



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 25, 2019

Record No.: 2018-000547CUAVAR
Project Address: 42 Ord Court
Permit Application: 2017.11.03.3025
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2619/060
Applicant: The Building Design Group
John Duffy
4620 Ben Hur Road
Mariposa, CA 95338
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project is to construct a vertical and horizontal addition to an existing 1,407 square foot, two-story single-family home on a 117 foot-10 inch deep through lot that extends from Ord Court to States Street. The existing structure will remain but be lifted 2 feet in height, two floors will be added on top of the rear portion of the existing structure and a 4-story rear addition will be constructed. In total, the proposed structure is 4,855 gross square feet in size and will provide 2 residential units within 4,110 square feet of habitable space (Unit 1 is 800 square feet, and Unit 2 is 3,310 square feet) and a 745 square foot two-vehicle garage.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for residential development on a developed parcel that will result in total gross square floor area in excess of 3,000 gross square feet, has an expansion that results in more than 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel as described in the Corona Heights Large Residence Special Use District (SUD).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received opposition to the project from 4 residents of the neighborhood; the concerns are centered on the proposals consistency with the Corona Heights Large Residence SUD.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the the Corona Heights Large Residence SUD and the Objectives and Policies of the General Plan. Although the Project results in a residential development on a developed parcel that will result in total gross square floor area in excess of 3,000 gross square feet, has and expansion that results in more than 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel, the use and size of the Project is compatible with the immediate neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77(D)(3) AND 303(C) TO CONSTRUCT A VERTICAL AND HORIZONTAL ADDITION TO AN EXISTING SINGLE-FAMILY HOME TO CREATE A TWO-UNIT RESIDENTIAL BUILDING WITHIN THE CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT (SUD), A RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 27, 2018, John Duffy of the Building Design Group (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.77(D)(3) and 303(c) to construct a vertical and horizontal addition to an existing single-family home to create a two-unit residential building within the Corona Heights Large Residence Special Use District (SUD), a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

On April 25, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-000547CUA.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2018-000547CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The property at 42 Ord Court is located within the Corona Heights neighborhood. The subject property is a through lot with approximately 25 feet of frontage on Ord Court and States Street. The lot is 118 feet in depth and slopes upward (in excess of 20%) from the Ord Court frontage. The subject property is developed with a two-story single-family dwelling built in 1921 fronting on the Ord Court side of the lot. A vacant illegal unit is located at the ground floor. The existing structure is a total of 1,407 square feet in size and extends to a depth of approximately 59 feet (50% of the lot depth). The lot totals approximately 2,945 square feet in size and is in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Larger multi-family structures exist throughout the neighborhood. Ord Court and States Street slope up slightly to the west, and the neighborhood as a whole is characterized by very steep slopes; all of the lots along the north side of Ord Court are steeply up sloping, some in excess of 20 percent. The adjacent building to the east, is a three-story two-unit structure located at the center of the through-lot, with one unit fronting on Ord Court (#40) and the other onto State Street (#249), and the adjacent property to the west, 255 States Street, is a two-story single-family residence, the property is also developed with a detached garage that fronts onto Ord Court.
4. **Project Description.** The Project is to construct a vertical and horizontal addition to an existing 1,407 square foot, two-story single-family home on a 117 foot-10 inch deep through lot that extends from Ord Court to States Street. The existing structure will remain but be lifted 2 feet in height, two floors will be added on top of the rear portion of the existing structure and a 4-story rear addition will be constructed. In total, the proposed structure is 4,855 gross square feet in size and will provide 2 residential units within 4,110 square feet of habitable space (Unit 1 is 800 square feet, and Unit 2 is 3,310 square feet) and a 745 square foot two-vehicle garage.

5. **Public Comment/Community Outreach.** To date, The Department has received opposition to the project from four residents of neighborhood; the concerns are centered on the proposals consistency with the Corona Heights Large Residence SUD.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is in a 40-X Height and Bulk District, with a 40-foot height limit.

Because the elevation at the rear property line is higher more the 20 feet in height than the elevation at the front property line, the project is allowed a 40 foot height limit per Section 261(C). The proposed building will be below the 40 foot height at all locations, and thee building increases in height with the increase of natural grade towards the rear of the property.

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

The subject property has a required front setback line of 15 feet based on the location and frontages of the structures on the two adjacent properties. A Variance is being sought per Planning Code Section 132 to allow the front 15 feet of the existing structure to be lifted in elevation by two feet, which is considered an intensification of a non-complying structure.

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

The project proposes a 55 foot, 0 inch rear yard setback, which is 45% of the lot depth, the project also includes an approximately 12-foot-deep one-story obstruction permitted under Planning Code Section 136.

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

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

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

The Project proposes two Class 1 bicycle parking spaces.

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

The project proposes two units, the maximum density per the Zoning District.

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

The project proposes an addition greater than 800 gross square feet. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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

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

The use and size of the Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two- and single-family dwelling units on the lot. The site is adjacent to properties with a RH-2 zoning designation. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height.

The Project is consistent with the RH-2 zoning district, which is characterized and occupied almost exclusively by single- and two-family homes. The Project will maximize the principally-permitted dwelling unit density of two units per lot. The Project will provide ample open space in the form of a backyard and does not propose any non-residential uses.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

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

The subject property, like many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 25 feet higher than the front property line.

The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality, two-unit structure while retaining the existing structure fronting Ord Court.

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

The Project provides two off-street car parking spaces, but will add a new curb cut to the street. This small Project will not have significant impacts on area traffic.

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

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

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

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the front wall to contribute to an enjoyable front sidewalk area.

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

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

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

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

- 8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of

proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development.

The proposed Project exceeds one of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(3) Expansion of Large Existing Development Plus Additional Dwelling Units. The Project proposes Residential development on a developed parcel that will result in total gross square floor area in excess of 3,000 gross square feet, has and expansion that results in more than 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel.

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

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

The property is currently developed with a single family home with an illegal unit at the ground floor. The Project proposed to the maximum density allowed per the RH-2 District, and will provide an 800 square foot unit and a 3,310 square feet unit.

- B. The proposed project maintains affordability of any existing housing unit; or

The project does not maintain the relative affordability of existing housing, as the project proposes expand the existing building and main unit and expand and legalize the second unit, increasing the quality, and number of bedrooms, and overall size of both units. The lower unit, a 1 bedroom, 800 square foot unit would likely be offered at rates comparable to others within the surrounding area, if rented. The main living unit is intended to be occupied by the current owner.

As a two-unit structure with a construction date of 1921, the existing and proposed structure are assumed to be subject to the Residential Rent Stabilization and Arbitration Ordinance.

- C. The proposed project is compatible with existing development.

The properties to the west and east of the Site are both developed with three-story and two-story residential structures. The use and size of the Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two- and single-family dwelling units on the lot. The site is adjacent to properties with a RH-2 zoning designation. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height.

The Project is consistent with the RH-2 zoning district, which is characterized and occupied almost exclusively by single- and two-family homes. The Project will maximize the principally-permitted

dwelling unit density of two units per lot. The Project will provide ample open space in the form of a backyard and does not propose any non-residential uses.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.6:

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

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.15:

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

The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage.

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

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

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

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

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

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code.

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

The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened there is no net increase in units.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2018-000547CUA** pursuant to Planning Code Sections 249.77 and 303(c) to construct a vertical and horizontal addition to an existing single-family home to create a two-unit residential building within the Corona Heights Large Residence Special Use District (SUD), a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 21, 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 No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 25, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 25, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a vertical and horizontal addition to an existing single-family home to create a two-unit residential building within the Corona Heights Large Residence Special Use District (SUD), a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 21, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2018-000547CUA and subject to conditions of approval reviewed and approved by the Commission on April 25, 2019 under Motion No. XXXXX. this authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

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

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

**Conditions of Approval, Compliance, Monitoring, and Reporting
PERFORMANCE**

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

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

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

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

PARKING AND TRAFFIC

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

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

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

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

OPERATION

12. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

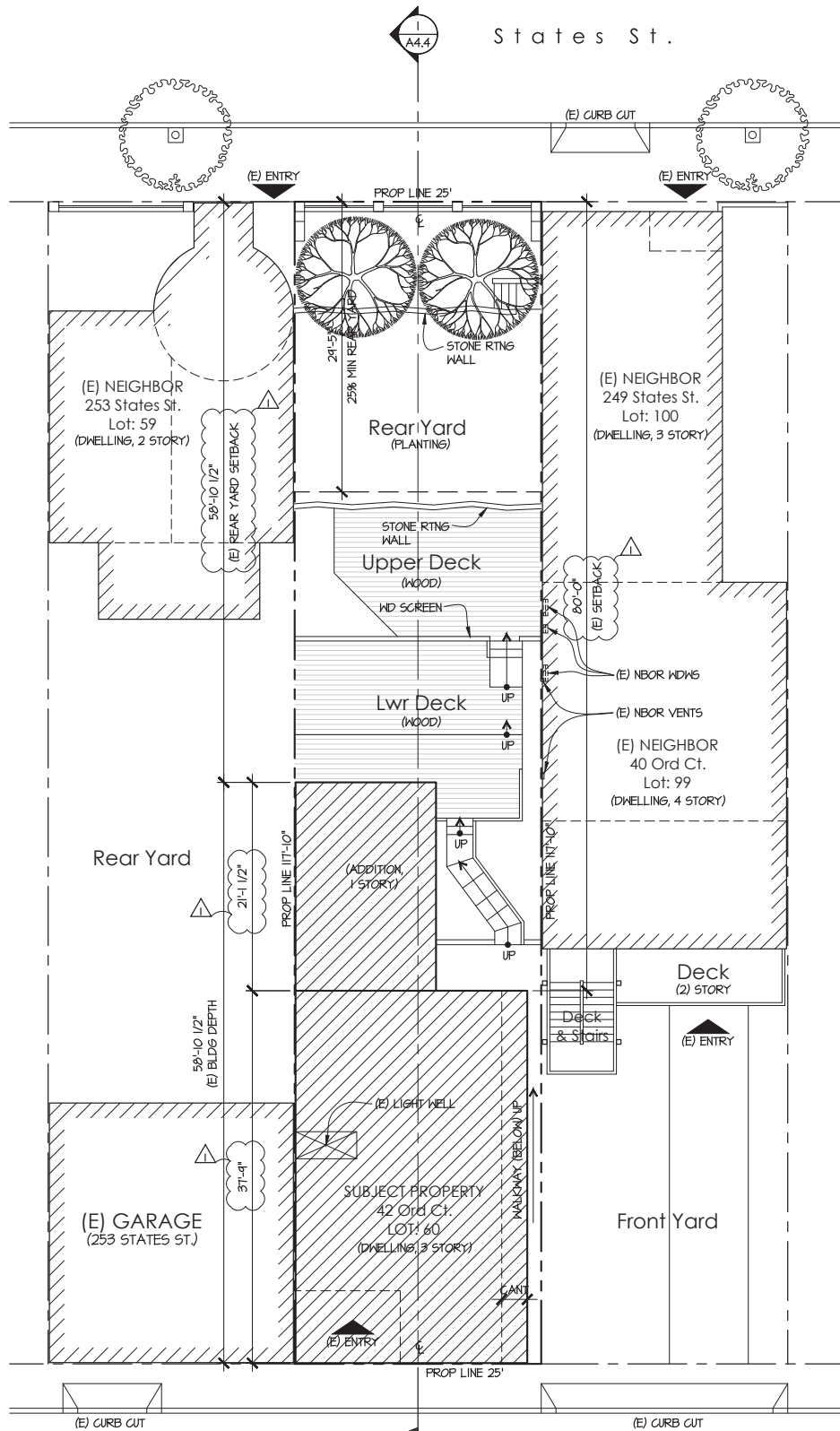
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

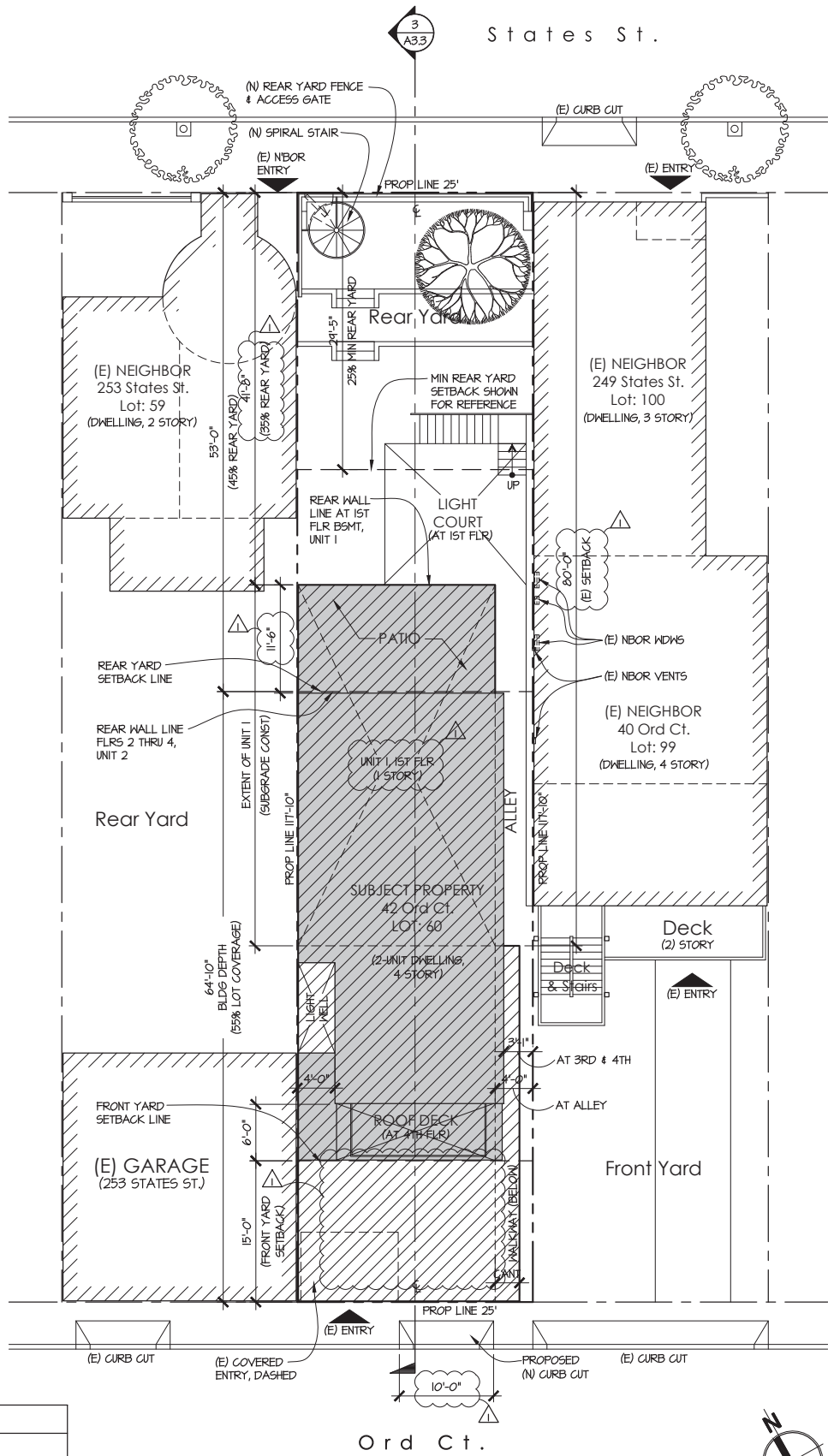
14. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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



