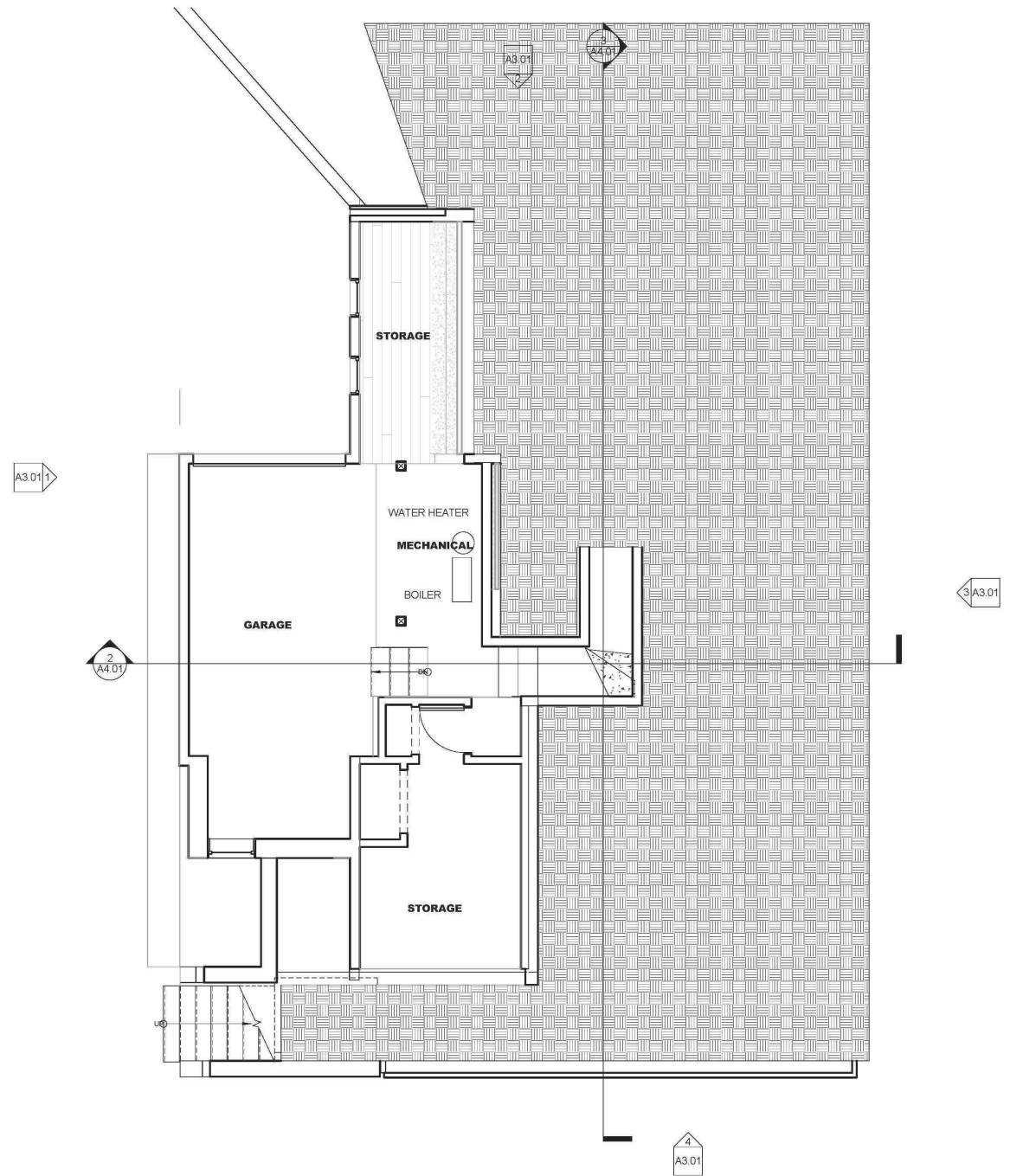
PROPOSED SITE PLAN

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB

A1.01



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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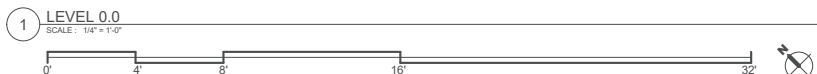
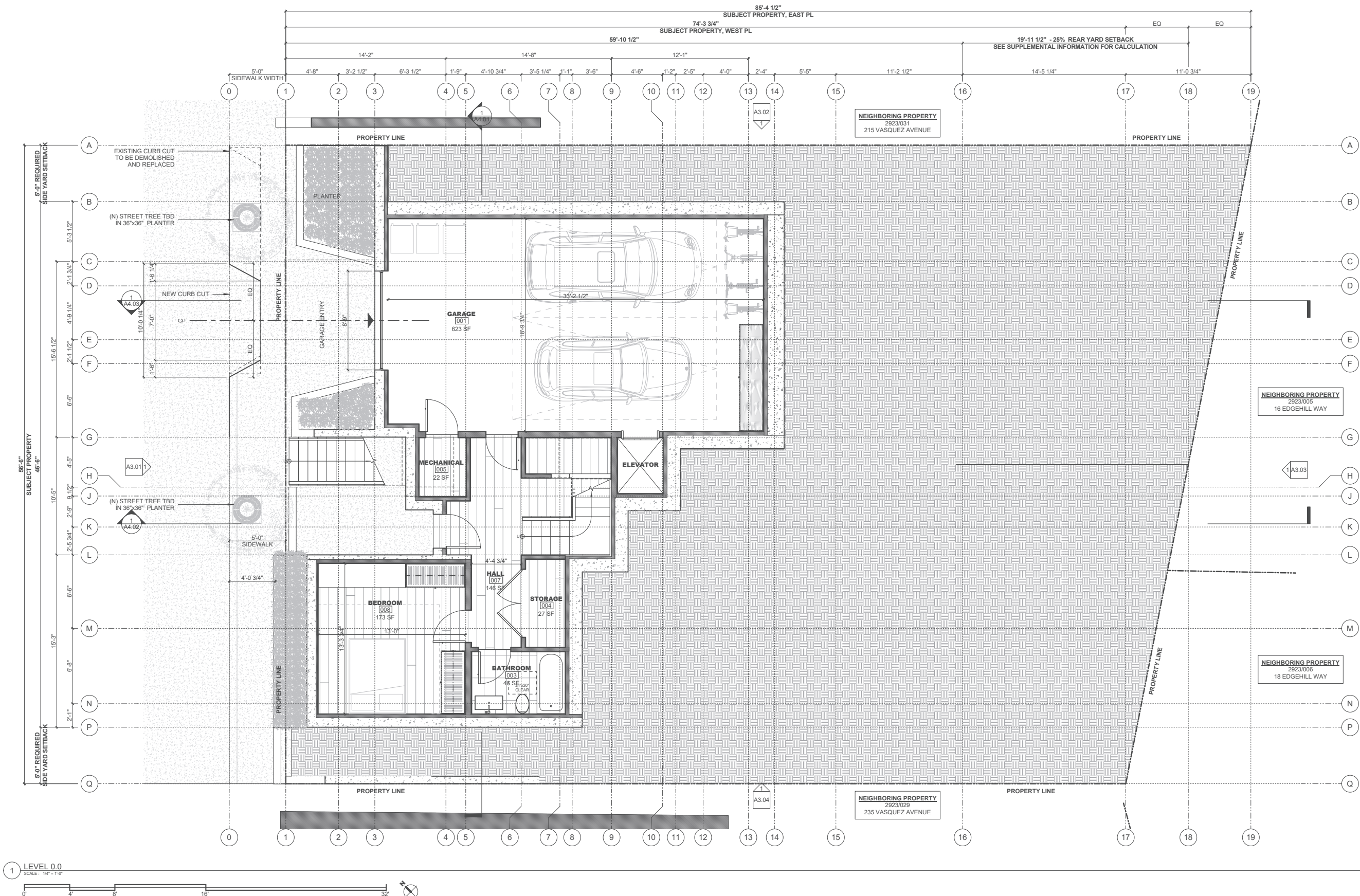
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PLANS - EXISTING

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A2.00



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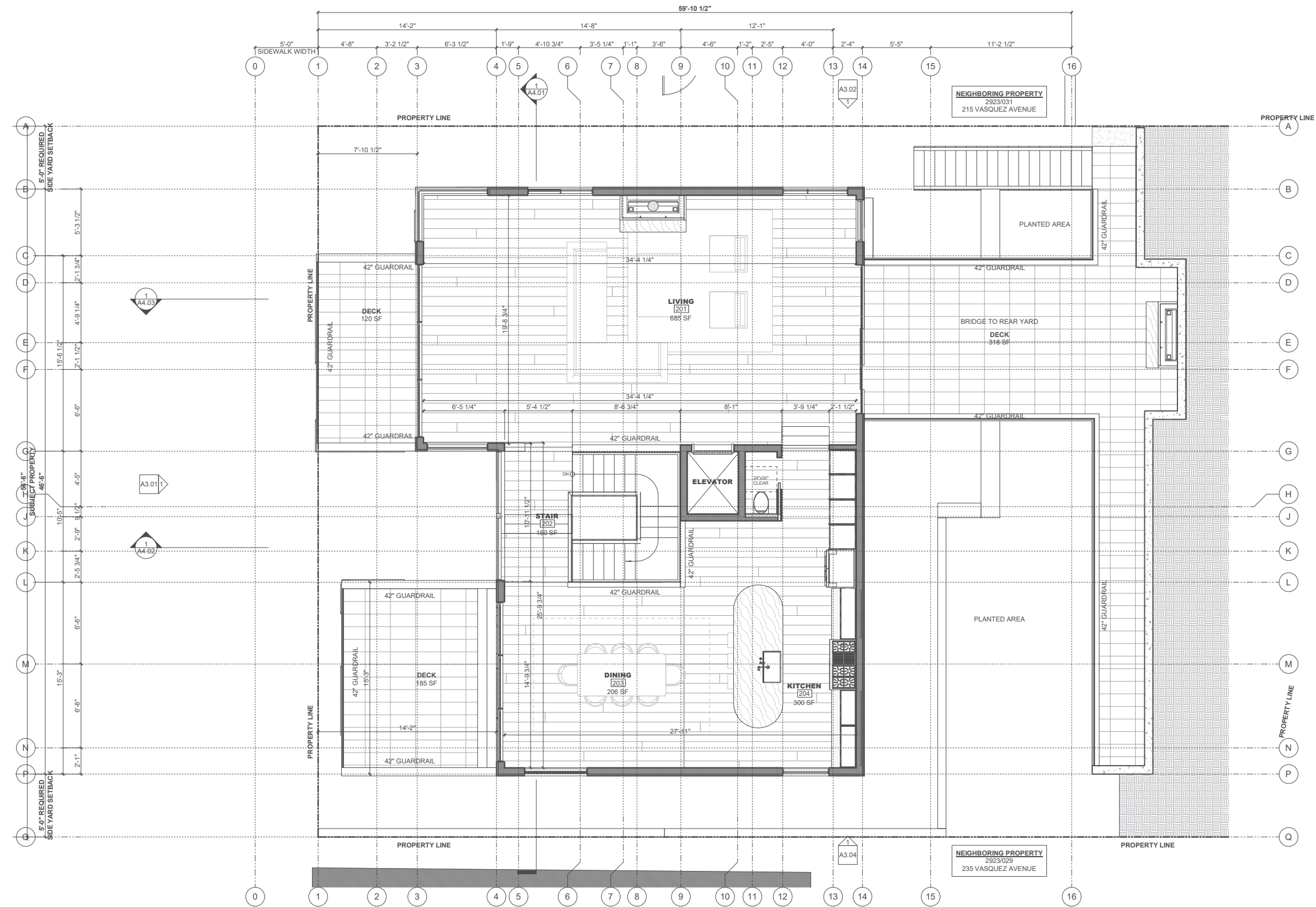
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SAN FRANCISCO, CA 94107
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PLANS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A2.01





1 LEVEL 2.2
SCALE: 1/4" = 1'-0"

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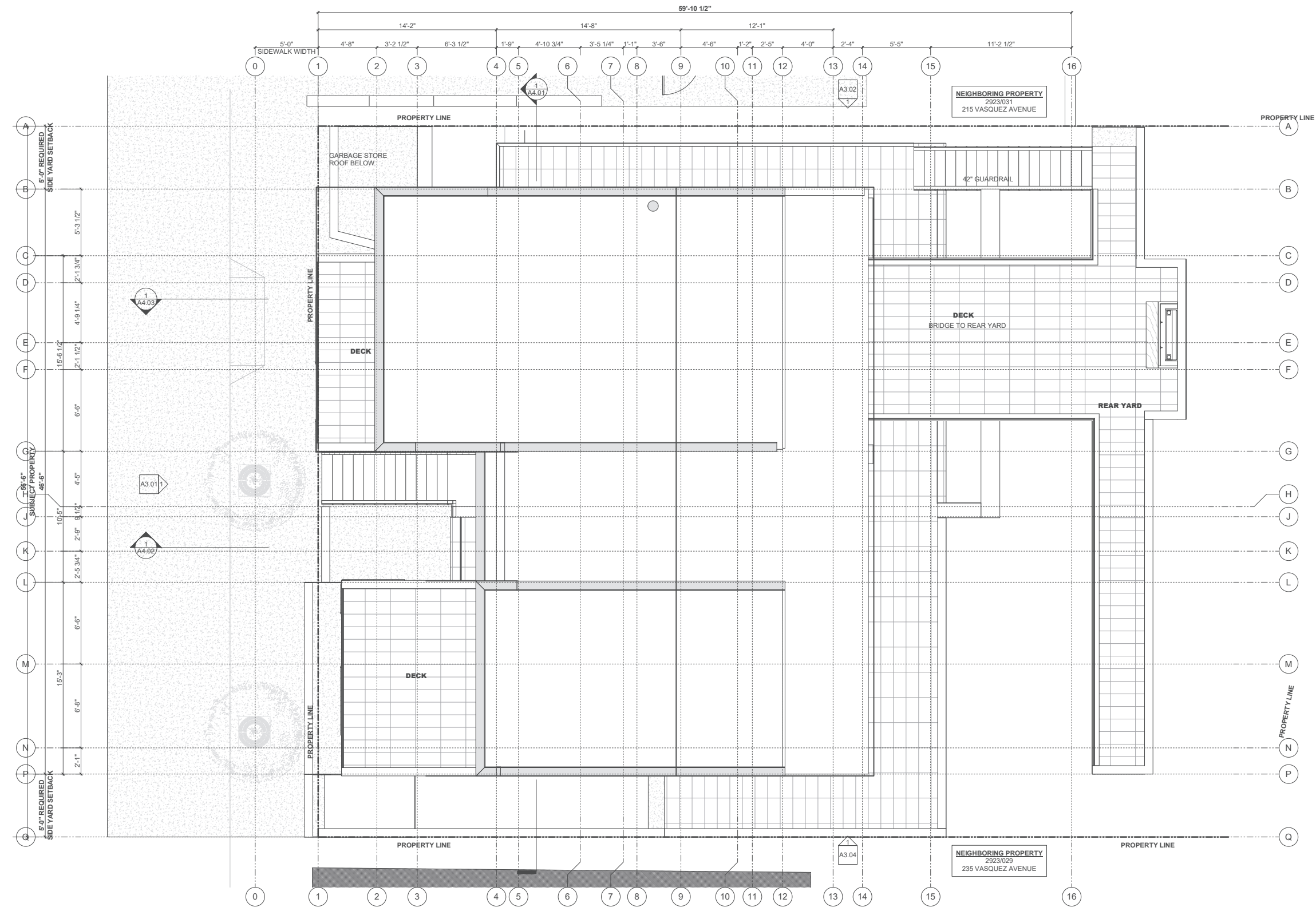
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PLANS

Project Number : 2017-01
Date : 2019/02/25
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A2.03



