



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 07/25/2019

Record No.: 2017-013537CUA
Project Address: 233 SAN CARLOS STREET
Zoning: RTO-M (Residential Transit Oriented - Mission) Zoning District
45-X Height and Bulk District
Block/Lot: 3596/032
Project Sponsor: Serina Calhoun, Syncopated Architecture
657 Fillmore Street
San Francisco, CA 94117
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes the demolition of the existing one-story, 1,302 square foot single-family residence and construction of a new four-story-with basement (44-foot tall), 4,506 square foot residential structure containing two dwelling units and two off-street parking spaces. The proposed dwelling units consist of a four-bedroom unit of 2,610 square feet and a three-bedroom unit of 1,480 square feet in size.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.4, 303 and 317, to demolish an existing one-story single-family residence and construct a new four-story, two-unit residence at 233 San Carlos Street.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received a few phone calls about this project, which have not expressed support or opposition to the Project. The Department did receive an email from an existing tenant, which stated their support for the Project and acknowledgement of a planned relocation.
- **Existing Tenant & Eviction History:** The existing unit is occupied by a tenant. There is no known evidence of any evictions on the subject property. See below for documentation of Eviction History.
- **Project Revisions.** On February 21, 2019, the Commission revised the proposal and expressed concern over the difference in size between the two proposed dwelling units and the façade design, and its compatibility with the surrounding neighborhood. Since the public hearing on February 21, 2019, the Project Sponsor has revised the project as follows:
 - Redesign of the Project to provide for more equity in size between the two dwelling units.

- Expansion and creation of a basement level.
- Reconfiguring the entry to provide for a future ADU (which could be accomplished by converting the tandem garage into a studio apartment)
- Set back all roof decks by 5-ft from the building edge, including revisions to the project design to discourage future roof decks (by reducing the height of front façade parapets)
- Reducing the size of exterior windows to better fit within the surrounding context.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. Although the Project results in a loss of an existing single-family residence, the Project does provide relocation assistance for an existing tenant and adds a new housing unit, which is a goal for the City and County of San Francisco. 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
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Land Use Data
Exhibit D – Maps & Photos
Exhibit E – Environmental Determination
Exhibit F - Public Correspondence
Exhibit G – Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JULY 25, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: **2017-013537CUA**
Project Address: **233 SAN CARLOS STREET**
Zoning: RTO-M (Residential Transit Oriented - Mission) Zoning District
45-X Height and Bulk District
Block/Lot: 3596/032
Project Sponsor: Serina Calhoun, Syncopated Architecture
657 Fillmore Street
San Francisco, CA 94117
Property Owner: Amit Motawala
233 San Carlos Street
San Francisco, CA 94110
Staff Contact: Richard Sucre – (415) 575-9108
Richard.Sucre@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 209.4, 303 AND 317, TO DEMOLISH AN EXISTING ONE-STORY, 1,302 SQUARE FOOT SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW FOUR-STORY, TWO-FAMILY RESIDENCE (APPROXIMATELY 3,750 SQUARE FEET IN SIZE) WITH ONE FOUR-BEDROOM DWELLING UNIT AND ONE THREE-BEDROOM UNIT (APPROXIMATELY 2,610 SQUARE FEET AND 1,480 SQUARE FEET IN SIZE), LOCATED AT 233 SAN CARLOS STREET, LOT 032, IN ASSESSOR'S BLOCK 3596, WITHIN THE RTO-M (RESIDENTIAL TRANSIT ORIENTED-MISSION) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 9, 2018, Serina Calhoun of Syncopated Architecture (hereinafter "Project Sponsor") filed Application No. 2017-013537CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing one-story, single-family residence and construct a new four-story, two-family residence (hereinafter "Project") at 233 San Carlos Street, Block 3639 Lots 006, 007 and 024 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-013537CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On February 21, 2019 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-000123CUA. At this hearing, the Project was continued to the public hearings on: March 21, 2019; April 25, 2019; May 9, 2019; June 27, 2019; and, July 25, 2019.

On May 28, 2019, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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. 2017-013537CUA, 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 includes the demolition of the existing one-story, 1,302 square foot single-family residence and construction of a new four-story-with-basement (44-foot tall), 4,506 square foot residential structure containing two dwelling units and two off-street parking spaces. The proposed dwelling units are a four-bedroom unit of 2,610 square feet and a three-bedroom unit of 1,480 square feet in size.
3. **Site Description and Present Use.** The Project is located on an 1,875 square-foot lot with 25 feet of street frontage and a depth of 75 feet. The Project Site contains one existing building, approximately 65 feet in length, containing a single-family residence that is owner occupied.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Mission Area Plan. The immediate context is primarily residential in character and is comprised primarily of small multi-family structures. The adjacent building to the north is a two-story single-family residence, while the adjacent building to the south is a two-and-one-half-story, two-family residence. Other zoning districts in the vicinity of the project site include: Mission Street Neighborhood Commercial Transit (NCT), Valencia Street NCT, and NC-1 (Neighborhood Commercial, Cluster).
5. **Public Outreach and Comments.** The Department has received a few phone calls about this project, which have not expressed support or opposition to the Project. The Department did receive an email from an existing tenant, which stated their support for the Project and acknowledgement of a planned relocation.

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. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units.

As the project requires Conditional Use Authorization, the additional criteria specified under Section 317 for residential demolition have been incorporated as findings a part of this Motion. See Item 8, "Additional Findings Pursuant to Planning Code Section 317," below.

- B. **Residential Density, Dwelling Units.** Planning Code Section 209.4 states that there is no residential density limit in the RTO-M Zoning District; rather, residential density is regulated by the physical development controls required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.

The Project will demolish one existing single-family dwelling and will construct two residential units within a new four-story building.

- C. **Rear Yard.** Planning Code Section 134 states properties in the RTO-M Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors. If averaged the rear yard can be no less than 25% of the lot depth.

The Project provides a rear yard equal to 25% of the depth of the lot which is encroached by a bay window and exterior stairs as permitted by Planning Code Section 136(c)(2) and (14).

- D. **Open Space.** Planning Code Section 135 states that 100 square feet of usable open space must be provided per unit if private to each unit, or 133 square feet of usable open space must be provided if common between multiple units.

Both units are provided access to the rear yard, and the upper unit has access to roof decks at fourth floor. In total, these areas meet the usable open space requirements for size and dimensions.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

Both of the new units face onto San Carlos Street and meet the dwelling unit exposure requirements of the Planning Code.

- F. **Off-Street Parking.** Planning Code Section 151.1 permits up to three parking spaces per four dwelling unit (or parking at a ratio of .75 per dwelling unit) in the RTO-M Zoning District.

The Project provides an at-grade garage with two off-street parking spaces; therefore, the Project complies with this requirement.

- G. **Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

The Project provides two Class One bicycle parking spaces within the garage at the ground level. Thus, the project complies with this requirement.

- H. **Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes approximately 4,090 sq ft of new residential use associated with the new construction of 2 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A.

- I. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the RTO-M Zoning District that includes new construction of residential use.

The Project includes approximately 4,090 sq ft of new residential use. This use is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees 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 use and size of the proposed project is compatible with the immediate neighborhood, which exhibits a mixture of houses, duplexes and apartment buildings of one to three stories. The proposal would demolish an existing single-family dwelling that contains three bedrooms and has approximately 1,302 square feet of floor area, excluding the basement level. The new building will contain one 4-bedroom and one 3-bedroom dwelling unit of approximately 2,610 square feet and 1,480 square feet respectively. The Commission recognizes the importance of equity in size between the two new dwelling units. New housing has been identified as a top priority for the City. The Project adds a new housing unit into the City and County of San Francisco.

- 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 massing is appropriate given the context of the immediate neighborhood and block face. The proposed four-story building sets back the fourth floor, creating a three-story appearance from the street. The new construction is within the buildable area and provides front and rear yards comparable to adjacent properties.

- (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 a minimum number of vehicle parking spaces. The proposed garage is designed to accommodate the two off-street parking spaces and the two required Class 1 bicycle parking spaces. The Project would not interfere or unduly burden traffic patterns within the surrounding transit rich neighborhood.

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

As the Project is residential in nature, unlike commercial or industrial uses, 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;

New landscape and permeable paving is proposed in the front yard. All parking is screened by the garage door and the garage opening and driveway are not larger than necessary for the ingress and egress of vehicles. As a small residential project, it does not contain service areas or signage that could affect the visual quality of the site.

- 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 Residential District.

The Project is consistent with the stated purpose of RTO-M Districts to recognize, protect, conserve, and enhance areas characterized by a mixture of residential densities and building forms that for the most part reflect the fine-grained lot patterns, with 25- to 35-foot building widths and are two to five stories in height. The Project is a residential use that fits well within the intended mix in terms of density and form.

8. **Additional Findings pursuant Planning Code Section 317** establishes additional criteria for the Planning Commission when reviewing applications for the Loss of Residential and Unauthorized Units, Through Demolition, Merger and Conversion. On balance, the project complies with said criteria in that:

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

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

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

The existing structure appears to have been maintained in a decent, safe and sanitary condition.

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

The existing structure is not a historical resource.

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

The Project qualifies for a categorical exemption and would not result in a substantial adverse impact under CEQA.

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

The existing structure is a single-family residence which is an owner-occupied unit. As such, the project does not entail conversion of rental housing to other forms of tenure or occupancy.

- vi. 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 is the purview of the Rent Board. Currently, the existing single-family dwelling is used for rental purposes.

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

Although the Project proposes the demolition of an existing single-family residence, the new construction proposes two new dwelling units, thus adding an additional dwelling unit to the City's housing stock.

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

The replacement building conserves neighborhood character with appropriate scale, design, and materials; and improves cultural and economic diversity by appropriately adding a new dwelling unit to the site, while maintaining a family-sized housing unit.

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

The Project removes an older single-family residence, which is generally considered more affordable than a more recently constructed unit. However, the project also adds one new dwelling unit to the City's housing stock, thus further increasing the supply of housing. Additionally, multi-family dwelling units are typically more affordable than a single-family residence as the cost of land is shared between dwelling units.

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

The Project is not subject to the provisions of Planning Code Section 415, as the Project only proposes two dwelling units, which results in a new increase of one dwelling unit.

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

The Project has been designed to be in keeping with the scale and development pattern of the mixed neighborhood character. The surrounding neighborhood is an established residential neighborhood and the proposed massing and use are consistent with other properties in the area.

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

The Project proposes one four-bedroom dwelling unit and one three-bedroom unit on the site. Thus, the overall number of units that are family sized units remains unchanged through the project.

- xiii. Whether the Project creates new supportive housing;

The Project will not create new supportive housing.

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

The overall scale, design, and materials of the proposed building compliments the neighborhood character with a contemporary design. The Project was reviewed by the Residential Design Advisory Team, which determined that the Project was consistent with the Residential Design Guidelines and enhances the existing neighborhood character.

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

The Project will increase the number of on-site units from one dwelling unit to two dwelling units.

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

The existing building contains a total of three bedrooms. The Project will contain a total of five bedrooms across the two dwelling units.

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

Per Planning Code Section 209.4, there is no maximum residential density based on lot size. Residential density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines. The Project proposes two dwelling units that comply with all the development regulations of the RTO-M Zoning District and are consistent with the Residential Design Guidelines.

- xviii. 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. The existing three-bedroom single family home is proposed to be replaced with a four-bedroom dwelling unit (measuring 2,610 square feet) and a three-bedroom unit (measuring 1,480 square feet). As such, the Project replaces the existing dwelling unit with one unit of a larger size and one unit of a smaller size.

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

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 2:

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

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

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 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

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 11.5:

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

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

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

Policy 1.3:

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

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.2:

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.3

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

OBJECTIVE 2.2:

RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES

Policy 2.2.1

Adopt Citywide demolition policies that discourage demolition of sound housing and encourage replacement of affordable units.

Policy 2.2.2

Preserve viability of existing rental units.

The project site is an ideal infill site in a transit rich neighborhood where residential density is regulated through physical site controls such as height and bulk. While the Project proposes demolition of an existing three-bedroom single-family residence, which are generally more affordable (as compared with new construction), the new construction will result in one additional new unit, and thereby contribute to the general housing stock of the City. The Project will provide two family sized dwelling units on site. Although the project would not create more designated inclusionary affordable housing units, the Project will add much needed housing into the City's housing stock. The proposed new construction is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. The Project's overall design is contemporary in architectural vocabulary, yet includes a setback on the upper-story to better fit within the immediate context. Overall, the Project is necessary and desirable for the surrounding neighborhood and larger City.

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. The proposed residential building would house more individuals who may patronize and/or own local businesses.

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

The Project proposes to remove existing housing, thus altering the existing character of the neighborhood. However, by providing additional housing to the City's housing stock, the Project enhances the economic vitality and diversity of San Francisco. Additionally, the replacement building is well design to complement and enhance the character of the neighborhood.

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

The existing single family dwelling is not designated as an inclusionary affordable housing unit.

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

The Project is not anticipated to impede transit service or overburden our streets with neighborhood parking. The project includes required amount of bicycle parking and provides two off-street parking spaces.

- 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 and would not affect industrial or service sector uses or related employment and ownership opportunities.

- 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 not cast shadow on a public park or open space. The height of the proposed structures is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-013537CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 25, 2019, 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 July 25, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ADOPTED: July 25, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of existing one-story, 1,302 square foot single-family home and construction of a new four-story-with-basement, 4,506 square foot (44-foot tall) residential building containing two dwelling units located 233 San Carlos Street, Block 3596, and Lot 032 pursuant to Planning Code Section(s) 209.4, 303, and 317 within the RTO-M Zoning District and a 45-X Height and Bulk District; in general conformance with plans, dated **July 25, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-013537CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 25, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 25, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – 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 415-558-6378, www.sf-planning.org

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

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

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

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

PARKING AND TRAFFIC

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

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

10. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than **two (2)** off-street parking spaces.

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

PROVISIONS

11. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
12. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org

OPERATION

15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator 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 415-575-6863,
www.sf-planning.org*


233 San Carlos St

Demolition/New Construction Residence



233 San Carlos St

San Francisco, CA

ABBREVIATIONS	GENERAL NOTES	FRONT FACADE (TO BE DEMOLISHED)		CODE INFORMATION
A/C ADJ. A.F.F. ALUM. ALT. APPROX. ARCH. A.C.T. B.BD. BLDG. BLKG. BOT. C / CL CAB. C.C.G. CHG. CLG. CLS. CLR. CMU. COL. CONC. CONN. CONST. CORR. CTR. DET. DIA/Ø DIM. DN. DWG. E (E) EA. ELEC. ELEV. EQ. EQUIP. EXP. EXPOS. EXT. F.D. FIN. FL. FLASH. FLUOR. F.O.F. F.F. FPRE. FURR. GAL. GA.V. G.C. GL. GYP. H.B. HC. H.C. HWR. HGT. H.M. H.P. HR. H.W. INSUL. INT. JAN. JT. L.P. MAX. M.C. M.D. MECH. MIN. MTD. MTL. (N) N.I.C. NO. N.T.S. O.C. OFF. OPNG. OPP. O.T.B. PR. P-LAM. PTD. PLYWD. P.O. R RRR.D. REQ. RM. R.O. RUGH. S.C. STOR. SHT. SM. STR.L. T T&C TEL. T.O. TYP. U.O.N. V.L.F. WD. W.P.	01. GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK. 02. EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS. 03. PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C. 04. CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION. 05. SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED. 06. CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER. 07. PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE. 08. ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR. 09. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE. 10. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N. 11. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N. 12. SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS. 13. SUBSTITUTIONS / CHANGE ORDERS: SUBSTITUTIONS, REVISIONS, OR CHANGE ORDERS MUST BE SUBMITTED IN WRITING AND BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. 14. DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER. 15. GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK. 16. COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).			ADDRESS: 233 SAN CARLOS ST SAN FRANCISCO, CA 94110 BLOCK #: 3596 LOT #: 032 LOT SIZE: 1,875 S.F. CODES: 2016 CALIFORNIA BUILDING CODE (CBC), ELECTRICAL CODE (CEC), MECHANICAL CODE (CMC), PLUMBING CODE (CPC), CALIFORNIA FIRE CODE WITH ALL SAN FRANCISCO AMENDMENTS HISTORIC DESIGNATION: B-UNKNOWN/AGE ELIGIBLE SETBACKS: (N) FRONT: 6'-2 1/2" (N) SIDE: 0' (N) REAR: 18'-9" (25% LOT DEPTH) NUMBER OF STORIES: (E) 1 STORY + BASEMENT - (N) 4 STORY BUILDING HEIGHT: 44'-0" OCCUPANT CLASS: R-3 CONSTRUCTION TYPE: TYPE IIIA (E) BUILDING TO BE DEMOLISHED 1,302 SF FLOOR AREA: BASEMENT AREA: 962 SF GARAGE/UTILITY AREA: 416 SF FIRST STORY AREA: 554 SF SECOND STORY AREA: 1,012 SF THIRD STORY AREA: 1012 SF FOURTH STORY AREA: 550 SF TOTAL 4,090 SF UNIT 233A AREA: 2,610 SF UNIT 233B AREA: 1480 SF ZONING: RTO-M PARKING: (N) 2 CAR GARAGE FIRE SPRINKLERS: REQUIRED, DEFERRED SUBMITTAL
		NEIGHBORS 227 SAN CARLOS	NEIGHBORS 237 SAN CARLOS	LEGEND
				<div><div><div>#</div><div>XX</div></div><div>DETAIL REFERENCE NUMBER</div><div>SHEET WHERE DETAIL IS LOCATED</div></div> <div><div><div>X</div><div>XX</div></div><div>DIRECTION OF SECTION VIEW</div><div>INTERIOR SECTION IDENTIFICATION/ SHEET WHERE SECTION IS LOCATED</div></div> <div><div><div>A</div><div>X</div><div>XX</div><div>B</div></div><div>SHEET WHERE ELEVATION IS LOCATED</div><div>ELEVATION REFERENCE NUMBER</div></div> <div><div>A</div><div>DOOR SYMBOL</div></div> <div><div>W-22</div><div>WINDOW SYMBOL</div></div> <div><div>2A</div><div>WALL / FLOOR TYPE SYMBOL</div></div> <div><div>+</div><div>ELEVATION DATUM</div></div> <div><div>X'-X"</div><div>CEILING HEIGHT</div></div> <div><div>⚠</div><div>REVISION SYMBOL</div></div>
		REAR YARD (EXISTING) - YARD WILL BE SUBSTANTIALLY INCREASED AS PART OF WORK		DRAWING INDEX
				<div>ARCHITECTURAL</div> <div>A0.0 COVER SHEET</div> <div>A1.0 SITE PLAN + 3D VIEWS</div> <div>A1.1 BLOCK WINDOW SIZE CONTEXTUAL STUDY</div> <div>A2.1 BASEMENT & GROUND FLOOR NEW CONSTRUCTION</div> <div>A2.2 SECOND & THIRD FLOOR NEW CONSTRUCTION</div> <div>A2.3 FOURTH FLOOR & ROOF NEW CONSTRUCTION</div> <div>A3.0 EXTERIOR ELEVATIONS NEIGHBORS</div> <div>A3.1 EXTERIOR ELEVATIONS NEIGHBORS</div> <div>A3.2 EXTERIOR ELEVATIONS EXISTING AND PROPOSED</div> <div>A3.3 EXTERIOR ELEVATIONS EXISTING AND PROPOSED</div> <div>A3.4 EXTERIOR ELEVATIONS PROPOSED</div> <div>A4.1 BUILDING SECTIONS</div> <div>A4.2 BUILDING SECTIONS</div>
				AREA MAP
				



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESONSE
12-10-2018	RDAT #1 RESONSE
07-25-2019	PLANNING COMMISSION

CONTACT:

