



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 12, 2020

Record No.: 2018-006299CUA
Project Address: 378 8th Avenue
Zoning: RM-1 (Residential, Mixed, Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 1439/024
Project Sponsor: Cassandra Mettling-Davis
CMD Architecture
801 Portola Drive, Ste. 104
San Francisco, CA 94127
Property Owner: Steven and Rita Lau
1032 Irving Street #621
San Francisco, CA 94122
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes demolition of a 2,945 square foot, three-story single-family residence and new construction of a 6,400 square foot, three-story, 34-ft tall, two-family residence. The resulting building will contain two family-sized dwelling units (approximately 1,900 and 2,900 square feet) with a tandem two-car garage. The project site is located within the RM-1 (Residential, Mixed, Low Density) Zoning District, and 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 317 and 303 to demolish an existing two-story-over-garage, one-family residence and construct a new three-story, two-unit residence at 378 8th Avenue.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date the Department has not received any correspondence related to the project.
- **Existing Tenant & Eviction History:** The existing single-family dwelling is currently vacant. According to the property owners, the previous tenants moved out in October 2019 of their own accord. There is no known evidence of any evictions on the property. See Exhibits for Eviction History documentation.

- **Design Review Comments:** The department requested the applicant make the ground floor living space into a separate dwelling unit. The ground floor consists of 451 square feet of habitable space behind the garage. The space is independently accessible and has conforming dwelling unit exposure to the rear yard.

However, the property owners have noted in the Project Sponsor Brief (Exhibit F) that they intend to have their family utilize the lower unit for multi-generational family use and rent the upper unit. Additionally, they cite budget constraints prevent them from making the building into an apartment building, or adding a fourth floor, and will likely abandon the project if a third unit is made a condition of Conditional Use approval.

ENVIRONMENTAL REVIEW

On March 3, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will allow construction of a three-story two-family dwelling on the subject property currently occupied by a three-story, one-family residential building. The project represents a sensitive infill within the allowable residential density applicable to the RM-1 Zoning District. 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 - Project Sponsor Brief
Exhibit G - Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MARCH 12, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2018-006299CUA
Project Address: 378 8TH AVENUE
Zoning: RM-1 (Residential, Mixed, Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 1439/024
Project Sponsor: Cassandra Mettling-Davis
CMD Architecture
801 Portola Drive, Ste. 104
San Francisco, CA 94127
Property Owner: Steven and Rita Lau
1032 Irving Street #621
San Francisco, CA 94122
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH AN EXISTING THREE-STORY, 2,945 SQUARE FOOT ONE-FAMILY RESIDENCE AND CONSTRUCT A NEW 6,400 SQUARE FOOT THREE-STORY, TWO-FAMILY RESIDENCE WITH TWO FAMILY-SIZED DWELLING UNITS, LOCATED AT 378 8TH AVENUE, LOT 024 IN ASSESSOR'S BLOCK 1439, WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) ZONING DISTRICTS AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 12, 2019, Cassandra Mettling-Davis of CMD Architecture (hereinafter "Project Sponsor") filed Application No. 2018-006299CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new three-story, 34-ft tall, residential building with two dwelling units (hereinafter "Project") at 378 8th Avenue, Block 1436 Lot 024 (hereinafter "Project Site").

On March 3, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project.

On March 12, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-006299CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-006299CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-006299CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of a 2,945 square foot, three-story single-family residence and new construction of a 6,400 square foot, three-story, 34-ft tall, two-family residence. The resulting building will contain two family-sized dwelling units (approximately 1,900 and 2,900 square feet) with a tandem two-car garage and two Class 1 bicycle parking spaces. The Project includes one two-bedroom and one three-bedroom unit. The Project provides private open space in the rear yard and a private roof deck.
3. **Site Description and Present Use.** The Project Site is located within the RM-1 (Residential, Mixed, Low Density) Zoning District on a 3,000 square-foot lot with 25 feet of street frontage and a depth of 120 feet. The Project Site contains one existing building, approximately 44 feet in length, containing a vacant one-family residential building. The existing structure was determined not to be a historic resource (application number 2005-0856E).
4. **Surrounding Properties and Neighborhood.** RM-1 Zoning Districts contain a mixture of dwelling types and have a significant number of apartment buildings. The subject site borders an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District which runs along Geary Boulevard and provides access to a wide variety of goods, services and transit lines. The adjacent building to the north is a large circa 1960's six-family residence, while the adjacent building to the south is a circa 1930's four-story religious building. The historic Star of the Sea Church and elementary school are located opposite the subject site. Surrounding properties are primarily zoned RM-1 and NC-3.
5. **Public Outreach and Comments.** The Department has not received any correspondence related to the project.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

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

- B. **Residential Density, Dwelling Units.** Planning Code Section 209.1 states that states that three dwelling units per lot are permitted or one dwelling unit per 800 square feet of lot area within the RM-1 District.

The Project will demolish one existing single-family dwelling and will construct two residential units within a new three-story building; therefore, the Project complies.

- C. **Rear Yard.** Planning Code Section 134 states properties in the RM-1 Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors. If averaged the rear yard can be no less than 25% of the lot depth.

The Project provides a reduced rear yard equal to 25% of the depth of the lot as permitted by Planning Code Section 134. Therefore, the Project complies.

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

Both units have access to private open space. Unit 1 has exclusive access to the rear yard and Unit 2 the roof deck. Each of these areas meet the usable open space requirements for size and dimensions.

- E. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The subject property is not required to provide a front setback. As such, landscaping and permeability requirements do not apply to the Project.

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

Both units face onto 8th Avenue and a conforming rear yard. Therefore, the Project meets dwelling unit exposure requirements of the Planning Code.

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

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

- H. **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.

The proposal measures 34 feet in height and therefore complies with this requirement.

- I. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for any application for a permit that would result in the removal of one or more residential units. This Code Section establishes a checklist of criteria that the Planning Commission shall consider in review of the application.

As the Project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317(g)(5) have been incorporated as findings as a part of this Motion. See Section 7, below, "Additional Findings Pursuant to Section and 317 – Residential Demolition".

- J. **Residential Child-Care Impact Fee.** 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 adds one new dwelling unit. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A.

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

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

The use and size of the proposed resident project is compatible with the immediate neighborhood, which exhibits a mixture of multi-family buildings and religious institutions of three to four stories. The proposal would demolish an existing one-family dwelling that contains three bedrooms and has approximately 2,945 total square feet of gross floor area (gfa). The new building will contain two family-sized dwelling units (approximately 6,400 total gfa).

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

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

The proposed massing is appropriate given the context of the immediate neighborhood and block face. The new construction is within the buildable area and provides a rear yard comparable to adjacent properties.

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

The proposal does not increase the number of automobile parking spaces at the site. A ratio of one parking space per dwelling unit is provided. Two required Class 1 bicycle parking spaces are located in the garage. The Project would not interfere or unduly burden traffic patterns within the surrounding transit rich neighborhood.

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

As the Project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected to produce noxious or offensive emissions.

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

Although designed in a more contemporary aesthetic, the façade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RM-1 District.

The proposed project would remain in conformity with the stated purpose of the RM-1 Zoning District, as the building will construct two residential units where four residential units are permitted (one dwelling unit per 800 square feet of lot area).

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

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

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

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

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

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

The existing structure is not a historical resource.

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

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

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

The existing structure is a one-family residence that was tenant-occupied until October 2019 but is currently vacant. The new building will consist of one tenant- and one owner-occupied unit. As such, the project does entail conversion of rental housing to other forms of tenure or occupancy.

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

The Project Site contains one dwelling unit. Although a single dwelling unit is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction. Neither history nor eviction notices are filed at the Rent Board for 378 8th Avenue.

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

Although the Project proposes the demolition of an existing one-family residence, the new construction proposes two family-sized dwelling units, resulting in a net gain of one dwelling unit at the Project Site.

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

The replacement building complements the neighborhood character with appropriate mass, scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The Project would yield a net gain of one residential unit and two bedrooms (five total) to the City's housing stock.

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

The existing residential unit is not a designated affordable dwelling unit nor subject to the Residential Rent Stabilization and Arbitration Ordinance and is therefore subject to market-rate demand pricing. The Project will provide two new family-sized market-rate units and is therefore not comparable to the affordability of the existing three-bedroom circa 1904 single-family dwelling. The Project will also result in a net addition of one new dwelling unit to the City's housing stock, thereby providing minor relief to the overall demand for housing.

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

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

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

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

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

The project proposes an opportunity for family-sized housing, the new structure will provide one additional dwelling unit. Thus, creating two family-sized units where one currently exists.

- xiii. Whether the Project creates new supportive housing;

The Project will not create new supportive housing.

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

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

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

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

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

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

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

The project proposes demolition of the existing one-family structure and construction of a two-family structure, where four dwelling units are allowed on a lot of this size. Therefore, the Project will not provide the maximum number of dwelling units allowed on site.

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

The Planning Department cannot definitively determine whether the one-family home is subject to the Rent Stabilization and Arbitration Ordinance. The existing three-bedroom structure is proposed

to be replaced with two dwelling units. As such, the Project adds one family-sized unit to the City's housing stock.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

The project proposes to demolish a single-family three-bedroom residence to construct a new 6,400 square foot two-family residence with a total of five bedrooms.

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.

The overall scale, design, and materials of the proposed building are consistent with the block face and complement the mixed visual character neighborhood.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.5:

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

The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in the number of dwelling units, while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building are consistent with the block face and complement the neighborhood character.

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

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

The project site does not possess any neighborhood-serving retail uses. The Project provides two new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms and units. There will be a net gain of one unit at the project site.

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

The Project does not currently possess any existing affordable housing.

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

The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project is within walking distance to the 1-California, 1AX-California A Express, 1BX-California B Express, 2-Clement, 28R-19th Avenue Rapid, 38-Geary, 38AX-Geary A Express, 38BX-Geary B Express, 38R-Geary Rapid, and 44-O'Shaughnessy bus lines.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

The Project will have no negative impact on existing parks and open spaces. The Project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structure is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-006299CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 2, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 12, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 12, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to demolish a three-story single-family dwelling and to construct a three-story, two-family dwelling located at 378 8th Avenue Block 1439, and Lot 024 pursuant to Planning Code Sections 317 and 303 within the RM-1 District and a 40-X Height and Bulk District; in general conformance with plans, dated **March 2, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. 2018-006299CUA and subject to conditions of approval reviewed and approved by the Commission on **March 12, 2020** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 12, 2020** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

8. **Bicycle Parking.** The Project shall provide no fewer than one Class 1 bicycle parking space per dwelling unit as required by Planning Code Sections 155.1 and 155.2.

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

PROVISIONS

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

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

MONITORING - AFTER ENTITLEMENT

10. **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

11. **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

12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

This page intentionally left blank.

