



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 19, 2019

Continued from: June 6, 2019

Case No.: 2018-009534CUAVAR
Project Address: 45 CULEBRA TERRACE
Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District
North Beach Special Use District
Block/Lot: 0050/025
Project Sponsor: Dennis Budd, AIA LEED AP
Gast Architects
355 11th Street – Suite 300
San Francisco, CA 941
Staff Contact: Seema Adina – (415) 575-8722
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BACKGROUND

On June 6, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-009534CUA. The Commission continued the item to July 18, 2019 to allow the Sponsor to make plan revisions increasing the size of Unit #2 to provide greater unit parity between the proposed units and to adjust the design of the rear façade to provide a reduced amount of glazing. The Commission also continued the item to allow time for a private agreement between neighboring property owners regarding on-street and off-street parking.

PROJECT DESCRIPTION

The Project would demolish the existing 1,640 square-foot single-family dwelling unit and construct a new four-story 4,038 square-foot building with two dwelling units. The project also proposes one off-street parking space and two Class I bicycle parking spaces.

UPDATES

The Project has since increased the size of Unit #2 from 754 square feet to 1,533 square feet and has reduced Unit #1 from 2,755 square feet to 2,208 square feet. In addition, the Project has reduced the amount of overall glazing at the rear façade as instructed by the Commission.

ATTACHMENTS:

Revised Draft Motion
Revised Plans



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JULY 18, 2019

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Block/Lot: 0050/025
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Gast Architects
355 11th Street – Suite 300
San Francisco, CA 941
Property Owner: 45 Culebra LLC
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH AN EXISTING 1,640 SQUARE FOOT SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW FOUR-STORY 4,038 SQUARE-FOOT BUILDING WITH TWO DWELLING UNITS, WITH TWO CLASS 1 BICYCLE PARKING SPACES AND ONE OFF-STREET PARKING SPACE LOCATED AT 45 CULEBRA TERRACE, LOT 025 IN ASSESSOR'S BLOCK 0050, WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 21, 2018, Dennis Budd of Gast Architects (hereinafter "Project Sponsor") filed Application No. 2018-009534CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing 1,640 square-foot single-family dwelling unit, and construct a new four-story, 4,038 square-foot two-family dwelling unit building (hereinafter "Project") at 45 Culebra Terrace, Block 0050 Lot 025 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 categorical exemptions.

On July 18, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-009534CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-009534CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-009534CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of the existing 1,640 square-foot single-family dwelling unit, and the new construction of a four-story, 4,038 square-foot, two-family dwelling unit building. The project also proposes one off-street parking space and two Class I bicycle parking spaces.
3. **Site Description and Present Use.** The Project is located on a rectangular shaped substandard lot measuring approximately 68 feet 9 inches deep and 24 feet wide. Consistent with adjacent homes, the subject lot extends into Culebra Terrace as it is a privately maintained street. There is a right-of-way easement recorded on the property for use of the street and road. 45 Culebra Terrace is developed with a two-story single-family dwelling unit constructed in 1912.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District and the Russian Hill neighborhood. The immediate context consists of one-to-four story residential buildings in a range of styles constructed primarily in the 1910s and 1920s with additional infill construction up to 1977. Other zoning districts in the vicinity of the Project Site include: RH-3 (Residential-House, Three Family) and RM-3 (Residential-Mixed, Medium Density) Zoning Districts.
5. **Public Outreach and Comments.** To date, the Department has not received any correspondence regarding the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use and Density.** Planning Code Section 209.1 states that residential uses are permitted within the RH-2 Zoning District at up to two units per lot, or one unit per 1,500 square feet with Conditional Use Authorization.

The Project proposes two dwelling units which complies with the density standard of the District. The lot is substandard at 1,990 square feet so additional units cannot be accommodated through Conditional Use Authorization.

- B. **Rear Yard.** Planning Code Section 209.1 states that projects in the RH-2 Zoning District must provide a minimum rear yard depth equal to 45% of lot depth, or the average of the adjacent neighbors, but in no case less than 25% or 15 feet, whichever is greater.

The Project Site has a lot depth of 68 feet – 9 inches, with a required rear yard setback of approximately 17 feet – 2 inches, per Planning Code Section 134(c)(1). The Project encroaches approximately 2 feet – 2 inches into the required setback, thus a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2018-009534VAR.

- C. **Usable Open Space.** Planning Code Section 2019.1 requires at least 125 square feet of private usable open space per dwelling unit and 166 square feet of common usable open space per dwelling unit within the RH-2 Zoning District.

Unit #1 provides approximately 277 square feet of private usable open space on the roof deck, and Unit #2 provides approximately 435 square feet of private usable open space in the rear yard. Therefore, the Project complies with this requirement.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room in each dwelling unit measuring a minimum of 120 square feet, face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or a Code-compliant rear yard.

Although the project provides a rear yard, it does not meet the dimensional requirements of the Planning Code for exposure requirements. Additionally, although Unit #1 faces Culebra Terrace, private streets cannot be utilized to satisfy exposure requirements. Thus, an exposure Variance is required. The Project is seeking an exposure Variance under Case No. 2018-009534VAR.

- E. **Off-Street Parking.** Planning Code Section 151 does not require off-street parking, but principally permits off-street parking at a rate of 1.5 per dwelling unit.

The Project proposes one off-street vehicle parking, and therefore complies with this Code Section.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit.

The Project proposes two dwelling-units and requires two Class 1 bicycle parking spaces. Two Class 1 bicycle parking spaces are provided at the ground floor, and thus complies with this Code Section.

- G. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in the 40-X Height and Bulk District.

The Project proposes a height of approximately 31 feet- 10 inches for the replacement building, and thus complies with this Code Section.

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

The Project will demolish an existing single-family dwelling unit and therefore requires Conditional Use Authorization per Section 317. The additional criteria specified under Section 317(g)(5) have been incorporated as findings as part of this Motion. See Section 7 below, "Additional Findings Pursuant to section 317 – Residential Demolition."

7. **Additional Findings Pursuant to Section 317 – Residential Demolition.** Planning Code Section 317(g)(5) establishes criteria for the Planning Commission to consider when reviewing applications requesting to demolish Residential Units. On balance, the Planning Commission finds that the Project is compliant with these criteria as follows:

- A. Whether the property is free of a history of serious, continuing Code violations;

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

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

The building has been maintained in a decent, safe, and sanitary condition; further the Department has no record of any violations and/or complaints of the housing code.

- C. Whether the property is a "historical resource" under the California Environmental Quality Act ("CEQA");

The Planning Department reviewed the Supplemental Information Form and Historic Resource Evaluation by the Project Sponsor and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a

contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

The criteria is not applicable since the property does not contain a historical resource under CEQA.

- E. Whether the project converts rental housing to other forms of tenure or occupancy;

The existing residential unit is currently tenant-occupied with a month-to-month lease. The proposed Project will create two dwelling units that are intended for sale; however, this form of occupancy may be subject to change.

- F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The Project Site contains one dwelling unit, though the Planning Department cannot definitively determine which aspects of the Rent Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction history, nor any eviction notices filed at the Rent Board for 45 Culebra Terrace.

- G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

The Project would demolish the existing residential unit, however, the Project proposes two dwelling units, resulting in a net gain of one dwelling unit at the Project Site, contributing to the City's housing stock.

- H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

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

- I. Whether the project protects the relative affordability of existing housing;

The existing residential unit is not a designated affordable dwelling unit, nor is it known to be subject to the Residential Rent Stabilization and Arbitration Ordinance and is therefore subject to market-rate demand pricing. The Project will provide a new market-rate unit and should therefore be comparable to

the affordability of the existing unit. The Project will also result in a net new addition of one unit to the City's housing stock, thereby providing minor relief to the overall demand for housing.

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

The Project proposes to construct two dwelling units and is therefore not subject to the inclusionary affordable housing requirements of Section 415 and will not increase the number of permanently affordable units.

- K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Project is consistent with the scale and development pattern of the established neighborhood character.

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

The Project proposes one two-bedroom unit and one three-bedroom unit, thus increasing the number of family-sized units on the site.

- M. Whether the project creates new supportive housing;

The Project does not propose supportive housing.

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

The Project has been reviewed and found to be consistent with relevant design guidelines and will enhance the existing neighborhood character through construction of a building that is more consistent with the surrounding neighborhood and scale. The overall massing and scale, relative building proportions, and the materials and detailing are generally compatible with the neighborhood context.

- O. Whether the project increases the number of on-site Dwelling Units;

The Project will increase the number of on-site dwelling units by one.

- P. Whether the project increases the number of on-site bedrooms;

The Project maintains the overall number of on-site bedrooms. Currently, there are four total bedrooms on-site in the existing residential unit. The Project adds an additional bedroom; three in Unit #1 and two in Unit #2.

- Q. Whether or not the replacement project would maximize density on the subject lot;

The Project Site is located within the RH-2 Zoning District, which allows two dwelling units per lot, or one dwelling unit per 1,500 square feet with Conditional Use Authorization. The lot measures approximately 1,900 square feet, and thus allows a maximum of two dwelling units. The Project therefore maximizes the allowable density on site.

