



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 03/14/2019

Date: March 4, 2019
Record No.: **2018-007460CUA**
Project Address: **1226 - 10TH AVENUE**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1741/040
Project Sponsor: Thomas Schultheis (agent / applicant)
Architectural Office of: A. Gordon Atkinson, AIA
735 Taraval Street, A
San Francisco, CA 94116
Property Owner: Glen Chang
1858 - 31st Avenue
San Francisco, CA 94122
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 209.1 and 303 of the Planning Code to legalize the establishment of group housing within the existing three-story, residential building located within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will involve legalizing the establishment of group housing within the existing building (previously utilized for single-family and two-family residential use) that will allow for a total of 7 bedrooms for group housing. There are four bathrooms in the building. The proposal will involve interior and rear facade modifications which will include converting a home office on the ground floor into a new bedroom, replacing existing rear windows with egress compliant windows, modifying a non-compliant wet bar counter area on the first floor, and new interior wall partitions. No expansion of the existing building envelope is proposed.

The proposal was previously reviewed by the Zoning Administrator (Scott Sanchez) and it was determined that the proposed project would not require Conditional Use Authorization under Planning Code Section 317 as the ground floor rooms could be legalized as part of the proposed group housing use in order to abate Planning Enforcement Case No. 2018-007460ENF.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to legalize the establishment of group housing within the existing three-story, residential building located at 1226 - 10th Avenue located within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District pursuant to Planning Code Sections 209.1 and 303.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has received correspondence from a few members of the public requesting for further information on the Project as of the date of this Executive Summary; most questions were to understand who would be residing in and managing the building and whether the group housing use was affiliated with a medical or educational institution. A pre-application meeting was not required for the proposed project.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. 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 and will help protect the existing tenants from displacement and provide a form of housing that is generally more affordable than conventional dwelling units.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MARCH 14, 2019

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 TO LEGALIZE THE ESTABLISHMENT OF GROUP HOUSING WITHIN THE EXISTING THREE-STORY, RESIDENTIAL BUILDING AT 1226 -10TH AVENUE, IN LOT 040 IN ASSESSOR'S BLOCK 1741, WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 19, 2018, Thomas Schultheis (hereinafter "Project Sponsor") filed Application No. 2018-007460CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1 and 303 to legalize the establishment of group housing within the existing three-story, residential building (previously utilized for single-family and two-family residential use) that will allow for a total of 7 bedrooms for group housing within the residential building located at 1226 - 10th Avenue (hereinafter "Project"), Lot 040 within Assessor's Block 1741 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-007460CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On March 14, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-007460CUA.

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

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. 2018-007460CUA, 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 proposal is for Conditional Use Authorization pursuant to Planning Code Sections 209.1 and 303 of the Planning Code to legalize the establishment of group housing within the existing three-story, residential building located within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will involve legalizing the establishment of group housing within the existing building (previously utilized for single-family and two-family residential use) that will allow for a total of 7 bedrooms for group housing. There are four bathrooms in the building. The proposal will involve interior and rear facade modifications which will include converting a home office on the ground floor into a new bedroom, replacing existing rear windows with egress compliant windows, modifying a non-compliant wet bar counter area on the first floor, and new interior wall partitions. No expansion of the existing building envelope is proposed.

The proposal was previously reviewed by the Zoning Administrator (Scott Sanchez) and it was determined that the proposed project would not require Conditional Use Authorization under Planning Code Section 317 as the ground floor rooms could be legalized as part of the proposed group housing use in order to abate Planning Enforcement Case No. 2018-007460ENF.

3. **Site Description and Present Use.** The project site at 1226 - 10th Avenue is located on the east side of 10th Avenue between Lincoln Way and Irving Street, Assessor's Block 1741, Lot 040. It is located within the RH-2 (Residential, House, Two-Family Zoning District and a 40-X Height and Bulk District. The subject lot is approximately 3,000 square feet (25 feet wide by 120 feet deep) in size and is occupied by a three-story residential building constructed circa 1915. The existing building is not listed individually in the National and California Registers as having architectural significance.

The last known legal use of the subject property is a single-family residential use. In 2011, Building Permit Application No. 201005102109 was issued to convert the illegal ground floor dwelling unit that had existed on the 1st (ground) floor into legal floors of occupancy for a single-family residential use. The existing Group Housing use, which is not affiliated with or operated by a medical or educational institution, consists of 6 bedrooms containing a total of 6 beds. According to the project

sponsor, the six existing individual residents (which rooms are rented out) intend to continue to live in the building.

4. **Surrounding Properties and Neighborhood.** The project site is located within the RH-2 (Residential, House, Two-Family) Zoning District within the Inner Sunset neighborhood. The surrounding development consists of single-family, two-family, and multi-family residential buildings. An existing group housing use, Koret Family House, is also located on the subject block at 1234 - 10th Avenue. The scale of development in the area consists primarily of two to four story residential buildings. On Irving Street, the surrounding zoning is within the Inner Sunset Neighborhood Commercial Zoning District. On Lincoln Way, the surrounding zoning is within an RH-2 (Residential House, Two-Family) Zoning and Inner Sunset Neighborhood Commercial Zoning District.
5. **Public Outreach and Comments.** The Planning Department has received correspondence from a few members of the public requesting for further information on the Project as of the Executive Summary; most questions were to understand who would be residing in and managing the building and whether the group housing use was affiliated with a medical or educational institution. A pre-application meeting was not required for the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Group Housing Use – Residential Density.** A *Group Housing Use* is defined under Planning Code Section 102 as a Residential Use that provides lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a space not defined by this Code as a dwelling unit. Such group housing shall include, but not necessarily be limited to, a Residential Hotel, boardinghouse, guesthouse, rooming house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery, convent, or ashram. It shall also include group housing affiliated with and operated by a medical or educational institution, when not located on the same lot as such institution, which shall meet the applicable provisions of Section 304.5 of this Code concerning institutional master plans.

Within the RH-2 Zoning District, a Group Housing Use requires Conditional Use Authorization under Planning Code Section 209.1 for up to one bedroom for every 415 square feet of lot area.

The subject parcel is approximately 3,000 square feet in size, allowing up to 7 bedrooms. The current proposal is to legalize the establishment of a Group Housing Use that will allow for a total of 7 bedrooms.

- B. **Off-Street Parking.** Pursuant to Planning Code Section 151, the subject property is not required to provide off-street vehicle parking for a Group Housing use.

The subject property currently provides off-street parking for one vehicle. The Project Sponsor does not propose to change this existing condition.

- C. **Bicycle Parking.** Pursuant to Planning Code Section 155, the subject site is required to provide one Class 1 bicycle parking space per four beds and two Class 2 bicycle parking spaces per 100 beds (minimum of two, regardless of bed count).

The proposed project with 7 bedrooms will include two Class 1 bicycle parking spaces.

- D. **Open Space.** Pursuant to Planning Code Section 135, the subject property is required to provide approximately 167 square feet of common open space.

The subject property currently provides approximately 1,520 square feet of common open space on the project site in the rear yard. The project sponsor does not propose to change this existing condition.

7. **Conditional Use Findings.** 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 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 Group Housing use proposed for legalization at the subject property has existed at this size and location with no known adverse impacts to the neighborhood or community. The project is necessary and desirable as it will help to protect the existing tenants from displacement and will provide a form of housing that is generally more affordable than conventional dwelling units. The project sponsor also intends to upgrade the building to meet the current Building Code and Housing Code requirements.

- 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 size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

- (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;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit that is within proximity to the proposed project includes Muni Lines 6, 7, 7X, 43, 44, 66, and N. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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

The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

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

The proposed project is a change from one residential use type to another and does not propose any physical expansion to the exterior. The existing off-street parking and open spaces will be retained.

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

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

The proposed project is consistent with the stated purpose of the RH-2 (Residential, House, Two-Family) Zoning District, which is intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses. The use will continue to be residential in nature and at an intensity similar to what would be principally permitted in the form of a dwelling unit use.

8. **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 3:

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

Policy 3.2:

Promote voluntary housing acquisition and rehabilitation to protect affordability for existing occupants.

According to the project sponsor, the existing tenants will not be displaced by this proposed project. The proposed project is to legalize this existing group housing use to stabilize the existing tenancy.

OBJECTIVE 8:

BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.

Policy 8.1:

Support the production and management of permanently affordable housing.

The proposed project is intending to maintain and legalize the existing group housing use.

9. **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 proposed project is to continue the existing group housing residential use of the subject property and will have no effect on 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 proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by legalizing the existing group housing use on the subject property. The proposed project will involve interior and rear facade modifications with no expansion of the existing building envelope proposed.

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

The proposed project does not intend to displace any affordable housing. The proposed project is intending to maintain and legalize the existing group housing use.

