



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: OCTOBER 21, 2021

Record No.: 2018-009812CUA
Project Address: 1268 17th Avenue
Zoning: RM-1 (Residential, Mixed – Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 1734/023
Project Sponsor: Kam Li
351 Chadbourne Avenue
Millbrae, CA 94030
Property Owner: Jack Yu
1268 17th Avenue
San Francisco, CA 94122
Staff Contact: Matt Dito – (628) 652-7358
matthew.dito@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the demolition of an existing one-story single-family dwelling at the rear of the Project Site. The Project Site has an additional single-family dwelling at the front of the lot. This dwelling will remain and is proposed for expansion. The expansion includes an approximately 26' horizontal addition at the rear and the addition of a fourth story. Two new dwelling units will be added to the building for a total of three units. The project includes a three-car garage and decks at the front and rear of the fourth floor. Each of the three dwelling units will have access to the rear yard via the exterior stairs at the rear of the building. The demolished dwelling unit will be replaced by a new one-bedroom dwelling unit on the fourth floor of the residential building at the front of the lot. The replacement dwelling unit will be 1,290 square feet. A new three-bedroom dwelling unit will be built on the third floor of the residential building at the front of the lot. The dwelling unit will be 1,850 square feet. The existing three-bedroom dwelling unit will remain on the first and second floors, while increasing from 2,150 to 2,271 square feet.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.2, 303, & 317, and Board File No. 201370 (Interim Zoning Controls – Large Residential Projects in RC, RM, and RTO Districts) to allow the demolition of a single-family dwelling at the rear of the lot and an addition to construct two additional dwelling units without maximizing density within an existing three-story single-family dwelling at the front of the lot and increase the size of a unit that is larger than 2,000 square feet, located at 1268 17th Avenue.

Issues and Other Considerations

- **Public Comment & Outreach.** The Planning Department has not received any correspondence related to the project.
- **Board File No. 201370 (Interim Zoning Controls – Large Residential Projects in RC, RM, & RTO Districts).** On January 22, 2021, interim controls for all parcels located in Residential-Commercial (RC), Residential-Mixed (RM), and Residential-Transit Oriented (RTO) districts. The controls require Conditional Use Authorization for any project that involves the new construction of a residential building or alteration that would result in the expansion of a residential building if the building does not maximize the principally permitted residential density.

Exceptions from the Conditional Use requirement are provided for small expansions, which are defined as expansions that:

- 1) do not increase the existing square footage of the residential building by more than 25%;
- 2) do not increase the size of any unit that is already larger than 2,000 square feet in size;
- 3) do not create any new units that are greater than 2,000 square feet in size; and
- 4) do not cause an existing unit that is less than 2,000 square feet in size to be larger than 2,000 square feet in size.

Any project that requires Conditional Use Authorization pursuant to Board File No. 201370 must meet the necessary findings of Planning Code Section 303.1.

The Project proposes three dwelling units, while four are principally permitted. The Project proposes to increase the size of the residential building at the front of the lot from 2,162 to 6,542 square feet, an increase in square footage of approximately 300%. The Project increases the size of the existing dwelling unit at the front of the lot from 2,162 to 2,271 square feet. Therefore, the Project requires Conditional Use Authorization because it does not maximize the principally permitted residential density, and does not meet the criteria for an exception to the Conditional Use requirement because it increases an existing residential building by more than 25% and increases the size of a unit that is already larger than 2,000 square feet.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing dwelling unit and does not provide maximum principally permitted density, it results in a more Code-compliant property and an overall increase in the number of dwelling units on the property due to the addition at the front of the lot. 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 with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data Tables for Rear and Front Residential Buildings
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Submittals



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.2, 303, & 317, AND BOARD FILE NO. 201370 (INTERIM ZONING CONTROLS – LARGE RESIDENTIAL PROJECTS IN RC, RM, AND RTO DISTRICTS) TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY DWELLING AT THE REAR OF THE LOT AND AN ADDITION TO CONSTRUCT TWO ADDITIONAL DWELLING UNITS WITHOUT MAXIMIZING DENSITY WITHIN AN EXISTING THREE-STORY SINGLE-FAMILY DWELLING AT THE FRONT OF THE LOT AND INCREASE THE SIZE OF A UNIT THAT IS LARGER THAN 2,000 SQUARE FEET, LOCATED AT 1268 17TH AVENUE, LOT 023 IN ASSESSOR'S BLOCK 1734, WITHIN A RM-1 (RESIDENTIAL, MIXED – LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 4, 2018, Kam Li (hereinafter “Project Sponsor”) filed Application No. 2018-009812CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization to demolish a single-family dwelling at the rear of the lot and expand a separate single-family dwelling at the front of a lot to add two dwelling units (hereinafter “Project”) at 1268 17th Avenue, Lot 023 in Assessor’s Block 1734 (hereinafter “Project Site”).

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

On October 21, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-009812CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-009812CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2018-009812CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes the demolition of an existing one-story single-family dwelling at the rear of the Project Site. The Project Site has an additional single-family dwelling at the front of the lot. This dwelling will remain and is proposed for expansion. The expansion includes an approximately 26' horizontal addition at the rear and the addition of a fourth story. Two new dwelling units will be added to the building for a total of three units. The project includes a three-car garage and decks at the front and rear of the fourth floor. Each of the three dwelling units will have access to the rear yard via the exterior stairs at the rear of the building. The demolished dwelling unit will be replaced by a new one-bedroom dwelling unit on the fourth floor of the residential building at the front of the lot. The replacement dwelling unit will be 1,290 square feet. A new three-bedroom dwelling unit will be built on the third floor of the residential building at the front of the lot. The dwelling unit will be 1,850 square feet. The existing three-bedroom dwelling unit will remain on the first and second floors, while increasing from 2,150 to 2,271 square feet.
3. **Site Description and Present Use.** The Project Site is located on the east side of 17th Avenue between Irving Street and Lincoln Avenue. The Project Site contains two separate single-family dwellings: one at the rear and one at the front of the lot. The rear dwelling unit proposed for demolition a one-story, one bedroom dwelling unit that is approximately 670 square feet. The dwelling unit at the front that is proposed for expansion is currently three stories and approximately 2,150 square feet. The front dwelling unit contains a one-car garage.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within a RM-1 (Residential, Mixed – Low Density) Zoning District in Inner Sunset neighborhood. The Project Site is immediately to the north of the Inner Sunset Neighborhood Commercial District (NCD). The surrounding properties, with the exception of Irving Street, are generally low density residential properties at three to four stories in height. Irving Street is generally one- and two-story commercial buildings in the project area.
5. **Public Outreach and Comments.** The Department has not received any correspondence on 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. **Use.** The Project Site is located in a RM-1 Zoning District, which principally permits one dwelling unit per 800 square feet of lot area.

The Project Site has a lot area of 3,000 square feet. Therefore, four dwelling units are principally permitted. The Project proposes a total of three dwelling units, which is principally permitted. However, Board File No. 201370 requires Conditional Use Authorization for any project that does not propose to provide the maximum number of principally permitted dwelling units. Therefore, Conditional Use Authorization is required. Board File No. 201370 is discussed further in Section 7 of this Motion.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth of 45 percent of the total lot depth on which the building is situated, except to the extent that a reduction is permitted using the average between the depths of the rear building walls of the two adjacent buildings.

The Project provides a rear yard equal to the average of the two adjacent buildings.

- C. **Permitted Obstructions.** Planning Code Section 136 permits certain obstructions into required setbacks, yards, and over street and alleys. Planning Code Section 136(c)(4) permits fire escapes to extend four-feet, six-inches into the required rear yard if the fire escape is no wider than two-thirds of the buildable width of the lot along a rear building wall.

The Project includes a fire escape stair system in the required rear yard that complies with the requirements of Planning Code Section 136(c)(4).

- D. **Open Space.** Planning Code Section 135 requires either 100 square feet of private open space per dwelling unit, or 133 square feet of common open space per dwelling unit.

The Project proposes a rear yard that is 44' deep by 25' wide, totaling 1,100 square feet. All three dwelling units are proposed to have access to the rear yard. Additionally, there are two decks on the fourth floor totaling approximately 400 square feet. The Project is compliant with the open space requirement.

- E. **Exposure.** Planning Code Section 140 requires that in each dwelling unit in any use district, the required windows of at least one room that meets the 120-square-foot minimum superficial floor area requirements of Section 503 of the Housing Code shall face directly onto an open area of either a public street, alley at least 20 feet in width, side yard at least 25 feet in width, rear yard meeting the requirements of the Planning Code, or an open area (whether an inner court or space between separate buildings on the same lot) which is unobstructed for no less than 25 feet in every horizontal dimension.

All proposed dwelling units face directly onto the rear yard, which meets the requirements of the Planning Code, or directly onto 17th Avenue, which is a public street. All three proposed dwelling units are compliant with the exposure requirement.

- F. **Off-Street Parking.** Planning Code Section 151 permits 1.5 off-street automobile parking spaces for every dwelling unit provided.

The Project includes three off-street parking spaces. A maximum of five off-street parking spaces is permitted for a building with three dwelling units.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires one weather-protected bicycle parking space per dwelling unit.

The Project includes three weather-protected bicycle parking spaces, providing one space per dwelling unit.

- H. **Height.** Planning Code Section 250 states that no building or structure or part thereof shall be permitted to exceed the height and bulk limits for the district in which it is located. The Project Site is located in a 40-X Height & Bulk District, which permits a maximum building height of 40 feet.

The proposed building is 39 feet tall, lower than the maximum height allowed.

- I. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing dwelling unit of more than 800 gross feet, or proposes a net increase in the number of dwelling units on the property, shall be subject to the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes a net increase of two dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee.

7. **Board File No. 201370 (Interim Zoning Controls – Large Residential Projects in RC, RM, & RTO Districts.** On January 22, 2021, interim controls for all parcels located in Residential-Commercial (RC), Residential-Mixed (RM), and Residential-Transit Oriented (RTO) districts. The controls require Conditional Use Authorization for any project that involves the new construction of a residential building or alteration that would result in the expansion of a residential building if the building does not maximize the principally permitted residential density.

Exceptions from the Conditional Use requirement are provided for small expansions, which are defined as expansions that:

- 1) do not increase the existing square footage of the residential building by more than 25%;
- 2) do not increase the size of any unit that is already larger than 2,000 square feet in size;
- 3) do not create any new units that are greater than 2,000 square feet in size; and
- 4) do not cause an existing unit that is less than 2,000 square feet in size to be larger than 2,000 square feet in size.

Any project that requires Conditional Use Authorization pursuant to Board File No. 201370 must meet the necessary findings of Planning Code Section 303.1.

The Project proposes three dwelling units, while four are principally permitted. The Project proposes to increase the size of the residential building at the front of the lot from 2,162 to 6,542 square feet, an increase in square footage of approximately 300%. The Project increases the size of the existing dwelling unit at the front of the lot from 2,162 to 2,271 square feet. Therefore, the Project requires Conditional Use Authorization because it does not maximize the principally permitted residential density, and does not meet the criteria for an exception to the Conditional Use requirement because it increases an existing residential building by more than 25% and increases the size of a unit that is already larger than 2,000 square feet.

The findings for Conditional Use Authorization pursuant to Board File No. 201370 are considered in Section 9 of this Motion.

8. **Loss of Residential Unit through Demolition.** Planning Code Section 317(g)(5) establishes additional criteria for the Planning Commission to consider when reviewing applications for the loss of a residential unit as the result of a demolition. The Planning Commission shall consider the following:

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

The Project Site has no history of serious Code violations.

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

The Project Site has been maintained in a decent, safe, and sanitary condition.

- C. Whether the property is an “historical resource” under CEQA.

The Project Site has been determined to not be an “historical resource” under CEQA (Historic Resource Evaluation enclosed).

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

The Project Site is not an historical resource under CEQA and the Project qualifies for a categorical exemption under CEQA, as there would not be any substantial adverse impacts.

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

The Project proposes the demolition of one vacant unit with no known history of tenant occupancy. The Project proposes to construct two new owner-occupied dwelling units in the remaining single-family dwelling.

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

The Project proposes to demolish an existing single-family dwelling, which is generally not subject to the Residential Rent Stabilization and Arbitration Ordinance. Definitive determinations on the applicability of the Residential Rent Stabilization and Arbitration Ordinance are the purview of the Rent Board. The existing dwelling unit is not an affordable housing unit.

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

Although the Project proposes the demolition of an existing single-family dwelling unit, there will be a net gain of one dwelling unit.

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

The Project will conserve neighborhood character with appropriate scale, design, and materials. It will improve cultural and economic diversity by appropriately increasing the number of dwelling units and

bedrooms on the Project Site. The Project will also bring the property into conformance with the Planning Code, as the existing single-family dwelling at the rear of the lot is a noncomplying structure.

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

The Project removes an older dwelling unit and replaces it with two newly constructed dwelling units. Older dwelling units are generally considered to be more affordable than a recently constructed unit. The Project will include two additional new dwelling units.

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

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than 10 dwelling units.

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

The Project proposes in-fill housing with a total of three dwelling units, which is appropriate given the zoning and neighborhood density.

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

The Project will increase the number of family-sized units on-site. Currently, the Project Site contains two single-family dwelling units, one of which is family-sized. The Project proposes two family-sized dwelling units, with both being three-bedroom units and suitable for families, and one one-bedroom dwelling unit.

M. Whether the project creates new supportive housing.

The Project does not create new supportive housing.

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

The overall scale, design, and materials of the Project are consistent with the block-face and complement the neighborhood character with a contemporary design. The proposed residential development is in character of other existing residential uses in the surrounding neighborhood. The Project will also bring the property into conformance with the Planning Code, as the existing conditions are noncomplying.

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

The Project will increase the number of on-site dwelling units from two to three.

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

The property currently contains two dwelling units with a total of three bedrooms. The Project proposes a total of seven bedrooms between three dwelling units.

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

The maximum density for the Project Site is four dwelling units. The Project proposes three dwelling units, which does not maximize the density permitted.

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

The Project will replace the existing single-family dwelling with two new dwelling units. The existing single-family dwelling is approximately 670 square feet and has one bedroom. The proposed dwelling units range in size from 1,290 to 2,271 square feet. The Project includes three dwelling units, including two three-bedroom units and one one-bedroom unit.

9. 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 use and size of the Project are compatible with the surrounding neighborhood. The Project would demolish an existing 670 square foot single-family dwelling unit at the rear of the lot. The remaining residential building at the front of the lot will expand from one to three dwelling units, ranging in size from 1,290 to 2,271 square feet. The Project includes two three-bedroom units. The building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of two additional dwelling units is necessary, desirable, and compatible with the surrounding neighborhood and City at-large. The Project will remove a noncomplying structure at the rear of the lot and the expansion of the residential building at the front of the lot will bring the property into conformity with the Planning Code, while also increasing density.

While the Project does not maximize the principally permitted density on the lot, the Project is necessary and compatible with the neighborhood. It replaces the demolished dwelling unit at the rear of the building with another one-bedroom dwelling unit on the fourth floor of the residential building at the front of the lot, and provides an additional family sized dwelling unit on the third floor for a net gain of dwelling units, while minimally increasing the size of the existing dwelling unit on the first and second floors. The Project ensures that one of the two new dwelling units is of comparable size to the existing dwelling unit at the front of the lot, and that the smaller dwelling unit serves as a replacement for the demolished dwelling unit at the rear of the lot.

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 height and bulk of the residential building at the front of the lot will increase from 24 feet to 39 feet, and will not alter the existing appearance or character of the project vicinity. The proposed work will alter the existing building envelope, but remain within the allowable buildable area. The Project will not alter the existing appearance or character of the project vicinity. The demolition of the single-family dwelling at the rear will remove a noncomplying structure and create a more consistent mid-block open space.

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

The Planning Code does not require off-street parking or loading and allows a maximum of 1.5 automobile spaces per dwelling unit. The garage will provide three off-street parking spaces, in addition to three Class 1 bicycle spaces. The proposed use should not generate significant amounts of vehicular traffic.

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

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

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

The Project is residential in nature and will be landscaped accordingly.

- 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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purposed of RM-1 District, which is characterized by a mixture of houses and apartment buildings, where overall density of units remains low, buildings are moderately scaled and segmented. The Project is consistent with the Planning Code requirements for dwelling units in an RM-1 Zoning District.

10. 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 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

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.

The Project provides new housing, with a net gain of one new dwelling unit provided. The Project Site's proximity to a Muni Metro line (N –Judah) will allow for future occupants to rely on public transportation for the majority of daily trips. Additionally, the Project contains bicycle parking for all dwelling units.

OBJECTIVE 3:

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

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

While the Project will demolish an existing single-family dwelling, the expansion of the residential building at the front of the lot to add two dwelling units will result in an increase in the density of the property and contribute one net new dwelling unit. One of the two new dwelling units is equitably sized compared to the existing unit, and the smaller one-bedroom dwelling unit serves as a replacement for the demolished single-family dwelling at the rear of the lot.

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.

The Project proposes to demolish a single-family residence with one bedroom to construct two new dwelling units in the remaining residential building at the front of the lot. There will be two three-bedroom dwelling units and one one-bedroom dwelling unit.

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 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The subject property is within a RM-1 Zoning District which allows for four-dwelling units. The Project proposes a total of three dwelling units with three off-street parking spaces. Furthermore, the proposed building conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions, and massing for the surrounding neighborhood.

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 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The Project proposes demolition of an existing single-family building to expand the remaining residential building at the front of the lot into a three-family building with off-street parking. Similar to other existing structures on the block-face, the new building proposes garage access that is subordinate to the existing building façade.

Policy 1.3:

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

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the ground floor entries of adjacent neighbors in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character of the neighborhood, and incorporates a moderated front façade in keeping with the neighborhood development pattern.

OBJECTIVE 2:

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

Policy 2.6:

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

The massing of the residential building at the front of the lot is compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

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

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

The Project provides three dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses. Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

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

While existing housing is proposed to be demolished, the proposed alteration of the residential building at the front of the lot would provide a replacement for the demolished dwelling unit, and a new dwelling unit, for a net gain of one dwelling unit. The Project will preserve the cultural and economic diversity of the neighborhood.

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

The Project Site does not currently possess affordable housing units. The Project does not propose any units designated as affordable housing. Therefore, the Project will not impact the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located within a quarter-mile of two Muni service lines (7 – Haight and N- Judah) that connect the neighborhood to downtown San Francisco. The Project provides three off-street automobile spaces, though none are required, in addition to three bicycle parking spaces. The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood.

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

The Project does not include commercial office development. The Project is a residential project in a RM-1 Zoning District. Therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector uses would not be affected by the Project.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The Project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

12. 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.
13. 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. 2018-009812CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 15, 2020, 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 October 21, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: October 21, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of a single-family dwelling at the rear of the a lot located at 1268 17th Avenue, Lot 023 within Assessor's Block 1734 pursuant to Planning Code Sections **209.2, 303, 317, and Board File No. 201370** within a **Residential, Mixed – Low Density (RM-1)** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **November 15, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-009812CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 21, 2021** 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 **October 21, 2021** 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7358, www.sfplanning.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 628.652.7358, www.sfplanning.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.sfplanning.org

Parking and Traffic

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 10. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than **five (5)** off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. 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 628.652.7463, www.sfplanning.org

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7358, www.sfplanning.org

- 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 628.652.7358, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

Operation

- 16. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

- 17. 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 628.652.7463, www.sfplanning.org

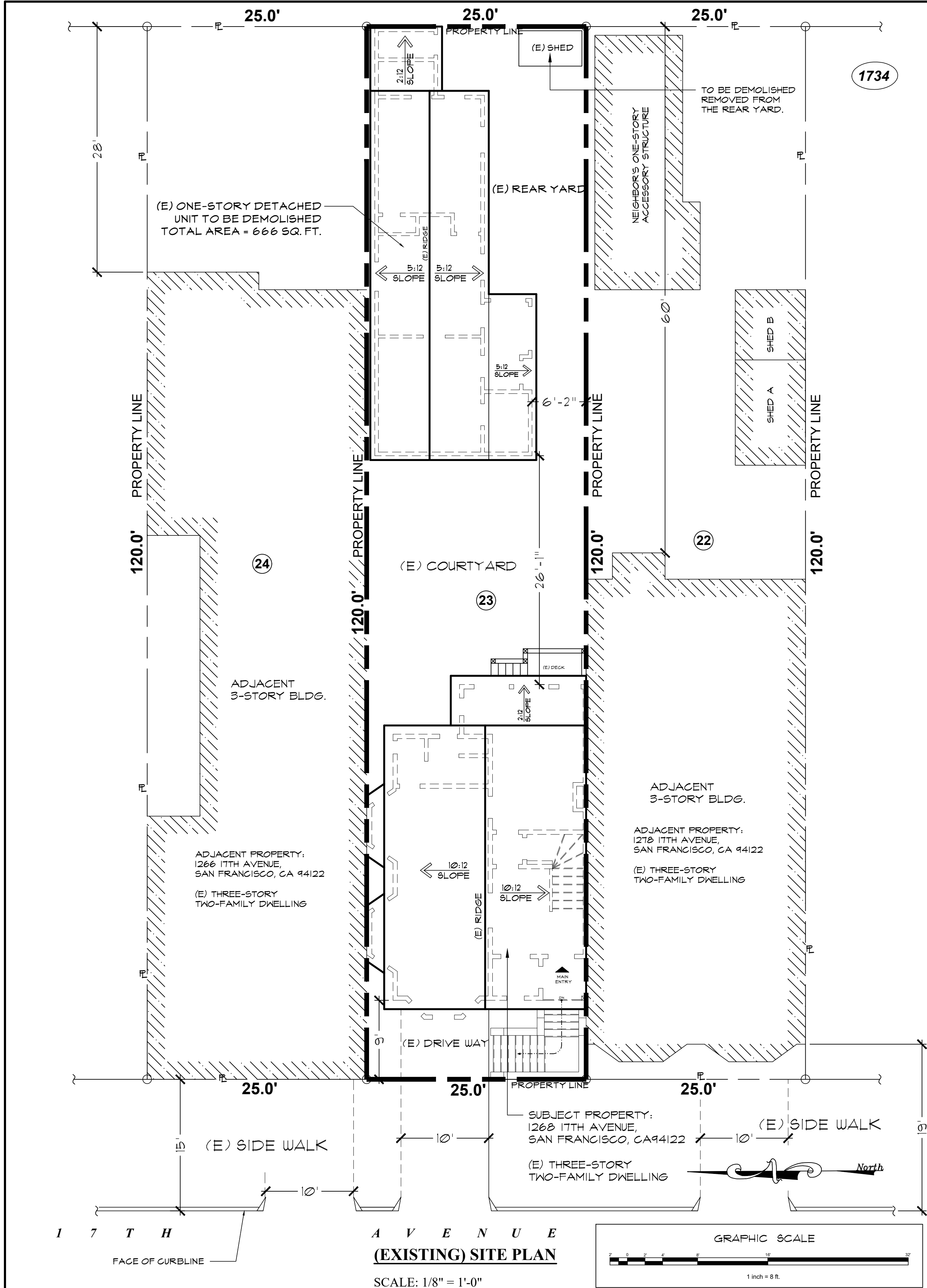
RESIDENTIAL VERTICAL AND HORIZONTAL ADDITION