1 ROOF
SCALE: 1/4" = 1'-0"



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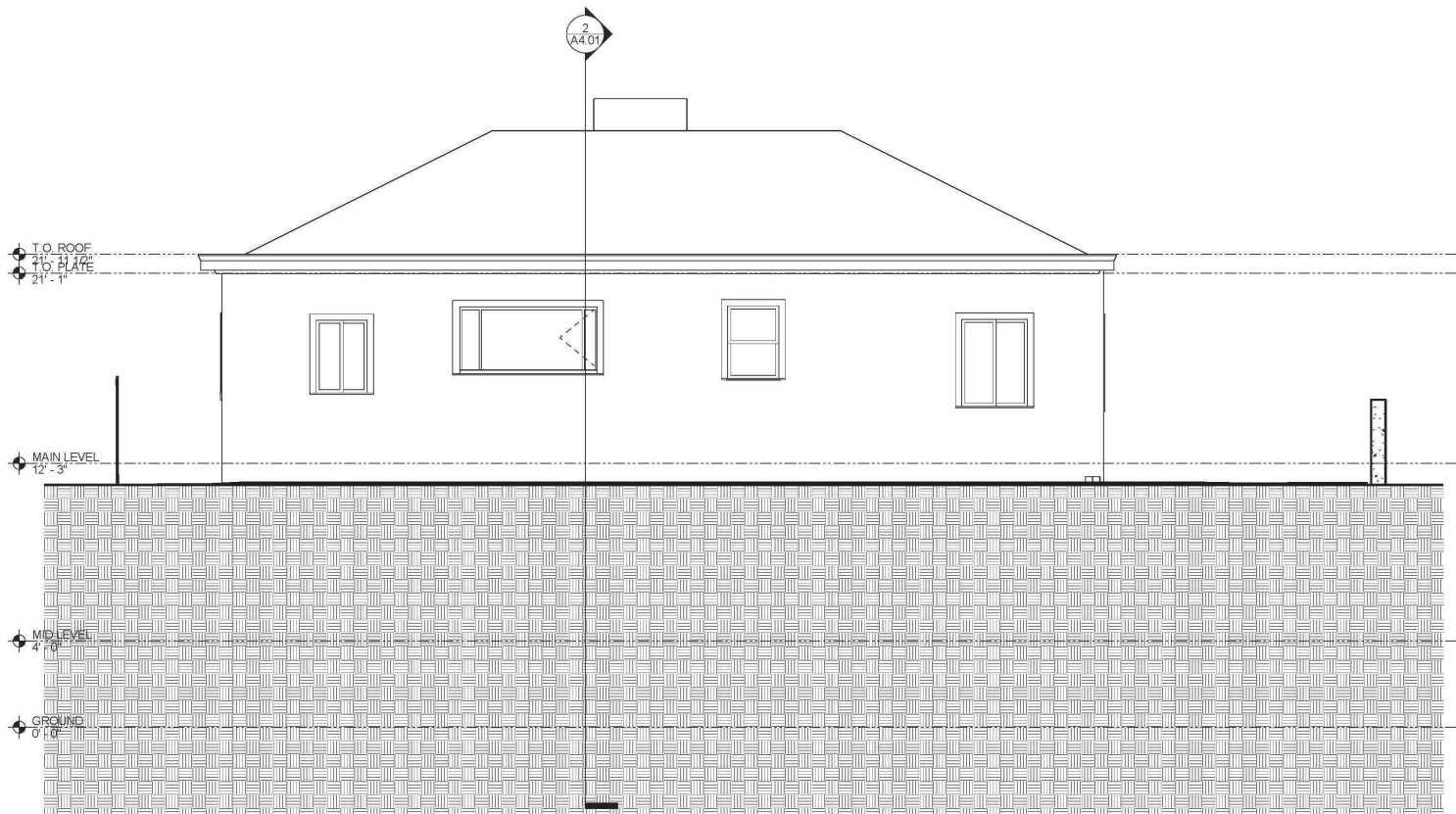
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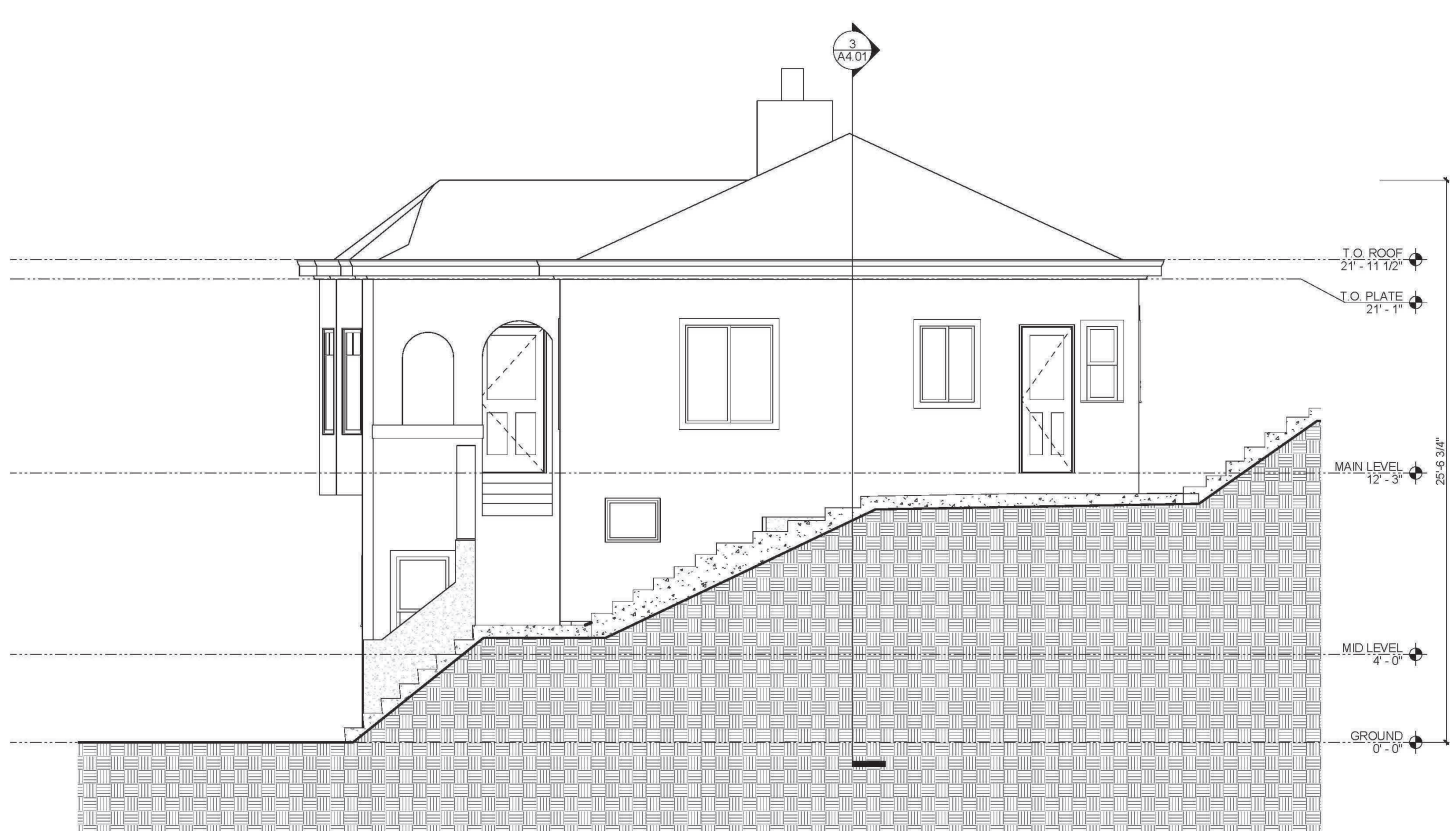


PLANS

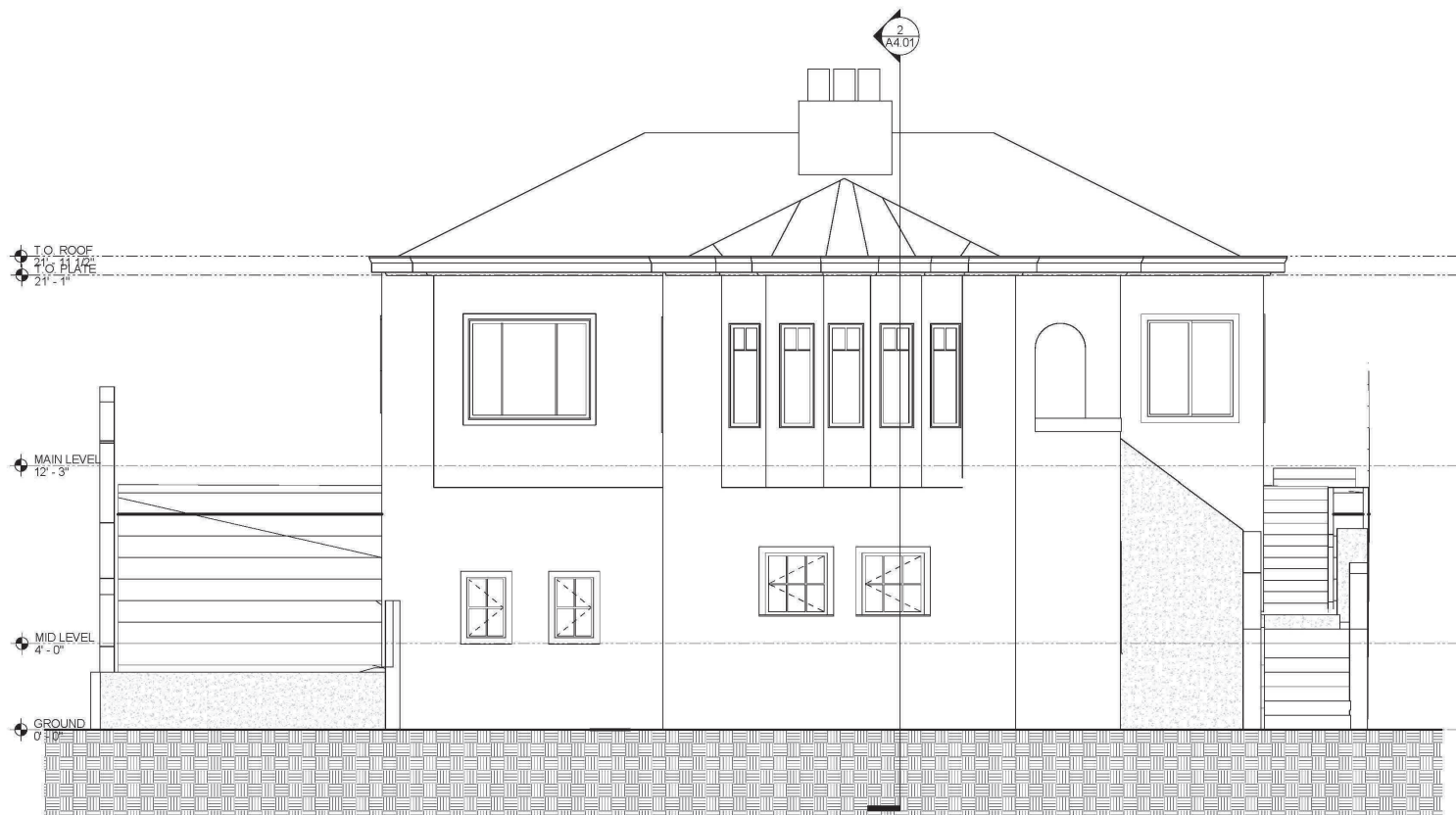
Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A2.04



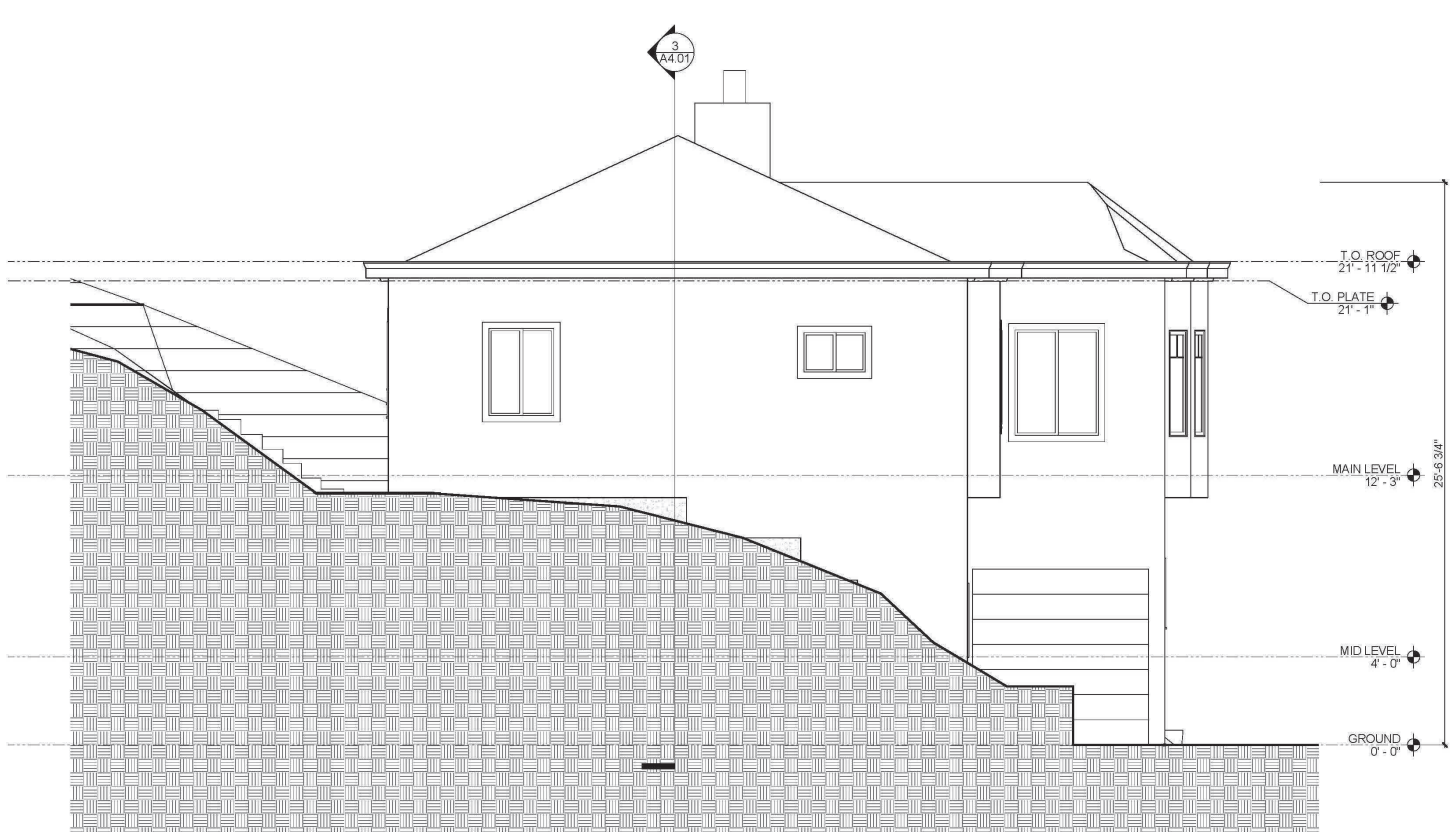
3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

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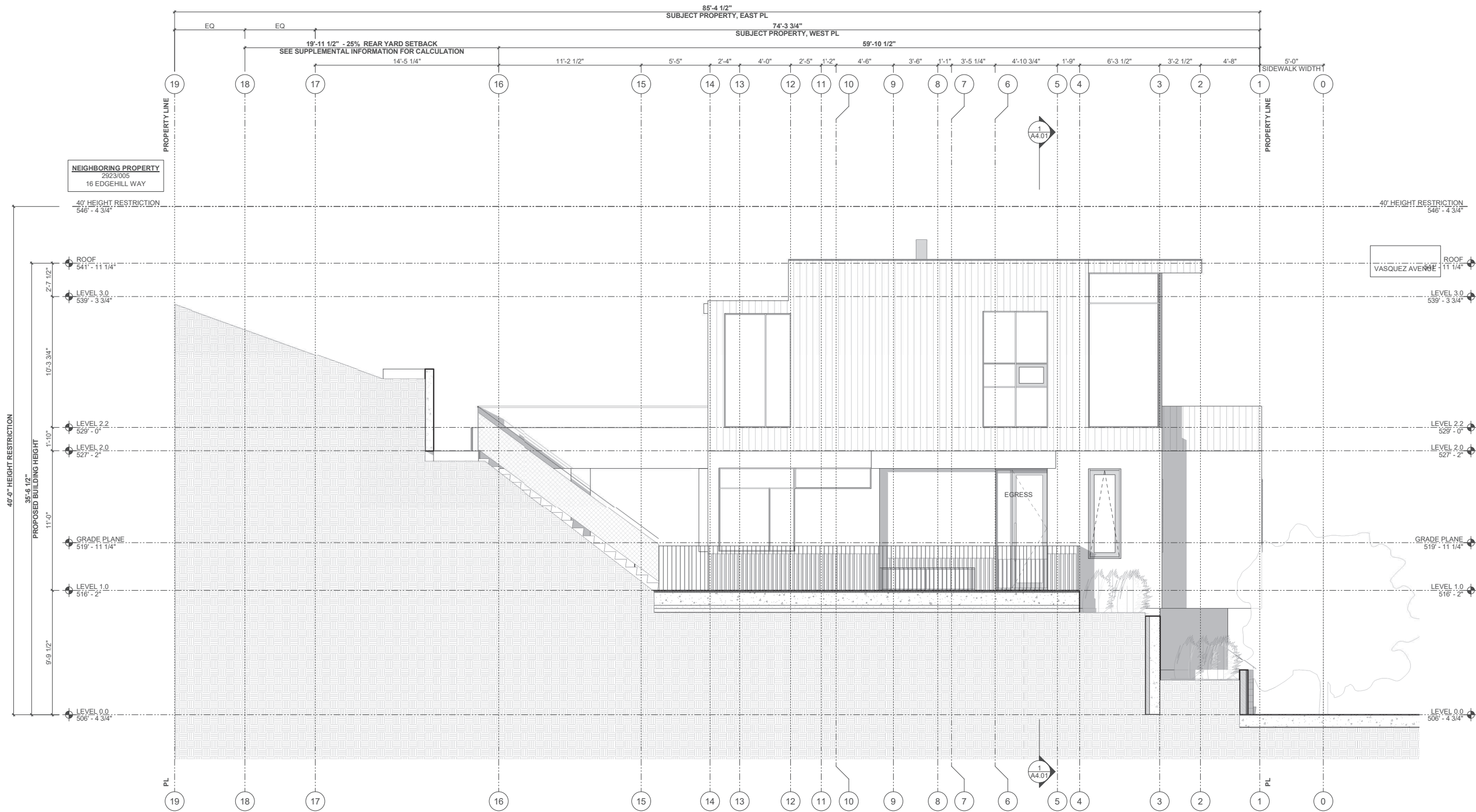
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415.503.0212



BUILDING ELEVATIONS - EXISTING

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A3.00





1 BUILDING ELEVATION - EAST
SCALE: 1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

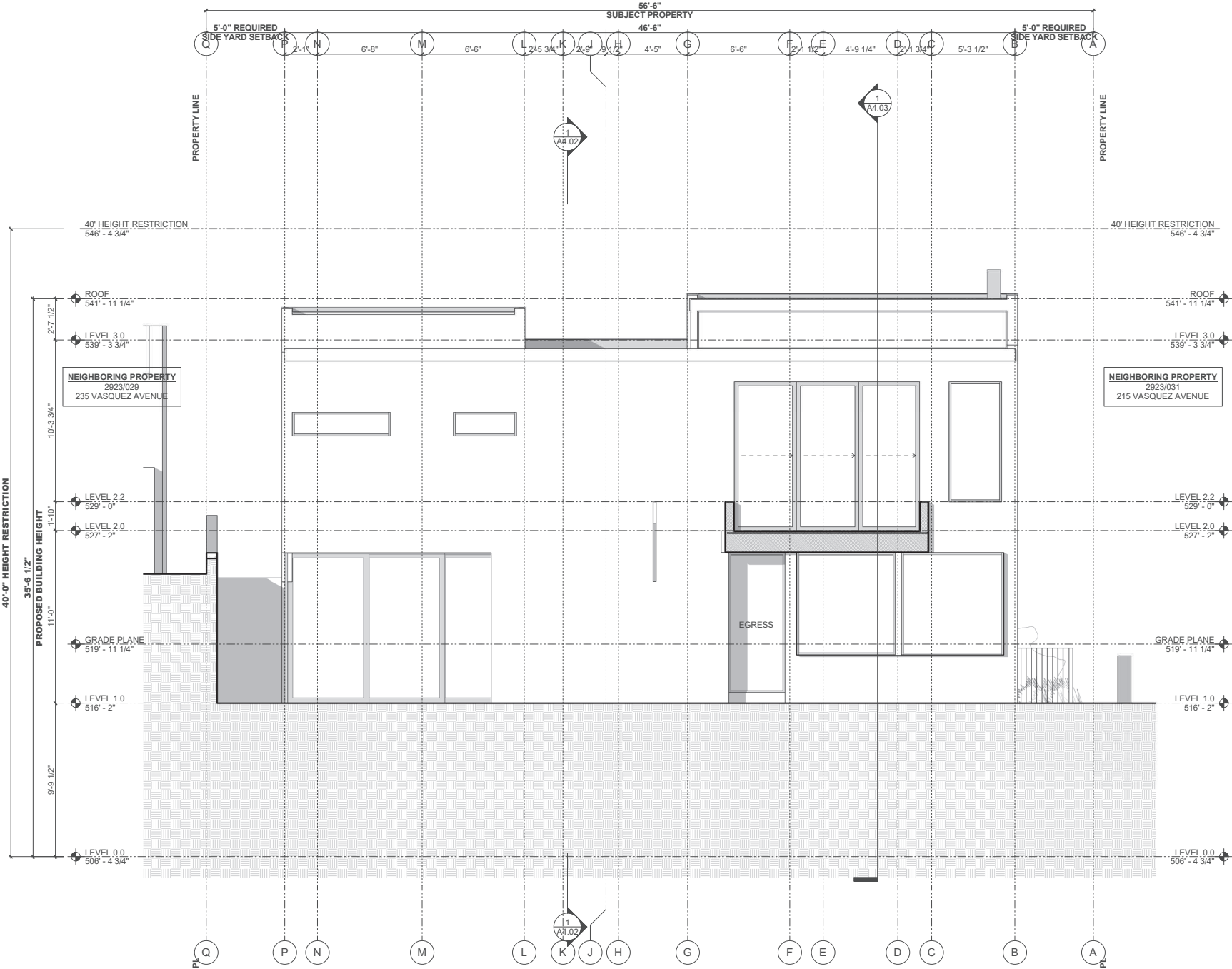
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2019/02/25

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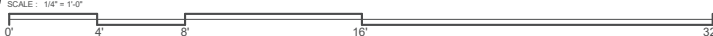