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

The Project Site contains one dwelling unit, though the Planning Department cannot definitively determine which aspects of the Rent Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction history, nor any eviction notices filed at the Rent Board for 45 Culebra Terrace.

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

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

The size of the proposed use is in keeping with other buildings on the block face. While the design introduces some contemporary elements, the proposed façade is in keeping with the fenestration pattern on the block, which is mixed in character. The Project includes a net gain of one residential unit, contributing to the housing stock.

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

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

The Project provides adequate front and rear setbacks to preserve the existing mid-block open space and remain compatible to adjacent neighbors and the surrounding neighborhood.

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

The Planning Code does not require parking or loading for residential use, however, the Project does propose to add one off-street parking. This is within the principally permitted amount, while the proposed use would not generate significant vehicular traffic.

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

The Project is not expected to produce noxious or offensive emissions, noise, glare, dust, or odors.

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

The Project preserves the existing mid-block open space and introduces new landscaping elements at the front façade and entry while preserving the existing street tree to enhance the pedestrian experience along Culebra Terrace. Further, the garage door and curb cut has been minimized to the minimum amount.

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

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

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

The Project is not located within a Neighborhood Commercial District.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

The Project is an in-fill development that would replace the existing underutilized two-story single-family home, with a four-story building with two dwelling units. One of the proposed units will provide three bedrooms, while the other would provide two bedrooms. Although the Project would demolish an existing residential unit, the net addition of a unit to the City's housing stock is seen as desirable and compatible with the density controls that are the characteristic of the subject Zoning District and surrounding neighborhood. The Project's massing and scale are consistent and compatible with the surrounding neighborhood and the fabric of the adjacent historic districts. For these reasons, the Project is, on balance, consistent with the stated Objectives and Policies of the General Plan.

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

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

The Project Site does not possess any neighborhood-serving retail uses.

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

While the existing housing is proposed to be demolished, the proposal results in one net new residential unit. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project proposes demolition of a residential unit, which is not designated as an affordable housing unit. The replacement project will increase the number of units by one and provide well-designed dwelling units that contain additional bedrooms.

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

The Project proposes to add one net new unit and is not expected to impede MUNI transit service or overburden streets or neighborhood parking. One off-street parking is proposed at the site.

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

The Project does not include commercial office development. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

The Project will have no negative impact on existing parks and open spaces. The Project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295. The height of the proposed structure is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-009534CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 1, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 18, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 18, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of a single-family residential building and new construction of a two-family dwelling located at 45 Culebra Terrace, Block 0500, Lot 025 pursuant to Planning Code Section(s) **303 and 317** within the **RH-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 1, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-009534CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 18, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 18, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Additional Project Authorization.** The Project Sponsor must obtain a Rear Yard and Exposure Variance under Sections 134 and 140 for the replacement building. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

11. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

12. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than 1 off-street parking spaces.

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

PROVISIONS

13. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

14. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

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

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

MONITORING - AFTER ENTITLEMENT

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

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

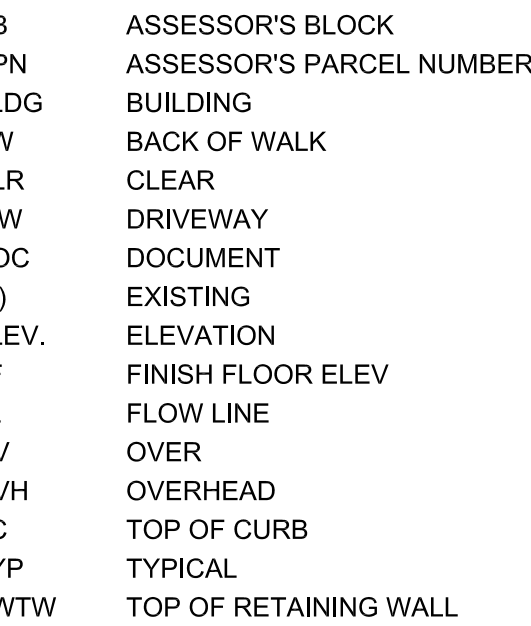
17. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions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

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

OPERATION

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

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



AO.1



ADJACENT PROPERTY:
35 CULEBRA TERRACE

SUBJECT PROPERTY:
45 CULEBRA TERRACE

ADJACENT PROPERTY:
55 CULEBRA TERRACE



BUILDINGS OPPOSITE OF
PROJECT SITE



GAST ARCHITECTS

355 11th Street, Suite 300
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Fax 415.885.2808



45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109

PHOTOS

ISSUE	DATE	REV.
SITE PERMIT REV. 2	7/1/14	2
SITE PERMIT	06/24/2010	

Date	7/2/2014
Scale	AS SHOWN
Drawn	CA
Job	1802

Sheet	A0.2
Of	Sheets



① RENDER FRONT



② RENDER FROM NORTH



③ RENDER FROM SOUTH



④ RENDER BIRDEYE



⑤ RENDER REAR



⑥ RENDER REAR YARD



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45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109






RENDERINGS

ISSUE	DATE	REV.
SITE PERMIT REV. 2	7/1/14	2
SITE PERMIT REV. 1	4/11/14	1
SITE PERMIT	06/24/2010	

Date 7/2/2014
Scale AS SHOWN
Drawn CA
Job 1802

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
				LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON- RESIDENTIAL	OTHER NON- RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON- RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS	45 CULEBRA L.L.C.				
TITLE				SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME		
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	n/r	BLOCK/LOT		
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	ADDRESS		
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	LEED EQc2	5.504.4.1-6	5.504.4.1-6	PRIMARY OCCUPANCY		
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)		
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft. or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	•	•			
ENERGY	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•	•	•			
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	•	•			
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	•	•	•			
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	•	•	•	•	•	•				
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•	•	•			
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	•	75% diversion	•	•			
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	•	•	n/r	n/r	n/r			
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r</											



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45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109

EXISTING SITE
PLAN

ISSUE	DATE	REV.
SITE PERMIT REV. 2	7/1/14	2
SITE PERMIT	06/24/2010	

Date 7/2/2014

Scale AS SHOWN

Drawn CA

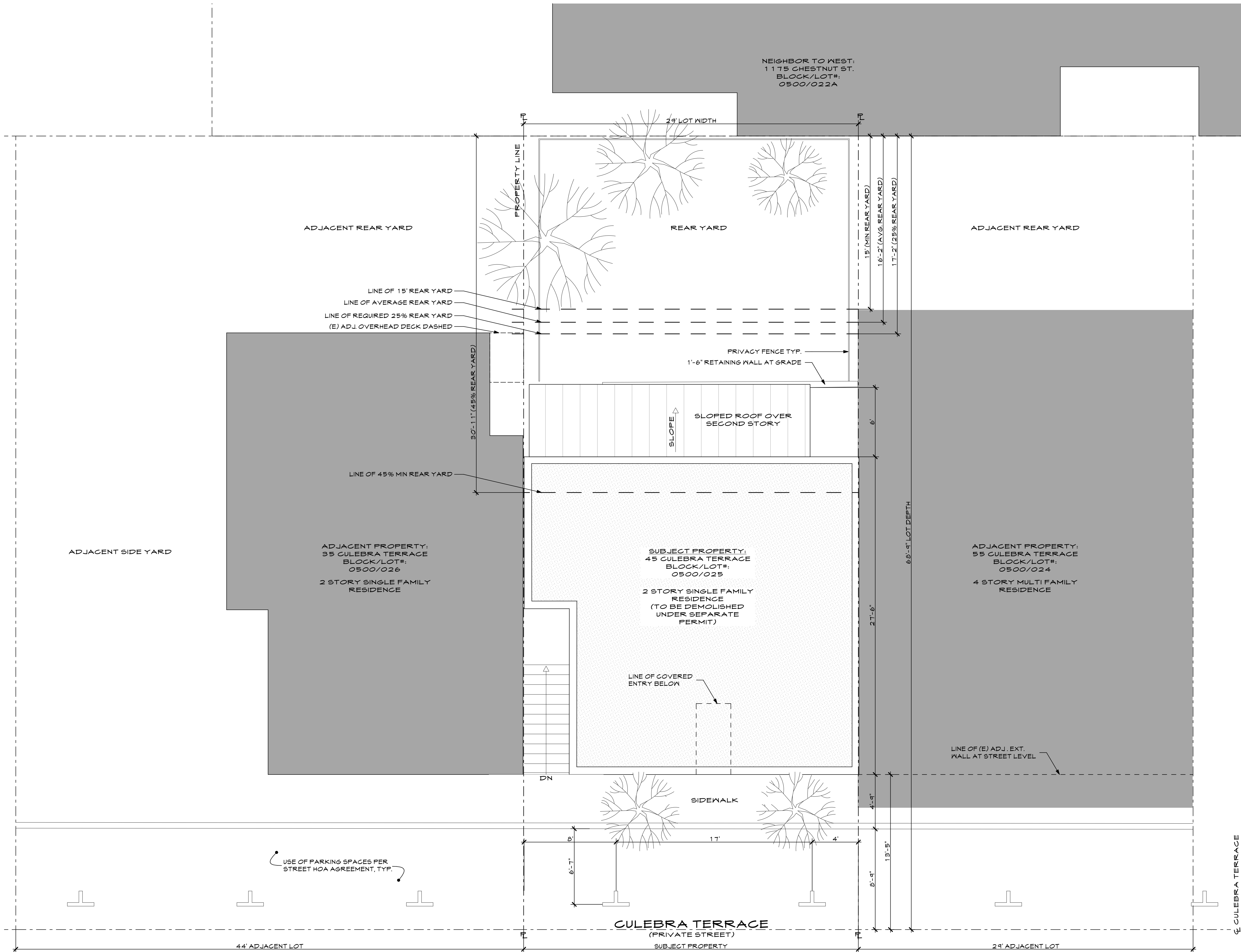
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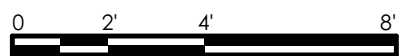
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1 EXISTING PLANS

