



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

**HEARING DATE: April 1, 2021**

**Record No.:** 2017-011827CUA  
**Project Address:** 26 Hamilton Street  
**Zoning:** Residential House-One Family (RH-1) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 5918/003  
**Project Sponsor:** Wing Lee  
1403 Hudson Avenue  
San Francisco, CA 94124  
**Property Owner:** Tan Xing Hua Yu  
542 Bowdoin Street  
San Francisco, CA 94134  
**Staff Contact:** Kimberly Durandet – (628) 652-7315  
[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project proposes the demolition of an existing two-story, 22-ft tall, single-family residence measuring approximately 1,219 gross square feet (gsf) and the new construction of a three-story, 32-ft tall, residential building measuring approximately 3,926 gsf with a three-bedroom dwelling unit (2,454 gsf) and a one-bedroom accessory dwelling unit (837 gsf) with one off-street parking space.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to demolish the existing single-family residence and construct a new single-family residence with an accessory dwelling unit residential building.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has not received any public correspondence regarding the Project.
- **Outreach:** The Sponsor has hosted two meetings within the community, one on June 18, 2017 and one on January 29, 2021.

- **Tenant History:**

- Are any units currently occupied by tenants: No
- Have Any tenants been evicted within the past 10 years: No
- Have there been any tenant buyouts within the past 10 years: No
- See Exhibit E for Eviction History documentation.

- **Design Review Comments:** The Planning Department has requested the following design changes which have not yet been met.

- The glass railing of the second-floor deck on the front of the building should be changed to another type to better match the materials of the front façade.

## 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. The proposed new building is designed to be in keeping with the existing development pattern and neighborhood character. Although the Project includes the demolition of a single-family home, a single-family dwelling with an accessory dwelling unit will be built in its place, thus resulting in a net increase of a residential unit. 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 A)  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos  
Exhibit E – Rent Board Request  
Exhibit F - 5-Year Tenant History



# PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH THE EXISTING 1,219 GROSS SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW THREE-STORY 3,926 GROSS SQUARE-FOOT RESIDENTIAL BUILDING CONTAINING ONE DWELLING UNIT AND ONE ACCESSORY DWELLING UNIT PER CALIFORNIA GOVERNMENT CODE 65852.2 WITH ONE OFF-STREET PARKING SPACE, LOCATED AT 26 HAMILTON STREET, LOT 003 IN ASSESSOR'S BLOCK 5918, WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On February 16, 2018, Wing Lee of Wing Lee Architecture (hereinafter "Project Sponsor") filed Application No. 2017-018827CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing two-story, 22-ft tall, single-family residence and the new construction of a three-story, 32-ft tall, residential building (hereinafter "Project") at 26 Hamilton Street, Block 5918 Lot 003 (hereinafter "Project Site").

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

On April 1, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-011827CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-011827CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-011827CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project proposes the demolition of an existing two-story, 22-ft tall, single-family residence measuring approximately 1,219 gross square feet (gsf) and the new construction of a three-story, 32-ft tall, residential building measuring approximately 3,926 gsf with a three-bedroom dwelling unit (2,454 gsf) and a one-bedroom accessory dwelling unit (837 gsf) with one off-street parking space.
- 3. Site Description and Present Use.** The Project is located on a rectangular lot measuring 3,000 sf with 25-ft of frontage along Hamilton Street. The project site contains an existing two-story, single family 1,219 gsf residence.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 (Residential House, One Family) Zoning District in the Portola neighborhood. The immediate context is largely residential. The immediate neighborhood includes predominantly two-story to three-story residences to the north, east, south, and west. One block to the south is the Palega Recreation Center, three blocks to the southwest is the University Mound Reservoir, and ten to twelve blocks to the southwest is John McLaren Park. Other zoning districts in the vicinity of the project site include: NC-1 (Neighborhood Commercial- Small Scale), San Bruno Avenue NCD (Neighborhood Commercial), RH-1 (D) (Residential House, One Family- Detached), RH-2 (Residential-House, Two Family), and P (Public).
- 5. Public Outreach and Comments.** The Project Sponsor conducted an updated project meeting for the community on January 29, 2021. No one attended. The Department has not received any correspondence regarding the proposed project.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 209.1 permits one-family homes in RH-1 Zoning District.

*The Project would construct one-family dwelling with an accessory dwelling unit. California Government Code Section 65852.2 permits Accessory Dwelling Units to be added within new construction single-family homes.*

- B. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in a RH-1 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

*The Project proposes the demolition of an existing single-family dwelling and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.*

- C. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback

*As the adjacent northerly property has a front setback of 10 feet and the adjacent southerly property has a front setback of 9 feet and 3 inches, the subject property is required to provide a minimum front setback of 9 feet and 6 inches. The Project proposes a front setback of at least 9 feet and 6 inches.*

- D. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

*The subject property is 25 feet in width and has a required front setback of approximately 9 feet 6 inches, totaling approximately 240 sf of front setback area. 20% or 48 sf must be unpaved and devoted to plant material, the project proposes 54 sf of landscaped area. 50% or 120 sf must be permeable, the project proposes 135 sf of permeable surface area. Therefore, the Project proposes code-complying landscaping and permeability in the required front setback.*

- E. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 30 percent of the total depth, at grade and above, for properties containing dwelling units in RH-1 Zoning Districts.

*The subject property's required rear yard is 30 percent of 120 feet of lot depth or 36 feet. The Project proposes a rear yard of approximately 47 feet. Thus, the Project provides a code-compliant rear yard.*

- F. **Useable Open Space.** In the RH-1 Zoning District, Planning Code Section 135 requires 300 square feet of useable open space for each dwelling unit if all private, or a total of 400 square feet of common usable open space.

*The Project as proposed will contain a single-family home and an accessory dwelling unit pursuant to California Government Code Section 65852.2, which allows ADUs in new single-family homes whether those ADUs are compliant with local Code requirements or whether they require waivers from certain requirements. Regardless, the lot provides sufficient usable open space for the primary dwelling units and the ADU in the rear yard which is approximately 1,175 sf.*

- G. **Permitted Obstructions.** Planning Code Section 136 allows certain features including architectural projections, uncovered stairways and decks as permitted obstructions into the required rear yard so long as certain dimensional requirements are met.

*There are no features that extend into required setbacks or yards.*

- H. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in

width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*The main dwelling unit has direct exposure onto both the public street and a Code-compliant rear yard, and the accessory dwelling unit has direct exposure onto a Code-compliant rear yard.*

- I. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

*The Project proposes a Code-complying garage door width of 10 feet.*

- J. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will provide one off-street parking space.*

- K. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

*The Project proposes one Class 1 bicycle parking spaces. Bike parking is not required for the proposed ADU.*

- L. **Residential Child-Care Impact Fee.** Planning Code Section 411 is applicable to any residential development that results in at least one new residential unit.

*The Project includes approximately 4,361 gross square feet of new residential use. The Project shall receive credit for existing uses on the project site. This use is subject to Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A. This fee must be paid prior to the issuance of the building permit application.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 size of the proposed three-story two-unit property is in keeping with other residential properties in the neighborhood. The property is compliant with the Residential Design Guidelines, with a modern interpretation. The Project contributes to the mixed visual character of the neighborhood. The property is designed appropriately to minimize light and privacy impacts to surrounding properties. The introduction of a single-family home with an ADU will provide additional housing to the neighborhood without negatively affecting the character of the neighborhood. Overall, the Project is necessary and*

*desirable, and compatible with the surrounding neighborhood. New housing is top priority for the City, and the Project maximizes the potential for new dwelling units.*

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed building will be similar in size to the existing adjacent buildings in the immediate context. The adjacent southerly and northerly properties are two-story, flat roofed residential building. In addition to a front setback of 10 feet 6 inches, the third floor is setback 15 feet from the front building wall. The location of the proposed building will allow for a rear yard that will contribute to the midblock open space and retain a sense of privacy for adjacent neighbors.*

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

*The Planning Code does not require automobile parking, however the proposed garage is designed to accommodate the one off-street parking space and one Class 1 bicycle parking space.*

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

*As the Project is residential in nature, the proposed residential use is not expected to produce noxious or offensive emissions.*

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

*Sufficient open space has been provided for all primary unit and the ADU, and includes the rear yard and roof decks. The front setback has been appropriately landscaped.*

- 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 Use District.

*The Project is consistent with the stated purpose of RH-1 Zoning District in that it proposes a new single-family home with an ADU with adequate open space for the primary dwelling unit and ADU.*



**8. Dwelling Unit Removal Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. 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 enforcement cases or notices of violation for the subject property.*

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

*The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.*

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

*After review, the property has been reclassified to a Category C building and is not an historic resource.*

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

*The structure is not a historical resource and its removal will not have any substantial adverse impacts.*

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

*The Project Sponsor has indicated that the existing single-family dwelling is currently owner occupied.*

- F. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

*The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The Project Sponsor has indicated that the existing single-family dwelling is not tenant occupied.*

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

*The Project does not conserve existing housing. However, the new construction will replace an existing single-family dwelling and create a new ADU.*

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

*The Project conserves neighborhood character by proposing a single-family dwelling with an ADU at the appropriate scale, design, and materials that are consistent with the Residential Design Guidelines and the provisions of the RH-1 Zoning District.*

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

*The Project removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. Renovation of the existing building would preserve the unit but the additional cost for a renovation may result in a unit that is not as affordable as many units built during in the same time period. However, the project also results in an additional accessory dwelling unit, greater habitable floor area for the primary dwelling with more bedrooms which positively contributes to the City's housing stock.*

- J. 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 fewer than ten units.*

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

*The Project represents the redevelopment of an underutilized parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the RH-1 Zoning District.*

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

*The Project proposes enhanced opportunities for family-sized housing on-site by constructing a residential dwelling with an accessory dwelling unit whereas the property currently contains only one dwelling unit.*

- M. Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

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

*On balance, the overall scale, design, and materials of the proposed buildings are consistent with the block face and compliment the neighborhood character with traditional building materials and a contemporary design.*

- O. Whether the Project increases the number of on-site dwelling units;

*The Project would add an ADU to the site, thus increasing the number of residential units on the project site.*

- P. Whether the Project increases the number of on-site bedrooms.

*The existing dwelling contains two bedrooms. The proposal includes the creation of one three-bedroom unit and one one-bedroom ADU.*

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

*The Project will maximize the allowed density on-site which will have a single-family home and an ADU per RH-1 Zoning District restrictions.*

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

*The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The new project will replace the existing two-bedroom single-family dwelling with one three-bedroom dwelling unit and one one-bedroom ADU.*

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

**HOUSING ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.**

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

**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.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**OBJECTIVE 11**

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**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 1.3**

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

**Policy 1.7**

Recognize the natural boundaries of districts and promote connections between districts.

*The Project proposes demolition of a sound residential structure containing a two-bedroom single family dwelling. However, the new building will contain one dwelling unit and one accessory dwelling unit and thus will result in a net increase of housing. The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of materials, scale, proportions, and massing for the surrounding neighborhood. The project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage and will contribute to the neighborhood's mixed character. Bicycle parking will be provided for the dwelling unit and is located near established bicycle routes. Furthermore, the proposal maximizes the dwelling unit density, while bringing the property into full compliance with the requirements of the Planning Code.*

**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 complies 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 site does not possess any neighborhood-serving retail uses. Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal.*

- 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 single-family dwelling is proposed to be demolished, the Project will provide an accessory dwelling unit. The project proposes a height and scale compatible with the surrounding neighborhoods and is consistent with the Planning Code.*

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

*The Project does not currently possess any existing affordable housing.*

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

*The Project Site is served by nearby public transportation options. Specifically, the property is located*

*within ¼ mile of the 14X, 44 and 54 MUNI lines. The proposed building will provide one off street automobile parking space and one Class 1 bicycle parking space.*

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

*The Project does not include commercial office development.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project will have no negative impact on existing parks and open space.*

- 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 Authorization Application No. 2017-011827CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 18, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 1, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 1, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the demolition of an existing two-story single-family residence and the new construction of a three-story single-family residence with an Accessory Dwelling Unit per California Government Code 65852.2 at 26 Hamilton Street, Block 5918, Lot 003 pursuant to Planning Code Sections 303 and 317 within the RH-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 18, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2017-011827CUA and subject to conditions of approval reviewed and approved by the Commission on April 1, 2021 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 April 1, 2021 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7XXX, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7XXX, [www.sfplanning.org](http://www.sfplanning.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 628.652.7XXX, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than one off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Provisions

- 12. Residential Child Care Impact Fee.** 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 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 13. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 14. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. 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, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 16. 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

GENERAL NOTES

- THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCIILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.
- THESE DOCUMENTS DESCRIBE A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUBCONTRACTORS IS THE ELECTION OF THE CONTRACTOR. THESE DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG THE CONTRACTOR'S SUBCONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WHICH IS "NOT IN MECHANICAL WORK" OR "NOT IN ELECTRICAL WORK" IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED IN THE MECHANICAL OR ELECTRICAL DRAWINGS OR SPECIFICATIONS. IT DOES NOT PRECLUDE THE CONTRACTOR FROM DELEGATING THE WORK TO THE ENTITIES OF HIS ELECTION. IN ADDITION, THE DIVISION OF THE CONTRACT DOCUMENTS INTO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER DESIGN DISCIPLINES NEITHER DIVIDES THE WORK BETWEEN THE CONTRACTOR'S SUBCONTRACTOR NOR IMPLIES THAT ALL OF THE WORK FOR THOSE DISCIPLINES IS SHOWN ONLY IN THOSE DRAWINGS OR SPECIFICATIONS.
- U.O.N., IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL, ADDENDA, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE CONTRACT.
- U.O.N., THE PROJECT MANUAL, WHICH INCLUDES THE GENERAL CONDITIONS, SUPPLEMENTAL CONDITIONS, AND TECHNICAL SPECIFICATIONS, AND THE DRAWINGS ARE COMPLEMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. WHERE THERE ARE DISCREPANCIES BETWEEN THE PROJECT MANUAL AND THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND REQUEST A CLARIFICATION. THE ORDER OF PRECEDENCE BETWEEN THE DRAWINGS AND THE PROJECT MANUAL IS AS DEFINED IN THE PROJECT MANUAL.
- U.O.N., THE CONTRACTOR SHALL LAYOUT AND SEQUENCE THE INSTALLATION OF THE WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE KEPT AS HIGH AND TIGHT TO STRUCTURE AS POSSIBLE SO AS TO LEAVE SPACE AVAILABLE FOR SYSTEMS WHICH FOLLOW.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED ON THE DRAWINGS AND SPECIFICATIONS. ON THESE CONDITIONS, ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE OWNER'S REPRESENTATIVE WILL RESPOND TO QUESTIONS, SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL BIDDERS.
- THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB SITE, AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEVIATIONS OR CONFLICTS WITH THESE DRAWINGS.
- THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT DIMENSION OR LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO INSTALLATION.
- DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN THE FIELD (V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED "±", FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS. IF CONTRACTOR IDENTIFIES DIMENSIONS IN FIELD THAT DIFFER BY MORE THAN 1" FROM THE ± DIMENSIONS INDICATED IN DRAWINGS, CONTRACTOR SHOULD CONFIRM DIFFERENTIAL WITH ARCHITECTS.
- INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. TYPICAL DETAILS APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING.
- INTERIOR FINISHES ARE KEYED TO THE DRAWINGS AT TYPICAL LOCATIONS. THE FINISHES APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING.
- ABBREVIATIONS ON THIS SHEET APPLY TO THE ENTIRE SET UNLESS OTHERWISE NOTED.
- FIRE RATING TAPES ON FLOOR PLANS SHOW EXTENT OF FIRE RATED PARTITIONS. FIRE RATING IN A PARTITION SHALL CONTINUE OVER DOOR OR WINDOW OPENINGS WHETHER OR NOT THEY APPEAR IN PLAN.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.
- IF CONDITIONS OTHER THAN THOSE SHOWN ON DRAWINGS ARE ENCOUNTERED, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH QUESTIONABLE WORK.
- DETAILS SHOWN FOR SPECIFIC CONDITIONS APPLY AT ALL SIMILAR LOCATIONS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. ALL LIFE SAFETY SYSTEMS SHALL BE MAINTAINED DURING THE COURSE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF EXISTING CONSTRUCTION DAMAGED IN THE COURSE OF THE WORK AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE DRAWINGS AS PREPARED BY THE DESIGNER FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY THE CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECTS AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECTS AS REQUIRED FOR THE COMPLETION OF PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS. ALL CONTRACTORS SHALL HOLD HARMLESS THE DESIGNER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
- ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND UNIFORM BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE UBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.
- THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.
- THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH HE WORK. THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.
- AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE DESIGNER SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF NY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. CONSTRUCTION.

- ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
- ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE DESIGNER'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER.
- ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH PG&E FOR GAS AND ELECTRICAL UPGRADE IF NEEDED
- CONTRACTOR TO PATCH AREAS DUE TO INSTALLATION OF FIRE-SPRINKLER IF NEEDED

INDEX OF DRAWINGS

<b>ARCHITECTURAL</b>	
G 0.0	INDEX SHEET, PROJECT DESCRIPTION, APPLICABLE CODES, BUILDING DATA, LOCATION MAP
<b>SURVEY</b>	
A 1.0	EXISTING, PROPOSED SITE PLAN, WINDOW PROFILE, PERMEABLE AREA CALCULATION
A 1.1	EXISTING / DEMO GROUND FLOOR, SECOND FLOOR
A 1.2	EXISTING / DEMO ROOF FLOOR, BUILDING SECTION
A 1.3	EXISTING / DEMO ELEVATIONS
A 1.4	EXISTING / DEMO ELEVATIONS
<b>ENERGY</b>	
GS-1	GREEN BUILDING POINT

PROJECT DESCRIPTION

DEMOLISH EXISTING 2-STORY HOUSE. ERECT A NEW 3-STORY SINGLE FAMILY DWELLING WITH ADU. THE PROPOSED PRIMARY UNIT WILL HAVE 3 BEDROOMS, 4 BATHROOMS, AND 1 PARKING GARAGE. ADU UNIT WILL HAVE 1 BEDROOM AND 1.5 BATHS. TOTAL GROSS SQAURE FEET OF THE PROPOSED STRUCTURE IS 3,926 GSF. NEW STREET TREE.