BUILDING ELEVATIONS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A3.02



1 BUILDING ELEVATION - SOUTH



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△ REVISIONS:		
NO.	DATE	DESCRIPTION

SITE PERMIT

2019/02/25

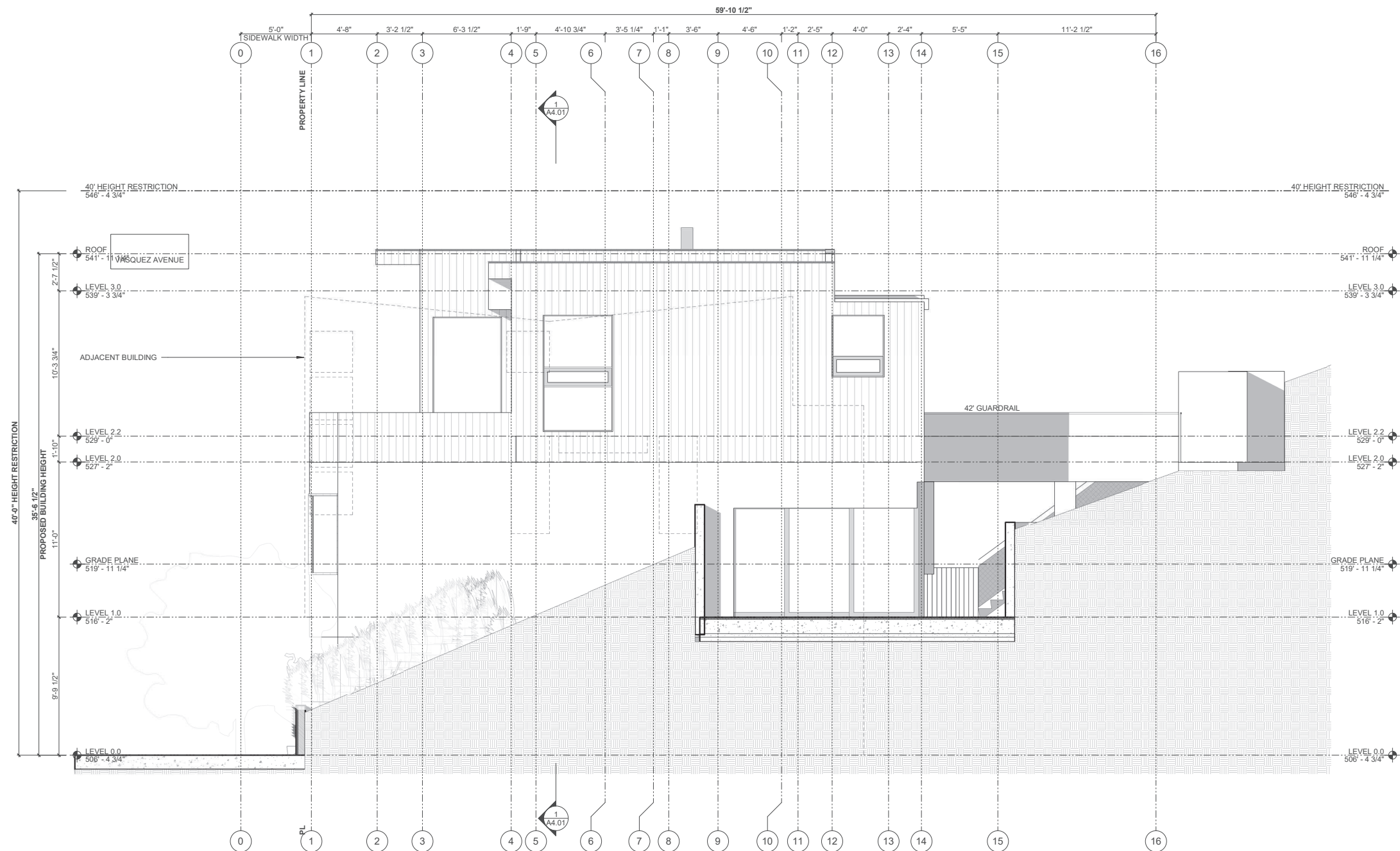
STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



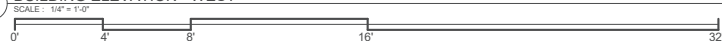
BUILDING ELEVATIONS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB

A3.03



1 BUILDING ELEVATION - WEST



BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST, APT 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:		
NO.	DATE	DESCRIPTION

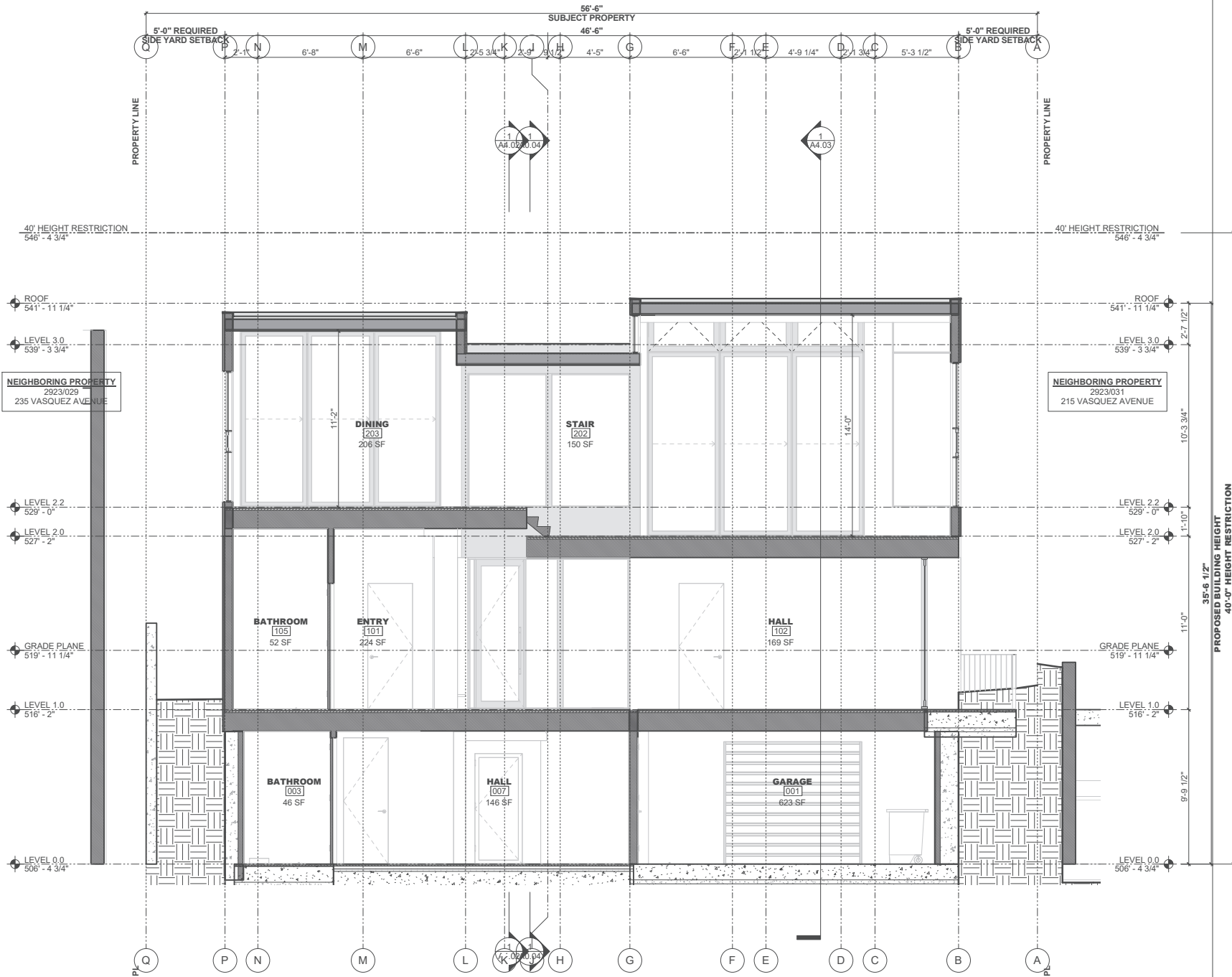
SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



BUILDING ELEVATIONS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A3.04



1 BUILDING SECTION - NORTH/SOUTH - 1
SCALE: 1/4" = 1'-0"

BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST, APT 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:		
NO.	DATE	DESCRIPTION

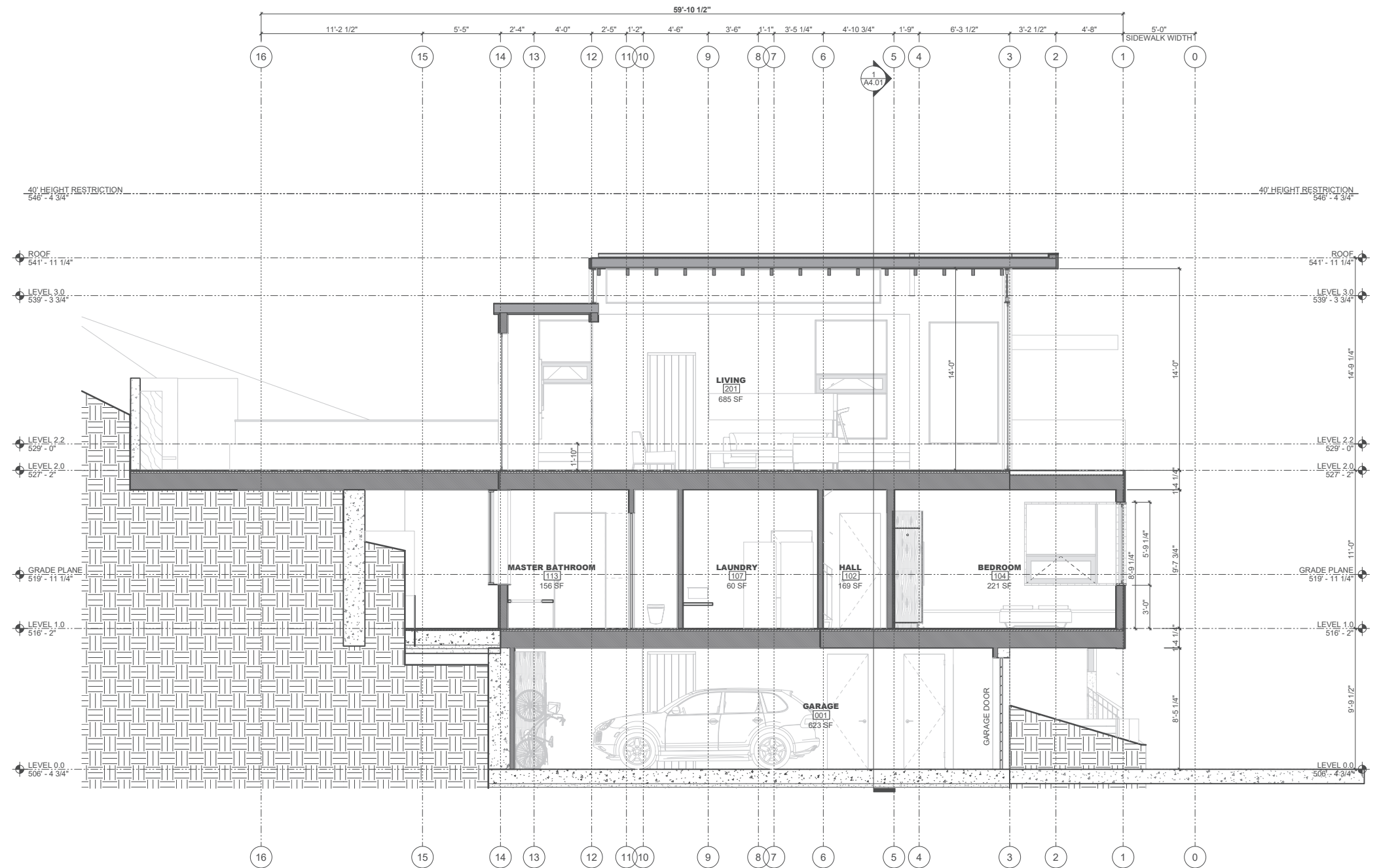
SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



BUILDING SECTIONS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A4.01



1 BUILDING SECTION - EAST/WEST - 2
SCALE : 1/4" = 1'-0"



BEHNAM REZAEI & ANNA MAYOROVA
260 KING ST., APT. 1605
SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:			
NO.	DATE	DESCRIPTION	

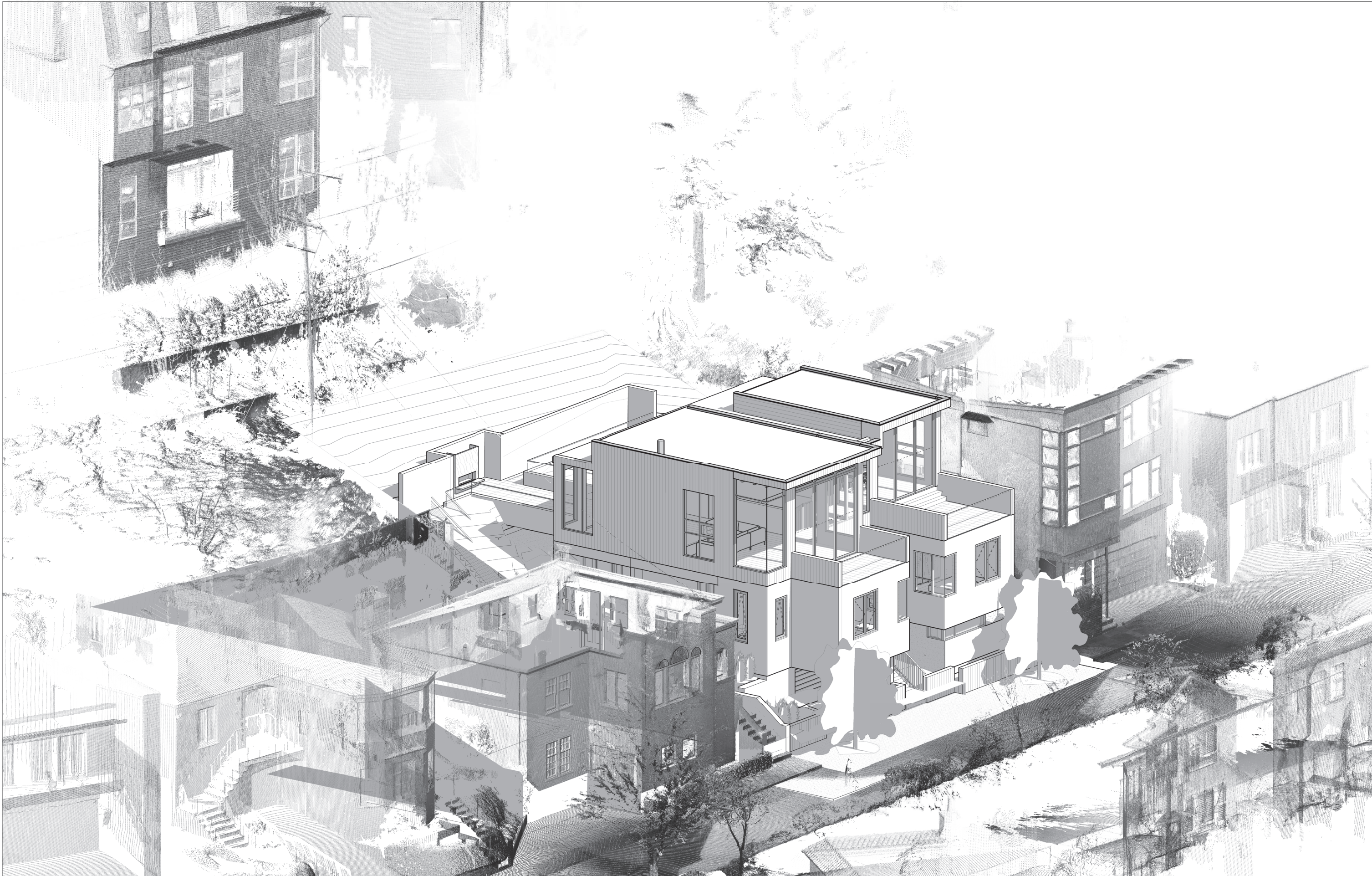
SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST., SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



BUILDING SECTIONS

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A4.03



BEHNAM REZAEI & ANNA MAYOROVA
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SAN FRANCISCO, CA 94107
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VASQUEZ
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△ REVISIONS:		
NO.	DATE	DESCRIPTION

SITE PERMIT
2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST. SUITE 319
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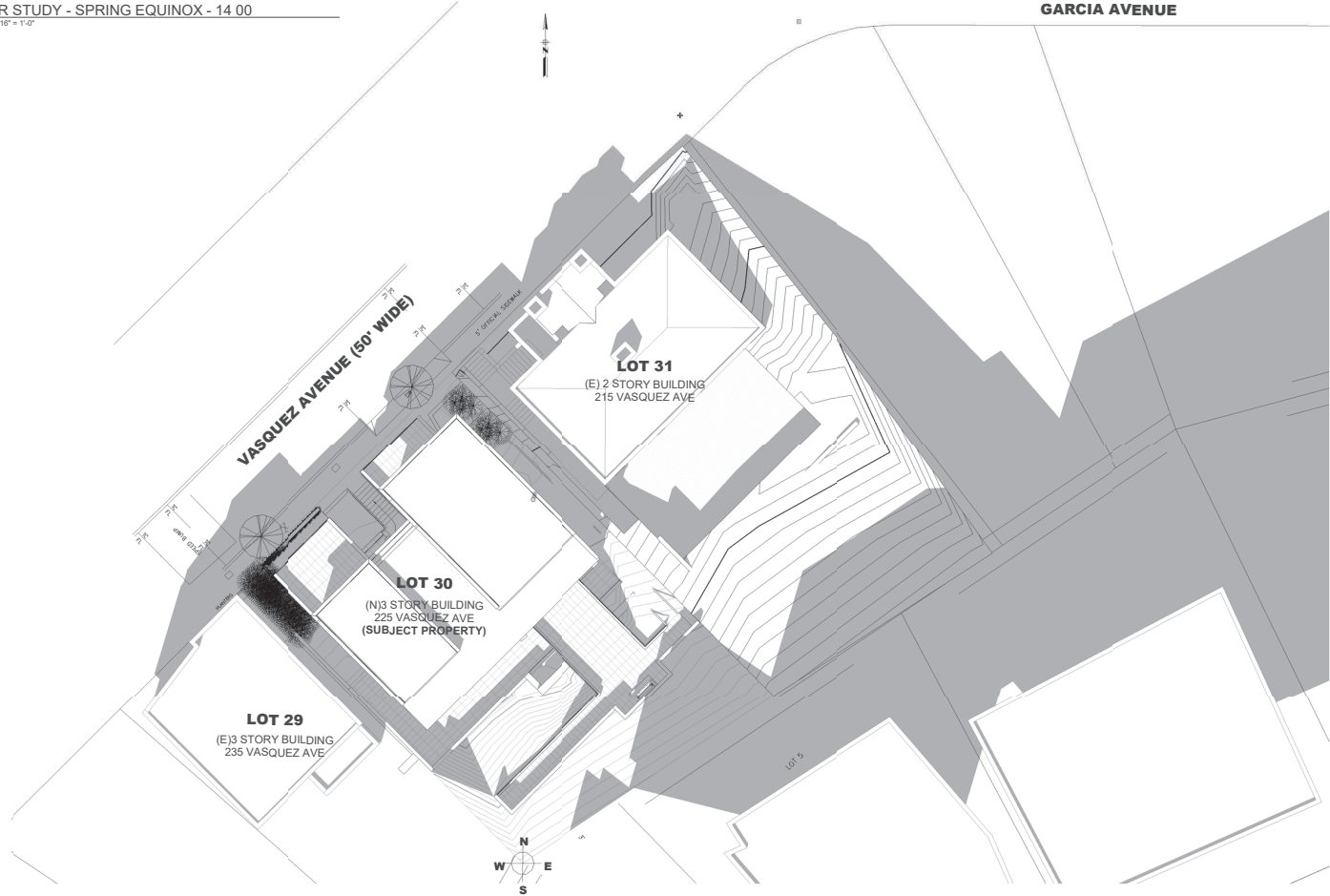
AXONOMETRIC