1268 17TH AVENUE

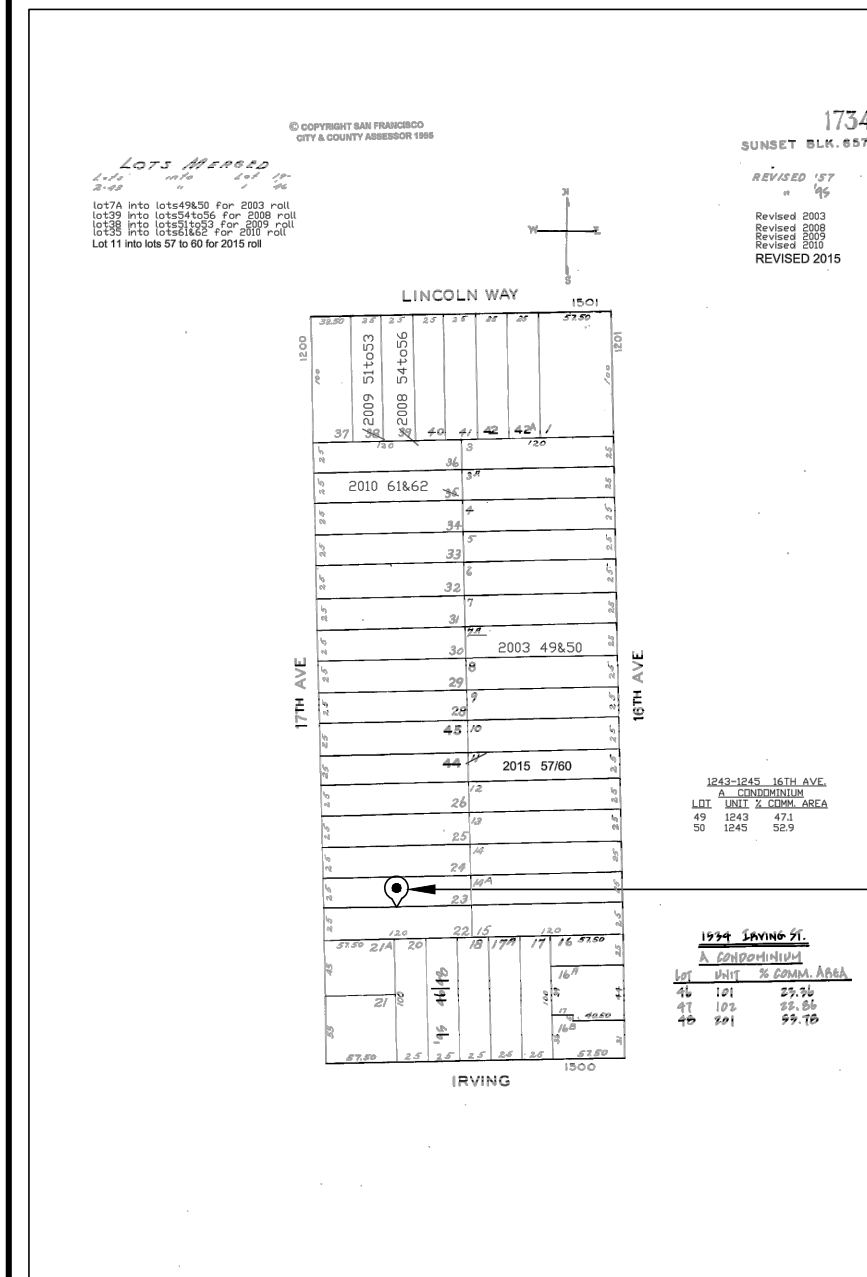
SAN FRANCISCO CALIFORNIA

ABBREVIATIONS AND SYMBOLS

ANGLE	Centerline	KIT.	Kitchen	PLAN, SECTION, DETAIL NUMBER	SHEET ON WHICH IT OCCURS
ANGLE	Diameter or Round	K.P.	Kick Plate	SECTION CUT, DETAIL NUMBER	SHEET ON WHICH IT OCCURS
ANGLE	Perpendicular	LAB.	Laboratory	EXTERIOR ELEVATION NUMBER	SHEET ON WHICH IT OCCURS
ANGLE	Pound or Number	LAM.	Laminate	INTERIOR ELEVATION NUMBER	SHEET ON WHICH IT OCCURS
ANGLE	Existing	LAV.	Lavatory	REVISION NUMBER	
ANGLE	Property Line	LOCK.	Locker	DOOR NUMBER	SEE RESPECTIVE SCHEDULE
ANGLE	Anchor Bolt	LT.	Light	WINDOW NUMBER	SEE RESPECTIVE SCHEDULE
ANGLE	Air Conditioning	LT. WGT.	Light Weight	GRID LINE IDENTIFICATION	
ANGLE	Area Drain	MAX.	Maximum	WASHER	
ANGLE	Adjustable or Adjacent	M.C.	Medicine Cabinet	DRYER	
ANGLE	Aggregate	MECH.	Mechanical	HEAT PUMP	
ANGLE	Aluminum	MEMB.	Membrane	WATER HEATER	
ANGLE	Anodized	MFR.	Manufacturer	ELECTRICAL PANEL BOARD	
ANGLE	Approximate	MH.	Manhole	MEDICINE CABINET	
ANGLE	Architectural	MIN.	Minimum or Minutes	FLOOR DRAIN	
ANGLE	Asbestos	MISC.	Miscellaneous	SHOWER HEAD	
ANGLE	Asphalt	MLDG.	Moulding	SMOKE DETECTOR	
ANGLE	Board	M.O.	Masonry Opening	THERMOSTAT	
ANGLE	Block	MTD.	Mounted	DATUM ELEVATION	
ANGLE	Blocking	MTL.	Metal	EARTH	
ANGLE	Beam	MUL.	Mullion	AGGREGATE BASE ROCK	
ANGLE	Bottom	N.	North	SAND	
ANGLE	Build-Up	N.I.C.	Not In Contract	MORTAR	
ANGLE	Compact Car Parking	NO. OR #	Number	PLASTER	
ANGLE	Cabinet	NOM.	Nominal	CONCRETE	
ANGLE	Catch Basin	N.R.	Non-Rated	CAST IN PLACE OR PRE-CAST	
ANGLE	CER.	N.S.F.	Net Square Feet	CONCRETE MASONRY	
ANGLE	C.G.	N.T.S.	Not To Scale	UNITS - C.M.U.	
ANGLE	C.G.	O.A.	Overall	BRICK MASONRY	
ANGLE	CLG.	O.C.	On Center	FINISH WOOD	
ANGLE	CLKG.	O.D.	Outside Diameter or Dimension	ROUGH WOOD - CONTINUOUS	
ANGLE	CLR.	OFF.	Office	ROUGH WOOD - BLOCKING	
ANGLE	C.M.U.	OPNG.	Opening	INSULATION - BATT	
ANGLE	COL.	OPP.	Opposite	INSULATION - RIGID	
ANGLE	CONC.	P.	Pole	PLYWOOD	
ANGLE	CONN.	P.B.	Particle Board	PARTICLE BOARD	
ANGLE	CONSTR.	P.L.	Plate	GYPSON BOARD	
ANGLE	CONT.	P.L.	Property Line	ACOUSTICAL TILE OR BOARD	
ANGLE	CTR.	P.LAM.	Plastic Laminate	GLASS	
ANGLE	D.	PLYWD.	Plywood		
ANGLE	DBL.	PR.	Pair		
ANGLE	DEPT.	PRCST.	Pre-Cast		
ANGLE	DET.	PT.	Point		
ANGLE	D.F.	P.T.	Post Tensioned		
ANGLE	DIA.	P.T.D.	Paper Towel Dispenser		
ANGLE	DIM.	PTN.	Plumbing Wall		
ANGLE	DISP.	P.W.	Plumbing Wall		
ANGLE	DMPFG.	Q.T.	Quarry Tile		
ANGLE	DN.	R.	Riser		
ANGLE	DR.	RAD.	Radius		
ANGLE	DS.	R.D.	Root Drain		
ANGLE	D.S.P.	REF.	Reference		
ANGLE	DW.	REFR.	Refrigerator		
ANGLE	DWG.	REINF.	Reinforced		
ANGLE	DWR.	REQ.	Required		
ANGLE	E.	RESIL.	Resilient		
ANGLE	EA.	REV.	Revision or Reverse		
ANGLE	E.J.	R.F.	Resilient Flooring		
ANGLE	EL.	R.M.	Room		
ANGLE	ELEC.	R.O.	Rough Opening		
ANGLE	ELEV.	R & S.	Rod & Shelf		
ANGLE	EMER.	R.W.L.	Rain Water Leader		
ANGLE	ENCL.	S.	South or Shelf		
ANGLE	ENG.	S.B.	Splash Board		
ANGLE	E.P.	S.C.	Solid Core		
ANGLE	EQ.	SCHED.	Schedule		
ANGLE	E.O.P.	S.D.	Soap Dispenser or		
ANGLE	EXP.	SECT.	Smoke Detector		
ANGLE	EXPO.	SECT.	Section		
ANGLE	EXST.	S.H.	Soap Holder		
ANGLE	EXT.	SHR.	Shower		
ANGLE	F.A.	SHT.	Sheet		
ANGLE	F.A.U.	SHTG.	Sheathing		
ANGLE	F.D.	SIM.	Similar		
ANGLE	FDN.	SLD.	Sliding		
ANGLE	F.E.	S.N.D.	Sanitary Napkin Dispenser		
ANGLE	F.E.C.	S.P.	Sump Pump		
ANGLE	F.F.	SPEC.	Specification		
ANGLE	F.F.L.	SQ.	Square		
ANGLE	F.H.C.	STD.	Standard		
ANGLE	FIN.	STL.	Steel		
ANGLE	FLASH.	STR.	Structural		
ANGLE	FLOUR.	SUSP.	Suspended		
ANGLE	F.O.C.	SYM.	Symmetrical		
ANGLE	F.O.F.	S.W.	Shear Wall		
ANGLE	F.O.S.	T.	Title, Top or Tread		
ANGLE	F.PRF.	T. & G.	Tongue and Groove		
ANGLE	FT.	T.B.	Towel Bar		
ANGLE	FURR.	T.C.	Top of Curb		
ANGLE	G.	TEL.	Telephone		
ANGLE	G.A.	TER.	Terrazzo		
ANGLE	GALV.	T.H.	Town House		
ANGLE	G.B.	THK.	Thick		
ANGLE	G.D.	T.H.	Threshold		
ANGLE	G.N.D.	T.P.	Top of Pavement		
ANGLE	GND.	T.P.D.	Toilet Paper Dispenser		
ANGLE	GR.	TRANS.	Transparent		
ANGLE	G.S.F.	T.V.	Television		
ANGLE	G.S.M.	T.W.	Top of Wall		
ANGLE	GYP.	TYP.	Typical		
ANGLE	H.	UNF.	Unfinished		
ANGLE	H.B.	U.O.N.	Unless Otherwise Noted		
ANGLE	H.C.	VERT.	Vertical		
ANGLE	HDWD.	VEST.	Vestibule		
ANGLE	HDWR.	V.I.F.	Verify in Field		
ANGLE	HT.	W.	West, Washer or Water		
ANGLE	H.M.	W.	With		
ANGLE	H.P.	W.C.	Water Closet		
ANGLE	HORIZ.	WD.	Wood		
ANGLE	H.R.	W.H.	Water Heater		
ANGLE	I.D.	W x H.	Width By Height		
ANGLE	INSUL.	W/O.	Without		
ANGLE	INT.	WP.	Waterproof		
ANGLE	JAN.	W.R.	Water Resistant		
ANGLE	JOINT.	WINDG.	Window		
ANGLE		W.S.C.	Wainscot		
ANGLE		W.S.P.	Wet Stand Pipe		
ANGLE		WT.	Weight		
ANGLE		W.W.F.	Welded Wire Fabric		



VICINITY MAP



PROJECT ADDRESS: 1268 17TH AVENUE
SAN FRANCISCO, CA 94122
PARCEL NUMBER: 1734 - 023

PROJECT INFORMATION:

ZONING: RM-1 (RESIDENTIAL - MIXED)
GROUP OF OCCUPANCY: R-3 & U
TYPE OF CONSTRUCTION: VB
LOT SIZE: 3,000 SQ. FT.
(E) LIVING AREA: 1,778 SQ. FT.
YEAR BUILT: 1907
AUTOMATIC FIRE SPRINKLER: NO
NO. OF STORIES: THREE (3)
NO. OF BASEMENT: NONE
HEIGHT LIMITS: 40-X HEIGHT/BULK DIST.

PROJECT INFORMATION

GROSS FLOOR AREA:
EXISTING 1ST FL FLOOR AREA = 851 SQ. FT.
EXISTING 2ND FL FLOOR AREA = 824 SQ. FT.
EXISTING 1-CAR GARAGE AREA = 210 SQ. FT.
ADU'S 1ST FL FLOOR AREA = 410 SQ. FT.
ADU'S 2ND FL FLOOR AREA = 380 SQ. FT.
EXISTING # OF PARKING SPACE: 1 (SINGLE CAR GARAGE)
PROPOSED # OF PARKING SPACE: 0 (NO CHANGE)
EXISTING # OF BICYCLE PARKING SPACE: 0
PROPOSED # OF BICYCLE PARKING SPACE: 3
EXISTING FRONT SETBACK: 9'-0"
EXISTING LEFT SIDE SETBACK: 0'-0" (NO CHANGE)
EXISTING RIGHT SIDE SETBACK: 0'-0" (NO CHANGE)
EXISTING REAR SETBACK: 0'-0"
PROPOSED FRONT SETBACK: 2'-0"
PROPOSED REAR SETBACK: 44'-0"

*A MINIMUM OF 65% CONSTRUCTION WASTE IS TO BE RECYCLED OR SALVAGED PER CALGREEN 4.408.1.

PROJECT DIRECTORY

OWNER	MR. YU, JACK 1268 17TH AVENUE, SAN FRANCISCO, CA 94122	(415) 632-6188
DESIGNER	KENNY YIP 2296 AMADOR STREET HAYWARD, CA 94541	(415) 202-3405
PROFESSIONAL ENGINEER	DOUG LEE, P.E., LEED AP 296 BELHAVEN AVENUE DALY CITY, CA 94015	(415) 254-8920

CODE REQUIREMENTS

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
CITY AND COUNTY OF SAN FRANCISCO ORDINANCE

CONSTRUCTION PRACTICES AND NOTICING:
CONSTRUCTION HOURS: WEEKDAYS: 8:00 a.m. - 6:00 p.m.
SATURDAYS: 9:00 a.m. - 5:00 p.m.
SUNDAYS AND HOLIDAYS: NO WORK ALLOWED.
(SEE CITY OF SAN FRANCISCO MUNICIPAL CODE FOR DETAILS.)
CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 a.m. AND 5:00 p.m.
*ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

SCOPE OF WORK

THREE-STORY TWO-FAMILY HOUSE'S TO A FOUR-STORY MULTI-FAMILY HOUSE VERTICAL AND HORIZONTAL ADDITION:
1. DEMOLISH AN EXISTING DETACHED ACCESSORY DWELLING UNIT (ADU) IN THE BACK OF THE PROPERTY.
2. ADD AN ONE STORY STRUCTURE ON TOP OF EXISTING THREE-STORY SINGLE FAMILY FRONT UNIT, AND INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM TWO FAMILIES TO THREE FAMILIES.
3. EXPEND THE ENTIRE STRUCTURE TOWARD FRONT AND REAR; TO INCLUDE NEW LIGHTING SYSTEM, ELECTRICAL WORK, PLUMBING WORK, AND HVAC SYSTEMS.
4. REPLACE ELECTRICAL METER & MAIN ELECTRICAL SERVICE PANEL AND UPGRADE ITS SIZE TO 400 AMPS.
5. PROVIDE A WOODEN FIRE ESCAPE STAIRCASE ATTACHED TO THE BACK OF PROPOSED STRUCTURE.
6. INSTALL NEW GAS TYPE FURNACES AND WATER HEATERS PER ENERGY COMPLIANCE AND CURRENT ENERGY CODE.
7. SPECIAL INSPECTION OF EPOXY HOLDDOWN ANCHORS.

DEFERRED APPROVAL ITEMS

AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE UNDER A DEFERRED PERMIT SUBMITTAL.

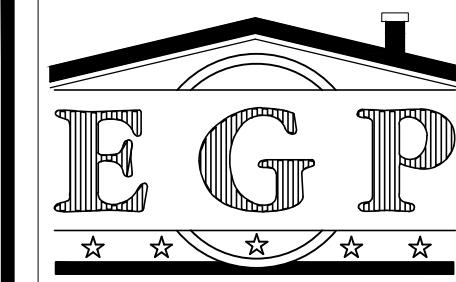
DRAWING INDEX

ARCHITECTURAL

A1.0 COVER SHEET, (EXISTING) SITE PLAN
A1.1 SITE PHOTOS
A2.0 PROPOSED SITE PLAN
A2.1 PROPOSED ROOF PLAN
A3.0 EXISTING PRIMARY HOUSE FLOOR PLAN
A3.1 REAR DETACHED ADU DEMOLITION PLAN
A4.0 PROPOSED 1ST & 2ND FL FLOOR PLAN
A4.1 PROPOSED 3RD & 4TH FL FLOOR PLAN
A5.0 EXISTING FRONT AND REAR ELEVATIONS
A5.1 PROPOSED FRONT AND REAR ELEVATIONS
A5.2 EXISTING SIDE ELEVATIONS
A5.3 PROPOSED SIDE ELEVATIONS
A6.0 SECTIONS
A7.0 DETAILS
G1.0 GREEN BUILDING SUBMITTAL FORM
M1.0 1ST AND 2ND FLOOR M.E.P. PLAN
M1.1 3RD AND 4TH FLOOR M.E.P. PLAN
T1.0 TITLE 24 ENERGY CALCULATION

STRUCTURAL

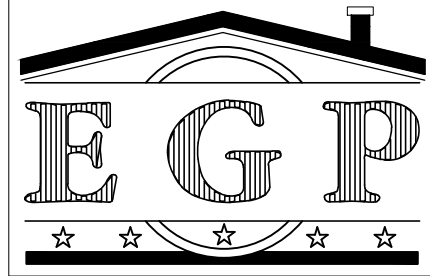
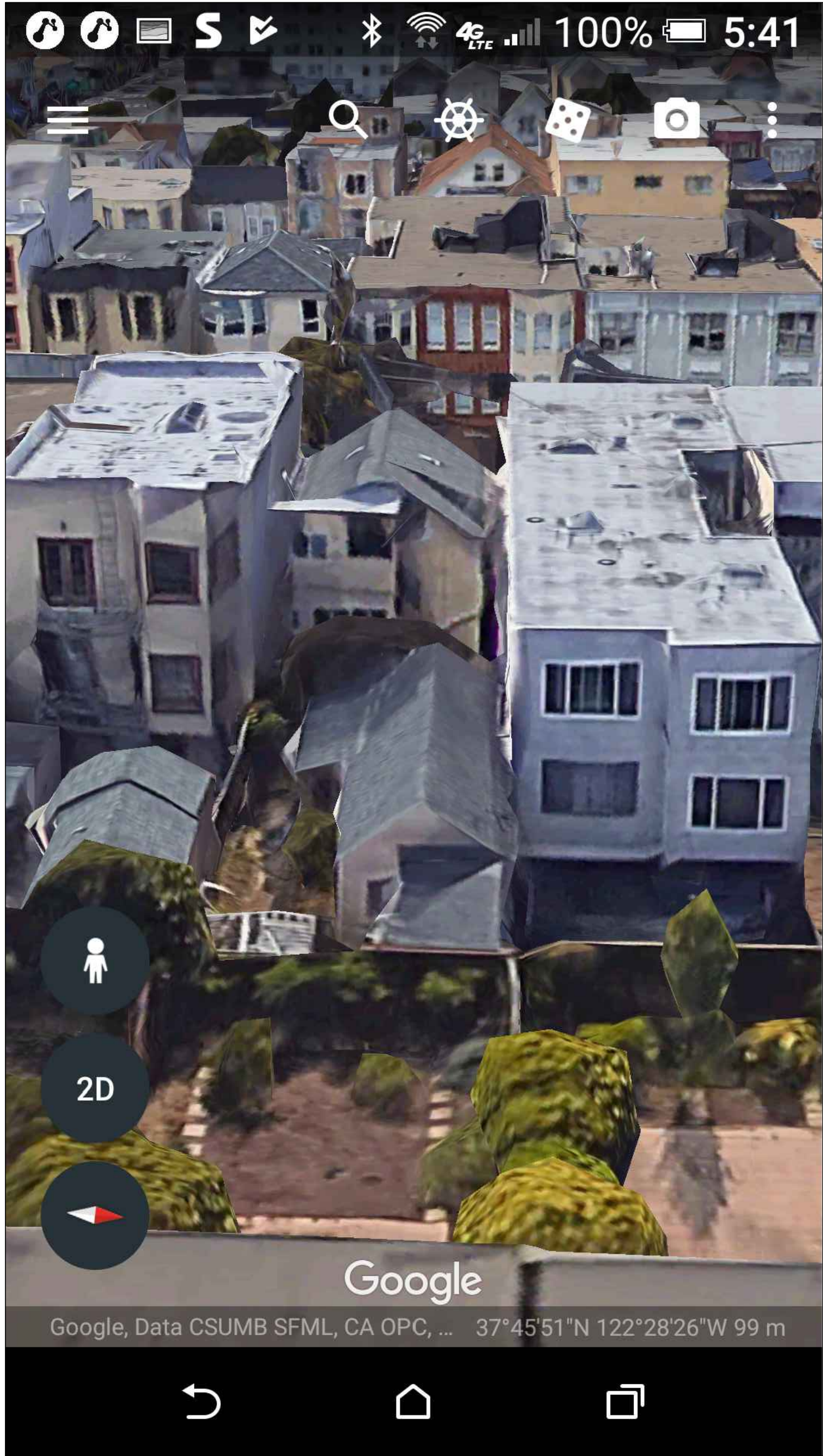
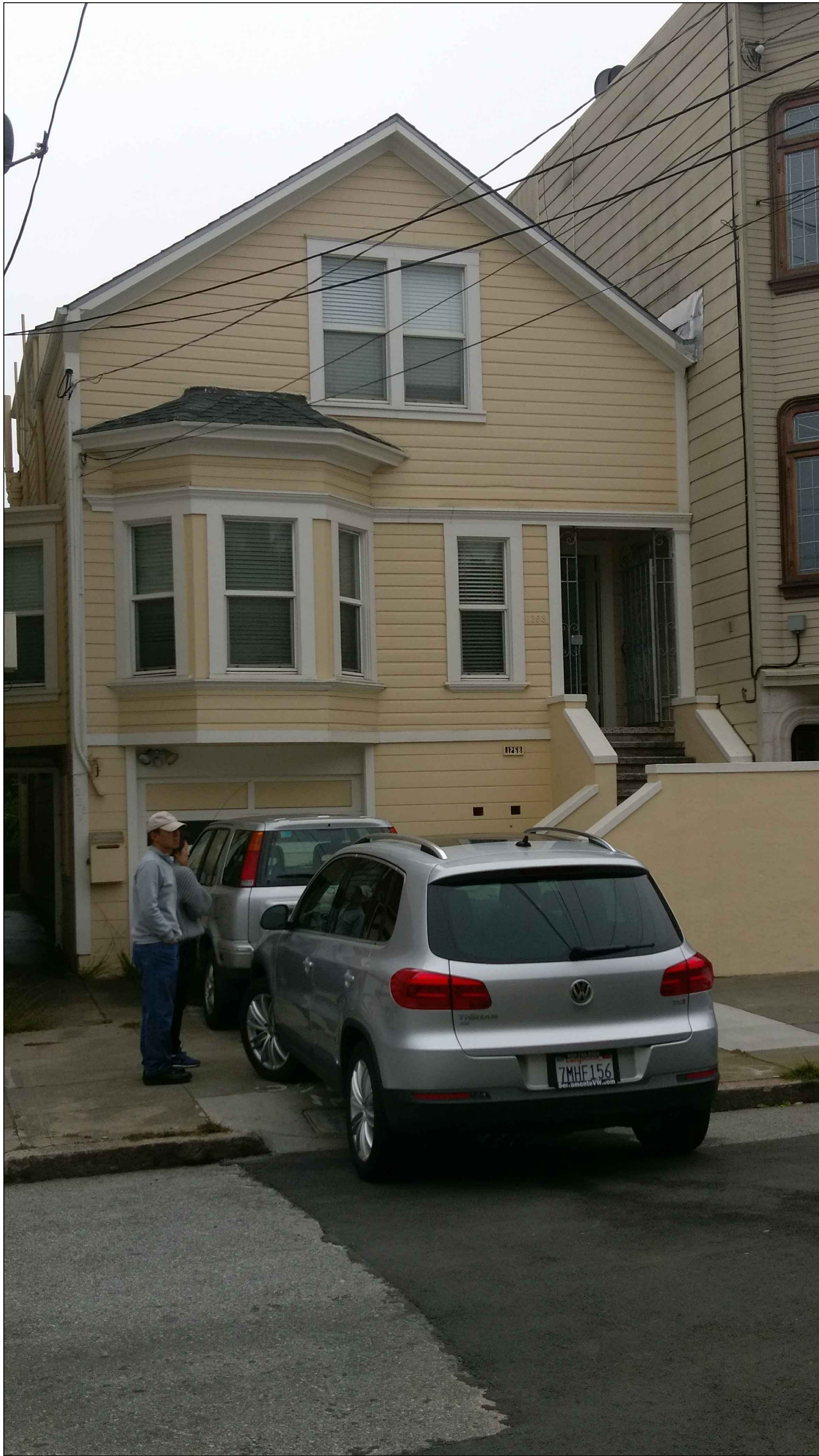
S1.0 STRUCTURAL NOTES
S2.0 STRUCTURAL DETAILS
S2.1 STRUCTURAL DETAILS CONT.
S2.2 STRUCTURAL DETAILS CONT.
S3.0 FOUNDATION PLAN AND DETAILS
S4.0 SECOND FLOOR FRAMING PLAN
S5.0 THIRD FLOOR FRAMING PLAN
S6.0 FOURTH FLOOR FRAMING PLAN
S7.0 ROOF / CEILING FRAMING PLANS



