



MEMO TO THE PLANNING COMMISSION

Hearing Date: September 19, 2019

**Continued from: June 6, 2019, July 19, 2019,
August 22, 2019 and August 29, 2019**

Case No.: **2018-009534CUAVAR**
Project Address: **45 CULEBRA TERRACE**
Zoning: **RH-2 (RESIDENTIAL- HOUSE, TWO FAMILY)**
40-X Height and Bulk District
North Beach Special Use District
Block/Lot: **0500/025**
Project Sponsor: **Dennis Budd, AIA LEED AP**
Gast Architects
355 11th Street, Ste. 300
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Staff Contact: **Christy Alexander – 415-575-8724**
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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.

The Commission heard the item again on July 19, 2019 and continued the item to August 22, 2019 to allow more time to resolve similar issues surrounding on-street and off-street parking. At the request of the planning department, the project was continued to August 29th and then to September 19th.

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 Sponsor has made efforts over the past two months to reach an agreement with his neighbors

and has been unable to receive a response from his neighbors and desires to move forward with the project as proposed in the August 29th Commission packet.

RECOMMENDATION: **Approve with Conditions**

Attachments:

Letter dated September 11, 2019 from the Project Sponsor's Counsel at Zacks, Freedman & Patterson, PC

ZACKS, FREEDMAN & PATTERSON

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September 11, 2019

VIA E-MAIL AND HAND DELIVERY

President Myrna Melgar
San Francisco Planning Commission
c/o Ms. Christy Alexander, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
christy.alexander@sfgov.org

Re: 45 Culebra Terrace, San Francisco
Case No. 2018-009534CUAVAR

Dear President Melgar and Commissioners:

At the last hearing regarding the Project at 45 Culebra Terrace, the Commission continued the hearing in order for the parties – the Project Sponsor and his neighbors on Culebra Terrace – to reach an agreement regarding parking. Indeed, the Commission directed the Project Sponsor to try to reach an agreement. And he has made every effort to do so, not only because the Commission directed him to, but also in the interest of neighborly relations.

Previously, the Project Sponsor offered to relinquish his two purported parking “passes” in exchange for a curb cut to allow off-street parking at the Subject Premises. This is a net-positive for the neighborhood parking situation. After the neighbors opposed this offer at the last hearing, the Project Sponsor offered to relinquish one parking pass in exchange for a deeded parking space on the Subject Property and eliminate the garage.

The Project Sponsor has actively tried to reach an agreement. A time was set up to discuss an agreement, and his offer, with the neighbors and their counsel. However, due to the neighbors’ vacation schedules, they did not participate in the call. As of this letter, we have not heard back from the neighbors regarding our offer.

In any event, the neighbors’ claims of an easement over the Subject Property are legally unfounded. At the hearing, counsel for the neighbors gave a laundry list of the many possible ways easements are created; however, none apply here, and the neighbors do not have an easement to park on the Subject Property.

There are no express easements providing the neighbors with a right to park on the Subject Property. As for the easements for ingress and egress recorded on various properties in the neighborhood, a formal written agreement is required to extinguish such an express easement. (10 California Real Estate Law & Practice § 343.18(2)(b), citing *Restatement of Property* § 501, Comment a.) There has been no agreement to extinguish these express ingress-egress easements here, written or otherwise.

Prescriptive easements require use that is adverse (i.e., not by agreement) so the existence of a neighborhood parking agreement negates any claim to a prescriptive easement over the Subject Property. (*Fegenhauer v. Soni* (2004) 121 Cal.App.4th 445, 449.)

Implied grants and reservations only arise when an owner either grants or reserves an easement for her own use. (12 Witkin, Summary of Cal. Law (11th), Real Property § 406.) Moreover, an implied easement must be “reasonably necessary for the beneficial enjoyment of the property conveyed.” (*Fristoe v. Drapeau* (1950) 35 Cal.2d 5, 8; *Navarro v. Paulley* (1944) 66 Cal.App.2d 827, 830.) Parking specifically on the Subject Property is not “reasonably necessary” for the enjoyment of the remaining properties in the area. The neighbors’ use of the street parking on the Subject Property, while convenient, is by no means necessary for the beneficial enjoyment of their land.

An easement by necessity also requires unity of ownership, but only applies when a right-of-way to a landlocked parcel is strictly necessary for access, absent any other method of ingress and egress. (*Smith v. Skrbek* (1945) 71 Cal.App.2d 351, 360; *Marin County Hosp. Dist. v. Cicurel* (1957) 154 Cal.App.2d 294, 302; *Hewitt v. Meaney* (1986) 181 Cal.App.3d 361, 370.) This is clearly not applicable to a parking spot that does not affect access to any property not owned by the Project Sponsor.

Nor can the neighbors obtain an easement in equity (e.g. estoppel, equitable easement, or irrevocable license). The premise of equity is to promote fairness where a rigid application of the law would create an unjust result. A court *can* create an equitable easement or find an irrevocable license, but on the facts of this case, no court will. A license may only become irrevocable if the licensee expends a substantial amount of money on improvements with the knowledge of the licensor in reasonable reliance on continuance of the license. (*Richardson v. Franc* (2015) 233 Cal.App.4th 744, 751.) Absent substantial expenditures, a license cannot become irrevocable. (See, *Kaler v. Brown* (1951) 101 Cal.App.2d 716, 719: small improvement did not call for expenditure which would have justified giving licensee permission to use the property permanently.) The neighbors have not expended “a substantial amount of money on improvements” on the Subject Property. Nor will equity support the grant of an easement over the Subject Property when the Project will create *more* street parking for the neighborhood, not less. The neighbors will not lose parking under our proposal. This is a matter of convenience, not injustice.

In sum, the neighbors do not – and cannot – have an easement to park on the Subject Property such that they can prevent him from constructing a garage as allowed by code. Despite this, the Project Sponsor has actively tried to allay the neighbors’ concerns, but has not received a response from the neighbors.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson/Shoshana Raphael



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: AUGUST 29, 2019

Continued from: July 19, 2019, June 6, 2019, and August 22, 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
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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.

The Commission heard the item again on July 19, 2019 and continued the item to August 22, 2019 to allow more time to resolve similar issues surrounding on-street and off-street parking. At the request of the planning department, the project was continued to August 29th.

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: AUGUST 29, 2019

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Record No.: 2018-009534CUA
Project Address: 45 CULEBRA TERRACE
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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
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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 209.1 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 22, 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 August 29, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 29, 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 22, 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 **August 29, 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

EXHIBIT B:

PLANS AND RENDERINGS

APPLICABLE CODES

2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL,
PLANNING AND PLUMBING CODE AMENDMENTS

GENERAL NOTES

- 1) CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- 2) EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF FINISH OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO FINISH FLOOR UNLESS OTHERWISE NOTED.
- 3) PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- 4) DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- 5) CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- 6) INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

ABBREVIATIONS

Ø	AT	GA.	GAUGE	S.	SOUTH
⌀	CENTERLINE	GALV.	GALVANIZED	S.C.	SOLID CORE
⌀	DIAMETER	GYP. BD.	GYP. BOARD	S.D.	SMOKE DETECTOR
ABV	ABOVE	H.	HIGH	SECT.	SECTION
A.D.	AREA DRAIN	H.B.	HOSE BIB	SHT.	SHEET
ADJ.	ADJUSTABLE	HDR.	HEADER	SHEATH'G	SHEATHING
AFF.	ABOVE FINISH FLOOR	HDWR.	HARDWARE	SIM.	SIMILAR
APPROX.	APPROXIMATE	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
ARCH.	ARCHITECTURAL	HT.	HEIGHT	SQ.	SQUARE
ASPH.	ASPHALT	ID.	INSIDE DIAMETER	S.S.D.	SEE STRUCT. DWGS.
		I.G.	INSULATED GLASS	STD.	STANDARD
BLDG.	BUILDING	INSUL.	INSULATION	STL.	STEEL
BLKS.	BLOCKING	INT.	INTERIOR	STOR.	STORAGE
BUR.	BUILT-UP ROOFING	JT.	JOINT	STRUCT.	STRUCTURAL
		LAV.	LAVATORY	SUSP.	SUSPENDED
C.J.	CONTROL JOINT	LT.	LIGHT	SYM.	SYMBOL
CLR.	CLEAR	M.	MASTER	T.	TREAD
CONT.	CONTINUOUS	MAX.	MAXIMUM	T.B.	TOKEN BAR
CTR.	CENTER	MECH.	MECHANICAL	T&G	TONGUE AND GROOVE
		MFR.	MANUFACTURER	T.O.	TOP OF
D.	DRYER	MIN.	MINIMUM	T.O.C.	TOP OF CURB
DBL.	DOUBLE	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PLATE
DET.	DETAIL	(N)	NEW	T.O.W.	TOP OF WALL
D.F.	DOUGLAS FIR	N.C.G.	NOT IN CONTRACT	T.P.H.	TOILET PAPER HOLDER
DIA.	DIAMETER	NO.	NUMBER	TRSM.	TRANSOM
DM.	DIMENSION	NOM.	NOMINAL	T.V.	TELEVISION
DISP.	DISPOSER	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DN.	DOWN	O.C.	ON CENTER	U.O.N	UNLESS OTHERWISE NOTED
DR.	DOOR	O.H.	OVERHANG	V.	VENT
D.S.	DOWN SPOUT	OPENING	OFFSHORE	VERT.	VERTICAL
D.W.	DISHWASHER	OFF.	OVER	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING	O/	OVER	V.G.	VERTICAL GRAIN
DWR.	DRAWER	FL.	PROPERTY LINE	N.	NORTH
		FLAM.	PLATE	N.	NORTH
E	EAST	FLY'ND.	FLYWOOD	N.	NORTH
(E)	EXISTING	FT.	PRESSURE TREATED	N.	NORTH
EA.	EACH	FTD.	PAINTED	N.	NORTH
EL.	ELEVATION	(R)	RELOCATED	N.	NORTH
ELEC.	ELECTRICAL	R.	RISE RISER	N.	NORTH
EQ.	EQUAL	R.A.	RETURN AIR	N.	NORTH
EXT.	EXTERIOR	REF.	REFRIGERATOR	N.	NORTH
		REG.	REGISTER	N.	NORTH
F.D.	FLOOR DRAIN	REINF.	REINFORCED	N.	NORTH
FDN.	FOUNDATION	REQ.	REQUIRED	N.	NORTH
FIN.	FINISH	R.M.	ROOM	N.	NORTH
FL.	FLOOR	R.O.	ROUGH OPENING	N.	NORTH
F.O.	FACE OF	RDMD.	REDWOOD	N.	NORTH
F.O.F.	FACE OF FINISH			N.	NORTH
F.O.S.	FACE OF STUD			N.	NORTH
				N.	NORTH
F.S.M.F.	FLEXIBLE SHEET			N.	NORTH
	MEMBRANE FLASHING			N.	NORTH
				N.	NORTH
FT.	FEET			N.	NORTH
FTG.	FOOTING			N.	NORTH