2 Existing Plot Plan
1/8"=1'-0"

CONSTRUCTION LEGEND	
	SUBJECT PROPERTY
	ADJACENT PROPERTY
	NEW CONSTRUCTION AND / OR ADDITIONS



1 Proposed Plot Plan
1/8"=1'-0"

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12' 20'

PROJECT INFORMATION:

DRAWINGS INDEX

- A0 ARCHITECTURAL DRAWINGS
PLOT PLANS: PROPOSED & EXISTING,
PROJECT INFORMATION
A1.1 PROPOSED FLOOR PLANS: 1ST & 2ND
A1.2 PROPOSED FLOOR PLANS: 3RD & 4TH
A1.3 ROOF PLAN
A1.4 DEMOLITION CALC & ANALYSIS
A3.1 PROPOSED EXT ELEV: WEST & NORTH
A3.2 PROPOSED EXT ELEV: SOUTH
A3.3 PROPOSED EXT ELEV: EAST
A3.4 PROPOSED BUILDING SECTIONS:
LONGITUDINAL & CROSS
A4.1 EXISTING CONDS: FLOOR & ROOF PLANS
A4.2 EXISTING CONDS: EXT ELEV WEST & NORTH
A4.3 EXISTING CONDS: EXT ELEV EAST & SOUTH
A4.4 EXISTING CONDS: BUILDING SECTIONS
A5.1 STREETSCAPE PHOTOS
A6.1 DETAILS

BUILDING DATA

BLOCK/LOT	2164/060
ZONING	RH-2
HT LIMIT	40'
OCCUPANCY:	
HOUSE	R-3
GARAGE	U
CONST TYPE	5B
STORIES	4
LOT AREA	2445 SF

FLOOR AREAS (1)			
	EXISTING	PROPOSED	DIFF
(2) FIRST	297	800	503
SECOND	1110	1370	260
THIRD	0	1047	1047
FOURTH	0	893	893
TOTAL	1407	4110	2703

MISC AREAS			
GARAGE	N/A	745	N/A
4TH DECK	N/A	78	N/A

- (1) AREAS INDICATED ARE TO OUTSIDE FACE OF STUD WALLS TYP
(2) EXCEPTION - EXIST BSMT FLOOR AREA IS NON HABITABLE SPACE

*REVISION LOG

REV#	SUMMARY / DATE
Δ	06-25-18 RADT REVS
Δ	04-10-18 DEMO CALC REVS
Δ	03-21-19 FLR AREA REV (CLARIFICATION)

*(REVISIONS ARE GENERALLY SHEET SPECIFIC. THEY MAY NOT BE APPLICABLE TO ALL SHEETS)

*SCOPE OF WORK

REMODEL & EXPAND THE EXISTING SINGLE FAMILY HOME TO PROVIDE TWO RESIDENTIAL UNITS, PLUS OFF-STREET PARKING IN A NEW GARAGE

*(THE ABOVE IS A SUMMARY ONLY AND IS FOR THE PURPOSE OF OBTAINING THE BUILDING PERMIT. IT SHALL IN NO WAY SUPERCEDE THE DETAILED INFORMATION CONTAINED WITHIN THE CONTRACT DOCUMENTS.)

CONTACT INFORMATION

ARCHITECT
THE BUILDING DESIGN GROUP
4620 BEN HUR RD
MARIPOSA, CA 95338
CONTACT: JOHN DUFFY
TEL: 415 304-8846

OWNER
BRENDAN & KELLY MCGRATH
42 ORD CT
SAN FRANCISCO, CA 94114
CONTACT: BRENDAN MCGRATH
TEL: 415 571-8422

CODE NOTES

ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE CURRENT EDITIONS OF ALL STATE, AND LOCAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CALIFORNIA CODES: BUILDING (2016 CBC & SF BUILDING CODE), MECHANICAL (2016 CMG), PLUMBING (2016 CPC), ELECTRICAL (2016 CEG), ENERGY (2016 CALIF ENERGY CODE)

VICINITY MAP (NOT TO SCALE)



Proj Location:
42 Ord Ct.

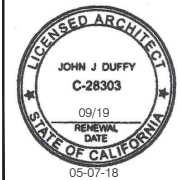
ARCHITECTURAL SYMBOLS

- 3 A3.1 BUILDING ELEVATION NUMBER SHEET NUMBER
3 A3.1 BUILDING SECTION NUMBER SHEET NUMBER
4 A3.1 2 3 INTERIOR ELEVATION NUMBERS SHEET NUMBER
3 A3.1 DETAIL NUMBER SHEET NUMBER
1HR 1/2 B/A3.1 WALL RATING SHEET NUMBER
A OR I REFERENCE NOTE
FLOOR ELEVATION OR DIMENSION POINT
REVISION

DATE: 06-25-18	JOB NO. 2164/060
DRAWN: J. DUFFY	REVISION: 0

Date: Job No.
Drawn: Revision:

THE BUILDING DESIGN GROUP
4620 BEN HUR ROAD
MARIPOSA, CA 95338
T. 209 966 5000 F. 966 5959

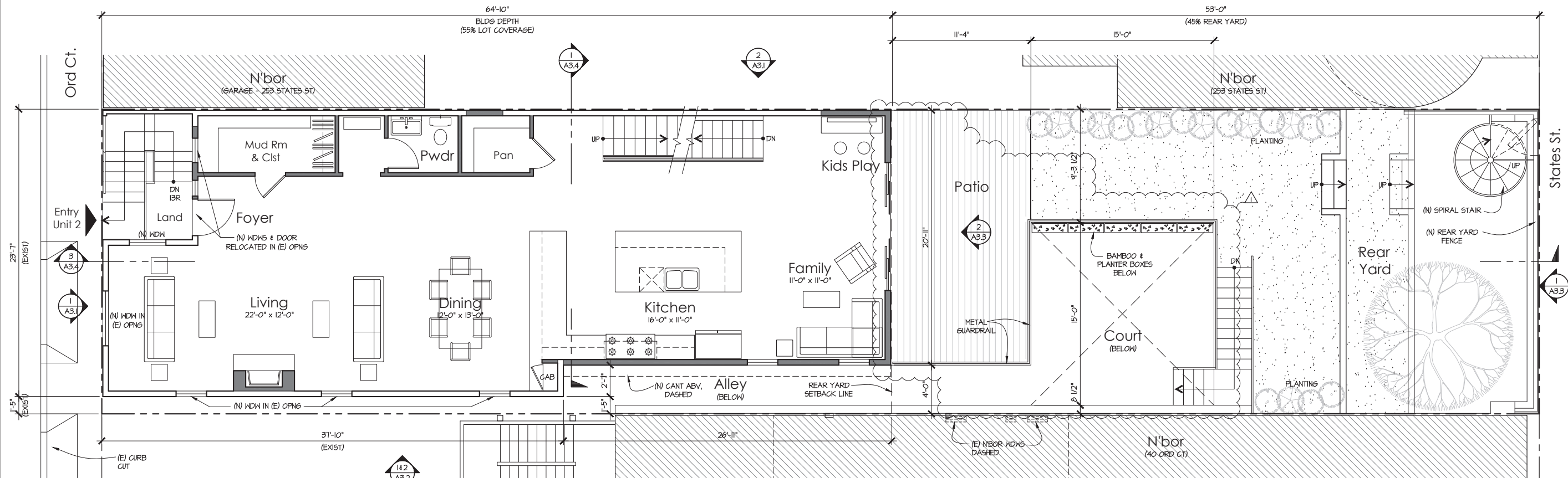


Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

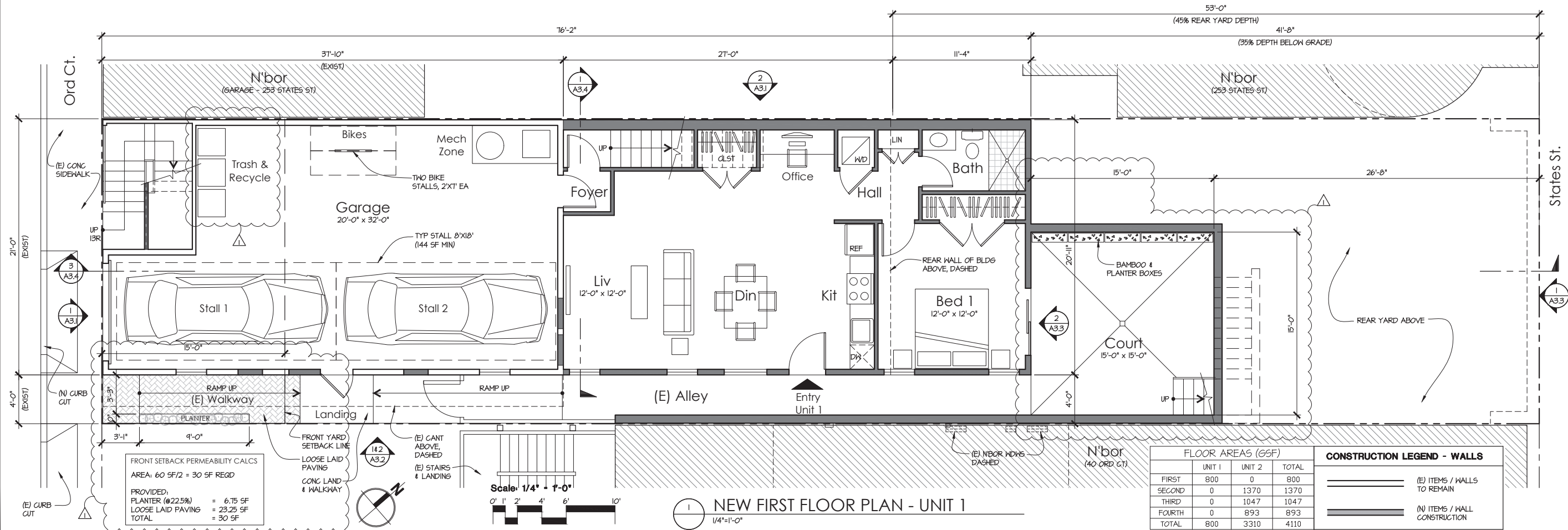
Contents: PLOT PLANS:
PROPOSED & EXISTING

Sheet #

A1.0



2 NEW SECOND FLOOR PLAN - UNIT 2
1/4"=1'-0"



1 NEW FIRST FLOOR PLAN - UNIT 1
1/4"=1'-0"

FLOOR AREAS (GSF)			
	UNIT 1	UNIT 2	TOTAL
FIRST	800	0	800
SECOND	0	1370	1370
THIRD	0	1047	1047
FOURTH	0	893	893
TOTAL	800	3310	4110

CONSTRUCTION LEGEND - WALLS	
	(E) ITEMS / WALLS TO REMAIN
	(N) ITEMS / WALL CONSTRUCTION

DATE: 04/11/18
JOB NO.: 2018-01
DRAWN BY: J. DUFFY
REVISION: 2018-01
T. 209 966 5000 F. 966 5959

THE BUILDING DESIGN GROUP

BDG

4620 BEN HUR ROAD
MARIPOSA, CA 95338
T. 209 966 5000 F. 966 5959

LICENSED ARCHITECT

JOHN J. DUFFY
C-28303
09/19
RENEWAL DATE
05-07-18

Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060



Contents: PROPOSED PLANS:
FIRST & SECOND FLOORS

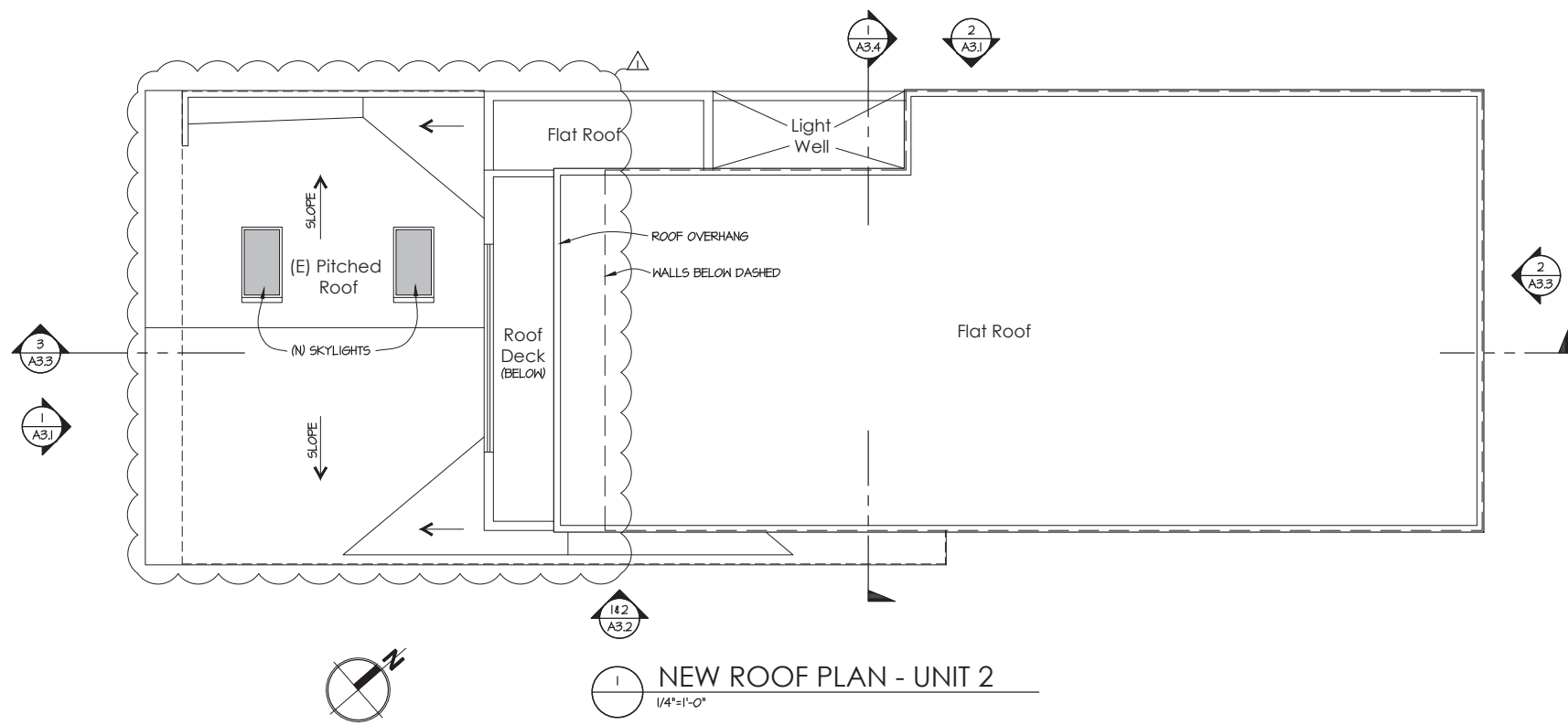
Sheet # A1.1



FLOOR AREAS (GSF)			
	UNIT 1	UNIT 2	TOTAL
FIRST	800	0	800
SECOND	0	1370	1370
THIRD	0	1047	1047
FOURTH	0	893	893
TOTAL	800	3310	4110

CONSTRUCTION LEGEND - WALLS

	(E) ITEMS / WALLS TO REMAIN
	(N) ITEMS / WALL CONSTRUCTION



CLUTTER APP VIEWING

0-00-00 SITE PERMIT APP

0-00-00 APP

0-00-00 VARIANCE APP

0000

DATE:

JOB NO.