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

NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



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PROPOSED SITE
PLAN

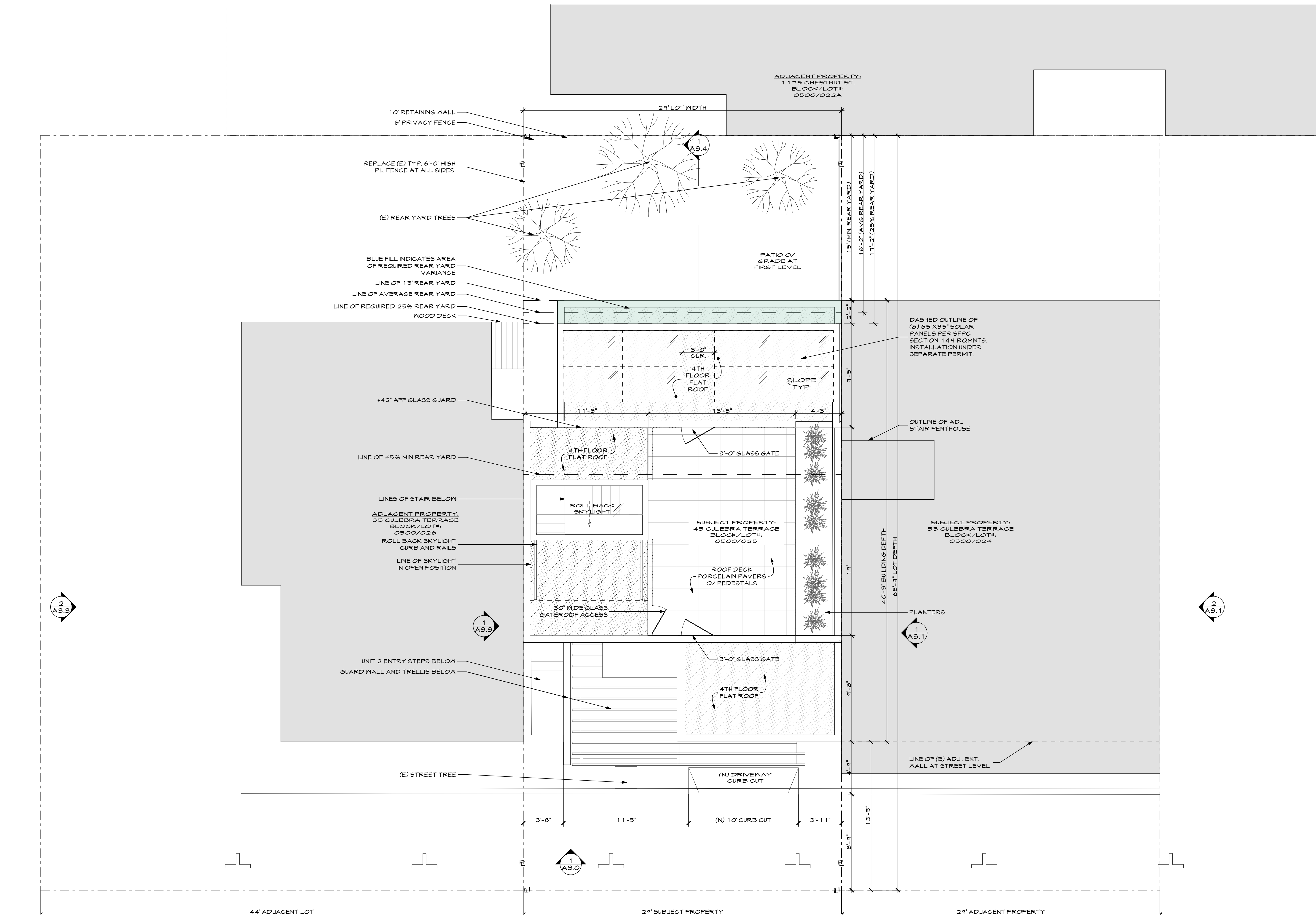
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Date 7/2/2014
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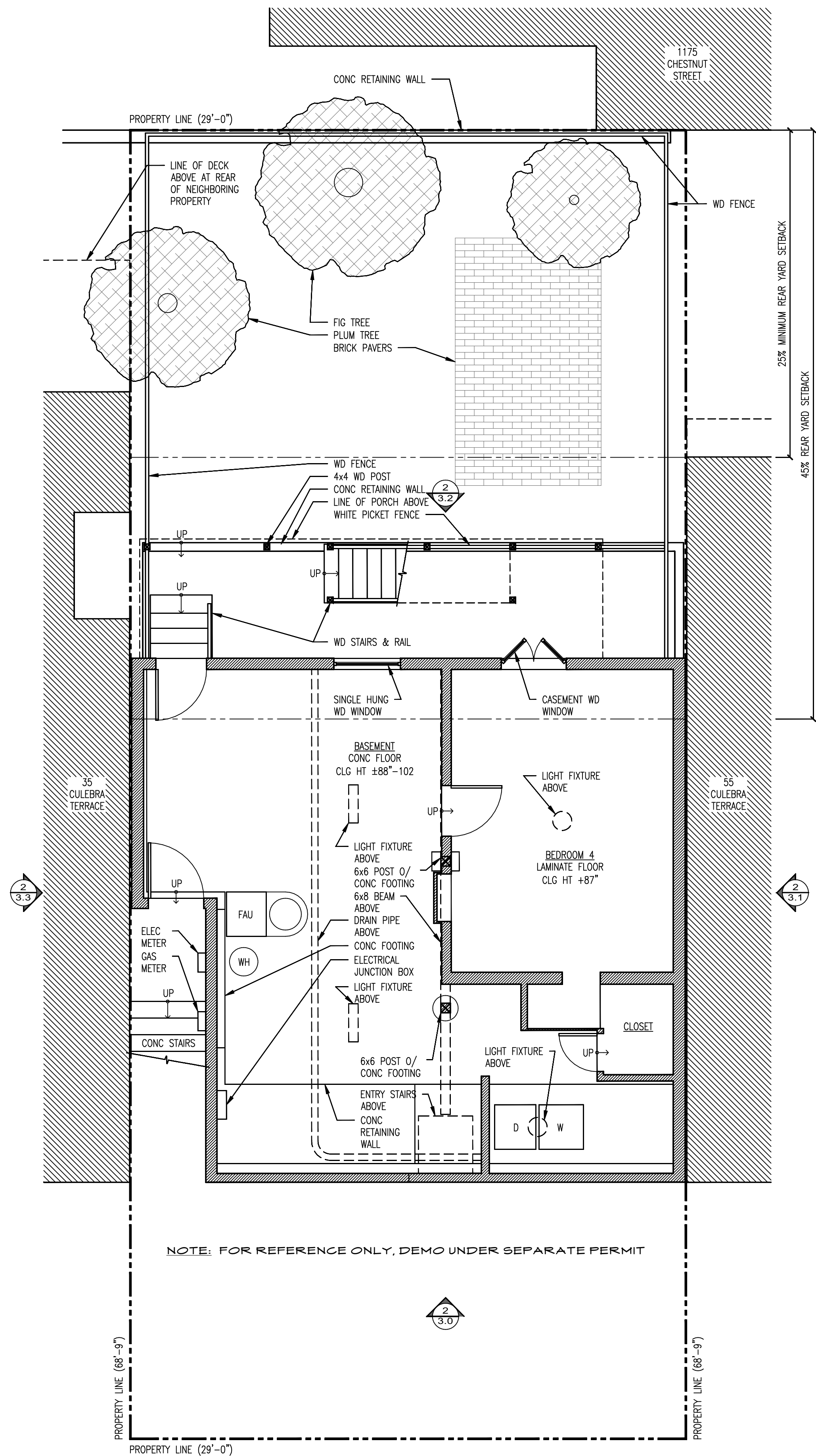
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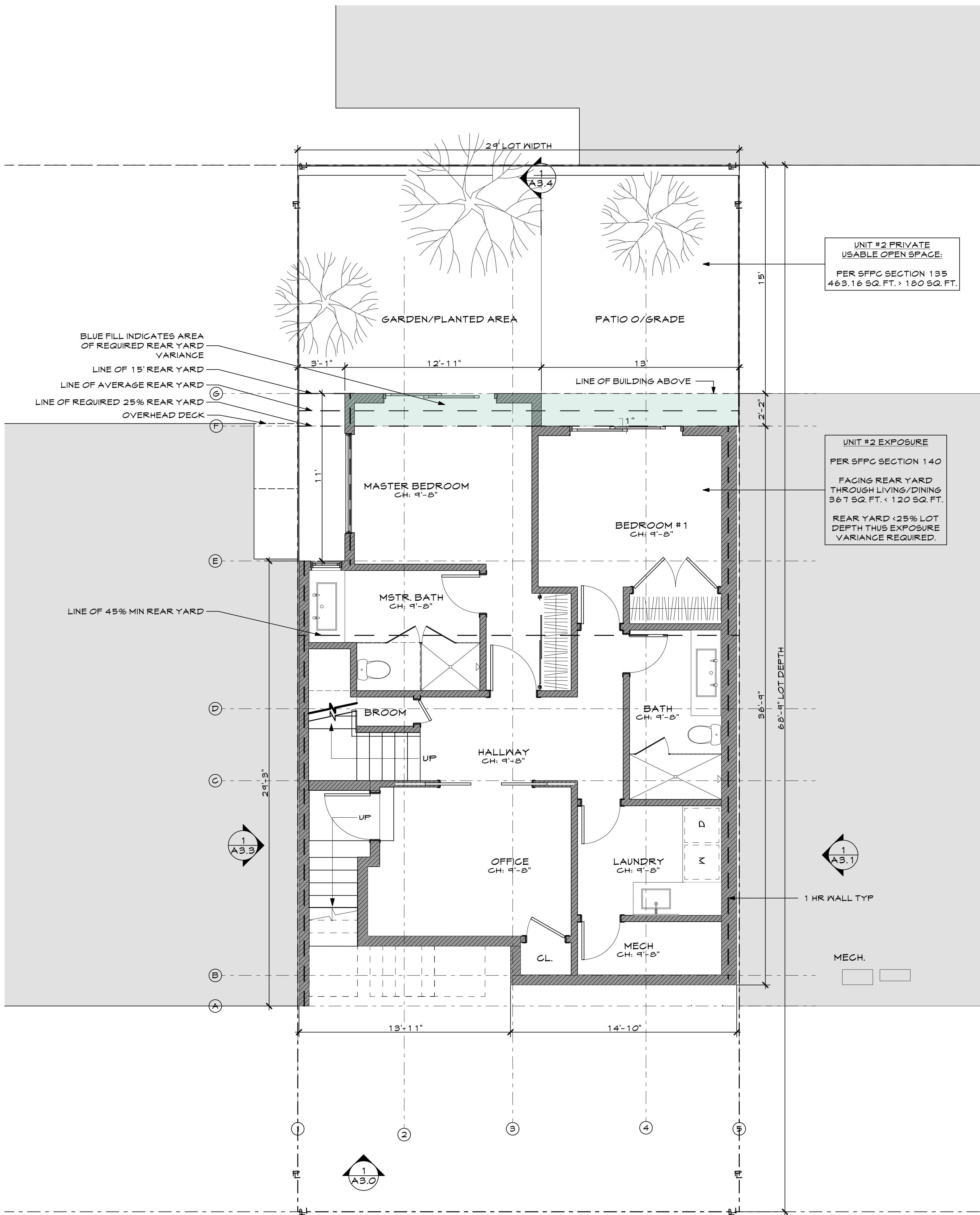
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1 SITE PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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FIRST FLOOR
PLANS

