



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review

Abbreviated Analysis

HEARING DATE: MAY 23, 2019

CONTINUED FROM MAY 2, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 21, 2019
Case No.: **2018-008362DRP**
Project Address: **237 Cortland Avenue**
Permit Application: 2018.0607.1206
Zoning: NC-2 [Neighborhood Commercial, Small Scale]
40-X Height and Bulk District
Block/Lot: 5668/018
Project Sponsor: Jeremy Schaub
1360 9th Ave. Suite 250
San Francisco, CA 94010
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Take DR and approve with modifications**

PROJECT DESCRIPTION

The project consists of demolition of an existing one-story commercial building and new construction of a 4-story, 6,187 s.f. three-unit mixed use building with a 1,300 s.f. ground floor commercial space. No parking is proposed.

SITE DESCRIPTION AND PRESENT USE

The site is a 22' x 90' key lot to properties facing Bocana with a one-story commercial building that has one off-street parking space. The existing building is classified as a category 'C' historical resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Cortland Avenue consists of a mix of 2- to 3-story mixed-use buildings. The adjacent corner property has a 25' wide x 70' deep side yard fronting Bocana Street. Although Cortland Street is zoned as a small scale Neighborhood Commercial District, there are entire blocks of only residential buildings. Over the entire length of Cortland the predominant scale is that of two-story buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 24, 2018 – January 23, 2019	1.23.2019	5.2. 2019	99 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	April 13, 2019	April 13, 2019	20 days
Mailed Notice	20 days	April 13, 2019	April 13, 2019	20 days
Online Notification	20 days	April 13, 2019	April 13, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2	0
Other neighbors on the block or directly across the street	5	14	0
Neighborhood groups	0	0	0

DR REQUESTOR

Mary Rowell of 218 Cortland Avenue, across the street neighbor to the South of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. Scale: the proposed four-story building is out of scale with the predominate character of the district.
2. Light and shadow impacts on adjacent residences: the massing of the building will block or greatly reduce light and air to the rear of the adjacent neighbors' properties.
3. Privacy: The location of decks at the second level and roof introduce views into adjacent properties rear yards and private areas which will impact privacy.

Proposed alternatives:

1. Limit the height to 3 stories
2. Provide residential open space at each level of residence rather than on roof
3. Screen open space from direct view of neighboring yards.

See attached *Discretionary Review Application*, dated January 23, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing and at the street and rear to address issues related to scale, light and privacy.

See attached *Response to Discretionary Review*, dated February 12, 2019.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

DEPARTMENT REVIEW

Since the Project is in the NC-2 Zoning district, the project is subject to the Urban Design Guidelines – not the Residential Design Guidelines. The Urban Design Advisory Team (UDAT) review found that:

1. The overall design, scale, and massing of the proposed new building at the street is compatible with immediately adjacent buildings since the proposed 4-story building approximates the height at the street of the two existing adjacent three-story gabled roof buildings to the West, and while the predominant pattern along Cortland is of two-story buildings, there are 3- and 4- story buildings located across the street and sporadically throughout the corridor; and
2. As a four -story building a stair is required to access the roof. The proposed roof deck is under 500 s.f. and is located away from adjacent rear yard open spaces – set back 25'-10" from the rear property line and 5' from the side property line; the second floor deck, adjacent to a bedroom is set back from property lines – and therefore staff deemed the decks to be sized and located so as to not pose exceptional nor extraordinary impacts of privacy.

However, upon closer review, the issue related to scale and mass at the rear raised by the DR requestor is exceptional or extraordinary. Specifically:

1. The depth of the proposed building extends to the required rear yard line and well past the depth of the adjacent building to the west. The open side yard of the adjacent corner property corner property could function as the rear yard for the corner property to provide sufficient relief to the two immediate adjacent rear yards fronting Bocana Street. However, access to the greater mid-block open space is unduly curtailed to 235 Cortland - the adjacent to the the west -and the property at 260-262 Bocana St.

While a condition of the corner key lot in relation to the buildings on Bocana is typical, it is also typical to ask for sculpting the rear massing in a way that ameliorates the impact scale, shading and access to mid-block open space.

Therefore, Staff recommends taking DR and reducing the massing at the rear to better accommodate visual access and an appropriate building scale to the adjacent mid-block open space by reducing the building depth by 6' at the 2nd, 3rd, and 4th floors. This can be accomplished without reducing the number of bedrooms.

Additionally, the stair penthouse should be reduced to only the minimum height and width necessary as required by Code.

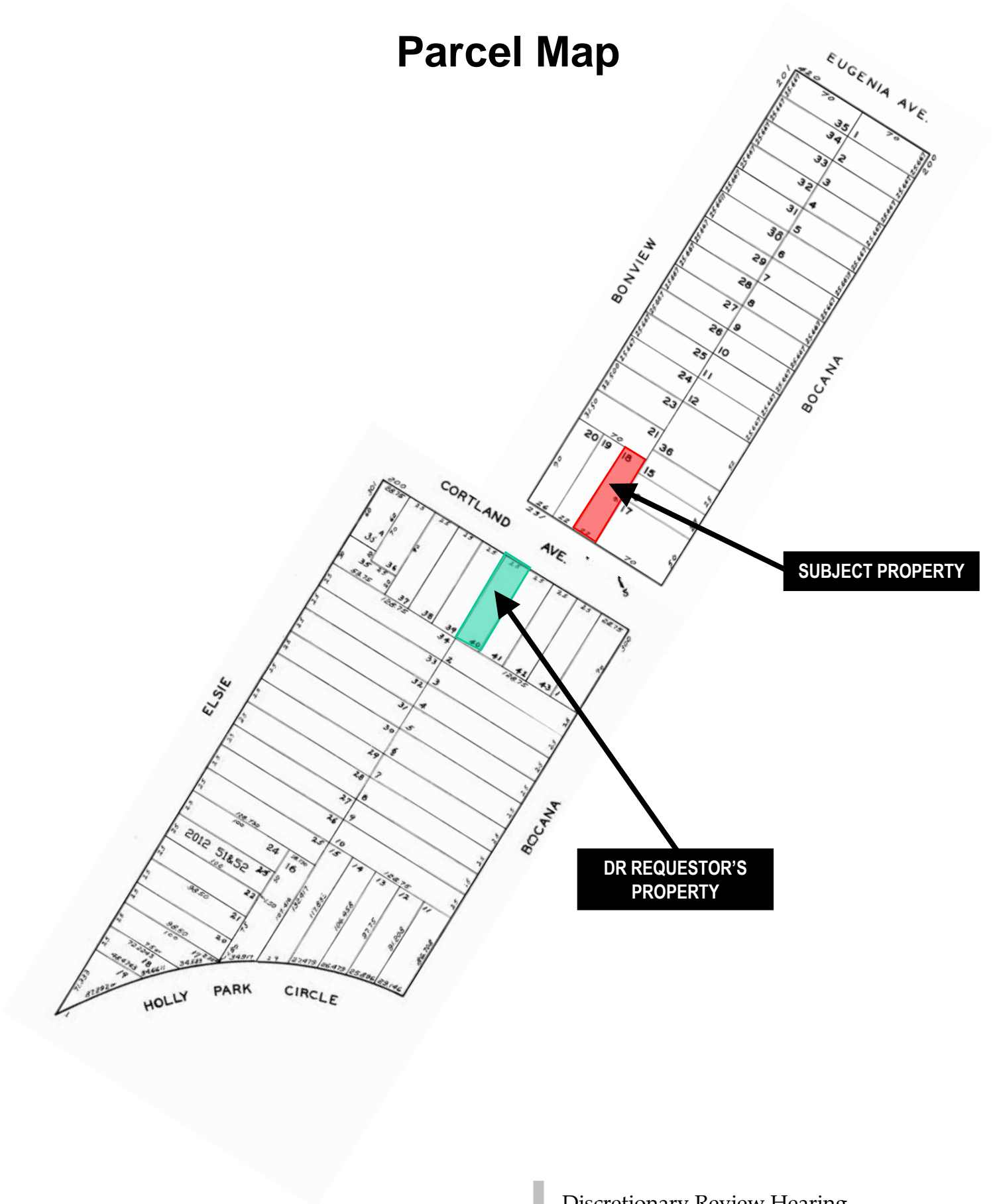
RECOMMENDATION:	Take DR and approve with modifications
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Letters from neighbors
Response to DR Application dated February 12, 2019
Reduced Plans
Color Rendering

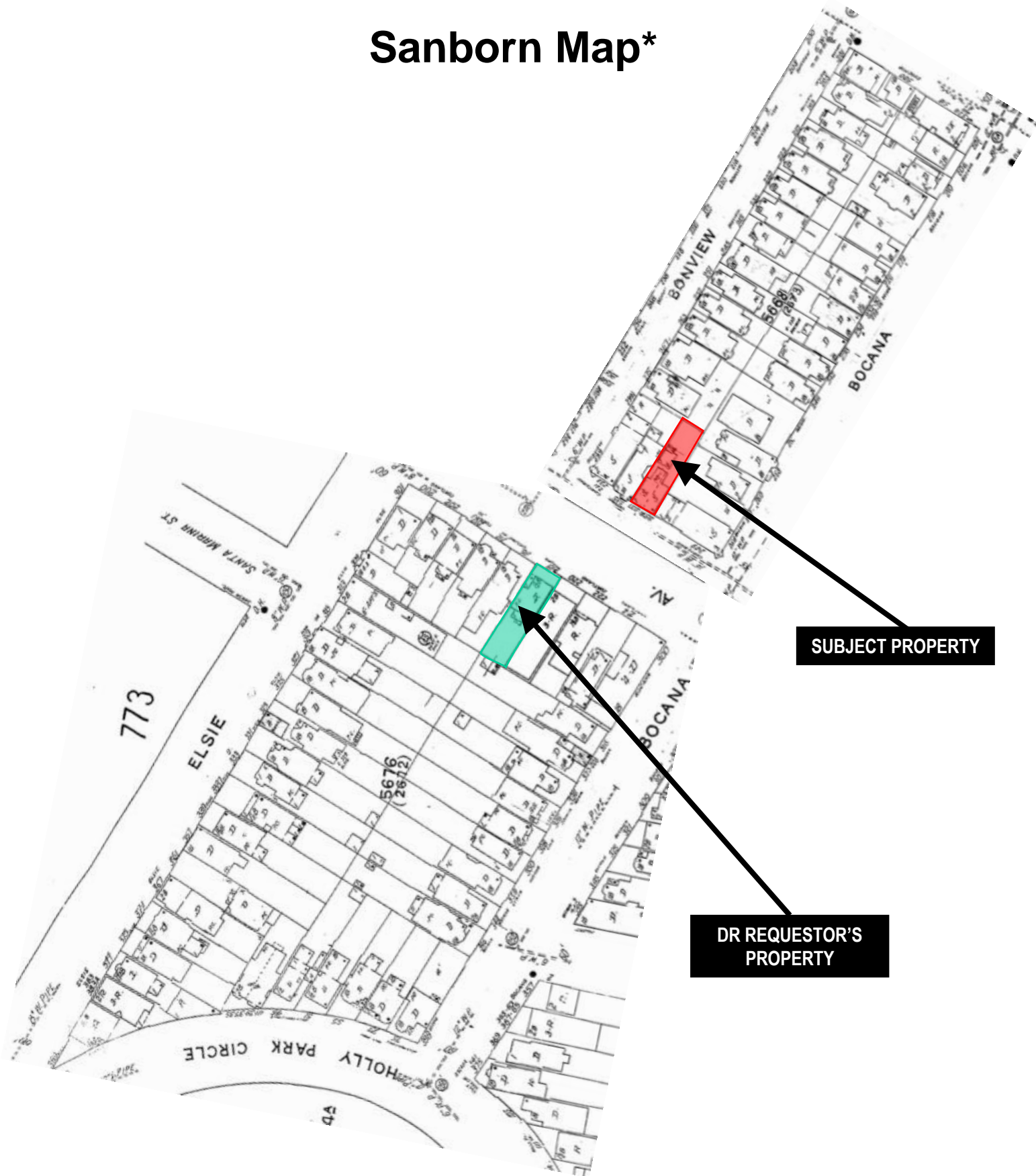
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2018-008362DRP
237 Cortland Avenue

Sanborn Map*



SUBJECT PROPERTY

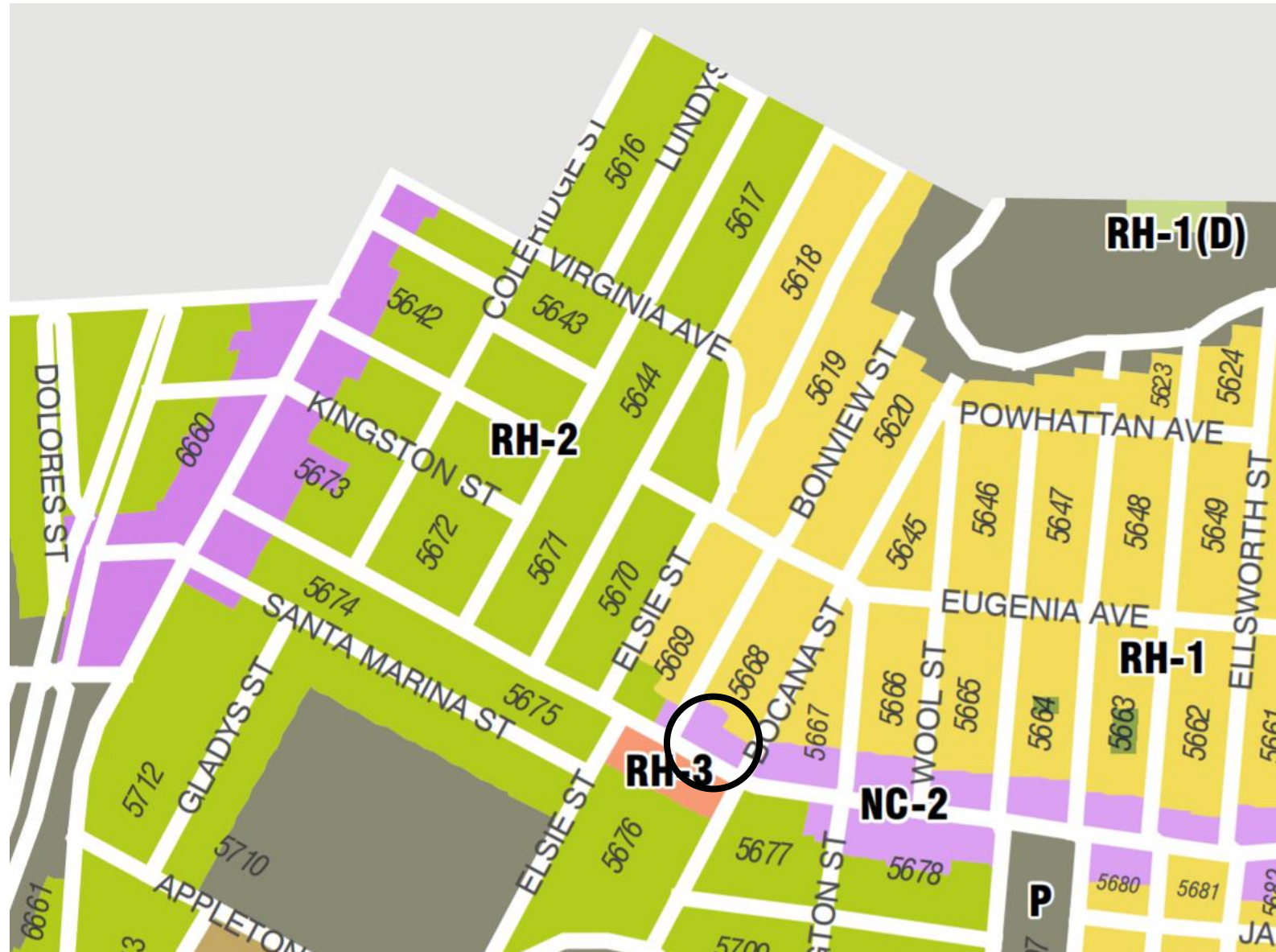
DR REQUESTOR'S
PROPERTY

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



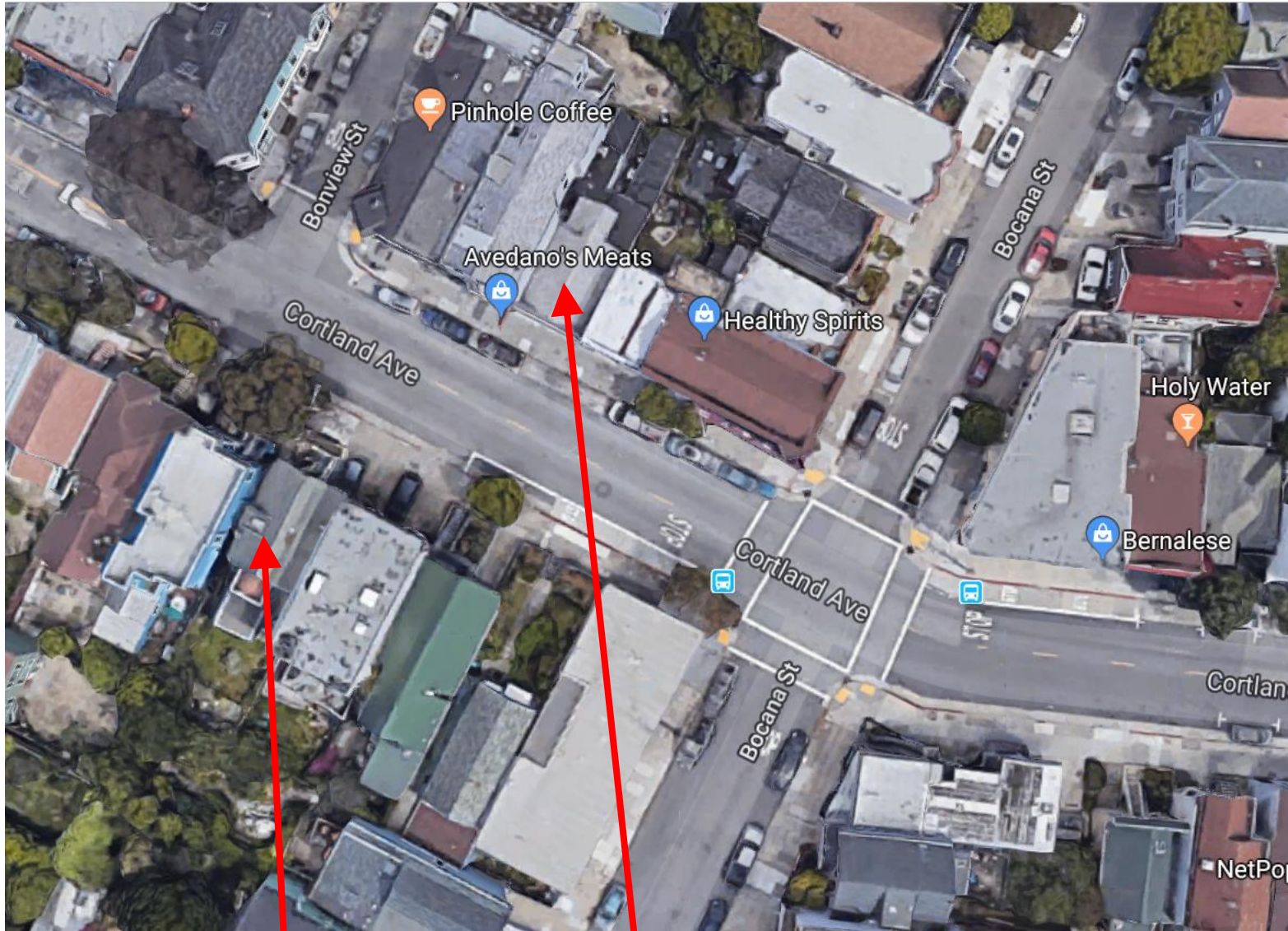
Discretionary Review Hearing
Case Number 2018-008362DRP
237 Cortland Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2018-008362DRP
237 Cortland Avenue