Exhibit B- Plans and Renderings

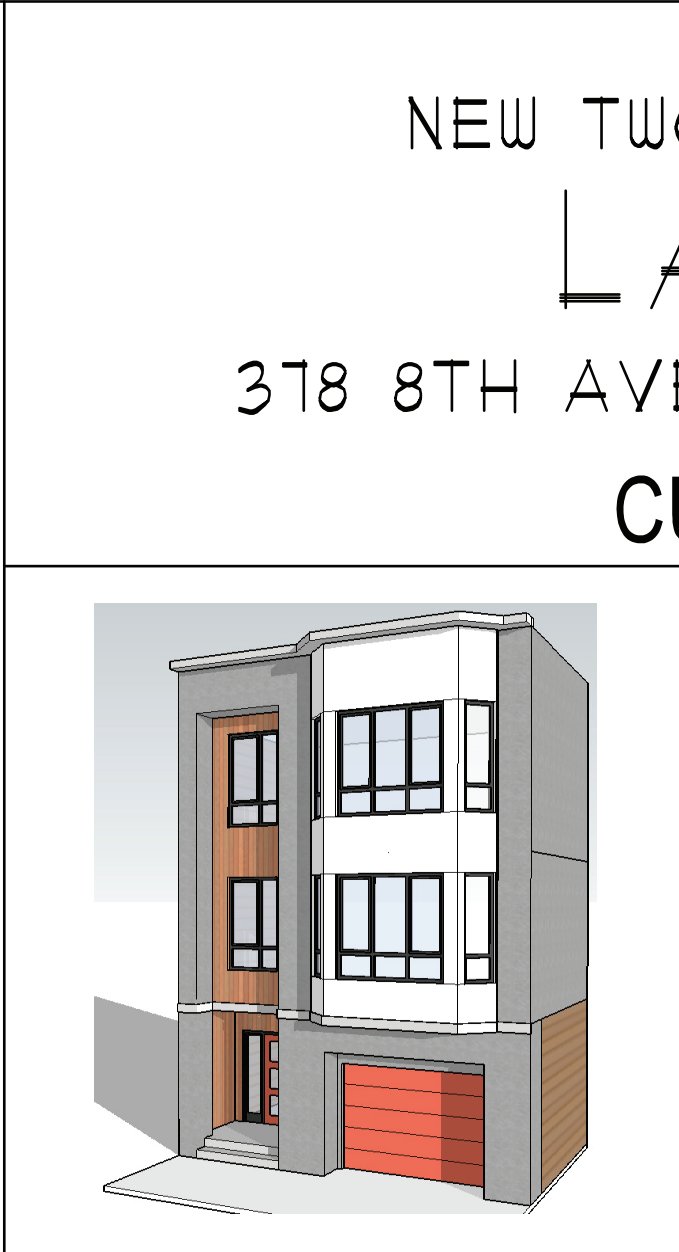
Proposed 2 Unit Building
378 8th Avenue, San Francisco

March 2, 2020
CMD Architecture



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 224
--

ABBREVIATIONS



SITE PHOTO

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC. WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. THEREAFTER CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED IN WRITING BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.

4. ALL ITEMS NOT NOTED AS (E) OR 'EXISTING' ARE NEW.

5. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

2. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE.

3. ALL DIMENSIONS ARE TO OUTSIDE FACE OF FINISHES, UNLESS OTHERWISE NOTED.

4. ALL EXISTING WALLS, FLOORS, AND CEILINGS AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

5. ALL WORK SHALL BE IN ACCORDANCE WITH 20% SFBC, 20% CBC, 20% CMC, 20% CEES, 20% CEC, AND 20% CPC, AND ALL OTHER LOCAL, STATE AND FEDERAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

6. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY OF THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

7. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK, MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES, AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

PROJECT INFORMATION

NEW TWO-UNIT BUILDING FOR THE LAU FAMILY

378 8TH AVENUE, SAN FRANCISCO, CA 94118

CUA HEARING SUBMITTAL

PROJECT ADDRESS:	378 8TH AVENUE, SAN FRANCISCO, CA 94118
OWNERS:	RITA AND STEVEN LAU (415) 309-9001
CONTACT PERSON:	CASSANDRA METTLING-DAVIS, AIA CMD ARCHITECTURE (415) 664-3400
PROJECT DESCRIPTION:	DEMOLISH EXISTING SINGLE FAMILY HOUSE AND CONSTRUCT NEW TWO-UNIT BUILDING. 1ST FLOOR (GROUND LEVEL) TO PROVIDE ENTRY FOYER, PARKING FOR TWO CARS AND LOWER LEVEL OF UNIT #1. 2ND FLOOR IS 2ND LEVEL OF UNIT #1, 3RD FLOOR IS UNIT #2. STAIR EXTENDS TO ROOF WITH STAIR PENTHOUSE, ROOF DECK, AND BUILDING EQUIPMENT. UNIT #1 IS 3 BEDROOMS, UNIT #2 IS TWO BEDROOMS.
BLOCK/LOT #:	1439/024
ZONING DISTRICT:	RM-1
HEIGHT/BULK DISTRICT:	40X

BUILDING/SITE DATA:	EXISTING	PROPOSED
OCCUPANCY:	R-3	R-3
CONSTRUCTION TYPE:	VB	VA
NUMBER OF STORIES:	3	3
HEIGHT OF BUILDING:	± 33'	± 34'
NUMBER OF UNITS:	1	2
NUMBER OF OFF-STREET PARKING:	1	2
NUMBER OF BICYCLE SPACES:	0	2
MAX. DEPTH OF EXCAVATION:	NA	± 2'
EST. AMT. OF SOIL DISTURBANCE:	NA	130 CY
SITE SLOPE:	± 2%	± 2%
USABLE OPEN SPACE:	± 1,350 SF	1,024 SF

EXISTING/PROPOSED BUILDING AREAS:			
FLOOR AREAS	EXISTING:	NEW CONSTRUCTION:	INCREASE:
FIRST FLOOR (UNCOND. AREA)	1,093 SF	817 SF	--
FIRST FLOOR (COMMON AREAS)	NA	300 SF	--
FIRST FLOOR (HABITABLE AREA)	0 SF	1,021 SF	--
SECOND FLOOR (COMMON AREAS)	NA	117 SF	--
SECOND FLOOR (HABITABLE AREA)	1,076 SF	1,881 SF	--
THIRD FLOOR (COMMON AREAS)	NA	107 SF	--
THIRD FLOOR (HABITABLE AREA)	776 SF	1,891 SF	--
TOTAL HABITABLE:	1,852 SF	4,793 SF	2,941 SF
UNCONDITIONED FLOOR AREA	1,093 SF	817 SF	-276 SF
COMMON AREAS:	NA	524 SF	524 SF
TOTAL:	2,945 SF	6,134 SF	3,189 SF
NEW BUILDING INFORMATION:			
	GFA	# BDRMS	OPEN SPACE REQ.
UNIT #1	2,902 SF	3	100 (PRIV)/133 (COMMON)
UNIT #2	1,891 SF	2	100 (PRIV)/133 (COMMON)

PROJECT INFORMATION

(E) WALL TO REMAIN	(N) WALL	(E) WALL TO BE REMOVED	(N) 1-HOUR RATED PARTITION	CENTER LINE	DOOR NUMBER	WINDOW NUMBER	KEY NOTE REFERENCE	WALL HEAT REGISTER	FLOOR HEAT REGISTER
DETAIL: IDENTIFICATION SHEET NUMBER AREA DETAILED	SECTION: IDENTIFICATION SHEET NUMBER SECTION CUT	ELEVATION: IDENTIFICATION SHEET NUMBER	INTERIOR ELEVATION: IDENTIFICATION SHEET NUMBER WALL INDICATOR	REVISION INDICATOR REVISION NUMBER SUBJECT REVISED					

A0	COVER SHEET
EC1	EXISTING CONDITIONS / DEMO FLOOR PLANS
EC2	EXISTING CONDITIONS / ELEVATIONS
EC3	EXISTING CONDITIONS/ELEVATIONS
AI.1	EXISTING PLOT PLAN/ROOF PLAN
AI.2	PROPOSED PLOT PLAN/ROOF PLAN
A2.1	FLOOR PLANS - PROPOSED
A2.2	FLOOR PLANS - PROPOSED, BUILDING SECTION
A3.1	EXTERIOR ELEVATIONS, LATERAL SECTION, WINDOW DETAIL
A3.2	EXTERIOR ELEVATIONS

SHEET INDEX

CMD Architecture

801 Portola Drive
Suite 104
San Francisco CA 94127
415 664 3400

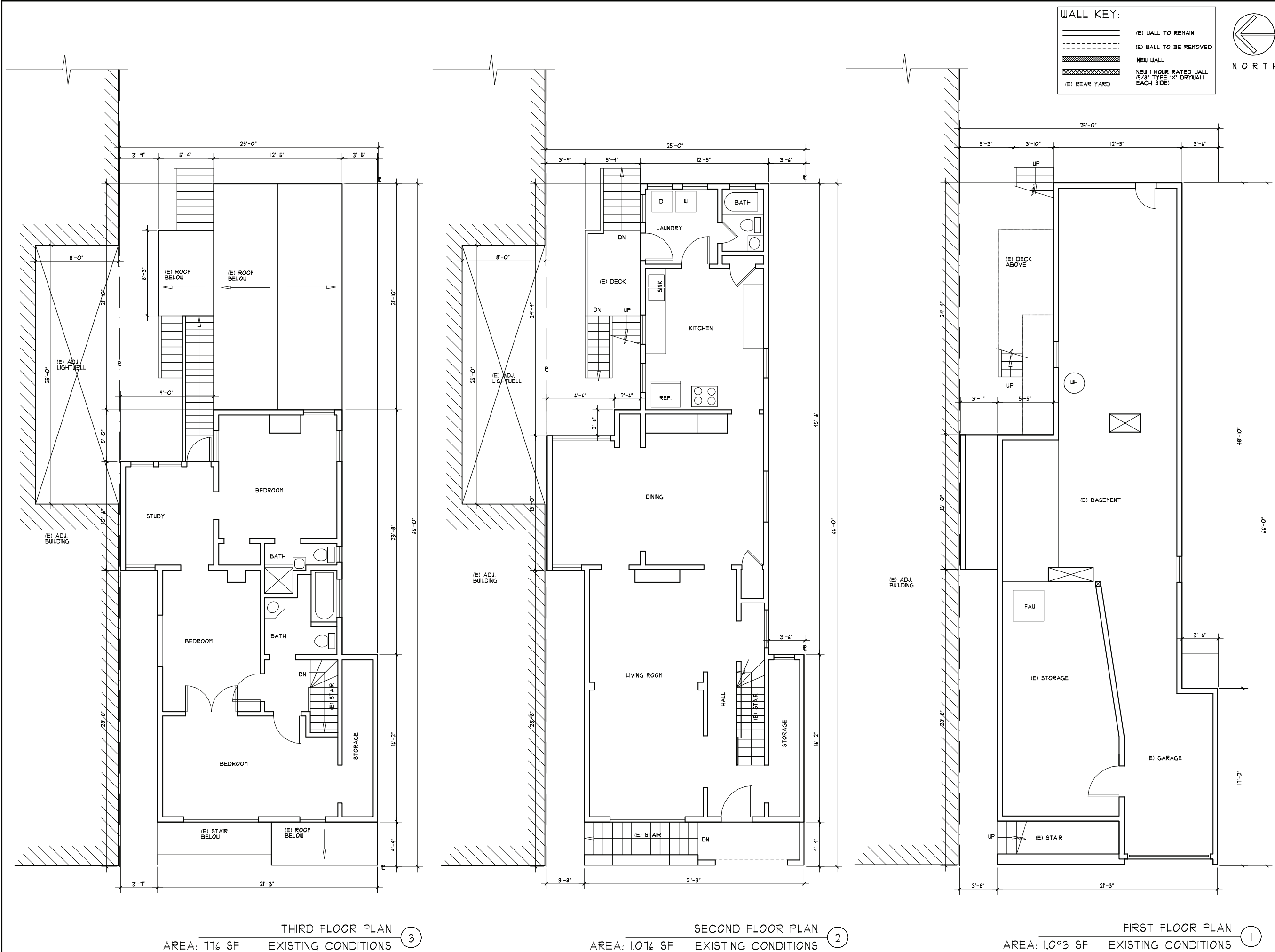
PROJECT NAME AND ADDRESS:
NEW TWO UNIT BUILDING FOR THE LAU FAMILY
378-8th Avenue, San Francisco, CA 94118
CUA HEARING SUBMITTAL