DRAWN:

REVISION:

THE BUILDING DESIGN GROUP

4620 BEN HUR ROAD

MARIPOSA, CA 95338

T. 209 966 5000 F. 966 5959

BDC

JOHN J. DUFFY

C-28303

09/19

RENEWAL DATE

05-07-18

Project:

McGrath Residence

42 Ord Ct.

San Francisco, CA 94114

Block # 2619 Lot # 060

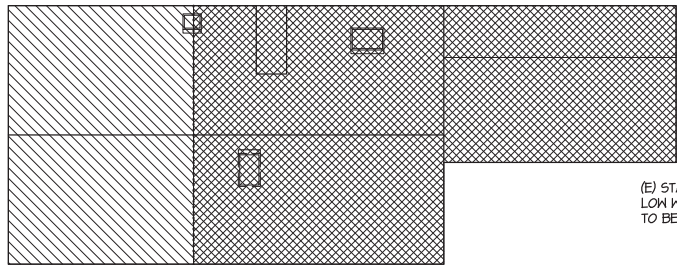
Contents:

PROPOSED ROOF PLAN

Sheet #

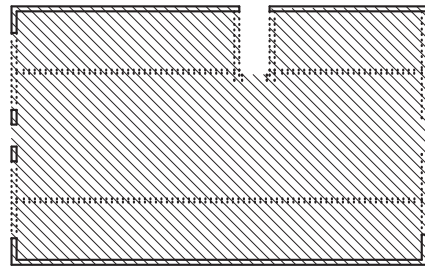
A1.3

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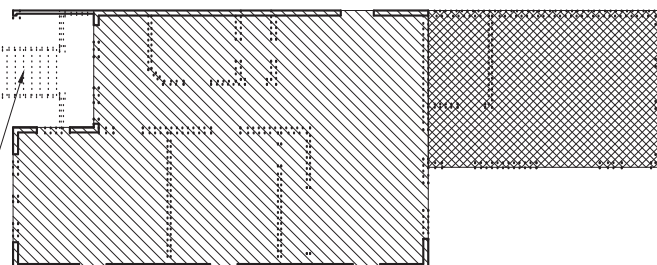
(R = 395 SF, D = 836 SF)

(E) ROOF PLAN
1/8"=1'-0"



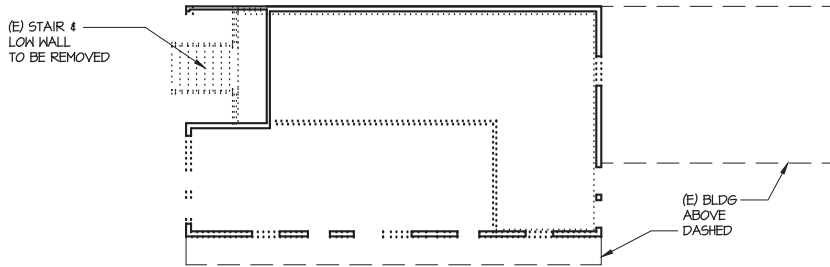
(R = 940 SF, D = 0 SF)

(E) THIRD FLOOR PLAN
1/8"=1'-0"



(R = 808 SF, D = 305 SF)

(E) SECOND FLOOR PLAN
1/8"=1'-0"



NOTE: PER SEC 311 (b) (5), FLOOR PLATE AT OR BELOW GRADE NOT TO BE INCLUDED

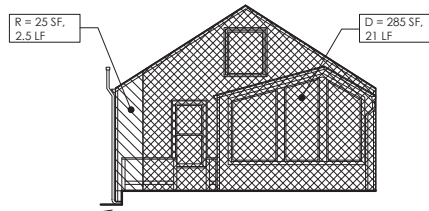
(E) FIRST FLOOR PLAN
1/8"=1'-0"

1 FRONT & REAR FACADE REQUIREMENT			
FRONT & REAR MEASURED IN LF AT FOUNDATION LEVEL			
	TO REMAIN	DEMOLISH	TOTAL
FRONT (WEST) ELEV=	5.5	18	23.5
REAR (EAST) ELEV=	2.5	21	23.5
TOTAL=	8	39	47
	17%	83%	100%
(MAX DEMO ALLOWED = 50%)			

2 EXTERIOR WALL REQUIREMENT			
EXTERIOR WALLS MEASURED IN LF AT FOUNDATION LEVEL			
	TO REMAIN	DEMOLISH	TOTAL
WEST=	5.5	18	23.5
SOUTH=	31.3	21.6	52.9
NORTH=	31.4	36	73.4
EAST=	2.5	21	23.5
TOTAL=	71.2	102.6	174.8
	43%	57%	100%
(MAX DEMO ALLOWED = 65%)			

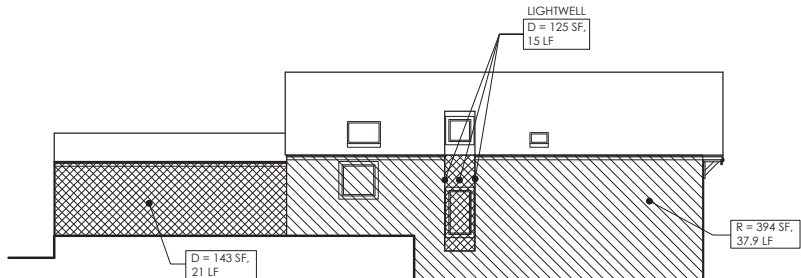
3 VERTICAL ENVELOPE ELEMENTS REQUIREMENT			
SUM OF VERTICAL ENVELOPE ELEMENTS IN SF			
	TO REMAIN	DEMOLISH	TOTAL
WEST=	311.5	137	448.5
SOUTH=	616	282	898
NORTH=	344	268	612
EAST=	25	285	310
TOTAL=	1346.5	912	2318.5
	58%	42%	100%
(MAX DEMO ALLOWED = 50%)			

4 HORIZONTAL ELEMENTS REQUIREMENT			
MEASURED IN SF			
	TO REMAIN	DEMOLISH	TOTAL
1ST=	-	-	-
2ND=	808	305	1113
3RD=	440	0	440
ROOF=	395	836	1231
TOTAL=	2143	1141	3284
	65%	35%	100%
(MAX DEMO ALLOWED = 50%)			
NOTE: PER SEC 311 (b) (5), FLOOR PLATE AT OR BELOW GRADE NOT TO BE INCLUDED			



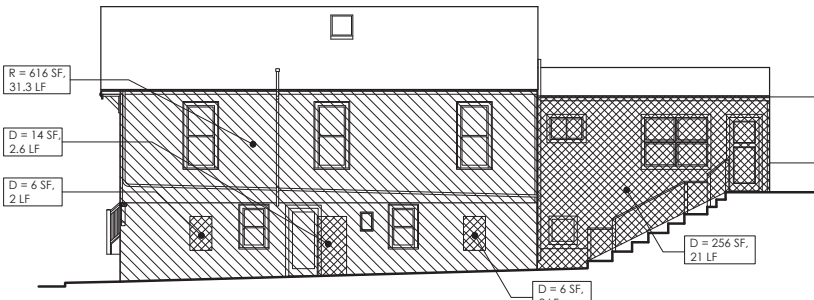
(R = 25 SF, D = 285 SF)

(E) EAST ELEVATION
1/8"=1'-0"



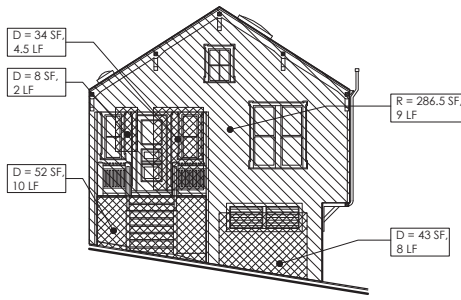
(R = 394 SF, D = 268 SF)

(E) NORTH ELEVATION
1/8"=1'-0"



(R = 616 SF, D = 282 SF)

(E) SOUTH ELEVATION
1/8"=1'-0"



(R = 311.5 SF, D = 137 SF)

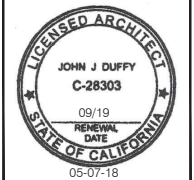
(E) WEST ELEVATION
1/8"=1'-0"

SURFACES LEGEND		WALL LEGEND	
	ITEMS / WALLS TO REMAIN (R)		ITEMS / WALLS TO REMAIN (R)
	ITEMS / WALLS TO BE DEMOLISHED (D)		ITEMS / WALLS TO BE DEMOLISHED (D)

SUMMARY				
SEC 311 LOSS OF DWELLING UNIT THRU MERGER, CONVERSION & DEMOLITION				
CODE REQ	(E) BLDG	REMAINING IN PROPOSED	OUTCOME (CODE)	COMPLIANCE
1	FRONT + REAR FACADE (LF AT FDN) FRONT=23.5 REAR=23.5 TOTAL=47	FRONT=5.5 REAR=2.5 TOTAL=8	17% REMAINING OR 83% DEMO (> 50% CODE)	✗
2	ALL EXT WALLS (LF AT FDN) WEST=23.5 SOUTH=52.9 NORTH=73.4 EAST=23.5 TOTAL=174.8	WEST= 5.5 SOUTH=31.3 NORTH=31.4 EAST=2.5 TOTAL=71.2	43% REMAINING OR 57% DEMO (65% CODE)	✓
3	VERTICAL ENVELOPE (SF OF SURFACE AREA) WEST=448.5 SOUTH=898 NORTH=612 EAST=310 TOTAL=2318.5	WEST=311.5 SOUTH=616 NORTH=344 EAST=25 TOTAL=1346.5	58% REMAINING OR 42% DEMO (50% CODE)	✓
4	HORIZONTAL ELEMENTS (SF OF SURFACE AREA) 1ST= - 2ND=1113 3RD=440 ROOF=1231 TOTAL=3284	1ST= - 2ND=808 3RD=440 ROOF=395 TOTAL=2144	65% REMAINING OR 35% DEMO (50% CODE)	✓

DATE: 09/19
JOB NO.: 2016-001
DRAWN BY: J. DUFFY
REVISION: 1.0
APPROVED BY: J. DUFFY

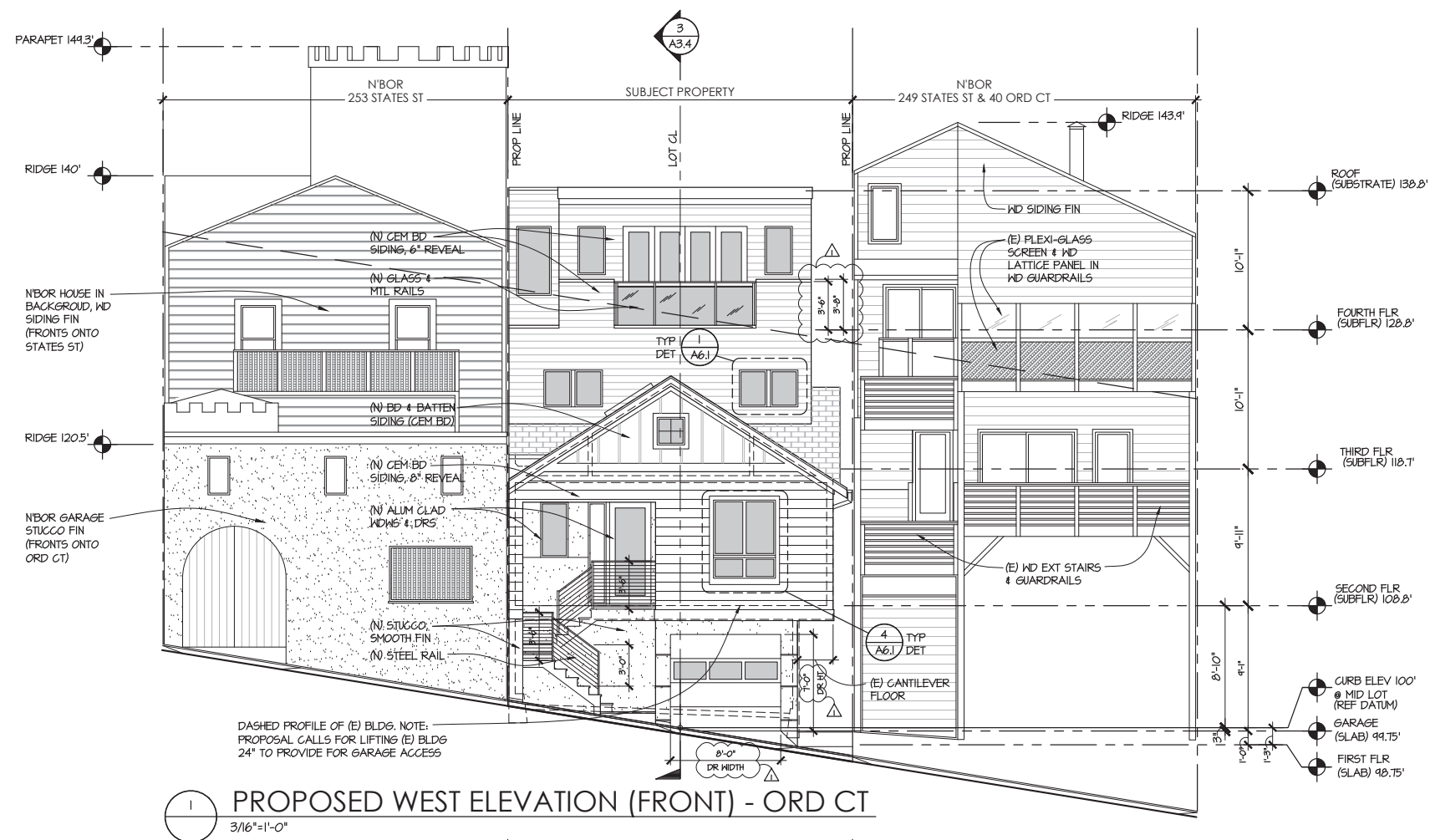
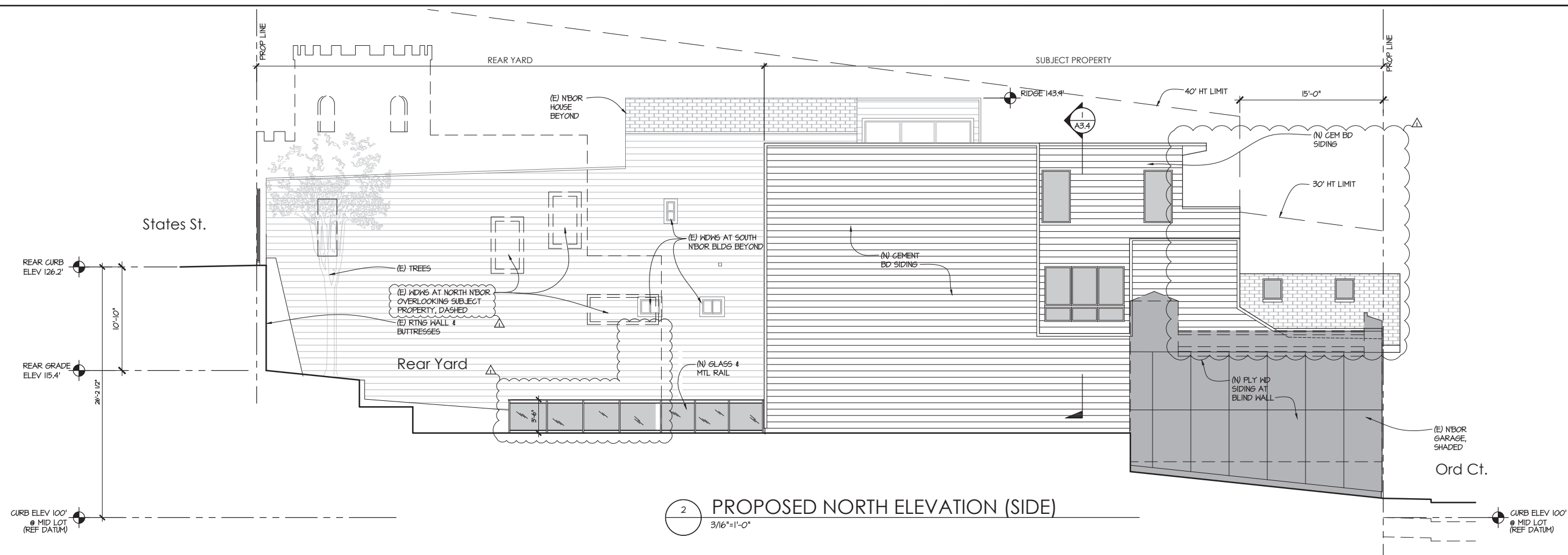
THE BUILDING GROUP
4620 BEN HUR ROAD
MARIPOSA, CA 95338
T. 209 966 5000 F. 966 5959

