



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use

HEARING DATE: JULY 25, 2019

*Record No.:* 2018-010465CUA  
*Project Address:* 349 3RD AVENUE  
*Zoning:* RM-1 (Residential, Mixed – Low Density) Zoning District  
40-X Height & Bulk District  
*Block/Lot:* 1435/007  
*Project Sponsor:* Jeremy Schaub  
1360 9<sup>th</sup> Avenue, Suite 210  
San Francisco, CA 94122  
*Property Owner:* Betty Chiao  
342 11<sup>th</sup> Avenue, #1  
San Francisco, CA 94118  
*Staff Contact:* Matt Dito – (415) 575-9164  
[Matthew.Dito@sfgov.org](mailto:Matthew.Dito@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project includes the demolition of an existing three-story single-family dwelling, and new construction of a four-story four-family dwelling. The new building would be approximately 5,900 square feet with a garage containing one accessible space. The building would consist of three-bedroom residential flats on the second, third and fourth floors, and a smaller one-bedroom dwelling unit behind the garage on the ground floor. The Project provides four bicycle parking spaces in the garage, common usable open in the rear yard and a roof deck.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 to allow the demolition of a residential unit. Additionally, the Commission shall consider the replacement structure as part of its decision on the request for Conditional Use Authorization.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received 23 letters of support for the Project, citing the creation of family-sized units, in addition to the smaller unit, as necessary for the neighborhood. The majority of the signed support letters are not from the Inner Richmond neighborhood. Additionally, one letter in opposition to the Project, citing the lack of off-street parking for each unit, was received. One anonymous phone call was received in opposition to the Project as well, citing the same concern.

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
  - The ground floor dwelling unit was added.
  - The proposed roof deck was redesigned with setbacks on all sides, and the penthouses were removed.
  - The front façade was redesigned, with wood veneers removed and horizontal wood siding added.
  - The garage was reduced from a three-car to a one-car garage to accommodate the fourth dwelling unit.

## **ENVIRONMENTAL REVIEW**

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

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing single-family dwelling, the proposed replacement structure will provide three additional dwelling units. 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  
Exhibit E – Maps and Context Photos  
Exhibit F - Public Correspondence  
Exhibit G - Project Sponsor Brief



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Draft Motion

HEARING DATE: JULY 25, 2019

*Record No.:* 2018-010465CUA  
*Project Address:* 349 3RD AVENUE  
*Zoning:* RM-1 (Residential, Mixed – Low Density) Zoning District  
40-X Height & Bulk District  
*Block/Lot:* 1435/007  
*Project Sponsor:* Jeremy Schaub  
1360 9<sup>th</sup> Avenue, Suite 210  
San Francisco, CA 94122  
*Property Owner:* Betty Chiao  
342 11<sup>th</sup> Avenue, #1  
San Francisco, CA 94118  
*Staff Contact:* Matt Dito – (415) 575-9164  
[Matthew.Dito@sfgov.org](mailto:Matthew.Dito@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW FOUR-FAMILY DWELLING LOCATED AT 349 3RD AVENUE, LOT 007 IN ASSESSOR'S BLOCK 1435, WITHIN AN RM-1 (RESIDENTIAL, MIXED – LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT.**

### PREAMBLE

On August 20, 2018, Jeremy Schaub of Schaub Ly Architects, Inc. (hereinafter "Project Sponsor") filed Application No. 2018-010465CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to demolish an existing single-family dwelling and construct a new four-family dwelling at 349 3rd Avenue, Lot 007 in Assessor's Block 1435 (hereinafter "Project Site"), with an RM-1 (Residential, Mixed – Low Density) Zoning District and a 40-X Height & Bulk District.

On July 25, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-010465CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-010465CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-010465CUA, 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 3,127 square foot, three-story single-family dwelling and construction of a new 5,860 square foot, four-story building with four dwelling units. The Project includes nearly identical three-bedroom residential flats at the second, third, and fourth floors, while the ground floor has a smaller one-bedroom dwelling unit. The Project includes a one-accessible car garage, an approximately 1,000 square foot rear yard of usable open space, and a common roof deck of 480 square feet. Additionally, the second floor residential flat will have a private deck at the rear of approximately 175 square feet.
3. **Site Description and Present Use.** The Project Site is located on the west side of 3<sup>rd</sup> Avenue between Geary Boulevard and Clement Street, Lot 004 in Assessor’s Block 1435, and in an RM-1 (Residential, Mixed – Low Density) Zoning District and a 40-X Height & Bulk District. The Project Site is in the Inner Richmond neighborhood and Supervisorial District 1.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RM-1 Zoning District in the Inner Richmond neighborhood. The immediate, as well as surrounding, context is consistently residential in character and use. The two exceptions to this are Geary Boulevard, which is a half-block to the south, and Clement Street, which is a half-block to the north. Both streets are predominantly commercial, though mixed-use residential over commercial buildings are frequent. There are no large-scale apartment buildings on the Project Site’s block, with all buildings being residential and lower density, similar to the proposed Project. The Project Site is roughly the same size as other lots in the neighbor, which tend to be around 3,000 square feet.
5. **Public Outreach and Comments.** The Department has received 23 letters of support for the Project, citing the creation of family-sized units, in addition to the smaller unit, as necessary for the neighborhood. The majority of the signed support letters are not from the Inner Richmond neighborhood. Additionally, one letter in opposition to the Project, citing the lack of off-street parking for each unit, was received. One anonymous phone call was received in opposition to the Project as well, citing the same concern.
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. **Residential Density.** The Project Site is located in an RM-1 Zoning District, which, pursuant to Planning Code Section 209.2, permits one dwelling unit per 800 feet of lot area. With 3,000 square feet of lot area, the Project Site is permitted four dwelling units. Planning Code Section 207(b)(1) states that a remaining fraction of one-half or more of the minimum of lot area per dwelling unit shall be adjusted upward to the next higher whole number.

*The Project proposes four dwelling units, the maximum permitted by the Planning Code.*

- 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 of 45 percent of the total lot depth. A 12-foot, two-story extension into the rear yard is proposed, which is permitted pursuant to Planning Code Section 136(c)(25).*

- C. **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 includes four dwelling units, which would require 532 square feet of common usable open space. The Project will provide a common rear yard that is approximately 800 square feet, and a common roof deck that is approximately 480 square feet, both of which meet the requirements for usable open space. Additionally, the second floor residential flat is proposed to have a private, 176 square foot deck at the rear.*

- D. **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 or directly onto 3rd Avenue, which meets the requirements of the Planning Code.*

- E. **Off-Street Parking.** The Planning Code does not require off-street parking. Planning Code Section 151 permits 1.5 off-street automobile parking spaces for every dwelling unit provided.

*The Project includes one off-street parking space, which will be accessible. A maximum of six off-street parking spaces is permitted for building with four dwelling units.*

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

*The Project includes four bicycle parking spaces, providing one space per dwelling unit.*

- G. **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 40 feet in height, as measured from the front property line. There are no mechanical appurtenances or penthouses on the roof. The roof deck requires 42-inch guardrails, which will be transparent glass.*

- H. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in an 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 three dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee.*

7. **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, continuing 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 Site contains a single-family dwelling that was previously owner-occupied by the current owner. The Project includes the new construction of four owner-occupied condominiums.*

**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 three dwelling units.*

**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 in the building. The Project would maximize the number of dwelling units permitted on the Project Site, and also increase the total number of bedrooms provided.*

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

*The Project removes an older dwelling unit and replaces it with a newly constructed dwelling unit. Older dwelling units are generally considered to be more affordable than a recently constructed unit. The Project will include three 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 four dwelling units, which is appropriate given the zoning, varying neighborhood density, and proximity to a rapid transit street in Geary Boulevard.*

**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 a single-family dwelling unit. The Project includes four dwelling units, with three being three-bedroom units and suitable for families.*

**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.*

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

*The Project will increase the number of on-site dwelling units from one to four.*

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

*The existing dwelling unit contains four bedrooms. The Project proposes a total of 13 bedrooms between four 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 new construction with four dwelling units, maximizing 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 four new dwelling units. The existing single-family dwelling is approximately 1,900 square feet and four bedrooms. The proposed dwelling units range in size from 345 square feet to 1,100 square feet. The Project includes three dwelling units with three-bedrooms.*

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

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

*The use and size of the Project is compatible with the surrounding neighborhood. The Project would demolish an existing 1,900 square foot single-family dwelling unit. The new building will contain four dwelling units, with a ground floor one-bedroom dwelling unit that is 345 square feet, and three residential flats above that are 1,100 square feet. 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 three additional dwelling units is necessary, desirable, and compatible with the surrounding neighborhood and City at-large.*



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

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

*The Project includes four-story massing along 3rd Avenue. The immediate surrounding neighborhood is predominantly three- and four-story buildings at the front façade. The proposed building provides Code-compliant rear yard that maintains the mid-block open space pattern of the neighborhood.*

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

*The Planning Code does not require off-street parking or loading, and allows a maximum of 1.5 automobile spaces per dwelling unit. The garage provides one off-street parking spaces, which will be accessible, in addition to four Class 1 bicycle spaces.*

- (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 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 the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

*The Project is consistent with the stated purpose of the RM-1 Zoning District, which is characterized by a mixture of dwelling unit types, including apartment buildings, and have a broad range of unit sizes.*

*Additionally, the Project is consistent with the Planning Code requirements for dwelling units in the RM-1 Zoning District.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

##### **Policy 1.1**

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

##### **Policy 1.10**

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

*The Project provides a range of new housing, with one one-bedroom unit, four two-bedroom units, and three three-bedroom units. The Project Site's proximity to a major Muni bus line (38 – Geary) will allow for future owners and tenants to rely on public transportation for the majority of daily trips. The Project Site is also in close proximity to the "2 Clement" Muni bus line. 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 new construction will result in an increase in the density of the property and contributes three net new dwelling units, including a smaller one-bedroom unit on the ground floor, which are naturally more affordable than family-sized units. The existing single-family dwelling unit is not rent controlled.*

**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 four bedrooms to construct four new dwelling units. There will be three three-bedroom, family-sized units, and one one-bedroom 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 higher residential density than the existing single-family dwelling. The Project proposes a total of four dwelling units with one off-street parking space on property located in a neighborhood with a varied mix of residential densities. Furthermore, the proposed new construction 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 construct a four-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.*

**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 replacement buildings' main front façades has been designed to be 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.*

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

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

*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 the existing housing is proposed to be demolished, the replacement building would provide four dwelling units in a mixed-scale residential neighborhood with mixed architectural character.*

- 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 bus lines (2 – Clement and 38/38R/38BX – Geary) that connect the neighborhood to downtown San Francisco. The Project provides one off-street automobile space, though none are required, in addition to four 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 an 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 will be constructed to conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*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.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-010465CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 7, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 25, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 25, 2019.



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition of an existing single-family dwelling and construction of a four-family dwelling located at 349 3<sup>rd</sup> Avenue, Lot 007 within Assessor's Block 1435, pursuant to Planning Code Sections 303 and 317 within a Residential, Mixed – Low Density (RM-1) District and a 40-X Height and Bulk District; in general conformance with plans, dated May 7, 2019, and stamped "EXHIBIT B" included in the docket for Record No. XXXXXX and subject to conditions of approval reviewed and approved by the Commission on July 25, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 25, 2019 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

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

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

10. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than **six (6)** off-street parking spaces.

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

## PROVISIONS

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

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

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

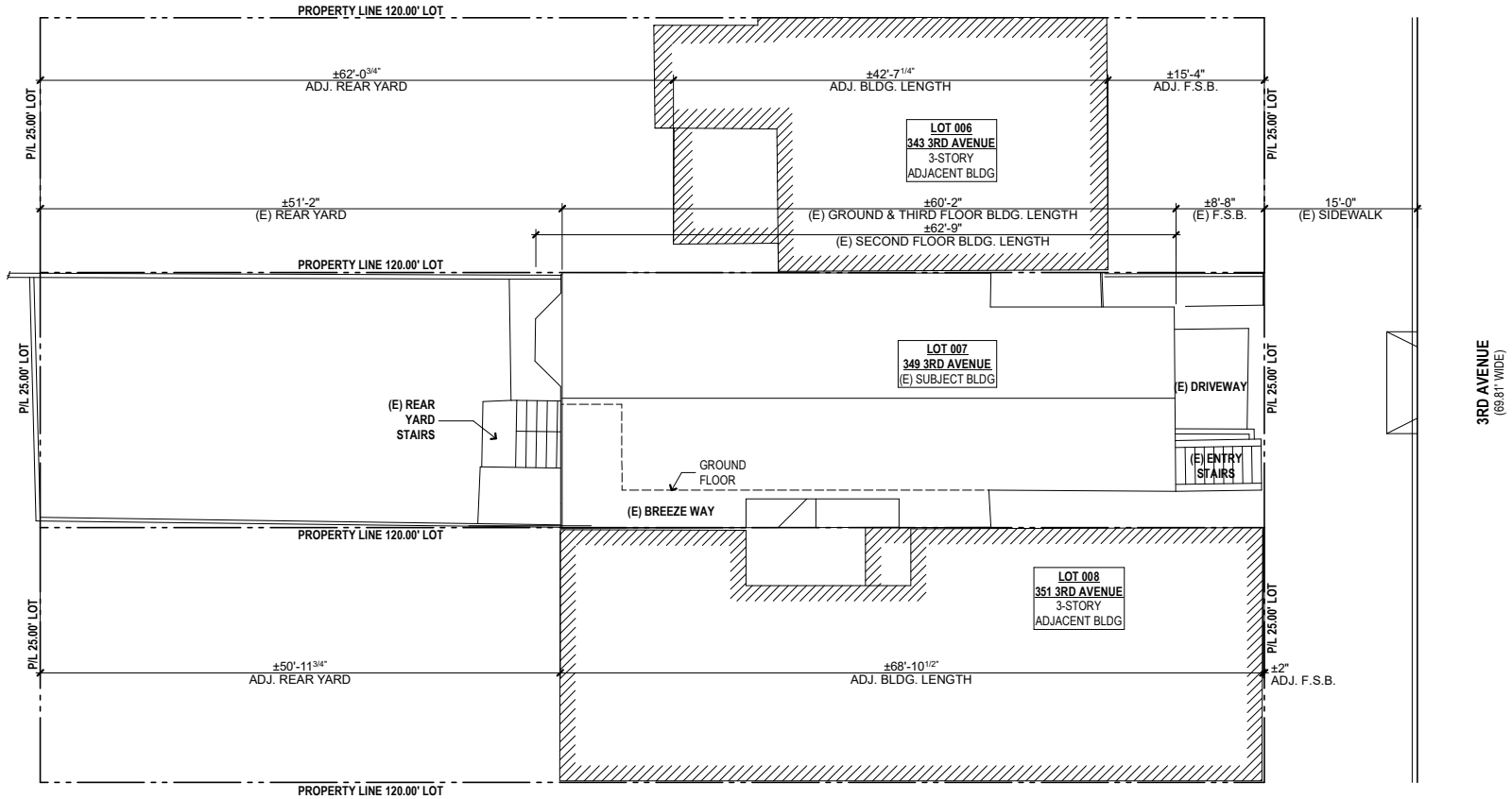
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*





