



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 22, 2019

CONTINUED FROM: 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**

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PROJECT DESCRIPTION

The Project is to construct a vertical and horizontal addition to an existing 1,430 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 ground floor contains a 320 square foot, occupied, unpermitted dwelling unit. 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 4,775 gross square feet in size and will provide 2 residential units within 4,242 square feet of habitable space (Unit 1 is 932 square feet, and Unit 2 is 3,310 square feet) and a 533 square foot one-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

- **Continuance.** On April 25, 2019, the Planning Commission heard and continued this item to all staff additional time to research the status of the suspected unpermitted unit at the ground floor.

- Planning Staff performed a site visit on June 20th, 2019 and viewed an occupied unpermitted dwelling unit within the ground floor of the structure. . Photos of the unit are included in Exhibit E.
 - On August 15, 2019, Department of Building Inspection's Housing Inspector Christina Moy performed a site visit and confirm the unpermitted dwelling unit exists on site. A Violation from DBI is forthcoming.
 - The previous known tenant to this space was Erika Leder, who received a 30-Day Eviction Notice from the previous owner, in preparation for the sale of the home. The realtor for the Project Sponsor has provided to Planning a copy of the Buyout Agreement between (owner) Ellen Shaefer and Erika Leder. The Buyout Agreement was signed on September 28, 2015 with an agreed move-out completion date of July 31, 2015. The Sponsor purchased the property on October 30, 2015.
 - Since the April 25, 2019 hearing, the Sponsor has modified the project to decrease the size of the proposed garage from 745 SF to 533 SF and increased the lower unit from 800 SF to 932 SF and added a second bedroom.
- **Public Comment & Outreach.**
 - Prior to the April 25th hearing, The Department has received opposition to the project from four residents of the neighborhood; the concerns are centered on the proposals consistency with the Corona Heights Large Residence SUD.
 - On August 8th, a letter of opposition from the Corbett Heights Neighbors was submitted to Planning, the letter opposes the necessity of the project and it's lack of new housing and the proposed size and massing.

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



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

HEARING DATE: AUGUST 22, 2019

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Recommendation: **Approval with Conditions**

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 LEGALIZE AN UNPERMITTED DWELLING UNIT 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.

April 25, 2019, the Planning Commission heard and continued this item to all staff additional time to research the status of the suspected unpermitted unit at the ground floor. On August 15, 2019, the

Department of Building Inspection confirmed that the property contains a occupied, unpermitted dwelling unit at the groundfloor.

On August 22, 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 occupied, unpermitted dwelling 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, a 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 1,430 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 groundfloor contains a 320 square foot, occupied, unpermitted dwelling unit. 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 4,775 gross square feet in size and will provide 2 residential units within 4,242 square feet of habitable space (Unit 1 is 932 square feet, and Unit 2 is 3,310 square feet) and a 533 square foot one-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. On August 8th, a letter of opposition from the Corbett Heights Neighbors was submitted to Planning, the letter opposes the necessity of the project and it's lack of new housing and the proposed size and massing.
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 unpermitted dwelling unit at the ground floor. The Project proposed to the maximum density allowed per the RH-2 District, and will provide an 932 square foot unit and a 3,310 square foot 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 2 bedroom, 932 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 August 22, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 22, 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 legalize a unpermitted dwelling unit 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 August 10, 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 August 22, 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 August 22, 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.

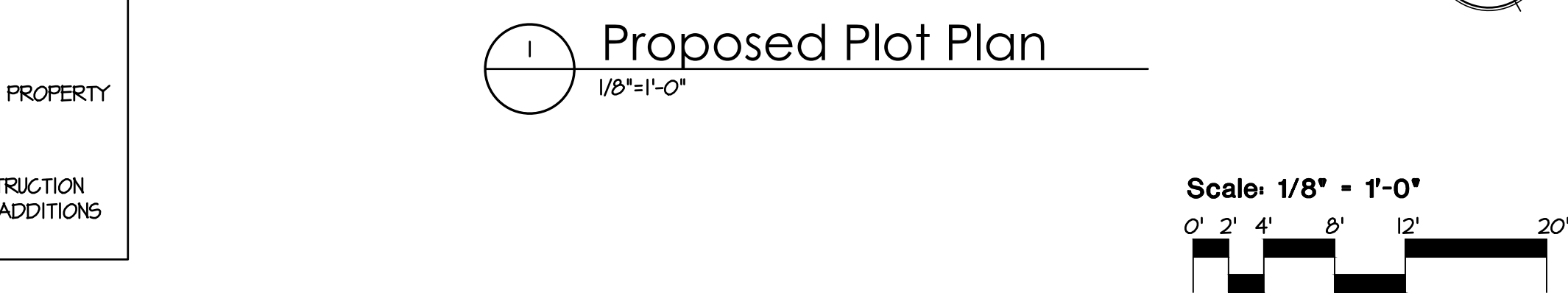
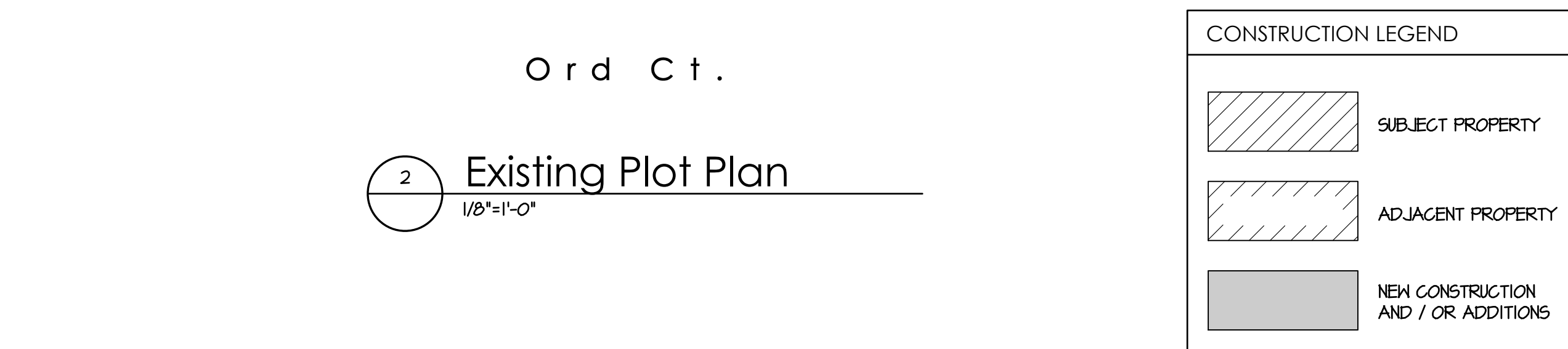
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

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.

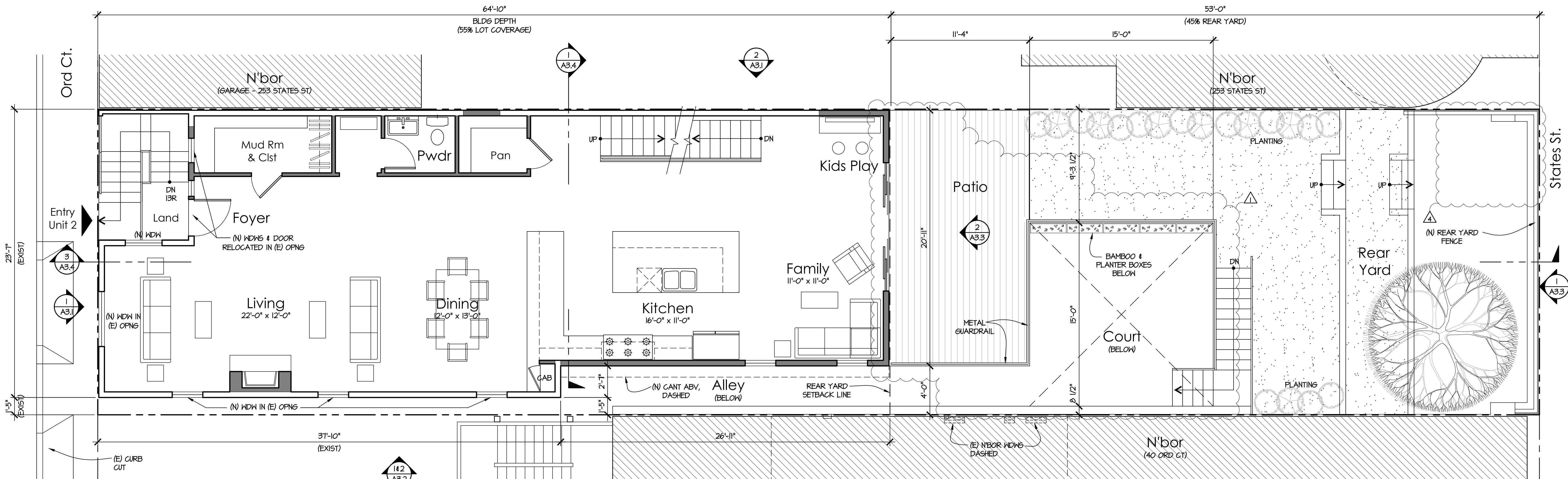
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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.

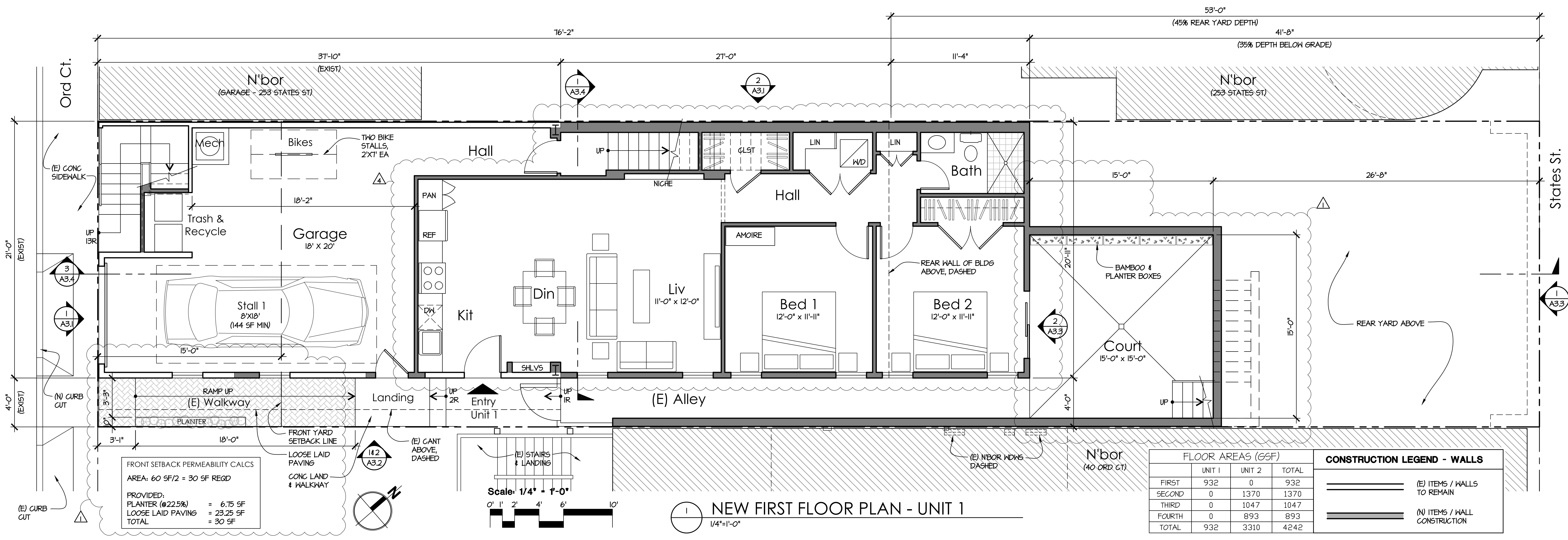
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



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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	932	0	932
SECOND	0	1370	1370
THIRD	0	1047	1047
FOURTH	0	893	893
TOTAL	932	3310	4242

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

04-011 FIRE APP. MEETING
04-011 SITE PERMIT APP.
04-011 VARIANCE APP.
04-011 CONTR. 2
04-011 CONTR. 2

Job No.
Drawn:
Revision:

04-011 FIRE APP. MEETING
04-011 SITE PERMIT APP.
04-011 VARIANCE APP.
04-011 CONTR. 2
04-011 CONTR. 2

04-011 FIRE APP. MEETING
04-011 SITE PERMIT APP.
04-011 VARIANCE APP.
04-011 CONTR. 2
04-011 CONTR. 2

Issue:

THE BUILDING DESIGN GROUP

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
08-10-19

Project: McGrath Residence

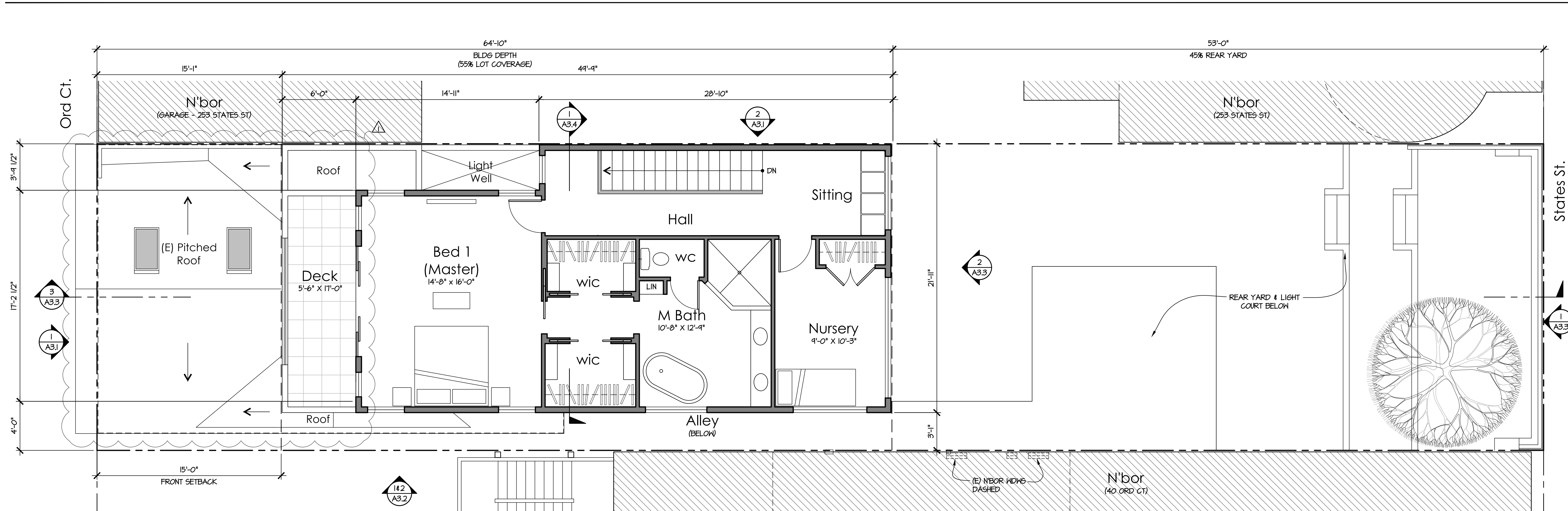
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

Contents: PROPOSED PLANS:
FIRST & SECOND
FLOORS

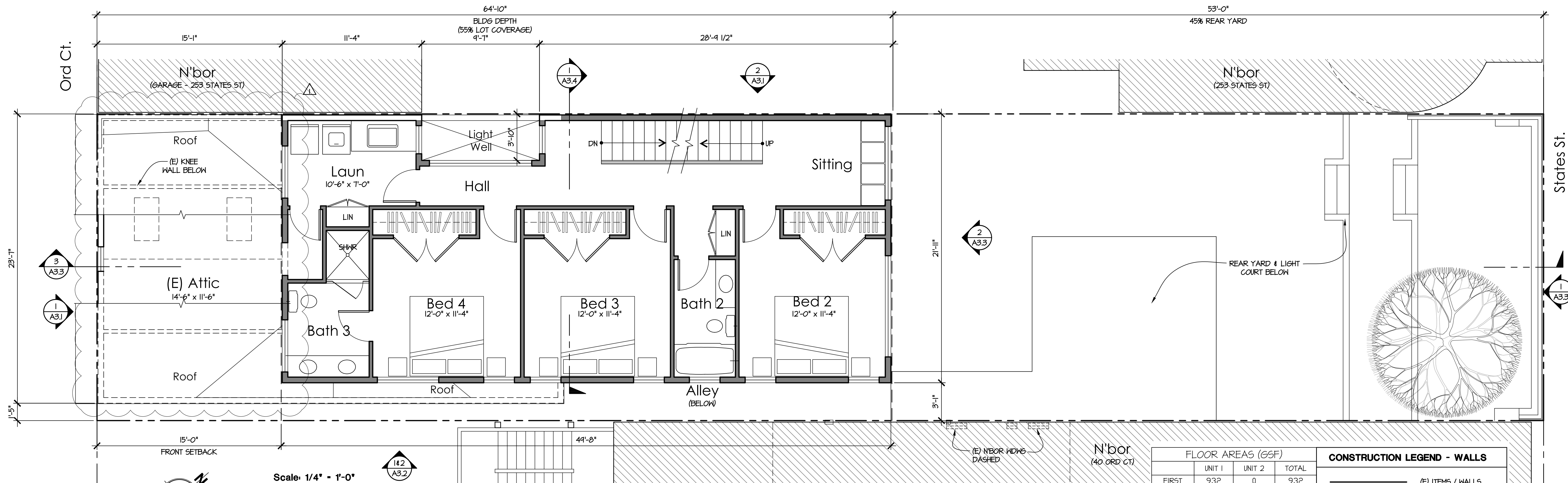
Sheet #

A1.1

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



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

FLOOR AREAS (GSF)			
	UNIT 1	UNIT 2	TOTAL
FIRST	932	0	932
SECOND	0	1370	1370
THIRD	0	1047	1047
FOURTH	0	893	893
TOTAL	932	3310	4242

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

04-011 FIRE APP. MEETING
05-011 SITE PERMIT APP.
06-011 PRELIMINARY APP.
07-011 PRELIMINARY APP.
08-011 PRELIMINARY APP.
09-011 PRELIMINARY APP.
10-011 PRELIMINARY APP.
11-011 PRELIMINARY APP.
12-011 PRELIMINARY APP.

Issue:

Job No.
Drawn:
Revision:

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

JOHN J. DUFFY
C-28303
09/19
RENEWAL
DATE
STATE OF CALIFORNIA
08-10-19

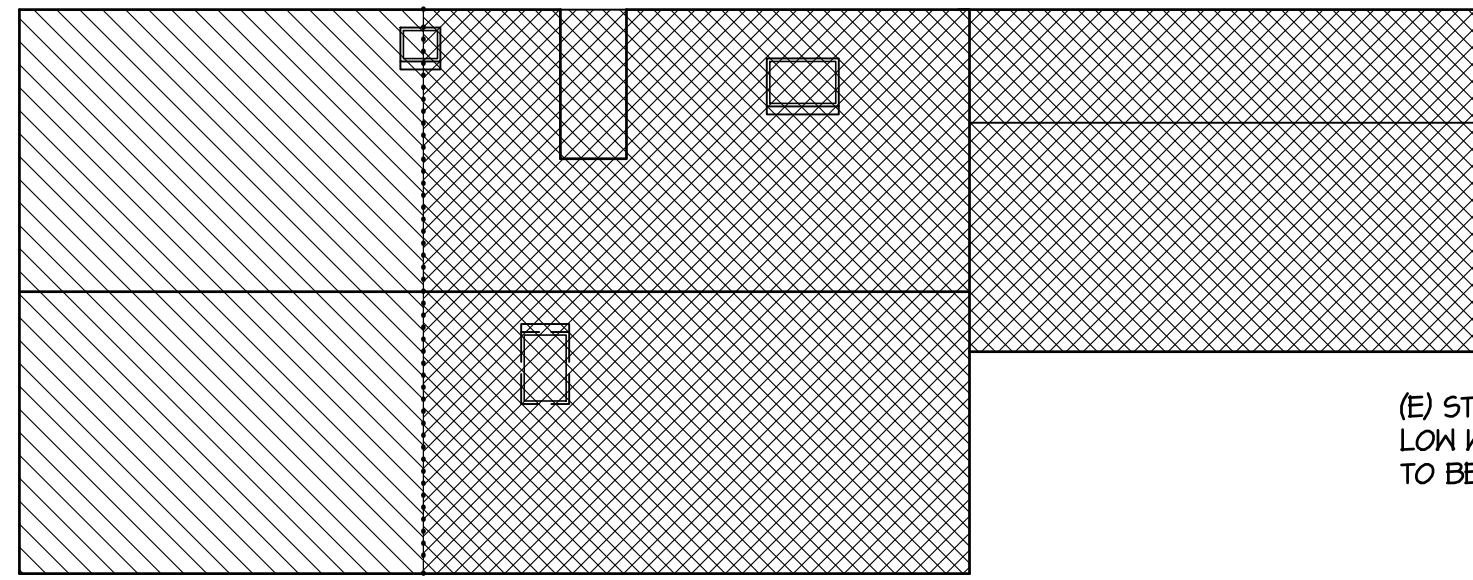
Project: McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

Contents: PROPOSED FLOOR
PLANS: THIRD & FOURTH

Sheet #

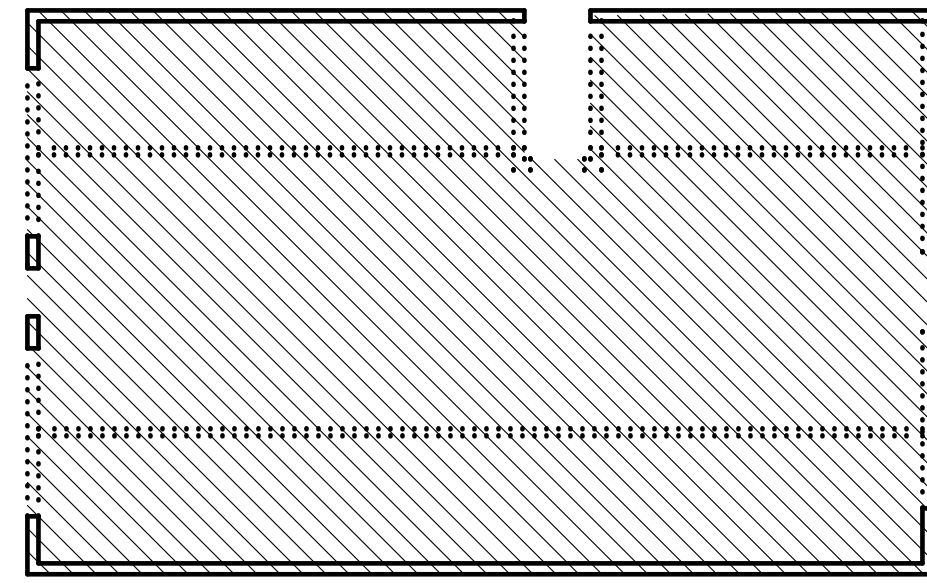
A1.2

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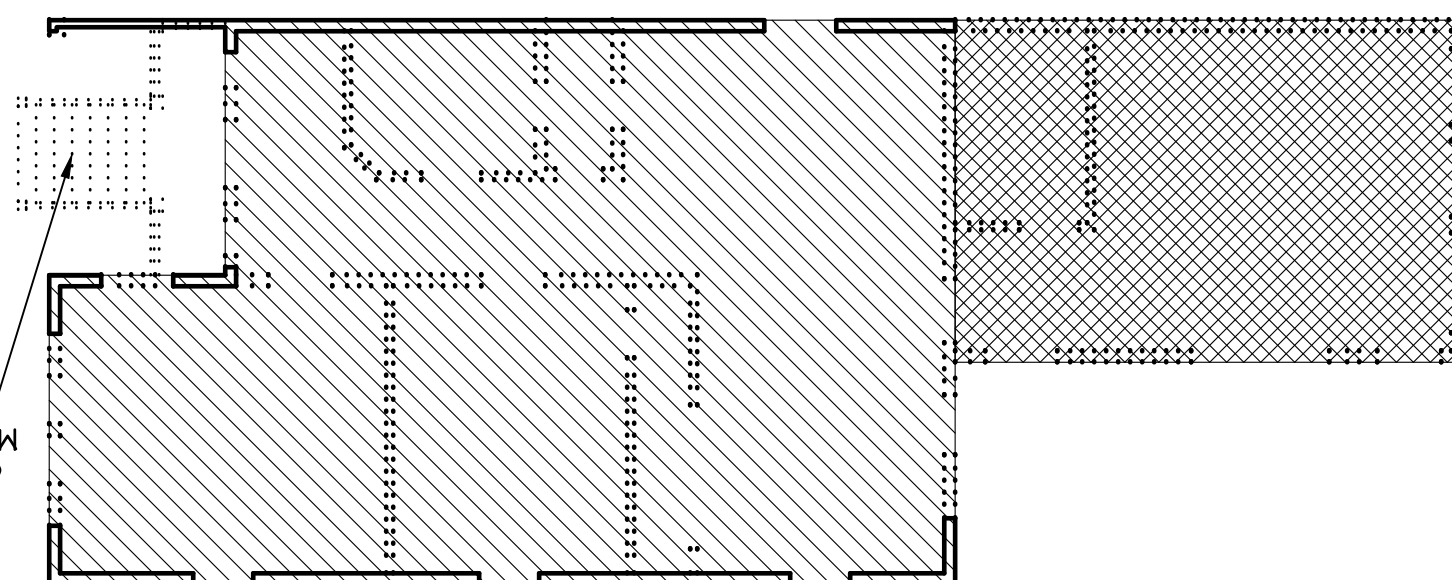
(R = 395 SF, D = 836 SF)

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



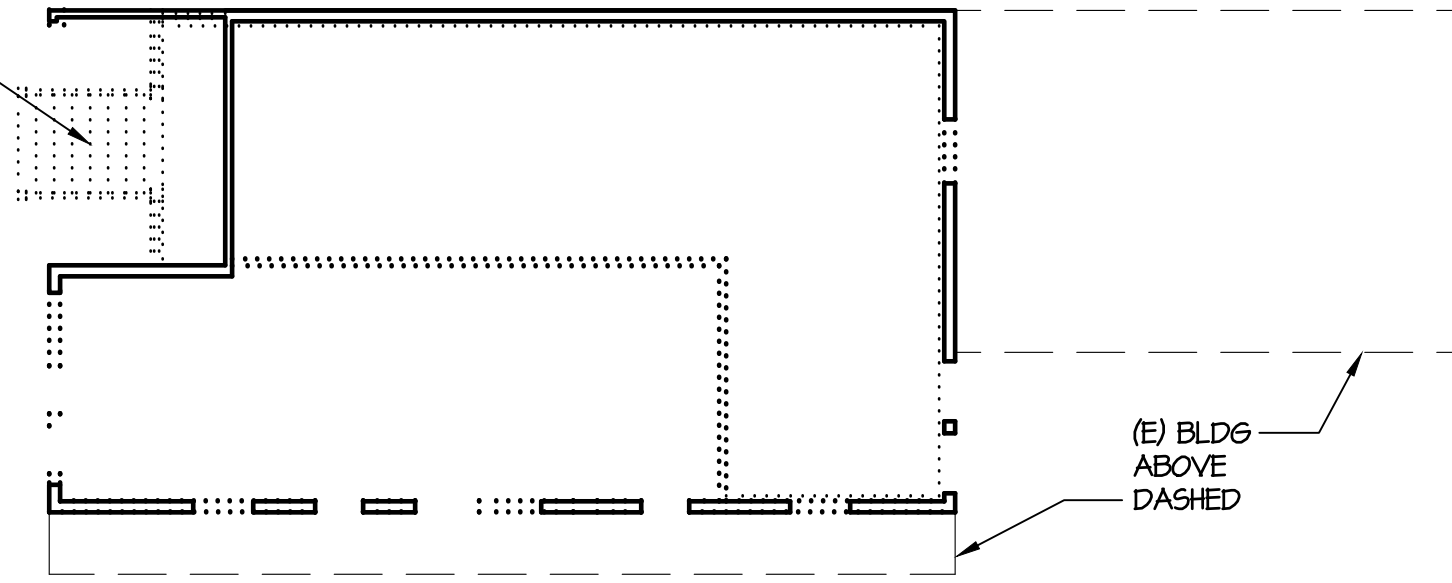
(R = 940 SF, D = 0 SF)