ISSUE	DATE	REV
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SITE PERMIT REV. 1	4/11/19	1
SITE PERMIT	06/24/2018	

Date	7/2/2019
Scale	AS SHOWN
Drawn	CA
Job	1802
Sheet	A2.0



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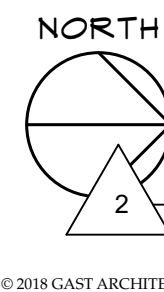
45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109

SECOND FLOOR PLANS

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SITE PERMIT REV. 1	4/11/14	1
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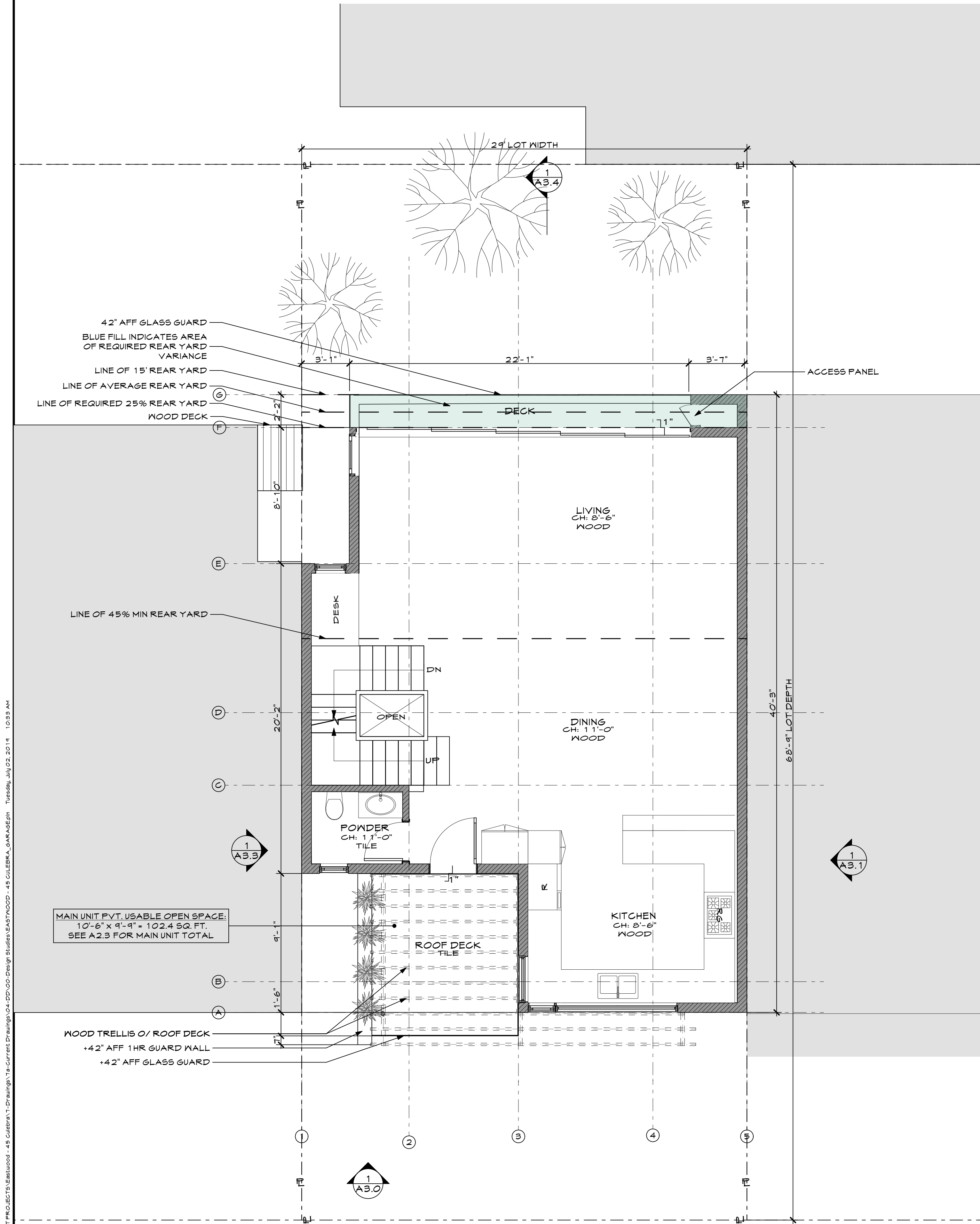
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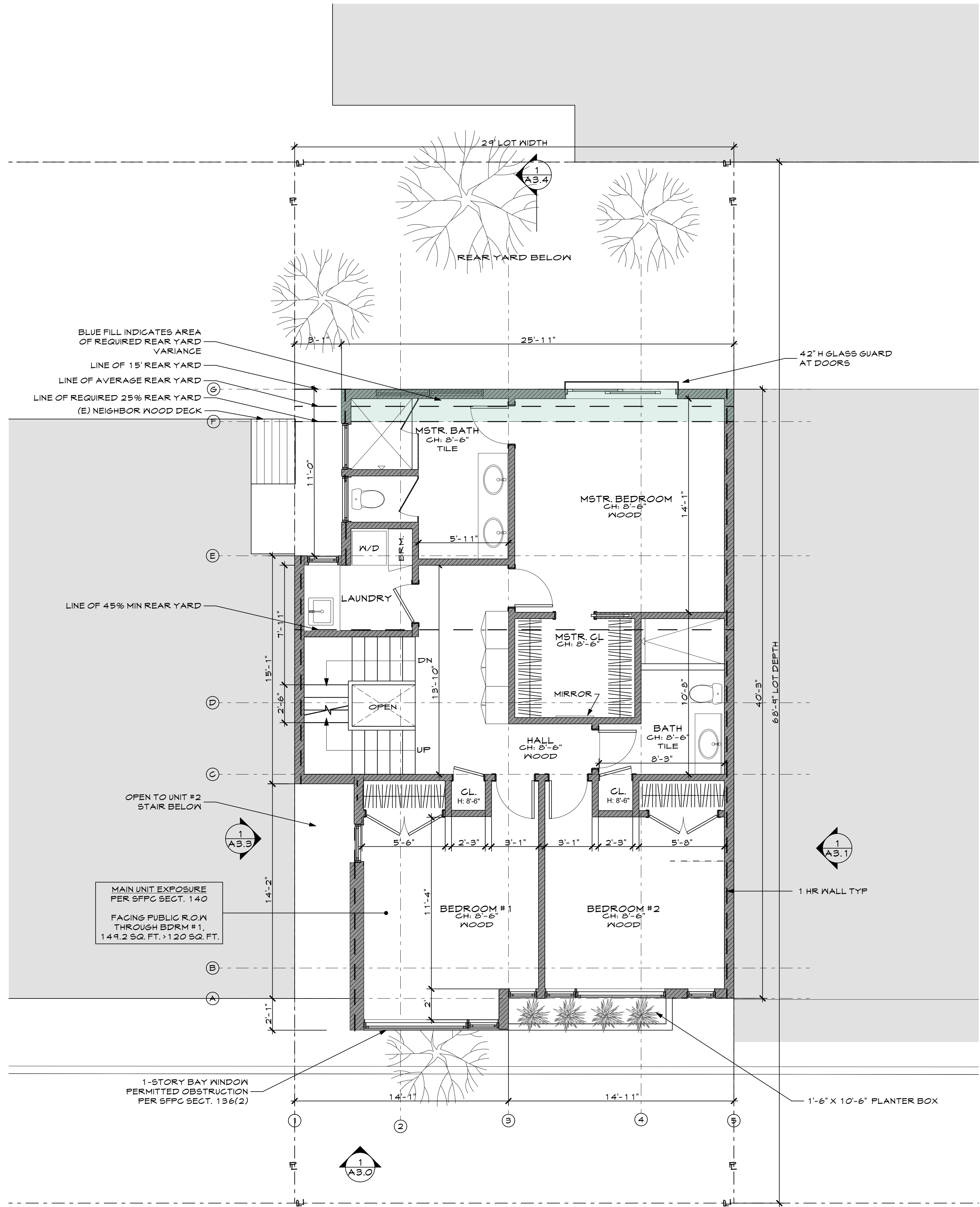
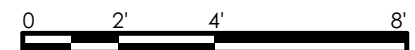