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A9.02

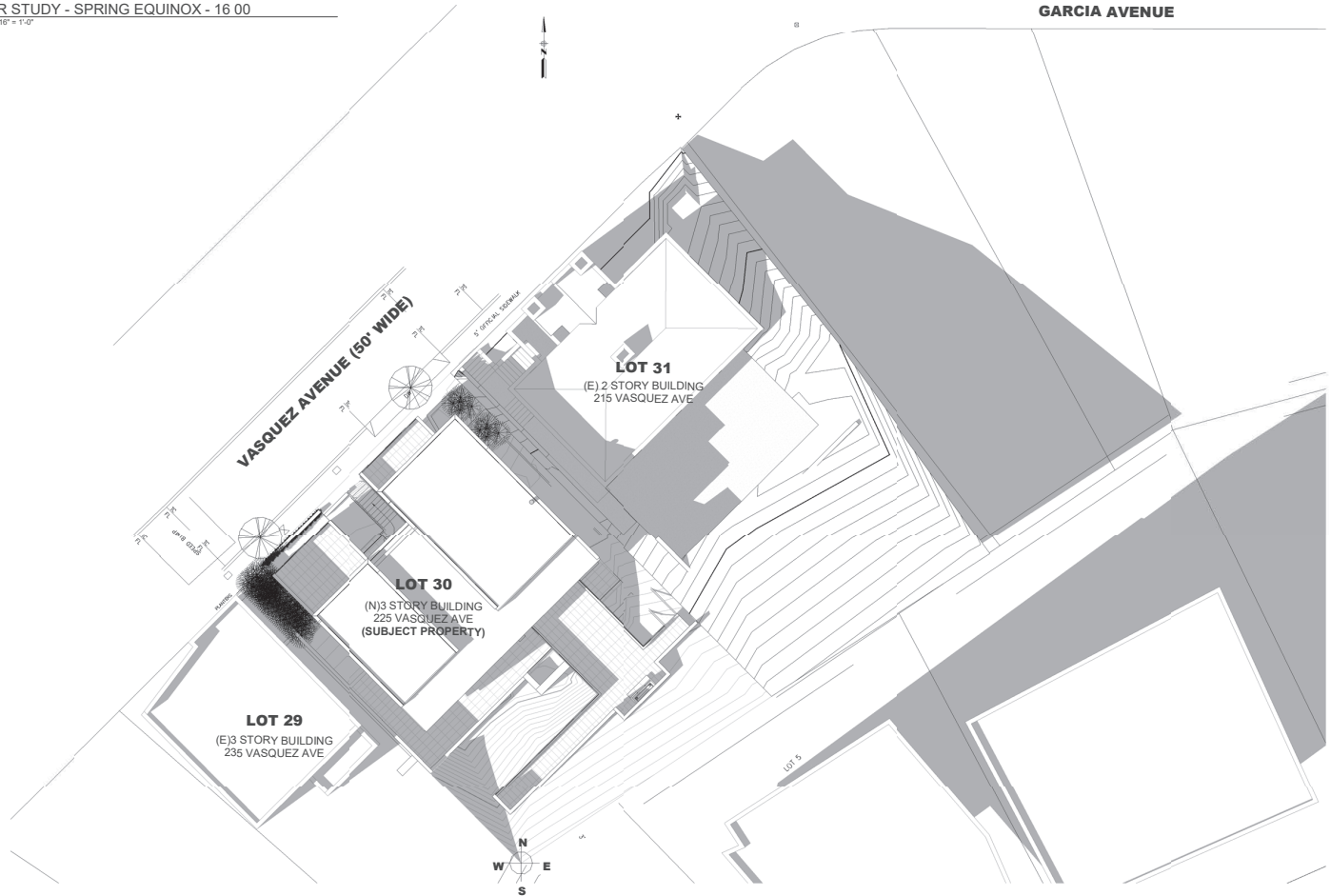
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SCALE : 1/16" = 1'-0"



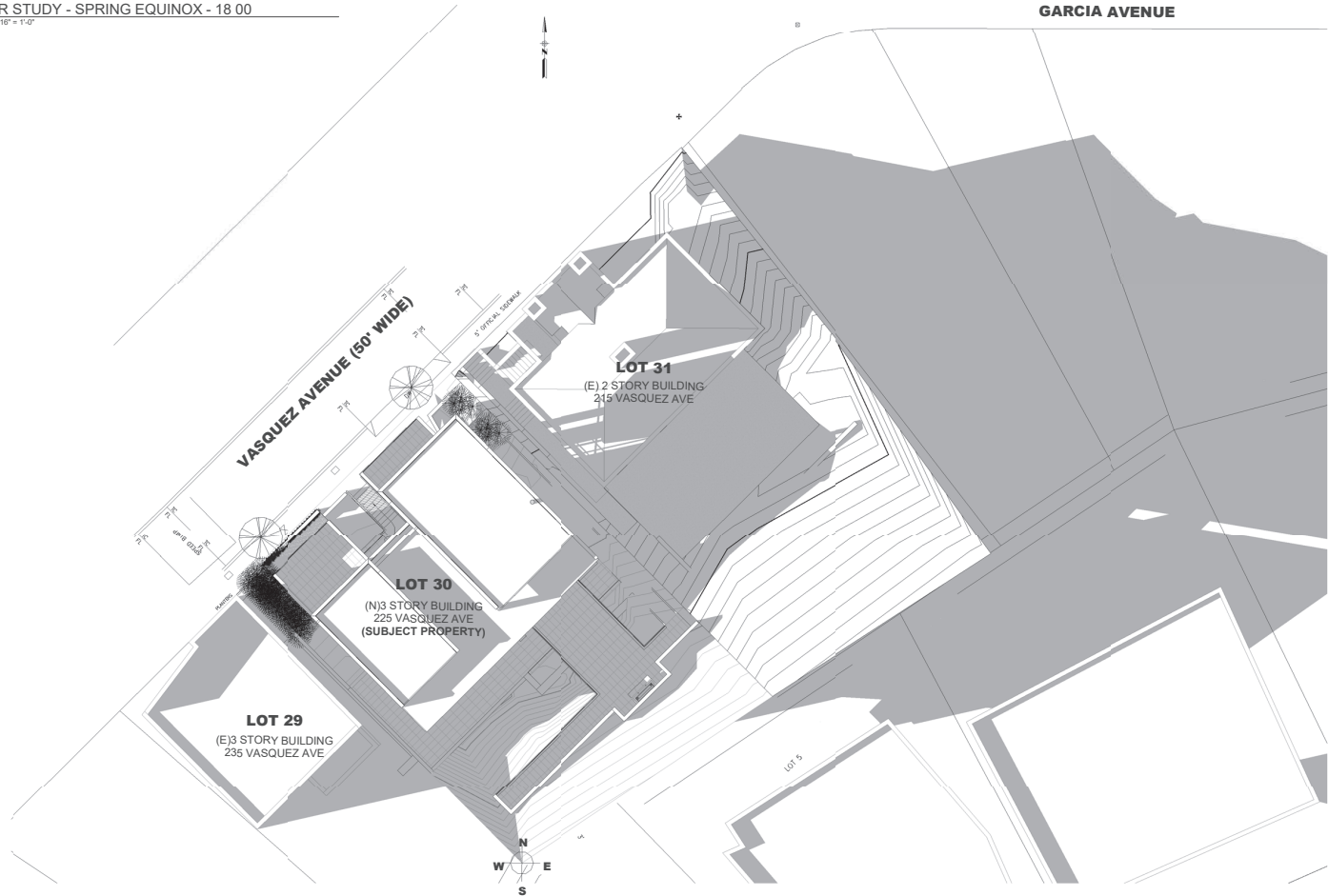
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SCALE : 1/16" = 1'-0"



3 SOLAR STUDY - SPRING EQUINOX - 16 00
SCALE : 1/16" = 1'-0"



4 SOLAR STUDY - SPRING EQUINOX - 18 00
SCALE : 1/16" = 1'-0"



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SAN FRANCISCO, CA 94107
ATTN: BEHNAM REZAEI / 310.702.5266

VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:

NO.	DATE	DESCRIPTION

SITE PERMIT

2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212

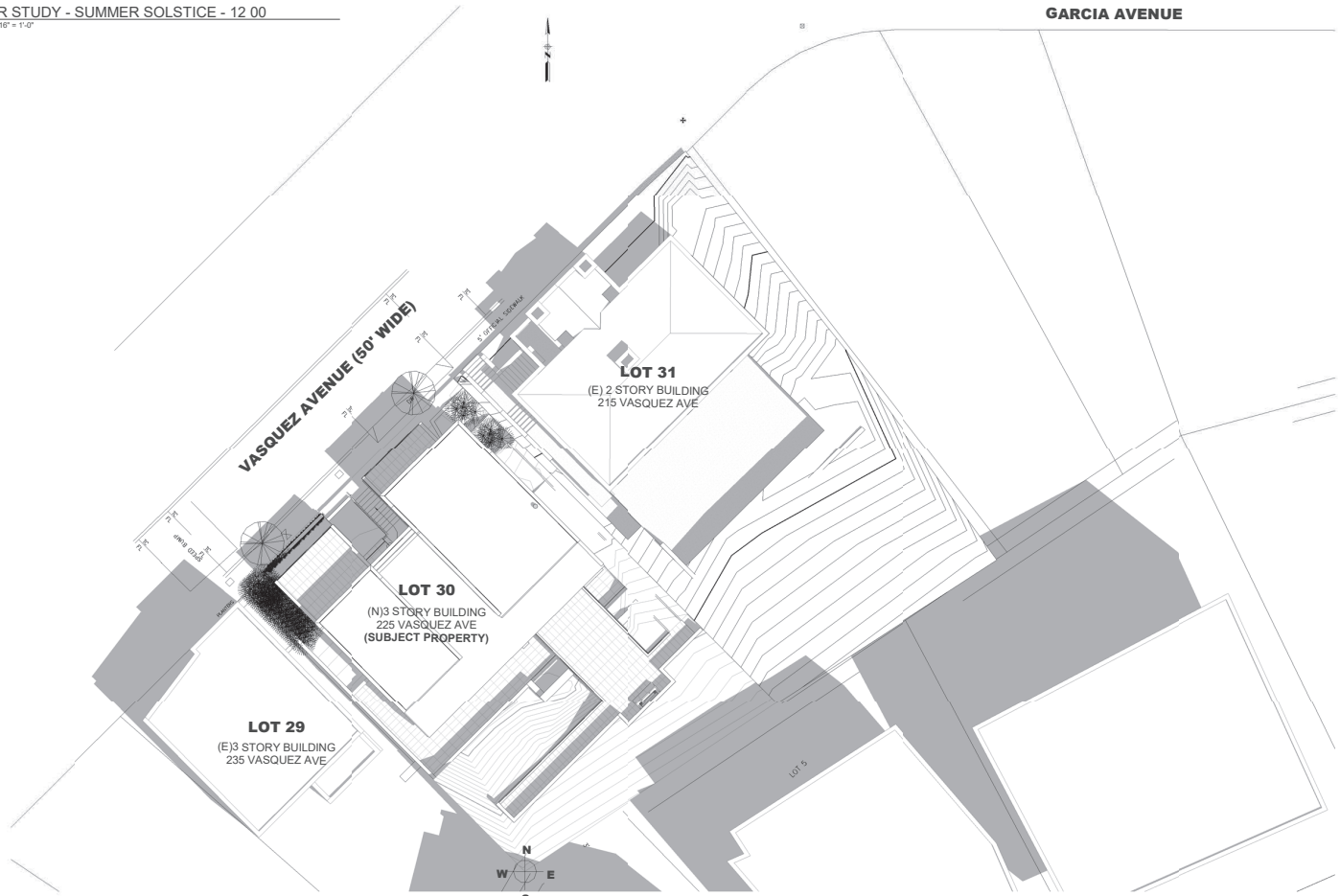


SOLAR STUDIES - SPRING

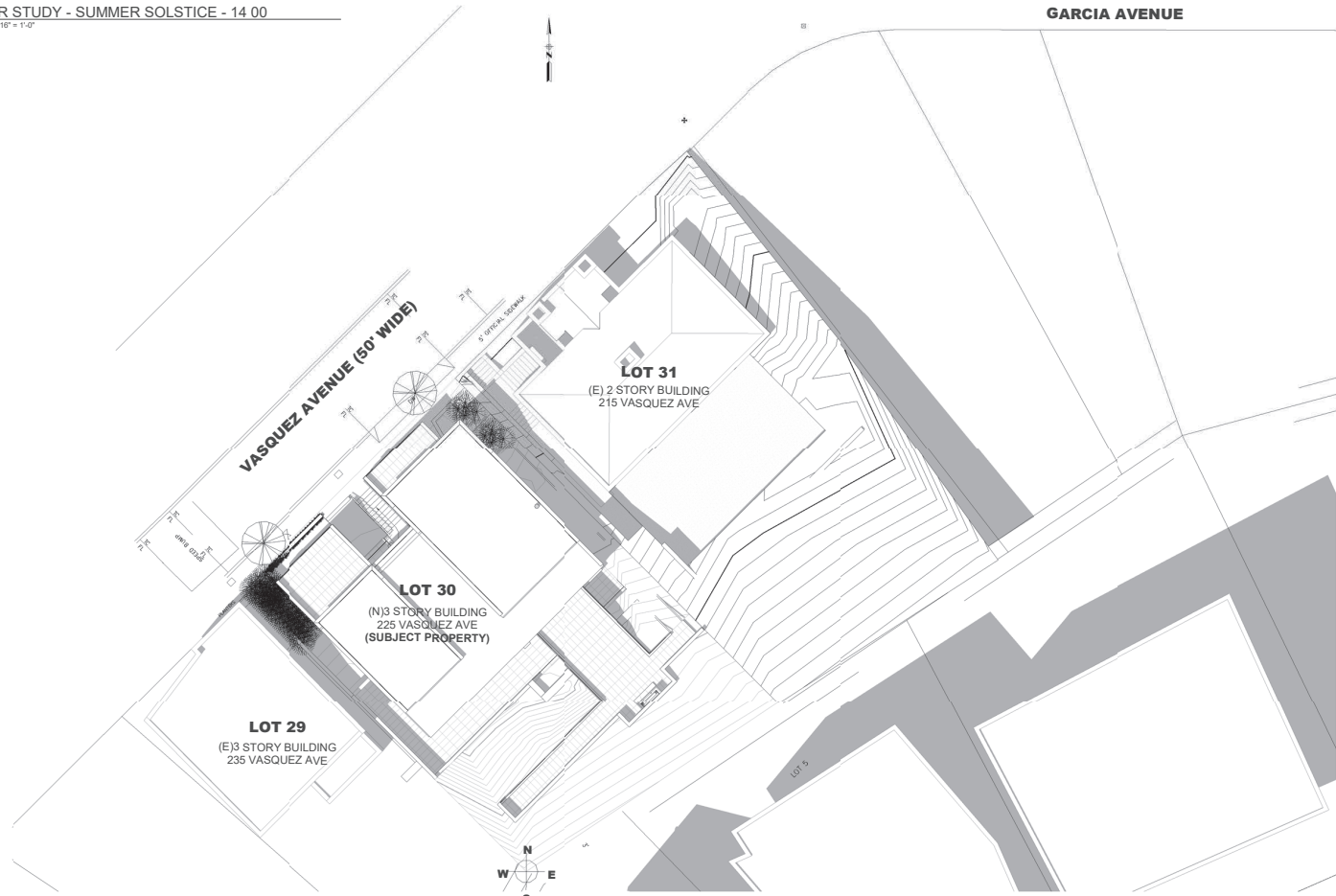
Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB

A9.10

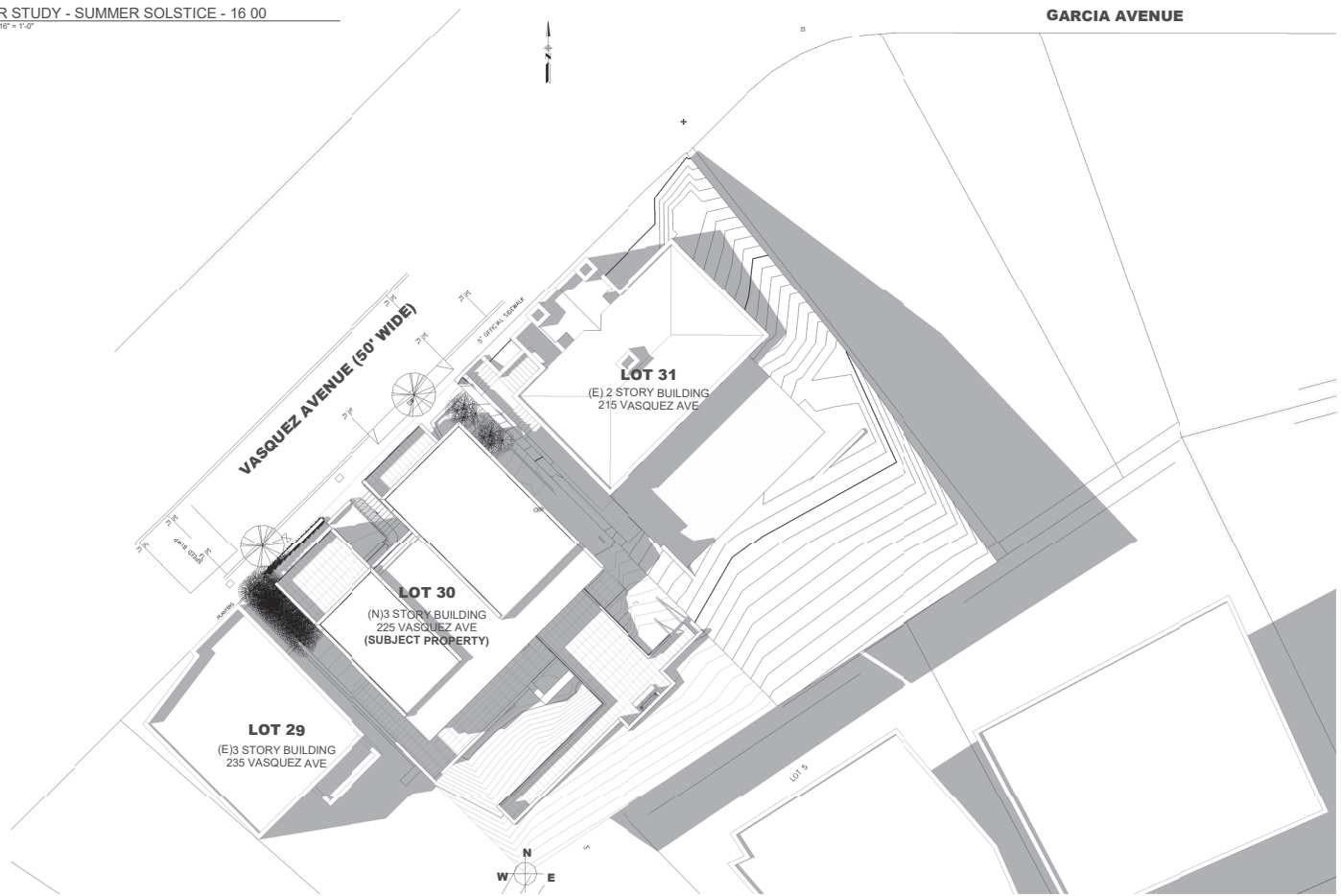
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SCALE : 1/16" = 1'-0"