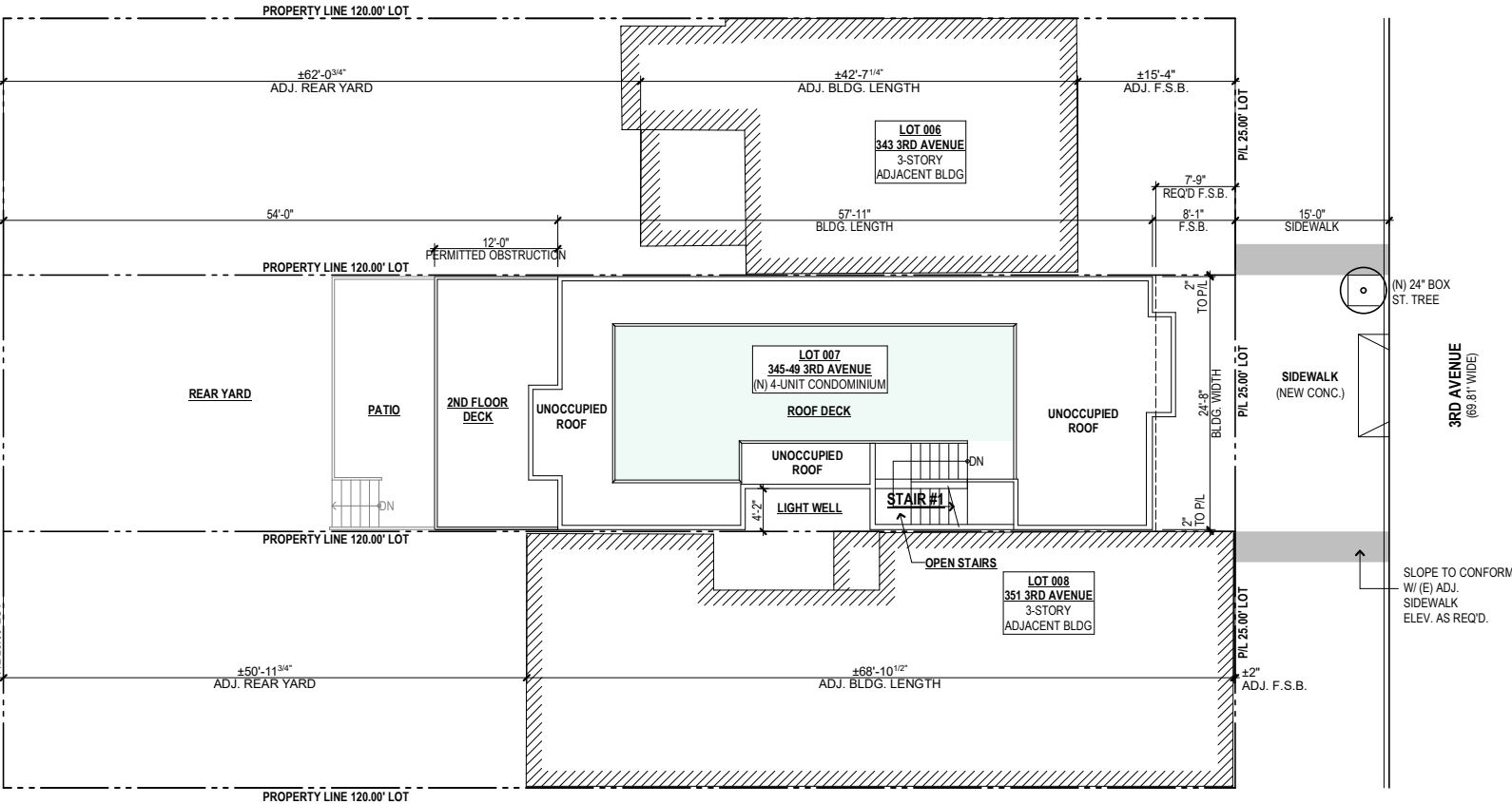
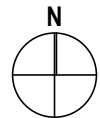


C:\Users\Nikky\World\epub\ (SLA)SLA Projects\PROJECT 343 3rd Ave (P161110)343 3rd Ave.plt Last saved on Tuesday, May 07, 2019 by Man Yip



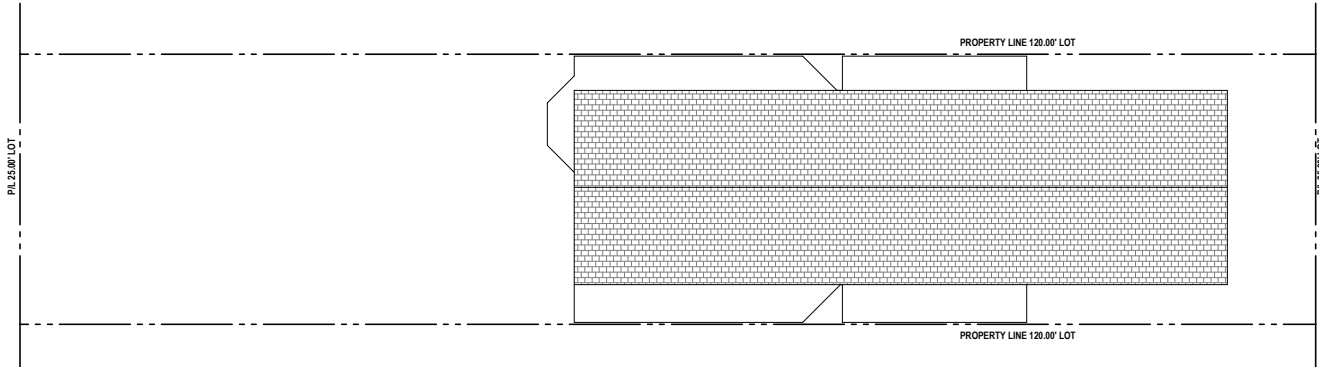
EXISTING GROSS SQUARE FOOTAGE CALCULATION:

3RD FLOOR	710
2ND FLOOR	1,307
GROUND FLOOR	1,110
TOTAL	3,127



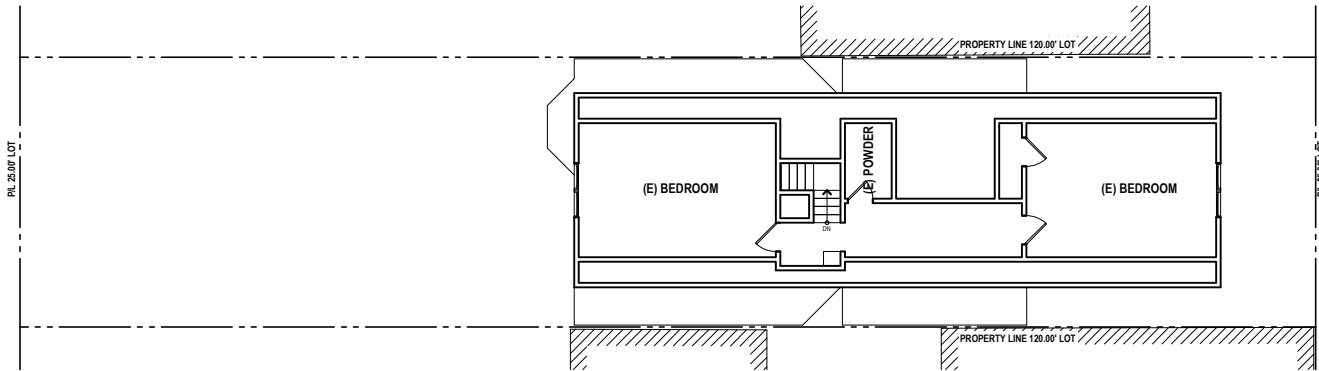
Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MMML
5/7/19 ENLARGE 4TH UNIT	MMML

C:\Users\WahyWorld\Documents\SLA\SLA - Project\PROJECT-343 3rd Ave\110343D 3rd Ave.plt Last saved on Tuesday, May 07, 2019 by Man Yip



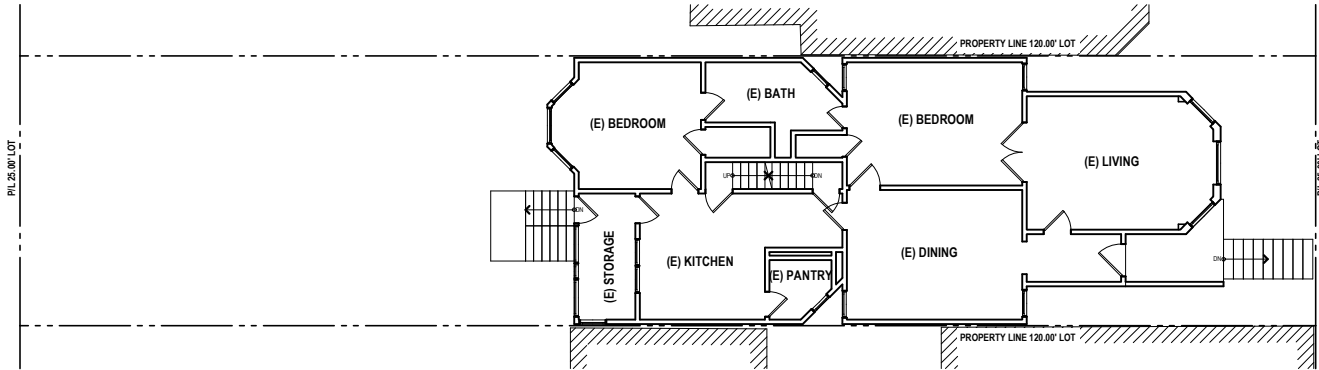
**EXISTING / DEMOLITION ROOF PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



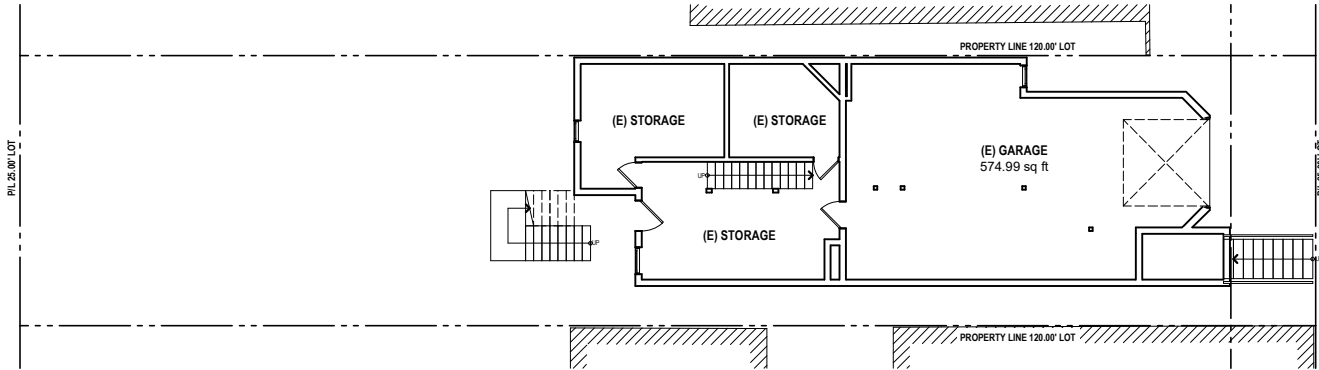
**EXISTING / DEMOLITION THIRD FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



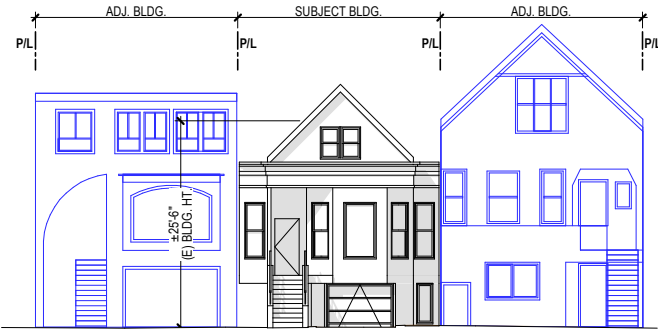
**EXISTING / DEMOLITION SECOND FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



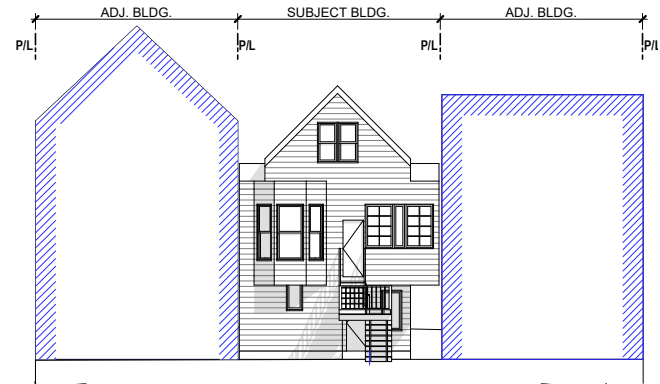
**EXISTING / DEMOLITION GROUND FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



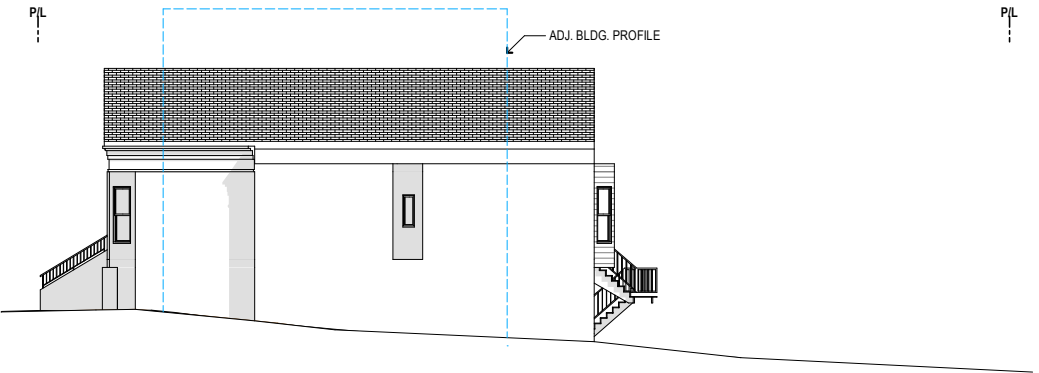
**EXISTING FRONT ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"