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo



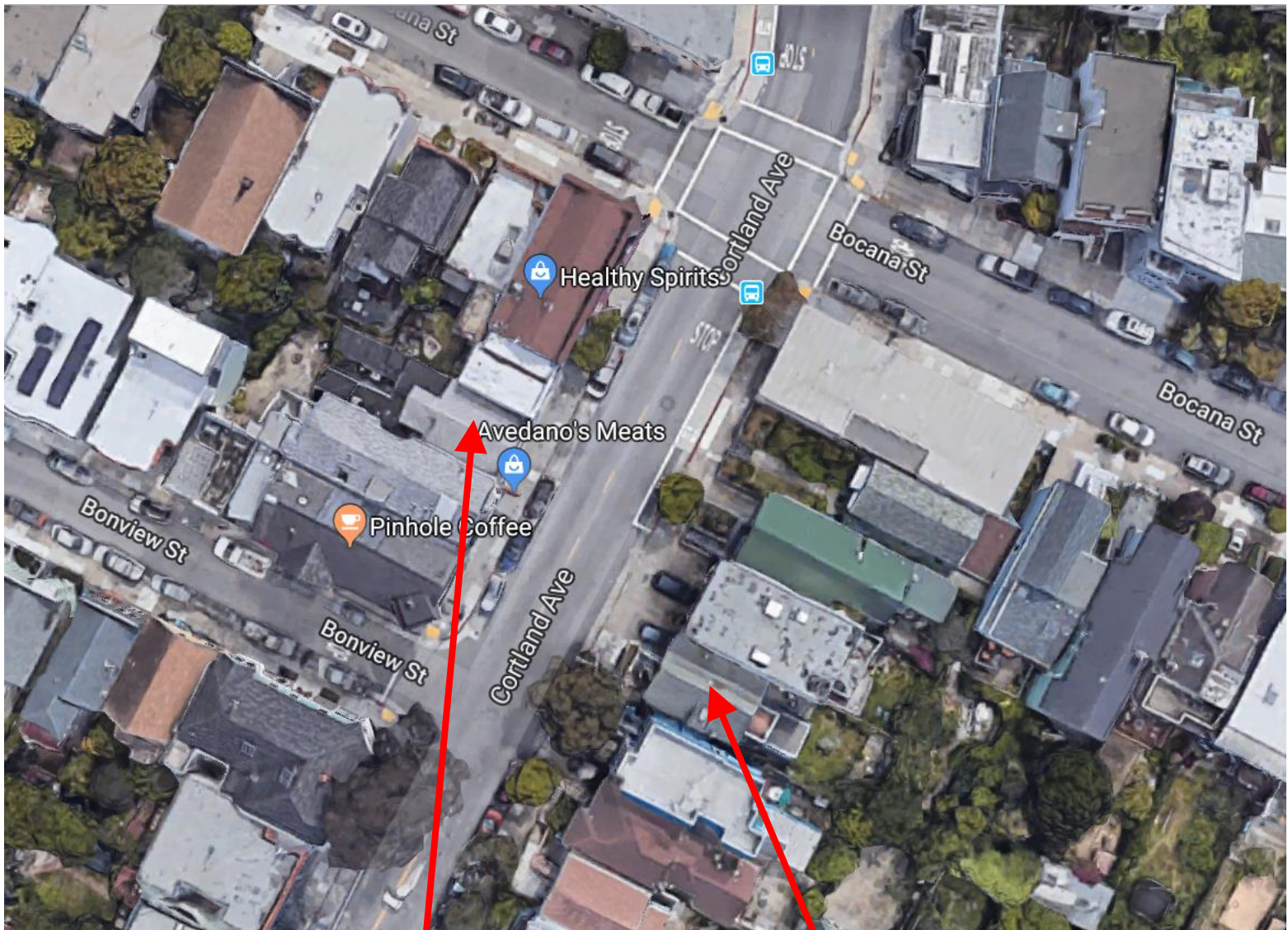
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-008362DRP
237 Cortland Avenue

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2018-008362DRP
237 Cortland Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-008362DRP
237 Cortland Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **June 7, 2018**, the Applicant named below filed Building Permit Application No. **2018.06.07.1206** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	237 Cortland Avenue	Applicant:	Jeremy Schaub
Cross Street(s):	Bonview and Bocana Streets	Address:	1360 9th Avenue #250
Block/Lot No.:	5668/018	City, State:	San Francisco, CA 94010
Zoning District(s):	NC-2 / 40-X	Telephone:	(415) 682-8060
Record No.:	2018-008362PRJ	Email:	jeremy@slasf.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Commercial	Commercial and Residential
Front Setback	None	None
Side Setbacks	None	None
Building Depth	66 feet, 8 inches	90 feet @ ground floor commercial
Rear Yard	23 feet, 4 inches	22 feet, 6 inches @ 1 st residential level
Building Height	17 feet, 5 inches	40 feet
Number of Stories	1 story plus attic	4
Number of Dwelling Units	0	3
Number of Parking Spaces	1	0
PROJECT DESCRIPTION		
The project includes the demolition of an existing single-story, approximately 1,300 square foot commercial building and the construction of a four-story, 6,238 square foot mixed use building with 1,387 square feet of ground floor commercial and three residential dwelling units. Open space will be provided for the residential units via a second floor rear yard deck and a roof deck.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Linda Ajello Hoagland
Telephone: (415) 575-6823
E-mail: linda.ajellohoagland@sfgov.org

Notice Date: 12/24/18
Expiration Date: 1/23/19

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
237 CORTLAND AVE		5668018
Case No.		Permit No.
2018-008362ENV		201806071203
<input checked="" 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 would involve the demolition of an existing one story commercial building and the new construction of an approximately 6,187 square foot, 4 story, 40 ft tall building. The proposed project would include approximately 3 dwelling units and 1,300 square feet of ground floor retail space. TO ERECT 4 STORIES, NO BASEMENT, TYPE V-A, 3 UNITS RESIDENTIAL WITH RETAIL BUILDING.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input 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): Laura Lynch

Project enrolled in Maher program with the San Francisco Department of Public Health.

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY 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 checked="" 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): Demolition of building which does not meet the criteria for listing on the California Register
<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 checked="" 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 12/04/2018 b. Other (specify): per signed PTR form dated 12/4/2018 </div> <div style="width: 45%;"> <input checked="" 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 checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Monica Giacomucci	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Monica Giacomucci 12/04/2018
	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)
237 CORTLAND AVE		5668/018
Case No.	Previous Building Permit No.	New Building Permit No.
2018-008362PRJ	201806071203	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	11/21/2018
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PROJECT INFORMATION:		
Planner:	Address:	
Monica Giacomucci	237 Cortland Ave	
Block/Lot:	Cross Streets:	
5668/018	Bonview and Bocana streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-008362ENV

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

DATE OF PLANS UNDER REVIEW:	5/22/18
------------------------------------	---------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated January 26, 2018).	
Proposed Project: Demolition of existing one-story commercial building for construction of a 4-story, 3-family residential building.	

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

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

PRESERVATION TEAM COMMENTS:

According to the consultant report and information accessed in Planning Department files, the subject property is improved with a one-story wood-frame commercial building. The building is utilitarian and lacks a distinguishable architectural style, though evidence of its original Italianate appearance, such as decorative corner brackets, remains in place. The primary facade was altered to obscure such original features in the 1950s, and the present aluminum storefront and overhead roll-up garage door date from this era.

The subject building was constructed circa 1885 as an Italianate residential cottage, with the original owner and architect unknown. Ida Hilliers Engelbrecht, a German-born widow, was the earliest known owner of the subject property. Engelbrecht's father, Christian Hilliers, was a prominent local butcher and proprietor of the Holly Park Meat Market at 231-233 Cortland, just northwest of the subject property. Engelbrecht purchased 237 Cortland, likely as an investment given her family's presence on the block, in 1902 and apparently converted the cottage for commercial use by 1910.

In the meantime, Englebrecht's brother-in-law, Frank Bleuss, inherited the Holly Park Meat Market and constructed a new mixed-use building to house the successful shop at 235 Cortland, directly adjacent to the subject property. Frank Bleuss and his wife, Sophia Hilliers Bleuss, inherited or purchased 237 Cortland, which had been used as a grocery store and barber shop, from the estate of Ida Engelbrecht. Bleuss demolished a portion of the interior property line wall between his Holly Park Meat Market and the subject property to expand his butcher shop. Bleuss also maintained a small commercial space with a separate storefront at the primary facade. In 1943, Bleuss transferred the business and associated properties to his son, Frank Jr., who likely executed the 1950s-era storefront alterations and installed a loading dock with the address 237 1/2 Cortland to support the Holly Park Meat Market. Both the Bleuss Sr. and Bleuss Jr. occasionally leased the storefront space at 237 Cortland to small enterprises, including a locksmith and a real estate office, but it appears that the storefront more often served as overflow space for the adjacent family butcher shop.

In 1960, Bleuss Jr. sold 235 and 237 Cortland to Edward and Dorothy Cicero, who became proprietors of the Holly Park Meat Market. The Ciceros converted the store annex at 237 Cortland into a dining area for patrons of the butcher shop, and retained ownership of the business and both properties until 2007.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2018.12.04 11:13:11 -08'00'	



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional). **To follow via email**
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name:

Address:

Email Address:

Telephone:

Information on the Owner of the Property Being Developed

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

-
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

1. SFPC 7011 par. 3 states that NC-2 Small-Scale Neighborhood Commercial Districts permits projects that approximate or slightly exceed the standard development pattern in the district. The standard development pattern in the Bernal Heights Small-Scale Neighborhood Commercial District is primarily two-story buildings, with a limited number of three-story buildings. The proposed building at four-stories greatly exceeds the standard development pattern of the District.

The Bernal Heights Neighborhood Commercial District along Cortland Avenue is renowned for its village-like character. Zoning changes in the adjacent RH districts was reduced in the early 1990's in response to blatant exploitation by outside developers who built boxy, out-of-scale apartment buildings. The resulting height limit in the RH districts was reduced from 40X to a maximum of 30 feet in the Bernal Heights Special Use District. Meanwhile, the scale of development along Cortland in the NC-2 district continues to be primarily two-story buildings with a scattering of three-story buildings, and this scale contributes to the appealing quality of the area. Recent infill developments in the area have respected the scale and character of the existing pattern of development, and fit in well.

The site at 237 Cortland Avenue sits between a three-story gabled building to the west (two residential stories over ground floor retail), and a two-story building to the east (one residential story over ground floor retail). The Urban Design Guidelines suggest that a new building at 237 Cortland should make a height transition between these two buildings, such as would be achieved with the massing of a new three-story building. Instead, proposal for 237 Cortland increases the apparent mass and height in the block at this point, introducing a jarring element that destroys the sense of transition in the building masses.

The proposed project at 237 Cortland Avenue is designed to the maximum zoning envelope, without reference to the standard pattern of development in the NC-2 district, as described in SFPC 711 par. 3. We feel the project does not comply with the intent of the Planning Code for Small-Scale Neighborhood Commercial Districts, and will set a precedent for new development that will be to the detriment to the neighborhood's character.

A second significant problem with the height of the project as proposed is the shadow impact on residences in the adjacent RH district. The applicant has represented in meetings with neighbors that the shadow impact on properties to the north is "only an additional 21 minutes per day shadow increase" between a three-story and four-story development – we are prepared to show that the shadow impact is significantly greater than this. According to the intent of the NC-2 Small-Scale Neighborhood Commercial District as stated in SFPC 711 par. 3, new projects should preserve the open space in interior blocks. This project will greatly diminish sunlight in the interior block open spaces.

The Urban Design Guidelines suggest that efforts be made by new buildings to minimize the impact on light and privacy to structures on adjacent properties, for example, by setting back the upper floors of the building or designing using a sloped roof. The proposal for 237 Cortland is designed solely to maximize the zoning envelope – the rear wall of the 2nd, 3rd and 4th stories are set on the mandatory NC-2 rear yard line, with no setbacks.

A third major impact of the project are the decks at second floor and roof levels that dominate the interior block and deny privacy to residences in the adjacent RH district. With the second floor deck set virtually on the rear property line, and the roof deck forty feet above neighbors, the project looms over the open space and private areas of the entire block.

Most of the residences to the north of this project are two stories in height. At four stories, the proposed project imposes a dramatic change in scale and impact on its neighbors. The Urban Design Guidelines suggest that projects creating unusual impacts on privacy should take steps to mitigate these impacts, such as incorporating privacy screens and landscaping, as well as by breaking the line of sight between houses.

2. This project creates dramatic negative impacts to adjacent neighbors at 260-262 Bocana Street. If this project is built as proposed, it will create a 40 foot wall at the rear property line of 260-262 Bocana Street. Shadow effects from the proposed project will reduce sunlight to the existing dwelling by an hour and twenty minutes at the equinox – on days when the rest of San Francisco enjoys daylight until after 7 pm, this project will shade the adjacent existing building at 4:05 pm.

This project will cause unreasonable impacts due its height, which is greater than the standard pattern of development in the NC-2 Small-Scale Neighborhood District on Cortland Avenue. It will also create scale impacts on its neighbors, which is not in keeping with recommendations of the Urban Design Guidelines.

The most significant impact will be caused by the height and mass of the project, which is out of scale with the neighborhood and will be detrimental to the character of the Cortland Avenue district. Most buildings within the NC-2 district are two-stories in height, with a limited number of three-story buildings. This project would potentially set a precedent for higher buildings in the NC-2 district. This will negatively impact all residents of our community, as well as the many visitors that come to our neighborhood for shopping and dining. As noted above, these impacts could be mitigated by adopting an appropriate three-story height for the project, which would transition between the existing gabled three-story building to the west and the existing two-story building to the east, as recommended by the Urban Design Guidelines. This would also meet the stated intent of the NC-2 district, to match or slightly exceed the standard pattern of development in the District.

An additional negative project impact, also related to the height of the project, is the increase in shadow impacts on properties in the RH district to the north. These impacts are unreasonable, because they are imposed by a project out of scale with the standard pattern of development in the NC-2 district of Cortland Avenue. As noted above, the project maximizes the zoning envelope, and makes no effort to mitigate shadow impacts on its neighbors. The Urban Design Guidelines suggest the project make efforts to lessen shadow impacts on neighbors, but this is not apparent in the proposed design. The shadow impacts are more significant than represented by the project applicant, and will affect residents of the RH-1 district of block 5668, north of the NC-2 district.

A third negative impacts the privacy of residents in the RH district to the north of the project. Dwellings to the north are generally two stories in height – at four stories this project will dominate the block interior, and provide direct views from the upper floors

of this building into the yards and private areas of its neighbors. This is an unreasonable intrusion into the privacy of homes and of open space in the mid-block area, and will affect neighbors in the RH-1 district of block 5668, north of the NC-2 district.

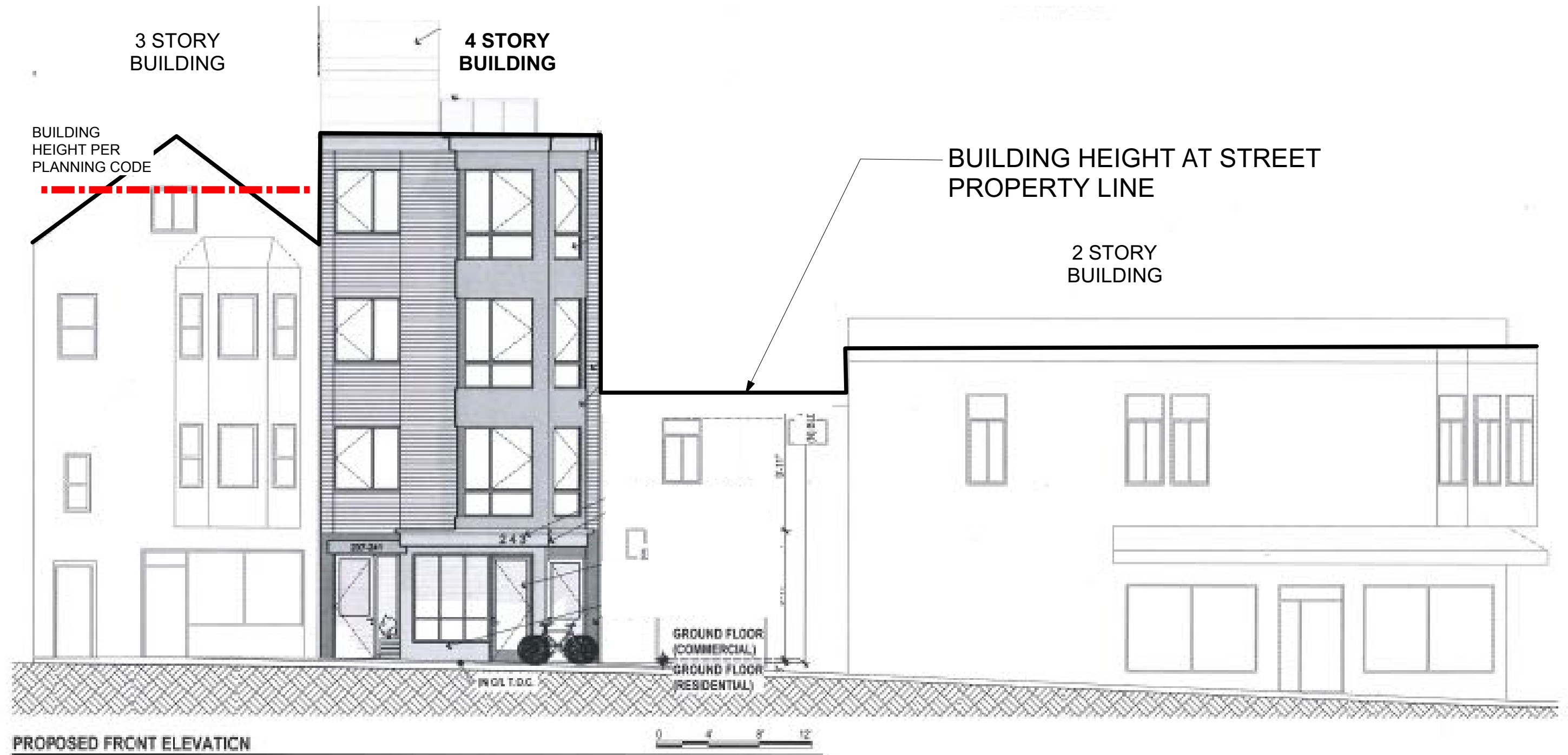


THE CORTLAND AVENUE SMALL-SCALE NEIGHBORHOOD USE DISTRICT IS PRIMARILY TWO STORIES IN HEIGHT, WITH A LIMITED NUMBER OF THREE STORY BUILDINGS.

THERE ARE NO FOUR-STORY BUILDINGS IN THE NC-2 DISTRICT

1.0 NEIGHBORHOOD SCALE

CORTLAND AVENUE



- HIGH MASS OUT OF CHARACTER WITH THE STANDARD OF NEIGHBORHOOD DEVELOPMENT
- HIGH BOXY BLOCK BETWEEN A SERIES OF LOWER GABLED BUILDINGS
- CREATES INCONSISTENT STREETScape CONTRARY TO THE RECOMMENDATIONS OF THE **URBAN DESIGN GUIDELINES**.

THE CORTLAND AVENUE SMALL-SCALE NEIGHBORHOOD USE DISTRICT IS PRIMARILY TWO STORIES IN HEIGHT, WITH A LIMITED NUMBER OF THREE STORY BUILDINGS.

THERE ARE NO FOUR-STORY BUILDINGS IN THE NC-2 DISTRICT

1.1 NEIGHBORHOOD SCALE

CORTLAND AVENUE



THE CORTLAND AVENUE SMALL-SCALE NEIGHBORHOOD USE DISTRICT IS PRIMARILY TWO STORIES IN HEIGHT, WITH A LIMITED NUMBER OF THREE STORY BUILDINGS.