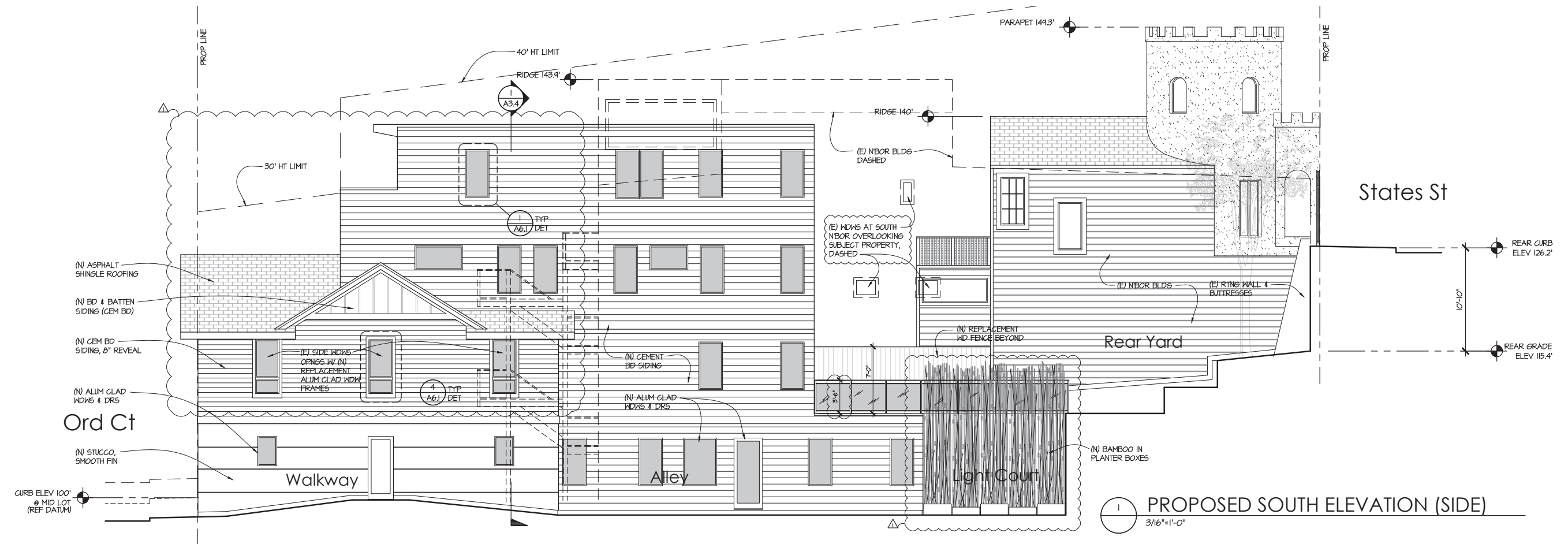
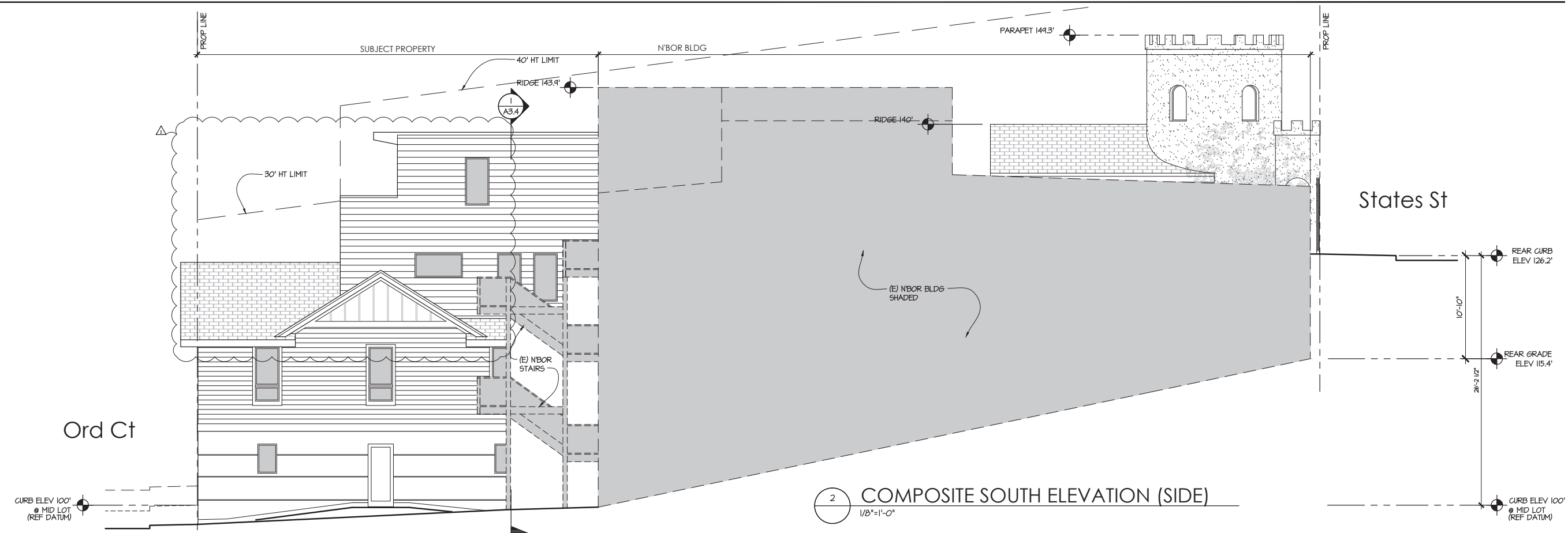


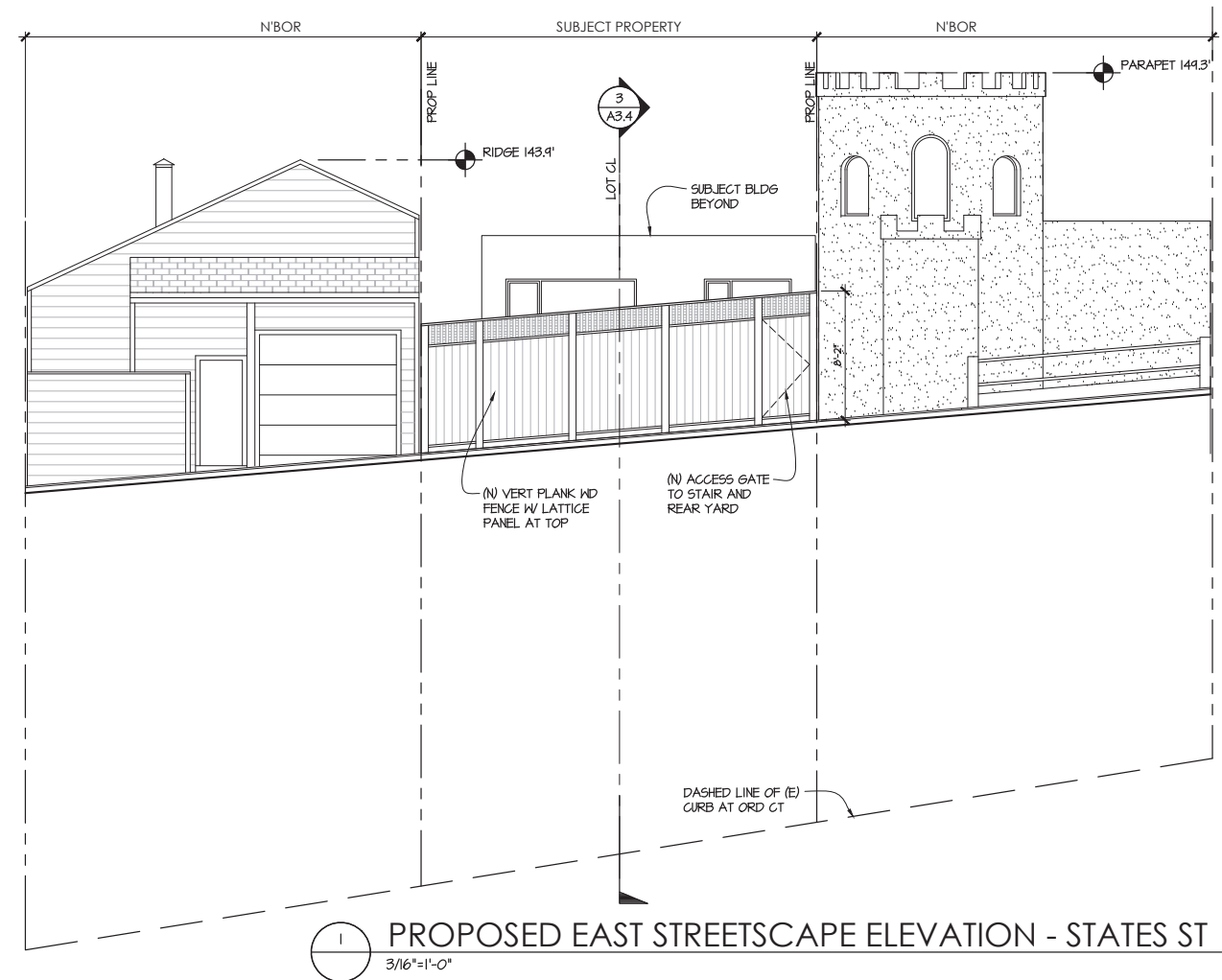
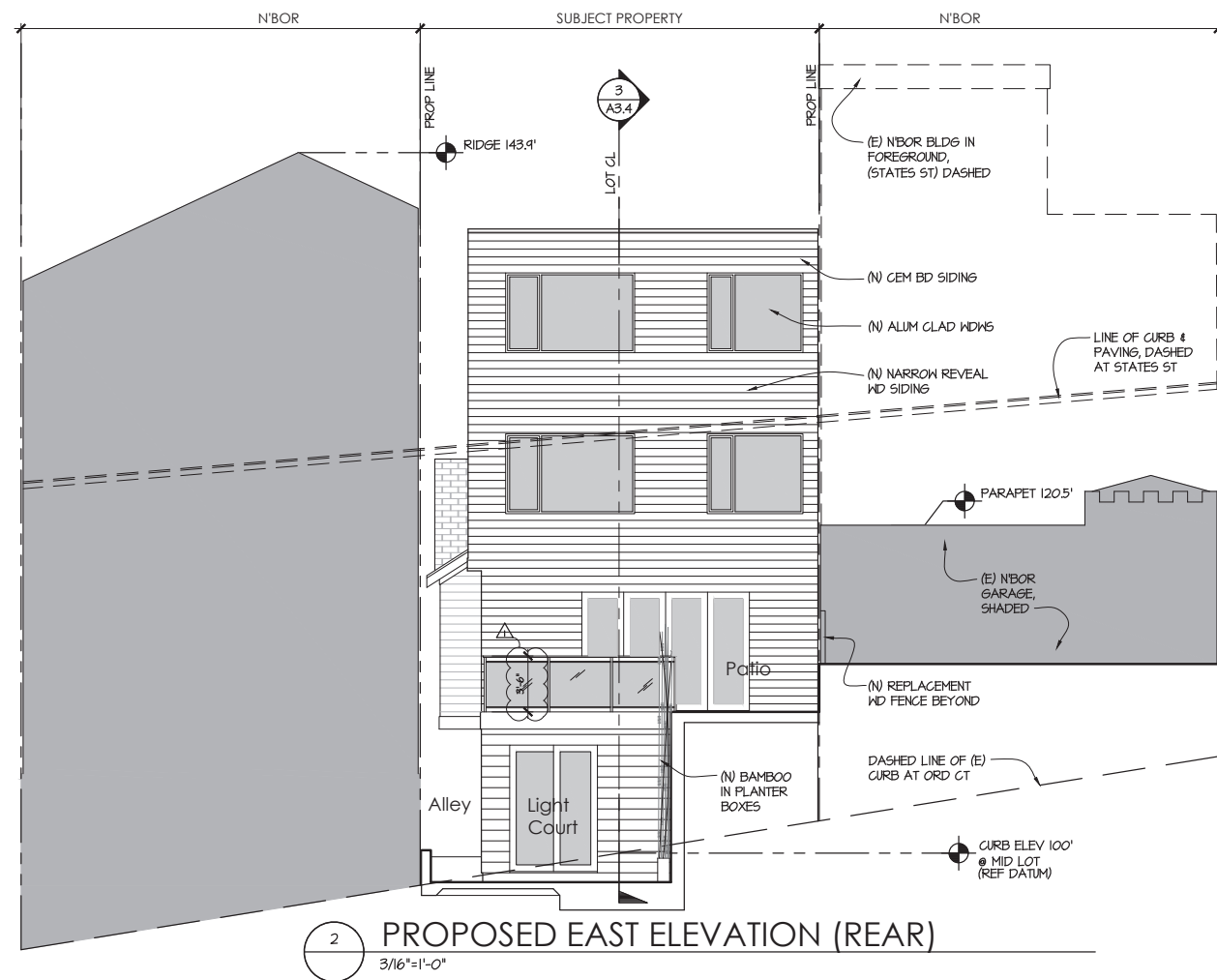
Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

Contents: PROPOSED DEMOLITION CALCS & ANALYSIS

Sheet # A1.4





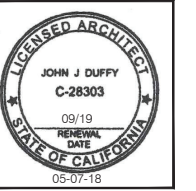


DATE: 05-07-18	JOB NO. 4620 BEN HUR ROAD	REVISION: 05-07-18
DRAWN: JOHN J. DUFFY		
CHECKED: JOHN J. DUFFY		
APPROVED: JOHN J. DUFFY		
SCALE: 3/16"=1'-0"		
PROJECT: 4620 BEN HUR ROAD		
CITY: MARIPOSA, CA 95338		
PHONE: 209 966 5000 F. 966 5959		

