



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 7, 2019

*Date:* October 31, 2019  
*Record No.:* 2018-009548CUA  
*Project Address:* 427 BADEN STREET  
*Zoning:* RH-1 (Residential-House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 6762/006  
*Project Sponsor:* Mark Hogan  
1776 18<sup>th</sup> Street  
San Francisco, CA 94107  
*Property Owner:* Jill Fehrenbacher  
San Francisco, CA 94131  
*Staff Contact:* Gabriela Pantoja- (415) 575-8741  
[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is for the creation of one substandard lot and construction of a new two-story, single-family dwelling unit. The new 2,169 square-foot, single-family dwelling unit will be located on an existing vacant lot to be altered via a lot line adjustment into a substandard lot. The lot line adjustment will accommodate an existing building encroachment on the subject property by the adjacent building at 433 Baden Street.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121 and 303 for the creation of one substandard lot and construction of a new two-story, single-family dwelling unit.

### ISSUES AND OTHER CONSIDERATIONS

- **Lot Line Adjustment & Conditional Use Authorization.** As part of the listed Project, the Project will alter the property's north property line to accommodate the existing adjacent building's encroachment into the subject property. The adjacent building at 433 Baden Street, developed circa 1910, currently projects at maximum 3 feet 3 inches over the existing north side property line. As a result of the lot line adjustment, a substandard lot that contains a lot width less than the required 25'-0" and a lot area less than the required 2,500 square feet will be created. In combination with the creation of a substandard lot, the Project will construct a new single-family dwelling unit on the subject property. Therefore, pursuant to Planning Code Section 121(f) the Project requires the issuance of Conditional Use Authorization. Planning Code Section 121(f) states that in any zoning use district other than an RH-1(D) District the City Planning Commission may permit one or more

lots of lesser width to be created, with each lot containing only a one-family dwelling and having a lot area of not less than 1,500 square feet.

- **Public Comment & Outreach.** The Project Sponsor complete a Pre-Application Meeting on October 24, 2018 prior to the submittal of the listed Conditional Use Authorization. No members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in support or in opposition of the Project.
- **Design.** The Project was reviewed by the Residential Design Advisory Team (RDAT) for compliance with the Residential Design Guidelines and determined to be in compliance with the Guidelines. In particular, RDAT determined that the proposed new building is consistent with the prevailing residential design and architectural pattern of the immediate neighborhood. The building will contain a ground level main entrance with living space on the upper floor(s), a garage door at the front of the subject building, and install building elements and materials consistent with the neighborhoods.
- **Tenant History:** The subject property is currently undeveloped and vacant. The property is currently utilized as an outdoor recreational area by the listed property owners and residents of 433 Baden Street. Both 427 and 433 Baden Street are currently under the same ownership.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of a currently underutilized lot and will provide one additional dwelling units to the City’s housing stock. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct a building that is compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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40-X Height and Bulk District  
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*Project Sponsor:* Mark Hogan  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121 AND 303 FOR THE CREATION OF ONE SUBSTANDARD LOT AND CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY DWELLING UNIT, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On August 22, 2019, Mark Hogan of OpenScope Studio (hereinafter "Project Sponsor") filed Application No. 2018-009548CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization pursuant to Planning Code Sections 121 and 303 for the creation of one substandard lot and construction of a new two-story, single-family dwelling unit (hereinafter "Project") at 427 Baden Street, Block 6762 Lots 005 and 006 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On November 7, 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. 2018-009548CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-009548CUA 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. 2018-009548CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for the creation of one substandard lot and construction of a new two-story, single-family dwelling unit. The new 2,169 square-foot, single-family dwelling unit will be located on an existing vacant lot to be altered via a lot line adjustment into a substandard lot. The lot line adjustment will accommodate an existing building encroachment on the subject property by the existing adjacent building at 433 Baden Street.
3. **Site Description and Present Use.** The 2,500 square-foot property is located on the west side of Baden Street, between Martha and Mangels Avenues; Lot 006 of Assessor's Block 6762. The property is undeveloped and utilized by the residents of the adjacent property, 433 Baden Street, Block 6762 Lot 005, as outdoor recreational space. The adjacent property, 433 Baden Street, was developed circa 1910 with a two-story, single-family residence which currently projects at maximum 3 feet 3 inches over the shared side property line. The listed Project will rectify the existing 433 Baden Street building's projection over the shared property line via a lot line adjustment.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the RH-1 (Residential-House, One Family) Zoning District, the 40-X Height and Bulk District, and Outer Mission neighborhood, adjacent to the Diamond Heights, Glen Park, and West Twin Peaks neighborhoods. The RH-1 (Residential-House, One-Family) is located to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments specifically single-family dwelling units. Directly to the north, east, and south of the subject property are single-family dwelling units.
5. **Public Outreach and Comments.** The Project Sponsor complete a Pre-Application Meeting on October 24, 2018 prior to the submittal of the listed Conditional Use Authorization. No members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in support or in opposition of the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. Minimum Lot Width and Area.** Planning Code Section 121 states that all properties within all other zoning use districts except RH-1 (D) Zoning District shall have a minimum lot width equal to 25 feet and a minimum lot area equal to 2,500 square feet, except that the minimum lot area any lot having its frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet. However, the Planning Commission may grant a Conditional Use Authorization for the creation of one or more lots of lesser width to be created, with each lot containing a single-family dwelling and having a lot area of not less than 1,500 square feet, according to the procedures and criteria pursuant to Planning Code Section 303.

*The Project will create a substandard lot via a lot line adjustment to accommodate an existing building encroachment into the subject property by the existing adjacent building at 433 Baden Street. The proposed lot line adjustment will result in a lot with a lot width less than the required 25'-0" and a lot area less than the required 2,500 square feet. Therefore, the Project requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Section 303.*

- B. Residential Use and Density.** Planning Code Section 209.1 states that properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot. However, a Conditional Use Authorization may be granted pursuant to Planning Code Section 303 for the construction of one dwelling unit per 3,000 square feet of lot area, with no more than three units per lot.

*The Project will construct one single-family dwelling unit on an existing vacant lot. Therefore, the Project will comply with this requirement.*

- C. Rear Yard.** Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 25% of the lot's depth, but in no case less than 15 feet.

*The development will provide a rear yard greater than 25% of the lot's depth, but in no case less than 15 feet. The proposed building will be setback at minimum 47 feet 7 inches from the rear property line of the subject property. Therefore, the Project will comply with this requirement.*

- D. Front Setback.** Planning Code Section 132 requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

*The Project will comply this requirement. The subject building will be setback from the front property line at minimum 27 feet. Additionally, the property will contain permeable surfaces and landscaping within the required front setback pursuant to Planning Code Section 132.*

- E. Useable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-1 Zoning District contain access to at minimum 300 square feet of private useable open space or at minimum 400 square feet of common useable open space.

*The Project will comply with this requirement. The proposed dwelling unit will contain access to at minimum 300 square feet of private useable open space.*

- F. Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

*The proposed dwelling unit will contain a room measuring at minimum 120 square feet in area with required windows facing onto either Baden Street (a public street) or a conforming rear yard as indicated by Planning Code Section 134. Therefore, the Project complies with this requirement.*

- G. Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required per dwelling unit. However, each dwelling unit is principally permitted to contain at maximum two off-street parking spaces.

*The Project will comply with this requirement. The dwelling unit will contain one legal off-street parking space.*

- H. Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

*The subject building will provide one Class 1 bicycle parking space within the unit's ground floor. Therefore, the Project complies with this requirement.*

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

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

*The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underutilized lot and will provide one*

*additional dwelling unit to the City's housing stock. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct buildings that are compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.*

- 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 will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposed lot line adjustment and construction of one new dwelling unit will be compatible with the development pattern, density, and height of the immediate neighborhood. The new building will have features similar to that of single-family dwelling units on the subject block and immediate neighborhood. In particular, the building will contain a ground level main entrance and a garage door at the front of the subject dwelling, with living space on the upper floor(s). These building elements are consistent with the prevailing residential pattern of nearby 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 Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will construct one new standard curb cut along Baden Street and provide one new off-street parking space for the single-family dwelling unit. The number of available on-street parking spaces is not expected to be altered. Additionally, the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and two blocks from Bosworth Street which is served by the 44-bus line.*

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

*The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions.*

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

*The proposed Project will provide adequate useable open space, landscaping, and bicycle parking spaces for the dwelling unit. Additionally, the Project will preserve the walkability of the sidewalk directly adjacent to the subject property.*

- 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 consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling unit will be consistent with the characteristics of the listed Zoning District.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 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 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

#### **Policy 2.4**

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.



**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.

**Policy 4.4**

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**Policy 4.6**

Encourage an equitable distribution of growth according to infrastructure and site capacity.

**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.

**Policy 11.8**

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

**OBJECTIVE 13:**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.1**

Support “smart” regional growth that locates new housing close to jobs and transit.

**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.

**OBJECTIVE 2:**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

**Policy 2.4**

Preserve notable landmarks and areas of historic, architectural or aesthetic value and promote the preservation of other buildings and features that provide continuity with past development.

**Policy 2.6**

Respect the character of older development nearby in the design of buildings.

*The Project will increase the City’s housing stock by providing one additional dwelling unit while simultaneously enhancing and preserving the conditions of the adjacent property and existing dwelling unit. Furthermore, the proposed dwelling unit will be developed to meet the needs and necessities of families. The Project will also provide a use compatible the RH-1 Zoning District and neighborhood in that the proposed building will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal will not remove or displace an existing neighborhood serving retail uses. The Project site does not contain an existing neighborhood serving retail use, rather the site is utilized by a residential use.*

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

*The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will construct one new complying dwelling unit on a vacant lot and enhance the existing conditions of the adjacent property and dwelling unit.*

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

*The Project will not affect the City's supply of affordable housing; no affordable housing will be removed. The Project site is currently undeveloped and vacant.*

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

*The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and two blocks from Bosworth Street which is served by the 44-bus line. Additionally, the Project will construct one new standard curb cut along Baden Street and provide one new off-street parking spaces for the new single-family dwelling unit.*

- 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 will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.*

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

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

- G. That landmarks and historic buildings be preserved.

*The subject property is not occupied by a landmark or historic building.*

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

*The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-009548CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 10, 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 November 7, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion  
November 7, 2019**

**RECORD NO. 2018-009548CUA  
427 Baden Street**

ADOPTED: November 7, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use the creation of one substandard lot via lot line adjustment and the construction of a new two-story, single-family dwelling unit at 427 Baden Street, Block 6762 and Lot 005 and 006 pursuant to Planning Code Sections 121 and 303 within the RH-1 District and the 40-X Height and Bulk District; in general conformance with plans, dated October 10, 2019 and stamped "EXHIBIT B" included in the docket for Record No. 2018-009548CUA and subject to conditions of approval reviewed and approved by the Commission on November 7, 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 November 7, 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*



## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
8. **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](http://www.sf-planning.org)*
9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://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](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

11. **Bicycle Parking.** The Project shall provide no fewer than one Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. One Class 1 bicycle parking space shall be provided at the subject dwelling unit (addressed 427 Baden Street).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

13. **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](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

14. **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](http://www.sf-planning.org)*

15. **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](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Exhibit B

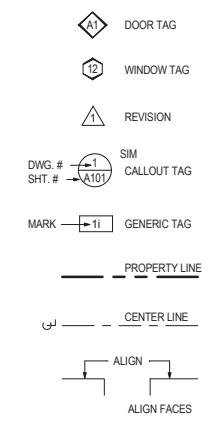
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ABV	ABOVE	LAD	LADDER
A/C	AIR CONDITIONING	LAM	LAMINATE
ACoust	ACOUSTICAL	LAV	LAVATORY
ACT	ACOUSTICAL TILE	LRR	LOCKER
A.D.	AREA DRAIN	L.T.	LIGHT
ADA	AMERICANS WITH DISABILITIES ACT	LTG	LIGHTING
ADL	ADDITIONAL		
ADJ.	ADJUSTABLE	MATL	MATERIAL
A.F.F.	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AA	AMERICAN INSTITUTE OF ARCHITECTS	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	M.C.	MEDICINE CABINET
ALT.	ALTERNATE	MECH	MECHANICAL
ANOD.	ANODIZED	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MEZZ	MEZZANINE
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
ASSM.	ASSEMBLY	MIN.	MINIMUM
		MIR	MIRROR
BD.	BOARD	MIR.S.	MIRROR & SHELF
BT	BETWEEN	MISC.	MISCELLANEOUS
BEV.	BEVEL	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLK.	BLOCK	MUL	MULLION
BLKG.	BLOCKING		
BM.	BEAM	(N)	NEW
BDT.	BOTTOM	N	NORTH
BRKT.	BRACKET	N.I.C.	NOT IN CONTRACT
B.U.R.	BUILT-UP ROOF	NO./#	NUMBER
B.W.	BOTTOM OF WALL	NOM.	NOMINAL
		NTS	NOT TO SCALE
CAB.	CABINET	O	OVER / ON
CB.	CIRCUIT BREAKER	O.C.	ON CENTER
C.B.	CATCH BASIN	O.D.	OUTSIDE DIAMETER (DIMENSION)
CBC	CALIFORNIA BUILDING CODE	O.L.F.	OCCUPANT LOAD FACTOR
CEM.	CEMENT	OPNG	OPENING
CER.	CERAMIC	OPP.	OPPOSITE
CL.	CANT FROM	OH	OPPOSITE HAND
CJ	CONTROL JOINT	OVHD.	OVERHEAD
C.L.	CENTERLINE		
CLG.	CEILING	P.LAM.	PLASTIC LAMINATE
CLKG.	CALLING	PAR	PARALLEL
CLO.	CLOSET	P.D.	PERFORATED DRAIN
CLR.	CLEAR	PERF.	PERFORATED
CO	CLEANOUT	P.G.	PAINT GRADE
COL.	COLUMN	P.H.	PHILLIP'S HEAD
COMB.	COMBINATION	PL.	PLATE
CONC.	CONCRETE	PLUMB.	PLUMBING
CONN.	CONNECTION	PLYWD.	PLYWOOD
CONSTR.	CONSTRUCTION	PRNTD.	PAINTED
CONT.	CONTINUOUS	PAR	PAPER
CONTR.	CONTRACTOR	PREFAB.	PREFABRICATED
CORR.	CORRIDOR	PSI	POUNDS PER SQUARE INCH
CS	COUNTERSINK	PT	POINT
CT	CERAMIC TILE	P.T.D.	PAPER TOWEL DISPENSER
CTSK	COUNTERSINK	PTN.	PARTITION
CW	COLD WATER	PTR	PAPER TOWEL RECEPTACLE
		PVC	POLYVINYL CHLORIDE
		PVMT.	PAVEMENT
		QTY.	QUANTITY
D.	DRAIN	R.	RISER
DBL.	DOUBLE	R.A.	RETURN AIR
DEMO.	DEMOLISH	RAD.	RADIUS
DEPT.	DEPARTMENT	R.B.	RESILIENT BASE
DET.	DETAIL(S)	R.C.	ROUGH CONCRETE
D.F.	DOUGLAS FIR	RCP	REFLECTED CEILING PLAN
DIA.	DIAMETER	REBAR	REINFORCING BAR
DWG.	DRAWING	REC.	RECESSED
DM	DIMENSION	REF.	REFERENCE
DISP.	DISPENSER	REF.	REFORMED
DN	DOWN	REQD.	REQUIRED
D.O.	DOOR OPENING	RET.	RETAINING
DR	DOOR	REV.	REVISION
DS	DOWNSPOUT	RGR.	REGISTER
DWG.	DRAWING	RM	ROOM
DWR	DRAWER	ROD.	ROUND
		R.O.	ROUGH OPENING
		R.O.W.	RIGHT OF WAY
		R.W.L.	RAIN WATER LEADER
(E)	EXISTING	S.	SOUTH
E.	EAST	SAN.	SANITARY
EA.	EACH	SASMI	SELF-ADHERING SHEET MEMB.
E.B.	EXPANSION BOLT	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
EL.	ELEVATION	SECT	SECTION
ELEC.	ELECTRICAL	SECT	SECTION
EMER.	EMERGENCY	S.F.	SQUARE FOOT
ENCL.	ENCLOSURE	S.G.	STAIN GRADE
E.P.	ELECTRICAL PANELBOARD	SHT.	SHEET
EQ.	EQUAL	SHTNG.	SHEATHING
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXH.	EXHAUST	SL.	SLIDING
EXPO.	EXPOSED	SLAT.	SLAT
EXT.	EXISTING	S.M.S.	SHEET METAL SCREW
EXT.	EXTERIOR	SPEC.	SPECIFICATIONS
		SQ.	SQUARE
F.A.	FIRE ALARM	SSD	SEE STRUCTURAL DRAWINGS
FAB.	FABRICATE	S.S.	STAINLESS STEEL
FAR.	FLOOR AREA RATIO	S.SK.	SERVICE SINK
F.B.	FLAT BAR	STA.	STATION
F.D.	FLOOR DRAIN	STC	SOUND TRANSMISSION CLASS
FDN.	FOUNDATION	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.F.	FINISHED FLOOR	STR.	STRUCTURAL
F.G.	FIXED GLAZING	SUSP.	SUSPENDED, SUSPEND
F.H.C.	FIRE HOSE CABINET	T&B	TOP AND BOTTOM
FIN.	FINISH	T&G	TONGUE & GROOVE
FIN GR.	FINISH GRADE	T.B.	TONGUE BAR
FIXT.	FIXTURE	T.C.	TOP OF CURB
FL.	FLOORING	T.D.	TIE DOWN
FLASH.	FLASHING	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TEMP.	TEMPORARY, TEMPERED
F.O.C.	FACE OF CONCRETE	THK.	THICK
F.O.F.	FACE OF FINISH	THRES.	THRESHOLD
F.O.S.	FACE OF STUDS	T.O.P.	TOP OF PLATE
F.O.T.	FACE OF TREADS	T.O.S.	TOP OF SLAB
FT.	FOOT, FEET	T.O.W.	TOP OF WALL
FTG.	FOOTING	TPO	TOILET PAPER DISPENSER
FURR.	FURRING	TRNSF.	TRANSFORMER
FUT.	FUTURE	TRD.	TREAD
G.	GAS	TYP.	TYPICAL
GA.	GAUGE	U.B.C.	UNIFORM BUILDING CODE
GALV.	GALVANIZED	UL	UNDERWRITERS LABORATORIES
GRAB BAR		U.O.N.	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	UTL.	UTILITY
G.D.	GUTTER DRAIN	V.C.T.	VINYL COMPOSITION TILE
G.I.	GALVANIZED IRON (STEEL)	VENT.	VENTILATION
GL.	GLASS	VERT.	VERTICAL
GLB.	GLUE-LAM BEAM	V.I.F.	VERIFY IN THE FIELD
GND.	GROUND	W.	WEST, WIDE
GR.	GRADE	WI	WITH
GSM.	GALVANIZED SHEET METAL	W/O	WITHOUT
GYP.	GYPSPUM	W.C.	WATER CLOSET
GWB.	GYPSPUM WALL BOARD	WD.	WOOD
H	HOSE, HIGH	WID.	WINDOW
H.B.	HOSE BIB	WH.	WATER HEATER
H.C.	HOLLOW CORE	WM.	WATER METER
HD.	HEAD	WP.	WATERPROOF
HDR.	HEADER	WP.T.	WORKING POINT
HOWD.	HARDWOOD	W.R.B.	WATER RESISTANT BARRIER
HW.	HARDWARE	W.SCT.	WAINSCOT
H.M.	HOLLOW METAL	WT.	WEIGHT
HNDRL.	HANDRAIL	WTR.	WATER
HORIZ.	HORIZONTAL		
HR.	HOUR		
HT	HEIGHT		
HVAC	HEATING, VENTILATING & A/C		
HW	HOT WATER		
I.D.	INSIDE DIAMETER (DIMENSION)		
I.F.	INSIDE FACE		
IN	INCH		
INFO	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
J.	JOIST		
JH.	JOIST HANGER		
JT.	JOINT	&	AND
		L	ANGLE
KIT.	KITCHEN	@	AT
K.O.	KNOCKOUT	#	POUND OR NUMBER
KPL.	KICKPLATE	d	PENNY

## ABBREVIATIONS

- ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
- ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY.
- UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK; EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION.
- CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED REQUIREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
- SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF FLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 16 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING & DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER APPLICABLE CODES.
- MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESTOPPING AS REQUIRED. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS. ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE FIRE-RATED MINIMUM ONE HOUR, U.O.N. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

## GENERAL NOTES



## SYMBOLS

## SHEET LIST

NO.	TITLE SHEET
A000	TITLE SHEET
A002	PRE-APPLICATION DOCUMENTS
A004	CODE REVIEW
A006	SITE PHOTOS
A007	SURVEY
A008	3D VIEWS
A100	SITE PLAN
A110	FLOOR PLANS
A111	FLOOR PLANS
A112	ROOF PLAN
A200	ELEVATIONS
A210	ELEVATIONS
A300	SECTIONS
A500	DETAILS - ASSEMBLIES & EXTERIOR
A600	WINDOW SCHEDULE
A601	DOOR SCHEDULE

SHEET COUNT: 16

### ADDENDA SCHEDULE

ADDENDUM - BUILDING PERMIT SET

### SEPARATE PERMITS

SPRINKLER SYSTEM PERMIT  
TRADE PERMITS

## ADDENDA SCHEDULE AND SEPARATE PERMITS

**APPLICABLE CODES:**  
 2016 CALIFORNIA BUILDING CODE W/ SF AMENDMENTS  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA FIRE CODE  
 SAN FRANCISCO COUNTY HEALTH & SAFETY CODE

**2015 CALIFORNIA GREEN BUILDING CODE**  
 SEE SHEET GS-5 SF GREEN BUILDING SUBMITTAL

**2016 CALIFORNIA BUILDING CODE**  
**CHAPTER 3 - USE & OCCUPANCY CLASSIFICATIONS**  
 PROPOSED OCCUPANCIES: R-3 OCCUPANCY

**CHAPTER 5 - GENERAL BUILDING HEIGHT & AREA**

**CONSTRUCTION TYPE:** TYPE V-B  
**TABLE 504:** OCCUPANCY R-3, TYPE V-B  
 40' HEIGHT LIMIT; 4 STORIES; UNLIMITED AREA

BUILDING AREA (GROSS SQUARE FOOTAGE)	
BASEMENT	393 SF
LEVEL 1	772 SF
LEVEL 2	1003 SF
TOTAL	2,169 SF
LEVEL 1 - GARAGE	272 SF

**CHAPTER 6 - TYPES OF CONSTRUCTION**

**TABLE 601:** TYPE V-B  
 PRIMARY STRUCTURAL FRAME = 0 HR  
 BEARING WALL - EXTERIOR = 0 HR  
 BEARING WALL - INTERIOR = 0 HR  
 NON-BEARING WALLS - EXTERIOR = PER TABLE 602  
 NON-BEARING WALLS - INTERIOR = 0 HR  
 FLOOR CONSTRUCTION = 0 HR  
 ROOF CONSTRUCTION = 0 HR

**TABLE 602:** OCCUPANCY R-3, CONSTRUCTION TYPE V-B  
 EXTERIOR WALLS = 0 HR, W/ FIRE SEPARATION DISTANCE 3' OR MORE WHEN EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM

**CHAPTER 8 - INTERIOR FINISHES**

CLASS A: FLAME SPREAD INDEX 0 - 25, SMOKE DEVELOPED INDEX 0 - 450  
 CLASS B: FLAME SPREAD INDEX 26 - 75, SMOKE DEVELOPED INDEX 0 - 450  
 CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450

SECTION 803: THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C, OR BETTER, PER TABLE 803.9 FOR R-3 OCCUPANCY, SPRINKLERED.