SERINA CALHOUN

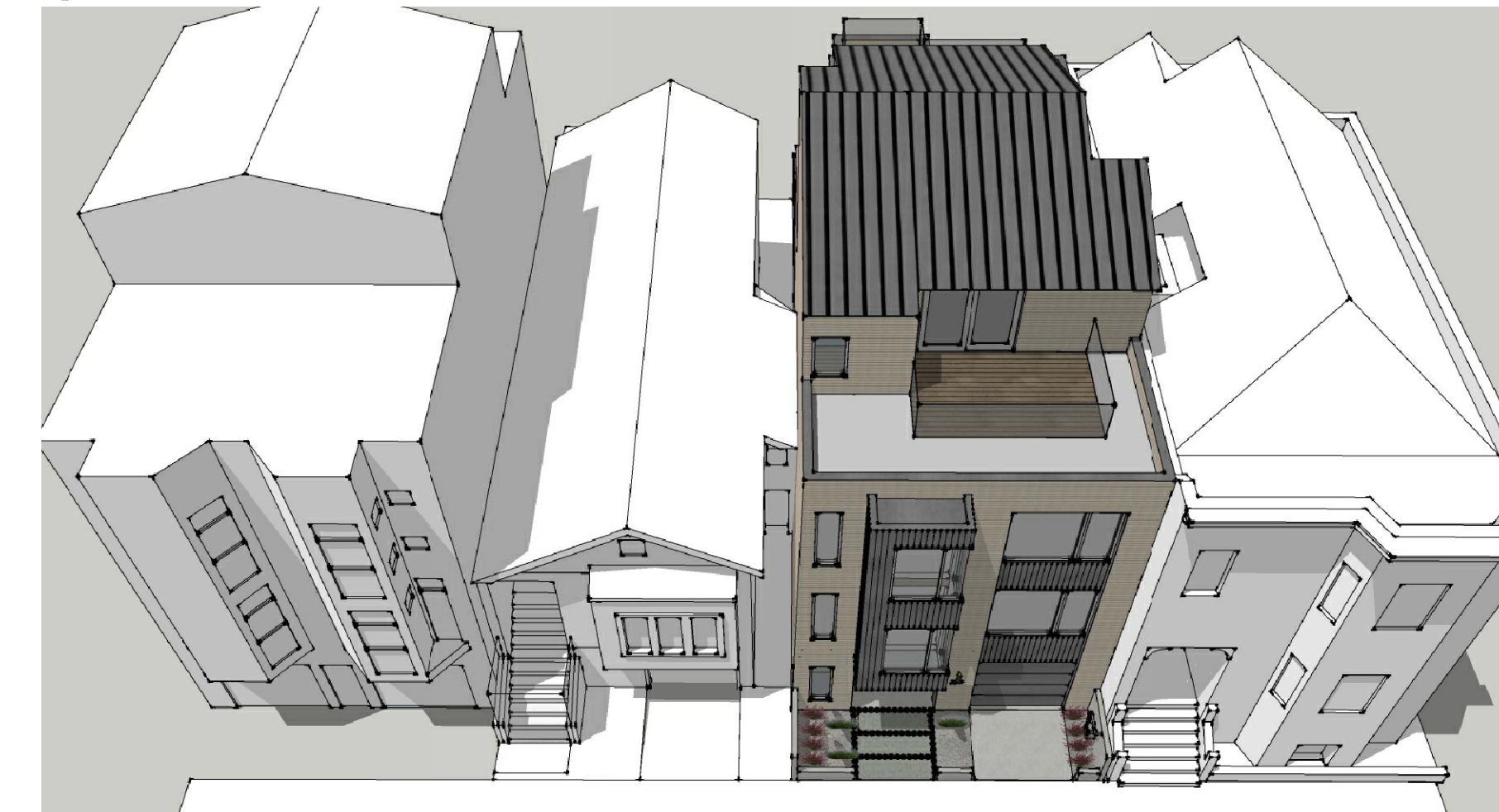
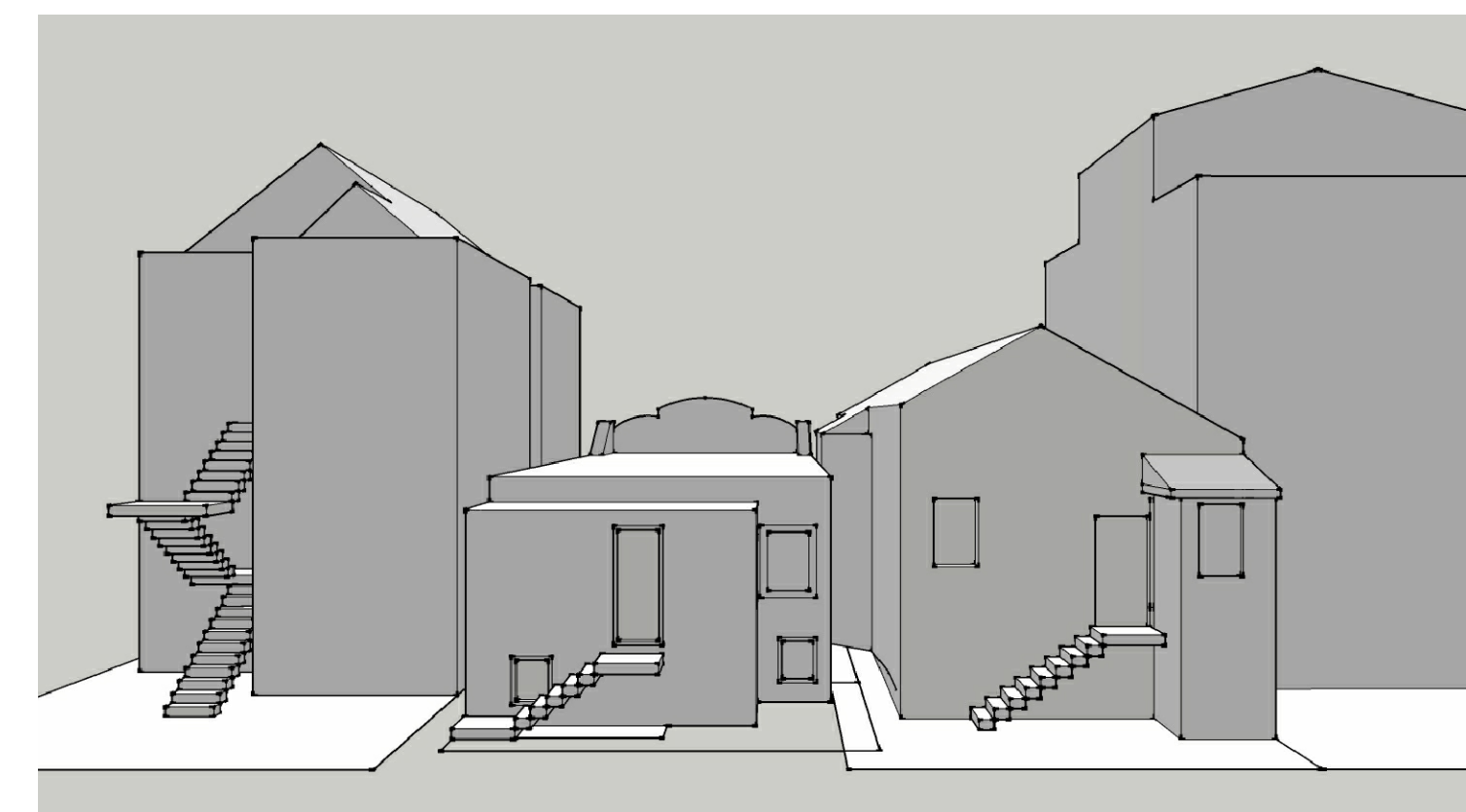
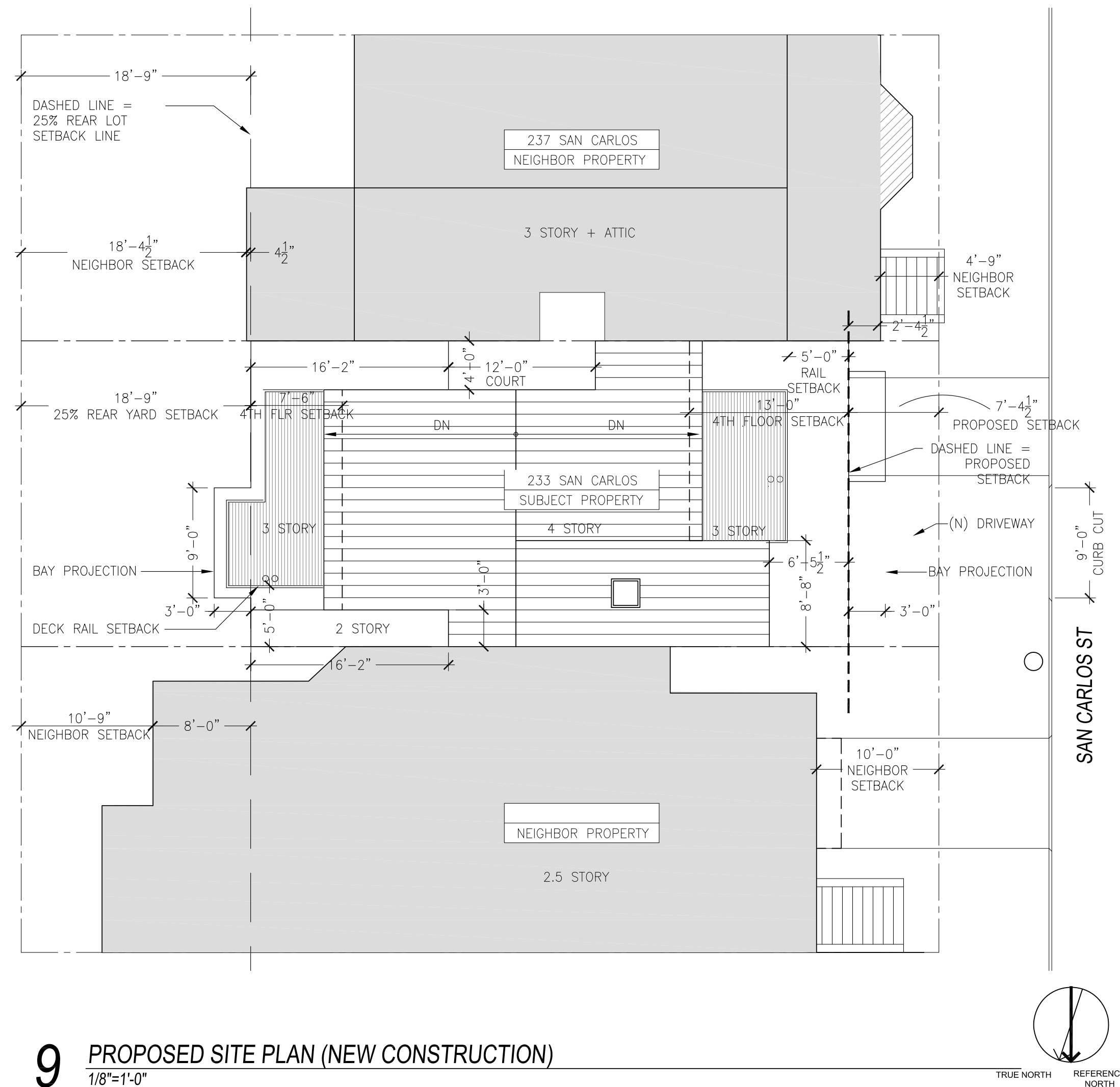
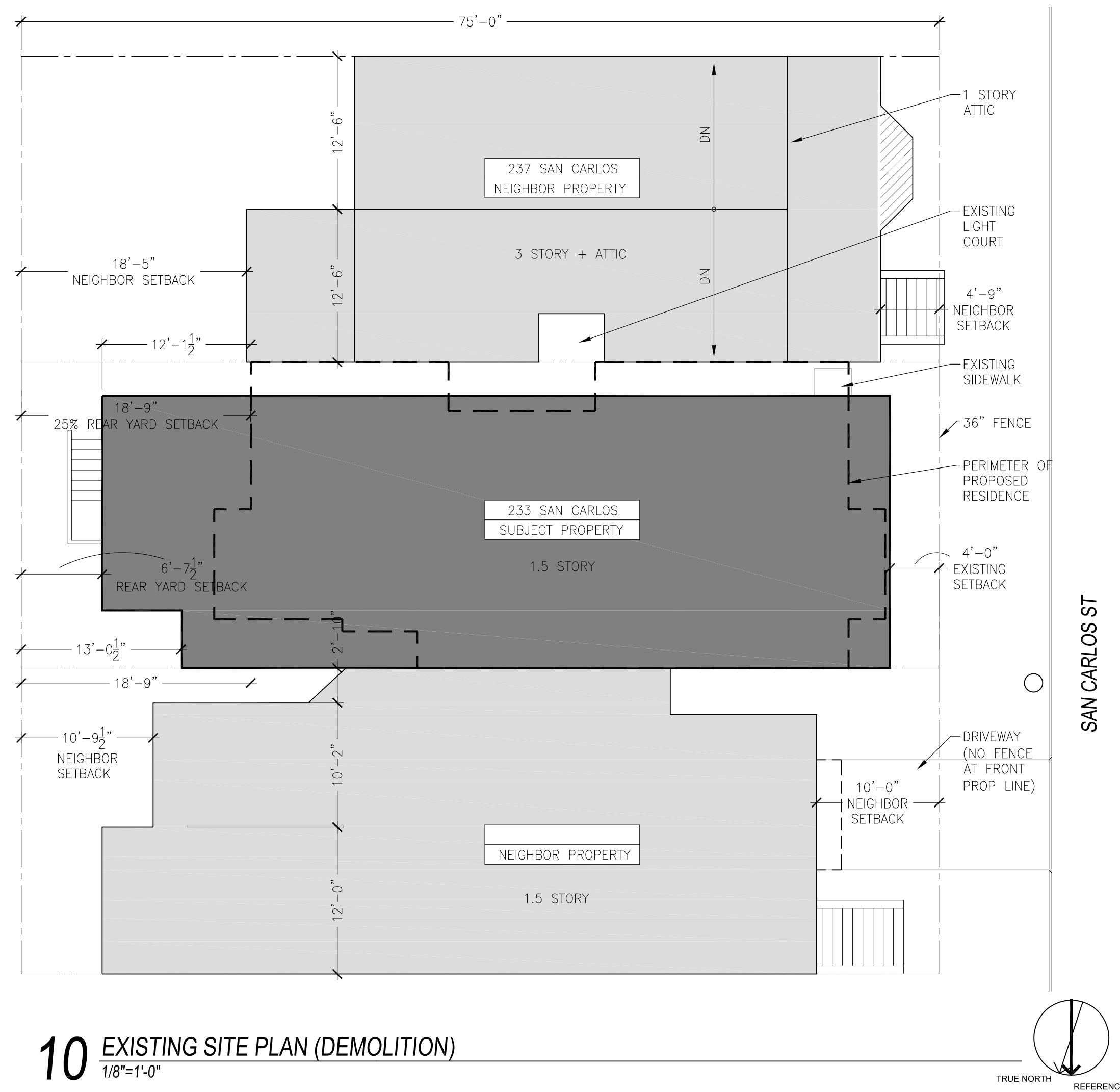
(415) 558-9843 P

serina@sync-arch.com

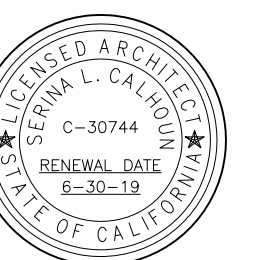
SCALE: AS NOTED

COVER SHEET

A0.0



233 San Carlos St San Francisco, CA



233 San Carlos St
San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESPONSE
12-10-2018	ROAT #1 RESPONSE
07-25-2019	PLANNING COMMISSION

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

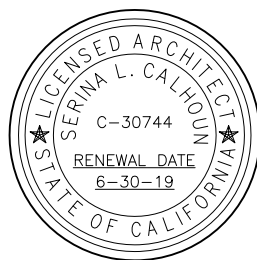
SITE PLAN,
3D VIEWS

A1.0



233 San Carlos St

San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESPONSE
12-10-2018	ROAT #1 RESPONSE
07-25-2019	PLANNING COMMISSION

CONTACT:

SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

EXTERIOR
ELEVATIONS
NEIGHBORS

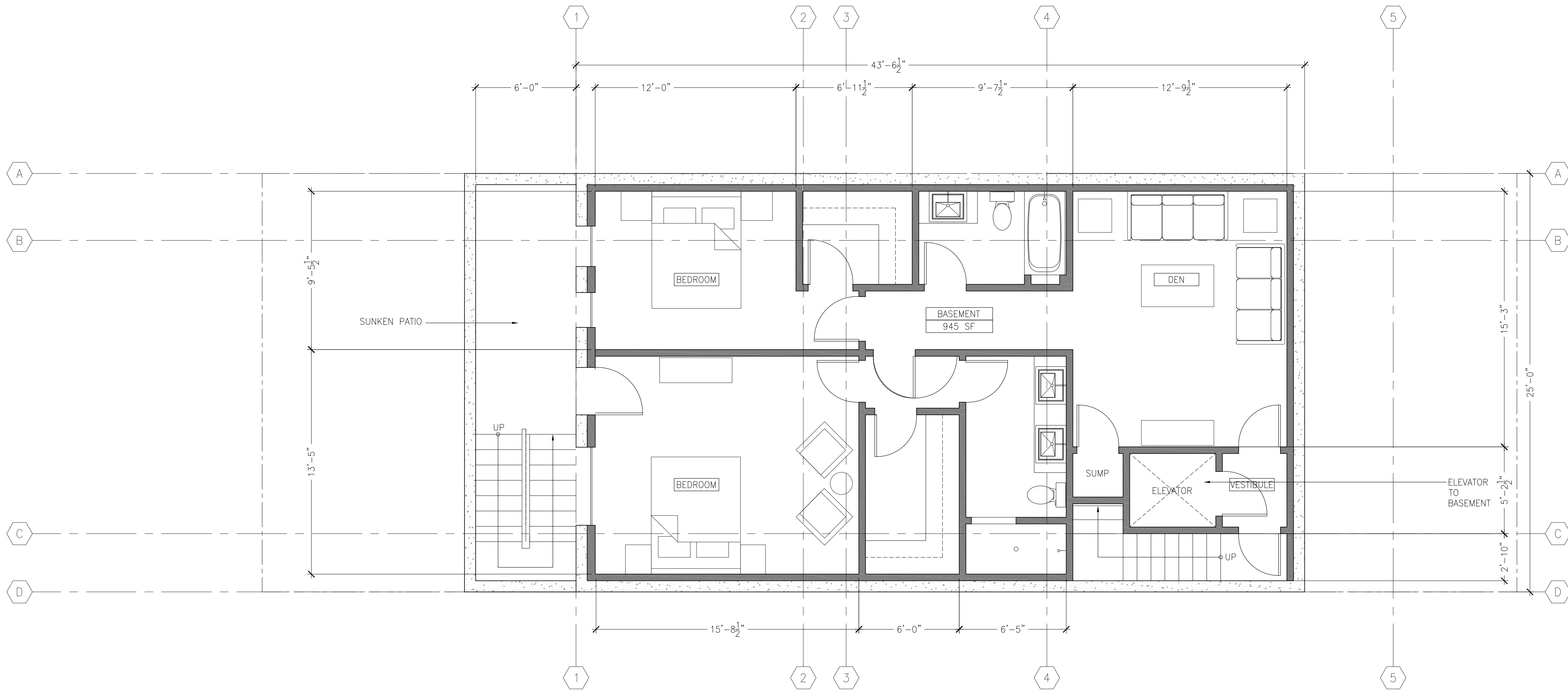
A1.1



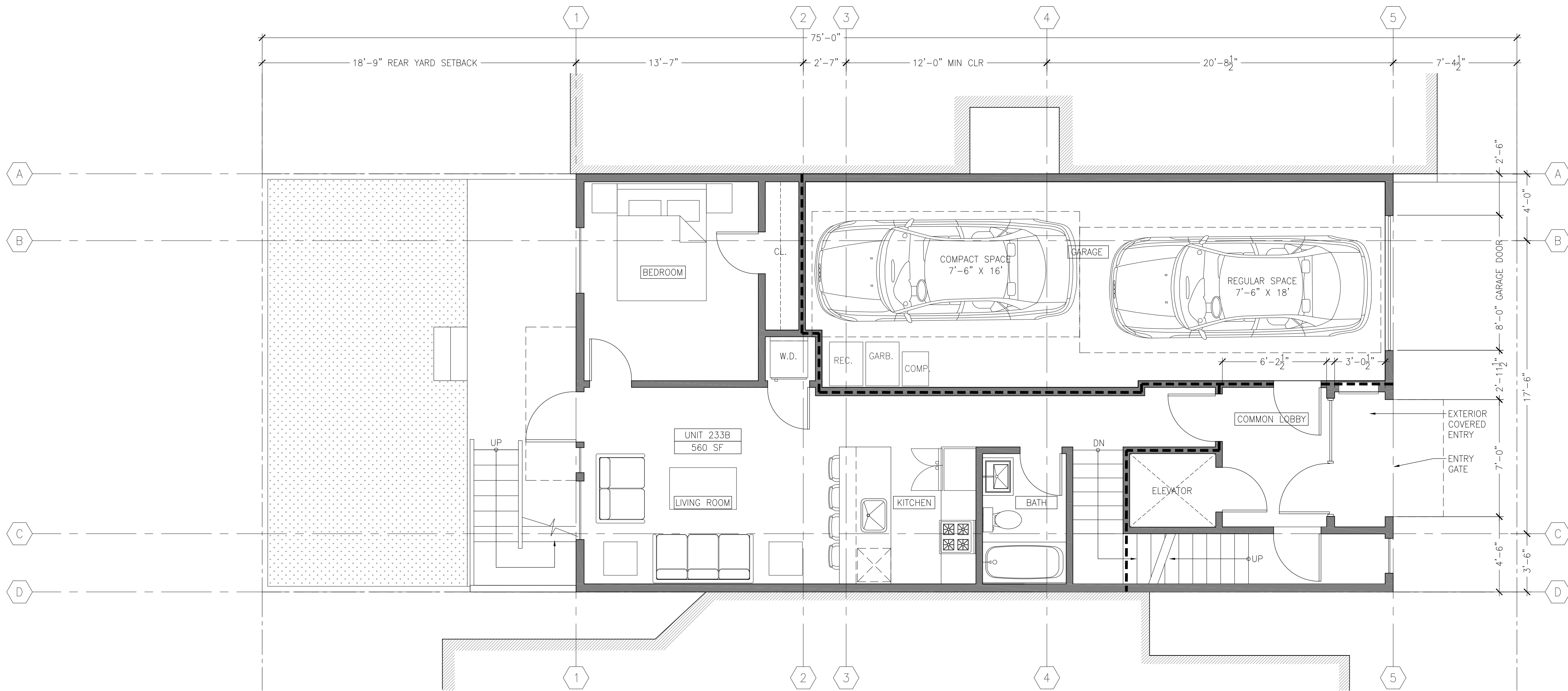
1 SAN CARLOS STREET WEST ELEVATION
3/32"=1'-0"



2 SAN CARLOS STREET WEST ELEVATION PHOTO MONTAGE
N.T.S



0 BASEMENT
1/4"=1'-0"



1 FIRST (GROUND) STORY
1/4"=1'-0"

GENERAL

01. FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS.
02. NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.
03. CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT SHOWN PROPERLY.
04. CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.
05. WHERE HOT WATER PIPING IS EXTENDED, PROVIDE PIPE INSULATION THROUGHOUT.
06. DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OR ORDERING ANY MATERIALS.

DIMENSION NOTES

01. DIMENSIONS ARE TO FACE OF FINISH U.N.O.

NEW CONSTRUCTION NOTES

01. PROVIDE R-13 INSULATION MIN. AT ALL (N) EXTERIOR WALLS.
02. ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES.
03. PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.
04. CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY.
05. WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS.
06. PLUMBING VENTS SHALL TERMINATE AT LEAST 10' AWAY FROM OR 3' ABOVE ANY OPENING (CPC 906.2).
07. GAS AND EXHAUST VENTS SHALL TERMINATE AT LEAST 4' FROM OR 1' ABOVE ANY OPERABLE SKYLIGHT (CMC 802.6).

FIRE RATING

WALL RATING LEGEND

----- 1-HR. WALL

STAIR NOTES

01. STAIRWAY WIDTH SHALL BE 36" MIN. CLEAR (CBC 1009.1 EXCEPTION 1).
02. ALL RISER HEIGHTS TO BE 7-3/4" MAX AND ALL TREAD WIDTHS TO BE 10" MIN (CBC 1011.5.2 EXCEPTION 3).
03. PROVIDE MIN. HEADROOM CLEARANCE OF 6'-8" (CBC 1011.3).
04. FOR STAIR TREAD DETAILS REFER TO (17.18 A9.1)
05. FOR HANDRAIL DETAILS, REFER TO (14 A9.1)
06. PROVIDE HANDRAILS PER CBC 1014.

SAN CARLOS ST



233 San Carlos St
San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESPONSE
12-10-2018	ROAT #1 RESPONSE
07-25-2019	PLANNING COMMISSION

CONTACT:

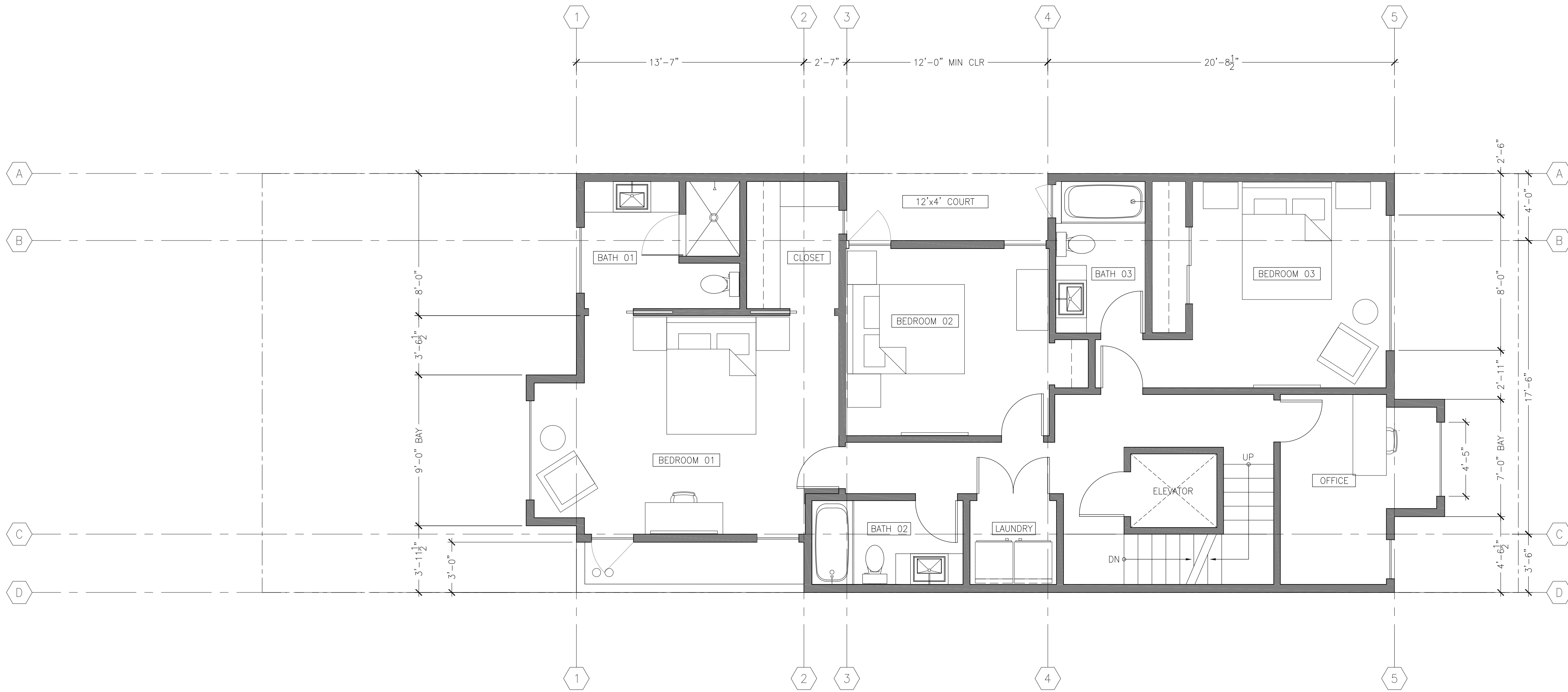
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

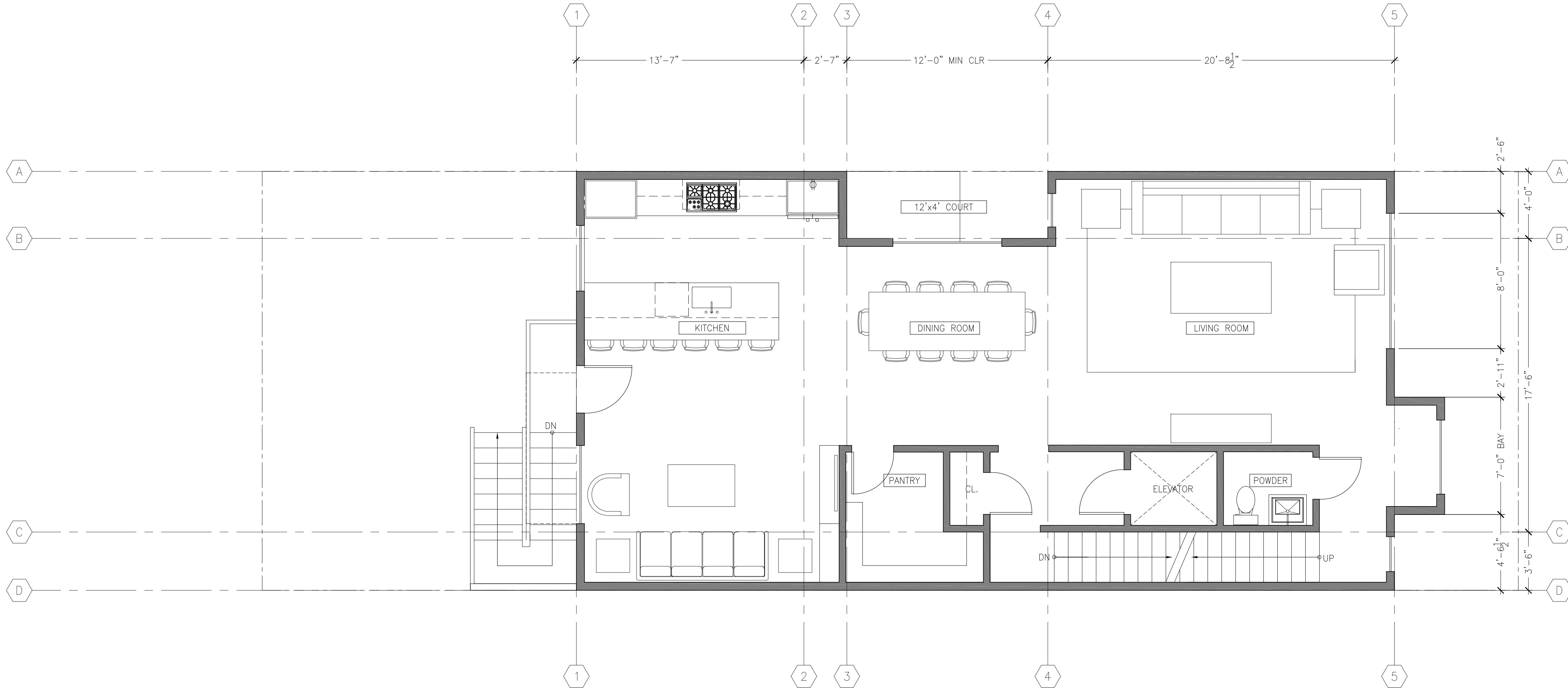
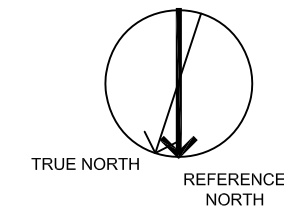
SCALE: AS NOTED

BASEMENT,
FIRST STORY
NEW CONST.

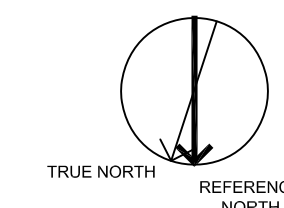
A2.1



2 THIRD STORY PROPOSED
1/4"=1'-0"



1 SECOND STORY PROPOSED
1/4"=1'-0"



GENERAL

01. FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS.
02. NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.
03. CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.
04. CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.
05. WHERE HOT WATER PIPING IS EXTENDED, PROVIDE PIPE INSULATION THROUGHOUT.
06. DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OR ORDERING ANY MATERIALS.

DIMENSION NOTES

01. DIMENSIONS ARE TO FACE OF FINISH U.N.O.

NEW CONSTRUCTION NOTES

01. PROVIDE R-13 INSULATION MIN. AT ALL (N) EXTERIOR WALLS.
02. ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES.
03. PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.
04. CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY.
05. WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS.
06. PLUMBING VENTS SHALL TERMINATE AT LEAST 10' AWAY FROM OR 3' ABOVE ANY OPENING (CPC 906.2).
07. GAS AND EXHAUST VENTS SHALL TERMINATE AT LEAST 4' FROM OR 1' ABOVE ANY OPERABLE SKYLIGHT (CMC 802.6).

FIRE RATING

WALL RATING LEGEND

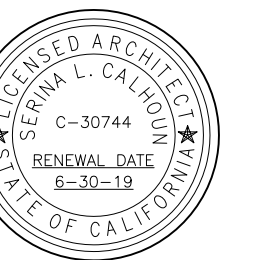
----- 1-HR. WALL

STAIR NOTES

01. STAIRWAY WIDTH SHALL BE 36" MIN. CLEAR (CBC 1009.1 EXCEPTION 1).
02. ALL RISER HEIGHTS TO BE 7-3/4" MAX AND ALL TREAD WIDTHS TO BE 10" MIN (CBC 1011.5.2 EXCEPTION 3).
03. PROVIDE MIN. HEADROOM CLEARANCE OF 6'-8" (CBC 1011.3).
04. FOR STAIR TREAD DETAILS REFER TO (17.18 A9.1)
05. FOR HANDRAIL DETAILS, REFER TO (14 A9.1)
06. PROVIDE HANDRAILS PER CBC 1014.



233 San Carlos St
San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESUBMISE
12-10-2018	ROAT #1 RESUBMISE
07-25-2019	PLANNING COMMISSION

CONTACT:

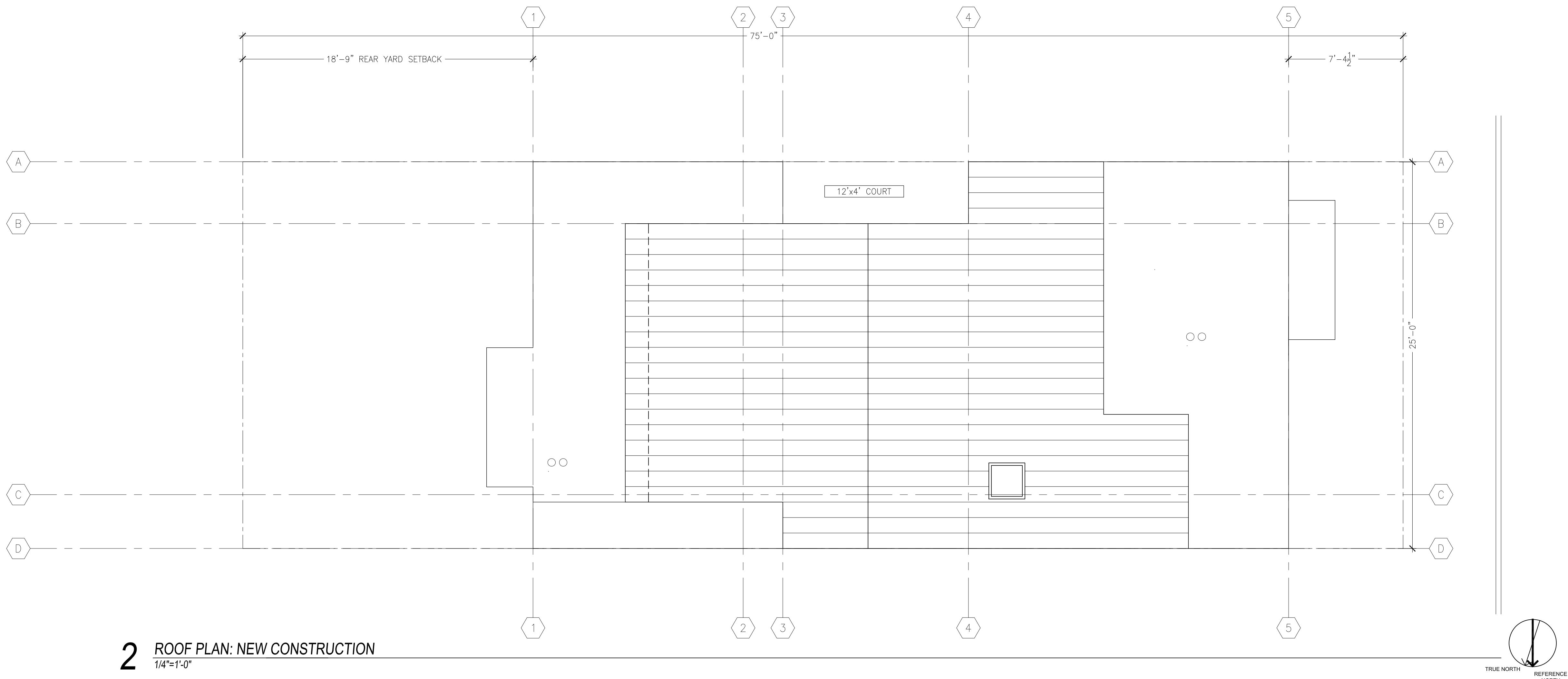
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

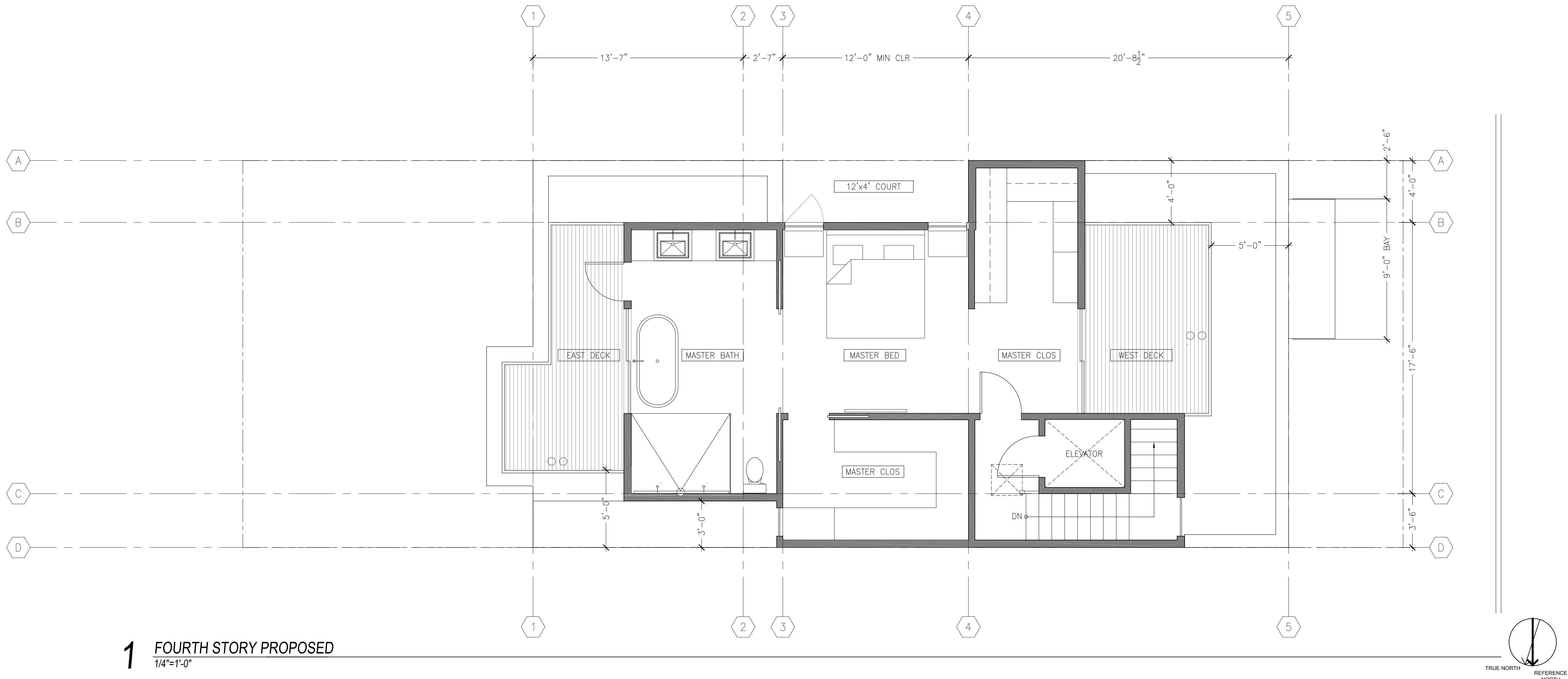
SCALE: AS NOTED

NEW CONST.
THIRD & FOURTH
FLOOR

A2.2



2 ROOF PLAN: NEW CONSTRUCTION
1/4"=1'-0"



1 FOURTH STORY PROPOSED
1/4"=1'-0"

ROOF NOTES

01. ROOF SHALL BE CLASS "B" MINIMUM.
02. FLAT ROOF AT THIRD LEVEL SHALL SLOPE A MINIMUM OF 1/4" PER FOOT TO DRAINS.
03. EXTERIOR ROOF ASSEMBLY SHALL BE TWO HOUR RATED (CBC TABLE 601).
04. INTERIOR CEILING AND ROOF CONSTRUCTION SHALL HAVE ONE HOUR FIRE RATING (CBC TABLE 601).