THE BUILDING DESIGN GROUP

BDG

4620 BEN HUR ROAD
MARIPOSA, CA 95338
T. 209 966 5000 F. 966 5959



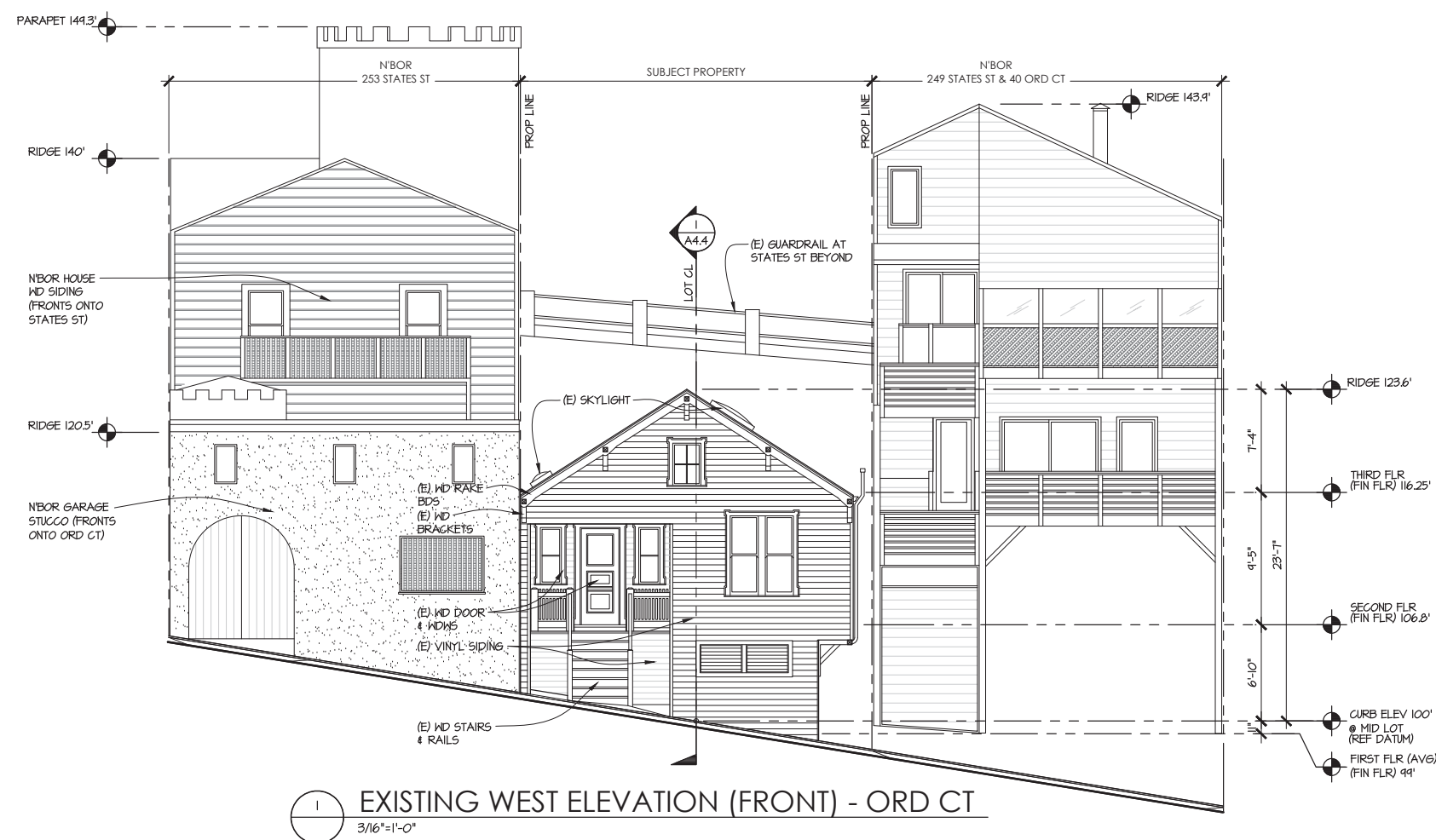
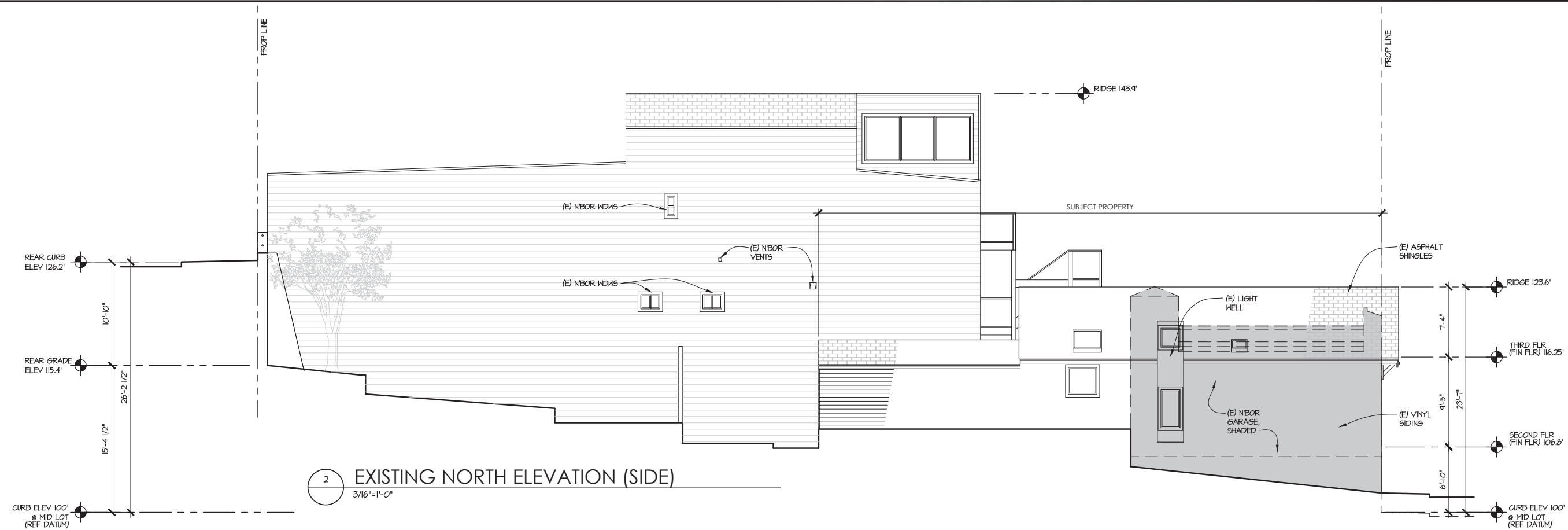
Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

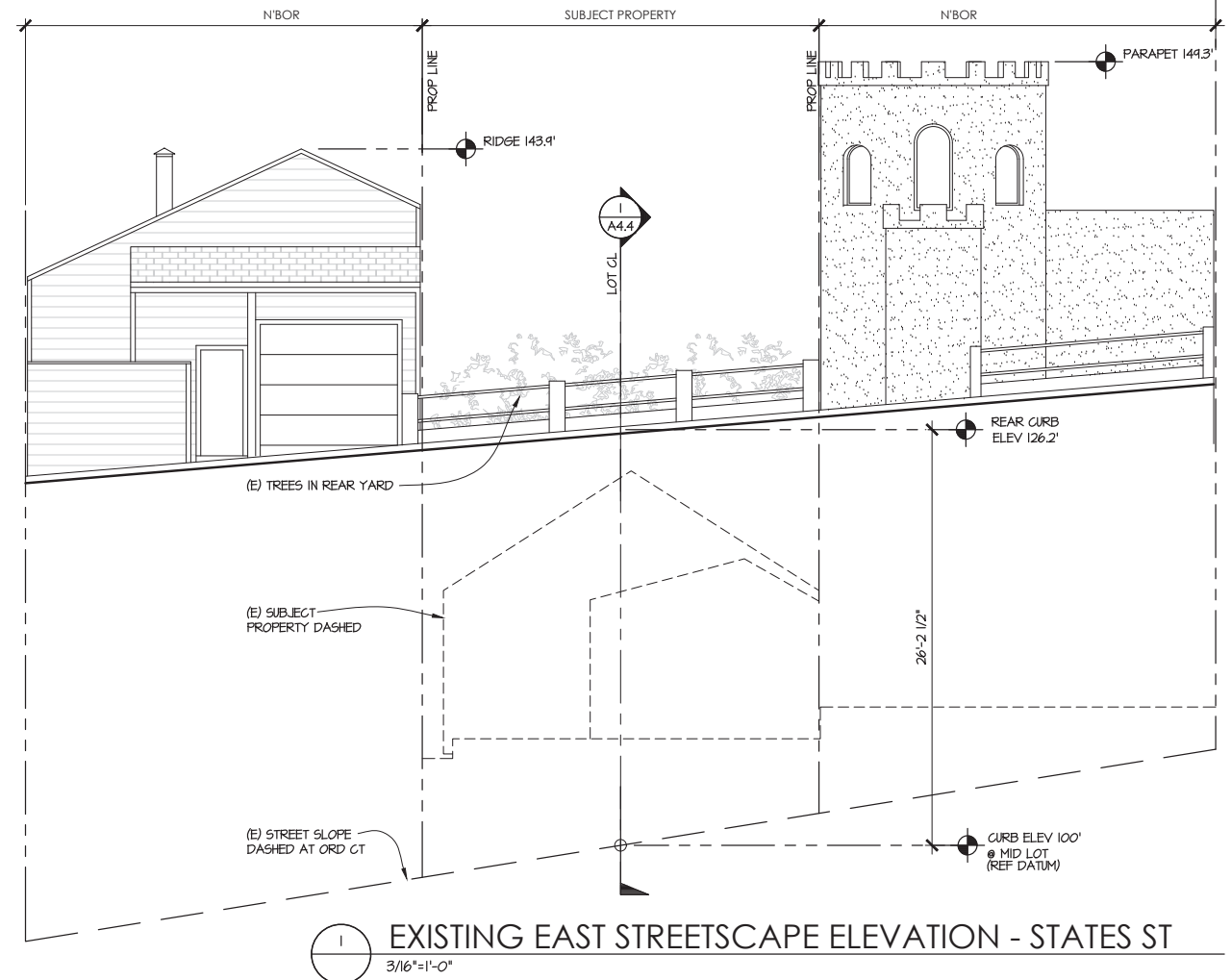
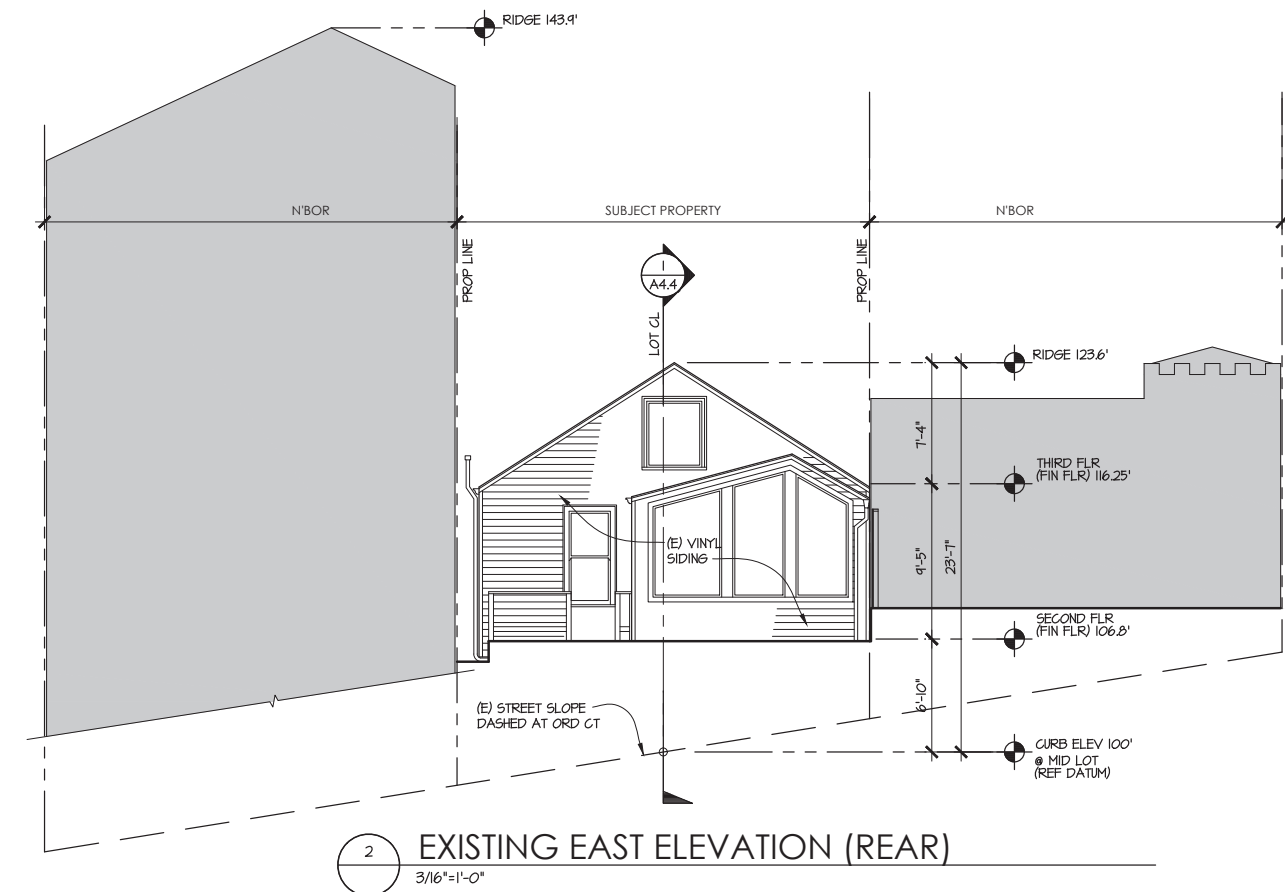
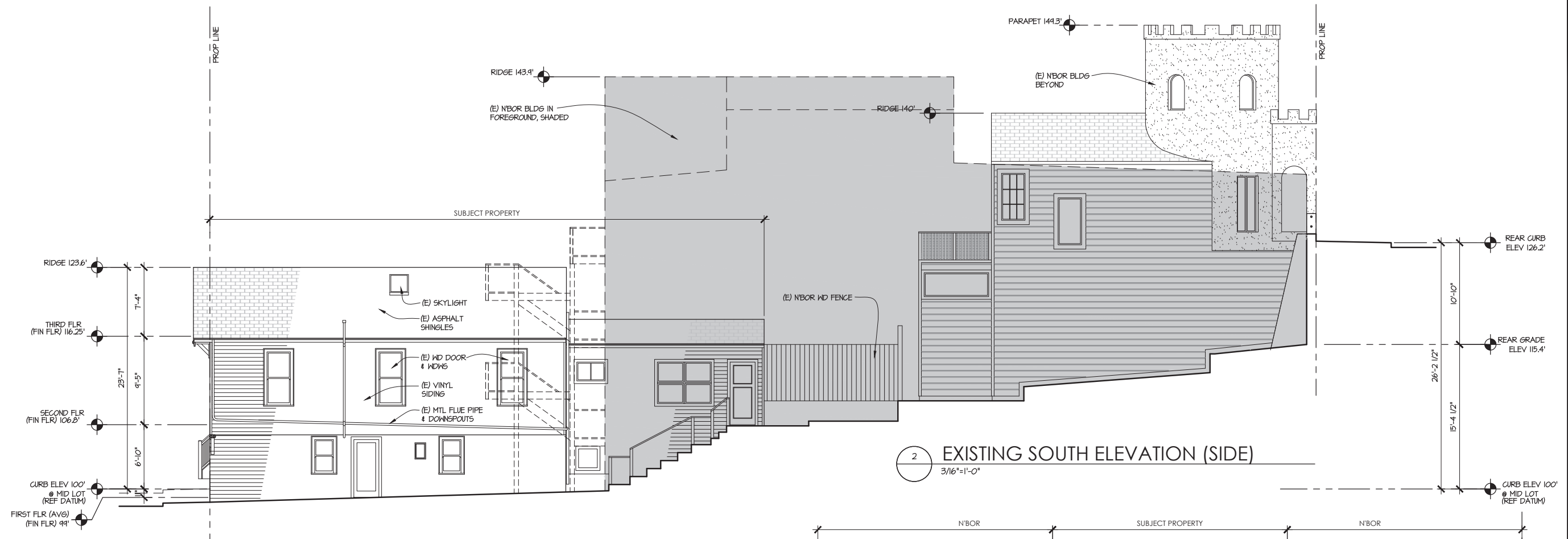
Contents: PROPOSED ELEVATIONS: EAST