DEFERRED PERMIT

AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13

BUILDING DATA

APN 5918 / 003	REQUIREMENT	EXISTING	PROPOSED
ZONE	----	RH-1	RH-1
SETBACK	FRONT = 15' or AVERAGING ADJACENT BUILDINGS	+/- 22'-2"	+/- 10'-0"
	REAR = 30% OF LOT DEPTH = 36'	+/- 51'-7" > 36'	48' > 36' (AVERAGING ABUTTING STRUCTURES)
	SIDE = 0'	2' (SOUTH), 3'-1" (NORTH)	0' (SOUTH) , 0' (NORTH)
PARKING	0	0	1 (COMPACT)
HEIGHT	40-X	+/- 19'-1" (TOP OF ROOF )	+/-32'
LOT SIZE		3,000 SF	3,000 SF
DWELLING AREA	----	THIRD FLOOR = 0 SECOND FLOOR = 554 GSF GROUND FLOOR = 655 GSF (* SPACES ARE UNCONDITIONED)	786 GSF + (**136 SF + 155 DECK #2,3) 1,387 GSF 1,118 GSF + (**344 SF GARAGE)  PRIMARY UNIT = 2,454 SF ADU UNIT = 837 SF COMMON HALLWAY #1 = 281 SF
		CONDITIONED SPACE = 1,153 SF	3,010 SF
		TOTAL GROSS = 1,219 GSF	3,926 GSF
BICYCLE SPACE	0	0	1
CONSTRUCTION TYPE	----	TYPE V-B	TYPE V-B
OCCUPANCY GROUP	----	R-3 / U	R-3 / U

PROJECT DIRECTORY

<b>OWNER</b> Xing Hua Yu Tan 542 Bowdoin Street San Francisco, CA 94134 T 415.308.6862	<b>ARCHITECT</b> Wing Lee AIA, LEED AP Wing Lee Architects 1403 Hudson Avenue San Francisco, CA 94124 T 415.297.6493	<b>SURVEYOR</b> Paul Canamoy, LS P.O. Box 121 Benicia, CA 94510 T 510.209.7292	<b>HISTORICAL CONSULTANT</b> Tim Kelley Consultant LLC 2912 Diamond Street #330 San Francisco, CA 94131 T 415.337.5824
<b>ENERGY CONSULTANT</b> Chuck Clemmon Energy Calculation Co. 45 Mitchell Blvd, Suite 16 T 415.457.0990	<b>GEOTECHNICAL ENGINEER</b> Patrick Morrison PG,CEG Smith-Emery San Francisco 1940 Oakdale Avenue San Francisco, CA 94124 T 415.642.7326	<b>STRUCTURAL ENGINEER</b> Lou Xiao SE LX Engineering 723 Camino Plaza Suite 115 San Bruno, CA 94066 T 415.601.9686	<b>FOUNDNESS REPORT</b> Everwin Group 870 Junipero Serra Blvd San Francisco, CA 94127 T 415.606.7878

APPLICABLE CODES

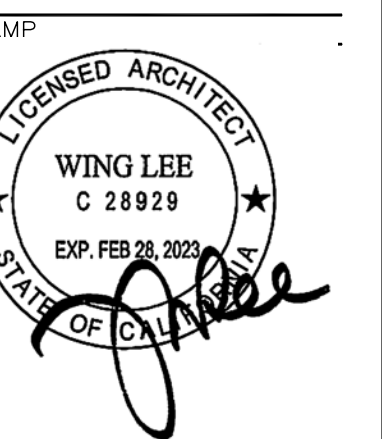
ALL CONSTRUCTION SHALL CONFORM:

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES

LOCATION MAP



ISSUE	RECORD/DATE
OUTREACH MEETING	JUNE 18, 2017
SITE PERMIT APPLICATION	AUGUST 30, 2017
SITE PERMIT RESUBMITTAL	JANUARY 30, 2018
SITE PERMIT RESUBMITTAL 2	AUGUST 15, 2019
SITE PERMIT RESUBMITTAL 3	MARCH 27, 2020
SITE PERMIT RESUBMITTAL 4	AUGUST 31, 2020
OUTREACH MEETING #2	JANUARY 30, 2021
REVISED REAR SETBACK LINE	MARCH 18, 2021



PROJECT

26 Hamilton  
San Francisco, CA 94134

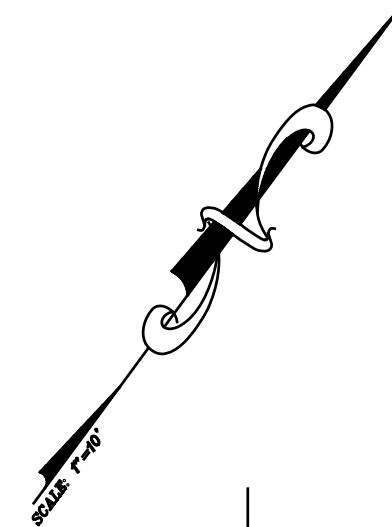
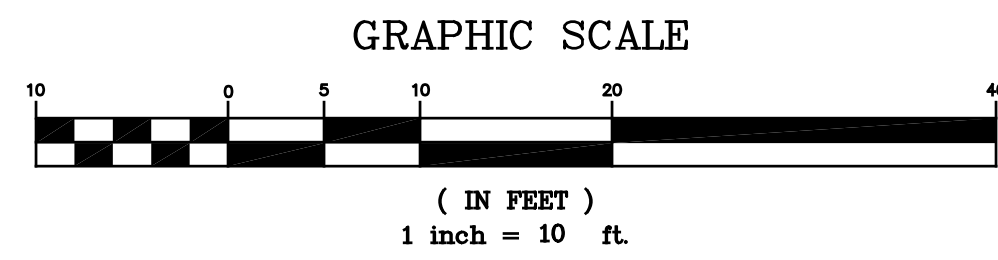
APN 5918 / 003

HOUSE  
DEMO & NEW  
DWELLING  
WITH ADU

DRAWING TITLE  
INDEX SHEET  
PROJECT DESCRIPTION  
APPLICABLE CODES  
BUILDING DATA  
LOCATION MAP  
RENDERINGS

SHEET

G-0.0



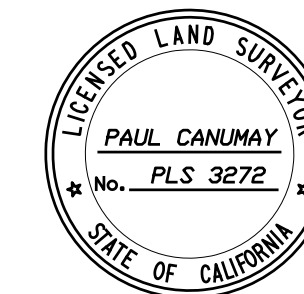
BASIS OF BEARINGS  
BEARINGS ARE ASSUMED.

BENCHMARK  
CITY & COUNTY OF SAN FRANCISCO. BM ELEV. 113.34'.  
SW + CUT OUTER RIM SWI SILVER AVE. & HAMILTON ST.

UTILITY NOTE  
THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

NOTES  
1) OWNERS: FAI LAU & SO TING LAU, TRUSTEES.  
2) ADDRESS: 26 HAMILTON ST.  
3) APN: LOT 3, BLOCK 5918.

SURVEYOR'S STATEMENT  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYOR'S ACT AT THE REQUEST OF WING LEE ON NOVEMBER 18, 2018.



PAUL CANUMAY, PLS 3272 \_\_\_\_\_ DATE \_\_\_\_\_

LEGEND

- FOUND STANDARD STREET MONUMENT
- SET 5/8" REBAR & CAP (PLS 3272)
- + SET CROSS IN CONCRETE
- TBC TOP OF BACK OF CURB
- FL FLOW LINE
- P/L PROPERTY LINE
- LG LIP OF GUTTER
- WM WATER METER
- BW BACK OF WALK
- GB GRADE BREAK
- EP EDGE OF PAVEMENT
- JP JOINT POLE
- NTS NOT TO SCALE

