



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 16, 2020

Record No.: 2018-011991CUA
Project Address: 93-97 Leland Avenue
Zoning: NC-2 (Neighborhood Commercial, Small Scale) Zoning District
40-X Height and Bulk District
Visitacion Valley/Schlage Special Use District
Block/Lot: 6250/028,037
Project Sponsor: Mark Bucciarelli, AIA
58 Fairlawn Avenue
Daly City, CA 94015 USA
Property Owner: William Hedden
Prospect Ventures, LLC
612 Prospect Row
San Mateo, CA 94401
Staff Contact: Xinyu Liang – (415) 575-9182
Xinyu.Liang@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project proposes to demolish two dwelling units at 93-95 Leland Avenue (Lot 037), including an approximately 720 square-foot single-family residence in the rear yard and one approximately 370 square-foot rear dwelling unit on the second floor of the historic building fronting Leland Avenue, as well as an approximately 400 square-foot non-habitable shed at 97 Leland Avenue (Lot 028) in order to facilitate the new construction of an approximately 6,800 square-foot, three-story, "L"-shaped mixed-use building with ground-floor retail fronting Leland Avenue and seven new dwelling units. The Project also proposes the merger of Lots 028 and 037. The majority of the historic building fronting Leland Avenue will be preserved, including the two commercial units on the ground floor and one front dwelling unit on the second floor. In total, the Project Site includes eight dwelling units, three ground floor commercial units, and eight Class 1 and two Class 2 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to permit the demolition of two existing dwelling units, per Planning Code Sections 303 and 317.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**

- **Support/Opposition:** To date, the Department has not received any public correspondence expressing support for, or opposition to the project.
- **Outreach:** The Project Sponsor hosted one pre-application meeting on August 11, 2018.
- **Existing Tenant & Eviction History:** The residential unit to be preserved on the second floor fronting Leland Avenue at 93-95 Leland Avenue is currently occupied. The tenants were relocated from the rear single-family residence in February 2018 due to a framing fatigue issue. Currently, the other two units that are proposed to be demolished are vacant. There is no known evidence of any evictions on the property. See Exhibit F for Eviction History documentation.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The proposed new building is designed to be in keeping with the existing development pattern and respond to the mixed neighborhood character along Leland Avenue. Although the Project results in a loss of two existing dwelling units, the Project does provide five net new units. The proposed units are sized appropriately for the neighborhood with four of the eight units containing two or more bedrooms. The proposed commercial space will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by adding new commercial space. 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 A)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Eviction History Documentation



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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO ALLOW DEMOLITION OF TWO DWELLING UNITS AT 93-95 LELAND AVENUE (LOT 037), INCLUDING AN APPROXIMATELY 720 SQUARE-FOOT SINGLE-FAMILY RESIDENCE IN THE REAR YARD AND ONE APPROXIMATELY 370 SQUARE-FOOT REAR DWELLING UNIT ON THE SECOND FLOOR OF THE HISTORIC BUILDING FRONTING LELAND AVENUE, AS WELL AS AN APPROXIMATELY 400 SQUARE-FOOT NON-HABITABLE SHED AT 97 LELAND AVENUE (LOT 028) IN ORDER TO FACILITATE THE NEW CONSTRUCTION OF AN APPROXIMATELY 6,800 SQUARE-FOOT, THREE-STORY, "L"-SHAPED MIXED-USE BUILDING WITH GROUND-FLOOR RETAIL FRONTING LELAND AVENUE, SEVEN DWELLING UNITS, AND EIGHT CLASS 1 AND TWO CLASS 2 BICYCLE PARKING SPACES, AND THE MERGER OF LOTS 028 AND 037 IN ASSESSOR'S BLOCK 6250 LOCATED AT 93-95 AND 97 LELAND AVENUE IN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT, VISITACION VALLEY/SCHLAGE SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 31, 2018, Mark Bucciarelli of Baukunst (hereinafter "Project Sponsor") filed Application No. 2018-011991CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish two dwelling units at 93-95 Leland Avenue (Lot 37) and an approximately 400 square-foot non-habitable shed at 97 Leland Avenue (Lot 28) in order to facilitate the construction of an approximately 6,800 square-foot, three-story, "L-shaped mixed-use building with ground-floor retail fronting Leland Avenue, seven new dwelling units, and eight Class 1 and two Class 2

bicycle parking spaces (hereinafter "Project") at 93-95 & 97 Leland Avenue, Block 6250 Lots 028 and 037 (hereinafter "Project Site").

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

On April 16, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011991CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-011991CUA 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. 2018-011991CUA, 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 proposes to demolish two dwelling units at 93-95 Leland Avenue (Lot 037), including an approximately 720 square-foot single-family residence in the rear yard and one approximately 370 square-foot rear dwelling unit on the second floor of the historic building fronting Leland Avenue, as well as an approximately 400 square-foot non-habitable shed at 97 Leland Avenue (Lot 028) in order to facilitate the new construction of an approximately 6,800 square-foot, three-story, "L"-shaped mixed-use building with ground-floor retail fronting Leland Avenue, seven dwelling units, and eight Class 1 and two Class 2 bicycle parking spaces. The Project also proposes the merger of Lots 028 and 037. The majority of the historic building fronting Leland Avenue will be preserved, including the two commercial units on the ground floor and one front dwelling unit on the second floor.
3. **Site Description and Present Use.** The Project is located on two lots (with a lot area of approximately 6,250 square feet), which have approximately 62 feet and 6 inches of frontage along Leland Avenue. The Project Site contains three existing structures: a two-story mixed-use building with two ground floor commercial units and two residential units on the second floor and a single-

family residential building in the rear yard at 93-95 Leland Avenue, and an uninhabitable shed on 97 Leland Avenue. Currently, both ground floor commercial units and the shed are vacant. The residential unit on the second floor fronting Leland Avenue at 93-95 Leland Avenue is currently occupied. The tenants were relocated from the rear single-family residence in February 2018 due to a framing fatigue issue. The other two residential units are vacant.

4. **Surrounding Properties and Neighborhood.** The Project site is located within the NC-2 Zoning District along Leland Avenue with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments defines the District. The Project Site is also located within the Visitacion Valley/Schlage Special Use District Zone 2, which contains the properties along Bayshore Boulevard west of the Schlage site and properties along Leland Avenue from the Schlage Lock Site in the east to the Visitacion Valley Library and Rutland Street in the west. Other zoning districts in the immediate vicinity of the site are RH-1 and RH-2 Zoning Districts. The surrounding residential area is characterized by single and two-family dwellings between one and three stories tall.
5. **Public Outreach and Comments.** To date, the Department has not received any public correspondence expressing support for, or opposition to the project. The Sponsor has hosted one pre-application meeting on August 11, 2018.
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 Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

The Project Sponsor has submitted this request for Conditional Use Authorization to comply with the requirement.

- B. **Use and Density.** Planning Code Section 711 states that residential uses are permitted within the NC-2 District with a maximum density of one unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater. Additionally, Planning Code Section 711 permits commercial uses on the first floor.

The Project is located on two lots with a lot area of approximately 6,250 square feet, which allows for a maximum of eight dwelling units. In total, the Project includes eight dwelling units that comply with the density requirement. The Project also proposes a new commercial unit on the ground floor, which is permitted in the NC-2 Zoning District.

- C. **Rear Yard.** Planning Code Section 134 requires that projects in the NC-2 District provide a minimum rear yard depth equal to 25 percent of lot depth, but in no case less than 15 feet, at the second story and at each succeeding level of the building and at the first story if it contains a dwelling unit.

The Project Site has a lot depth of 100 feet, with a required rear yard setback of 25 feet. The Project proposes a code-compliant 25-foot rear yard.

- D. **Residential Open Space.** Planning Code Section 711 requires 100 square feet of private usable open space per dwelling unit and 133 square feet of common usable open space per dwelling unit within the NC-2 Zoning District. Common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

The Project requires a minimum of 1,064 square feet of common usable open space for a total of eight dwelling units. Approximately 2,500 square feet of usable open space is proposed. Therefore, the Project complies with this requirement.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

All dwelling units proposed meet the exposure requirement by facing out onto a public street or a Code-compliant rear yard.

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The proposed new building has 18 feet 7 inches of frontage on Leland Avenue with approximately 17 feet devoted to either the commercial space entrance or window space. The windows are clear and

unobstructed. The proposed security gates along the property line exceed the required 75 percent open to perpendicular view.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit for buildings with fewer than 100 units, and one Class 2 bicycle parking space per each 20 units. Additionally, Planning Code Section 155.2 requires one Class 1 bicycle parking space for every 7,500 square feet of Occupied Floor Area and one Class 2 bicycle parking space for every 2,6000 square feet of Occupied Floor Area or a minimum of two Class 2 bicycle parking spaces for commercial spaces.

The Project includes eight dwelling units and therefore requires eight Class 1 bicycle parking spaces for the proposed residential uses. The proposed commercial spaces are approximately 1,470 square feet in size and therefore require two Class 2 spaces. The Project will provide eight Class 1 bicycle parking spaces for each of the residential units and two Class 2 bicycle parking spaces along Leland Avenue.

- H. **Dwelling Unit Mix.** Planning Code Section 207.6 requires a project with five or more new dwelling units to include no less than 40% of the total number of proposed units that contain at least two bedrooms.

The Project's unit mix includes one studio, three one-bedroom, three two-bedroom, and one three-bedroom units, of which 50% of the total units will have at least two bedrooms to comply with Code Section 207.6.

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

The Project proposes one new building measuring 34 feet to the top of the roof.

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that adds at least one net new residential unit or results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes five net new residential units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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

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

The proposed new building is designed to be in keeping with the existing development pattern and respond to the mixed neighborhood character along Leland Avenue. Although the Project results in a loss of two existing dwelling units, the Project does provide five net new units. The proposed units are sized appropriately for the neighborhood with four of the eight units containing two or more bedrooms. The proposed commercial space will not impact traffic or parking in the District because the proposed retail uses are not destination retail spaces. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by adding new commercial space.

- 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 proposes to merge the lots which would result in a 6,250 square foot parcel measuring 62 feet 6 inches wide and 100 feet deep, which would be moderately larger than other typical parcels in the area. The new "L" shaped building would provide a 25-foot deep rear yard, thus contributing landscaped area to the open space and providing relief to the residential buildings in the rear fronting Talbert Street. The proposed new building would also be physically separated from the historic resource (front building at 93-97 Leland Avenue) by a side and rear yard that varies in width from 6 feet to 10 feet. At three stories in height, the new building is consistent with the character of the surrounding neighborhood and will not overwhelm the size, massing, or scale of the historic resource.

- (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 any off-street parking or loading spaces. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The project is proposing the required eight new Class 1 bicycle and two Class 2 parking spaces to accommodate alternative means of transit. In addition, muni lines 56, 8, 8AX, 8BX, and Muni Metro KT are all within ¼ mile of the Proposed Site.

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

The Project would not create any noxious or offensive emissions such as noise, glare, dust, and odor. All construction activities will comply with the San Francisco Building Code requirements, which include compliance with air quality control measures for dust and odor. The design of the façade will include non-reflective materials and will not result in or create glare. Operation of the Project site as a primarily residential development will not generate noxious or offensive emissions such as noise or odor.

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

The Project will comply with the City's Better Streets Plan and include new street trees and Class 2 bicycle parking spaces.

- 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 the objectives and policies of the General Plan as detailed below.

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

The Project is consistent with the stated purpose of the NC-2 Zoning District in that the intended use is located on the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

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

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

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

The single-family residence proposed to be demolished in the rear at 93-95 Leland Avenue has not been maintained in a decent, safe, and sanitary condition. The tenants were relocated in February 2018 due to a framing fatigue issue

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

On July 31, 2007, Historic Resource Evaluation Response (HREER), Part 1, the Planning Department determined that the mixed-use building located at the front of the lot at 93-95 Leland Avenue is eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 1 for its association with the early development of the Visitacion Valley neighborhood, and under Criterion 3 as an architectural embodiment of the period in which it was constructed. The building’s period of significance is 1908. The HREER specifies that the separate one-story structure at the rear of the lot to be demolished is not eligible for the California Register under any criteria.