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

It is not anticipated that the proposed project would significantly increase the automobile traffic congestion and parking problems in the neighborhood.

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed project will not significantly 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 proposed project will not affect any city-owned park or open space.

10. 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.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-007460CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 9, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 14, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 14, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to a legalize the establishment of group housing within the existing three-story, residential building at 1226 - 10th Avenue in Assessor's Block 1741, Lot 040 pursuant to Planning Code Sections 209.1 and 303 within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated January 9, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2018-007460CUA and subject to conditions of approval reviewed and approved by the Commission on March 14, 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 **March 14, 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. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

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

MONITORING

7. **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

OPERATION

8. **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>

9. **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>

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

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

Exhibit B - Plans

GENERAL NOTES

1. All work shall conform to requirements of the 2016 California Building Code, Electrical Code, Plumbing Code, Mechanical Code, Energy Code and all other applicable local and state codes, ordinances and regulations.

2. All bidders shall visit the site of the proposed work and shall acquaint themselves with the existing conditions as they affect the work to be performed.

3. The contractor shall verify all dimensions and all conditions at the site. Any omissions or conflicts in the drawings, specifications or field conditions shall be brought to the attention of the architect before proceeding with work.

4. Dimensions shall always take precedence over scale.

5. All clarifications or required drawings shall be issued by the architect.

6. The contractor shall obtain inspection approval on all items in writing from the inspector. The contractor shall obtain and pay for all permits and licenses required by legally constituted authorities. The contractor shall obtain a certificate of occupancy and the release of liens on all material and labor at the completion of the project.

7. Details marked "typical" shall apply in all similar cases unless specifically noted otherwise. Where no detail is shown, construction shall be guided by details for similar work.

8. The contractor shall furnish a written guarantee for all work for a period of one year from date of completion as evidenced by final payment. Upon receipt of formal notice from architect, contractor shall make all repairs due to faulty materials, installation or construction or inadequate maintenance or supervision at no additional cost.

9. The contractor shall adequately shore all existing construction for which the support is removed until all new supports are in place. Where walls are removed which provide lateral support for the building, a sequence of construction shall be followed which allows lateral forces to be supported by new walls prior to removal of existing walls or adequate temporary lateral bracing shall be provided until all new construction is in place.

10. Requests for change orders and substitutions shall be approved in advance by the architect.

11. All operating manuals, warranties and consumer information for equipment and fixtures installed on premises shall be surrendered to the owner upon completion of the project.

12. Glass doors, adjacent panels and all glazed openings within 18" of the adjacent floor or enclosing a tub or shower shall comply with Part I of U.B. C. Standard No. 54-2.

13. All new windows and glazed doors shall be N.F.R.C. certified with a maximum U-value of 0.32 in conformance with current California Energy Commission Standards.

14. All installed luminaries must be high efficacy in accordance with TABLE 150.0-A of the 2016 Building Energy Efficiency Standards.

15. Bathrooms: All lighting shall be high efficacy luminaires and at least one luminaire be controlled by vacancy sensor.

FOUNDATION NOTES

Concrete

1. All foundation steel shall be Grade 60 min. and conform to ASTM A615-86 specifications.

2. All concrete shall be Type II Portland cement concrete, minimum 2500 psi, with a minimum slump of 6 in.

3. All concrete steps shall have a concrete finish with a coefficient of friction not to exceed 0.5.

FRAMING NOTES

Lumber

1. All dimensional framing members to be Douglas Fir-Larch, maximum moisture content 16%.

2. Minimum lumber grades (UON).

DF #2- studs, sills, plates, joists and rafters

DF #1- beams and posts

3. Provide pressure treated Douglas Fir or foundation grade redwood for lumber in contact with concrete within 3 feet of grade or permanently exposed to weather.

4. Provide 2" nom. full height blocking at each support plus:

a. 10' o.c. for roof rafters

b. 8' o.c. for floor joists

c. at mid-height on studs longer than 10'

d. Along all walls at soffit height.

5. Provide solid blocking below all walls perpendicular to joists.

6. All joists, rafters and beams to have "crown" camber up.

7. Provide full height studs from floor to roof UON.

8. Built up headers shall be spiked with 16d nails at 9" o.c. staggered.

Plywood:

1. Plywood shall meet requirements of PS 1-83 and be APA stamped.

2. Minimum grade plywood shall be C-D plugged exposure 1 (UON).

3. Place face grain of floor and roof sheathing perpendicular to supports.

4. Seams in sheathing shall be staggered min. 32".

Connectors:

1. All connectors shall be by Simpson Strong-Tie Co., Inc. or equivalent unless otherwise noted.

2. All bolts shall be hex head machine type and conform to ASTM A307 or better, (UON). Provide standard cut washers at each end (UON).

3. Nailing shall be in accordance with CBC table 2304.9.1 in addition to nailing specified in these drawings.

4. Nails shall be cooler gauge green vinyl sinkers, galvanized box or common gauge.

5. All connectors in exposed positions shall be corrosion resistant.

6. All connections to pressure treated lumber shall use a "Z-Max" galvanized finish or equivalent ACO combative coating.

16. Garages, laundry rooms, and utility rooms: Must have at least one luminaire be controlled by a vacancy sensor.

17. Kitchens: All installed wattage of luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer. Under cabinet lighting shall be have separate

18. Outdoor lighting: all luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires and must be controlled by a manual on and off switch, and controlled by one of these automatic control types:

a. photocontrol and a motion sensor

b. astronomical time clock

c. energy management control system (EMCS).

19. All other newly installed luminaries shall be controlled by either dimmer switches or motion sensors.

20. All plumbing fixtures and fittings will be water conserving and will comply with the 2016 CGBSC.

21. Toilet shall use no more than 1.28 gallons per flush and showerhead shall have a maximum flow rate of 2.0 gallons per minute at 80 psi.

22. Faucets in kitchen, wet bars, laundry sinks, etc. shall have a water flow not to exceed 1.8 gallons per minute at 60 psi (CPC 420.2.1)

23. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi (CPC 407.2.1.2)

24. All exterior doors to be security openings and shall be open able from the inside without special knowledge or the use of a key.

25. All operable windows to have bug screens.

26. All exterior trim and mouldings shall be backprimed with paint or varnish as required.

27. Smoke detectors to be installed in each sleeping room and in corridors or area giving access to each separate sleeping area. Smoke detectors shall be 120V with battery backup.

28. Carbon Monoxide detectors to be installed outside of each sleeping room and on every level. Carbon Monoxide detectors shall be 120V with battery backup or battery operated.

29. Per 2016 CGBSC, mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:

a. Fans shall be energy star compliant and be ducted to terminate outside the building.

b. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

30. HERS rater field verification is required for sealed duct system.

31. All exposed wood shall be either pressure treated or have natural decay resistance.

32. Electrical, mechanical and plumbing systems shall be provided as design/build and installed in conformance with current California Electrical, Mechanical and Plumbing Codes.

| PROJECT DATA | | | |
|--------------------------|------------------------|--|--|
| OCCUPANCY GROUP | R-3 | | |
| BUILDING TYPE | V-B | | |
| AUTHORIZED USE | SINGLE-FAMILY DWELLING | | |
| ASSESSOR'S PARCEL NUMBER | 1741-040 | | |
| ZONING DISTRICT | RH-2 | | |
| GROSS FLOOR AREA | | | |
| EXISTING 1ST GFA | 1,224 SQ. FT. | | |
| EXISTING 2ND GFA | 1,174 SQ. FT. | | |
| EXISTING 3RD GFA | 895 SQ. FT. | | |
| TOTAL EXISTING GFA | 3,293 SQ. FT. | | |

SCOPE OF WORK

COMPLY WITH NOV #201857611

ALTERATIONS TO CHANGE SINGLE FAMILY DWELLING TO GROUP HOUSING WITH
CONDITIONAL USE AUTHORIZATION PER PLANNING CODE SECTION 209.1.
REPLACE (2) WINDOWS WITH EGRESS COMPLIANT WINDOWS.
CHANGE USE OF OFFICE TO BEDROOM. REPLACE NON-COMPLIANT WET BAR WITH 36"
COUNTER AND 12"X12" BAR SINK. NEW INTERIOR PARTITION AT GARAGE & SECOND FLOOR.