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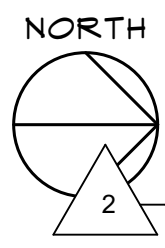
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2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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THIRD AND
FOURTH FLOOR
PLANS

ISSUE	DATE	REV.
SITE PERMIT REV. 2	7/1/14	2
SITE PERMIT REV. 1	4/11/14	1
SITE PERMIT	06/24/2010	

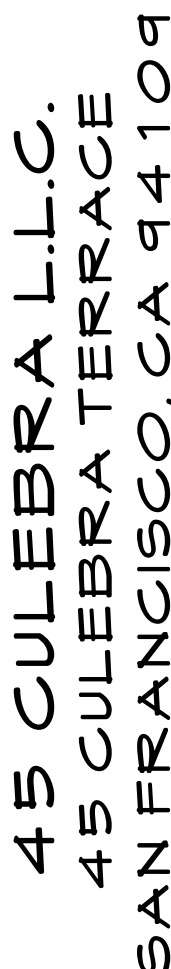
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OK Sheets

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PROOF PLAN

ISSUE	DATE	REV
SITE PERMIT REV. 2	7/1/14	2
SITE PERMIT REV. 1	4/11/14	1
SITE PERMIT	06/29/2010	

Date 7/2/2019

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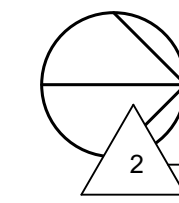
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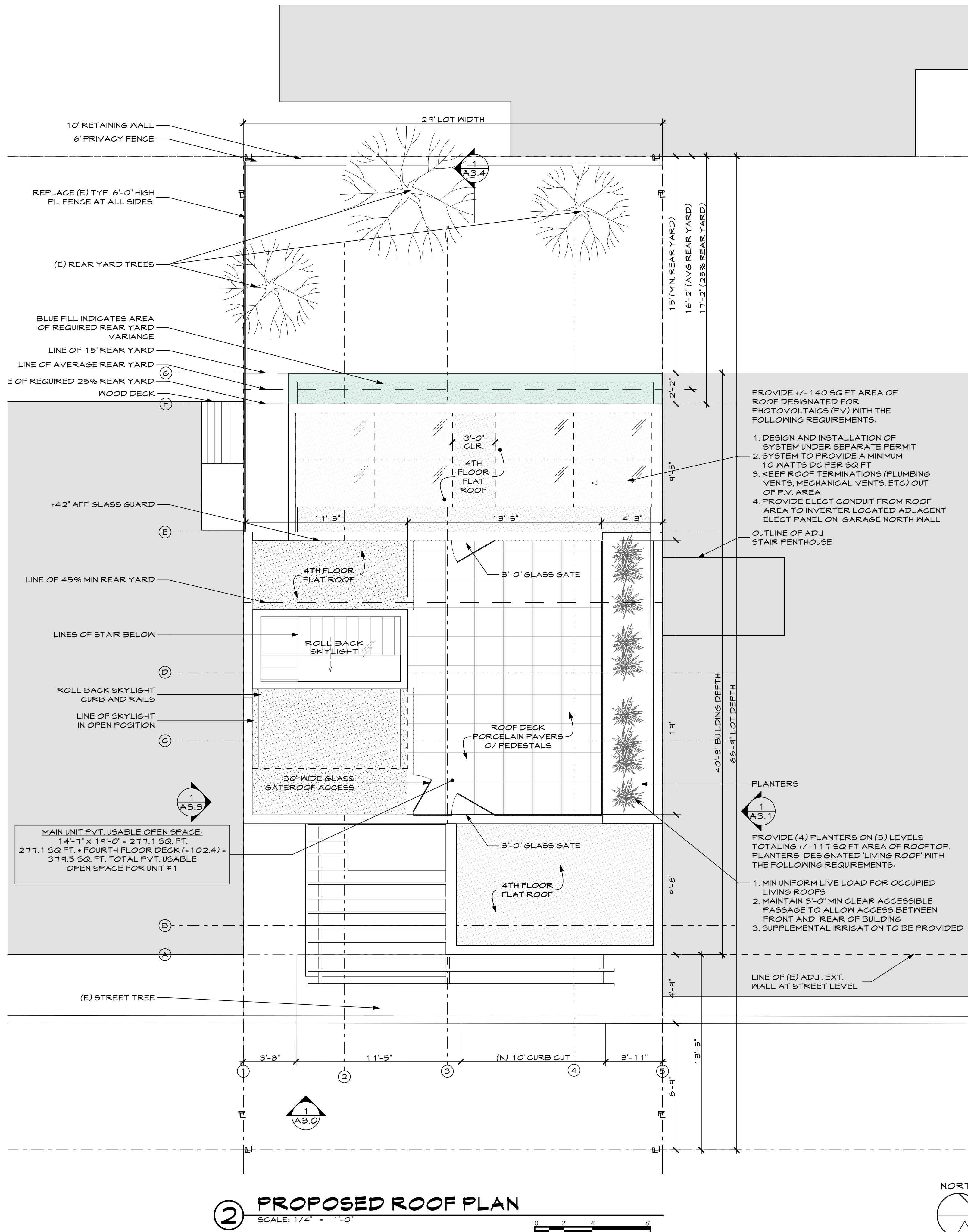
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NORTH



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2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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