THERE ARE NO FOUR-STORY BUILDINGS IN THE NC-2 DISTRICT

NEIGHBORHOOD SCALE

CORTLAND AVENUE

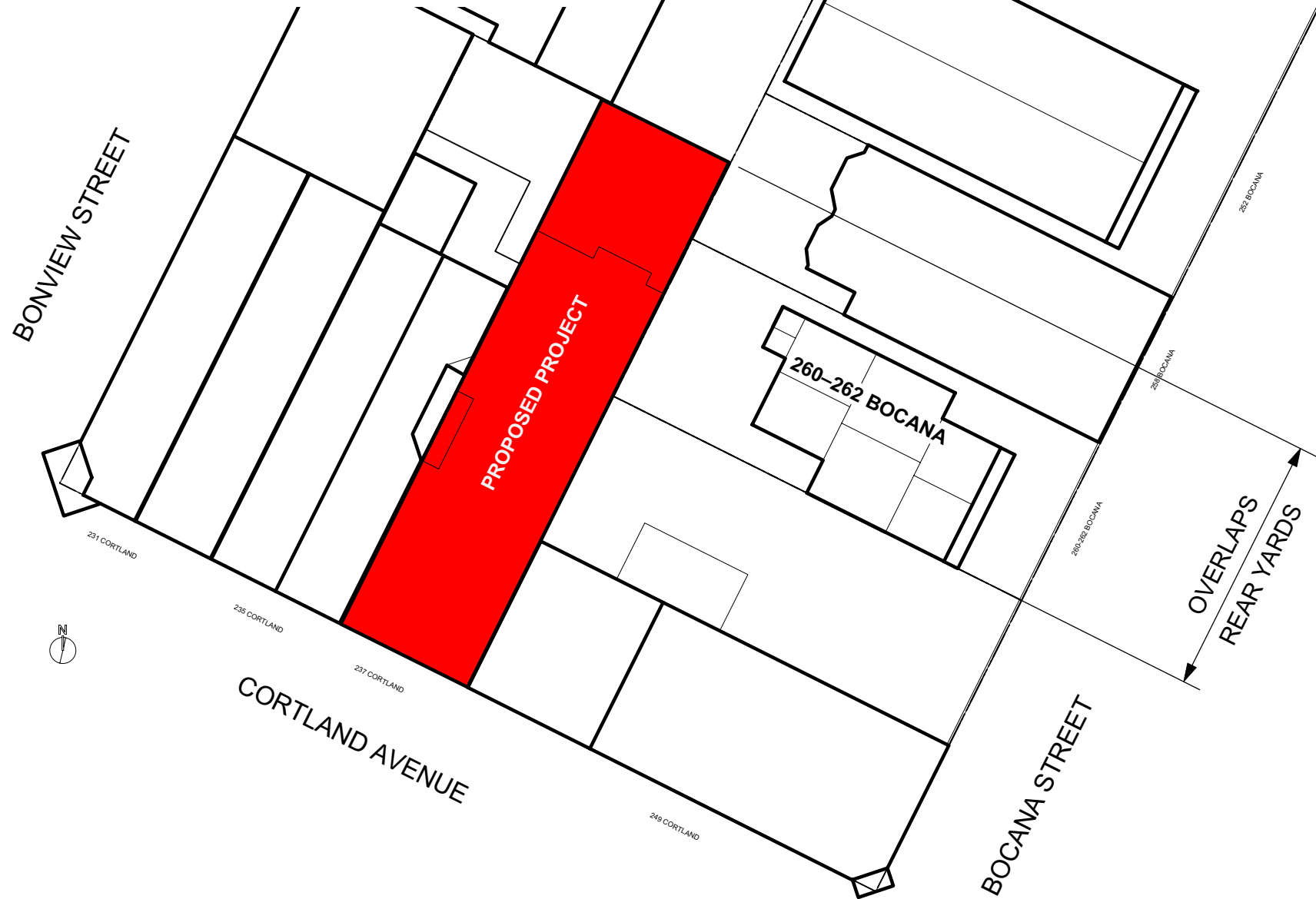
THE FOLLOWING SHADOW STUDIES ARE BASED ON THE BUILDING DIMENSIONS PROVIDED IN THE APPLICANT'S SUBMITTAL, INFORMATION AVAILABLE IN PUBLIC DOCUMENTS, AND FIELD-MEASUREMENTS - THESE HAVE BEEN PREPARED SHOWING SUNLIGHT AND SHADOW CONDITIONS AT THE EQUINOX (MARCH / SEPTEMBER 20) – IMPACTS CAUSED BY THE PROPOSED PROJECT ARE RELATIVE FOR OTHER DATES THROUGHOUT THE YEAR.

THE PROPOSED PROJECT SUBSTANTIALLY INCREASES THE SHADOW IMPACT ON ADJACENT YARDS OF EXISTING PREDOMINANTLY TWO-STORY DWELLINGS IN THE ADJACENT RH DISTRICT.

THERE ARE NO FOUR-STORY BUILDINGS IN THE NC-2 DISTRICT

2.0 PRESERVATION OF MID-BLOCK OPEN SPACE AND SUNLIGHT

THE UNIQUE ORIENTATION OF THE
BERNAL HEIGHTS STREET GRID RESULTS
IN NEIGHBORING PROPERTIES BEING
OVERLAPPED BY THE MASS AND SHADOW
EFFECTS OF THE PROPOSED PROJECT

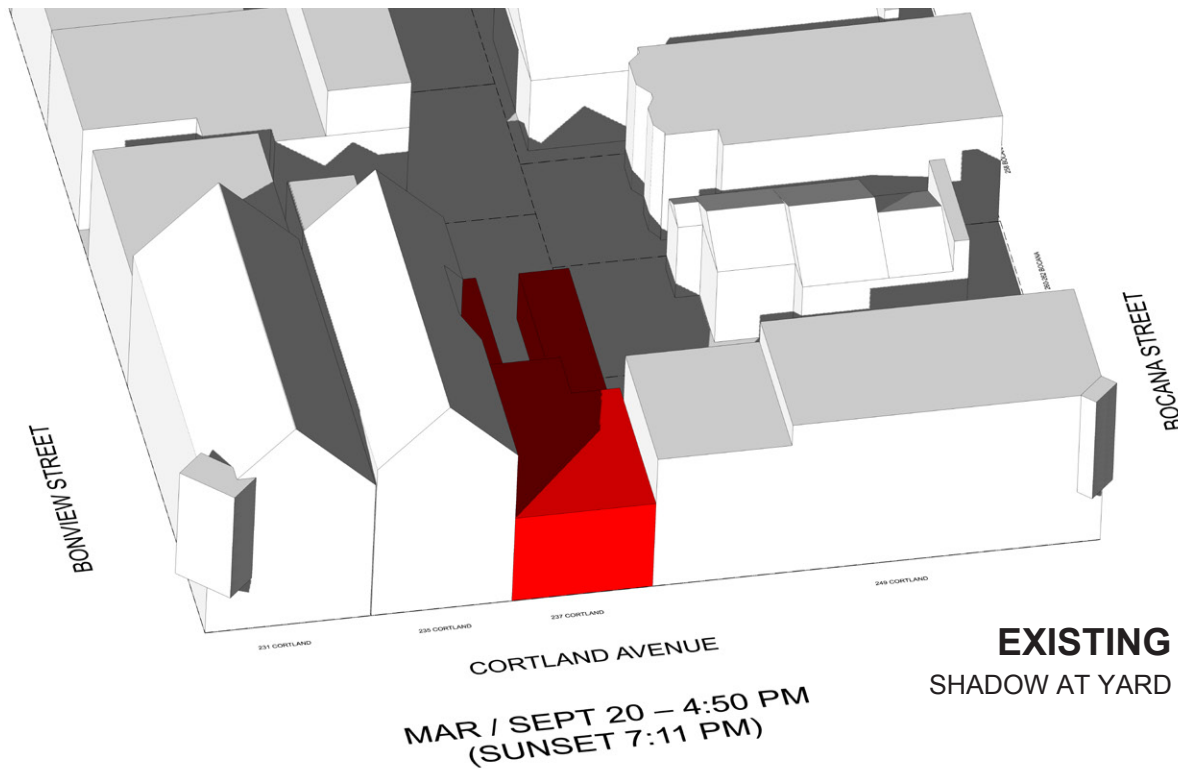


NEIGHBORHOOD GRID - BERNAL HEIGHTS

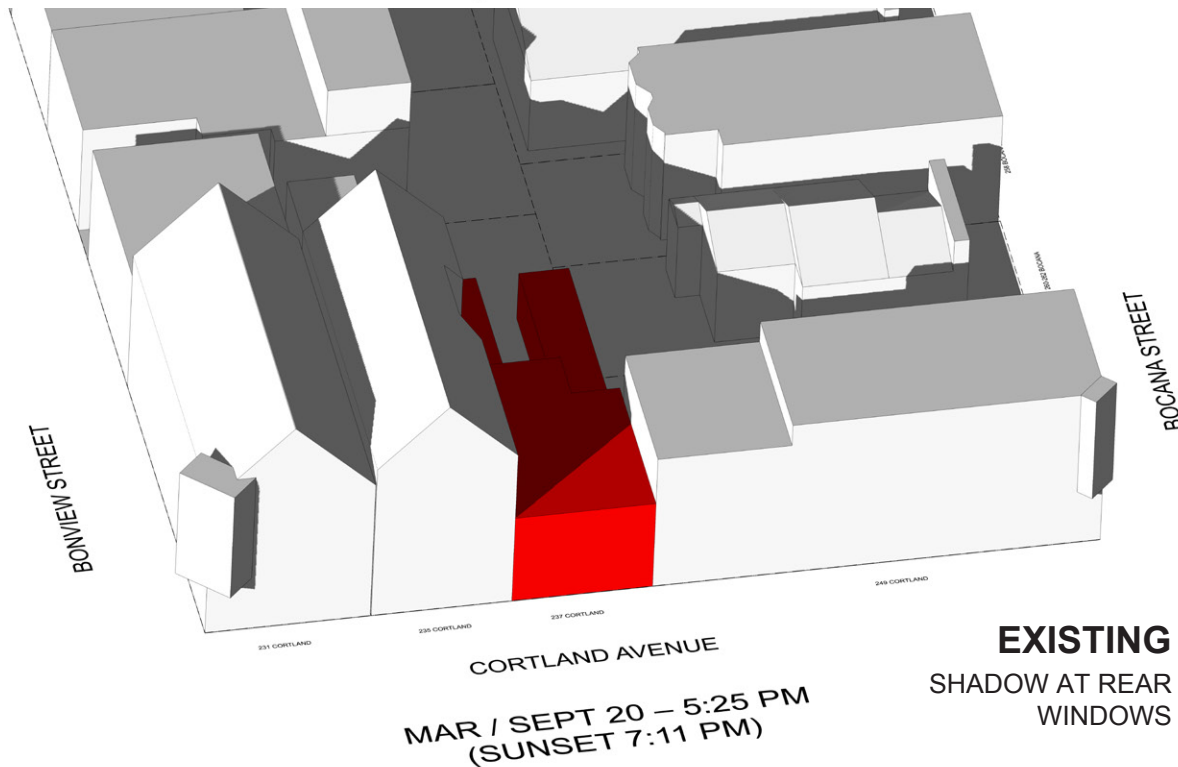
CURRENT SUNLIGHT – 260-262 BOCANA

– YARD – 4:50 PM

– REAR WINDOWS OF DWELLING – 5:25 PM
(EQUINOX)

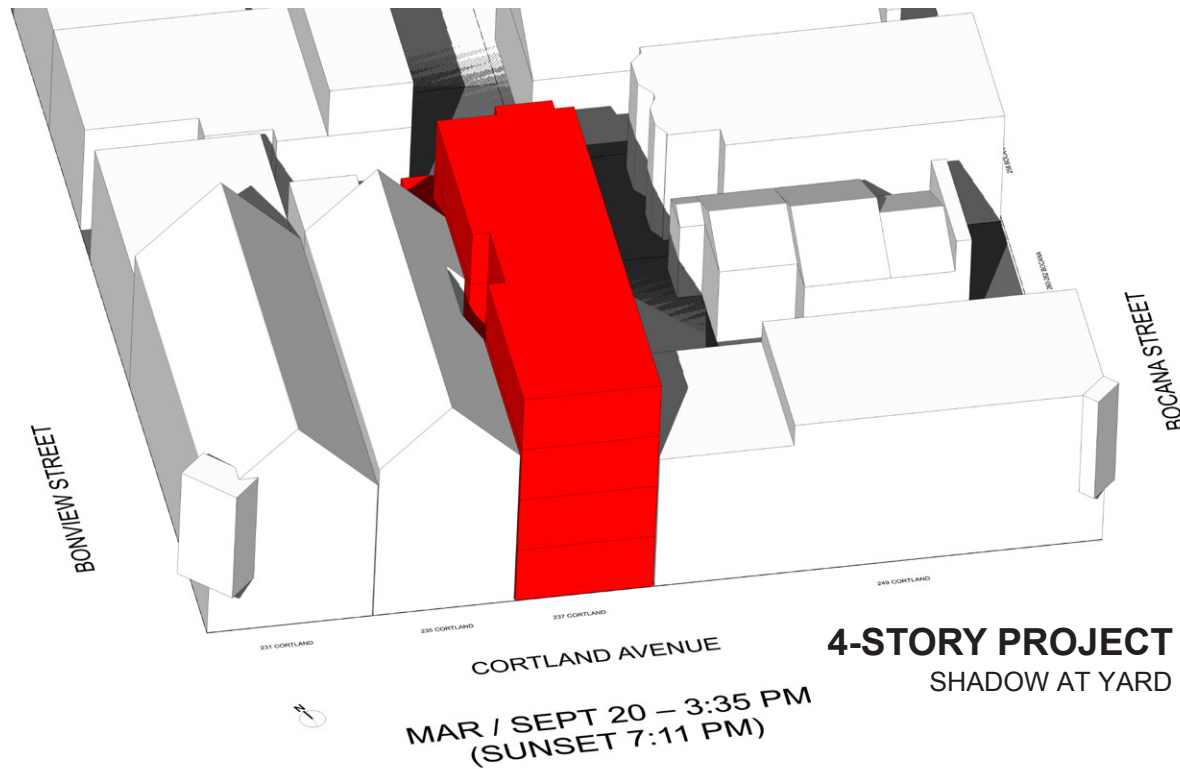


THE EXISTING DWELLINGS HAVE DIRECT SUNLIGHT ON SOME PART OF THE GROUND PLANE OF THEIR YARD UNTIL 4:50 PM, AND TO THE WINDOWS AT THE REAR OF THE DWELLINGS UNTIL 5:25 PM.



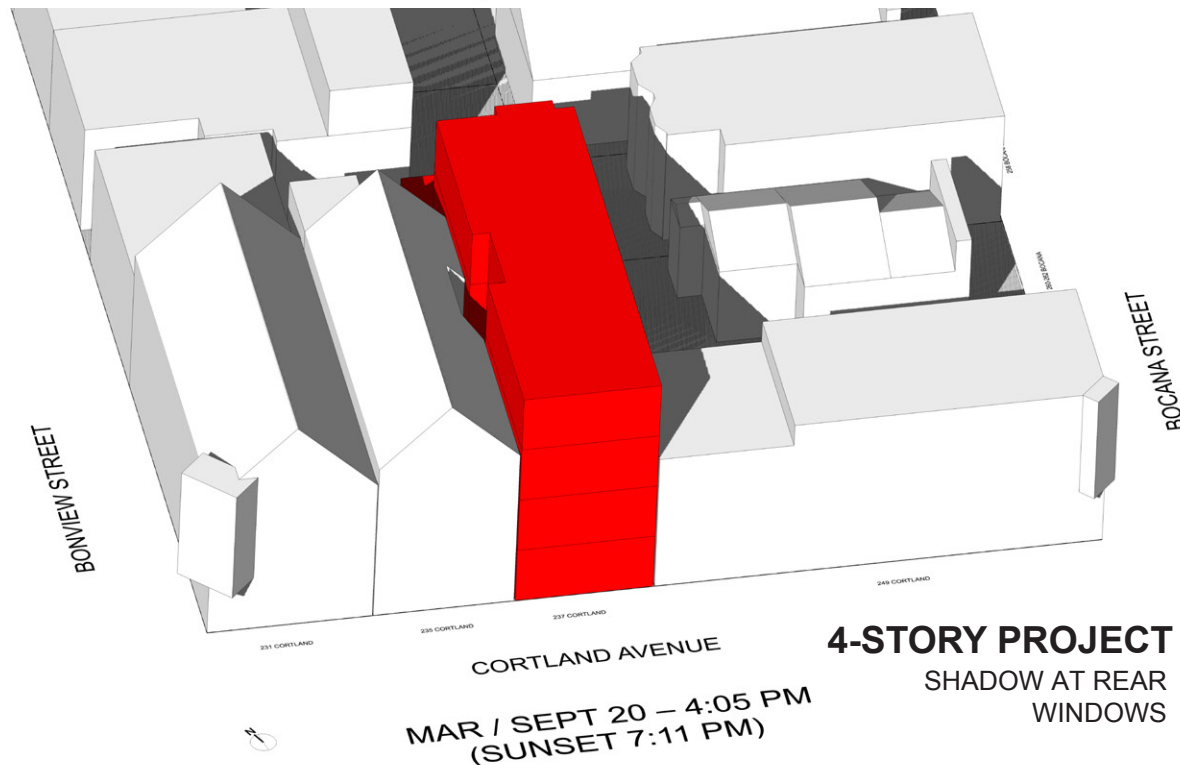
PROPOSED 4-STORY PROJECT
LOSS OF SUNLIGHT – 260–262 BOCANA

– YARD – **3:35 PM**
– REAR WINDOWS OF DWELLING – **4:05 PM**
(EQUINOX).



LOSS –
1 HOUR 20 MINUTES
OF SUNLIGHT

THE PROPOSED 4-STORY BUILDING
REDUCES SUNLIGHT TO THE
DWELLINGS BY 1 HOUR 20 MINUTES
PER DAY AT THE EQUINOX.



3 STORY PROJECT

230 CORTLAND

CORTLAND AVENUE

MAR / SEPT 20 – 3:55 PM
(SUNSET 7:11 PM)

3 STORY PROJECT
SHADOW AT YARD

3 STORY PROJECT

230 CORTLAND

CORTLAND AVENUE

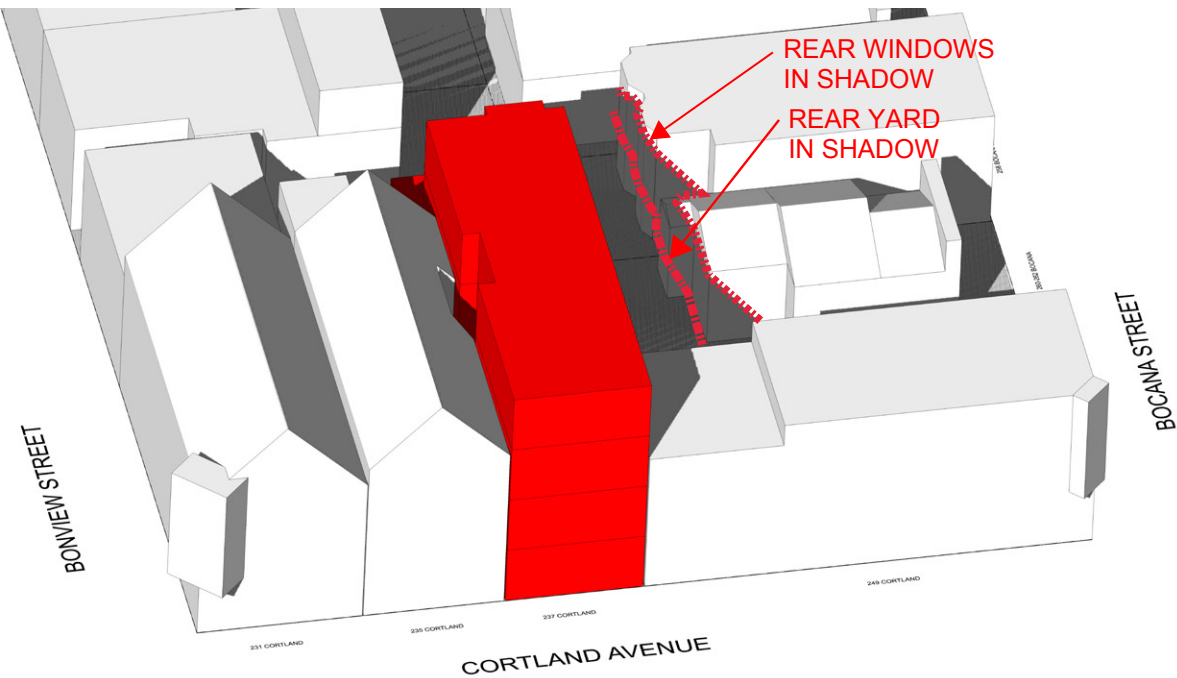
MAR / SEPT 20 — 4:45 PM
(SUNSET 7:11 PM)

3 STORY PROJECT

SHADOW AT REAR
WINDOWS

LOSS OF SUNLIGHT

260-262 BOCANA



A 3-STORY BUILDING WOULD HAVE
ONE-HALF THE IMPACT ON
SHADOWS OF A 4-STORY BUILDING

	SUNLIGHT ON ENTIRE YARD UNTIL –	SUNLIGHT REACHES REAR ROOMS UNTIL –
CURRENT SUNLIGHT 260-262 BOCANA	4:50 PM	5:25 PM
WITH 3 STORY BUILDING	3:55 PM	4:45 PM
LOSS OF SUNLIGHT - 3 STORY BUILDING (H:MM)	0:55	0:40
WITH 4 STORY BUILDING	3:35 PM	4:05 PM
LOSS OF SUNLIGHT - 4 STORY BUILDING (H:MM)	1:15	1:20
LOSS OF SUNLIGHT - 4 STORY VS. 3 STORY (H:MM)	0:20	0:40