INDEX

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FIRST, SECOND & THIRD FLOOR DEMO PLANS

A3

PROPOSED FLOOR PLANS & DETAILS

A4

EXISTING & PROPOSED ELEVATIONS

ASSESSORS PARCEL MAP
NTS

a. gordon atkinson, aia

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tel 415-731-9927 fax 415-731-9942 e-mail gordonatkinson@sbcglobal.net

Sheet

A1

of

drawn by

TS

revised

date

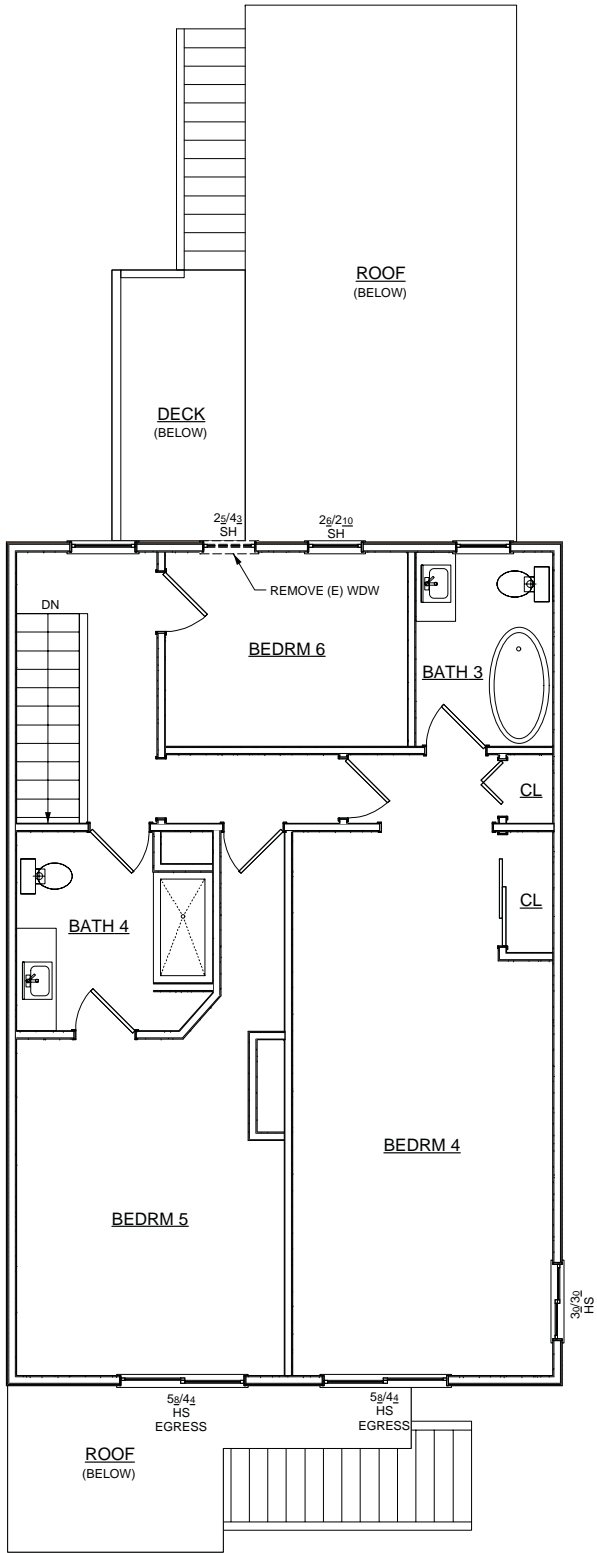
01/09/2019

scale

AS NOTED

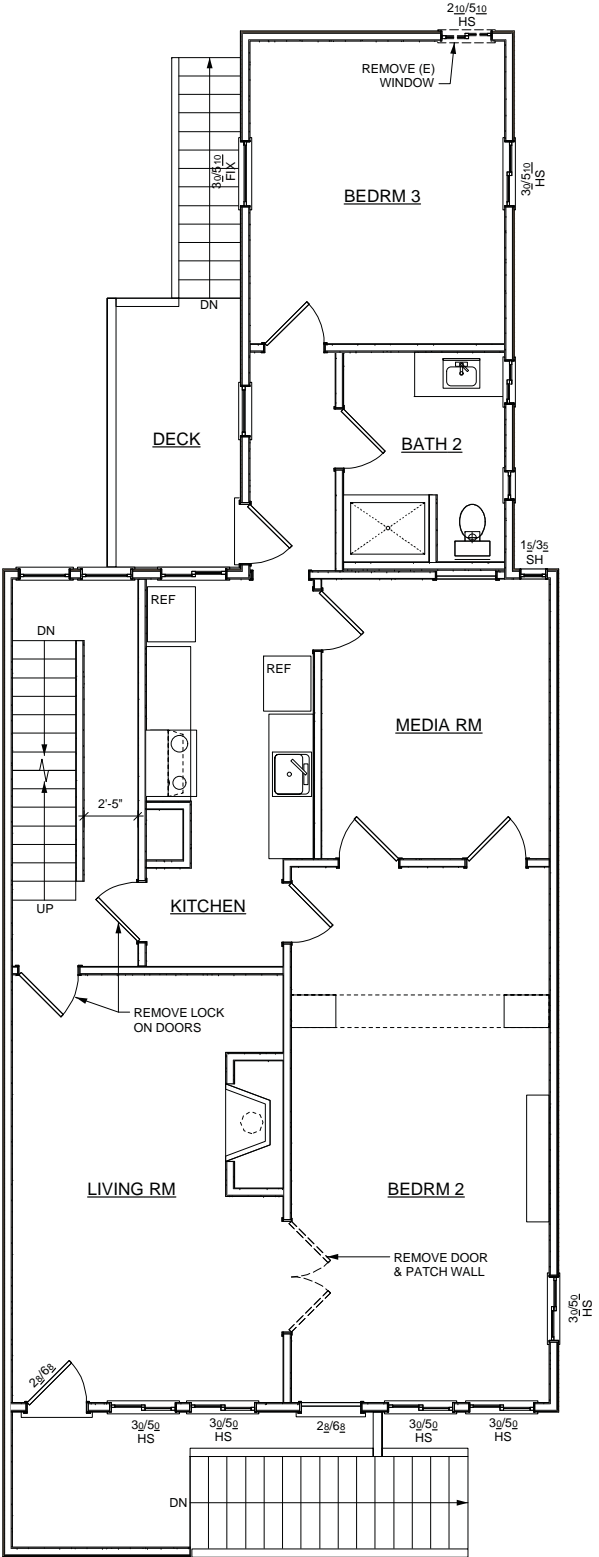
NOV COMPLIANCE TO 1226 10TH AVE
SAN FRANCISCO, CA

PROJECT INFORMATION, SITE PLAN, APM & GENERAL NOTES



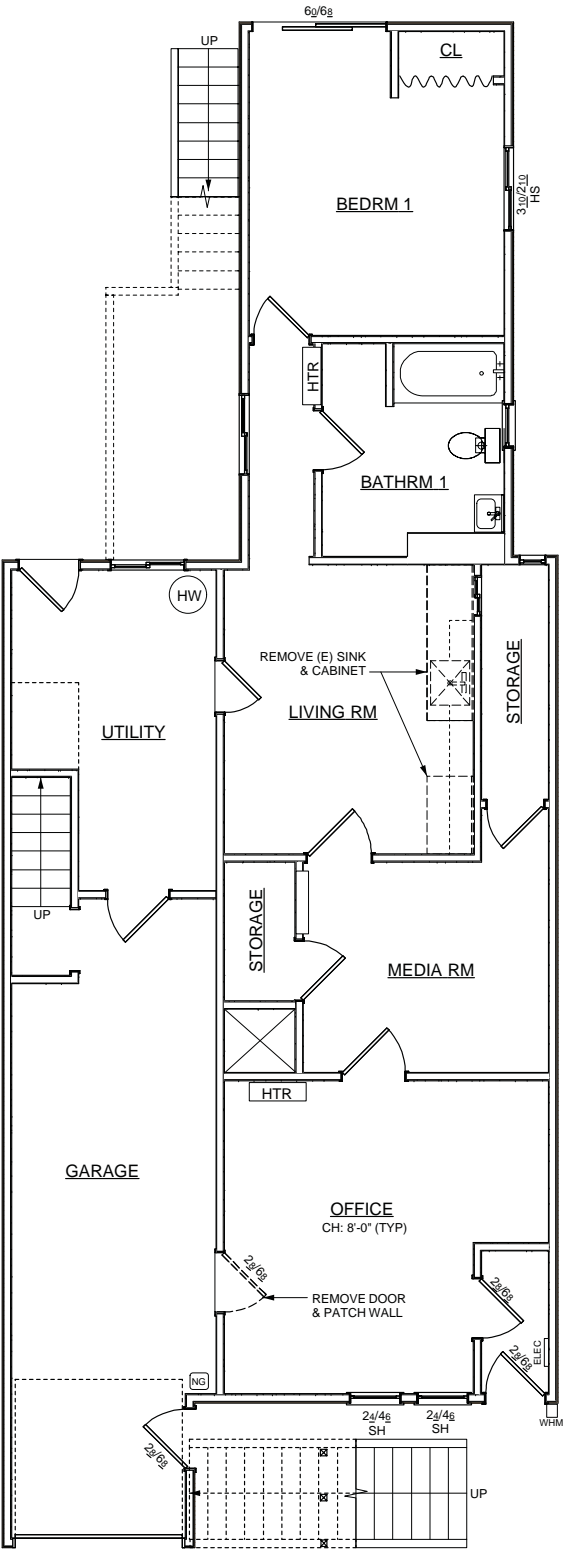
THIRD FL DEMO PLAN

Scale: 1/4" = 1'-0" 895 SQ. FT.