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



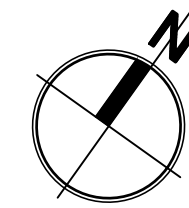
(R = 808 SF, D = 305 SF)

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



NOTE: PER SEC 317 (b) (5), FLOOR PLATE AT OR BELOW GRADE NOT TO BE INCLUDED

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

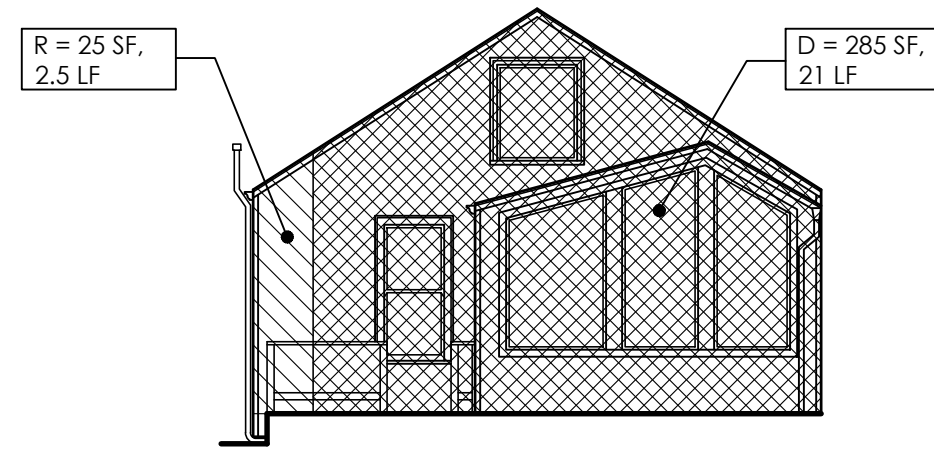


1	FRONT & REAR FACADE REQUIREMENT		
	FRONT & REAR MEASURED IN LF AT FOUNDATION LEVEL		
	TO REMAIN	DEMOLISH	TOTAL
FRONT (WEST) ELEV=	5.5	18	23.5
REAR (EAST) ELEV=	2.5	21	23.5
TOTAL=	8	39	47
	17%	83%	100%
(MAX DEMO ALLOWED = 50%)			

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	27.6	58.9
NORTH=	37.1	36	73.1
EAST=	2.5	21	23.5
TOTAL=	76.4	102.6	179.0
	43%	57%	100%
(MAX DEMO ALLOWED = 65%)			

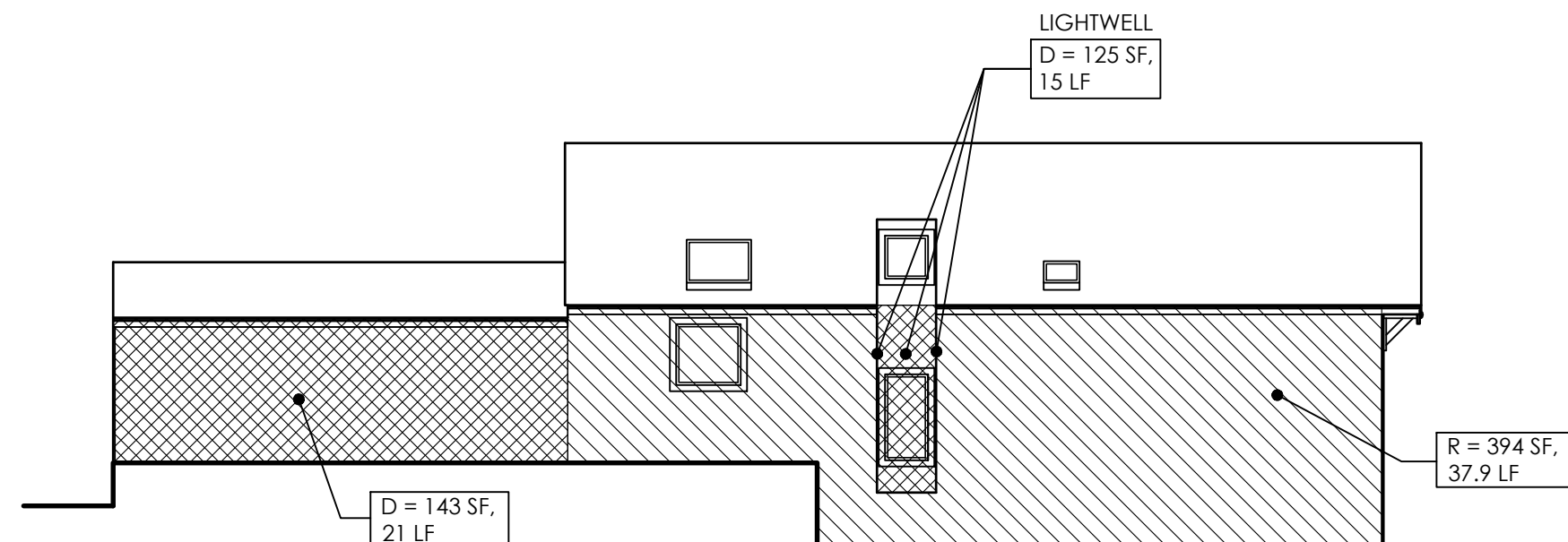
3	VERTICAL ENVELOPE ELEMENTS REQUIREMENT		
	SUM OF VERTICAL ENVELOPE ELEMENTS IN SF		
	TO REMAIN	DEMOLISH	TOTAL
WEST=	311.5	137	448.5
SOUTH=	616	282	898
NORTH=	344	268	612
EAST=	25	285	310
TOTAL=	1346.5	772	2118.5
	58%	42%	100%
(MAX DEMO ALLOWED = 50%)			

4	HORIZONTAL ELEMENTS REQUIREMENT		
	MEASURED IN SF		
	TO REMAIN	DEMOLISH	TOTAL
1ST=	-	-	-
2ND=	808	305	1113
3RD=	940	0	940
ROOF=	345	836	1231
TOTAL=	2143	1141	3284
	65%	35%	100%
(MAX DEMO ALLOWED = 50%)			
NOTE: PER SEC 317 (b) (5), FLOOR PLATE AT OR BELOW GRADE NOT TO BE INCLUDED			



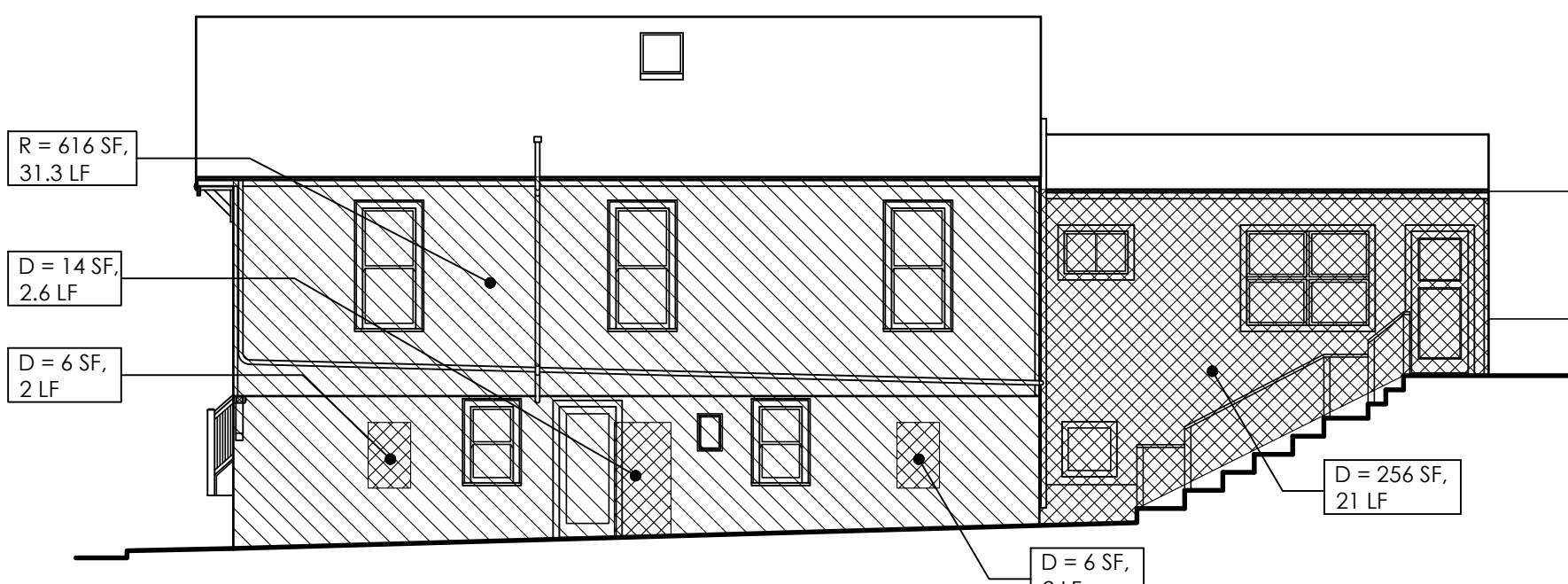
(R = 25 SF, D = 285 SF)

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



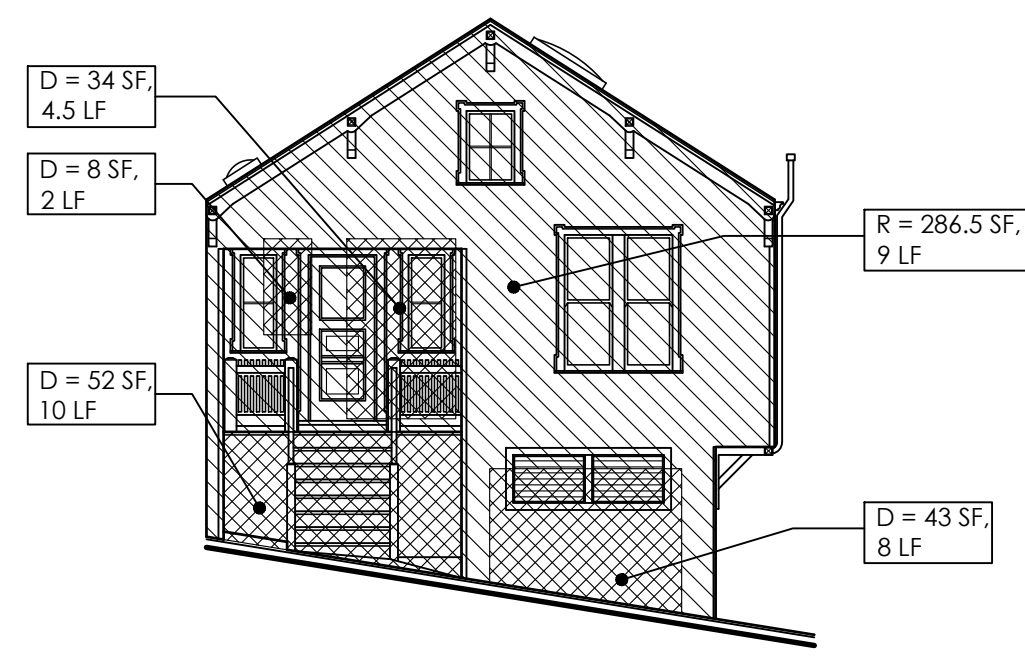
(R = 394 SF, D = 268 SF)

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



(R = 616 SF, D = 282 SF)

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



(R = 311.5 SF, D = 137 SF)

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

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

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

SUMMARY				
SEC 317 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=2.5 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=58.9 NORTH=73.1 EAST=2.5 TOTAL=174.8	WEST=5.5 SOUTH=31.3 NORTH=37.1 EAST=2.5 TOTAL=76.4	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=940 ROOF=1231 TOTAL=3284	1ST= - 2ND=808 3RD=940 ROOF=346 TOTAL=2144	65% REMAINING OR 35% DEMO (50% CODE)	✓

04-01 FIRE APP MEETING
05-01 SITE PERMIT APP
06-01 PRELIMINARY APP
07-01 VARIANCE APP
08-01 CONTRACT 2
09-01 DEMO CALC REVISED

Job No.
Drawn:
Revision:

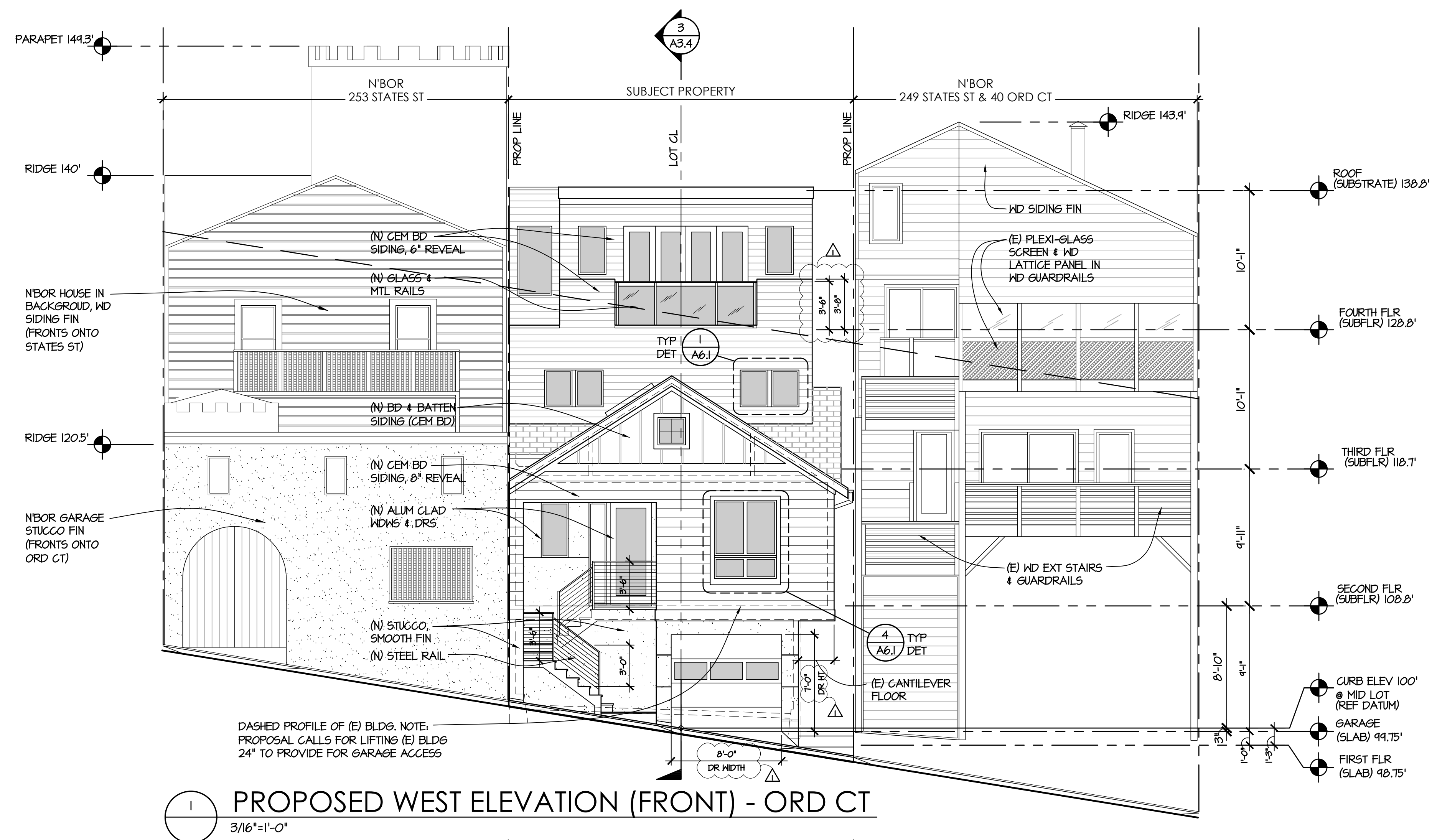
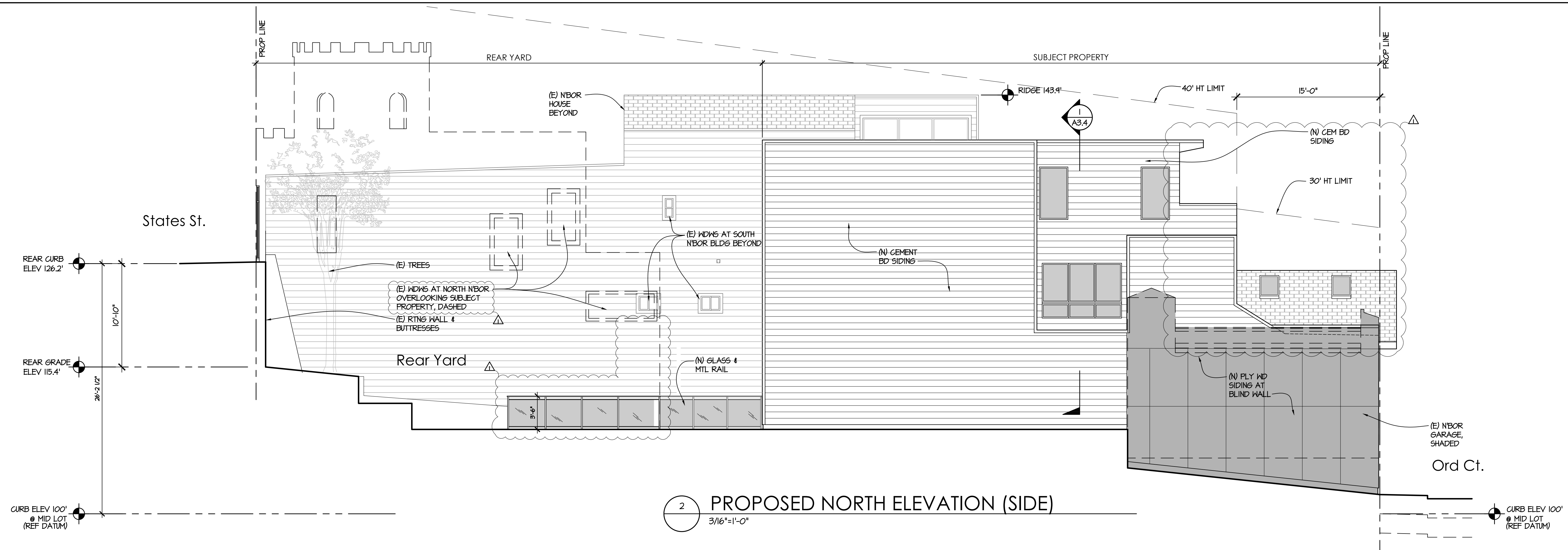
Issue:
THE BUILDING DESIGN GROUP
4620 BEN HUR ROAD
MARIPOSA, CA 95338
T: 209 966 5000 F: 966 5959

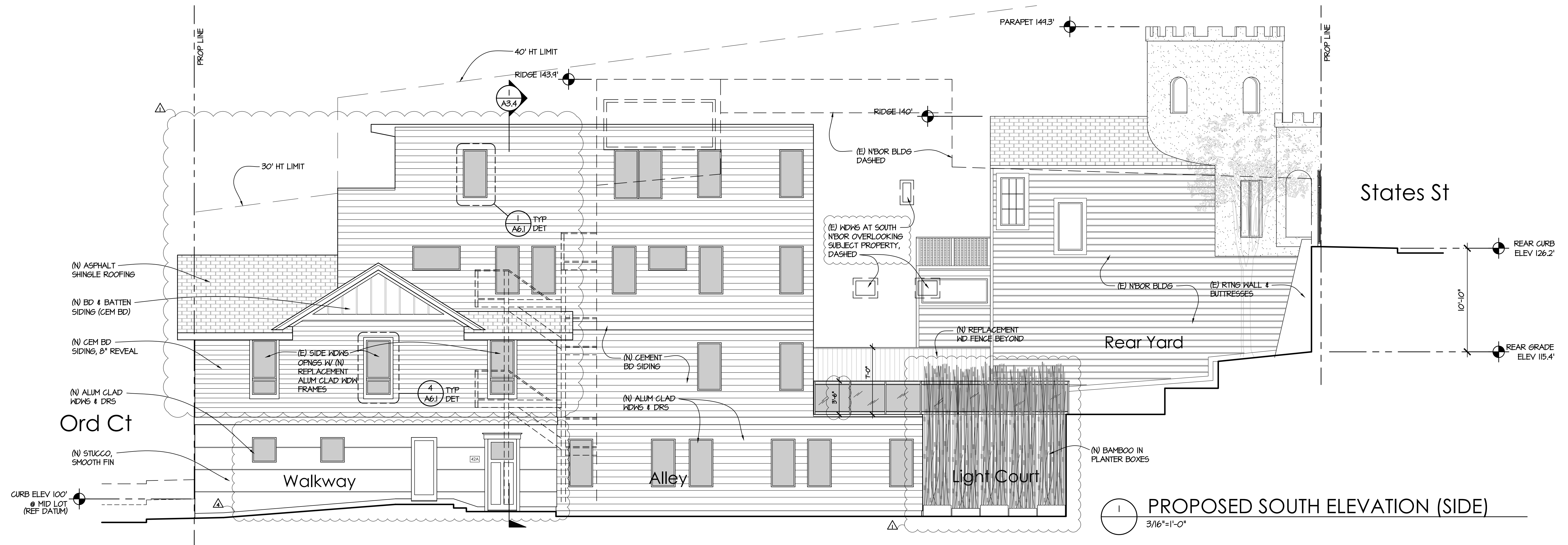
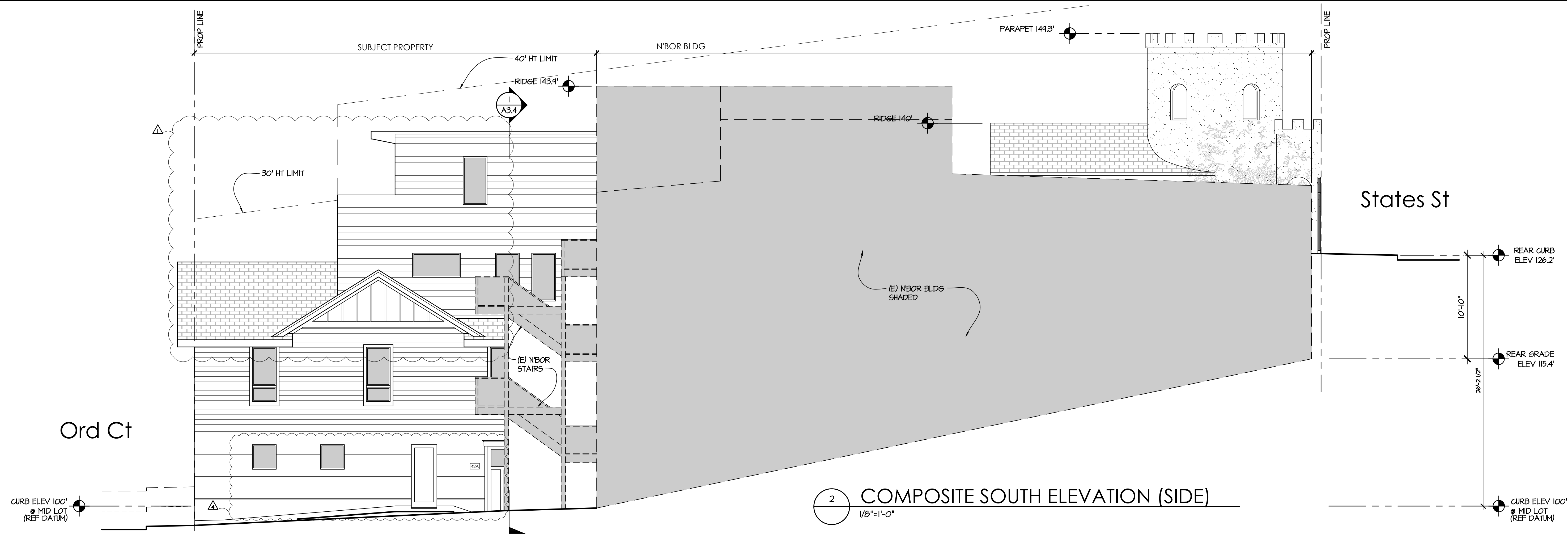


Project:
McGrath Residence
42 Ord Ct.
San Francisco, CA 94114
Block # 2619 Lot # 060

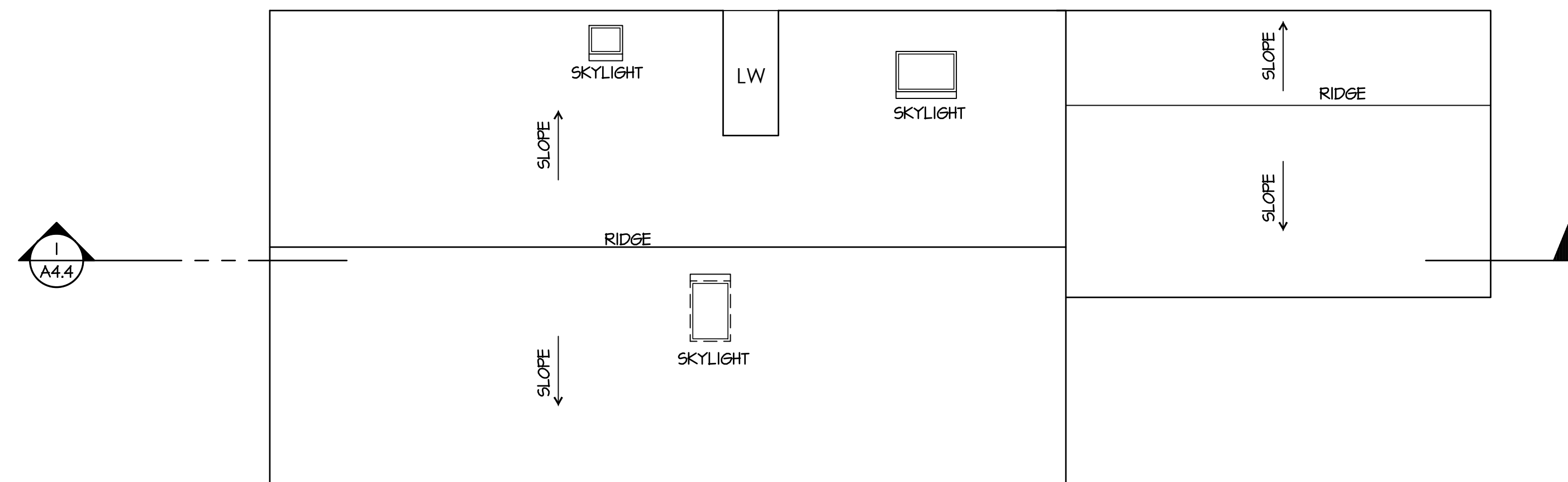
Contents:
**PROPOSED
DEMOLITION
CALCS & ANALYSIS**