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

The Project will not cause a significant adverse impact on the historic resource as proposed. The historic property fronting Leland Avenue will continue to be used as it was historically with commercial use on the ground floor and residential use on the second floor. The project will not remove original character-defining features. Existing windows, cladding materials, and decorative architectural features will be retained, restored, or replaced in kind. The rear single-family residence and other elements proposed for removal are not character-defining. All new construction will be compatible with but differentiated from, the historic resource.

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

The residential unit on the second floor fronting Leland Avenue at 93-95 Leland Avenue is currently occupied. The tenants were relocated from the rear single-family residence in February 2018 due to a framing fatigue issue. Currently, the other two units proposed to be removed are vacant. The proposed project includes a total of eight dwelling units that are all intended for rental.

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

The Project Site currently contains three dwelling units. The Planning Department cannot definitely determine whether or not those units subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction neither history nor eviction notices filed at the Rent Board for 93-97 Leland Avenue.

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

The Project will demolish two residential units and conserve one existing unit. The two existing residential units to be demolished are currently vacant. Additionally, the Project proposes eight dwelling units resulting in a net gain of five dwelling units at the Project Site.

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

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

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

The existing residential unit is not a designated affordable dwelling unit nor subject to the Residential Rent Stabilization and Arbitration Ordinance, and is therefore subject to market-rate demand pricing. The Project will also result in a net addition of five units to the City's housing stock, thereby providing minor relief to the overall demand for housing.

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

The Project includes a total of eight dwelling units and is therefore not subject to the inclusionary affordable housing requirements of Section 415, and will not increase the number of permanently affordable units.

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

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The Project proposes a new construction building located entirely within the buildable area of the development lot.

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

The Project includes one studio, three one-bedroom, three two-bedroom, and one three-bedroom unit, of which 50% of the total units will have at least two bedrooms.

- M. Whether the project creates new supportive housing;

No, the Project will 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 Project has been reviewed and found to be generally consistent with Urban Design Guidelines and Design For Development for Visitacion Valley/Schlage Special Use District Zone 2 and will enhance the existing neighborhood character through the infill development of a building that is more consistent with the surrounding neighborhood context and scale. The overall massing and scale, relative building

proportions and the materials and detailing exhibited are generally found to be compatible with the neighborhood context. The proposed new building is designed to separate from the historic resource by a side courtyard and a rear yard. The primary street façade of the new building was designed with architectural features that draw from a historical design vocabulary, including a ground-floor commercial space with a bulkhead and transom windows, projecting bays on the upper stories, one-over-one windows, and a cornice.

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

The Project will increase the number of on-site Dwelling Units by five, from the three existing dwelling units to eight dwelling units.

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

The Project will increase the overall number of on-site bedrooms. Currently, there are four total bedrooms on-site. The Project will result in 12 total bedrooms.

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

The Project is located on two lots with a lot area of approximately 6,250 square feet, which allows for a maximum of eight dwelling units. In total, the Project proposes eight dwelling units that would maximize density on the subject lot.

- 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 Planning Department cannot definitely determine whether or not the existing units are subject to the Rent Stabilization and Arbitration Ordinance. The existing two-bedroom and one-bedroom residential units on the second floor in the front building are proposed to be partially demolished and replaced with a three-bedroom unit. The existing one-bedroom single-family residence in the rear yard is proposed to be demolished and replaced with a three-story mixed-use building containing one studio, three one-bedroom, and three two-bedroom units

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

The proposal is on an underutilized site in an established neighborhood commercial district. The Project site is an ideal infill site where additional density is permitted with good transit access. Although the Project results in a loss of two existing dwelling units, the Project does provide five net new units to the general housing stock of the city. In addition, the Project meets the requirements for dwelling unit mix. The proposed new construction is appropriate in terms of material, scale, proportions, and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in density on the site while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

Policy 1.7

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

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width, and height to the existing structures in the neighborhood. In addition, the project retains a historic resource, which contributes to the overall character of the surrounding block. The proposed new building would also be physically separated from the historic resource (front building at 93-97 Leland Avenue). At three stories in height, the new building is consistent with the character of the surrounding neighborhood and will not overwhelm the size, massing, or scale of the historic resource.

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

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

The project site currently contains two commercial units on the ground floor that are vacant. The proposal will not only preserve the existing commercial use but also add another commercial unit on the ground floor of the new mixed-use building. The proposed commercial space will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by adding new commercial space.

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

While two existing housing is proposed to be demolished, the proposal results in five net new residential units and a net gain of eight bedrooms. Further, 50% of the total units will have at least two bedrooms and will be more suitable to families with children. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project proposes the demolition of a residential unit, which is not designated as an affordable housing unit. The replacement units will increase the number of units from three to eight. The replacement building will provide well-designed dwelling units that contain additional bedrooms.

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

The Project Site is served by nearby public transportation options. Muni lines 56, 8, 8AX, 8BX, and Muni Metro KT are all within ¼ mile of the Proposed Site. Future residents would be afforded proximity to a bus line. The Project also provides sufficient bicycle parking for residents, their guests, and retail patrons.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

The mixed-use building located at the front of the lot at 93-95 Leland Avenue is eligible for individual listing in the California Register of Historical Resources. The Project will not cause a significant adverse impact on the historic resource as proposed. The historic property fronting Leland Avenue will continue to be used as it was historically with commercial use on the ground floor and residential use on the second floor. The project will not remove original character-defining features. Existing architectural features will be retained, restored, or replaced in kind. All new construction will be compatible with but differentiated from, the historic resource.

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

The Project will have no negative impact on existing parks and open spaces. The Project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. 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. 2018-011991CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 15, 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 April 16, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 16, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of two existing dwelling units and new construction of an approximately 6,800 square-foot, three-story, "L"-shaped mixed-use building with ground-floor retail fronting Leland Avenue and seven new dwelling units located at 93-97 Leland Avenue, Block 6250, and Lots 028 and 037 pursuant to Planning Code Sections 303 and 317 within the NC-2 Zoning District, Visitacion Valley/Schlage Special Use District, and a 40-X Height and Bulk District; in general conformance with plans, dated November 15, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-011991CUA and subject to conditions of approval reviewed and approved by the Commission on April 16, 2020 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 April 16, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

PARKING AND TRAFFIC

9. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 10 bicycle parking spaces (8 Class 1 spaces for the residential portion of the Project and 2 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

PROVISIONS

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

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

MONITORING - AFTER ENTITLEMENT

11. **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

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

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

OPERATION

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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

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

Exhibit B:

Plans and Renderings












#	AT	HC	HANDICAP, HOLLOW CORE, OR
X < Y	NUMBER		HOSE CABINET
A > B	'X' IS LESS THAN 'Y'	HD	HEADER
	'A' IS GREATER THAN 'B'	HDWD	HARDWOOD
		HDWR	HARDWARE
AB	ANCHOR BOLT	HT	HEIGHT
A/C	AIR CONDITIONER	HM	HOLLOW METAL
ACC	ACCESSIBLE	HP	HEAT PUMP
ACOUS	ACOUSTICAL	HRIZ	HORIZONTAL
AD	AREA DRAIN	HR	HOUR
ADJ	ADJUSTIBLE OR ADJACENT		
AFF	ABOVE FINISHED FLOOR		
ALUM	ALUMINUM	ID	INSIDE DIAMETER
AND	AND/IZD	INSUL	INSULATION
APPROX	APPROXIMATE	INT	INTERIOR
ASF	ABOVE SUBFLOOR		
AS	ABOVE SLAB	JAN	JANITOR
AMSL	ABOVE MEAN SEA LEVEL	JT	JOINT OR JOINT TRENCH
BD	BOARD		
BI	BUILT IN	L	LINEN CLOSET
BLDG	BUILDING	LAB	LABORATORY
BLK	BLOCK	LAM	LAMINATE
BLKG	BLOCKING	LAV	LAVATORY
BM	BEAM	LT	LIGHT
BOT	BOTTOM	LT WGT	LIGHT WEIGHT
BUR	BUILT-UP ROOF		
		M	MICROWAVE
C	COMPACT CAR PARKING SPACE	MAX	MAXIMUM
CAB	CABINET	MC	MEDICINE CABINET
CB	CATCH BASIN	MECH	MECHANICAL
CER	CERAMIC	MEMB	MEMBRANE
CFCI	CONTRACTOR FURNISHED,	MFR	MANUFACTURER
	CONTRACTOR INSTALLED	MH	MANHOLE
CFOI	CONTRACTOR FURNISHED,	MIN	MINIMUM
	OWNER INSTALLED	MISC	MISCELLANEOUS
CL	CENTERLINE OR CLOSET	MLDG	MULDING
CLG	CEILING	MO	MASONRY OPENING
CLKG	CAULKING	MTD	MOUNTED
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MASONRY UNIT	MUL	MULLION
CO	CLEAN OUT		
COL	COLUMN	N	NDRTH
CONC	CONCRETE	<N>	NEW
CONT	CONTINUOUS	N/A	NOT APPLICABLE
CT	COOKTOP OR CERAMIC TILE	NA	NOT AVAILABLE
		NIC	NOT IN CONTRACT
		NDM	NOMINAL
		NDN-RATED	NDN-RATED
D	DRYER	NSF	NET SQUARE FEET
DBL	DOUBLE	NTS	NET TO SCALE
DEPT	DEPARTMENT		
DEG	DEGREES	O	OVEN
DH	DOOR HEADER	OA	OVERALL
DF	DRINKING FOUNTAIN OR	OC	ON CENTER
	DOUGLAS FIR	OD	OUTSIDE DIAMETER OR
DIA	DIAMETER		OVERFLOW DRAIN
DIM	DIMENSION	OF	OVERFLOW
DISP	DISPENSER	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
DN	DOWN	OFDI	OWNER FURNISHED, OWNER INSTALLED
DO	DOUBLE OVEN	OFF	OFFICE
DR	DOOR		
DS	DOWNSPOUT	OL	OCCUPANT LOAD
DSP	DRY STAND PIPE	OLF	OCCUPANT LOAD FACTOR
DJ	DWELLING UNIT	OPG	OPENING
DW	DISHWASHER	OH	OVERHANG
DWG	DRAWING	O/H	OVERHEAD
DWR	DRAWER	OPP	OPPOSITE
		OP	OPERABLE






(E)	EXISTING		
EA	EACH	P	POLE OR PANTRY
EF	EXHAUST FAN	P & S	POLE & SHELF
EJ	EXPANSION JOINT	PB	PARTICLE BOARD
ELEC	ELECTRICAL	PL	PLATE OR
EM	ELEVATION METER		PROPERTY LINE
ELEV	ELEVATION		
EMER	EMERGENCY	PLAM	PLASTIC LAMINATE
ENCL	ENCLOSURE	PLYWD	PLYWOOD
ENG	ENGINEER	PR	PAIR
EP	ELECTRICAL PANEL	PT	POINT, PRESSURE
EQ	EQUAL		TREATED OR POST TENSIONED
EQPT	EQUIPMENT	PTD	PAPER TOWEL DISPENSER
EW	ELECTRIC WATER COOLER	PTIN	PARTITION
EWC	ELECTRIC WATER COOLER	PUE	PUBLIC UTILITIES EASEMENT
EXP	EXPANSION OR EXPOSED	PW	PLUMBING WALL
EXT	EXTERIOR		