Sheet # A3.3

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DATE: 09/19
JOB NO.: 2016-001
DRAWN BY: J. DUFFY
REVISION: 01/20

THE BUILDING DESIGN GROUP
4620 BEN HUR ROAD
MARIPOSA, CA 95338
T: 209 966 5000 F: 966 5959

BDG

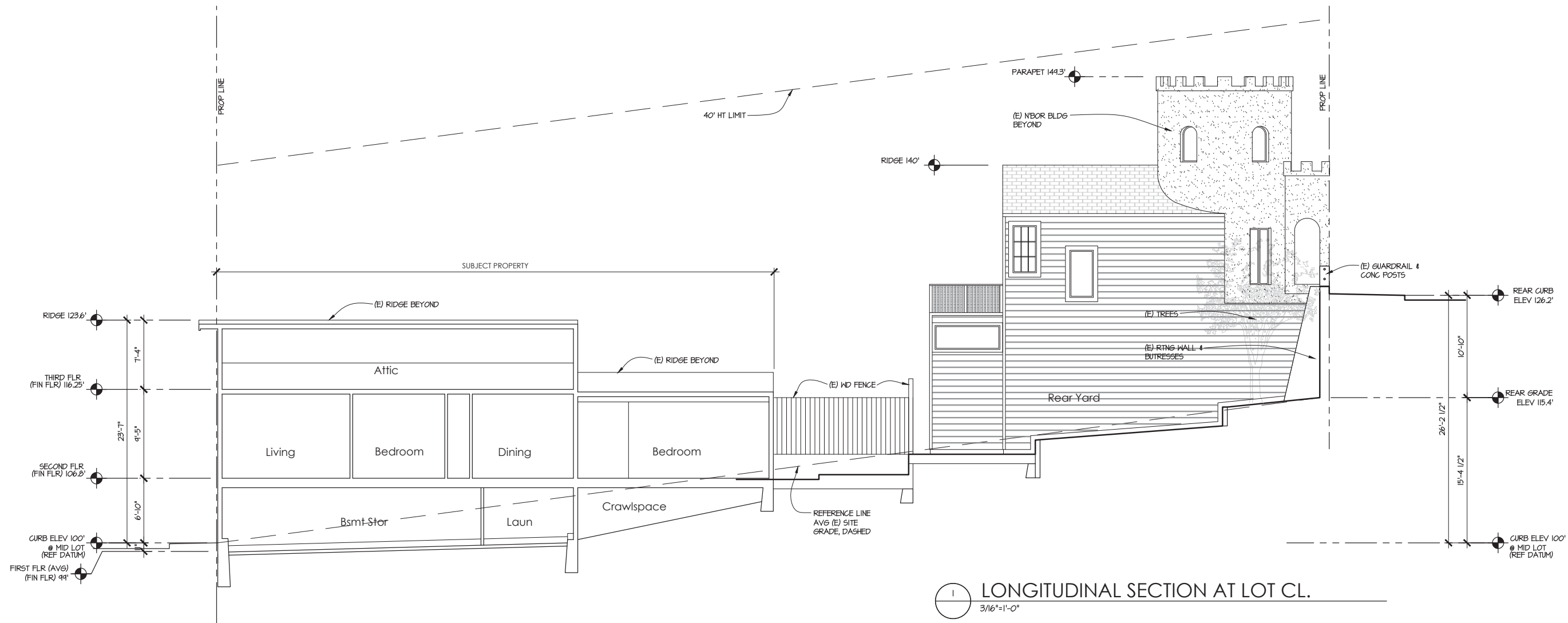
LICENSED ARCHITECT
JOHN J. DUFFY
C-28303
09/19
RENEWAL
DATE
05-07-18
STATE OF CALIFORNIA

Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

Contents: EXISTING CONDITIONS:
EXTERIOR ELEVATIONS

Sheet #
A4.3

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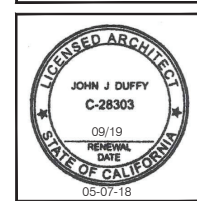
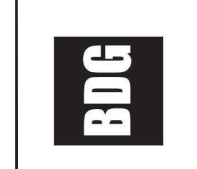


1 LONGITUDINAL SECTION AT LOT CL.
3/16"=1'-0"

CALIFORNIA ARCHITECTS
1000 L STREET, SUITE 100
SAN FRANCISCO, CA 94102
1000 L STREET, SUITE 100
SAN FRANCISCO, CA 94102

Date: Job No. Drawn: Revision:

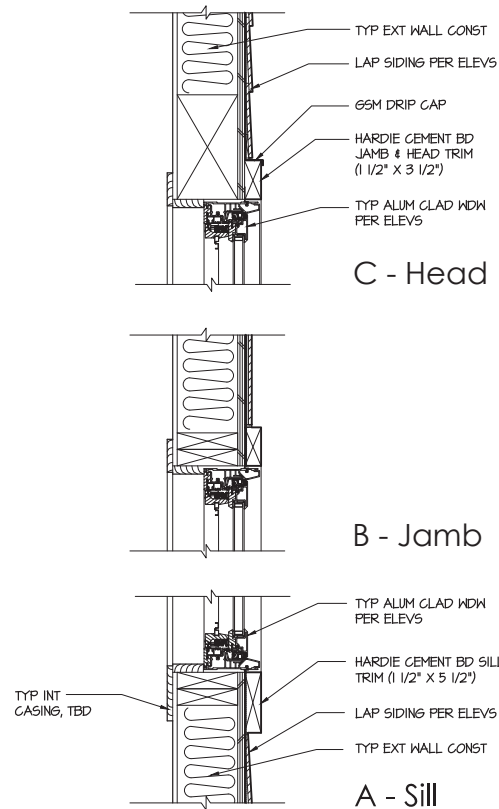
THE BUILDING DESIGN GROUP
4620 BEN HUR ROAD
MARIPOSA, CA 95338
T. 209 966 5000 F. 966 5959



Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

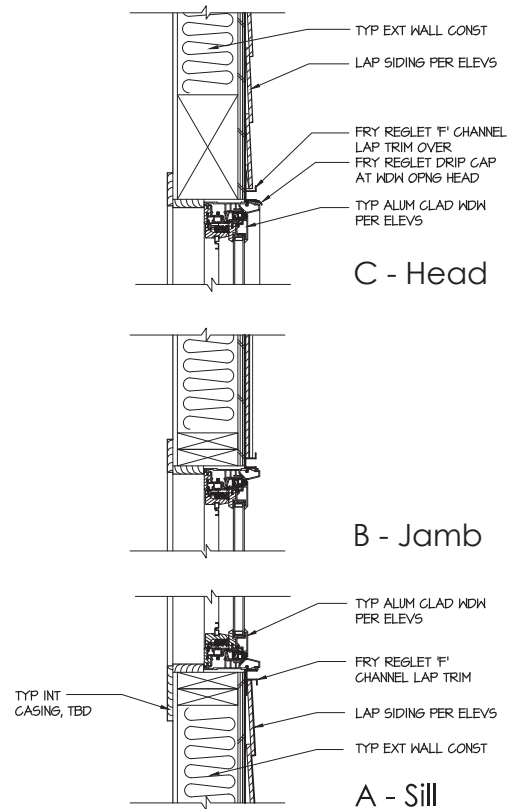
Contents:
**EXISTING CONDITIONS:
BUILDING & SITE
SECTION**

Sheet #
A4.4
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Window Ext Details
(Cased Opening)

SCALE: 1 1/2"=1'-0"



Window Ext Details
(Reveal Trimmed Opening)

SCALE: 1 1/2"=1'-0"

THE BUILDING DESIGN GROUP

4620 BEN HUR ROAD
MARIPOSA, CA 95338
T. 209 966 5000 F. 966 5959

Date: _____

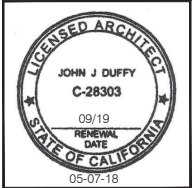
Job No. _____

Drawn: _____

Revision: _____

CALIF. PRE-APPROVED
CONTRACT PERMIT APP.
NO. 00-10-01 APP.
NO. 00-10-01 VARIANCE APP.
NO. 00-10-01

2006-2010 EXIST. REV. 5



Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

Contents:
EXTERIOR DETAILS

Sheet # **A6.1** NEW SHEET

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
42 Ord Court		2619/060	
Case No.	Permit No.	Plans Dated	
2017-011899ENV		4/10/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovation & expansion of the existing single-family home to provide one new residential unit, plus off-street parking (2 stalls) in a new garage. Included in the proposal is that the existing house be lifted 24" in elevation, to provide adequate ceiling height in the garage and also to minimize subgrade excavation.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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 type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>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 checked="" type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch <div style="text-align: right; font-size: small;"> Digitally signed by Laura Lynch DN: cn=Lynch, o=City of San Francisco, ou=City Planning, email=lor@cityplanning.org, c=US Reason: I am the signer of this document. Date: 2017.09.20 10:10:10 -07'00' </div>	
Archeo Review complete 9/20/2017	
Will incorporate design recommendations outlined in Geotech Report- Proposed Residential Remodeling - GeoEngineering Consultants	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input 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 checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input checked="" type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated: PTR form dated 10/5/17 <i>(attach HRER)</i> b. Other <i>(specify)</i> :
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments <i>(optional)</i> :	
Preservation Planner Signature: Jorgen Cleemann Digitally signed by Jorgen Cleemann Date: 2017.10.06 16:14:36 -07'00'	

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 <i>(check all that apply)</i> : <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.	
	Planner Name: Jorgen Cleemann 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: Jorgen Cleemann Digitally signed by Jorgen Cleemann Date: 2017.10.06 16:14:58 -07'00'
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.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	9/26/2017	Date of Form Completion	9/28/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	42 Ord Court	
Block/Lot:	Cross Streets:	
2619/060	Ord Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-011899ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/10/2017
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura (dated February 2016) Proposed Project: Renovation & expansion of the existing single-family home to provide one new residential unit, plus off-street parking (2 stalls) in a new garage. Included in the proposal is that the existing house be lifted 24" in elevation, to provide adequate ceiling height in the garage and also to minimize subgrade excavation.	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated February 2016) and information found in the Planning Department files, the subject property at 42 Ord Court contains a gabled, one-and-a-half story, over basement, wood-frame, single family residence located in the Corona Heights section of San Francisco's Castro/Upper Market neighborhood. Constructed circa 1914-1917 to the designs of carpenter and original owner Hans Larsen, the subject building's primary, Ord Court-facing facade contains a deeply recessed front porch, a pair of one-over-one wood windows at the first story, a single multi-light wood window in the attic half-story, and eaves that project deeply from the front-facing gable and are supported by decorative brackets. The visible east facade is notable for the way the first story projects out over the basement story, creating a covered walkway to a side entry and the rear yard. The entire building is clad in horizontal vinyl siding that does not obscure existing historic features such as brackets or window casings. The only other significant alteration to have been recorded at the subject property was the construction of a rear-yard addition in 1987.

The subject building has not been found eligible for individual listing in the California Register of Historical Resources under criterion 1 (events), 2 (persons), or 3 (architecture). Constructed in the mid 1910s, the subject building can be loosely associated with an early (although not the earliest) phase of development of this neighborhood, but it does not possess a specific association to support a finding of significance under criterion 1. None of the owners or occupants has been identified as important to history such that the building would be identified as significant under criterion 2. Architecturally, the subject building represents a fairly unremarkable instance of early twentieth century vernacular construction, does not represent a good example of any particular architectural style, does not possess high artistic values, and is not the work of a master architect; therefore, the subject building has not been found significant under criterion 3.

The subject property is not located within the boundaries of any identified historic district. It is located on a block that exhibits a wide variety of architectural styles and construction dates. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criterion individually or as a contributor to a potential historic district.

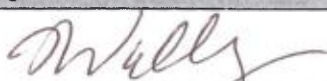
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10/5/17



Figure 1. 42 Ord Court. Screenshot of 2015 Google Street View.