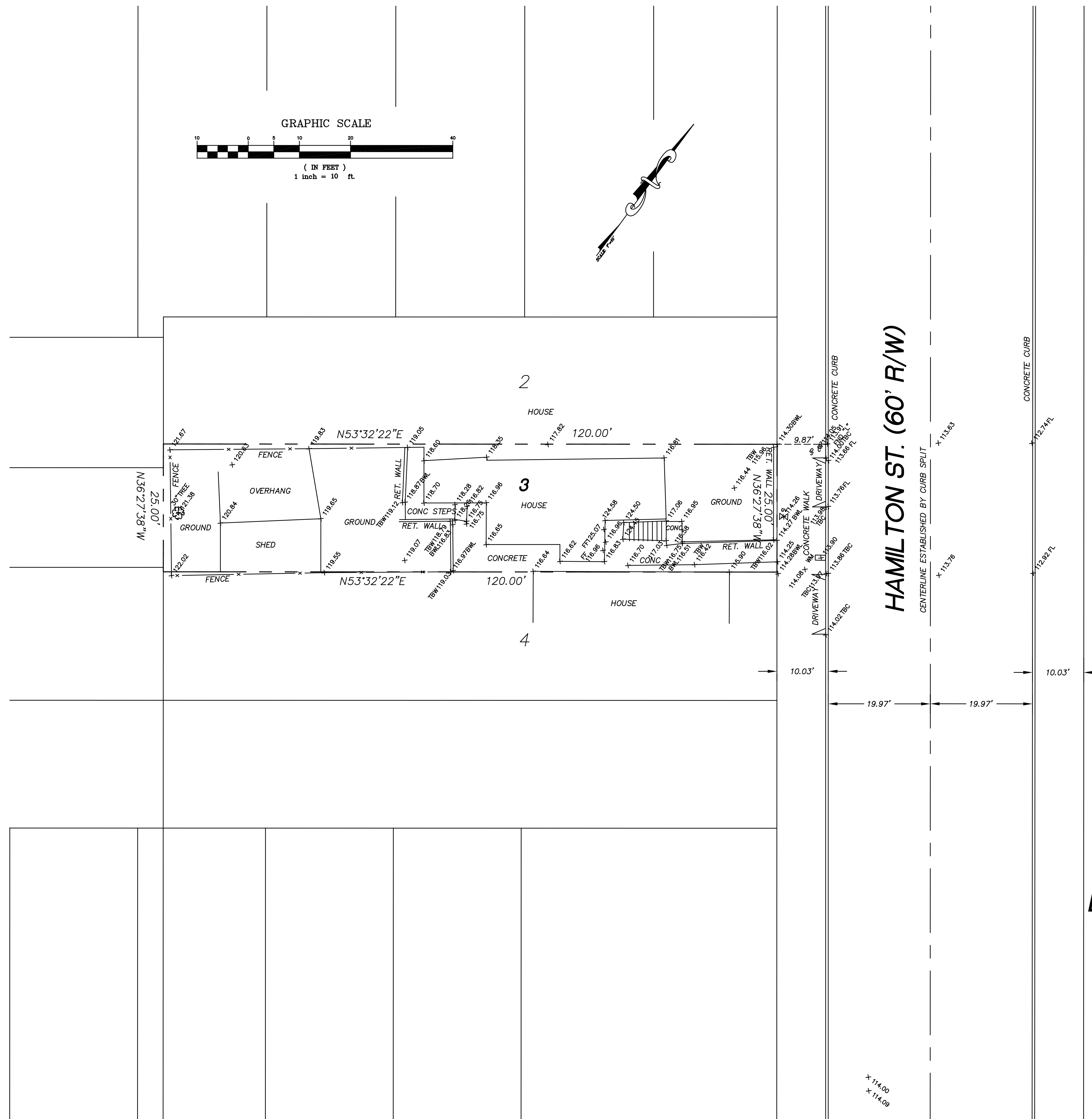
# BOUNDARY AND TOPOGRAPHIC SURVEY

PORTION OF BLOCK 38, UNIVERSITY MOUND TRACT  
LOT 3, BLOCK 598, SAN FRANCISCO CITY & COUNTY

SAN FRANCISCO CALIFORNIA

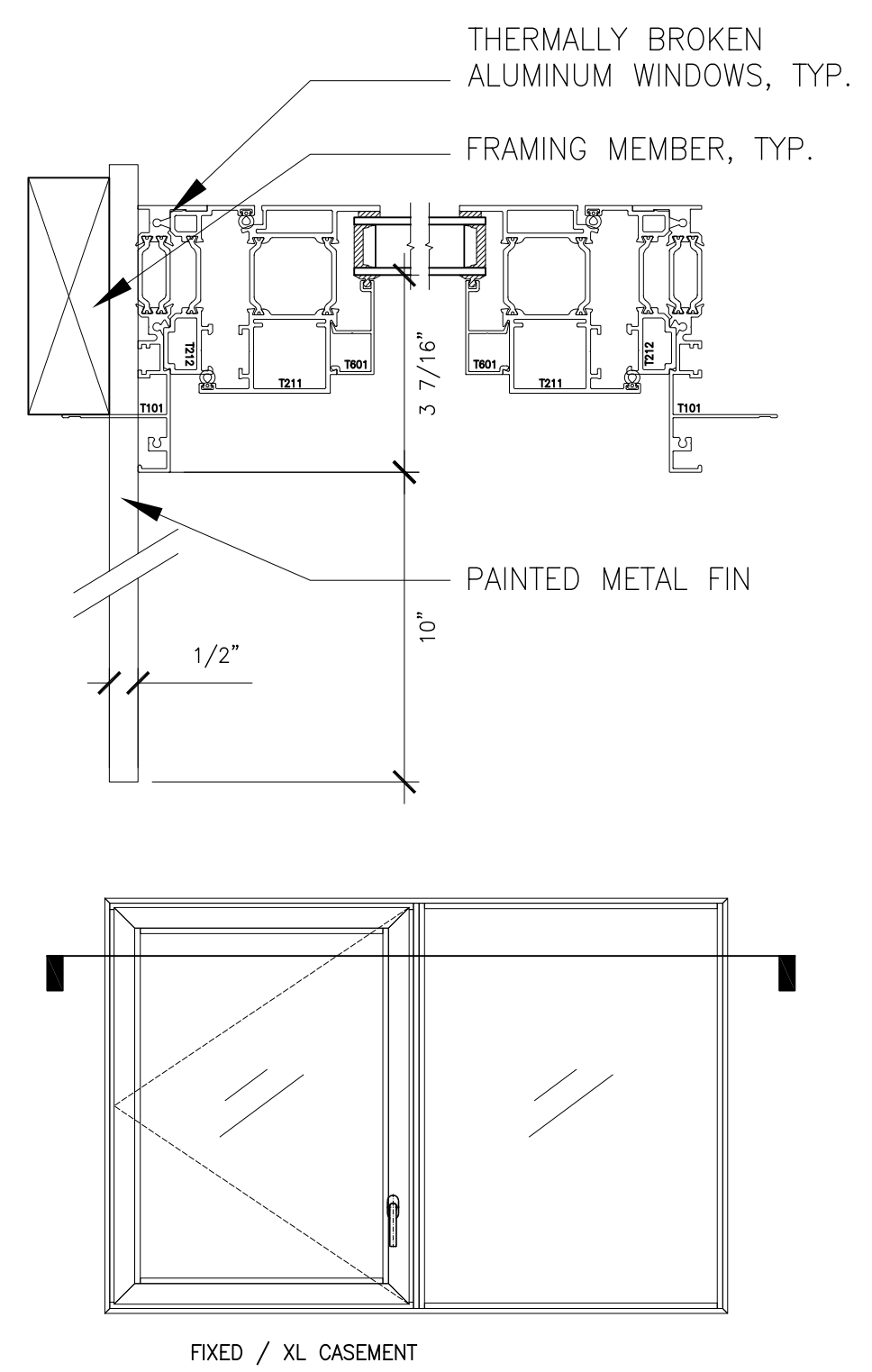
SCALE: 1" = 10' JUNE 28, 2019

CANUMAY LAND SURVEYING  
P.O. BOX 121  
BENICIA, CALIFORNIA  
(707) 747-0458

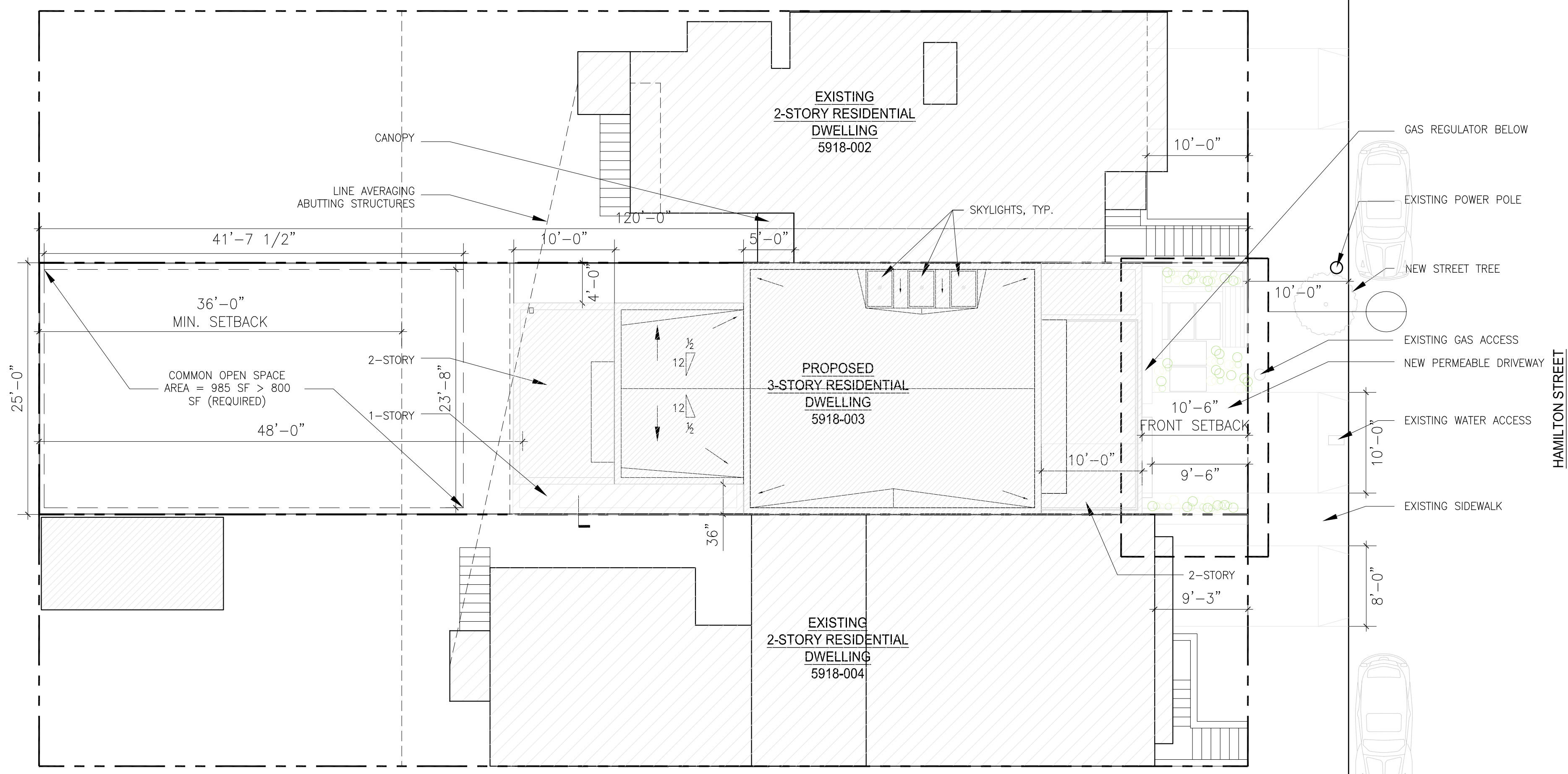


**26 Hamilton Street**  
Demo / New Dwelling with  
ADU

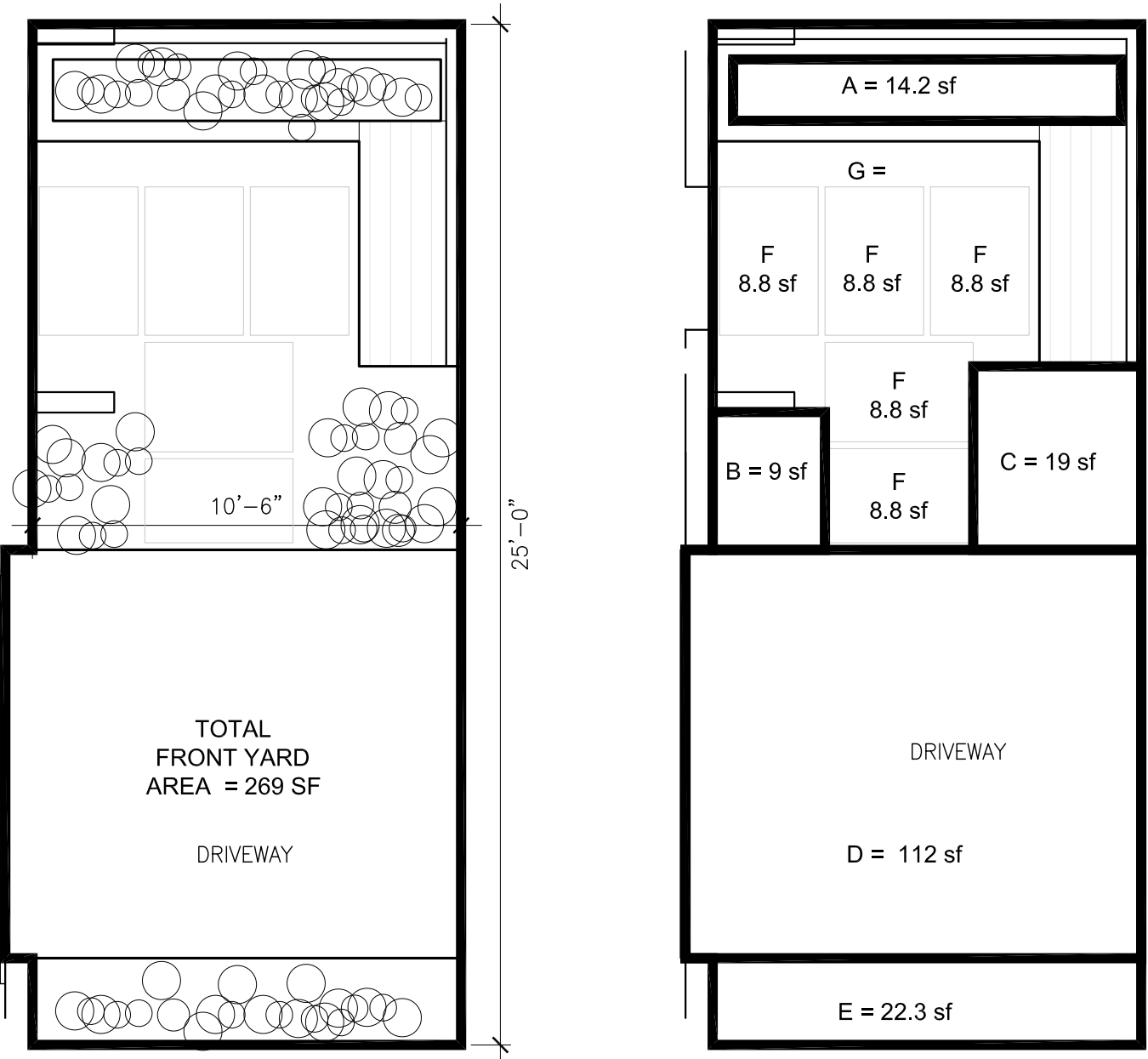
ISSUE	RECORD/DATE
OUTREACH MEETING	JUNE 18, 2017
SITE PERMIT APPLICATION	AUGUST 30, 2017
SITE PERMIT RESUBMITTAL	JANUARY 30, 2018
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SITE PERMIT RESUBMITTAL 3	MARCH 27, 2020
SITE PERMIT RESUBMITTAL 4	AUGUST 31, 2020
OUTREACH MEETING #2	JANUARY 30, 2021
REVISED REAR SETBACK LINE	MARCH 18, 2021



**4** TYPICAL WINDOW DETAIL  
NTS



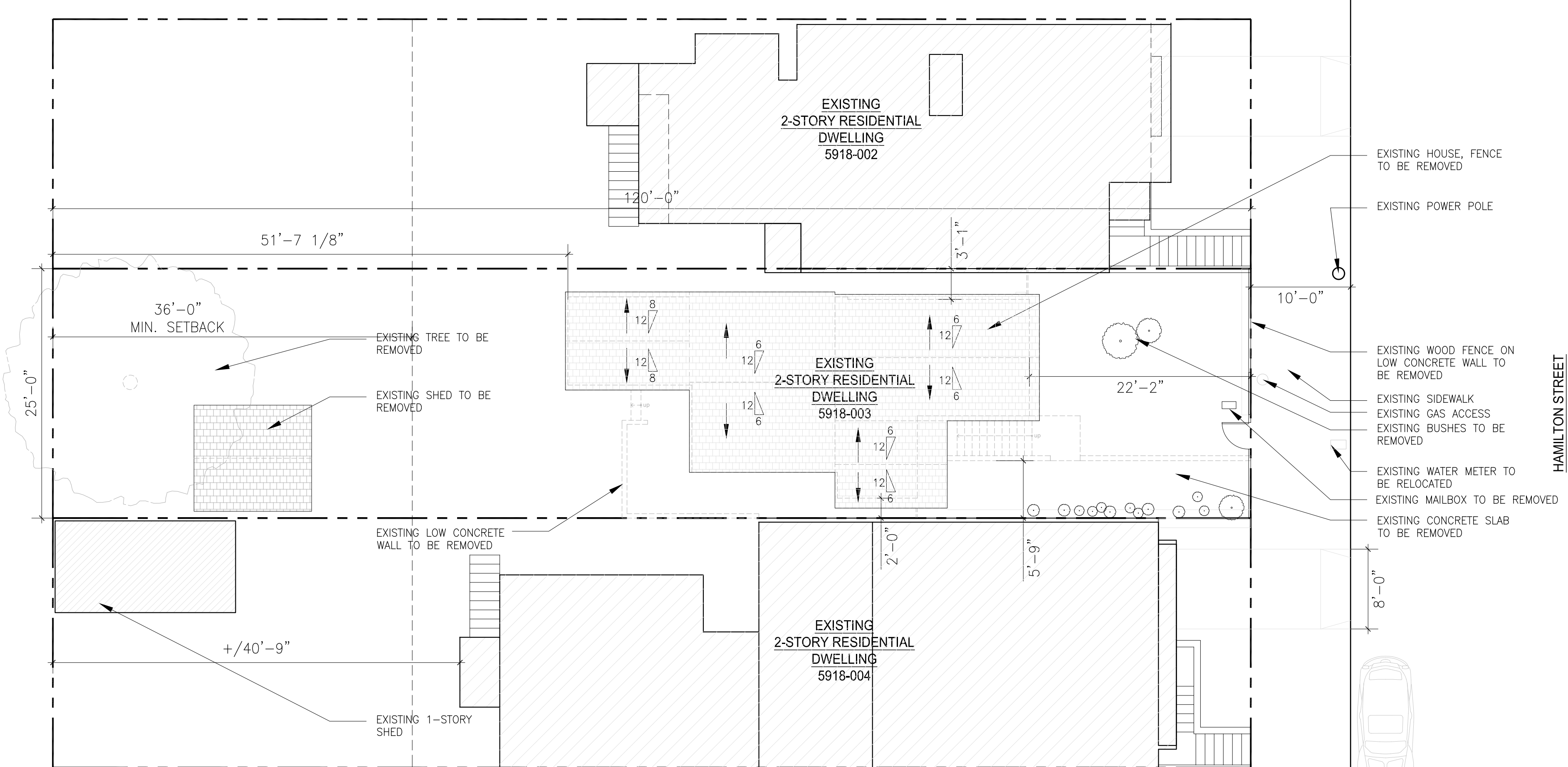
**2** PROPOSED SITE PLAN / ROOF PLAN  
SCALE: 1/8" = 1'-0"



TOTAL FRONT YARD = 269 sf  
20% REQUIRED LANDSCAPE AREA = 54 sf < 64.5 sf (PROPOSED)  
50% REQUIRED PERMEABLE AREA = 135 sf < 225.0 sf (PROPOSED)

AREA	LANDSCAPE AREA	PERMEABLE AREA	NON-PERMEABLE AREA
A	14.2	14.2	
B	9.0	9.0	
C	19.0	19.0	
D		112.0	
E	22.3	22.3	
F		48.5	44.0
G			
SUBTOTAL	64.5	225.0	44.0

**3** PERMEABLE AREA CALCULATION  
SCALE: 1/4" = 1'-0"



**1** EXISTING SITE PLAN / ROOF PLAN  
SCALE: 1/8" = 1'-0"



PROJECT  
26 Hamilton  
San Francisco, CA 94134

APN 5918 / 003

**HOUSE DEMO & NEW DWELLING WITH ADU**

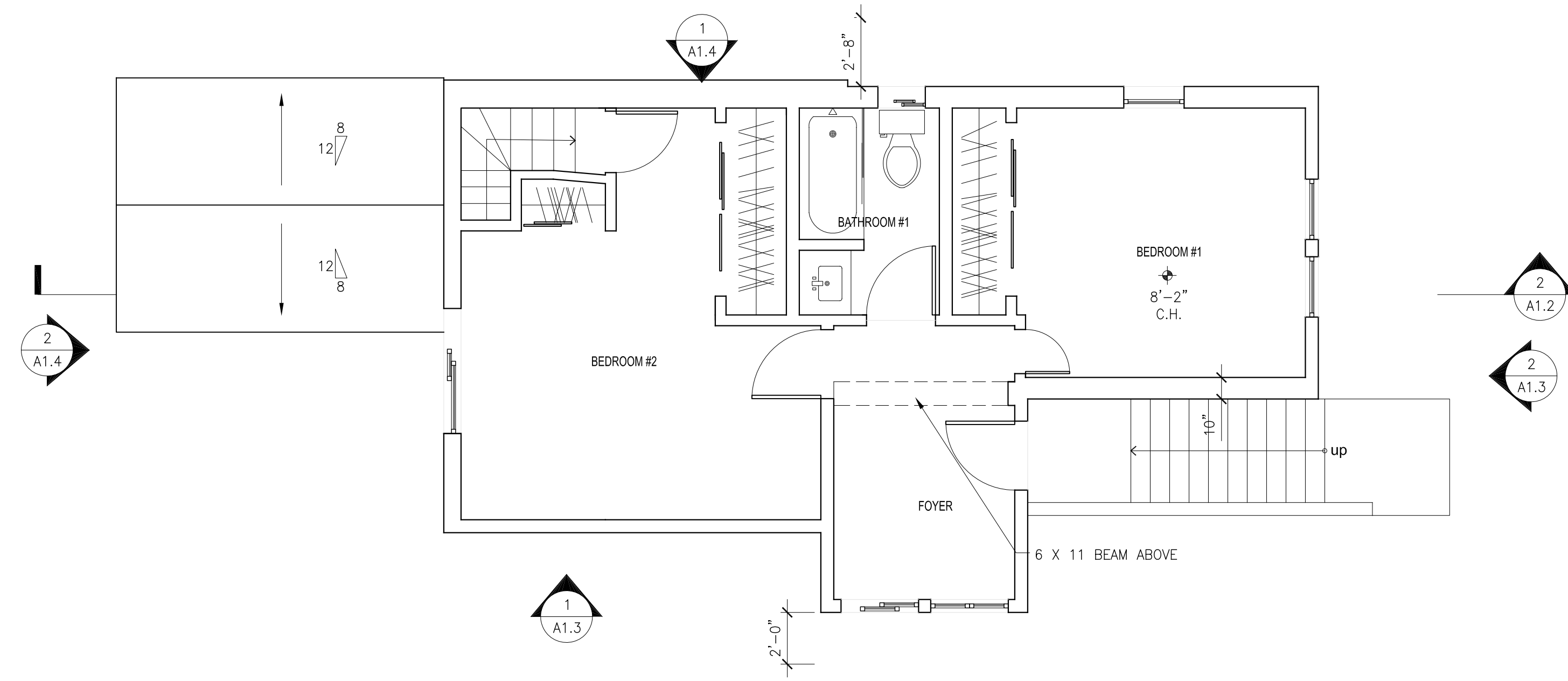
DRAWING TITLE  
EXISTING, PROPOSED SITE PLAN  
WINDOW PROFILE  
PERMEABILITY AREA CALCULATION

SHEET

**A 1.0**

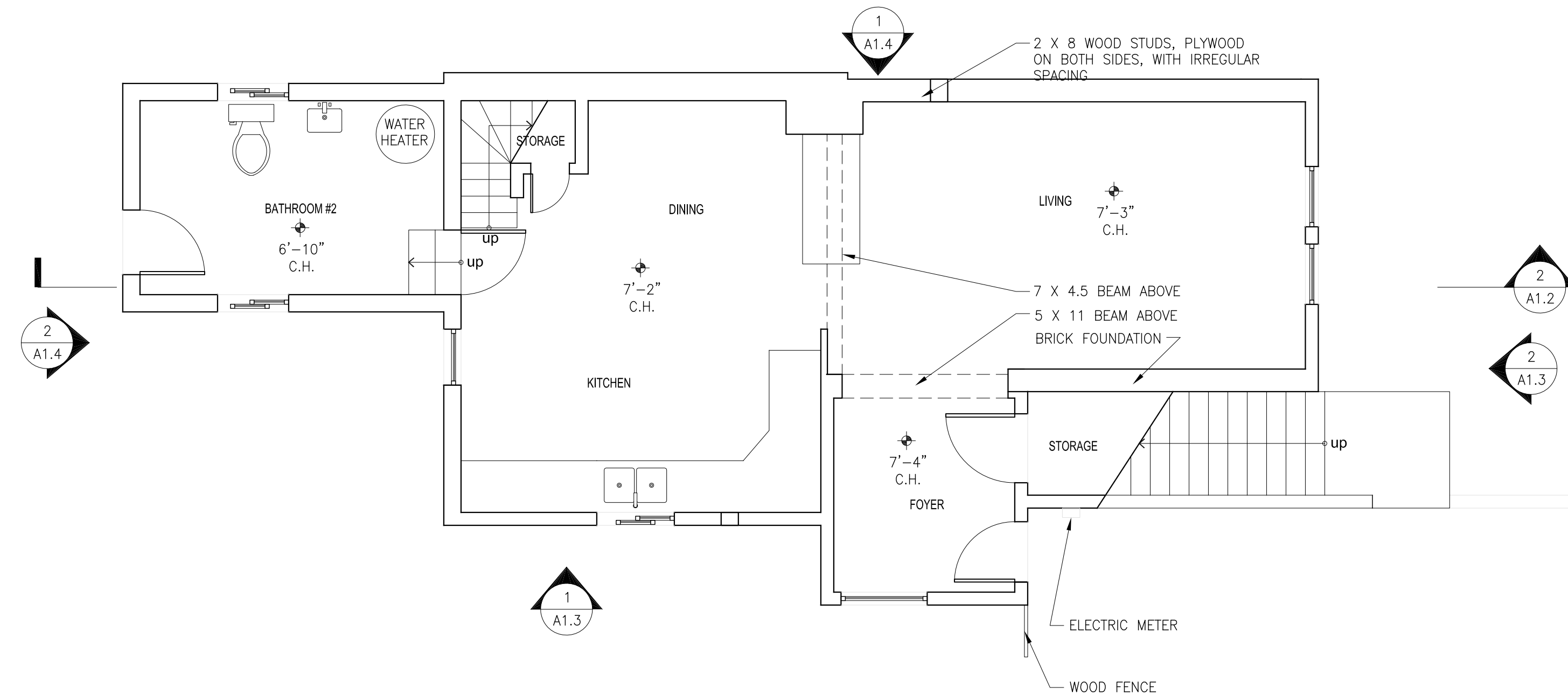
# DEMOLITION SHEET KEY NOTES

- GENERAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES REGARDING THE DISPOSAL OF DEMOLISHED ITEMS. REMOVE FROM SITE AND DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. COORDINATE EXACT DEBRIS BOX LOCATION WITH THE OWNER. CONTRACTOR IS TO USE THE ELEVATORS PER OWNER'S REQUIREMENTS.
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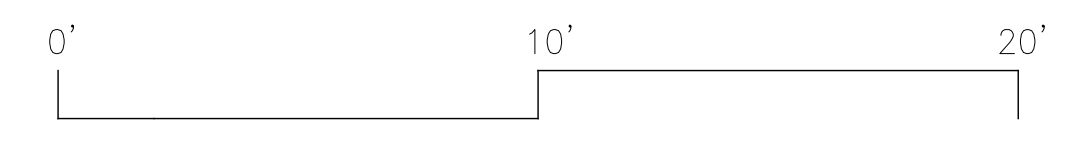


**2** EXISTING/DEMO - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ENTIRE STRUCTURE SHALL BE DEMOLISHED



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



**26 Hamilton Street**  
Demo / New Dwelling with  
ADU

ISSUE	RECORD/DATE
OUTREACH MEETING	JUNE 18, 2017
SITE PERMIT APPLICATION	AUGUST 30, 2017
SITE PERMIT RESUBMITTAL	JANUARY 30, 2018
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OUTREACH MEETING #2	JANUARY 30, 2021
REVISED REAR SETBACK LINE	MARCH 18, 2021



PROJECT  
26 Hamilton  
San Francisco, CA 94134  
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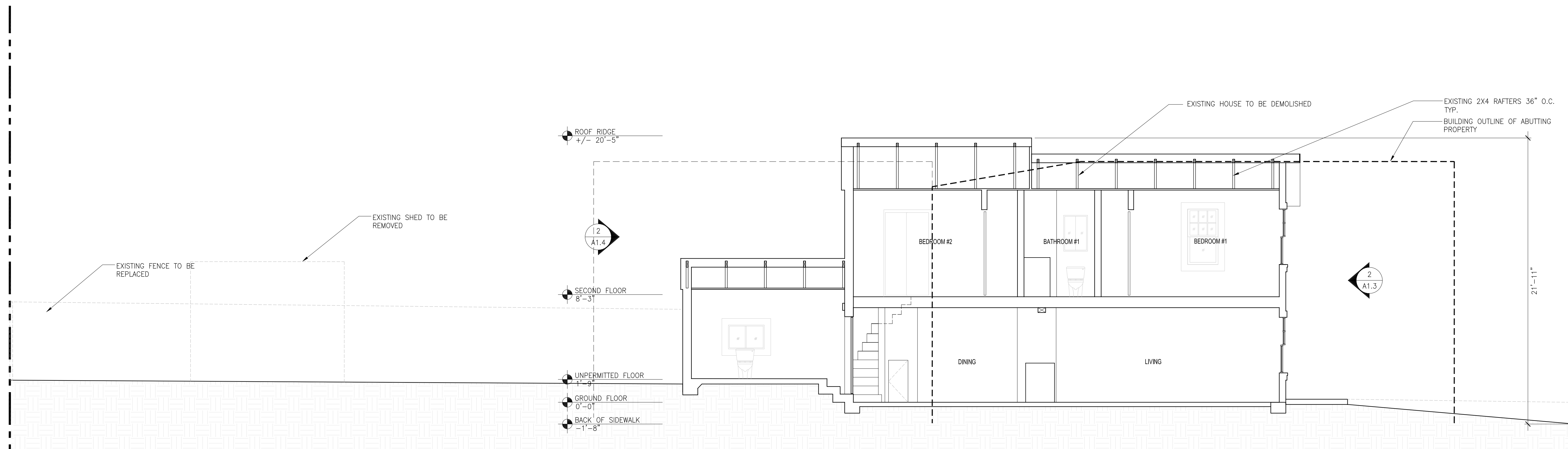
**HOUSE  
DEMO & NEW  
DWELLING  
WITH ADU**