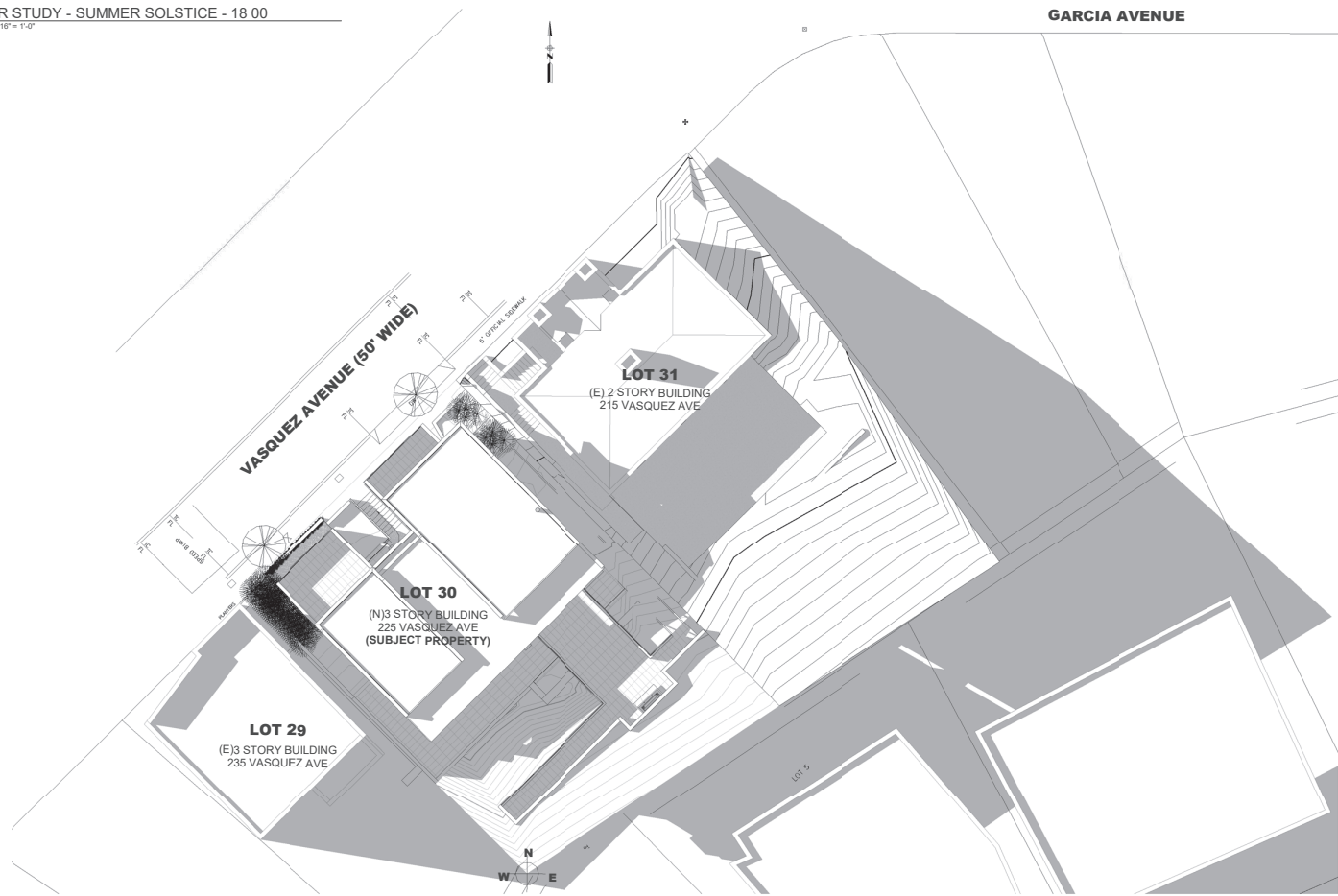
2 SOLAR STUDY - SUMMER SOLSTICE - 14 00
SCALE : 1/16" = 1'-0"



3 SOLAR STUDY - SUMMER SOLSTICE - 16 00
SCALE : 1/16" = 1'-0"



4 SOLAR STUDY - SUMMER SOLSTICE - 18 00
SCALE : 1/16" = 1'-0"



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VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:		
NO.	DATE	DESCRIPTION

SITE PERMIT
2019/02/25

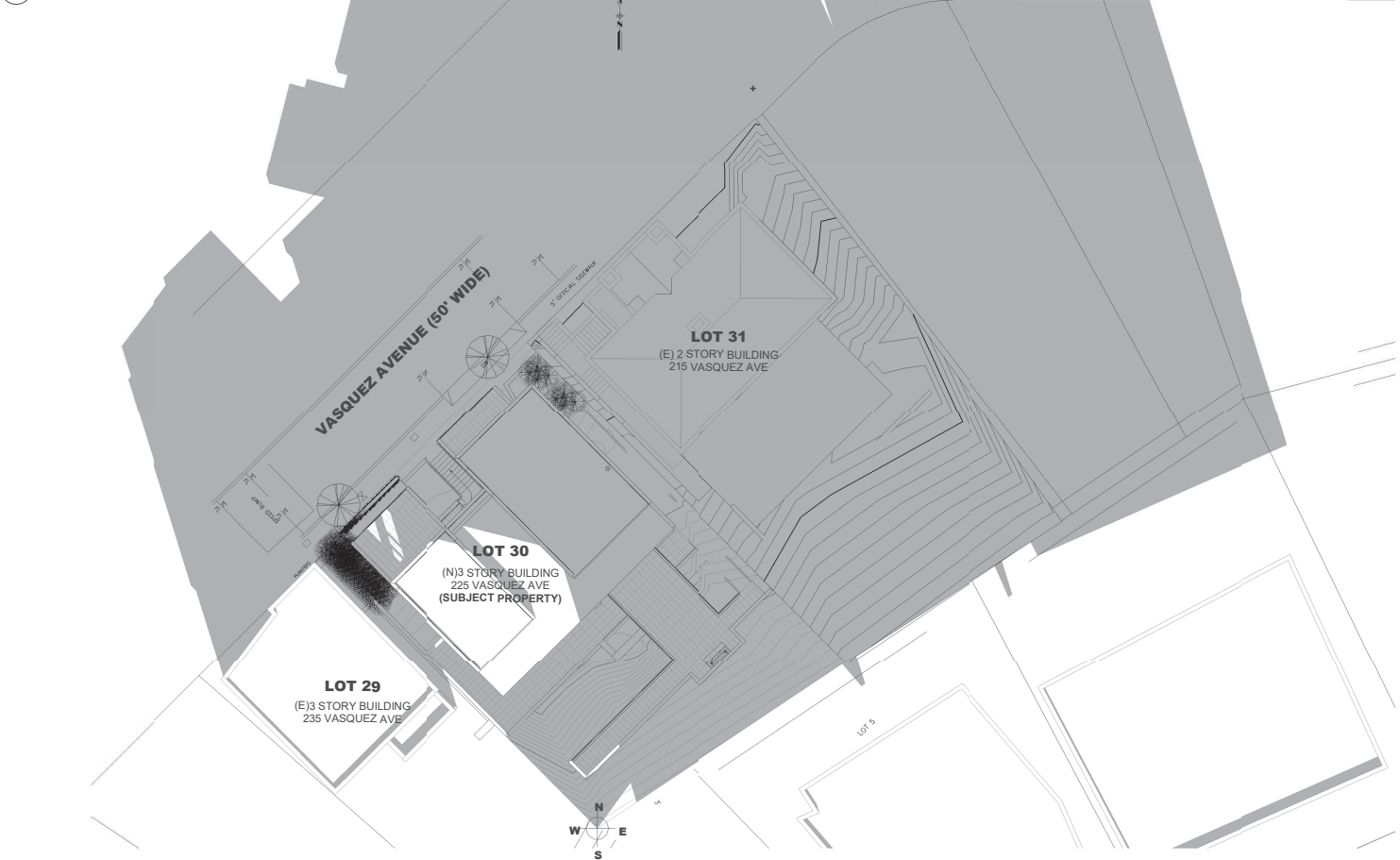
STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



SOLAR STUDIES - SUMMER

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB
A9.11

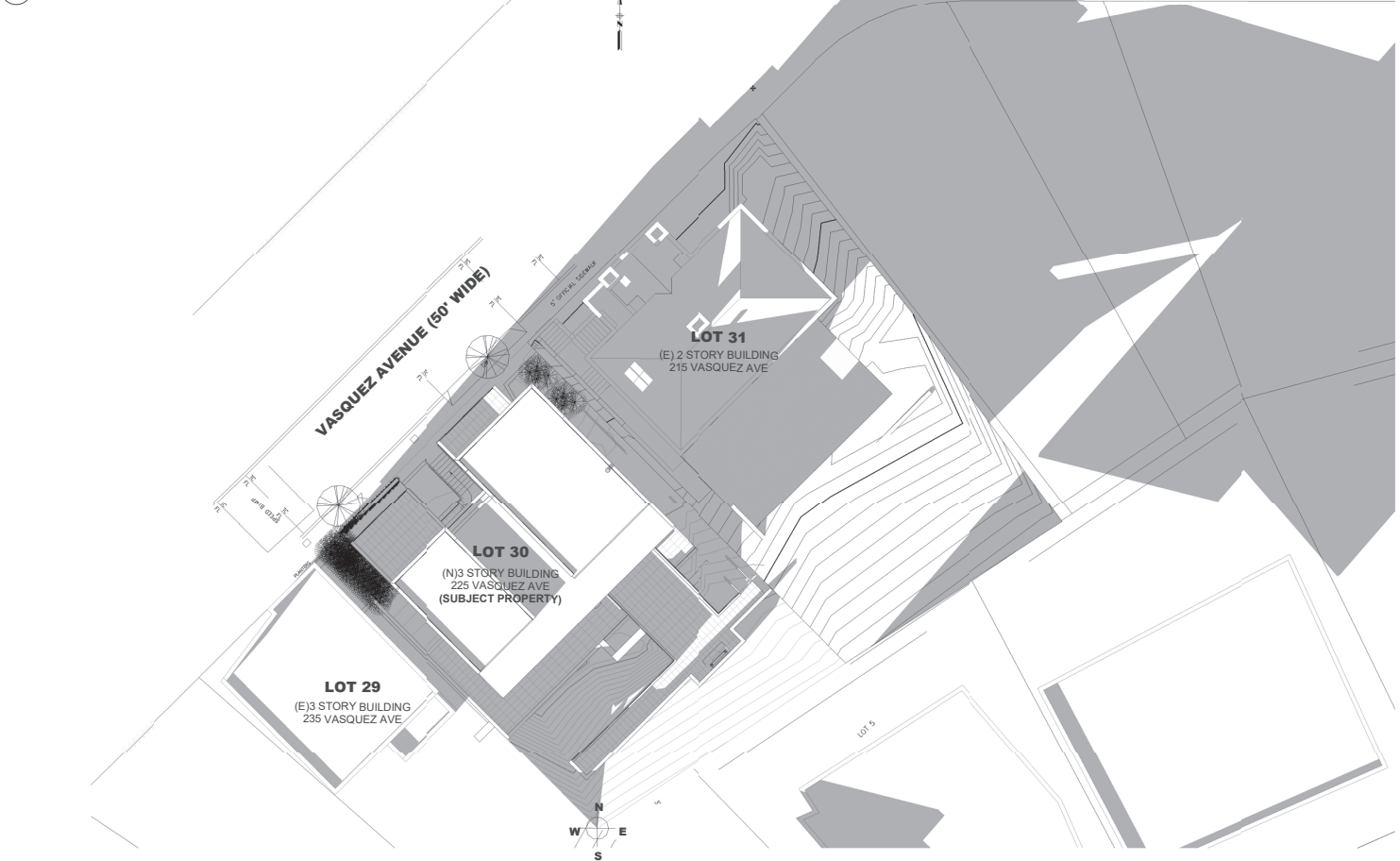
1 SOLAR STUDY - WINTER SOLSTICE - 12 00
SCALE : 1/16" = 1'-0"



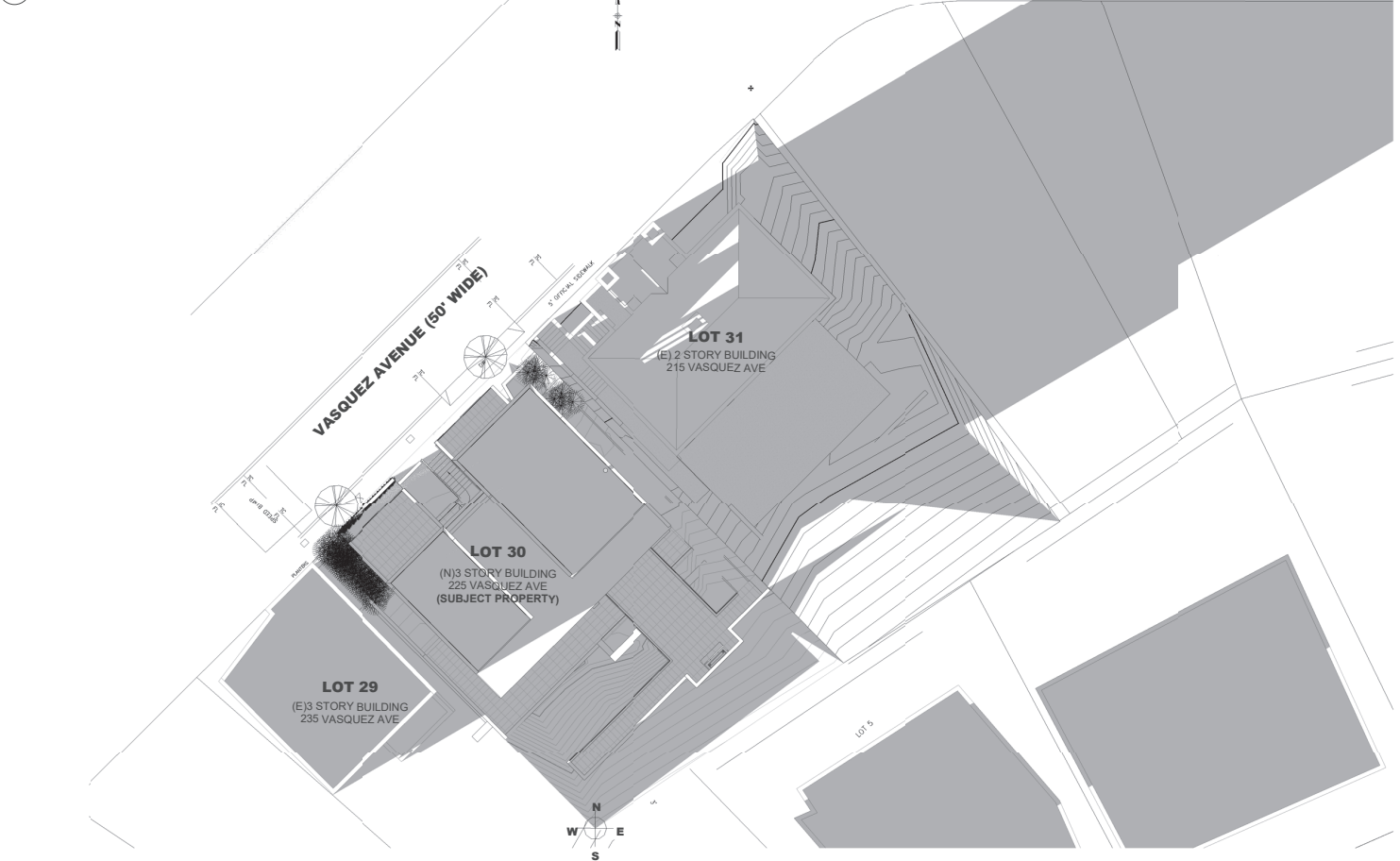
2 SOLAR STUDY - WINTER SOLSTICE - 14 00
SCALE : 1/16" = 1'-0"



3 SOLAR STUDY - WINTER SOLSTICE - 16 00
SCALE : 1/16" = 1'-0"



4 SOLAR STUDY - WINTER SOLSTICE - 18 00
SCALE : 1/16" = 1'-0"



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VASQUEZ
225 VASQUEZ AVENUE
SAN FRANCISCO, CA 94127

△ REVISIONS:

NO.	DATE	DESCRIPTION

SITE PERMIT

2019/02/25

STUDIO 12
ARCHITECTURE
1501 MARIPOSA ST, SUITE 319
SAN FRANCISCO, CA 94107
415.503.0212



SOLAR STUDIES - WINTER

Project Number : 2017-01
Date : 2019/02/25
Drawn By : NS
Checked By : JB

A9.13



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
225 VASQUEZ AVE		2923030
Case No.		Permit No.
2017-007582ENV		201706018092
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. HORIZONTAL & VERTICAL ADDITION. RENOVATION OF AN EXISTING SINGLE FAMILY RESIDENCE. EXISTING ENVELOPE TO BE EXPANDED FROM 1550 SQ FT TO 3,910 SQ FT W/ GARAGE AT GRADE. EXPAND GARAGE, MASTER BEDROOM & NEW STORY FOR KITCHEN, DINING, LIVING & LIBRARY.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input checked="" type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Diane Livia

Geotech report submitted See recommendations as per geotech report.

Site is not on the Mahler Map, there is no indication of pre-1920s development, no mapped hazards, no reason to believe an underground hazard is present.

Prelim Archeo Review performed by Planning Staff, and found no effects.