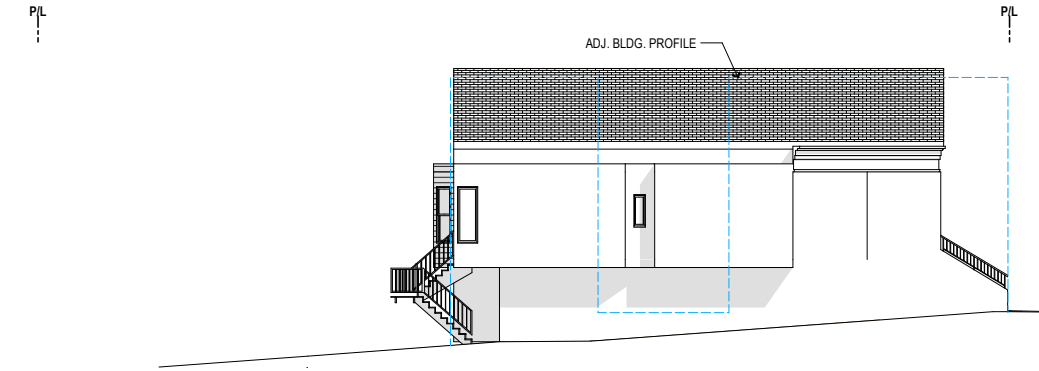
**EXISTING REAR ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"



**EXISTING RIGHT ELEVATION**

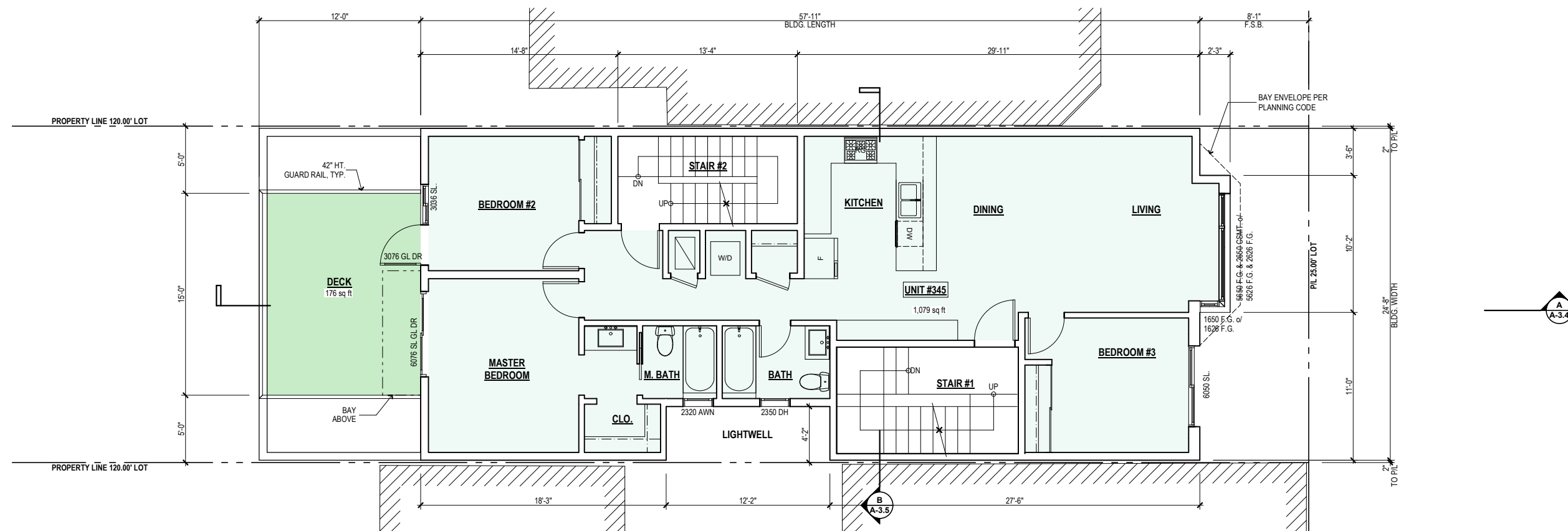
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"



**EXISTING LEFT ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"

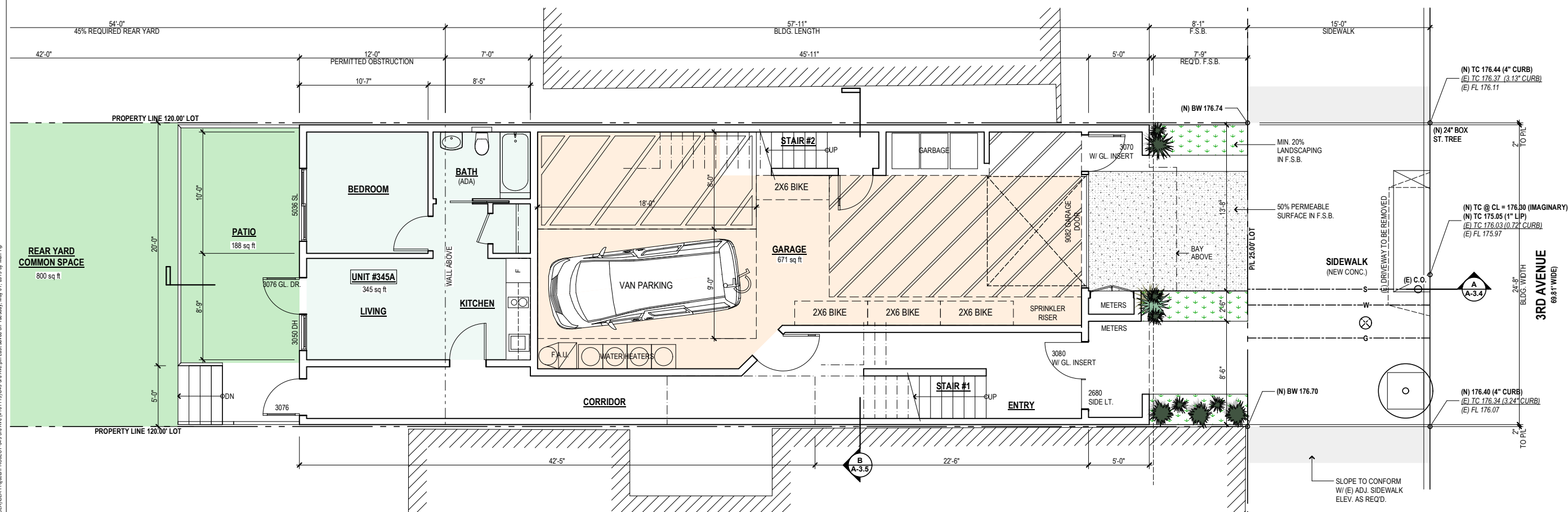
Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML



## SECOND FLOOR PLAN

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

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



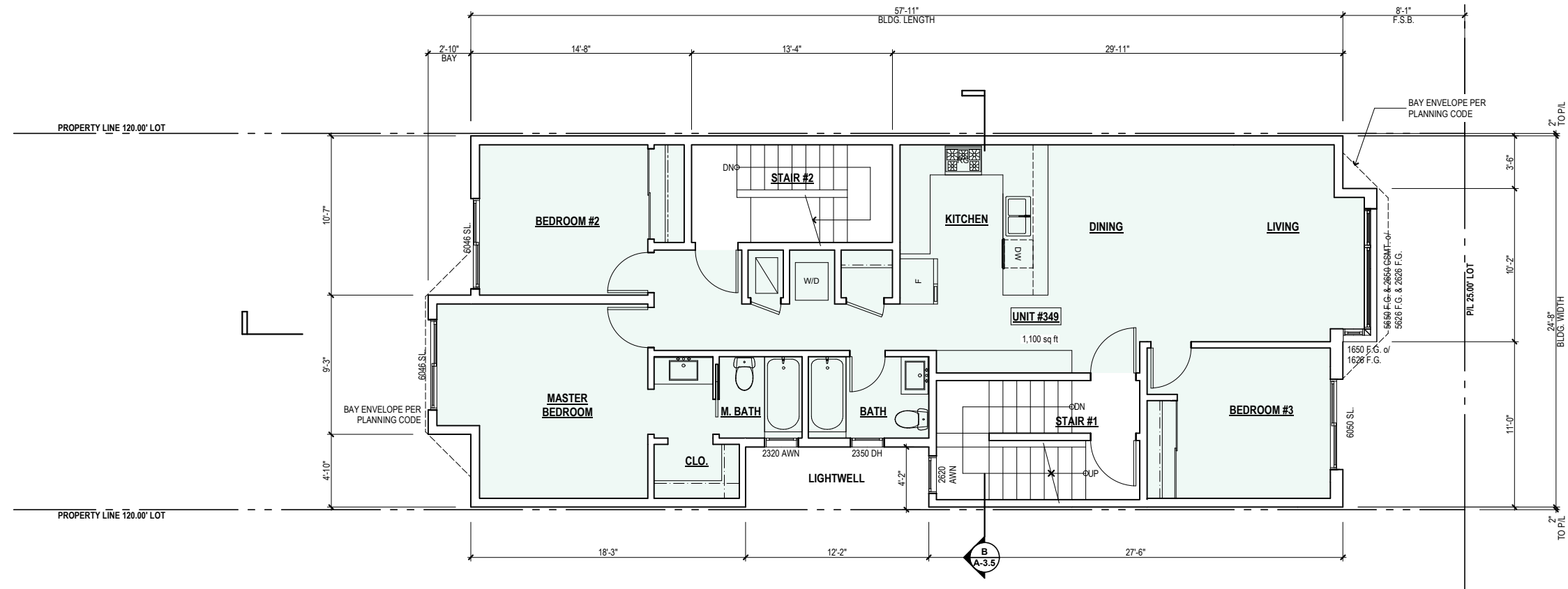
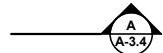
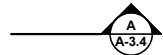
## GROUND FLOOR PLAN

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

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



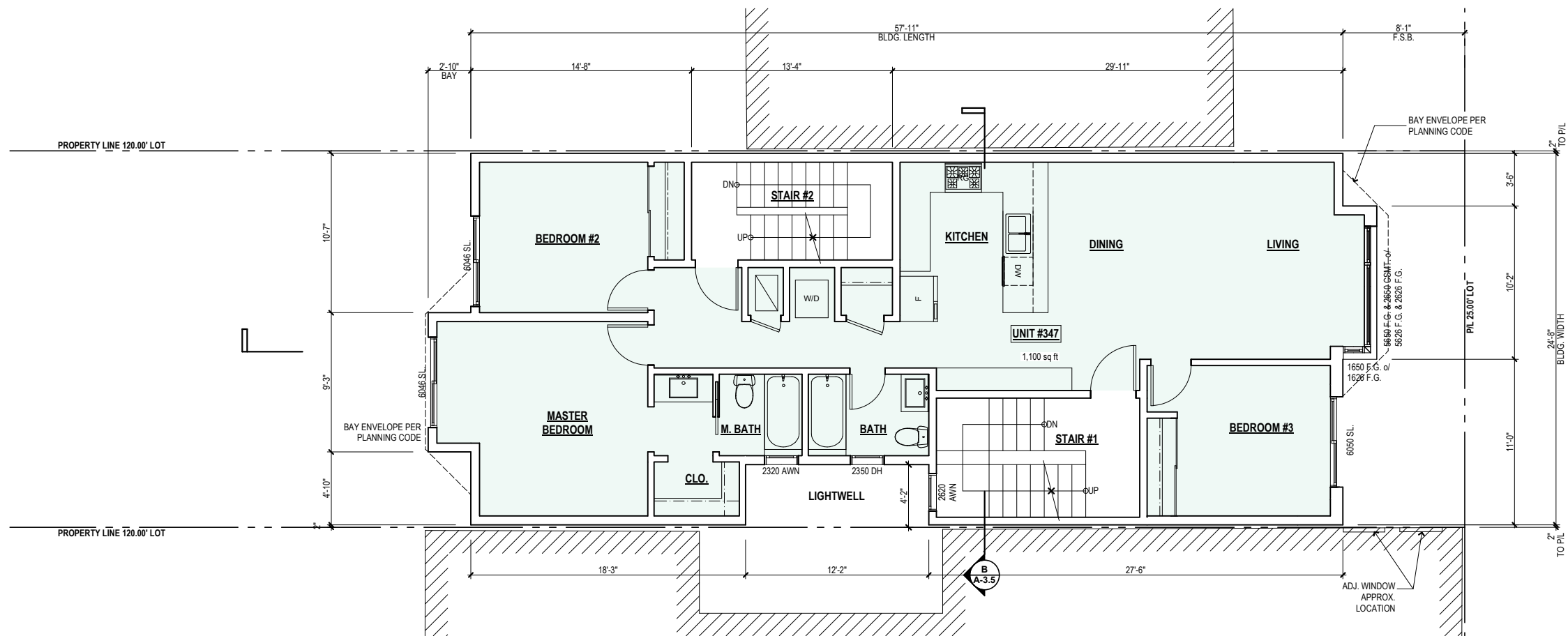
Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML



### FOURTH FLOOR PLAN

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

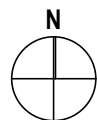
SCALE: 1/4" = 1'-0"