ETERNAL GREEN
PROPERTIES, LLC

22968 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0567
EMAIL: constructionpermitzone@gmail.com

REVISIONS DATE



**ETERNAL GREEN
PROPERTIES, LLC**

22988 AMADOR STREET
HAYWARD, CA 94641
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0567
EMAIL: constructionpermit@egp.com

REVISIONS DATE

REVISIONS	DATE

PROJECT TITLE:

YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION
ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:

PLAN #: 2016R0701

DRAWING TITLE:

SITE PHOTOS

Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

SCALE:
AS SHOWN
24 x 36"

PLOT DATE:
11.15.2020

SHEET NUMBER:

A1.1

GENERAL NOTES:

- 1). ALL WORKS SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODE AND ALL CURRENT LOCAL GOVERNING CODES, REGULATIONS AND ORDINANCES.
- 2). CONTRACTOR SHALL BE LICENSED, FULLY INSURED AND EXPERIENCED IN LOCAL CONSTRUCTION PRACTICES, CODES AND REGULATIONS.
- 3). CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NO WORK SHALL BE STARTED UNTIL ALL QUESTIONS AND DISCREPANCIES ARE RESOLVED.
- 4). CONTRACTOR SHALL EXAMINE ALL RELEVANT PLANS, SPECIFICATIONS AND OTHER CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY OMISSIONS OR DISCREPANCIES IN ANY PART OF THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO OWNER PRIOR TO COMMENCEMENT OF WORK. SCALE SHALL NOT BE USED FOR DETERMINING THE EXACT DIMENSIONS.
- 5). WORK SHALL BE DONE IN ACCORDANCE WITH PLANS STAMPED BY DEPARTMENT OF BUILDING INSPECTION. OWNER SHALL BE INFORMED IMMEDIATELY IF DIFFERENT SOLUTION IS NECESSARY. FAILURE TO DO SO SHALL PUT ENTIRE RESPONSIBILITY ONTO CONTRACTOR.
- 6). CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY OF PEOPLE AND PROPERTY ON THE PROJECT SITE. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF TALL EXISTING ELEMENTS PRIOR TO CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CALOSHA REQUIREMENTS. ALL POWER EQUIPMENT SHALL BE OPERATED ONLY UNDER THE APPROVAL OF THE GOVERNING AGENCIES. FIRE EXTINGUISHER SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
- 7). CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS/HER OWN EXPENSE, ANY DAMAGE TO ANY PUBLIC OR PRIVATE PROPERTY THAT IS CAUSED BY HIS/HER WORK.
- 8). ALL MATERIALS, FIXTURES, EQUIPMENT SHALL BE NEW AND UNUSED. NO SUBSTITUTION SHALL BE MAKE WITHOUT OWNER'S AUTHORIZATION. ITEMS WHICH ARE NOT SPECIFIED BY TYPE OR MANUFACTURES SHALL BE OF AVERAGE QUALITY UNLESS APPROVED BY OWNER.
- 9). CONSTRUCTION AND DEMOLITION DEBRIS: 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- 10). RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOST-ABLE, RECYCLABLE AND LANDFILL MATERIALS.
- SEE ADMINISTRATIVE BULLETIN 088.

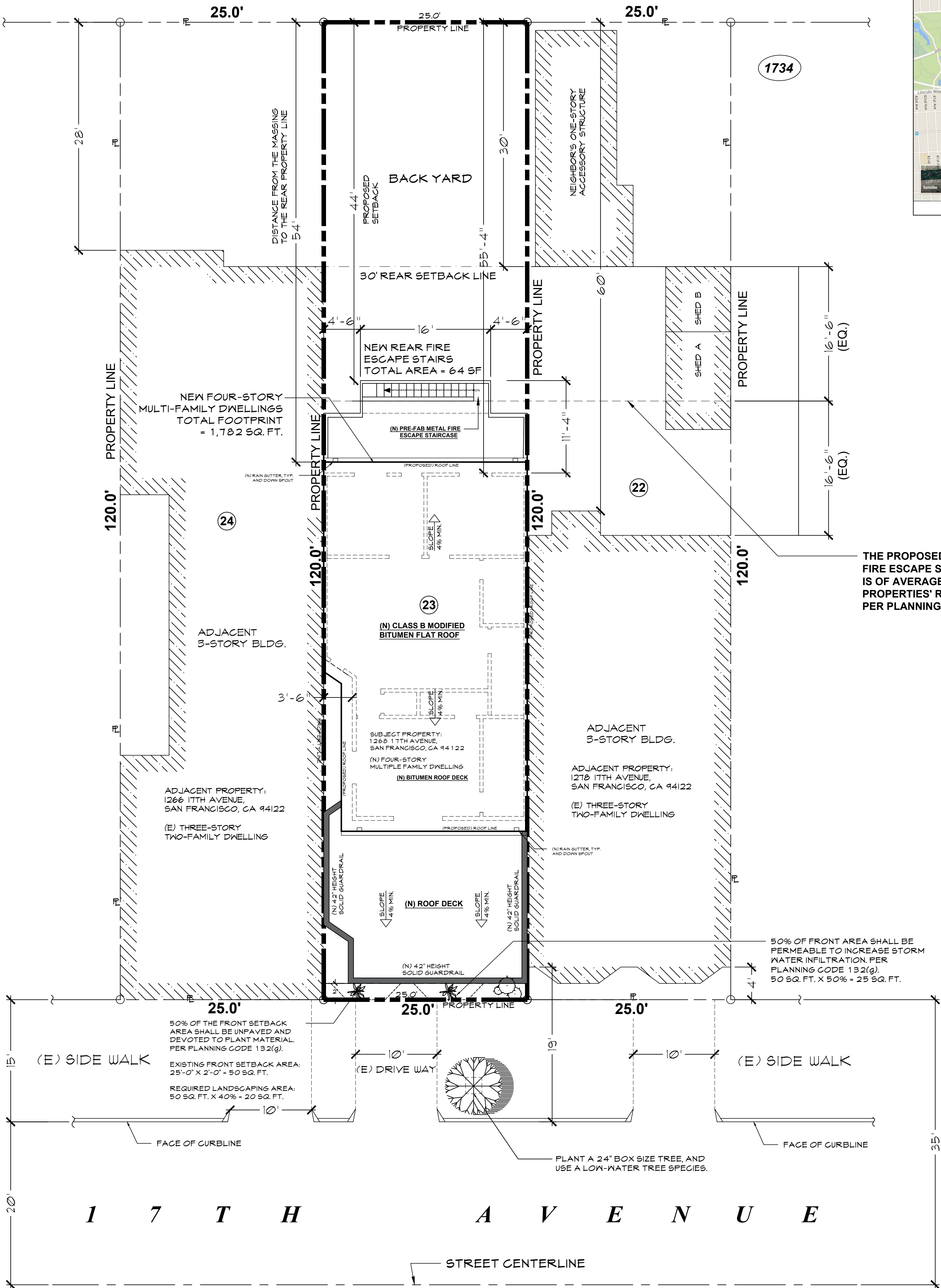
PROJECT DATA:

- 1). PROJECT ADDRESS: 1268 17TH AVENUE, SAN FRANCISCO, CA 94122
- 2). BLOCK AND LOT: 1734 - 023
- 3). TOTAL LOT AREA: 3,000 SQ. FT.
- 4). OCCUPANCY: FOUR-STORY MULTIPLE-FAMILIES
- 5). AUTO FIRE SPRINKLER: YES. PERMIT SHALL BE UNDER A SEPARATE SUBMITTAL

GRAPHIC CALCULATIONS

EXISTING SETBACKS	NEW SETBACKS
FRONT SETBACK : 9'-0"	FRONT SETBACK : 2'-0"
RIGHT SETBACK : 0'-0"	RIGHT SETBACK : 0'-0"
REAR SETBACK : 0'-0"	REAR SETBACK : 4'-2"
LEFT SETBACK : 0'-0"	LEFT SETBACK : 0'-0"

BUILDING COVERAGE	
TOTAL EXISTING MAIN BUILDING AREA (FOOTPRINT)	= 900 SF
% OF SITE COVERAGE	= 30.0%
TOTAL EXISTING DETACHED BUILDING (TO BE REMOVED)	= 666 SF
% OF SITE COVERAGE	= 22.2%
EXISTING GROUND FLOOR AREA	= 668 SF
EXISTING 2ND FLOOR AREA	= 780 SF
EXISTING 3RD FLOOR AREA	= 714 SF
TOTAL EXISTING FLOOR AREA	= 2,162 SF
PROPOSED BUILDING AREA AFTER ADDITION (FOOTPRINT)	= 1,842 SF
% OF SITE COVERAGE	= 61.4%
PROPOSED GROUND FLOOR AREA	= 1,842 SF
PROPOSED 2ND FLOOR AREA	= 1,850 SF
PROPOSED 3RD FLOOR AREA	= 1,850 SF
PROPOSED 4TH FLOOR AREA	= 1,000 SF
TOTAL FLOOR AREA AFTER ADDITION	= 6,542 SF



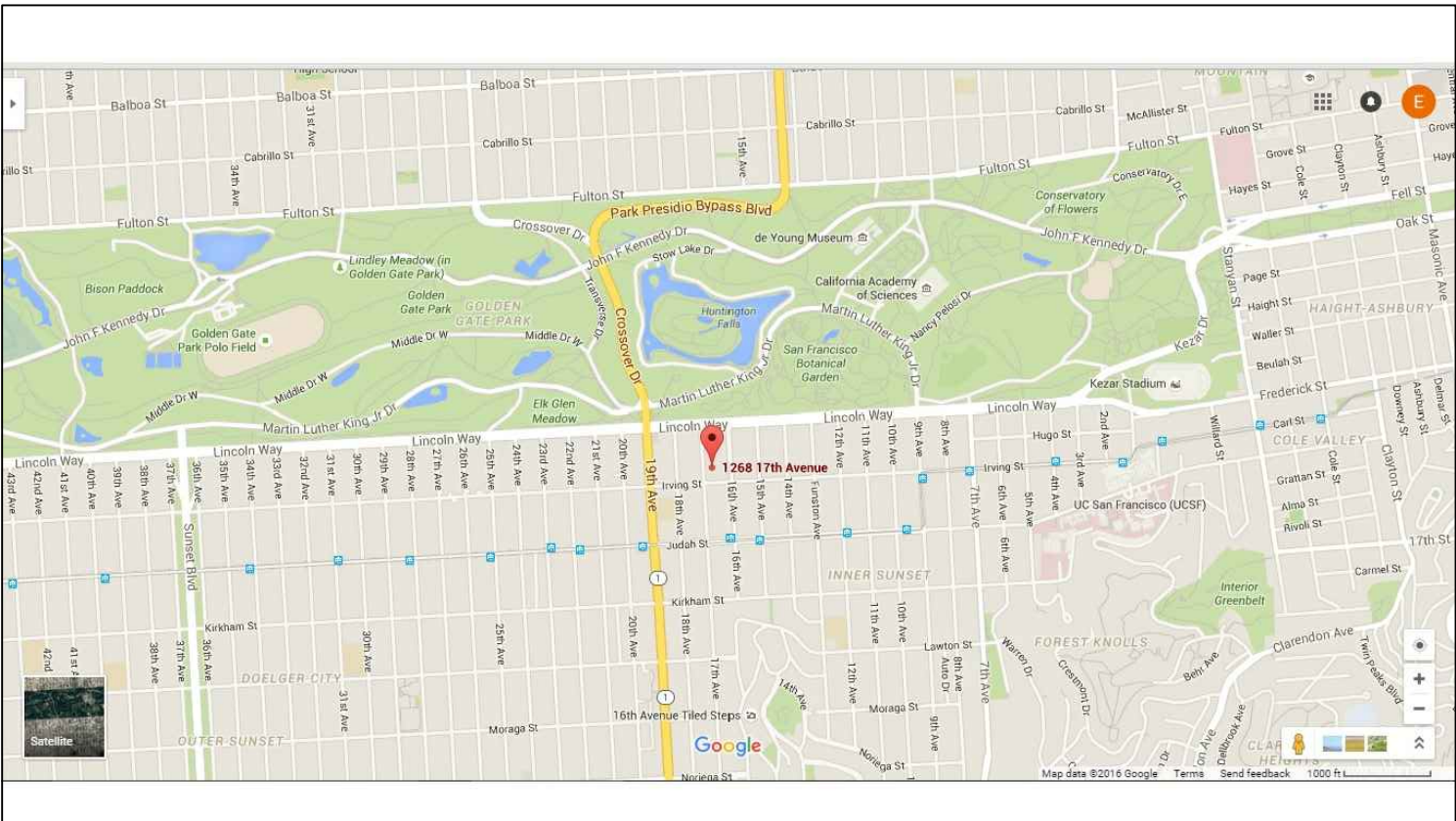
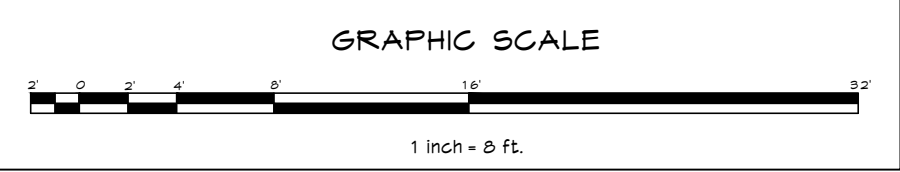
NOTE TO CONTRACTOR

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PLANS AND AT THE BUILDING SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE CONSTRUCTION.

2. DETAILS SHOWN ARE BASED ON DATA TAKEN FROM EXISTING FIELD OBSERVATIONS AND MAY NOT AGREE WITH EXISTING CONSTRUCTION WHERE A DIFFERENCE OCCURS WORK SHALL BE STOPPED ON THAT AREA IMMEDIATELY AND DESIGNER SHALL BE NOTIFIED.

NOTE:

VISION ZERO: THIS PROPERTY IS LOCATED ON A HIGH-INJURY CORRIDOR. THE CITY ENCOURAGES THE PROPERTY OWNER TO INCORPORATE PEDESTRIAN SAFETY STREETSCAPE MEASURES INTO THE PROPERTY.



ETERNAL GREEN PROPERTIES, LLC

22958 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO: 415-202-3405
FAX NO: 510-608-0567
EMAIL: constructionpermitzone@gmail.com

REVISIONS	DATE

PROJECT TITLE:

YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION

ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:

PLAN #: 2016R0701

DRAWING TITLE:

PROPOSED
SITE PLAN

Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

SCALE:

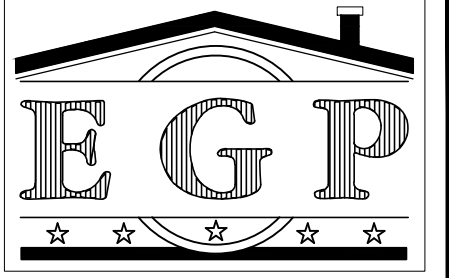
AS SHOWN
24 x 36d

PLOT DATE:

11.15.2020

SHEET NUMBER:

A2.0



ETERNAL GREEN
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HAYWARD, CA 94541
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ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:
PLAN #: 2016R0701

DRAWING TITLE:
EXISTING
FLOOR PLAN

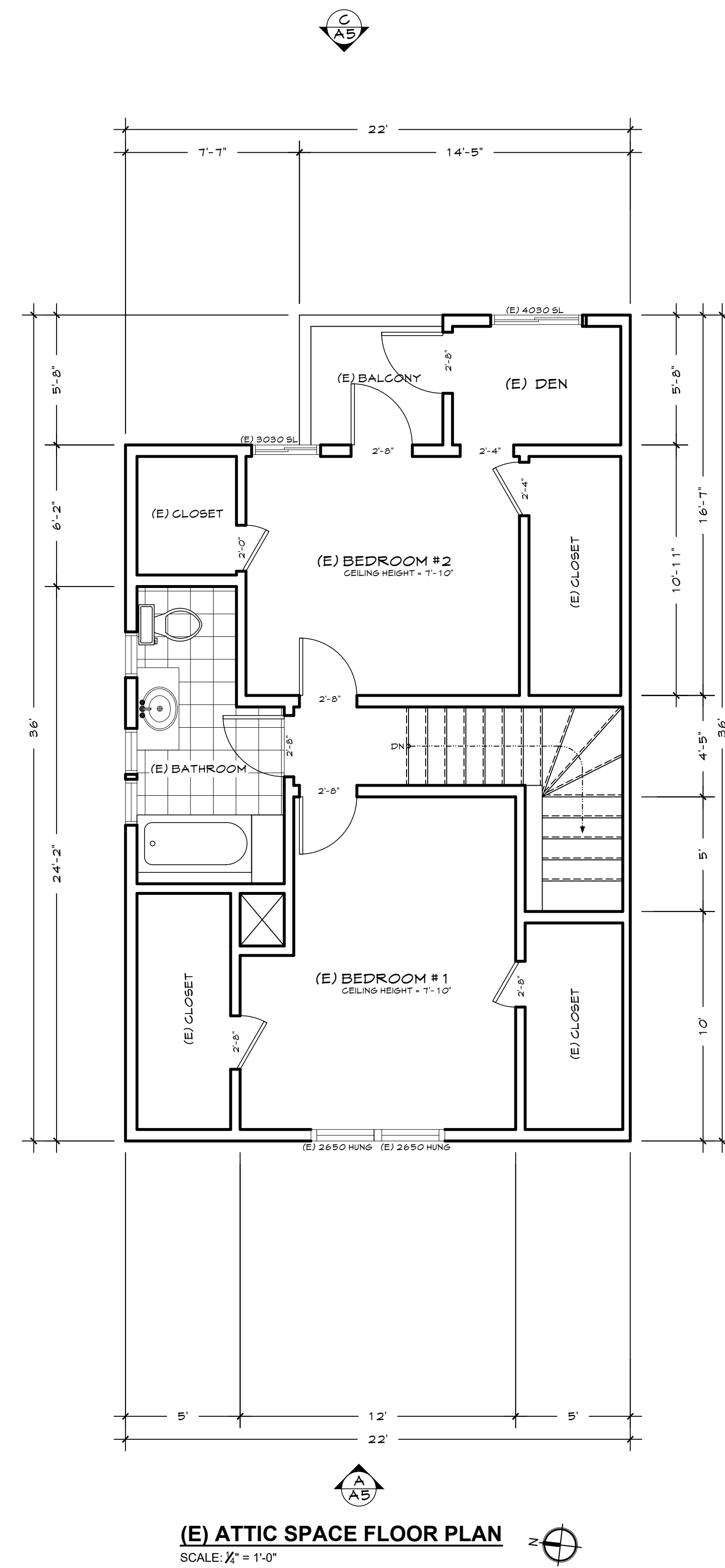
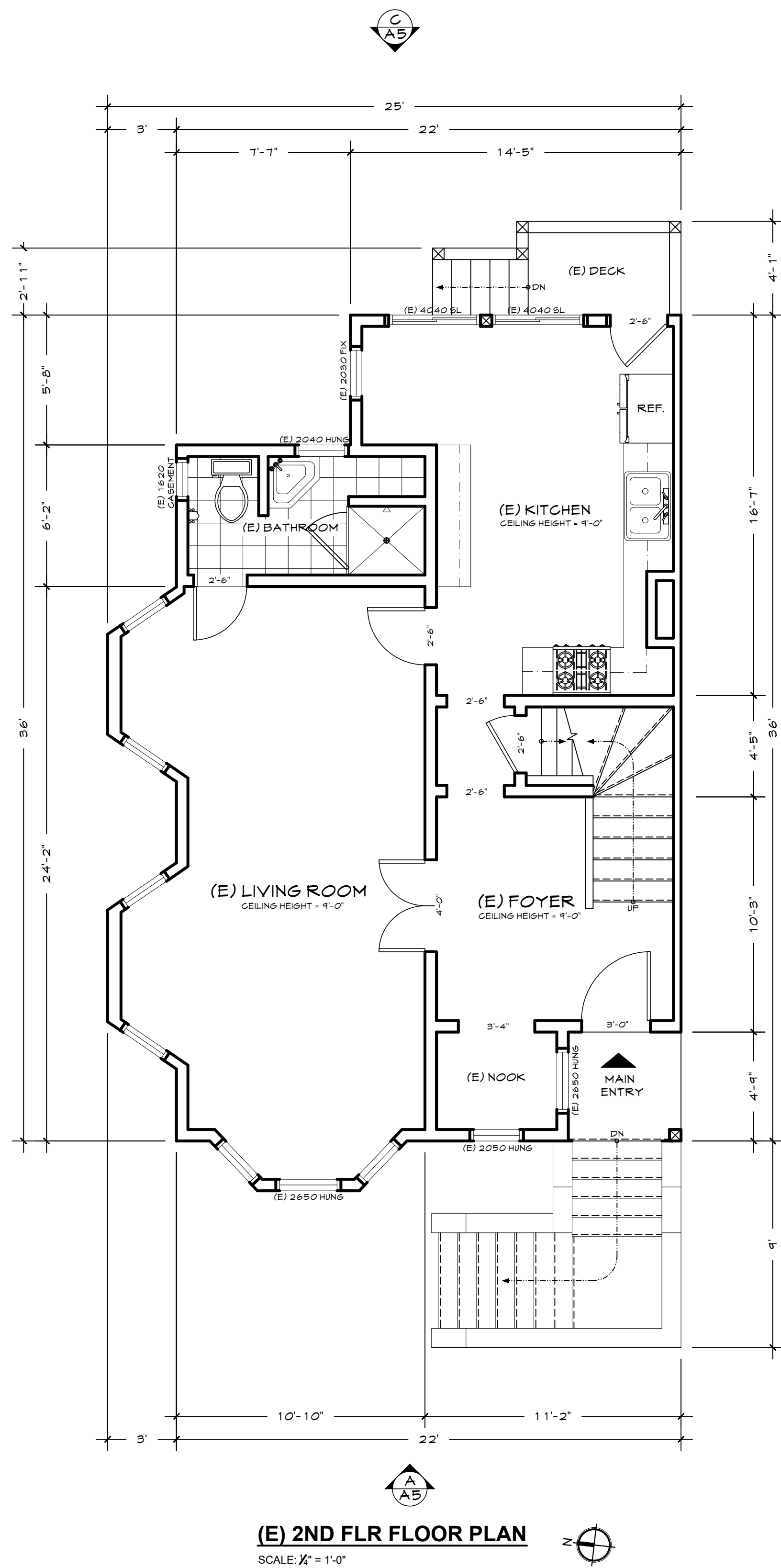
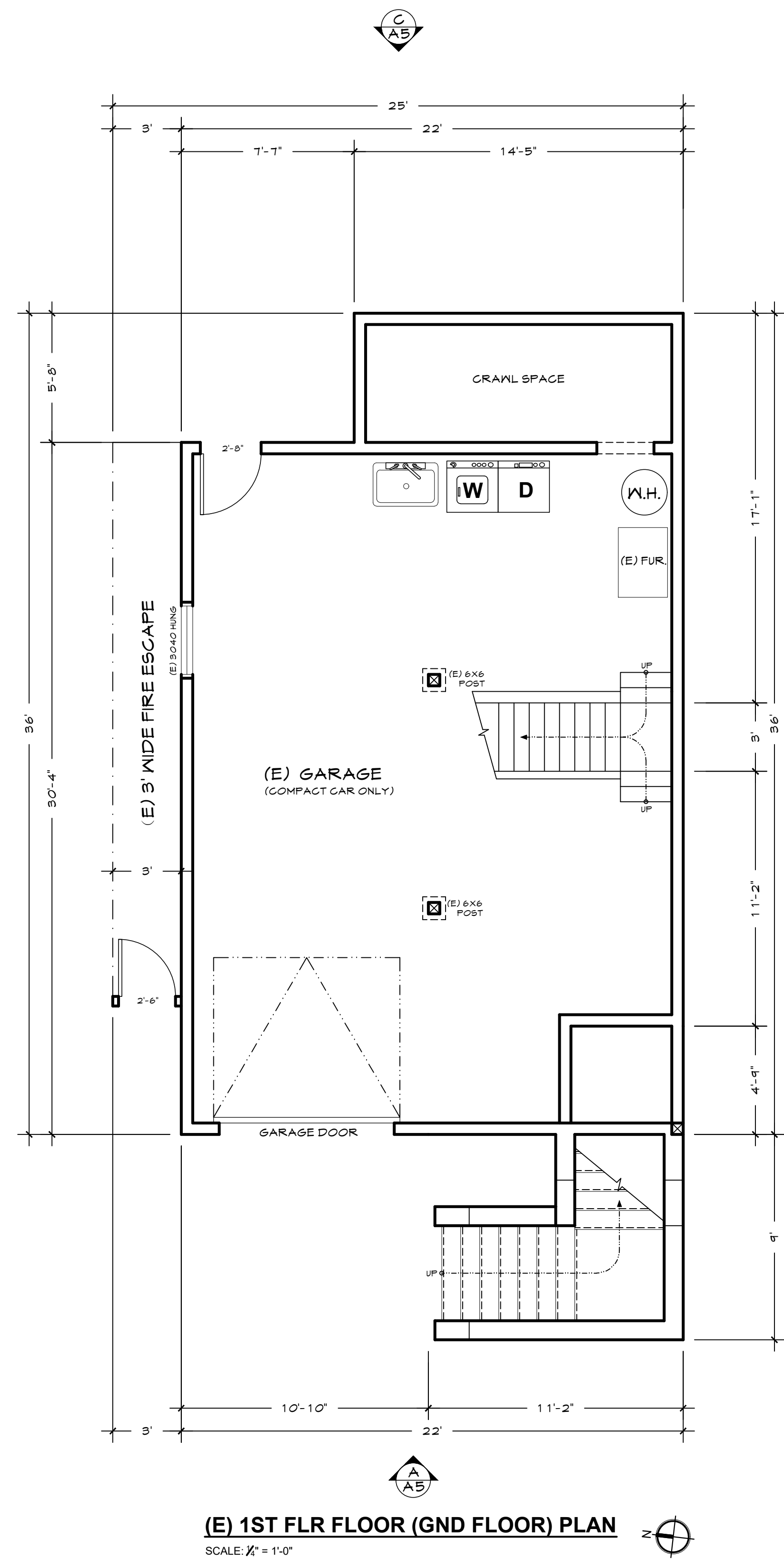
Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