ARCHITECT'S STAMP:

REVISIONS:
12/4/2019 PLANNER AND ROAT COMMENTS
2/25/2020 PLANNER COMMENTS

DATE:
MARCH 25, 2019
SCALE:
AS SHOWN
SHEET TITLE:
COVER SHEET

SHEET NO.
A0
1 OF 10 SHEETS



CMD Architecture
801 Portola Drive
Suite 104
San Francisco CA 94127
415 664 3400

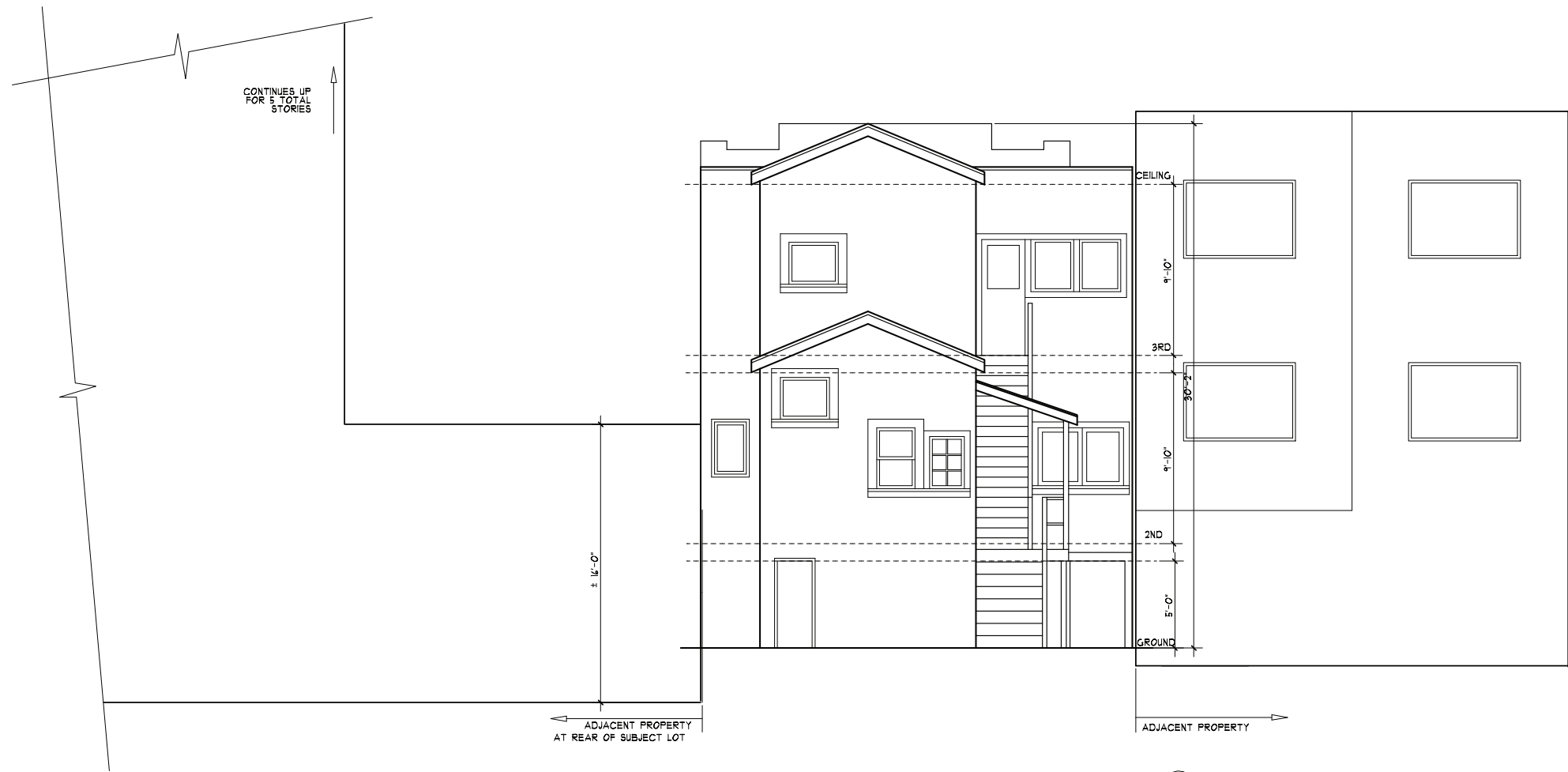
PROJECT NAME AND ADDRESS:
NEW THREE UNIT BUILDING FOR THE
LAU FAMILY
378-8th Avenue, San Francisco, CA 94118
PRE-APPLICATION MEETING/SITE PERMIT

ARCHITECT'S STAMP:

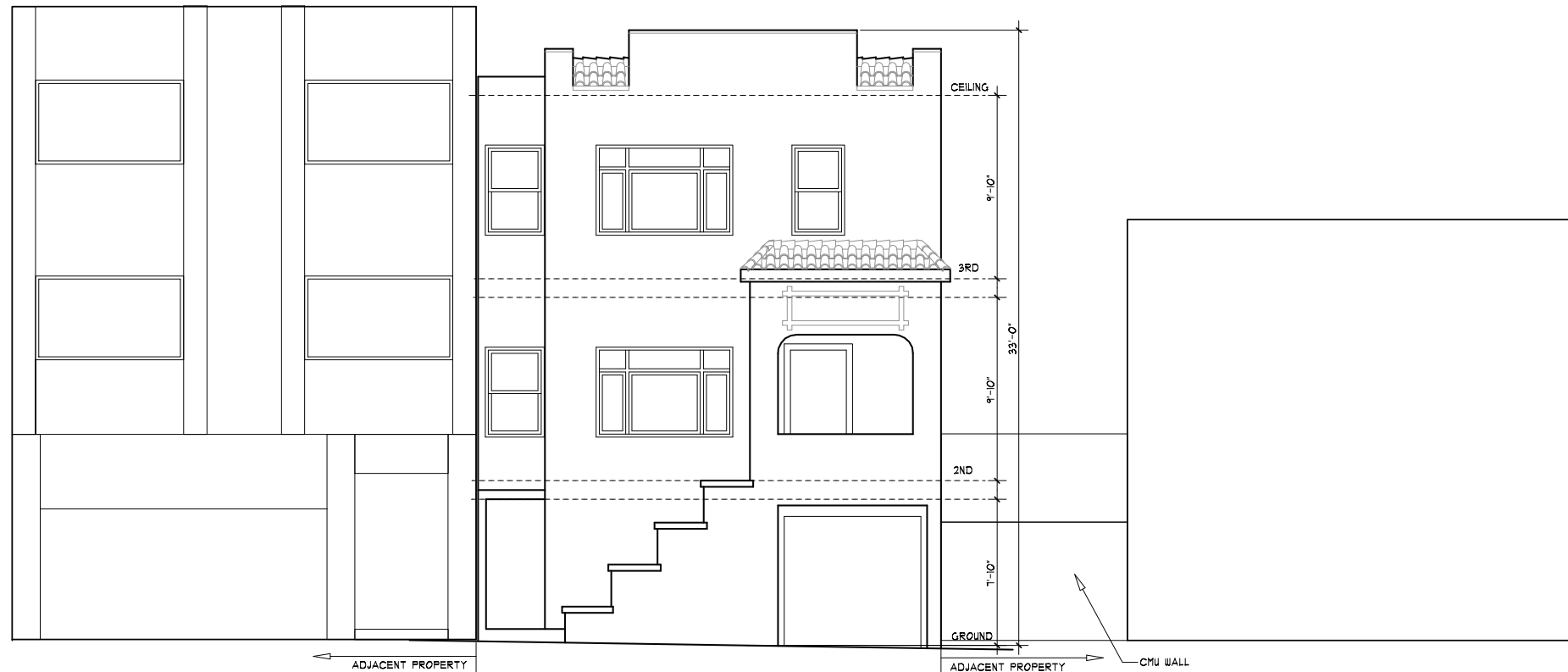
REVISIONS:

DATE:
MARCH 25, 2019
SCALE:
1/4" = 1'-0"
SHEET TITLE:
EXISTING
CONDITION
DEMOLITION PLANS

SHEET NO.
EC1
2 OF 10 SHEETS



EAST ELEVATION 2



WEST ELEVATION 1

CMD
Architecture

801 Portola Drive
Suite 104
San Francisco CA
94127

415 664 3400

PROJECT NAME AND ADDRESS:

NEW THREE UNIT BUILDING FOR THE
LAU FAMILY
378-8th Avenue, San Francisco, CA 94118
PRE-APPLICATION MEETING/SITE PERMIT

ARCHITECT'S STAMP:

REVISIONS:

DATE:
MARCH 25, 2019

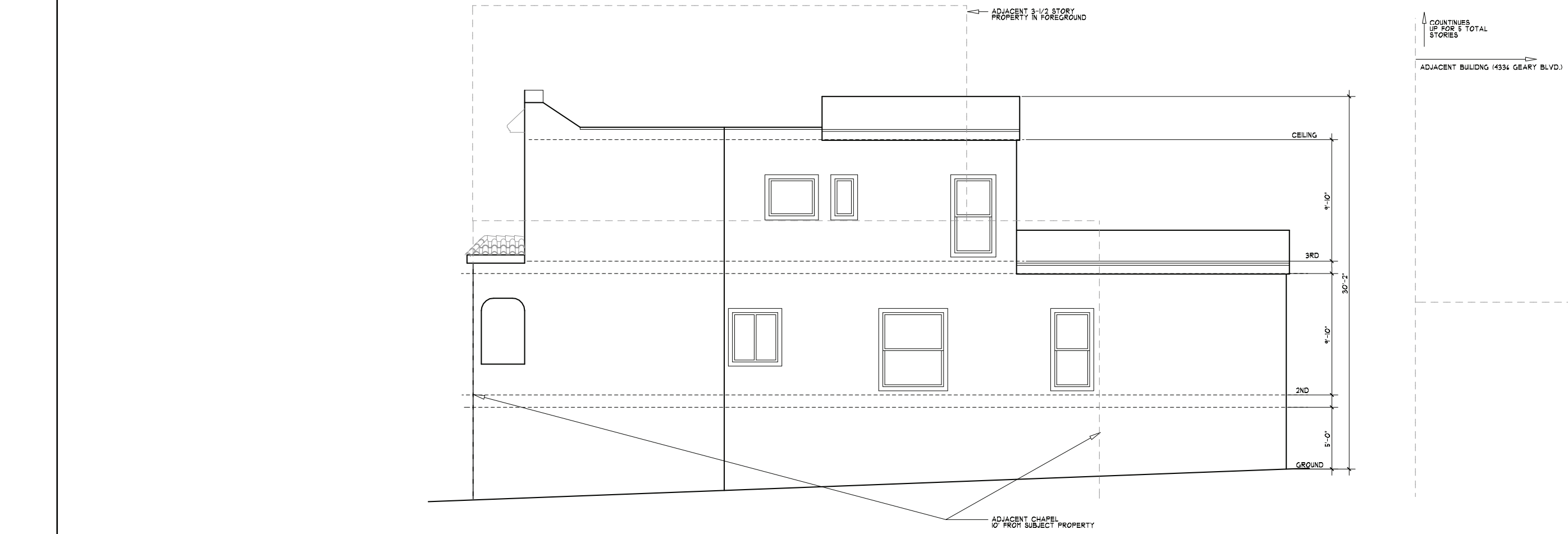
SCALE:
1/4" = 1'-0"

SHEET TITLE:
EXISTING
CONDITIONS
EXT. ELEVATIONS

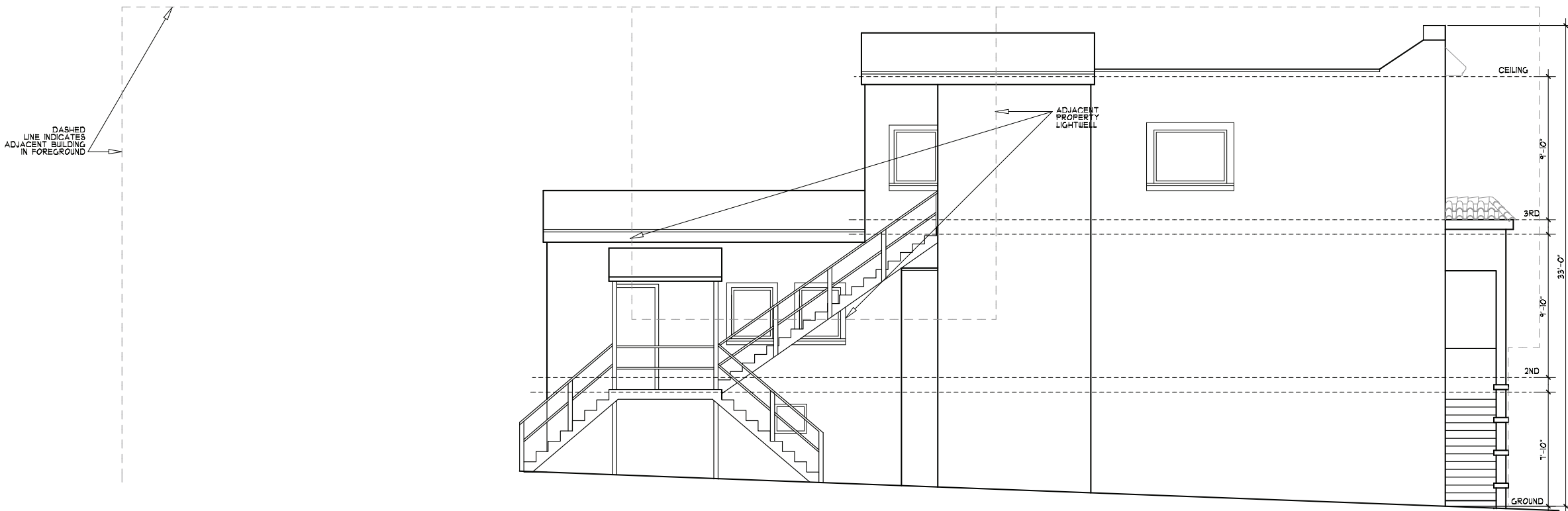
SHEET NO.

EC2


3 OF 10 SHEETS



SOUTH ELEVATION 2



NORTH ELEVATION 1

**CMD**
Architecture

801 Portola Drive
Suite 104
San Francisco CA 94127
415 664 3400

PROJECT NAME AND ADDRESS:

NEW THREE UNIT BUILDING FOR THE
LAU FAMILY
318-8th Avenue, San Francisco, CA 94118
PRE-APPLICATION MEETING/SITE PERMIT

ARCHITECT'S STAMP:

REVISIONS:

DATE:
MARCH 25, 2019

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

SHEET TITLE:
EXISTING
CONDITIONS
EXT. ELEVATIONS

SHEET NO.
EC3
4 OF 10 SHEETS



415 664 3400

NAME AND ADDRESS:

NEW TWO UNIT BUILDING FOR THE
LAU FAMILY
378-8th Avenue, San Francisco, CA 94118
PRE-APPLICATION MEETING/SITE PERMIT

PROJECT NAME AND ADDRESS:

ARCHITECT'S STAMP

REVISIONS

DATE:
MARCH 25, 2019

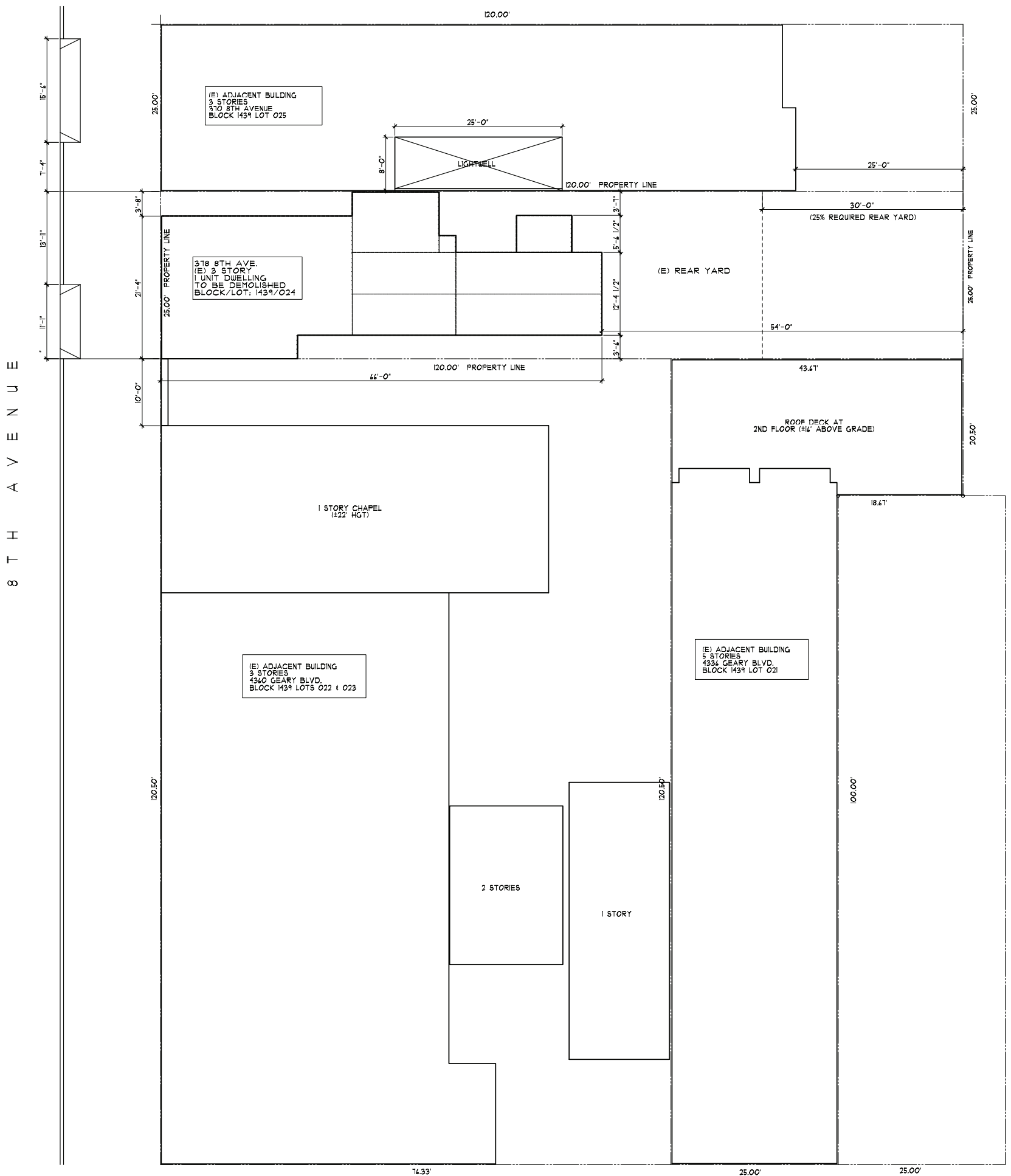
SCALE:
1/8" = 1'-0"