Sheet #
A1.4
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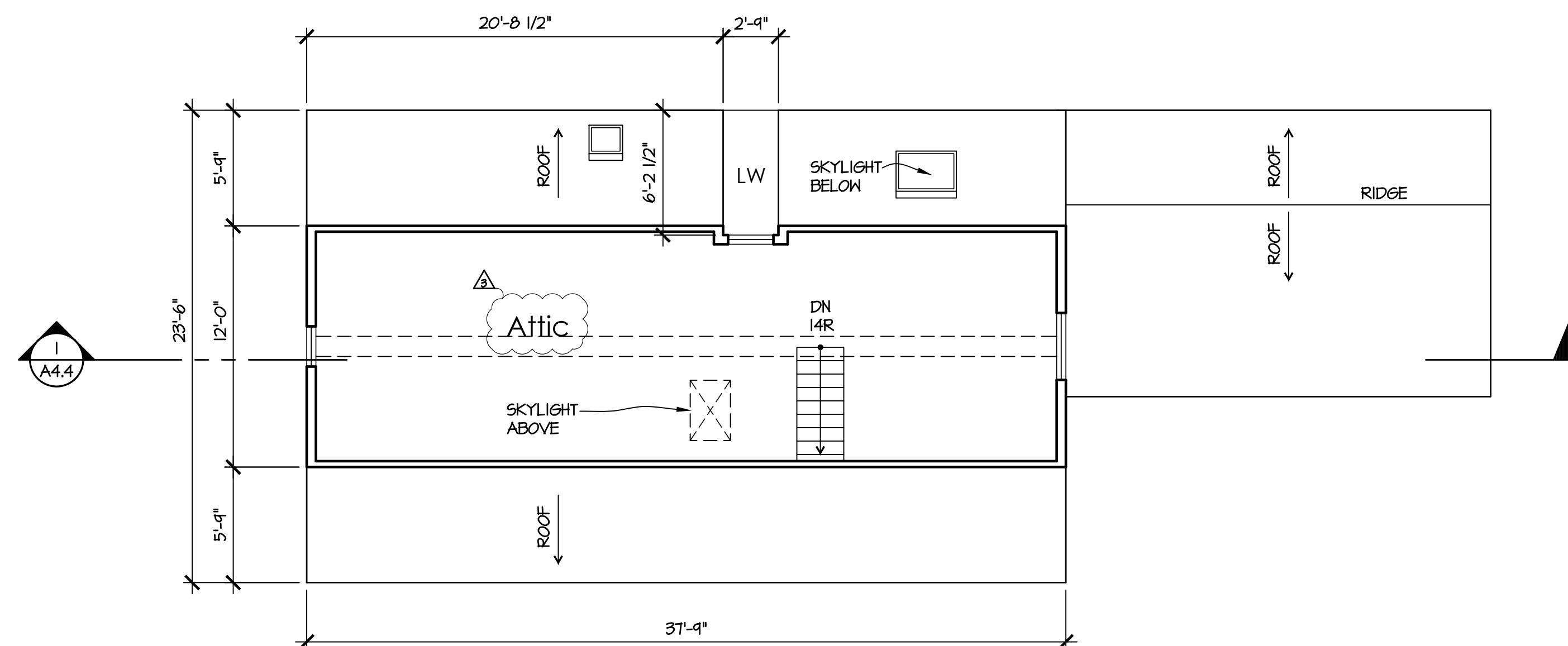




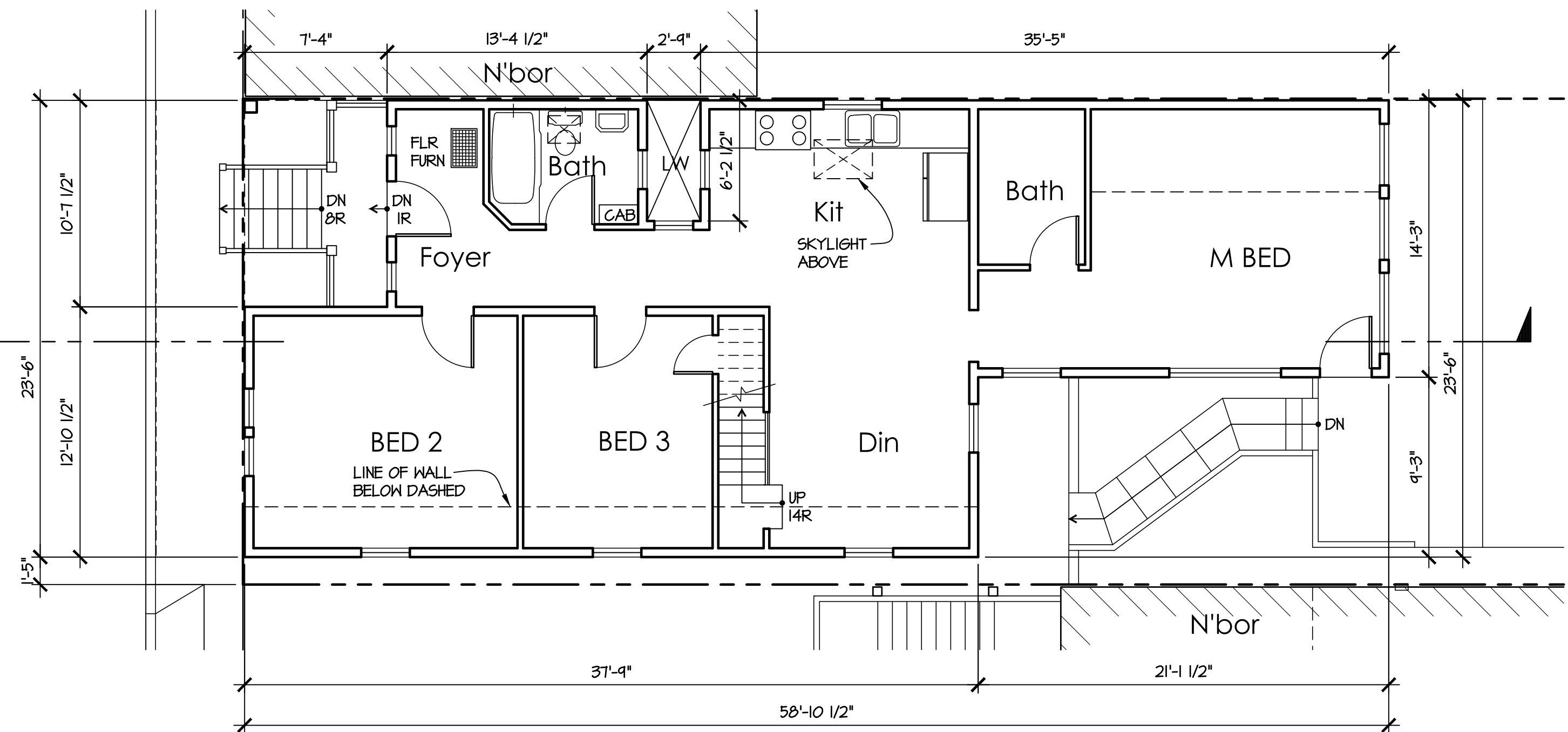




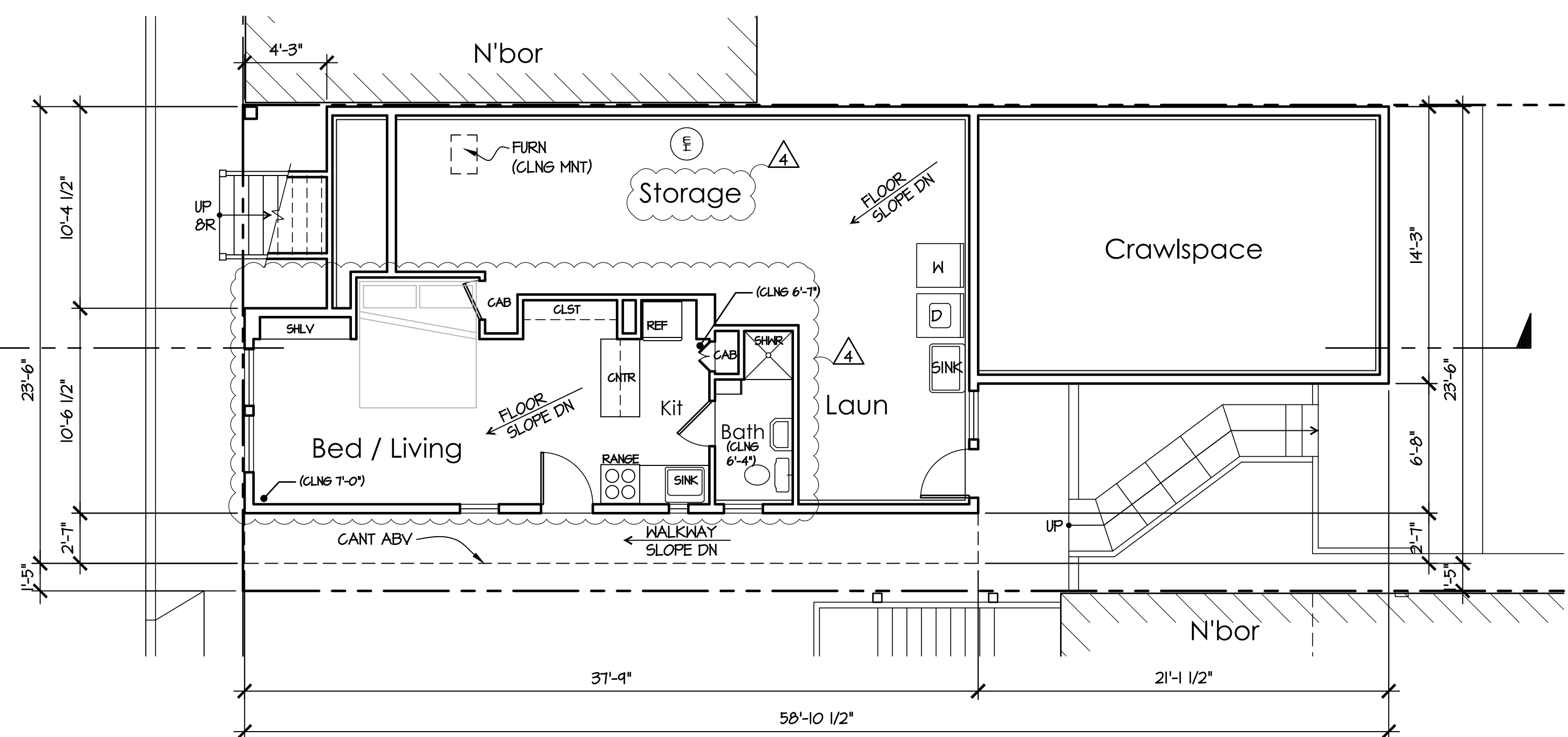
4 EXISTING ROOF PLAN
3/16"=1'-0"



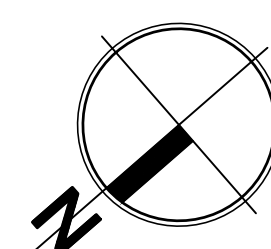
3 EXISTING THIRD FLOOR (ATTIC) PLAN - UNIT 2
3/16"=1'-0" AREA 453 SF