SECOND FL DEMO PLAN

Scale: 1/4" = 1'-0" 1,174 SQ. FT.



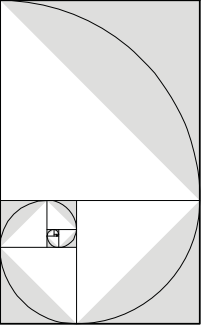
FIRST FL DEMO PLAN

Scale: 1/4" = 1'-0" 1,224 SQ. FT.

| WALL LEGEND | |
|-------------|------------------------|
| | WALLS TO REMAIN |
| | WALLS TO BE DEMOLISHED |

NOV COMPLIANCE TO 1226 10TH AVE
SAN FRANCISCO, CA

FIRST, SECOND & THIRD FLOOR DEMO PLANS



a. gordon atkinson, aia

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date

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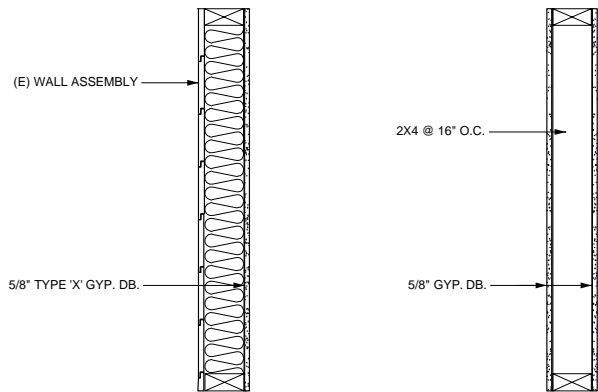
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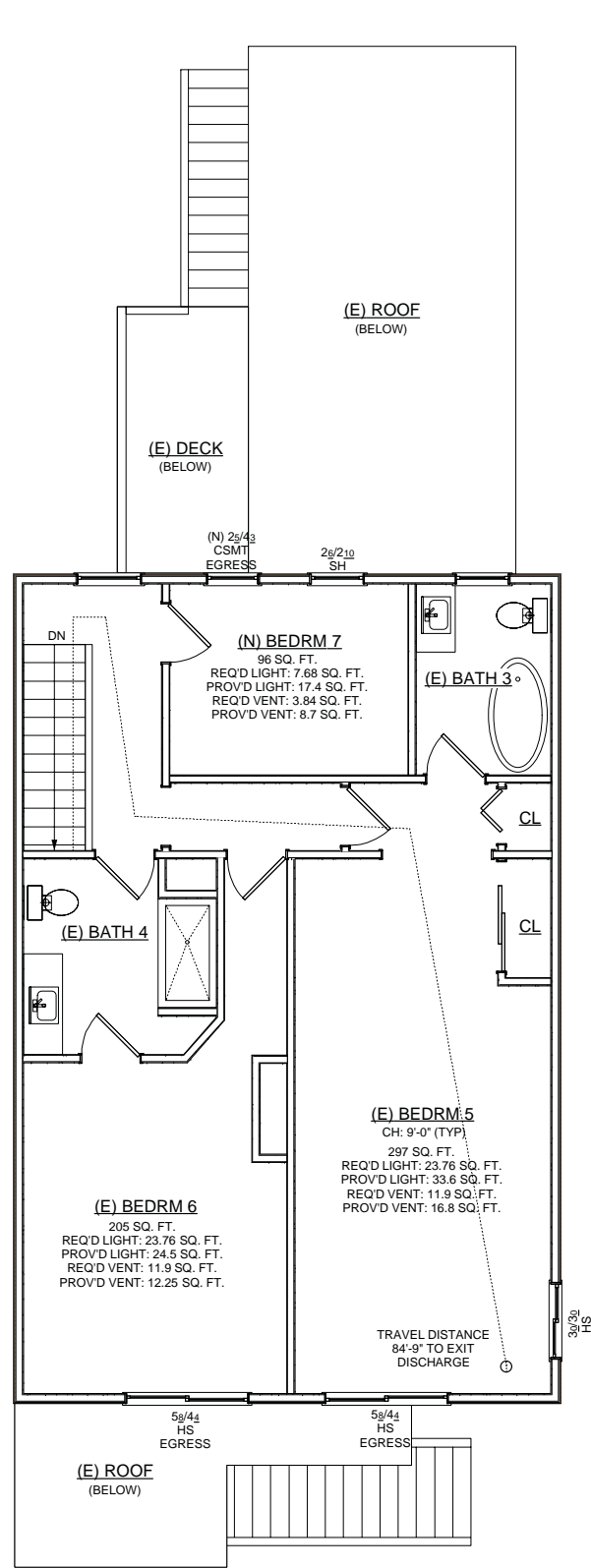
A2

of

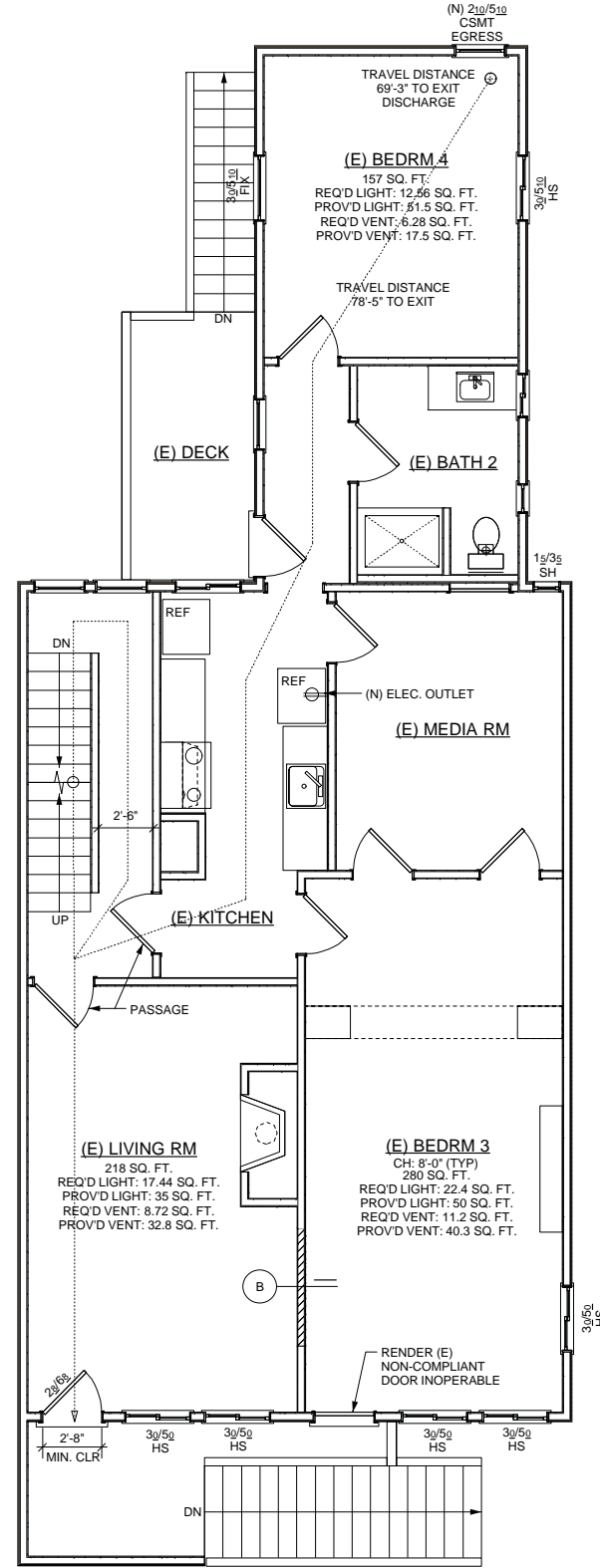


A PROPERTY LINE WALL DETAIL
Scale: 1 1/2" = 1'-0"