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 42 ORD COURT
RECORD NO.: 2018-000547CUAVAR

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

Reception:
415.558.6378

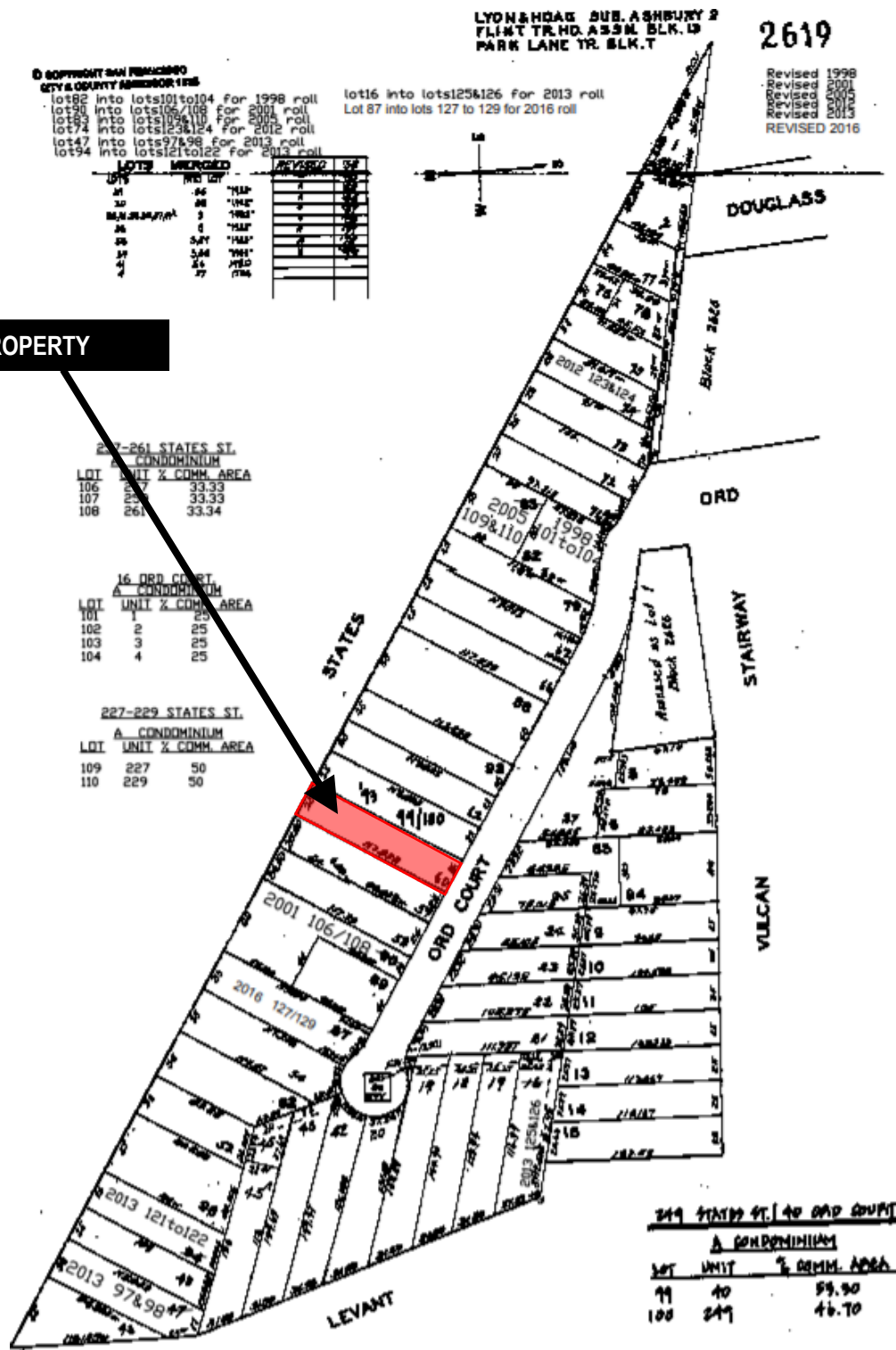
Fax:
415.558.6409

Planning
Information:
415.558.6377

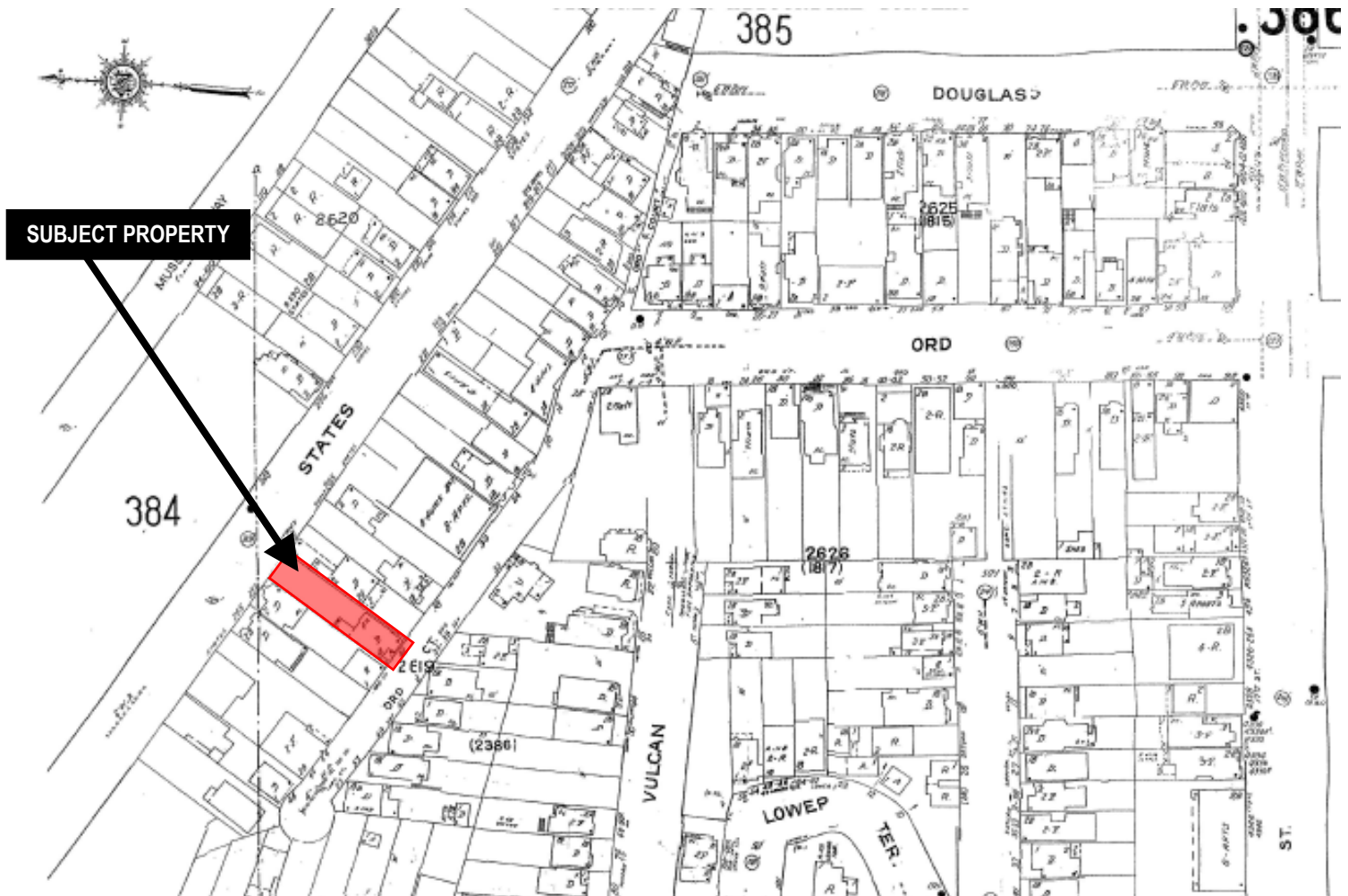
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF		745	745
Residential GSF	1407	4110	2703
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	1407	4855	3448
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1 and 1 illegal DU	1	2
Dwelling Units - Total	1 and 1 illegal DU	1	2
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	0	2	2
Loading Spaces			
Bicycle Spaces	0	2	2
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	1 illegal DU	0	-1
One Bedroom Units	0	1	1
Two Bedroom Units			
Three Bedroom (or +) Units	1	1	0
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

Parcel Map



Sanborn Map*

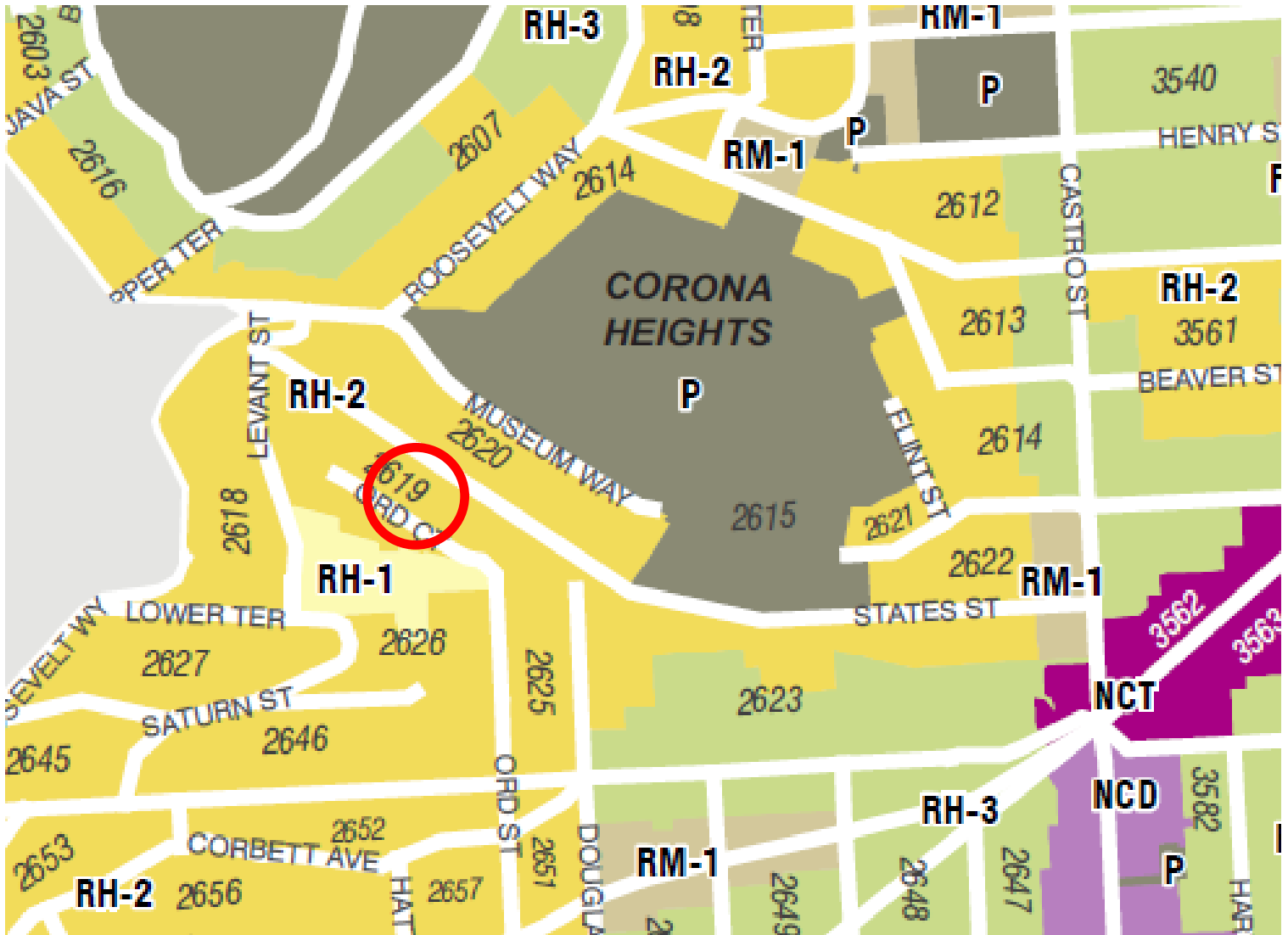


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2018-000547CUAVAR
42 Ord Court



Zoning Map



Conditional Use Hearing
Case Number 2018-000547CUAVAR
42 Ord Court

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-000547CUAVAR
42 Ord Court

Existing Site Photo



Conditional Use Hearing
Case Number 2018-000547CUAVAR
42 Ord Court

Horn, Jeffrey (CPC)

From: Dirk Aguilar <daguilar@gmail.com>
Sent: Saturday, March 30, 2019 4:18 PM
To: John Duffy
Cc: benny mcgrath; Horn, Jeffrey (CPC); Maryann Dresner; Bill Holtzman
Subject: Re: 42 Ord Ct - CUA - comments

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

Dear Mr. Duffy,

Thank you for reaching out. I appreciate the clarification and it alleviates my concerns around rear yard open space. The Notice Of Public Hearing states that "a 4-story rear addition will be constructed".and I find this misleading to the project's disadvantage.

Nonetheless, I have to maintain my opposition and I will be channeling my concerns through Corbett Heights Neighbors. CHN had spearheaded the creation of Interim Zoning Legislation in 2015. At the request of many neighbors these controls were subsequently made permanent in the form of a Special Use District. These steps were taken specifically in response to oversized projects and I feel that there has been an opportunity to operate within this framework. I invite you to please work with Corbett Height Neighbors and expedite a positive resolution for your clients. Here CCed are CHN Vice President Maryann Dresner and Board Member Bill Holtzman.

Benny: I will be happy to provide background as good neighbors, though I cannot be a negotiating party. Please feel free to email me directly.

Thanks again and best regards,

Dirk Aguilar

On Fri, Mar 29, 2019 at 3:12 PM John Duffy <jduffyarchitect@gmail.com> wrote:

Dear Mr. Aguilar,

Please find attached the architects response to the comments dated Mar 6, 2019, fwd'ed by Planner Jeff Horn.

Yours,

Horn, Jeffrey (CPC)

From: Dirk Aguilar <daguilar@gmail.com>
Sent: Wednesday, March 06, 2019 11:45 AM
To: Melgar, Myrna (CPC); Koppel, Joel (CPC); Rich Hillis; Johnson, Milicent (CPC); Richards, Dennis (CPC)
Cc: Gary Weiss; Maryann Dresner; Bill Holtzman; Ionin, Jonas (CPC); CPC-Commissions Secretary; Horn, Jeffrey (CPC)
Subject: Opposing 42 Ord Court 2018-000547CUA

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

Dear Planning Commission,

I am writing to oppose the development project at 42 Ord Court, which you will be hearing tomorrow Thursday 3/7/2019.

Our Special Use District (SUD) was established in order to support reasonable development and housing creation, all the while preserving neighborhood character and open space among others. 42 Ord Court is a poster child of what the SUD was designed to prevent. Please allow me to draw your attention to the "infeasibility requirement" in Section 249.77(f) of [Ordinance 143-17](#):

"In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot."

If it is feasible to add 2 stories to the existing 42 Ord Court structure, then surely the newly created 4-story building can accommodate a second unit. I therefore respectfully ask the Planning Commission to please reject 2018-000547CUA, because it fails the "infeasibility requirement" of Ordinance 143-17. Thank you.

Best regards,

Dirk Aguilar, 30 Ord Street

Horn, Jeffrey (CPC)

From: Maryann Dresner <madresner@cs.com>
Sent: Wednesday, March 06, 2019 4:17 PM
To: melgar@sfgov.org; Koppel, Joel (CPC); richhillissf@gmail.com; Johnson, Milicent (CPC); Richards, Dennis (CPC)
Cc: gary@corbettheights.org; wm@holtzman.com; Ionin, Jonas (CPC); CPC-Commissions Secretary; Horn, Jeffrey (CPC); rickandy@sbcglobal.net; daguilar@gmail.com
Subject: 42 Ord Court hearing of March 7, 2019

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

to: The Planning Commission of the City and County of San Francisco,

This email is sent, not in my capacity as an Attorney for any particular client, but rather as a resident of Ord Court for many years. This letter serves as my formal opposition to the development project at 42 Ord Court. I understand that the Planning Commission is holding a hearing on this project tomorrow Thursday March 7, 2019.

I was very disappointed to learn that the current owner(s) of 42 Ord Court are planning to add two stories to the existing 42 Ord Court structure, and that, in addition, they were and are planning on erecting another structure in the back yard of the property facing States Street. As I understand the Special Use District which is in effect for our particular neighborhood, the Special Use District was supposed to prevent exactly the kind of massive structures contemplated by the current owners of 42 Ord Court.

There is no purpose in allowing such massive structures in our neighborhood. Particularly, as I understand, the special use district ordinance is supposed to allow another building on States street, in the rear of the lot occupied by 42 Ord Court, only if it is not feasible to add a unit to the existing building. I understand that the ordinance reads:

In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot."

Surely, where the existing building will be enlarged to four stories, there is room for another unit in the original, but enlarged, four story 42 Ord Court building.