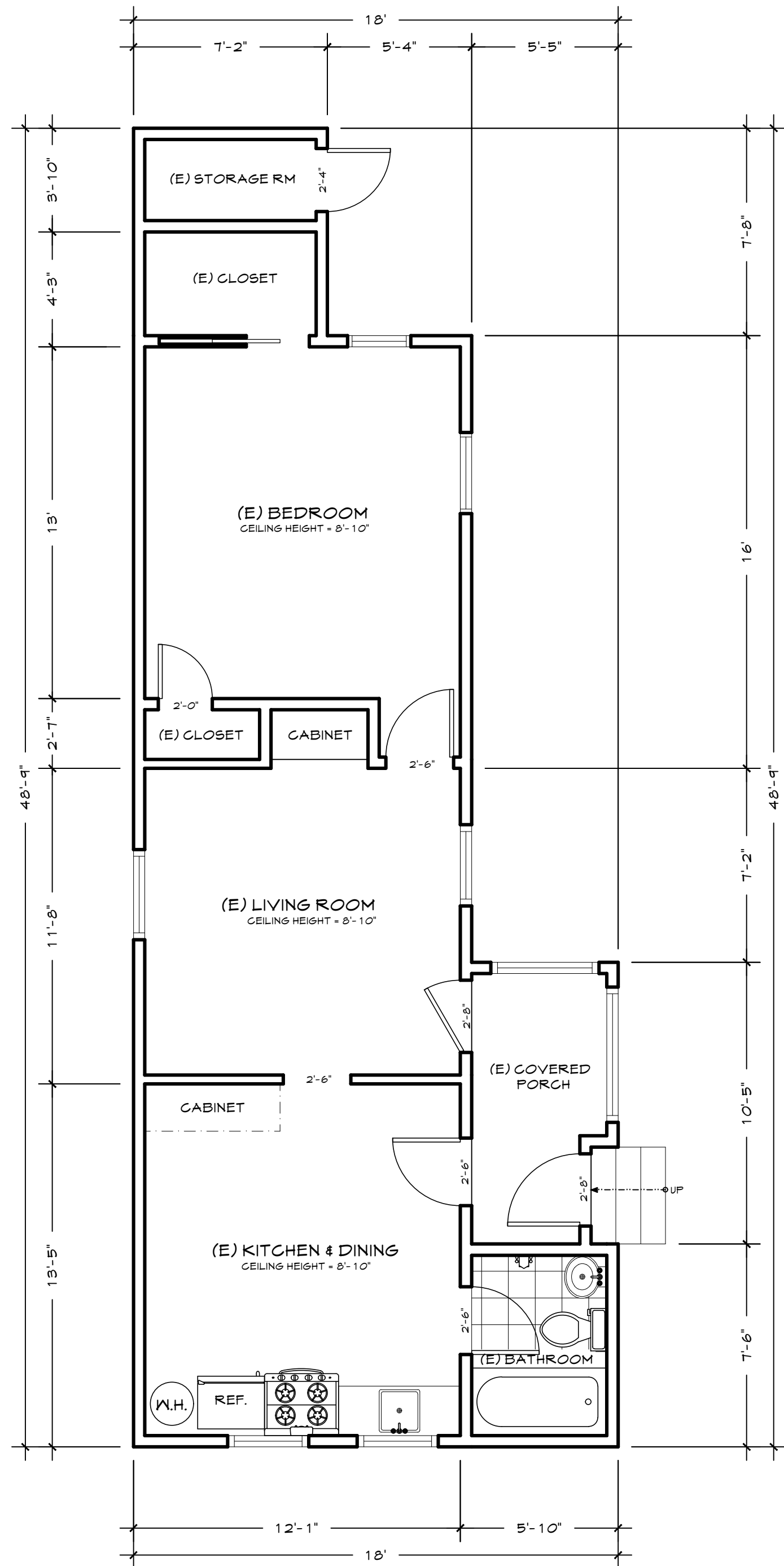
SCALE:
AS SHOWN
24 x 36d

PLOT DATE:
11.15.2020

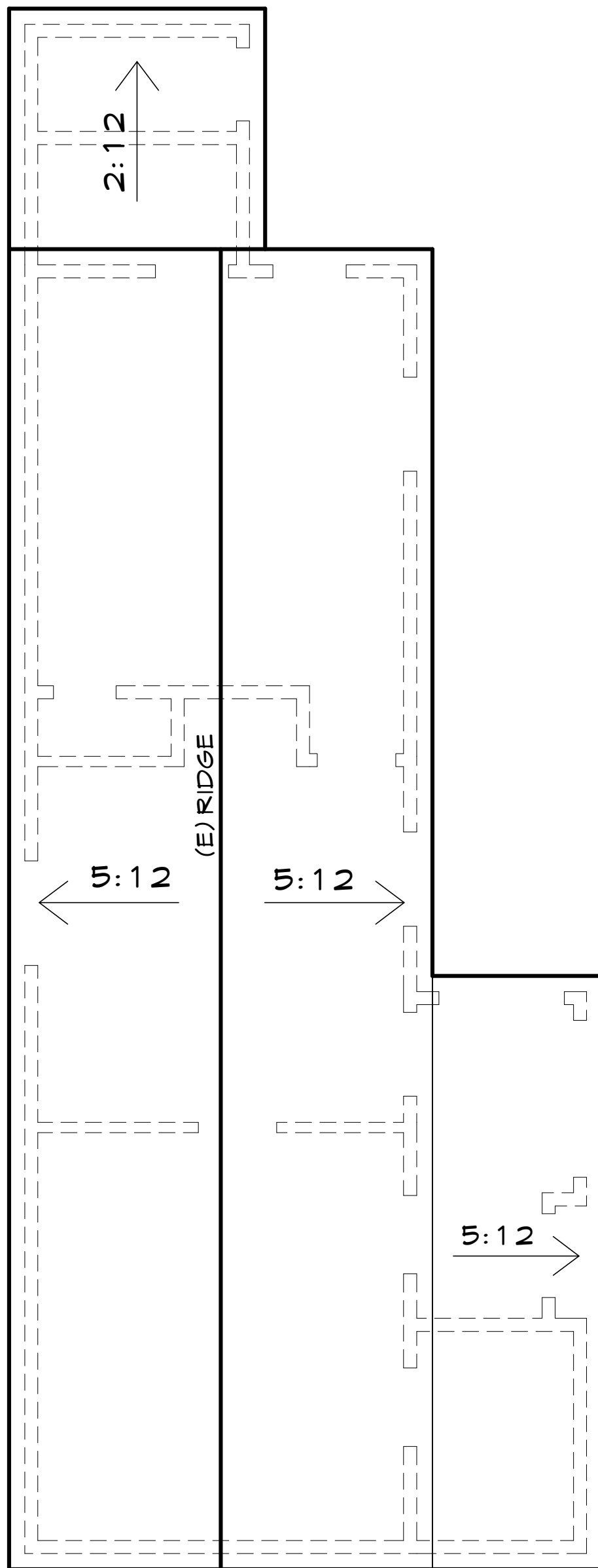
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A3.0

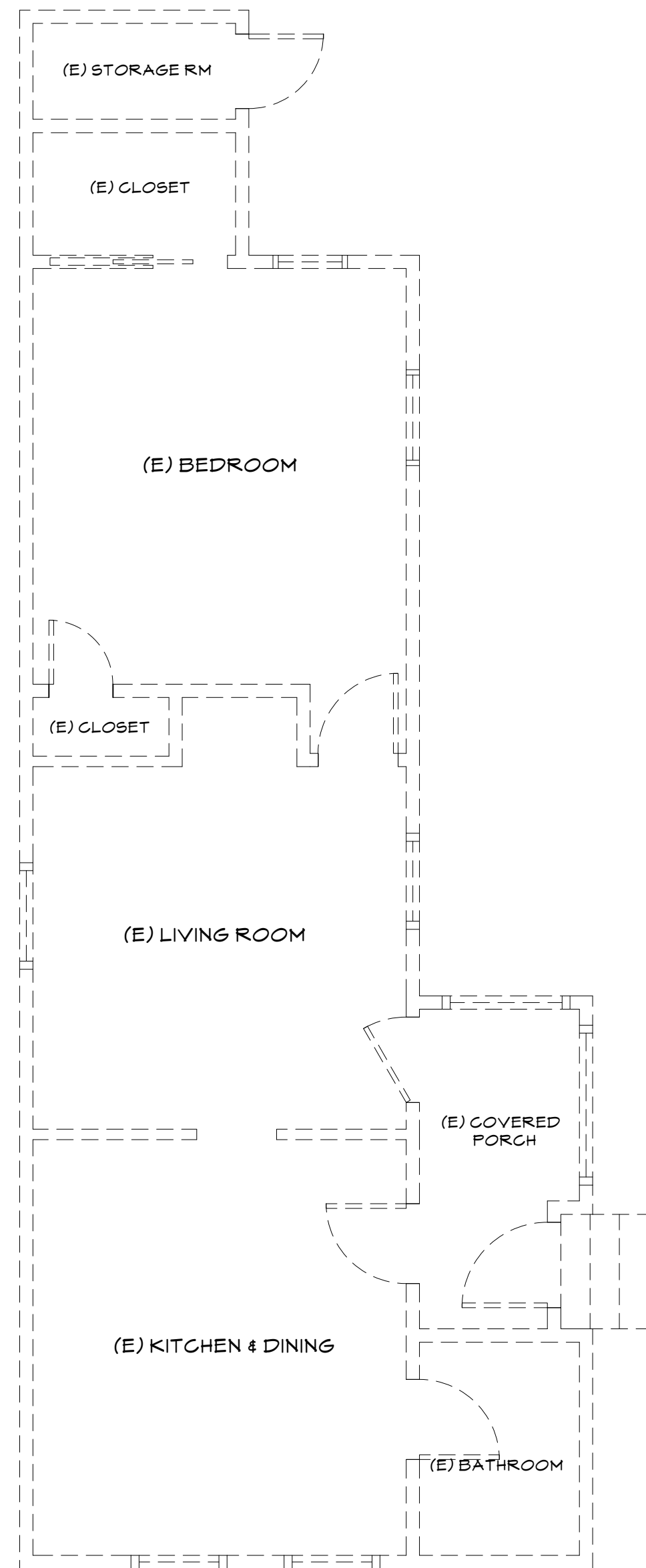




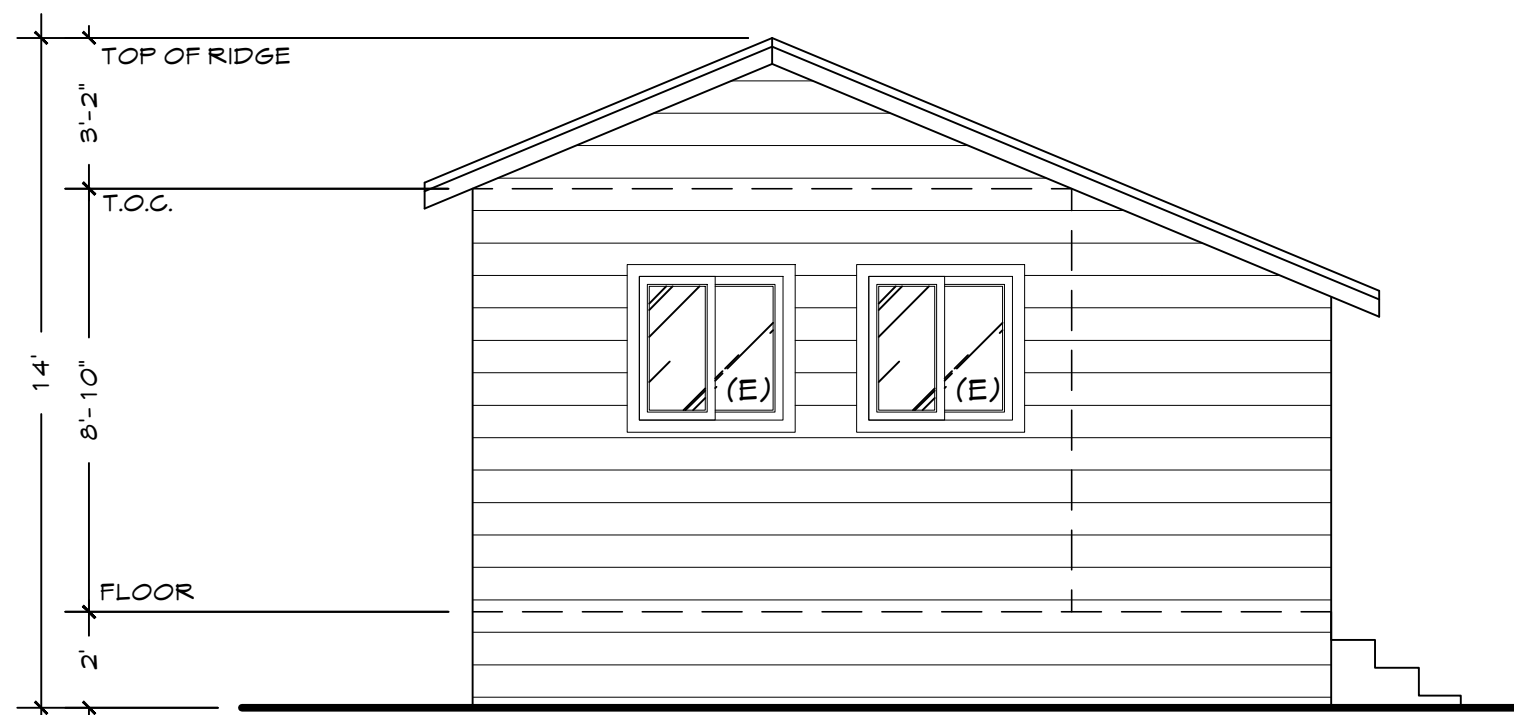
(E) DETACHED IN-LAW UNIT FLOOR PLAN
SCALE: 1/8" = 1'-0"



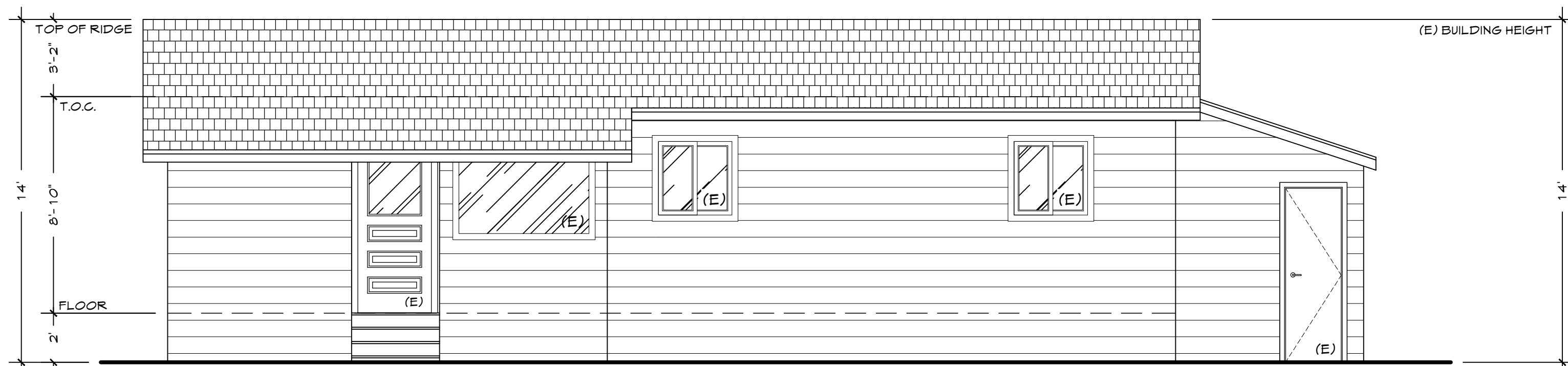
(E) DETACHED IN-LAW UNIT ROOF PLAN
SCALE: 1/8" = 1'-0"



DETACHED IN-LAW UNIT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



(E) WEST ELEVATION
SCALE: 1/8" = 1'-0"



(E) FRONT (SOUTH) ELEVATION (TO BE DEMOLISHED)
SCALE: 1/8" = 1'-0"

LEGEND	
-----	DEMOLISHED WALL
=====	(E) WALL



ETERNAL GREEN
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HAYWARD, CA 94541
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FAX NO.: 510-608-0567
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REVISIONS	DATE

PROJECT TITLE:
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VERTICAL AND HORIZONTAL ADDITION
ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:
PLAN #: 2016R0701

DRAWING TITLE:

REAR DETACHMENT
DEMOLITION PLAN

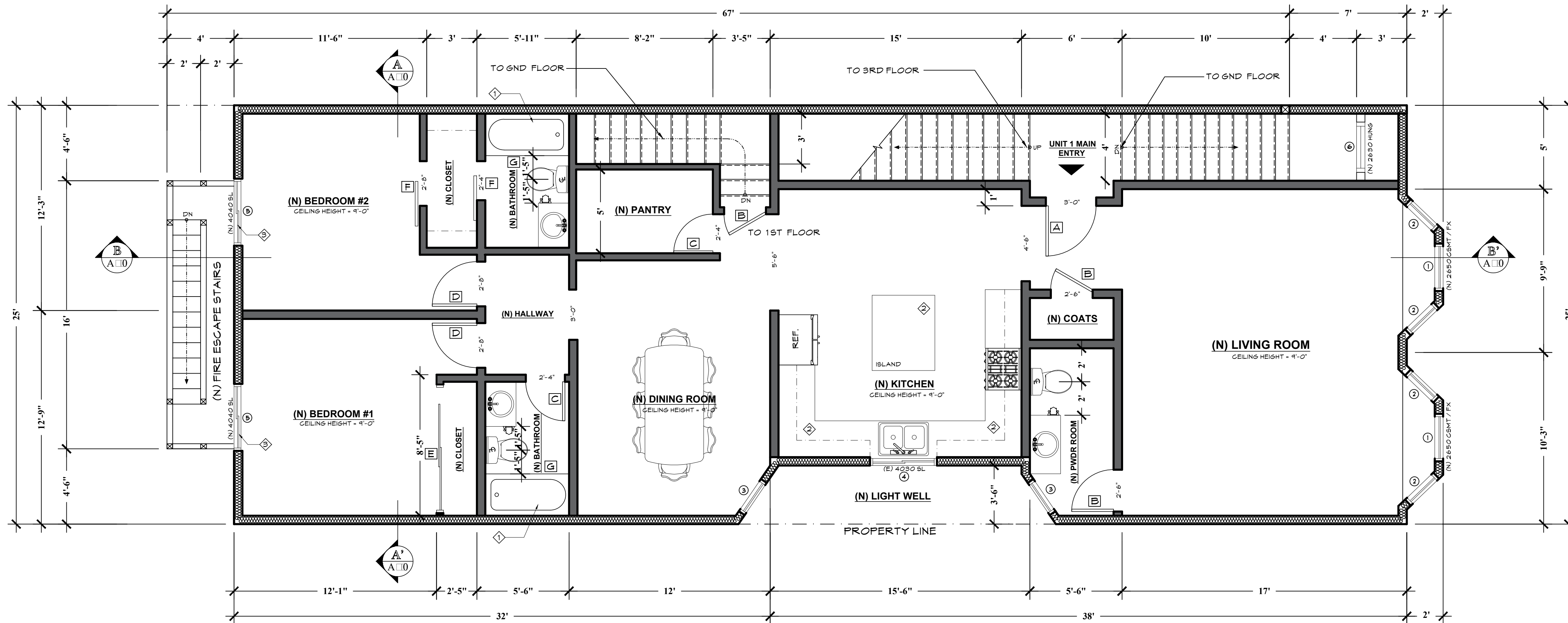
Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