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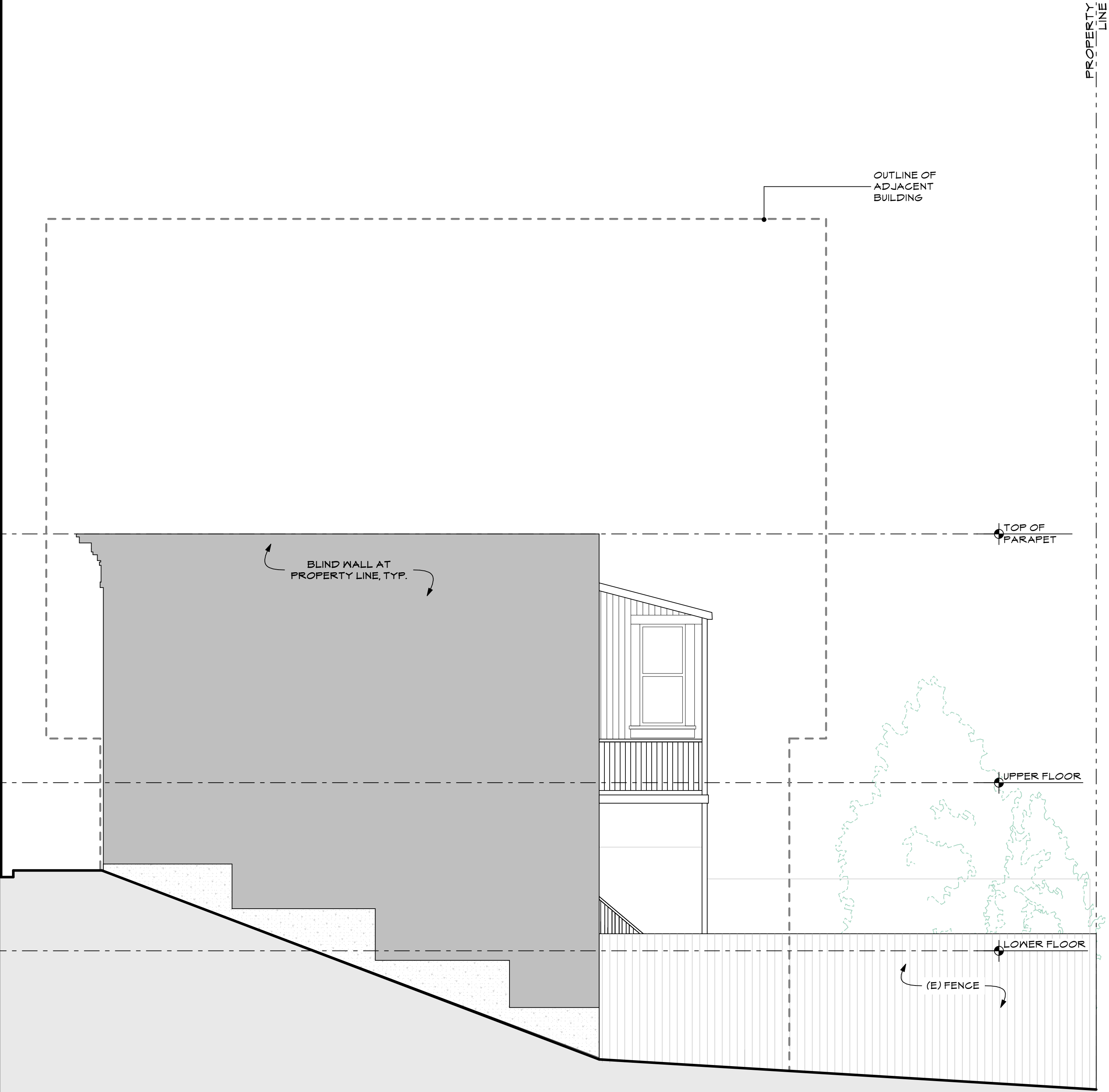
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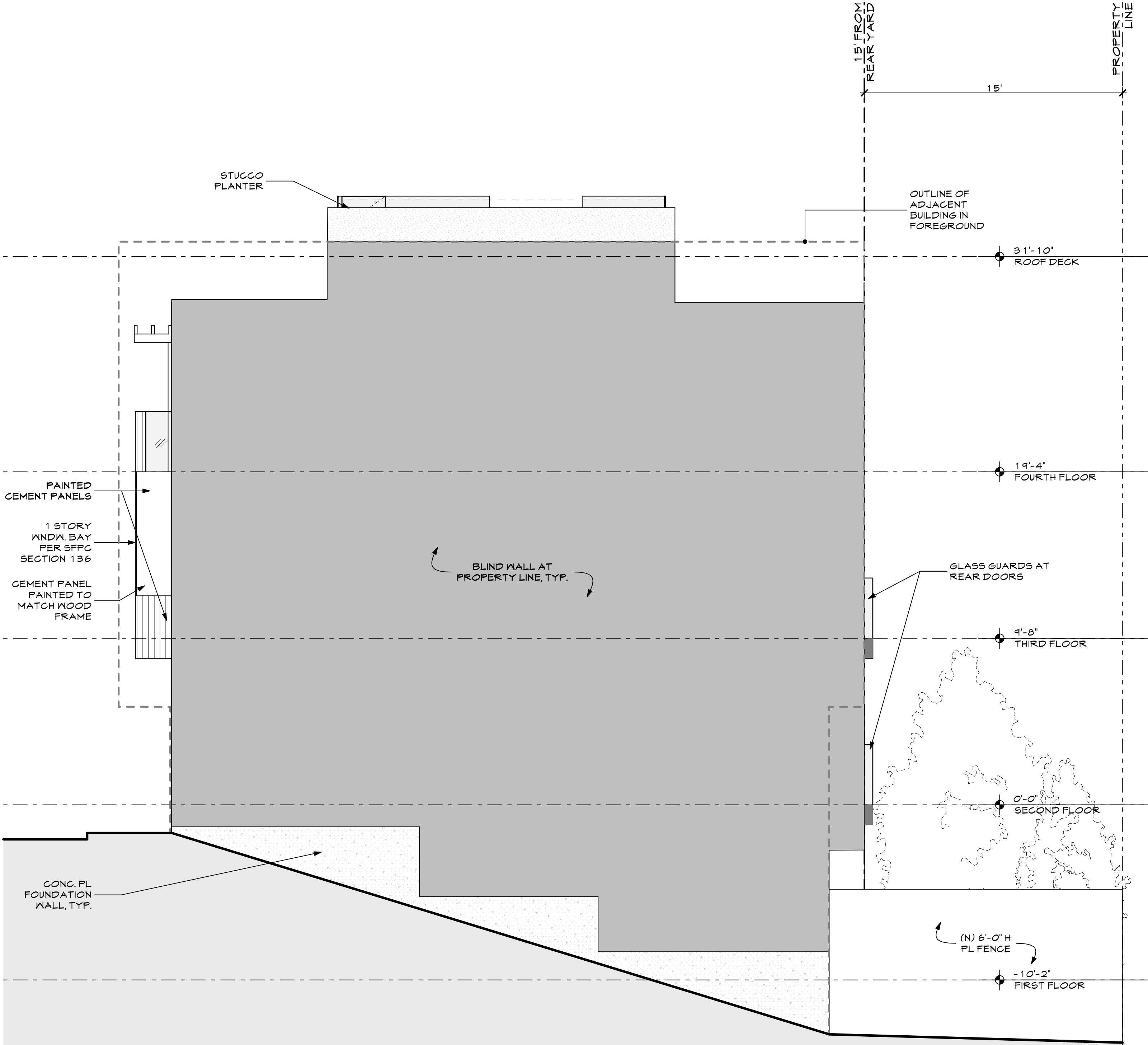
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2