SYMBOLS

REFERENCE SYMBOLS	
DEMOWALL	
EXISTING WALL	
NEW WALL	
HIDDEN EDGE, ABOVE OR BEYOND	
HIDDEN EDGE, BELOW OR BEHIND	
DOOR SYMBOL	
WINDOW SYMBOL	
SKYLIGHT SYMBOL	
WALL TYPE	
GRID OR REFERENCE LINE	
BUILDING OR WALL SECTION NO. OVER SHEET NO.	
DETAIL NO. OVER SHEET NO.	
ELEVATION NO. OVER SHEET NO.	
ROOM NO. OVER SHEET NO.	
LEVEL LINE OR DATUM	
SPOT ELEVATION (N)	
PROPERTY LINE	
NEW OR FINISHED CONTOURS	
EXISTING CONTOURS	

45 CULEBRA TERRACE



RENDERING OF PROPOSED NEW BUILDING

PLAN CHECK SUMMARY

BLOCK & LOT: 0500/025
LOT SIZE: 1494 sf
ZONING: RH-2
PROPOSED OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B, SPRINKLERED
REAR YARD: 25% (VARIANCE REQUESTED)
HEIGHT LIMIT: 40'-X
PROPOSED BUILDING HEIGHT: 32'-2"
PROPOSED BUILDING DEPTH: 40'-2"
PROPOSED USE: TWO FAMILY DWELLING
PARKING: ONE OFF-STREET SPACE

FOR REFENCE ONLY:
EXISTING BUILDING HEIGHT: 16'-6"
EXISTING OCCUPANCY: R-3
EXISTING BUILDING DEPTH: 33'-10"
EXISTING USE: SINGLE FAMILY DWELLING

SCOPE OF WORK

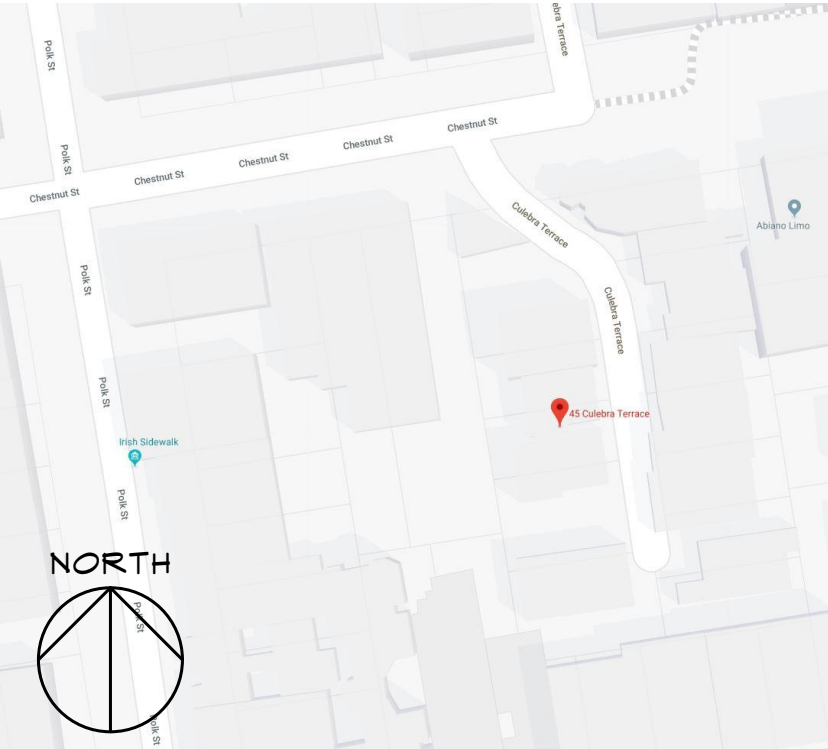
- CONSTRUCT NEW 4 STORY TWO FAMILY RESIDENCE WITH ROOF DECKS.
- NEW BELOW-GRADE CONCRETE ENTRY STAIRS, RETAINING WALLS, AND LANDSCAPING.
- NEW DRIVENWAY, CURB-CUT, AND SIDEWALK RIGHT OF WAY PAVING.
- REMOVE (1) OF (2) EXISTING STREET TREES.
- SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT.
- PROJECT REQUIRES REAR YARD VARIANCE AND CONDITIONAL USE (FOR DEMO) APPROVALS.

NOTE: SEE ALSO BPA:2018/0703/3669 FOR DEMO OF EXISTING BUILDING ON THIS LOT.

PROJECT AREA SUMMARY

TOTAL SQUARE FOOTAGE OF (E) BUILDING TO BE DEMO'D:	1,640 SQ. FT.	CONDITIONED SPACE:	1,061 SQ. FT.
		MECH./STORAGE:	494 SQ. FT.
		DECK:	85 SQ. FT.
PROPOSED AREA PER FLOOR:		UNIT TOTALS:	
FIRST FLOOR:			
TOTAL SQ. FT.:	975 SQ. FT.	UNIT #2 AREA:	1,533 SQ. FT.
PATIO O/ GRADE:	211 SQ. FT.		
SECOND FLOOR:			
CONDITIONED SPACE:	725 SQ. FT.		
GARAGE:	297 SQ. FT.		
THIRD FLOOR:		UNIT #1 AREA:	2,208 SQ. FT.
CONDITIONED SPACE:	1,089 SQ. FT.		
DECKS:	56 SQ. FT.		
FOURTH FLOOR:			
CONDITIONED SPACE:	952 SQ. FT.		
DECKS:	171 SQ. FT.		
MAIN ROOF DECK:	336 SQ. FT.		
TOTAL GROSS FLOOR AREA (INCLUDING GARAGE):	4,038 SQ. FT.		
TOTAL DECKS ALL FLOORS:	563 SQ. FT.		

VICINITY MAP



USABLE OPEN SPACE:

PER SFPC SECTION 135

MAIN UNIT PVT.
USABLE OPEN SPACE: 379.5 SQ. FT. TOTAL

UNIT #2 PVT.
USABLE OPEN SPACE: 463.16 SQ. FT. TOTAL

DIRECTORY

OWNER

45 CULEBRA LLC.
C/O EASTWOOD DEVELOPMENT
CONTACT: LUCAS EASTWOOD
3520 20TH ST, UNIT B
SAN FRANCISCO, CA 94110

PHONE: 415.374.0669
EMAIL: lucas@eastwoodsf.com

ARCHITECT

GAST ARCHITECTS
355 11TH STREET, SUITE 300
SAN FRANCISCO, CA 94103

DENNIS BUDD, AIA, PRINCIPAL
PHONE: 415.885.2946
FAX: 415.885.2808
EMAIL: DBudd@gastarchitects.com

GENERAL CONTRACTOR

EASTWOOD DEVELOPMENT
3520 20TH ST, UNIT B
SAN FRANCISCO, CA 94110
CONTACT: LUCAS EASTWOOD
PHONE: 415.374.0669
EMAIL: lucas@eastwoodsf.com

STRUCTURAL

TBD
TBD
PHONE: TBD
FAX: TBD
EMAIL: TBD

SURVEYOR

TRANSAMERICAN ENGINEERS
1390 MARKET ST, SUITE 201
SAN FRANCISCO, CA 94102
CONTACT: LITO FRANCISCO
PHONE: 415.553.4092
FAX: 415.553.4071
EMAIL: lfrancisco@transamericanengineers.com

DRAWING INDEX

ARCHITECTURAL

A0.0	COVER
A0.1	SURVEY
A0.2	PHOTOS
A0.3	RENDERINGS
A0.4	GREEN BUILDING CHECKLIST
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A2.0	FIRST FLOOR PLANS
A2.1	SECOND FLOOR PLANS
A2.2	THIRD AND FOURTH FLOOR PLANS
A2.3	ROOF PLAN
A3.0	EAST ELEVATIONS
A3.1	NORTH ELEVATIONS
A3.2	WEST ELEVATIONS
A3.3	SOUTH ELEVATIONS
A3.4	SECTIONS



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808

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

COVER

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

Sheet	A0.0
of	3 sheets



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
San Francisco
CA 94103
Tel 415.885.2946
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



GAST ARCHITECTS

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

REFERENCES

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
Scale	AS SHOWN
Drawn	CA
Job	1802

Sheet
A0.3

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
								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
TITLE				SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT													
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	n/r		45 CULEBRA L.L.C.			
	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		PROJECT NAME			
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	5.504.4.1-6		BLOCK/LOT			
															45 CULEBRA TERRACE			
WATER	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)	•	•	•	•	•	•	•		ADDRESS			
	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		R-3			
	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.	•	•	•	•	•	•	•	•	•	•	•	PRIMARY OCCUPANCY			
	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	n/r	•	•	•	•				
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	•	•				
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	n/r					
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r					
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•	•					
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	•	•	if >10 stalls added				
	DESIGNATED PARKING	CALGreen																