SCALE:
AS SHOWN
24 x 36D

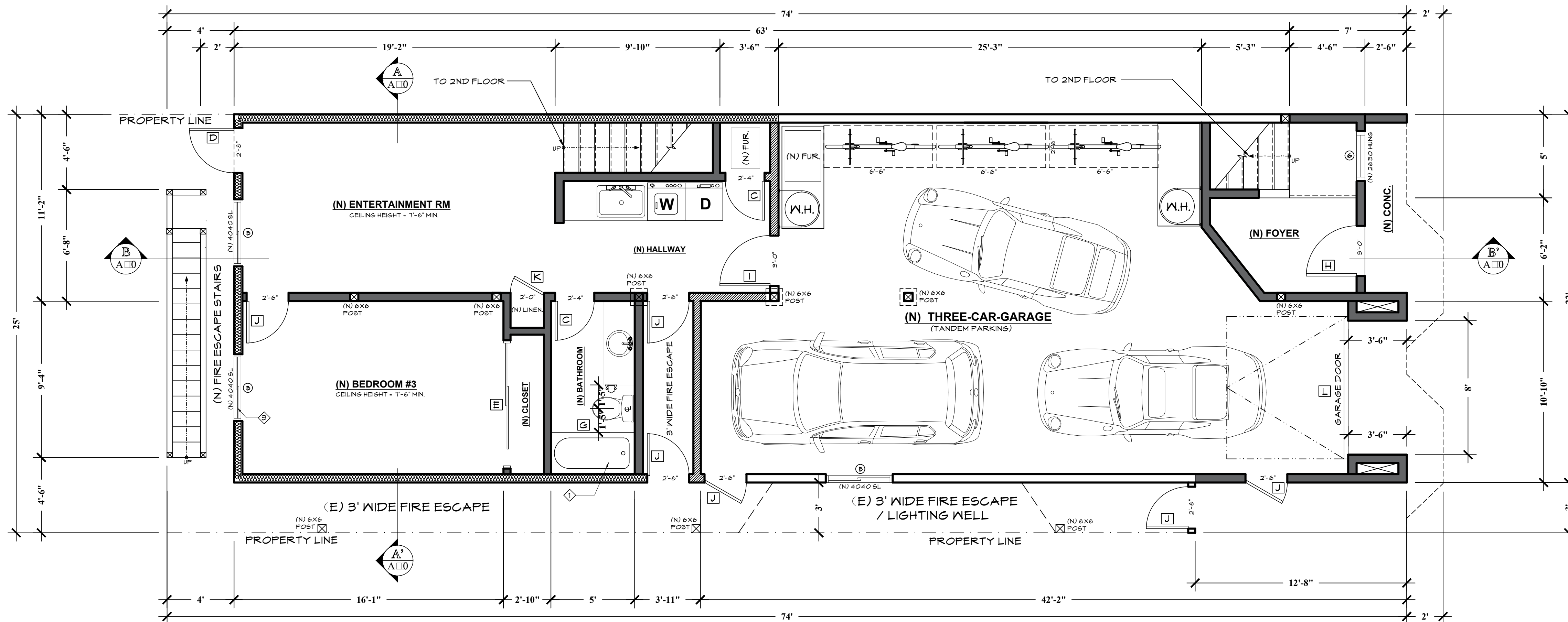
PLOT DATE:
11.15.2020

SHEET NUMBER:

A3.1



1 (PROPOSED) 2ND FLR (UNIT NO. 1) FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 (PROPOSED) 1ST FLR FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW WINDOW SCHEDULE						
NO.	SIZE	TYPE	GLASS	SILL HEIGHT	REMARK	U-FACTOR
1	2'-6" x 5'-8"	ALUMINUM CLAD WOOD - CASSETT + FIX	DUAL PANE	2'-0" AFF.	TEMPERED GLASS	LESS OR = 0.32
2	2'-0" x 5'-8"	ALUMINUM CLAD WOOD - CASSETT + FIX	DUAL PANE	2'-0" AFF.	TEMPERED GLASS	LESS OR = 0.32
3	3'-0" x 3'-0"	ALUMINUM CLAD WOOD - CASSETT	DUAL PANE	4'-0" AFF.	TEMPERED GLASS	LESS OR = 0.32
4	4'-0" x 3'-0"	ALUMINUM CLAD WOOD - SLIDING	DUAL PANE	4'-0" AFF.	TEMPERED GLASS	LESS OR = 0.32
5	4'-0" x 4'-0"	ALUMINUM CLAD WOOD - SLIDING	DUAL PANE	3'-0" AFF.	ESG6SS WINDOW	LESS OR = 0.32
6	2'-6" x 3'-0"	ALUMINUM CLAD WOOD - FIXED	DUAL PANE	4'-0" AFF.	TEMPERED GLASS	LESS OR = 0.32

NEW DOOR SCHEDULE				
NO.	SIZE	TYPE	GLASS	REMARK
A	3'-0" x 6'-8"	WOOD PANEL SWING DOOR	-	NEW
B	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-	NEW
C	2'-4" x 6'-8"	WOOD PANEL SWING DOOR	-	NEW
D	2'-8" x 6'-8"	WOOD PANEL SWING DOOR	-	NEW
E	(2) 3'-2" x 6'-8"	PAIR OF WOOD PANEL CLOSET SLIDERS	-	NEW
F	2'-8" x 6'-8"	WOOD PANEL CLOSET SLIDERS	-	NEW
G	(2) 2'-6" x 6'-8"	METAL FRAME GLASS PANEL SHOWER SLIDERS	TEMPERED GLASS	NEW - FROSTED
H	3'-0" x 6'-8"	HARD WOOD MAIN ENTRY SWING DOOR	TEMPERED GLASS	NEW
I	3'-0" x 6'-8"	1-3/4" THICK SOLID WOOD (SELF CLOSED), 45 MIN. FIRE RATED	-	NEW
J	2'-6" x 6'-8"	WOOD PANEL SWING DOOR	-	NEW
K	2'-0" x 6'-8"	WOOD PANEL SWING DOOR	-	NEW
L	8'-0" x 1'-0"	WOOD PANEL - AUTOMATIC ROLL UP GARAGE DOOR WITH REMOTE CONTROL AND OPENER	TEMPERED GLASS	NEW - FROSTED

IMPORTANT NOTE:
THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SGHC FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT. (CRC R308.1)

- GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITH 60 IN. ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. SHOWER AND TUB/SHOWER WALLS MUST BE A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. w.r. GYP) TO A HEIGHT OF 72 IN. ABOVE THE DRAIN INLET. SHOWER COMPARTMENT, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, AND ALSO CAPABLE OF ENCOMPASSING 30-INCH FLUSH.
- SURFACES SUBJECT TO WATERSPLASH SHOULD HAVE WATER RESISTANCE SURFACE
- ESCAPE WINDOW:
MINIMUM CLEAR OPENING AREA OF 5.7 SQUARE FEET (GRADE FLOOR MINIMUM CLEAR OPENING AREA = 5.0 SQUARE FEET)
MINIMUM NET CLEAR OPERABLE WIDTH OF 20".
MINIMUM NET CLEAR OPERABLE HEIGHT OF 24".
MAXIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44".
- ATTIC ACCESS TO ROOF PER CBC 1505.1, MIN. 22" X 30"
- 1 1/4" DIA NATURAL LIGHT TUBULAR SKYLIGHTS, ICC EVALUATION REPORT #: ER-5574.

LEGEND	
(E) WALL TO REMAIN	
(N) INTERIOR WALL, 2X6 STUD WALL @ 16" O.C. WITH GYP. BD. EACH SIDE	
(N) WALL W/ R 13 INSULATION	
(N) WALL W/ ONE HR RATED AND R 13 INSULATION	



**ETERNAL GREEN
PROPERTIES, LLC**

22958 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO: 415-202-3405
FAX NO: 510-608-0567
EMAIL: constructionpermitzone@gmail.com

REVISIONS DATE

IMPORTANT NOTE:
THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE
AND SGHC FOR ALL FENESTRATION PRODUCTS SHALL NOT
BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A
BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES
LISTED IN THE ENERGY REPORT. (CRC R308.1)

PROJECT TITLE:
YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION
ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

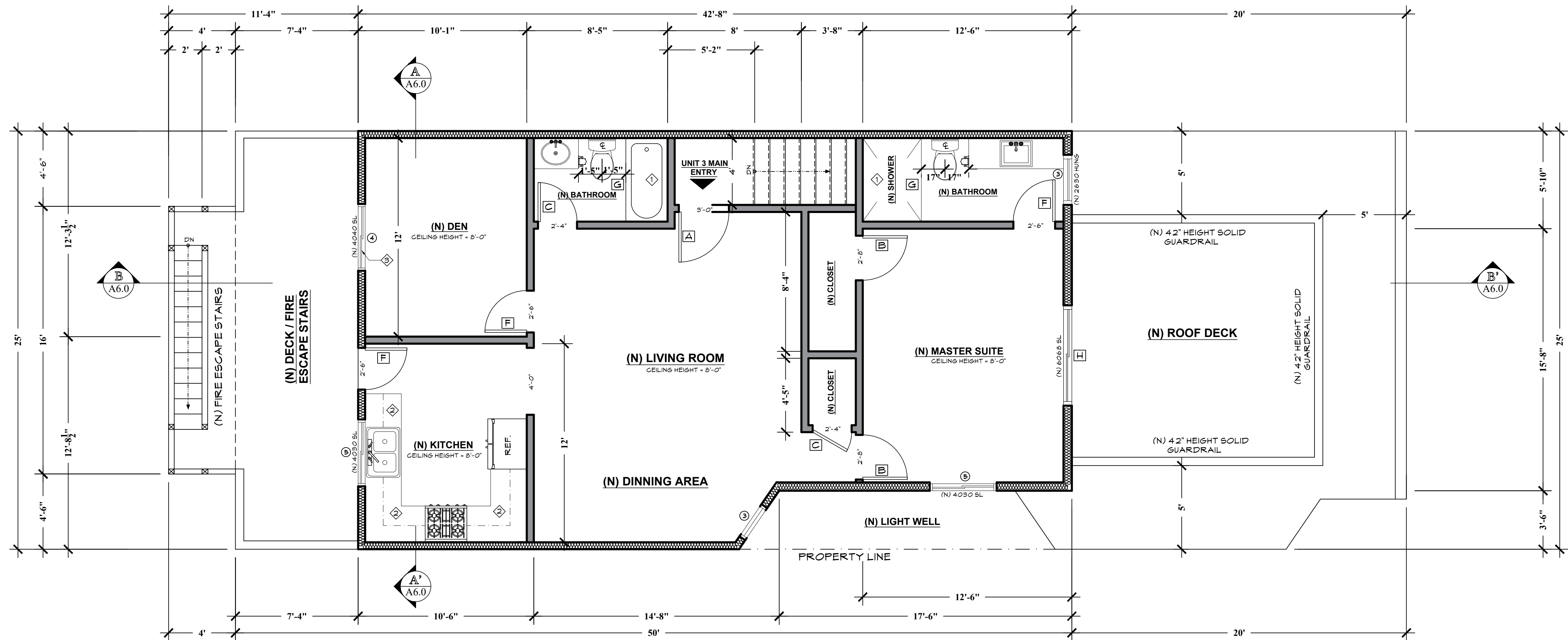
PROJECT NUMBER:
PLAN #: 2016R0701

DRAWING TITLE:
PROPOSED
3RD & 4TH FLOOR
FLOOR PLAN

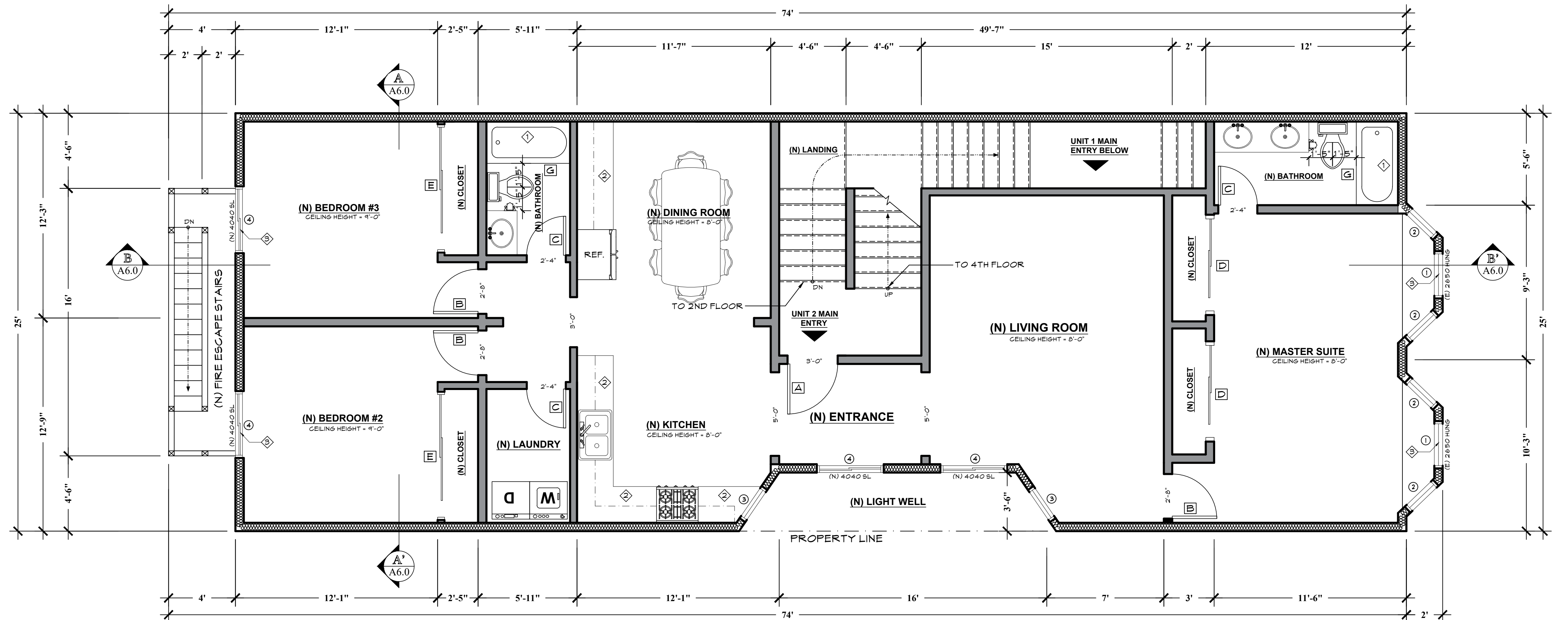
SCALE:
AS SHOWN
24 x 36D

PLOT DATE:
11.15.2020

SHEET NUMBER:
A3.3



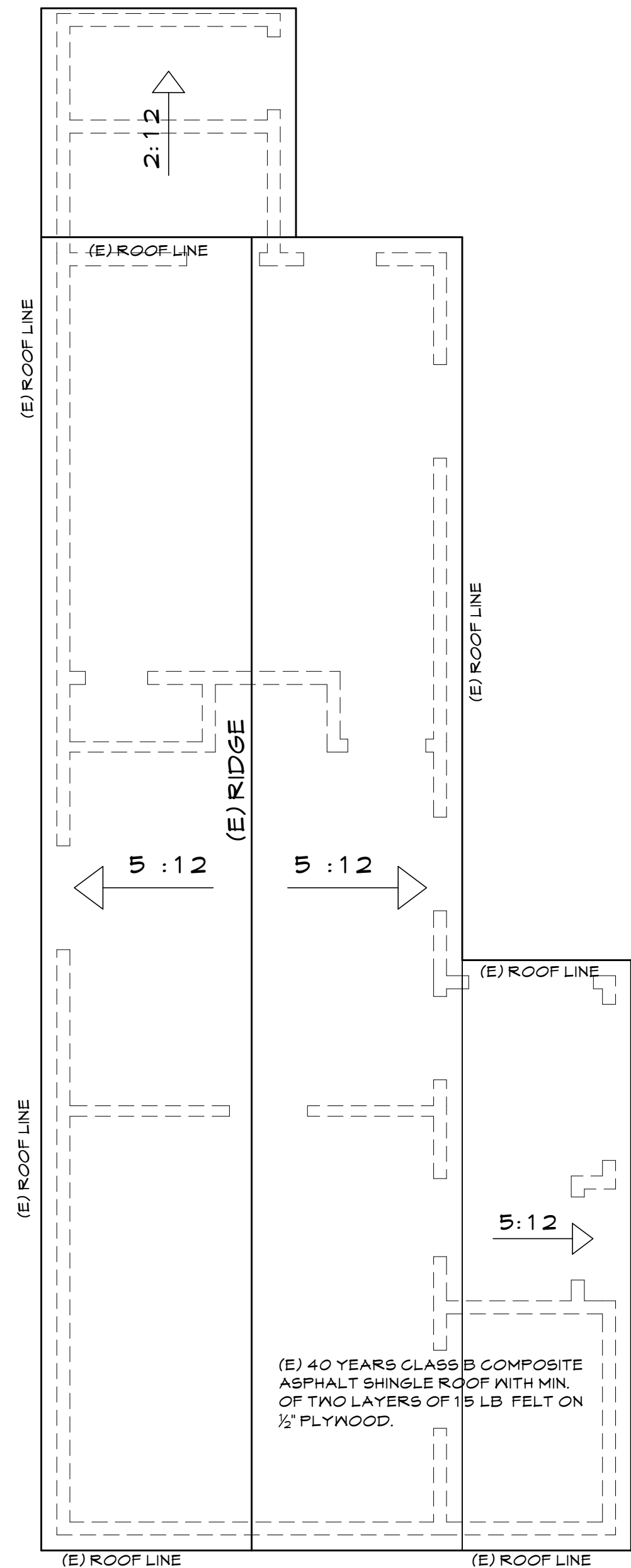
1 (N) 4TH FLR (UNIT NO. 3) FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 (N) 3RD FLR (UNIT NO. 2) FLOOR PLAN
SCALE: 1/4" = 1'-0"

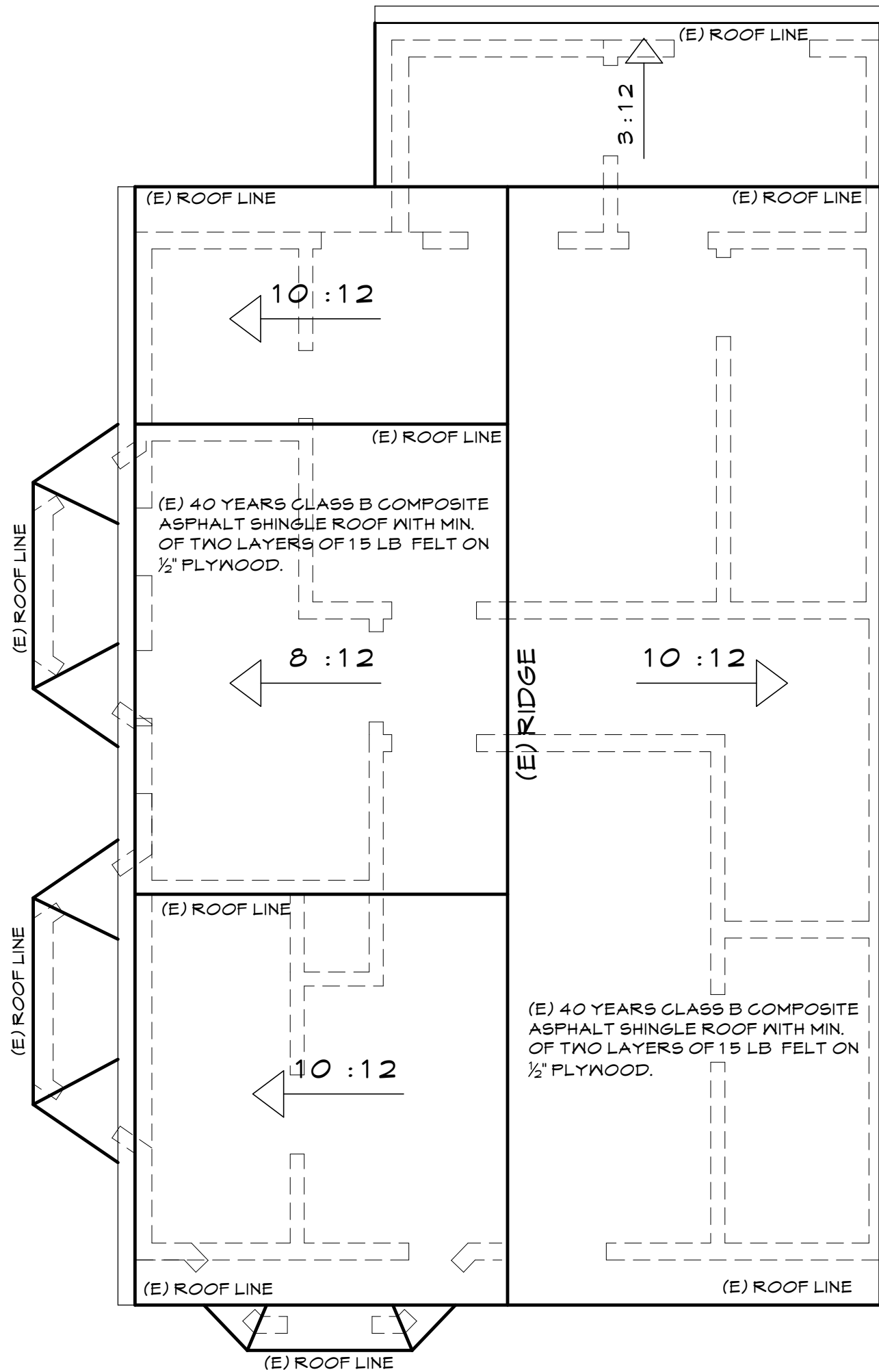
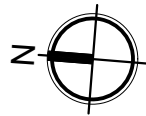
- GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITH 60 IN. ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. SHOWER AND TUB/SHOWER WALLS MUST BE A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. W.P. GYP) TO A HEIGHT OF 72 IN. ABOVE THE DRAIN INLET. SHOWER COMPARTMENT, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, AND ALSO CAPABLE OF ENCOMPASSING 30-INCH FLUSH.
- SURFACES SUBJECT TO WATERSPLASH SHOULD HAVE WATER RESISTANT SURFACE
- ESCAPE WINDOW, PER CBC 102.4.2 & 3. MINIMUM CLEAR OPENING AREA OF 5.7 SQUARE FEET (GRADE FLOOR MINIMUM CLEAR OPENING AREA = 5.0 SQUARE FEET). MINIMUM NET CLEAR OPERABLE WIDTH OF 20". MINIMUM NET CLEAR OPERABLE HEIGHT OF 24". MAXIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44".
- ATTIC ACCESS TO ROOF PER CBC 1505.1, MIN. 22" X 30"
- 14" DIA NATURAL LIGHT TUBULAR SKYLIGHTS, ICC EVALUATION REPORT # ER-5874.