F	FURNACE	R	RISER
FAU	FORCED AIR UNIT	(R)	REMODEL OR REPLACEMENT
FAR	FLOOR AREA RATIO	RAD	RADIUS
FD	FLOOR DRAIN	RAG	RETURN AIR GRILLE
FDC	FIRE DEPARTMENT CONNECTION	RD	ROOF DRAIN
FDN	FOUNDATION	REF	REFRIGERATOR
FE	FIRE EXTINGUISHER	R/F	REFRIGERATOR/FREEZER
FEC	FIRE EXTINGUISHER CABINET	REINF	REINFORCEMENT
FD	FINISHED FLOOR	REQ'D	REQUIRED
FHC	FIRE HOSE CABINET	RESIL	RESILIENT
FIN	FINISH	REV	REVISION
FL	FLOOR	RF	RESILIENT FLOORING
FLUOR	FLUORESCENT	RO	ROUGH OPENING
FDC	FACE OF CONCRETE	ROW	RIGHT-OF-WAY
FDF	FACE OF FINISH	RWL	RAIN WATER LEADER
FDS	FACE OF STUD		
FP	FIREPLACE		
FPRF	FIREPROOFING		
FT	FOOT OR FEET	S	SOUTH OR SHELF
FTG	FOOTING	S & P	SHELF AND POLE

G	GAS	SCD	SEE CIVIL DRAWINGS
GA	GAUGE	SCHED	SCHEDULE
GALV	GALVANIZED	SD	SMOKE DETECTOR
GC	GENERAL CONTRACTOR	DR	DR SOAP DISPENSER
GD	GARBAGE DISPOSAL	SF	SQUARE FEET OR FOOT
GE	GOOGLE EARTH	SH	SOAP HOLDER
GL	GLASS	SHR	SHOWER
GM	GAS METER	SHT	SHEET
GR	GRADE	SHTG	SHEATHING
GSM	GALVANIZED SHEET METAL	SIM	SIMILAR
GYP	GYPSPUM BOARD	SL	SLIDING
		SND	SANITARY NAPKIN DISPENSER
		SUB	SUBCONTRACTOR
		SUBFLR	SUBFLOOR

6/29/18	PROJECT REVIEW MEETING APPLICATION
8/11/18	NEIGHBORHOOD OUTREACH MEETING
9/25/18	RESPONSES TO NOTICE OF INCOMPLETE APP. #1
1/15/19	COMPLETENESS EMAIL FOR UDAT REVIEW TEAM
5/23/19	APPENDIX 'A' & 'B' COMMENT RESPONSES (RENDERINGS AT TIME OF P.C. HEARING)
6/23/19	RESPONSE TO LETTER #2 (VIA EMAIL/PDFS)
6/23/19	RESPONSE TO LETTER #3, SFMTA HIST. (VIA EMAIL/PDFS)
11/15/19	RESPONSES TO 10/1 & 10/16 COMMENTS, PLANNING/UDAT & HIST. RESPECTIVELY
1/22/20	PLANNING COMMISSION READY SET

SHOWERHEAD		
SD	STORM DRAIN	
SB	SETBACK	
SDG	SLAB ON GRADE	
SP	SUMP PUMP	
SPEC	SPECIFICATION	
SQ	SQUARE	
SSD	SEE STRUCTURAL DRAWINGS	
SSD	SEE STRUCTURAL DRAWINGS	
ST	STATIONARY	
STL	STEEL	
STOR	STORAGE	
STRL	STRUCTURAL	
SUBFLR	SUBFLOOR	
SUSP	SUSPENDED	
SYM	SYMMETRICAL	
SW	SHEARWALL	
SS	SANITARY SEWER	
T	TILE, TREAD, TOP, OR	
	TRANSFORMER	
T&G	TONGUE AND GROOVE	
TB	TOWEL BAR	
TBD	TO BE DETERMINED	
TOC	TOP OF CURB	
TDL	TRUE DIVIDED LITES	
TEL	TELEPHONE	
TER	TERRAZZO	
TH	TOWNHOUSE	
THK	THICK	
THR	THRESHOLD	
TD	TOP OF	
TOP	TOP OF PLATE	
TDS	TOP OF SUBFLOOR	
TP	TOP OF PAVEMENT	
TPD	TOILET PAPER DISPENSER	
TRANS	TRANSPARENT	
TV	TELEVISION	
TOW	TOP OF WALL	
TYP	TYPICAL	
TPH	TOILET PAPER HOLDER	
UDN	UNLESS OTHERWISE NOTED	
		 PLAN, SECTION, DETAIL NUMBER SHEET ON WHICH IT OCCURS
		 SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
		 EXTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS OR WHERE DETAIL IS CUT
		 INTERIOR ELEVATION NUMBER
		 SHEET ON WHICH INT OCCURS
		 DETAIL NUMBER SHEET ON WHICH IT OCCURS
		 REVISION NUMBER
		 DOOR TYPE
		 WINDOW TYPE
		 GRID LINE IDENTIFICATION
		 ROOM NUMBER

W/	WEST, WASHER, OR WATER		REVISION CLOUD
WC	WITH		
WC	WATER CLOSET		
WD	WOOD		ELEVATION CHANGE (NOTED ON PLAN)
WH	WATER HEATER OR WINDOW HEADER		
W X H	WIDTH BY HEIGHT		
W/O	WITHOUT		
WO	WHERE OCCURS		
WP	WATERPROOF OR WORKING POINT		CEILING HEIGHT
WR	WATER RESISTANT		
WIN	WINDOW		
WSC	WAINSCOT		
WSP	WET STAND PIPE		
WT	WEIGHT		DOWN SLOPE INDICATION
WWF	WELDED WIRE FABRIC		
XO	SLIDER - FIXED WINDOW		DATUM ELEVATION
XDX	SLIDER - FIXED - SLIDER WINDOW		

	(E) WALL, ITEM TO REMAIN
	(E) WALL OR WINDOW TO BE REMOVED
	(N) WALL
	SIZE OF DOOR OR WINDOW OR SKYLIGHT (2'-6" X 4'-0", EG.)
	THERMAL BATT INSULATION
	KEYED SHEET NOTE

A0.0	TITLE SHEET
A0.1	(3) 3D RENDERINGS
SURVEY	
C1.0	TOPOGRAPHIC SURVEY

ARCHITECTURAL

A1.0	(E)/DEMO ARCHITECTURAL SITE PLAN (3/16'=1'-0")
A1.1	PROPOSED ARCHITECTURAL SITE PLAN (3/16'=1'-0")
A1.2	PROPOSED ARCHITECTURAL SITE PLAN W/ CONTEXT (1/8'=1'-0")
A2.1	(E)/DEMO FLOOR PLANS
A2.2	(E)/DEMO ROOF PLANS
A2.3	PROPOSED 1ST FLOOR PLAN
A2.4	PROPOSED 2ND FLOOR PLAN
A2.5	PROPOSED 3RD FLOOR PLAN
A2.6	PROPOSED ROOF PLAN
A3.1	(E)/DEMO ELEVATIONS - MAIN 2-DU & 2-COMMERCIAL UNIT BUILDING
A3.1C	EXISTING & PROPOSED LEALAND ELEVATIONS W/ ADJACENT CONTEXT
A3.2	(E)/DEMO ELEVATIONS - MAIN 2-DU & 2-COMMERCIAL UNIT BUILDING
A3.3	(E)/DEMO ELEVATIONS - REAR DWELLING
A3.4	PROPOSED ELEVATIONS
A3.5	PROPOSED ELEVATIONS
A3.6	PROPOSED ELEVATIONS
A4.1	BUILDING SECTIONS AA & BB
A4.2	BUILDING SECTIONS CC & DD
A4.3	BUILDING SECTIONS EE
A8.1	DETAILS

	PLAN, SECTION, DETAIL NUMBER SHEET ON WHICH IT OCCURS
	SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
	EXTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS OR WHERE DETAIL IS CUT
	INTERIOR ELEVATION NUMBER SHEET ON WHICH INT OCCURS
	DETAIL NUMBER SHEET ON WHICH IT OCCURS
	REVISION NUMBER
	DOOR TYPE
	WINDOW TYPE
	GRID LINE IDENTIFICATION
	ROOM NUMBER
	UNIT TYPE UNIT NUMBER
	REVISION CLOUD
	ELEVATION CHANGE (NOTED ON PLAN)
	CEILING HEIGHT
	DOWN SLOPE INDICATION
	DATUM ELEVATION
	(E) ITEM TO BE REMOVED
	(E) WALL, ITEM TO REMAIN
	(E) WALL OR WINDOW TO BE REMOVED
	(N) WALL
	SIZE OF DOOR OR WINDOW OR SKYLIGHT (2'-6" X 4'-0", EG.)
	THERMAL BATT INSULATION
	KEYED SHEET NOTE

PROJECT COMMON ADDRESS:
93-95 LELAND (IMPROVED)
SAN FRANCISCO, CA
BLOCK: 6250
LOT: 037
YEAR RESIDENCE BUILT: 1908
HIST. RESOURCE: A
ZONING: NC-2
LOT AREA = (37.5' X 100') = 3750 SF
MAX. DENSITY = 1 DU/800 SF
REAR YARD SETBACK = 25 FT. AT RESIDENTIAL
SIDE YARD SETBACKS = NONE
MAX. HT. = 40 FT
OPEN SPACE = 100 SF/DU PRIVATE, 133 SF/DU COMMON

PROJECT COMMON ADDRESS:
97 LELAND (VACANT)
SAN FRANCISCO, CA
BLOCK: 6250
LOT: 028
YEAR CREATED: 1912
ZONING: NC-2
LOT AREA = (250' X 100') = 2500 SF
MAX. DENSITY = 1 DU/800 SF
REAR YARD SETBACK = 25 FT. AT RESIDENTIAL
SIDE YARD SETBACKS = NONE
MAX HT. = 40 FT.
OPEN SPACE = 100 SF/DU PRIVATE, 133 SF/DU COMMON

LOTS MERGED = 6250 SF
THEREFORE, 8 D.U. ALLOWED @ 1 DU / 800 SF LOT AREA

SUMMARY OF EXISTING AREAS 93-95:

1ST FLOOR MAIN BUILDING (2 COMM. UNITS) = 1089 SF
2ND FLOOR MAIN BUILDING (2 DU) = 1250 SF
REAR DWELLING (TO BE REMOVED) = 722 SF

SUMMARY OF EXISTING AREAS 97:
SHED (TO BE REMOVED) = 403 SF

SUMMARY OF PROPOSED AREAS - MAIN BLDG. (MERGED LOTS):

1ST FLOOR MAIN BUILDING (2 COMM. UNITS) =	905 SF
2ND FLOOR MAIN BUILDING (1 DU) =	1052 SF

SUMMARY OF PROPOSED AREAS - NEW BLDG. AT STREET (MERGED LOTS)

1ST FLOOR COMM. UNIT = 564 SF
1ST FLOOR DWELLING UNIT = 112 SF (STAIR)
2ND FLOOR DWELLING UNIT = 723 SF
3RD FLOOR DWELLING UNIT = 659 SF

SUMMARY OF PROPOSED AREAS - NEW REAR BLDG. (MERGED LOTS):

1ST FLOOR (2 DU) = 1542 SF
2ND FLOOR (2 DU) = 1571 SF
3RD FLOOR (2 DU) = 1645 SF

NO ON-SITE AUTO PARKING PROPOSED

TYPES OF OCCUPANCIES-
(E) BUILDING: R-3 O/ M OR B
(N) BUILDING AT STREET: R-3 O/ M OR B
(N) BUILDING AT REAR: R-2

CONSTRUCTION: TYPE V-B

CONSTRUCTION: TYPE V-B

BEARING & NON BEARING EXTERIOR WALLS: 1 HR
LESS THAN 5' FROM PROPERTY LINE, NR ELSEWHERE

OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE

EXTERIOR OPENINGS AT ALL BEDROOMS SHALL MEET
EMERGENCY ESCAPE REQUIREMENTS

SEC. OF INTERIOR, 8-POINT PRESERVATION
STANDARDS TO BE APPLIED TO EXISTING
MAIN BUILDING AT 93-95 ENFRONTING
LELAND

REMOVAL OF REAR DWELLING UNIT. PRESERVATION OF EXISTING 3-STORY COMMERCIAL / 2-DU BLDG. ENFRONTING STREET. 1 NEW, 3-STORY, L-SHAPED BUILDING PROPOSED. CONSISTING OF 1 COMMERCIAL SPACE AT 1ST FLOOR ENFRONTING STREET & INTERNAL COURTYARD, & 7 DWELLING UNITS.