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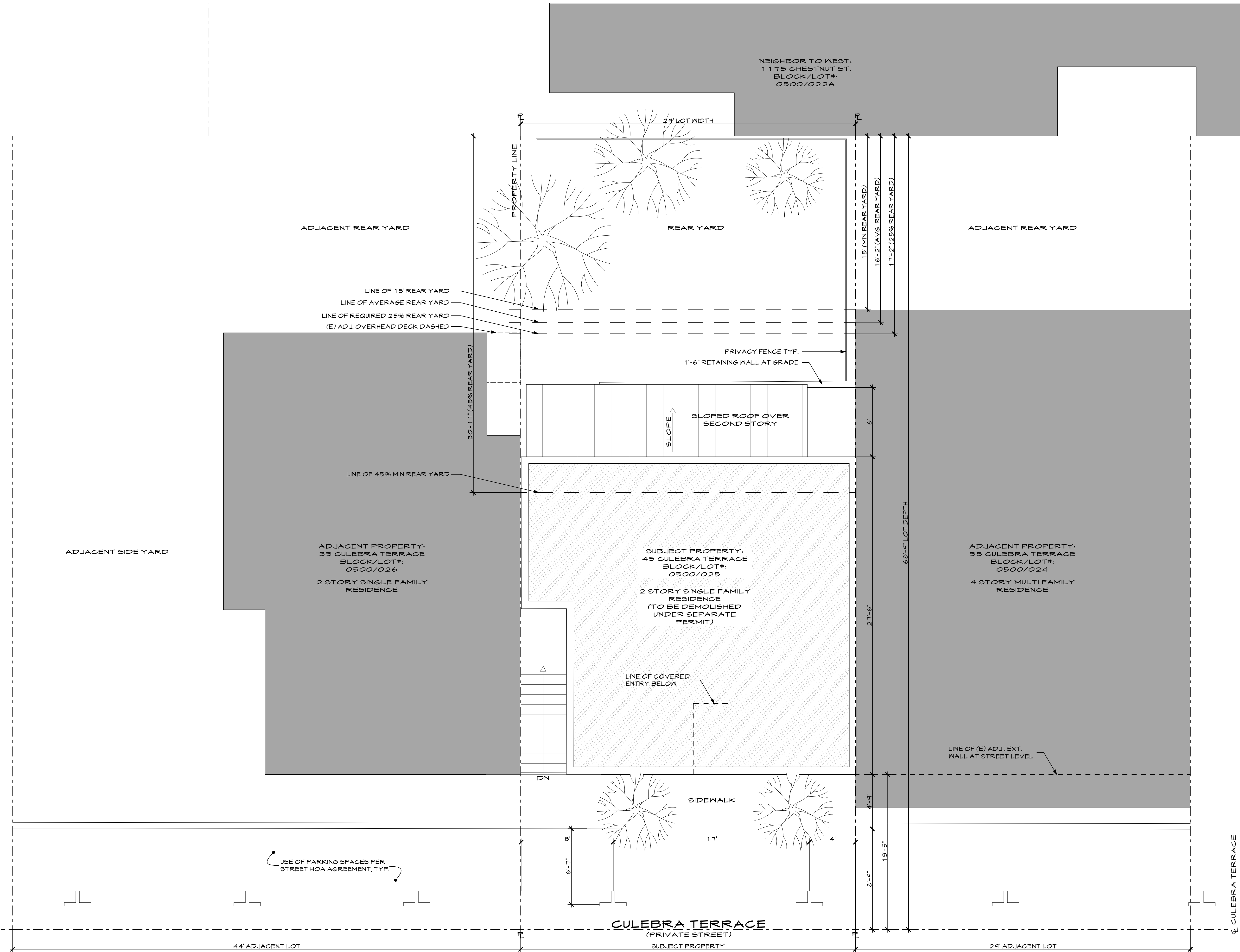
45 CULEBRA L.L.C.
45 CULEBRA TERRACE
SAN FRANCISCO, CA 94109

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
Job	1802
Sheet	A 1.0
Of	Sheets

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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

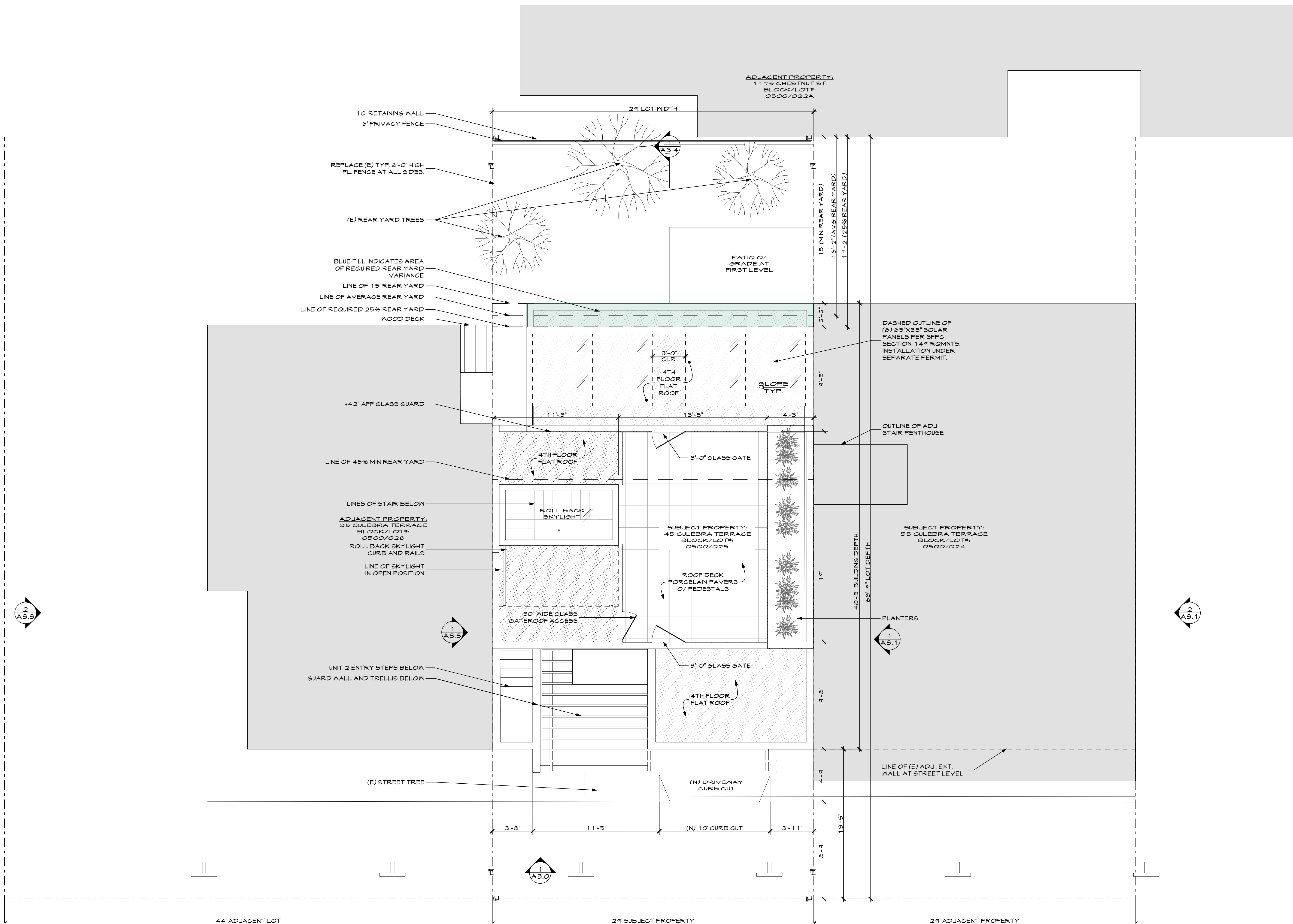
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SITE PERMIT	06/24/2010	