ROOF VENT

TOTAL ROOF AREA: 604 S.F.
VENTILATION REQUIRED: $1/150 = 4.03$ S.F. OF VENTILATION REQUIRED
VENTILATION PROVIDED: 13 VENTS TOTAL AT .375 S.F. PER VENT = 4.875 S.F.



233 San Carlos St
San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESONSE
12-10-2018	ROAT #1 RESONSE
07-25-2019	PLANNING COMMISSION

CONTACT:

SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

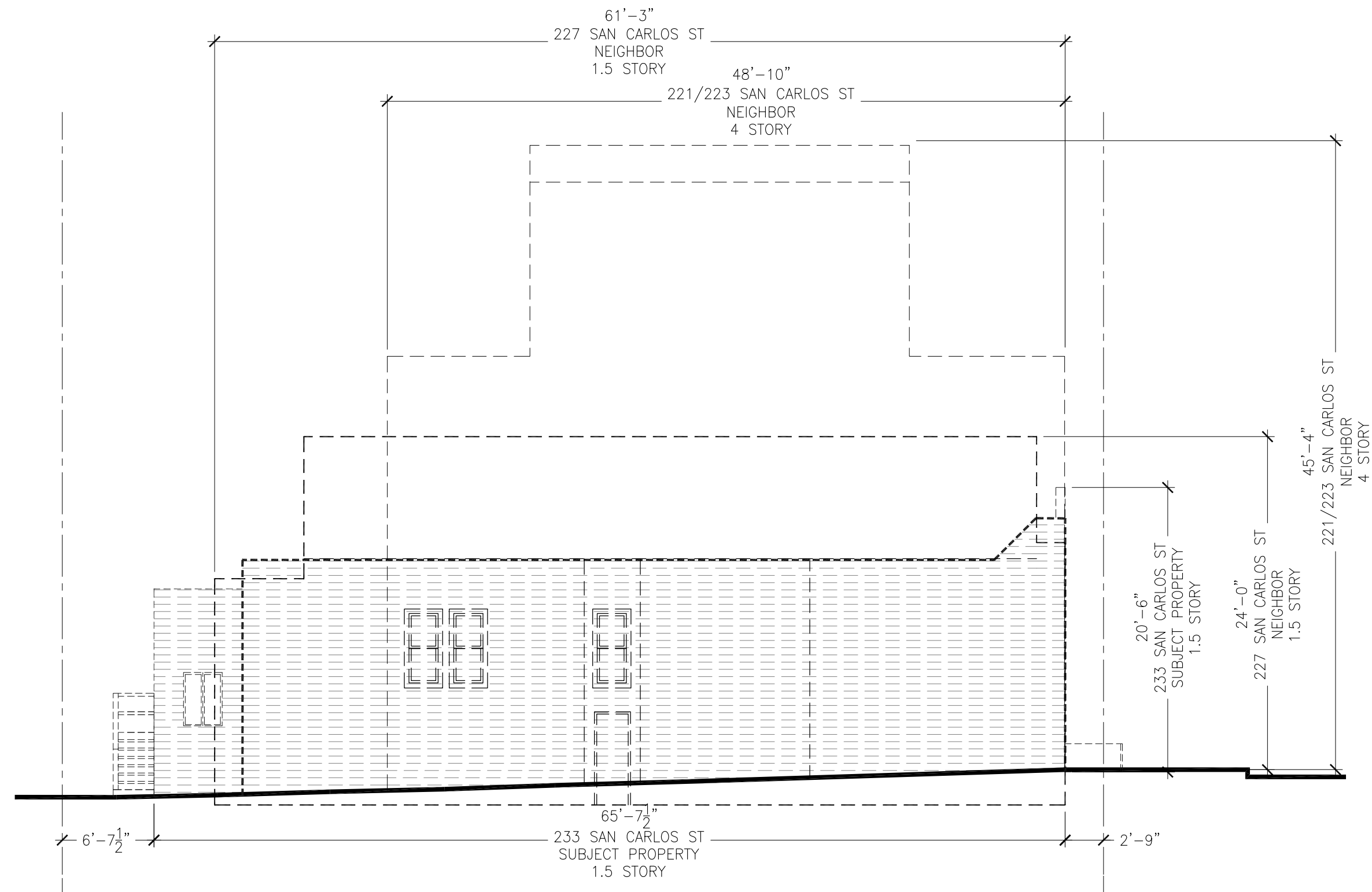
SCALE: AS NOTED

**NEW CONST.
ROOF**

A2.3



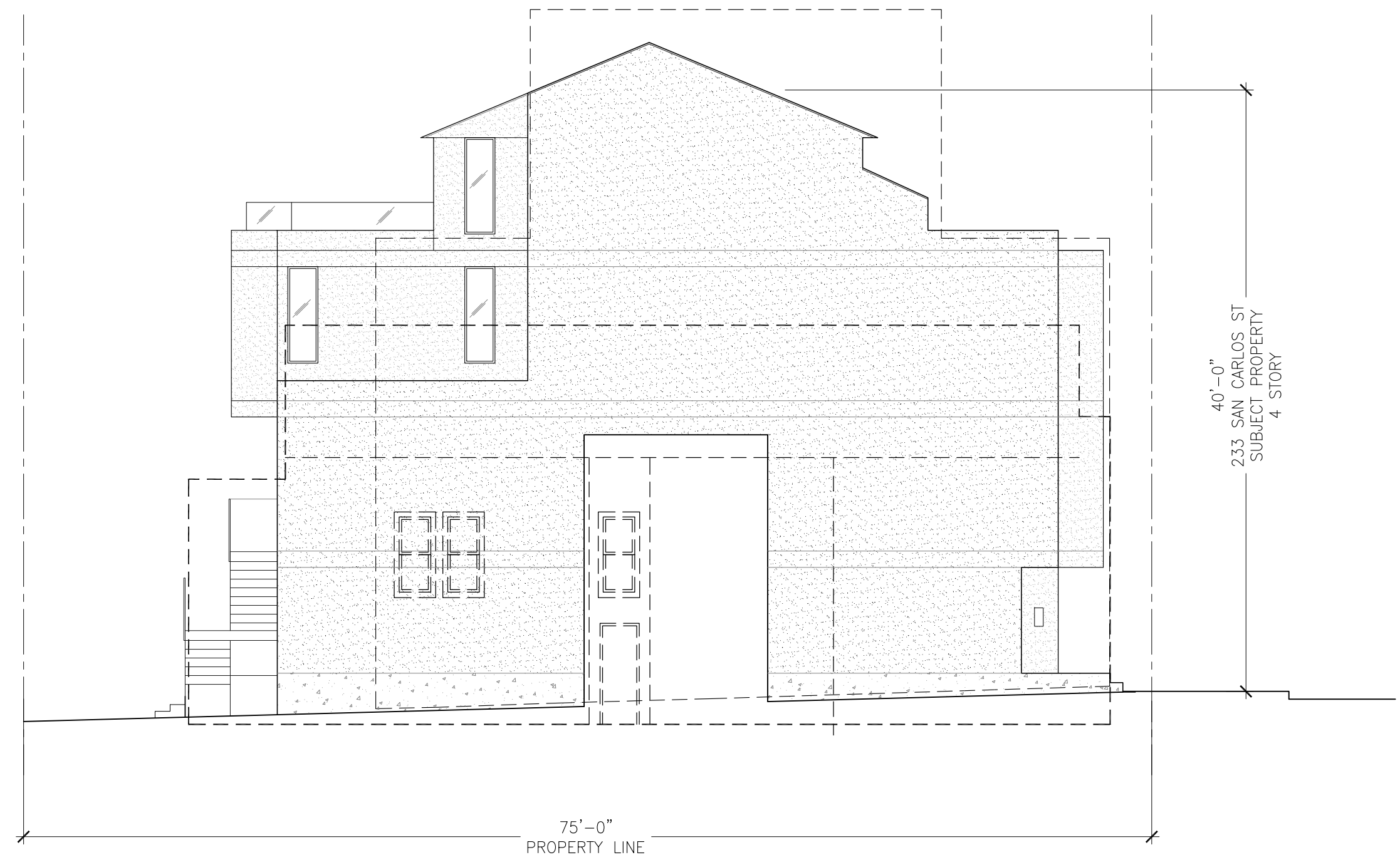
1 WEST ELEVATION DEMO: NEIGHBORS (FRONT)
1/8"=1'-0"



2 NORTH ELEVATION DEMO: NEIGHBORS
1/8"=1'-0"



3 WEST ELEVATION NEW: NEIGHBORS (FRONT)
1/8"=1'-0"

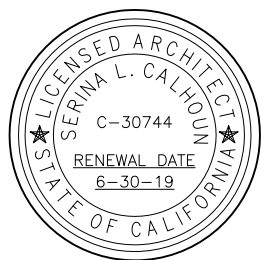


4 NORTH ELEVATION NEW: NEIGHBORS
1/8"=1'-0"

GENERAL	EXTERIOR NOTES	EXTERIOR PAINTING NOTES	BIRD SAFE GLAZING REQUIREMENTS		
01. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK. 02. EXTERIOR WALLS SHALL BE 2 HR RATED. STRUCTURAL FRAME SHALL BE 1 HOUR RATED. FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE 1 HOUR RATED. 03. FOR DOOR AND WINDOW SCHEDULE, SEE SHEET A8.1 04. MECHANICAL EXHAUST DISCHARGE SHALL BE 3'-0" MIN DISTANCE AWAY FROM ANY OPERABLE WINDOW OR DOOR PER CBC 1203.3. 05. ALL FLASHING, COPING, DOWNSPOUTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.	01. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS WITHOUT CONSULTING WITH ARCHITECT. 02. CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES. 03. REPEATING ITEMS OR ASSEMBLIES MAY NOT BE NOTED OR DIMENSIONED AT ALL LOCATIONS WHERE REPETITION IS OBVIOUS.. 04. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.	01. ALL (N) CONSTRUCTION SHALL BE PAINTED OR OTHERWISE FINISHED TO MATCH (E) CONSTRUCTION OF THE SAME NATURE. 02. ALL NEW PAINT COLORS TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL ASSUME 2 COLORS AT EXTERIOR TO MATCH EXISTING. 03. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD. 04. CONTRACTOR SHALL INCLUDE (1) PRIME COAT AND (2) FINISH COATS OF PAINT AT EXTERIOR LOCATIONS.	01. THIS PROJECT MUST COMPLY WITH BIRD-SAFE GLAZING AT FREE-STANDING GLASS WALLS, WIND BARRIERS, SKYWALKS, BALCONIES, AND GREENHOUSES ON ROOFTOPS. WHERE GLAZING FOR THESE ELEMENTS EXCEEDS 24 SF IN SIZE WITHOUT BEING BROKEN BY MULLIONS, FRAMES, OR OTHER FEATURES, GLAZING SHALL BE TREATED. 02. ACCEPTED TREATMENTS INCLUDE FRITTING, NETTING, PERMANENT STENCILS, FROSTED GLASS, EXTERIOR SCREENS, PHYSICAL GRIDS, OR UV PATTERNS VISIBLE TO BIRDS. 03. ALL GLAZING SHALL CONFORM TO REQUIREMENTS NOTED IN SF PLANNING CODE SECTION 139.		



233 San Carlos St
San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESCUE
12-10-2018	ROAT #1 RESCUE
07-25-2019	PLANNING COMMISSION

CONTACT:

SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

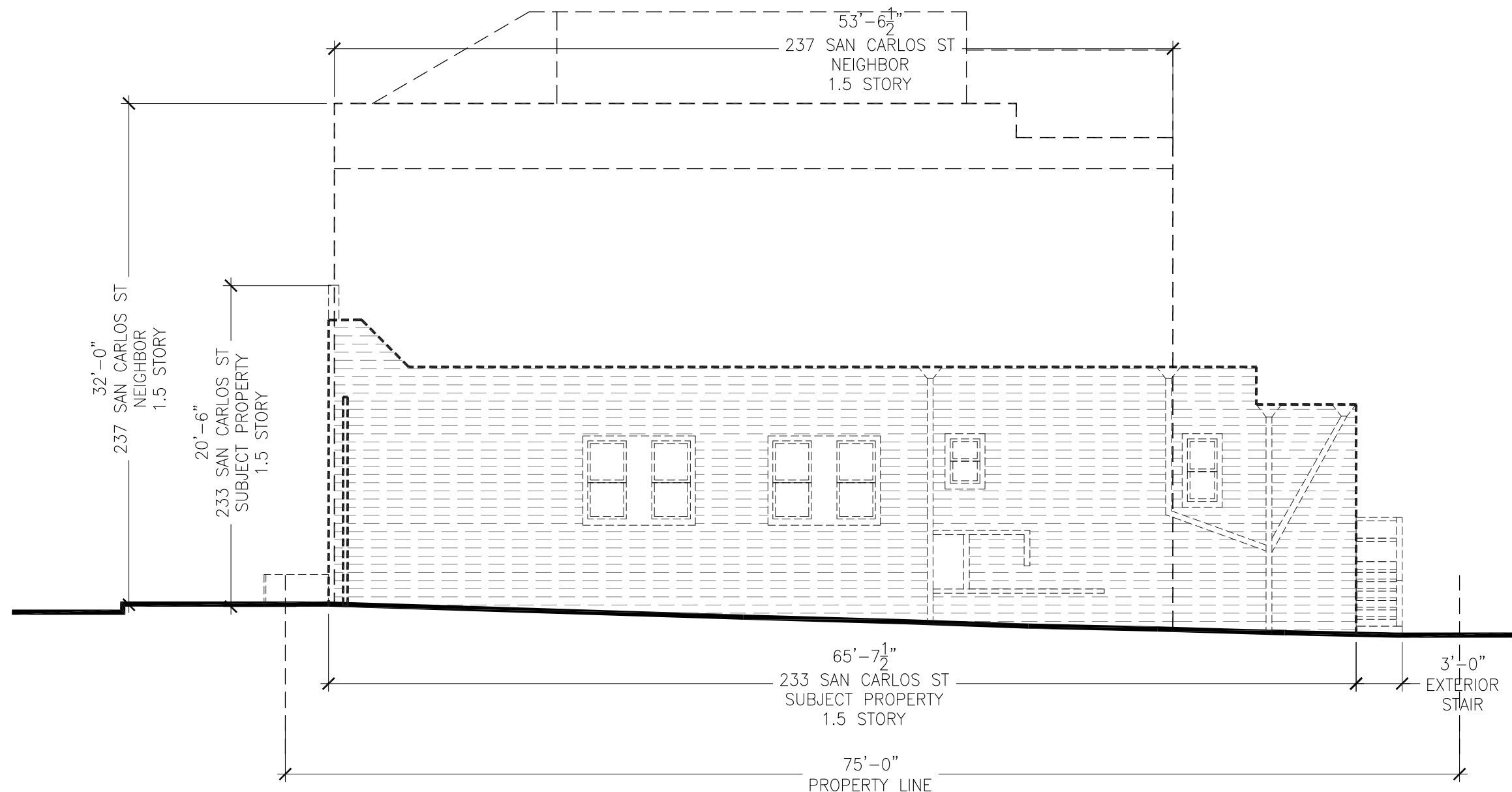
SCALE: 1/8" = 1'-0"