1



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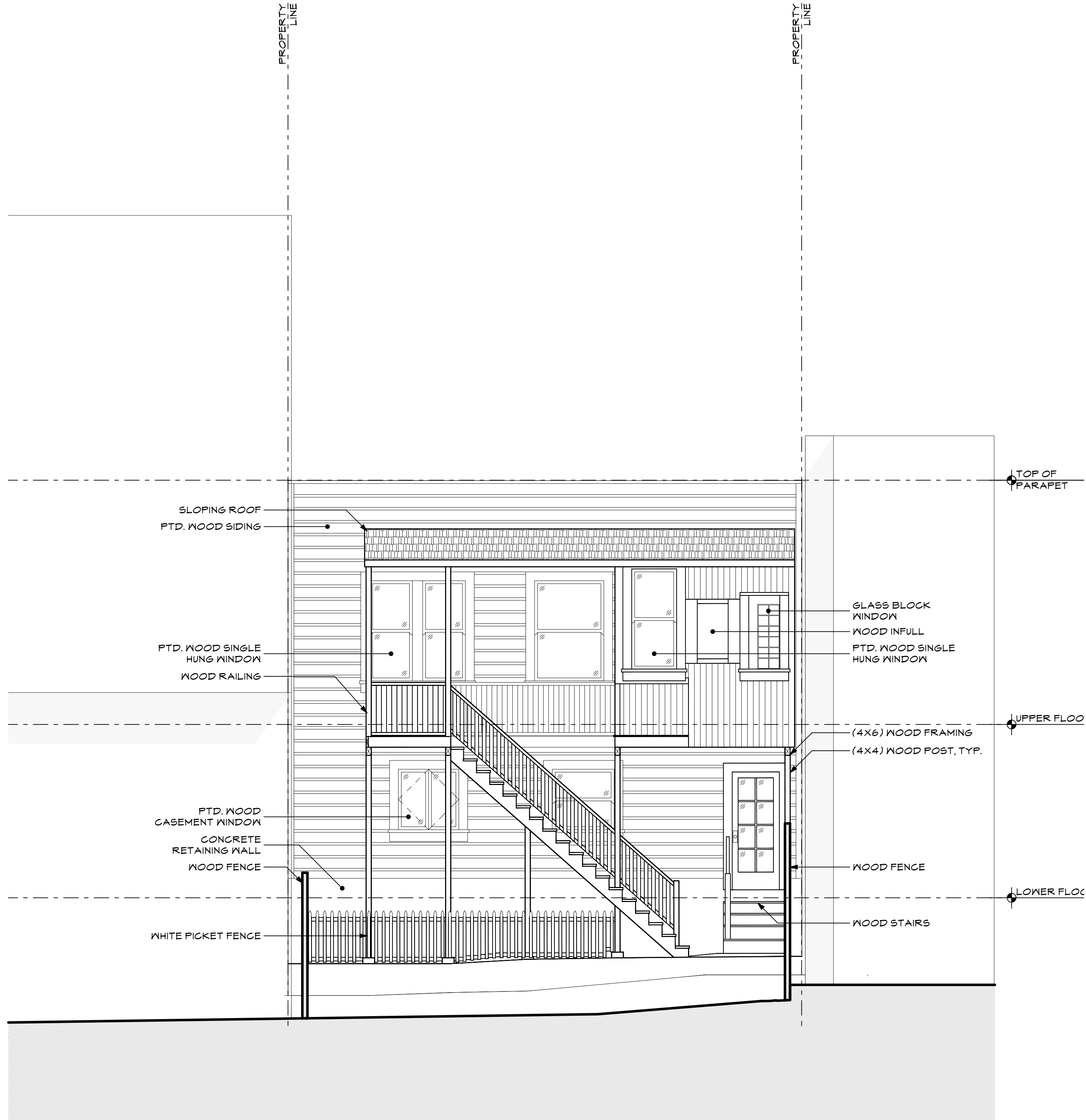
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Date 7/2/2019
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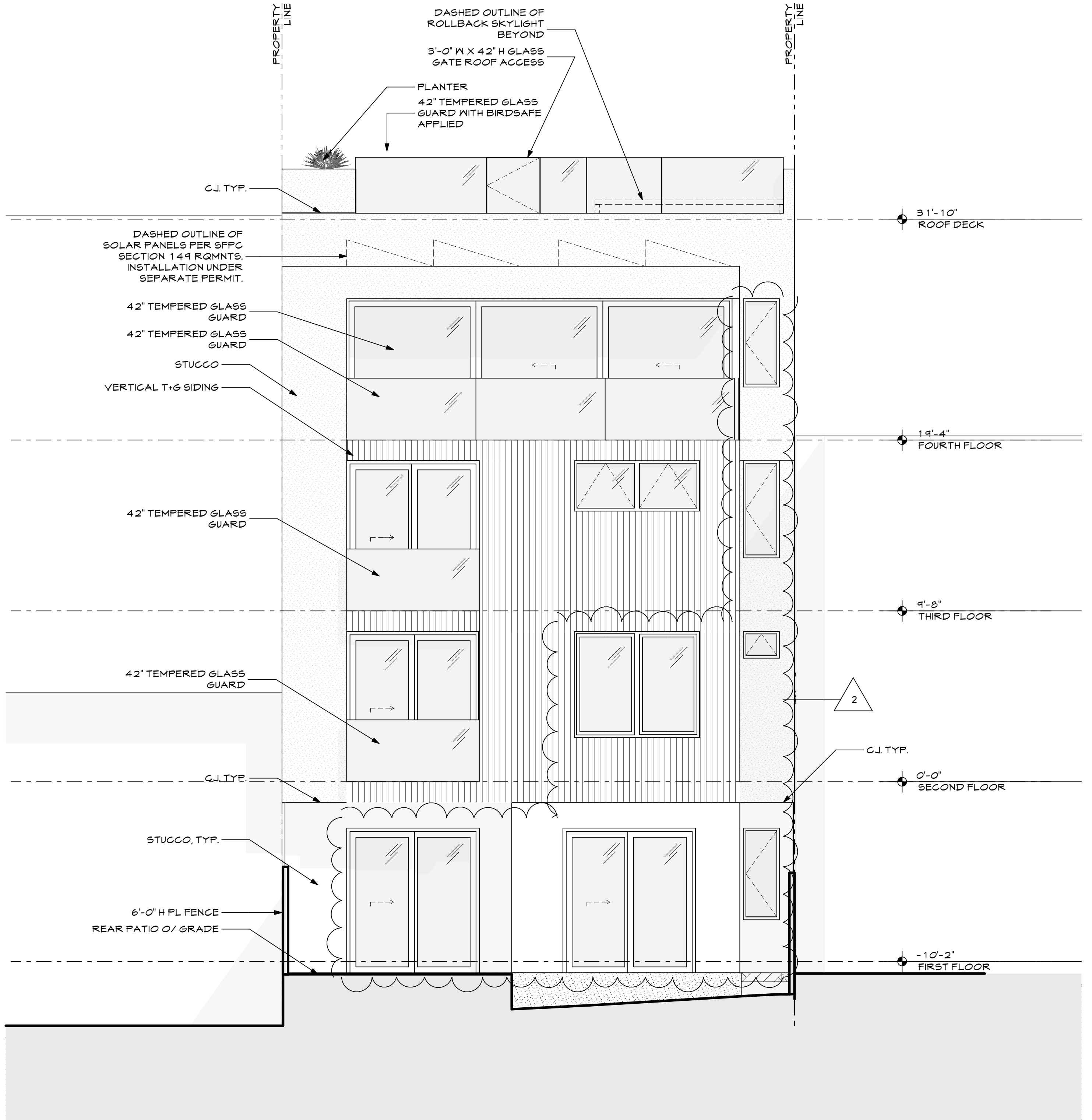
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2 EXISTING WEST ELEVATION

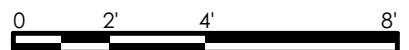
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NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED WEST ELEVATION

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



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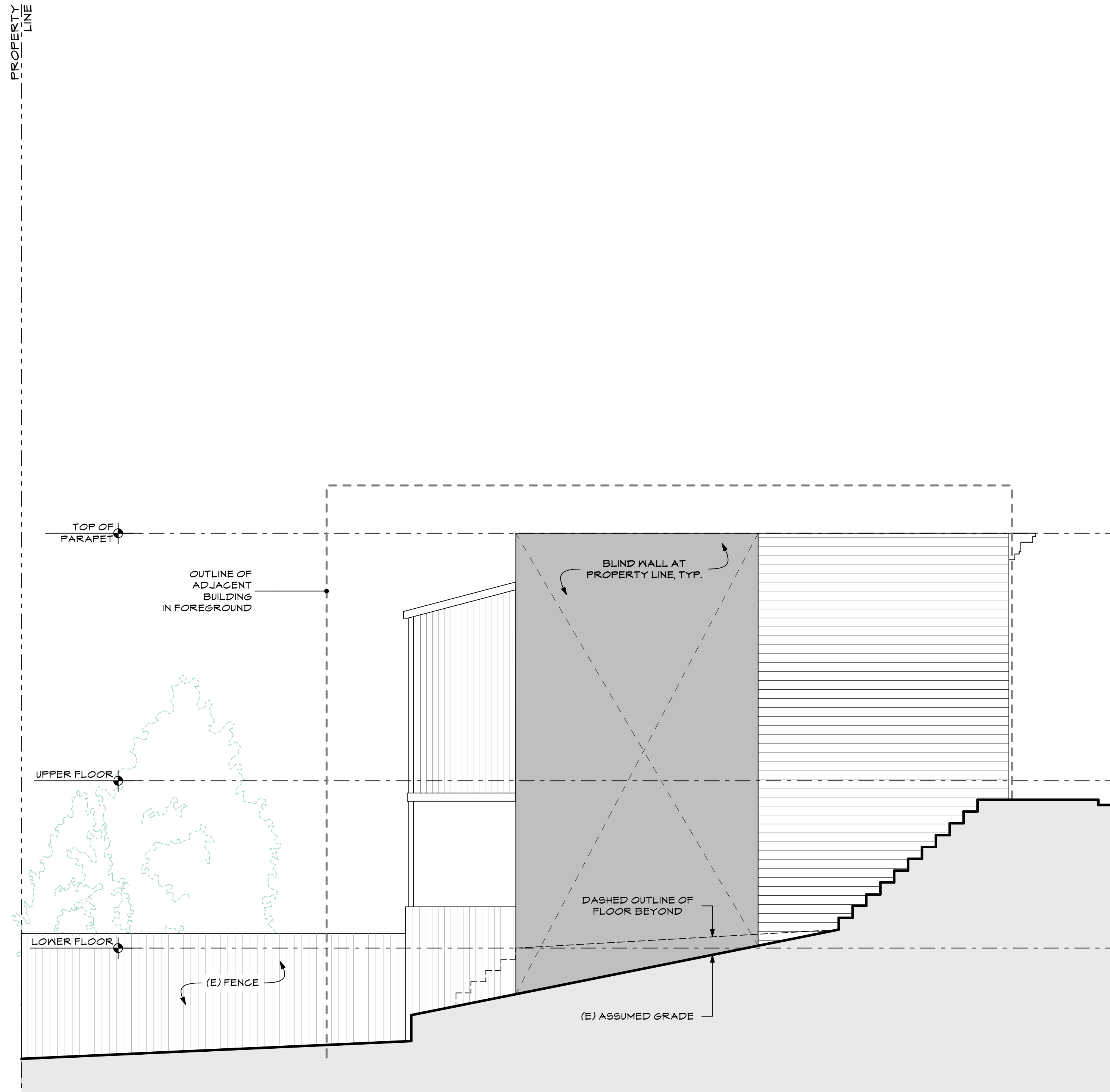
WEST
ELEVATIONS