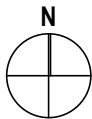
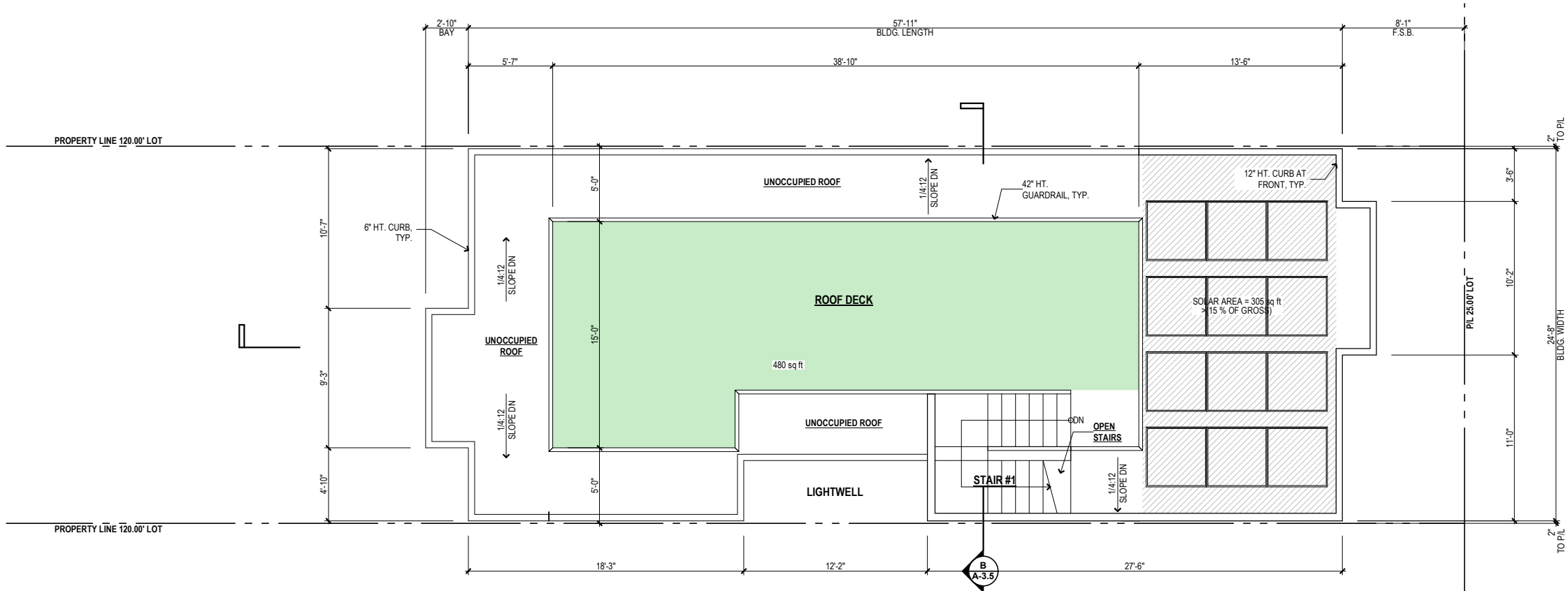
### THIRD FLOOR PLAN

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

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



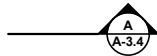
C:\Users\Wahy\World\epub\ (SLA)\SLA Projects\PROJECT 343 3rd Ave\1110343 3rd Ave.plt Last saved on Tuesday, May 07, 2019 by Man Yip



## ROOF PLAN

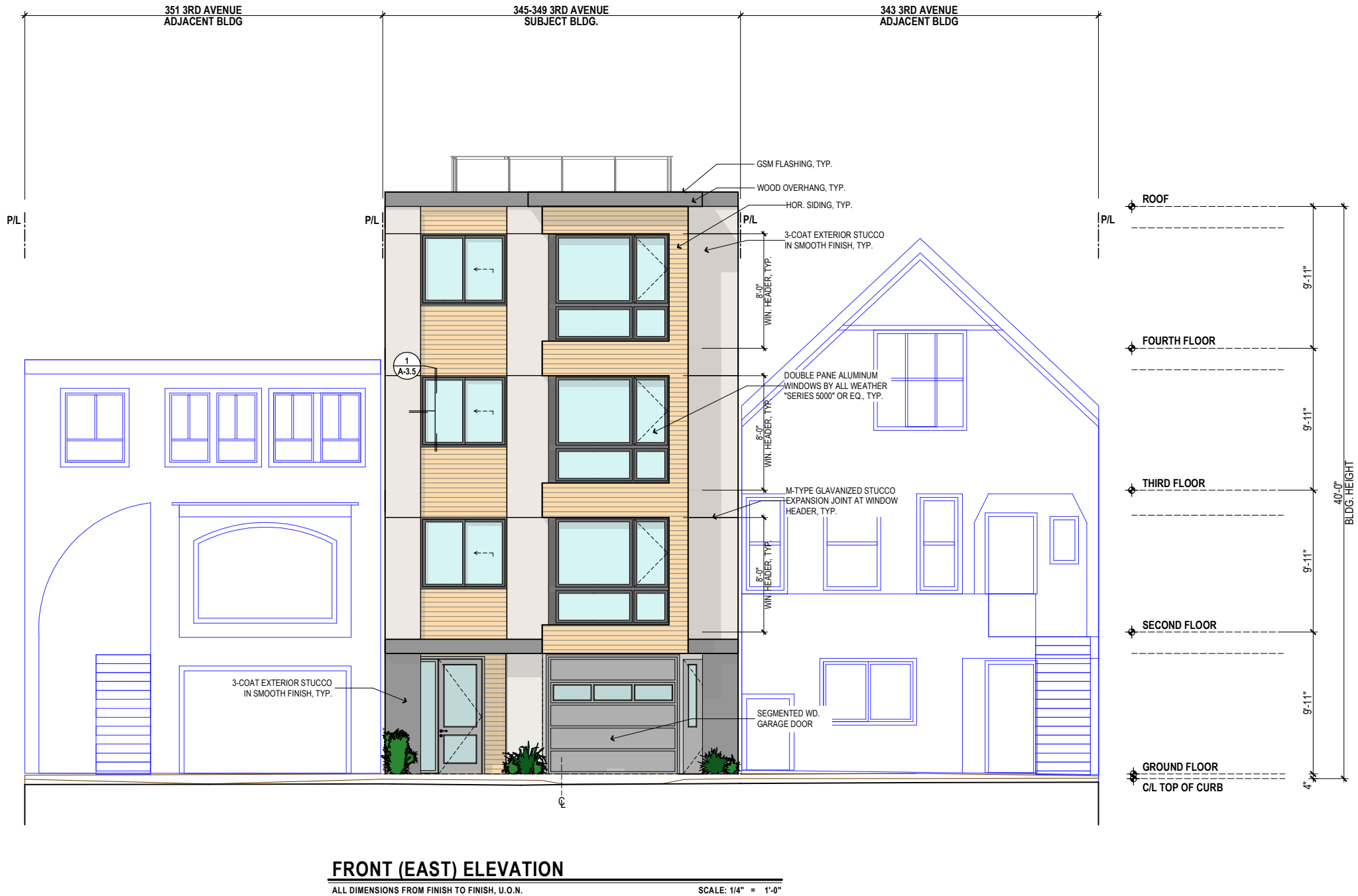
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



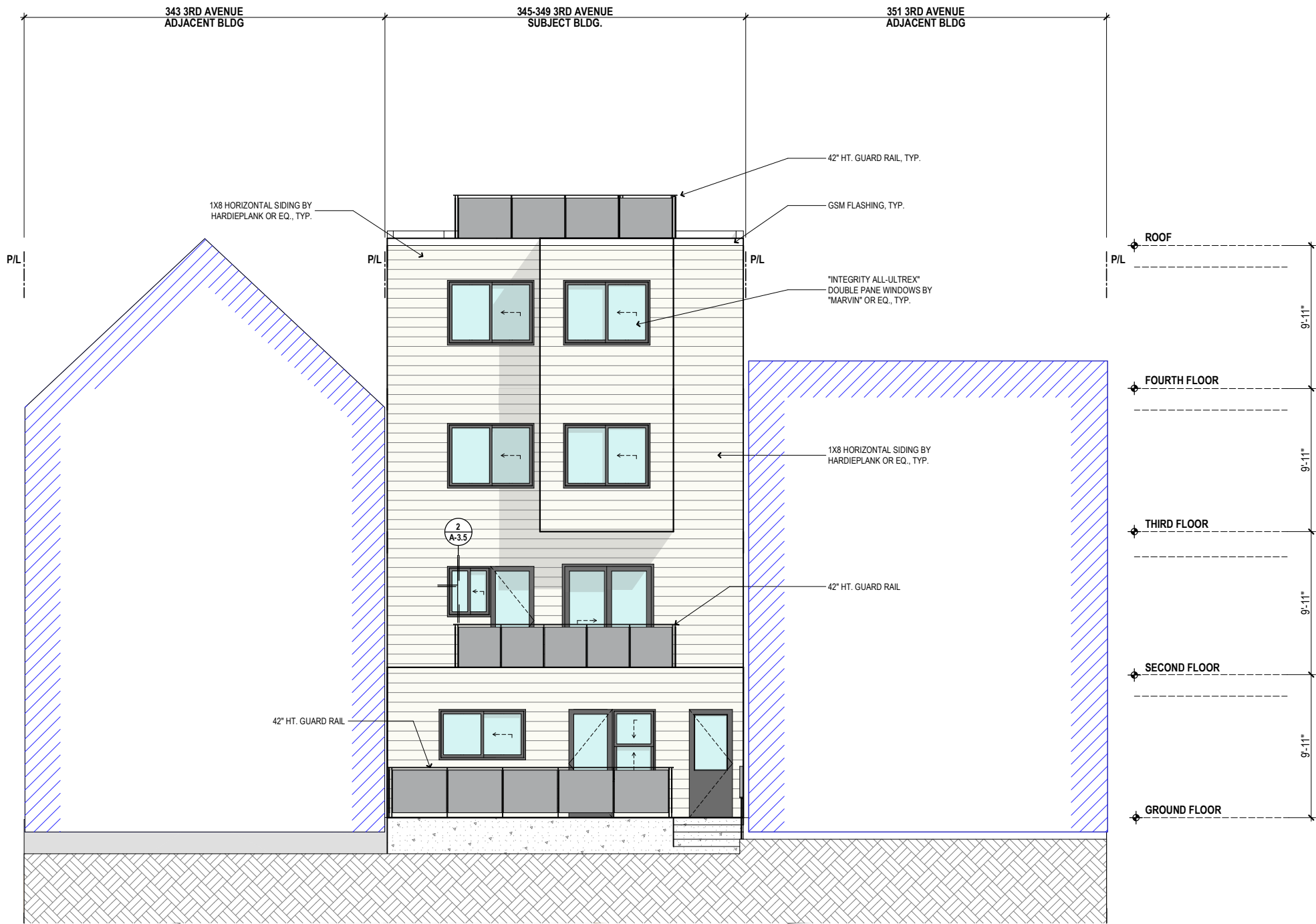
Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML

C:\Users\Nikhil\World\Drawings\SLA\SLA Projects\PROJECT 343 3rd Ave\161119\343 3rd Ave.plt Last saved on Tuesday, May 07, 2019 by Man Yip



Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML

C:\Users\Nikhil\World\Drawings\SLA\SLA Projects\PROJECT 345 3rd Ave\161110345 3rd Ave.plt Last saved on Tuesday, May 07, 2019 by Man Yip