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

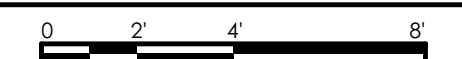
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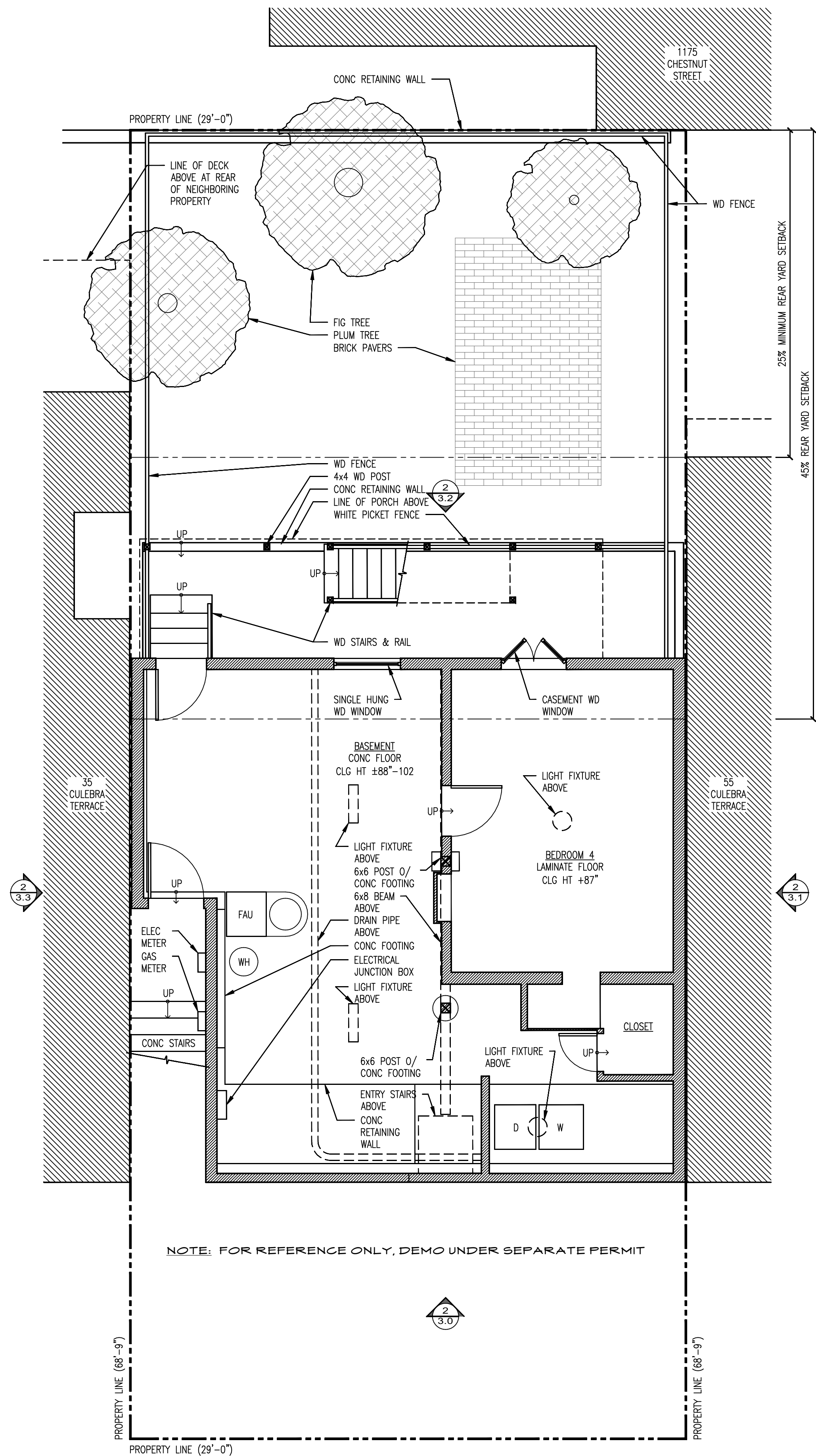
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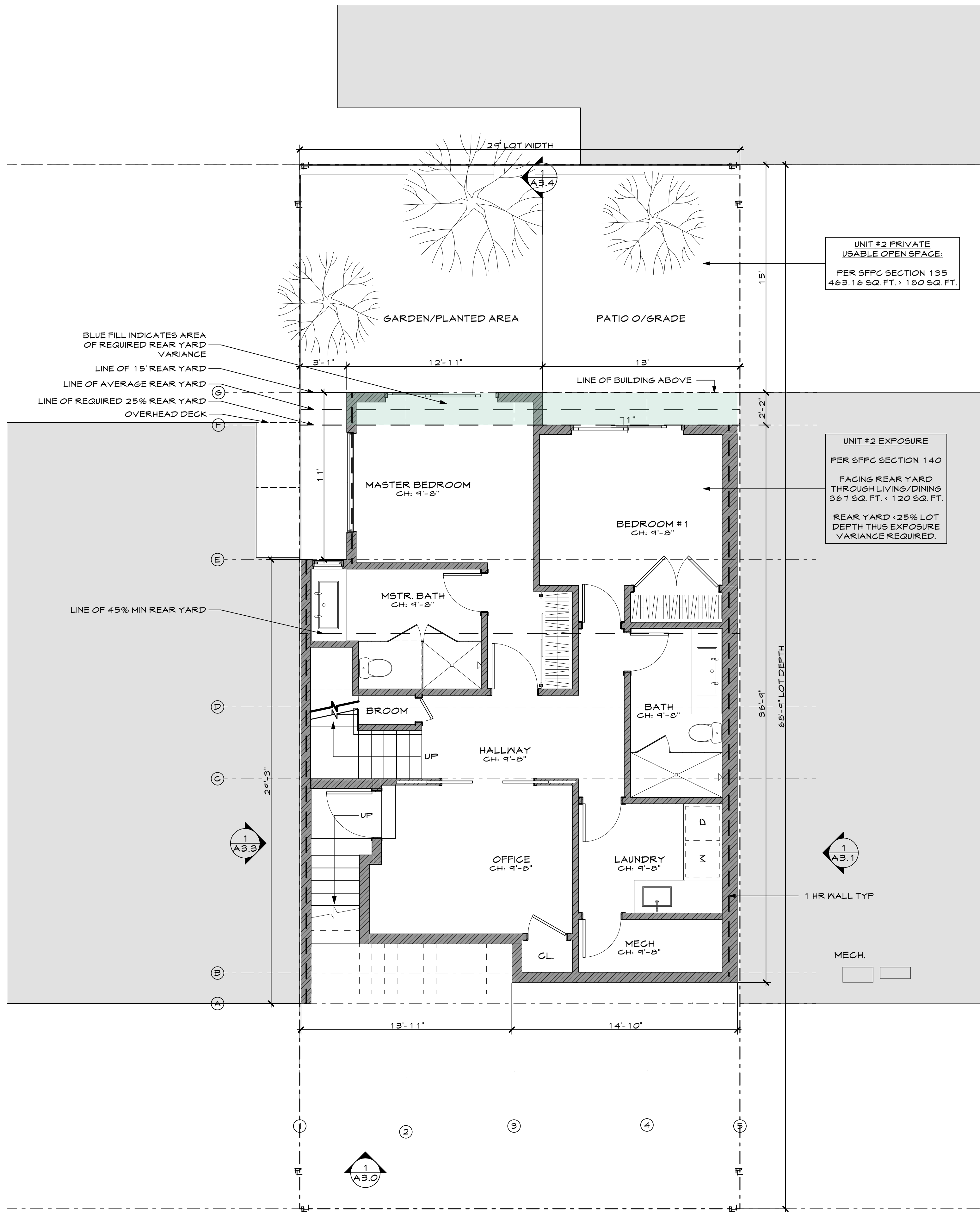
1 SITE PLAN
SCALE: 1/4" = 1'-0"