DRAWING TITLE  
EXISTING / DEMO PLANS  
GROUND FLOOR  
SECOND FLOOR



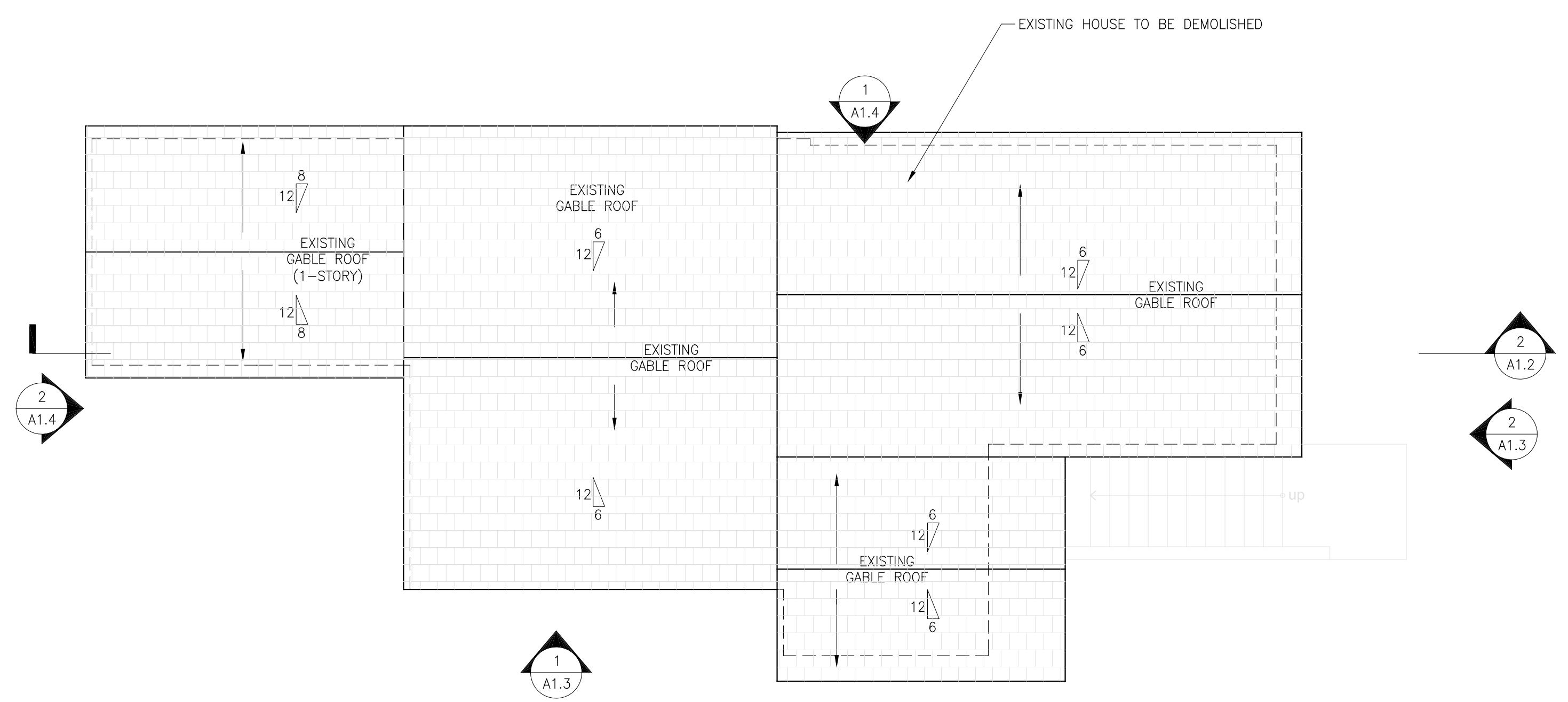
26 Hamilton Street  
Demo / New Dwelling with  
ADU

ISSUE RECORD/DATE
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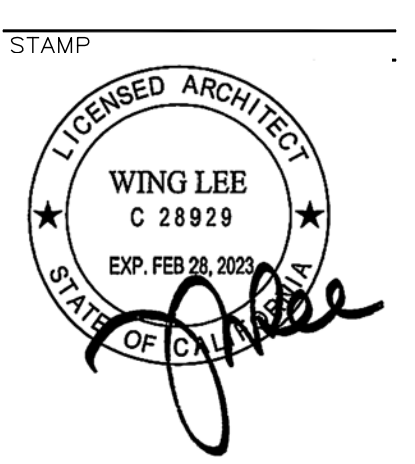
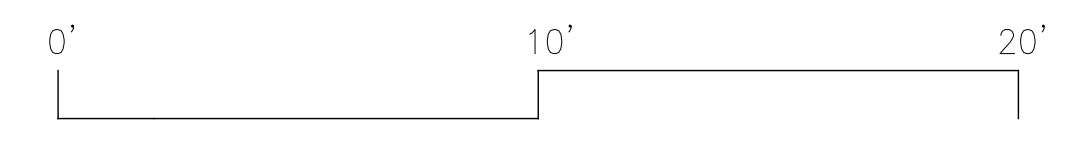


2 EXISTING/DEMO - BUILDING SECTION  
SCALE: 1/4" = 1'-0"

ENTIRE STRUCTURE SHALL BE DEMOLISHED



1 EXISTING/DEMO - ROOF PLAN  
SCALE: 1/4" = 1'-0"



PROJECT  
26 Hamilton  
San Francisco, CA 94134  
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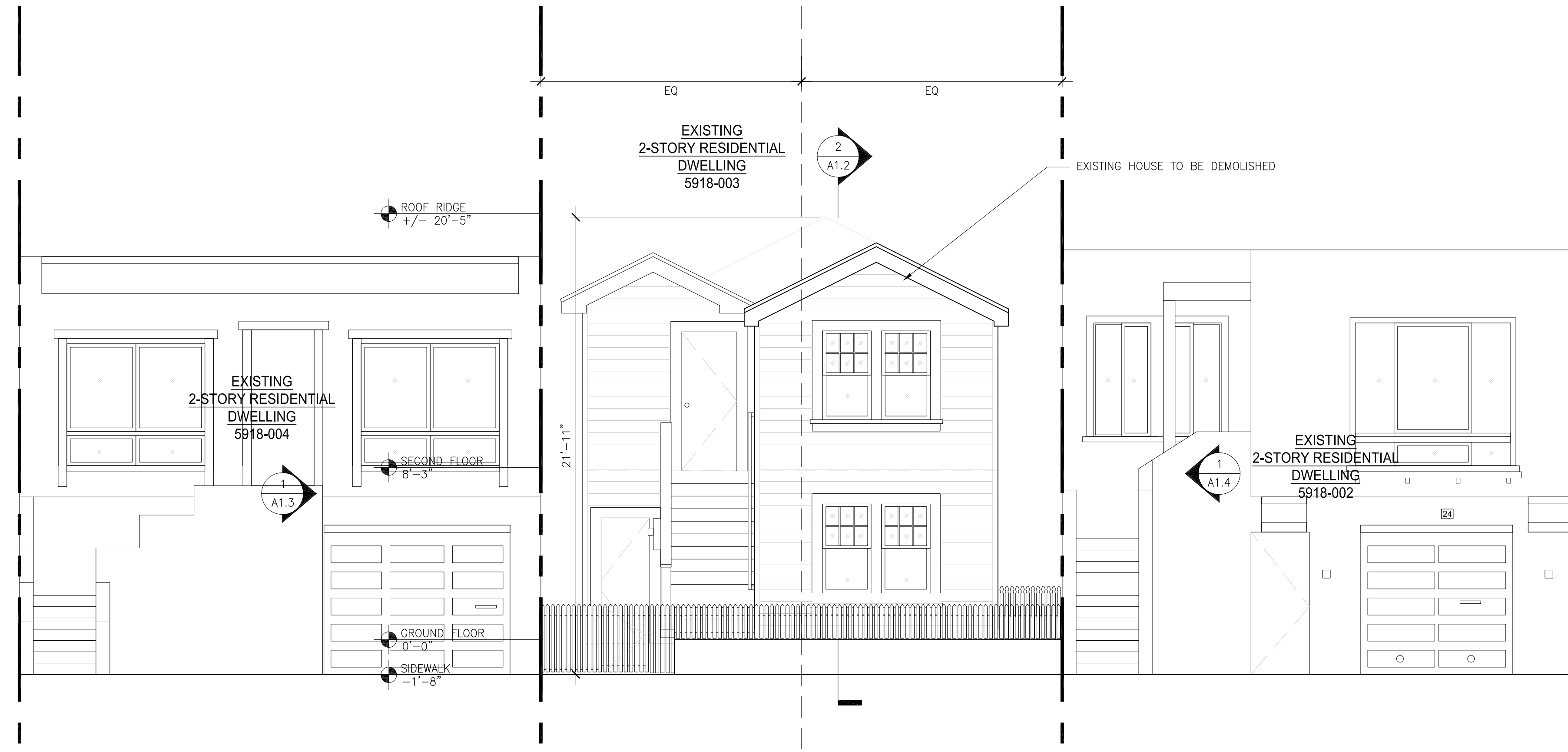
HOUSE  
DEMO & NEW  
DWELLING  
WITH ADU

DRAWING TITLE  
EXISTING / DEMO PLANS  
SECTION

SHEET  
A 1.2

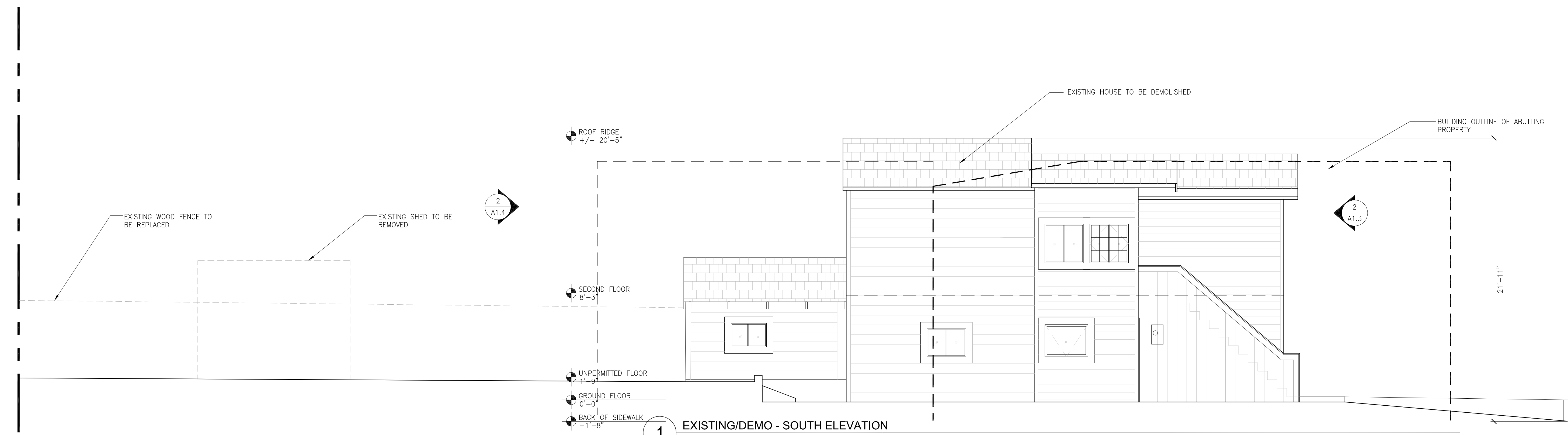
# DEMOLITION SHEET KEY NOTES

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- 6.

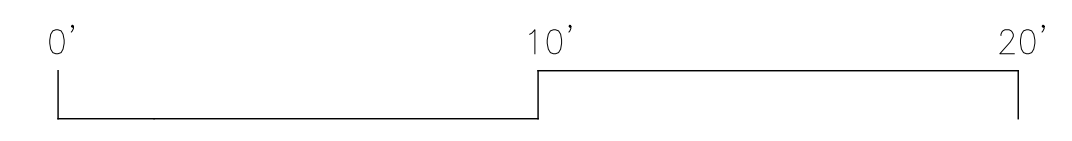


**2** EXISTING/DEMO - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

ENTIRE STRUCTURE SHALL BE DEMOLISHED



**1** EXISTING/DEMO - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



ISSUE	RECORD/DATE
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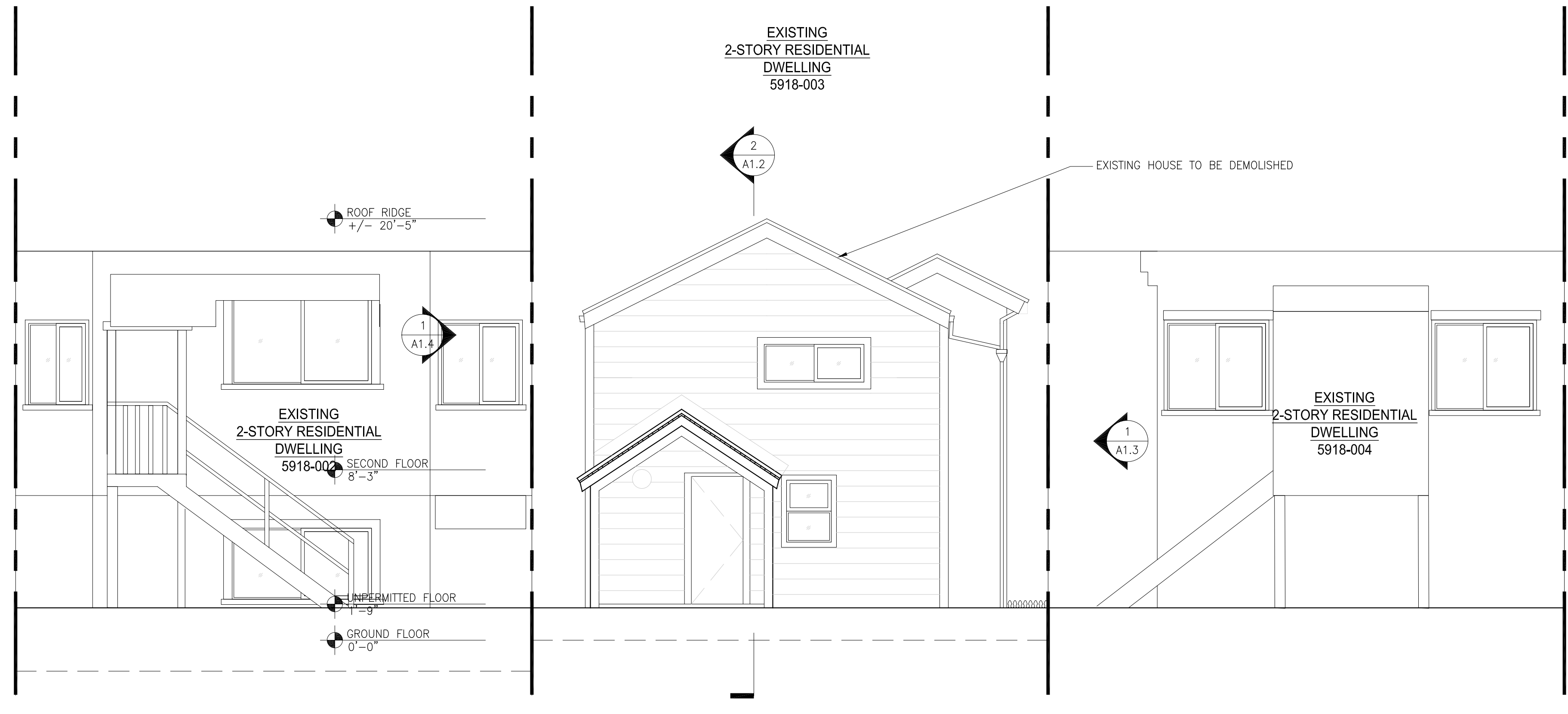
PROJECT  
26 Hamilton  
San Francisco, CA 94134  
APN 5918 / 003

**HOUSE**  
**DEMO & NEW**  
**DWELLING**  
**WITH ADU**

DRAWING TITLE  
EXISTING / DEMO  
ELEVATIONS

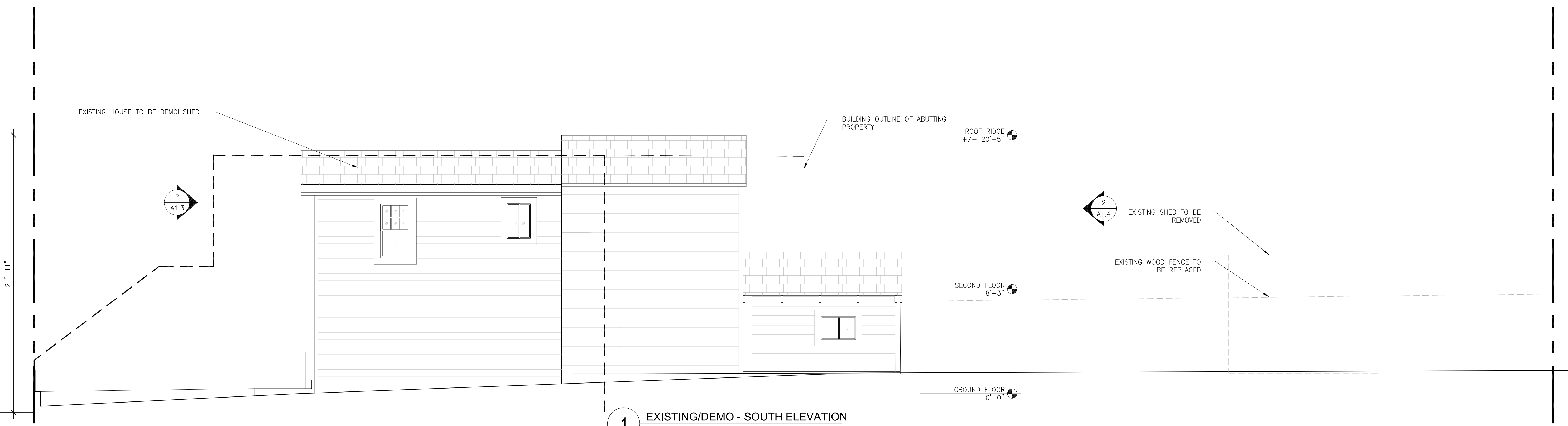
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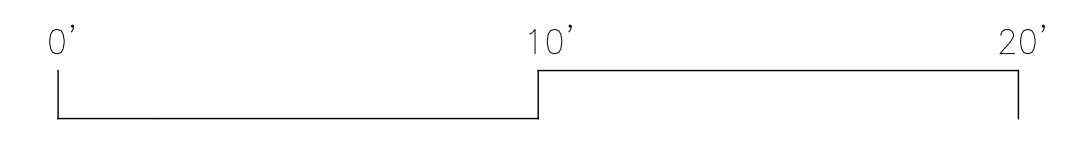