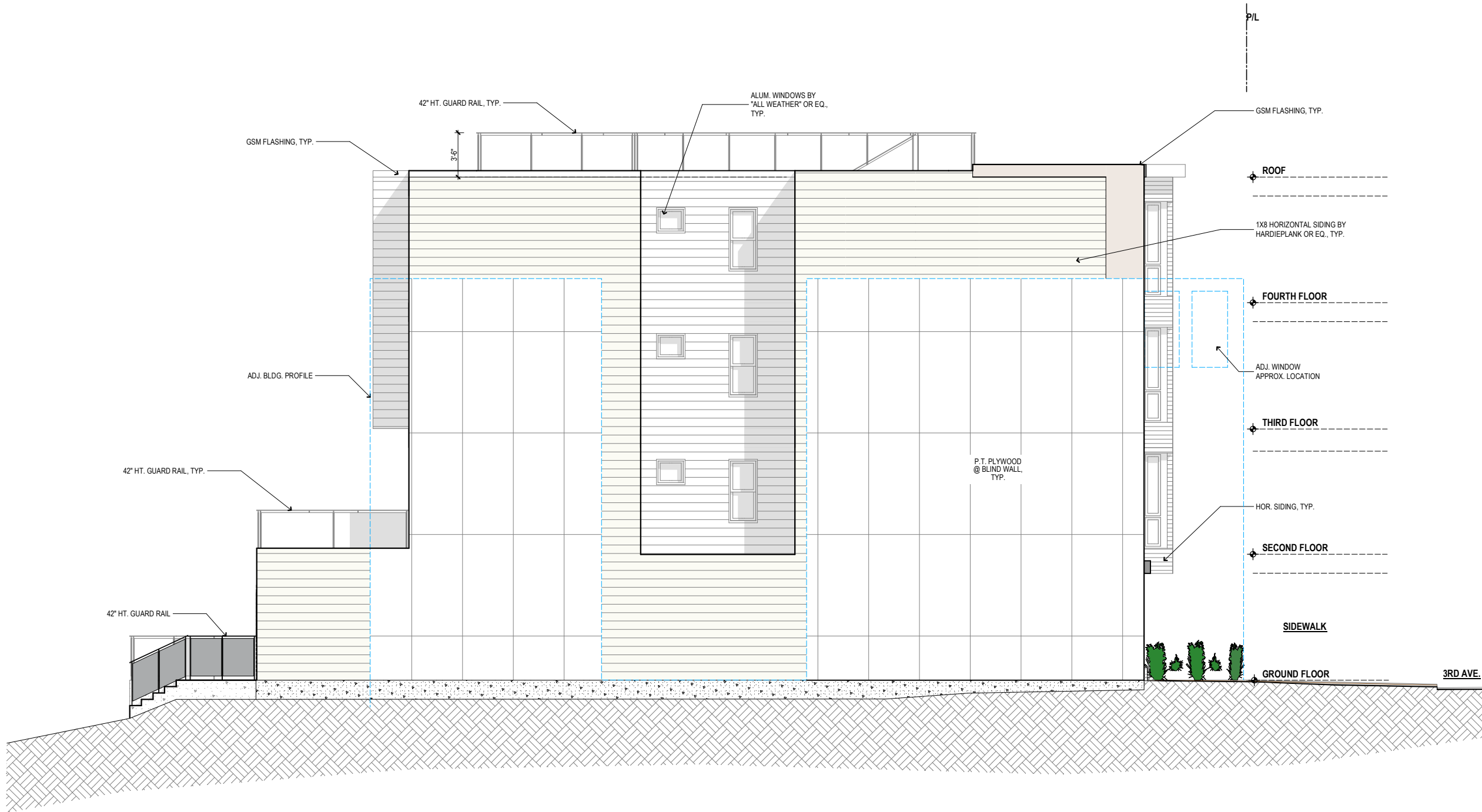
**REAR (WEST) ELEVATION**

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

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

Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML

Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML

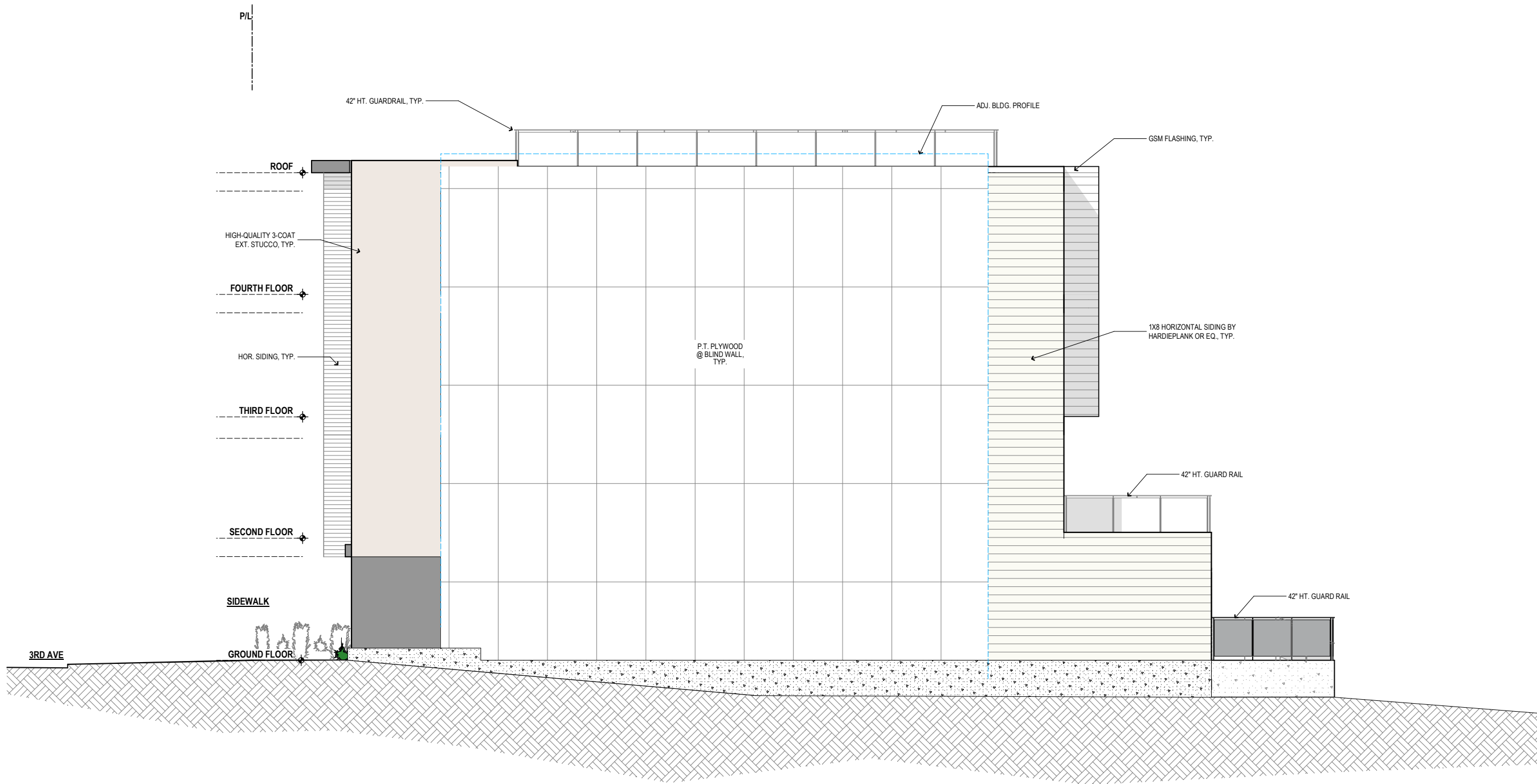


LEFT (SOUTH) ELEVATION

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

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

C:\Users\Nikhil\World\editor (SLA)\SLA Projects\PROJECT 343 3rd Ave\161110\343 3rd Ave.plt Last saved on Tuesday, May 07, 2019 by Man Yip



**RIGHT (NORTH) ELEVATION**

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

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

**SLA**

SCHAUB LY  
ARCHITECTS

SCHAUB LY  
ARCHITECTS, INC.

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

**NEW 4-UNIT CONDOMINIUM**  
**345-47-49 3RD AVENUE**  
**BLOCK 1435, LOT 007**  
**SAN FRANCISCO, CA 94118**

**RIGHT (SOUTH) ELEVATION**

Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML

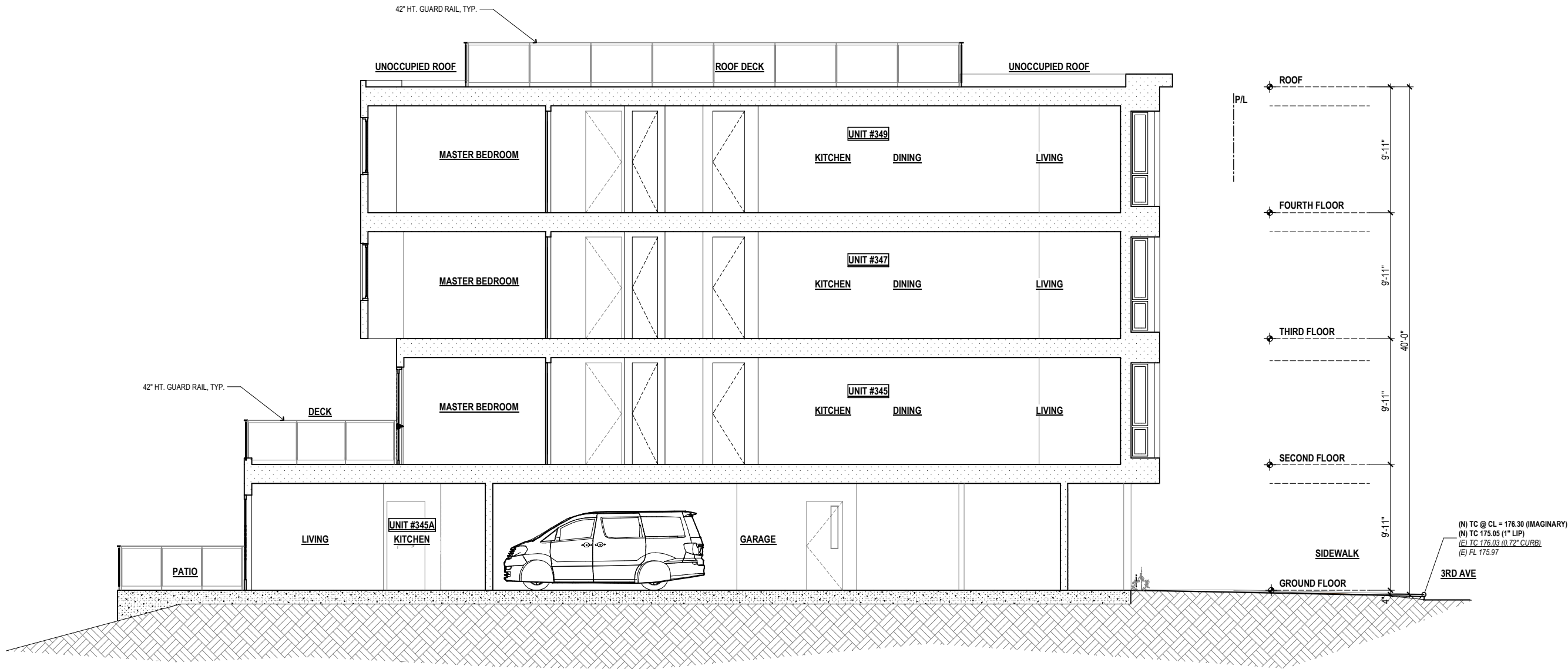
Job 161119

Sheet

**A-3.3**

10 Of 14 Sheets

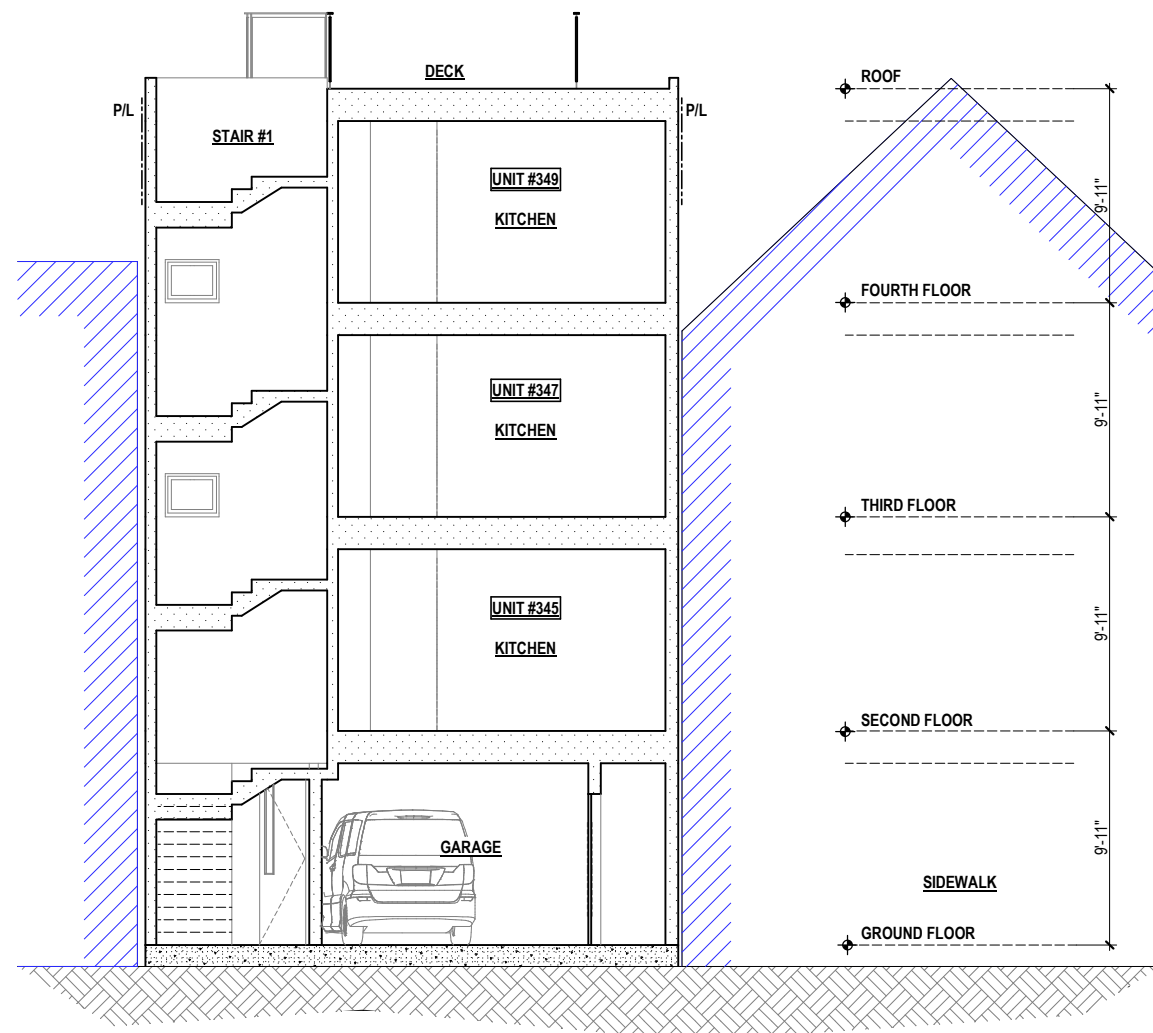
Date	By
7/28/18	DL
2/20/19 RDAT	YIP
2/28/19 RDAT	YIP
4/9/19 GND FLR 4TH UNIT	MML
5/7/19 ENLARGE 4TH UNIT	MML



LONGITUDINAL SECTION A

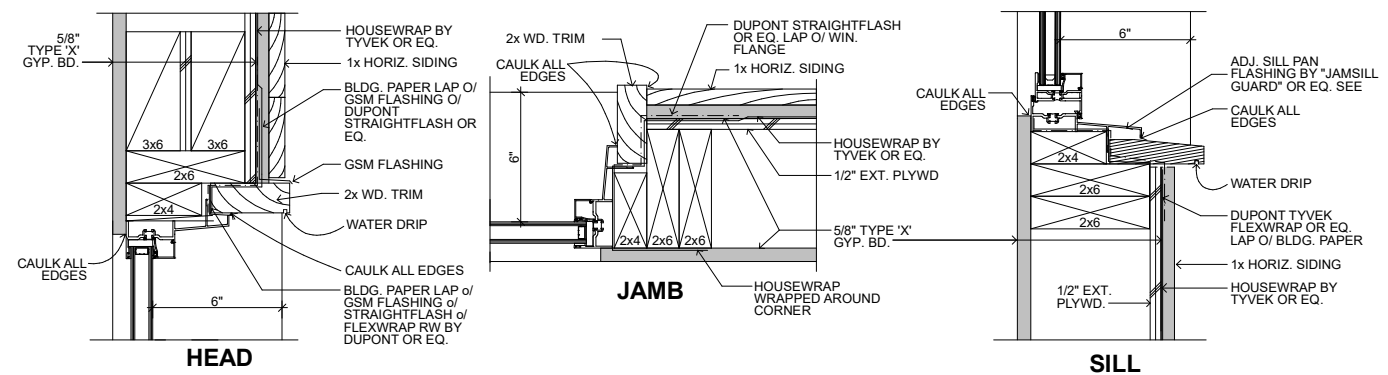
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



**CROSS SECTION B**

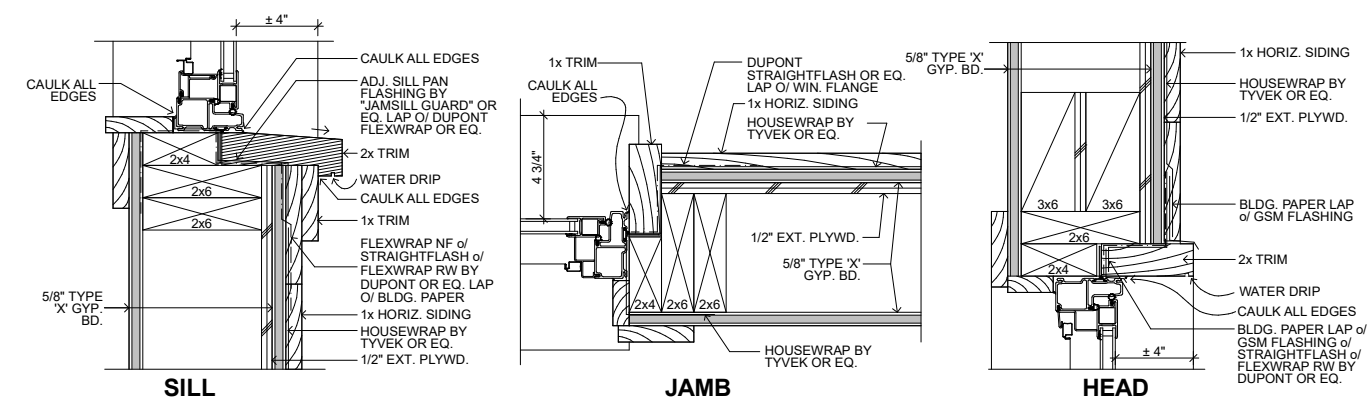
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



**1 WINDOW DETAIL - WOOD SIDING**  
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

ALUM. WINDOW BY ALL WEATHER OR EQ., TYP.