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input checked="" type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated _____ b. Other (specify): Per PTR form signed on 6/26/2018 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Diane Livia 01/18/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
225 VASQUEZ AVE		2923/030
Case No.	Previous Building Permit No.	New Building Permit No.
2017-007582PRJ	201706018092	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

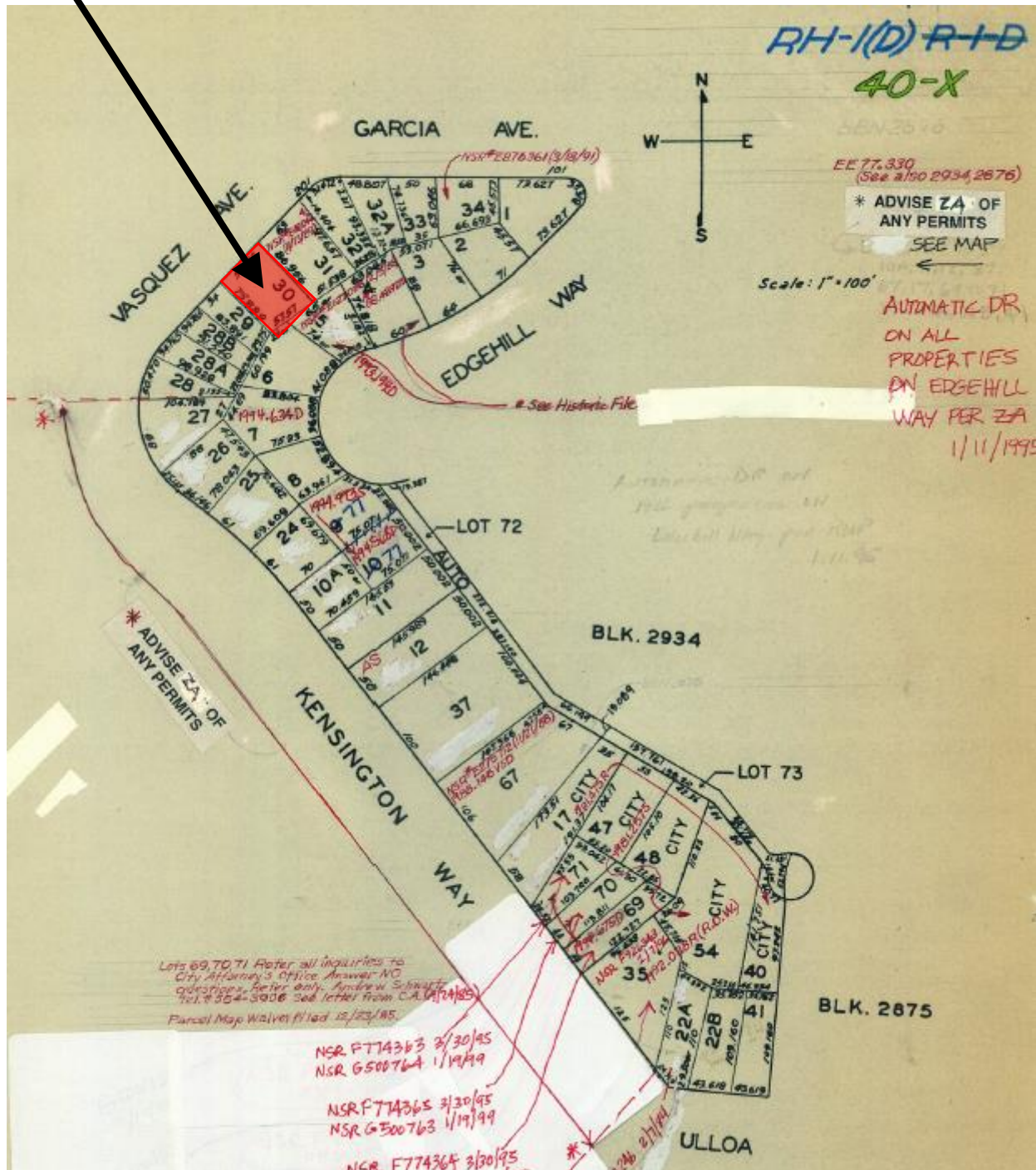
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input 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:	Date:

Parcel Map

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-007582CUA
225 Vasquez Avenue



Sanborn Map*

SUBJECT PROPERTY

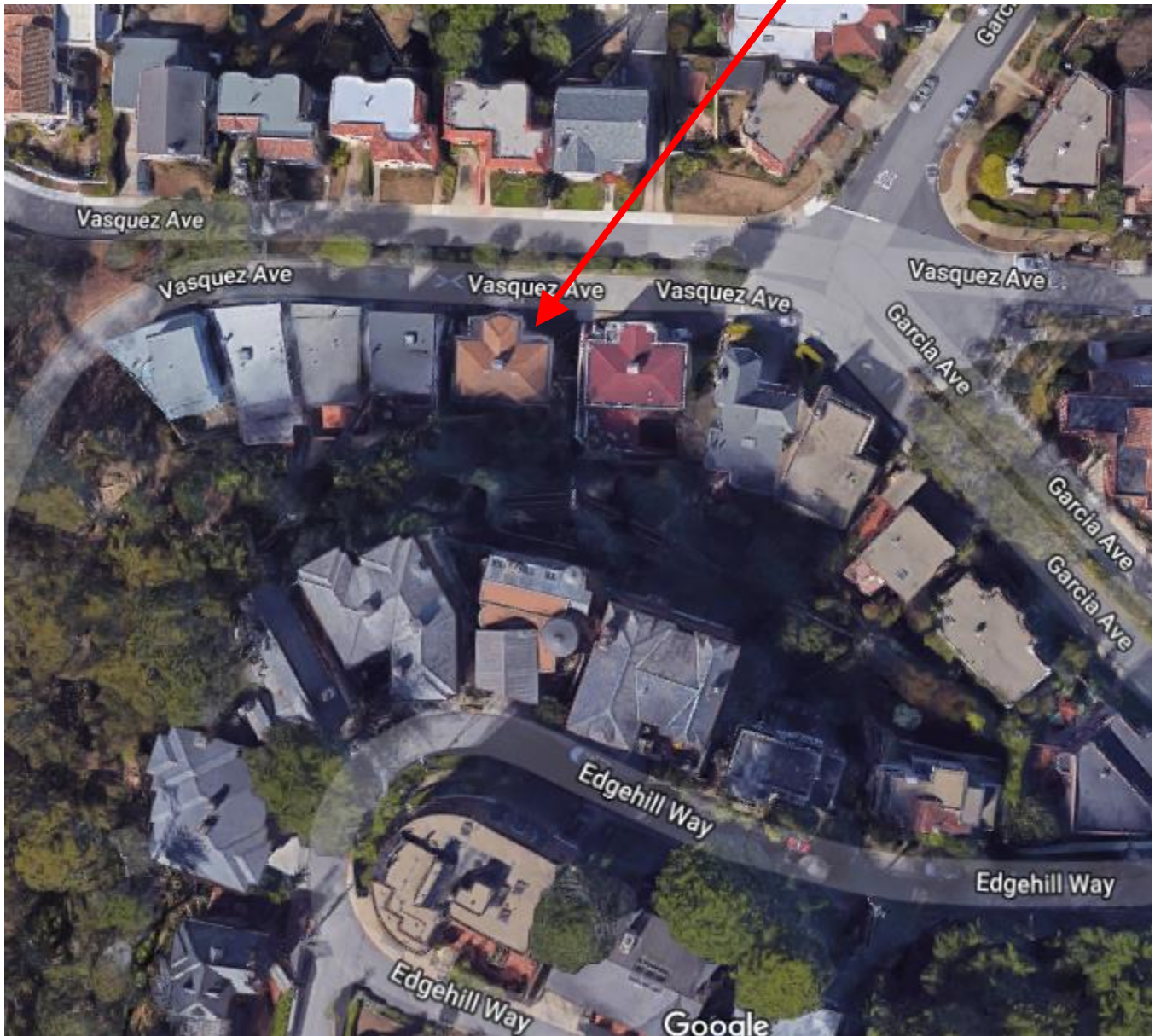


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

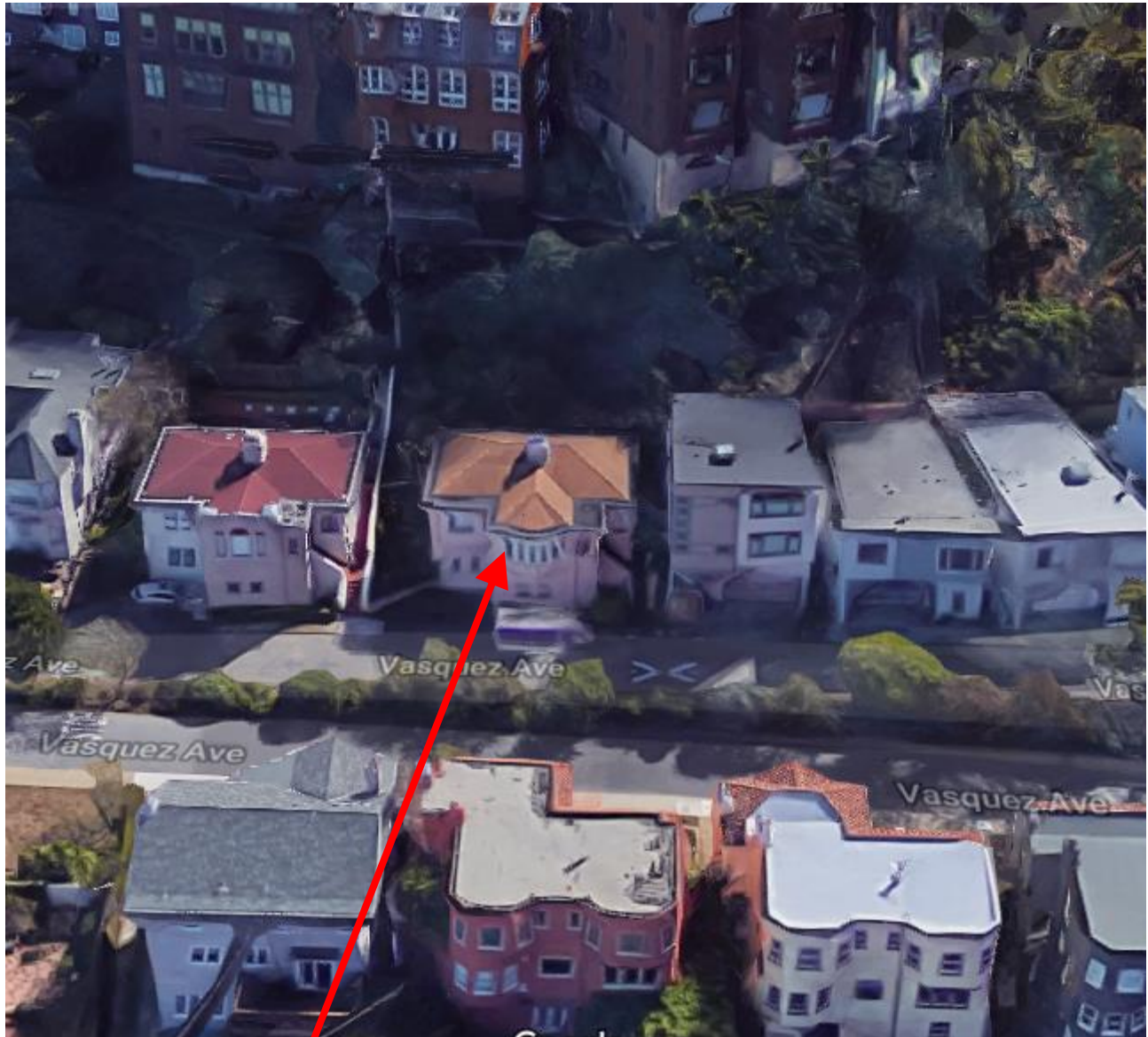


Aerial Photo – View 2

SUBJECT PROPERTY



Aerial Photo – View 1

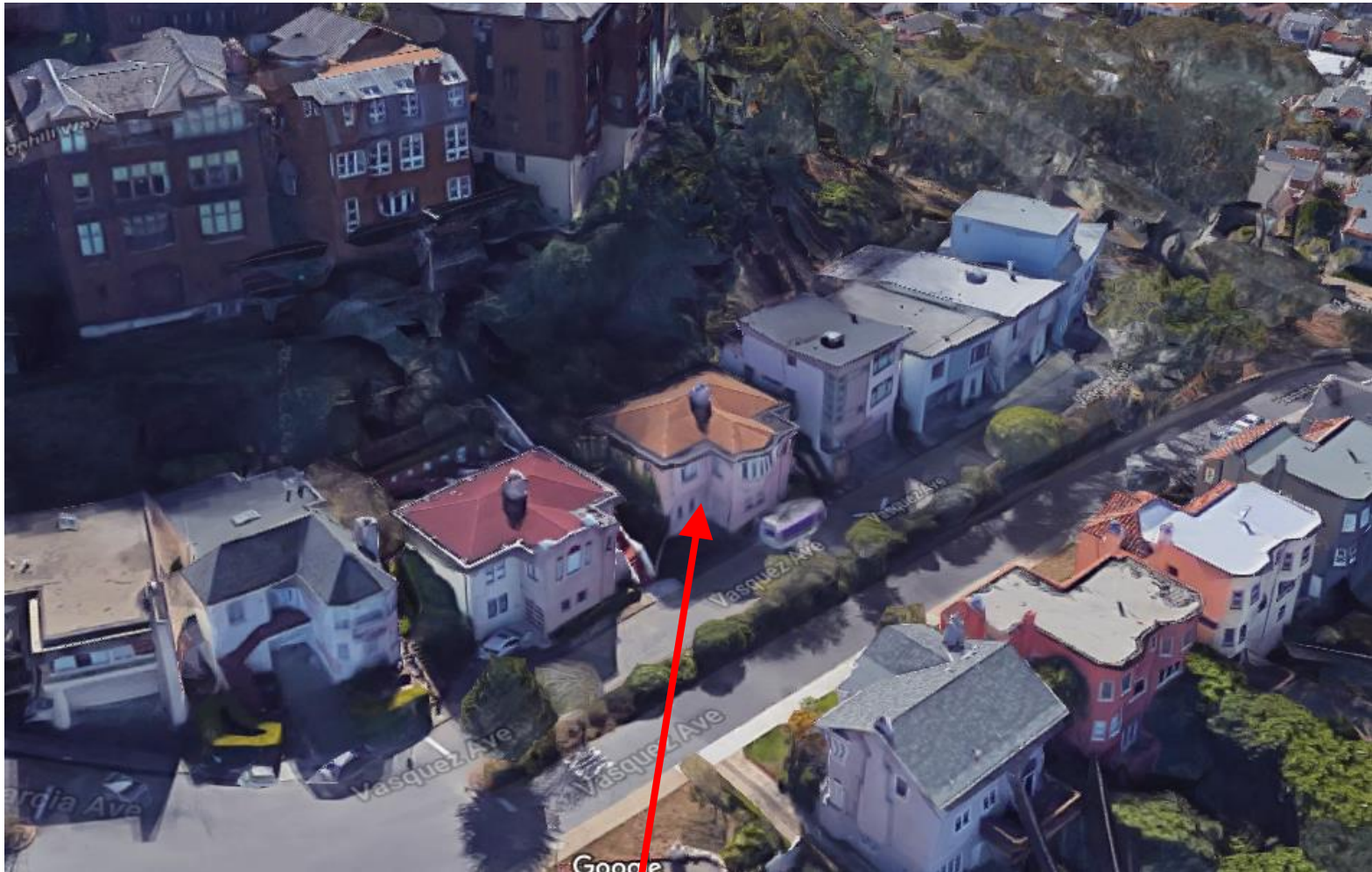


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-007582CUA
225 Vasquez Avenue

Aerial Photo – View 3



SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization Hearing
Case Number 2017-007582CUA
225 Vasquez Avenue

Site Photo



Conditional Use Authorization Hearing
Case Number 2017-007582CUA
225 Vasquez Avenue

110 Broadmoor Drive
San Francisco, CA. 94132-2011
February 22, 2019

Myrna Melgar, President
Joel Koppel, Vice President
Rodney Fong, Commissioner
Rich Hillis, Commissioner
Millicent A. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner

Dear President Melgar, Vice President Koppel and Commissioners,

I am writing in regards to case #2017-007582CUA that involves a conditional use application for demolition of a detached single-family home of about 1,200 square feet at 225 Vasquez and its replacement with a single- family home of 4,666 gross square feet.

I understand you are scheduled to hear that application on Thursday, March 7, 2019. Although I plan to attend that hearing to express my feelings concerning project, this letter details my concerns and possible mitigations for those aspects of the proposed replacement structure which would have deleterious effects on neighboring homes.

I have been retained by Kathy Darby and Robert Kazalski, long- time owner occupants of 215 Vasquez, whose home directly adjacent and northeast of 225 Vasquez will be most negatively impacted by the replacement home as currently proposed. While being very supportive of project sponsors, Behnam Rezaei and Anna Mayorova, efforts to demolish the existing structure and construct a replacement home to meet the needs of their growing family, and acknowledge plan modifications already made to lessen impacts on 215 Vasquez, 135 Garcia and other homes on the 200 block of Vasquez, their present plans are unacceptable because the home, as proposed, would generate a severe loss of light and warmth currently provided to 215 Vasquez by the afternoon sun.

To fully understand these negative impacts, one must become knowledgeable of the unique geographic relationship between 215 Vasquez and 225 Vasquez and how the size and orientation of the planned new home will alter that relationship.

At 36 feet, 9 1/4 inches, the proposed 225 Vasquez will tower over 215 Vasquez which stands at 22 feet in height. The problem of sun blockage to 215 Vasquez is further intensified by placing those top floor (third floor) elements of the new home with the most minimal street set back closest to 215 Vasquez. That northeastern element of planned 225 Vasquez is only set back 7' 4 1/2" on the third floor and provides no setback on the second or middle floor. By contrast, a more gracious third floor setback of 11' 4" exists on the northwest element of planned 225 Vasquez--the side adjacent to its southwesterly neighbor, 235 Vasquez. Because of the homes' respective positions, the proposed 225 Vasquez will not deprive 235 Vasquez of any afternoon sun. A very steep hill to the southeast of all homes on Vasquez already blocks much morning sun.

Based on weather studies of the last ten years, 215 Vasquez currently receives an average of 1546 sun hours annually between 12 noon and 6 pm. After completion of the new home at 225 Vasquez, as now designed, and confirmed by solar studies by the project sponsor, the average annual sun hours received by 215 Vasquez between 12 noon and 6pm will fall to 396--a loss of 74%.

How an addition of 17' $\frac{3}{4}$ " at 225 Vasquez above the current existing structure's height of 22' $\frac{7}{8}$ " imparts such a huge reduction of afternoon sun and its accompanying warmth, one must appreciate the geographic relationship of the two.

I was skeptical of sun loss claims by Darby and Kazalski until my three visits to their home, all on sunny afternoons, in a variety of seasons. Robert Kazalski demonstrated that the 200 block of Vasquez runs from northeast to southwest and I personally witnessed the sun's path during afternoon hours through what, as designed, will be the third floor of 225 Vasquez. I could feel that warmth of the sun in their dining room, of which Darby and Kazalski would rarely enjoy if the present plans for 225 Vasquez are realized.

The project sponsors of 225 Vasquez certainly should be able to build a three story home to meet the needs of their growing family, and any such third floor will reduce some of the afternoon sun to neighboring homes, but the following changes in massing, materials, and architectural features of the current plans will greatly reduce the negative impacts to 215 Vasquez, 135 Garcia, and other homes on Vasquez and allow that new structure to better blend into the character of this charming, traditional San Francisco neighborhood:

- (1) Reduce the height by 4 feet--with maximum height falling from 36' $9\frac{1}{4}$ " to 32' $9\frac{1}{4}$ ". While the floor to ceiling heights of the lower or first level at 8' 5" and the middle or second floor at 9' 8" are reasonable, the living room at 14' and the dining room at 11'2" are unnecessarily tall. Take 4 feet off the floor to ceiling height of the living room and 1'6" off the dining room--leaving heights of 10' for the living room wing and 9'6" for the dining room, kitchen wing.
- (2) Shift positions of the living room wing and that of the kitchen/ dining room. As earlier mentioned, the set back is nearly 4' greater for the dining room wing than that of the living room. This change will allow more afternoon sun to 215 Vasquez but also provide an afternoon shield for the larger deck off the dining room from the cold, sharp westerly winds off the Pacific Ocean. This shift should be relatively easy because all access stairs and the elevator to the living room and dining room kitchen elements are in the recessed midsection of the proposed home. As an alternative to the shift, sponsor could cut about 4 $\frac{1}{2}$ 'off the inside of the 34' 4" living room and add that length to the front facing deck.
- (3) Provide moderately pitched areas to the roof on the eastern and western aspects. A pitch of two or three feet with two feet in depth will allow more sun to neighbors with no negative effects on third floor rooms. This change would tend to soften the home's apparent bulk.
- (4) Remove the unsightly cement blocks on the ground floor front elevation and replace with wood or stucco siding.
- (5) Provide traditional moldings and or shutters around the punched windows on the second floor.
- (6) Replace floor to ceiling windows on the 3rd floor with 2' areas in height of solid stucco or wood above and below at base and cornice, respectively. Separate, even very large, punched French windows with mullions and matching doors to decks will greatly improve the elegance and contextuality of the new home.