**2** EXISTING/DEMO - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

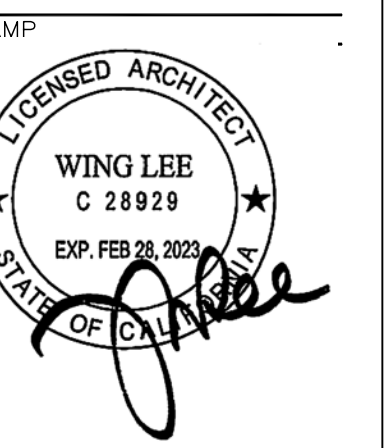
ENTIRE STRUCTURE SHALL BE DEMOLISHED



**1** EXISTING/DEMO - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



ISSUE	RECORD/DATE
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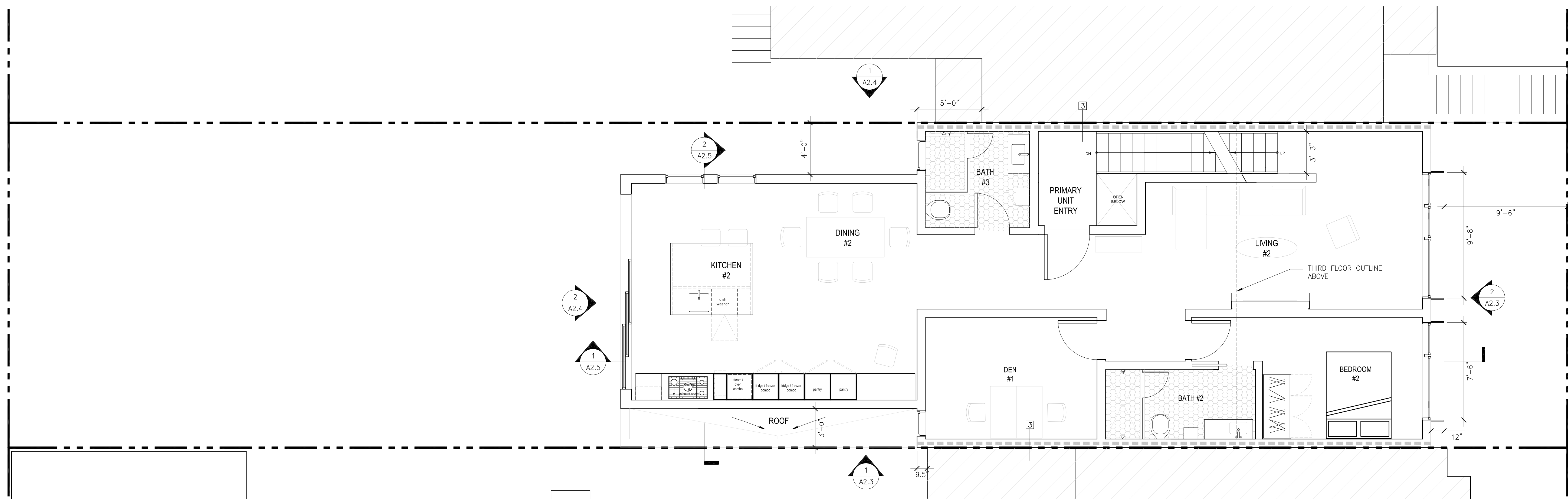
PROJECT  
26 Hamilton  
San Francisco, CA 94134  
APN 5918 / 003

### HOUSE DEMO & NEW DWELLING WITH ADU

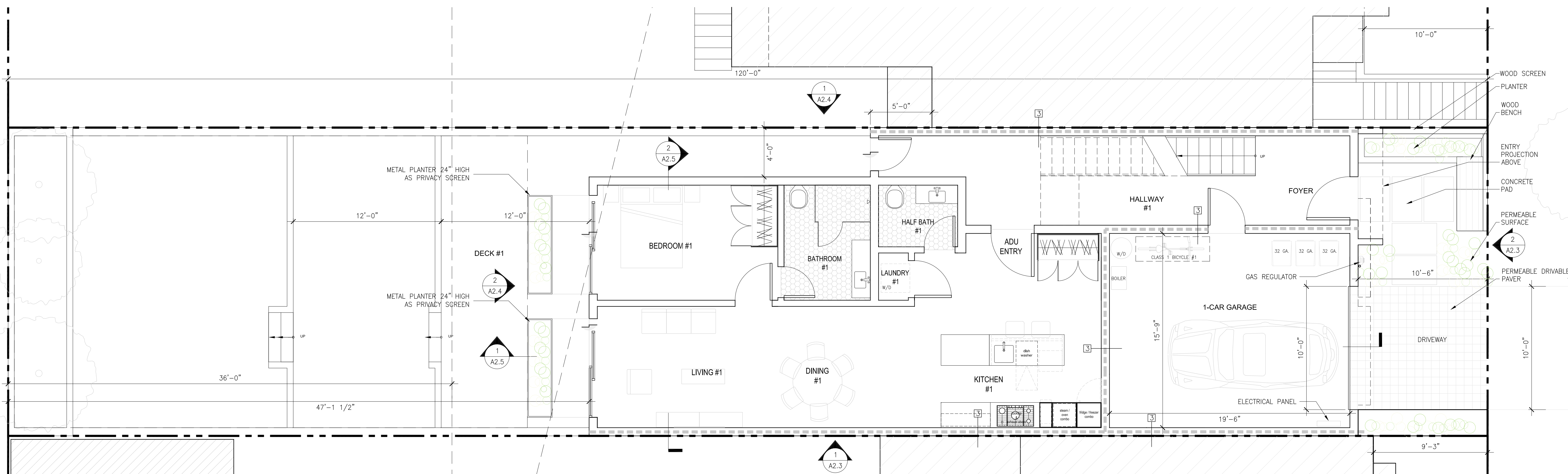
DRAWING TITLE  
EXISTING / DEMO ELEVATIONS

26 Hamilton Street  
Demo / New Dwelling with  
ADU

ISSUE	RECORD/DATE
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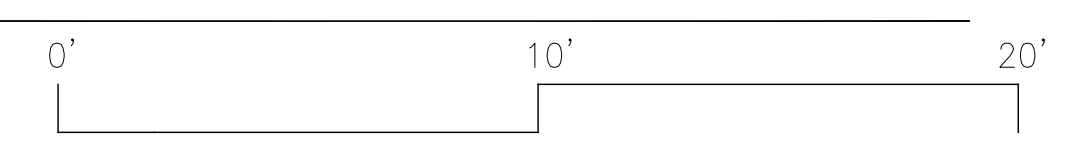


2 PROPOSED - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

1-HOUR RATED ASSEMBLY, SEE SHEET A2.5 FOR DETAIL



PROJECT  
26 Hamilton  
San Francisco, CA 94134

APN 5918 / 003

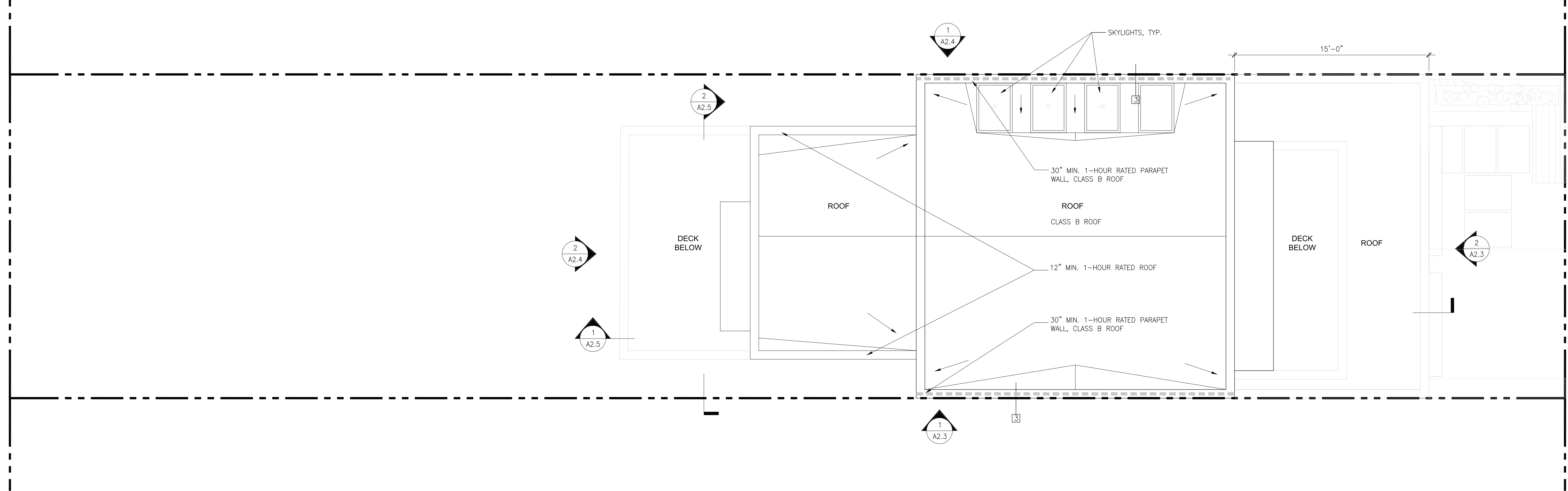
HOUSE  
DEMO & NEW  
DWELLING  
WITH ADU

DRAWING TITLE  
PROPOSED  
GROUND FLOOR  
SECOND FLOOR

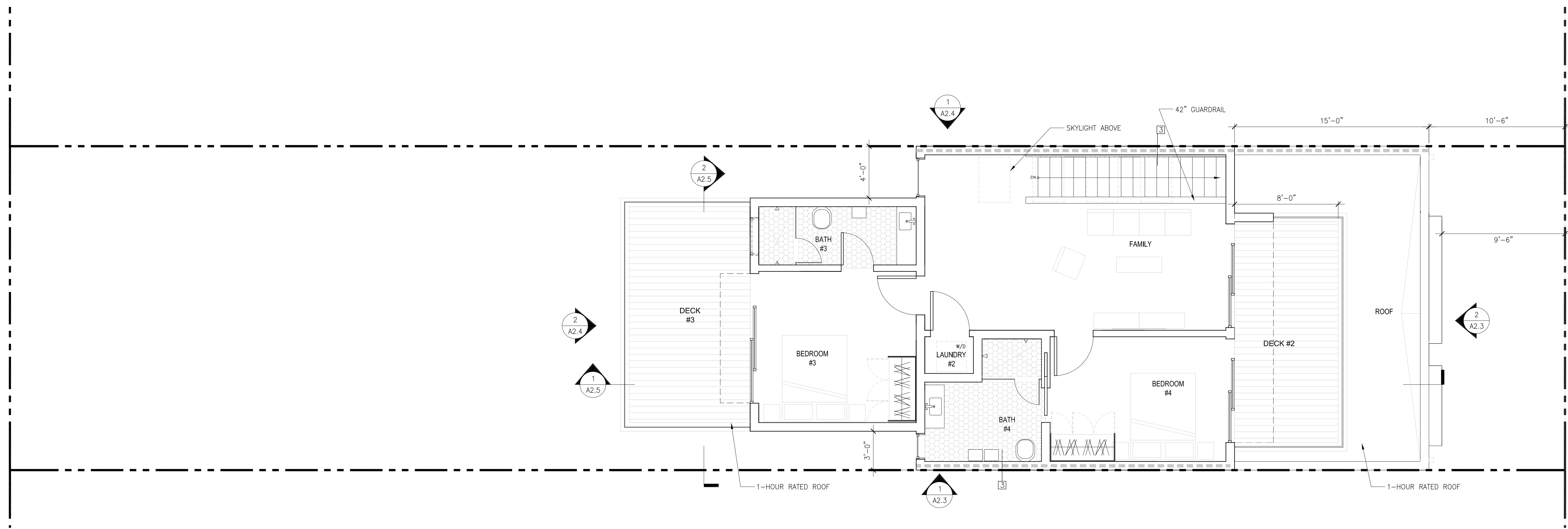
SHEET  
A 2.1

26 Hamilton Street  
Demo / New Dwelling with  
ADU

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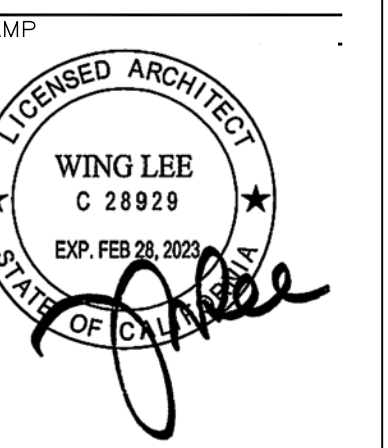
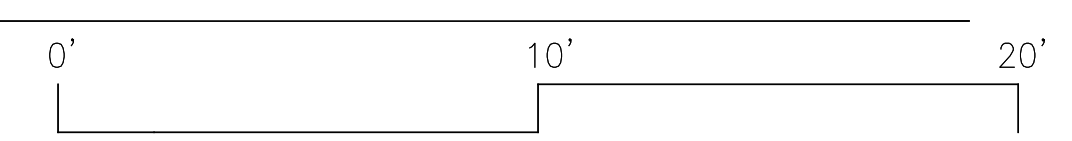


2 PROPOSED - ROOF PLAN  
SCALE: 1/4" = 1'-0"



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

1-HOUR RATED ASSEMBLY, SEE SHEET A2.5 FOR DETAIL



PROJECT  
26 Hamilton  
San Francisco, CA 94134

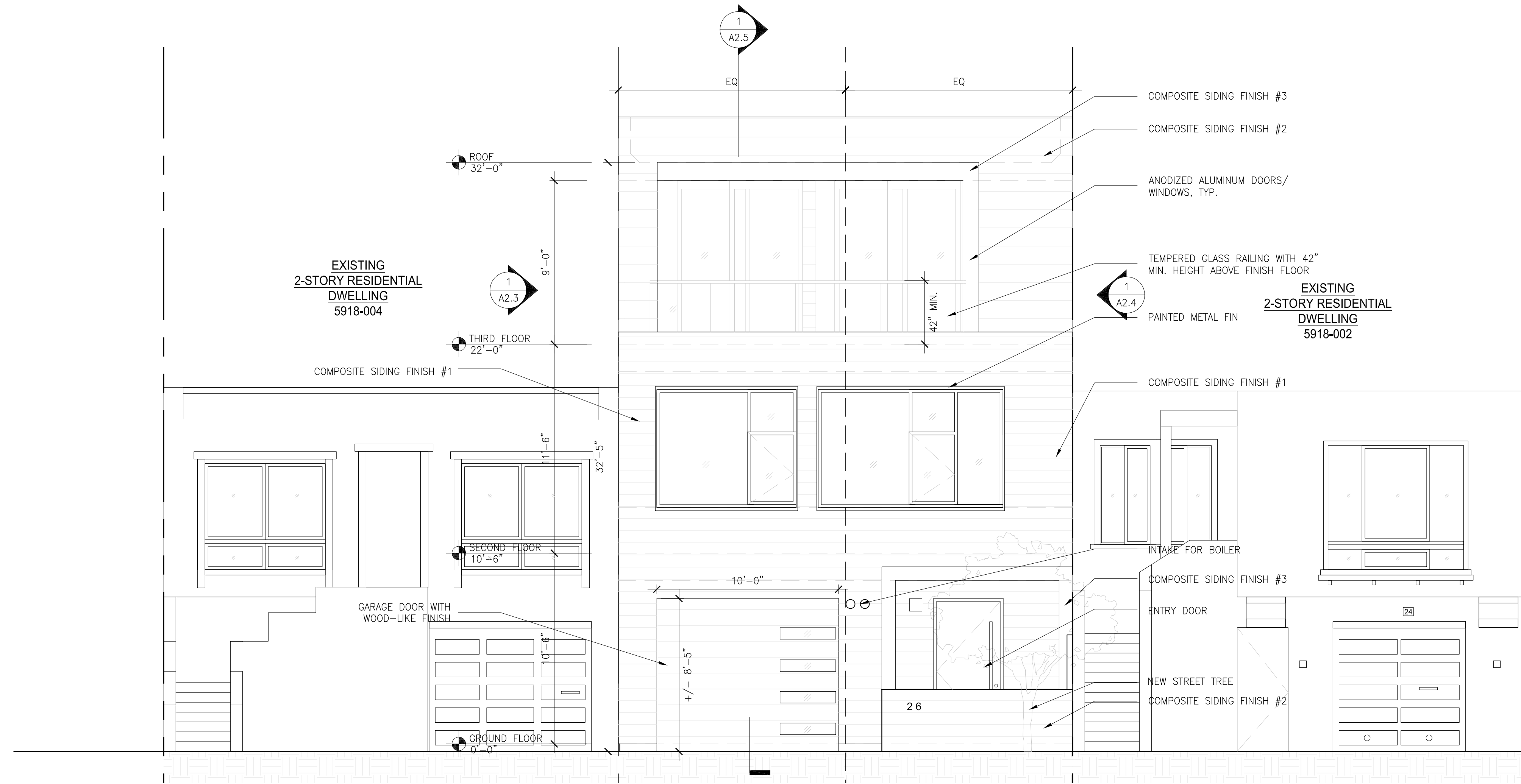
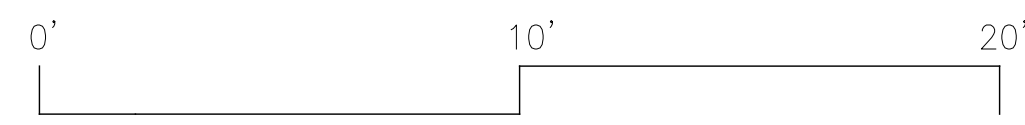
APN 5918 / 003