## CODE NOTES

## PROJECT DESCRIPTION

THE SCOPE OF THE WORK IS TO ADD A TWO STORY WITH BASEMENT SINGLE FAMILY HOME.

**PROJECT ADDRESS:** 427 BADEN ST., SAN FRANCISCO, CA, 94131

**PARCELS (BLOCK / LOT):** 6762/006

**PARCEL AREA:** 3,375 SF

**BUILDING AREA:** N/A

**STORIES & BUILDING HEIGHT:** 2 STORIES + BASEMENT, 25' - 8"

**BUILDING USE / OCCUPANCY GROUP**

PROPOSED: R-3 OCCUPANCY

**MAXIMUM DEPTH OF EXCAVATION:** 4' - 3"

**TOTAL SOIL DISTURBANCE:** 45 CUBIC YARDS

**NEW RESIDENTIAL SQUARE FOOTAGE:** 2,169 SF (WITH 272 SF GARAGE)

**SPRINKLERS:** THE PROPOSED SINGLE FAMILY HOME WILL BE ENTIRELY SPRINKLERED PER NFPA-13R. SPRINKLER PERMIT TO BE FILED UNDER A SEPARATE PERMIT.

**ZONING DISTRICT:** RH-1 RESIDENTIAL-HOUSE, ONE FAMILY

**HEIGHT & BULK DISTRICT:** 40-X

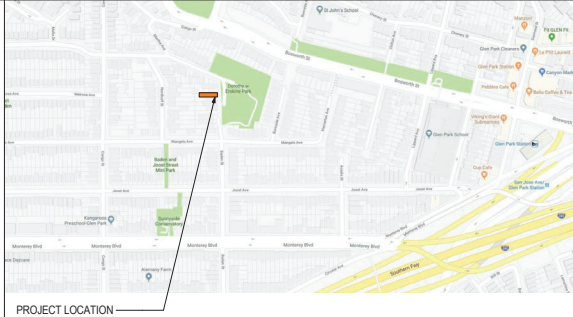
**SPECIAL USE DISTRICTS:** NONE

**PLANNING DEPT. HISTORIC STATUS CODE:** B - UNKNOWN / AGE ELIGIBLE

**PRE-APPLICATION MEETING DATE:** 2018-10-24

**PERMIT APPLICATION NUMBER:** 2018.0706.3945

## PROJECT INFORMATION



## VICINITY MAP

**OWNER**  
 JILL FEHRENBACHER  
 433 BADEN STREET  
 SAN FRANCISCO, CA 94131  
 EMAIL: JILLFEHRENBACHER@GMAIL.COM  
 PHONE: (347) 755 - 9872

**ARCHITECT**  
 OPENSOCPE STUDIO, INC.  
 1776 18TH STREET.  
 SAN FRANCISCO, CA 94107  
 CONTACT: MARK HOGAN  
 PHONE: 415-891-0554  
 ADMIN@OPENSOCPESTUDIO.COM



CONSULTANTS	
PROJECT	1705.00
ADDRESS	427 BADEN ST.
ISSUE DATE	10/10/2019
SITE PERMIT	
REVISIONS	
NO.	DATE
1	08/06/19

SCALE	As indicated
TITLE SHEET	A000

## PROJECT DIRECTORY

Pre-Application Meeting Sign-in Sheet

Meeting Date: 10/24/18
Meeting Time: 5 PM
Meeting Address: 433 Baden St
Project Address: 427 Baden St
Property Owner Name: JH Fehrenbacher and Peter Rojas
Project Sponsor/Representative: Alex Nerland

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

Table with columns: NAME/ORGANIZATION, ADDRESS, PHONE #, EMAIL, SEND PLANS. Row 1: David N. W... 4335 Baden 415 2374315 DGWAH@SBC100x.net

Notice of Pre-Application Meeting

10/24/18
Date:

Dear Neighbor: You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 427 Baden St. Zoning: RH-1, cross street(s) Steiglitz Ave. (Block/Lot#: 070206)

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction; Any vertical addition of 7 feet or more; Any horizontal addition of 10 feet or more; Decks over 10 feet above grade or within the required rear yard; All Formula Retail uses subject to a Conditional Use Authorization; PDR-I-B, Section 313; Community Business Priority Processing Program (CBPP).

The development proposal is to: Build a new 2-story, 3 bedroom, 1.5 Bath single family home with 1 car parking

Table with columns: Existing # of dwelling units, Existing bldg square footage, Existing # of stories, Existing bldg height, Existing bldg depth, Proposed, Permitted.

MEETING INFORMATION:
Property Owner(s) name(s): JH Fehrenbacher and Peter Rojas
Project Sponsor(s): Alex Nerland
Contact information (email/phone): alexnerland@gmail.com, 415-677-9694
Meeting Address\*: 433 Baden St
Date of meeting: 10/24/18
Time of meeting\*\*: 5:00 PM

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pio@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Affidavit of Conducting a Pre-Application Meeting Sign-in Sheet and Issues/Responses submittal

I, Alex Nerland, do hereby declare as follows:

- I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
The meeting was conducted at 433 Baden St (location/address) on 10/24/18 (date) from 5 PM (time).
I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 10/24/18, 2018 IN SAN FRANCISCO.

Signature

Alex Nerland

Name (Type or print)

Designer

Relationship to Project (e.g. Owner, Agent)
If Agent, give business name & profession

427 Baden

Project Address

Summary of discussion from the Pre-Application Meeting

Meeting Date: 10/24/18
Meeting Time: 5 PM
Meeting Address: 433 Baden St
Project Address: 427 Baden St
Property Owner Name: JH Fehrenbacher and Peter Rojas
Project Sponsor/Representative: Alex Nerland

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):

None
Project Sponsor Response:

Question/Concern #2:

Project Sponsor Response:

Question/Concern #3:

Project Sponsor Response:

Question/Concern #4:

Project Sponsor Response:



CONSULTANTS

PROJECT 1705.00 427 BADEN ST.

PROJECT ADDRESS

ISSUE DATE 10/10/2019 SITE PERMIT

REVISIONS NO. DATE

SCALE

PRE-APPLICATION DOCUMENTS

A002

**2016 CALIFORNIA BUILDING CODE**

THESE NOTES ARE PROVIDED FOR REFERENCE ONLY. REFER TO THE COMPLETE BUILDING CODE FOR CODE REQUIREMENTS AND QUESTIONS OF COMPLIANCE.

**CHAPTER 2 - DEFINITIONS**

202: BASEMENT: A STORY THAT IS NOT A STORY ABOVE GRADE PLANE.

**GRADE PLANE:** A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

**STORY ABOVE GRADE PLANE:** ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:  
 1. MORE THAN 6 FEET ABOVE GRADE PLANE; OR  
 2. MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

- LEVEL 1 IS NOT MORE THAN 6 FEET ABOVE GRADE PLANE NOR MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.  
 - REFER TO SIA004 FOR GRADE PLANE DIAGRAM

**CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION**

310.4: THE PROPOSED SINGLE-FAMILY RESIDENTIAL BUILDING WOULD BE CONSIDERED AN R-3 OCCUPANCY.

**CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS**

TABLE 504.3, 504.4 & 506.2 - ALLOWABLE BUILDING HEIGHTS AND AREAS  
 R-3 TYPE V-B, 3 STORIES, UNLIMITED AREA, 40'

**CHAPTER 6 - TYPES OF CONSTRUCTION**

TABLE 602 - GROUP R-3 AND GROUP U OCCUPANCIES WHEN USED AS ACCESSORY TO GROUP R-3 OCCUPANCIES WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 3 FEET OR MORE.

**CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES**

TABLE 705.8.D - THE MAXIMUM PERCENTAGE OF UNPROTECTED AND PROTECTED OPENINGS SHALL BE 25 PERCENT FOR GROUP R-3 OCCUPANCIES.  
 - REFER TO SIA004 FOR FIRE SEPARATION DISTANCE

**CHAPTER 9 - FIRE PROTECTION SYSTEMS**

903.2.8: COMPLY WITH THE REQUIREMENTS FOR AUTOMATIC SPRINKLER PROTECTION IN GROUP R OCCUPANCIES.

- PER SECTION 903.3.1.2 A NFPA-13R FIRE SPRINKLER SYSTEM IS TO BE PROVIDED THROUGHOUT THE BUILDING.  
 - SPRINKLERS TO BE INSTALLED UNDER SEPERATE PERMIT.

**CHAPTER 10 - MEANS OF EGRESS**

1006.3.2 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT IS PERMITTED IN R-3 OCCUPANCY.

1030: RESCUE OPENINGS TO BE PROVIDED VIA RESCUE WINDOWS OR RESCUE DOORS AT ALL BEDROOMS.

**CHAPTER 12 - INTERIOR ENVIRONMENT**

1203.1 GENERAL BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

1203.4 NATURAL VENTILATION. NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

1203.4.1 VENTILATION AREA REQUIRED. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

1203.4.2.1: NOTE THAT BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, OR SIMILAR FIXTURES REQUIRE MECHANICAL VENTILATION PER THE CALIFORNIA MECHANICAL CODE TABLE 403.7

1203.4.3: WHERE NATURAL VENTILATION IS TO BE PROVIDED BY OPENINGS ONTO YARDS OR COURTS, THEY MUST COMPLY WITH SECTION 1206.

1204.1: INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING SYSTEMS.

1205.1 LIGHTING - GENERAL. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 1205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH SECTION 1206.

1206: YARDS SHALL BE NOT LESS THAN 3 FEET IN WIDTH FOR BUILDINGS TWO STORIES OR LESS ABOVE GRADE PLANE. FOR BUILDINGS MORE THAN TWO STORIES ABOVE GRADE PLANE, THE MINIMUM WIDTH OF THE YARD SHALL BE INCREASED AT THE RATE OF 1 FOOT FOR EACH ADDITIONAL STORY.

1208.1: MINIMUM ROOM WIDTHS. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.

1208.2 MINIMUM CEILING HEIGHTS. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. SECTION 1208 GRANTS EXCEPTIONS FOR BEAMS, SLOPED CEILINGS, FURRED CEILINGS, AND MEZZANINES.

1208.3 ROOM AREA. EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET. EXCEPTION: KITCHENS ARE NOT REQUIRED TO BE OF A MINIMUM FLOOR AREA.

**2016 CALIFORNIA FIRE CODE**

907.2.11 SINGLE- AND MULTIPLE-STATION SMOKE ALARMS. PROVIDE SMOKE DETECTION AND ALARMS PER 2016 SFFC SECTION 907.2.11, THROUGHOUT BUILDING.

SECTION 915 - CARBON MONOXIDE DETECTION PROVIDE CARBON MONOXIDE DETECTION AND ALARMS PER CFC SECTION 915, THROUGHOUT BUILDING.

**2016 SAN FRANCISCO FIRE CODE**

**AB-010 LOCAL EQUIVALENCY FOR APPROVAL OF COMMUNICATING OPENINGS BETWEEN BUILDINGS ON SEPARATE PROPERTIES**

1. THE TOTAL WIDTH OF ALL COMMUNICATING OPENINGS IN A BUILDING WALL SHALL NOT EXCEED 25 PERCENT OF THE LENGTH OF THE WALL AT THE FLOOR WHERE THE OPENINGS OCCUR. A SINGLE OPENING SHALL NOT EXCEED 120 SQUARE FEET. MULTIPLE OPENINGS ARE PERMITTED.

2. COMMUNICATING OPENINGS IN EACH BUILDING SHALL BE PROTECTED BY APPROVED AND LISTED AUTOMATIC-CLOSING FIRE ASSEMBLIES HAVING FIRE PROTECTION RATINGS OF AT LEAST THAT REQUIRED FOR THE EXTERIOR WALL OF THE BUILDING PER TABLES 601 AND 602, OR FOR ANY OCCUPANCY SEPARATION REQUIRED BETWEEN ADJOINING OCCUPANCIES IN THE SEPARATE BUILDINGS AS PRESCRIBED IN TABLE 508.4. WHICHEVER RESULTS IN A GREATER FIRE-RESISTIVE RATING. IN NO CASE SHALL THE OPENING PROTECTION BE LESS THAN ONE HOUR. SUCH FIRE ASSEMBLIES SHALL CLOSE IN THE EVENT OF HEAT OR SMOKE DETECTED ON EITHER SIDE OF THE COMMUNICATING OPENING AND SHALL CAUSE A LOCAL FIRE ALARM TO SOUND UPON CLOSING.

**CURRENT ZONING DESIGNATION: RH-1 - RESIDENTIAL - HOUSE, ONE FAMILY**

**HEIGHT AND BULK DISTRICT: 40-X**

**FRONT SETBACK:**

- NO LEGISLATIVE SETBACKS  
 - THE MINIMUM REQUIRED FRONT SETBACK IS 12' - 0" (AVERAGED OF THE FRONT SETBACKS OF THE TWO ADJACENT NEIGHBORS).

**REAR YARD REQUIREMENT:** 25% OF LOT DEPTH, BUT NO LESS THAN 15 FEET.  
 - THE MINIMUM REQUIRED REAR YARD IS 33' - 9" (25% OF THE 135'-0" LOT DEPTH).  
 - THE REAR YARD IS 47' - 7" (35%) OF THE 135' - 0" LOT DEPTH.

**LANDSCAPING & PERMEABILITY**

PURSUANT TO PLANNING CODE SECTION 132, NOT LESS THAN 20% OF THE REQUIRED SETBACK AREA SHALL BE AND REMAIN UNPAVED AND DEVOTED TO PLANT MATERIAL, AND THE FRONT SETBACK AREA SHALL BE AT LEAST 50% PERMEABLE SO AS TO INCREASE STORMWATER INFILTRATION.

- REQ. LANDSCAPE AREA: 20% OF 320 SF = 64 SF. **113 SF PROVIDED**  
 - REQ. PERMEABLE SURFACE AREA: 50% OF 320 SF = 160 SF. **215 SF PROVIDED**

**STREET TREE**

ONE TREE OF 24-INCH BOX SIZE IS REQUIRED FOR EACH 20 FEET OF FRONTAGE OF THE PROPERTY ALONG EACH STREET OR ALLEY, WITH ANY REMAINING FRACTION OF 10 FEET OR MORE OF FRONTAGE REQUIRING AN ADDITIONAL TREE.  
 - 1 STREET TREE ARE REQUIRED. 0 TREES ARE EXISTING.  
 - THERE ARE NO SIDEWALKS FOR TREE PLANTING. **OWNER TO PAY IN-LIEU FEE.**

**LOT LINE & AREA:**

**LOT WIDTH:** SEC. 121.D MINIMUM LOT WIDTH. THE MINIMUM LOT WIDTH SHALL BE AS FOLLOWS:  
 (2) IN ALL OTHER ZONING USE DISTRICTS: 25 FEET.  
 - PROPOSED LOT WILL BE 25' AT THE REAR OF THE LOT AND LESS THAN 25' AT THE FRONT

**LOT AREA:** MINIMUM LOT AREA. THE MINIMUM LOT AREA SHALL BE AS FOLLOWS:  
 (2) IN ALL OTHER ZONING USE DISTRICTS: 2,500 SQUARE FEET; EXCEPT THAT THE MINIMUM LOT AREA FOR ANY LOT HAVING ITS STREET FRONTAGE ENTIRELY WITHIN 125 FEET OF THE INTERSECTION OF TWO STREETS THAT INTERSECT AT AN ANGLE OF NOT MORE THAN 135 DEGREES SHALL BE 1,750 SQUARE FEET.  
 - EXISTING LOT AREA: 3,375 SF  
 - PROPOSED LOT AREA: 3,205 SF

**PLANNING CODE NOTES**

**MASTER BEDROOM**

4% X 238 SF = 9.54 SF VENTILATION REQ.  
**28.33 SF PROVIDED**  
 8% X 238 SF = 19.04 SF NATURAL LIGHT REQ.  
**189.31 SF PROVIDED**

**BEDROOM 1**

4% X 106 SF = 4.24 SF VENTILATION REQ.  
**13.54 SF PROVIDED**  
 8% X 106 SF = 8.46 SF NATURAL LIGHT REQ.  
**22.92 SF PROVIDED**

**BEDROOM 2**

4% X 132 SF = 5.28 SF VENTILATION REQ.  
**20.31 SF PROVIDED**  
 8% X 132 SF = 10.56 SF NATURAL LIGHT REQ.  
**34.38 SF PROVIDED**

**BEDROOM 3**

4% X 135 SF = 5.4 SF VENTILATION REQ.  
**6.77 SF PROVIDED**  
 8% X SF 135 = 10.8 SF NATURAL LIGHT REQ.  
**11.46 SF PROVIDED**