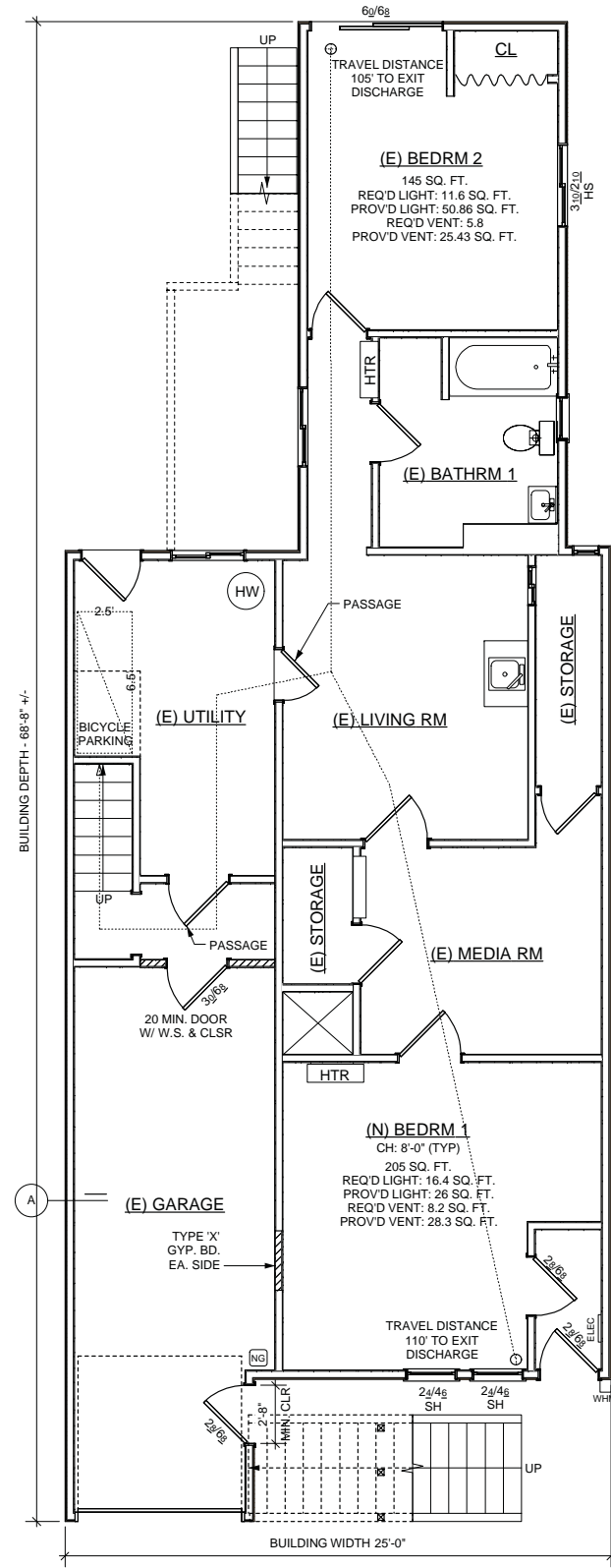
B INTERIOR WALL
Scale: 1 1/2" = 1'-0"



PROPOSED THIRD FL PLAN
Scale: 1/4" = 1'-0"



PROPOSED SECOND FL PLAN
Scale: 1/4" = 1'-0"



PROPOSED FIRST FL PLAN
Scale: 1/4" = 1'-0"

| WALL LEGEND | |
|-------------|-----------------|
| | WALLS TO REMAIN |
| | NEW WALL |



NOV COMPLIANCE TO 1226 10TH AVE
SAN FRANCISCO, CA

PROPOSED FLOOR PLANS & DETAILS

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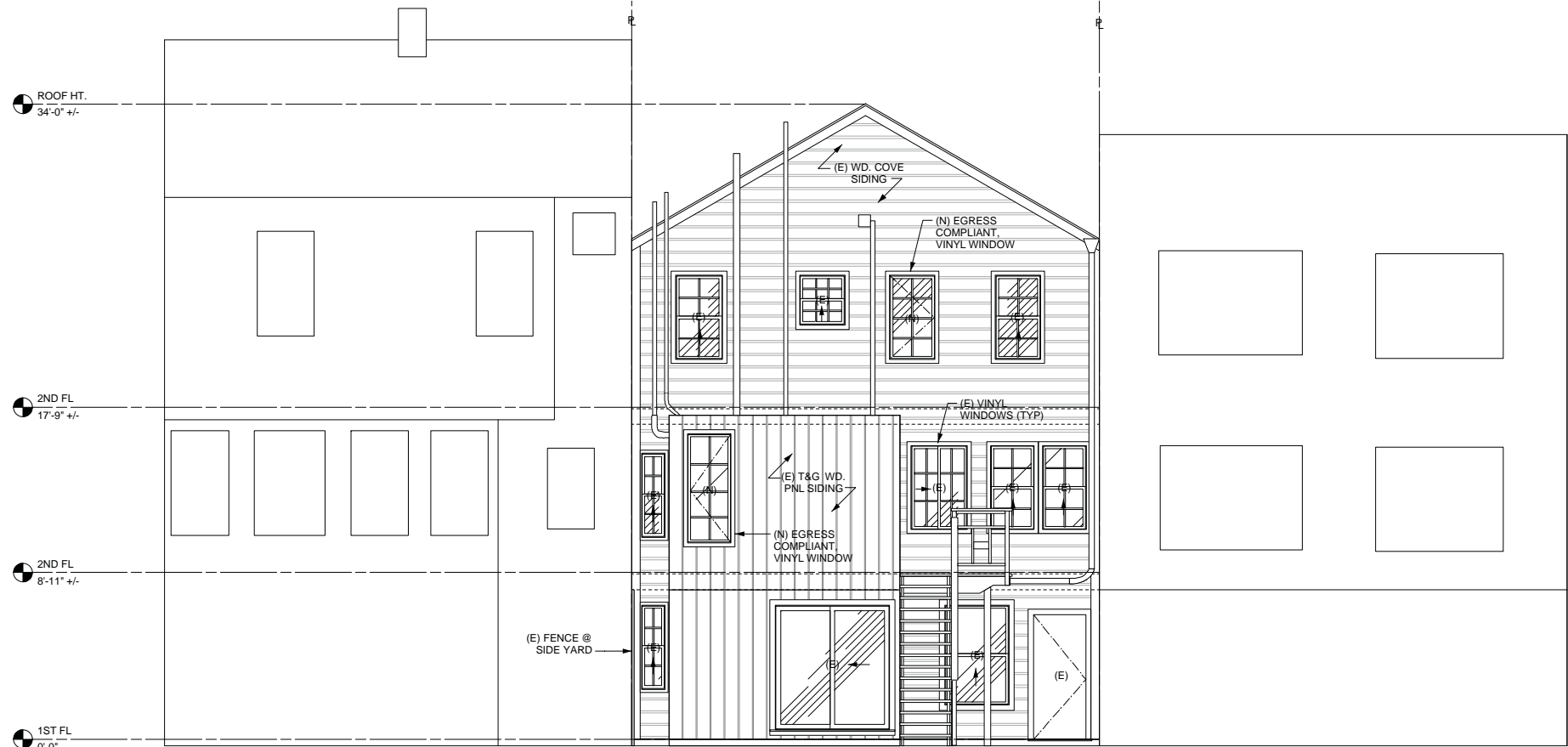
revised