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





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SECOND FLOOR PLANS

ISSUE	DATE	REV
SITE PERMIT REV. 2	7/1/14	2
SITE PERMIT REV. 1	4/11/14	1
SITE PERMIT	06/28/2010	

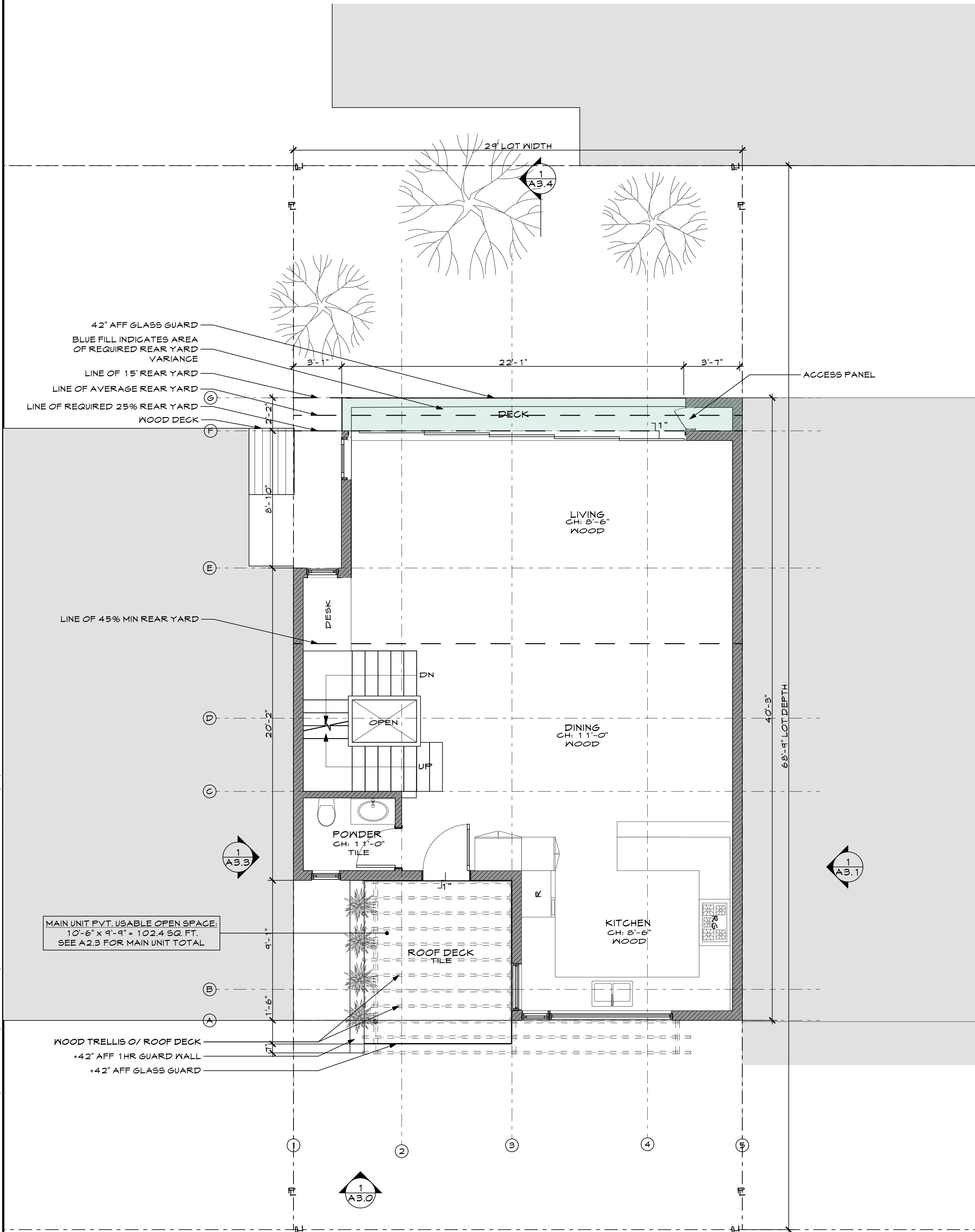
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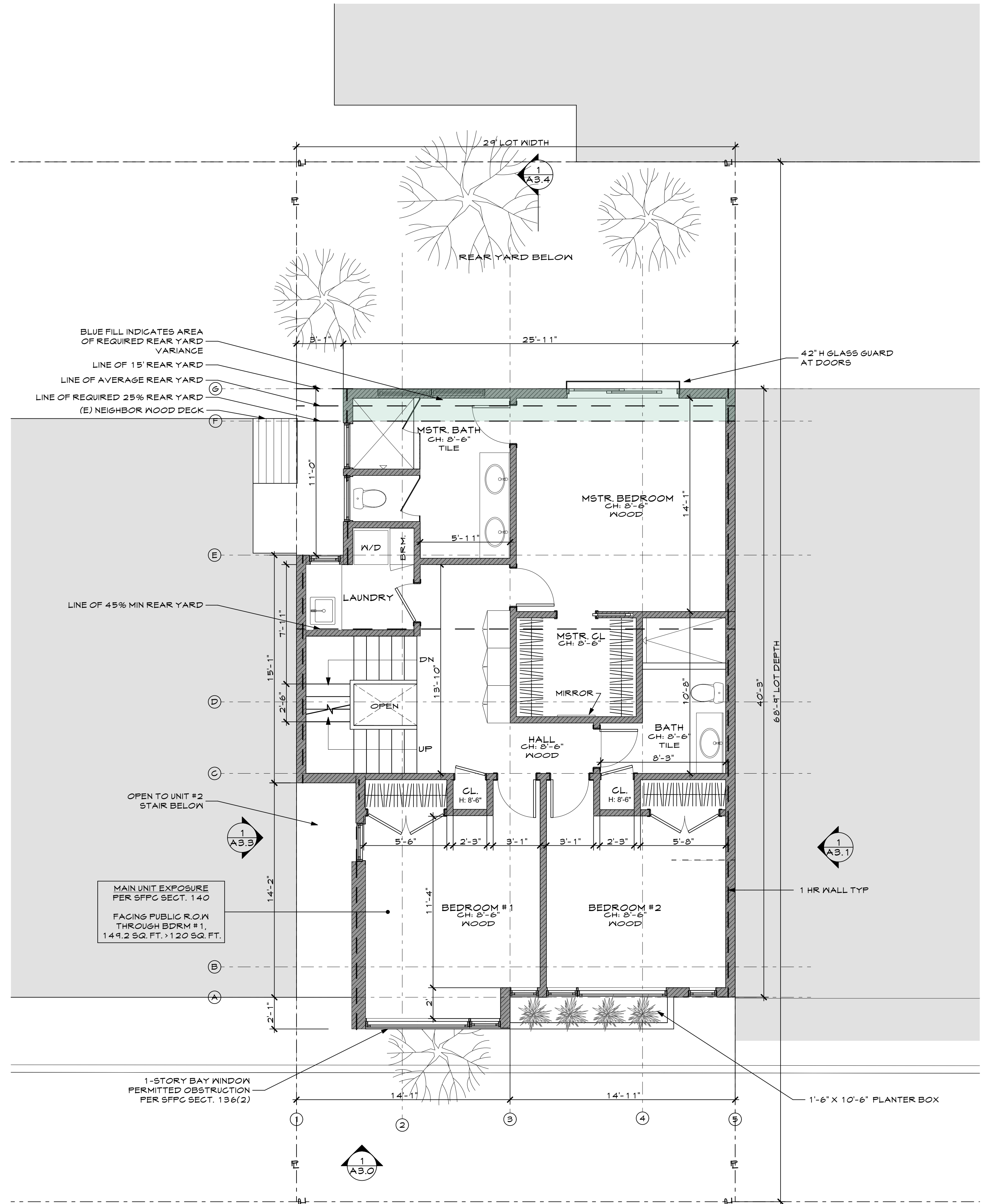
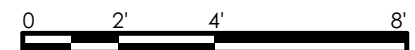


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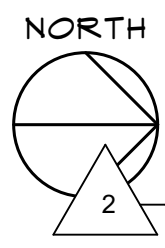
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2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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THIRD AND
FOURTH FLOOR
PLANS

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

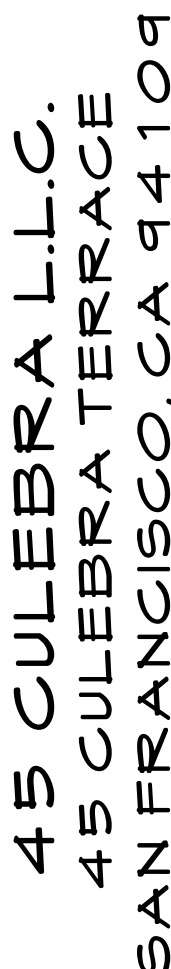
Date 7/2/2014
Scale AS SHOWN
Drawn CA
Job 1802

Sheet
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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

Scale AS SHOWN

Drawn CA

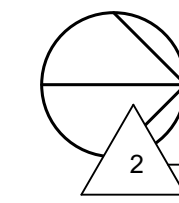
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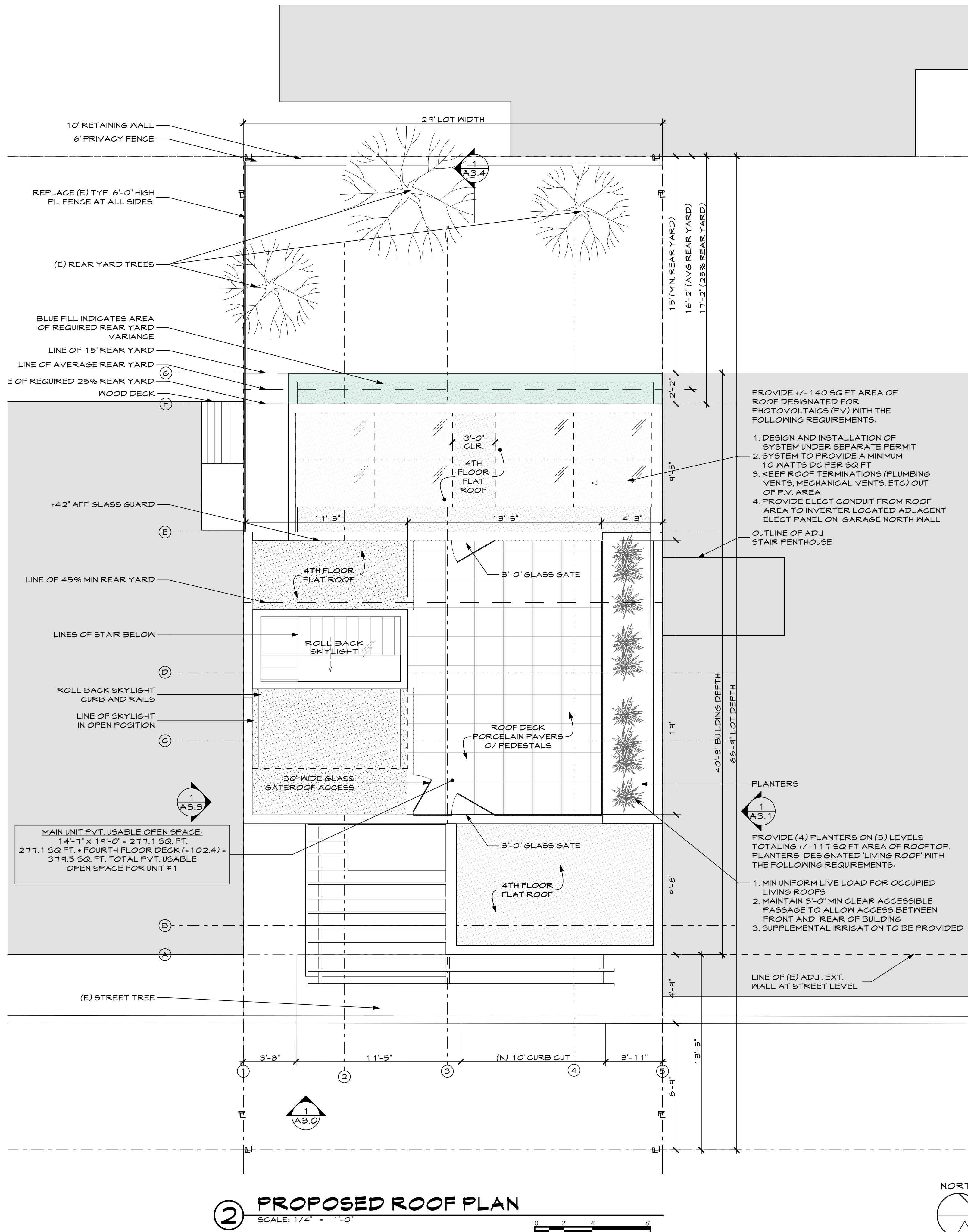
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2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

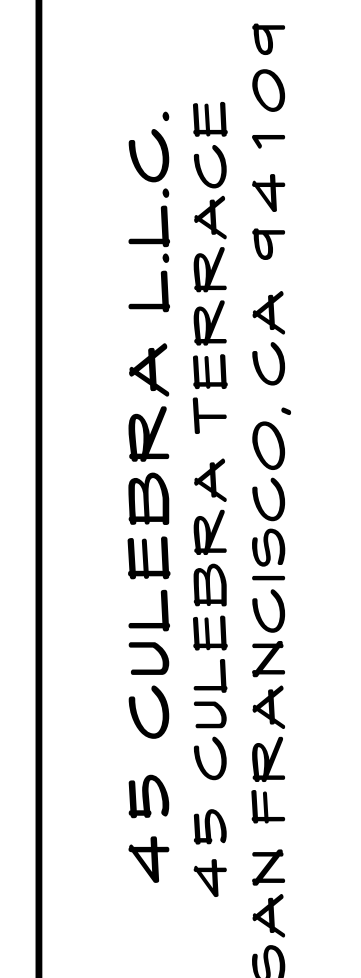
0 2' 4' 8'