The neighbors are very appreciative of the removal of a planned garbage shed on the eastern passageway of the planned home.

I have great confidence that the project sponsor's skilled architect, Jeff Burris of Studio 12 Architecture, can quickly and beautifully incorporate the changes suggested above to both greatly lessen the loss of sun, light and warmth to 215 Vasquez and to produce a more comfortable, stately, and contextual home for Behnam, Anna and family.

With great respect, I ask you to implement the changes to the proposed plans for 225 Vasquez as outlining in this letter before granting approval of its conditional use application. I welcome your comments and questions at any time

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Antonini', with a stylized flourish extending to the right.

Michael J. Antonini

Cc: Jonas Ionin, Planning Commission Secretary

John Rahaim, Planning Director

Jeffrey Horn, Planner

David Winslow, Senior Planner

Corey Teague, Zoning Administrator

Conditional Use Hearing
March 7, 2019

Record # 2017-007582CUA

Demolition of House at 225 Vasquez Avenue
And Replacement with a New Single-Family House

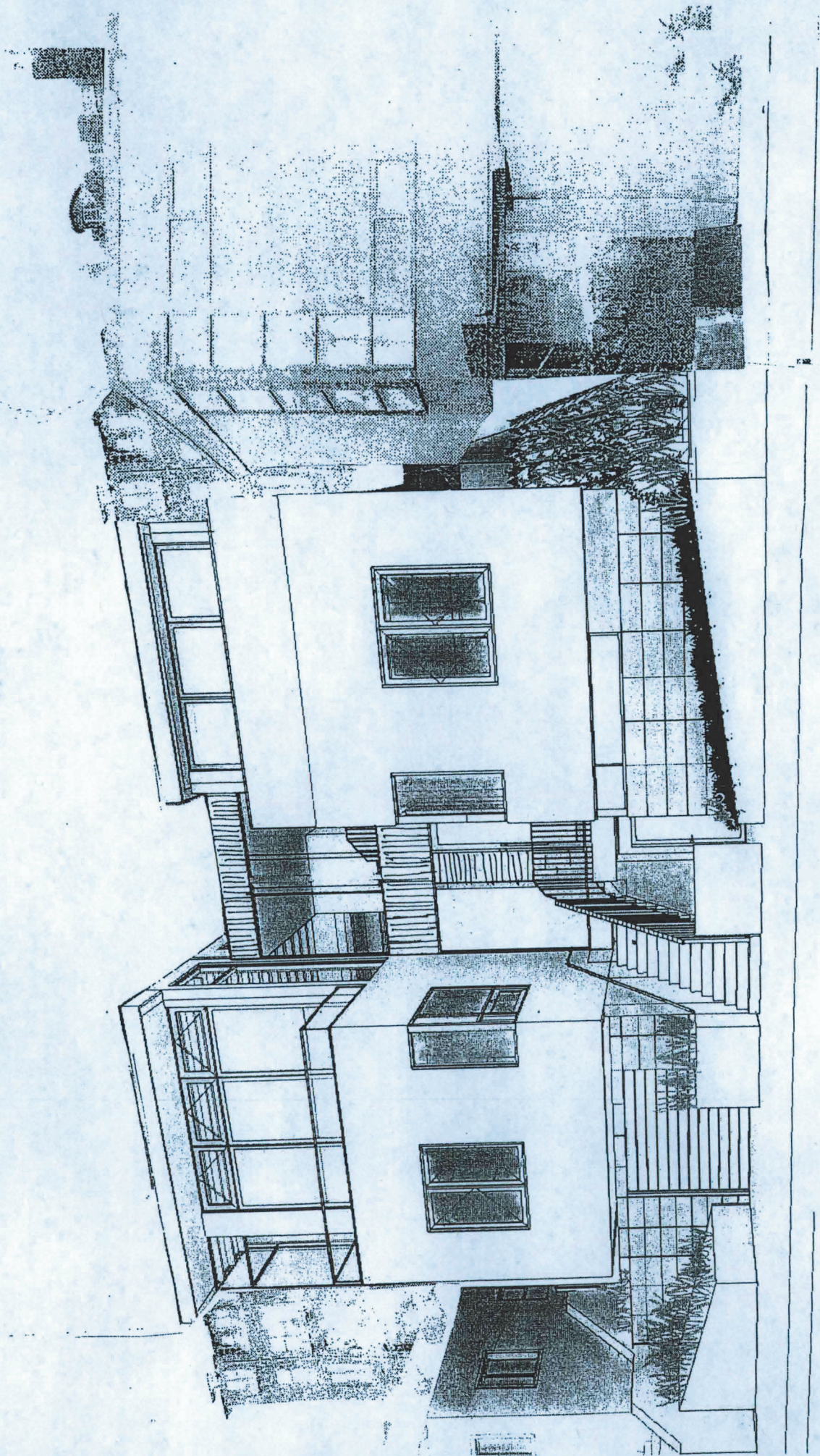
Prepared by:
Kathy Darby
Fmr. President, Greater West Portal Neighborhood Ass'n.
215 Vasquez Avenue
San Francisco, 94127

200 Block of Vasquez Avenue – South Side of the Street Looking West



200 Block of Vasquez Avenue – North Side of the Street Looking West





What has been happening with this project during the past two years?

- March 20, 2017 Mr. Behnam Rezai (Project Sponsor) met with neighbors of adjoining properties to present plans for his new house planned for 225 Vasquez.
- March 21, 2017 Neighbors at 215 Vasquez identified their concerns about the project including 1) loss of sunlight, 2) neighborhood character, 3) overall appearance (bulk) from the street, 4) drainage. Suggestions for improving the design were offered.
- April 21, 2017 Mr. Rezai and Mr. Jeff Burris (Architect) met with residents of 215 Vasquez Avenue to review the plans.
- April 24, 2017 There was a Pre-Meeting with 17 neighbors. Concerns raised at the meeting were:
- Overall size of the house in relation to surrounding homes
 - Style of the house in relation to surrounding homes
 - Bulk (scale) of the house on the street side
 - House size in relation to street size
 - Loss of sunlight for houses to the east
 - History of drainage problems
 - Hours of construction
 - Lack of trust due to previous experience
- Modifications suggested by neighbors:
- Move the bulk on the upper floors to the back of the property
 - Move the bulk created by the tall wall on the west side of the house over to the east side next to the taller existing house (switch sides)
 - Add a set back on the ground floor of the house
 - Reduce the overall size of the house
- May 21, 2017 Mr. Rezai sent the neighbors revised plans. The plans contained the following changes:
- Lowered building height on the west side by 2 feet. (The 2 feet were added back to the plans in a later version).
 - Removed the fireplace (added back to the plans later)
 - Lowered roof height 5 feet on the east side
 - Grouped the windows in smaller increments
 - Added three windows to the blank wall on the east side of the building.

- June, 2017 Mr. Burris submitted plans to the Planning Department for review. The new plans did not address most of the issues raised by neighbors.
- June, 2017
September, 2018 Mr. Rezai and Mr. Burris worked with the Planners to revise the design for the house.
- October 4, 2018 Mr. Rezai sent new plans to neighbors. The new design had 7 foot deep first and third floor setbacks. The three windows added to the prior plan were gone. No Solar Study was provided.
- October 4, 2018 Neighbors met with Mr. Rezai and came close to reaching an agreement about the building but in the end they were unable to agree on wording. The Pre-Meeting was attended by 5 neighbors who raised concerns based on the belief that an agreement had been reached.
- Neighbors thought that the traditional style windows as shown in the October 4 plans were an improvement on the former plan's modern-style windows.
- December, 2018 The three side windows on the third floor were added back but the traditional style windows on the front of the house were gone. Mr. Burris submitted plans to the Planning Department without any of the major changes requested by neighbors.
- February 2, 2019 A solar study dated November, 2018 was given to neighbors. It confirmed that third floor setback would have almost no effect on sunlight that reaches the adjacent houses. Unlike the sunlight these houses currently enjoy, with the new design they will receive no afternoon sun for 9 months of the year.
- February 20, 2019 A new plan was sent out by Mr. Burris. It showed planter boxes in front of the house on the ground level and a side yard setback on the west side but the modern style window were still on the plan.

225 Vasquez Avenue
Neighborhood Concerns

- April 25, 2017 Pre-Meeting Summary of Neighborhood Concerns, 17 Neighbors Present
- March 17, 2017 Letter to Project Sponsor with 215 Vasquez Concerns
- February 24, 2019 Letter from Project Sponsor in Response to 215 Vasquez Concerns

Feedback from Pre-Planning Meeting April 25, 2017
225 Vasquez Avenue

Summary of Concerns

- a. Overall size of the house in relation to surrounding homes
- b. Style of the house in relation to surrounding homes
- c. Bulk (scale) of the house on the street side, tall straight wall
- d. House size in relation to lot size
- e. Loss of sunlight for 2 houses to the east
- f. History of drainage problems
- g. Hours of construction
- h. Lack of trust due to previous experience

Suggested Modifications

- a. Move the bulk on the upper floor toward the back of the house. Set back the upper floor of the house. Build deeper into the hillside to remove bulk from the front of the house.
- b. Move the bulk created by the tall wall to the west side of the house, next to the existing taller home.
- c. Set back the ground floor of the house.
- d. Reduce the overall size of the house.

Specific Comments

1. Concern that the house will be too large and of a style that doesn't fit in with the houses existing in the neighborhood.
2. The house doesn't fit in with the neighborhood. It is too big.
3. The house looks like a big glass structure that is out of character for the neighborhood and it sticks out.
4. It seems like a small lot or such a big house. There is a lot of bulk on the street side. Can the bulk be moved to the west side of the house where there is a taller house next door? Can the bulk be moved to the back?
5. During what hours will loud work be conducted?
6. How will the drainage problems on the hill be addressed?
7. The house seems very large for the neighborhood and imposing on the street side. It is much larger than any other house on the block. My house and the two next door are 2,574 square feet. What is the square footage?
8. Based on the solar studies created by the architect, the new house will block 80% of afternoon sun on my house and block somewhat less sunlight for the house to our east.
9. The tall straight wall on the east side makes the house very imposing on the street side.
10. There is a history of bad experiences between the neighbors and the family that built the big houses behind this house. They made many promises, among them was that they would plant mature trees that would mask the houses from view. That never happened.
11. The house has a lot of bulk on the street side. Can the bulk be moved back toward the hill?

End

To: Behnam Rezai
From Bob Kazalski
March 17, 2017

It was good meeting with you at Ken's house a few weeks ago to look at your plans.

My wife and I looked at the pictures and we have some questions about the current design. The drawing and photographs you provided do not have a measurements on them indicating how tall and wide the house will be so we will need more details to give you more feedback about it. For our initial review, we estimate that the house will be about 14 feet taller and 8 feet wider than the current house.

For starters, here is what we are thinking about as we look at the plans:

Sunlight

You may recall that the very first time we met, when we spoke over the wall, I mentioned that my main concern was the loss of sunlight on the west side of my house. With your proposal, it looks like we will not get any direct sunlight on our house. Currently, we only get sun on the west side for 9 months of the year. It looks like the proposed house is about 5 feet from our property line (8 feet closer than the existing house), and about 14 feet taller than the existing house. Also, the upper story over the garage has no windows on its east side (which faces our west side) so there is no possibility of light filtering through your house to our house.

Neighborhood Character

While the design of your proposed house is contemporary in style, we wonder if it is in keeping with the character of the houses in this neighborhood. Most of the houses on this block were built in the 1920s and the 1950s and your house clearly has a 21st century look. We thought that the rezoning laws passed in the 1970s were intended to preserve existing residential densities and architectural styles in the neighborhood.

Overall Appearance

With the addition of an upper story that protrudes over the garage, the house is bulky and imposing in the front. The house appears to have no set back from the curb, unlike the current house on the lot. Vasquez Avenue is a narrow two way street (16 feet wide) and we are concerned that your proposed house will give the impression of a more crowded streetscape.

Drainage

Three years ago we installed drainage at significant cost on the west side of our property to catch the rainwater runoff from the hillside and roof on what is now your property. (The former owner refused to maintain their own drains). We would like your assurance that your new project will provide for adequate drainage of your property and on your property.

Our suggestions for the house are as follows:

1. Consider changing the design so that we will continue to have sunlight on the west side of our house.
2. Change the design of the house to be more in keeping with the character of the houses in the neighborhood.
3. Move the bulk of the house to the back next to the hillside. That way it will look less imposing from the front and it will not block the sunlight we get from the west.
4. Set the third story of the house back from the second story to reduce the appearance of bulk from the street.
5. Set the house back from the sidewalk by several feet.

We look forward to meeting with you again to discuss this matter.

Sincerely,
Kathy and Bob

behnam rezaei <behnam.rezaei@gmail.com>

To:Robert Kazalski

Сс:Аня Анна Майорова

Feb 24 at 1:04 PM

Bob and Kathy,

We received your latest set of new demands in form of your opposition letter from the city.

You of all people should know that the claim of direct sunlight on the west side of the house all year around from 12pm to 6pm is not factually correct. We asked Jeff to try and check the impact of your latest demands, namely the height and change of the configuration. Like previous suggestions that we implemented, neither of those make any meaningful impact on your side sunlight. Jeff is preparing documentation and analysis to provide city commission with real stats.

Living in this foggy neighbor right next to you, we more than anybody else know the value of heat and sun for our houses; that's why we agreed to all the previous changes. But as we mentioned in my previous email and also on the call with Kathy, short of not doing a 3 story building, none of these changes would have a material impact on your side light. We have also noticed that your side window blinds is usually closed anyways. So we assume you care more about the heat than the actual light.

We thought through the situation and it seems like nothing we can do with the structure of the house can help with your heat and sun concerns.

We wanted to give you an alternative proposal that might address your core issue better. Our offer is as follows: 1. We will cover the cost of a hot tub of your choosing in your backyard for up to \$4,000 and 2. We will cover the cost of solar panels or solar heat panels for up to \$10,000. We hope these would help minimize the impact on the quality of your life, and add to the value of your house. This offer is conditional on your full support of our current house plans now.

We are out during the day today but happy to discuss more this evening if you are interested.

Behnam and Anna

225 Vasquez Avenue
The Sunlight Saga

How big are the Houses on Vasquez Avenue?

The interior space in the proposed new house will be 4,300 square feet which includes a 575 square foot garage

The recorded square footage of the houses on Vasquez Avenue according to the City tax rolls follows. One of the houses (and maybe others) – 215 Vasquez, has additional permitted rooms on the lower level.

Address	Year Built	Square Footage	Description
<u>South side of the street</u>			
215	1924	1,222	1 story living space over 1 car garage
225	1924	1,281	1 story living space over 1 car garage
235	1954	1,698	2 story living space over 2 car garage
245	1954	1,052	1 story living space over 2 car garage
255	1954	1,052	1 story living space over 2 car garage
265	1954	1,850	1 story living space over 1 car garage
Average		<u>1,359</u>	

North side of the street

210	1922	2,270	2 story living space, separate garage
220	1929	2,056	2 story living space over 1 car garage
230	1929	2,236	2 story living space over 1 car garage
240	1929	2,130	2 story living space over 1 car garage
Average		<u>2,173</u>	

Average for all houses 1,797
In the 200 block of
Vasquez Avenue

How much sunlight will reach the houses to the east of this new house? They will get afternoon sun less than 3 months of the year.

The amount of sunlight that reaches San Francisco in any given year is 272 days. This is the 10 year average of sunny days between 2009 and 2018.

On average there are 56 days of rain and 45 days of fog for a total of 101 days with no sun in the City. Most of the rainy days occur in the winter and most of the foggy days occur in summer.

Solar Studies

The ARCHITECT prepared a Solar Study dated November 18, 2018 based on the October 4, 2018 house design which has the 7 foot third floor setback. This Solar Study shows that NO afternoon sunlight will reach the houses to the east of this project between 2 p.m. and 6 p.m. for nine months of the year. And limited sun will reach these houses between 12 noon and 2 p.m. during the three foggy summer months.

Comparing the two Solar Studies – one done before and one done after the 7 foot 3rd floor setback

It turns out that the 3rd floor setback will have no effect on the sunlight that reaches the houses to the east. The building is still 37 feet tall and 5 feet away from the adjacent houses and these two issues have the greatest impact on the loss of sunlight.

These easterly houses currently get limited sun in the morning because of Twin Peaks to the east, and the three large houses to the south. Most of the sun they enjoy currently comes from the west.

The table on the following page summarizes the results of the Solar Studies prepared by the architect.

According to the Solar Studies, how much sunlight will reach the houses to the east of this new house?

Keep in mind that most of the foggy days are in the summer months which the Solar Studies do not take in to account. So there will be even less sun that the Solar Studies show.

April 17, 2017 Solar Study – Before 3rd floor setback

Time of Day	Spring	Summer	Autumn	Winter
12 Noon	Some	Some	Some	None
2 p.m.	None	Some	None	None
4 p.m.	None	None	None	None
6 p.m.	None	Some	None	None

November 18, 2018 Solar Study – After 3rd floor setback

Time of Day	Spring	Summer	Autumn	Winter
12 Noon	Some	Some	Some	None
2 p.m.	None	Some	None	None
4p.m.	None	None	None	None
6p.m.	None	Some	None	None

225 Vasquez Avenue
Neighborhood Opposition To This Project

- Emails from People Who Live in the 200 Block of Vasquez Avenue
- Additional Materials will be provided at the Planning Commission Conditional Use Hearing

FROM:

Karen and Devon Flynn
265 Vasquez Avenue
(415)564-3406

February 24, 2019

RE: Proposed Design / 225 Vasquez Avenue

Devon and I want to ensure that the design and construction of the house at 225 Vasquez doesn't adversely affect the neighbors, while acknowledging that we all have the right to upgrade and remodel our homes.

Our concerns with the proposed design:

1. the height of the front-loaded edifice at the street blocks already limited sunlight from neighbors;
2. the need to protect proper drainage of surface and underground water;
3. the square footage which is double of any home on the street;
4. traffic

DISCUSSION

1

Sunlight. This is the Big Concern. Of the available sunlight in a day, West Portolians get so much less, as we live in the fog. "Vasquez" sunlight has already been reduced because we are on the lower slope, adjacent to and under the large homes on Edgehill. (The sun doesn't reach our house until 10:0am, and we have the smallest of the Edgehill houses behind us. It's worse for everybody else.)

225 Vasquez as proposed will cut off two neighbors from that very small percentage of sunlight we are lucky enough to get on the few days when we get any sunshine at all.

2

To varying degrees, after the foundations for the large homes on Edgehill were excavated, water /drainage patterns changed, sometimes affecting/damaging adjacent properties.

3.

There will always be "the biggest house in the neighborhood." Our point is not that this house can't be "big." It is that it's size, being double the square footage of any on our block and front-loaded, will negatively affect neighbors in fundamental ways which inhibit others' enjoyment of basic property owners' rights.

4

Vasquez is very narrow – it is a two-way street that is only 15-1/2 feet wide, and has a blind curve as it turns up from Kensington hugging the hillside. The street is dangerous in the best of times, but during a time of inconvenience and at least partial obstruction due to construction, it will be worse.