LOSS OF SUNLIGHT
COMPARED TO EXISTING

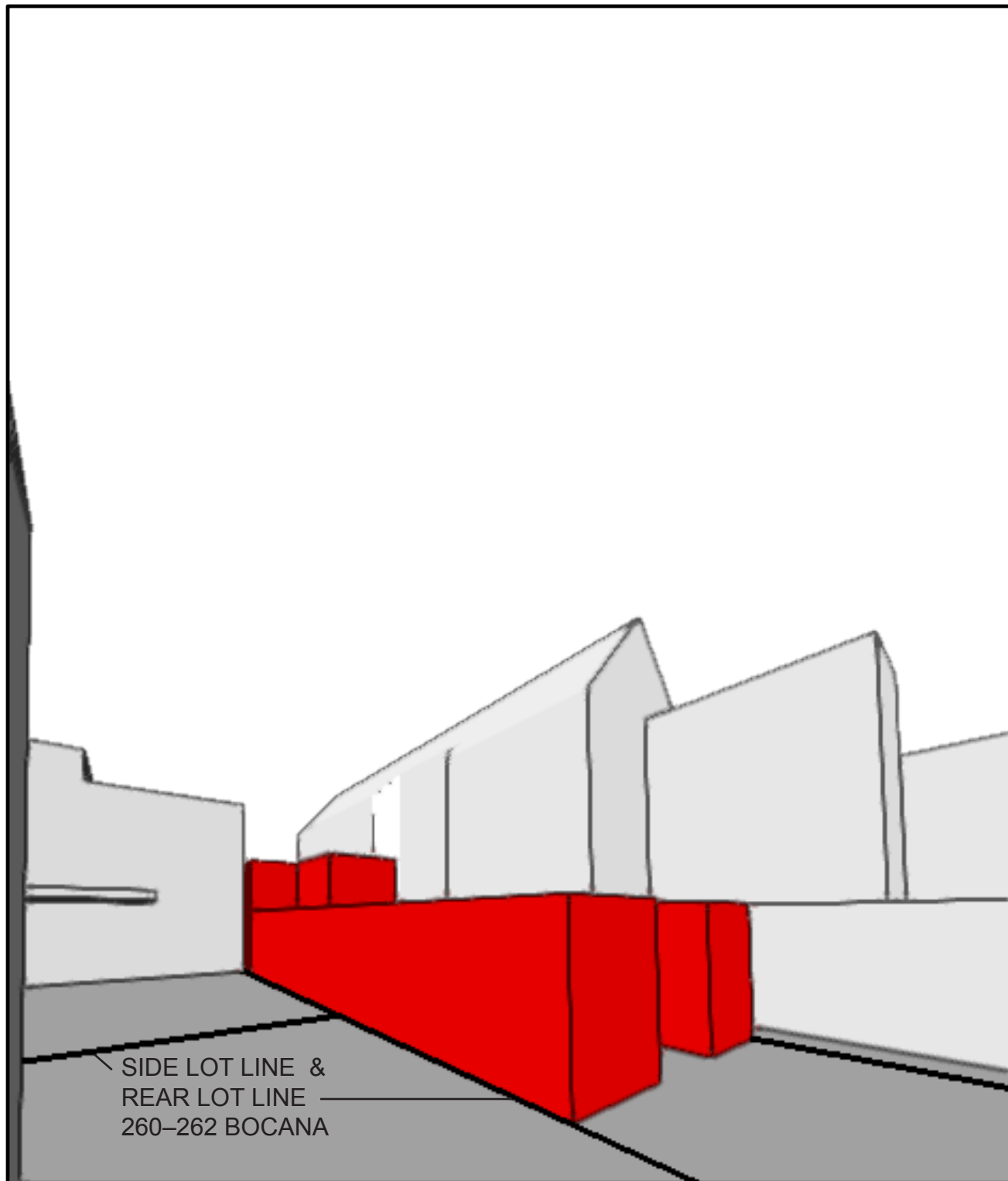
LOSS OF SUNLIGHT
COMPARED TO EXISTING

LOSS OF SUNLIGHT
COMPARED TO 3 STORY

EXISTING OUTDOOR SPACE

260–262 BOCANA

THIS PERSPECTIVE VIEW SHOWS
THE CURRENT OUTDOOR SPACE
AT THE REAR YARD OF
260–262 BOCANA



SIDE LOT LINE &
REAR LOT LINE
260–262 BOCANA

VIEW FROM 1ST
FLOOR WINDOW



260-262 BOCANA

OUTDOOR SPACE 4 STORY PROJECT

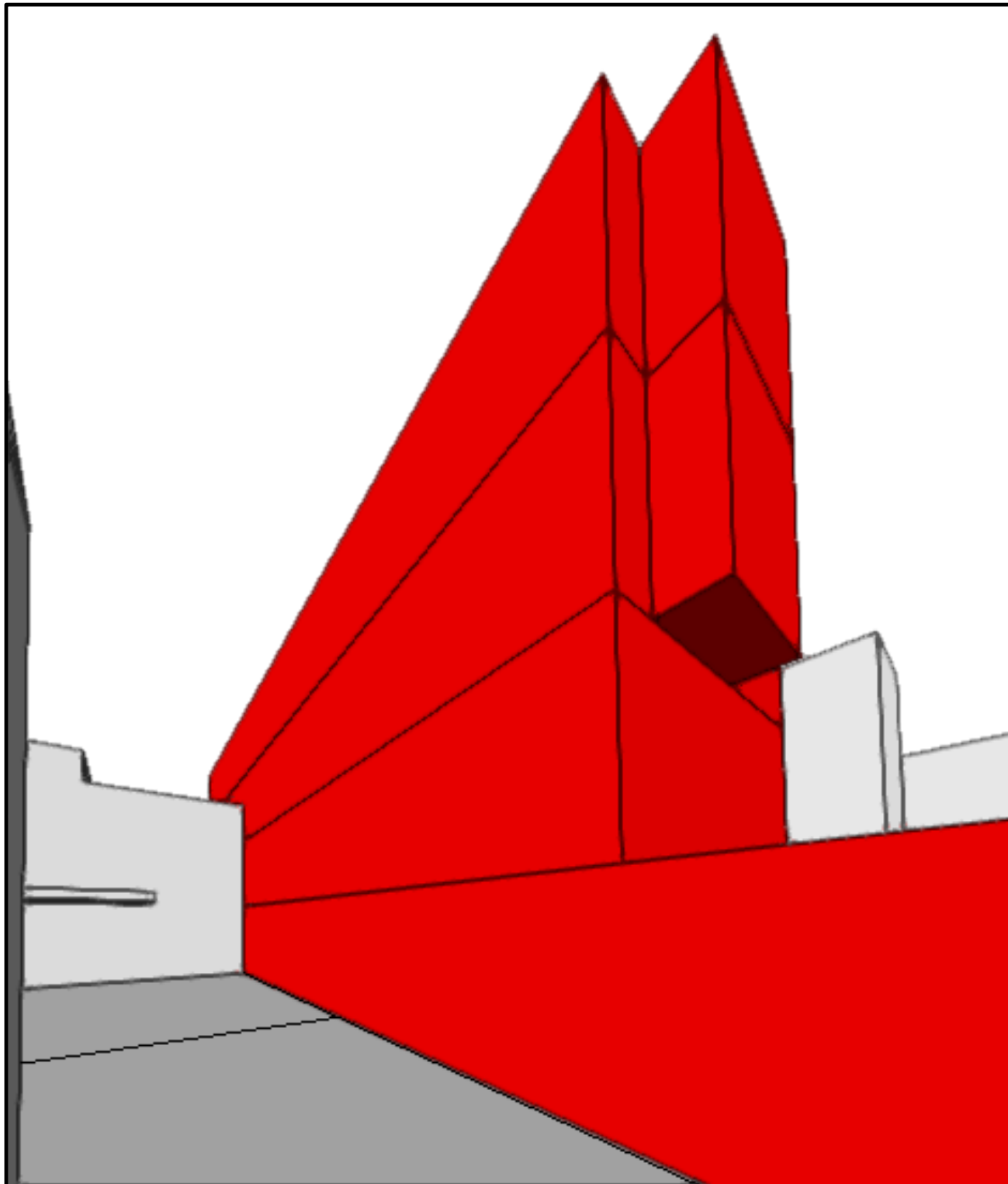
IMPACT ON 260–262 BOCANA

THE PROPOSED PROJECT LOOMS OVER THE OUTDOOR SPACE OF ITS NEIGHBORS.

THE 4 STORY MASS BLOCKS NEARLY 3/4 OF THE WIDTH OF THE 260 BOCANA LOT.

THE PROPOSED PROJECT HAS A DRAMATIC NEGATIVE IMPACT ON –

- EXISTING OUTDOOR SPACE
- ACCESS TO SUNLIGHT
- PRIVACY



VIEW FROM 1ST
FLOOR WINDOW

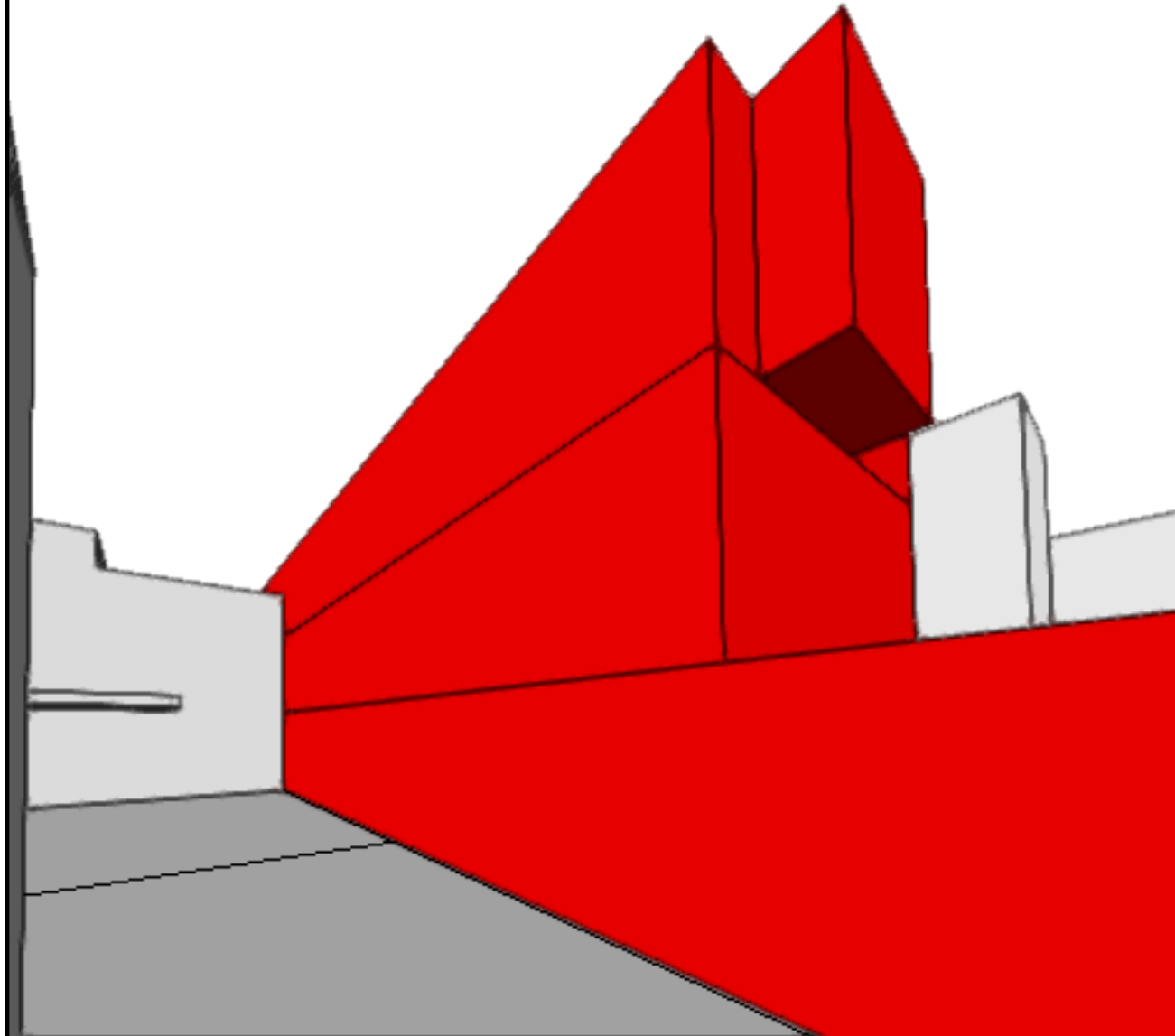


260-262 BOCANA

OUTDOOR SPACE 3 STORY PROJECT

IMPACT ON 260-262 BOCANA

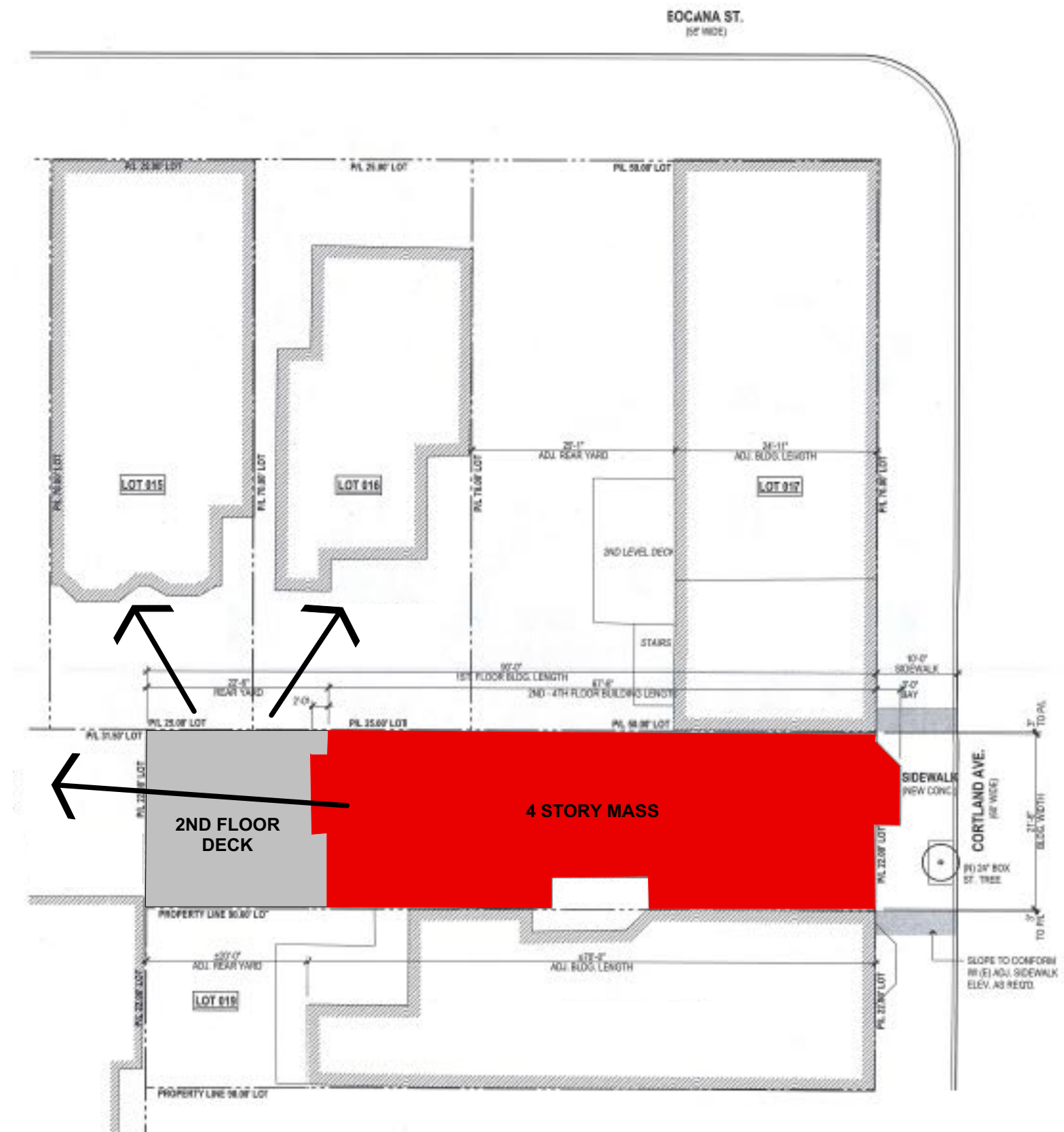
A 3 STORY PROJECT HAS LESS IMPACT
ON 260-262 BOCANA'S REAR YARD.



VIEW FROM 1ST
FLOOR WINDOW



260-262 BOCANA



THE PROPOSED PROJECT OVERLOOKS ADJACENT YARDS AND PRIVATE AREAS OF EXISTING PREDOMINANTLY TWO-STORY DWELLINGS IN THE ADJACENT RH DISTRICT.

THERE ARE NO FOUR-STORY BUILDINGS IN THE NC-2 DISTRICT

**PRESERVATION OF MID-BLOCK OPEN SPACE
AND PRIVACY**

From: Janie Wong <lovesyourfeet@hotmail.com>
Sent: Sunday, April 28, 2019 6:08 PM
To: Winslow, David (CPC); hilary.ronen@sfgov.org
Cc: Breed, Mayor London (MYR)
Subject: 237 Cortland - 4 story building

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

Hello David,

I live on Crescent and Murray and the idea of having a 4 story buildings definitely will set precedence in changing the height limits on Bernal Height properties. I like that when I step out of my backyard, I can see blue skies across in all directions. I object to this 4 story building being built.

Thank you,

Janie Wong
415-285-7268

Suzanne Landucci

234 Bocana St.
San Francisco, CA 94110
415-990-3885

April 17, 2019

David Winslow, Planner
SF Planning Department Staff
San Francisco, CA

Dear Mr. Winslow:

RE: Proposed Building at 237 Cortland AV. SF 94110

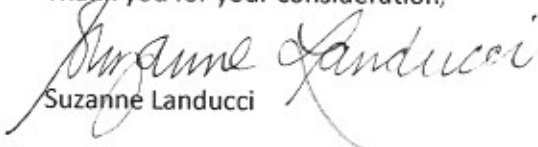
I am seriously concerned that the design of the building is out of scope, scale and character with buildings in our Bernal Heights community.

- The proposed building is a dominating structure which occupies the entire lot. At four stories with an additional open space on the roof, it casts a dramatic shadow over several neighboring properties on both Bocana and Bonview Streets.
- A shadow study shows that sunlight reaching neighboring properties will be diminished significantly. This impacts the productive use of solar panels, use of yards, and the interior light/warmth of adjacent buildings.
- Balconies at the fence line and a rooftop social area affects neighbor privacy and the enjoyment of their property. Balcony and rooftop social areas bring up issues of noise and light pollution for all homes within the interior block.
- The non-observance of NC2 zoning sets a precedent for others to demolish buildings and replace them with oversized structures thus creating a canyon effect on Cortland.

I support new development, however the character of our neighborhood should not be sacrificed by increasing building height to create one unit.

I urge the Planning Department to reject this application and request that the developer scale the plans to a more suitable size of three stories.

Thank you for your consideration,


Suzanne Landucci

15th of April 2019

Gail Hernández Rosa
245 Bonview Street
San Francisco, CA 94410

Dear Mr. Winslow,

I am very concerned about the proposed building at 237 Cortland Avenue.

These are my concerns:

- The building would be out of scope and scale with the surrounding architecture.
- No other buildings in the NC2 zone is 4 stories.
- The height and depth of the building will negatively impact neighbor privacy and enjoyment of their property.
- It will bring light and noise pollution to a very quiet neighborhood.
- It will set a terrible precedent in the neighborhood, which may result in other oversized 4 story buildings.
- Bernal Heights prides itself in its quiet, beautiful setting and keeping the aesthetic, quietness, sense of community and solidarity. This building would ruin all of this.
- It will make the properties surrounding it lose real estate value.
- The decking of the proposed building will literally look into the neighboring houses bedrooms.
- We welcome innovation and expansion, however not at the expense of others.

I urge the planning department to deny this application and have the developer scale the plans to a suitable size for the neighborhood.

I know and trust you will do the right thing.

Yours Sincerely,

Gail Hernández Rosa

From: william carr <carrwillies@gmail.com>
Sent: Monday, April 22, 2019 2:33 PM
To: Winslow, David (CPC)
Subject: 237 Cortland Avenue

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

David Winslow

San Francisco Planning Department

david.winslow@sfgov.org

April 22, 2019

Dear Mr Winslow,

I am writing to object to the out of place, out of size proposal at 237 Cortland Avenue, San Francisco, CA.

As a neighbor and a long time resident, I find that this too tall development would significantly alter our community.

- There are no other 4 story buildings on Cortland Avenue and as far as I know, none in Bernal Heights.
- No notice of this proposed development was sent to me although I live just one street away.
- Bernal Heights is a small village like community with its own low rise atmosphere. We do not want to be another Sunset-like area.
- There is no provision for parking in an already tight area.