In my opinion, as a citizen and an Attorney, in order to engender respect for our city's regulations and ordinances and for all laws, it is important to enforce all laws and regulations, and not make exceptions for certain property owners. I can see an exception being made if there was no way that the contemplated Ord Court building could not handle another unit. I can also see an exception being made if the proposed building on States Street was really going to help middle income families stay in San Francisco. I do not believe that either is the case.

The Corona Heights Special Use District (SUD) was established in order to preserve the neighborhood's character and open space, and to support reasonable development and housing creation. The contemplated building in the back of the 42 Ord Court lot directly contradicts those purposes.

I am extremely familiar with 42 Ord Court, because, at one time, close friends of mine lived there, and at one time, I spent several overnights there, because of a fire damage in my own residence. The existing building's second story is relatively small, but the existing building already accommodates a small to medium size family. Surely the addition of a full second story to that 42 Ord Court building and two other full size levels to the building is enough to accommodate a second unit.

In light of the above, I am requesting with respect that the Planning Commission reject 2018-000547CUA, because it fails the "infeasibility requirement" of Ordinance 143-17.

thank you,

Maryann Dresner

MARYANN DRESNER Attorney at Law
1390 Market, Fox Plaza Suite 818
San Francisco, California 94102
(415) 864-7636 fax (415) 863-8596

Horn, Jeffrey (CPC)

From: Barbara Taylor <barbarataylorf@gmail.com>
Sent: Monday, March 04, 2019 10:27 AM
To: Melgar, Myrna (CPC); Koppel, Joel (CPC); richhillissf@gmail.com; Johnson, Milicent (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Rahaim, John (CPC); Teague, Corey (CPC); CPC-Commissions Secretary; Horn, Jeffrey (CPC)
Subject: 42 ORD COURT CONDITIONAL USE APPLICATION
Attachments: 42 ORD COURT PROJECT -page-1.jpg; 42 ORD COURT PROJECT -page-2.jpg

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

Dear Planning Commission and Staff,

Please read the attached two page letter in opposition to the Conditional Use Application for 42 Ord Court. I understand that a hearing is scheduled for this week and due to a prior commitment I will be out of town and unable to attend. I, however, am very interested in this project and hope you will seriously consider my concerns.

I did leave a message on the Planner's Voice Mail a couple of weeks ago but did not get a call back.

Sincerely,

Barbara Taylor Mayper
33 Ord Court
415-265-4055
barbarataylorf@gmail.com

Horn, Jeffrey (CPC)

From: William Holtzman <wm@holtzman.com>
Sent: Wednesday, March 06, 2019 4:46 PM
To: melgar@sfgov.org; Koppel, Joel (CPC); richhillissf@gmail.com; Johnson, Milicent (CPC); Richards, Dennis (CPC); Ionin, Jonas (CPC); CPC-Commissions Secretary; Horn, Jeffrey (CPC)
Cc: daguilar@gmail.com; Maryann Dresner; rickandy@sbcglobal.net; Gary Weiss
Subject: Opposition to 42 Ord Street proposal

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

I would like add my voice to Ms Dresner's objection to this proposal. It's too big, too much and runs directly in the face of our Special Use District.

I will appear tomorrow to speak to this in person.

Sincerely,

William Holtzman
60 Lower Terrace

> On Mar 6, 2019, at 4:16 PM, Maryann Dresner <madresner@cs.com> wrote:

>

> the neighborhood's character and open space, and to support reasonable development and housing creation. The contemplated building in the back of the 42 Ord Court lot directly contradicts those purposes.

>

> I am extremely familiar with 42 Ord Court, because, at one time, close friends of mine lived there, and at one time, I spent several overnights there, because of a fire damage in my own residence. The existing building's second story is relatively small, but the existing building already accommodates a small to medium size family. Surely the addition of a full second story to that 42 Ord Court building and two other full size levels to the building is enough to accomm

March 1, 2019

REGARDING 42 ORD COURT, CONDITIONAL USE APPLICATION

Dear San Francisco Planning Commissioners,

I own a home at 33 Ord Court and have lived there for over 30 years. My house is across the street and two doors down from the proposed development at 42 Ord Court. Consequently, the vote you take on this project will have a significant impact on me.

Now when I look out my windows or go outside I see a canopy of large green trees when I look west toward 42 Ord Court. The height and bulk of this proposal would entirely block those trees and replace them with a four-story wall of new construction.

Let me first say that I have no objection to a reasonable expansion of 42 Ord Court, something more on the order of 25 hundred square feet including the current attic space and basement studio. But the proposed expansion to 4,110 square feet would be a massive addition. It would add two floors to the existing Victorian cottage and four entirely new stories to the rear of the cottage.

THE "SECOND UNIT" SCAM:

The developer claims to be adding a new second unit on the basement (first floor) level, thereby creating an additional housing unit for San Francisco. This is misleading at best and a blatant lie at worst. In fact, until the current owners purchased the property a few years ago there was a small studio apartment in the basement that over the years provided low cost housing for many students and working singles. When the new owners bought the property they emptied the studio and eliminated the affordable housing that went with it. So their new 800 square foot market rate one bedroom would actually replace the old studio and would not provide new housing or affordable housing.

My understanding is that the owners wish to have a large family and live near other family members in Corona Heights. I understand that. But why didn't they just buy one of the many larger homes that already exist elsewhere in Corona Heights instead of purchasing a tiny cottage on a very narrow street only to do a massive expansion, i.e. destruction, to achieve their goal?

ABOUT ORD COURT

Ord Court is a special street. It is one block long and lined with quaint small cottages at the top and a few unsightly apartments and condos at the bottom. It is a green oasis. Several of the properties have large beautiful gardens that enhance our Court thanks to the double lots that run from Ord Court to States Street. It is also parallel to the historic Vulcan Stairway. My home on the South Side of Ord Court has a large triangle garden of open space that further enhances the quality of life for neighbors.

In addition, Ord Court is a narrow cul-de-sac...so narrow, in fact, that parking is very limited and only allowed on one side of the street to ensure access for fire trucks, other emergency vehicles and garbage trucks. How will they get up the street when large construction vehicles take over the Court?

Our block is simply too small and already too congested to accommodate a monster home development.

I'm also concerned that if you approve a development of the size proposed for 42 Ord Court you will set a precedent that invites other developers to buy up more properties on the Ord Court/States Street double lots and build on the remaining open space on Ord Court. The gardens that make the Court so special would be torn out to make way for more Monster Homes.

As you know, legislation is being proposed at the Board of Supervisors, co-sponsored by my District 8 Supervisor Rafael Mandelman, to stop developers from exactly the kind of conversions and expansions that are proposed for 42 Ord Court.

I respectfully ask that you delay any decision until that legislation has a chance to run its course and that in the meantime you direct the developer to scale back this project to no more than 25-hundred square feet.

Thank you for your consideration.

A handwritten signature in black ink, reading "Barbara Taylor Mayper". The signature is fluid and cursive, with the first name "Barbara" being the most prominent.

Barbara Taylor (Mayper)

barbarataylorstf@gmail.com
415-265-4055

Attachment 1 - Conditional Use Findings

Project: 42 Ord Ct

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

General Description

The owners currently live in the subject property with their two young children. This is their dream home, in a neighborhood that they love and cherish. They propose to remodel their home and have it fit in harmoniously with their neighbors on the street.

With that in mind, this proposal calls for the remodel & expansion of the existing single-family residence. This would entail a horizontal expansion (into the rear yard) and also a vertical expansion. Also included in the proposal would be the addition of a second living unit towards the rear, plus off-street parking in a new garage at the ground floor (street) level.

Findings

The proposed project would provide a growing family with an appropriately sized home, thus allowing them to stay and reside in the City. The addition of a second unit would provide additional and much needed housing stock to the City. Current zoning in the district is RH-2, therefore a second unit is allowed by right.

Although the proposed project would technically be a two-unit building, in character it would still read from the street as a single-family home, in that the facade's form & fenestration would be retained and the front entry door would remain where it is. Access to the second unit would be via the existing alley (again retaining existing forms) and since the second unit is located behind the garage and mostly below rear yard grade, there would be no additional bulk showing towards the street, nor would its mass read in the rear yard. Both the proposed garage and second would unit utilize existing crawlspace areas to help minimize excavation.

The proposal calls for cladding and detailing the exterior in materials compatible with the existing residential buildings on the street, e.g. horizontal siding, asphalt roof shingles, stucco. All these materials are present in the eclectic architecture of the street.

2. *That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:*

a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project: the remodel and expansion of an existing residential property and addition of a second unit, has been designed to fit in harmoniously with the existing buildings and streetscape. The facade's form & fenestration would be retained. From the street the building would read largely as it does today, i.e. as a single-family home.

The proposal complies with current planning and zoning criteria including RDAT recommendations. The proposed addition fits within the mandated setbacks and height limit. It aims to preserve open space for both units (utilizing the rear yard for the upper unit and the light court for the lower unit).

The subject lot is deeper than normal at 117.8', it is also a through-lot. The lot slopes upwards approx. 15.5' towards the rear property line where there is an existing retaining wall approx. 10' high. Ord Ct provides the lot frontage and the lot is bounded at the rear by States St. The proposed lower unit and also the garage have been designed to utilize the existing crawlspaces so as to minimize excavation and also reduce building mass in the rear yard, thus preserving open space in the rear yard.

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

As part of the overall proposal the proposed garage would provide off-street parking for two vehicles plus two bicycles. This would help offset the increased occupancy in the building, and in turn, on the street. Since the existing use and also the proposal are residential in nature, no change is anticipated in the type of traffic.

The proposal also calls for reconfiguring the existing stair to the proposed upper unit entry foyer. The existing stair currently encroaches onto the steep and narrow sidewalk (approx 5' wide), thus reducing it by approx. 1.5' to a usable 3.5' width. The proposal improves this non-compliant condition in that it returns the sidewalk to a full usable width for the benefit of all pedestrians.

Ord Ct is centrally located in the Castro, a vibrant neighborhood well served by public transit (train & bus). It also has excellent walk-ability scores.

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

The proposal is residential in nature. No noxious or offensive emissions are anticipated. Just the normal characteristics of a family with young children. Area lighting where provided, would be shielded to reduce glare. Dust and / or odors would not be anticipated beyond the initial construction phase, and these would be in compliance w/ all DBI mandated regulation in terms of allowable levels and working hours.

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

Landscaping where appropriate would be provide at the south side along the open alley. Off street parking would be provided in the proposed garage the door of which is modest in size. Area lighting where provided, would be shielded to reduce glare.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The proposed project (the remodel & expansion of the existing single-family home which would result in two units) is residential in nature. This use and features are prevalent throughout the City. The proposal would be in compliance with the applicable provisions the Planning Code and would not adversely affect the General Plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

The proposed project is residential in nature. Therefore Section 303(g) would not apply since there is no Hotel or Motel component to the proposal.

Project: 42 Ord Ct - Conditional Use
Date: March 27, 2019

The following are clarifications in response to the D Aguilar comment letter, dated March 6, 2019

Infeasibility Requirement - Section 249.77(f) of Ordinance 143-17

The code section referenced above, with regard to this project, is not applicable. The proposal does not call for a separate / isolated structure or unit with an address on States St. Instead the proposal calls for the second unit to be located on the first floor, within the envelope of the existing & expanded structure.

Quantity and Location of Units

The proposed project consists of the remodel and expansion of the existing structure at 42 Ord Ct. This would entail a vertical expansion (add two stories) plus horizontal expansion of the existing structure into the rear yard. This would result in two separate residential units, one stacked over top of the other, within the one overall structure. Both units would have addresses and direct access from Ord Ct only. This is allowable under the current RH-2 zoning / planning requirements.

Second Unit

The proposed new second unit at 800 sf, would be located under the original & some of the expanded rear structure. It would be located on the first floor (street level) in what is currently a crawlspace of varying height. The proposal calls for subgrade excavation in the rear yard to accommodate a portion of this new unit, plus a light court in the rear yard to provide light and open space for the new lower unit. There is no proposal for an isolated unit as a separate structure in the rear yard, nor is there a proposal for an address on States street.

Project: 42 Ord Ct - Conditional Use
Date: March 27, 2019

The following are clarifications in response to the M Dresner comment letter, dated March 1, 2019

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States St. - Access

No isolated unit or structure is proposed in the rear yard at 42 Ord Ct. No separate unit address is proposed for States St. However, what is proposed onto States street, and perhaps this is where the confusion lies, is a simple nondescript wooden gate, as a means for the family to easily and safely access the streets leading up to Corona Hts. The Owners and their children enjoy walking thru' the neighborhood, and having this alternate access route would allow them to avoid dangerous traffic situations encountered around say Ord St. and 17th st. To reiterate, it is not meant as a separate unit access, or address onto States St.

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Date: March 27, 2019

The following are clarifications in response to the W Holtzman comment letter, dated March 6, 2019 which references the B Taylor letter of the same date.

Building Height / Number of Stories

The front of the proposed project has already been revised per RDAT suggestion. By doing so the existing frontage and volume remains largely the same and transitions to a two story addition behind the front setback line. The two-story addition further transitions back and away from the street by way of a roof deck at the 4th floor.

At the rear yard, the addition is actually two additional stories, not four, above the existing yard grade. There is currently a one-story addition at the second floor, or rear yard level. Although there is an expansion proposed for the first floor, this however is a below the existing rear yard elevation, with a light court in the rear yard to provide light and open space for the proposed lower unit.

Proposed Second Unit

When the Owners purchased the property, the entire building, including the first floor was completely vacant. The first floor space was not 'emptied' by the current Owners, i.e. no one was evicted.

The owners have no knowledge of how the first floor space may have been used in the past, nor do they know how / when it received the address #42A. In checking the City records, we note there is only one address for the property: #42.

Currently the Owners use the 297 sf of the first floor level as overflow space, an extension if you will, of the second floor. It is used mainly as a children's play room when the child minder is present, or occasionally as sleeping space, when there are guests, since the second floor is limited at 1100 sf +/- . The remainder of the first floor level (the 'L' shaped portion) is used as Laundry and general storage. The ceiling height throughout the space is low and not code complaint. It varies with the slope in the concrete floor from approx. 5'-0" in the north corner, 5'-10" at midpoint, and approx. 6'-10" in the south corner.

When filing the planning application the property was represented as is it physically appeared, and as it was listed in the City records, i.e. one address, no additional unit.

Also, under typical building code criteria, the 297 sf, first floor space could not be considered a livable unit. For example (a quick summary): ceiling height is too low, natural light and ventilation is inadequate, floor slopes approx 12" over it's length, floor / ceiling separation between units is inadequate. So in light of all of the above, the first floor unit currently proposed is in fact a new unit, and allowable under current RH-2 zoning.

Ord Ct, the street

The owners are aware of and are in agreement with Ms. Taylor about how special the street is and also the immediate neighborhood. One of the owners, Kelly, is a native San Franciscan. Kelly and Benny's goal is to raise their children in her native San Francisco. In doing so they plan on being good neighbors on Ord Ct. whilst they remodel their home, and be respectful of all parties in the process. Other adjacent neighbors are quite supportive of the project. The Owners will solicit letters demonstrating this support and forward to Planning upon receipt.

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Date: March 27, 2019

The following are clarifications in response to the Barbra Taylor comment letter, dated March 1, 2019

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