SHEET TITLE:
EXISTING PLOT
PLAN / ROOF
PLAN

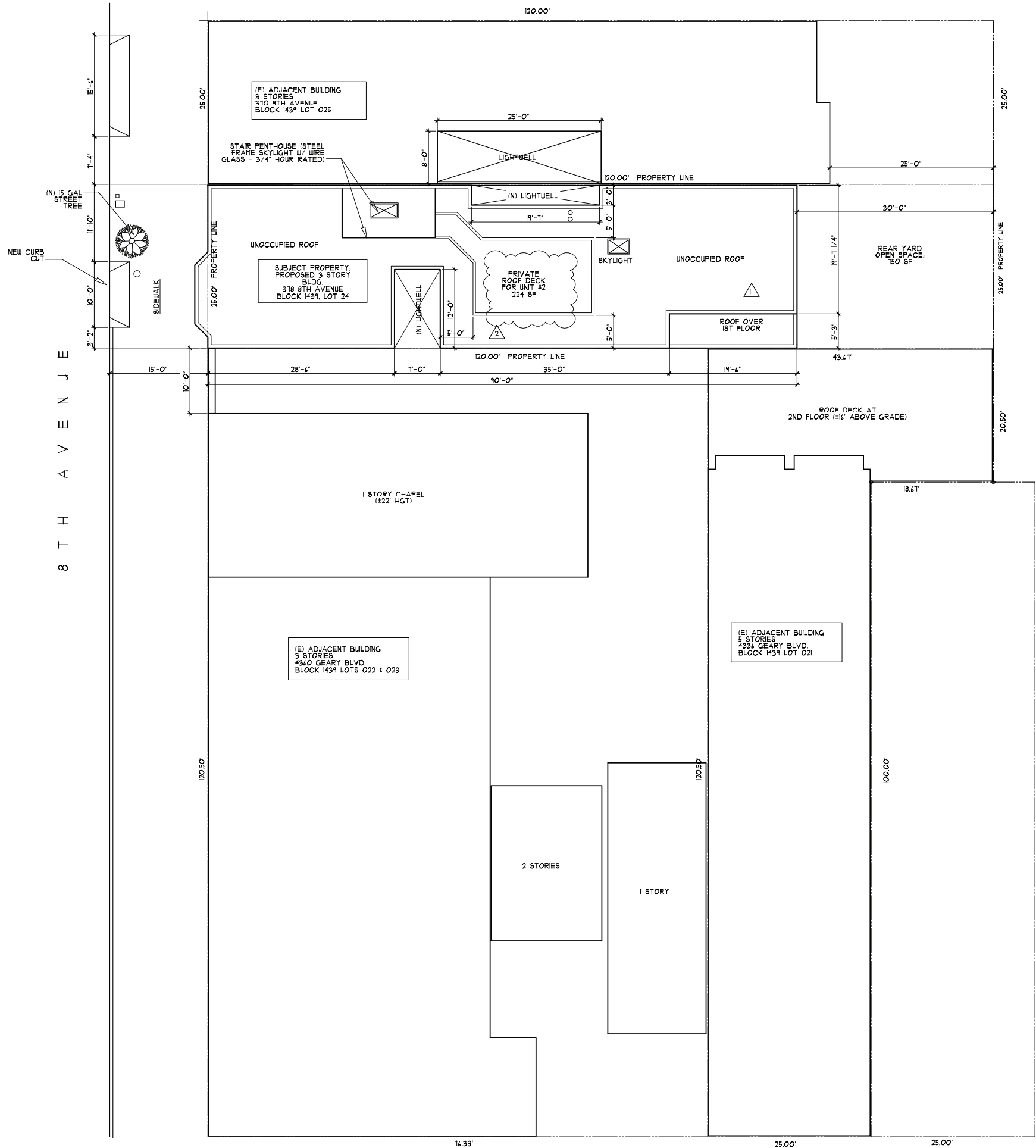
SHEET NO.

A1.1

5 OF 10 SHEETS



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



**CMD
Architecture**
801 Portola Drive
Suite 104
San Francisco CA
94127

415 664 3400

PROJECT NAME AND ADDRESS:

NEW TWO UNIT BUILDING FOR THE
LAU FAMILY
378-8th Avenue, San Francisco, CA 94118
CU HEARING SUBMITTAL

ARCHITECT'S STAMP:

REVISIONS:

12/4/2019 PLANNER AND RDAT
COMMENTS

2/25/2020 PLANNER COMMENTS

DATE:
MARCH 25, 2019

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

SHEET TITLE:
PROPOSED PLOT
PLAN / ROOF
PLAN

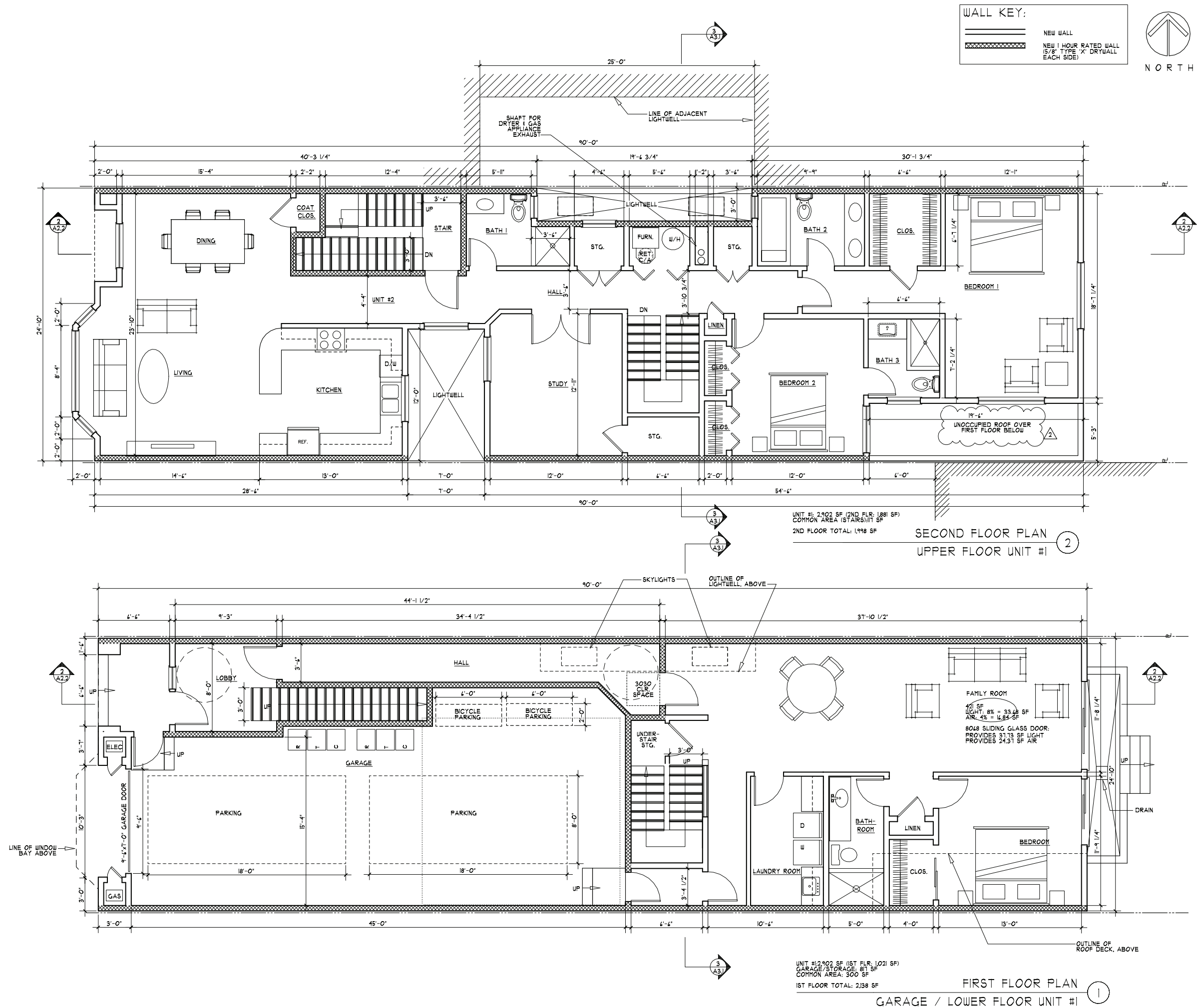
SHEET NO.