White noise Silence Music

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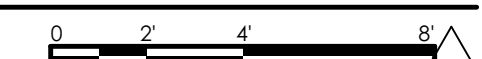
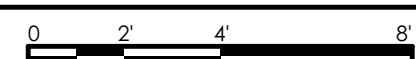
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EAST
ELEVATIONS

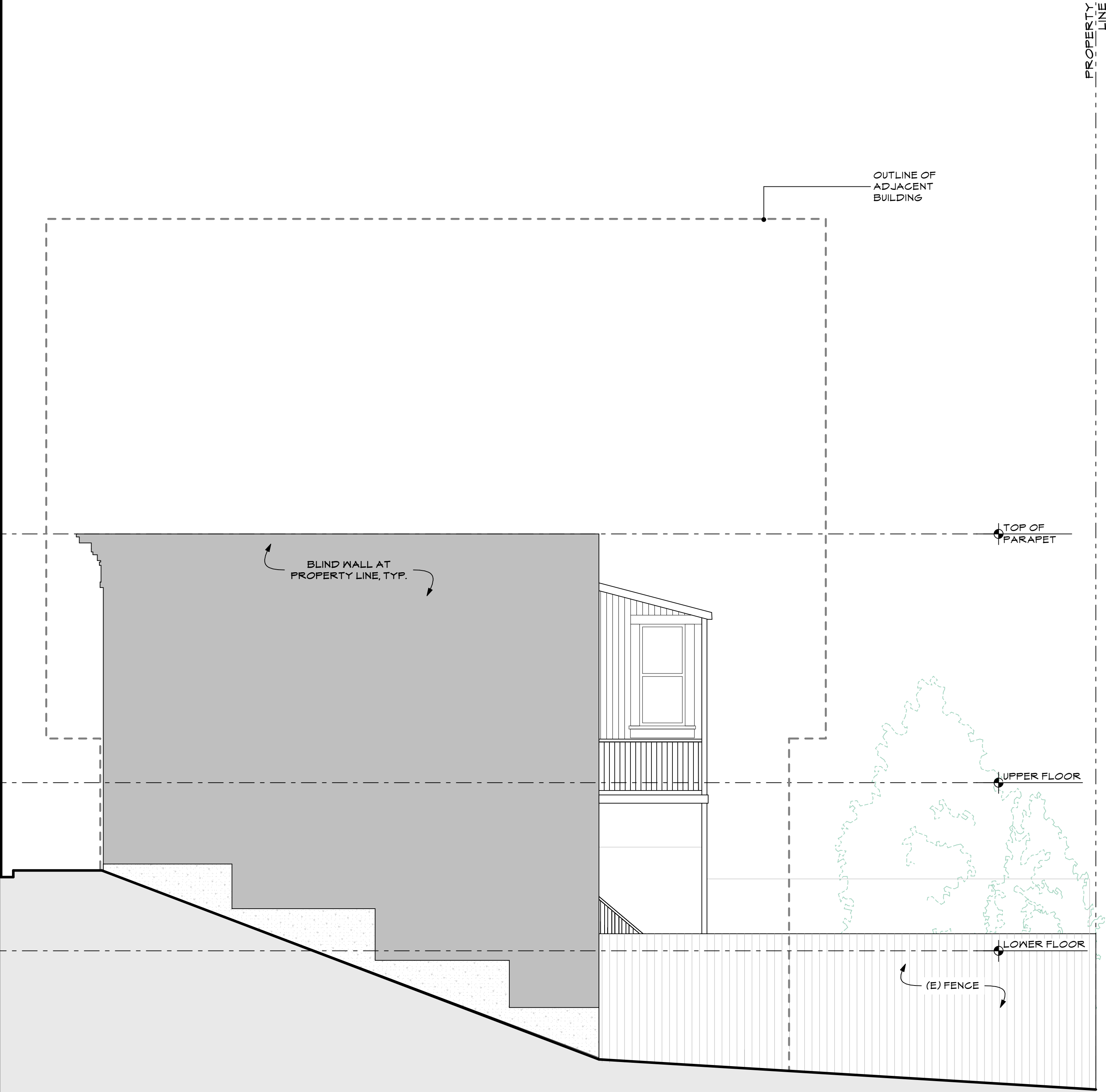
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Date	7/2/2019
Scale	AS SHOWN
Drawn	CA
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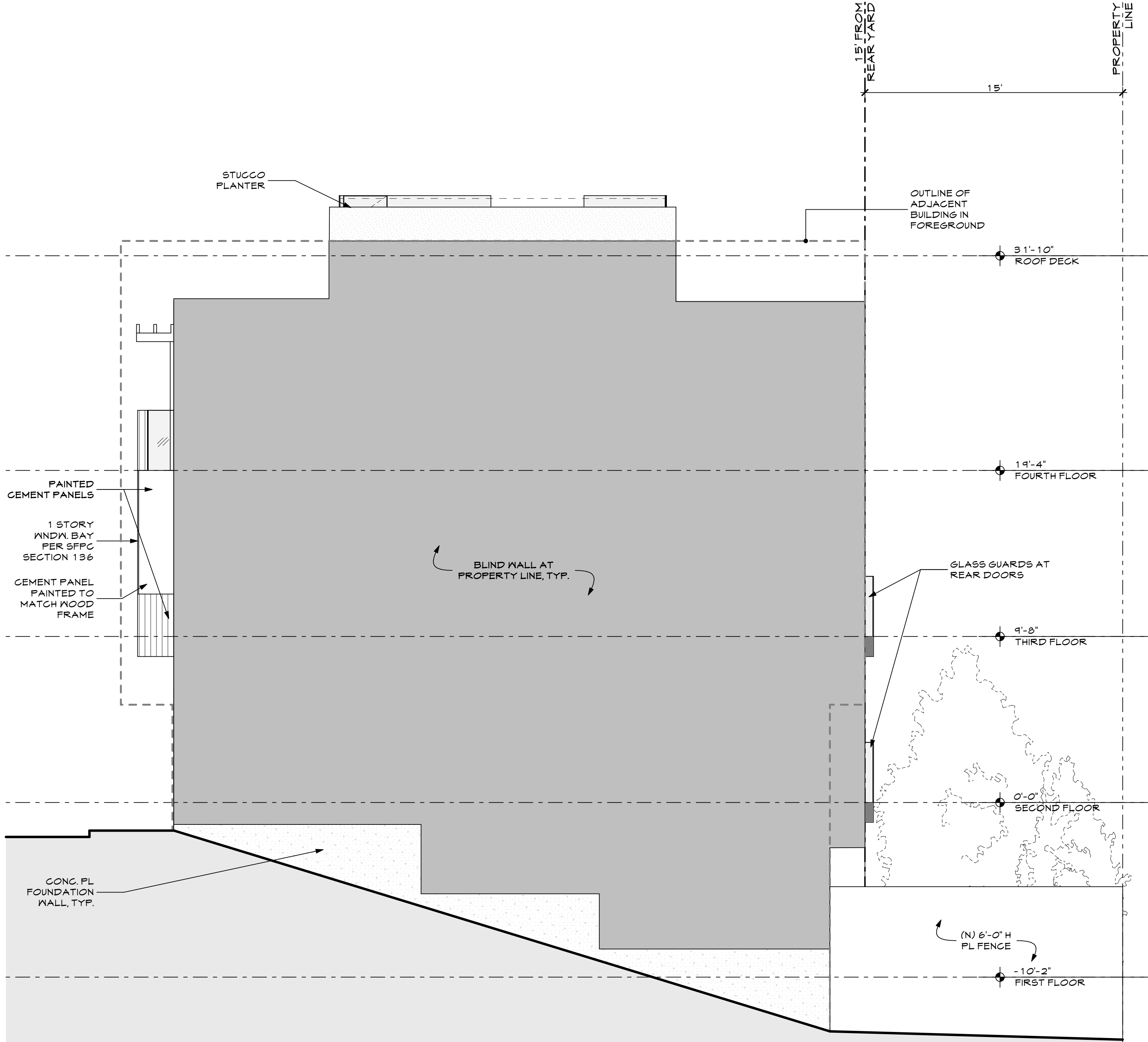
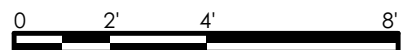
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2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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SAN FRANCISCO, CA 94109