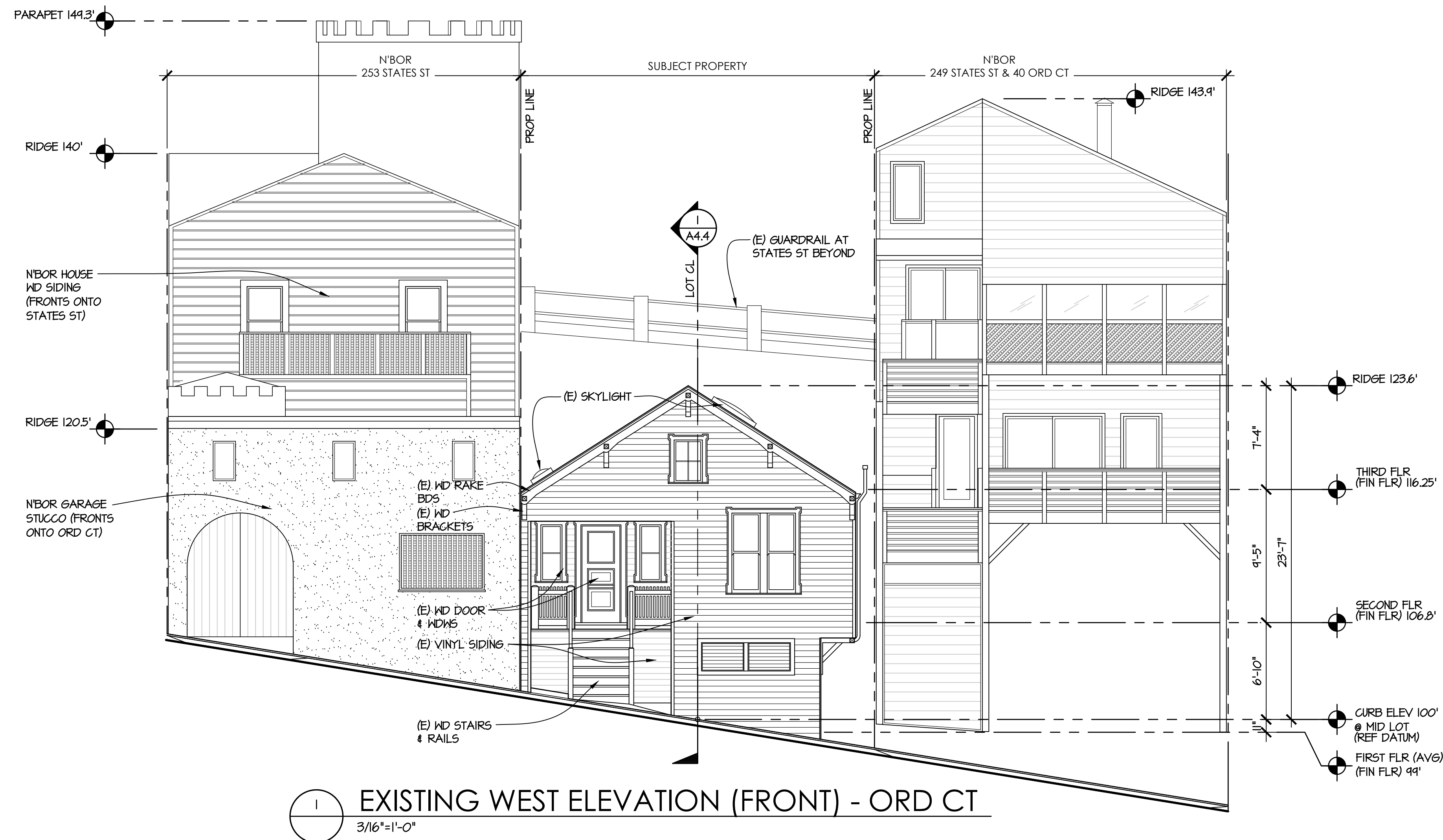
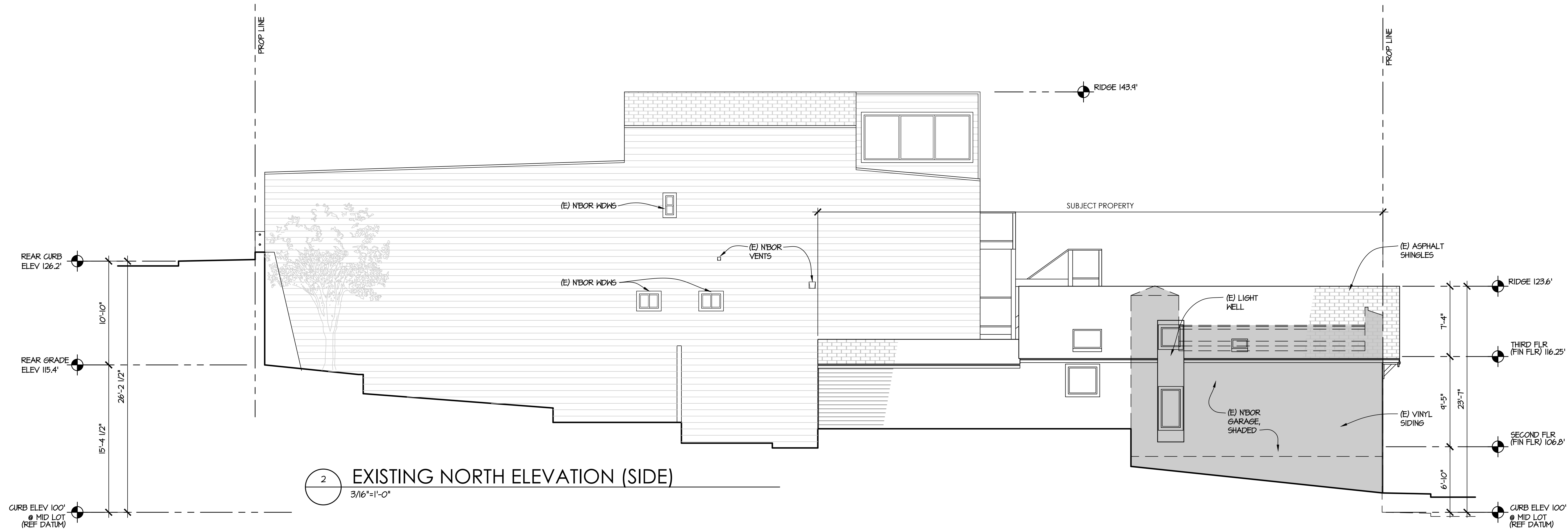


2 EXISTING SECOND FLOOR PLAN - UNIT 2
3/16"=1'-0" AREA 1110 SF



EXISTING FIRST FLOOR & CRAWLSPACE PLAN - UNIT 1
3/16"=1'-0" NON CONFORMING ADU: 320 SF





04-10-11 PRE-APP MEETING
02-06-11 SITE PERMIT APP
08-09-11 PRE-APP MEETING
08-09-11 PRE-APP MEETING
08-09-11 PRE-APP MEETING
08-09-11 PRE-APP MEETING

Job No.
Drawn:
Revision:

Issue:

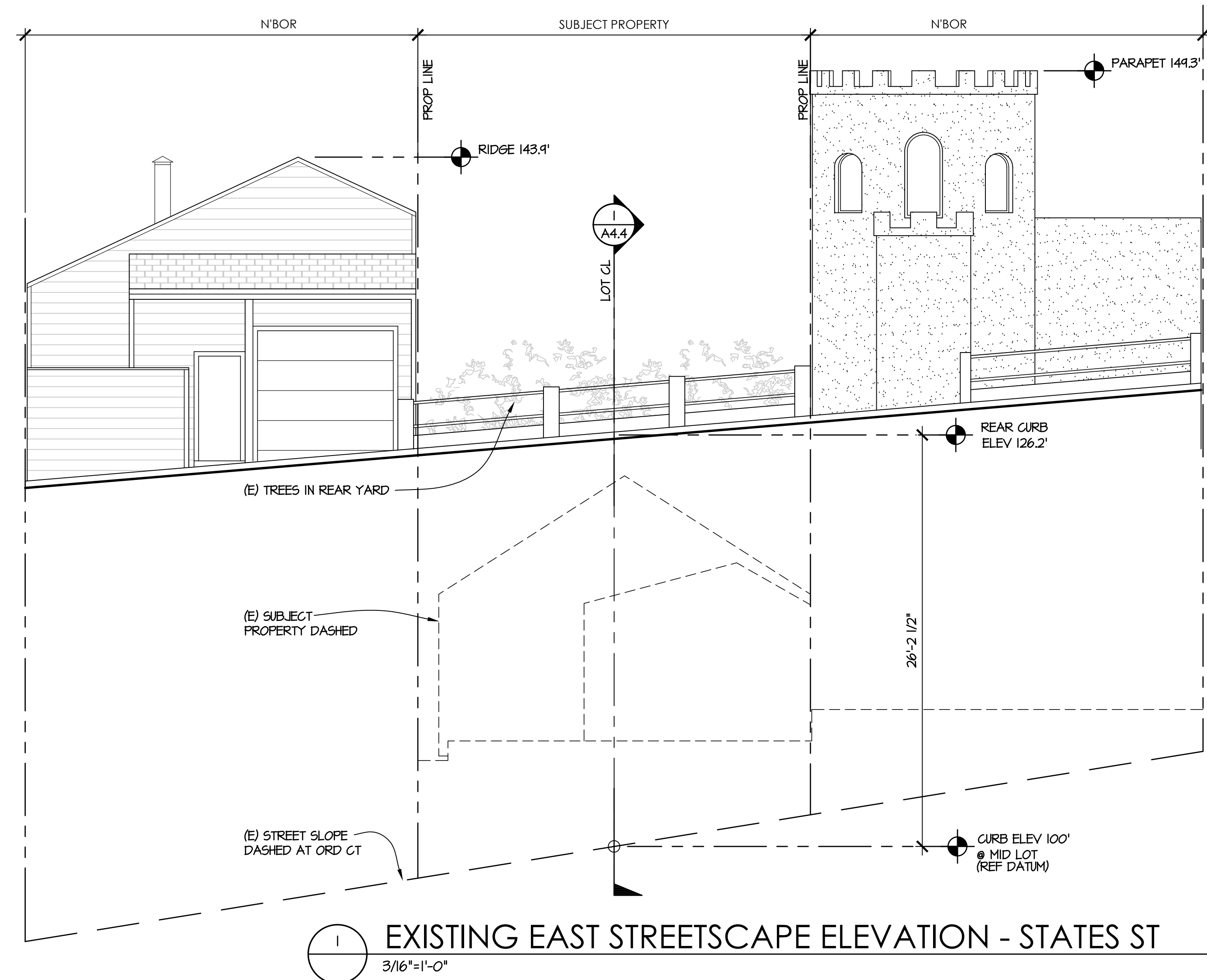
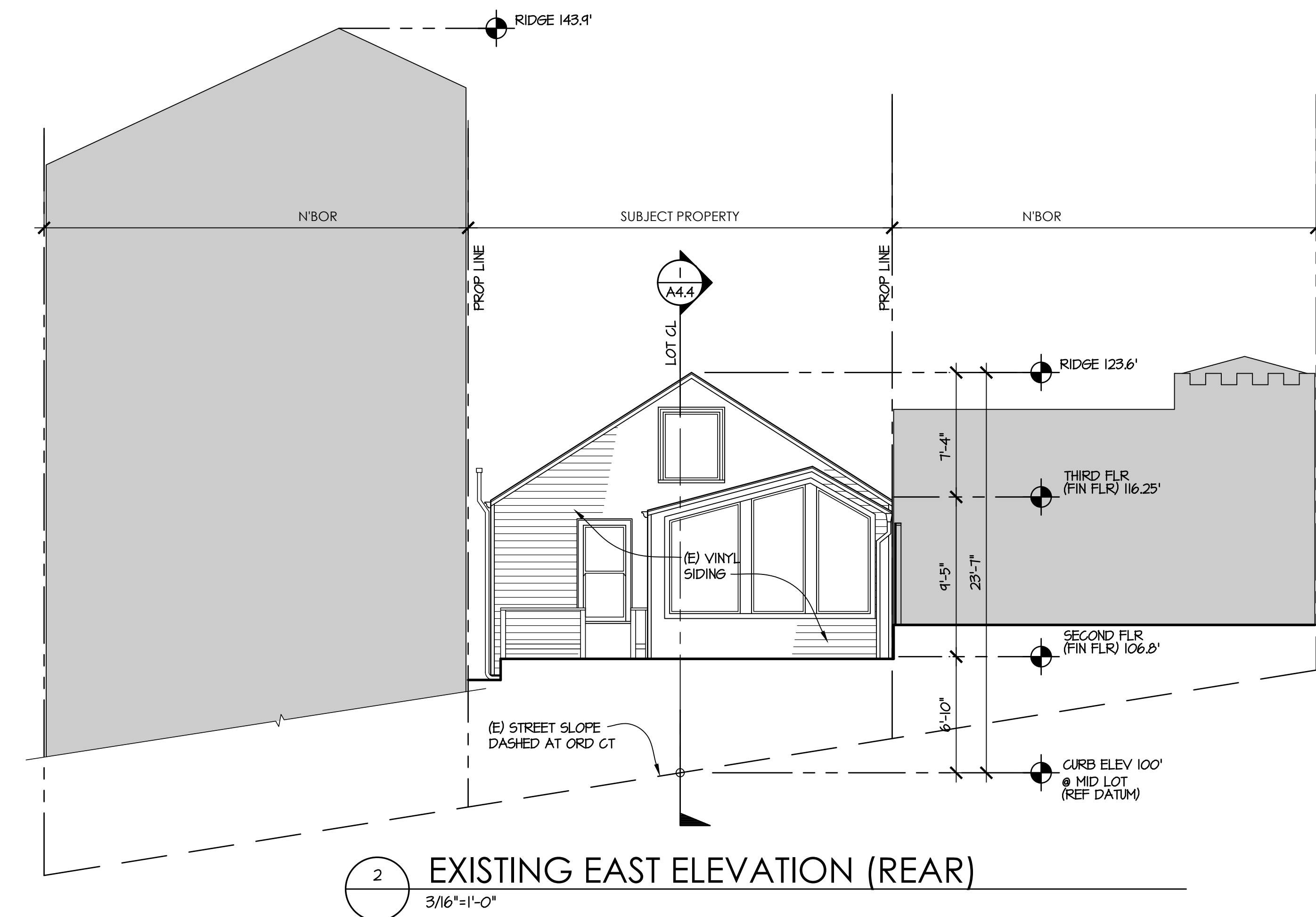
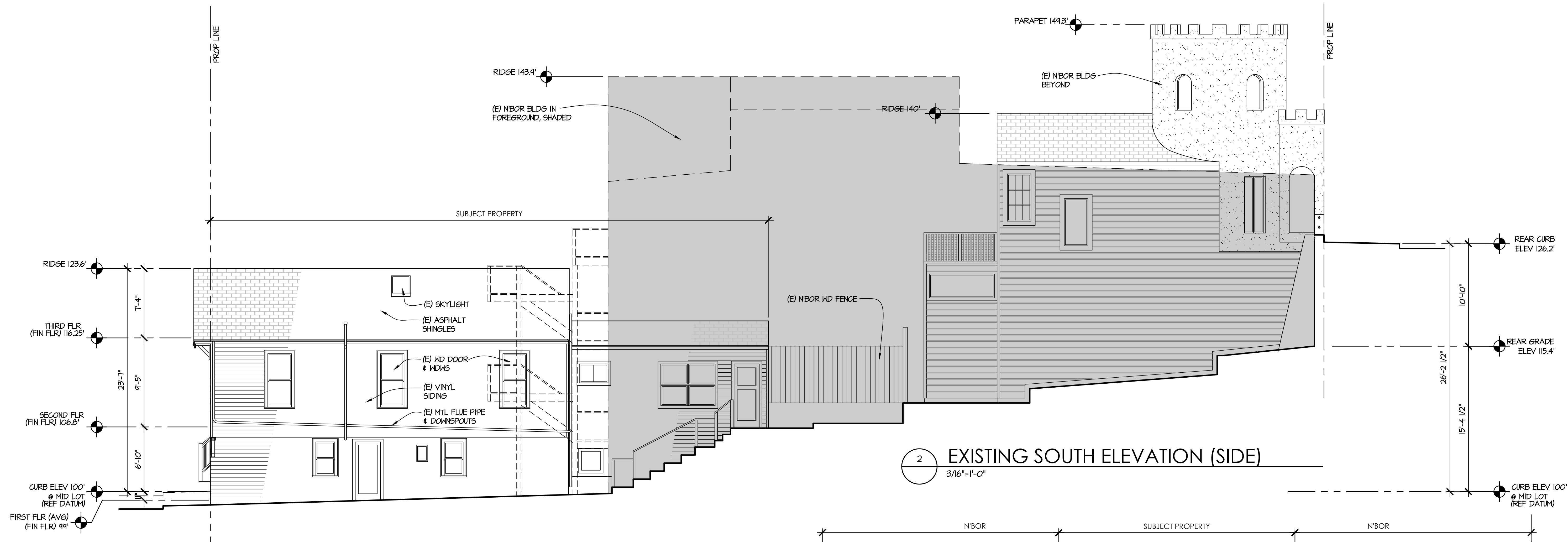
The Building Design Group
4620 BEN HUR ROAD
MARIPOSA, CA 95338
T. 209 966 5000 F. 966 5959