date

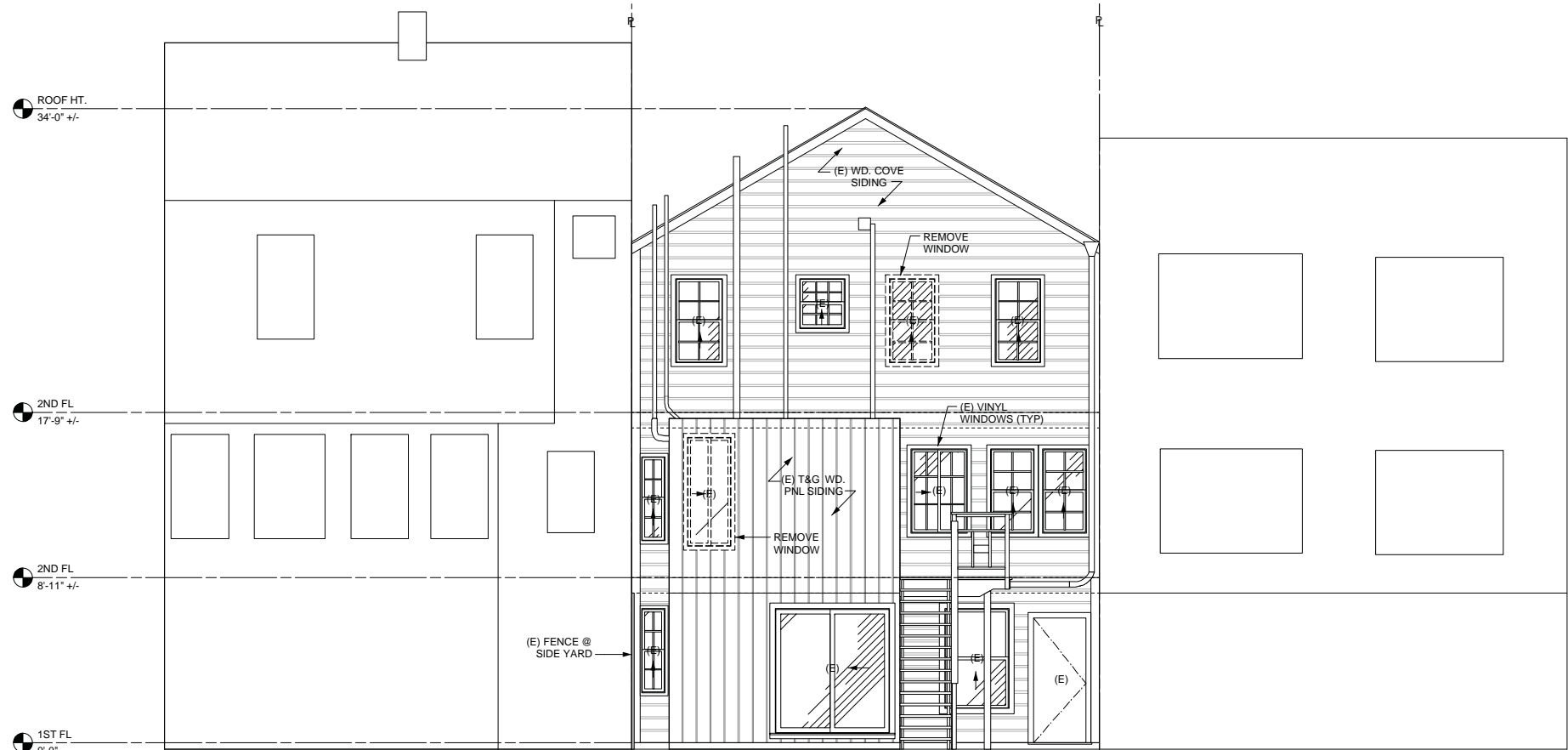
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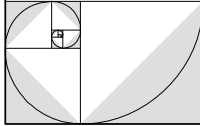
PROPOSED REAR YARD ELEVATION
Scale: 1/4" = 1'-0"



EXISTING REAR YARD ELEVATION
Scale: 1/4" = 1'-0"

NOV COMPLIANCE TO 1226 10TH AVE
SAN FRANCISCO, CA

EXISTING & PROPOSED REAR ELEVATIONS



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A4



1226 10TH AVE

FACADE OF 1226 10TH AVE



OPPOSITE OF FACADE OF 1226 10TH AVE



1226 10TH AVE

WINDOWS TO
BE REPLACED

REAR OF 1226 10TH AVE



OPPOSITE OF REAR OF 1226 10TH AVE

AS NOTED

scale

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11/01/2018

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NOV COMPLIANCE TO 1226 10TH AVE
SAN FRANCISCO, CA

Exhibit C – Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|---|---|--|
| Project Address | | Block/Lot(s) |
| 1226 10TH AVE | | 1741040 |
| Case No. | | Permit No. |
| 2018-007460PRJ | | 201805189567 |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| Project description for Planning Department approval. COMPLY WITH NOV# 201857611, REPLACE (2) WINDOWS WITH EGRESS COMPLAINT WINDOWS, CONVERT GARAGE TO EXIT CORRIDOR, CHANGE USE OF OFFICE TO BEDROOM, REPLACE NON-COMPLIANT WET BAR WITH 36" COUNTER AND WITH 12"X12" BAR SINK. LEGALIZE EXISTING GROUP HOUSING. | | |

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional):

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | Project involves less than four work descriptions. GO TO STEP 6. |

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

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

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

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

| | | |
|-------------------------------------|---|---|
| <input type="checkbox"/> | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>. | |
| <input checked="" type="checkbox"/> | No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect. | |
| | Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | Signature: Sharon Young 02/19/2019 |
| | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. | |

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) |
| 1226 10TH AVE | | 1741/040 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2018-007460PRJ | 201805189567 | |
| Plans Dated | Previous Approval Action | New Approval Action |
| | 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. | |
| Planner Name: | Date: |
| | |

Exhibit D - Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1226 - 10TH AVENUE
RECORD NO.: 2018-007460CUA

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) | | | |
| Lot Area | ±3,000 | ±3,000 | 0 |
| Residential | ±3,293 | ±3,293 | 0 |
| Commercial/Retail | -- | -- | -- |
| Office | -- | -- | -- |
| Industrial/PDR <i>Production, Distribution, & Repair</i> | -- | -- | -- |
| Parking | 1 | 1 | 0 |
| Usable Open Space (GFS) | ±1,520 | ±1,520 | 0 |
| Public Open Space (GFS) | -- | -- | -- |
| Other () | | | |
| TOTAL GSF | ±3,293 | ±3,293 | 0 |
| | EXISTING | NET NEW | TOTALS |
| PROJECT FEATURES (Units or Amounts) | | | |
| Dwelling Units - Market Rate | 1 | 1 | 0 |
| Dwelling Units - Affordable | -- | -- | -- |
| Hotel Rooms | -- | -- | -- |
| Parking Spaces | 1 | 1 | -- |
| Loading Spaces | -- | -- | -- |
| Car Share Spaces | -- | -- | -- |
| Bicycle Spaces | 0 | 2 | 2 |
| Number of Buildings | 1 | 1 | 0 |
| Number of Stories | 3 | 3 | 0 |
| Group Housing - Rooms | 6 | 7 | 1 |
| Group Housing - Beds | 6 | 7 | 1 |