- As I understand this, it is a project by a Palo Alto-based developer with no community input.

There are many better ways for the development to go forward but building a soulless monstrosity is not one.

Thank you,

William Carr

35 Bennington Street

San Francisco, CA 94110

carrwillies@gmail.com

15th of April 2019

Daniel Turkos
245 Bonview Street
San Francisco, CA 94410

Dear Mr. Winslow,

I am very concerned about the proposed building at 237 Cortland Avenue.

These are my concerns:

- The building would be out of scope and scale with the surrounding architecture.
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I urge the planning department to deny this application and have the developer scale the plans to a suitable size for the neighborhood.

I know and trust you will do the right thing.

Yours Sincerely,

Daniel Turkos

From: Zane Groshelle <zgroselle@gmail.com>
Sent: Thursday, April 18, 2019 9:54 AM
To: Winslow, David (CPC)
Subject: 237 Cortland

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

Hi David,

Greetings! I hope today finds you well. I am a resident of Bernal Heights and am writing to express my concern about the proposed building at 237 Cortland. It is my opinion that the building is inordinately large and stylistically out of touch with the neighborhood. Is there any way for this viewpoint to be considered, and the height/style be amended for the greater good of the community? Thank you very much for your stewardship and service to Bernal/Cortland!

Zane

From: Anne Hipskind <anniehips@gmail.com>
Sent: Wednesday, May 01, 2019 12:38 PM
To: Winslow, David (CPC)
Subject: 237 Cortland

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Good Afternoon David,

Thank you for receiving input from our community regarding 237 Cortland.

I know that SF is very thoughtful about permitting and planning and while sometimes it makes it challenging as a homeowner, as a community member I have always appreciated this intentionality. We know SF is changing quickly, and we need to be able to innovate. HOWEVER, the proposal of this 4-story building on Cortland is simply not appropriate. As a city we need the charm and character of our outlying neighborhoods. As residents we take great pride in the village feel of Cortland Ave. It is a gem in the city. The intimate nature and small business culture is something hard to come by anymore. Folks move to, visit, and do business on this street for this reason.

We have no need for this size building or the eyesore and dramatic character change its impact will have on the Bernal Village.

Thank you, again, for taking community input.

Anne H. Roberts
19 Bennington
SF CA 94110

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Tuesday, April 16, 2019 10:40 PM
To: Winslow, David (CPC)
Subject: 237 Cortland Ave - Concerns voiced prior on design during design meetings have not been addressed.

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David Winslow @ SFGOV

We are aware of the upcoming planning commission agenda and meeting regarding the development proposal at 237 Cortland Ave. on May 2nd at 1pm.

I was asked to attend the initial meeting of the developer by some of the community members concerned with the proposal, that was held with the community prior at Avedano's side space (the site of the proposed development) and spoke and listened to the developer and his architectural team on the proposal.

We noted several concerns mentioned by myself and others about the scale and character of the building in relation to the district, and the building across the street which looked very similar and was extremely poorly designed and did not fit the character of the street frontage. The current proposed building has a plain stucco material finish and plain looking metal windows that looks similar to the building across the street over a garage that has little architectural merit. It sits directly across from the proposed new building.

The concerns I specifically raised to the architect Schaub-Ly and there design team included

- a) scale of the building and need to shift the upper floor back similar to the adjacent building.
- b) material palette (stucco and lack of detailing) at the windos and change of materials.
- c) concern for the ground floor being bronze sash windows, with little depth, or ability to make a good "retail" storefrontage, and need to look at a possibly higher base level, to allow more internal light and better store-frontage with a transom window.
- d) lacking detail on the east façade (plain wall) suggested "art-mural" component till any future project blocks off this side of the building.
- e) need to address neighbors concerns of full floor base level and impact on neighbors without a light-well or garden back yard on the ground level, possibly including some visual sight line to the back yard through the ground level that allows light to come in from the north side, and helps improve visual connection for the retail between the back and front and not be a box with no windows.
- f) looking at the window types and looking at window details such as trim, sills, or water-table elements in the façade to help improve the scale character and detail of the building as it was too plain and was not contributing to the neighborhood character and more historic homes.
- g) need to look at street plantings, (more than just a tree) and possibly entry planting details at the window, or storefront and entry ways.

h) concern for the back of the building plain material, and lack of change of color, or materials on the back north side of the building.

I did not think we would see all of these items addressed, but was hopeful and emphasized to the architectural team the need to look at the set-backs at the top floor, and creating a more interesting palette and detailed façade and window system. It would be simple to add some reveals, and trim, along with some detailing of the entry and store-front areas, with edited cornice details, and art/community inputted concerns and ideas to make a building that could be supported by the community.

To date this has not occurred, and the renderings still appear similar to many other designs by this firm which when viewed at their website, which typically indicate an austere plain palette and detail system indicative of "cheap" or lacking effort on the architectural side of the buildings details from the cornice, at the top to the base level and the transition of materials between. This may serve the developer and his budget concerns, but ignores the communities initial input and desire to see buildings that respect scale and character in this highly desirable neighborhood and commercial zone area.

Simple reveals, or joints, trim, and more robust window system mullions that give more shade and shadow would improve the design, along with more detail and the setback and change of materials at the upper floor. Including improved base level retail detailing, lighting and window display will help prevent a blocked off empty storefront later, similar to the tea-house down the street further which has sat empty for some time.

The concerns are valid by the neighbors who have asked that the building be changed to meet better the neighborhood detailing and character, that it is too large and should either step back or have more play between the two vertical elements the bay window punch out and the flatter portion of the façade, or step back on the upper level with a deck and change of material.

This occurs also on the back side of the building where it is too plain and single material siding designed.

We hope that the architect and developer will take serious heed of these comments and improve the building design and detailing which will increase the properties value, and make it a more desirable building than the plain and un-inspiring building it currently showcases.

I am not opposed to the new infill housing project, but am concerned that the lack of detailing and material inventiveness and scale on the facades will lead to further such projects along Cortland devoid of architectural and historical detailing and design that is scaled properly to the neighborhood and its future design and urban planning. It would not take much time for the architect to re-sketch and add some detail to the façade, or edit the building upper level to be more respectful of the neighboring setback and create a more inventive and positive street neighbor improvement on Cortland ave.

Thank you for considering these architectural related comments and requesting that the architect and developer work with the neighbors further to improve the quality and detailing of the façade and elevation at the front and back of the building.

Sincerely

A. Goodman (neighbor)

April 13, 2019

Dear Planner David Winslow & Planning Department Staff,

I am a resident of Bernal Heights in a home adjacent to the newly proposed residency at **237 Cortland St.**

I am very concerned that this 4-story building is being proposed within this NC-2 zone area. I am an architect and an engineer, and I the proposed designs will impact the **limited existing sun path and casts shadows**, is **out of scale** with the neighboring buildings, the proposed design **lacks character** and **reduces privacy** for its neighbors and will **change the neighborhood!**

From my home I will clearly see this 4 story building. I do not want to lose the little privacy I have. Please don't let this Hillsborough developer change the landscape of our neighborhood.

I want to add that we can see an example of how of this style of building weathers and exists but does not fit in this quaint neighborhood. Across the street from 237 and down the street at 329 Cortland the vitrine stands empty and the style unlike the neighboring buildings.



Is another building like this needed?

Sincerely,

Carmen Aguilar y Wedge

234 Bocana St. San Francisco, CA 94110

From: Julian D. Munoz <julianmunoz235@gmail.com>
Sent: Monday, May 06, 2019 8:10 PM
To: Winslow, David (CPC)
Cc: Ronen, Hillary; Breed, Mayor London (MYR); Julian Daniel Munoz
Subject: Commentary - 237 Cortland Avenue Planned Development

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

Dear Mr. Winslow:

I am a native San Franciscan and have been a Bernal Heights resident since 1952. I went to Paul Revere, Portola, Lowell and then CAL Berkeley with a Masters in Architecture. I have seen tremendous changes occurring on 'the hill' and am writing to express my thoughts for the planned four-story development at 237 Cortland Avenue.

In actuality any establishment of four-story corridors along Cortland Avenue is ill-advised. This neighborhood cannot sustain four stories on either side of Cortland as it creates a walled corridor along a neighborhood fabric that right now is scaled to the width of the street and its adjacent sidewalks. Additionally, winter shadows would certainly make Cortland similar to what was done at Squaw Valley in which a east-west facing corridor was walled in with four and five story buildings to create a very cold, wind-swept and uninviting environment for patrons and visitors below. Our prevailing winds come directly westward along Cortland and would be greatly accelerated with tall structures lining the Avenue.

This neighborhood works well because it is a home for people of many cultures and ages. The Neighborhood Center feeds and supports many seniors in the area. They certainly would not welcome a windier environment in what is already a windy corridor.

A better thought for exploration would be to allow three stories to exist but to require that the fourth story be held back (e.g. a calculated setback) and made invisible from the streetscape. Calculations can easily be made as to what distances and heights would not create a loss of winter sunlight upon Cortland Avenue on south facing developments.

I would support this type of development on "south facing" properties but retain the limit of three stories on developments on the "north side". Let's face it sunlight is much too important to not become a major factor in the consideration of all development.

I appreciate your consideration and attention to what is a vitally important matter to both residents, old and new. For this reason, I do not support the present plan for 237 as currently envisioned. Thank you.

Cordially,

Julian D. Munoz OLY
235 Andover Street
San Francisco, CA 94110

From: Julie Kendall <jkendall@Kaipartners.com>
Sent: Sunday, April 21, 2019 6:45 PM
To: Winslow, David (CPC)
Subject: New Development on Cortland

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David

Please accept this note as a vote AGAINST the proposed 4 story building at 237 Cortland. Our neighborhood is small and wants housing but not something that towers over everything on the block. The loss of privacy to adjoining homes this location would look over, and the precedent exception allowing such a tall structure on Cortland will negatively impact the "village" culture we have on this hill. Just take one floor off and stick to the current limit of 3 stories, PLEASE!!!

Julie Kendall
39 Ellsworth
SF

jkendall@kaipartners.com
(415) 615-2219

April 19, 2019

Dear Planner David Winslow,

Re: 237 Cortland Avenue

I am writing to express my concern regarding the proposed four story building on the site of 237 Cortland Avenue. Four stories tall is too bloody tall for this neighborhood. I want San Francisco to retain some of its' charm, character, and uniqueness. The Mission has been decimated culturally and architecturally. Many other neighborhoods in SF, now look as if they could be in any modern city. I chose to live in Bernal Heights because of its' smallness and calmness. I do not want this neighborhood looking like downtown. I would like community to be prioritized over greed. Allowing a developer to enter this low-key neighborhood and create this monstrosity is out of keeping with the rest of the buildings. I would appreciate more 'renovations' to show Victorian details and significantly less modern architecture. I support new housing, but this is just another example of greed. The current building is a simple two story structure; if it is to be rebuilt, it should not tower over the rest of the neighborhood by exceeding building height norms of one and two story building limits.

Please do not allow 237 Cortland Avenue to become the precedent that destroys Bernal.

Thank you,

Diane Dolloff
176 Wool Street
San Francisco, CA 94110

From: elisabeth kohnke <ekohnke@gmail.com>
Sent: Wednesday, May 01, 2019 10:23 AM
To: Winslow, David (CPC)
Subject: Public Hearing 237 Cortland ave.

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

Dear David,

I am writing because I will not be able to make it to the public hearing on May 2nd. I live within a block of 237 Cortland ave and I am not happy with the proposed construction of a four story apartment building. Not only is it excessively tall for our neighborhood, it would also be unwise to increase the housing on such a busy street/block without any parking plans. Traffic and parking in our neighborhood is a real problem. I VOTE NO on a four story construction. A two or three story construction would be more reasonable.

Thank you,
Elisabeth Kohnke
316 Bocana St, San Francisco, CA 94110

From: Robin Mackey <robin.mackey@gmail.com>
Sent: Wednesday, May 01, 2019 1:05 PM
To: Winslow, David (CPC)
Subject: RE: 237 Cortland Avenue
Attachments: Cortland Canyon 5-1-19.doc

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

May 1, 2019

TO: David Winslow, SF Planning Department
FROM: Robin Mackey, Bernal Heights Resident
RE: 237 Cortland Avenue

Dear Mr. Winslow,

I'm writing to you to oppose the proposed four-story development at 237 Cortland Avenue. I have been a homeowner in Bernal Heights since 1987. I have seen many changes to the neighborhood and am not opposed to development in general. However, I strongly oppose approval of any four-story buildings in our commercial district where there are primarily one and two story buildings, which are vital to the charm and village-like appeal of our commercial shopping district.

Approval of this project would create a precedent for more four story buildings to be built and once those are built, what's to stop developers from wanting to build five stories and up? Where would this type of development stop? I'm asking that it stop right now before the character of our neighborhood is destroyed. I'm asking that the Planning Department not allow any projects of this size to be approved.

Thank you for your consideration of this matter.

Sincerely,
Robin Mackey
249 Bocana Street
San Francisco, CA 94110

RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

ABBREVIATIONS

&	AND
@	AT
○	CENTER LINE
◊	DIAMETER
○	POUND OR NUMBER
#	PROPERTY LINE
⌒	
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AWN.	AWNING WINDOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.O.	CLEANOUT
CAB.	CABINET
CLG.	CEILING
CLQ.	CLASP
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CSMT.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DW.	DISHWASHER
DWG.	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPT. CONNECTION
F.G.	FIXED GLASS WINDOW
F.P.	FIREPLACE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
G.F.I.	GROUND FAULT
	INTERRUPTER
G.S.M.	GALVANIZED
	SHEET METAL
GA.	GAUGE
GL.	GLASS
GND.	GROUND
GYP.	GYPSUM
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
O.F.D.	OVERFLOW DRAIN
O.H.	OVERHANG
OBS.	OBSCURED
OPNG.	OPENING
P/L	PROPERTY LINE
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.W.	REDWOOD
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RET.	RETAINING
S.	SOUTH
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG WINDOW
SIM.	SIMILAR
SL.	SLIDER WINDOW
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SYM.	SYMMETRICAL
T.&G.	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
T.G.	TEMPERED GLASS
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.	WEST
W.	WITH
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT



NOTES

PROVIDE FIRE SPRINKLER SYSTEM AND STANDPIPES THROUGHOUT THE BLDG. AND UNDER SEPARATE PERMIT.
FIRE SPRINKLER SYSTEM TO BE DESIGN-BUILT BY A LICENSED FIRE PROTECTION CONTRACTOR.
PROVIDE FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.
CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.
PROVIDE EMERGENCY LIGHTING PER SEC. 1006.3
PROVIDE EXIT SIGNS PER SEC. 1011
PROVIDE STAIR IDENTIFICATION WITH SIGN PER SEC. 1022.8.1
TWO HOUR STAIR ENCLOSURE FOR 4 OR MORE STORIES WITH 90 MIN. DOOR WITH CLOSER PER SEC. 1022.2
PROVIDE SMOKE ALARMS PER SEC. 907.2.11.2
PROVIDE CARBON MONOXIDE ALARMS PER SEC. 420.

PROVIDE TEMPERED (SAFETY) GLASS AT HAZARDOUS LOCATIONS PER SEC. 2406.4
ROOF DRAIN AND OVERFLOW DRAIN AT ROOF OR DECK SHALL CONNECT TO CITY SEWER
COMPLY W/ SECURITY REQUIREMENTS PER S.F.B.C. SEC. 1005A
EXIT ENCLOSURE VENTILATION PER S.F.B.C. SEC. 1022.6
ALL LIGHTS SHALL COMPLY WITH 2016 CALIFORNIA TITLE 24 RESIDENTIAL STANDARDS
UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT.
STATE INDUSTRIAL SAFETY PERMIT IS REQUIRED
SEE SOIL REPORT PREPARED BY _____
DATED _____

ACCESSIBILITY STATEMENT
COMMERCIAL SPACE TO FULLY COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED

237-243 CORTLAND AVENUE						
AREA CALCULATION (IN SQUARE FEET):						
	243 (RETAIL)	237	239	241	COMMON AREA**	TOTAL
4TH FLOOR				1,122	329	1,451
3RD FLOOR			1,122		329	1,451
2ND FLOOR		1,105			327	1,432
GROUND FLOOR	1,387				517	1,904
TOTAL	1,387	1,105	1,122	1,122	1,502	6,238

TOTAL LIVING AREA FOR ALL UNITS = 3,349 S.F.
TOTAL RETAIL = 1,387 S.F.
TOTAL COMMON AREA = 1,502 S.F.
TOTAL GROSS AREA = 6,238 S.F.

NOTE:
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION
* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY
** COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, EXTERIOR WALLS, ETC.)

DRAWING INDEX

- A-0 RENDERING/PROJECT INFO
- A-0.1 CONTEXT PHOTOS
- A-1.0 EXISTING & PROPOSED SITE PLANS
- A-1.1 EXISTING/DEMOLITION PLANS
- A-2.0 PROPOSED GROUND & SECOND FLOOR PLANS
- A-2.1 PROPOSED THIRD & FOURTH FLOOR PLANS
- A-2.2 ROOF PLAN
- A-3.0 FRONT ELEVATION
- A-3.1 REAR ELEVATION
- A-3.2 SIDE ELEVATIONS
- A-3.3 LONGITUDINAL SECTION
- A-3.4 CROSS SECTION
- A-4.0 GREEN BUILDING SITE PERMIT SUBMITTAL
- SITE SURVEY

APPLICABLE CODES & ORDINANCES

2016 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENT
2016 CALIFORNIA ENERGY CODE - TITLE 24
2016 NFPA 13R STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

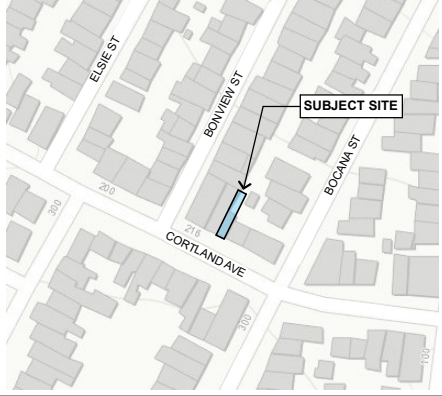
SCOPE OF WORK

DEMO EXISTING RETAIL SPACE
CONSTRUCT NEW FOUR-STORY THREE-DWELLINGS OVER COMMERCIAL

PROJECT DATA

BUILDING PERMIT APPLICATION #: 2018-0607-1206
BLOCK/LOT: 5668 / 018
ZONING: NC-2
OCCUPANCY: R-2 / M
NUMBER OF UNITS: 3
NUMBER OF STORIES: 4
TYPE OF CONSTRUCTION: III-A (FULLY SPRINKLERED)

VICINITY MAP



SYMBOLS

- COLUMN GRID LINE
- SECTION / DETAIL IDENTIFICATION SHEET NUMBER
- INTERIOR ELEVATION ID
- INTERIOR ELEVATION #
- SHEET NUMBER
- ENLARGED PLAN SECTION OR DETAIL REFERENCE
- DOOR NUMBER
- WINDOW NUMBER
- ELEVATION
- EXISTING STUD WALL
- NEW STUD WALL
- NEW DOOR
- EXISTING WALL/DOOR TO BE REMOVED
- EXISTING WALL/DOOR TO REMAIN
- WALL DETAIL NUMBER

SLA
SCHAUB LY
ARCHITECTS

SCHAUB LY
ARCHITECTS, INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 Fax 510-281-1359
www.slasf.com