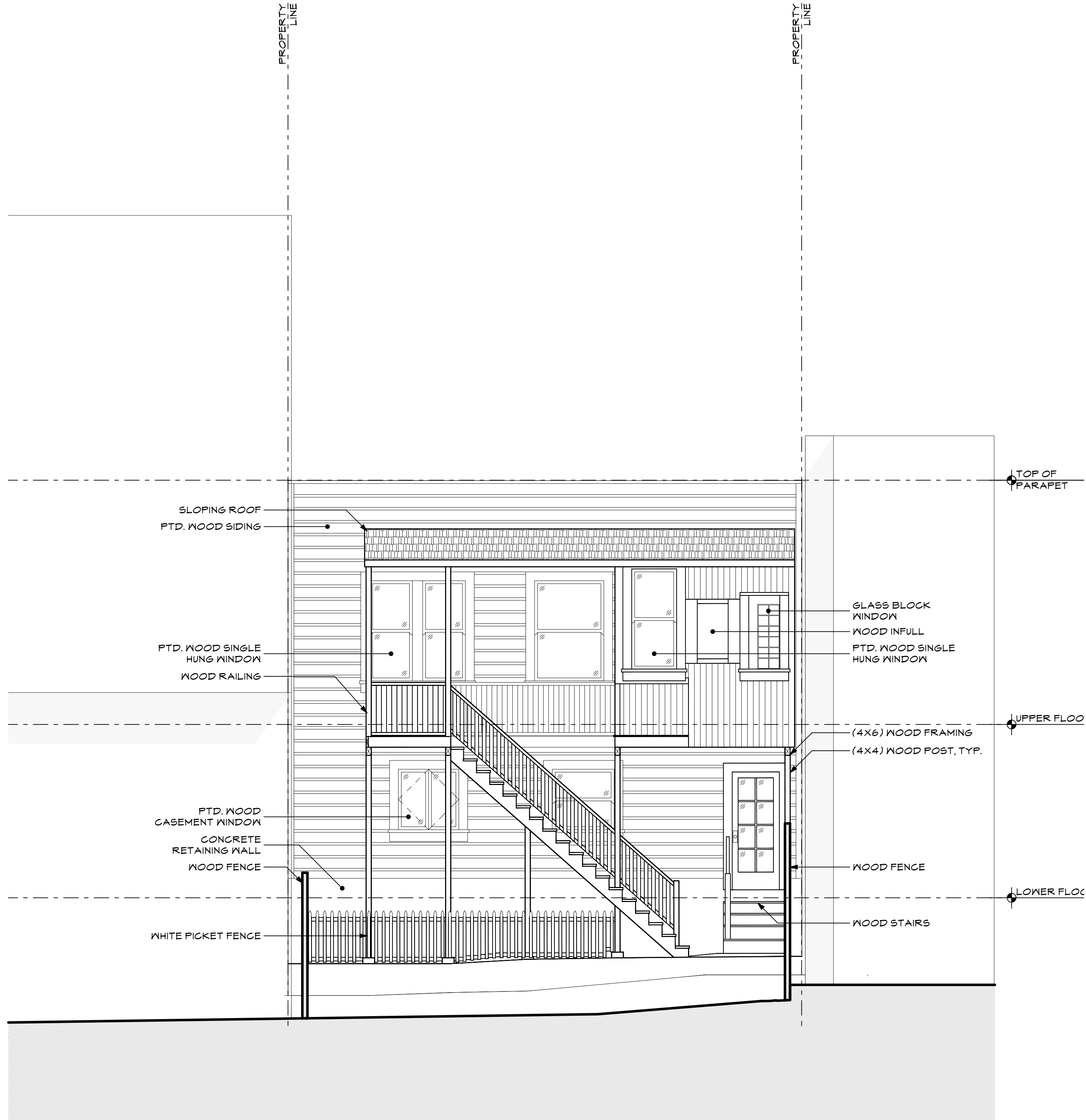
NORTH
ELEVATIONS

ISSUE	DATE	REV
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Scale AS SHOWN
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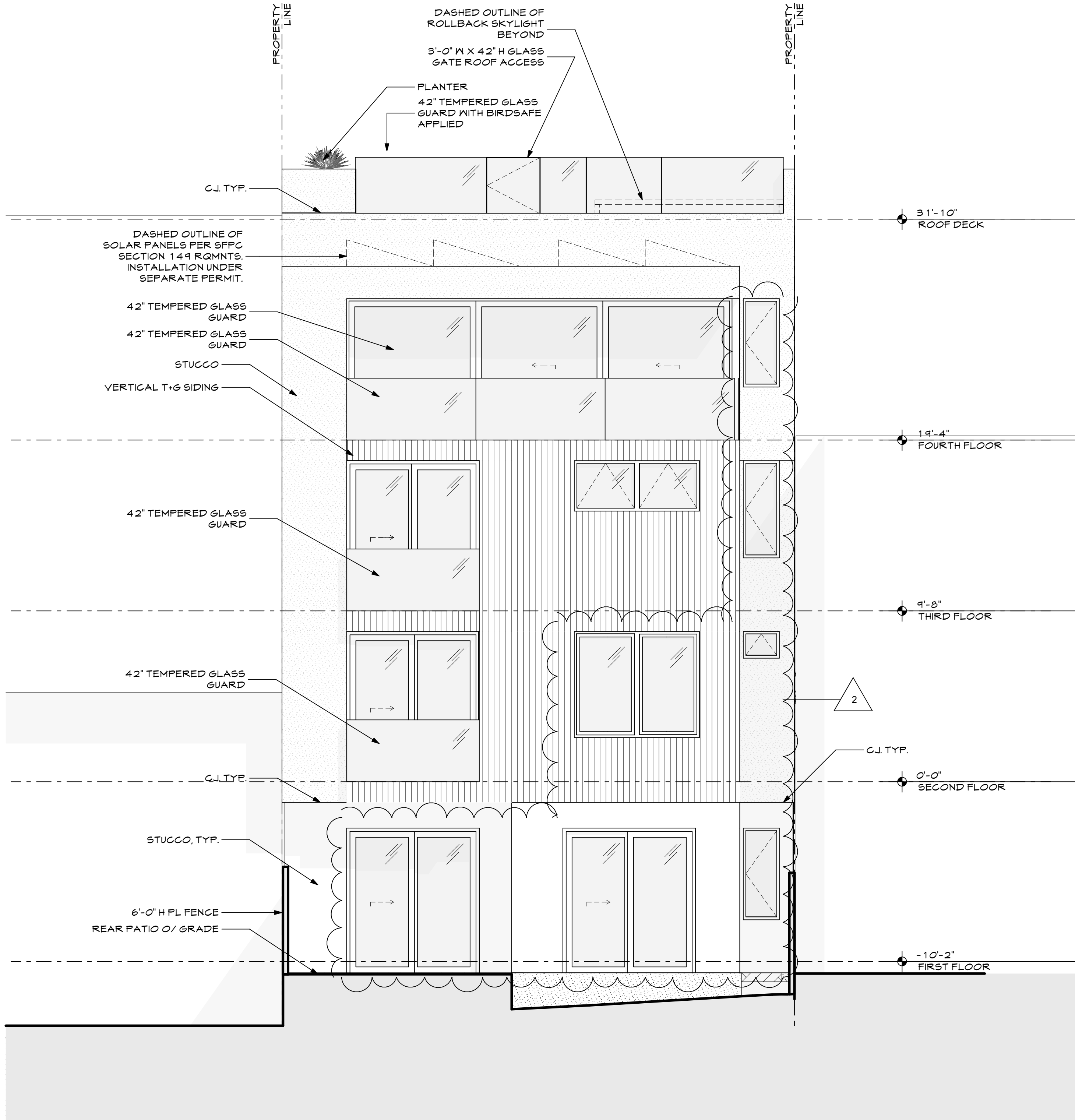
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2 EXISTING WEST ELEVATION

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

NOTE: FOR REFERENCE ONLY - DEMOLITION UNDER SEPARATE PERMIT.



1 PROPOSED WEST ELEVATION

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



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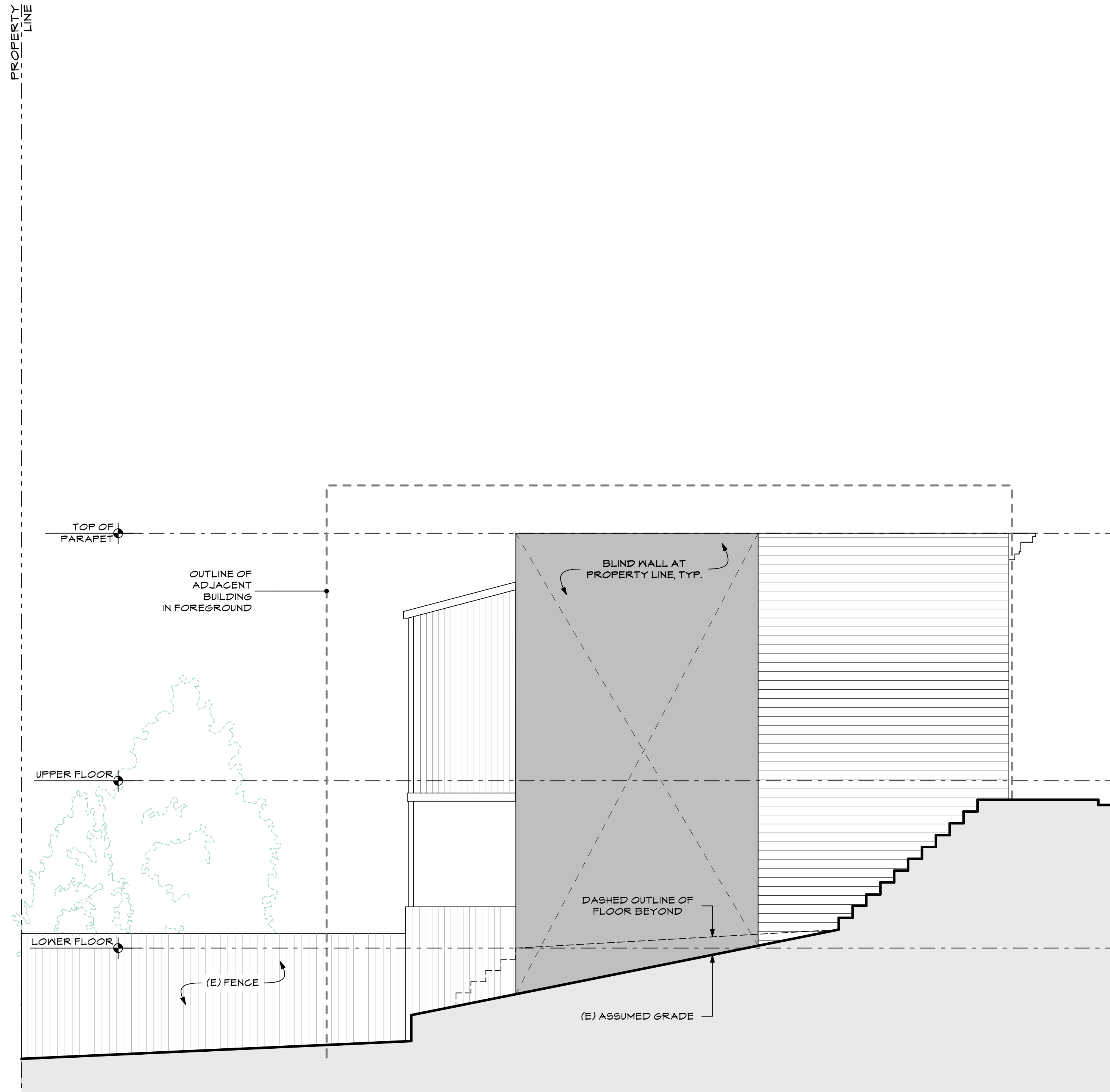
WEST
ELEVATIONS