- 2016 CA ADMINISTRATIVE CODE
- 2016 CA BUILDING CODE (VOLS. 1 & 2)
- 2016 CA ELECTRICAL CODE
- 2016 CA MECHANICAL CODE
- 2016 CA PLUMBING CODE
- 2016 CA ENERGY CODE (TITLE 24, PART 6)
- 2016 CA HISTORICAL CODE (WHEN APPLICABLE)
- 2016 CA FIRE CODE
- 2016 CA EXISTING BUILDING CODE
- 2016 CA GREEN CODE
- 2016 CA REFERENCE STANDARDS
- 2016 SAN FRANCISCO BUILDING CODE




PROJECT SPONSORS	WILLIAM HEDDEN & MARK KULLBERG T (BILL): 415.850.0042 T (MARK): 650.333.0198	
CIVIL / SURVEYOR	JET ENGINEERING	JIM T. THOMPSON, LS, PE T: 650.260.2755
ARCHITECT	BAUKUNST	MARK BUCCIARELLI, AIA (C 23159) T: 650.455.1207 E: baukunst2000@yahoo.com www.baukunstarchitecture.com
HISTORICAL CONSULTANT	TIM KELLEY CONSULTING	TIM KELLEY T: 415.337.5824 E: baukunst2000@yahoo.com www.baukunstarchitecture.com
RENDERER	BOO! ARCHITECTURE	VISIT WEBSITE
TITLE 24 (ENERGY)		

Google Earth

0.01 mi

VACANT
97 LELAND
SHED TO BE REMOVED

CE' BLDG. TO
BE PRESERVED
93-95 LELAND

A0.0	9/21/17	NO SCALE	MULTI-FAMILY RESIDENTIAL 93-95 (IMPROVED) & 97 (VACANT) LELAND SAN FRANCISCO, CA
	2017-001	-	
<div style="text-align: center;">  <p>Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.</p> </div>			
<div style="text-align: center;">  <p>MARK BUCCIARELLI No. C-23159 3/31/21 Renewal Date</p> </div>			
<div style="display: flex; justify-content: space-between;"> <div> ISSUED FOR HIST./PLANNING REVISIONS  </div> <div>DATE 11/15/19</div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> 58 Fairlawn Avenue, Day City, CA 94015 Tel.: 650-455-1000 E: baukunst2000@yahoo.com W: baukunstarchitecture.com </div> </div>			



BIRD'S-EYE AT FRONT

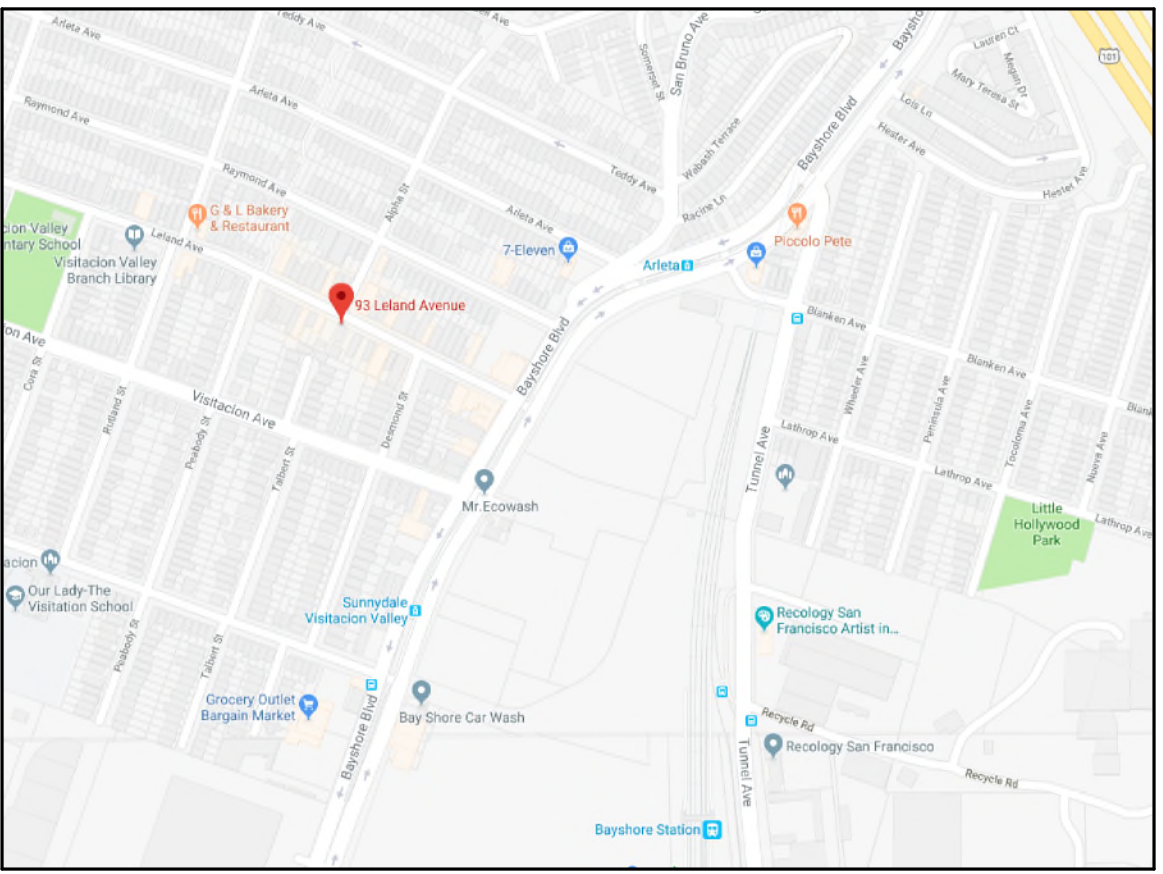
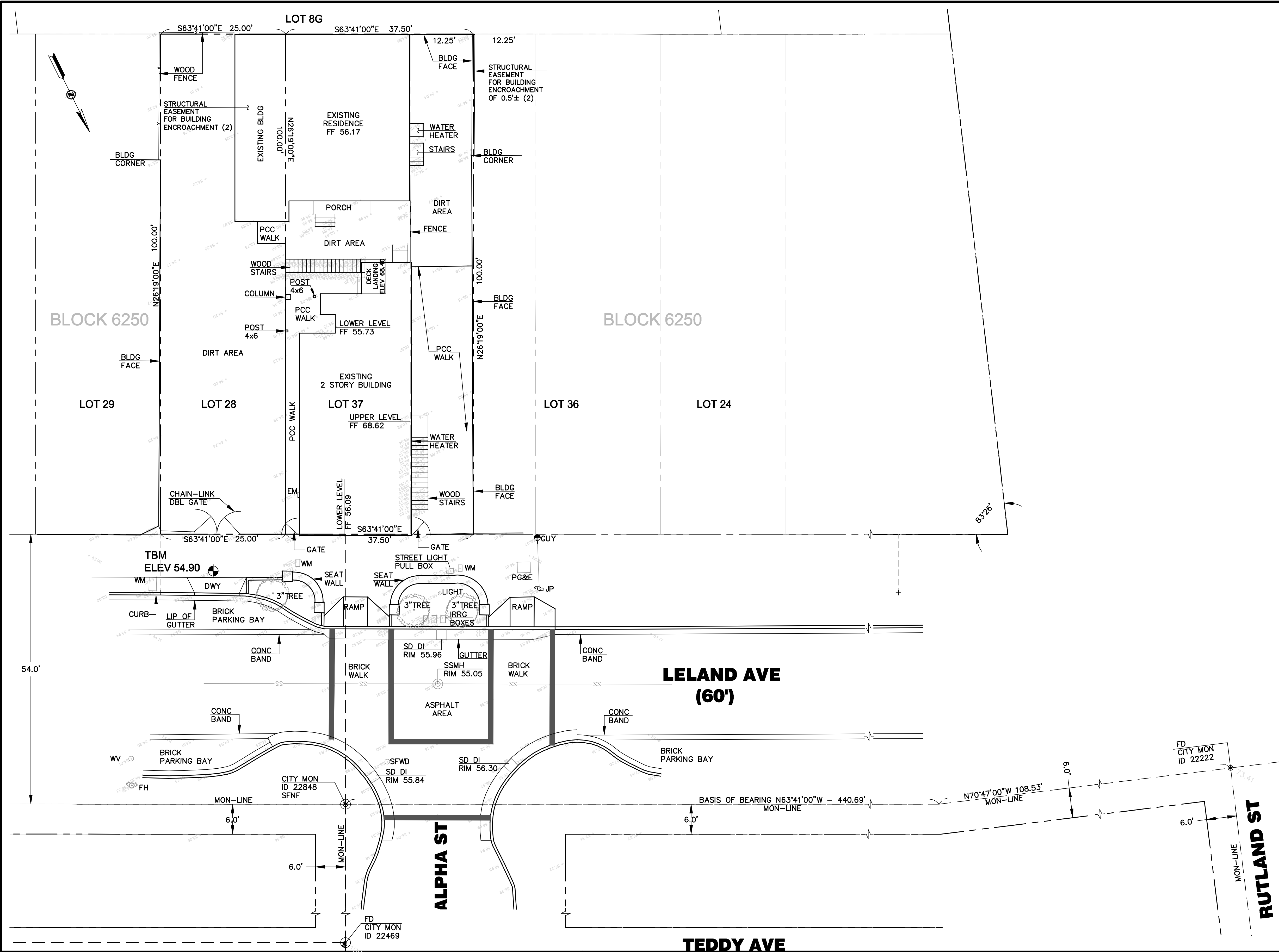


BIRD'S-EYE AT REAR



LELAND STREET VIEW

DATE	
ISSUED FOR	
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2017-001	-
9/21/17	NO SCALE
A0.1	



VICINITY MAP
NOT TO SCALE

PARCEL INFO

APN: LOT 37 PARCEL A & LOT 28 PARCEL B, BLOCK 6250
TOTAL PARCEL AREA 6250 SF CALC'D

BOUNDARY

THE BEARING S6°37'E SHOWN ON THE MAP ENTITLED THAT CERTAIN, "SIERRA VISTA ADDITION NO. 3", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 2, 1928 IN BOOK "W" OF MAPS.

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
LOT 37, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP, RESUBDIVISION OF LOTS 25, 26 AND 27, A PORTION OF ASSESSOR'S BLOCK NO. 6250, SAN FRANCISCO, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON OCTOBER 28, 1992, IN BOOK 41 OF PARCEL MAPS, AT PAGE 90.

ASSESSOR'S LOT 37; BLOCK 6250

PARCEL B:

LOT 12, IN BLOCK 49 OF THE REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242, AND THE BOUNDARIES OF SAID TRACT ARE FULLY DESCRIBED IN A GRANT BY FERDINAND REIS TO JULIUS C. REIS, DATED MAY 17, 1904 AND RECORDED IN THE OFFICE AND SAID RECORDER MAY 19, 1904 IN BOOK 2053 PAGE A64 OF DEEDS.

ASSESSOR'S LOT 28; BLOCK 6250

BASIS OF BEARING

THE BEARING N63°41'00"W SHOWN ON THE MAP ENTITLED "MAP OF REIS TRACT, AS DESCRIBED ON A MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, MAY 19, 1904 AND RECORDED IN MAP BOOK 1, PAGES 241 AND 242.