**2 WINDOW DETAIL - WOOD SIDING**  
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP



# GS1: San Francisco Green Building Site Permit Submittal Form

Form version: October 5, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Select one (1) column to identify project requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. Provide the Project Information in the column at right.

2. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

4. LEED or GreenPoint Rated scorecards are not required with Site Permit applications, but should be used as early as possible.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with applicable addenda. "FINAL COMPLIANCE VERIFICATION" form is required prior to Certificate of Completion. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6. See Administrative Bulletin 93 for details.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

NEW CONSTRUCTION

☐

LOW-RISE RESIDENTIAL

R  
1-3 Floors

☒

HIGH-RISE RESIDENTIAL

R  
4+ Floors

☐

LARGE NON-RESIDENTIAL

A,B,E,I,M  
25,000 sq.ft.  
or greater

☐

OTHER NON-RESIDENTIAL

F,H,L,S,U  
or  
A,B,E,I,M less than 25,000 sq.ft.

ALTERATIONS + ADDITIONS

☐

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

R  
25,000 sq.ft. or greater

☐

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

R  
adds any amount of conditioned area

☐

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

B,M  
25,000 sq.ft. or greater

☐

FIRST-TIME NON-RESIDENTIAL INTERIORS

A,B,I,M  
25,000 sq.ft. or greater

☐

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

A,B,E,F,H,I,L,M,S,U more than 1,000 sq.ft. or \$200,000

PROJECT INFO

NEW 4-UNIT CONDOMINIUM

PROJECT NAME

BLOCK 1435, LOT 007

BLOCK/LOT

345-47-49 3RD AVENUE

ADDRESS

R-2

PRIMARY OCCUPANCY

5,885 S.F.

GROSS BUILDING AREA

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

GREEN BUILDING SITE PERMIT SUBMITTAL

Date By

7/28/18 DL

2/20/19 RDAT YIP

2/28/19 RDAT YIP

4/9/19 GND FLR 4TH UNIT MM

5/7/19 ENLARGE 4TH UNIT MM

Job 161119

Sheet A-4.0

TITLE

SOURCE OF REQUIREMENT

DESCRIPTION OF REQUIREMENT

LEED/GPR

Required LEED or GPR Certification Level

SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1

Project is required to achieve sustainability certification listed at right.

LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building

SFGBC 4.104, 4.105, 5.104 & 5.105

Enter any applicable point adjustments in box at right.

MATERIALS

LOW-EMITTING MATERIALS

CALGreen 4.504.2.-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2

Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.  
Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable.  
New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).

WATER

INDOOR WATER USE REDUCTION

CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A

Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm).  
Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A.  
New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).

NON-POTABLE WATER REUSE

Health Code art.12C

New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.

WATER-EFFICIENT IRRIGATION

Administrative Code ch.63

New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.

WATER METERING

CALGreen 5.303.1

Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).

ENERGY

ENERGY EFFICIENCY

CA Energy Code

Comply with all provisions of the CA Title 24 Part 6 Energy Standards.

BETTER ROOFS

SFGBC 4.201.1 & 5.201.1.2

New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.

RENEWABLE ENERGY

SFGBC 5.201.1.3

Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).

COMMISSIONING (Cx)

CALGreen 5.410.2 - 5.410.4.5.1

For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.

PARKING

BICYCLE PARKING

CALGreen 5.106.4, Planning Code sec.155.1-2

Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.

DESIGNATED PARKING

CALGreen 5.106.5.2

Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.

WIRING FOR EV CHARGERS

CALGreen 4.106.4 & 5.106.5.3

Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (5.106.5.3), 3% of spaces for multifamily with ≥17 units (4.106.4.2), and each space in 1-2 unit dwellings (4.106.4.1). Installation of chargers is not required.

WASTE DIVERSION

RECYCLING BY OCCUPANTS

SF Building Code AB-088

Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.

CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT

SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B

For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.

HVAC

HVAC INSTALLER QUALS

CALGreen 4.702.1

Installers must be trained and certified in best practices.

HVAC DESIGN

CALGreen 4.507.2

HVAC shall be designed to ACCA Manual J, D, and S.

REFRIGERANT MANAGEMENT

CALGreen 5.508.1

Use no halons or CFCs in HVAC.

GOOD NEIGHBOR

LIGHT POLLUTION REDUCTION

CA Energy Code, CALGreen 5.106.8

Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.

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

CALGreen 5.504.7, Health Code art.19F

For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows.  
For residential projects, 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. See www.sfwater.org for details.

CONSTRUCTION SITE RUNOFF CONTROLS

Public Works Code art.4.2 sec.146

Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.

INDOOR ENVIRONMENTAL QUALITY

ACOUSTICAL CONTROL

CALGreen 5.507.4.1-3, SF Building Code sec.1207

Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).  
New residential projects' interior noise due to exterior sources shall not exceed 45dB.

AIR FILTRATION (CONSTRUCTION)

CALGreen 4.504.1-3 & 5.504.1-3

Seal permanent HVAC ducts/equipment stored onsite before installation.

AIR FILTRATION (OPERATIONS)

CALGreen 5.504.5.3, SF Health Code art.38

Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.  
Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.

CONSTRUCTION IAQ MANAGEMENT PLAN

SFGBC 5.103.1.8

During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.

RESIDENTIAL

GRADING & PAVING

CALGreen 4.106.3

Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.

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 and floor wood framing must have <19% moisture content before enclosure.

BATHROOM EXHAUST

CALGreen 4.506.1

Must be ENERGY STAR compliant, duct



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
349 03RD AVE		1435007
<b>Case No.</b>		<b>Permit No.</b>
2018-010465ENV		201807305845
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Demolition and new construction of a 5,924 gsf, 40-foot tall three dwelling over garage building. The ground floor will have a three vehicle and three bicycle parking spaces. The original curb cut and driveway would be retained with a new sidewalk and street tree. Each of the second, third, and fourth floors will have a 3 bedroom dwelling. There is a private deck at the rear of the second floor, and a common roof deck for the third and fourth floor units.		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated _____            b. Other (specify): _____         </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C            (attach HRER)            Preservation Team Review form (PTR) and the HRE supplemental provided by the client indicate that the subject property is neither individually eligible for         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> PTR form completed for subject property. Found not to be individually eligible or contributing to a current or potential district.	
<b>Preservation Planner Signature:</b> Katherine Wilborn	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> PTR If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Katherine Wilborn 11/09/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
349 03RD AVE		1435/007
Case No.	Previous Building Permit No.	New Building Permit No.
2018-010465PRJ	201807305845	
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	10/30/2018
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Katie Wilborn	349 3rd Avenue	
Block/Lot:	Cross Streets:	
1435/007	Judah and Kirkham Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-010465ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	08/31/2018
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting The proposal is to demolish the existing dwelling and construct a three-dwelling-over-garage building.	

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

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

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>349 3rd Avenue was constructed in 1898 for, and possibly by, its first owner George N. Mulford, as indicated in the Spring Valley Water Company Tap Records. The subject building is a one-and-a-half-story, wood frame Queen Anne style single-family cottage, built atop a raised basement.</p> <p>The primary facade is clad in horizontal, rustic wood siding and features a front-facing gable roof, an elevated entry alcove above a terrazzo stair, and a canted bay with a central, fixed window and double hung wood sash windows at the left and right facets. The first and half-story are divided by a wide, compound cornice with flat and dentil molding and finials at the building corners. The gable is filled with fish-scale shingles, a pair of double hung wood sash windows, and terminates with a raked cornice. The building retains a moderate degree of integrity as the facade has undergone changes to its entry, one window, and the insertion of a contemporary garage, although much of the original materiality and detailing remains visible.</p> <p>Based on historic research conducted by the consultant and preservation planning staff, 349 3rd Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owner George N. Mulford and his family resided at the building from 1989 through 1912, and then began renting 349 3rd Avenue until the property sold in 1959. The subject building was rented as a single-family unit, and neither the owners nor the known residents appear to be figures of historic significance. The design of the building is a Queen Anne Cottage, featuring minimal amounts of ornament that was typical and widely available at the time of construction, and therefore does not embody high artistic values. Additionally, the property has no known architect and was likely constructed by the first owner or a building contractor, and does not appear to be of historic significance under criterion 3 (Architecture).</p> <p>The subject block is residential and residential-over commercial in character and was mostly constructed between 1900 and 1911, with a number of post-war flats built on the southwest corner of 3rd Avenue and Geary Street. The area features buildings that are consistent in massing and scale, although it does not reflect a strong representation of the represented styles and is largely eclectic as a whole. Furthermore, the integrity of the subject block is generally low as many buildings are significantly altered. (Continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2018.11.09 12:15:03 -08'00'	





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 349 03RD AVE  
RECORD NO.: 2018-010465CUA

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

Reception:  
**415.558.6378**

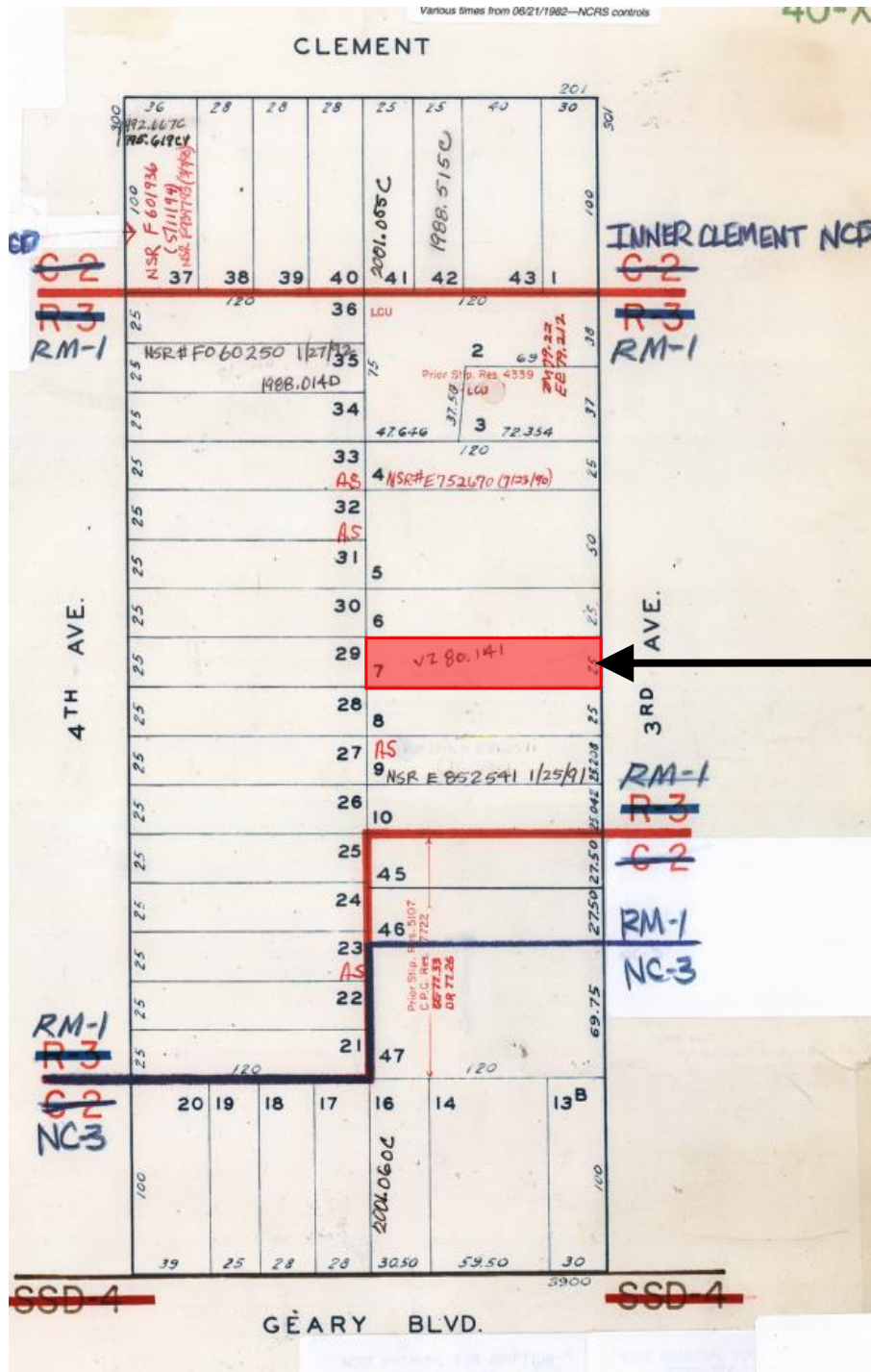
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	575	617	142
Residential GSF	2,017	3,535	1,518
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space	1,450	2,030	580
Public Open Space			
Other (Storage)	535	1,408	973
TOTAL GSF	4,577	7,590	3,013
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	3	4
Dwelling Units - Total	1	3	4
Number of Buildings	1	0	1
Number of Stories	3	1	4
Parking Spaces	2	-1	1
Bicycle Spaces	0	4	4