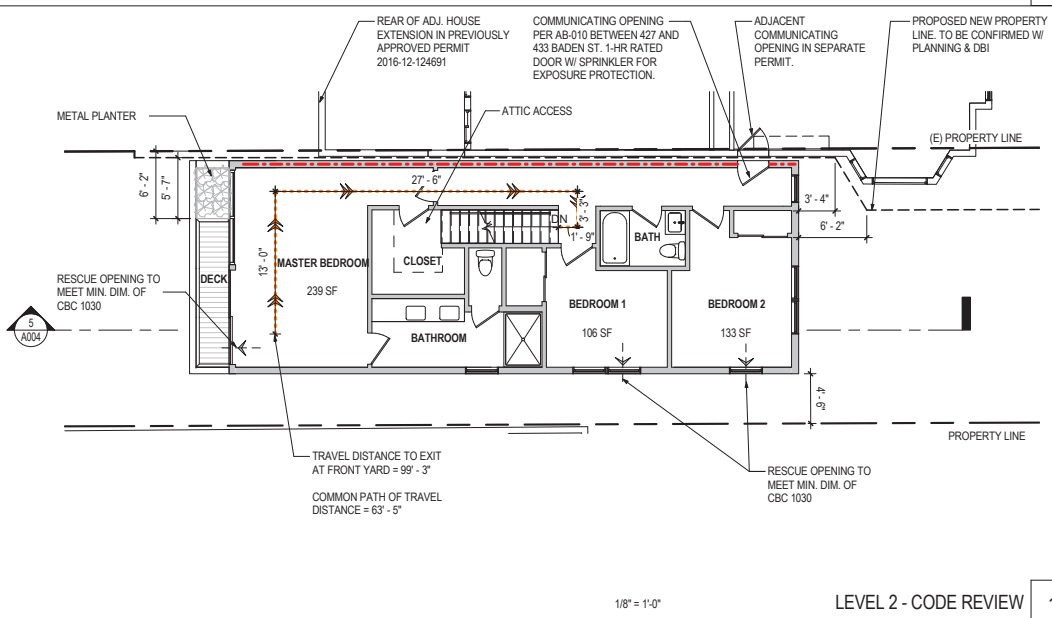
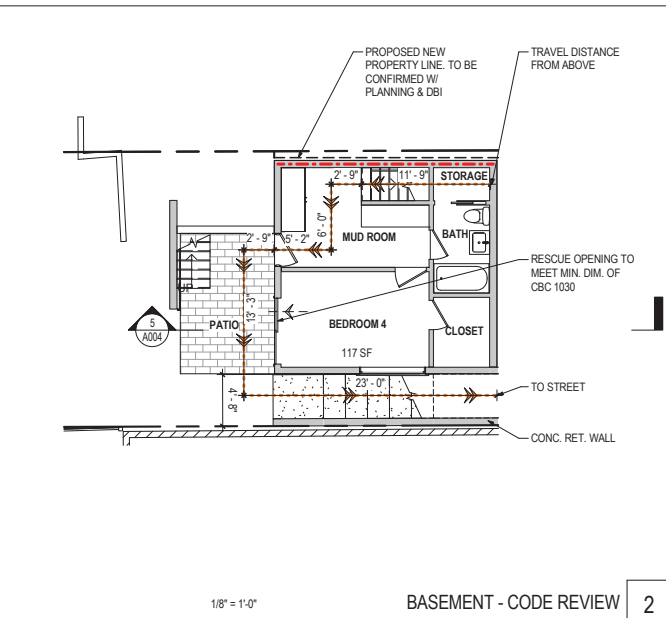
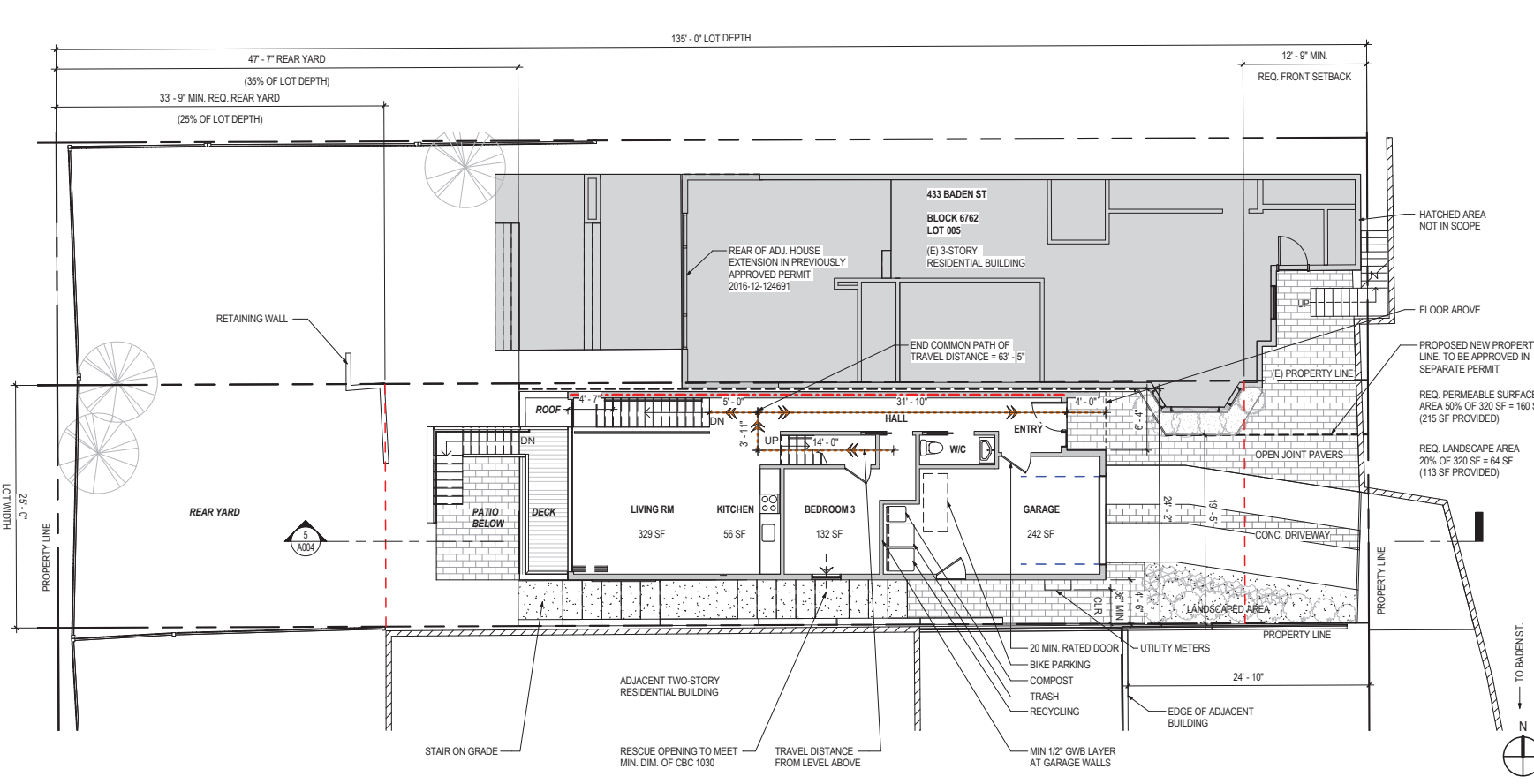
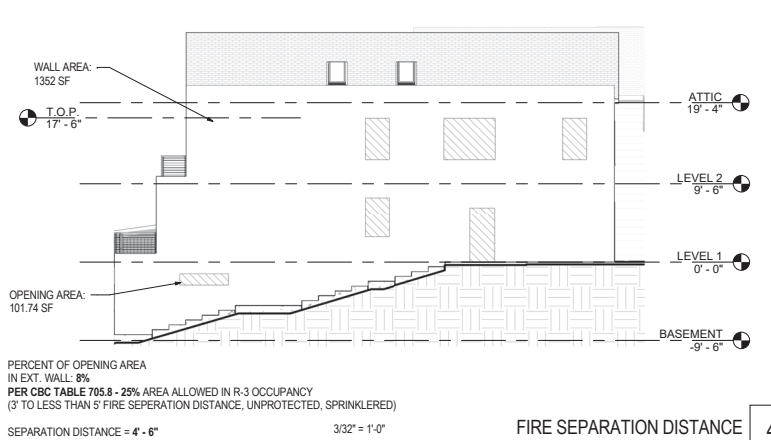
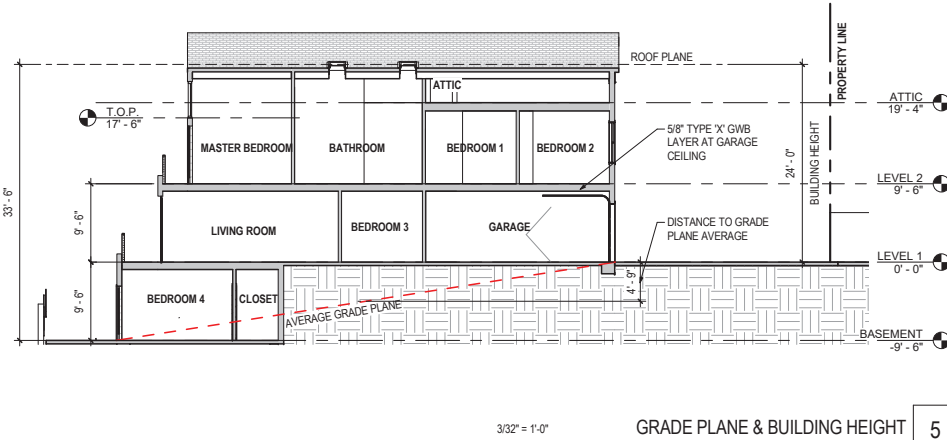
**LIGHT AND AIR CALCULATIONS**

**LEGEND**

- EXIT PATH
- RESCUE OPENING PATH
- 1-HR. FIRE-RATED ASSEMBLY.
- ALL DOORS TO BE RATED FOR USE IN FIRE-RATED WALLS WHERE INDICATED

**WALL LEGEND**

- NEW WALL
- (E) WALL OF ADJACENT BUILDING
- EXISTING WALL



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**BUILDING AND FIRE CODE NOTES**

**OPENSCOPE**  
 ARCHITECTURE | URBANISM | DESIGN

STAMP  
 LICENSED ARCHITECT  
 MARK K. HOGAN  
 C-33268  
 04-30-2021  
 RENEWAL DATE  
 STATE OF CALIFORNIA

CONSULTANTS

PROJECT  
 1705.00  
**427 BADEN ST.**

PROJECT ADDRESS

ISSUE DATE

10/10/2019

**SITE PERMIT**

REVISIONS

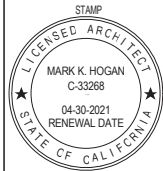
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SCALE

As Indicated

**CODE REVIEW**

**A004**

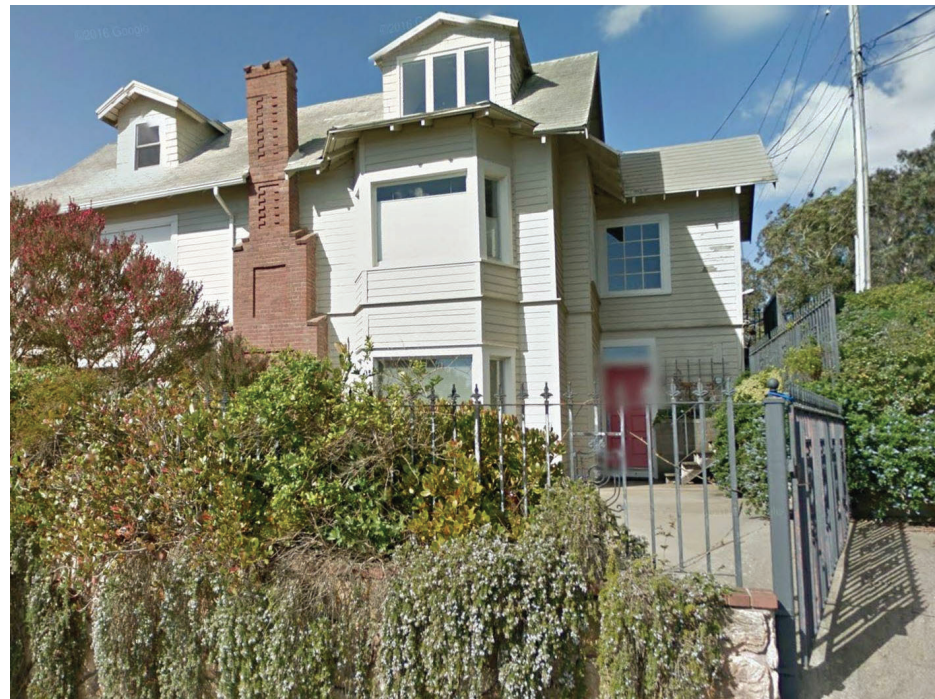


CONSULTANTS

PROJECT  
1705.00  
**427 BADEN ST.**

ISSUE DATE  
**10/10/2019**  
**SITE PERMIT**  
REVISIONS  
NO. DATE

SCALE  
1" = 30'-0"  
**SITE PHOTOS**  
**A006**



**1. ADJACENT RIGHT  
(433 BADEN ST)**



**2. FRONT OF EXISTING PARCEL  
(427 BADEN ST)**



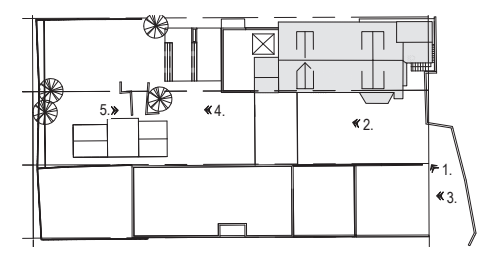
**3. ADJACENT LEFT  
(419 BADEN ST)**



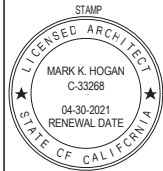
**4. REAR YARD**



**5. REAR YARD**



**KEY PLAN**



CONSULTANTS

PROJECT  
1705.00  
**427 BADEN ST.**

PROJECT ADDRESS

ISSUE DATE  
**10/10/2019**

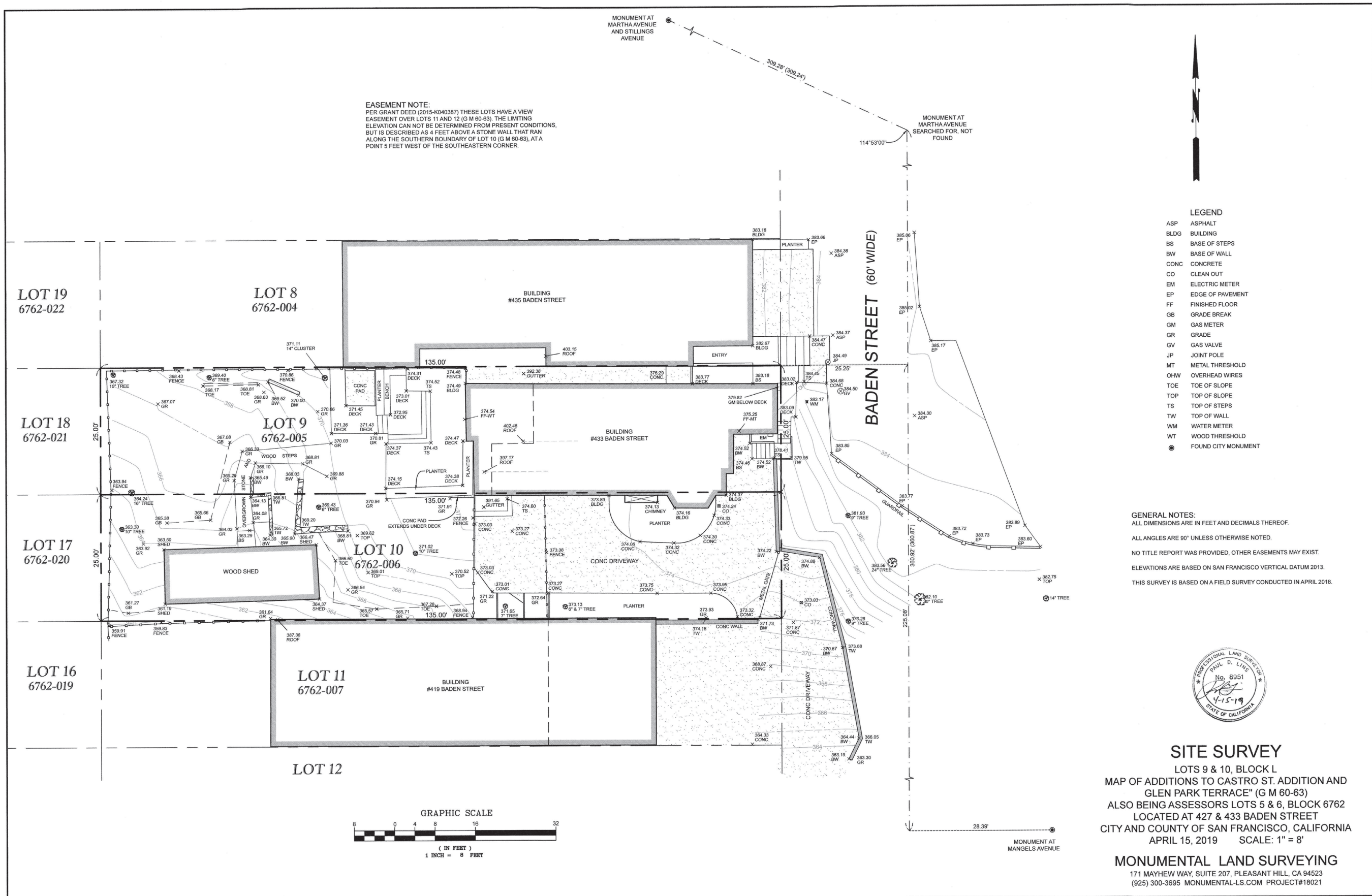
**SITE PERMIT**

REVISIONS  
NO. DATE

SCALE

**SURVEY**

**A007**



**EASEMENT NOTE:**  
PER GRANT DEED (2015-K040387) THESE LOTS HAVE A VIEW EASEMENT OVER LOTS 11 AND 12 (G M 60-63). THE LIMITING ELEVATION CAN NOT BE DETERMINED FROM PRESENT CONDITIONS, BUT IS DESCRIBED AS 4 FEET ABOVE A STONE WALL THAT RAN ALONG THE SOUTHERN BOUNDARY OF LOT 10 (G M 60-63), AT A POINT 5 FEET WEST OF THE SOUTHEASTERN CORNER.

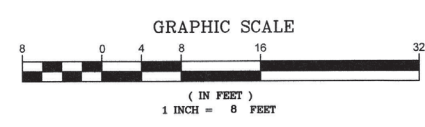
- LEGEND**
- ASP ASPHALT
  - BLDG BUILDING
  - BS BASE OF STEPS
  - BW BASE OF WALL
  - CONC CONCRETE
  - CO CLEAN OUT
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - FF FINISHED FLOOR
  - GB GRADE BREAK
  - GM GAS METER
  - GR GRADE
  - GV GAS VALVE
  - JP JOINT POLE
  - MT METAL THRESHOLD
  - OHV OVERHEAD WIRES
  - TOE TOE OF SLOPE
  - TOP TOP OF SLOPE
  - TS TOP OF STEPS
  - TW TOP OF WALL
  - WM WATER METER
  - WT WOOD THRESHOLD
  - FOUND CITY MONUMENT

**GENERAL NOTES:**  
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.  
NO TITLE REPORT WAS PROVIDED, OTHER EASEMENTS MAY EXIST.  
ELEVATIONS ARE BASED ON SAN FRANCISCO VERTICAL DATUM 2013.  
THIS SURVEY IS BASED ON A FIELD SURVEY CONDUCTED IN APRIL 2018.