EXTERIOR
ELEVATIONS
NEIGHBORS

A3.0



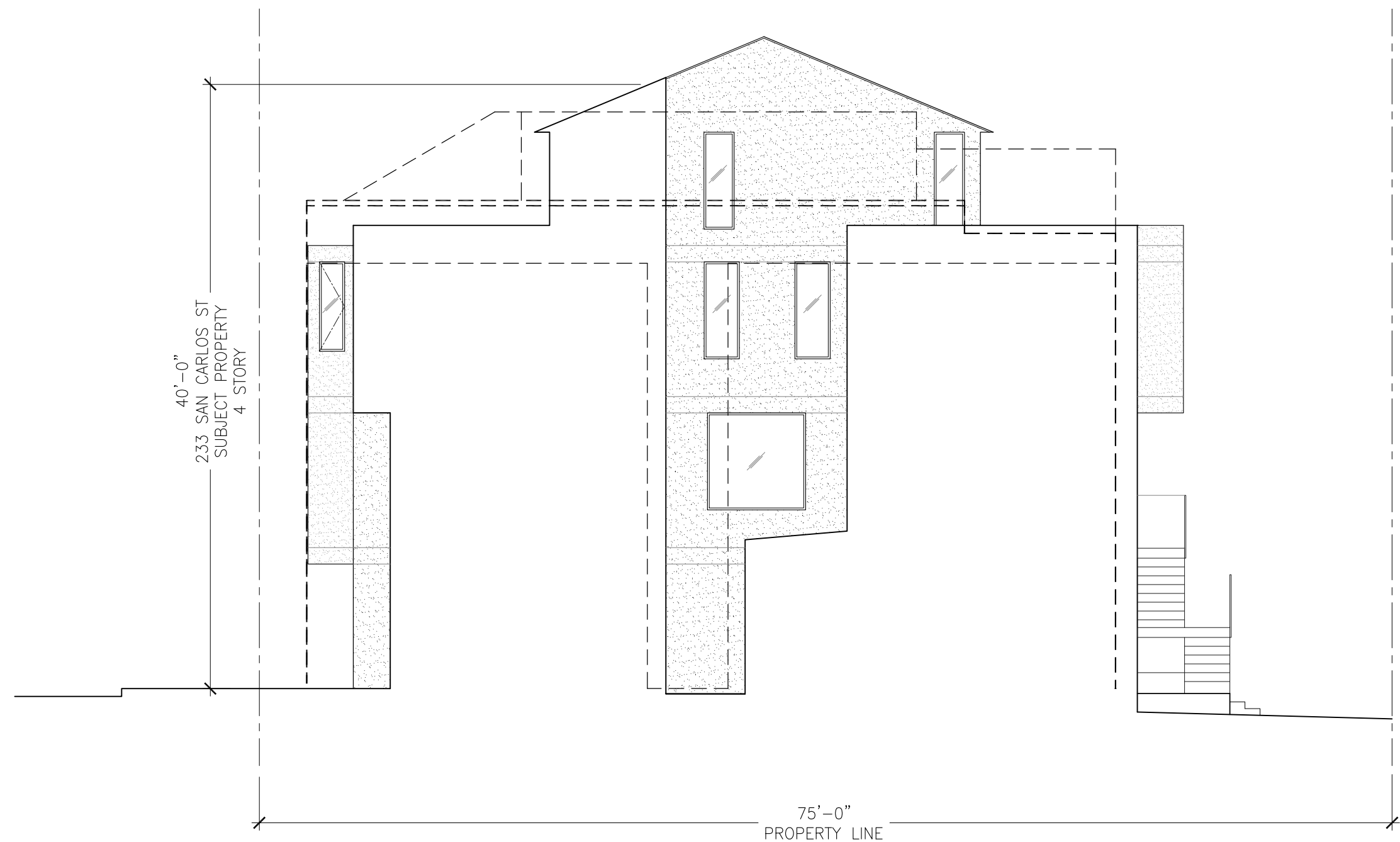
1 EAST ELEVATION DEMO: NEIGHBORS (REAR)
1/8"=1'-0"



2 SOUTH ELEVATION DEMO: NEIGHBORS
1/8"=1'-0"



3 EAST ELEVATION NEW: NEIGHBORS (REAR)
1/8"=1'-0"

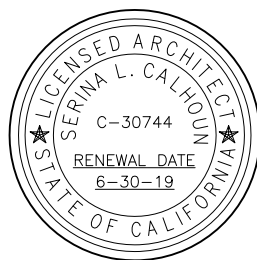


4 SOUTH ELEVATION NEW: NEIGHBORS
1/8"=1'-0"

GENERAL	EXTERIOR NOTES	EXTERIOR PAINTING NOTES	BIRD SAFE GLAZING REQUIREMENTS		
01. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK. 02. EXTERIOR WALLS SHALL BE 2 HR RATED. STRUCTURAL FRAME SHALL BE 1 HOUR RATED. FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE 1 HOUR RATED. 03. FOR DOOR AND WINDOW SCHEDULE, SEE SHEET A8.1 04. MECHANICAL EXHAUST DISCHARGE SHALL BE 3'-0" MIN DISTANCE AWAY FROM ANY OPERABLE WINDOW OR DOOR PER CBC 1203.3. 05. ALL FLASHING, COPING, DOWNSPOUTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.	01. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS WITHOUT CONSULTING WITH ARCHITECT. 02. CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES. 03. REPEATING ITEMS OR ASSEMBLIES MAY NOT BE NOTED OR DIMENSIONED AT ALL LOCATIONS WHERE REPETITION IS OBVIOUS.. 04. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.	01. ALL (N) CONSTRUCTION SHALL BE PAINTED OR OTHERWISE FINISHED TO MATCH (E) CONSTRUCTION OF THE SAME NATURE. 02. ALL NEW PAINT COLORS TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL ASSUME 2 COLORS AT EXTERIOR TO MATCH EXISTING. 03. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD. 04. CONTRACTOR SHALL INCLUDE (1) PRIME COAT AND (2) FINISH COATS OF PAINT AT EXTERIOR LOCATIONS.	01. THIS PROJECT MUST COMPLY WITH BIRD-SAFE GLAZING AT FREE-STANDING GLASS WALLS, WIND BARRIERS, SKYWALKS, BALCONIES, AND GREENHOUSES ON ROOFTOPS. WHERE GLAZING FOR THESE ELEMENTS EXCEEDS 24 SF IN SIZE WITHOUT BEING BROKEN BY MULLIONS, FRAMES, OR OTHER FEATURES, GLAZING SHALL BE TREATED. 02. ACCEPTED TREATMENTS INCLUDE FRITTING, NETTING, PERMANENT STENCILS, FROSTED GLASS, EXTERIOR SCREENS, PHYSICAL GRIDS, OR UV PATTERNS VISIBLE TO BIRDS. 03. ALL GLAZING SHALL CONFORM TO REQUIREMENTS NOTED IN SF PLANNING CODE SECTION 139.		



233 San Carlos St San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESPONSE
12-10-2018	ROAT #1 RESPONSE
07-25-2019	PLANNING COMMISSION

CONTACT:

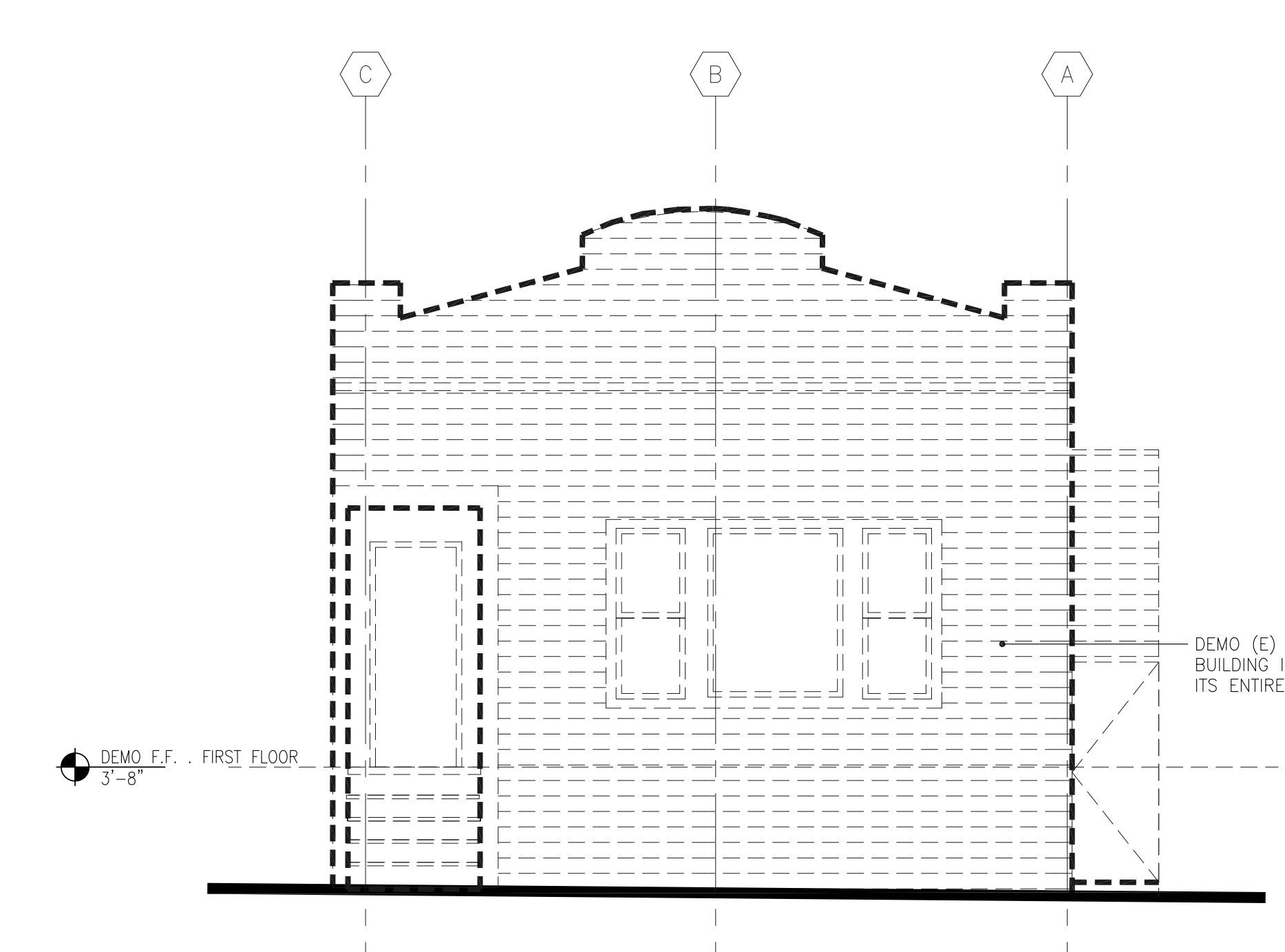
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

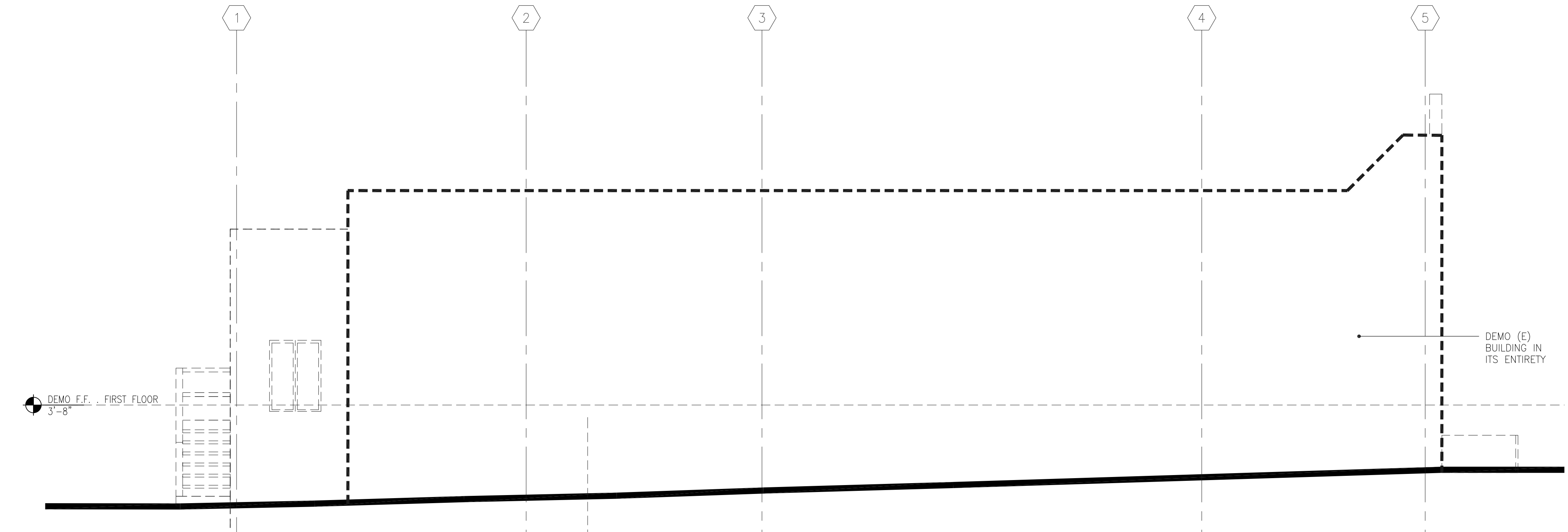
SCALE: 1/8" = 1'-0"

EXTERIOR
ELEVATIONS
NEIGHBORS

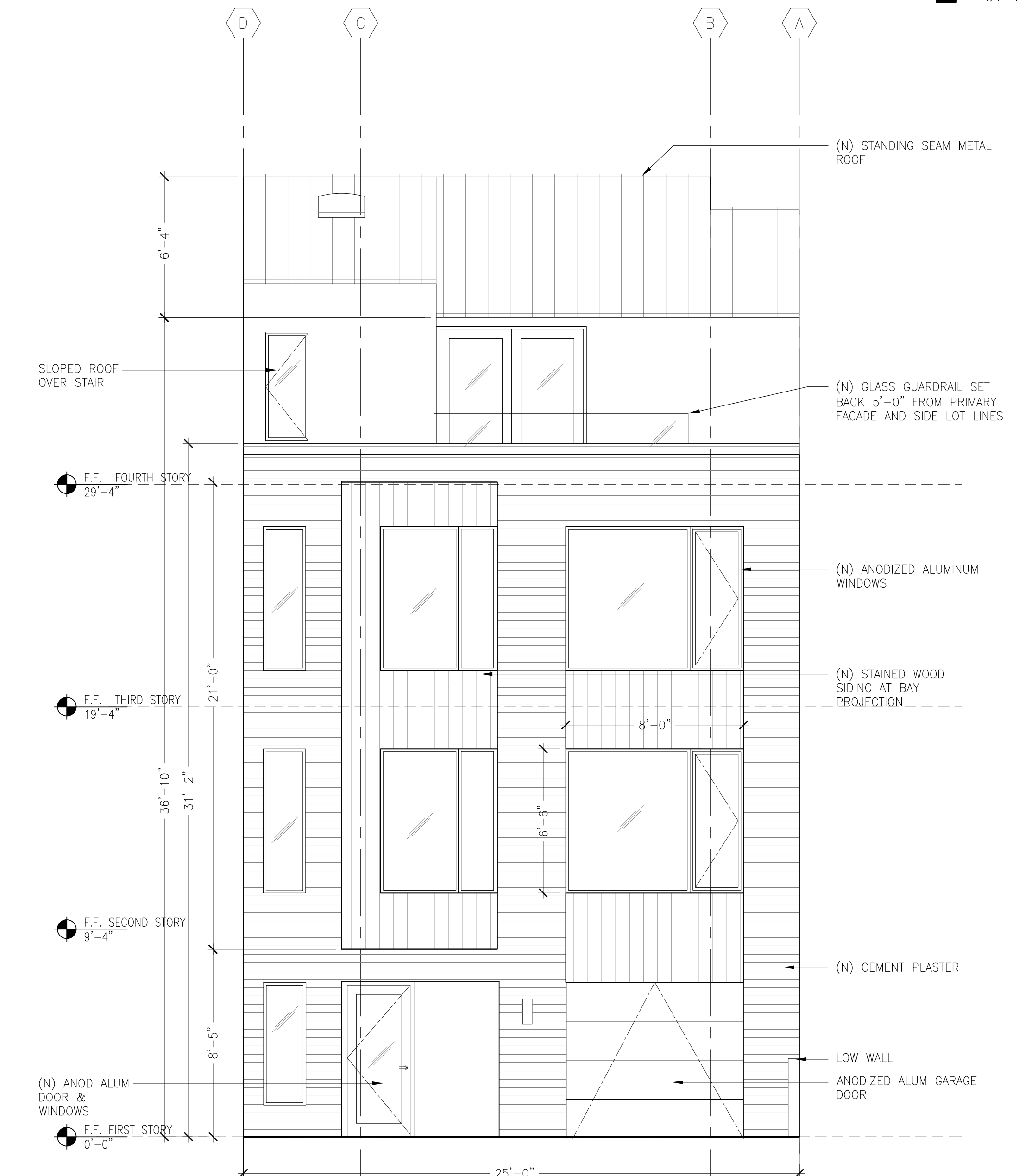
A3.1



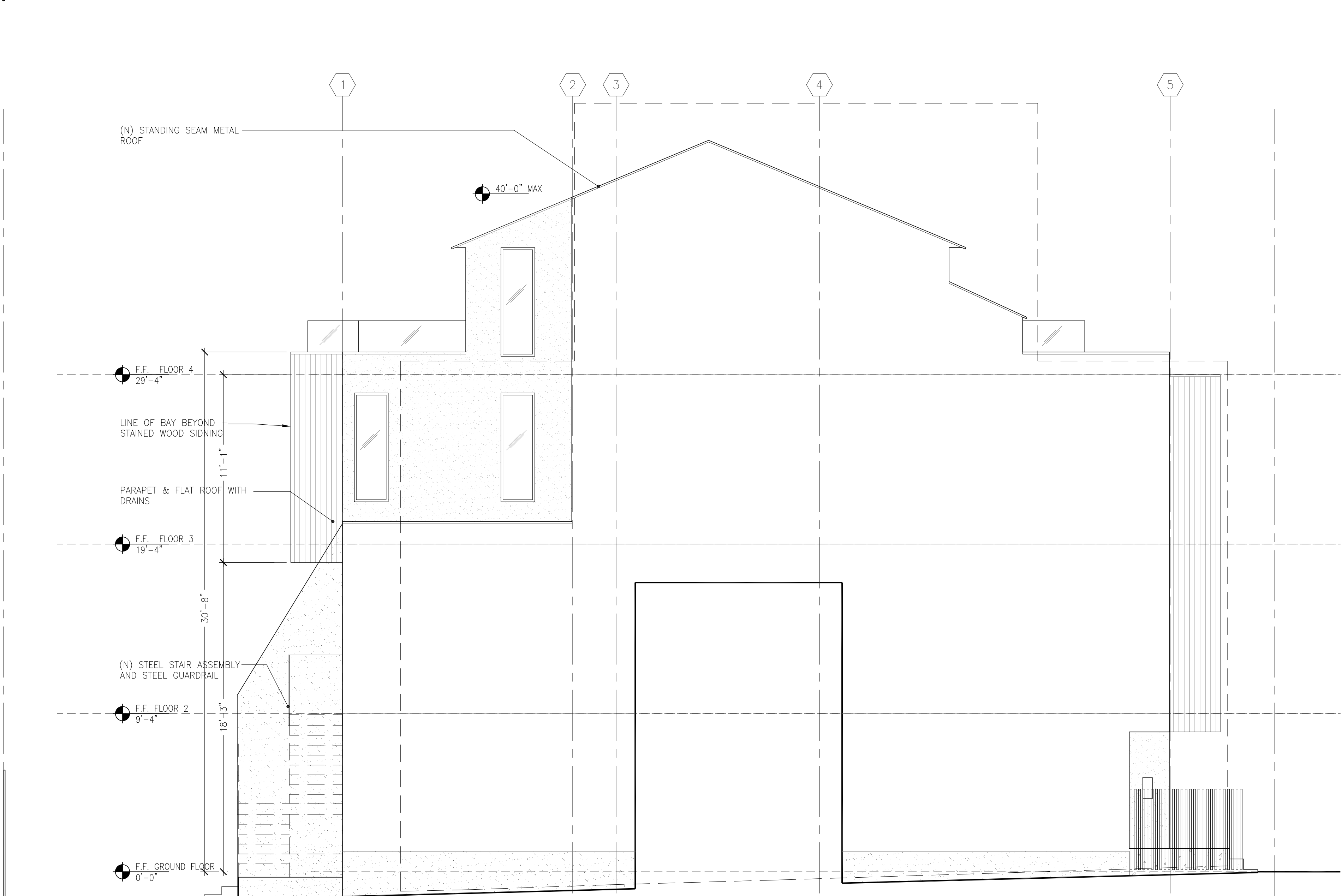
1 WEST ELEVATION DEMO: NEIGHBORS
1/4"=1'-0"



2 NORTH ELEVATION DEMO: NEIGHBORS
1/4"=1'-0"



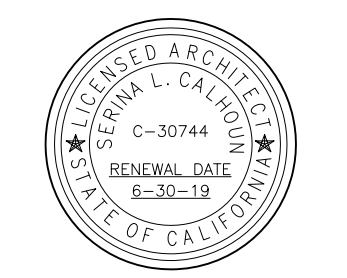
3 WEST ELEVATION NEW: NEIGHBORS
1/4"=1'-0"