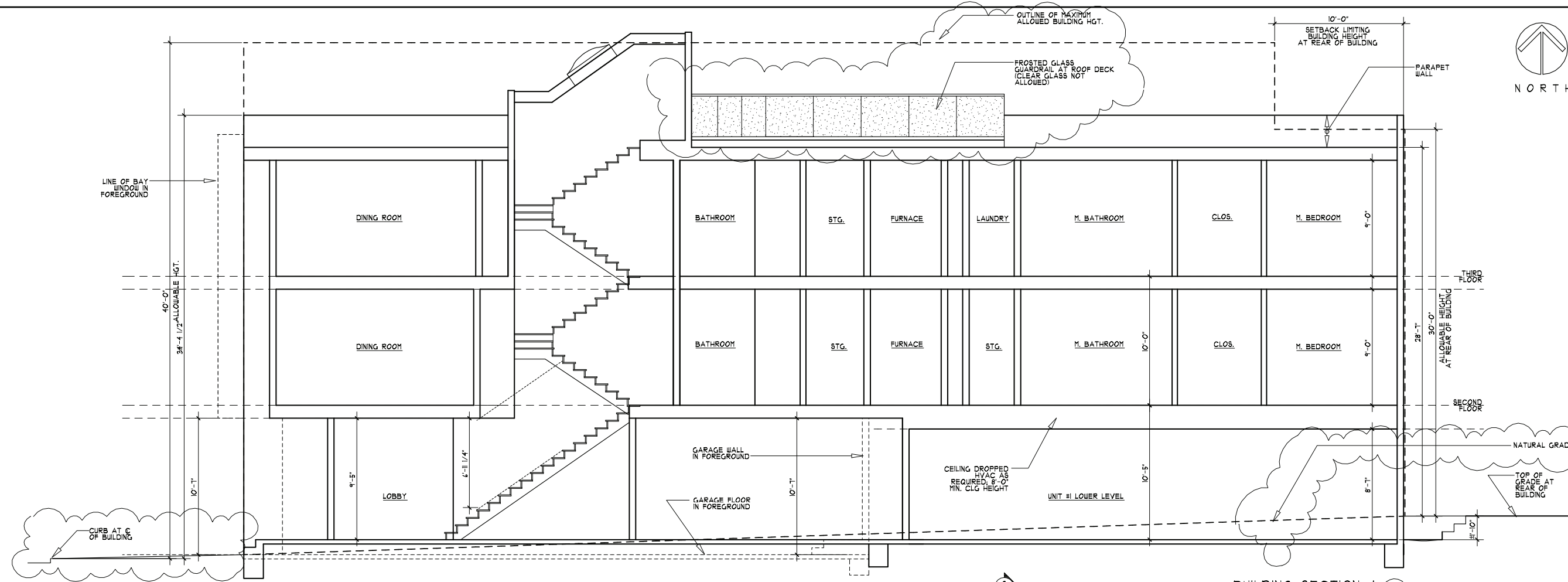
A1.2

6 OF 10 SHEETS

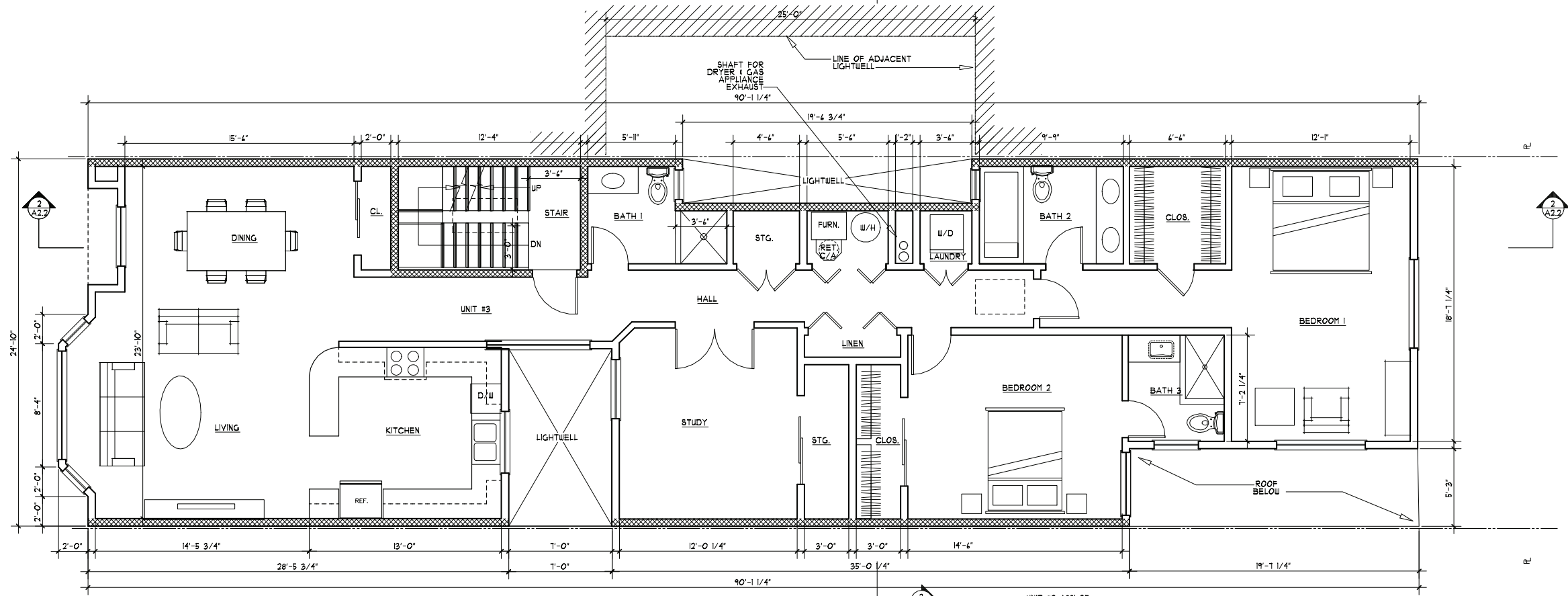
PLOT PLAN/ROOF/PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

1





BUILDING SECTION A ②



WALL KEY:

	NEW WALL
	NEW 1 HOUR RATED WALL (5/8" TYPE 'X' DRYWALL EACH SIDE)

NOTE: ROOF DECK TO BE PROVIDED TO COMPLY WITH REQUIRED OUTDOOR AREA ACCESS

UNIT #2: 1891 SF
COMMON AREA (STAIRS): 101 SF
2ND FLOOR TOTAL: 1,998 SF

THIRD FLOOR PLAN ①
UNIT #2



CMD Architecture
801 Portola Drive
Suite 104
San Francisco CA 94127
415 664 3400

PROJECT NAME AND ADDRESS:
NEW TWO UNIT BUILDING FOR THE
LAU FAMILY
378-8th Avenue, San Francisco, CA 94118
CU HEARING SUBMITTAL

ARCHITECT'S STAMP:

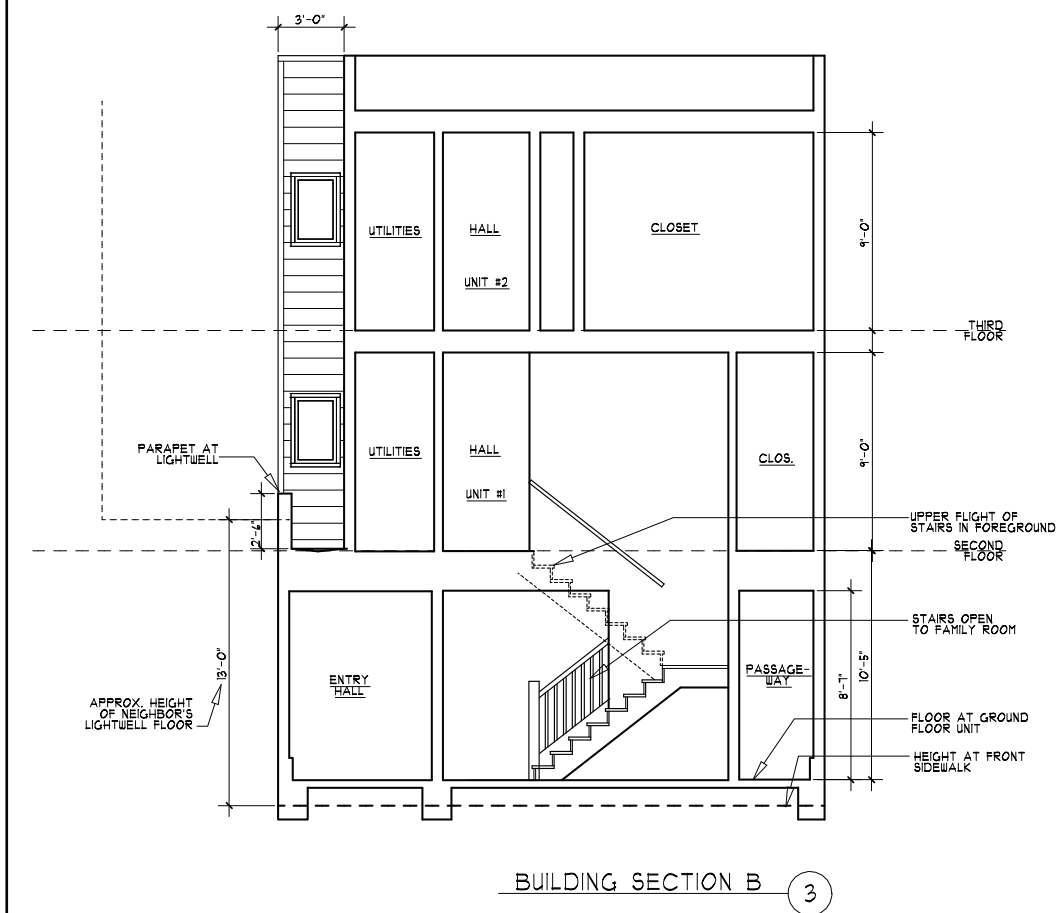
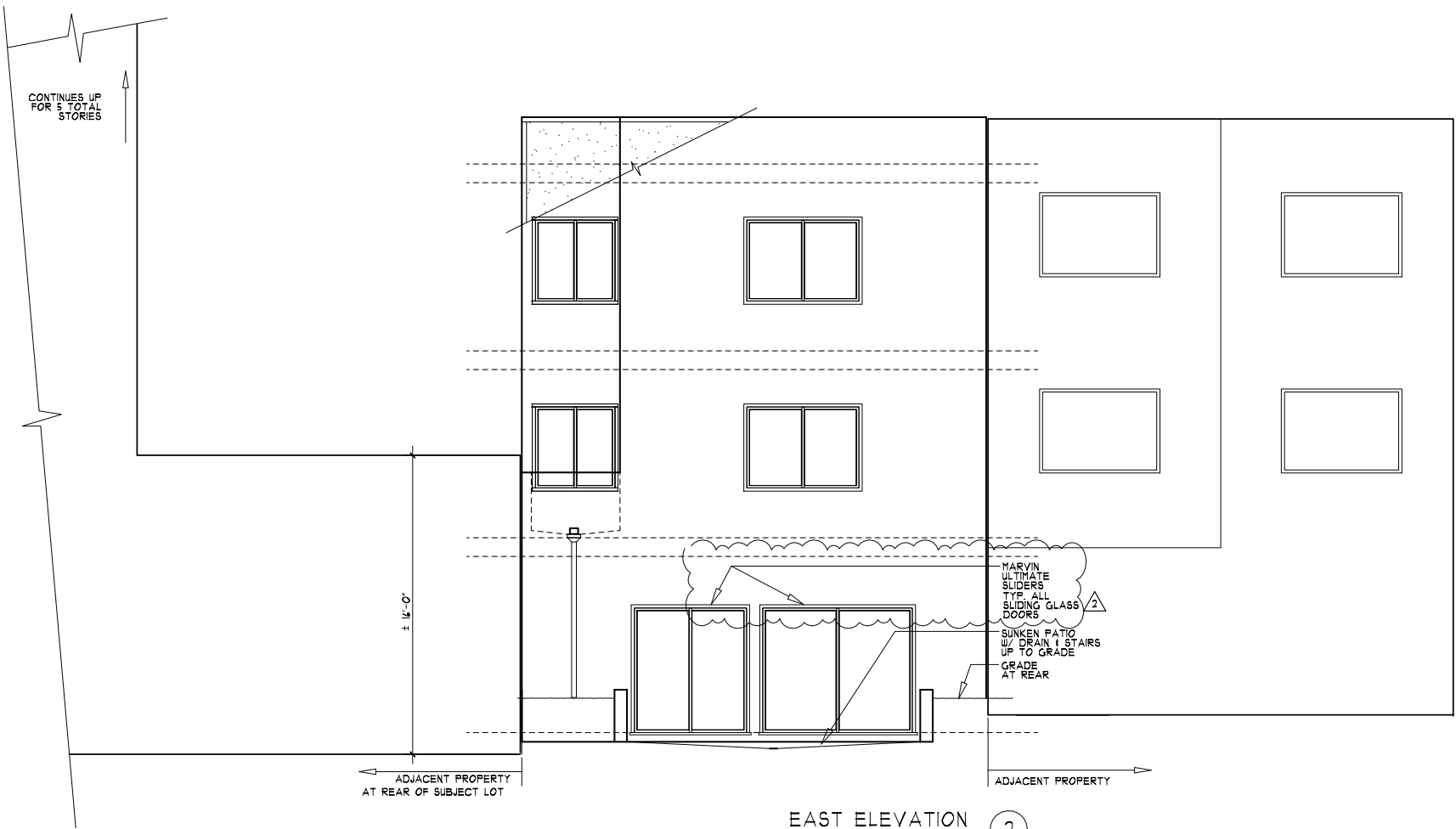
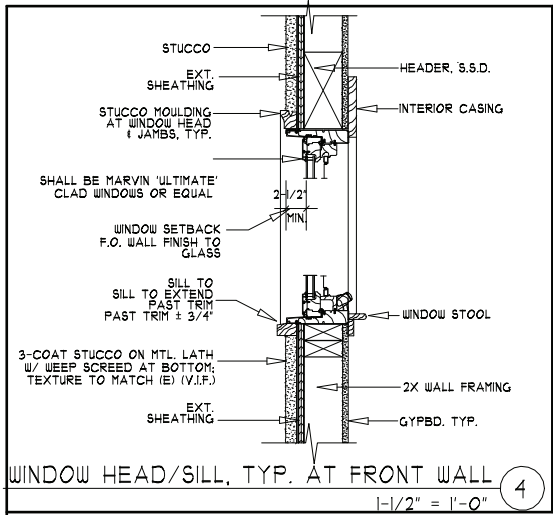
REVISIONS:

1	12/4/2019	PLANNER AND RDAT COMMENTS
---	-----------	---------------------------

DATE:
MARCH 25, 2019
SCALE:
1/4" = 1'-0"

SHEET TITLE:
FLOOR PLANS -
PROPOSED
PLANNING SUBM.