DOCUMENTS AND MAP REFERENCES

- GRANT DEED 2017-K541792, FILED NOVEMBER 27, 2017
- PARCEL MAP, RESUBDIVISION OF LOTS 25, 26 AND 27, A PORTION OF ASSESSOR'S BLOCK NO. 6250, SAN FRANCISCO, CALIFORNIA (41 MAPS 90)
- MAP OF REIS TRACT, (11 MAPS 241 & 242)

PROJECT BENCHMARK

CITY OF SAN FRANCISCO BM 10450, ELEVATION 37.418' (NAVD 1988) DESCRIBED AS FOLLOWS:

PUNCHED WITH CHISELED CROSS & STAMPED "T-014" IN CONCRETE SIDEWALK, 5' EAST OF EAST FACE OF CURB OF BAYSHORE, 4' SOUTHEAST OF FIRE HYDRANT, 18.75' NORTH OF TRAFFIC SIGNAL/STREET LIGHT.

TEMPORARY BENCHMARK (TBM)

MAG NAIL SET IN DRIVEWAY LELAND AVE FRONT OF THE PROJECT SITE, ELEVATION 54.90'.

TOPOGRAPHIC SURVEY NOTES:

- TOPOGRAPHIC SURVEYS PREPARED BY JET ENGINEERING DATED MARCH 29, 2018
- RECORD BOUNDARY PREPARED BY JET ENGINEERING

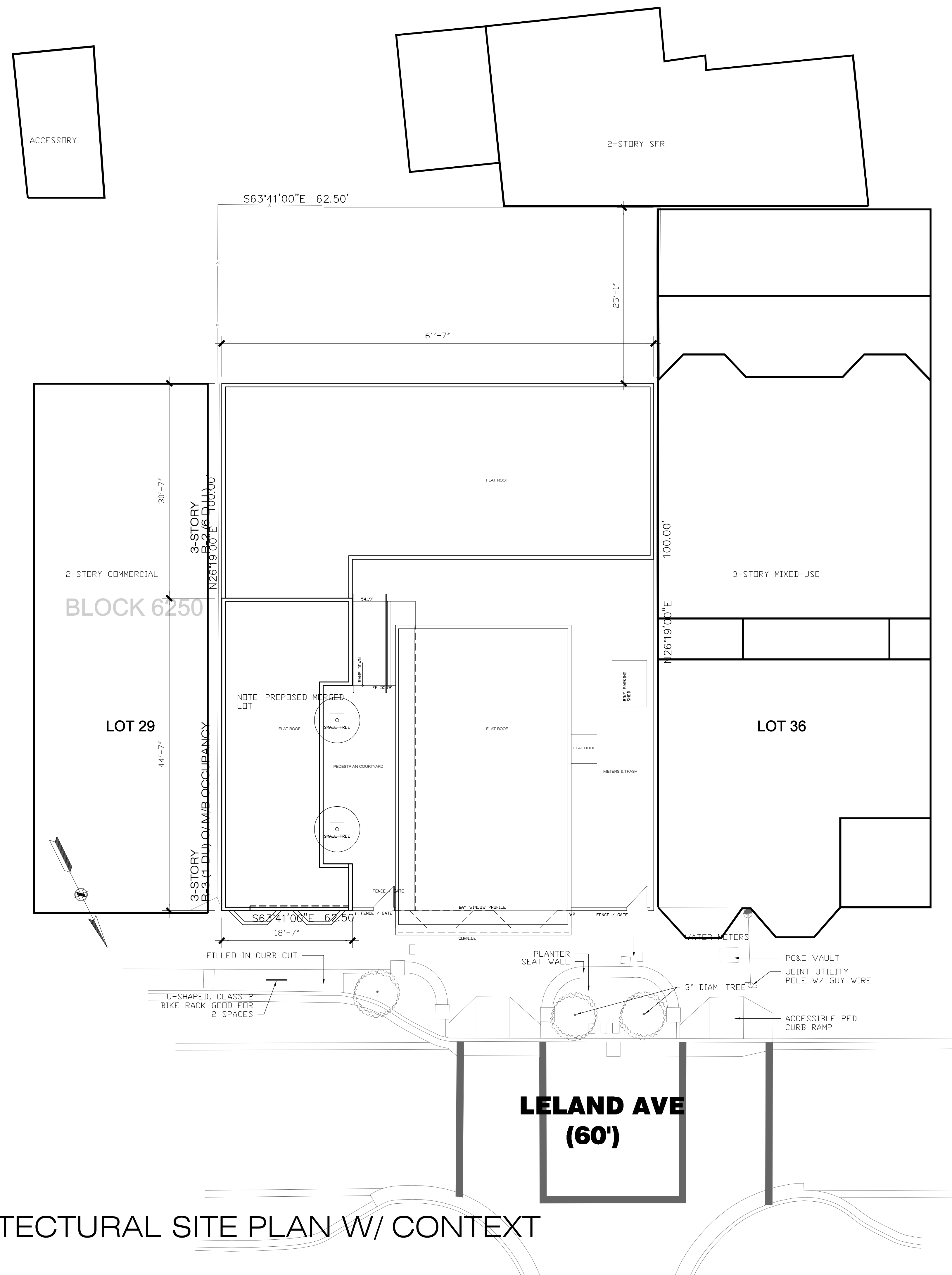


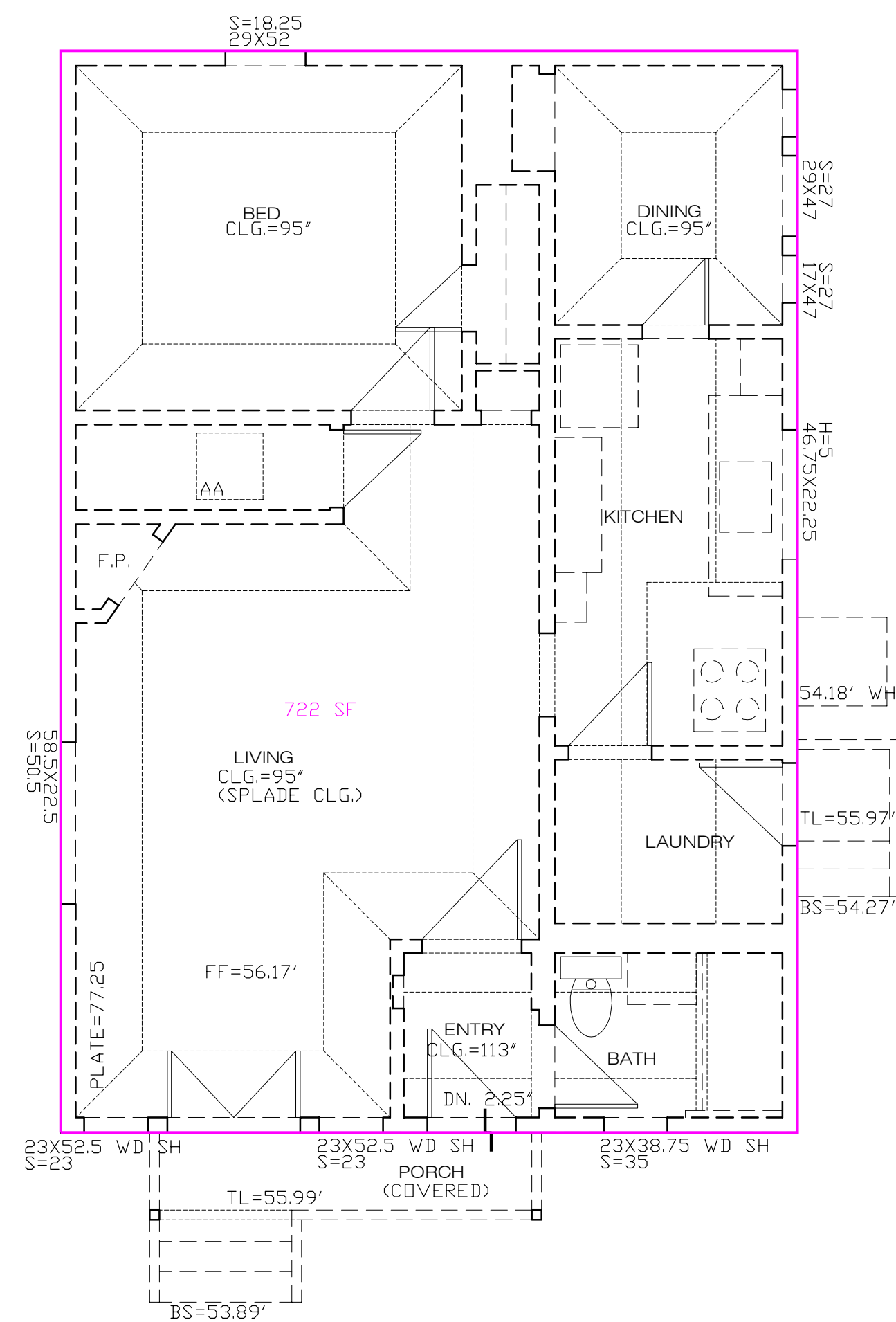
JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

**LANDS OF
PROPECT VENTURES LLC
93-95 & 97 LELAND AVE
SAN FRANCISCO, CA 94134**

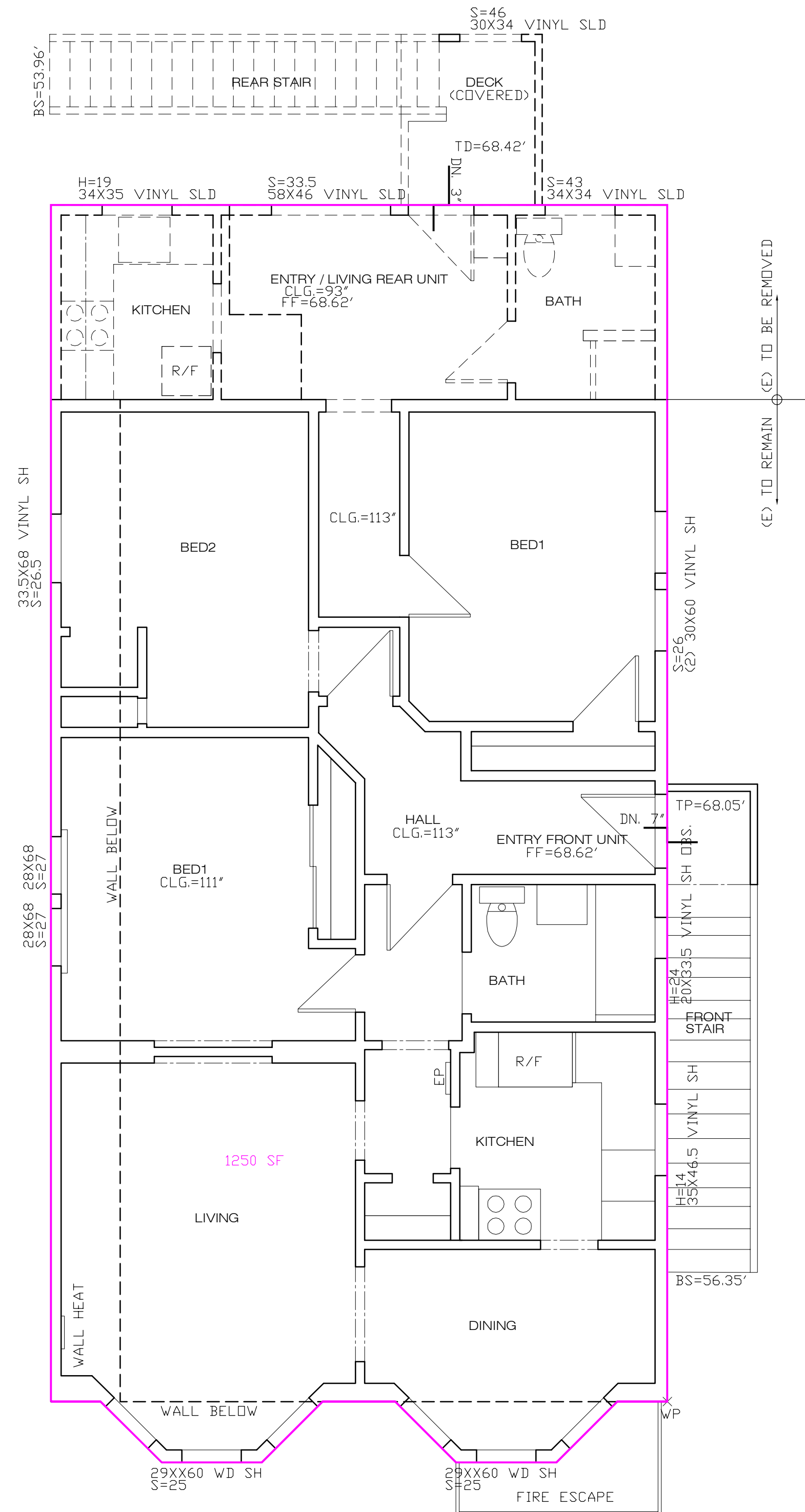
**TOPOGRAPHIC SURVEY
APN: 6250-028 AND 6250-037**