4 NORTH ELEVATION NEW: NEIGHBORS
1/4"=1'-0"



233 San Carlos St San Francisco, CA



233 San Carlos St
San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESPONSE
12-10-2018	ROAT #1 RESPONSE
07-25-2019	PLANNING COMMISSION

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

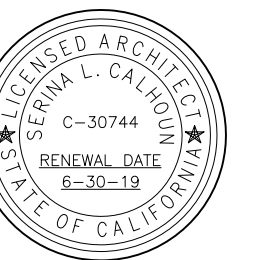
SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

A3.2



233 San Carlos St San Francisco, CA



233 San Carlos St
San Francisco, CA
PROJECT NO. 16-31

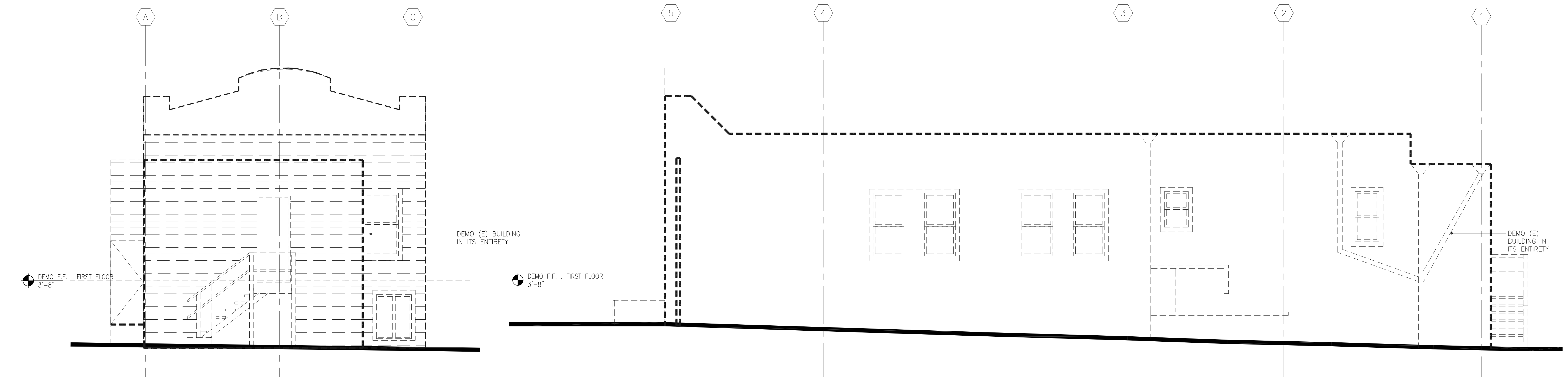
DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESONSE
12-10-2018	ROAT #1 RESONSE
07-25-2019	PLANNING COMMISSION

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

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

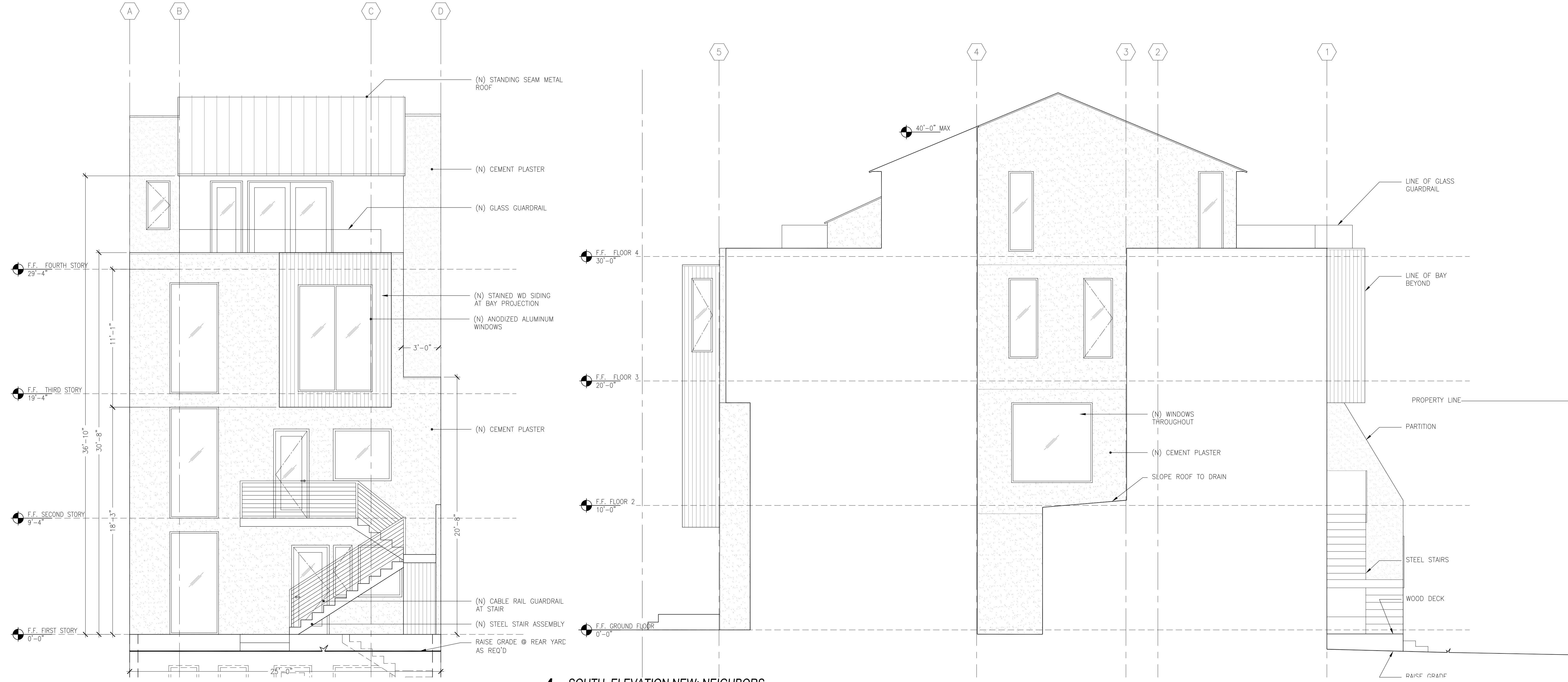
EXTERIOR
ELEVATIONS

A3.3



1 EAST ELEVATION DEMO: NEIGHBORS
1/4"=1'-0"

2 SOUTH ELEVATION DEMO: NEIGHBORS
1/4"=1'-0"

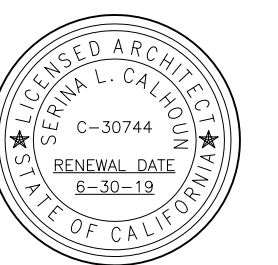


3 EAST ELEVATION NEW: NEIGHBORS
1/4"=1'-0"

4 SOUTH ELEVATION NEW: NEIGHBORS
1/4"=1'-0"



233 San Carlos St San Francisco, CA



233 San Carlos St
San Francisco, CA
PROJECT NO. 16-31

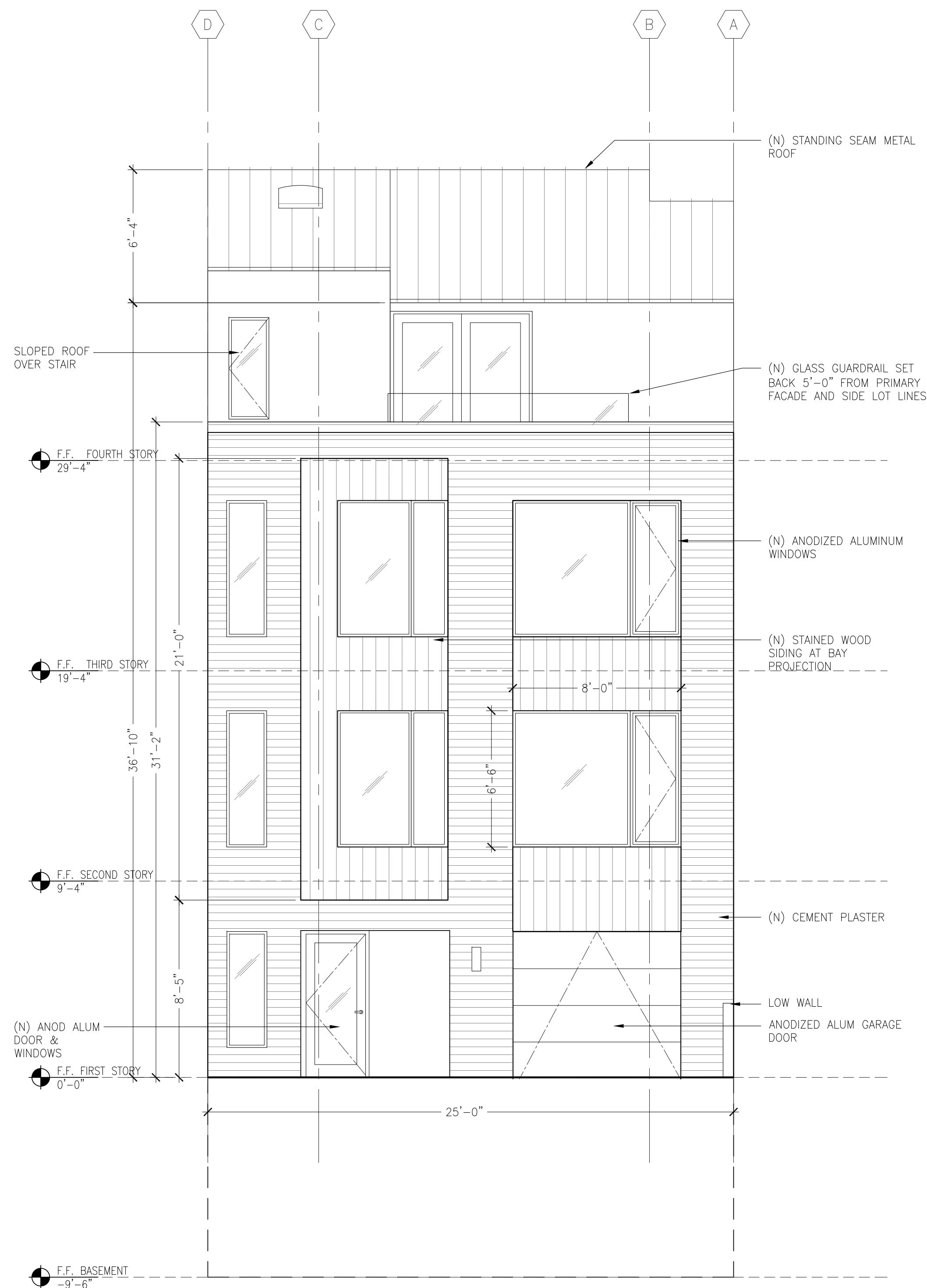
DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESPONSE
12-10-2018	ROAT #1 RESPONSE
07-25-2019	PLANNING COMMISSION

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

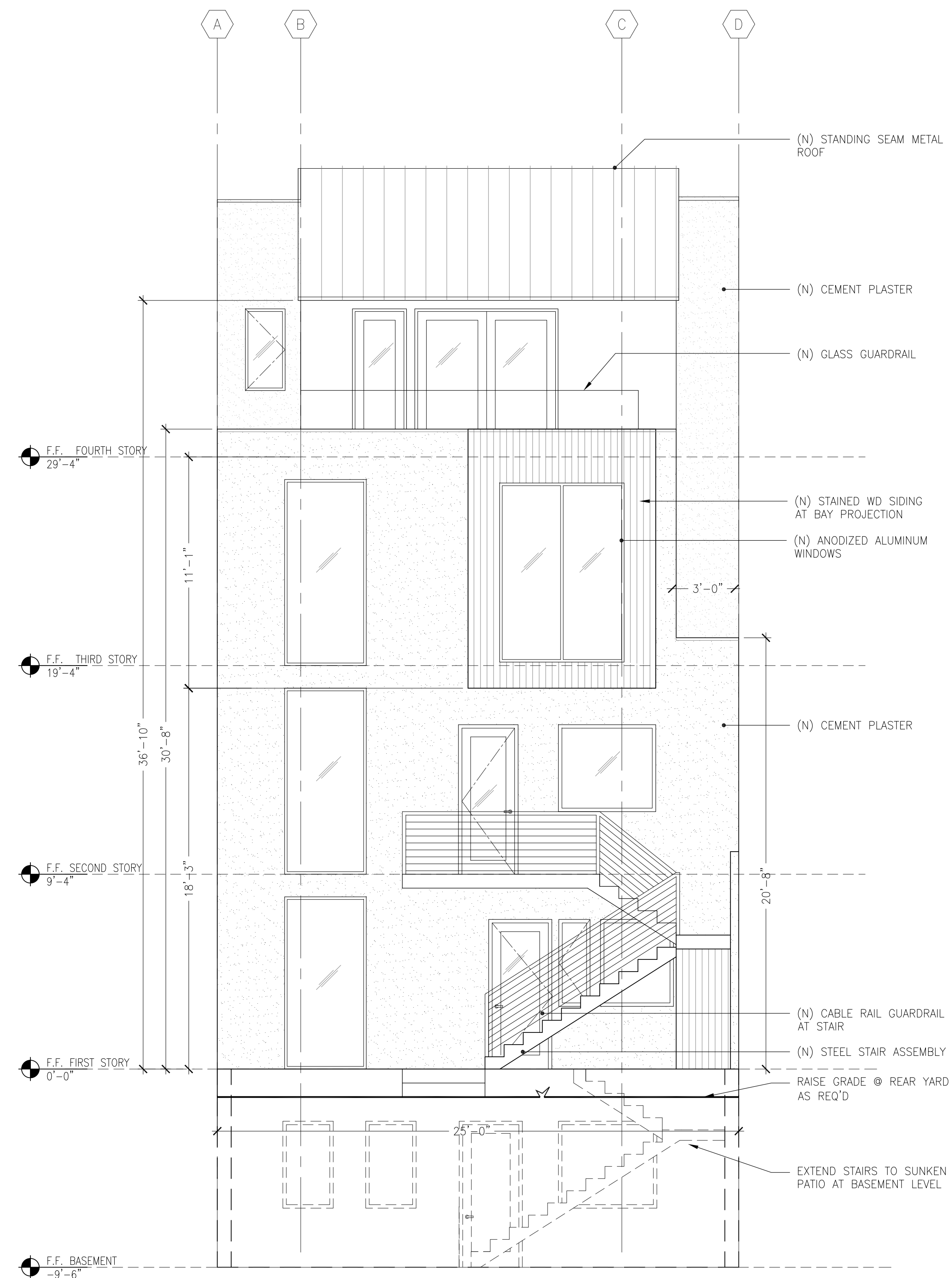
SCALE: 1/4" = 1'-0"

EXT ELEV
PROPOSED

A3.4



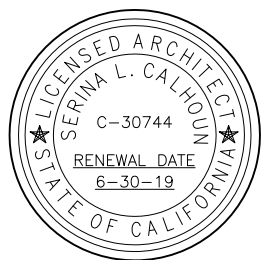
1 WEST ELEVATION: PROPOSED DESIGN
1/4"=1'-0"





233 San Carlos St

San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESUBMISE
12-10-2018	ROAT #1 RESUBMISE
07-25-2019	PLANNING COMMISSION

CONTACT:

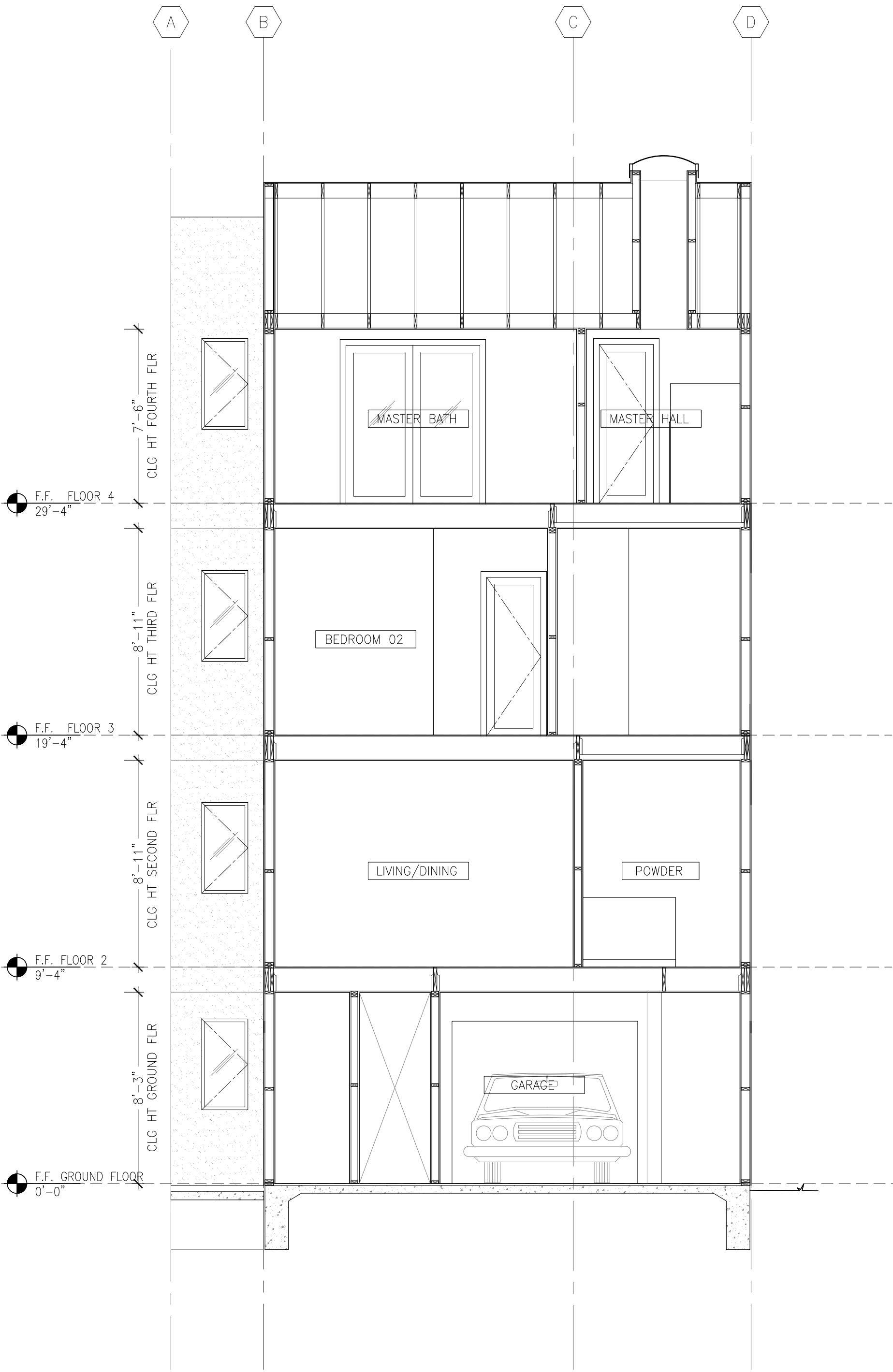
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