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

Contents:
**EXISTING CONDITIONS:
EXTERIOR ELEVATIONS**

Sheet #
A4.2
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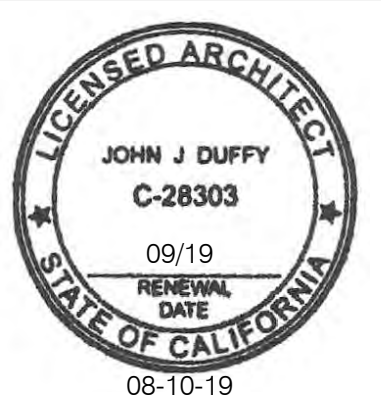


04-10-11 PRE-APP MEETING
05-06-11 SITE PERMIT APP
08-09-11 PRELIMINARY APP
08-10-11 CORRECT 2
2001

Issue:
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:
EXTERIOR ELEVATIONS**

Sheet #

A4.3

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7 42 Ord Ct - Rear Yard (View West)



6 42 Ord Ct - Rear Yard (View East)



5 Ord Ct Streetscape - West Side



4 N'bor 40 Ord Ct - Sidewall



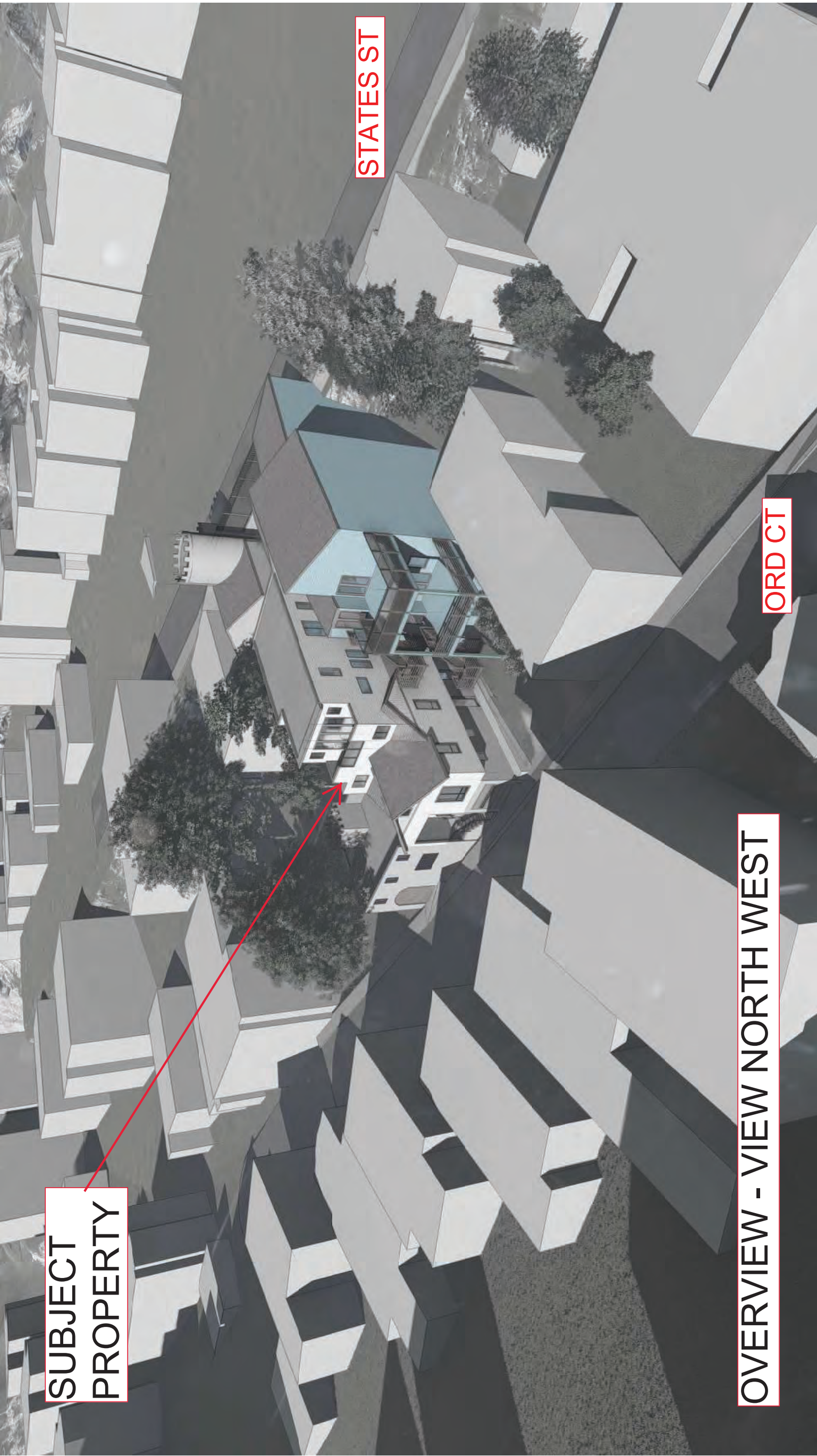
3 N'bor 253 States St - Sidewalk



2 Ord Ct Streetscape - East Side



42 Ord Ct - View Northeast



SUBJECT
PROPERTY

STATES ST

ORD CT

OVERVIEW - VIEW NORTH WEST



SUBJECT
PROPERTY

VIEW NORTH - FRONT ELEV



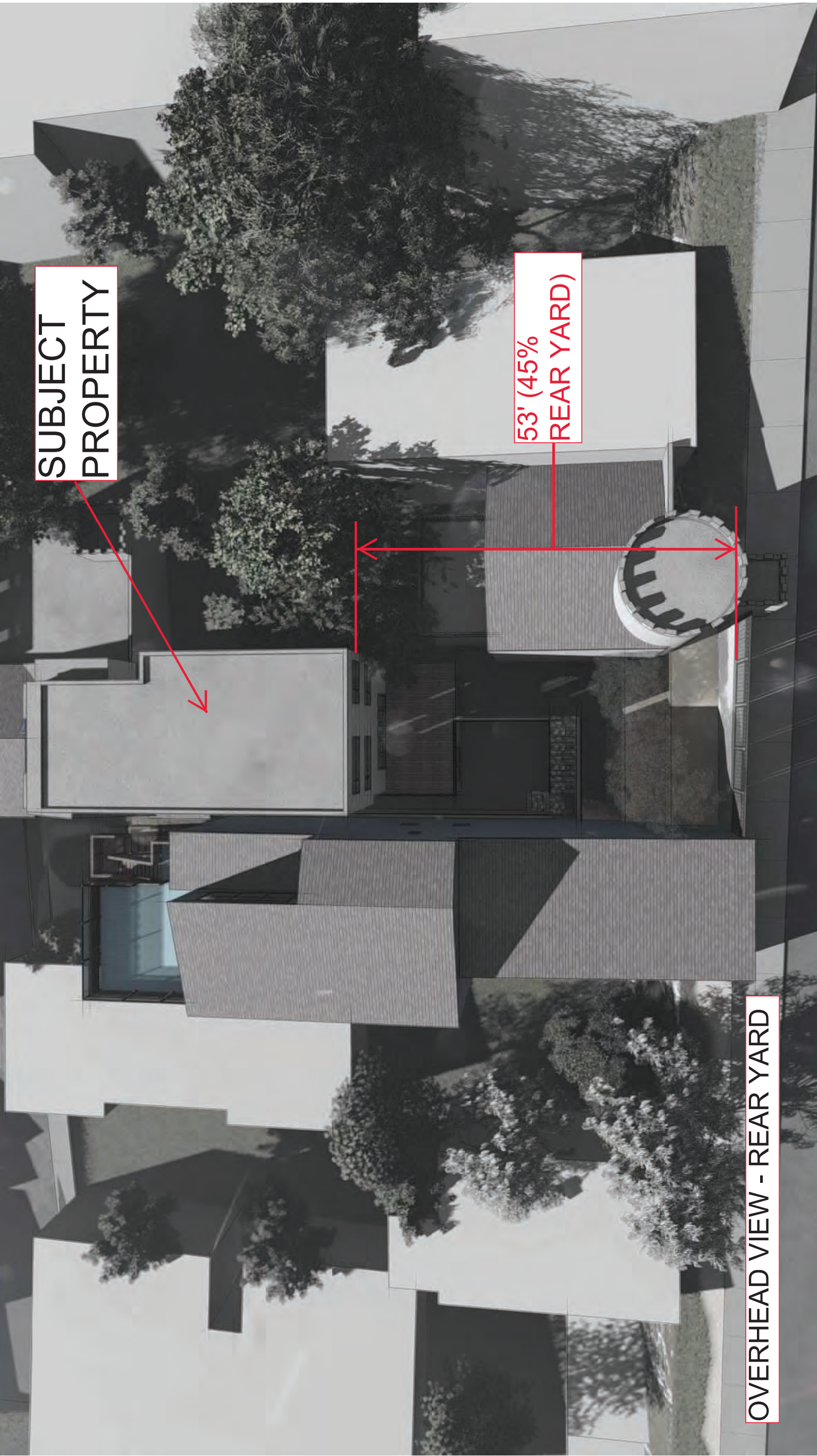
SUBJECT
PROPERTY

VIEW NORTH WEST - FRONT STREETSCAPE



SUBJECT
PROPERTY

VIEW NORTH EAST - FRONT STREETSCAPE



SUBJECT
PROPERTY

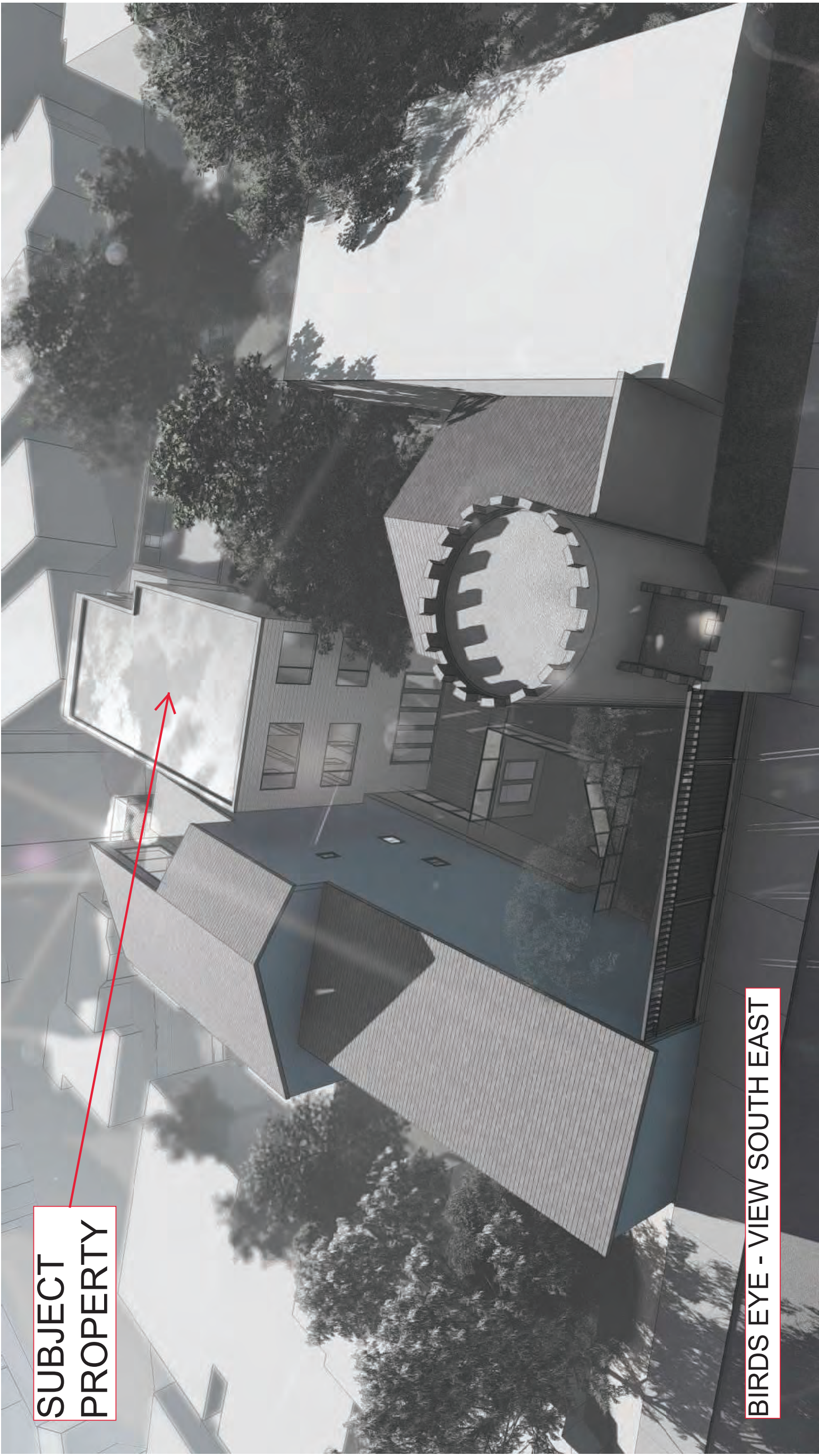
53' (45%
REAR YARD)