REVISIONS				JOB NO.	R93-L-18	SHEET NO. C1.0 1 OF 1 SHEETS
NO.	DATE	DESCRIPTION	BY	DATE :	04/02/18	
				DRAWN:	DC	
				CHECKED:	JET	
				SCALE:	1" = 10'	

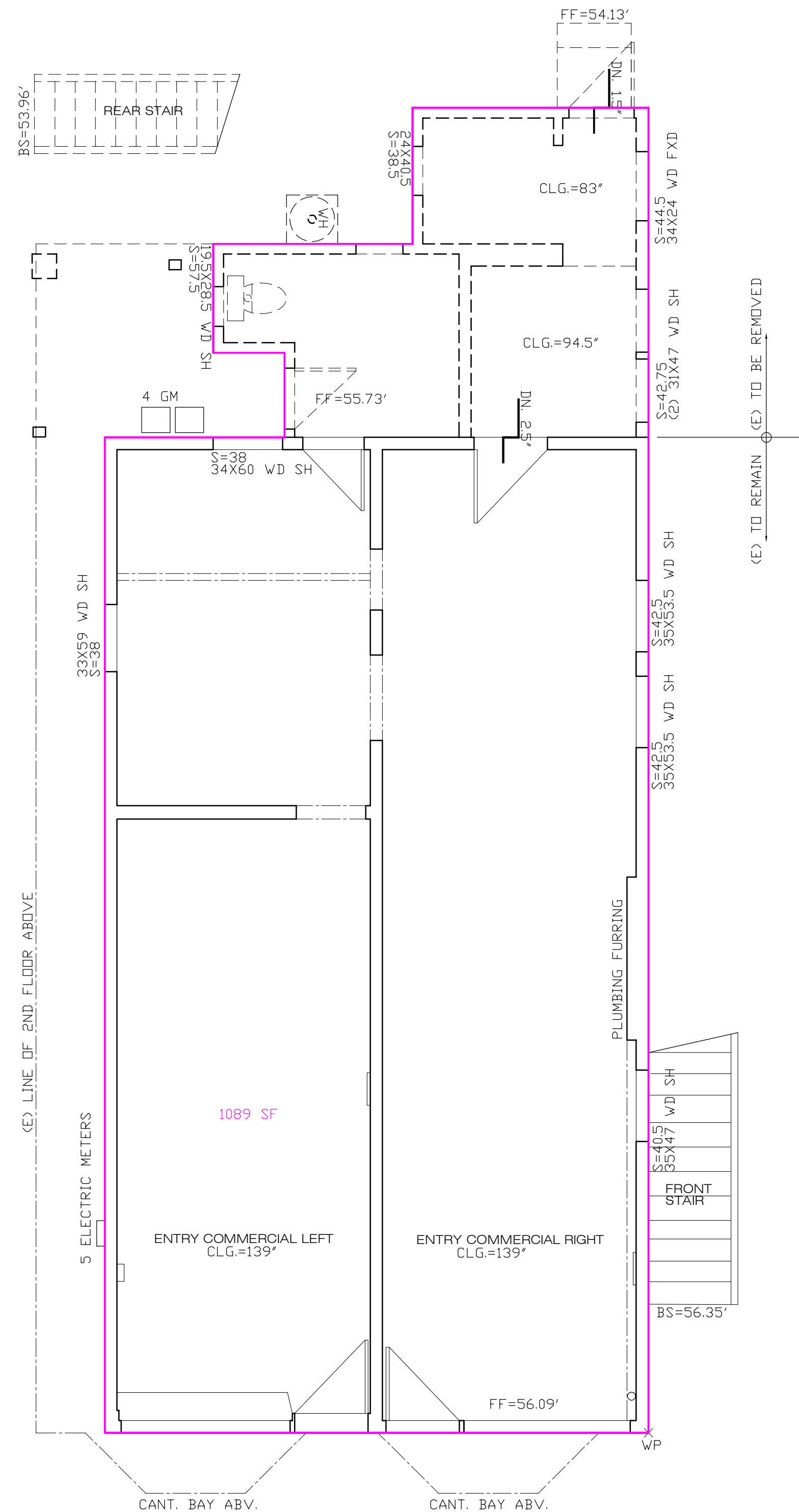




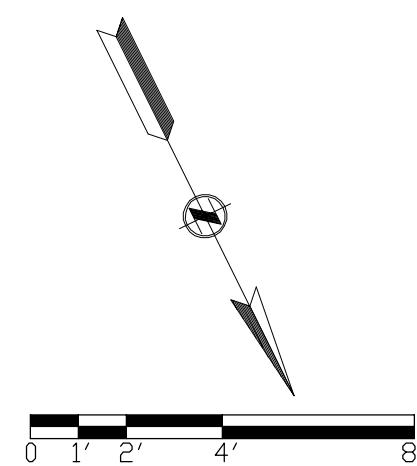
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TO BE REMOVED IN TOTAL