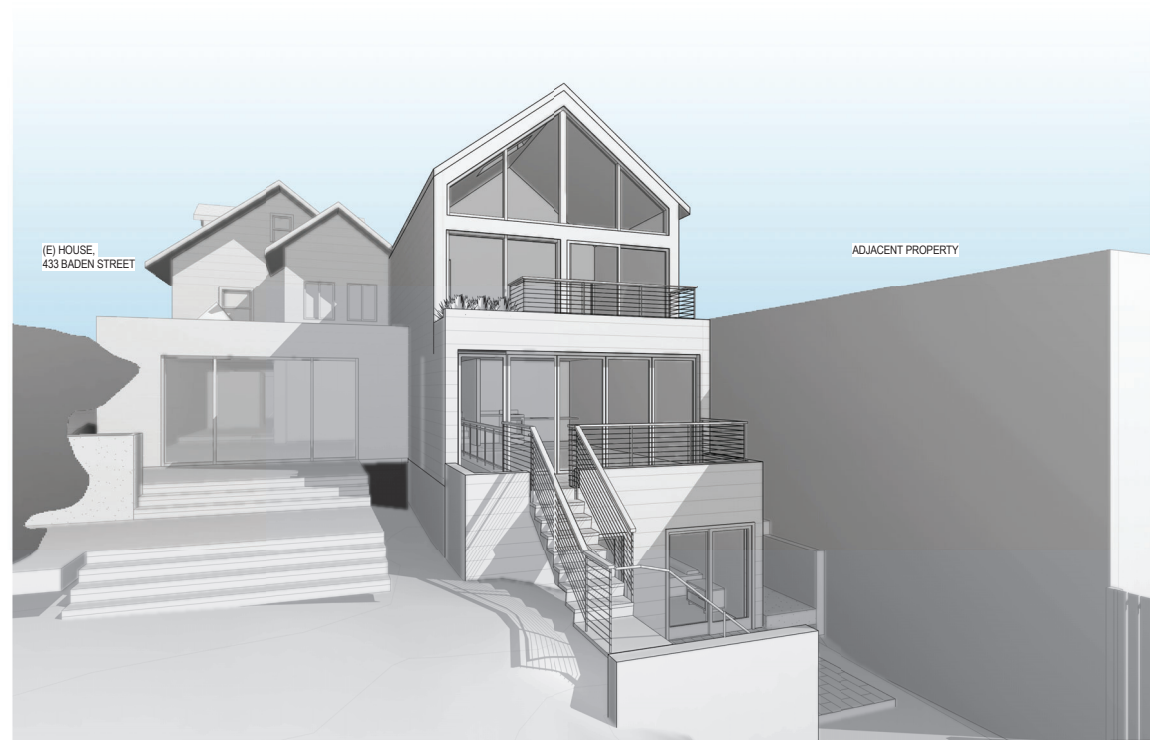


**SITE SURVEY**  
LOTS 9 & 10, BLOCK L  
MAP OF ADDITIONS TO CASTRO ST. ADDITION AND  
GLEN PARK TERRACE" (G M 60-63)  
ALSO BEING ASSESSORS LOTS 5 & 6, BLOCK 6762  
LOCATED AT 427 & 433 BADEN STREET  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
APRIL 15, 2019 SCALE: 1" = 8'

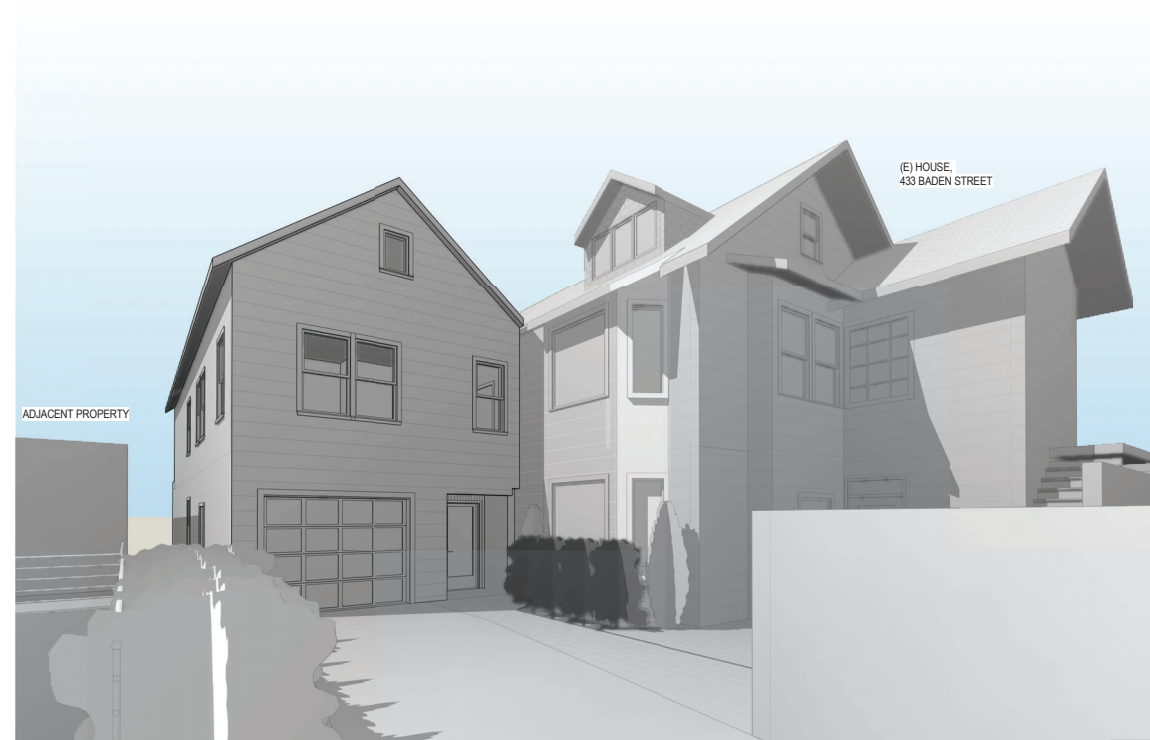
**MONUMENTAL LAND SURVEYING**  
171 MAYHEW WAY, SUITE 207, PLEASANT HILL, CA 94523  
(925) 300-3695 MONUMENTAL-LS.COM PROJECT#18021







REAR VIEW - SUN STUDY  
2:00PM, SEPTEMBER - FALL 4



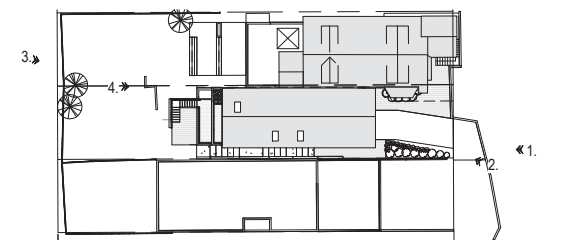
FRONT VIEW - SUN STUDY  
2:00PM, SEPTEMBER - FALL 2



AERIAL REAR - SUN STUDY  
2:00PM, SEPTEMBER - FALL 3



AERIAL FRONT - SUN STUDY  
2:00PM, SEPTEMBER - FALL 1



KEY PLAN

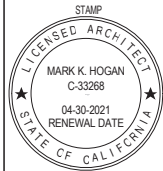


CONSULTANTS

PROJECT  
1705.00  
**427 BADEN ST.**  
PROJECT ADDRESS

ISSUE DATE  
**10/10/2019**  
**SITE PERMIT**  
REVISIONS  
NO. DATE  
1 08/06/19

SCALE  
1" = 30'-0"  
**3D VIEWS**  
**A008**

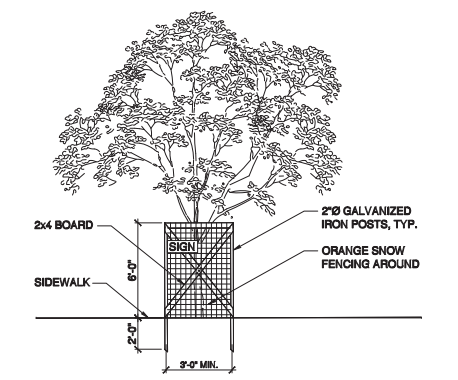
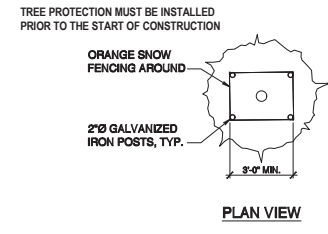
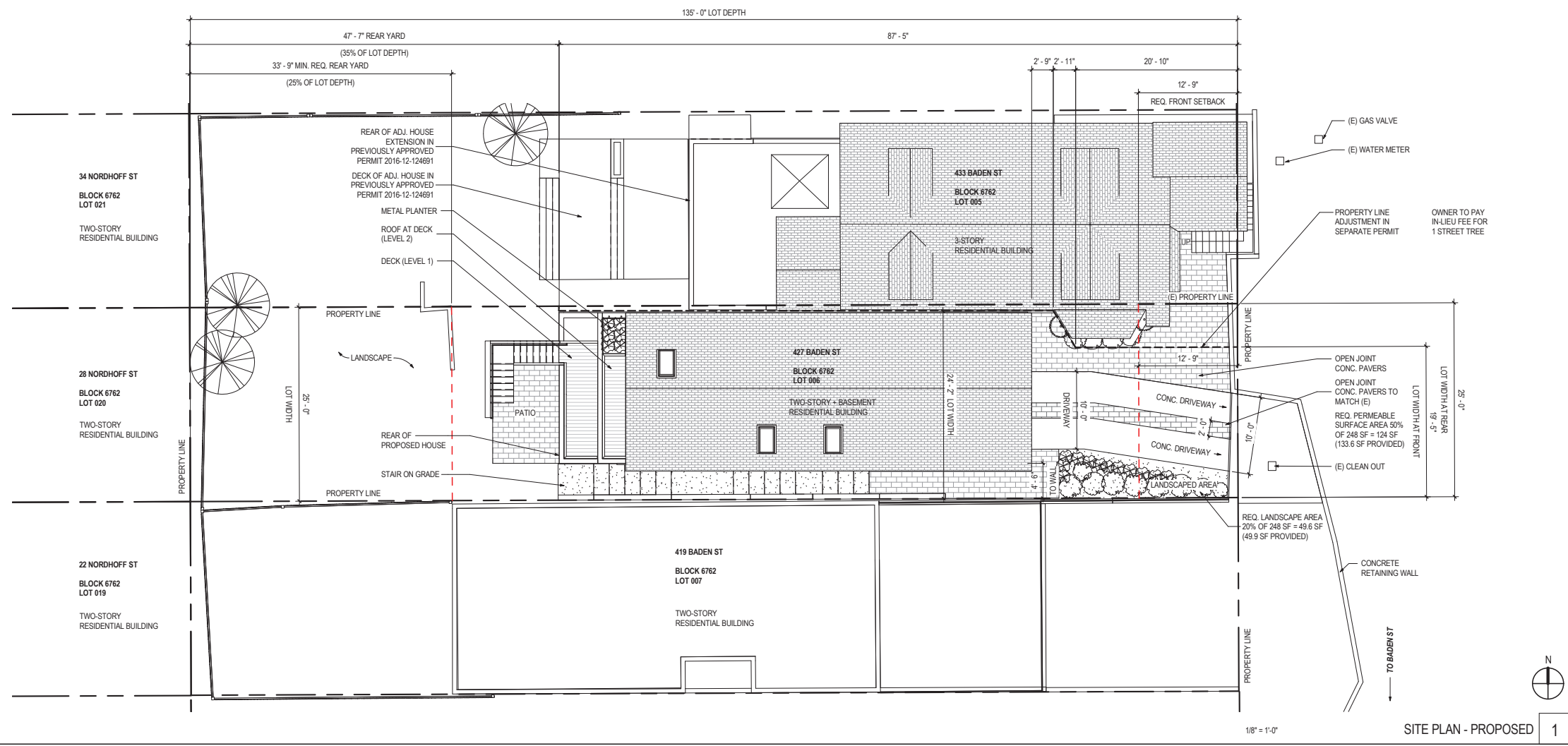
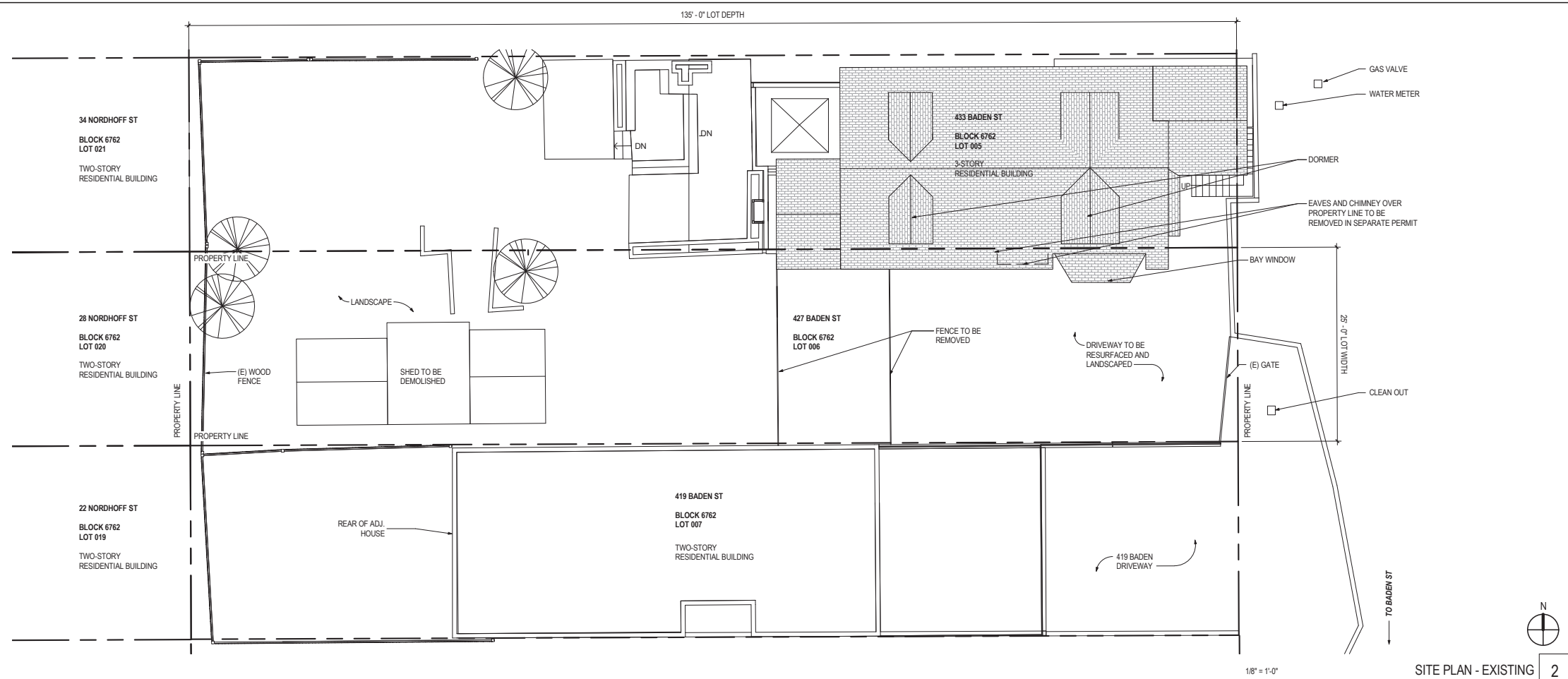


CONSULTANTS

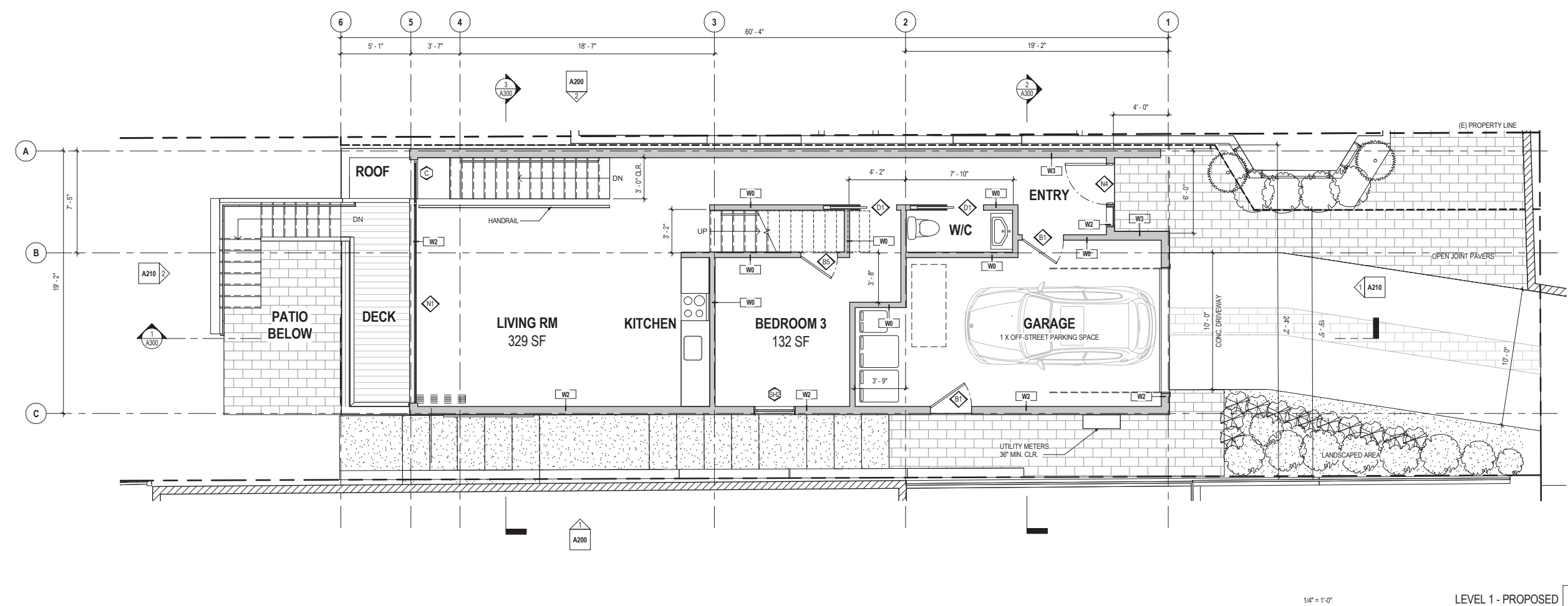
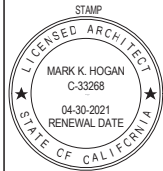
PROJECT  
1705.00  
**427 BADEN ST.**

ISSUE DATE  
**10/10/2019**  
**SITE PERMIT**  
REVISIONS  
NO. DATE  
1 08/06/19

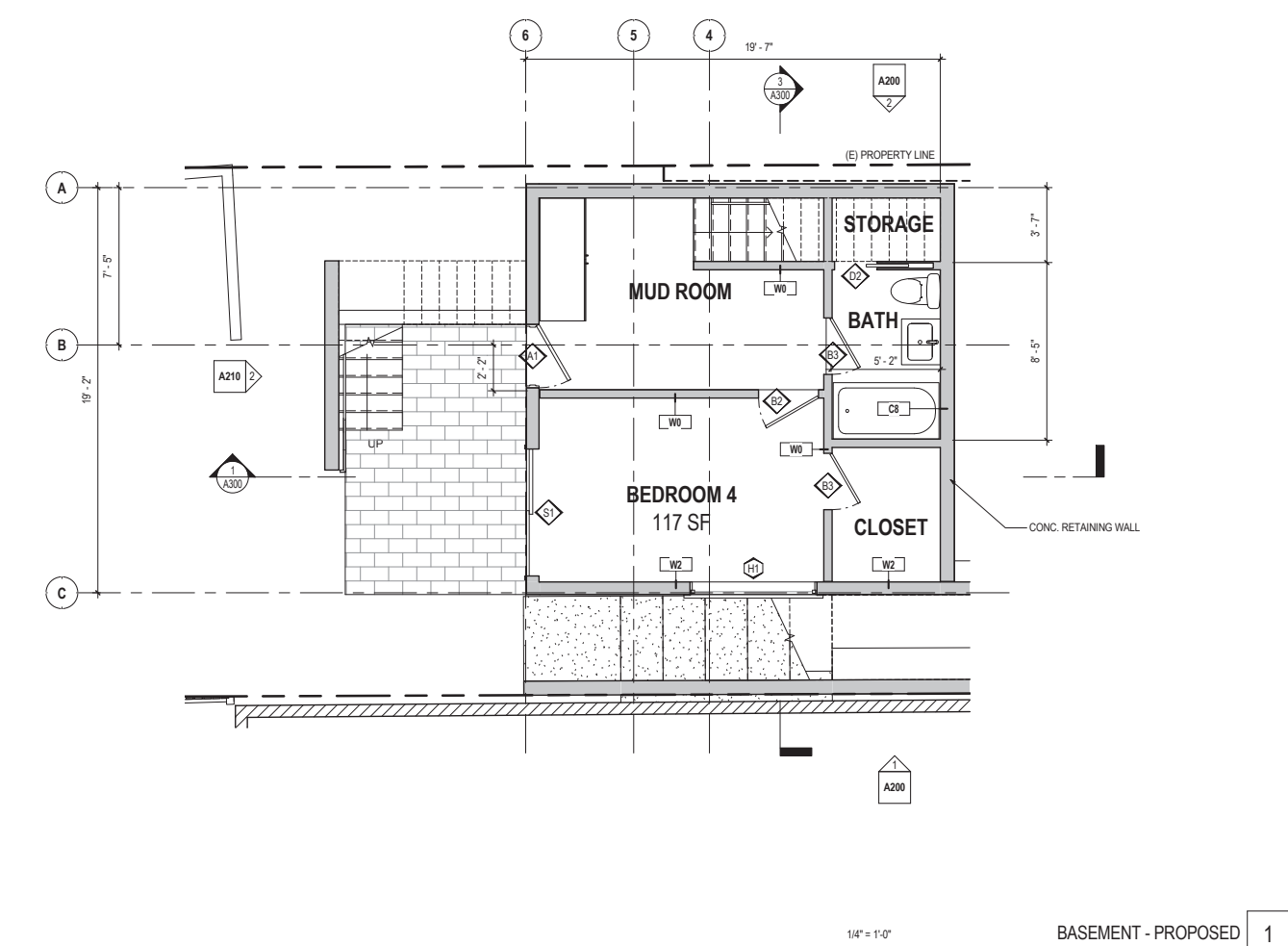
SCALE  
As indicated  
**SITE PLAN**  
**A100**



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1/4" = 1'-0" LEVEL 1 - PROPOSED 2



1/4" = 1'-0" BASEMENT - PROPOSED 1

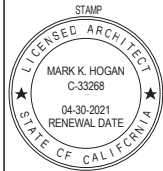
CONSULTANTS

PROJECT  
1705.00  
427 BADEN  
ST.