HOUSE  
DEMO & NEW  
DWELLING  
WITH ADU

DRAWING TITLE  
PROPOSED  
THIRD FLOOR PLAN  
ROOF PLAN

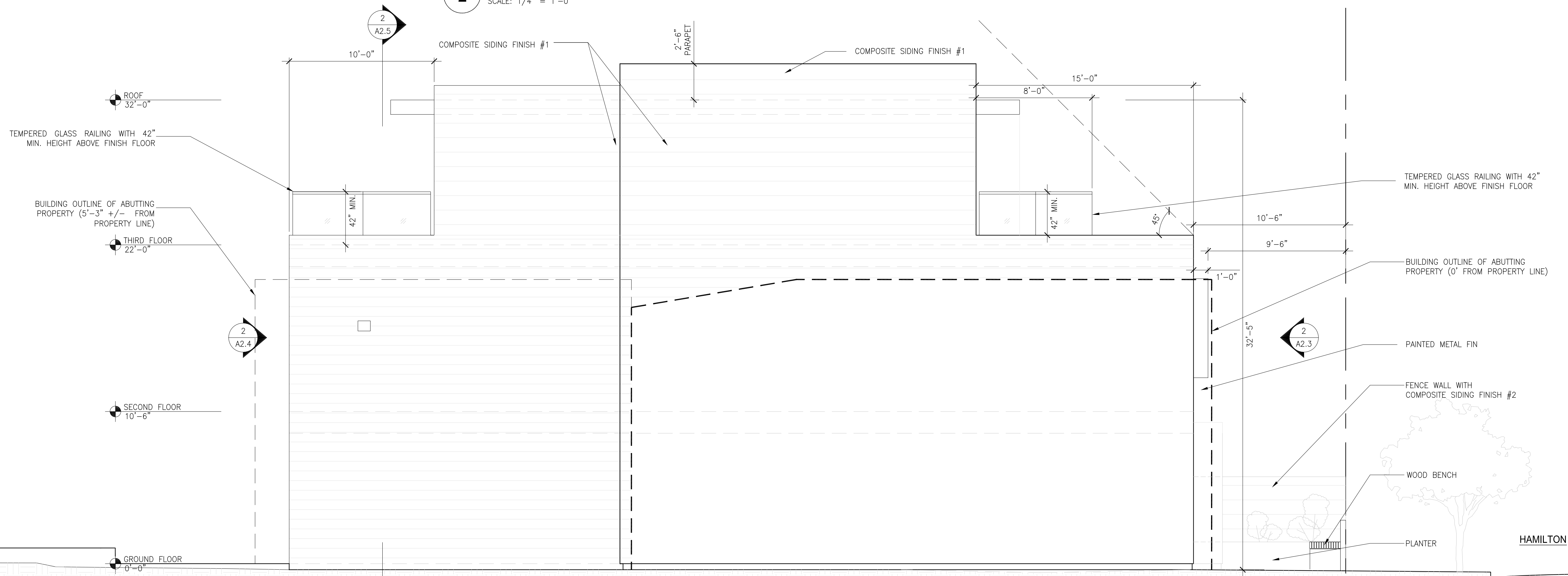
SHEET  
A 2.2

ISSUE	RECORD/DATE
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2 PROPOSED EAST ELEVATION (FRONT)

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



1 PROPOSED SOUTH ELEVATION

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

STAMP



PROJECT

26 Hamilton  
San Francisco, CA 94134

APN 5918 / 003

HOUSE  
DEMO & NEW  
DWELLING  
WITH ADU

DRAWING TITLE

PROPOSED  
ELEVATIONS

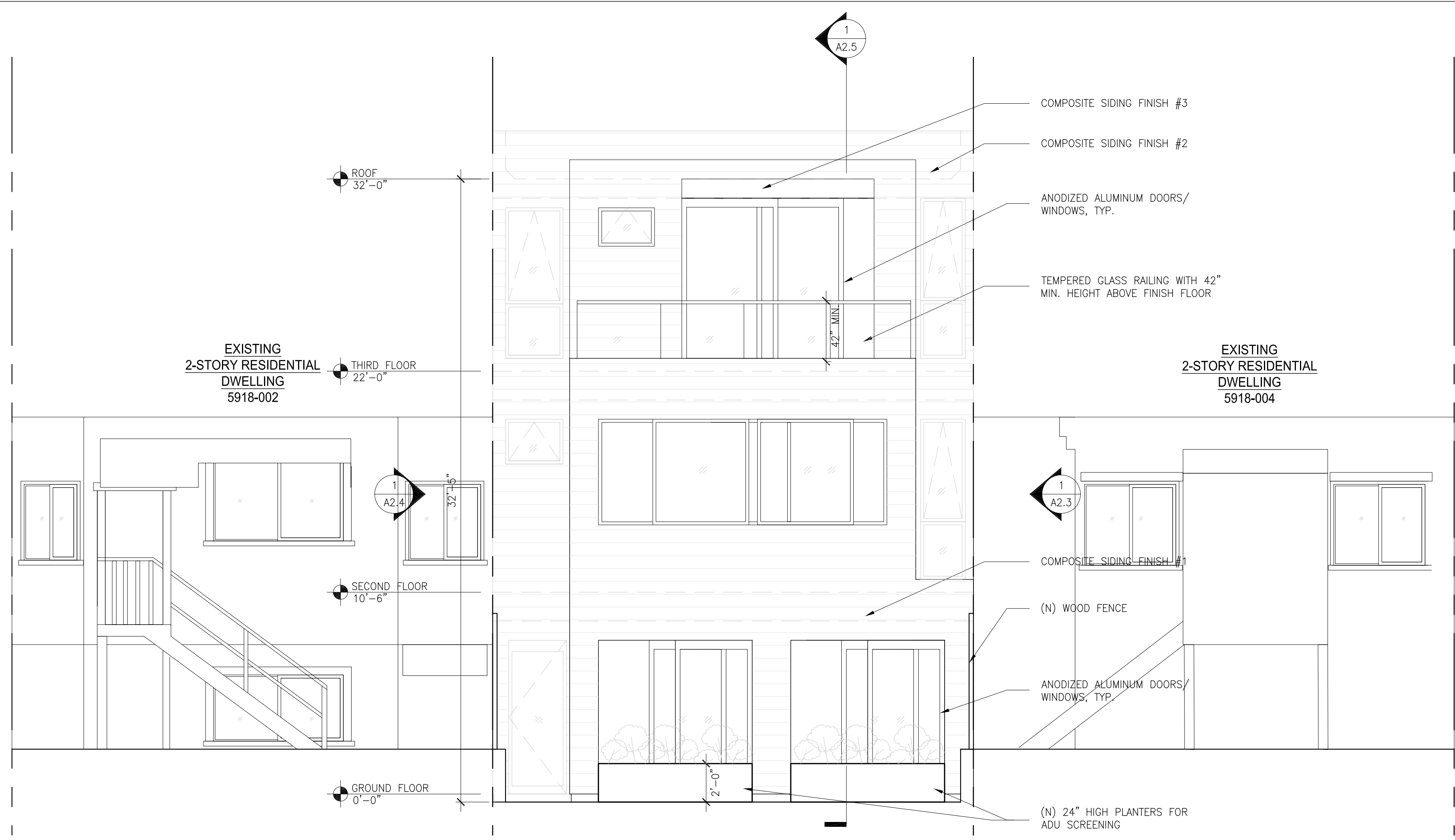
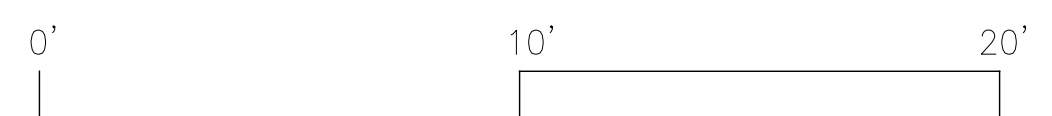
SHEET

A 2.3

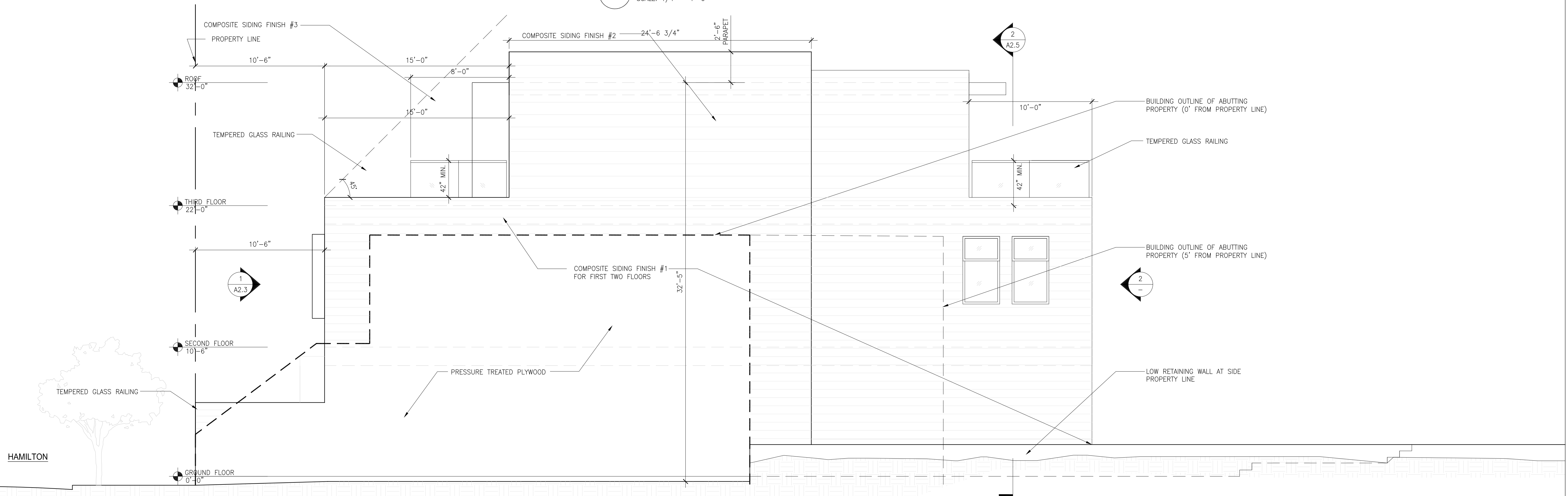
26 Hamilton Street  
Demo / New Dwelling with  
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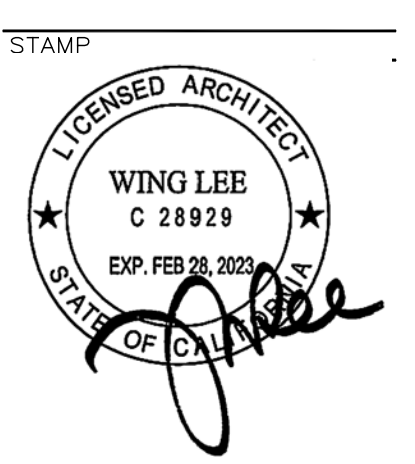
--- 1-HOUR RATED ASSEMBLY, SEE SHEET A2.5 FOR DETAIL



2 PROPOSED WEST ELEVATION (REAR)  
SCALE: 1/4" = 1'-0"



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



PROJECT  
26 Hamilton  
San Francisco, CA 94134  
APN 5918 / 003

HOUSE  
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DWELLING  
WITH ADU

DRAWING TITLE  
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ELEVATIONS

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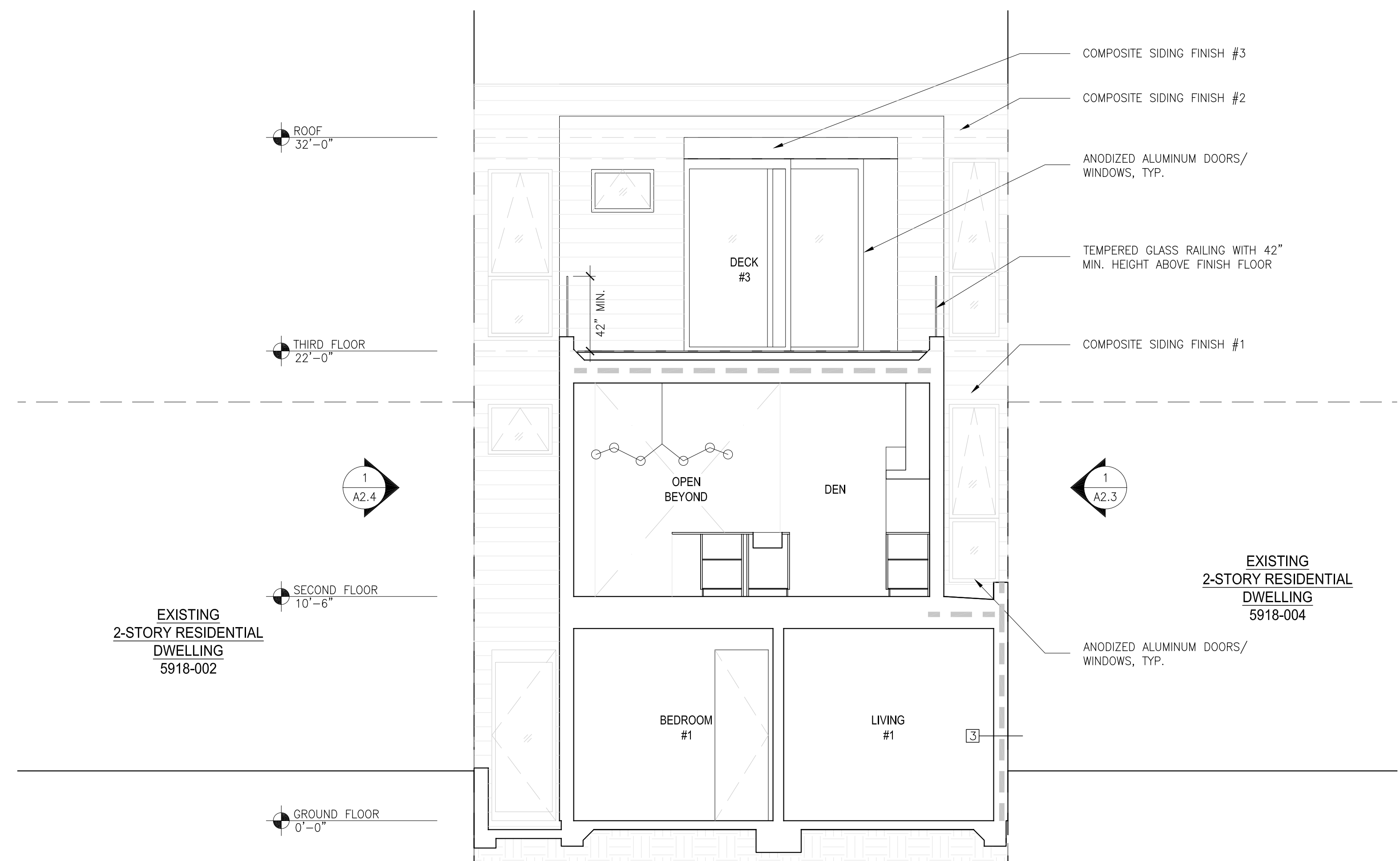
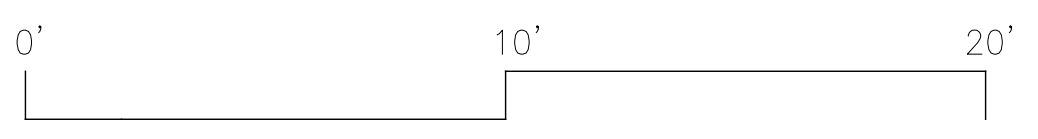
3

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 WOOD STUDS 24" O.C. WITH 6d COATED NAILS, 1 3/4" LONG, 0.0913" SHANK, 3/4" HEADS, 7" O.C.  
 JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)  
 FIRE TEST: UL R3501-47, -48, 9-17-65  
 SOUND TEST: 35 TO 39 STC  
 RATING: 1 HOUR FIRE

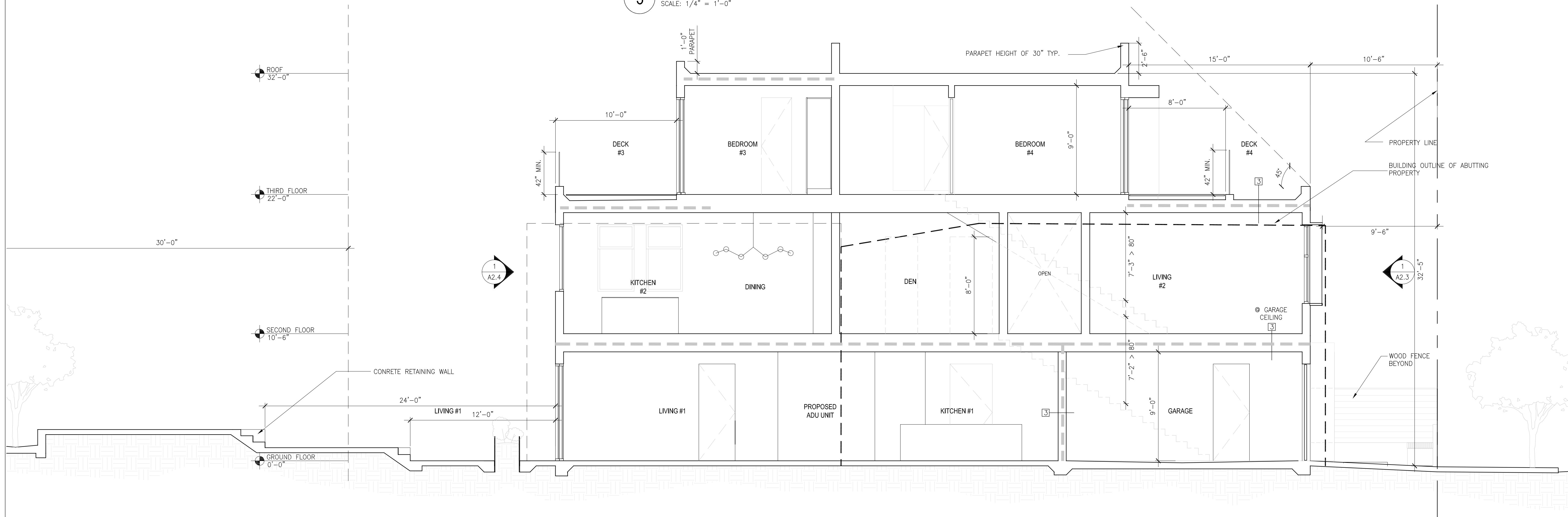
**1-HR FIRE RATED WALL**

2 **1-HOUR FIRE RATED ASSEMBLY**  
 SCALE: 1/4" = 1'-0"

--- 1-HOUR RATED ASSEMBLY, SEE SHEET A2.5 FOR DETAIL

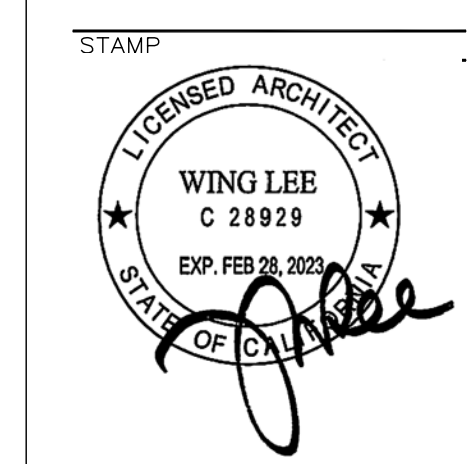


3 **NORTH-SOUTH BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"



1 **PROPOSED WEST-EAST SECTION**  
 SCALE: 1/4" = 1'-0"

--- 1-HOUR RATED ASSEMBLY, SEE SHEET A2.5 FOR DETAIL



PROJECT  
 26 Hamilton  
 San Francisco, CA 94134  
 APN 5918 / 003

**HOUSE DEMO & NEW DWELLING WITH ADU**

DRAWING TITLE  
**PROPOSED SECTIONS**  
**FIRE ASSEMBLY DETAILS**

SHEET  
**A 2.5**



# GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

<b>INSTRUCTIONS:</b> 1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". <i>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</i>				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROJECT INFO		
				R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME				
				LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	5918 / 003				
				n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	BLOCK/LOT					
				4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	26 Hamilton Street				
				•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	ADDRESS				
				n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	26 Hamilton Street				
				•	•	•	•	•	•	•	•	•	SF, CA 94134				
				n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•	SINGLE-FAMILY DWELLING				
				•	•	•	•	•	•	•	•	•	PRIMARY OCCUPANCY				
				•	•	•	•	•	•	•	•	•	3,926 gsf				
				•	•	•	•	•	•	•	•	•	GROSS BUILDING AREA				
				•	•	•	•	•	•	•	•	•	Wing Lee AIA, LEED AP BD+C				
				•	•	•	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)				
				•	•	•	•	•	•	•	•	•	GREEN BUILDING CHECKLIST				
				•	•	•	•	•	•	•	•	•	GS-1				
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT														
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.														
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.														
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6					
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	•				
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r				
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft. or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	•				
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•					
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•					
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r					
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r					
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•					
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 55.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added					
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added					
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r					
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-988	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•					
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•					
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•					
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•					
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•					
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•					
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•					
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•					
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•					
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r					
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r					
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r					
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r					



# HISTORIC RESOURCE EVALUATION RESPONSE

*Record No.:* **2017-011827ENV**  
*Project Address:* **26 HAMILTON ST**  
*Zoning:* RH-1 RESIDENTIAL- HOUSE, ONE FAMILY Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 5918/003  
*Staff Contact:* Monica Giacomucci - 628-652-7414  
Monica.Giacomucci@sfgov.org

## **PART I: Historic Resource Evaluation**

### **PROJECT SPONSOR SUBMITTAL**

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- Supplemental Information for Historic Resource Determination Form (HRD)
  - Consultant-prepared Historic Resource Evaluation (HRE)
- Prepared by: Tim Kelley Consulting, Historic Resource Evaluation (December, 2018)

Staff consensus with Consultant's HRE report:  Agree  Disagree

**Additional Comments:** Planning Staff concurs with the consultant's historic resource evaluation. However, staff has included additional information not provided in the consultant report in the Analysis section below.