ISSUE	DATE	REV.
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Date 7/2/2019
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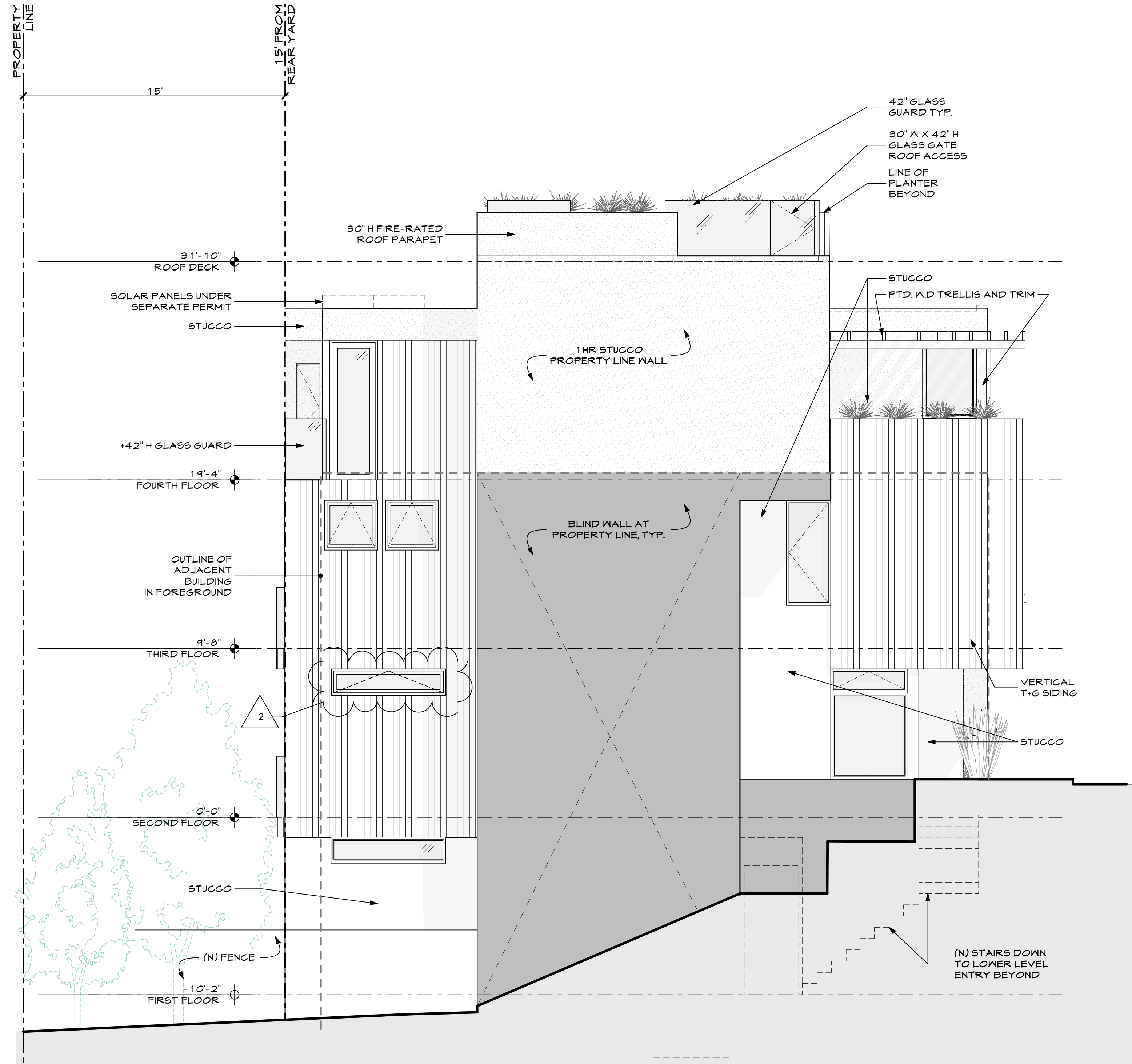
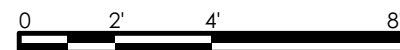
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2 EXISTING SOUTH ELEVATION

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

NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED SOUTH ELEVATION

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



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SOUTH
ELEVATIONS

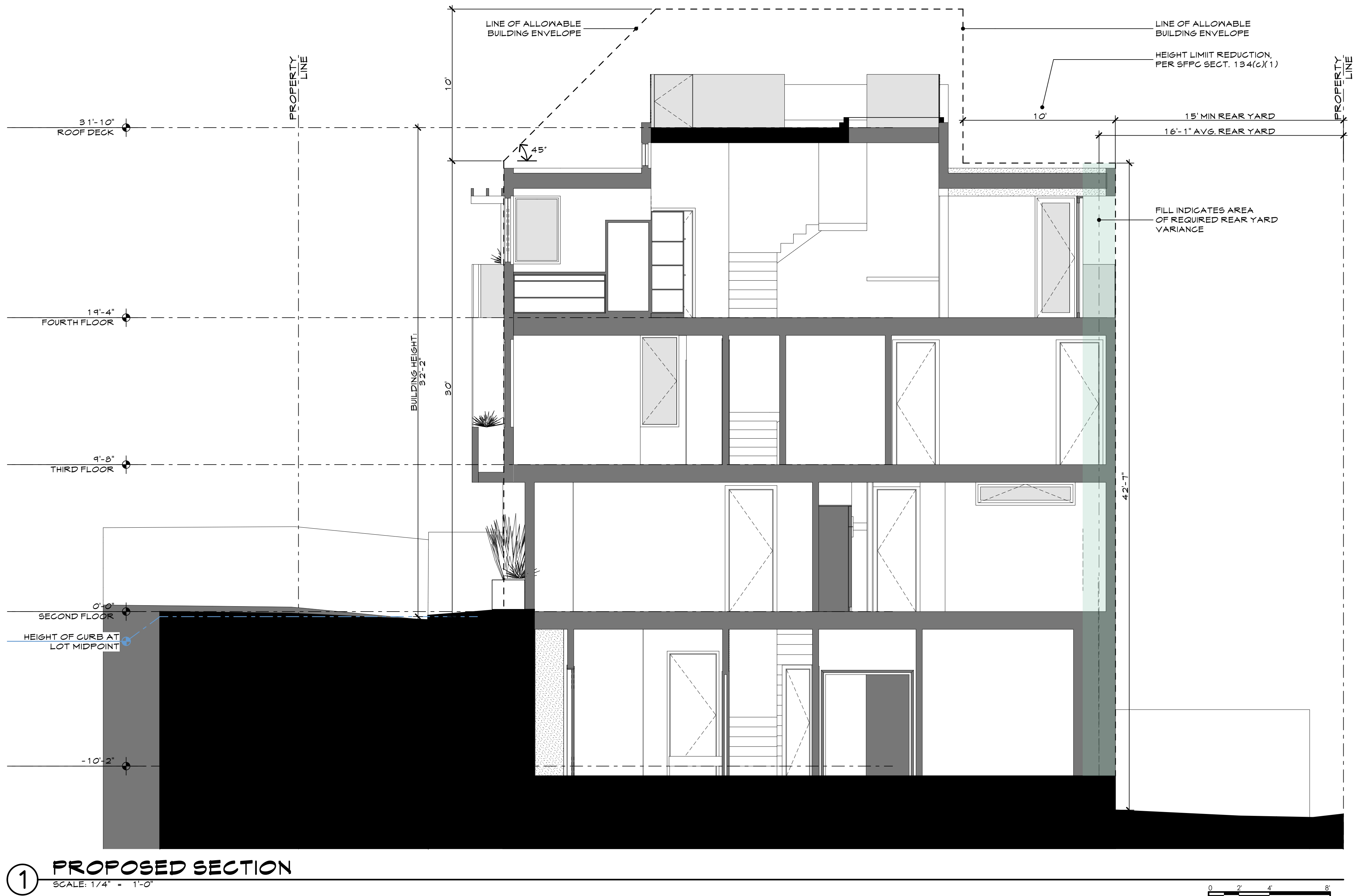
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SITE PERMIT REV. 2	7/1/14	2
SITE PERMIT REV. 1	4/11/14	1
SITE PERMIT	06/24/2010	

Date 7/2/2014
Scale AS SHOWN
Drawn CA
Job 1802

Sheet
A3.3
OK Breaks

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N:\Documents\PROJECT FILES\1-CURRENT PROJECTS\Eastwood - 45 Culebra Terrace\Drawings\1-Current Drawings\GA-4-00 Design Studies\Eastwood - 45 Culebra Terrace.dwg Tuesday, July 02, 2019 10:39 AM



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



GAST ARCHITECTS

355 11th Street, Suite 300
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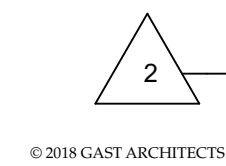
45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109

SECTIONS

ISSUE	DATE	REV.
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SITE PERMIT	06/24/2019	

Date 7/2/2019
Scale AS SHOWN
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Sheet
A3.4
OK Sheets



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