OVERHEAD VIEW - REAR YARD



SUBJECT
PROPERTY

BIRDS EYE - VIEW SOUTH WEST



SUBJECT
PROPERTY

BIRDS EYE - VIEW SOUTH EAST

SUBJECT
PROPERTY



VIEW SOUTH FROM STATES
ST - REAR YARDS





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=Laura Lynch, o=City Planning, ou=City Planning, email=lori.lynch@sfplanning.org, c=US Date: 2017.09.20 10:10:15 -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	

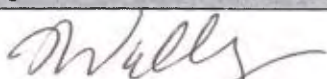
PRESERVATION TEAM COMMENTS:

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



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

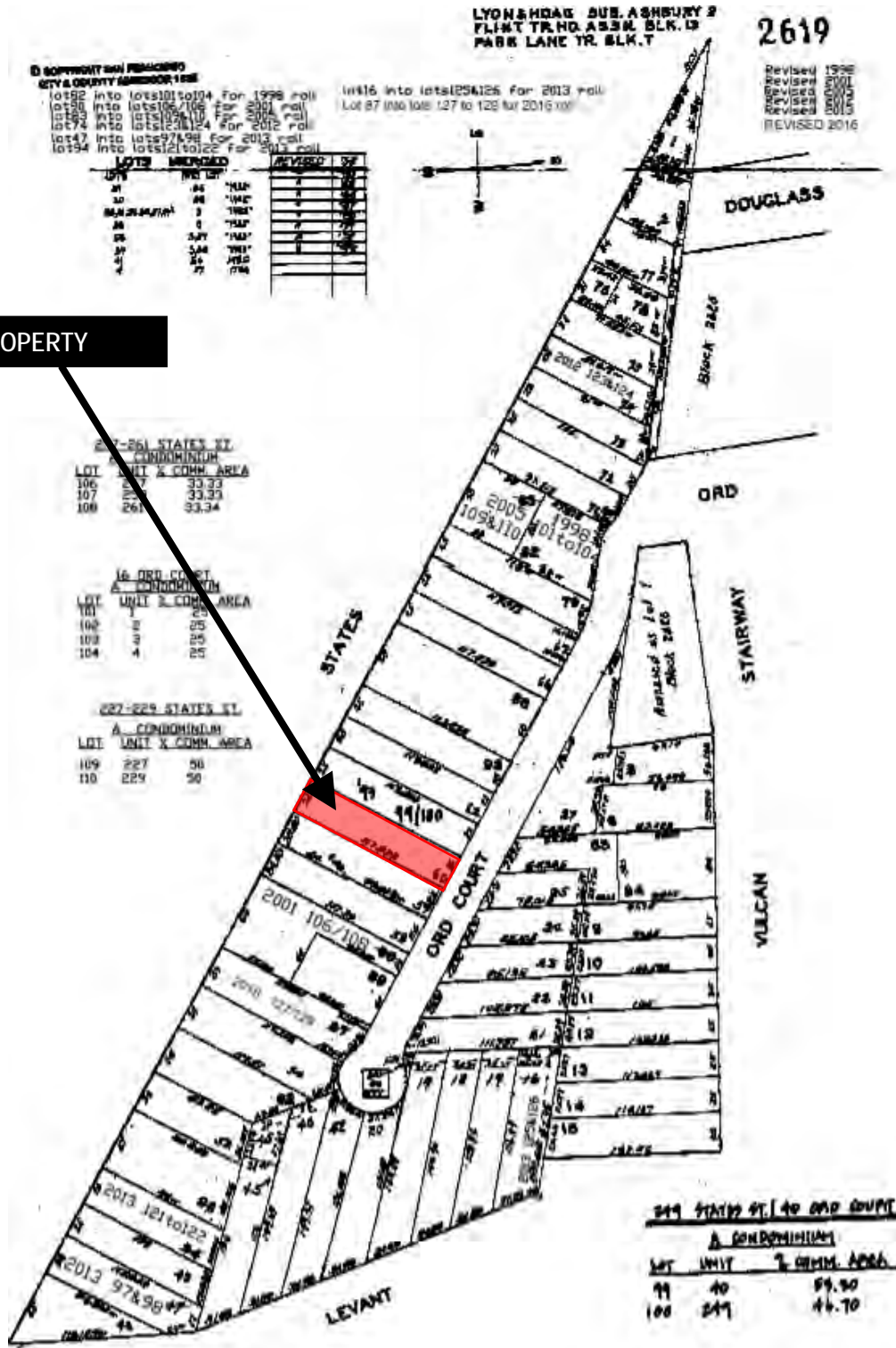
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF		533	533
Residential GSF	1430	4242	2812
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	1430	4775	3345
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1 and 1 unpermitted DU		2
Dwelling Units - Total	1 and 1 unpermitted DU		2
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	0	1	1
Loading Spaces			
Bicycle Spaces	0	2	2
Car Share Spaces			
Other ()			

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



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

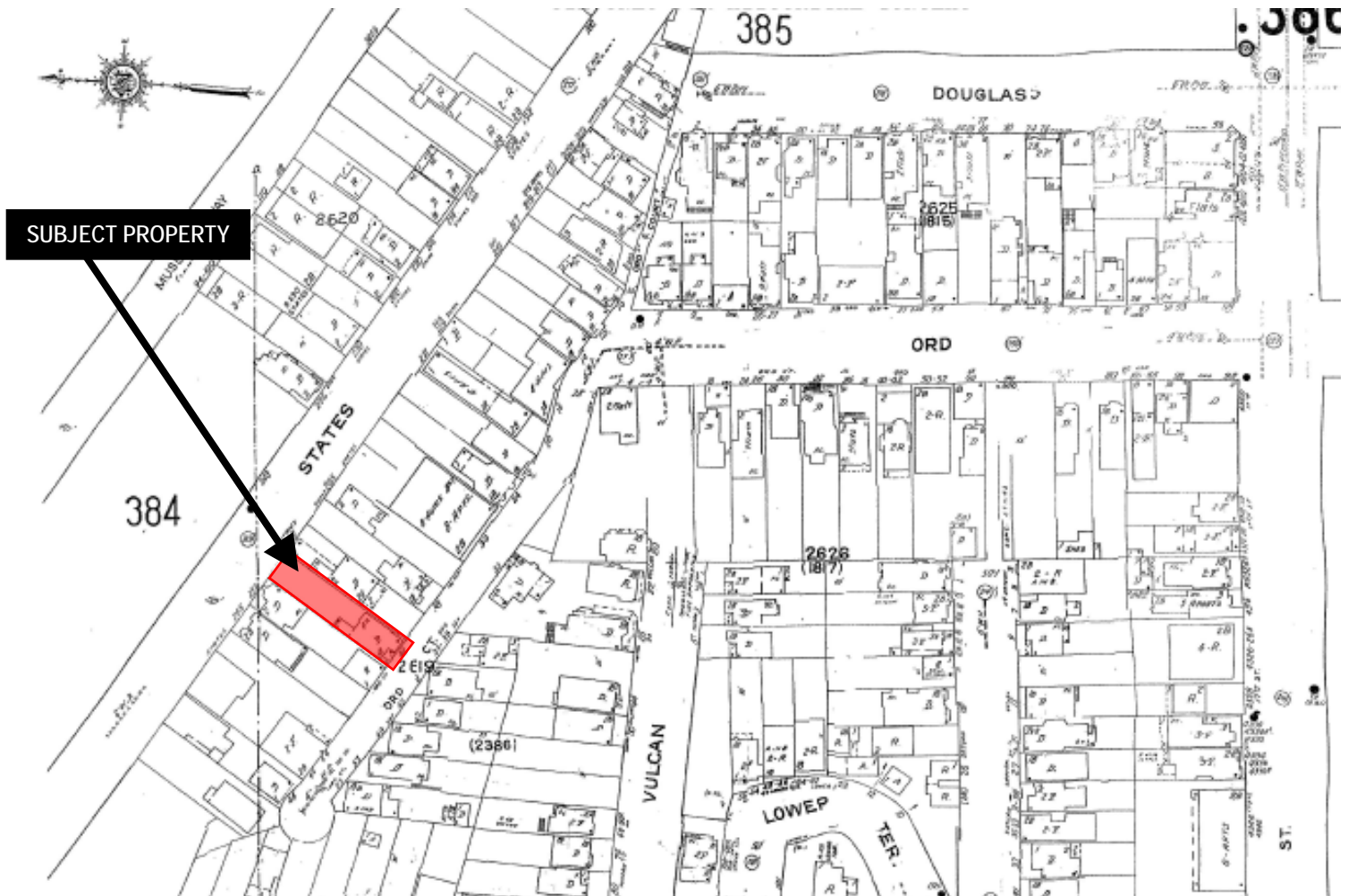
Parcel Map



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



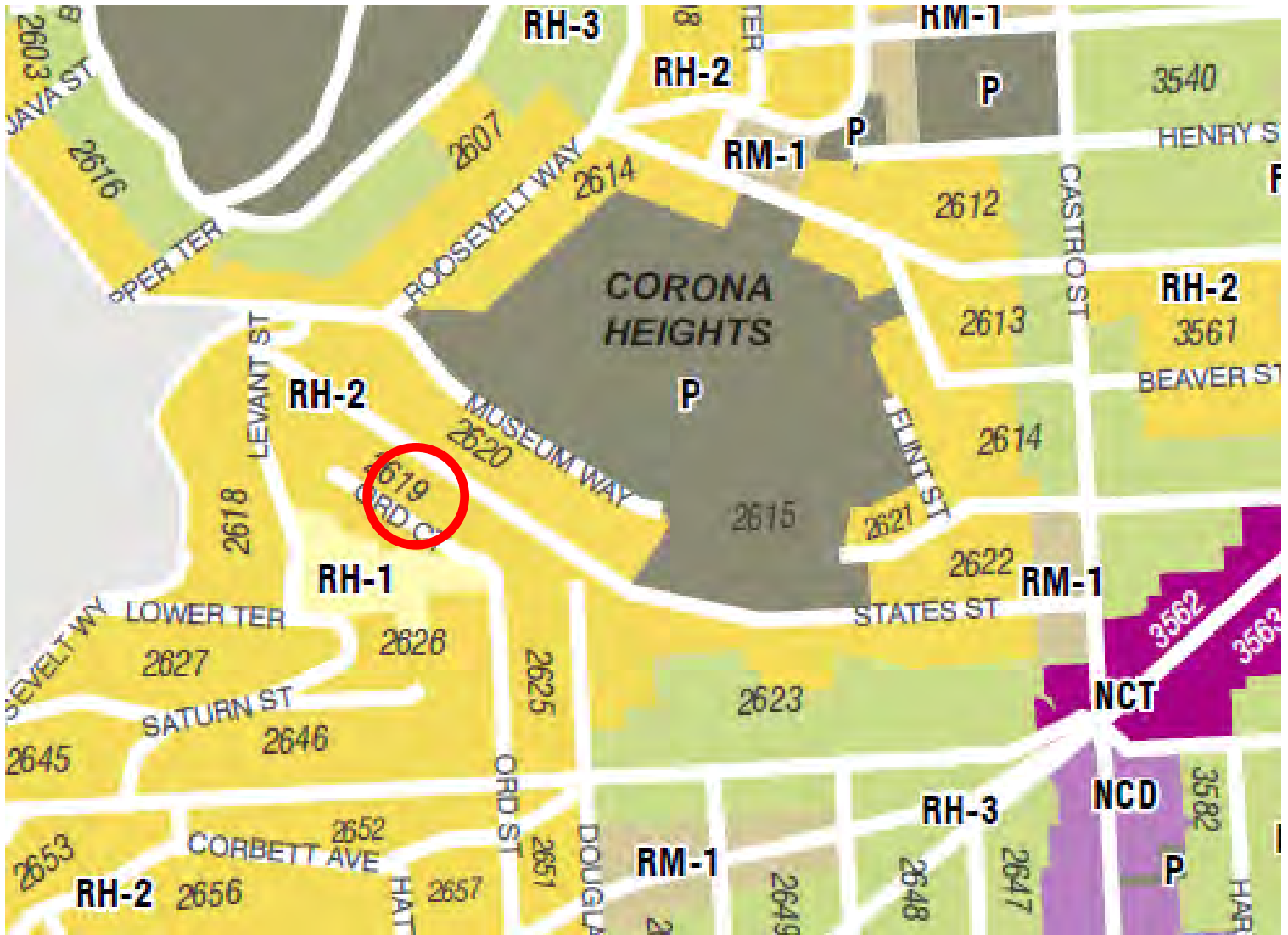
Sanborn Map*



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



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

Existing Lower Unit Photo



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

Existing Lower Unit Photo



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

Existing Lower Unit Photo



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