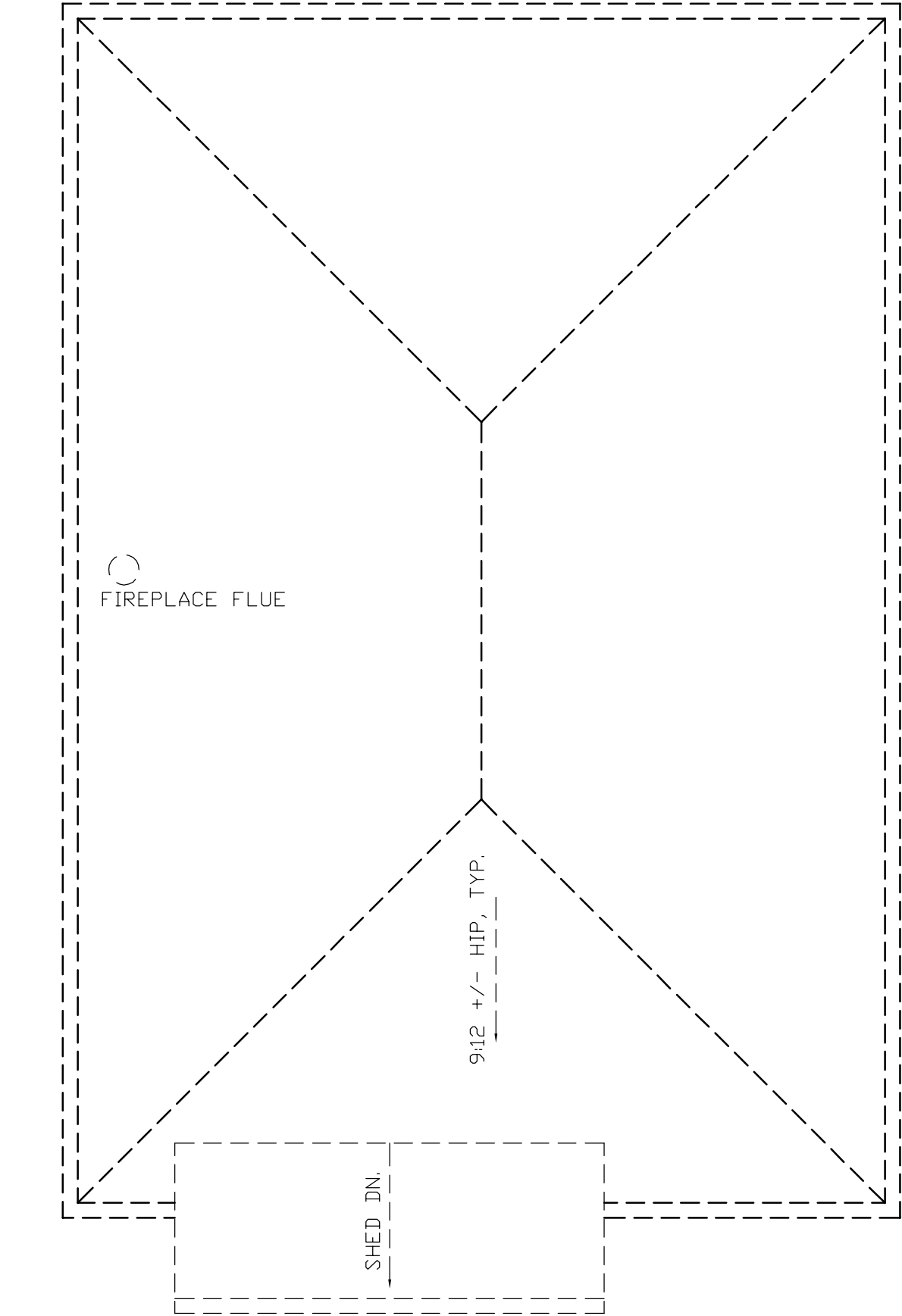


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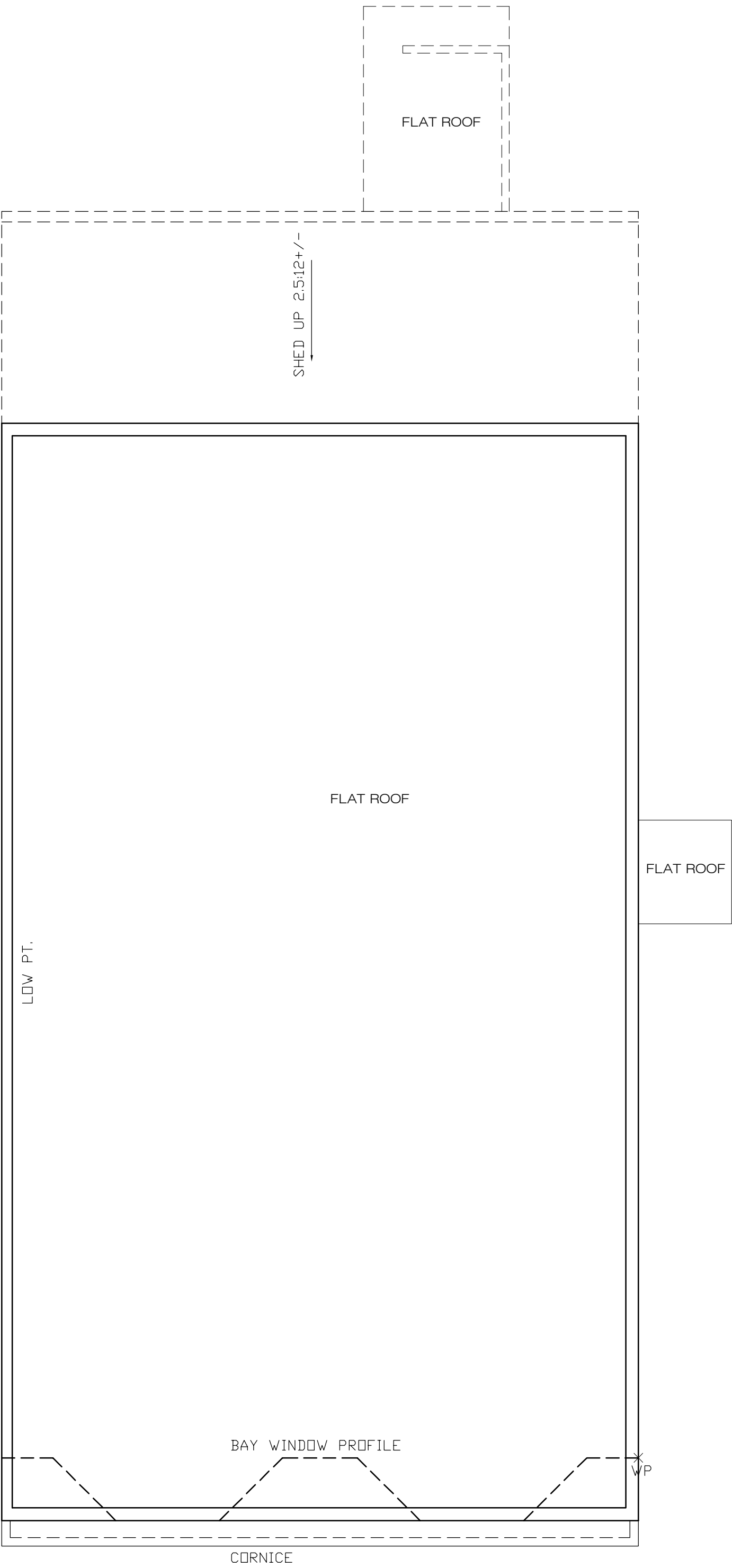


(E)/DEMO 1ST FLOOR PLAN

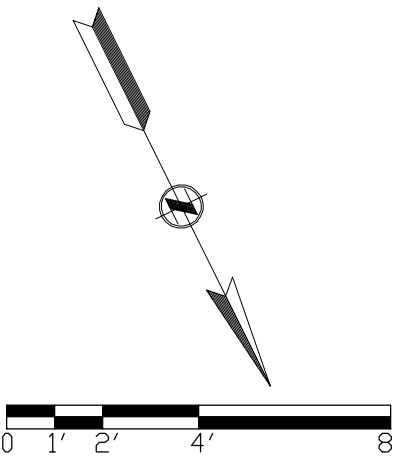




(E)/DEMO ROOF PLAN
REAR DWELLING
TO BE REMOVED IN TOTAL

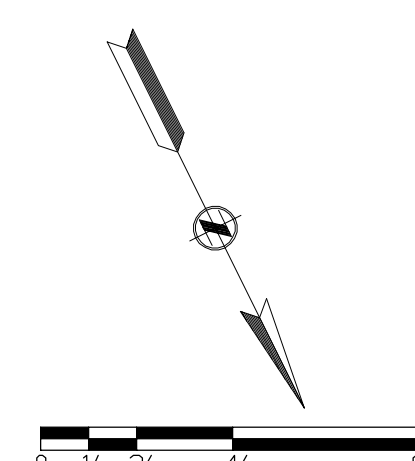


(E)/DEMO ROOF PLAN
MAIN 2 D.U. / COMMERCIAL BUILDING



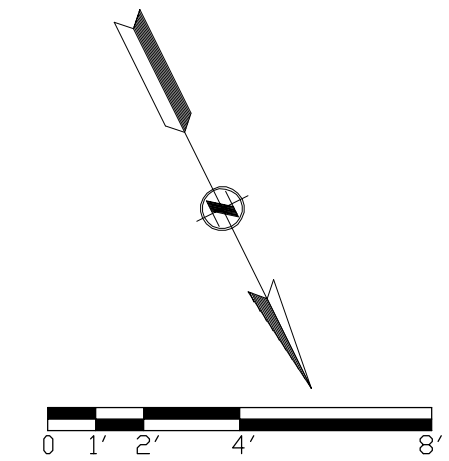
A2.2	.	.	1/4"=1'-0"	MULTI-FAMILY RESIDENTIAL 93-95 (IMPROVED) & 97 (VACANT) LELAND SAN FRANCISCO, CA	<p>Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.</p> <p>BAUKUNST 58 Fairlawn Avenue, Daly City, CA 94015 T: 650.455.1207 E: baukunst2000@yahoo.com W: baukunstarchitecture.com</p>	<p>ISSUED FOR REVISIONS 1</p> <p>DATE 11/15/19</p>

Note: If this sheet is 12x18' scale is half size





PROPOSED 2ND FLOOR PLAN



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No. C-23159
3/31/21
Renewal Date

STATE OF CALIFORNIA

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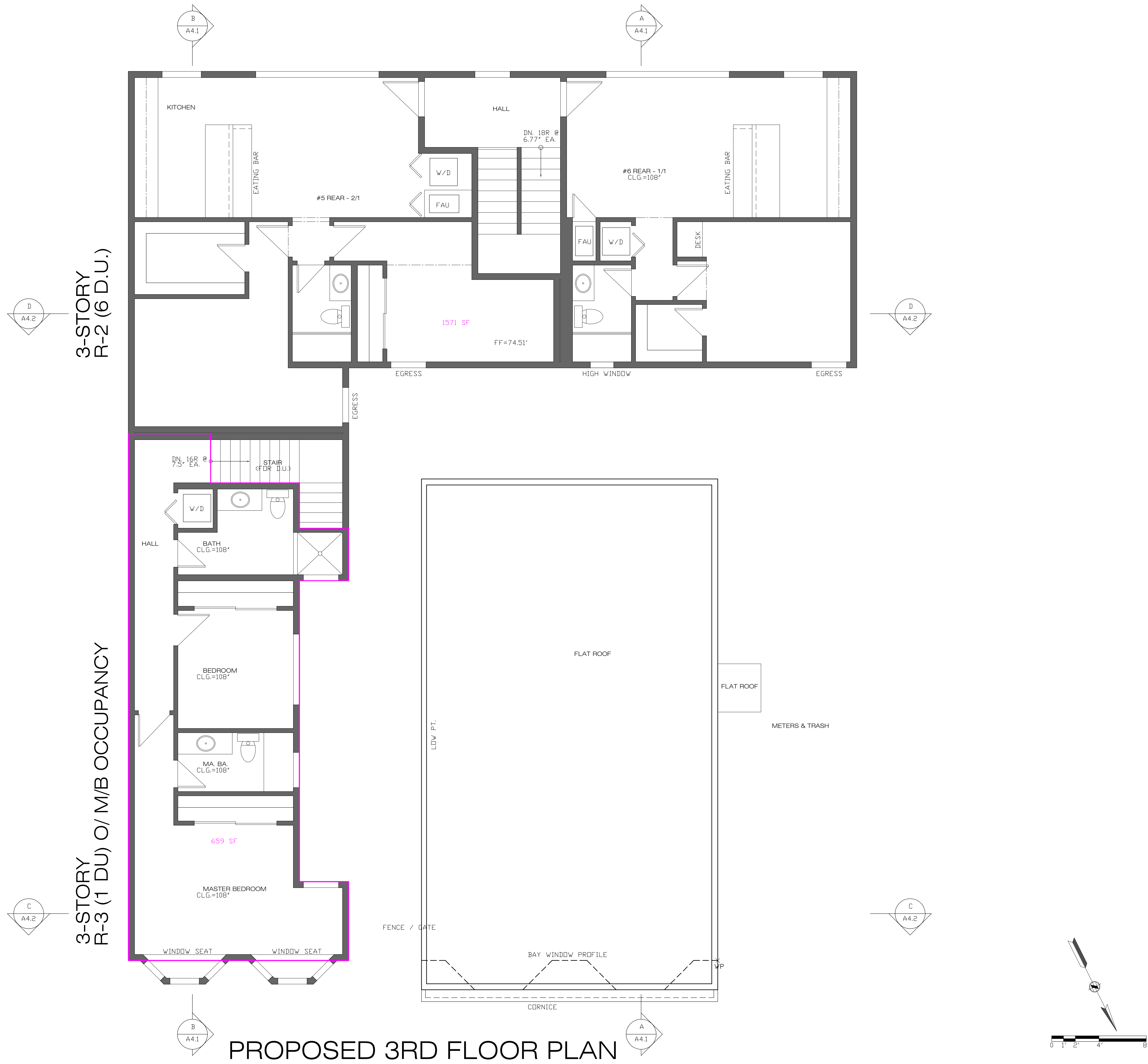
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A2.4

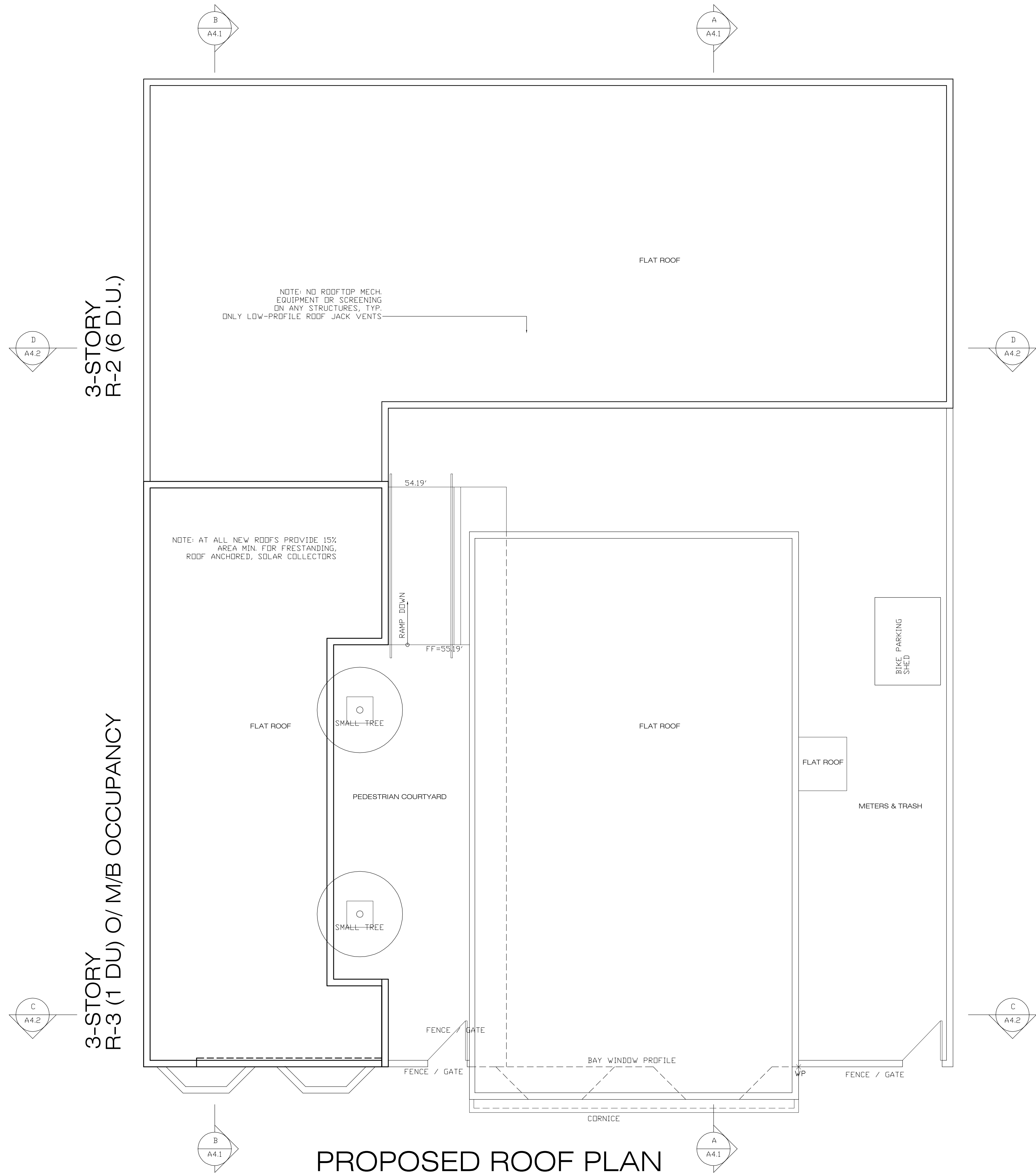
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Note: If this sheet is 12x18" scale is half size