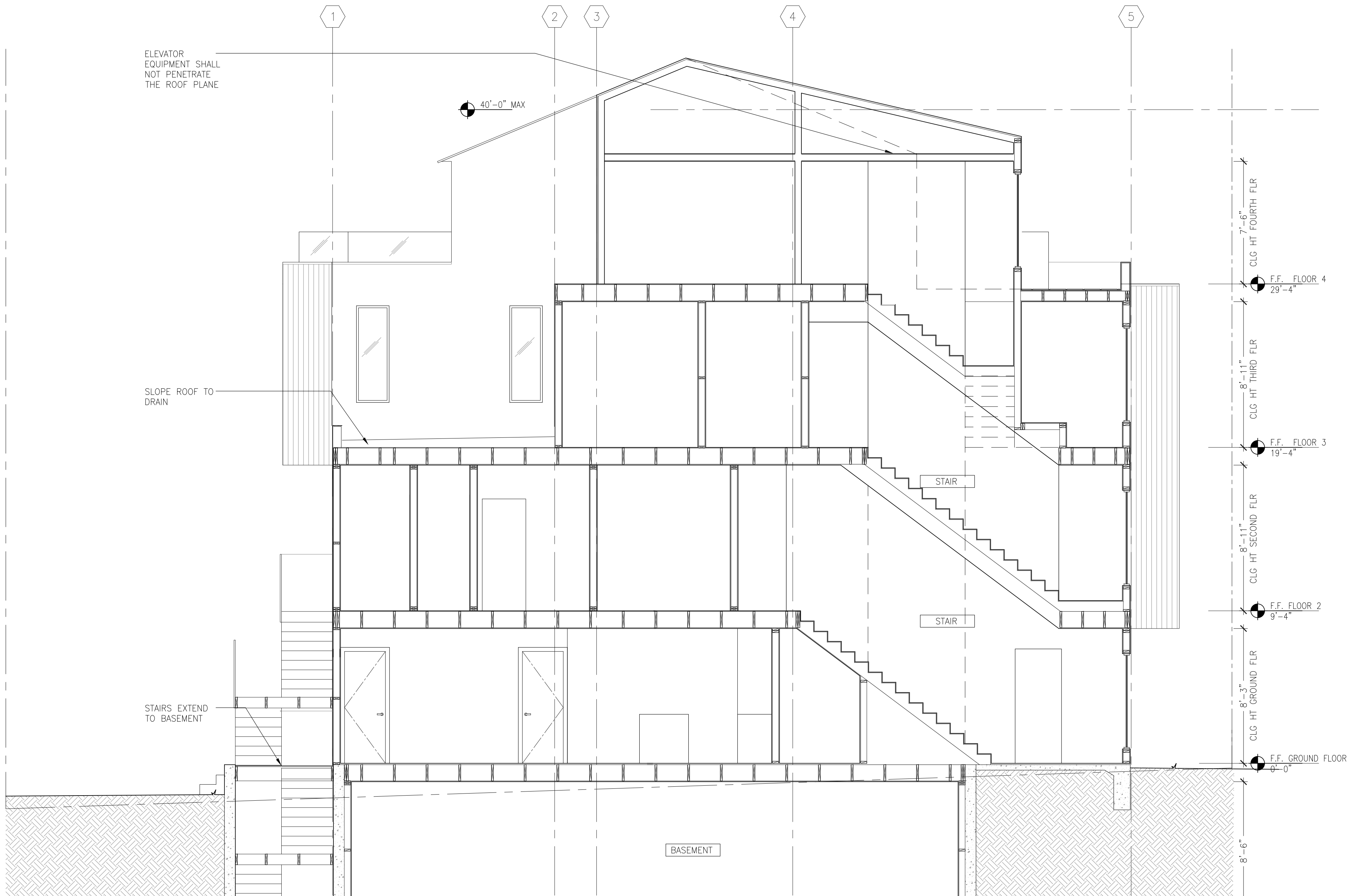
SCALE: 1/8" = 1'-0"

SECTIONS

A4.1



1 SECTION A
1/4"=1'-0"



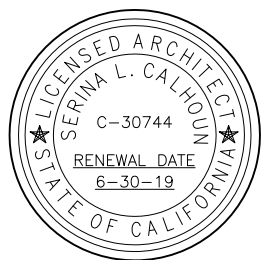
2 SECTION B
1/4"=1'-0"

GENERAL	EXTERIOR NOTES	EXTERIOR PAINTING NOTES	BIRD SAFE GLAZING REQUIREMENTS		
01. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK. 02. EXTERIOR WALLS SHALL BE 2 HR RATED. STRUCTURAL FRAME SHALL BE 1 HOUR RATED. FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE 1 HOUR RATED. 03. FOR DOOR AND WINDOW SCHEDULE, SEE SHEET A8.1 04. MECHANICAL EXHAUST DISCHARGE SHALL BE 3'-0" MIN DISTANCE AWAY FROM ANY OPERABLE WINDOW OR DOOR PER CBC 1203.3. 05. ALL FLASHING, COPING, DOWNSPOUTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.	01. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS WITHOUT CONSULTING WITH ARCHITECT. 02. CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES. 03. REPEATING ITEMS OR ASSEMBLIES MAY NOT BE NOTED OR DIMENSIONED AT ALL LOCATIONS WHERE REPETITION IS OBVIOUS.. 04. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.	01. ALL (N) CONSTRUCTION SHALL BE PAINTED OR OTHERWISE FINISHED TO MATCH (E) CONSTRUCTION OF THE SAME NATURE. 02. ALL NEW PAINT COLORS TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL ASSUME 2 COLORS AT EXTERIOR TO MATCH EXISTING. 03. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD. 04. CONTRACTOR SHALL INCLUDE (1) PRIME COAT AND (2) FINISH COATS OF PAINT AT EXTERIOR LOCATIONS.	01. THIS PROJECT MUST COMPLY WITH BIRD-SAFE GLAZING AT FREE-STANDING GLASS WALLS, WIND BARRIERS, SKYWALKS, BALCONIES, AND GREENHOUSES ON ROOFTOPS, WHERE GLAZING FOR THESE ELEMENTS EXCEEDS 24 SF IN SIZE WITHOUT BEING BROKEN BY MULLIONS, FRAMES, OR OTHER FEATURES, GLAZING SHALL BE TREATED. 02. ACCEPTED TREATMENTS INCLUDE FRITTING, NETTING, PERMANENT STENCILS, FROSTED GLASS, EXTERIOR SCREENS, PHYSICAL GRIDS, OR UV PATTERNS VISIBLE TO BIRDS. 03. ALL GLAZING SHALL CONFORM TO REQUIREMENTS NOTED IN SF PLANNING CODE SECTION 139.		



233 San Carlos St

San Francisco, CA



233 San Carlos St

San Francisco, CA
PROJECT NO. 16-31

DATE	SET ISSUE
05-23-2017	PRE-APPLICATION
07-25-2017	SITE PERMIT SET
08-22-2017	CONDITIONAL USE HEARING
08-17-2018	NOPDR #1 RESONSE
12-10-2018	ROAT #1 RESONSE
07-25-2019	PLANNING COMMISSION

CONTACT:

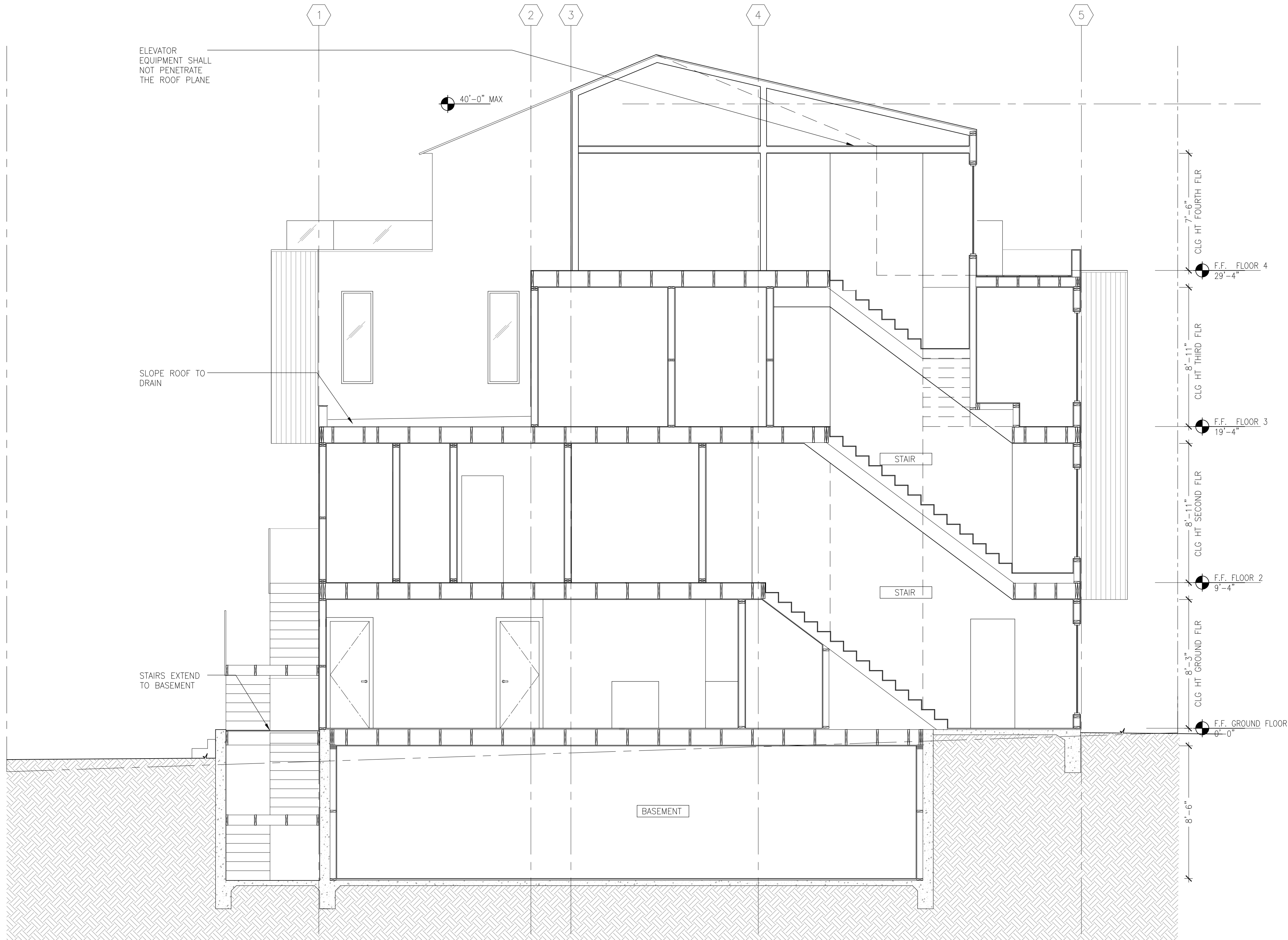
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

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

SECTIONS

A4.2



1 LONGITUDINAL SECTION
1/4"=1'-0"

GENERAL	EXTERIOR NOTES	EXTERIOR PAINTING NOTES	BIRD SAFE GLAZING REQUIREMENTS		
01. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK. 02. EXTERIOR WALLS SHALL BE 2 HR RATED. STRUCTURAL FRAME SHALL BE 1 HOUR RATED. FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE 1 HOUR RATED. 03. FOR DOOR AND WINDOW SCHEDULE, SEE SHEET A8.1 04. MECHANICAL EXHAUST DISCHARGE SHALL BE 3'-0" MIN DISTANCE AWAY FROM ANY OPERABLE WINDOW OR DOOR PER CBC 1203.3. 05. ALL FLASHING, COPING, DOWNSPOUTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES.	01. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS WITHOUT CONSULTING WITH ARCHITECT. 02. CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES. 03. REPEATING ITEMS OR ASSEMBLIES MAY NOT BE NOTED OR DIMENSIONED AT ALL LOCATIONS WHERE REPETITION IS OBVIOUS.. 04. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.	01. ALL (N) CONSTRUCTION SHALL BE PAINTED OR OTHERWISE FINISHED TO MATCH (E) CONSTRUCTION OF THE SAME NATURE. 02. ALL NEW PAINT COLORS TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL ASSUME 2 COLORS AT EXTERIOR TO MATCH EXISTING. 03. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD. 04. CONTRACTOR SHALL INCLUDE (1) PRIME COAT AND (2) FINISH COATS OF PAINT AT EXTERIOR LOCATIONS.	01. THIS PROJECT MUST COMPLY WITH BIRD-SAFE GLAZING AT FREE-STANDING GLASS WALLS, WIND BARRIERS, SKYWALKS, BALCONIES, AND GREENHOUSES ON ROOFTOPS. WHERE GLAZING FOR THESE ELEMENTS EXCEEDS 24 SF IN SIZE WITHOUT BEING BROKEN BY MULLIONS, FRAMES, OR OTHER FEATURES, GLAZING SHALL BE TREATED. 02. ACCEPTED TREATMENTS INCLUDE FRITTING, NETTING, PERMANENT STENCILS, FROSTED GLASS, EXTERIOR SCREENS, PHYSICAL GRIDS, OR UV PATTERNS VISIBLE TO BIRDS. 03. ALL GLAZING SHALL CONFORM TO REQUIREMENTS NOTED IN SF PLANNING CODE SECTION 139.		



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 233 SAN CARLOS ST
RECORD NO.: 2017-013537CUA
UPDATED: JULY 18, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	416	416
Residential GSF	1302	2788	4090
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	1302	3204	4506
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	1	2
Number of Buildings	1	0	1
Number of Stories	1	4	4
Parking Spaces	0	2	2
Bicycle Spaces	0	2	2
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units	0		
Two Bedroom Units			
Three Bedroom (or +) Units	1	2	2
Accessory Dwelling Units			Future Potential