Upper Vasquez Avenue is a major swing-around/thoroughfare for parents dropping off their kids at West Portal Elementary and St. Brendan's schools. As such, it is traffic-heavy especially from 8 and 9am and to a lesser degree, 3-4pm on school days.

For whatever project is finally approved, we would like the Commission to require that the owners prove/be accountable for close coordination with West Portal Elementary and St. Brendan's Schools specifying speed/safety notifications, road signage and whatever else the Commission understands has previously worked for neighborhood safety in well-travelled transit routes around residential projects.

SUMMARY

Vasquez and Kensington Ave. neighbors' past experience prompts active civic involvement overall, but especially in development issues. A large amount of development has been ongoing for years on Edgehill, Knockash and Kensington. As a result of it, very bad things have happened: landslides, rock fall, rerouting of underground water, the cutting off of sunlight - some or all of these things have affected various neighbors. We are definitely concerned neighbors.

One can argue about the size, scope, scale, placement, need for and inconvenience of whatever project. But as we all have the right to improve our property, surely existing owners have the right to enjoy the basic parameters of ownership (sunlight and safety) of their property?

We rely on the fair and just determination of the Commission. Thank you for your efforts to protect our neighborhoods.

Karen and Devon Flynn

Kathy Darby <rkazalski@sbcglobal.net> 215 Vasquez Avenue

To: Robert Kazalski

Feb 23 at 4:17 PM

Dear Bob,

Our objections to the project go back to 2017 when we first saw the plans and wrote to Behnam with our concerns.

- We think we will lose afternoon sun as confirmed by the Solar Study prepared by the architect. The study shows that, assuming every day in San Francisco is a sunny day, we will only get sun on our house in the afternoon in the Summer months. Considering that Summer is the foggiest time of year it looks like we will get no afternoon sun at all.

Visually this house will dwarf our house and practically it will block all of the afternoon sun.

- We think that the style of the house is not complementary to the other houses in the neighborhood. The houses on this street, built between 1924 and 1954 are a combination of classic Mediterranean and mid-century. We are not sure what materials will be used in this house but the drawings we have seen so far look like concrete, steel and glass.

- We think the size and bulk of this house is greatly out of scale with the surrounding homes. This house is 15 feet taller than the existing house to the east of it. It is twice as wide as the existing house to the west of it. Adding to the bulk, the architect's latest plan shows concrete planters covering 50 % of the space at the front property line, effectively eliminating the effect of the 7 foot set back on the first floor.

- I don't know this for a fact, but I can't see how this house will improve our property's value. Considering the loss of sunlight and the bulky appearance of Behnam's house, it does not seem likely that our property's value will increase. I certainly wouldn't want to move into a house that is next door to that monstrosity.

Sincerely,
Kathy
215 Vasquez Avenue

gary fong <gorillazipp2@gmail.com> *255 Vasquez Avenue*

To: Robert Kazalski

Cc: Peter Milkie, Devon Flynn, Karen Flynn, Ralph Simon, Robert Yrazabal and 2 more...

Feb 24 at 12:34 PM

Kathy-

I am not in favor of the current proposed 225 Vasquez project because of the disproportionate size compared to houses on our block and being out of character with our surrounding neighborhood.

Joni Pon

255 Vasquez Ave. SF

Ralph Simon <ralsimon@gmail.com> 198 Vasquez Avenue

To: rkazalski@sbcglobal.net

Feb 24 at 1:35 PM

Dear Kathy,

It pretty much has been a consensus to the neighbors that the 225 Vasquez Avenue would not fit due to the glass design and 2 1/2 times the size of the original 1924 house. Shading from this house seems to be an important concern. The noise factor with the construction would be difficult with immediate neighbors too.

The streets in our neighborhood are very narrow for the various work vehicles and other needed equipment. Taking a good part of the sidewalk to have vehicles pass.

The five way intersection of Vasquez and Garcia has looked like a construction parking lot for many years with the other recent construction projects in area and up the hill. Unloading and loading zone. The home owners also had trouble even getting a regular parking space.

Sincerely,
The Simon family

Donna Labagh <donnamlabagh@gmail.com> , 210 VASQUEZ AVENUE
To: Robert Kazalski
Cc: Peter Milkie, Devon Flynn, Gary Fong, Paulette Cauthorn, Karen Flynn and 5 more...
Feb 18 at 11:39 AM

Kathy,
Thanks for the update! I can't stress enough the need for ALL neighbors to attend the March 7 meeting.

The size of this new home replacing one that is 1250 square feet is ridiculous. The time it will take to tear down and build the new monstrosity will make all of our lives terrible. The house does not go with the style of homes in our wonderful neighborhood and we need to stress that concern at this meeting. Sunlight will disappear for many of us and that is a real concern. Take a look at the Sangiacomo houses above us and please realize that we will be seeing that on Vasquez Ave, up close and personal.

Donna
210 Vasquez

Peter Milkie <pcm58@comcast.net> *245 Vasquez Avenue*

To: Donna Labagh

Cc: Robert Kazalski, Devon Flynn, Gary Fong, Paulette Cauthorn, Karen Flynn and 5 more...

Feb 18 at 1:41 PM

Kathy, the Sangiacomo house behind me is further away from my house than the new house at 225 would be from the houses on the other side of the street.

I lose two hours of sunlight per day. Imagine what the houses across from 225 would lose. I will be attending the meeting on March 7.

Peter Milkie
245 Vasquez.

Peter Milkie <pcm58@comcast.net> *245 Vasquez Avenue*

To: Robert Kazalski

Cc: Gary Fong, Devon Flynn, Karen Flynn, Ralph Simon, Robert Yrazabal and 2 more...

Feb 22 at 8:12 PM

Hi Kathy, this email is an add-on to my original email regarding the loss of sunlight because of the proposed new house at 225 Vasquez Ave. I feel that the house is too large and out of character with rest of the neighborhood. Also, the noise and confusion involved with the demolition of the old house and building the new one would cause a disruption in the neighborhood that we do not need. I am against this project.

Peter Milkie

R Yrazabal <yraz@aol.com> 240 Vasquez Avenue

To:rkazalski@sbcglobal.net

Feb 24 at 1:09 PM

Hello,

My wife and I live at 240 Vasquez. I did not sign the petition because I am not in full agreement on the three items stated on the petition.

1. The home is extremely large....I agree that the proposed home is significantly larger than any other home on the 200 block of Vasquez. The largest home on Vasquez has roughly 2,500 square feet of living space with many homes are under 2,000 square feet. The new home as proposed would not be in line with its neighbors.

2. Adds a huge amount of bulk....Because of being on an up slope lot most homes on the odd side of the street are built close to or on the property line. The proposed home is in line with other homes in that regard and I don't find it offensive. There are numerous two story homes on the 200 block of Vasquez so I am not put off by this item.

3. Block sunlight...The height limit is 40' and there is always a risk that your neighbor may add a second story and affect the amount of light you receive. I think the owner of the proposed home has a responsibility to work with the neighbors to minimize the impact as much as possible. By virtue of adding the third level a problem is created.

I feel the owner of the new home should be able to add the third level. I don't begrudge the owner of the new home wanting high ceilings but if every extra height foot affects the neighbors light maybe a compromise could be worked out. According to an email from the proposed new building owner lowering the height of the building several feet would not improve light to the east in a "meaningful" way. I believe that could be substantiated by the planning department. Logically the lower the new building is the more light the neighbors will have.

In conclusion it appears the new home is going to be a fine home but I feel it is a little too large and though the new home owner appears to have worked with his neighbors over the light issue maybe a little more could be done.

Robert Yrazabal

gary fong <gorillazipp2@gmail.com> *255 Vasquez Avenue*

To: Bob & Kat Kazalsk

Cc: Devon Flynn, Karen Flynn, Ralph Simon, Robert Yrazabal, Donna Labaghand 2 more...

Feb 23 at 11:36 AM

I to agree with Peter Milkie, we already have lost enough afternoon sun, the design of this house would look very odd for our neighborhood, it's too large.

225 Vasquez is a very nice house, just needs a little love, and a little remodeling, No need for a 3 story house, wait till you get old you will see. You should think about how you are affecting your neighbors. I for one will not be to happy with all the pounding, sawing, hammering and construction bulldozers trucks for a year or however it takes, we already had to do it with the homes above us. If there is this much flack about this plan there is a problem. I do not agree with this plan.

Gary Fong

225 Vasquez Avenue
Requested Changes

What changes would the neighbors like to see?

Modify the design of the house to

- be of a size and scale (bulk) that is more in keeping with the other houses in the neighborhood
- design this house such that the houses to the east will get afternoon sunlight six months of the year
- be constructed of materials and have exterior details that are more appropriate for the neighborhood

These changes will likely result in a house that is significantly less bulky and massive and less imposing on the street side. Ways to accomplish this are

- to flip the two sides of the house so the shorter side with deeper third floor setback is closer to 215 Vasquez
- to increase the third floor setback. It is currently 7 feet, 4 inches on the east side and around 11 feet on the west side.
- to lower the overall height of the house by reducing the height of each floor. Its current height is 37 feet 2 inches which includes a 14 foot tall third floor.
- set back the whole house to minimize its massive appearance and allow sunlight to reach neighboring homes.

Should this project be approved we ask the Planning Commission to establish reasonable hours of construction. Specifically:

- a. For heavy equipment, including pile drivers, jack hammers and giant trucks, allow hours of construction from 9 a.m. to 5 p.m. Monday through Friday.
- b. For normal construction, including hammering, electrical tools, loud music and shouting workers, allow hours of construction from 8 a.m. to 5 p.m. Monday through Friday.



proposal for new home
225 Vasquez Avenue

architect:
Studio 12 Architecture

25 January 2019

City and County of San Francisco

Planning Department

1650 Mission Street

Suite 400

San Francisco, CA 94103 – 2479

Attn: **Planning Commission**

RE: 225 Vasquez Avenue

2923/030

2017-007582CUA

Myrna Melgar, President

Joel Koppel, Vice President

Rodney Fong, Commissioner

Millicent A. Johnson, Commissioner

Rich Hillis, Commissioner

Dennis Richards, Commissioner

Kathrin Moore, Commissioner

Dear President Malgar and Commissioners,

As architect for this project, I am offering this brief summary of the project. I believe this will help illuminate some of the reasoning behind design decisions.

After first reviewing the *process* that brought us here, we'll review why we'd like to remove the existing building, followed by an overview of the new design. The struggle to marry the 'old and new' is a perpetual issue in San Francisco, as it should be, but no two projects are the same. I'd like to help clarify some of the important issues on this one.

My office began working with Behnam and Anna two years ago. At the time, they were engaged to be married, and they bought this house to renovate and raise their family. They liked the large yard, and there were very big houses adjacent, so an addition seemed reasonable.

There was no initial concern the project would generate any controversy. We set out to add extra living space and re-work the interior building elements to make the existing floor into bedrooms. They are planning to have 2 or 3 children. We planned the new addition to be behind, or above, the existing building.

There were two problems with the existing house –water infiltration of the rear retaining wall; and the first floor was a full 12'-3" off grade. If we were going to do any work adding a third floor, the foundation would need to be rebuilt and the main floor assembly would have to be lowered in the process. This was the first sign we'd have trouble keeping the existing building. We had a tall story with water infiltration and a shorter story resting above it.

Early in the process we had a full building scan done to assess the landscape, building exterior, and interior partitions. We also called a structural engineer to discuss the existing foundation, and we had a geotechnical report prepared.

While built to code in 1924, the foundation is no longer code-compliant in today's Seismic Zone 4, particularly with an extra story or rear addition. After making this determination, we elected to keep the north and west foundation walls, while expanding to the east and doing a full replacement at the south (where water was most at issue).

The new foundation to the south would then carry the new addition up top. The new addition would also be set back from the street. The existing west foundation wall would be reinforced from inside and below. The building height exacerbated the foundation issues. We elected to lower the entire house (or the portions we saved) to alleviate the vertical cantilever of the existing first story.

Shortly thereafter, while we were starting design work, the neighbor adjacent to the west hosted a small gathering to discuss the project. We were trying to get in the queue for Planning review, and we wanted to discuss our plans and get informal feedback. Feedback from that evening contributed to our design development that led to our first PreApp meeting.

At this stage of the process, the project was maintaining the west and north wall faces, the east wall was retaining the foundation but expanding to the allowable side envelope, while the rear wall was to be completely rebuilt. Additionally, the existing main floor was to be dropped about four feet. On paper, we were barely keeping 50% of the old house. The entry sequence was in the same location, but the rounded bay had been removed and the roof flattened. Many walls were in the same place, but we were refinishing and adding windows.

By the time we reached neighborhood PreApp, the functional needs of the project had expanded the third floor. The house looked very different. We heard concerns from neighbors at that meeting –primarily about massing and appearance. We worked with the neighbors making adjustments and removing sections of the building.

We changed the roofline to allow more sun. We cut back the NE corner.

Shortly after that, we submitted the project for permit review but then had additional meetings with the neighbors, and representatives, to discuss issues while we waited for a planner to be assigned.

The Historic Resource Report was prepared and showed no historic merit to the existing building while simultaneously concluding there is no decisive cohesion to the existing neighborhood character. Considering the foundation replacement, the conclusions of the historic report, and the geotechnical report showing weak soils, we decided (in conversation with Jeff Horn) to request a demolition of the existing building.

That meant a Conditional Use application and another neighborhood meeting, but this time we could adjust the project to better address initial massing concerns.

For the CU PreApp, we redesigned the project to address the concerns raised in the first PreApp.

We moved a few interior functions downstairs to allow us to push the top floor back a bit. We worked the character of the house to give it more traditional window fenestration. We dropped the height of the roof at the rear wall to reduce mass.

In the meeting, we discussed adjusting the project specifically to meet concerns of the neighbor to the east. Per the neighbor's written request, we removed a garbage/recycling enclosure and added a planter. We added corner windows that allowed light to pass through, and we made assurances that the east boundary would be a landscaped area and well drained.

After all the changes itemized above, the house design was resubmitted to Planning and we are now requesting approval of the latest proposal.

On Demolition:

While having a few charming elements, the existing house should be given approval for demolition and removal. The site has drainage issues and the existing foundation would need to be heavily reworked. The effort required for foundation rehab alone underscored the need to return that value upstairs, but the existing habitable area is only 1,240 square feet with 8'-10" ceilings. The act of trying to save the existing structure was decreasing our chance of doing a quality new building in its place. The building has no historic merit and as a "developer special" in 1924, most of the architectural features are just simple decorative elements.

Is the new house 'modern'? By many definitions it is, but this is also 2019 and these are the materials and craftspeople of our time. It's entirely possible to replicate old details and, in some cases, copy the construction methods. But those buildings are ultimately poor copies of the original. And in this case, the "original" 1924 structure was a *copy of Mediterranean Revival*.

A closer examination of neighboring buildings shows a similar pattern—old details applied to the front of simple, flat, stick-framed buildings with plaster finish and stock windows on the three non-street walls. This was not a pattern we wanted to perpetuate, but there are common elements of the neighborhood that authentically contribute to the urban fabric—building use, scale, and massing. We could address those.

New Design:

The neighborhood is primarily composed of single-family houses (with a few institutional and commercial buildings interspersed). The single houses vastly outnumber other uses. The subject property is for a new single-family residence, so it is an appropriate use per Planning.

For scale, the house to the east is two stories, the house to the west is three stories, and the houses at the rear property line are four- and five- stories in height. A three-story house is not out of character with the neighborhood, and in fact the proposed project is no less than seven feet below the allowable Planning envelope at any section you might measure.

This is a site with a 33.5% up-slope. The Planning Code recognizes the limitations of construction in steep hill sites. For this reason, on up-sloping sites, the building envelope is encouraged to "step up" the hill. Otherwise, the back of the house is buried in the ground. In fact, at some point the neighbors adjacent to the east simply carved a huge section of the hill away, creating a rear yard where none existed. We felt a vertical design was better at keeping the existing permeable soil.

Unfortunately, there is also a fairly clear midblock open space boundary, so "walking the building" back up the hill also had limitations. The only avenue of expansion was "up".

In the end, we did break the house into traditional "top, middle, and base" when defining each story.

The massing is very intentionally a reflection of the neighboring buildings. Breaking the façade in two was deliberately done to vertically organize the building in a more traditional way. This way, a forty-foot wide building could be divided into more palatable 12-15' wide sections.

Adding more vertical windows, with groupings in couplets, was another way to pay homage to the old ways of building. Designing details “traditionally” can be fine provided those details are not done to “copy” the old, but instead they are done to “reference” the old. This is very important when considering the *authenticity* of a new building. “Trying to look old” is usually a failing proposition.

There are some misconceptions about the project size. The proposed project has 3,715 square feet of habitable space, but 614 of that is convertible via the ADU process. (Anna would like her mother to move in for a period of time. Anna’s father passed away while we were designing the house.) The garage is 755 square feet, but it is entirely subterranean (as is much of the first floor and part of the second). The garage has only a single car door.

The houses in this neighborhood can be large. Obviously the three houses adjacent at the rear are biggest –5,250, 5,365, and 5,231 square feet from west to east. A 4th house next to the first three is listed as 3,985 square feet.

Two houses across the street are listed as over 3,000 square feet –3,173 and 3,676 respectively. The others are listed in the mid-2000s, but a look at the houses reveals those numbers do not account for the total of each building.

At 3,715 square feet, our proposal is for a comfortable house, but it is also perfectly in context with the neighborhood buildings. On a 56-foot wide site with much of the building underground, the new house massing is more modest than the numbers would suggest.

We have done extensive shadow studies for this project. This was primarily to study the effects on the house to the Northeast.

At the southeast property line there are four, very large, five story houses. They are sitting up the hill from our property and block morning sun. These houses cast long shadows, but once the sun clears these houses –after 12noon, there is decent sun penetration to the site, particularly in Summer.

It’s important to note: The existing house, as it currently sits, does cast shadows on the neighboring house for 684 hours a year. In Spring and Summer, the shadows come between 4pm and 6pm. In the Winter, the existing house shadows the neighbor from noon through sunset. As a point of clarity, the new proposal changes only the numbers for Spring and Fall. Rather than shadow for two hours a day, the shadow is four hours a day.

Over the course of a year, between noon and 6pm, the shadow studies show 31.25% shadow cast on the neighboring structure from the existing building, and 48.46% shadow after the proposed building is added.

The Summer sun is unaffected by the new building. Much of the increase comes between Fall and Spring. We tried three story buildings of any height and these shadow studies showed the same result for the neighbor’s window. Because of the building position, the shadows are primarily the result of building corners, not building height.

The flat roof we are proposing is the most efficient way to give space to the house interior without adding unnecessary bulk to the exterior. We did explore several sloped roof versions of our project, and no sloping roof changes altered the shadows cast on the neighboring building.

A third story will cast shadows on the roof of the neighbor. The height is not a factor.

Also, there are fourteen(14) houses that front this section of Vasquez Avenue. Currently nine(9) of those houses have a flat roof.

Thank you for an opportunity to explain the process --and decisions --that Anna and Behnam followed while carefully crafting their new house design for 225 Vasquez. While the homeowners were proactive in

neighborhood outreach, there are sometimes misunderstandings that are not able to be resolved. We trust you'll find this house to be one of quality and thoughtful design. We believe it worthy of the Commission's support and approval.

Thank you.

A handwritten signature in black ink, appearing to read 'J.B.' followed by a long horizontal stroke and a dot.

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