LEGEND	
	(E) WALL TO REMAIN
	(N) INTERIOR WALL, 2X6 STUD WALL @ 16" O.C. WITH GYP. BD. EACH SIDE
	(N) WALL W/ R-13 INSULATION
	(N) WALL W/ ONE HR. RATED AND R-13 INSULATION



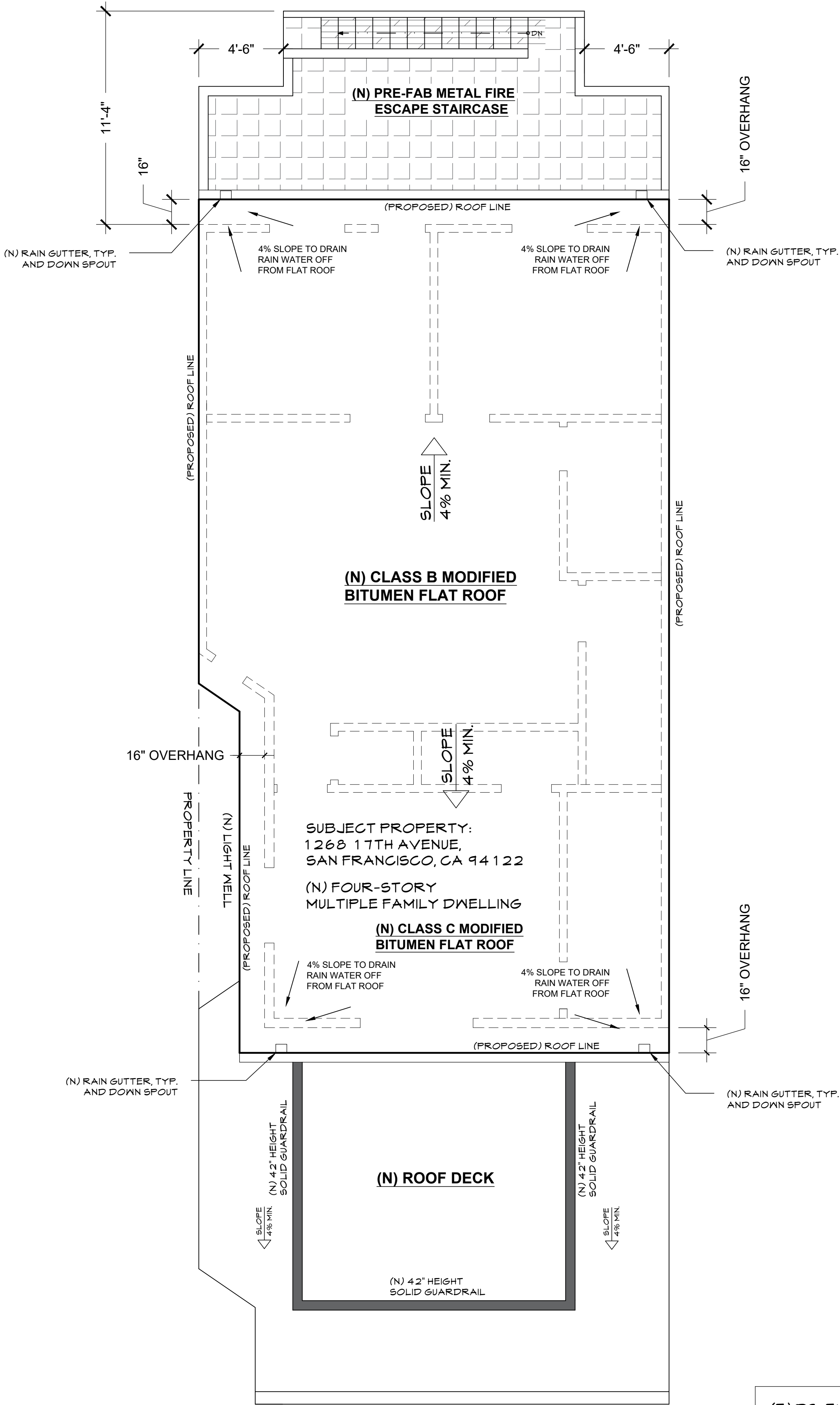
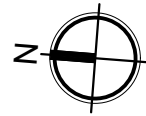
(E) DETACHED UNIT ROOF PLAN
(DEMOLITION PLAN)

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



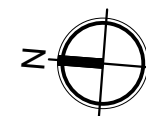
(E) FRONT MAIN UNIT ROOF PLAN

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

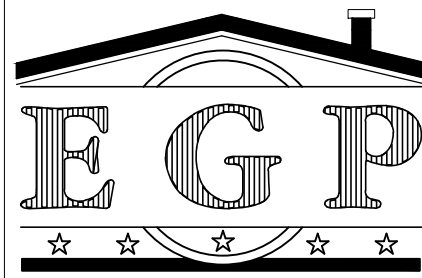


(PROPOSED) ROOF PLAN

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



(E) DS: EXISTING DOWN SPOUT
(N) DS: NEW DOWN SPOUT
--- WALL OUTLINE



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PROPERTIES, LLC**

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HAYWARD, CA 94541
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REVISIONS	DATE

PROJECT TITLE:

YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION
ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:

PLAN #: 2016R0701

DRAWING TITLE:

ROOF PLAN

Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

SCALE:

AS SHOWN
24 x 36d

PLOT DATE:

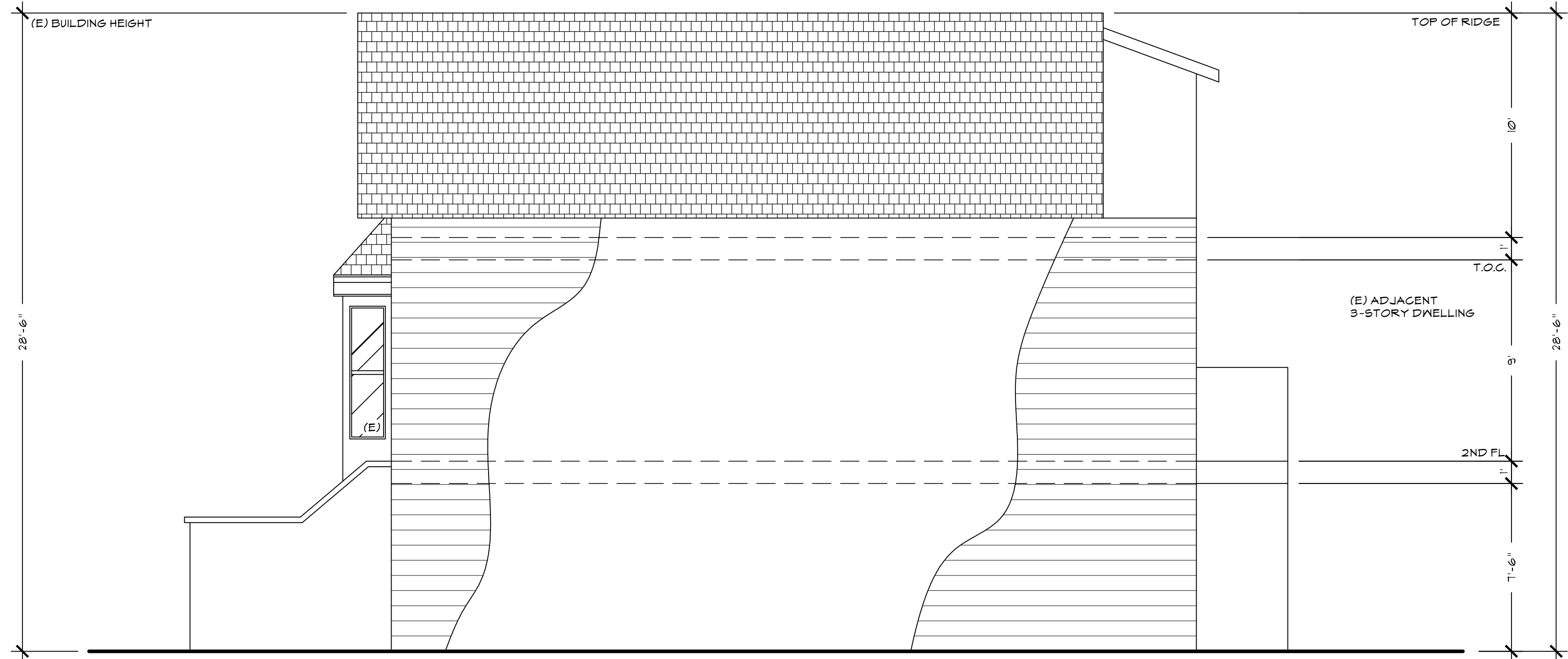
11.15.2020

SHEET NUMBER:

A4.0



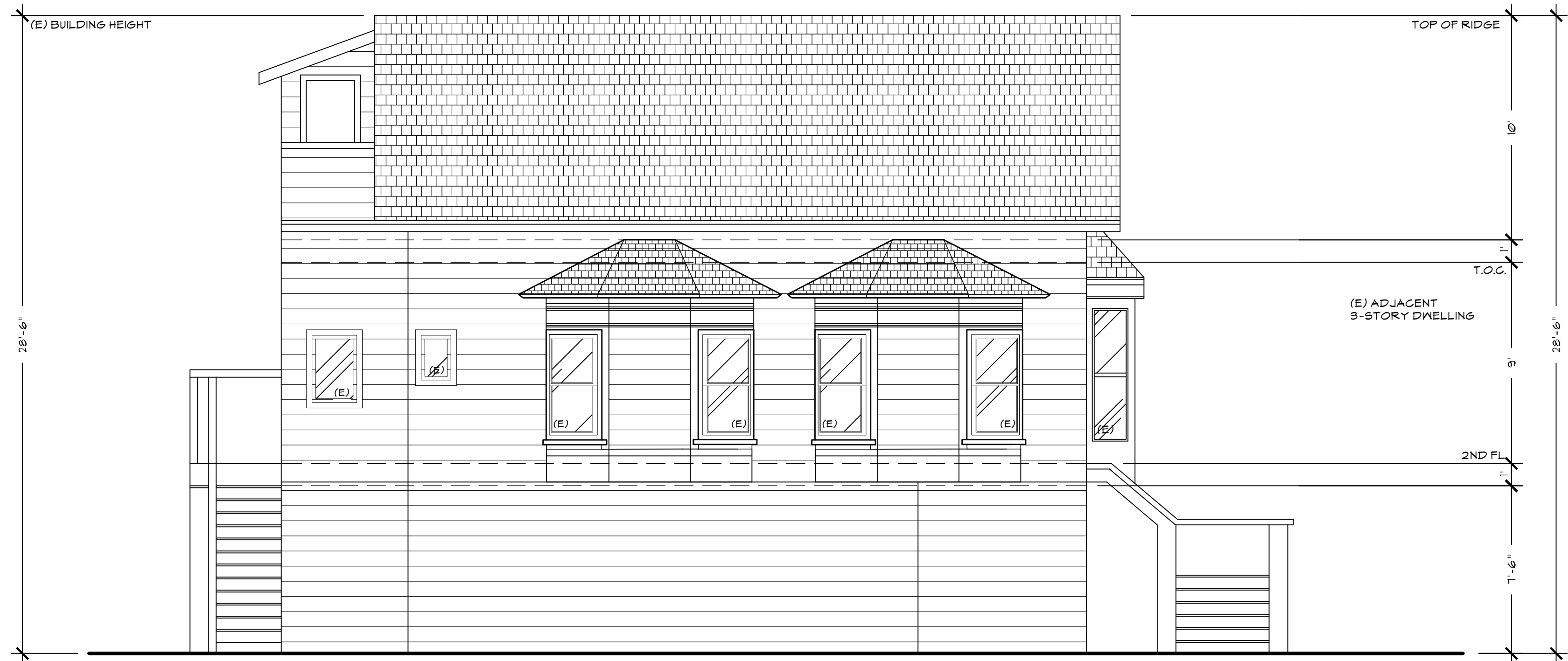
A (EXISTING) FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



B (EXISTING) RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



C (EXISTING) REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



D (EXISTING) LEFT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



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ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:
PLAN #: 2016R0701

DRAWING TITLE:
EXISTING
ELEVATIONS

Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

SCALE:
AS SHOWN
24 x 36D

PLOT DATE:
11.15.2020

SHEET NUMBER:

A5.0

ATTIC VENT AREA CALCULATION - 4TH FLOOR ROOF:

TOTAL AREA OF 4TH FL FLOOR AREA = 1315 SQUARE FEET
REQUIRED VENTILATION AREA = $1/50 \times 1315 \text{ SF} = 2.6 \text{ SQUARE FEET}$
CONVERT TO SQUARE INCHES: $2.6 \times 144 = 126.12 \text{ SQUARE INCHES}$

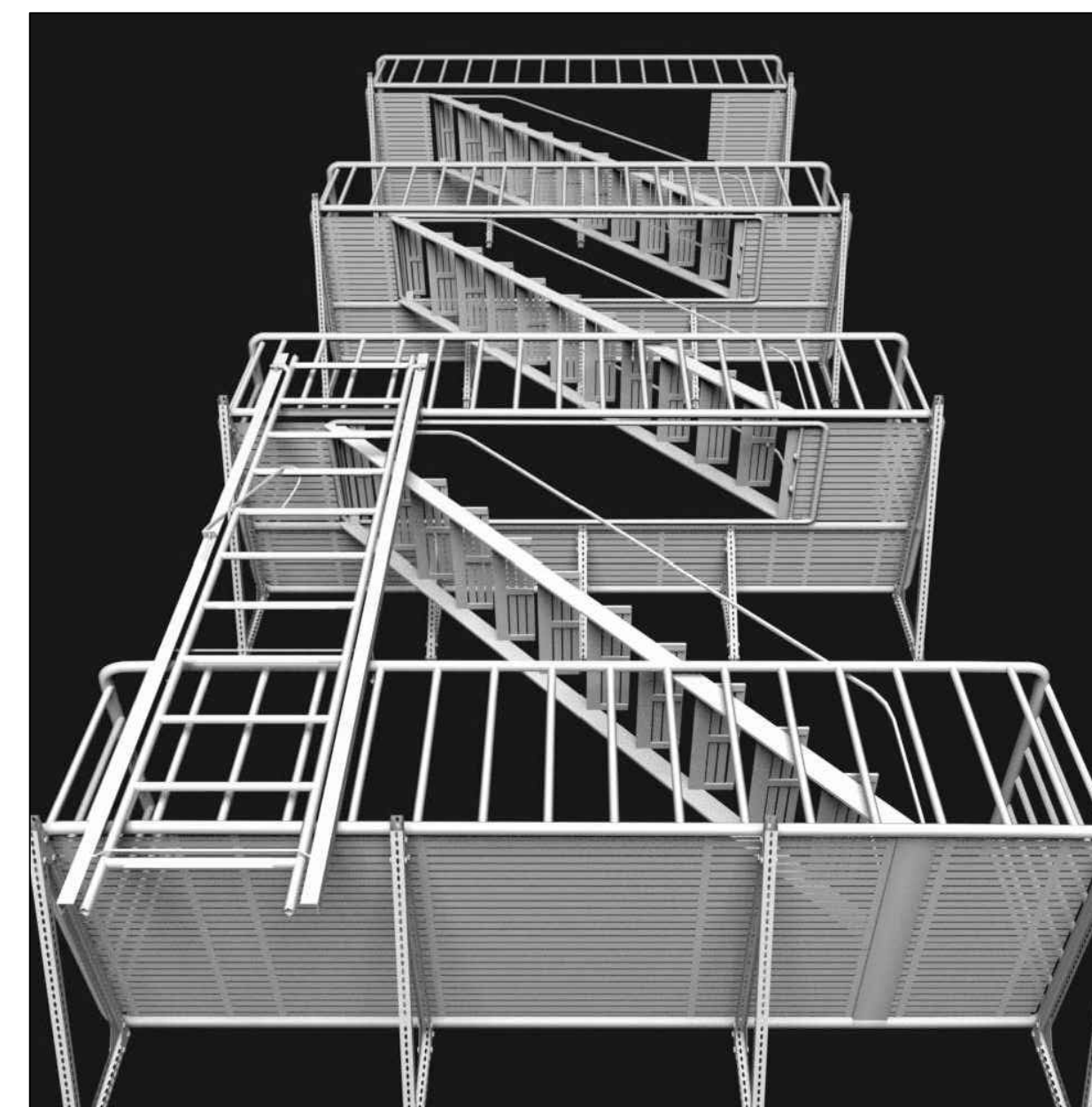
MAKE SURE TOTAL NEW ROOF ATTIC VENT AREA IS NO LESS THAN
1,260 SQUARE INCHES, AND WITH INSECT SCREEN INSTALLATION.

ATTIC VENT AREA CALCULATION - ROOF DECK:

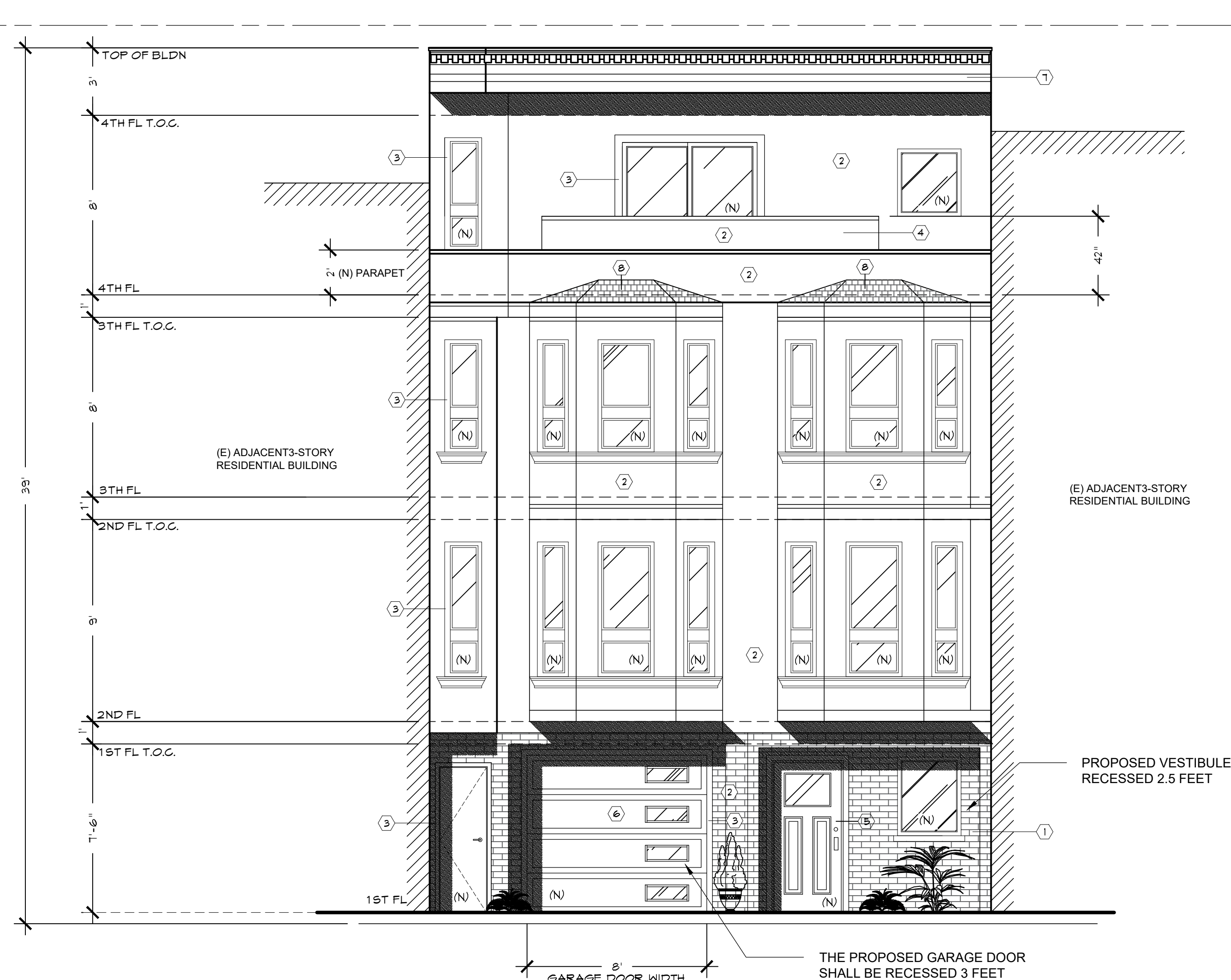
ROOF DECK AREA (3RD FLOOR ROOF): = 440 SF
REQUIRED ATTIC VENTILATION AREA = $1/50 \times 440 \text{ SF} = 3.3 \text{ SF}$
CONVERT TO SQUARE INCHES: $3.3 \times 144 = 475.2 \text{ SQUARE INCHES}$

MAKE SURE NEW 3RD FL ROOF ATTIC VENT AREA IS NO LESS THAN
476 SQUARE INCHES, AND WITH INSECT SCREEN INSTALLATION.

- 1 STONE VENEER EXTERIOR FINISH
- 2 STUCCO PAINT EXTERIOR FINISH
- 3 RED WOOD OR P.T. WOOD WINDOW TRIMS
- 4 42" HEIGHT SOLID GUARDRAIL
- 5 HARDWOOD ENTRANCE DOOR
- 6 ALUMINUM GARAGE ROLL-UP DOOR
- 7 RED WOOD OR P.T. WOOD ROOF CORNICE
- 8 ASPHALT SHINGLE ROOF



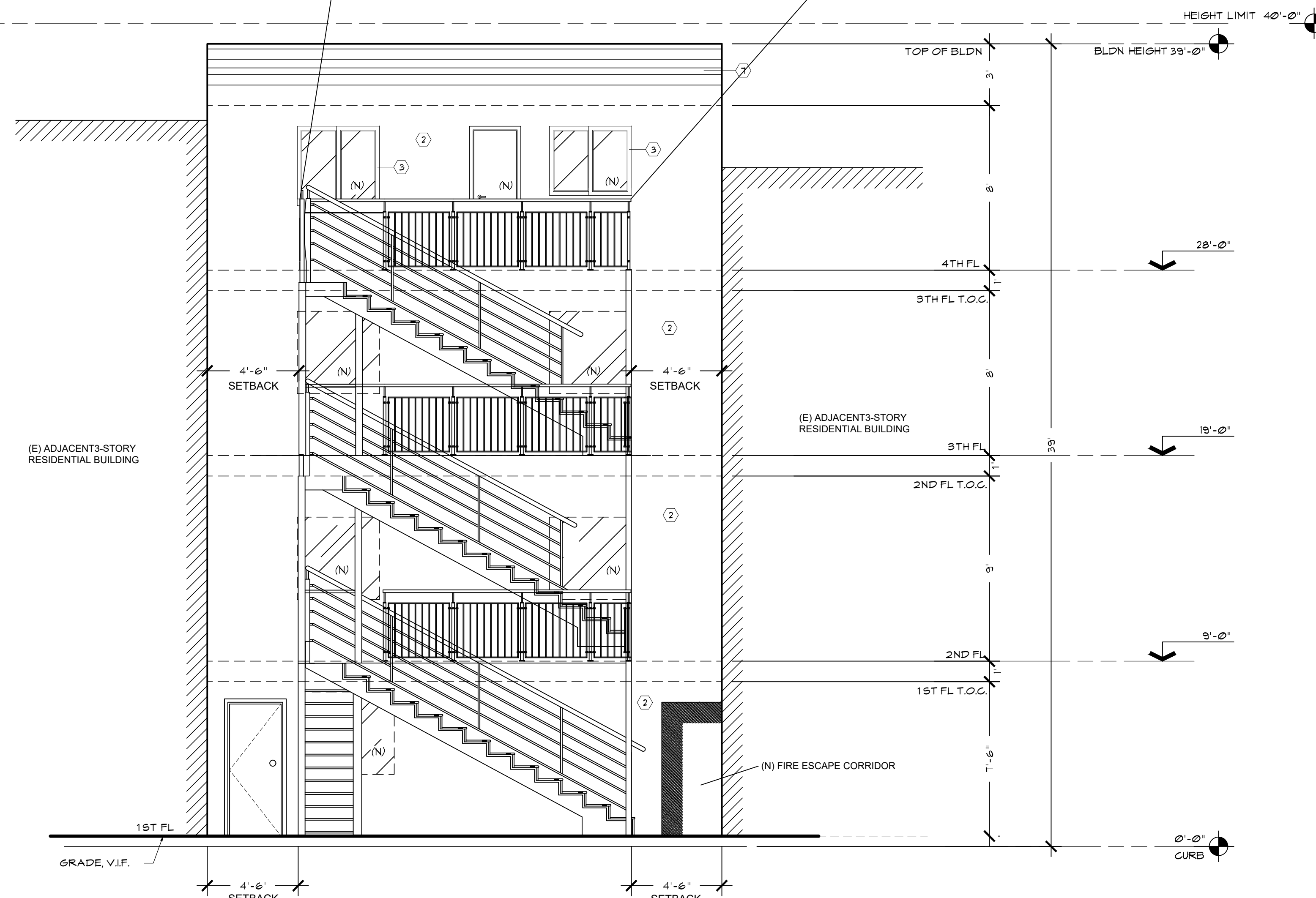
PRE-FAB METAL FIRE ESCAPE STAIRS



1 (PROPOSED) FRONT (WEST) ELEVATION

50% OF THE FRONT SETBACK AREA SHALL BE UNPAVED AND DEVOTED TO PLANT MATERIAL, PER PLANNING CODE 132(g).
EXISTING FRONT SETBACK AREA: 25' X 2' = 50 SQ. FT.
REQUIRED LANDSCAPING AREA: 50 SQ. FT. X 40% = 20 SQ. FT.

50% OF FRONT AREA SHALL BE PERMEABLE TO INCREASE STORM WATER INFILTRATION, PER PLANNING CODE 132(g).
50 SQ. FT. X 50% = 25 SQ. FT.