Exhibit E - Maps and Context Photos

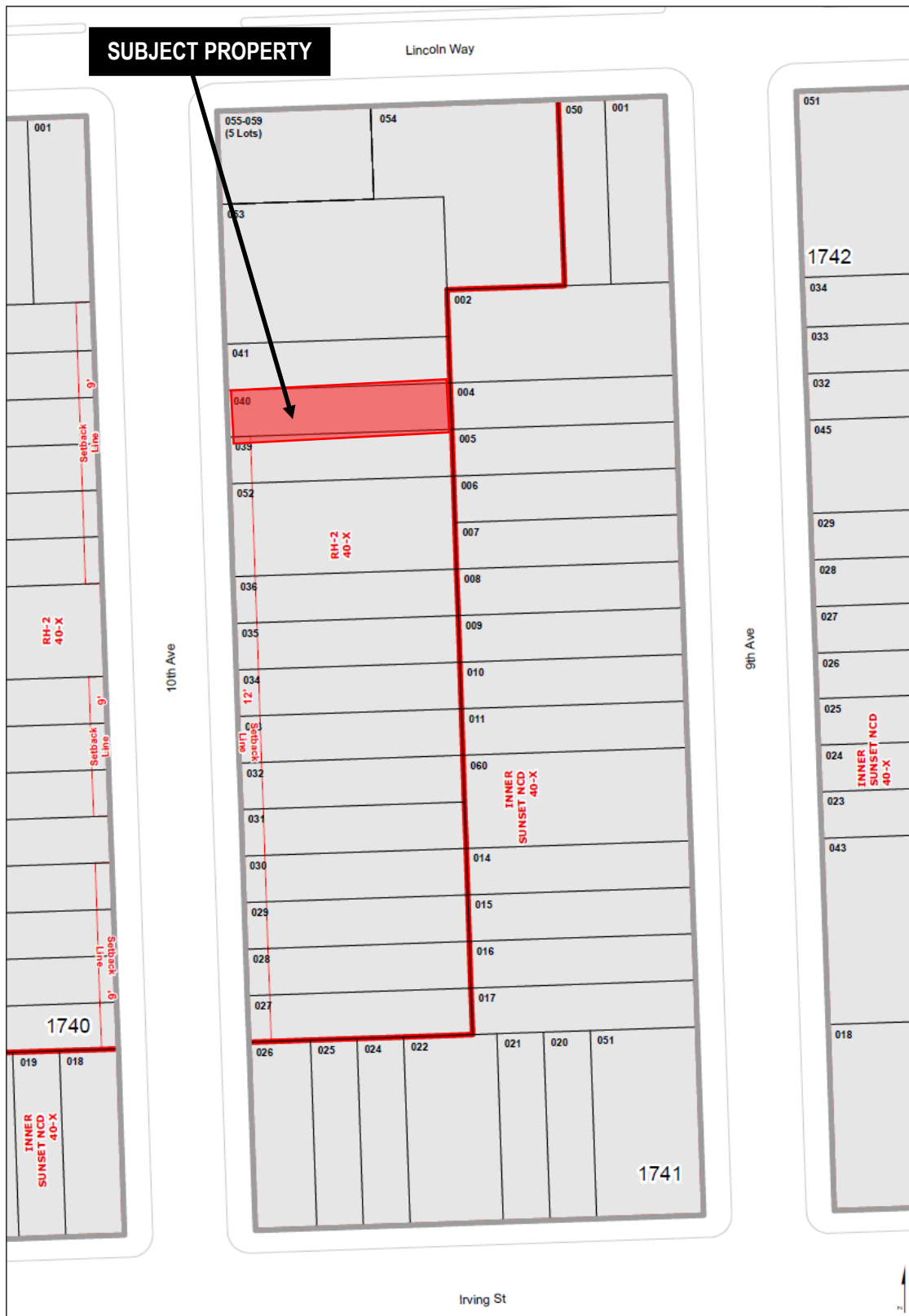
Zoning Map



Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue



Parcel Map



Sanborn Map*



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

Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue



Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue

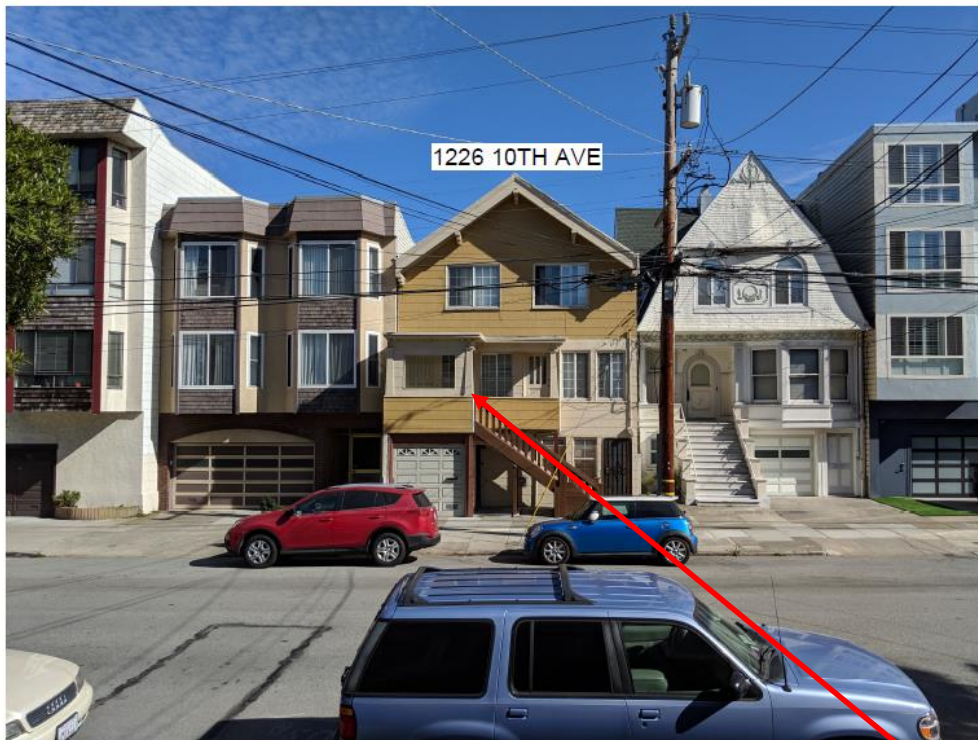
Aerial Photo



SUBJECT PROPERTY



Site Photo



FACADE OF 1226 10TH AVE

SUBJECT PROPERTY

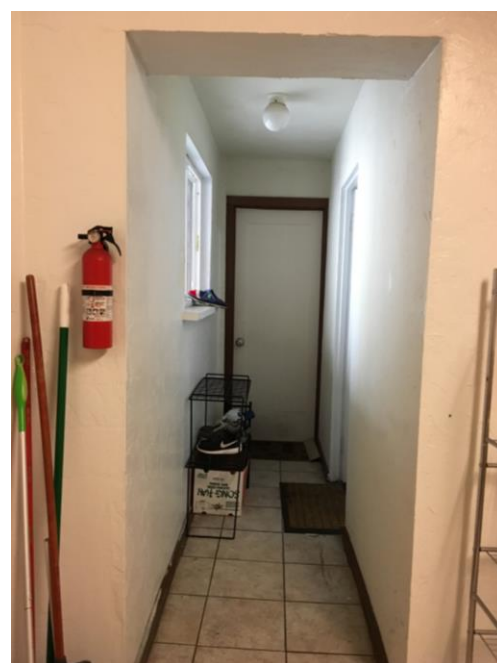
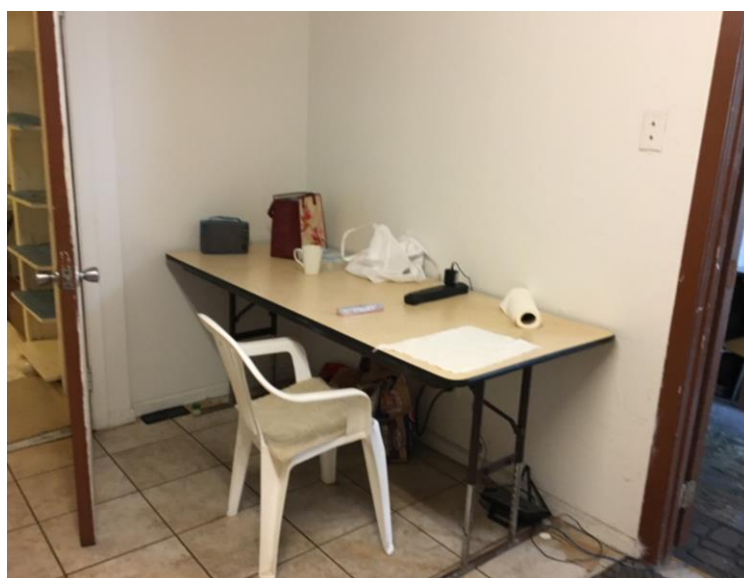