SHEET NO.
A2.2
8 OF 10 SHEETS



CMD Architecture
801 Portola Drive
Suite 104
San Francisco CA 94127
415 664 3400

PROJECT NAME AND ADDRESS:
NEW TWO UNIT BUILDING FOR THE
LAU FAMILY
318-8th Avenue, San Francisco, CA 94118
CU HEARING SUBMITTAL

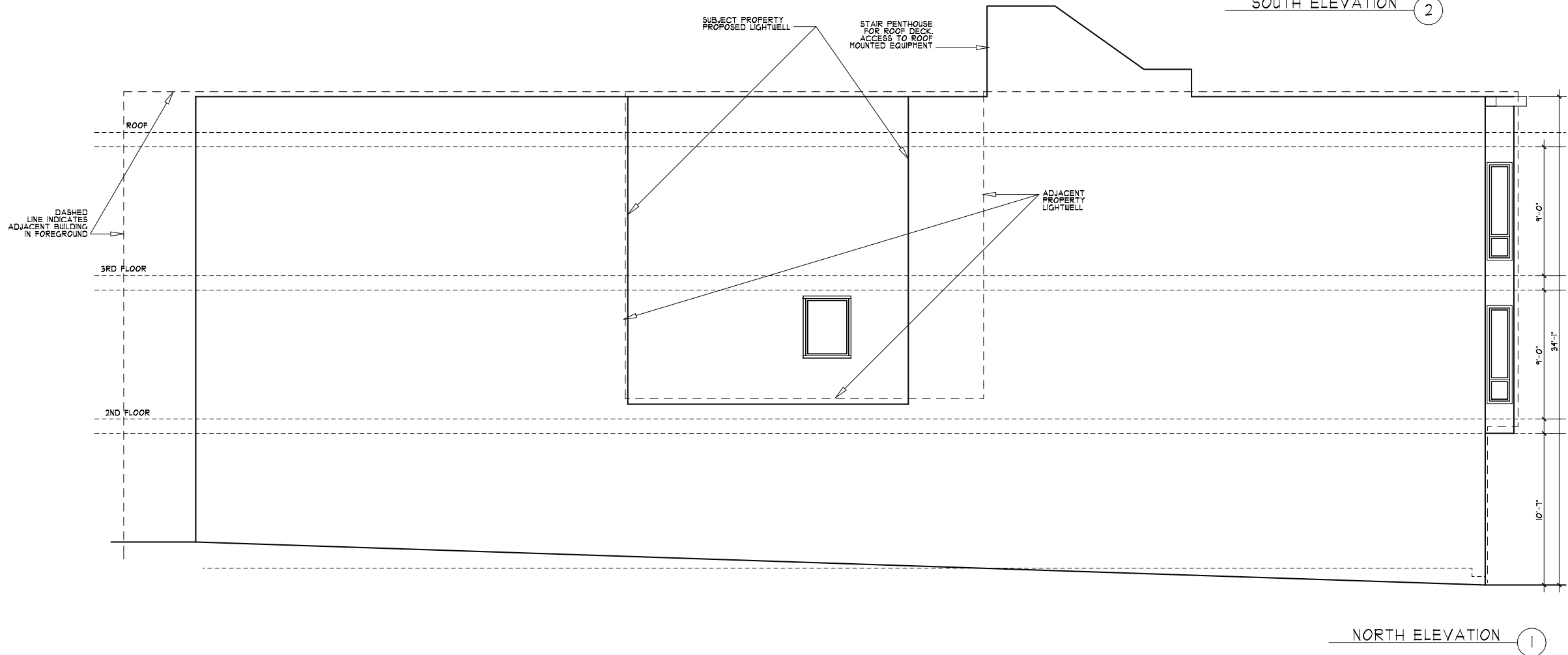
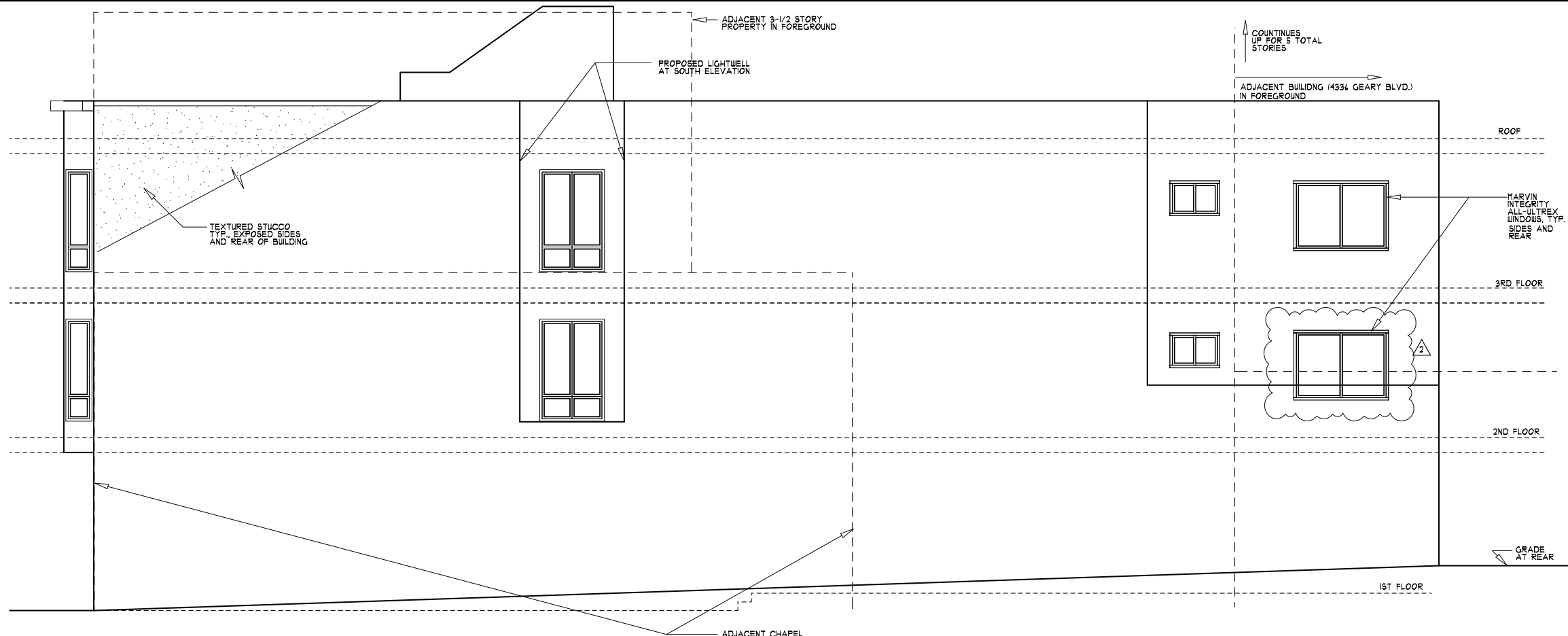
ARCHITECT'S STAMP:

REVISIONS:
12/4/2019 PLANNER AND RDAT COMMENTS
2/25/2020 PLANNER COMMENTS

DATE:
MARCH 25, 2019
SCALE:
1/4" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATION, LATERAL SECTION AND WINDOW DETAIL
SHEET NO.

A3.1
9 OF 10 SHEETS



CMD Architecture
801 Portola Drive
Suite 104
San Francisco CA 94127
415 664 3400

PROJECT NAME AND ADDRESS:

NEW TWO UNIT BUILDING FOR THE
LAU FAMILY
378-8th Avenue, San Francisco, CA 94118
CU HEARING SUBMITTAL

ARCHITECT'S STAMP:

REVISIONS:	
12/4/2019	PLANNER AND RDAT COMMENTS
2/25/2020	PLANNER COMMENTS

DATE:
MARCH 25, 2019
SCALE:
1/4" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A3.2
10 OF 10 SHEETS



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
378 8th Avenue		1439024
Case No.		Permit No.
2018-006299ENV		201912139480
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The project sponsor proposes the demolition of an existing three-story, single-family residence and the construction of a three-story, two-unit, residential building with two off-street parking spaces at the ground floor. The new building would be approximately 6,402 square feet in size. The project would require approximately two feet of excavation below ground surface. The project includes a roof deck.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input checked="" 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? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis The project sponsor enrolled in the Maher Program on 3/2/2020 with the health department.	

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/03/2020
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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
378 8th Avenue		1439/024
Case No.	Previous Building Permit No.	New Building Permit No.
2018-006299PRJ	201912139480	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

This page intentionally left blank.