② (PROPOSED) REAR (EAST) ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

ETERNAL GREEN
PROPERTIES, LLC

22958 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0567
EMAIL: constructionpermitzone@gmail.com

[illegible]

PROJECT TITLE:

**YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION**

ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:

PLAN #: 2016R0701

DRAWING TITLE:

PROPOSE □
□ FRONT & REAR
ELEVATIONS

Designed By: KENNY YIP

Drawn By: KENNY YIP

Checked By: KENNY YIP

SCALE:

AS SHOWN
24 x 36D

PLOT DATE: _____

11.15.2020

SHEET NUMBER:

A5.1



ETERNAL GREEN
PROPERTIES, LLC

22958 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-508-0567
EMAIL: constructionpermitzone@gmail.com

REVISIONS	DATE

PROJECT TITLE:
YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION
ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:
PLAN #: 2016R0701

DRAWING TITLE:
RENDERING

Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

SCALE:
AS SHOWN
24 x 36D

PLOT DATE:
11.15.2020

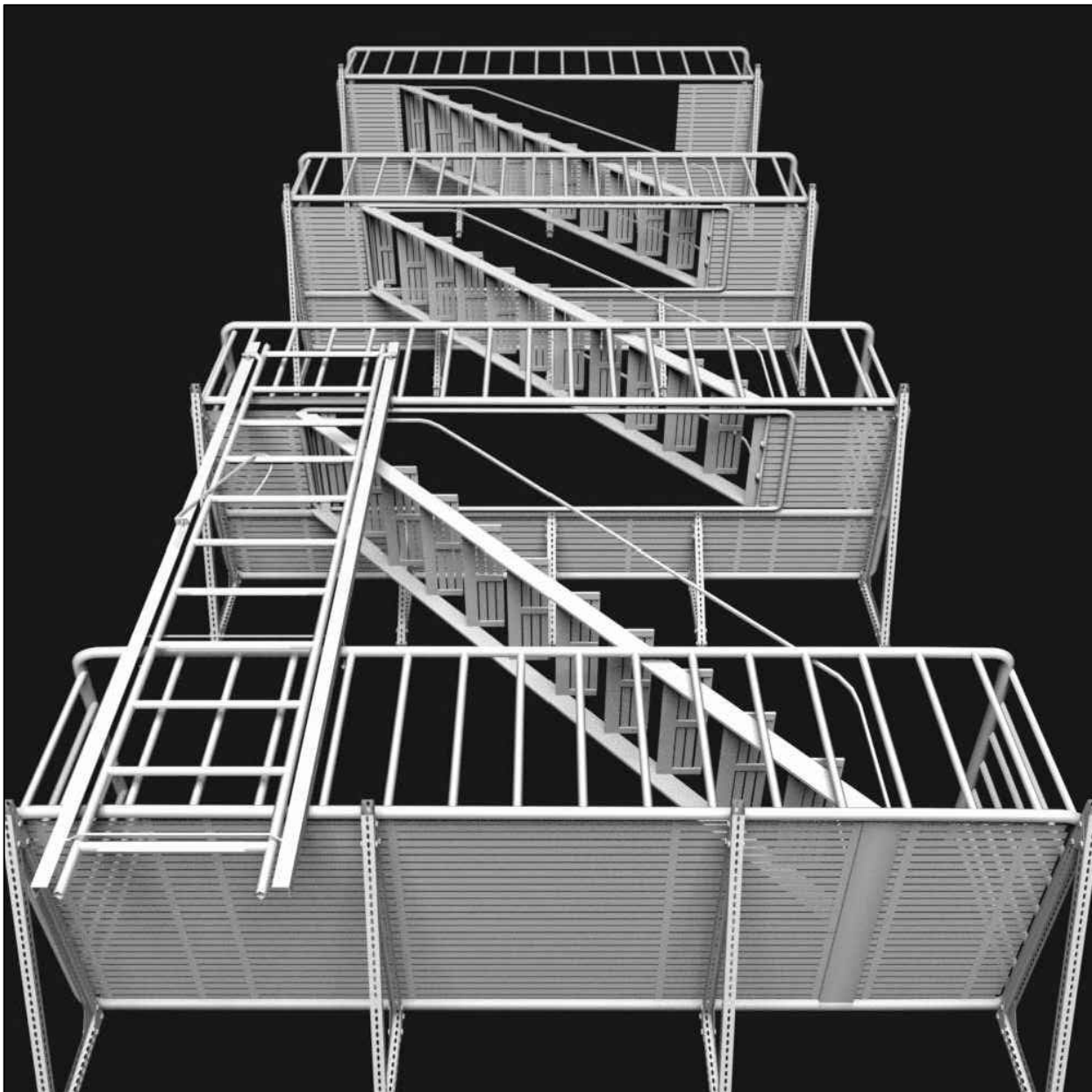
SHEET NUMBER:

A5.1-a

NOTE TO CONTRACTOR:

ATTIC VENT AREA CALCULATION - 4TH FLOOR ROOF:
TOTAL AREA OF 4TH FL FLOOR AREA = 1315 SQUARE FEET
REQUIRED VENTILATION AREA = $1/150 \times 1315 \text{ SF} = 8.8 \text{ SQUARE FEET}$
CONVERT TO SQUARE INCHES: $8.8 \times 144 = 1,267.2 \text{ SQUARE INCHES}$
MAKE SURE TOTAL NEW ROOF ATTIC VENT AREA IS NO LESS THAN 1,268 SQUARE INCHES, AND WITH INSECT SCREEN INSTALLATION.
ATTIC VENT AREA CALCULATION - ROOF DECK:
ROOF DECK AREA (3RD FLOOR ROOF): = 490 SF
REQUIRED ATTIC VENTILATION AREA = $1/150 \times 490 \text{ SF} = 3.3 \text{ SF}$
CONVERT TO SQUARE INCHES: $3.3 \times 144 = 475.2 \text{ SQUARE INCHES}$
MAKE SURE NEW 3RD FL ROOF ATTIC VENT AREA IS NO LESS THAN 476 SQUARE INCHES, AND WITH INSECT SCREEN INSTALLATION.

- 1 STONE VENEER EXTERIOR FINISH
- 2 STUCCO PAINT EXTERIOR FINISH
- 3 RED WOOD OR P.T. WOOD WINDOW TRIMS
- 4 42" HEIGHT SOLID GUARDRAIL
- 5 HARDWOOD ENTRANCE DOOR
- 6 ALUMINUM GARAGE ROLL-UP DOOR
- 7 RED WOOD OR P.T. WOOD ROOF CORNICE
- 8 ASPHALT SHINGLE ROOF

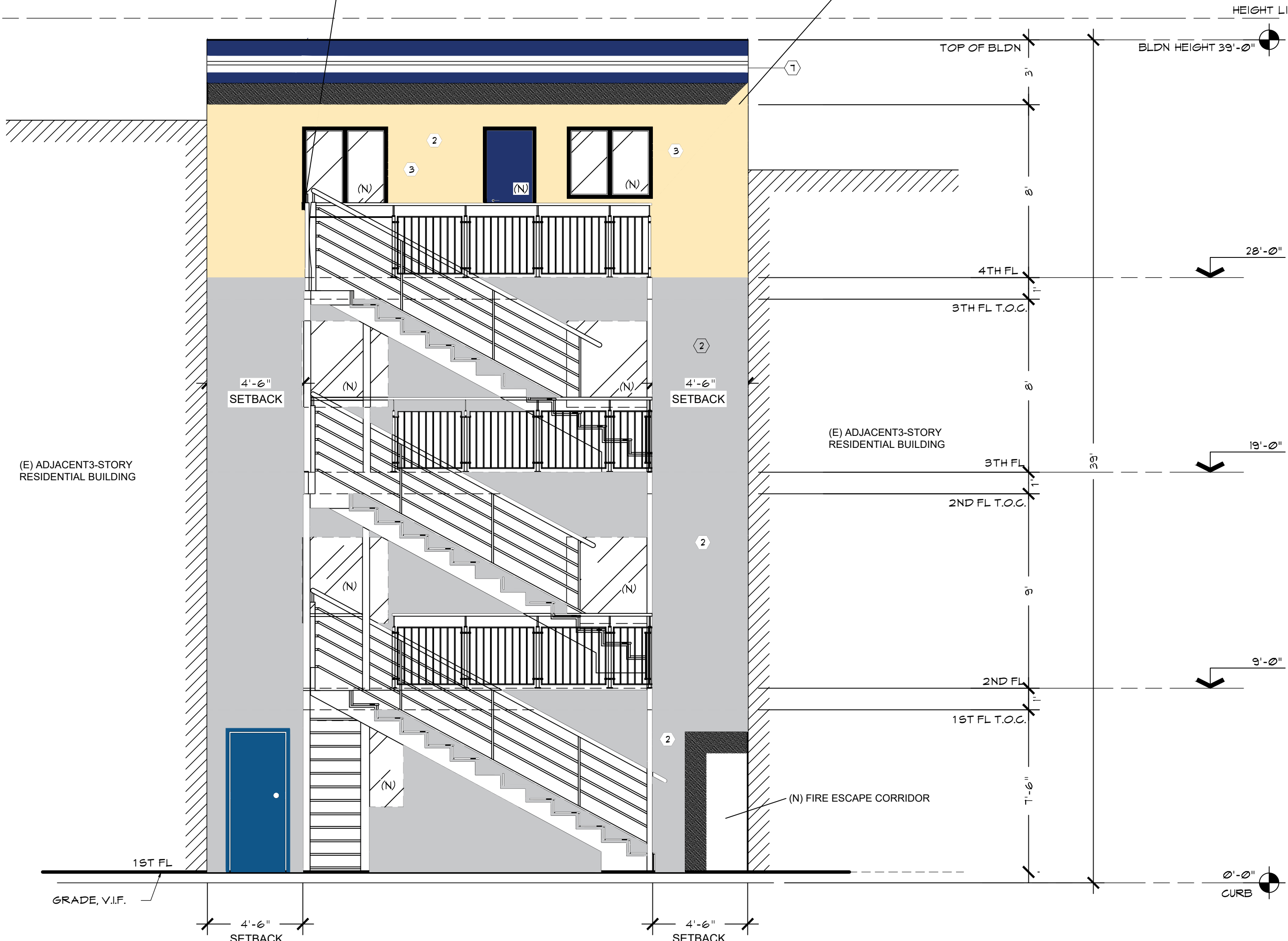


PRE-FAB METAL FIRE ESCAPE STAIRS



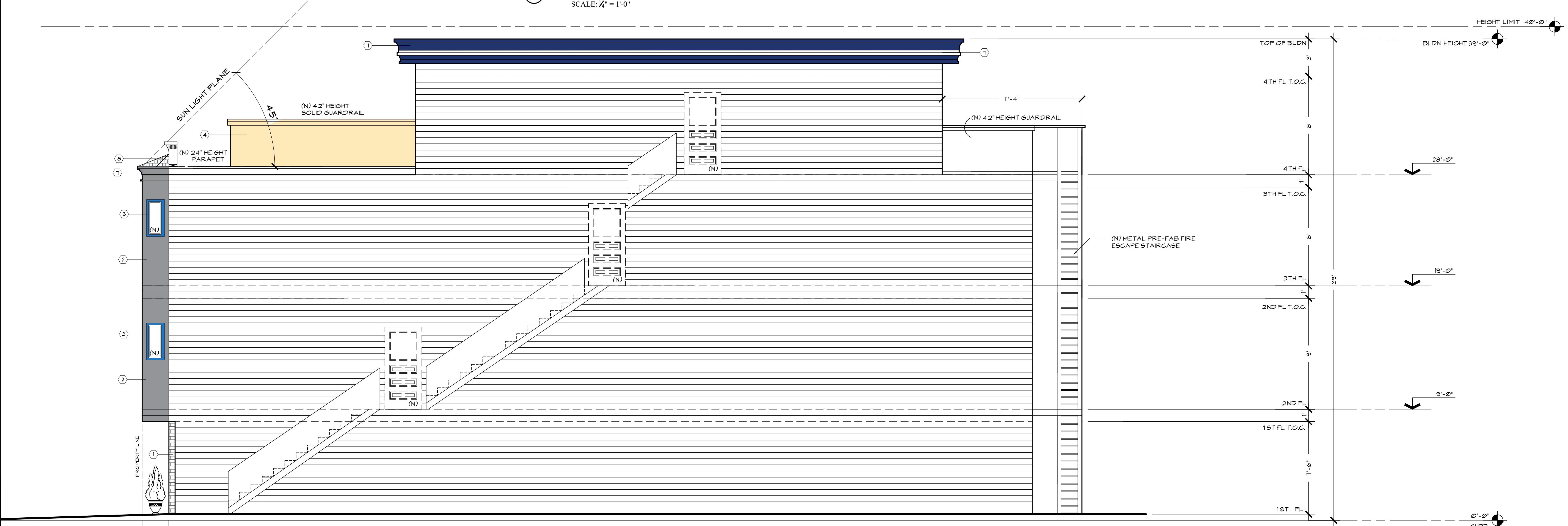
1 (PROPOSED) FRONT (WEST) ELEVATION

SCALE: $1/8" = 1'-0"$
50% OF THE FRONT SETBACK AREA SHALL BE UNPAVED AND DEVOTED TO PLANT MATERIAL, PER PLANNING CODE 132(g).
EXISTING FRONT SETBACK AREA: $25' \times 2' = 50 \text{ SQ. FT.}$
REQUIRED LANDSCAPING AREA: $50 \text{ SQ. FT.} \times 40\% = 20 \text{ SQ. FT.}$
50% OF FRONT AREA SHALL BE PERMEABLE TO INCREASE STORM WATER INFILTRATION, PER PLANNING CODE 132(g).
 $50 \text{ SQ. FT.} \times 50\% = 25 \text{ SQ. FT.}$




2 (PROPOSED) REAR (EAST) ELEVATION

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



2 (PROPOSED) RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

	
ETERNAL GREEN PROPERTIES, LLC	22958 AMADOR STREET HAYWARD, CA 94541 TELEPHONE NO.: 415-202-3405 FAX NO.: 510-608-0567 EMAIL: constructionpermitzone@gmail.com
REVISIONS	DATE
PROJECT TITLE:	
YU'S RESIDENCE A THREE-STORY MULTI-FAMILY HOUSE'S VERTICAL AND HORIZONTAL ADDITION	
ADDRESS: 1268 17TH AVENUE, SAN FRANCISCO, CA 94122	
PROJECT NUMBER:	
PLAN #: 2016R0701	
DRAWING TITLE:	
PROPOSED SIDE ELEVATIONS	
Designed By:	KENNY YIP
Drawn By:	KENNY YIP
Checked By:	KENNY YIP
SCALE:	
AS SHOWN 24 x 36D	
PLOT DATE:	
11.15.2020	
SHEET NUMBER:	
A5.2	



**ETERNAL GREEN
PROPERTIES, LLC**

22958 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0567
EMAIL: constructionpermits@gmail.com

REVISIONS DATE

PROJECT TITLE:
YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION
ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:
PLAN #: 2016R0701

DRAWING TITLE:

SECTIONS

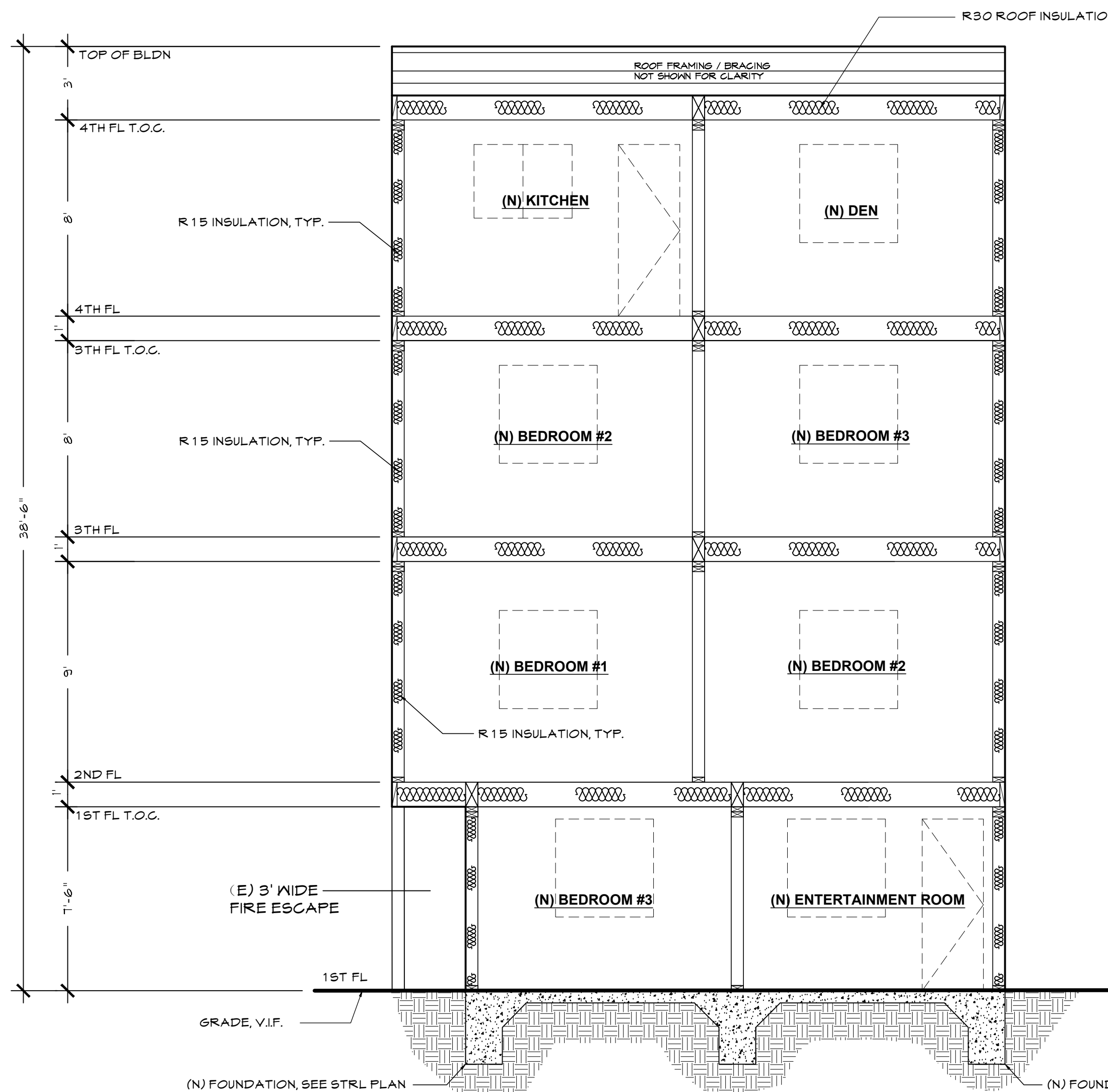
Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: KENNY YIP

SCALE:
AS SHOWN
24 x 36D

PLOT DATE:
11.15.2020

SHEET NUMBER:

A6.0



FIBERGLASS CORNICE ELEVATION & SECTION (TOP)

Fiberglass Cornice by: Royal Corinthian
Profile: CR16x8; 28-13/16" H x 4-3/16" P x 96" L
Available in:
Paint Grade (white gel coat finish)
Pre-Finished (colored gel coat)
Stone Finish (textured or smooth)
Granite Finish (smooth granite look)

FIBERGLASS CORNICE ELEVATION & SECTION (FRONT)

Fiberglass Cornice by: Royal Corinthian
Profile: CR104x8; 12" H x 7" P x 96" L
Available in:
Paint Grade (white gel coat finish)
Pre-Finished (colored gel coat)
Stone Finish (textured or smooth)
Granite Finish (smooth granite look)
Manufactured by: Royal Corinthian
www.royalcorinthian.com
royalcor@royalcorinthian.com

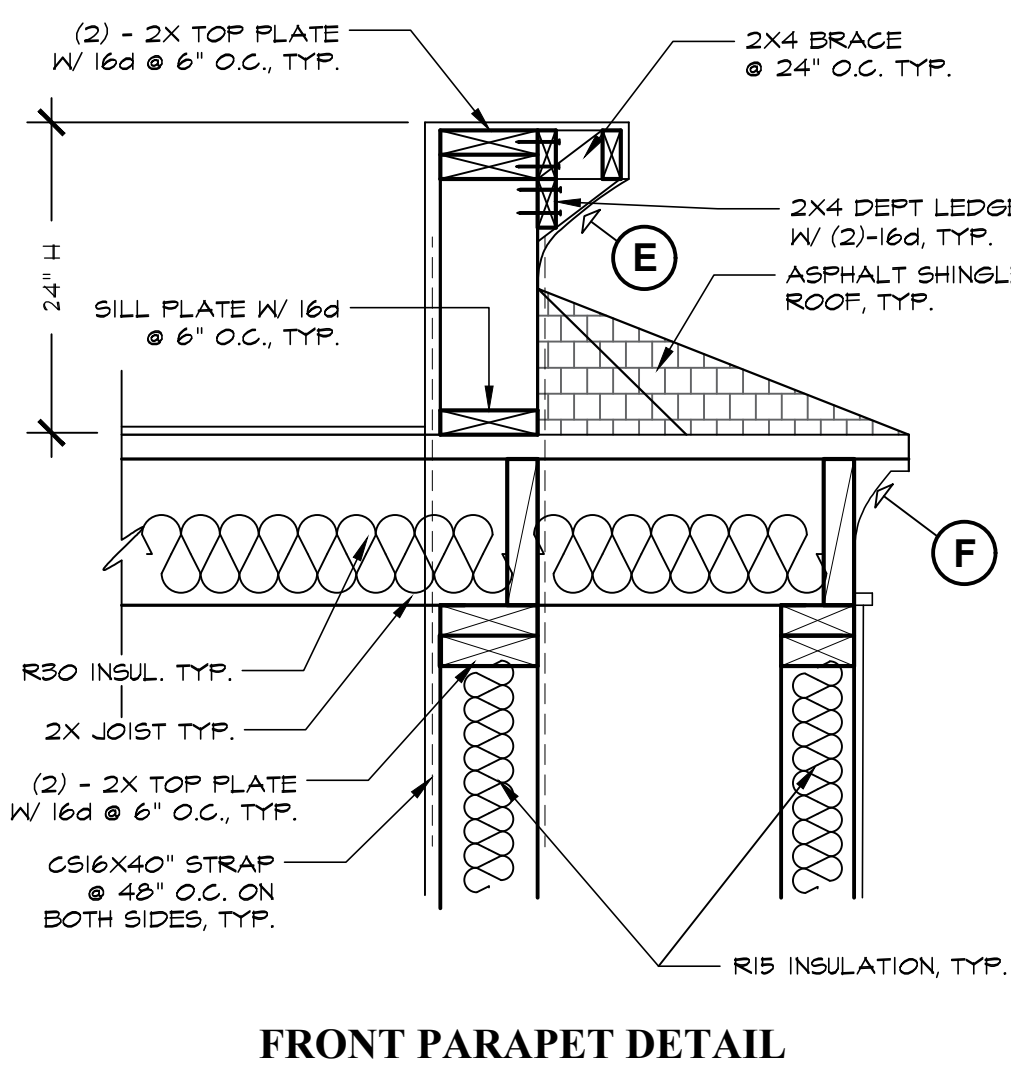
(PROPOSED) SECTION A-A'
SCALE: 1/4" = 1'-0"

**WINDOW / SLIDING
DOOR PLAN**

DWELLING FACADE WINDOW & DOOR DEPTH REQUIREMENT
SCALE: N.T.S.

WINDOW SECTION G-G'

SLIDING DOOR SECTION G-G'



FRONT PARAPET DETAIL
SCALE: 3/4" = 1'-0"

FIBERGLASS CORNICE ELEVATION & SECTION

Fiberglass Cornice by: Royal Corinthian
Profile: CR119x8; 4-1/2" H x 3-9/16" P x 96" L
Available in:
Paint Grade (white gel coat finish)
Pre-Finished (colored gel coat)
Stone Finish (textured or smooth)
Granite Finish (smooth granite look)
Manufactured by: Royal Corinthian
www.royalcorinthian.com
royalcor@royalcorinthian.com

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

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

- 1. Fill out the project information in the Verification box at the right.
- 2. Submittal must be a minimum of 11" x 17".
- 3. This form is for permit applications submitted January 2020 through December 2022.