REAR OF 1226 10TH AVE

Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue

Site Photos

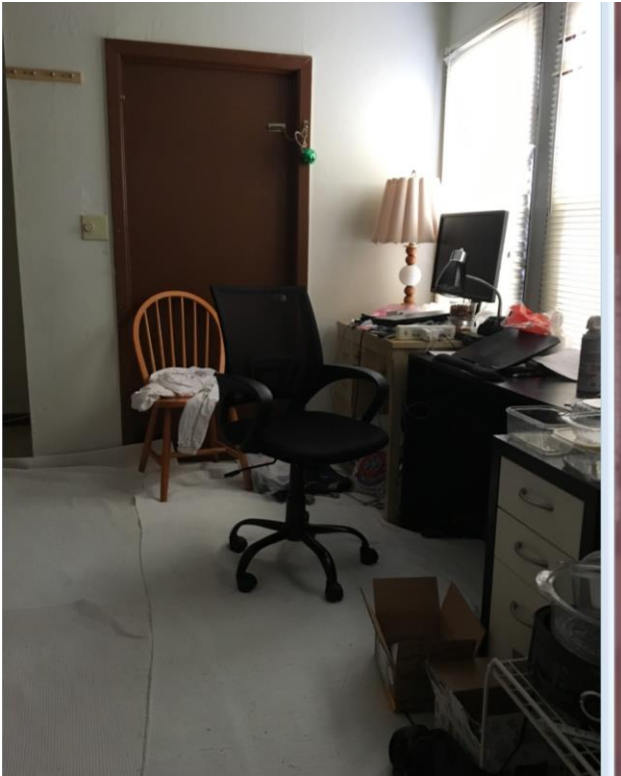
SOME INTERIOR GROUND FLOOR PHOTOS



Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue

Site Photos

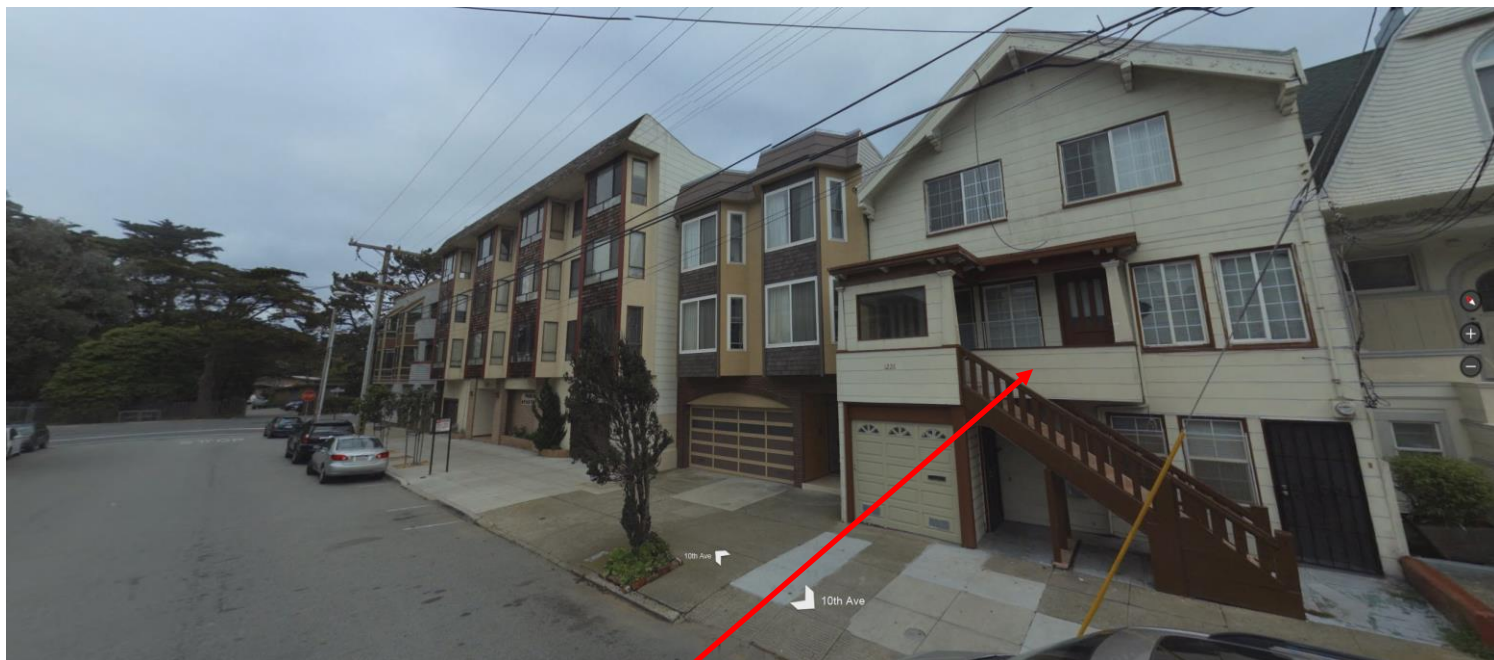
SOME INTERIOR ROOM PHOTOS



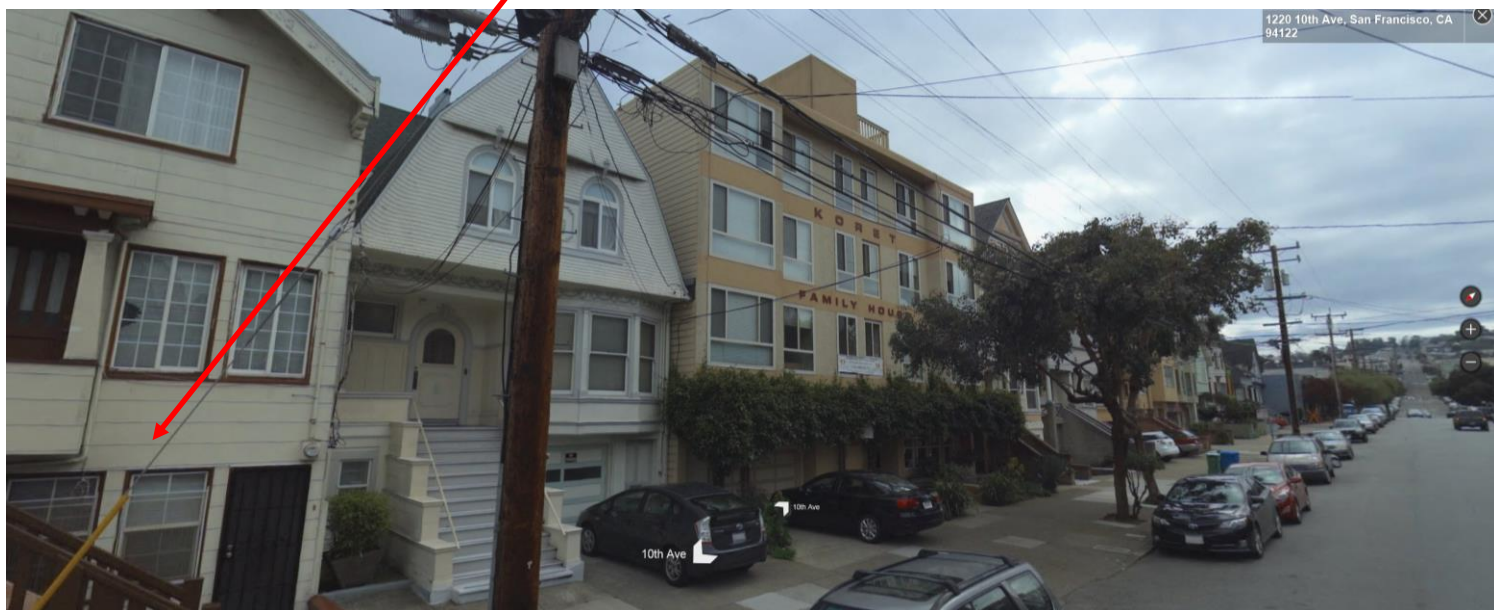
Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue

Site Photo

PORTION OF SUBJECT BLOCK



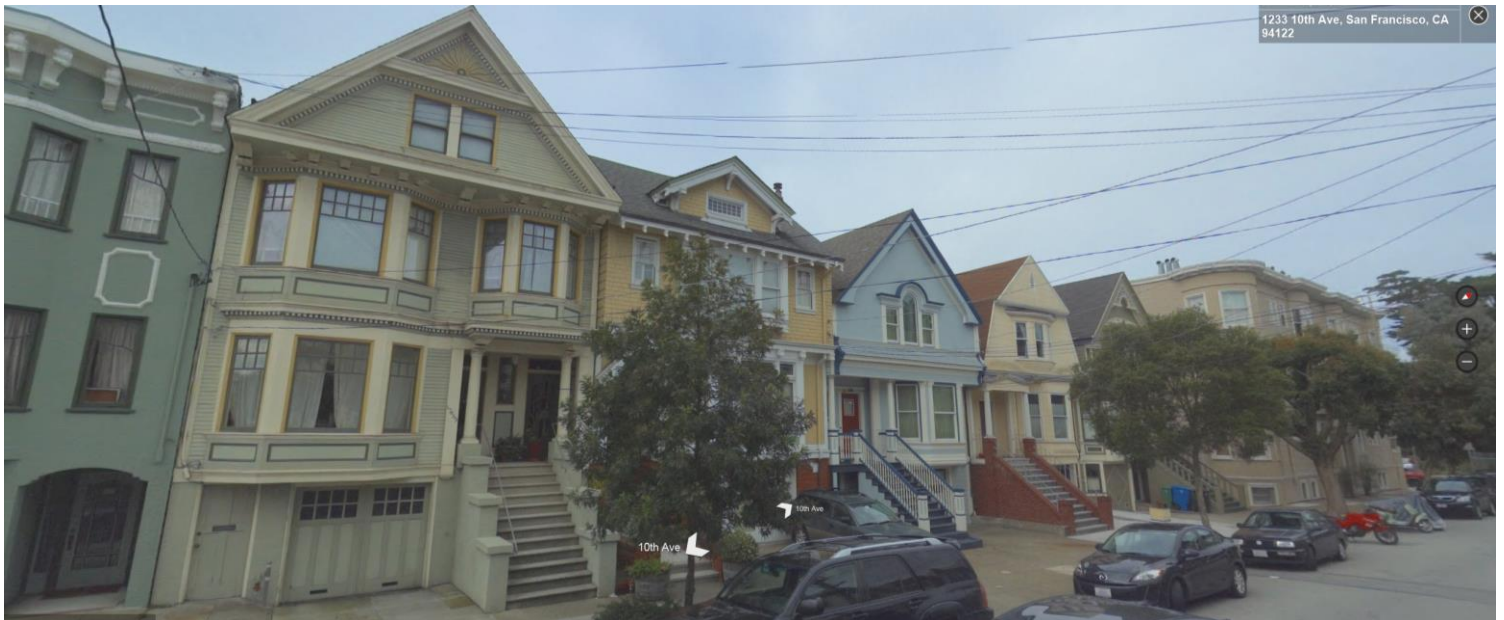
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue

Site Photo

OPPOSITE BLOCK



Conditional Use Hearing
Case Number 2018-007460CUA
1226 - 10th Avenue