Land Use Information

PROJECT ADDRESS: 378 08TH AVE

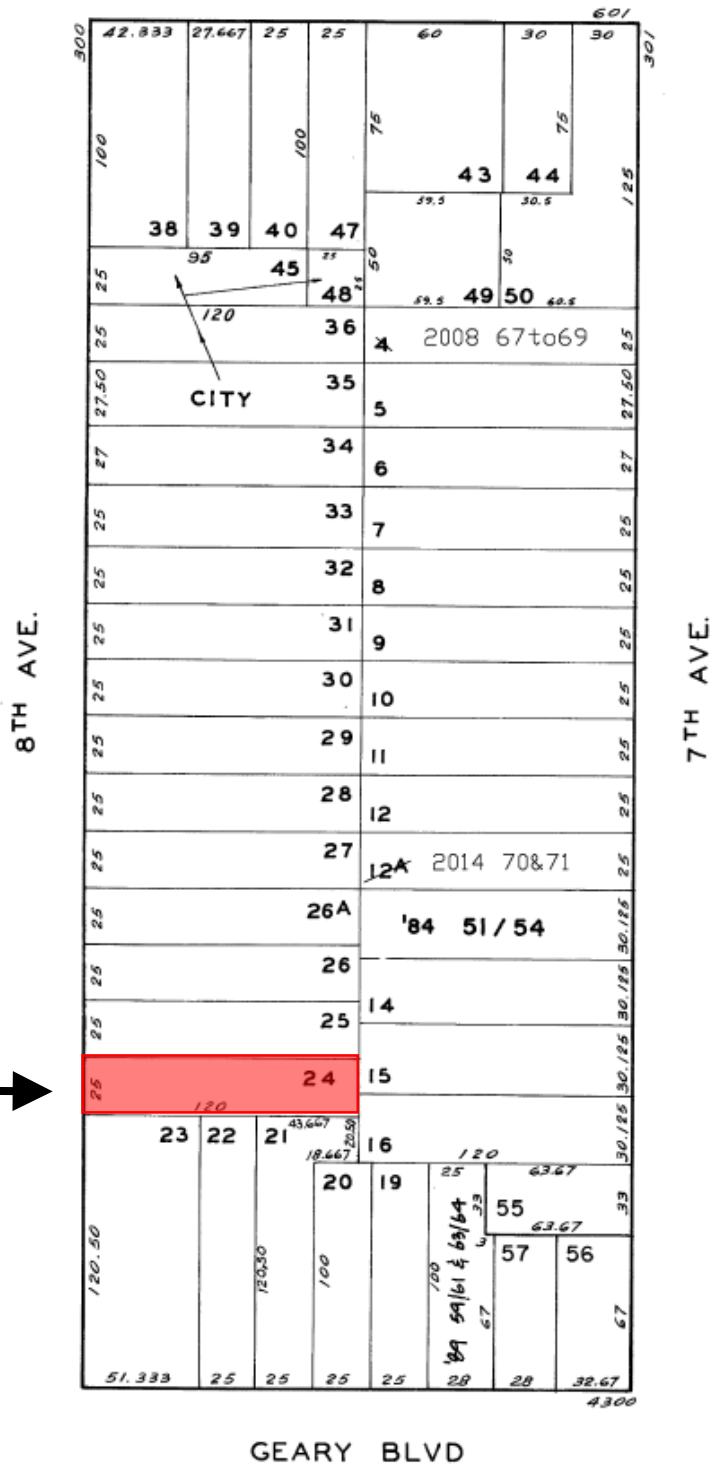
RECORD NO.: 2018-006299CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	1093 SF	817	-276
Residential GSF	1852	4793	+2941
Retail/Commercial GSF	N/A	0	0
Office GSF	N/A	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	0	0
Medical GSF	N/A	0	0
Visitor GSF	N/A	0	0
CIE GSF	N/A	0	0
Usable Open Space	1350	974	-376
Public Open Space	NA	NA	NA
Other (COMMON)	0	524	524
TOTAL GSF	4295	7108	2813
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	0	0
Dwelling Units - Market Rate	1	2	2
Dwelling Units - Total	1	2	
Hotel Rooms	N/A	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	1	1	2
Loading Spaces	N/A	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	N/A	0	0
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	1	2	1
Group Housing - Rooms	N/A	0	0
Group Housing - Beds	N/A	0	0
SRO Units	N/A	0	0
Micro Units	N/A	0	0
Accessory Dwelling Units	N/A	0	0

Parcel Map

CLEMENT



SUBJECT PROPERTY

GEARY BLVD



Conditional Use Authorization Hearing
Case Number 2018-006299CUA
378 8th Avenue
Exhibit E

70.

AV.



SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2018-006299CUA
378 8th Avenue

Aerial Photo – View 2



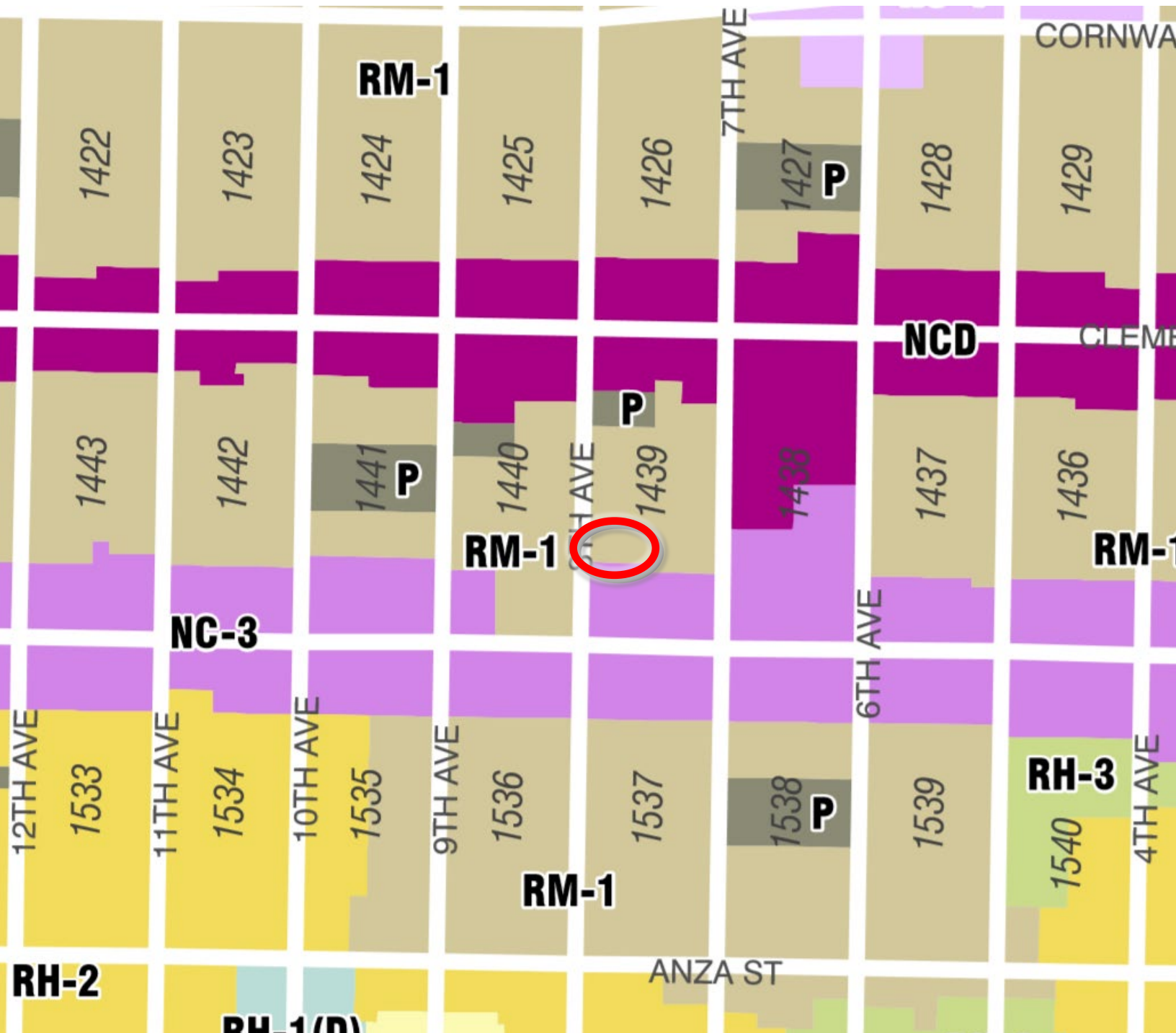
8th Avenue

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2018-006299CUA
378 8th Avenue

Zoning Map



Conditional Use Authorization Hearing
Case Number 2018-006299CUA
378 8th Avenue

Site Photo



Conditional Use Authorization Hearing
Case Number 2018-006299CUA
378 8th Avenue



February 20, 2020

To: Planning Commissioners

Submitted by: Cassandra Mettling-Davis, AIA

Re: Project Narrative for 2018-006299CUA
378 8TH Avenue
Proposed Two-unit residential building

My clients, Steven and Rita Lau, are proposing to replace this single family home with a new two unit building. Both units are family sized. Their intention is to move into the ground floor of Unit #1 and their son or daughter would occupy the second floor of Unit #1. Unit #2 could be a rental. Access to usable open space is provided to Unit #1 via the rear yard. The fourth floor roof deck is a private roof deck serving the open space requirement for Unit #2.

The building has been designed to be compatible with the scale of other buildings on this block and in this area, which are predominately two stories over garage. We have recessed the front entry way and the floors above to emphasize the entrance and provide articulation at the façade. Use of different materials provides contrast and texture, providing visual interest. Smooth textured stucco and an angled bay reflect the traditional forms and materials of the neighborhood. These are balanced with the modern features of smooth cement panels with recessed seams and natural wood siding. Blended together the design and materials distinguish this building in a subtle manner.

Development of this property has been the owners' intent since they purchased it more than 20 years ago. The design of the building is driven by the owners desire to be with their children as they advance toward older age. Mobility issues require that they reside in the ground floor unit that does not have stairs and use an interior stair lift to access the second floor.

The planning department has suggested that this lower unit be designed as a separate unit, and that we consider adding a fourth floor with a fourth unit to maximize the density of this property. If we were to have more than two units, the occupancy of the building would change from R3 to R2. In terms of the building code this would change the requirements in many ways. For instance, three significant changes are:

1) (CBC Section 1030) Emergency escape and rescue openings are required for all bedrooms. Without a 50' minimum depth rear yard, R-2 occupancies cannot have emergency rescue windows at the rear wall unless the building is of Type III construction. Type III construction would require non-combustible construction at the exterior walls (vs. standard 1 hour rated wood construction for Type V). This raises the cost of construction considerably.

In some cases the DBI may allow a rated corridor from the rear yard to the public right of way. For recent projects, the DBI has not been allowing this separate rated "rescue" corridor to be shared with the access corridor to a rear unit, thus reducing the usable width of the ground floor unit to less than 17' (for a 25' wide property). This makes adding a ground floor unit with rooms of adequate widths and access to light, air and emergency egress awkward and problematic.

2) In R-2 occupancies, roof decks must have two exits. The CBC Table 1006.3.2.(1) allows a fourth story roof deck to have one exit for R3 occupancies.

3) When buildings have more than 2 units, CBC Chapter 11a Housing Access applies. While making at least one unit adaptable for disabled access is possible, the disabled parking requirement states that a van accessible parking space must be provided with a dimension of 17' wide and 18' long. This space may barely fit into our proposed garage area but if a separate rated corridor is required for emergency rescue access, it would not fit in most 25' wide properties, when considering the widths needed for the access corridor to the ground floor unit and the stair.

Adding a fourth floor and/or fourth unit is not feasible for these same reasons.

The owners are not deep pocket developers trying to maximize profit on this project. Building a 4 story building and the additional requirements to accommodate this occupancy change is beyond their budget.



February 25, 2020

To: Laura Ajello, Planner

Submitted by: Cassandra Mettling-Davis, AIA

Re: Tenant Information for 378-8th Avenue
#2018-006299CUA

The property at 378-8th Avenue is currently vacant. It has been vacant since about October 1st, 2019, when the tenants moved out of their own accord. No evictions have taken place on this property in the 20 years that Steven and Rita Lau have been owners.

At this time, the owners intend to move into one of the units. The second unit is intended to be a rental.



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit G

Planning Department Request for Eviction History Documentation

(Date) January 15, 2020

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

RE: Address of Permit Work: 378 8th Ave
Assessor's Block/Lot: 1439/024
BPA # / Case #: 2018-006299CUA

Project Type

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

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

- ☐ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- ☐ 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- ☒ 10 years prior to the following date: April 12, 2019
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Laura Ajello
Planner

Digitally signed by Laura
Ajello
Date: 2020.01.15
12:43:10 -08'00'

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

Re: 378 8th Ave.

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

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

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 4-12-19

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

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____
○ See attached documents.

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

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 4-12-19

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

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____
○ See attached documents.

Signed:



Dated: 1-15-20

Van Lam
Citizens Complaint Officer

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