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	0	0
One Bedroom Units	0	1	1
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	1	3	2
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

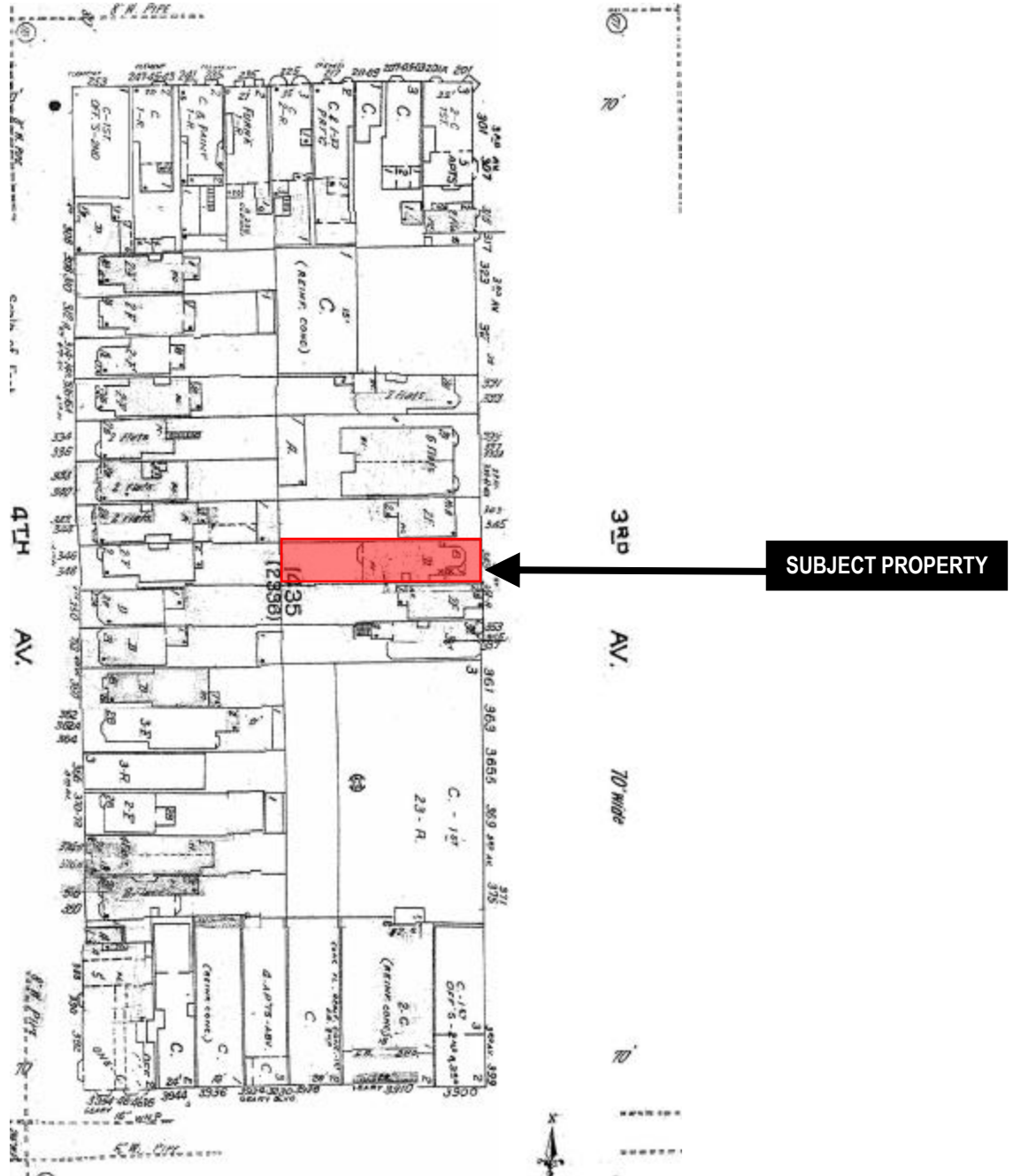


## SUBJECT PROPERTY



Conditional Use Authorization Hearing  
**Case Number 2018-010465CUA**  
 349 3<sup>rd</sup> Avenue  
 July 25, 2019

# Sanborn Map\*



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



Conditional Use Authorization Hearing  
Case Number 2018-010465CUA  
349 3rd Avenue  
July 25, 2019

# Aerial Photo – View 1



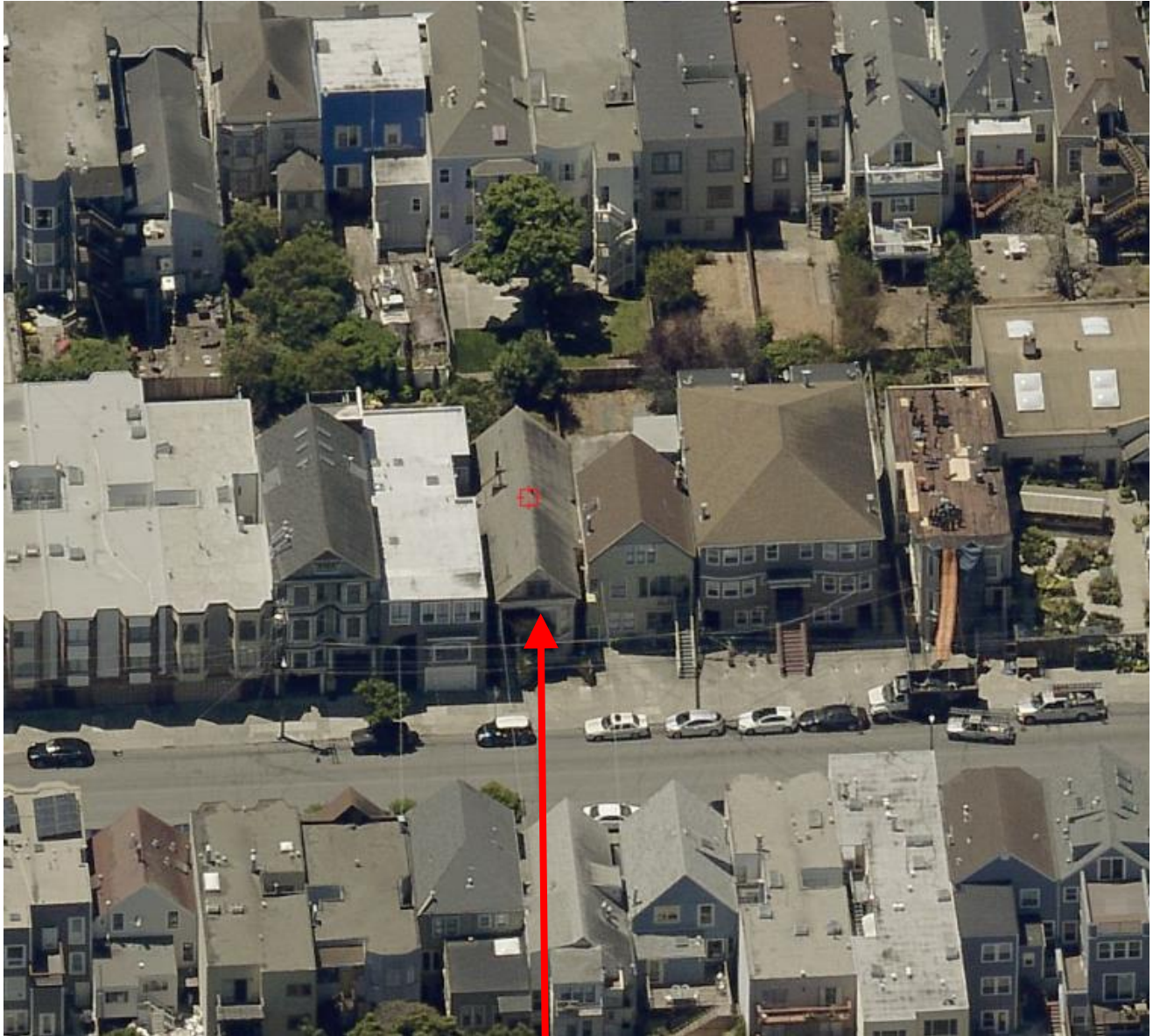
**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2018-010465CUA  
349 3<sup>rd</sup> Avenue  
July 25, 2019



# Aerial Photo – View 2

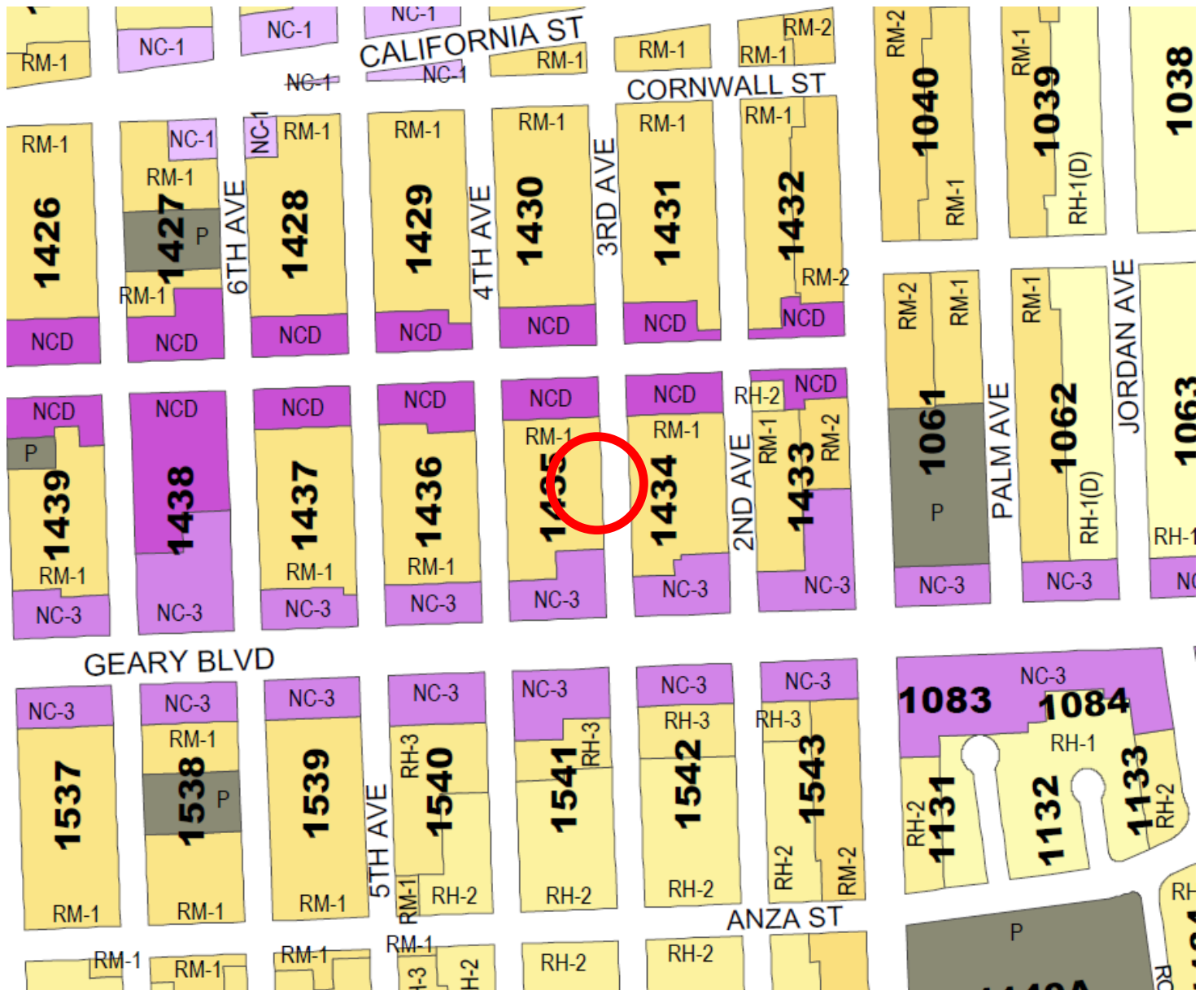


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2018-010465CUA  
349 3<sup>rd</sup> Avenue  
July 25, 2019

# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2018-010465CUA  
349 3rd Avenue  
July 25, 2019



# Site Photo



Image capture: Oct 2017 © 2019 Google



**From:** [Ronald Gaggero](#)  
**To:** [Dito, Matthew \(CPC\)](#); [Cgaggero](#); [Michelle O'Driscoll](#)  
**Subject:** 349 3rd. Ave.  
**Date:** Monday, July 08, 2019 7:54:25 PM

---

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

I am an owner of property at 363-365 fourth ave, block 1436 lot 11. i strongly complain that the new unit does not have ample parking for four units. I think minimal parking should have one space for each unit. That would make four spaces to accommodate one car for each unit. More than likely four spaces will not suffice to meet the needs of the tenants. Most often one car per adult over 21 is the custom in this era. That would make six to eight cars coming from those units. Where are the cars to park? On street parking is close to impossible in the inner Richmond. My grandparents bought the building I now own and that goes back to the early 1900's. Parking was difficult then when one car per family was the rule. With parking spaces diminishing due to government regulations and design this city needs more parking spaces. Under the conditions presented I strongly oppose the building converting to four units with one parking space. My name is Ronald Gaggero 1342 33rd. Ave. San Francisco, Ca 94122. email [rjgaggero@att.net](mailto:rjgaggero@att.net) and phone 415-681-0346. One of my children resides at the fourth Avenue property. I would hope the planning commission would consider the effects changes in the neighborhood have on the community. Regards. Ron Gaggero

CC. Ron Gaggero  
CC. Chris Gaggero  
CC. Michelle O'Driscoll

**From:** [Steve Marzo](#)  
**To:** [Dito, Matthew \(CPC\)](#)  
**Subject:** New Housing Project  
**Date:** Wednesday, July 10, 2019 9:02:44 AM

---

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

Dear Matthew,

My name is Steve Marzo and I previously lived at 4030 California St in the Richmond district. Unfortunately, I moved out of the neighborhood as rent was unaffordable, which is why I am writing to express my full support for the project. I was excited to learn that the existing building is going to be demolished and replaced with a new, modern building. We need more housing and in-fill projects like this!