NEW 4-STORY MIXED USE BUILDING
237 CORTLAND AVE
BLOCK 5668, LOT 018
SAN FRANCISCO, CA 94110

RENDERING/PROJECT INFO

Date 5/22/18 By DL
9/5/18 UDAT JS

Job 180101

Sheet

A-0



**NEW 4-STORY MIXED USE BUILDING
237 CORTLAND AVE
BLOCK 5668, LOT 018
SAN FRANCISCO, CA 94110**

CONTEXT PHOTOS

Date	By
5/22/18	DL
9/5/18 UDAT	JS

Job 180101
Sheet
A-0.1
2 Of 14 Sheets



LOOKING NORTH ON CORTLAND AVENUE AT SUBJECT & ADJACENT BLDGS



LOOKING SOUTH ON CORTLAND AVENUE ACROSS FROM SUBJECT SITE

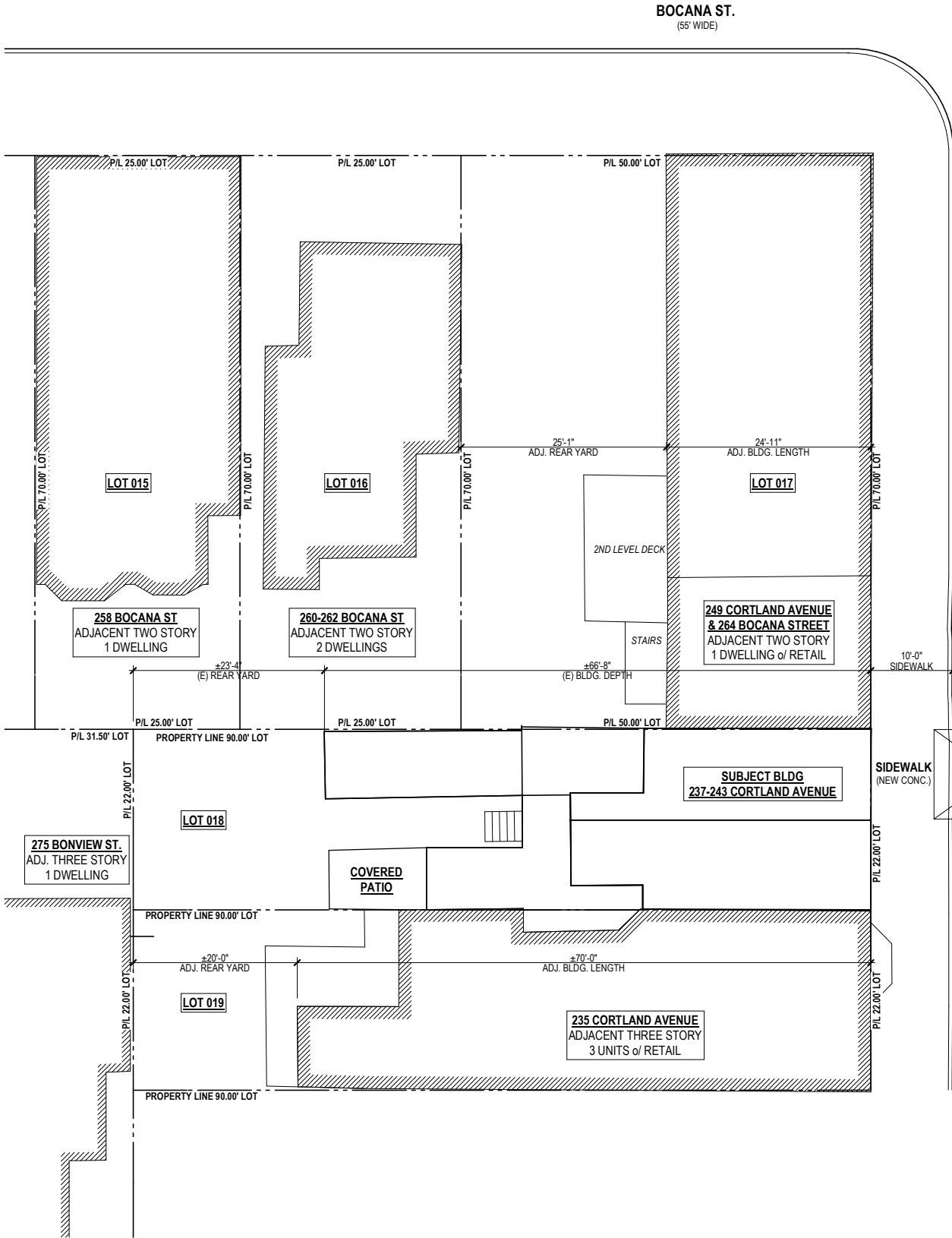


BIRD'S EYE VIEW LOOKING NORTH AT FRONT OF SUBJECT SITE



BIRD'S EYE VIEW LOOKING SOUTH AT REAR OF SUBJECT SITE

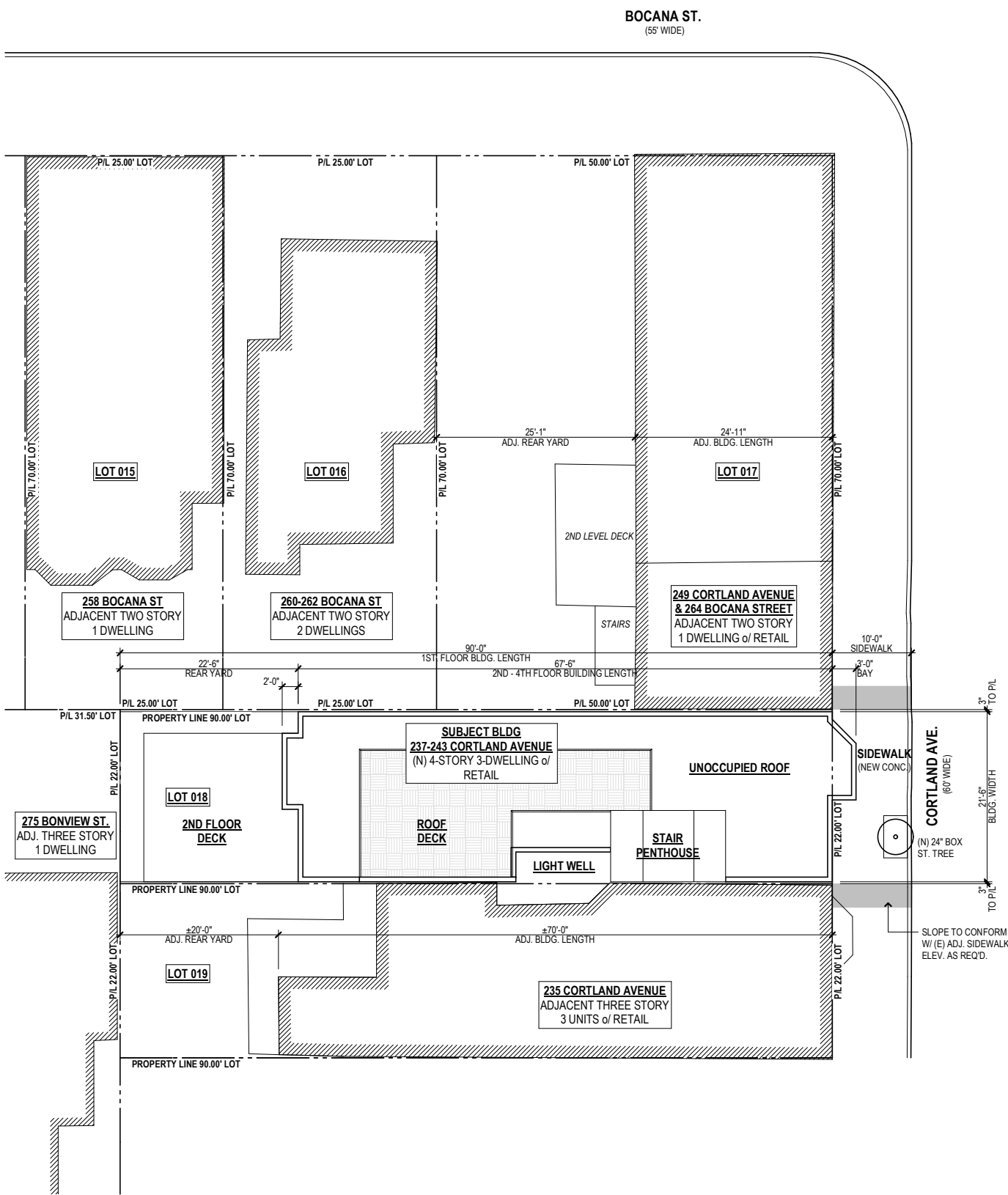
C:\Users\jeremy.Work\Dropbox (GVA)\SLA Projects (1)\PROJECT-237 Cortland Ave (P\8101)\237 Cortland Avenue.dwg Last saved on Wednesday, September 05, 2018 by: Jeremy Work



EXISTING SITE PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



PROPOSED SITE PLAN

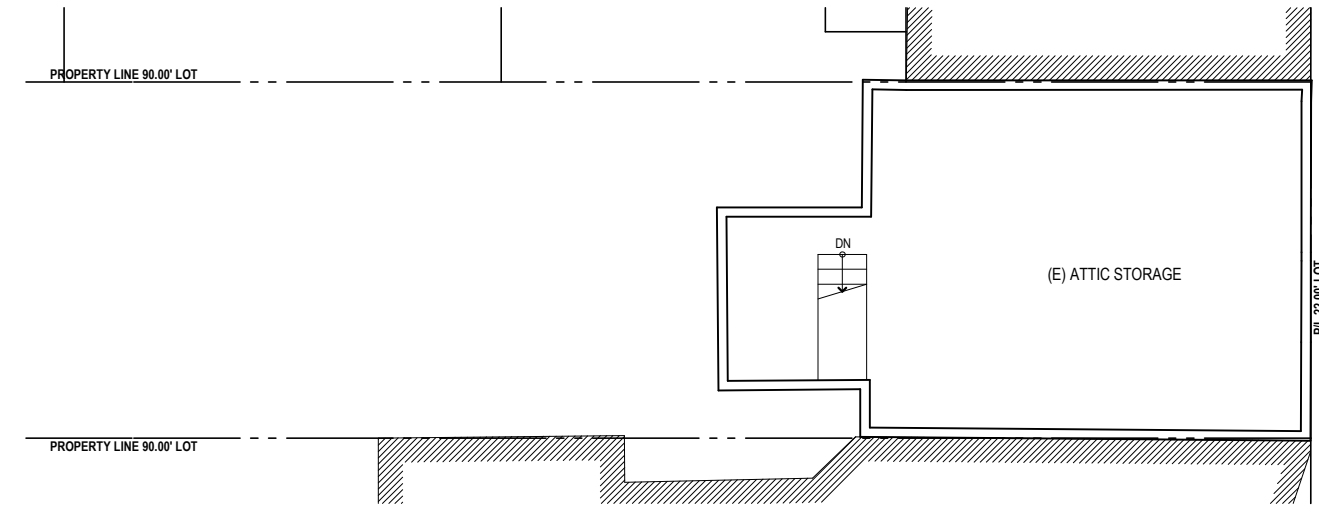
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

§207 (b) IN NEIGHBORHOOD COMMERCIAL DISTRICTS, THE DWELLING UNIT DENSITY SHALL BE AT A DENSITY RATIO NOT EXCEEDING THE NUMBER OF DWELLING UNITS PERMITTED IN THE NEAREST R DISTRICT, PROVIDED THAT THE MAXIMUM DENSITY RATIO SHALL IN NO CASE BE LESS THAN THE AMOUNT SET FORTH IN THE ZONING CONTROL TABLE FOR THE DISTRICT IN WHICH THE LOT IS LOCATED. THE DISTANCE TO EACH R DISTRICT SHALL BE MEASURED EITHER FROM THE MIDPOINT OF THE FRONT LOT LINE OR FROM A POINT DIRECTLY ACROSS THE STREET THEREFROM, WHICHEVER PERMITS THE GREATER DENSITY.

SUBJECT SITE IS NC-2, WITH RH-3 LOCATED ACROSS THE STREET

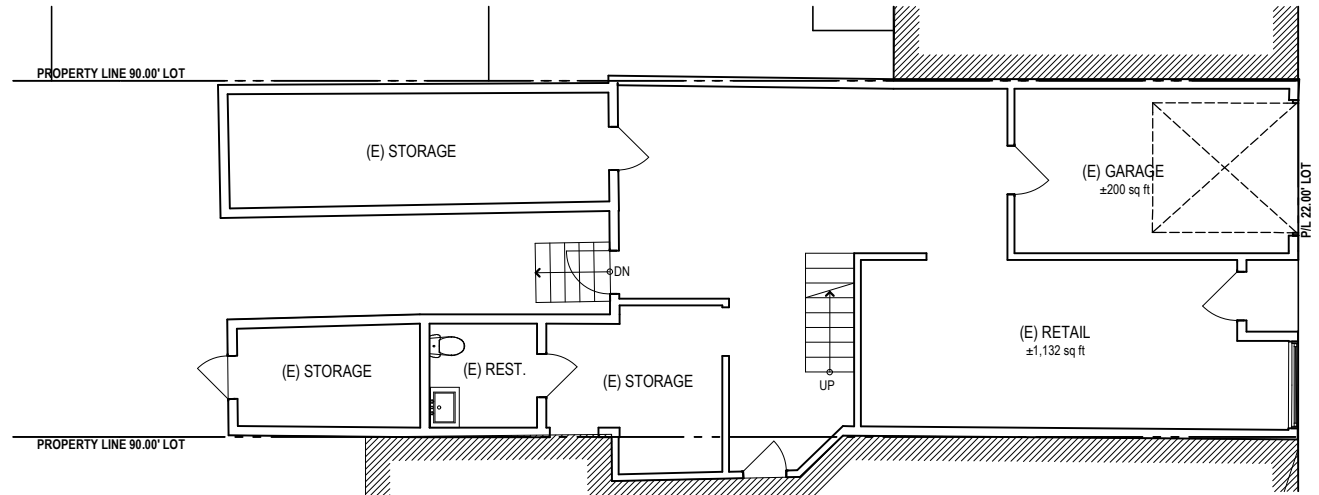
C:\Users\jeremy.Work\Documents (GVA)\SLA Projects (1)\PROJECT 237 Cortland Ave (0180101)\237 Cortland Ave.dwg Last saved on Wednesday, September 05, 2018 by: Jeremy Work



EXISTING SECOND FLOOR

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

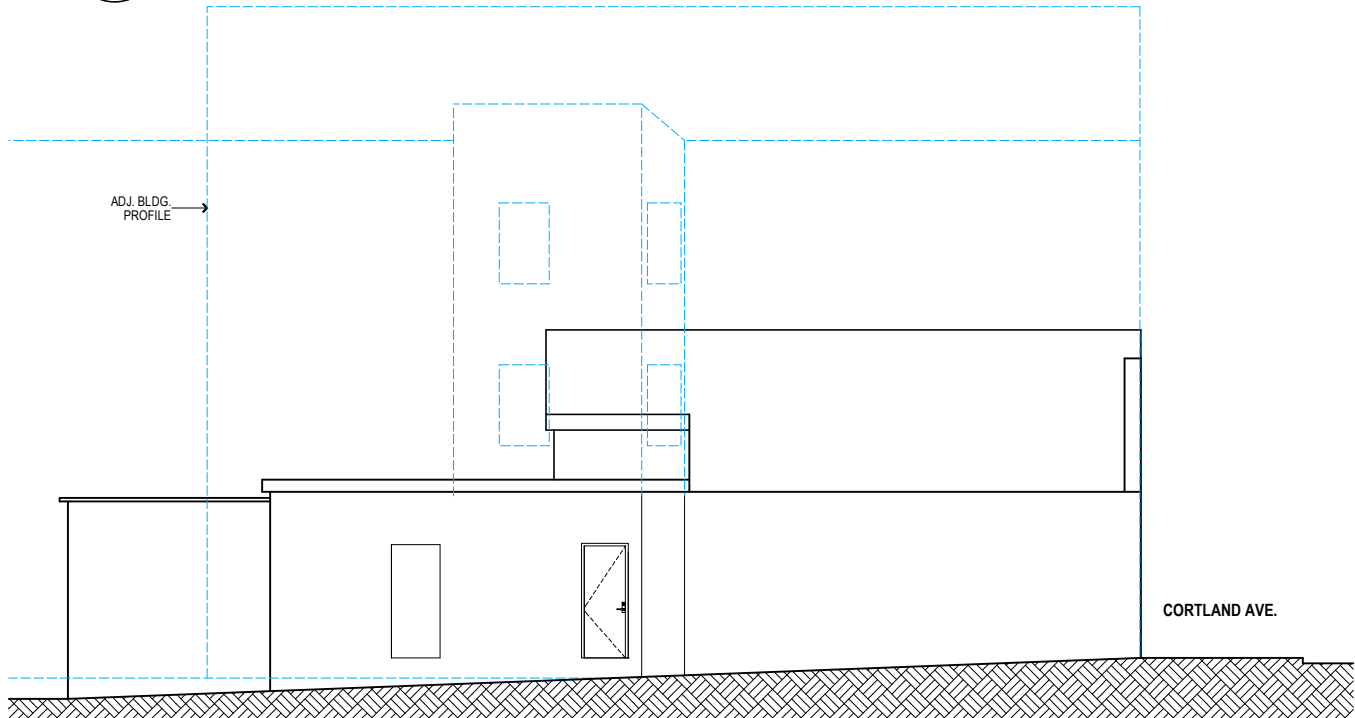
SCALE: 3/16" = 1'-0"



EXISTING FIRST FLOOR

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 3/16" = 1'-0"



EXISTING LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

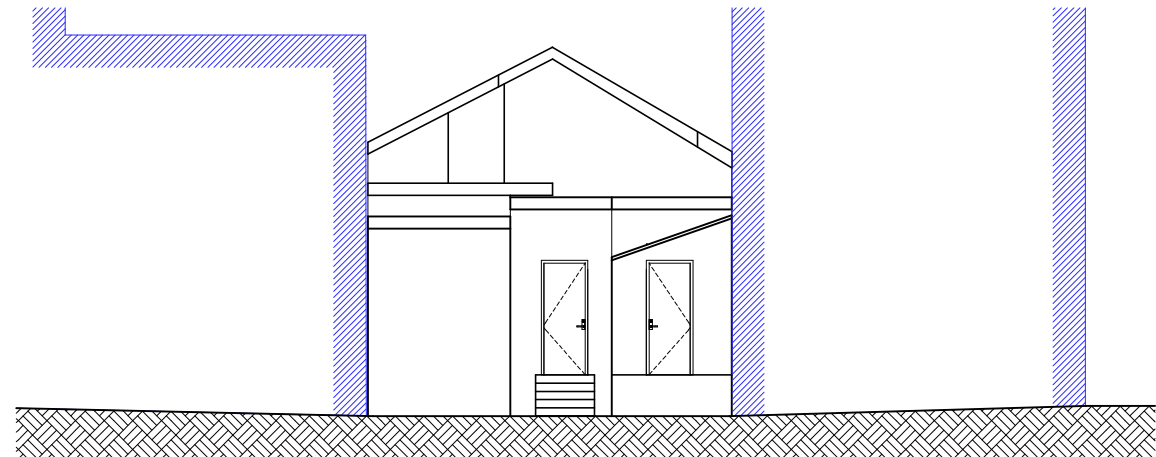
SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

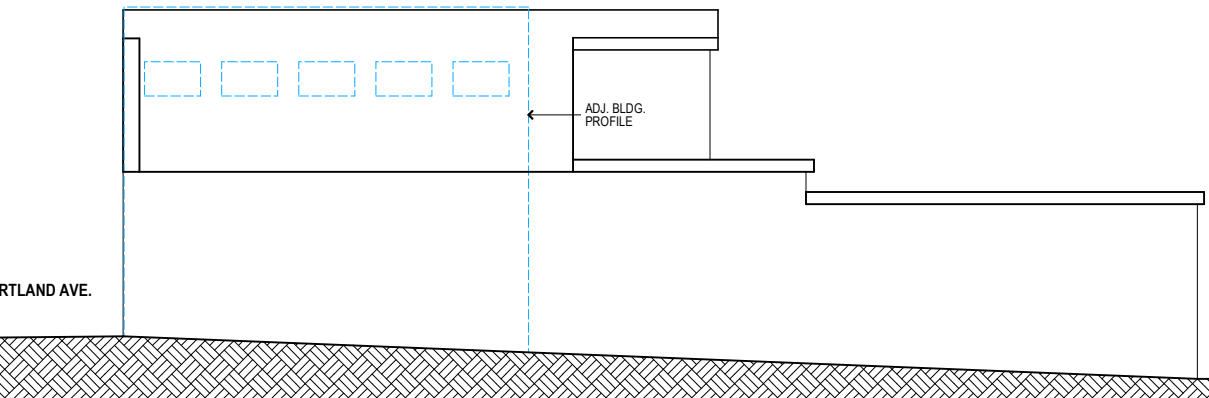
SCALE: 3/16" = 1'-0"