### **BUILDINGS AND PROPERTY DESCRIPTION**

**Neighborhood:** Portola/Excelsior  
**Date of Construction:** ca. 1914  
**Construction Type:** Wood-Frame  
**Architect:** Unknown  
**Builder:** Unknown

**Stories:** 2  
**Roof Form:** Gable  
**Cladding:** Rustic Siding  
**Primary Façade:** Hamilton Street  
**Visible Facades:** East (front)

**EXISTING PROPERTY PHOTOS**



Left: Main Building; Right: Rear Structure.

Source: Historic Resource Evaluation prepared by Tim Kelley Consulting (December 2018)

**PRE-EXISTING HISTORIC RATING / SURVEY**

- Category A – Known Historic Resource, per: \_\_\_\_\_
- Category B – Age Eligible/Historic Status Unknown
- Category C – Not Age Eligible / No Historic Resource Present, per: \_\_\_\_\_

Adjacent or Nearby Historic Resources:     Yes     No: University Mound (Article 10 Landmark)

**CEQA HISTORICAL RESOURCE(S) EVALUATION**

**Step A: Significance**

Individual Significance	Historic District / Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
<b>Criterion 1 - Event:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 2 - Persons:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 3 - Architecture:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Criterion 1 - Event:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 2 - Persons:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 3 - Architecture:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: _____ <u>N/A</u>	Period of Significance: _____ <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input checked="" type="checkbox"/> N/A

**Analysis:**

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting, 26 Hamilton Street is improved with a two-story wood-framed single-family residence and a rear open-air wood-framed structure. The main (front) building consists of three gable-roofed volumes, indicating a series of additions over time, and is clad in rustic wood siding. The front portion of the main building retains two paired six-over-one double hung windows with ogee lugs at the first and second stories. The rear structure appears to be unfinished and non-permanent, based on photos provided by the consultant. It does not appear on Sanborn Maps dating from the mid-1990s.

The property was historically located within the University Homestead Association, which was founded in 1867 when Harvey S. Brown sold 43 blocks of his University Mound Tract. That year, about half of the blocks within the University Homestead Association were speculatively purchased by investors. The subject block was one of these, having been purchased by Henry Huntly "H.H." Haight, 10th governor of California, and identified as Block 38 on University Homestead Association maps. Although the tenure of Haight's ownership is unknown, it appears that his stake in the University Homestead Association was only financial, and he did not personally develop the block or the subject property.

This block of Hamilton Street was originally subdivided into six lots, as were most within the University Homestead Association. The subject property was located within Lot 2 of Block 38, which at the time measured approximately 75' wide by 100' deep. The subject building's original date of construction is unknown. No building permit application exists for new construction at the property, and the property does not appear on the 1869 Coastal Survey. The 1905 Sanborn Maps did not extend to this portion of the Excelsior. No residents were found prior to 1915 in City Directories or U.S. Census Records.

In the 1914 Sanborn Map, only the present-day front portion of the main building is illustrated as a one-story dwelling roughly centered on what appears to be the original oversized Lot 2, with a one-story outbuilding at the rear. The property is addressed as 34 Hamilton. In 1914, house mover Hubert Bissinger applied for a water tap from the Spring Valley Water Company, and he is also listed as a resident of 34 Hamilton in the 1915 City Directory. Given Bissinger's occupation as a house mover, it is possible that the one-story building was constructed elsewhere prior to 1914 and relocated to the subject property, but this could not be substantiated.

Although refugee cottages constructed after the Earthquake and Fire of 1906 were commonly moved from public lands to private properties, the front portion of the building, which measures approximately 12' by 18', does not match the commonly accepted dimensions of any of the four types of refugee shacks identified throughout the City: Type A (10' x 14' or 15'), Type B (14' x 18'), Type C (15' x 25' or 16' x 18'), and Type D (barracks). Likewise, analysis of the consultant-provided interior photos showed that the roof and wall construction of the front portion of the building does not match that of the studless, board-and-batten refugee shacks with their characteristic "checkerboard" roof framing.

Hubert Bissinger rented the property until 1919, when he purchased it from real estate broker Sarah Weinstein, and he owned it until 1925, in turn renting it to a succession of day laborers. James and Debbie Dene are listed in Assessor Records as the owners of the property between 1926 and 1946, though their occupations are not known. Like Bissinger, the Denes also rented the property to a series of laborers.

Sarah Weinstein, a real estate developer who worked primarily in the Excelsior and Portola neighborhoods of San Francisco, owned the property from an unknown time until Bissinger purchased it from her in 1919. Weinstein was born in Germany in 1868 and emigrated to the United States in 1886. In 1888, she married Leopold Weinstein, a Russian native who had also emigrated to the U.S. in 1886, and they settled in San Francisco's Portola neighborhood. At the time, Portola was a tight-knit enclave of Jewish immigrants known as "Little Jerusalem." The neighborhood featured at least two major synagogues, as well as two commercial corridors populated by Jewish-owned and Kosher businesses along Silver and San Bruno avenues. As Little Jerusalem's post-earthquake boom waned in the 1920s, residents began to move to other neighborhoods within the City, and Maltese and Italian immigrants, particularly those involved in agricultural professions, settled in Portola.

Together, the Weinsteins ran a successful real estate development company out of the building where they lived at 2574 San Bruno Avenue, according to newspaper advertisements. The Weinsteins appear to have been prominent figures in Little Jerusalem, both through their business and elected positions in Jewish social clubs. Leopold Weinstein died in 1911, and Sarah continued to run the family's real estate enterprise successfully on her own, primarily purchasing and selling parcels in Portola and Excelsior, through approximately 1918. Weinstein maintained her family's residence and real estate office at 2574 San Bruno Avenue after her husband's death, and even procured a Building Permit Application in 1912 to construct a new office and dwelling unit there, suggesting that she continued to find success in the real estate business after her husband's death. Newspaper records indicate that Sarah bought and sold properties from prolific San Francisco developer Oscar Heymann, and frequently sold properties to German and Russian immigrants and women. Unlike many of the prolific (overwhelmingly male) developers working at the time, Weinstein appears to have mostly bought and sold individual, scattered parcels, rather than larger tracts or subdivisions.

Approximately 45 records of real estate transactions involving purchases or sales by Sarah Weinstein were advertised in the San Francisco Call and San Francisco Chronicle from the time of Leopold Weinstein's death through 1918. Sarah Weinstein worked prolifically in the years following her husband's death in the Portola and Excelsior neighborhoods, but she also sporadically purchased and sold properties in the Sunset, Richmond, and Western Addition. It is not known whether Weinstein's involvement in each of these cases was merely transactional, or whether she developed these properties, as well. Three properties, one located in what is today the 0-100 block of Cuvier Street, and the other two located in the 200 block of Amherst Street, were announced in the Building Contracts section of the *San Francisco Call* between January and March of 1917. At each of these three properties, Weinstein hired Pennsylvania-born carpenter Thomas Parry to construct a "4-room frame cottage." These are the only known instances of Weinstein actively developing the properties she purchased and sold with residential buildings, though it is possible that this was her common practice and other records have been lost.

A 1914 Sanborn Map shows that the Weinstein family home and real estate office at 2574 San Bruno Avenue located on a lot shared by a large building labeled as a "Hall." In 1918, Weinstein sold the entire property to the Emanu-el Kindergarten and Settlement House Association according to a San Francisco Chronicle real estate transaction announcement. The San Francisco chapter of the National Council of Jewish Women, which had been meeting regularly at Temple Emanu-el in Presidio Heights since 1900, established the San Bruno Settlement House on the parcel previously owned by Sarah and Leopold Weinstein. Like many settlement houses established during the progressive era, the San Bruno Settlement House provided support and services to immigrants to San Francisco through language classes, educational classes, business incubators, and more. Due to its location in Little Jerusalem and its connection with Temple Emanu-el, the San Bruno Settlement House was a hub of early Jewish life in San Francisco. The Emanu-el Kindergarten and Settlement House Association applied for a permit for "alterations and addition" at 2574 San Bruno shortly after it took ownership of the property in June 1918. Neither the Weinstein home and office nor the San Bruno Settlement House remain extant.

Upon the sale of the Weinstein family property, Sarah Weinstein moved to a rented property at 1369 Hyde Street according to a 1918 City Directory. Weinstein was 53 years of age in 1918, and it appears that by this time, her son, Jerome, took over and expanded the family business to include home insurance. Under Jerome's tenure, the Weinstein Real Estate Company's offices were located at 908 Market. Sarah Weinstein was still identified as working in the real estate industry through the 1940s in city directories, but her name ceased to appear in newspaper real estate transactions after 1918. Weinstein lived in a succession of rented apartments in the Pacific Heights and Richmond neighborhoods of San Francisco, and died in Los Angeles on December 25, 1949.

Sarah Weinstein appears significant as an early and successful Jewish woman in real estate development in San Francisco and specifically in the Little Jerusalem neighborhood. However, her involvement with the subject property appears limited to real estate transactions, and she sold the property to its first occupant in 1919, during the period that Weinstein was transitioning management of the family business to her son.

By 1938, two additional volumes were constructed at the rear of the building, completing the general footprint of the main building as it exists today. The rear one-story structure was removed by this time. According to 1950 Sanborn Maps, the subject property was addressed as 26-36 Hamilton, with the northern portion of the lot subdivided and addressed as 24 Hamilton. A new building with a rear structure was constructed at 36 Hamilton, south of the subject building; the lot would eventually be subdivided again so that these structures were no longer on the same parcel as 26 Hamilton. The 1950 Sanborn does not show a structure at the rear of the main building at 26 Hamilton.

Based on historic research conducted by the consultant and Preservation planning staff, neither of the two existing buildings at 26 Hamilton Street appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture).

26 Hamilton Street is located within the original boundaries of the University Mound Tract, and subsequently, the University Homestead Association established in 1867, but no records were found indicating that the building was associated with early development of this tract and it likely that the building was moved to its current location in 1914. Likewise, although the property is located within a neighborhood formerly known as Little Jerusalem for its tight-knit and prosperous Jewish community, the front building at 26 Hamilton does not appear to have connections to events associated with Little Jerusalem. The rear structure was erected after the mid-1990s and also does not appear to have any association with neighborhood development. Therefore, the property is not eligible for listing under Criterion 1.

Although California governor H.H. Haight once owned the property, his brief and transactional association with 26 Hamilton does not rise to a level of significance such that the property could be listed on the California Register for its association with him. Haight's financial connection with the subject property does not qualify 26 Hamilton for listing on the California Register under Criterion 2.

With few surviving building permits on file, after extensive research by preservation staff, the construction history of 26 Hamilton remains unclear. The front portion of the building does appear to retain many original, or at least historic, elements, and the other two volumes were added behind the original portion before 1938. However, the building is best described as vernacular in style, and does not represent a high architectural style, nor a rare construction type. The rear building was constructed sometime after the mid-1990s and does not appear to be permanent. Sarah Weinstein was a successful real estate developer in a time when women and Jews were widely excluded from that profession, and she is a significant person in the context of the San Francisco Jewish community and women working in the real estate and development field at the turn of the 20th century. Ultimately, Weinstein owned 26 Hamilton for only a short time as a financial interest. It appears that other extant buildings, including those where Weinstein hired builder Thomas Parry to construct residential buildings, are more directly associated with her. Therefore, neither of the buildings at 26 Hamilton are eligible for listing on the California Register under Criterion 3.

The subject property is located on a block that contains buildings in a diverse range of architectural styles constructed between ca. 1910 and 2000, lacking a cohesive appearance or era of construction.

Therefore, the subject property is not eligible for listing on the California Register as part of a historic district.

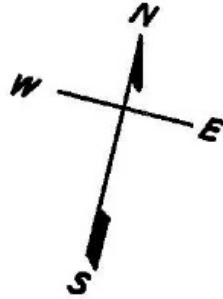
## CEQA HISTORIC RESOURCE DETERMINATION

- Individually-eligible Historical Resource Present
- Contributor to an eligible Historical District / Contextual Resource Present
- Non-contributor to an eligible Historic District / Context / Cultural District
- No Historical Resource Present

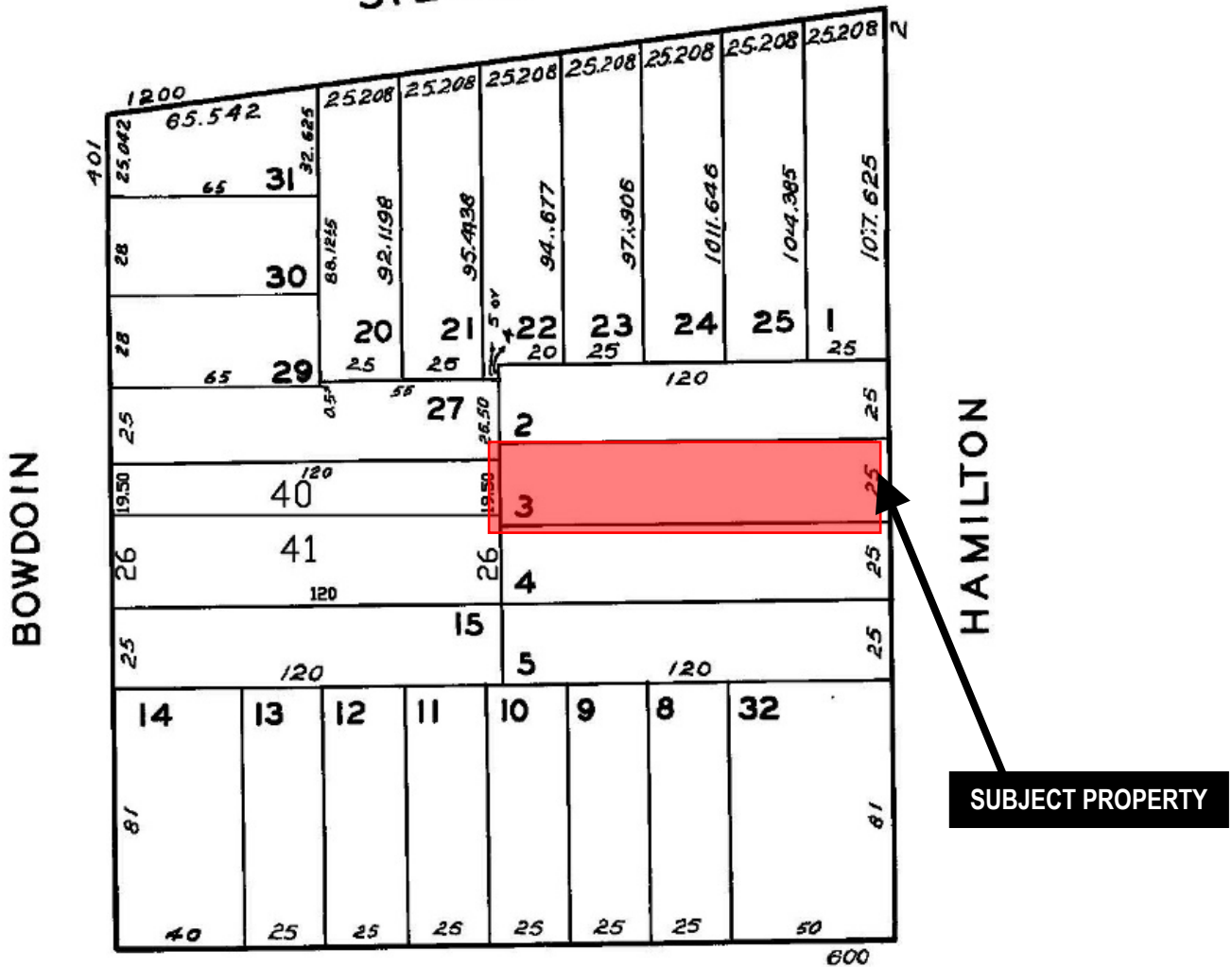


# Parcel Map

Revised



SILVER AVE.