ISSUE DATE  
10/10/2019  
SITE PERMIT

NO.	DATE
1	08/06/19

SCALE  
1/4" = 1'-0"  
FLOOR  
PLANS  
**A110**

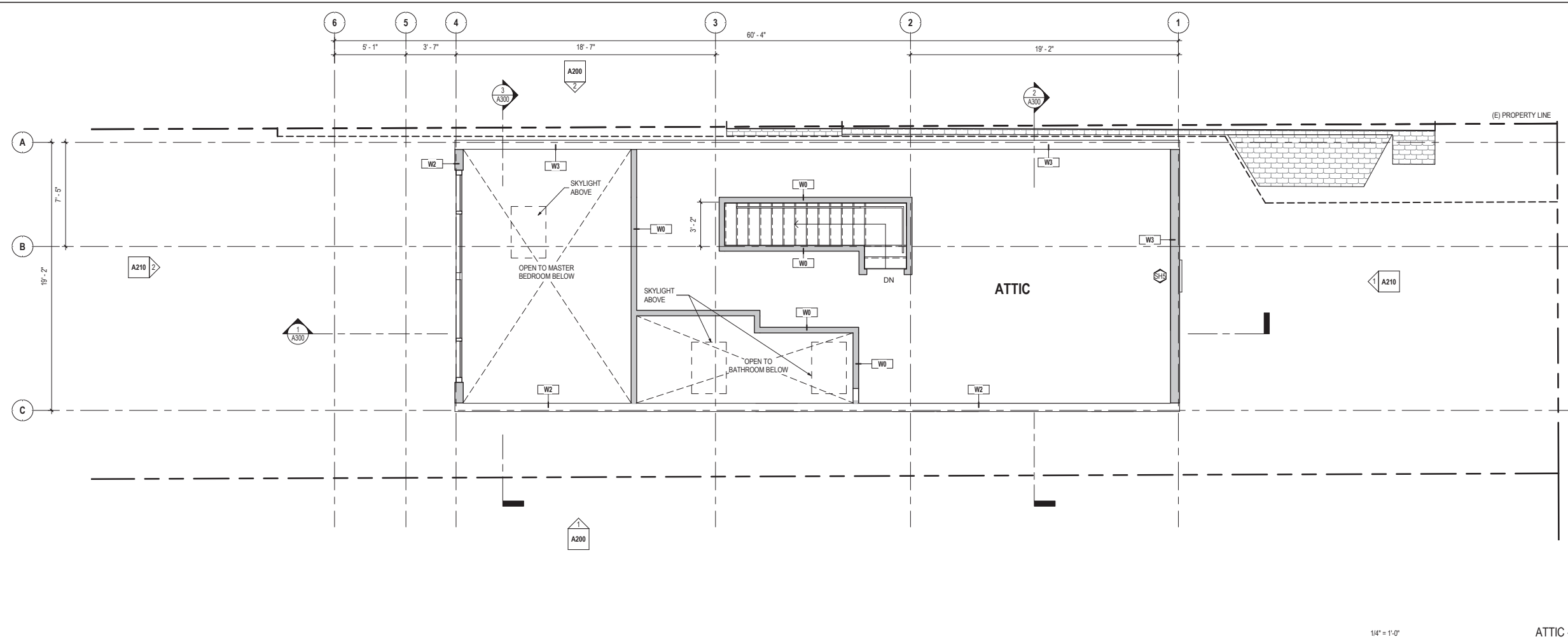


CONSULTANTS

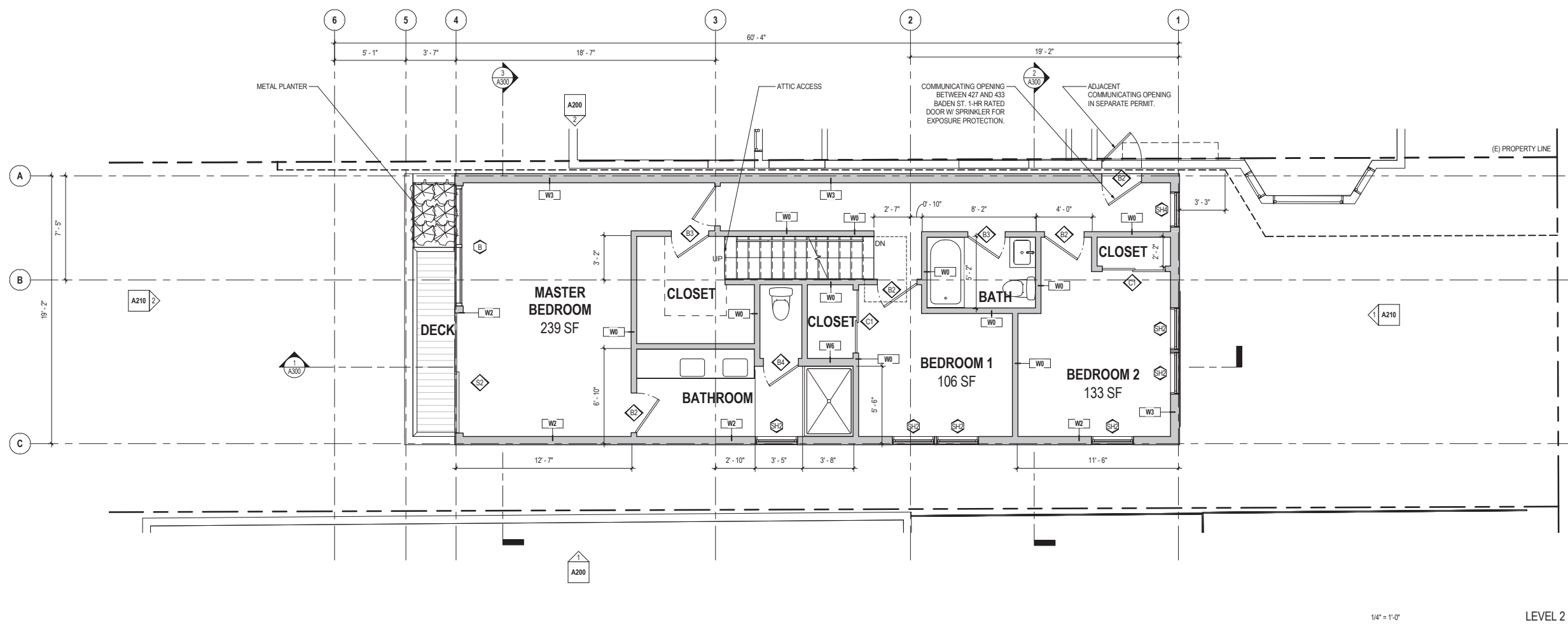
PROJECT  
1705.00  
**427 BADEN ST.**

ISSUE DATE  
**10/10/2019**  
**SITE PERMIT**  
REVISIONS  
NO. DATE

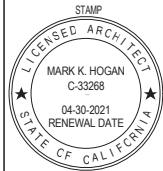
SCALE  
1/4" = 1'-0"  
**FLOOR PLANS**  
**A111**



1/4" = 1'-0" ATTIC - PROPOSED 2



1/4" = 1'-0" LEVEL 2 - PROPOSED 1

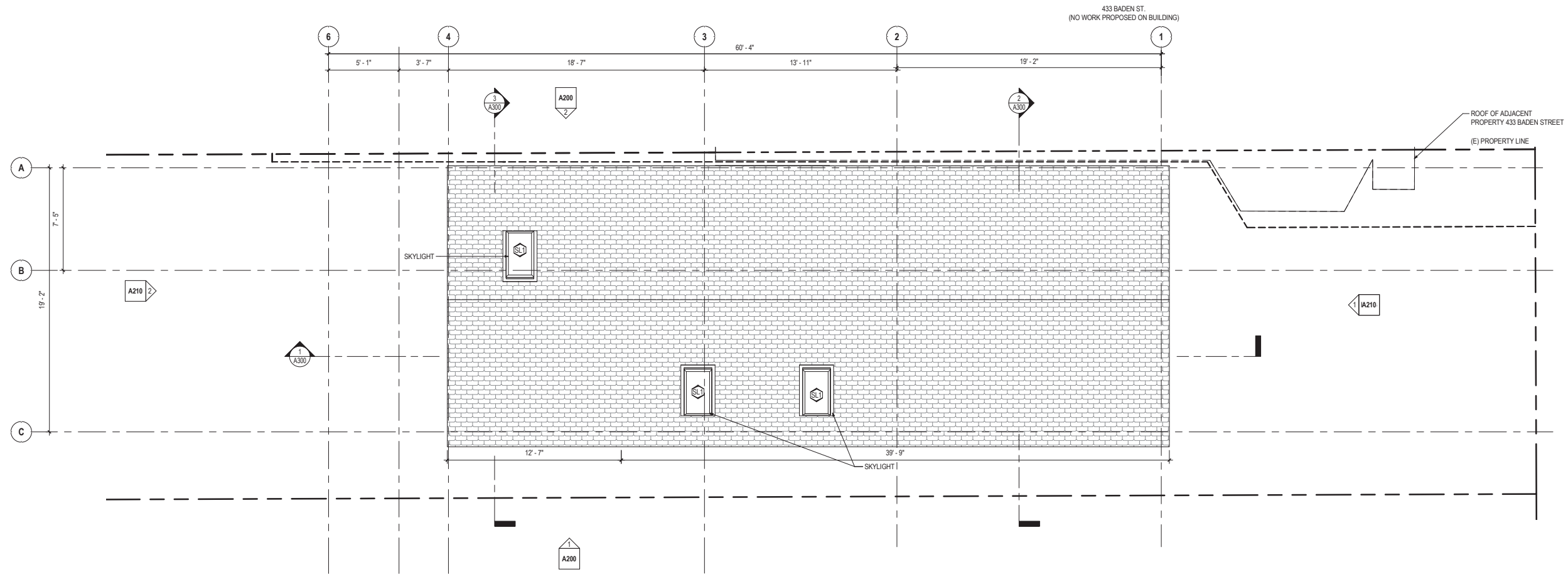


CONSULTANTS

PROJECT  
1705.00  
**427 BADEN ST.**

ISSUE DATE  
**10/10/2019**  
**SITE PERMIT**  
REVISIONS  
NO. DATE

SCALE  
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**ROOF PLAN**  
**A112**

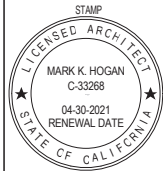


PRINTED 10/10/2019 10:49:36 AM

1/4" = 1'-0"

ROOF - PROPOSED

1

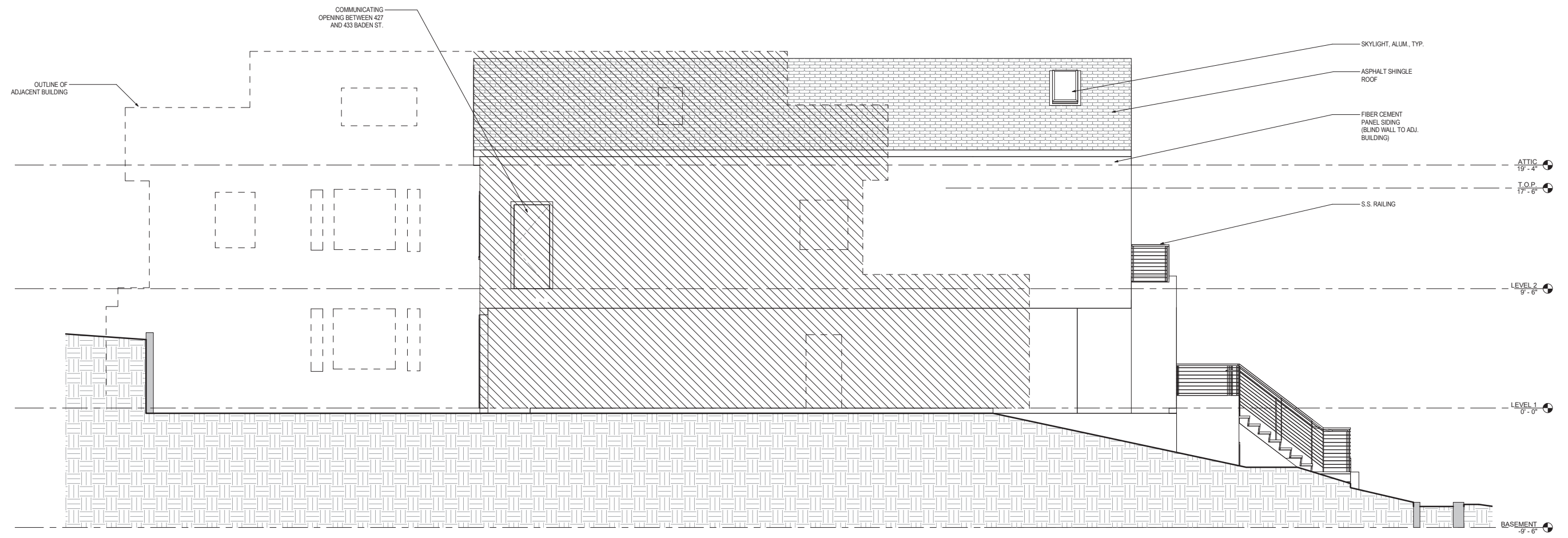


CONSULTANTS

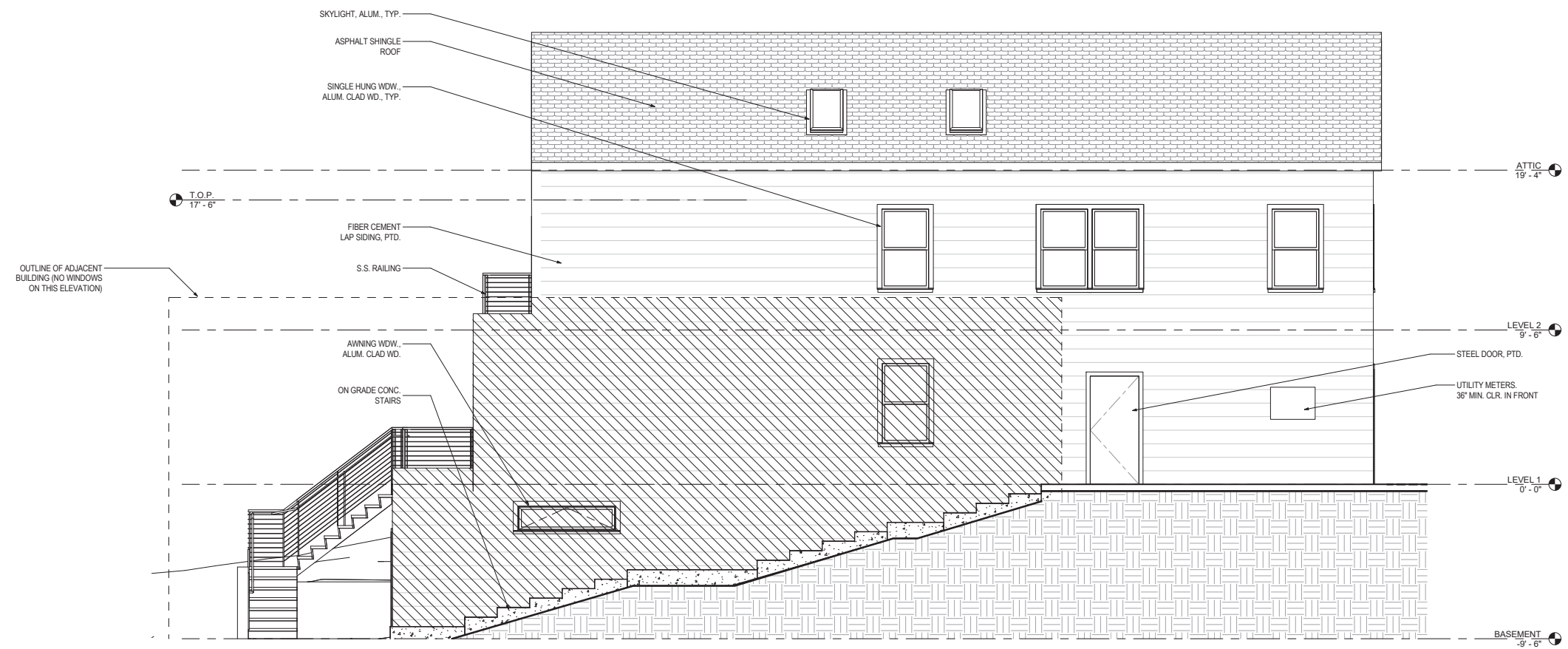
PROJECT  
1705.00  
**427 BADEN ST.**

ISSUE DATE  
**10/10/2019**  
**SITE PERMIT**  
REVISIONS  
NO. DATE

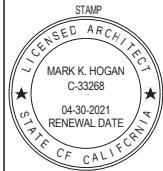
SCALE  
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**ELEVATIONS**  
**A200**



1/4" = 1'-0" ELEVATION - NORTH 2



1/4" = 1'-0" ELEVATION - SOUTH 1

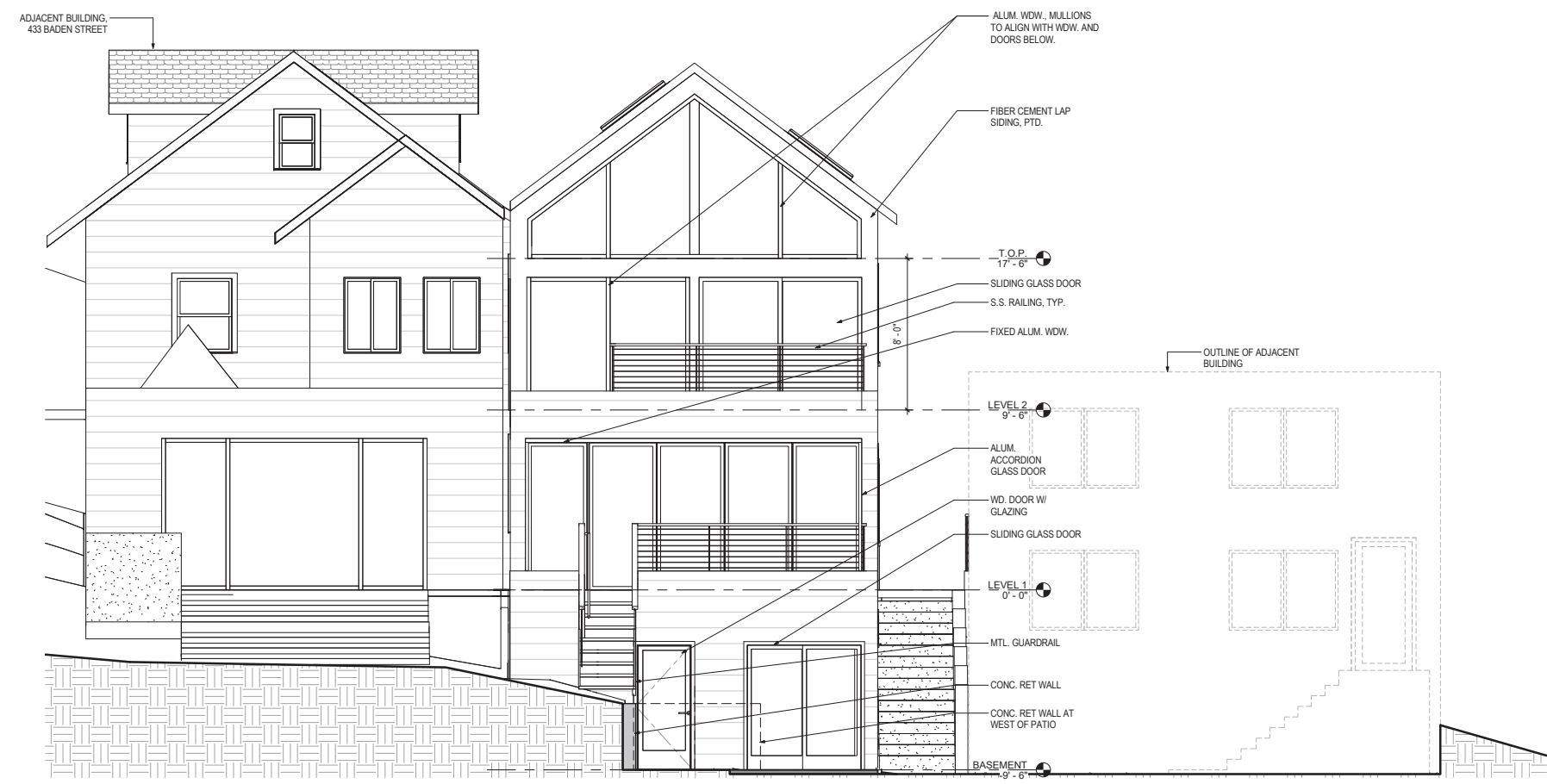


CONSULTANTS

PROJECT  
1705.00  
**427 BADEN ST.**

ISSUE DATE  
**10/10/2019**  
**SITE PERMIT**  
REVISIONS  
NO. DATE  
1 08/06/19

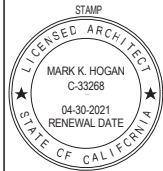
SCALE  
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**ELEVATIONS**  
**A210**