TITLE				SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
RESIDENTIAL	GRADING & PAVING		CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable	
	RODENT PROOFING		CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.		•
	FIREPLACES & WOODSTOVES		CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.		•
	CAPILLARY BREAK, SLAB ON GRADE		CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.		•
	MOISTURE CONTENT		CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.		•
	BATHROOM EXHAUST		CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).		•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS		CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.		•
WATER	INDOOR WATER USE REDUCTION		CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.		•
	WATER-EFFICIENT IRRIGATION		Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.		•
ENERGY	ENERGY EFFICIENCY		CA Energy Code	Comply with all provisions of the CA Energy Code.		•
PARKING	BICYCLE PARKING		Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable	
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS		SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.		•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT		Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.		•
HVAC	HVAC INSTALLER QUALS		CALGreen 4.702.1	Installers must be trained in best practices.		•
	HVAC DESIGN		CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.		•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS		Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.		•
	TOBACCO SMOKE CONTROL		Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.		•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN		Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF		Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope	
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)		CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.		•

FOR YOUR INFORMATION:
INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads ²	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
Urinals	Wall mount: 0.125 gallons / flush
	Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)

2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush

2. Any urinal manufactured to use more than 1 gallon/flush

3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm

4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

THREE-STORY MULTIPLE-FAMILY DWELLING TO FOUR-STORY MULTIPLE-FAMILY IMPROVEMENT

PROJECT NAME

1734 - 023

BLOCK/LOT

1268 17TH AVENUE, SAN FRANCISCO, CA 94122

ADDRESS

MULTIPLE FAMILY / RM-1

PRIMARY OCCUPANCY

3,000 SQ. FT.

GROSS BUILDING AREA

1,842 SQ. FT.

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL (sign & date)

May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

FIRM

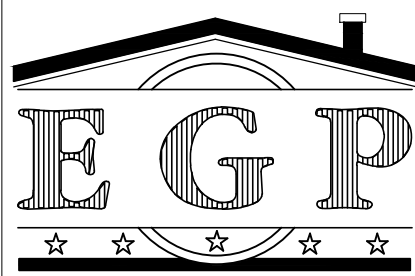
☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.



ETERNAL GREEN PROPERTIES, LLC

22958 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0667
EMAIL: constructionpermits@egmail.com

REVISIONS DATE

PROJECT TITLE:

YU'S RESIDENCE
A THREE-STORY MULTI-FAMILY HOUSE'S
VERTICAL AND HORIZONTAL ADDITION

ADDRESS: 1268 17TH AVENUE,
SAN FRANCISCO, CA 94122

PROJECT NUMBER:

PLAN #: 2016R0701

DRAWING TITLE:

GREEN BUILDING COMPLIANCE PROFESSIONAL REQUIREMENTS

Designed By: KENNY YIP

Drawn By: KENNY YIP

Checked By: KENNY YIP

SCALE:

AS SHOWN
24 x 36d

PLOT DATE:

11.15.2020

SHEET NUMBER:

G1.0



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1268 17TH AVE		1734023
Case No.		Permit No.
2018-009812ENV		201805169336
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project sponsor proposes the demolition of an existing one-story, approximately 670-square-foot, single-family residence in the rear of the property and construction of a one-story vertical and horizontal addition to the existing three-story, single-family residence located at the front of the property. With the proposed improvement, the existing building would be four stories and approximately 6,857 square feet in size with three residential units and three off-street parking spaces. The project includes changes to the façade. The project would require 42 cubic yards of soil disturbance.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <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 > Maher layer).</i>
<input type="checkbox"/>	Transportation: 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?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: 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 > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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 > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Reclassify to Category C as per PTR form completed 1/6/2020 and signed 1/16/2020 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Maggie Smith	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Maggie Smith
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/23/2020
	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)
1268 17TH AVE		1734/023
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009812PRJ	201805169336	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/6/2020
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PROJECT INFORMATION:		
Planner:	Address:	
Maggie Smith	1268 17th Avenue	
Block/Lot:	Cross Streets:	
1734/023	Lincoln Way and Irving Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B - Unknown / Age Eligible	N/A	2018-009812ENV

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

DATE OF PLANS UNDER REVIEW:	N/A
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation, Part 1 prepared by Tim Kelley Consulting, LLC (dated 9/2019)	

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

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

PRESERVATION TEAM COMMENTS:

The following evaluation is based on the Historic Resource Evaluation (HRE), Part 1 prepared by Tim Kelley Consulting, LLC (dated 9/2019); information found in the Planning Department's files; and other public records such as newspapers, city directories, and federal censuses.

The subject property at 1268 17th Avenue contains two buildings: a two-story over basement, wood-frame, single-family residence constructed in 1907 at the front of the property (addressed 1268) and a one-story, wood-frame, single-family residence with an unknown construction date (likely between ca. 1907 and 1915) at the rear of the property (addressed 1268A or 1268 1/2) (HRE, Part 1; Edward's Abstract from Records; city directories). A metal shed is also located at the rear of the property and is likely from the early- to mid-twentieth century. The front building was designed by master architect A. Lacy Worswick, but the rear building's architect/builder is unknown. Both buildings and the shed are examples of vernacular architecture. Permitted exterior alterations were only made to the front building and included raising the building and inserting a garage into the basement (1925); and repairs from fire and smoke damages, involving replacement windows, repainting, and interior work (1997). Further alterations to the front building include additions to the rear facade. Alterations to the rear building include enclosing the front porch, two rear additions, and replacement windows.

Due to lack of documentation, the year the rear building was constructed is unknown, though is likely between ca. 1907 and 1915 (water tap records and Sanborn maps). Although the building's original massing, roof pitch, and cladding at a glance appear to reflect that of earthquake refugee shacks, the building shares no true similarities in regards to dimensions, construction methodology, and fenestration that would be original to an earthquake refugee shack. The original dimensions of the rear building are 12' wide by 25' long (excluding later rear additions), which does not match the previously identified dimensions for Type A, B, C, or D shacks. The building's interior appears to have studs and plaster walls while a shack would not. The board and batten cladding on the north (gable) facade of the building is continuous to the gable peak, whereas for shacks the gable is clad separately from the wall below (boards and battens are not continuous). The building's eclectic fenestration (inclusive of window openings and materials) does not match the

[Please see Continuation Sheets.]

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice Date: 2020.01.16 17:10:11 -07'00'</small>	

PRESERVATION TEAM COMMENTS: [Continued]

fenestration typically seen on a shack, which includes smaller six-lite wood windows oriented horizontally (three-over-two). Lastly, evidence of green paint was only found on the north facade window frame (a nine-lite wood casement window), and the same color appears elsewhere on the property.

The original owners of the developed property were William and Henrietta Mabel Lee, who lived in the front building until 1925 while renting out the rear building to various tenants. Subsequent long-term owners and/or occupants were R. and Jeannette Goodfellow; Henry and Alice Lewek; Murrell Leon Bennett; Ernest H. and Grace B. Vamos; and Gin Shiu Yu and Yin Lai Yu.

No known historic events occurred at the subject property and it does not represent a significant development in its neighborhood (Criterion 1). The subject property was developed in an area of the Inner Sunset that saw scattered early residential development, particularly after the 1906 earthquake and fires; however, this individual property was not one of the first lots to be developed on the block (earliest are from 1904, 1905, and 1906). Therefore, neither the front building nor the rear building evoke a specific event that has made a significant contribution to the broad patterns of local, regional, or national history.

None of the subject property's owners or occupants have been identified as having made lasting contributions to local, state, or national history or cultural heritage (Criterion 2). The earliest owners and occupants were members of the Lee family and it does not appear that any individual rises to the level of historic significance.

The subject property does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master or possess high artistic value (Criterion 3). The two buildings and metal shed are unremarkable examples of vernacular architecture. The rear building was investigated and determined to not be an earthquake refugee shack. As discussed in the HRE Part 1, the front building was designed by architect Arthur Lacy Worswick, who is considered a master architect; however, the subject building is not a strong representation of his work and its design is of lower quality than other known buildings designed by him. Stronger examples of his work include Yerba Buena School at 2110 Greenwich Street and a private residence at 12 Presidio Terrace in San Francisco, as well as a number of buildings in Las Vegas. The architect/builder of the rear building is unknown.

Based upon a review of information in the Planning Department's records, the subject property is not significant under Criterion 4 since this criterion typically applies to rare construction types when involving the built environment. The subject buildings are not examples of rare construction types. Assessment of archeological sensitivity is undertaken through the Planning Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located within the boundaries of any identified historic district and is not located adjacent to any historic resources. The subject property is located in the Inner Sunset neighborhood on a block face that exhibits a variety of architectural styles, construction dates, and alterations. Given that range, paired with later infill and alterations, the subject block does not contain a significant concentration of aesthetically related buildings or a unified construction period.

Therefore, Planning Department Preservation staff agree with the conclusion of the HRE Part 1 and have determined the subject property at 1268 17th Avenue (inclusive of both buildings and shed) is not eligible for listing in the California Register, either individually or as a district contributor.



View of primary (west) façade of front building at 1268 17th Avenue (Planning Department, December 2019).



View of west and south façades of rear building (left) and west façade of metal shed (right background) at 1268 17th Avenue (Planning Department, December 2019).



LAND USE INFORMATION FOR REAR SINGLE-FAMILY DWELLING TO BE DEMOLISHED

PROJECT ADDRESS: 1268 17TH AVE
RECORD NO.: 2018-009812CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	666	0	-666
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	-1	0
Dwelling Units - Total	1	-1	0
Hotel Rooms	0	0	0
Number of Buildings	1	-1	0
Number of Stories	1	-1	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	1	0	-1
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0



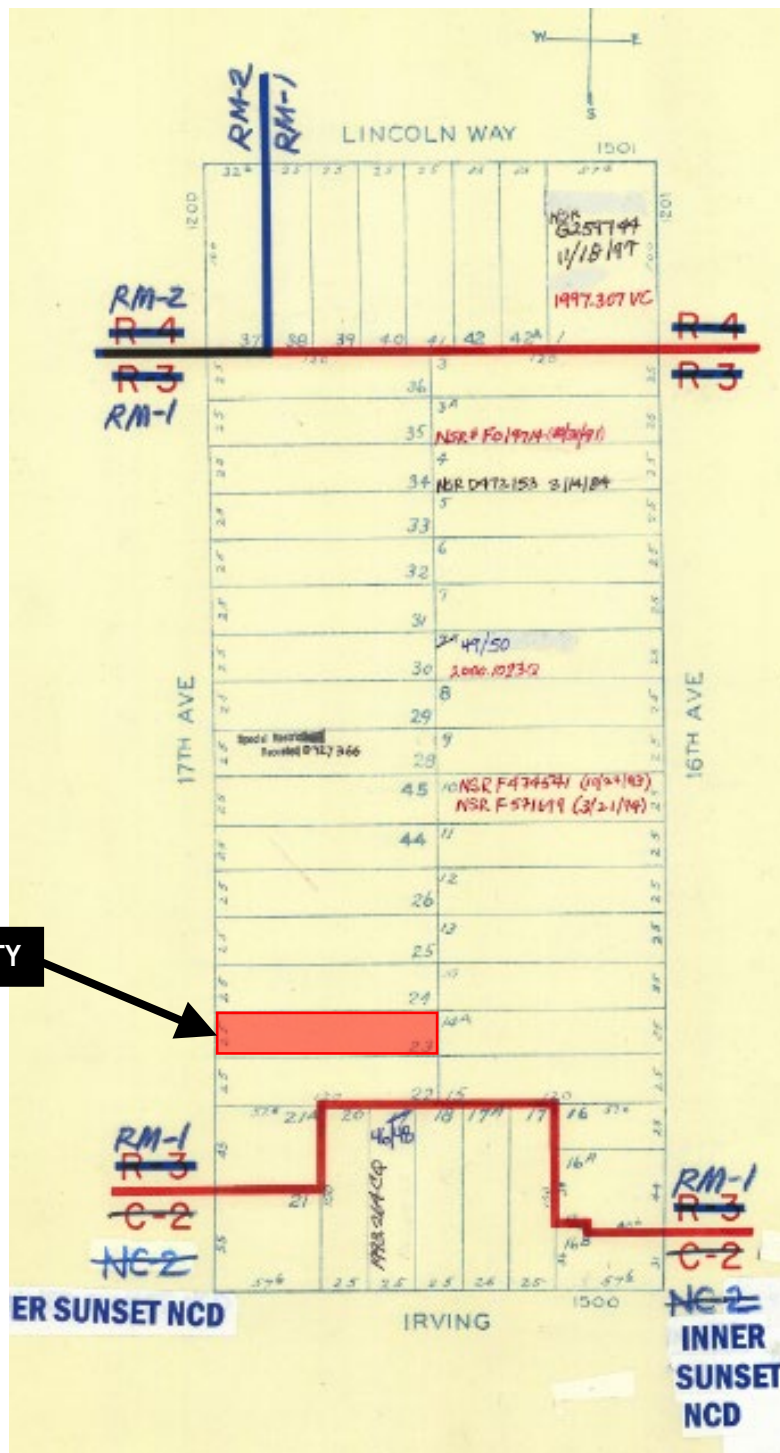
LAND USE INFORMATION FOR RESIDENTIAL BUILDING AT FRONT OF LOT

PROJECT ADDRESS: 1268 17TH AVE
RECORD NO.: 2018-009812CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	668	1,050	382
Residential GSF	1,494	5,492	3,998
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	625	1,500	875
Public Open Space	0	0	0
TOTAL GSF	2,162	6,542	4,390
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	2	3
Dwelling Units - Total	1	2	3
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	4	1
Parking Spaces	1	2	3
Loading Spaces	0	0	0
Bicycle Spaces	0	3	3
Car Share Spaces	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	1	1
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	1	2	1
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map

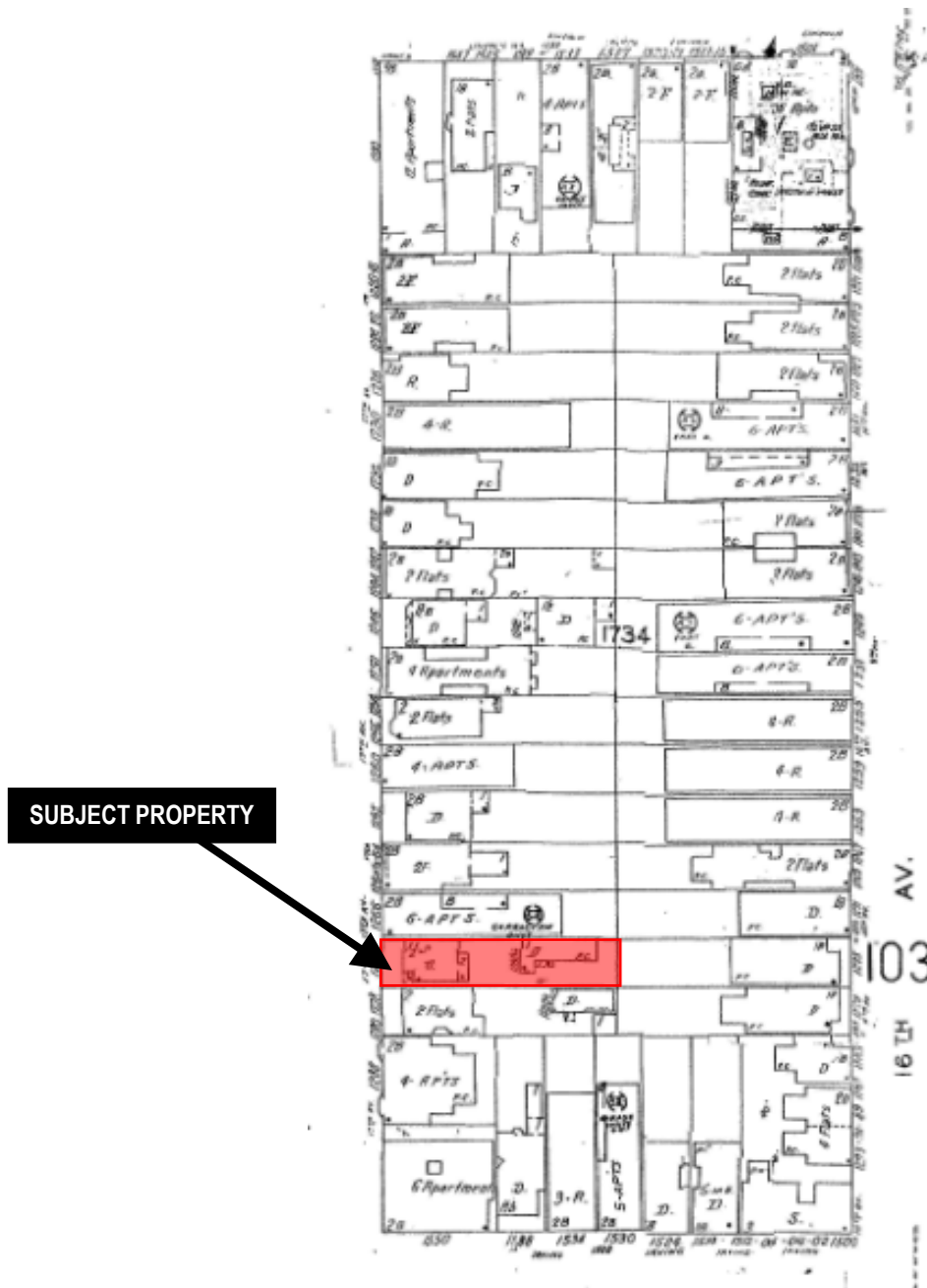


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-009812CUA
October 21, 2021
1268 17th Avenue

Sanborn Map*



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



Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-009812CUA
October 21, 2021
1268 17th Avenue

Aerial Photo – View 2



SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization
Case Number 2018-009812CUA
 October 21, 2021
 1268 17th Avenue

Site Photo



Conditional Use Authorization
Case Number 2018-009812CUA
October 21, 2021
1268 17th Avenue



San Francisco Planning

CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 1268 17th Avenue

Block/Lot(s): 1734 / 023

Action(s) Requested

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

Removal of existing single story building at back yard and relocate the unit in the new addition to the main building

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. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

* As the rear yard structure that proposed to be remove had been vacant for years and deteriorated. Relocate the unit to newly addition of the main building will provide a clean, safe and improve the environment for the 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.

Answer Since the proposed Conditional Use application is for the removal of the existing rear yard structure and consolidate the unit to the main building addition. Such proposal 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.

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

The existing building at the back yard is a single story building is a range style cross -gabled type, most of the structure is deteriorated. The foundation is settled and fall apart. The removal of the structure is to relocate this unit to the main building by vertical and horizontal addition.. Hence, the total dwelling units under this permit would not be reduced.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

The unit to be relocated to the proposed addition to the main building would be reviewed a whole package and should meet all the requirement of Planning code

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

Agenet

415 632 6188

Relationship to Project

(i.e. Owner, Architect, etc.)

Phone

Kam Li

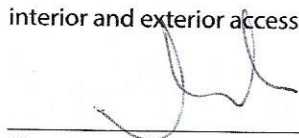
Name (Printed)

kamli2k@gmail.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

2/11/19

Date

Kam Li

Name (Printed)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 1268 17th Avenue

Block/Lot(s): 1734 / 023

Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	2	3	1
Rental Units:	0	0	0
Total Units:	2	3	1
Units subject to Rent Control:	0	0	0
Vacant Units:	2	3	1

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:			
Rental Bedrooms:	0	0	0
Total Bedrooms:			
Bedrooms subject to Rent Control:	0	0	0

Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

RESIDENTIAL MERGER (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(c), any application that would result in the removal of one or more residential units or unauthorized units is required to obtain a Conditional Use Authorization. In addition to filing a Conditional Use Authorization application, this Dwelling Unit Removal application, along with responses to the specific conditional use criteria listed below, as described in Planning Code Section 317(g)(2), must be submitted to the Planning Department.

Please note that pursuant to Planning Code Section 317(g)(2), the Planning Commission shall not approve an application for residential merger if any tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within 10 years prior to filing the application for merger. Additionally, the Planning Commission shall not approve an application for residential merger if any tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within five (5) years prior to filing the application for merger.

Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

DWELLING UNIT MERGER CRITERIA:		YES	NO
1	Does the removal of the unit(s) eliminate only owner-occupied housing? If yes, for how long was the unit(s) proposed for removal owner-occupied? _____ months or years (check one)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Is the removal of the unit(s) and the merger with another intended for owner occupancy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Will the removal of the unit(s) remove an affordable housing unit as defined in Section 401 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance? If yes, will replacement housing be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	If the unit(s) proposed for removal was occupied by a tenant or tenants, please specify the date of when it was last occupied: NA _____		
5	Will the number of bedrooms provided in the merged unit be equal to or greater than the number of bedrooms in the separate units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	If the merger does not involve an unauthorized unit, what is the appraised value of the least expensive unit to be merged? NA _____ Please include an attachment of the appraisal within six months of filing this application.		

RESIDENTIAL CONVERSION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(g) (3), the conversion of residential dwelling units to a non-residential use is required to obtain a Conditional Use Authorization.

In reviewing proposals for the conversion of residential dwelling units to other forms of occupancy, the Planning Commission will review the criteria below.

Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria:

DWELLING UNIT CONVERSION CRITERIA:		YES	NO
1	<p>Will the conversion of the unit(s) eliminate only owner occupied housing?</p> <p>If yes, for how long was the unit(s) proposed for removal owner-occupied?</p> <p>NA _____ months or years (check one)</p>	<input type="checkbox"/>	<input type="checkbox"/>
2	<p>Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?</p> <p>NA</p>	<input type="checkbox"/>	<input type="checkbox"/>
3	<p>Is the property located in a district where Residential Uses are not permitted?</p> <p>If yes, will the Residential Conversion bring the building closer into conformance with the uses permitted in the zoning district?</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<input type="checkbox"/>	<input type="checkbox"/>
4	Will the conversion of the unit(s) be detrimental to the City's housing stock?	<input type="checkbox"/>	<input type="checkbox"/>
5	Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?	<input type="checkbox"/>	<input type="checkbox"/>
6	Will the Residential Conversion remove Affordable Housing, or unit(s) subject to the Rent Stabilization and Arbitration Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>

DWELLING UNIT DEMOLITION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), residential demolition is subject to a Conditional Use Authorization or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Dwelling Unit Removal: Current Numerical Values" and the "Zoning Controls on Dwelling Unit Removal Implementation" documents..

The Planning Commission will consider the following criteria in the review of residential demolitions Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria, as described in Planning Code Section 317(g)(5):

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESIDENTIAL DEMOLITION

(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Does the Project maximize density on the subject lot?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	If the building is not subject to Rent Stabilization and Arbitration Ordinance or affordable housing, will the Project replace all of the exiting units with new dwelling units of similar size and with the same number of bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REMOVAL OF UNAUTHORIZED UNIT(S) (SUPPLEMENTAL INFORMATION)


The Planning Commission will consider the following criteria in the review of applications for removal of unauthorized units, pursuant to Planning Code Section 317 (g)(6). Please fill out answers to the criteria below:

DWELLING UNIT REMOVAL OF UNAUTHORIZED UNIT(S) CRITERIA:		YES	NO
1	Is it financially feasible to legalize the unauthorized unit(s)? If no, please provide the cost to legalize the unauthorized unit(s) <u>NA</u>	<input type="checkbox"/>	<input type="checkbox"/>
2	What is the appraised value of the building with the unauthorized unit(s)? <u>NA</u> Please include an attachment of the appraisal within six months of filing this application.		
3	What is the appraised value of the building with the unit(s) legalized? <u>NA</u> Please include an attachment of the appraisal within six months of filing this application.		

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

Agent

415 632 6188

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

Phone

Kam Li

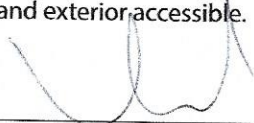
Name (Printed)

kamli2k@gmail.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

2/11/19

Kam Li

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____