EXISTING REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

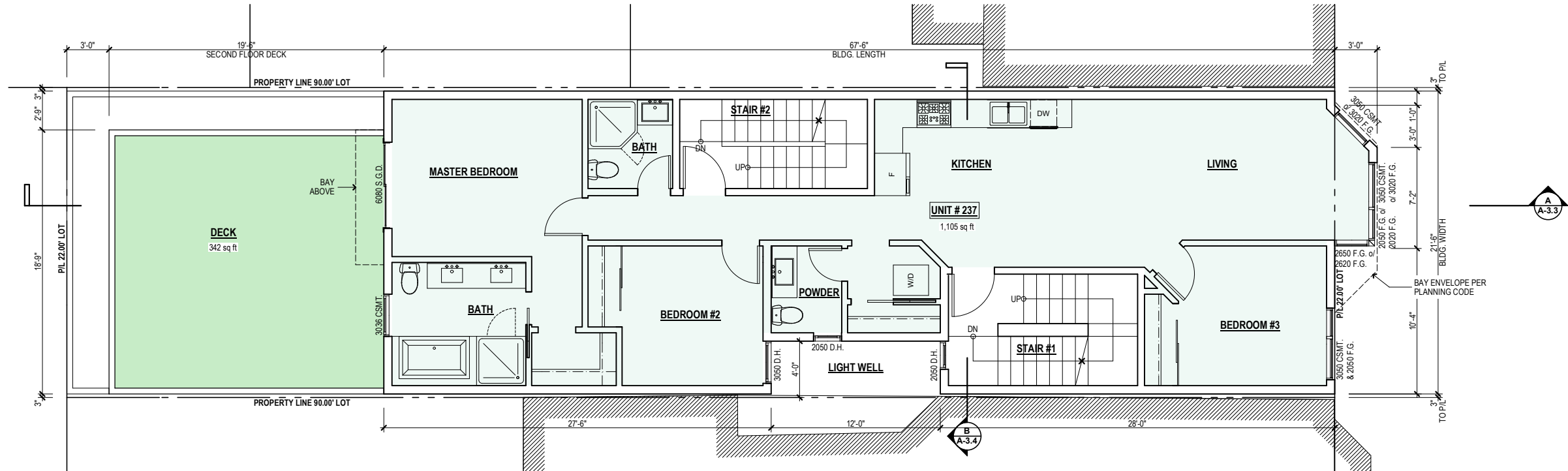
SCALE: 3/16" = 1'-0"



EXISTING RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

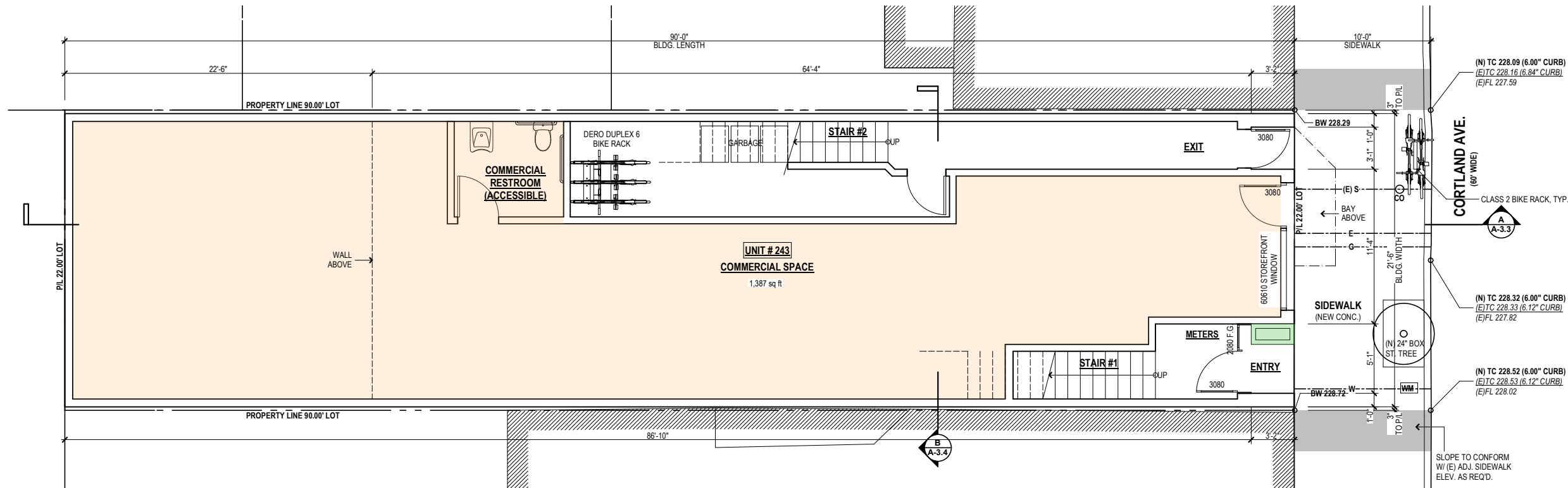
SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

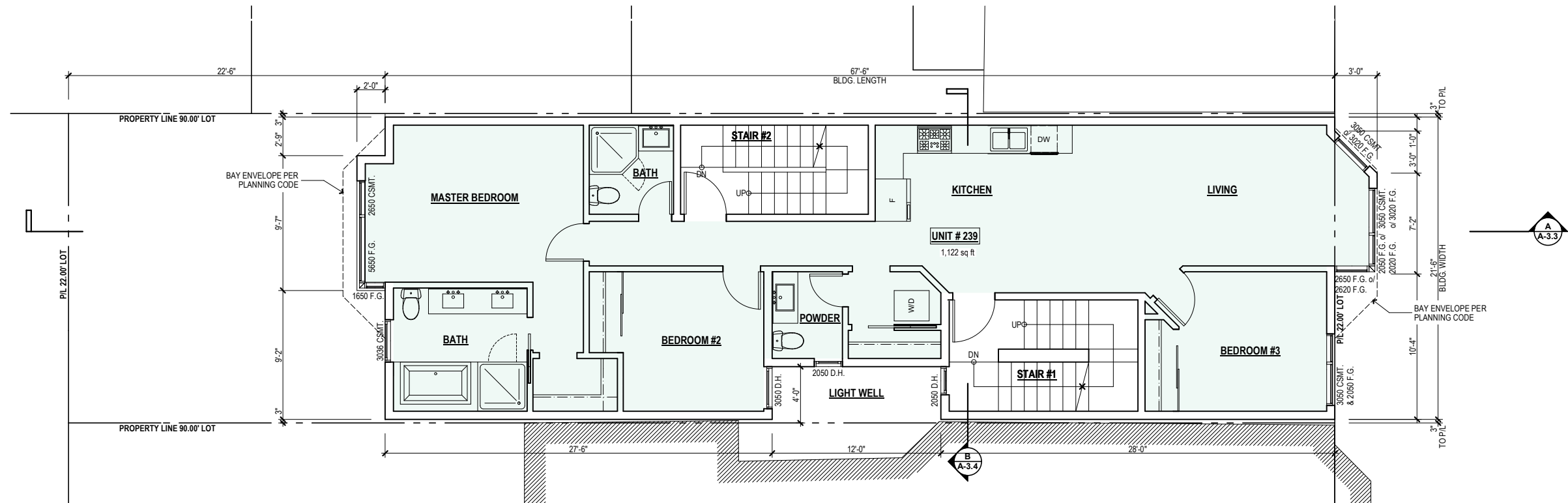
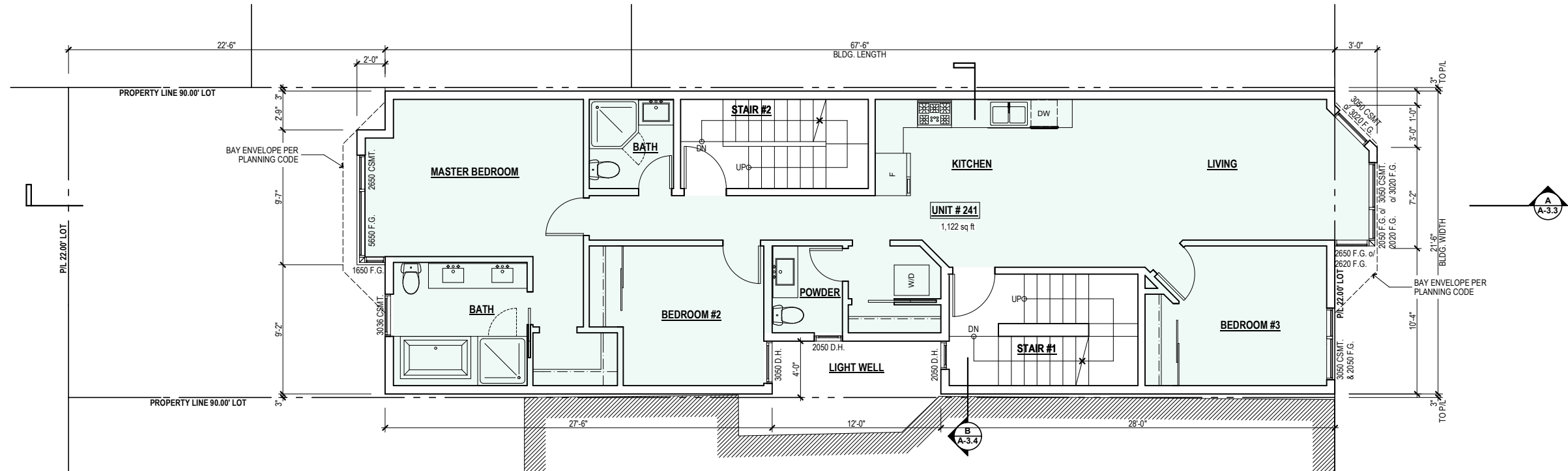
SCALE: 1/4" = 1'-0"



PROPOSED GROUND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



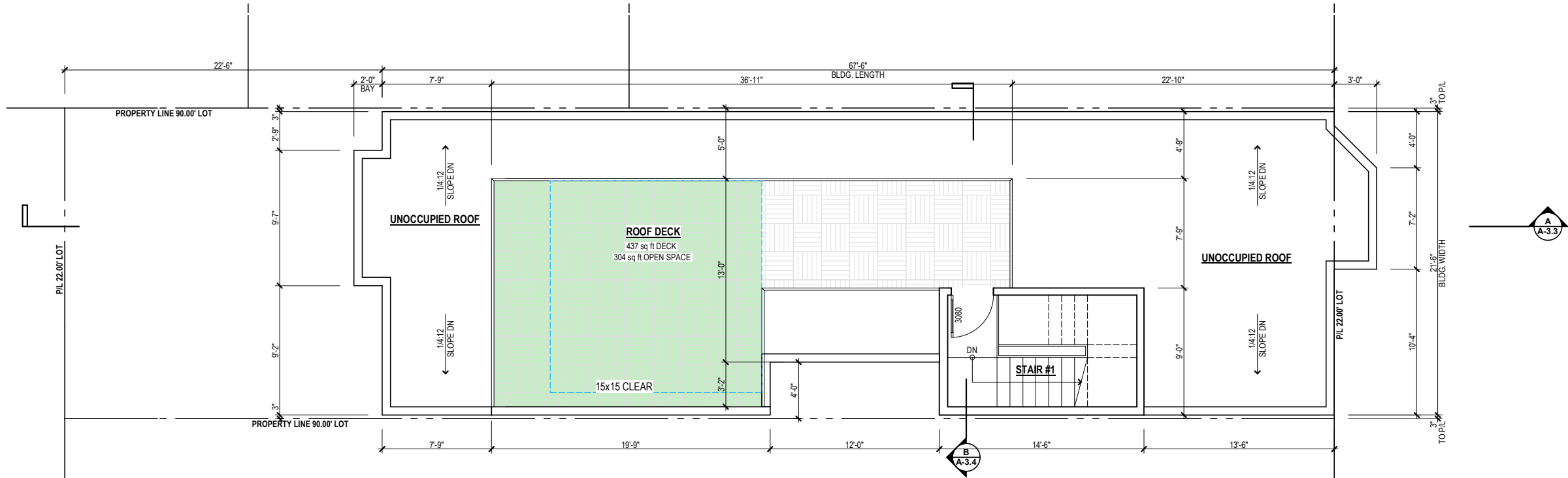
C:\Users\jeremy.Work\Dropbox (GVA)\SLA Projects (1)\PROJECT 237 Cortland Ave (180101)237 Cortland Ave.rvt Last saved on Wednesday, September 05, 2018 by: Jeremy Work



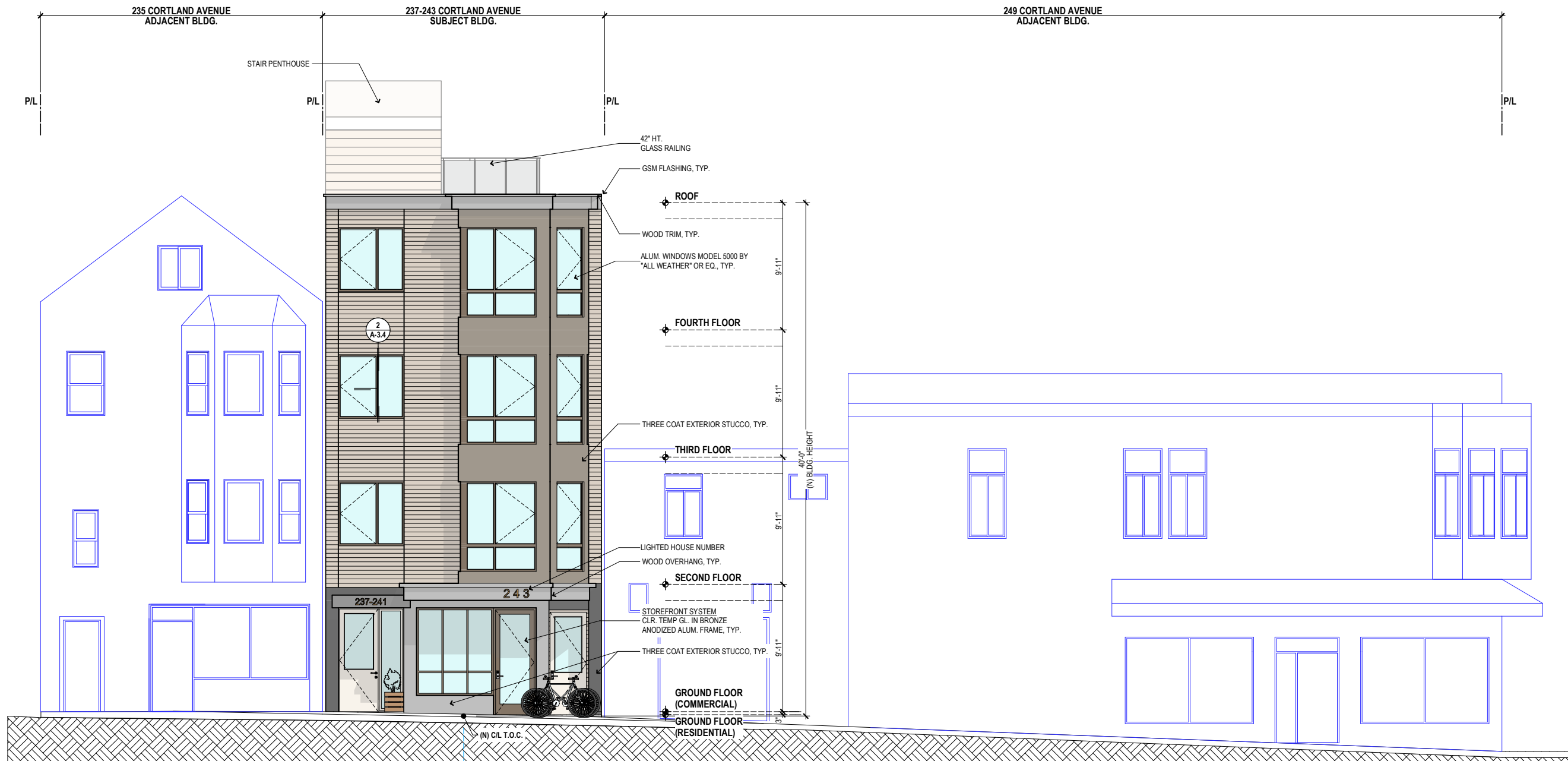
PROPOSED ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



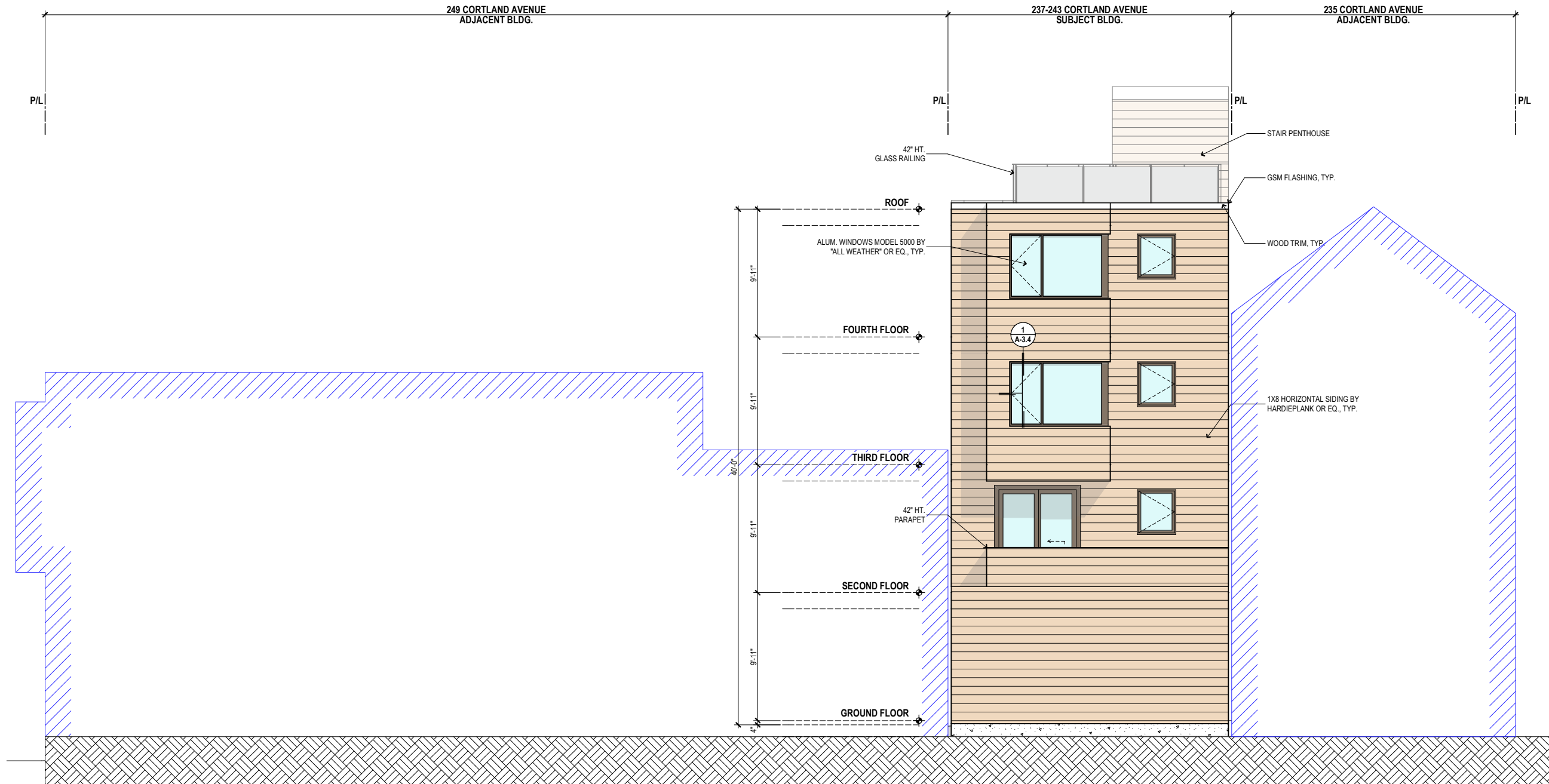
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PROPOSED FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