ELEVATION - WEST 2



ELEVATION - EAST 1

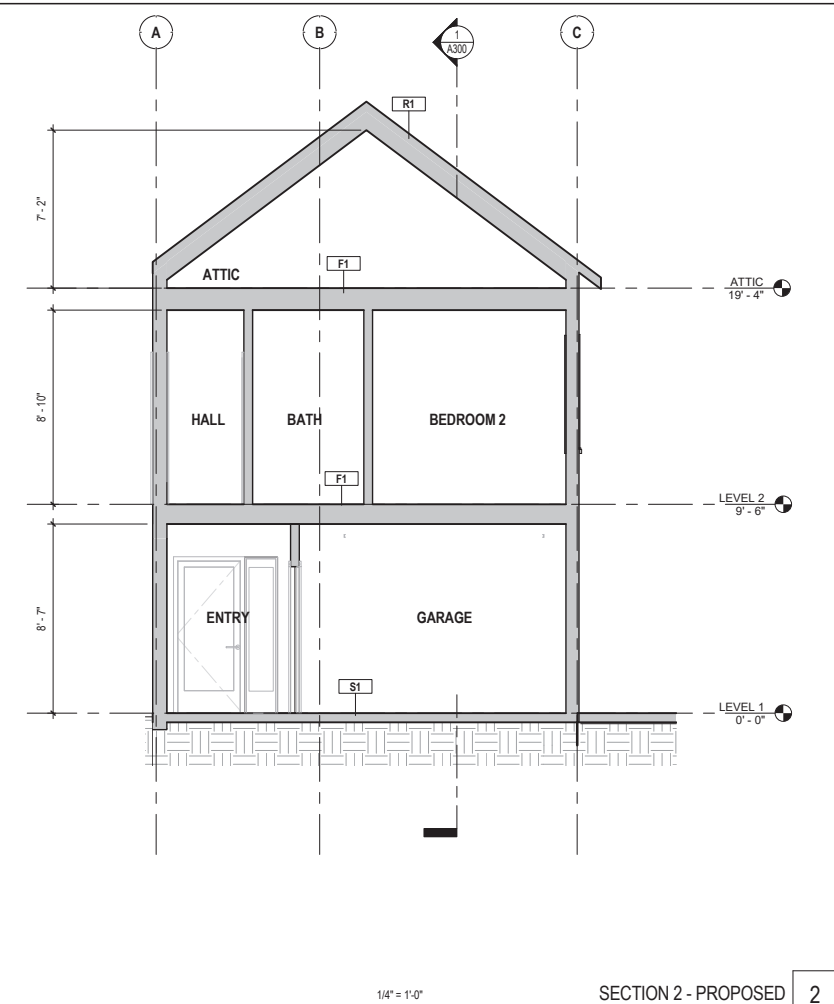


CONSULTANTS

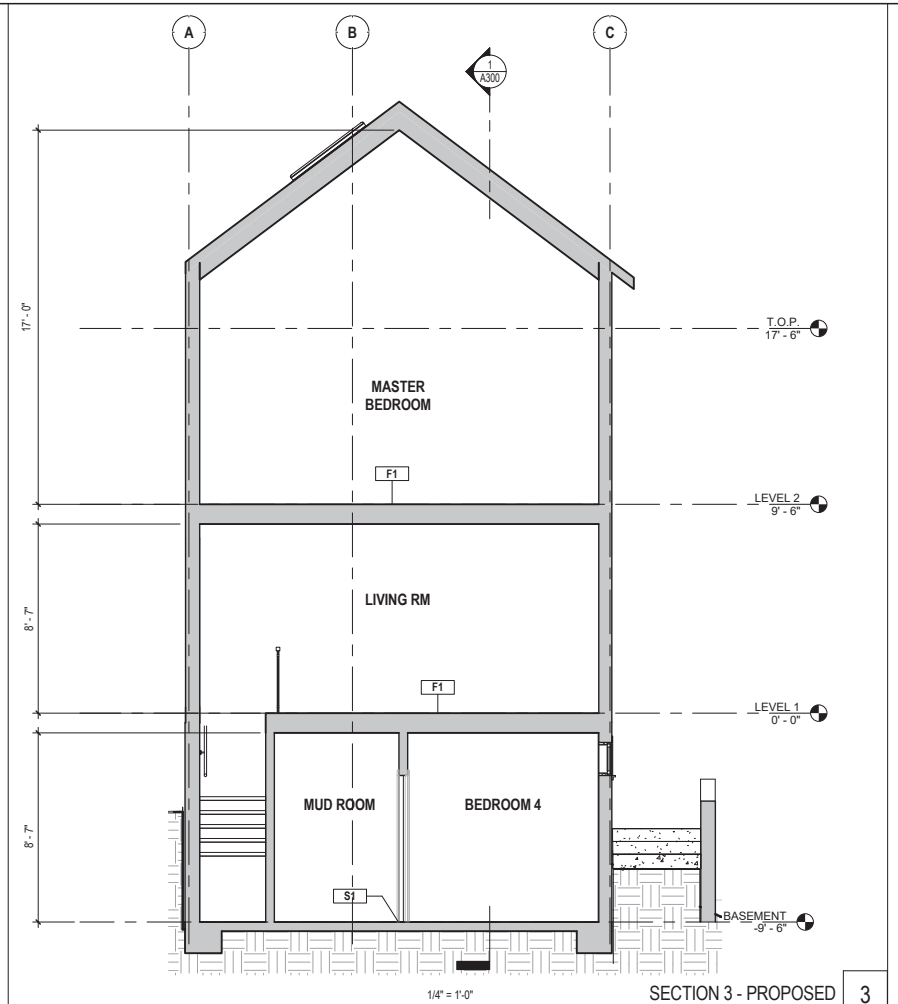
PROJECT  
1705.00  
427 BADEN  
ST.

ISSUE DATE  
10/10/2019  
SITE PERMIT  
REVISIONS  
NO. DATE

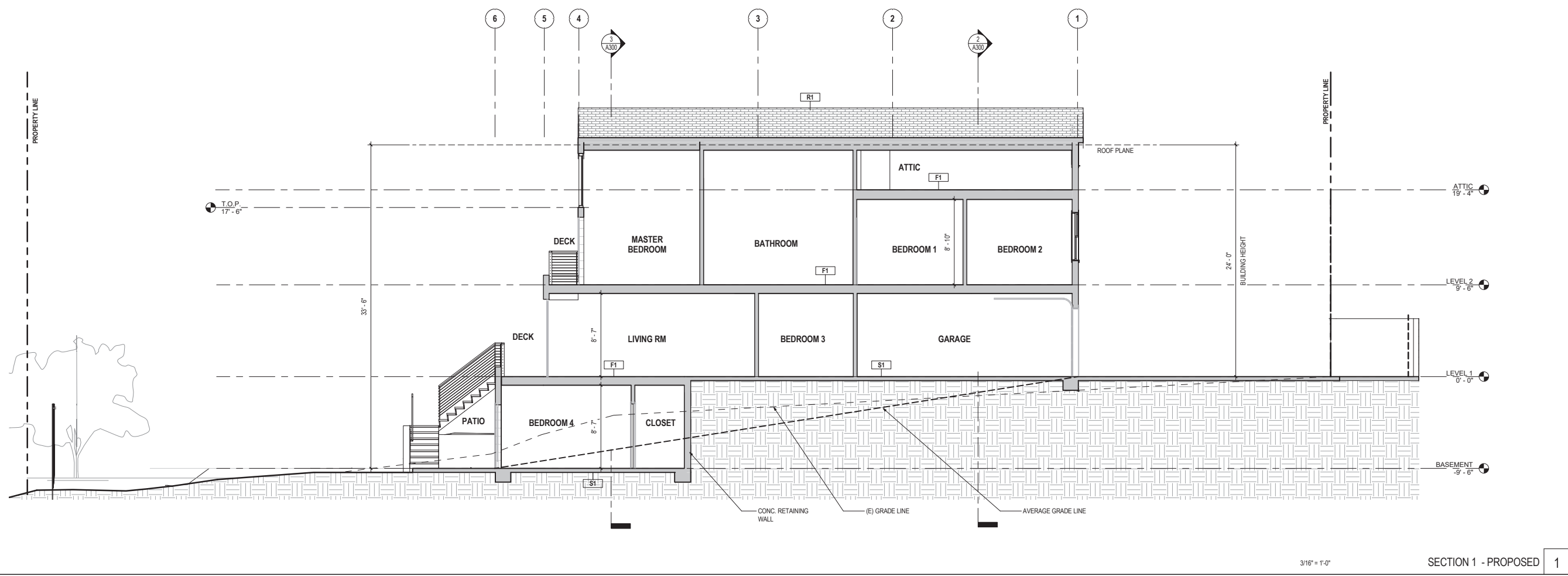
SCALE  
As indicated  
SECTIONS  
A300



SECTION 2 - PROPOSED 2

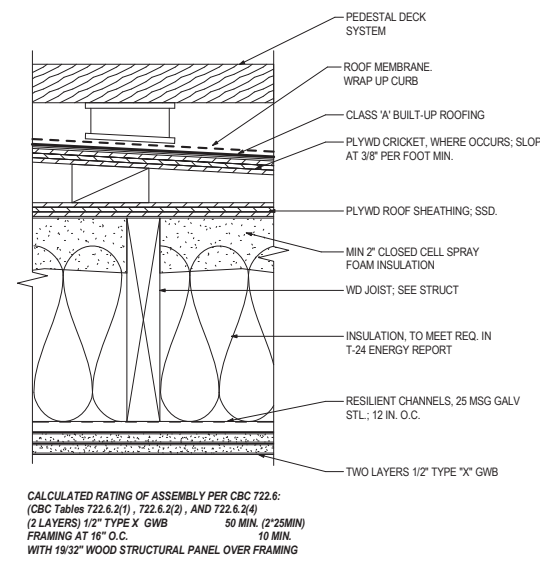


SECTION 3 - PROPOSED 3

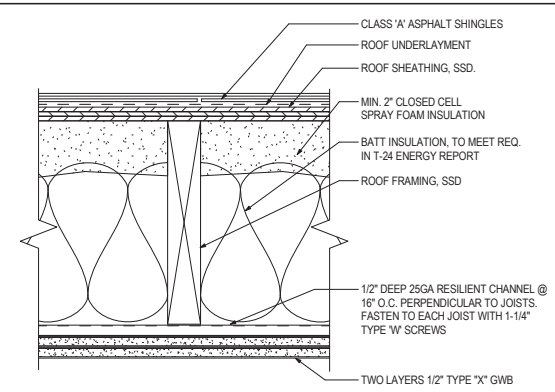


SECTION 1 - PROPOSED 1

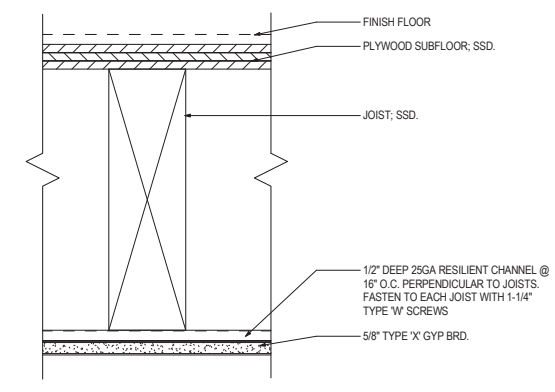




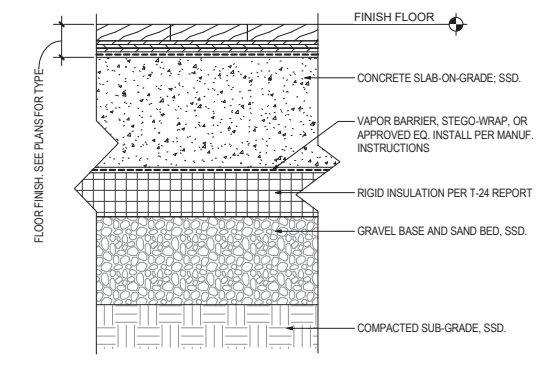
3" = 1'-0" ROOF - BUILT UP ROOF ON WOOD JOISTS 11



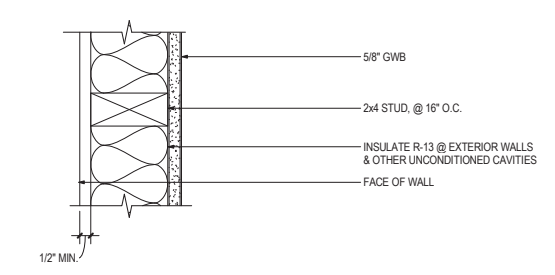
3" = 1'-0" ROOF - ASSEMBLY R1



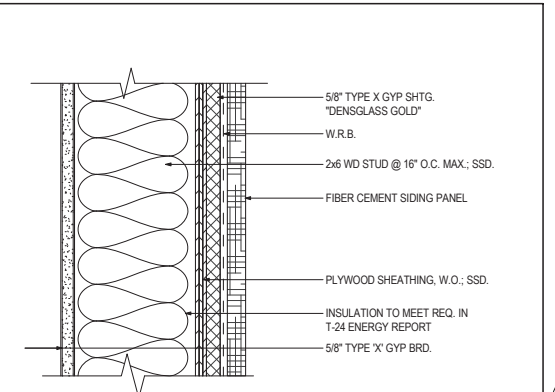
3" = 1'-0" FLOOR - ASSEMBLY F1



3" = 1'-0" FLOOR - SLAB ON GRADE S1

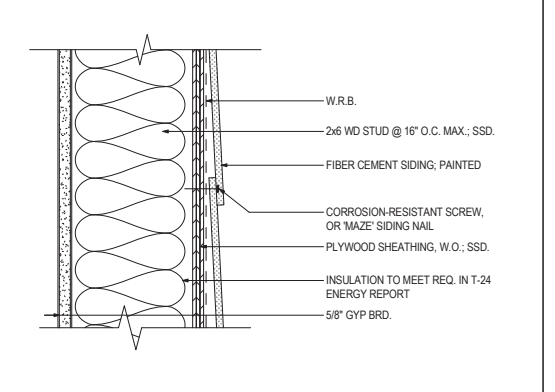


3" = 1'-0" WALL - INT. - FURRING W4

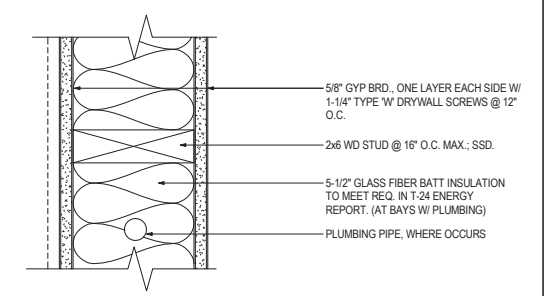


FIRE RATING: 1-HR. PER GA FILE WP 8105  
SOUND RATING: N/A

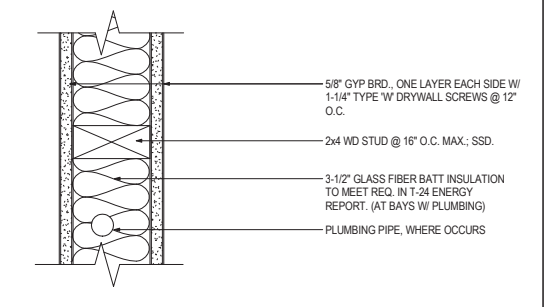
3" = 1'-0" WALL - EXT - FIBER CEMENT SIDING - 1HR RATED W3



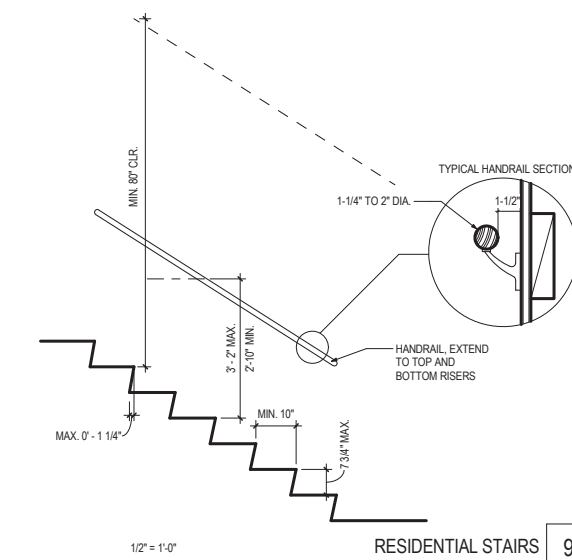
3" = 1'-0" WALL - EXT - FIBER CEMENT SIDING W2



3" = 1'-0" WALL - INT. - 2X6 - NON RATED W1



3" = 1'-0" WALL - INT. - 2X4 - NON RATED W0



1/2" = 1'-0" RESIDENTIAL STAIRS 9



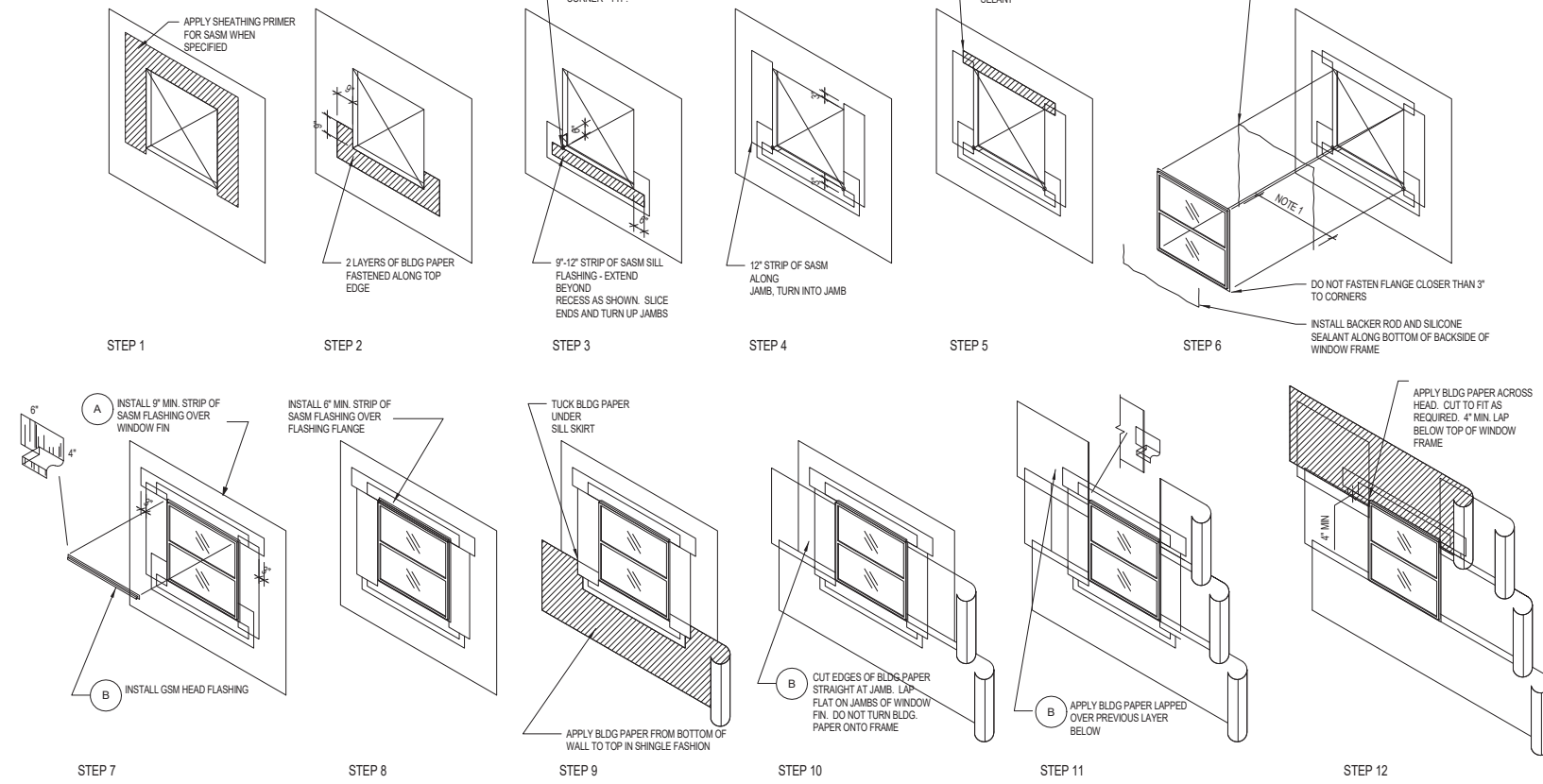
CONSULTANTS

PROJECT  
1705.00  
427 BADEN ST.