SILLIMAN

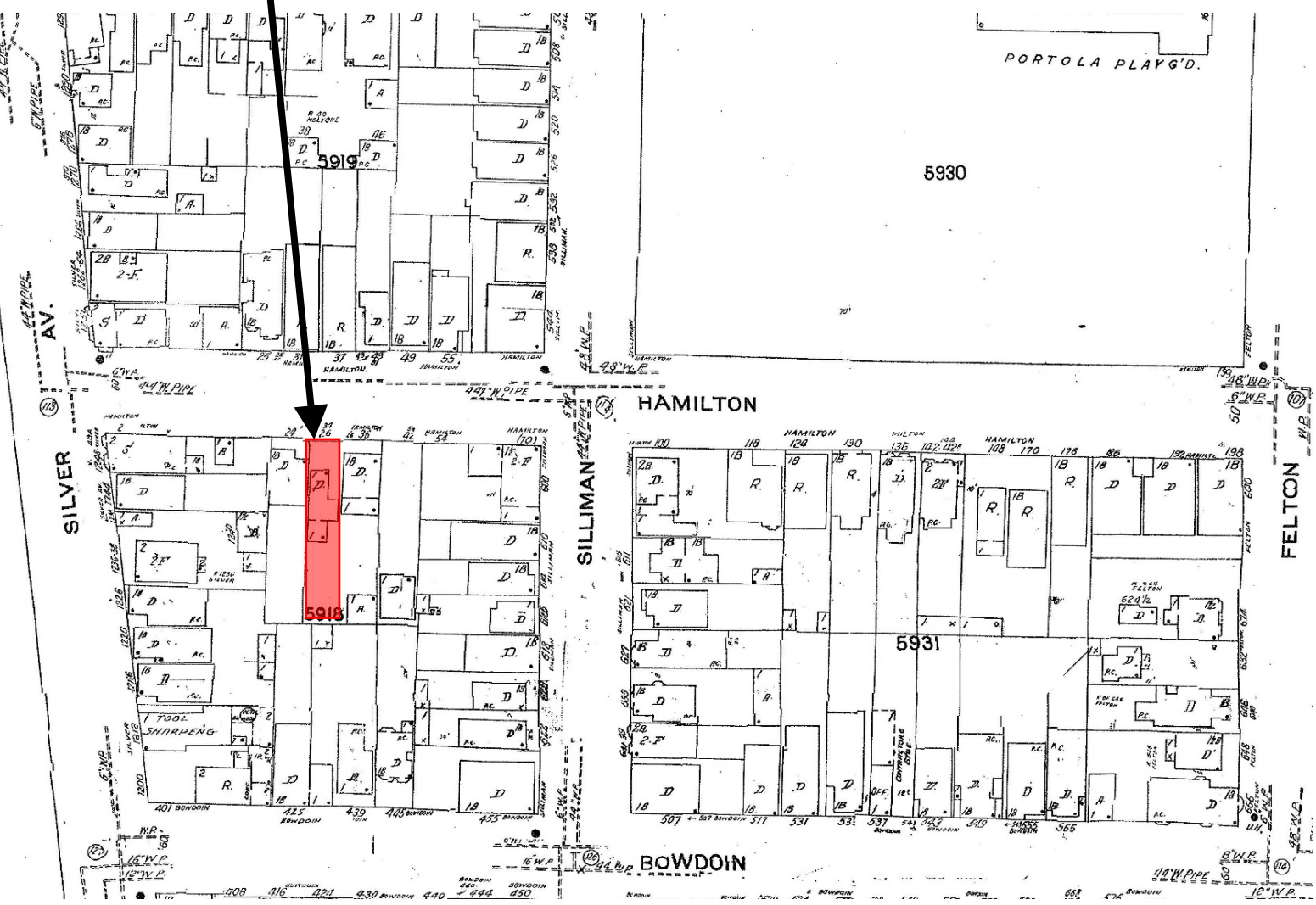
Conditional Use Hearing  
Case Number 2017-011827CUA  
26 Hamilton Street





# Sanborn Map\*

SUBJECT PROPERTY

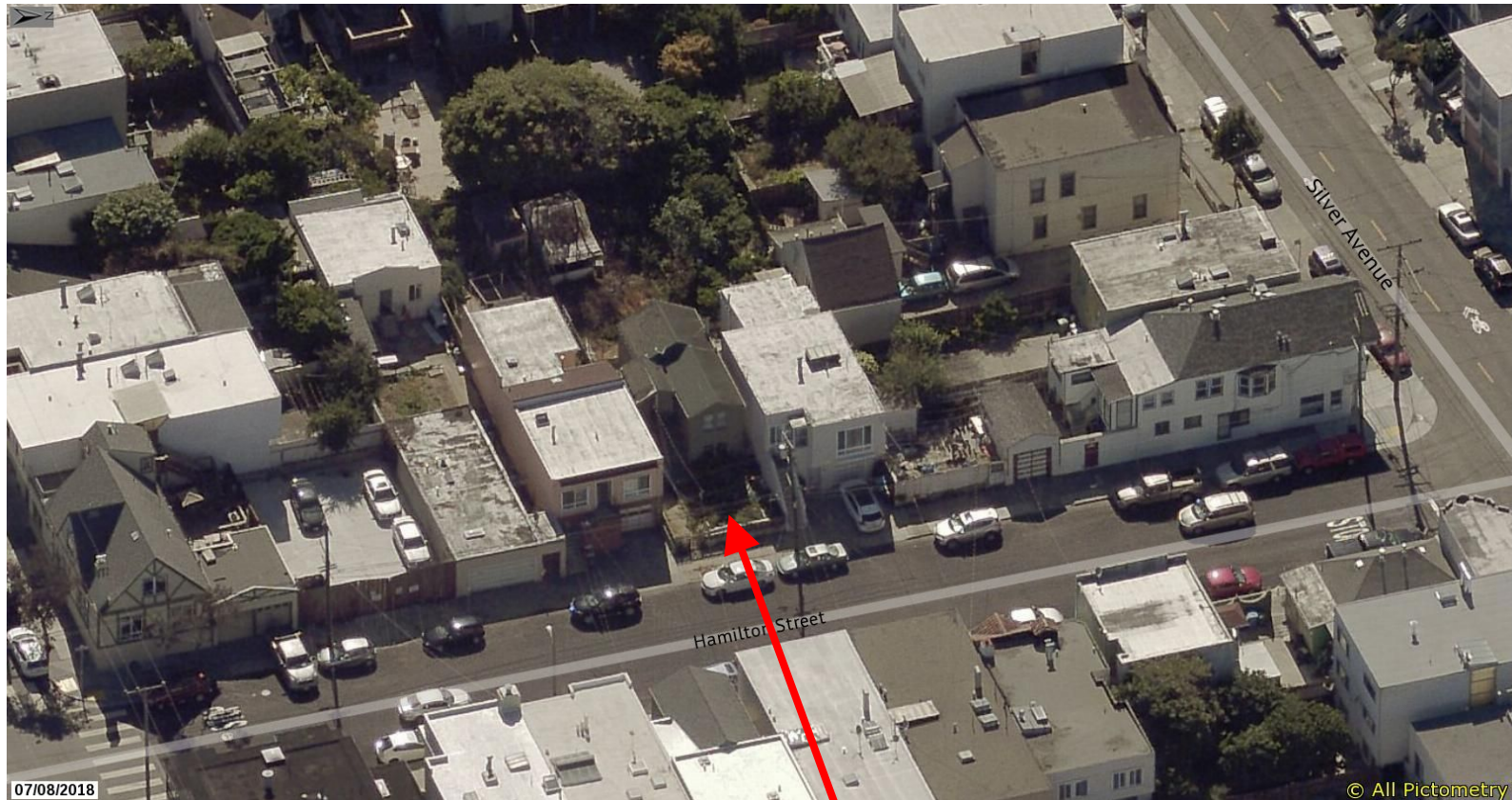


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing  
Case Number 2017-011827CUA  
26 Hamilton Street



# Aerial Photo

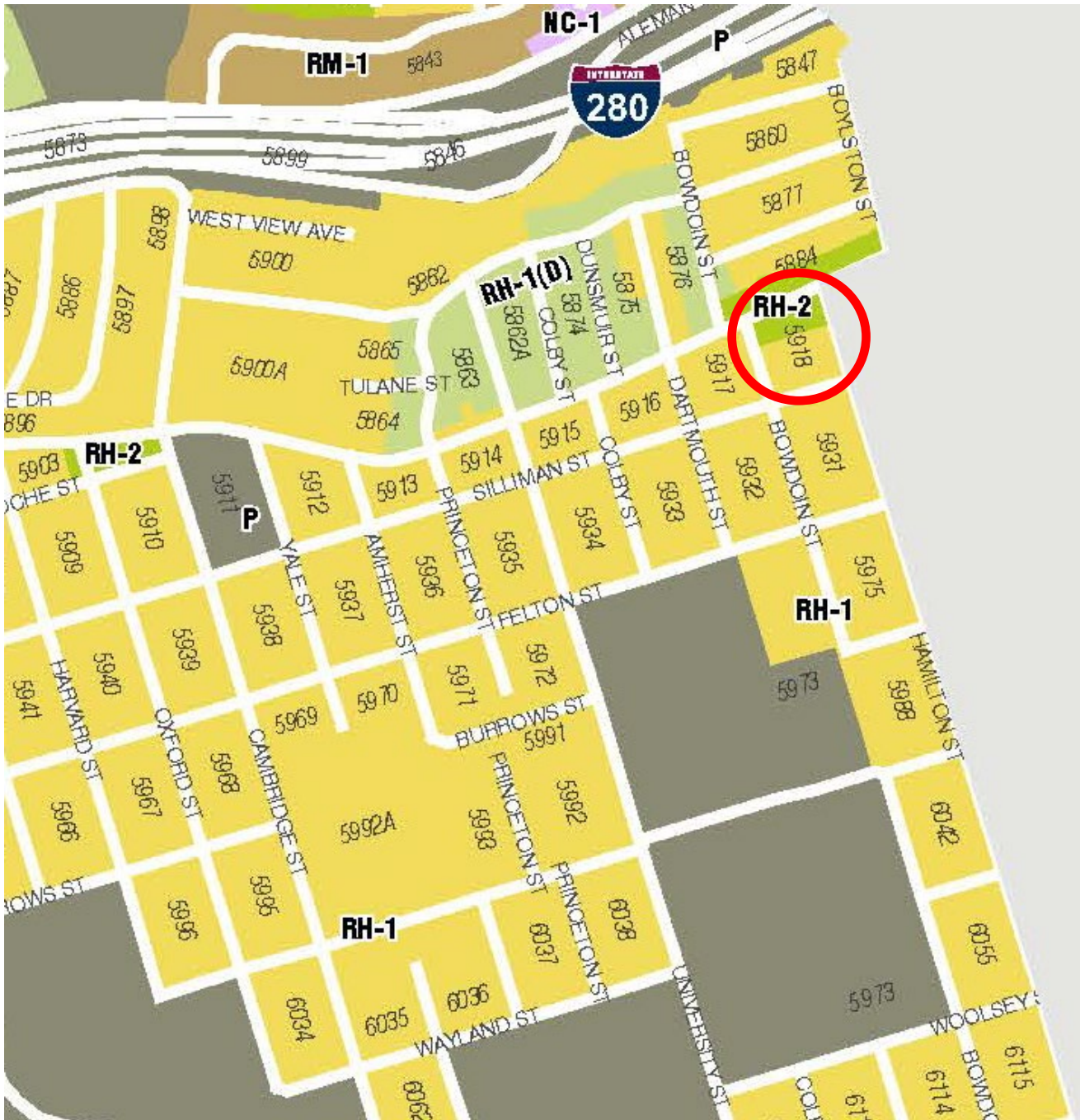


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2017-011827CUA  
26 Hamilton Street

# Zoning Map



Conditional Use Hearing  
Case Number 2017-011827CUA  
26 Hamilton Street



# Site Photo



Conditional Use Hearing  
Case Number 2017-011827CUA  
26 Hamilton Street

# Street View



Conditional Use Hearing  
Case Number 2017-011827CUA  
26 Hamilton Street

# Rent Board Response to Request for Planning Department Records Search

Re: 26 Hamilton

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

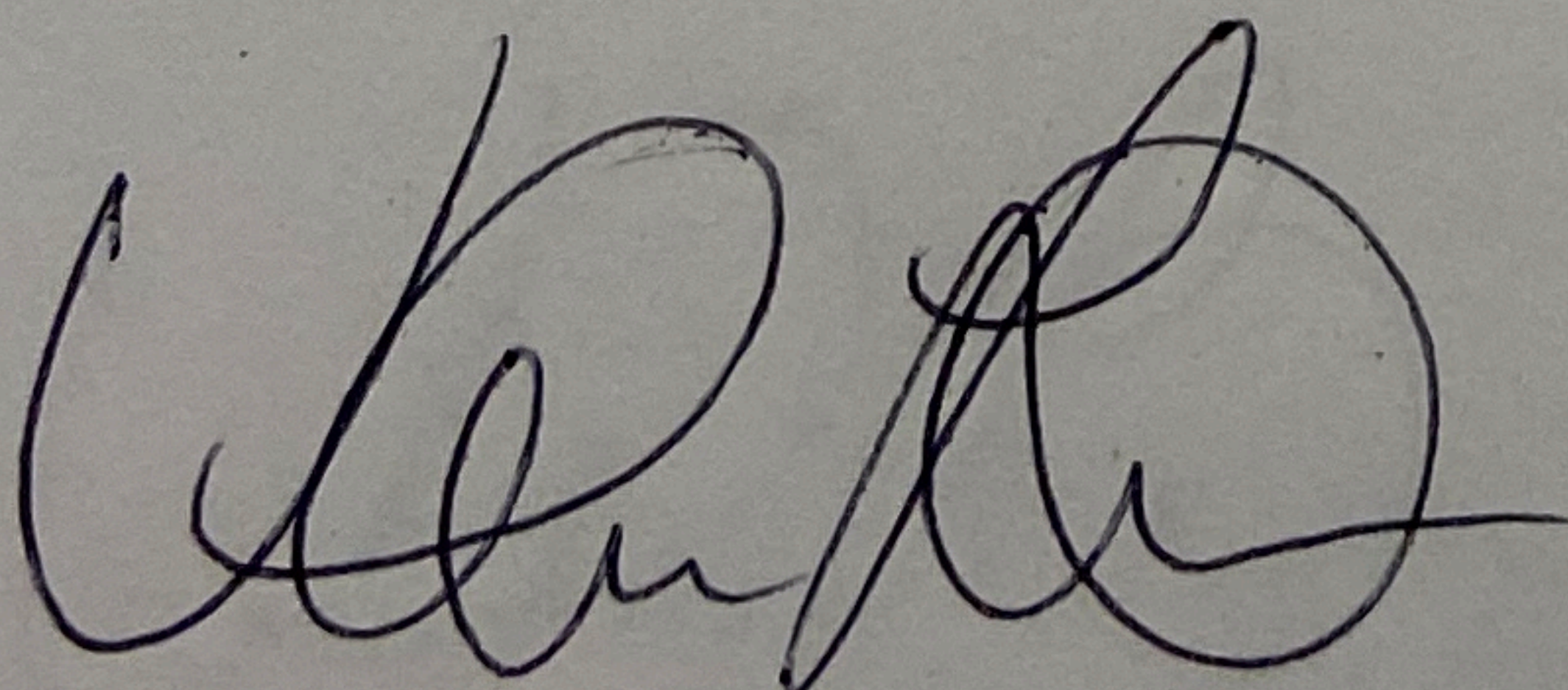
Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

3-17-21

Van Lam

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

Ms. Xing Hua Yu Tan  
Owner of 26 Hamilton Street  
542 Bowdoin Street  
San Francisco, C 94134

Kimberly Durandet, Senior Planner  
Southeast Team / Current Planning  
San Francisco Planning Department  
49 South Van Ness Avenue  
Suite 1400  
San Francisco, CA 94103

March 15, 2021

**Re: 5-Year Tenant History at 26 Hamilton Street  
2017-011827CUA, 2017-011827ENV**

Dear Ms. Durandet,

Per your request, below is the tenant history between March 2016 and March 2021 at 26 Hamilton Street (Block 5918, Lot 003).

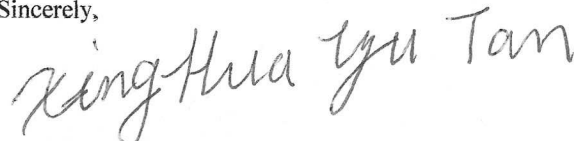
<u>Dates</u>	<u>Tenant Names</u>
<i>March 2016 – February 2017</i>	<i>Jesus Henriquez Sr. Sala Henriquez Jesus Henriquez Jr. Joscie Henriquez Gerson Henriquez</i>
<i>February 2017- April 2017</i>	<i>Vacant</i>
<i>May 2017- present</i>	<i>Owner occupied</i>

Enclosed please find a copy the rental information questionnaire dated May 21, 2016 to show the names of the tenant in 2016 and 2017.

Thank you for your review and please do let us know for additional information you may need.

Thank you.

Sincerely,



Mrs. Xing Hua Yu Tan  
Property owner of 26 Hamilton Street, San Francisco, CA 94134



Dear Occupant:

The information contained in this document will be provided to any future owner of the building in which you are residing. Please fill out the form as completely as you can and return it to William Montgomery as soon as possible. The purpose of this form is to ensure that there are no discrepancies between information maintained by the current owner and that which is provided by you. This benefits all involved. Thank you in advance for your cooperation.

A. Property Address: 26 Hamilton St Unit No.: \_\_\_\_\_

NAMES OF ALL OCCUPANTS MOVE-IN DATE HOME PHONE NO. WORK PHONE NO.

Jesus Henriquez - Gerson Henriquez  
Sala Henriquez  
Jesus Henriquez 2006.  
Josue Henriquez

\_\_\_\_\_ 415 724 2991

B. Names of occupants above not on written lease: \_\_\_\_\_

C. Names on written lease no longer occupying unit: \_\_\_\_\_

D. Date lease started: \_\_\_\_\_ E. Date lease expired/converted to month-to-month: \_\_\_\_\_

F. Current monthly rent: \$ 1,750 G. Is  one check or  separate checks paid to owner?

H. Amount of security deposit: \$ 1700 I. Interest on deposits paid through: \_\_\_\_\_

J. Any other prepaid rent or deposits?  Yes  No If Yes, please itemize below, including dates of deposits: \_\_\_\_\_

K. Due date of rent: 1st of every month L. Rent currently paid through: 01 JUNIO

M. Date of last rent increase: \_\_\_\_\_ N. Amount of last rent increase: \$ \_\_\_\_\_

O. Does your rent include utilities?  Yes  No If Yes, which utilities? gas, water, electricity, trash

Parking included?  Yes  No If Yes, space # \_\_\_\_\_ Any additional rent paid for parking: \$ \_\_\_\_\_

Storage included?  Yes  No If Yes, space # \_\_\_\_\_ Any additional rent paid for storage: \$ \_\_\_\_\_

Use of a laundry?  Yes  No Use of a garden?  Yes  No Use of a roof deck?  Yes  No

Does your current rent contain any operating expense or capital improvement pass-throughs?  Yes  No

Amount attributable to pass-throughs: \$ \_\_\_\_\_ Date pass-throughs started: \_\_\_\_\_

P. Are you receiving any rent concessions for any reason?  Yes  No If Yes, please explain the concessions: \_\_\_\_\_

Q. List any appliances, window coverings, light fixtures, etc. which YOU own: Storage in the backyard, Laundry, tub at the bottom floor!

R. Any pets?  Yes  No If Yes, how many? 2 And what kind? Cat, tortoise

S. Any oral agreements or active disputes with current owner or current problems with your unit?  Yes  No

If Yes, please explain: mostly simple fixtures that I could fix if he would buy the materials. Example light bulbs, small plumbing stuff.

Signed: \_\_\_\_\_

Occupant(s) \_\_\_\_\_

Owner(s) \_\_\_\_\_

Date 05-21-16

Date 5/21/2016

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.