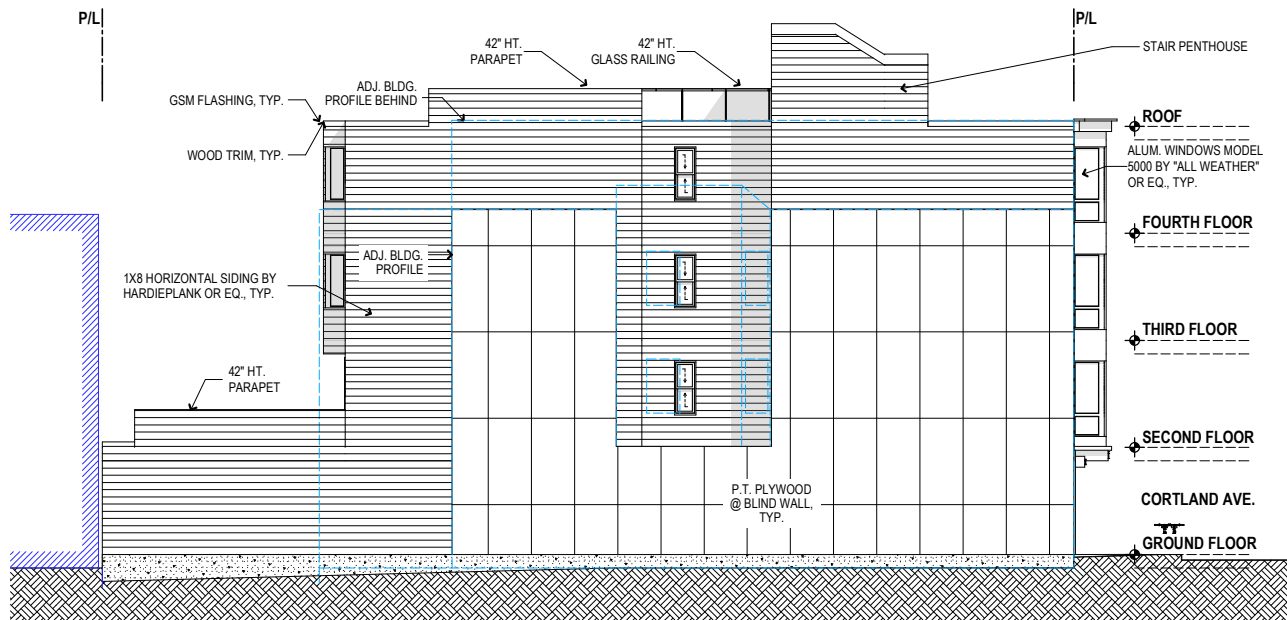


PROPOSED REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

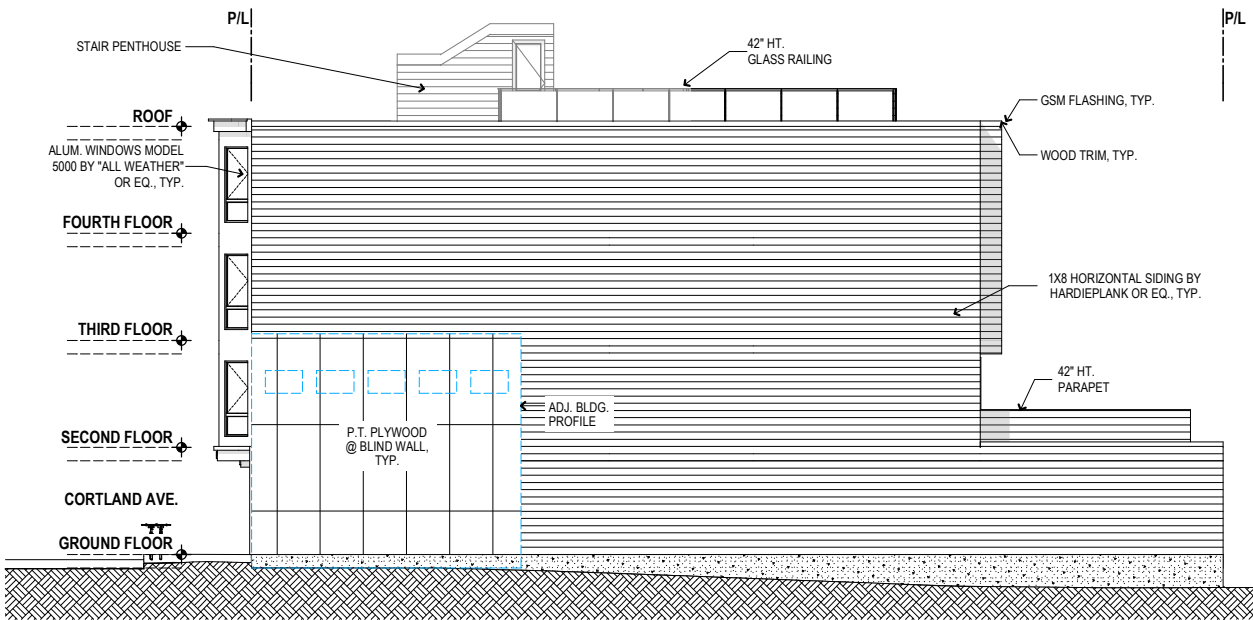
C:\Users\Jeremy Work\Dropbox (GVA)\SLA Projects (1)\PROJECT-237 Cortland Ave (080101)\237 Cortland Ave.dwg Last saved on Wednesday, September 05, 2018 by Jeremy Work



PROPOSED LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



PROPOSED RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

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NEW 4-STORY MIXED USE BUILDING

237 CORTLAND AVE

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SAN FRANCISCO, CA 94110

SIDE ELEVATIONS

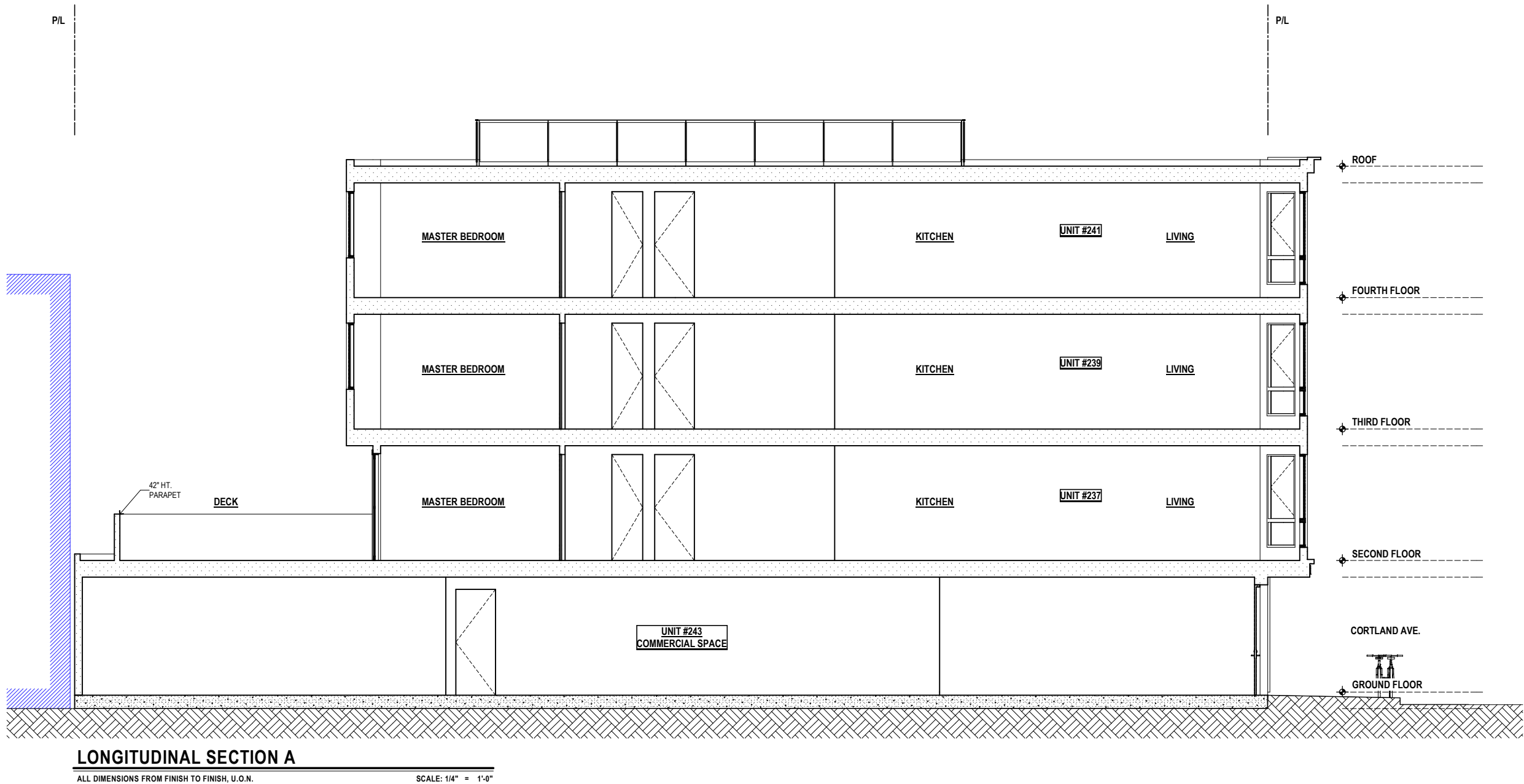
Date	By
5/22/18	DL
9/5/18 UDAT	JS

Job 180101

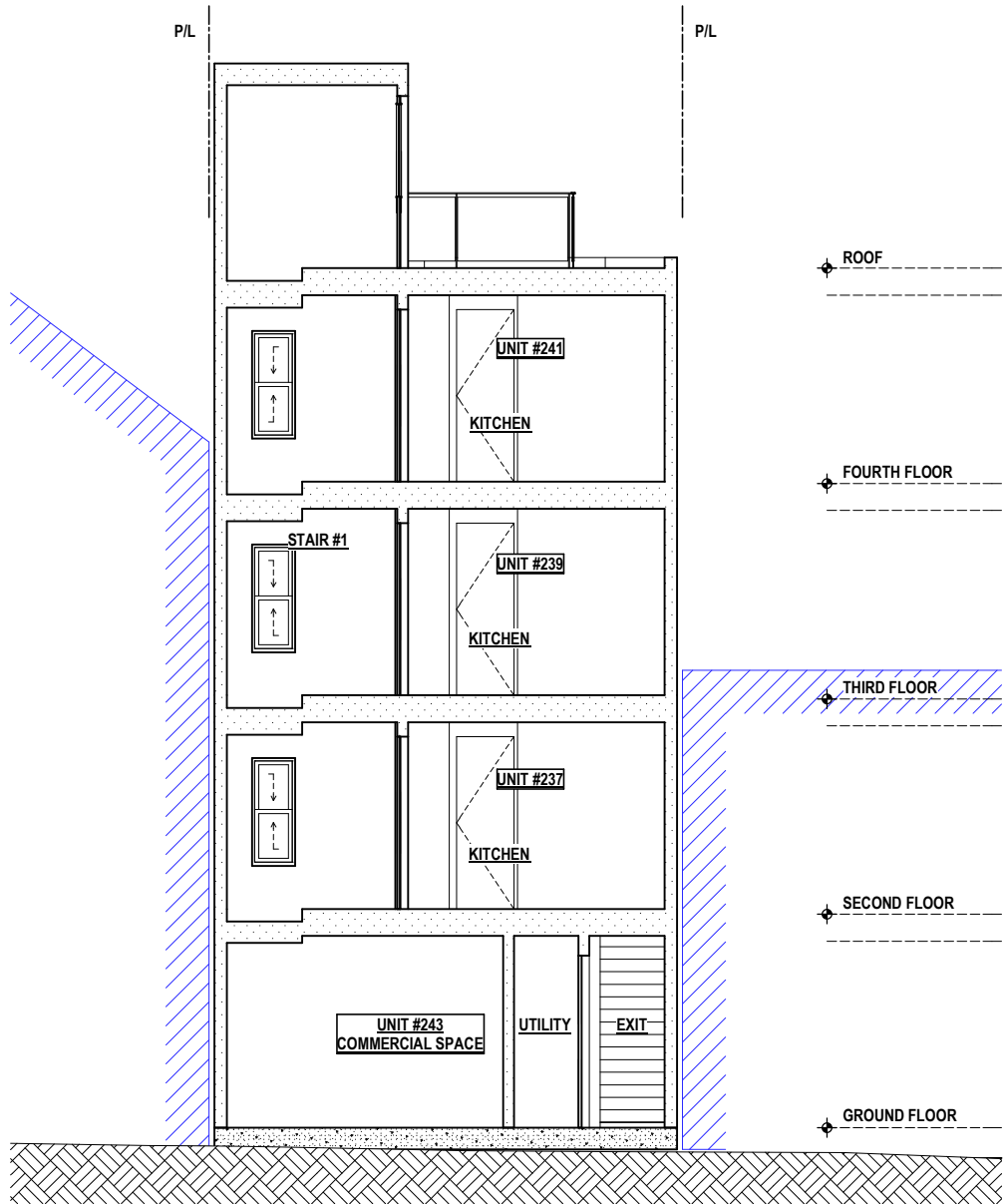
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A-3.2

10 Of 14 Sheets

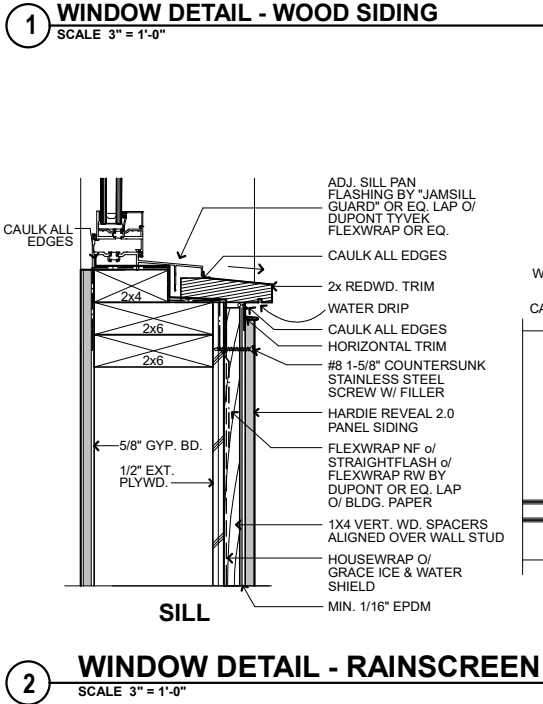
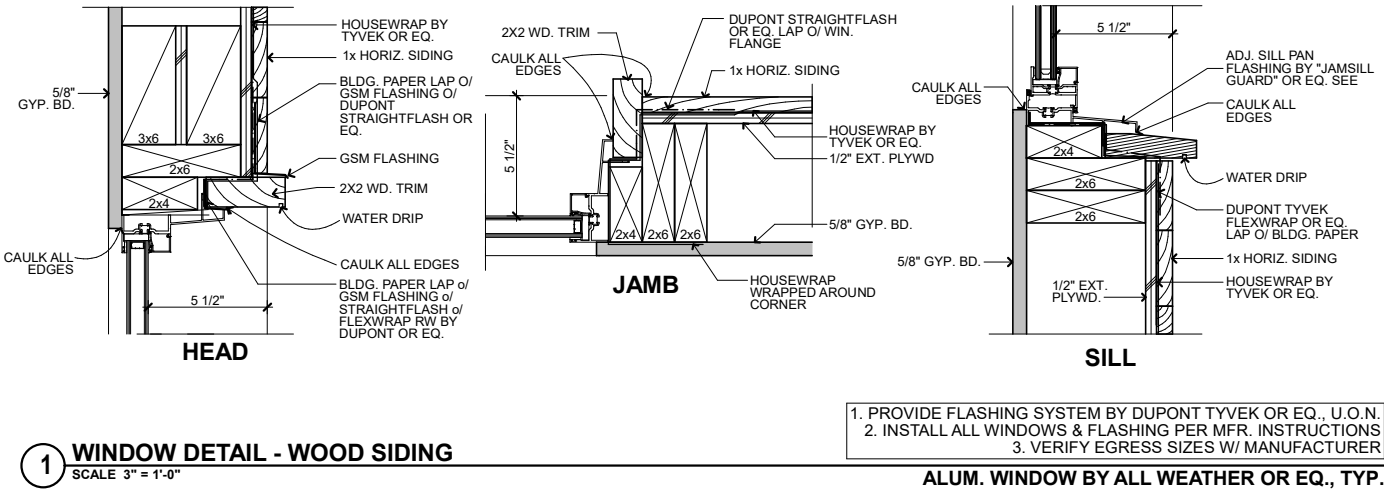


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CROSS SECTION B

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



13 Of 14 Sheets

**GREEN BUILDING SITE PERMIT
SUBMITTAL**

From: Annie Hsia <ajhsia@gmail.com>
Sent: Monday, April 29, 2019 1:15 PM
To: Winslow, David (CPC)
Subject: Support for development proposed for 237 Cortland

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

Dear Mr. Winslow,

I am a property owner in Bernal Heights. I have looked over the proposal submitted for 237 Cortland, and I want to applaud the planning department for requiring the maximum height allowed for the lot and building family-friendly housing units (more than 2 bedrooms) in our housing-starved community.

I also see no problems with the lack of garage in the proposal. I have been without a car for the last 30 years and more, with over 20 of those years right here in Bernal Heights. I hope these units attract other like-minded people who will use earth-friendly means of transportation.

I will not be able to make it to the hearing on this as I work full time - please make sure you count my voice in the supporting group.

Very truly yours,

Jui-Yun (Annie) Hsia

From: Elisabeth Derby <eaderby@gmail.com>
Sent: Sunday, May 05, 2019 5:14 PM
To: Winslow, David (CPC)
Subject: 237 Cortland

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

Mr. Winslow,

Just writing to let you know that I support 4 stories at this address. I live nearby and shop/dine on Cortland Street frequently, and think it would be great to have more housing and retail on this street.

Thank you,
Beth Derby
3931 Mission Street

From: Molly Martin <tradeswomn@gmail.com>
Sent: Thursday, April 25, 2019 1:20 PM
To: Winslow, David (CPC)
Subject: 237 cortland

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

Hi,
I am at Bernal Heights resident responding to a sign I saw on Cortland. I think four-story buildings are great and we need more of them. Let's not let NIMBYs design our neighborhoods.
Molly Martin

Sent from my iPhone

From: James Helman <james@helmania.com>
Sent: Tuesday, May 07, 2019 10:46 AM
To: Winslow, David (CPC)
Cc: Ronen, Hillary
Subject: 237 Cortland Discretionary Review (2018-008362DRP)

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

Hello,

I've been following the progress of the Discretionary Review against the construction of new housing at 237 Cortland in Bernal Heights. As a Bernal Heights resident, I support the construction of new housing. Generally I'm not a proponent of tearing down old buildings. I value their character, but the lack of any significant historic value of this building has been established. And we need the housing.

The extremely high cost of construction in San Francisco means we to support and encourage reasonable development.

Thank you for considering my views.

Best,

James Helman

1649 Treat Ave

From: John Lewis <jlewis.mpa@gmail.com>
Sent: Friday, April 26, 2019 1:27 PM
To: Winslow, David (CPC)
Cc: Ronen, Hillary
Subject: 237 Cortland - Yes! More homes!

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

Dear Mr. Winslow,

I'm a Bernal home owner and I support the 237 Cortland proposal.

We need more homes in this neighborhood. Keeping us fixed with the homes we have will keep jacking up property values (mine included) but it will keep out any but the richest of new people. I don't want us to become Rome - only the wealthy and the foreign in the city center; all others pushed to the periphery.

In addition, the proposed 4 story building will neatly match the existing 4 story building that sits across the street from the proposed site. It'll also go nicely with it's next-door neighbor, which mat technically be 3 story but has a roof line (and attic window) that make it look like a 4 story house.

That spot is also well served by transit (the 24 and the Mission busses plus an easy walk to BART), so it's a good spot for increasing density.

John Lewis
36 Gladys St, San Francisco, CA 94110

ATTN:

David Winslow

Principal Architect

Design Review | Citywide and Current Planning San Francisco Planning Department

1650 Mission Street, Suite 400 | San Francisco, California, 94103

May 12, 2019

Dear Mr. Winslow,

THIS IS AN **URGENT** LETTER. The word **urgent** is often overused especially in the health field but today in this letter I use it carefully to describe what is happening on Cortland Street in the neighborhood of Bernal Heights; in particular 237 CORTLAND. The health of our neighborhood is at risk.

I have lived here in Bernal for 30 years. This is a community that thrives on local business and local concerns. We have fought over many years to keep the shops on the street reflect this ownership and growth. And now Cortland Street is facing an **URGENT** crisis. Small shop owners and proprietors are being squeezed and pushed out by rising rents; by city policy that does NOT protect these owners; by developers as in the case of 237 who want to develop without a concern for the neighborhood. There are empty storefronts. We **URGENTLY** need our local businesses and buildings to reflect the small scale environment that is truly unique in San Francisco.

Having taught at UCB in the environmental design department and as an author of a book on the significance of Dwellings, my professional training stirs me to write this letter and ask for your help.

I assume you are of an age that has seen things change here in our beloved city. I love change. I'm not proposing we hang onto things and not move forward. I am proposing with an **URGENT** voice that we be careful what direction we move forward. Is it really a progressive forward path to let a developer double rents, destroy old buildings, change the height and size of structures on the street and have only profit as a motive?

The proposed plans for 237 have little to do with the environment of Cortland Street as a place to feel community and to feel at home and in a small neighborhood.

I ask you **URGENTLY** to help keep this neighborhood and its central street something San Francisco can be proud of—that the planning department can step up and make a difference. We need you **URGENTLY** to do this. I count on you as a long-term resident of San Francisco.

Thank you for your work and effort. If you have questions please feel free to contact me at liebermanshare@gmail.com. Please share this letter with Hilary Ronen and London Breed.

Sincerely,



Marcia Lieberman

Bernal Heights resident.

Cc: Hilary Ronen, London Breed