ISSUE DATE  
10/10/2019  
SITE PERMIT  
REVISIONS  
NO. DATE

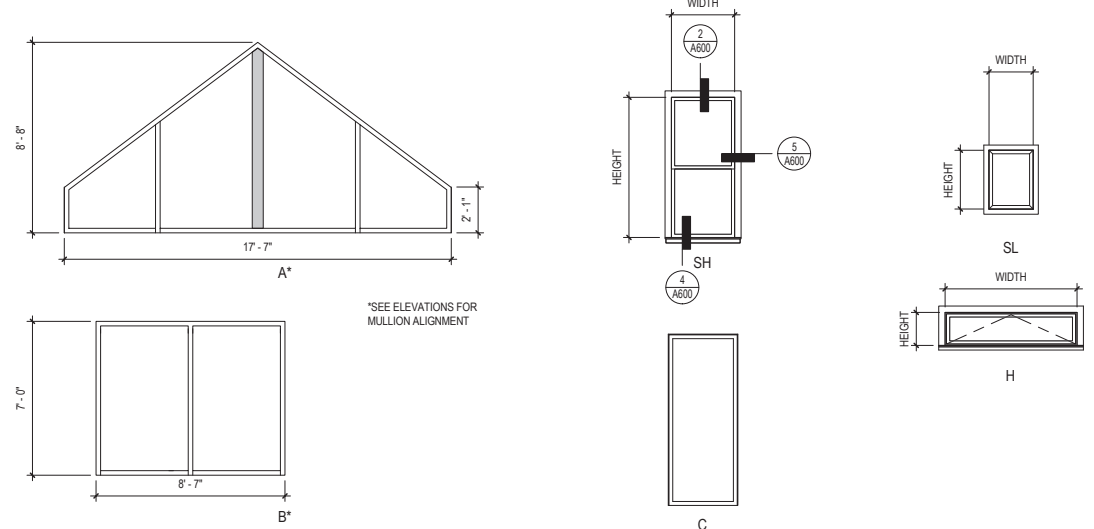
SCALE  
As indicated  
DETAILS - ASSEMBLIES & EXTERIOR  
A500

- NOTES:  
 1. SEALANT OMITTED ALONG SILL WHEN WINDOW SILL PAN FLASHING IS USED.  
 2. HAND ROLLER TO BE USED AT SEAMS AND LAPS - TYP.  
 3. 6" MIN BLDG PAPER LAP AT VERTICAL JOINTS, 4" HORIZONTAL



FLASHING SEQ. - WINDOWS 3

WINDOW SCHEDULE								
TYPE	DESCRIPTION	WIDTH	HEIGHT	FRAME	GLAZING	MANUFACTURER	MODEL	COMMENTS
A	ALUMINUM WINDOW			ALUM.	LOW-E, I.G.U.			SEE WINDOW LEGEND FOR DIMENSIONS.
B	ALUMINUM WINDOW			ALUM.	LOW-E, I.G.U.			SEE WINDOW LEGEND FOR DIMENSIONS.
C	ALUMINUM WINDOW	3'-2"	7'-9 15/32"	ALUM.	LOW-E, I.G.U.			
H1	AWNING	6'-0"	1'-6"	ALUM. CLAD WD.	LOW-E, I.G.U.			
SH2	SINGLE HUNG	3'-0"	9'-0"	ALUM. CLAD WD.	LOW-E, I.G.U.			
SH4	SINGLE HUNG	2'-6"	9'-0"	ALUM. CLAD WD.	LOW-E, I.G.U.			
SH5	CASEMENT	1'-10"	2'-8"	ALUM. CLAD WD.	LOW-E, I.G.U.			
SL1	FIXED PAN-FLASHED SKYLIGHT	2'-0 3/16"	4'-0 3/16"	ALUM.	LOW-E, I.G.U.			

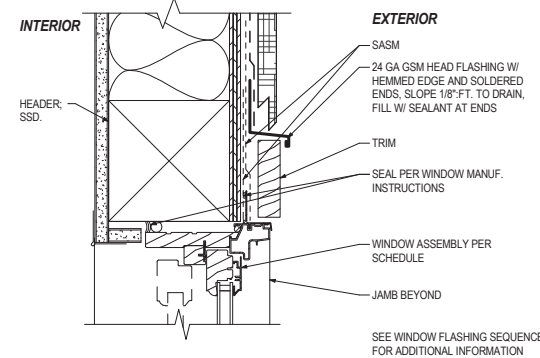


WINDOW LEGEND

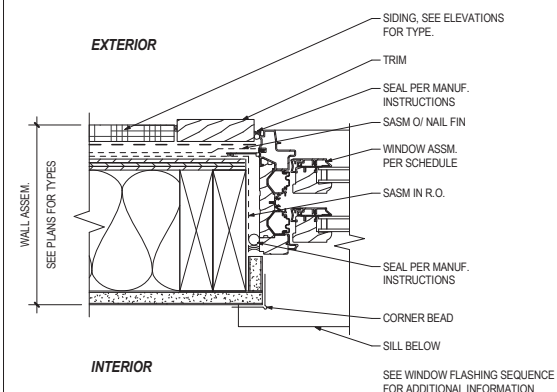
WINDOW NOTES

- REFER TO EXTERIOR ELEVATIONS FOR WINDOW HEAD HEIGHT ELEVATIONS. REFER TO FLOOR PLANS FOR WINDOW TYPES AND LOCATIONS.
- WHERE DOOR & WINDOW SYSTEMS ARE ADJACENT, CONTRACTOR SHALL INSURE ALIGNMENT OF HORIZONTAL AND VERTICAL MEMBERS.
- ALL WINDOWS ARE DOUBLE-GLAZED, UNLESS OTHERWISE NOTED. FOR DOUBLE GLAZED WINDOWS, PROVIDE U-VALUE PER TITLE-24 REPORT (MAX. 0.32 PER TITLE 24 PRESCRIPTIVE APPROACH, 0.58 PER FOR PERFORMANCE APPROACH).
- ALL SAFETY GLAZING SHALL BE IDENTIFIED AS SUCH PER CBC SECTION 2406. PROVIDE SAFETY GLAZING AT LOCATIONS REQUIRED PER CBC SECTION 2406, INCLUDING, BUT NOT LIMITED:
  - ALL GLAZING IN SWINGING DOOR PANELS
  - ALL GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
  - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 2'-0" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 5'-0" ABOVE FINISH FLOOR.
  - GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5'-0" OF THE BOTTOM OR TOP OF A STAIRWAY WHERE THE BOTTOM OF THE GLASS IS LESS THAN 5'-0" ABOVE FINISH FLOOR.
  - ALL GLAZING IN FIXED OR OPERABLE PANELS WITH AN EXPOSED EDGE LESS THAN 1'-6" ABOVE THE FINISHED FLOOR.
- SEE WINDOW DETAIL SHEET FOR INSTALLATION AND FLASHING SEQUENCE.
- EMERGENCY EGRESS WINDOWS TO COMPLY WITH CBC SECT. 1030: MINIMUM NET CLEAR HEIGHT OF 24", MINIMUM NET CLEAR WIDTH OF 20", MAXIMUM FINISHED SILL HEIGHT OF 44", AND MINIMUM CLEAR AREA OF 5.7 SQ. FT. CONTRACTOR SHALL VERIFY PRIOR TO START OF ROUGH FRAMING THAT EMERGENCY EGRESS WINDOWS COMPLY WITH THIS REQUIREMENT.

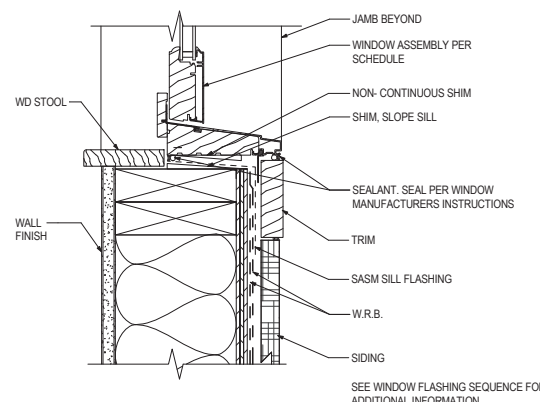
WINDOW SCHEDULE NOTES



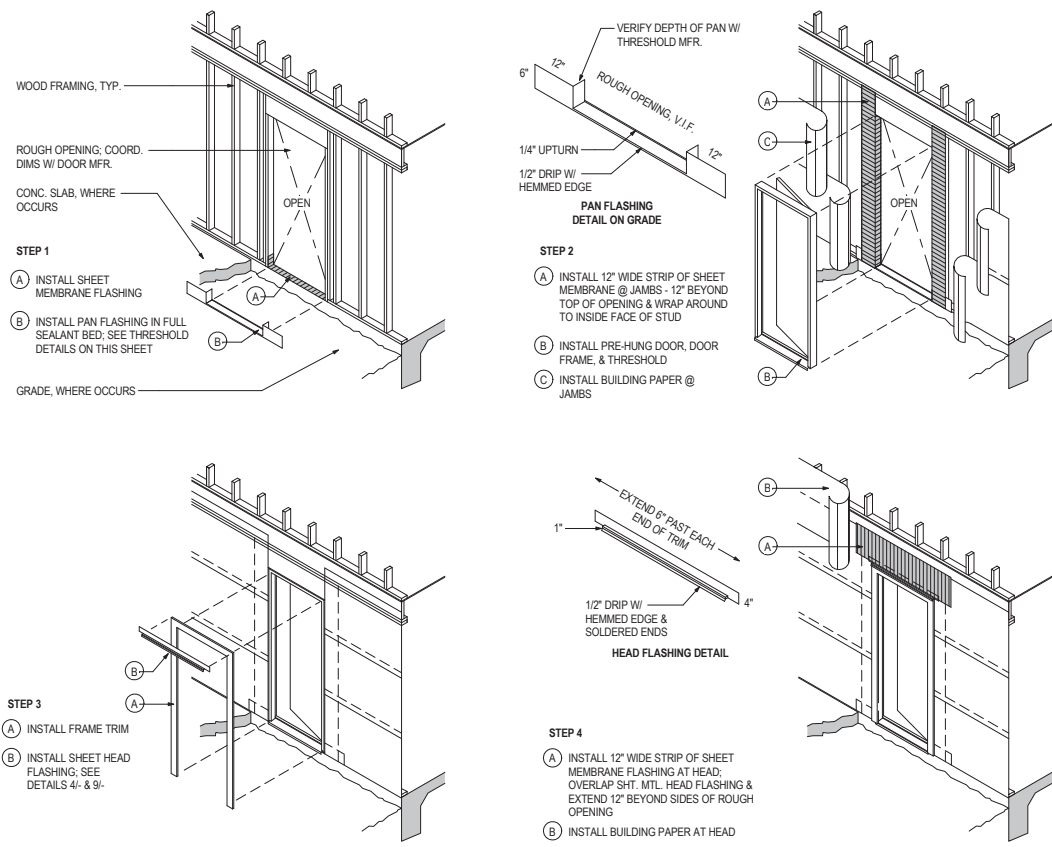
WINDOW - HEAD 2



WINDOW - JAMB 5

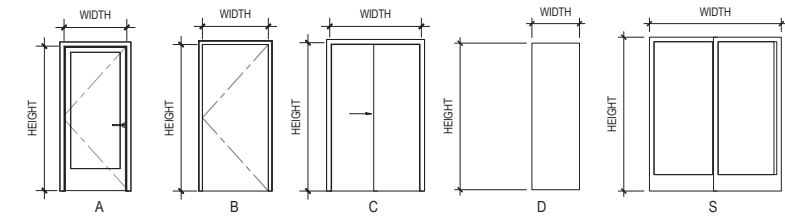


WINDOW - SILL 4



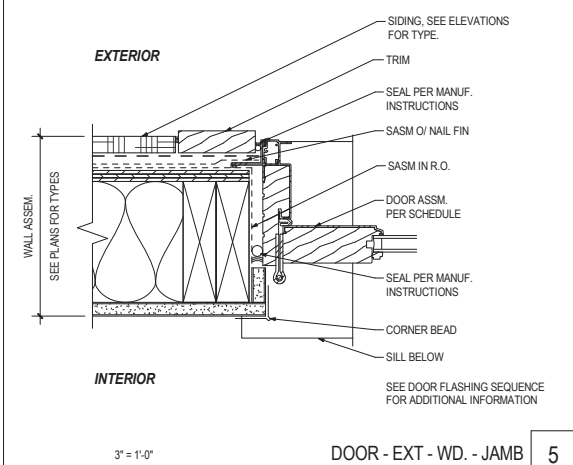
1/4" = 1'-0" FLASHING SEQ - DOOR ON GRADE 1

DOOR SCHEDULE											
TYPE	DESCRIPTION	WIDTH	HEIGHT	PANEL THICKNESS	FIRE RATING	FRAME	PANEL	FINISH	MANUFACTURER	MODEL	COMMENTS
A0	UNIT ENTRY DOOR SIDELITE	1'-4"	7'-0 1/4"	0'-1 3/8"	NONE	MTL.	WD.				EXTERIOR, GLAZING TO MEET T-24 ENERGY REQ. LOW, E. I.G.U.
A1	UNIT ENTRY W/ GLAZING	3'-0"	6'-8"	0'-1 3/4"	NONE	MTL.	WD.				EXTERIOR, GLAZING TO MEET T-24 ENERGY REQ. LOW, E. I.G.U.
A2	WALL OPENING - CASED	2'-8"	6'-8"		NONE	WD.	WD.				SOLID CORE
B1	INTERIOR SWING FLUSH	3'-0"	6'-8"	0'-1 3/8"	20 MIN.	WD.	WD.				SOLID CORE, FIRE RATING ON DOOR AT GARAGE AND ENTRY DOOR.
B2	INTERIOR SWING FLUSH	2'-10"	6'-8"	0'-1 3/8"	60 MIN.	WD.	WD.				SOLID CORE, FIRE RATING ON COMMUNICATING OPENING.
B3	INTERIOR SWING FLUSH	2'-8"	6'-8"	0'-1 3/8"	NONE	WD.	WD.				SOLID CORE
B4	INTERIOR SWING FLUSH	2'-6"	6'-8"	0'-1 3/8"	NONE	WD.	WD.				SOLID CORE
B5	INTERIOR SWING FLUSH	2'-8"	4'-0"	0'-1 3/8"	NONE	WD.	WD.				SOLID CORE
C1	INTERIOR SLIDING CLOSET	4'-6"	6'-8"	0'-1 3/8"	NONE	WD.	WD.				
D1	POCKET DOOR	2'-8"	6'-8"	0'-1 1/2"	NONE	WD.	WD.				SOLID CORE
D2	POCKET DOOR	2'-0"	6'-8"	0'-1 1/2"	NONE	WD.	WD.				SOLID CORE
N1	FOLDING GLASS DOOR	14'-5 3/4"	8'-0"	0'-1 3/4"	NONE	MTL.	MTL.				EXTERIOR, GLAZING TO MEET T-24 ENERGY REQ. LOW, E. I.G.U.
N4	UNIT ENTRY W/ GLAZING	3'-0"	7'-0"	0'-1 3/4"	NONE	MTL.	WD.				EXTERIOR, GLAZING TO MEET T-24 ENERGY REQ. LOW, E. I.G.U.
N7	PANNELED WOOD GARAGE DOOR	9'-0"	7'-0"	0'-1 1/2"	NONE	WD.	WD.				
S1	SLIDING GLASS DOOR	6'-0"	6'-7"	0'-1 3/4"	NONE	MTL.	WD.				EXTERIOR, GLAZING TO MEET T-24 ENERGY REQ. LOW, E. I.G.U.
S2	SLIDING GLASS DOOR	8'-7"	7'-0"	0'-1 3/4"	NONE	MTL.	WD.				EXTERIOR, GLAZING TO MEET T-24 ENERGY REQ. LOW, E. I.G.U.

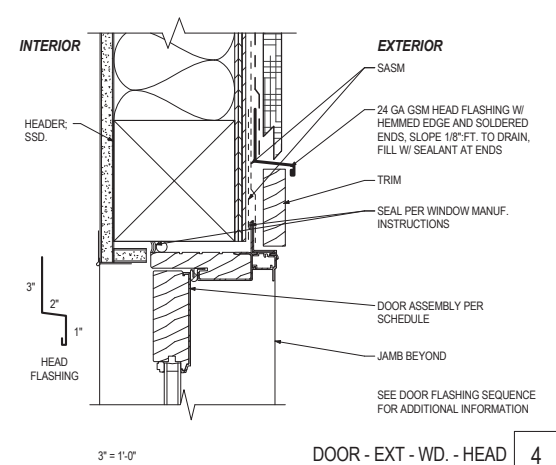


- DOOR NOTES**
1. PROVIDE SAFETY GLAZING PER CBC SEC. 2406.
  2. ALL EXIT DOORS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY, OR SPECIAL KNOWLEDGE OR EFFORT.
  3. THE MAXIMUM EFFORT TO OPERATE EXTERIOR & INTERIOR DOORS IS 5 POUNDS. DOORS REQUIRING MORE THAN 5 POUNDS OF PRESSURE TO OPERATE SHALL BE EQUIPPED WITH POWER-ASSISTED OPENERS. FIRE-RATED DOORS ARE TO OPERATE WITH THE MINIMUM PRESSURE TO CLOSE AND LATCH, NOT TO EXCEED 15 POUNDS.
  4. PROVIDE WEATHER STRIPPING PER TITLE 24 FOR ALL EXTERIOR DOORS. PERIMETER SEAL SHALL PROVIDE CONTINUOUS BARRIER, WITH NO VISIBLE GAPS BETWEEN THE DOOR AND THE FRAME OR THRESHOLD.
  5. DO NOT USE TIMELY FRAMES.
  6. ALL FIRE-RATED DOORS SHALL HAVE A TIGHT-FITTING SMOKE-SEAL ASSEMBLY PER CBC SECTION 715.4.

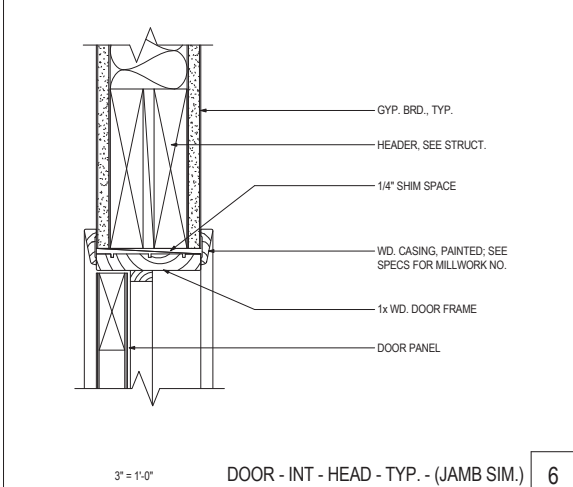
DOOR LEGEND DOOR NOTES



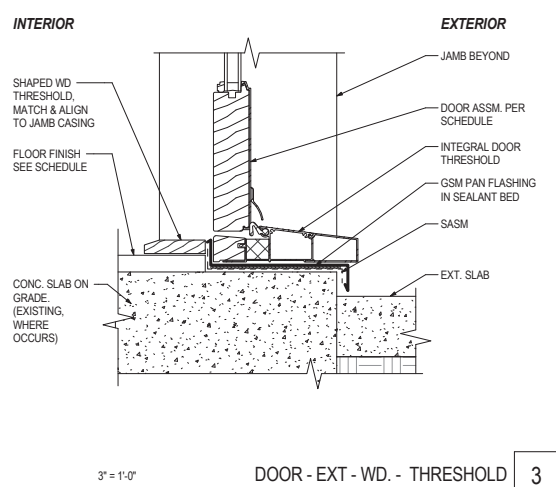
3" = 1'-0" DOOR - EXT - WD. - JAMB 5



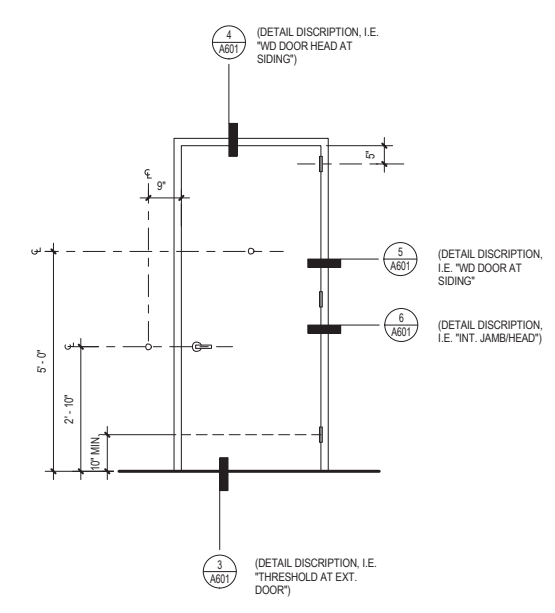
3" = 1'-0" DOOR - EXT - WD. - HEAD 4



3" = 1'-0" DOOR - INT - HEAD - TYP. - (JAMB SIM.) 6



3" = 1'-0" DOOR - EXT - WD. - THRESHOLD 3



DOOR CONSTRUCTION & MOUNTING HEIGHTS



## SAN FRANCISCO PLANNING DEPARTMENT

### CEQA Categorical Exemption Determination

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
427 BADEN ST		6762006
<b>Case No.</b>		<b>Permit No.</b>
2018-009548PRJ		201807063945
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> TO ERECT A 2 STORY, TYPE V, SINGLE FAMILY BUILDING W/ 2 BR, 1.5 BATH AND ONE CAR PARKING		

#### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b>                      Gabriela Pantoja</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .						
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):						
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)						
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;">(attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	(attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	(attach HRER or PTR)						
b. Other (specify):							
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>							
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>						
<b>Comments (optional):</b>							
<b>Preservation Planner Signature:</b>							

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Gabriela Pantoja
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/28/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
427 BADEN ST		6762/006
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009548PRJ	201807063945	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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



# Parcel Map

STILLINGS AVE.