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SITE PERMIT	06/24/2019	

Date 7/2/2019
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Drawn CA
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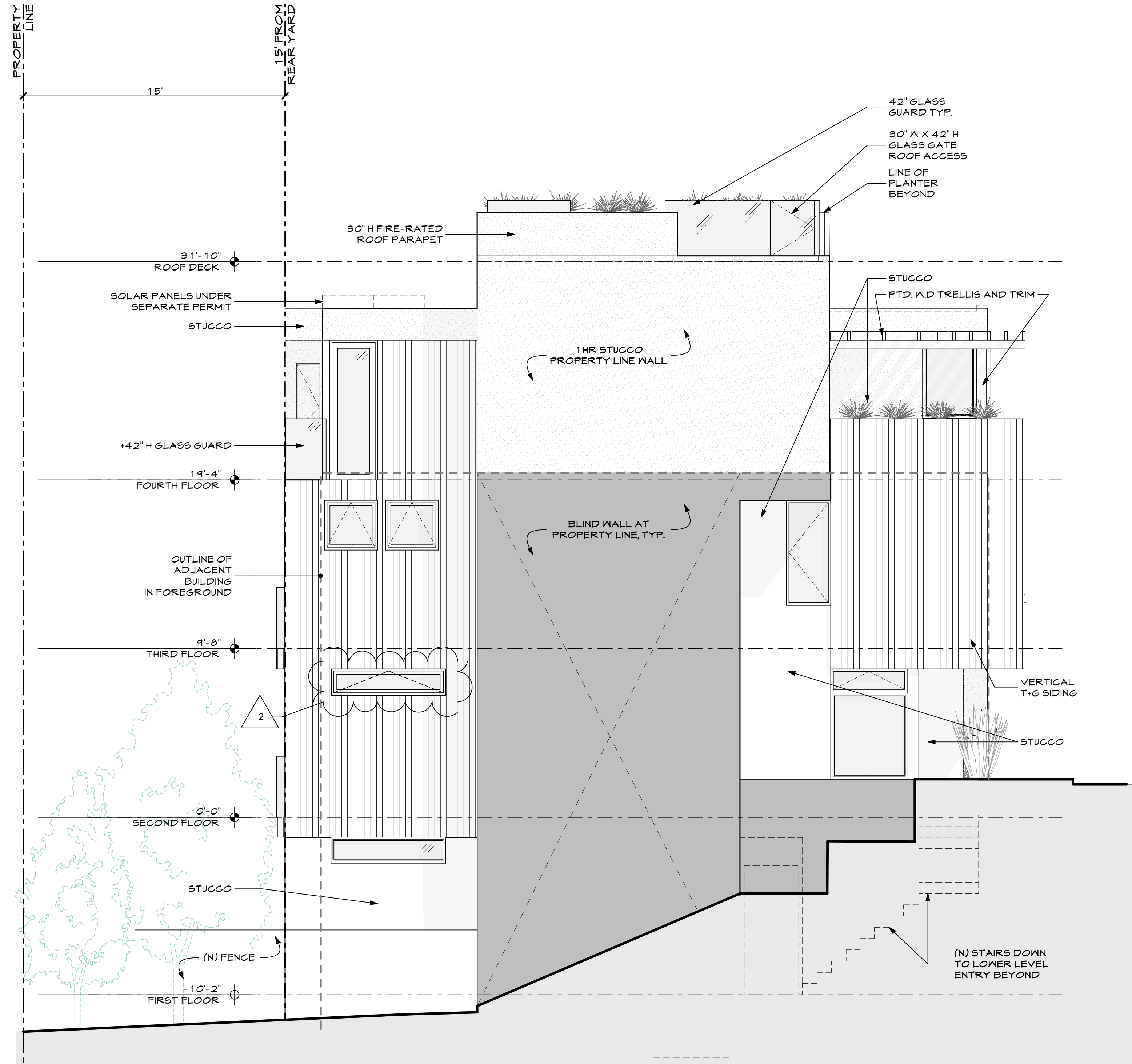
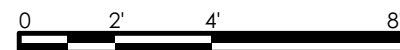
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2 EXISTING SOUTH ELEVATION

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

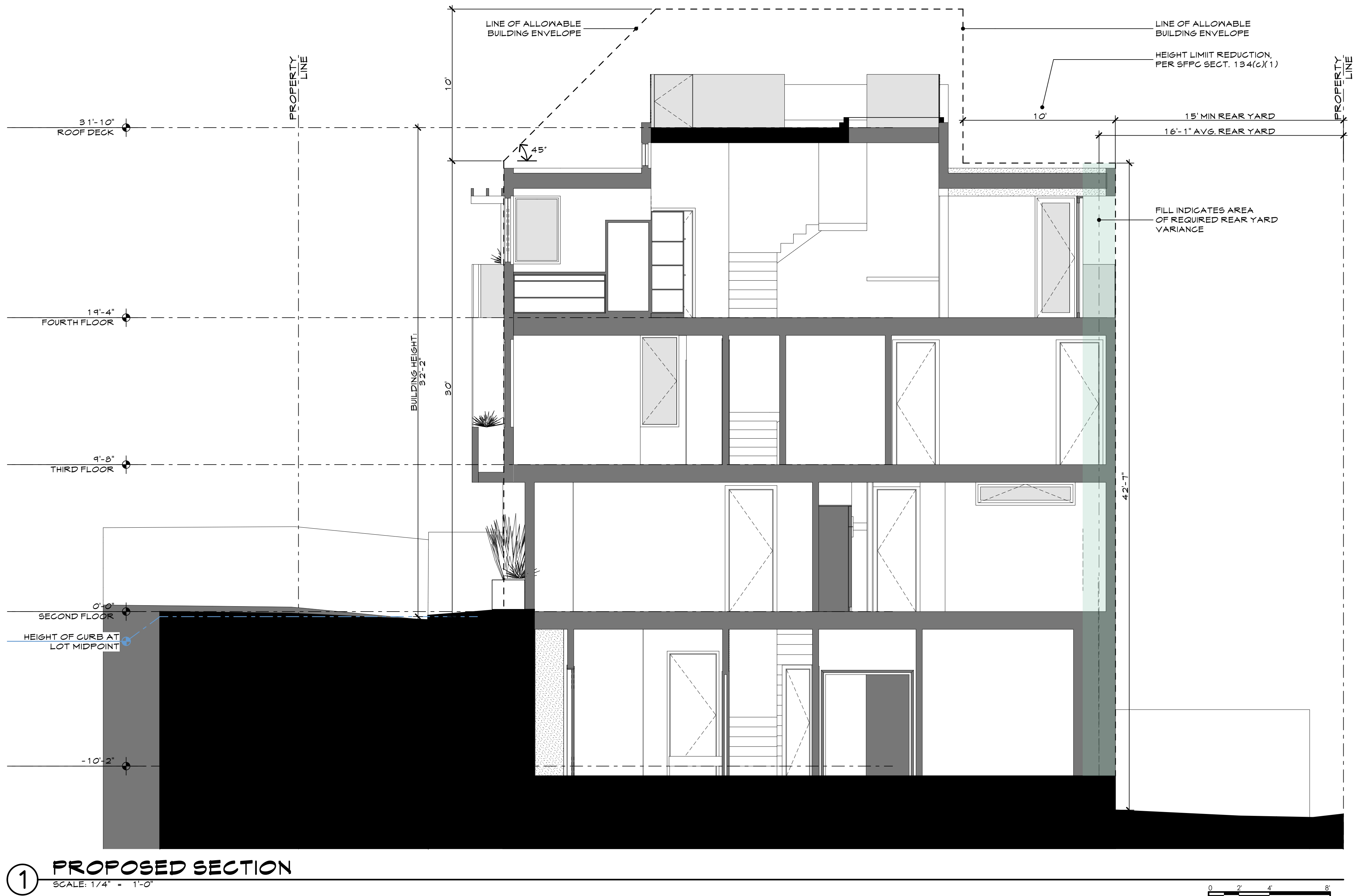
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SITE PERMIT REV. 1	4/11/14	1
SITE PERMIT	06/24/2010	

Date 7/2/2014
Scale AS SHOWN
Drawn CA
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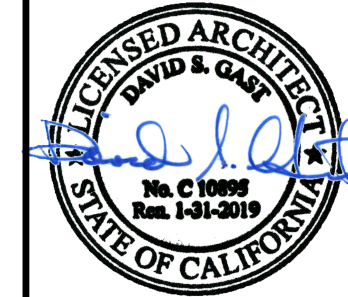


1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



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SECTIONS

ISSUE	DATE	REV.
SITE PERMIT REV. 2	7/1/19	2
SITE PERMIT	06/24/2019	

Date 7/2/2019
Scale AS SHOWN
Drawn CA
Job 1802

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