I am in support of the project because it will:

1. Create 3 much-needed, new family-sized dwellings and 1 small affordable unit to the neighborhood
2. Provide parking space so the new residents don't compete with their neighbors on our overcrowded streets
3. Encourage alternative transportation by providing bicycle parking
4. Renew our neighborhood character with a fresh, contemporary look
5. Reduce competition and increase affordability in this housing shortage

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Steve

**From:** [Swapnesh Chaubal](#)  
**To:** [Dito, Matthew \(CPC\)](#)  
**Subject:** Support for Proposed Housing Project at 349 3rd Ave SF  
**Date:** Wednesday, July 10, 2019 5:47:09 PM

---

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

Dear Planning Department,

My name is Swapnesh Chaubal and I currently live at 1827 Clement Street in the Richmond district. I am writing to express my full support for the project. I was excited to learn that the existing building is going to be demolished and replaced with a new, modern building. We need more housing and in-fill projects like this!

I am in support of the project because it will:

- Create 3 much-needed, new family-sized dwellings and 1 small affordable unit to the neighborhood
- Provide parking space so the new residents don't compete with their neighbors on our overcrowded streets
- Encourage alternative transportation by providing bicycle parking
- Renew our neighborhood character with a fresh, contemporary look
- Reduce competition and increase affordability in this housing shortage

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed.

Thank you

**From:** [Malyssa Caharian](#)  
**To:** [Dito, Matthew \(CPC\)](#)  
**Subject:** Support for Proposed Housing Project at 349 3rd Ave SF  
**Date:** Wednesday, July 10, 2019 5:40:07 PM

---

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

Dear Planning Department,

My name is Malyssa Caharian and I currently live at 524 Clement Street #2B San Francisco, CA 94118 in the Richmond district. I am writing to express my full support for the project. I was excited to learn that the existing building is going to be demolished and replaced with a new, modern building. We need more housing and in-fill projects like this!

I am in support of the project because it will:

- Create 3 much-needed, new family-sized dwellings and 1 small affordable unit to the neighborhood
- Provide parking space so the new residents don't compete with their neighbors on our overcrowded streets
- Encourage alternative transportation by providing bicycle parking
- Renew our neighborhood character with a fresh, contemporary look
- Reduce competition and increase affordability in this housing shortage

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

--

Malyssa Caharian  
Phone: (408) 332-0799

**From:** [NaRhee Pak](#)  
**To:** [Dito, Matthew \(CPC\)](#)  
**Subject:** Support for Proposed Housing Project at 349 3rd Ave SF  
**Date:** Wednesday, July 10, 2019 3:53:48 PM

---

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

Dear Planning Department,

My name is NaRhee Pak and I currently live at 310 6th Ave #23 in the Richmond district. I am writing to express my full support for the project. I was excited to learn that the existing building is going to be demolished and replaced with a new, modern building. We need more housing and in-fill projects like this!

I am in support of the project because it will:

- Create 3 much-needed, new family-sized dwellings and 1 small affordable unit to the neighborhood
- Provide parking space so the new residents don't compete with their neighbors on our overcrowded streets
- Encourage alternative transportation by providing bicycle parking
- Renew our neighborhood character with a fresh, contemporary look
- Reduce competition and increase affordability in this housing shortage

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Best Regards,  
NaRhee Pak

**From:** [Stephen Zhang](#)  
**To:** [Dito, Matthew \(CPC\)](#)  
**Subject:** Support for Proposed Housing Project at 349 3rd Ave SF  
**Date:** Wednesday, July 10, 2019 3:27:51 PM

---

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

Dear Planning Department,

My name is Stephen Zhang and I grew up at 636 10th Avenue in the Richmond district. Having spent much of my childhood in the Richmond, I was excited to learn that the existing building is going to be demolished and replaced with a new, modern building. We need more housing and in-fill projects like this!

I am in support of the project because it will:

- Create 3 much-needed, new family-sized dwellings and 1 small affordable unit to the neighborhood
- Provide parking space so the new residents don't compete with their neighbors on our overcrowded streets
- Encourage alternative transportation by providing bicycle parking
- Renew our neighborhood character with a fresh, contemporary look
- Reduce competition and increase affordability in this housing shortage

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

**From:** [Harper Casimiro](#)  
**To:** [Dito, Matthew \(CPC\)](#)  
**Subject:** Support for Proposed Housing Project at 349 3rd Ave SF  
**Date:** Wednesday, July 10, 2019 7:05:52 PM

---

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

Dear Planning Department,

My name is Harper Casimiro and I previously lived at 21 Beaumont Avenue in the Richmond district. Unfortunately, I moved out of the neighborhood as the rent was unaffordable, which is why I am writing to express my full support for the project. I was excited to learn that the existing building is going to be demolished and replaced with a new, modern building. We need more housing and in-fill projects like this!

I am in support of the project because it will:

- Create 3 much-needed, new family-sized dwellings and 1 small affordable unit to the neighborhood
- Provide parking space so the new residents don't compete with their neighbors on our overcrowded streets
- Encourage alternative transportation by providing bicycle parking
- Renew our neighborhood character with a fresh, contemporary look
- Reduce competition and increase affordability in this housing shortage

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/14/2019

Signed Shao Ping Wang

Print Name SHAO PING WANG

Address 670 3rd Ave. S.F. CA. 94118



Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7-14-19

Signed Chau Won Hye

Print Name CHAUVON YEE

Address 431-4TH AVE S.F.

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/13/17

Signed Kendrick Low

Print Name KENDRICK LOW

Address 339/341 11th AVENUE

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/11/19

Signed Robert Ho

Print Name ROBERT HO

Address 307 12th AVE SF CA 94118

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7-13-2019

Signed Zachary

Print Name Zachary Glagola

Address 378 11<sup>th</sup> Avenue # / SF, CA

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/10/2019

Signed Hsu Sing Wang

Print Name HSU SING WANG

Address 423 11TH Ave. S. F. CA 94118

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date July 11 / 2019

Signed Scott

Print Name SCOTT C. HUANG

Address 535 29TH AVE. S.F. CA. 94121 Apt. #3



Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/11/2019

Signed 

Print Name KAAN TING

Address 1766 26TH AVE  
SAN FRANCISCO, CA 94122

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date July 12, 2018

Signed Grace R. C. Wang

Print Name GRACE R. C. WANG

Address 425 11TH AVE. S.F. CA. 94118

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/11/2019

Signed Lee chuan Loh

Print Name LEE CHUAN LOH

Address 1651 - 23rd Ave. S.F. CA 94122

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

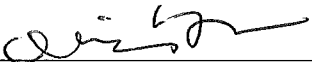
I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7-15-19

Signed 

Print Name CHIA YUEN

Address 863-40<sup>th</sup> AVE. S.F. 94121

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:


I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/13/2019

Signed 

Print Name Davy L. S. Wang

Address 535 29TH AVE. S. F. CA. 94121 Apt. #5

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7-12-2019

Signed 

Print Name IAN MEI HO

Address 2054, 23 Ave. S.F. CA 94116



Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7-11-18

Signed Pan Hsi Lii

Print Name PAN HSI LII

Address 2671 4th AVE S.F. CA 94116

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/11/2019

Signed Lily Yun Ling Tung

Print Name LILY YUN LING TUNG

Address 1238 ORTEGA ST, SFCA 94112

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

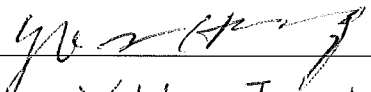
I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date 7/11/2019

Signed 

Print Name YU I HUANG

Address 535 29TH AVE. S.F. CA. 94121 Apt. # 1

Support for 349 3rd Ave., San Francisco  
The Proposed New Modern Building

Dear Planning Department:

I am a neighbor writing to express my full support for the project.

I was excited to learn that the existing building is going to be demolished and replaced with a new modern building. We need more housing and in-fill projects like this!

For the much-needed housing and improvement in our neighborhood, I urge you to approve this project as proposed. Thank you.

Sincerely yours,

Date July 14 2019

Signed 

Print Name STEVEN C. HUANG

Address 844 Wildwood AVE. Daly City CA. 95015



# PROJECT APPLICATION

## GENERAL INFORMATION

### Property Owner's Information

Name:

Address:

Email Address:

Telephone:

### Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

### Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### Please Select Primary Project Contact:

Owner

Applicant

Billing

### Property Information

Project Address:

Block/Lot(s):

## RELATED APPLICATIONS

### Related Preliminary Project Assessment (PPA) Application

N/A

PPA Application No(s):

PPA Letter Date:

### Related Building Permits Applications

N/A

Building Permit Applications No(s):

## PROJECT INFORMATION

### Project Description:

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

### Project Details:

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

**Estimated Construction Cost:** \_\_\_\_\_

<b>Residential:</b>	Senior Housing	100% Affordable	Student Housing	Dwelling Unit Legalization
	Inclusionary Housing Required	State Density Bonus	Accessory Dwelling Unit	

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

<b>Non-Residential:</b>	Formula Retail	Medical Cannabis Dispensary	Tobacco Paraphernalia Establishment
	Financial Service	Massage Establishment	Other: _____



## PROJECT AND LAND USE TABLES

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

Project Features		
	Existing	Proposed
Dwelling Units - Affordable		
Dwelling Units - Market Rate		
Dwelling Units - Total		
Hotel Rooms		
Number of Building(s)		
Number of Stories		
Parking Spaces		
Loading Spaces		
Bicycle Spaces		
Car Share Spaces		
Other		
_____		

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

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

## ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is necessary. With the Project Application, include any necessary environmental supplementals, technical studies, and/or other information required, based on your project and the requirements outlined in the screening form. If your project received a PPA letter from the Planning Department, with the Project Application, also address all necessary information specified in the Environmental Planning section of the PPA letter. A separate fee may be required for further environmental review.

**Note: please respond to the best of your knowledge. If 'Yes' is marked for any of the questions below, an environmental planner will contact you with further instructions as appropriate.**

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A		
<b>1b. General</b>	Foundation Design Type	Yes	No	
<b>2a. Historic Preservation</b>	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district? Refer to the Preservation tab on the <a href="#">Property Information Map</a> .	Yes	No	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>2b. Historic Preservation</b>	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .
<b>3. Archeology</b>	<p>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</p> <p>To determine if your property is in an archeologically sensitive area, refer to the Zoning tab on the <a href="#">Property Information Map</a>.</p>	Yes	No	<p>If Yes, provide depth of excavation/disturbance below grade (in feet*):</p> <p>_____</p> <p><i>*Note this includes foundation work</i></p>
<b>4. Air Quality</b>	<p>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?</p> <p>To determine if your property is in an air pollutant exposure zone, refer to the Zoning tab on the <a href="#">Property Information Map</a>.</p>	Yes	No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
<b>5. Transportation</b>	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
6. Shadow	<p>Would the project result in any construction over 40 feet in height?</p>	Yes	No	<p>If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)</p> <p>An additional fee for a shadow review may be required.</p>
7. Geology and Soils	<p>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</p> <p>To determine if your property is in an area with slopes greater than or equal to 20 percent, landslide or liquefaction zone, refer to the Zoning tab on the <a href="#">Property Information Map</a>.</p> <p>-----</p> <p>Area of excavation/disturbance (in square feet):</p> <p>_____</p> <p>Amount of excavation (in cubic yards):</p> <p>_____</p>	Yes	No	<p>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</p> <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <p><u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u></p>
8. Biological Resources	<p>Does the project include the removal or addition of trees on, over, or adjacent to the project site?</p>	Yes	No	<p>If yes:</p> <p>Number of existing trees on, over, or adjacent to the project site:</p> <p>_____</p> <p>Number of existing trees on, over, or adjacent to the project site that would be removed by the project:</p> <p>_____</p> <p>Number of trees on, over, or adjacent to the project site that would be added by the project:</p> <p>_____</p>
9a. Hazardous Materials	<p>Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p>	Yes	No	<p>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</p>
9b. Hazardous Materials	<p>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</p> <p>To determine if your property is in the Maher Map, refer to the Zoning tab on the <a href="#">Property Information Map</a></p>	Yes	No	<p>If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.</p> <p>For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a>.</p> <p><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u></p>

## PRIORITY GENERAL PLAN POLICIES FINDINGS

### (APPLICABLE TO ALL PROJECTS)

Planning Code Section 101 requires that the City find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

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

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

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

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

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

7. That landmarks and historic buildings be preserved; and

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

## SUPPLEMENTAL APPLICATIONS

Most development projects require environmental evaluation and specific entitlement actions. Applicants are responsible for submitting all necessary supplemental applications required to complete this review. For projects that received a Preliminary Project Assessment (PPA), all supplemental applications that were indicated in the PPA should be provided as part of this Project Application.

Please indicate below for all supplemental applications that are related to this Project Application:

Identified in PPA:	Provided:	Name of Supplemental Application
		Affordable Housing Streamlined Approval (SB-35)
		Certificate of Appropriateness [COA]
		Certificate of Appropriateness - Administrative [ACOA]
		Conditional Use Authorization [CUA]
		Density Bonus: HOME-SF Program - Section 206.3
		Density Bonus: 100% Affordable Housing Bonus Program - Section 206.4 [AHBP]
		Density Bonus: Individually Requested State Density Bonus Program - Section 206.6
		Density Bonus: State Analyzed Density Bonus Program - Section 206.5
		Dwelling Unit Removal: Merger, Conversion or Demolition - Section 317 [CUA]
		Gasoline Service Station Conversion [CUA]
		Historic Resource Evaluation [HRE]
		In-Kind Agreement [IKA]
		Landmark Designation Application [DES]
		Large Project Authorization in Downtown - Section 309 [DNX]
		Large Project Authorization in Eastern Neighborhoods - Section 329 [ENX]
		Large Residential Project Authorization in Downtown - Section 309.1 [DNX]
		Large Tourist Hotel Conversion
		Legislative Amendment [PCA]
		Permit to Alter, Major [PTA]
		Mills Act Historical Property Contract [MLS]
		Office Allocation - Section 321 [OFA]
		School and Child Care Drop-Off & Pick-Up Management Plan
		Transferable Development Rights - Certificate of Transfer [TDT]
		Transferable Development Rights - Notice of Use [TDU]
		Transferable Development Rights - Statement of Eligibility [TDE]
		Transportation Demand Management Program [TDM]
		Variance [VAR]
		Wireless Conditional Use Authorization [WLS]
		Other:

Please indicate if the below entitlements are needed for this project. No supplemental application is required, but an additional fee will apply.

Identified in PPA:	Provided:	Name of Entitlement
		Coastal Zone Permit (CTZ)
		Permit to Alter, Minor [MPTA]
		Shadow Study (SHD)



# 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 

Name (Printed)

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

Phone

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 

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

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

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