MARTHA AVE.

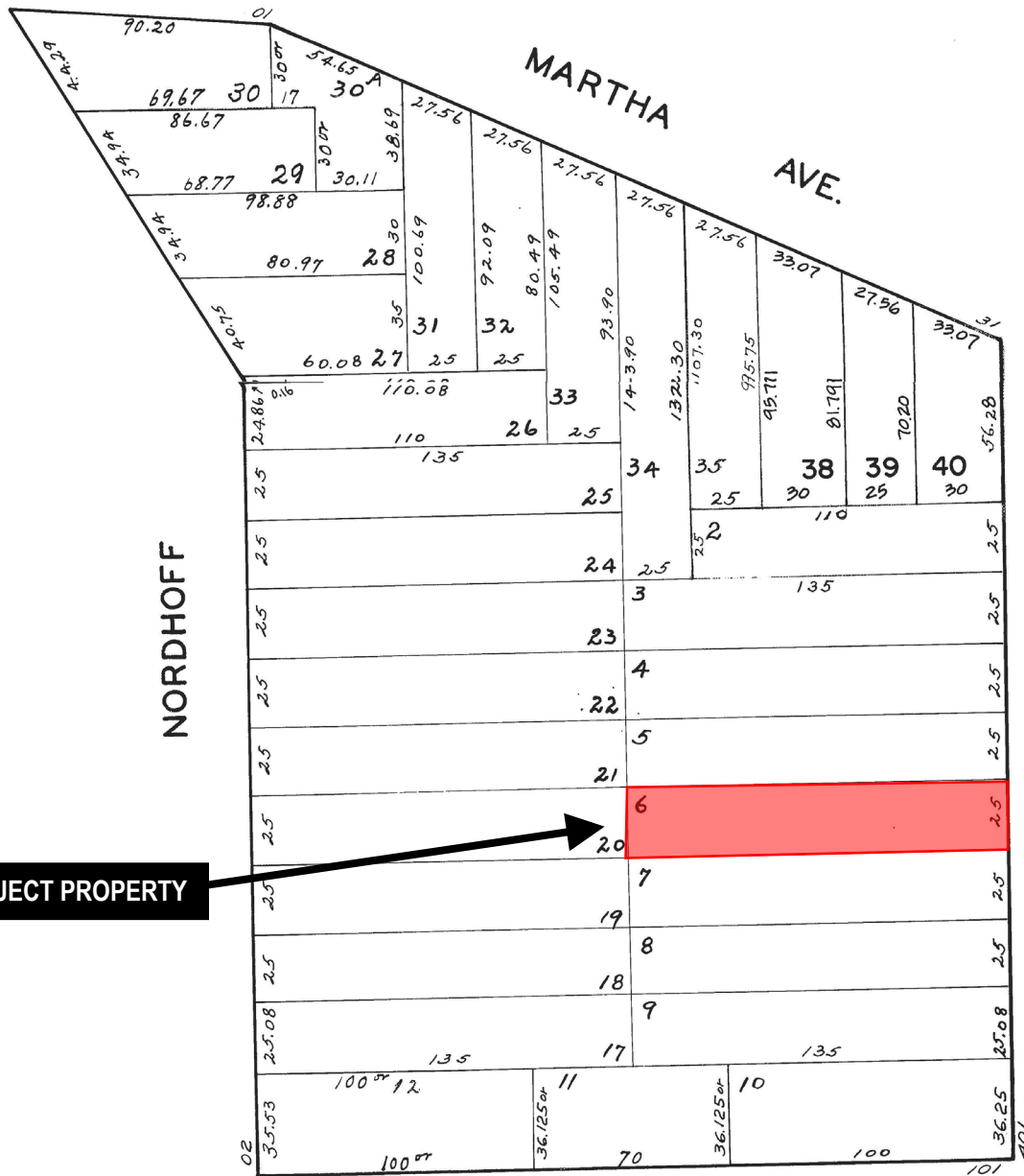
AVE.

NORDHOFF

BADEN

MANGELS

SUBJECT PROPERTY

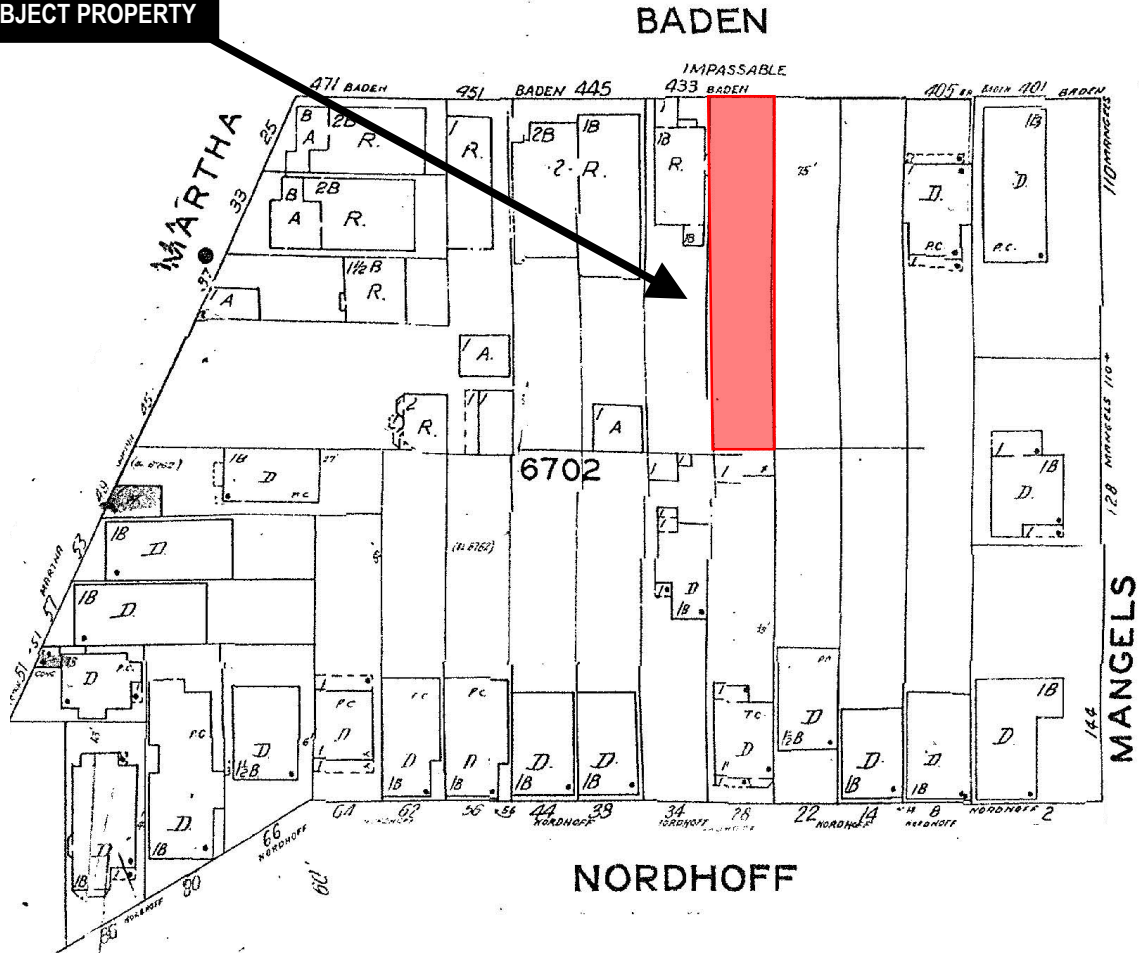


Conditional Use Authorization  
Record No. 2018-009548CUA  
427 Baden Street



# Sanborn Map\*

SUBJECT PROPERTY



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



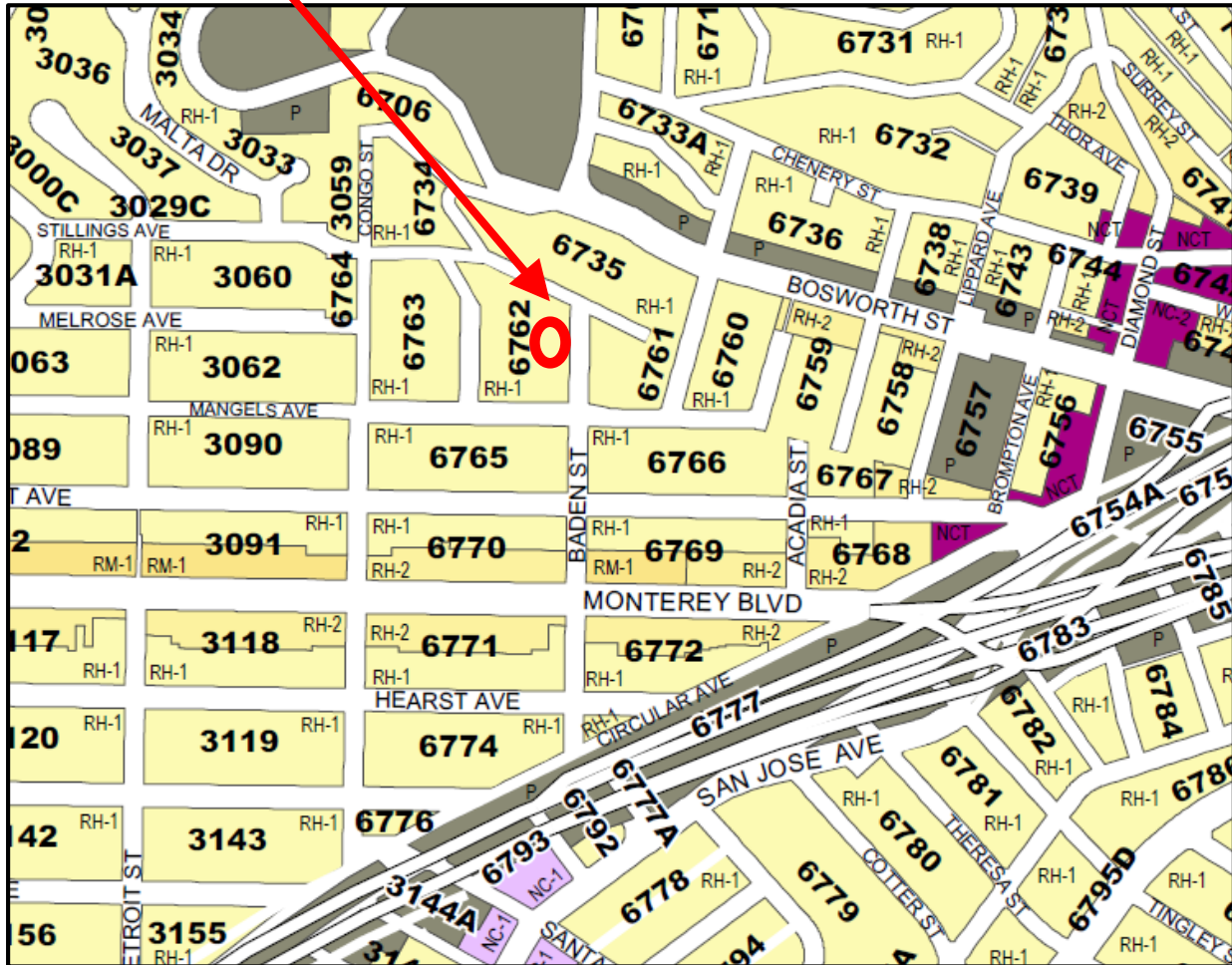
Conditional Use Authorization  
Record No. 2018-009548CUA  
427 Baden Street

# Aerial Photo



# Zoning Map

SUBJECT PROPERTY



Conditional Use Authorization  
Record No. 2018-009548CUA  
427 Baden Street

# Site Photo



Conditional Use Authorization  
Record No. 2018-009548CUA  
427 Baden Street



# PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the Project Application Informational Packet.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at [pic@sfgov.org](mailto:pic@sfgov.org).

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

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

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

## BUILDING PERMIT APPLICATIONS

### HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

### WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the Department's Plan Submittal Guidelines for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See Fee Schedule and/or Calculator).

## ENTITLEMENTS

### HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an Intake Request Form to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org).

### WHAT TO SUBMIT:

- One (1) complete and signed application.
- One (1) hard copy set of reduced sized (11"x17") plans. Please see the Department's Plan Submittal Guidelines for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more.
- Current or historic photograph(s) of the property.
- All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- A digital copy (CD or USB drive) of the above materials.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See Fee Schedule and/or Calculator).



# San Francisco Planning

## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

Project Address: 427 Baden

Block/Lot(s): 6762 / 006

#### Property Owner's Information

Name: Jill Fehrenbacher & Peter Rojas

Address: 433 Baden St  
SF CA 94131

Email Address: JILLFEHRENBACHER@gmail.com

Telephone: 347-755-9872

#### Applicant Information

Same as above

Name: Alex Nerland

Company/Organization: NBR Inc.

Address: 724 12th Ave  
SF CA 94118

Email Address: ANERLAND@ME.COM

Telephone: 415-577-5494

#### Please Select Billing Contact:

Owner  Applicant  Other (see below for details)

Name: Alex Nerland

Email: ANERLAND@ME.COM

Phone: 4155775494

#### Please Select Primary Project Contact:

Owner  Applicant  Billing

### RELATED APPLICATIONS

#### Related Building Permit Applications

N/A

Building Permit Applications No(s):

#### Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

**PROJECT INFORMATION**

**Project Description:**

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

Build new 2-story 3BR & 1.5 Bath SFH on a vacant lot.

**Project Details:**

- Change of Use     New Construction     Demolition     Facade Alterations     ROW Improvements
- Additions     Legislative/Zoning Changes     Lot Line Adjustment-Subdivision     Other \_\_\_\_\_

- Residential:**     Senior Housing     100% Affordable     Student Housing     Dwelling Unit Legalization
- Inclusionary Housing Required     State Density Bonus     Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:     Rental Units     Ownership Units     Don't Know

- Non-Residential:**     Formula Retail     Medical Cannabis Dispensary     Tobacco Paraphernalia Establishment
- Financial Service     Massage Establishment     Other: \_\_\_\_\_

**Estimated Construction Cost:** \$200k



PROJECT AND LAND USE TABLES


		Existing	Proposed
<b>General Land Use</b>	Parking GSF	0	1
	Residential GSF	0	1
	Retail/Commercial GSF	0	0
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	0	0
	Public Open Space GSF	0	0
<b>Project Features</b>	Dwelling Units - Affordable	0	0
	Dwelling Units - Market Rate	0	1
	Dwelling Units - Total	0	1
	Hotel Rooms	0	0
	Number of Building(s)	0	1
	Number of Stories	0	2
	Parking Spaces	0	1
	Loading Spaces	0	0
	Bicycle Spaces	0	1
	Car Share Spaces	0	0
Other: _____			
<b>Land Use - Residential</b>	Studio Units	0	0
	One Bedroom Units	0	0
	Two Bedroom Units	0	0
	Three Bedroom (or +) Units	0	1
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

# ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off &amp; Pick-Up Management Plan.</u>
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
4. Biological Resources	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes:  Number of existing trees on, over, or adjacent to the project site:  Number of existing trees on, over, or adjacent to the project site that would be removed by the project:  Number of trees on, over, or adjacent to the project site that would be added by the project:
5a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
5b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

 Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
7. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
8. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
9a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
9b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

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

Adding SFH would only enhance retail opportunities.

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

Adding SFH with that is in keeping with the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

Adding Small SFH would only increase supply of affordable housing

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

New SFH ~~at~~ at end of 2 dead end streets, so no traffic impact.

5. 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;

N/A. No industrial or service sectors involved

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

Building according to 2016 Building codes.

7. That landmarks and historic buildings be preserved; and

Empty lot.

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

No impact

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information on applications may be required.

[Signature]  
Signature

Alex Nerland  
Name (Printed)

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

415 5775494  
Phone

ANERLAND@me.com  
Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

[Signature]  
Signature

ALEX NERLAND  
Name (Printed)

7/8/18  
Date

**For Department Use Only**  
Application received by Planning Department:  
By: Xline Date: 7/9/18



# CONDITIONAL USE AUTHORIZATION APPLICATION

## Property Owner's Information

Name: Jill Fehrenbacher

Address: 433 Baden Street

Email Address: jillfehrenbacher@gmail.com

Telephone: 347-755-9872

## Applicant Information (if applicable)

Name: Mark Hogan

Same as above

Company/Organization: OpenScope Studio

Address: 1776 18th Street

Email Address: markhogan@openscopestudio.com

Telephone: 415-891-0954

### Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: Jill Fehrenbacher

Email: jillfehrenbacher@gmail.com

Phone: 347-755-9872

### Please Select Primary Project Contact:

Owner

Applicant

Billing

## Property Information

Project Address: 427 Baden Street, San Francisco CA, 94131 Block/Lot(s): 6762/006

Plan Area: 3,375

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.  See Attachment

The project is to add a two story, with basement, single family home on a parcel with a lot width less than 25' in width at the street facing side.

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**Project Details:**

- Change of Use     New Construction     Demolition     Facade Alterations     ROW Improvements  
 Additions     Legislative/Zoning Changes     Lot Line Adjustment-Subdivision     Other

**Estimated Construction Cost:**

- Residential:**     Special Needs     Senior Housing     100% Affordable     Student Housing     Dwelling Unit Legalization  
 Inclusionary Housing Required     State Density Bonus     Accessory Dwelling Unit

- Non-Residential:**     Formula Retail     Medical Cannabis Dispensary     Tobacco Paraphernalia Establishment  
 Financial Service     Massage Establishment     Other:

**Related Building Permits Applications**

Building Permit Applications No(s):

## PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (Square footage area)	Proposed (Square footage area)
Parking GSF	0	272
Residential GSF	0	2169
Retail/Commercial	0	0
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	0	0
CIE (Cultural, Institutional, Educational)	0	0
Useable Open Space	0	1225
Public Open Space	0	0

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	0	0
Hotel Rooms	0	0
Dwelling Units - Market Rate	0	1
Building Number	0	1
Stories Number	0	2 + basement
Parking Spaces	0	1
Loading Spaces	0	0
Bicycle Spaces	0	1
Car Share Spaces	0	0
Public Art	0	0
Other	0	0



**Land Use - Residential**

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	1
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0
Accessory Dwelling Units* *For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

## ACTION(S) REQUESTED

Action(s) Requested (Including Planning Code Section which authorizes action)

Property Line adjustment to allow below standard size lot width at front of property due to existing adjacent building that straddles the property line. Per SF Planning Code Section 121.(f) the City Planning Commission may permit lots of lesser width to be created. The department of building inspection requires a lot line adjustment as a condition of building on this lot.

## CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

Permitting this lot of less than required width will allow for the construction of a single family home in similar size and use to the surrounding neighborhood.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) 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;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The less than minimum width parcel will allow a house which is similar in size, shape, and arrangement to those surrounding it in the neighborhood; will still allow for on site parking for the occupants; will not create offensive emissions; will still allow for required setbacks, landscaping, permeable surfaces, and open spaces required by the Planning Code. The lot line adjustment is appropriate on this site as it will bring the lot line into alignment with the location of an existing structure at 433 Baden.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The less than minimum width parcel will allow for a residential use which is an otherwise permitted use on the parcel.

# PRIORITY GENERAL PLAN POLICIES FINDINGS

## PLANNING CODE SECTION 101

### (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

**Please respond to each policy; if it's not applicable explain why:**

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

Not applicable. The existing parcel has no existing retail use on it and does not present a future opportunity for retail use.

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

The house allowed by approving the less than minimum lot width parcel will be similar to the neighboring housing.

3. That the City's supply of affordable housing be preserved and enhanced;

Not applicable. No rental units proposed.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The less than minimum width lot will still allow off-street parking for the residents.

Please respond to each policy; if it's not applicable explain why:

5. 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;

Not applicable. The existing parcel has no existing industrial or service use on it and does not present a future opportunity for industrial or service use.

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

The less than minimum width lot will not prevent design and engineering of a structure that protects against injury and loss of life in an earthquake.

7. That landmarks and historic buildings be preserved; and

Not applicable. The existing parcel has no existing landmarks or historic buildings on it.

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

The less than minimum width lot will allow setbacks required by planning code. The location of the parcel is surrounded by homes. Construction of this home would not create a significant impact on any vistas surrounding the parcel.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

  
\_\_\_\_\_  
Signature

Mark Hogan  
\_\_\_\_\_  
Name (Printed)

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

415-891-0954  
\_\_\_\_\_  
Phone

markhogan@openscopestudio.com  
\_\_\_\_\_  
Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

  
\_\_\_\_\_  
Signature

Mark Hogan  
\_\_\_\_\_  
Name (Printed)

415-891-0954  
\_\_\_\_\_  
Date

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_