Parcel Map

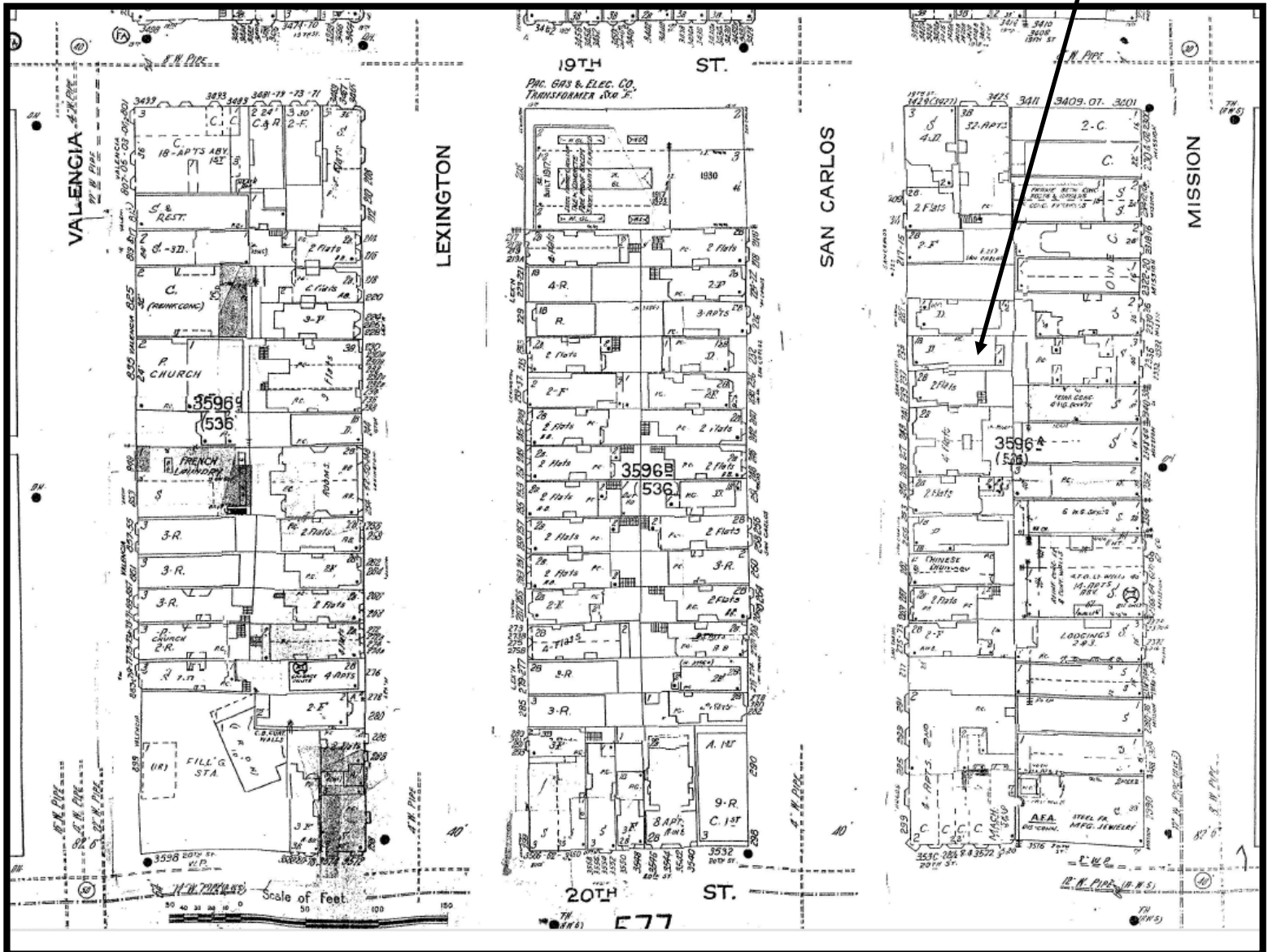
SUBJECT PROPERTY



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street

Sanborn Map*

SUBJECT PROPERTY

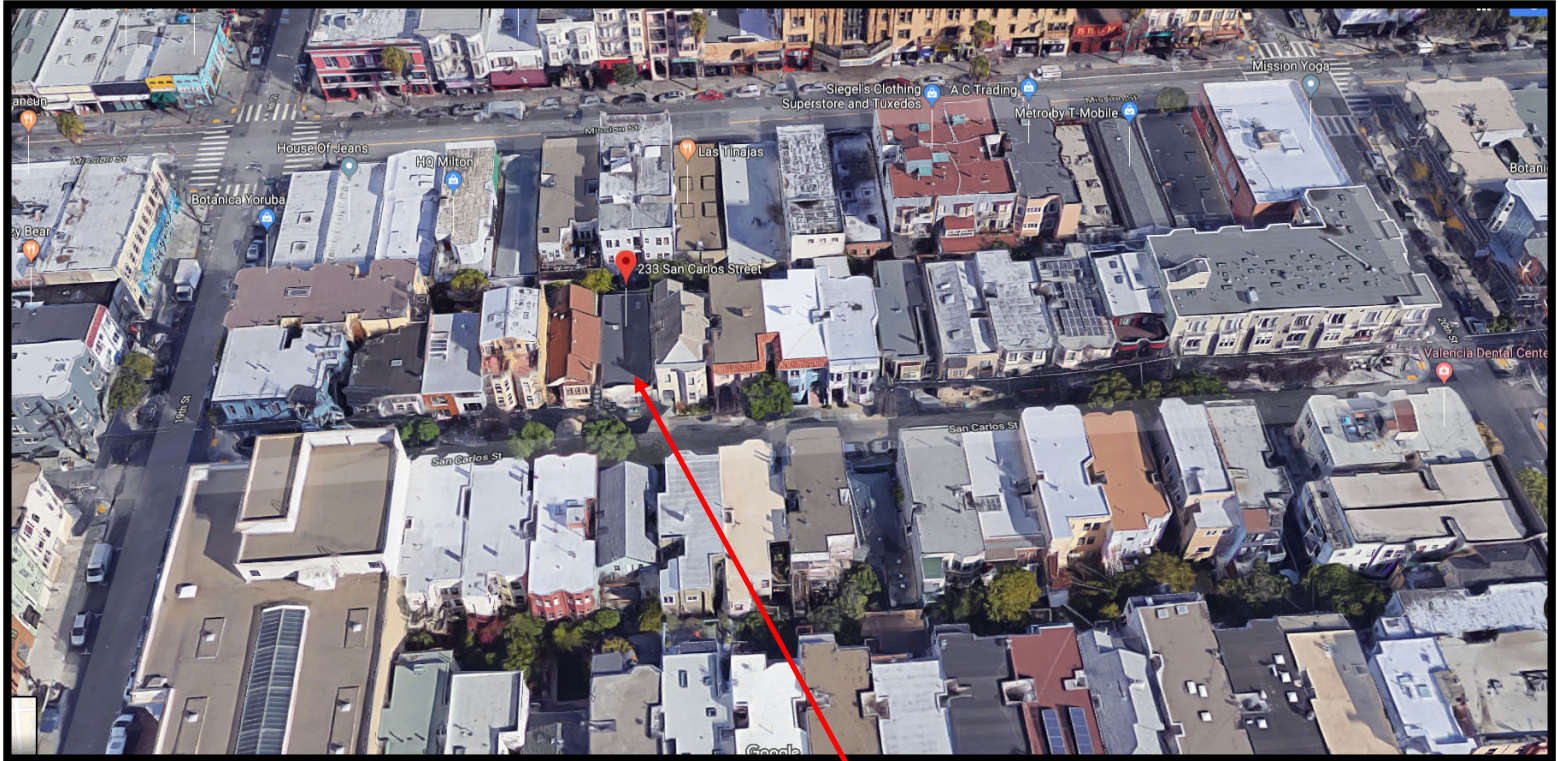


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street

Aerial Photo

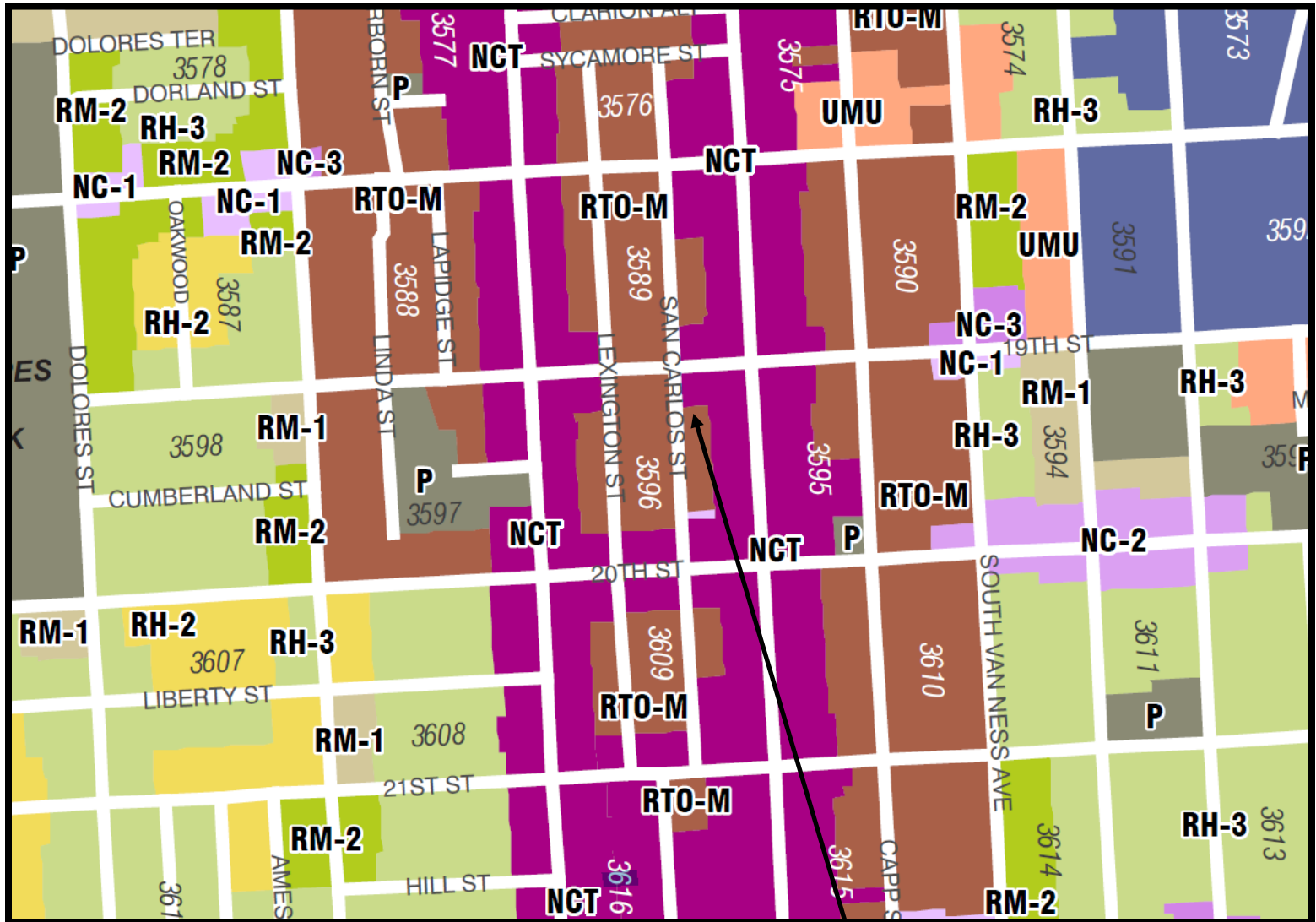


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street

Zoning Map

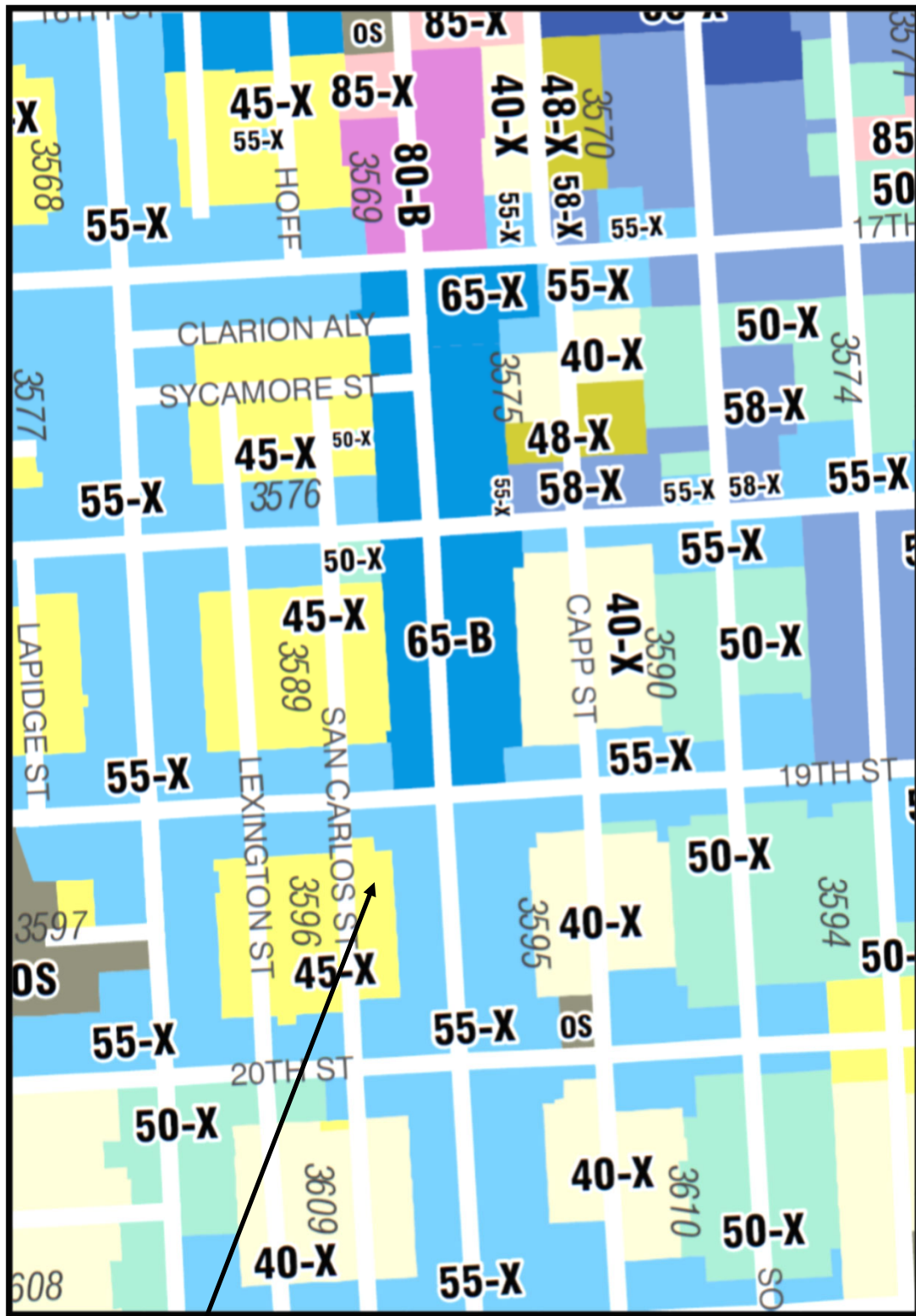


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street

Site Photo



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street

Site Photo



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street

Site Photo



Conditional Use Authorization Hearing
Record Number 2017-013537CUA
233 San Carlos Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
233 SAN CARLOS ST		3596032
Case No.		Permit No.
2017-013537ENV		201709016686
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The 1,875 square foot project site is located approximately mid-block on San Carlos Street, between 19th and 20th Streets in the Mission neighborhood. The proposed project would demolish the existing single-story, approximately 22-foot tall, 1,300 square foot single-family residence with a partial basement that was constructed in 1906. The existing building has been determined not to be a historic resource for the purpose of CEQA. The proposed project would construct a two-family, 44-foot-tall, four-story house with a two-car tandem garage accessed from a 9-foot wide curb cut, and a basement extending approximately eight and a half feet below grade. Decks would be provided at the uppermost level on the front and the rear of the proposed building. A rear yard that would be 18.75 feet deep would also be provided. The total residential area would be approximately 3,750 square feet. The project would be supported by a mat foundation with drilled piers that should extend 10 feet below the proposed basement. The project would require excavation up to a depth of 10 feet below grade over an approximate area of 1,400 square feet, for a total excavation of 4,666 cubic yards of soil. The project reviewed for this exemption is shown in plans dated December 10, 2018, titled 233 San Carlos St, Demolition/New Construction.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input checked="" type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

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

Comments and Planner Signature (optional):

Preliminary archeology review was conducted on 5/1/19, and no effect to archeological resources is anticipated. Tri Nguyen Engineering. November 12, 2018. Geotechnical Investigation for Proposed A New Two Family, Four-Story Residence with Basement 233 San Carlos Street. This investigation by a qualified engineer determined that a mat foundation with drilled piers that extend 10 feet below the proposed basement on improved soils could support the proposed development. The San Francisco Department of Building Inspection would review the project construction documents for conformance with the geotechnical investigation
CONTINUED ON ADDITIONAL PAGE

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

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

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

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

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

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

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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Joshua Pollak 05/28/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

CEQA Impacts Continued

Preliminary archeology review was conducted on 5/1/19, and no effect to archeological resources is anticipated. Tri Nguyen Engineering. November 12, 2018. Geotechnical Investigation for Proposed A New Two Family, Four-Story Residence with Basement 233 San Carlos Street. This investigation by a qualified engineer determined that a mat foundation with drilled piers that extend 10 feet below the proposed basement on improved soils could support the proposed development. The San Francisco Department of Building Inspection would review the project construction documents for conformance with the geotechnical investigation recommendations and building code as part of the building permit review process. This ensures that there would be less than significant impacts with respect to geology and soils.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
233 SAN CARLOS ST		3596/032
Case No.	Previous Building Permit No.	New Building Permit No.
2017-013537PRJ	201709016686	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:

Sucre, Richard (CPC)

From: Ashton Cates <ashton@sync-arch.com>
Sent: Wednesday, January 30, 2019 7:06 AM
To: Sucre, Richard (CPC)
Subject: FW: 233 San Carlos

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Rich,

I accidentally clicked send on the previous email, but below is the letter of support that we'll have for the existing tenant at 233 San Carlos. I have asked him to print out and sign.

Our Clients have owned this property for decades and have plans to relocate the existing tenant.

Best,

Ashton Cates
Senior Associate
Syncopated Architecture
www.sync-arch.com
415.558.9843

From: Amit Motawala <amotawala@live.com>
Sent: Sunday, January 27, 2019 8:59 PM
To: Ashton Cates <ashton@sync-arch.com>; Serina Calhoun <serina@sync-arch.com>
Subject: Fwd: 233 San Carlos

Ashton,

Woody, the current tenant just sent me this email. Is this good enough?

Amit

Begin forwarded message:

From: Woodrow Pearson <woodrowpearson@gmail.com>
Date: January 27, 2019 at 8:39:17 PM PST
To: Amit Motawala <amotawala@live.com>
Subject: Re: 233 San Carlos

To whom it may concern,

This is a letter of acknowledgment that it has been communicated to me numerous times by Khandu Patel about the project to build a family home at my current residence of 233 San Carlos St in the future. I support this project and the planned relocation for me when the time comes.

Best,
Woodrow Pearson
415-920-3065

On Wed, Jan 23, 2019 at 8:46 AM Amit Motawala <amotawala@live.com> wrote:

Woody,

As per our phone conversation, please write a letter to my dad Khandu Patel stating that you were fully aware of us wanting to build our family home on this site and we have communicated numerous times regarding this project and timelines. Please state that you are in support of this project and that we have planned for relocation when the time comes.

Let me know if you have any questions or concerns.

Thanks,
Amit Motawala
415-640-8251

Sucre, Richard (CPC)

From: Clinton Smith <clintsmithcat@yahoo.com>
Sent: Tuesday, February 19, 2019 3:09 PM
To: Sucre, Richard (CPC)
Subject: Proposal for demolition @ 233 San Carlos st.
Attachments: 20190206_151248.jpg; 20190206_151345.jpg; 20190206_151404.jpg; 20190206_172547.jpg; 20190219_143202.jpg; 20190219_143241.jpg

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Sucre,

I am writing in regards for my vehement opposition to the proposed 4 story structure architectural plans at 233 San Carlos st. San Francisco, CA 94110.

I have lived next door @ 237 San Carlos st. for over 23 years now. The building of the structure @ 233 San Carlos st. will block off sunlight to my building as is evidenced by the photos attached. It will do the same to the house at 227 san carlos st. on the other side of 233 as well as San Carlos street itself. My landlord & all my neighbors are opposed to this proposed 4 story structure.

I did some research & found out that 233 was built in 1906, the same year my house was built. Wouldn't this qualify the house to be a protected landmark of sorts?

Another concern of my neighbors & I is that if this structure is allowed to be built, other landlords may see this & try to evict existing tenants to do the same thing. Everyone on my block is angry & against this horrifying proposal.

There is also the issue of existing tenants at the 233 location who I have talked to & are against the building of this structure. They are scared to get evicted & don't know where they will go.

Please take this into consideration as we are consulting all the tenants rights groups available to counteract this atrocity.

Sincerely,

Clinton Smith
237 San Carlos st.
San Francisco, CA 94110
415-643-7779





233

614418

10/10/10

DO NOT
ENTER IN
PROGRESS

HP 4









233

814418

OFFICE OF PUBLIC WORKS
CITY OF SAN FRANCISCO
NOTICE OF PUBLIC WORKS
The City of San Francisco is planning to perform public works on the following street:
[Illegible text]
The work is scheduled to begin on [Illegible date] and will be completed by [Illegible date].
If you have any questions or concerns, please contact the Office of Public Works at [Illegible phone number].
Thank you for your cooperation.

Sucre, Richard (CPC)

From: Mike Chino <mkchino@gmail.com>
Sent: Tuesday, February 19, 2019 9:05 PM
To: Sucre, Richard (CPC)
Subject: New Construction Concerns — Record # 2017-013537CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Rich,

My name is Mike Chino and I'm writing regarding a planning commission notice for a new construction project at 233 San Carlos Street in the Mission District (record number 2017-013537CUA). Due to my work schedule, I'm not able to attend the hearing for this project on February 21st, so I'd like to voice my concerns in writing.

I've lived in the house next door, 239 San Carlos, for over ten years, and as a longtime Mission District resident I have deep concerns over the changes occurring in my neighborhood, particularly as they now threaten to directly affect my quality of daily life. My housemate and I regularly work from home during the day, and we have long appreciated the peaceful atmosphere on San Carlos Street, as it is conducive to our writing and editing work. The demolition of our neighbor's house and the construction of a new building will shatter this environment for the entire duration of the demolition and construction project, disrupting and displacing our peaceful work environment, and degrading our quality of life while at home during the day.

I also greatly appreciate our quiet, respectful neighbors at 233 San Carlos Street and I am extremely dismayed over their impending displacement due to this construction project. I am also greatly concerned by the rising rents in our neighborhood, and by the fact that a new four-story apartment building will exacerbate this trend. Lastly, I am very concerned by the fact that a new four-story building will greatly diminish my home's access to natural light, which will severely affect my quality of life as I often spend over 8 hours of the day at home.

I implore that, after considering my concerns and those of my neighbors on San Carlos Street, you deny authorization to demolish the single-family home at 233 San Carlos Street.

With all sincerity and due respect,
Mike

--

Mike Chino
949 922 9846

Sucre, Richard (CPC)

From: Ashton Cates <ashton@sync-arch.com>
Sent: Thursday, February 21, 2019 8:48 AM
To: Sucre, Richard (CPC)
Subject: FW: 233 Email - Updated
Attachments: 233email_2019.docx

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Rich,

Another letter of support, attached.

Also, I called Clinton Smith and left a voicemail. He hasn't called back. See you soon.

Best,

Ashton Cates
Senior Associate
Syncopated Architecture
www.sync-arch.com
415.558.9843

From: Amit Motawala <amotawala@live.com>
Sent: Wednesday, February 20, 2019 9:44 PM
To: Serina Calhoun <serina@sync-arch.com>; Ashton Cates <ashton@sync-arch.com>
Subject: Fw: 233 Email - Updated

Serina and Ashton,

Here is a letter from Michael Grasewicz, the current master tenant.

Amit Motawala

From: Michael Grasewicz <mgrasewicz@gmail.com>
Sent: Wednesday, February 20, 2019 9:31 PM
To: amotawala@live.com
Subject: 233 Email - Updated

Let me know if this works for you

--

Michael Grasewicz
804-677-9040

To Whom it may concern,

This is a letter of acknowledgement that I was made fully aware over a year ago by Khandu Patel about the project to build a family home at my current residence of 233 San Carlos St. I support this project and the planned relocation for myself when the time arises.

I am the master tenant in the house as well and all the current tenants are aware and are in support of this decision.

I can be reached at 8046779040 if you have any questions or need more information.

Best,

A handwritten signature in black ink, appearing to read "Michael Grasevic", with a stylized, cursive script.

Michael Grasevic

Sucre, Richard (CPC)

From: Susy Moorhead <susysoleil@gmail.com>
Sent: Thursday, February 21, 2019 11:41 AM
To: Sucre, Richard (CPC)
Subject: concerns about record number 2017-013537CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi. I am a long time resident on San Carlos St. and I am writing because of some concerns I have about record number 2017-013537CUA. The plan is to demolish a small one story single family residence in order to build a new four story two family residence. I am against this as it will continue to deteriorate the nature of our neighborhood and specifically our block. I do realize that times are changing and that we need to house more people in our city but this will only house one more family. The building will tower over most all of the other dwellings on our block (only one other is as tall and it is an ugly eye sore). It also will inevitably lead to a major increase in property values (as if they aren't high enough already) which leads to more gentrification and more displacement of long term tenants who make our neighborhood so unique.

Please consider my concerns in your decision making.

Thank you,

Susy Moorhead
216 San Carlos St.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

January 3, 2019

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 233 San Carlos Street
Assessor's Block/Lot: 3596/032
BPA # / Case #:

Project Type

- ☒ Merger – Planning Code Section 317
- ☐ Enlargement / Alteration / Reconstruction – Planning Code Section 181
- ☐ Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- ☐ Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- ☒ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- ☐ 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- ☐ 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Mathew Chandler

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 233 San Carlos St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☒ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____
 o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☒ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- ☐ 12/10/13
☐ 03/13/14
☐ 10 years prior to the following date: _____
 o See attached documents.

Signed:



Dated: 1-4-19

Van Lam
Citizens Complaint Officer

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