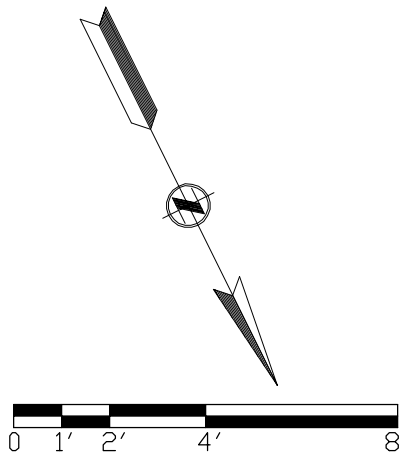


PROPOSED 3RD FLOOR PLAN

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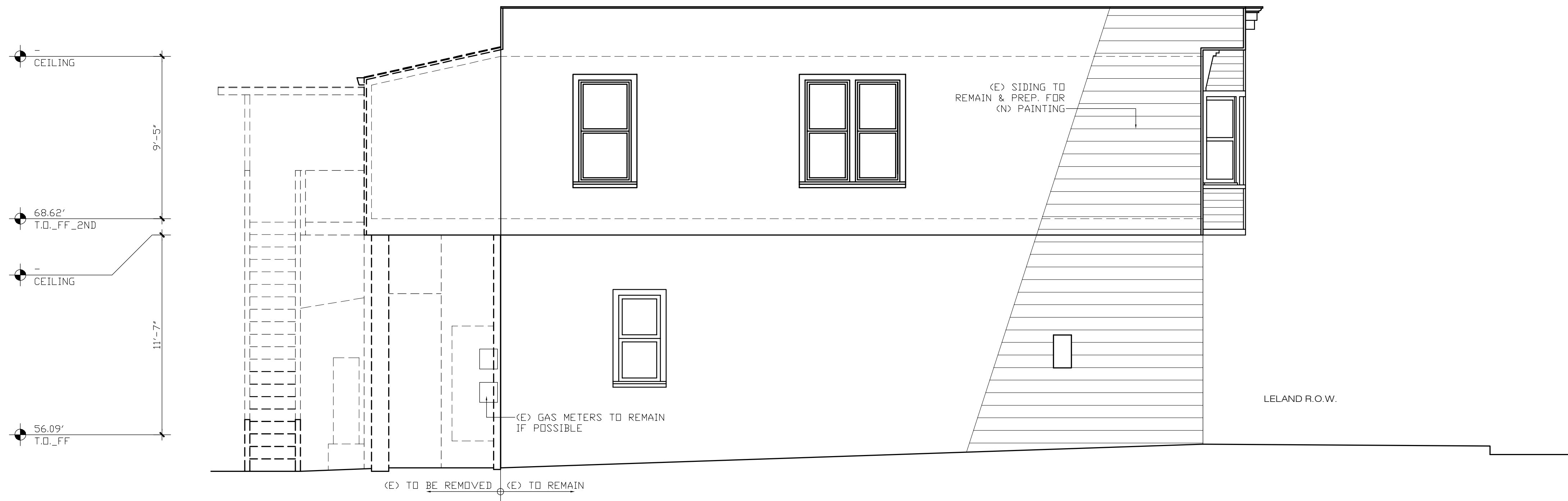


PROPOSED ROOF PLAN



DATE 11/15/19	
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A2.6	

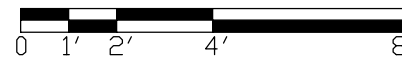
Note: If this sheet is 12x18" scale is half size



(E)/DEMO LEFT SIDE ELEVATION



(E)/DEMO FRONT (STREET) ELEVATION





PROPOSED STREET ELEVATION W/ CONTEXT



EXISTING STREET ELEVATION W/ CONTEXT

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MARK
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3/31/21
Renewal Date
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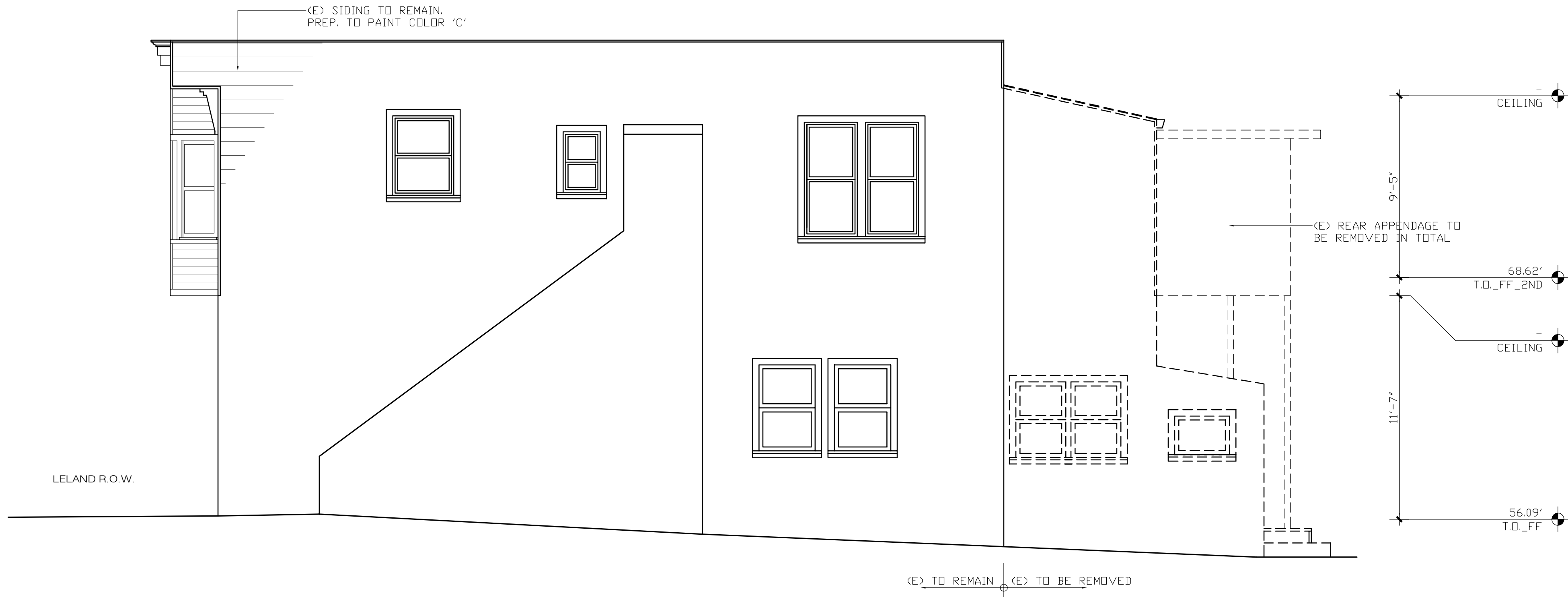
93-95 (IMPROVED) & 97 (VACANT) LELAND

SAN FRANCISCO, CA

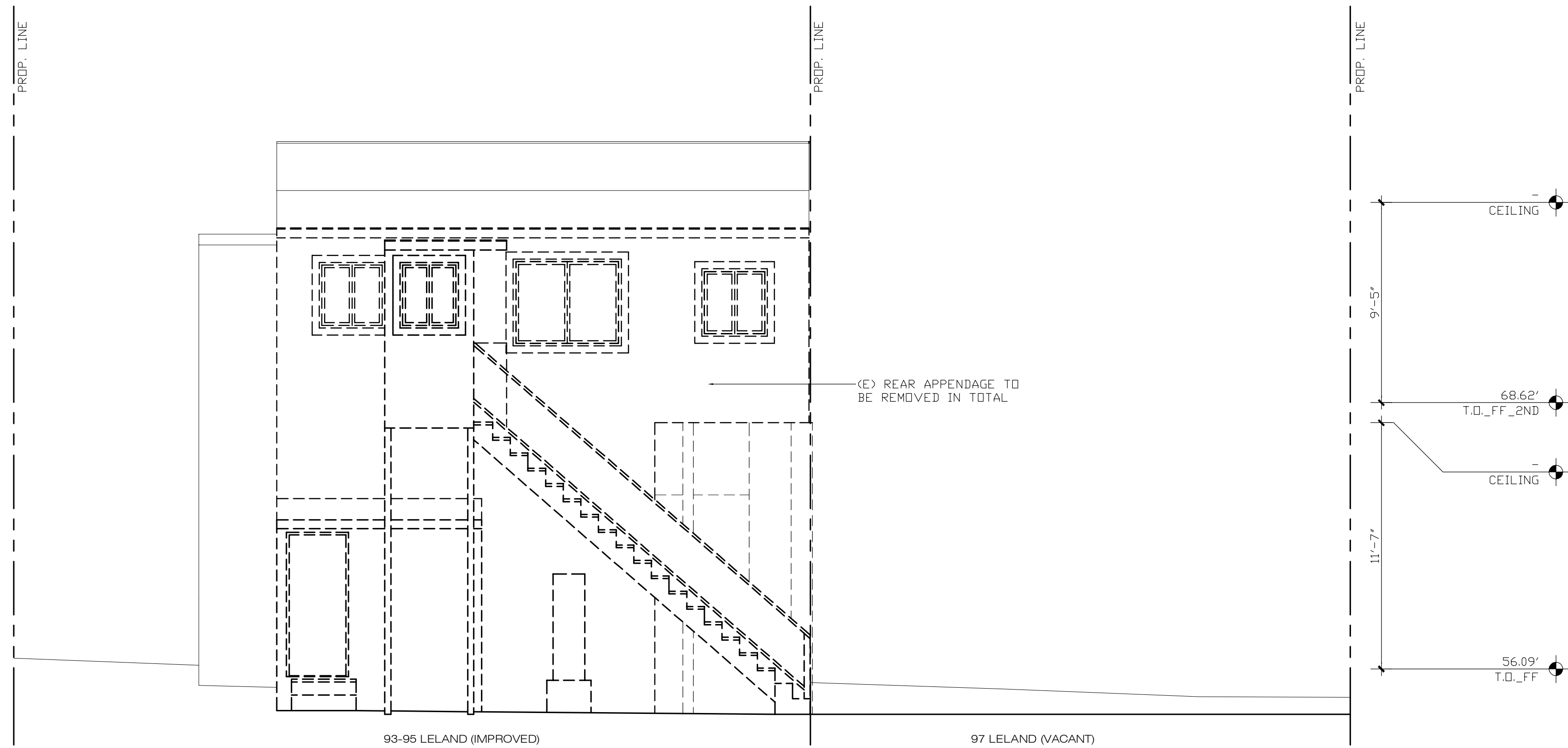
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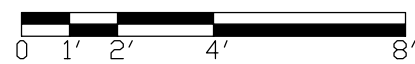
Note: If this sheet is 12x18" scale is half size



(E)/DEMO RIGHT SIDE ELEVATION



(E)/DEMO REAR ELEVATION



MAIN 2-DU & 2 COMMERCIAL UNIT BLDG.

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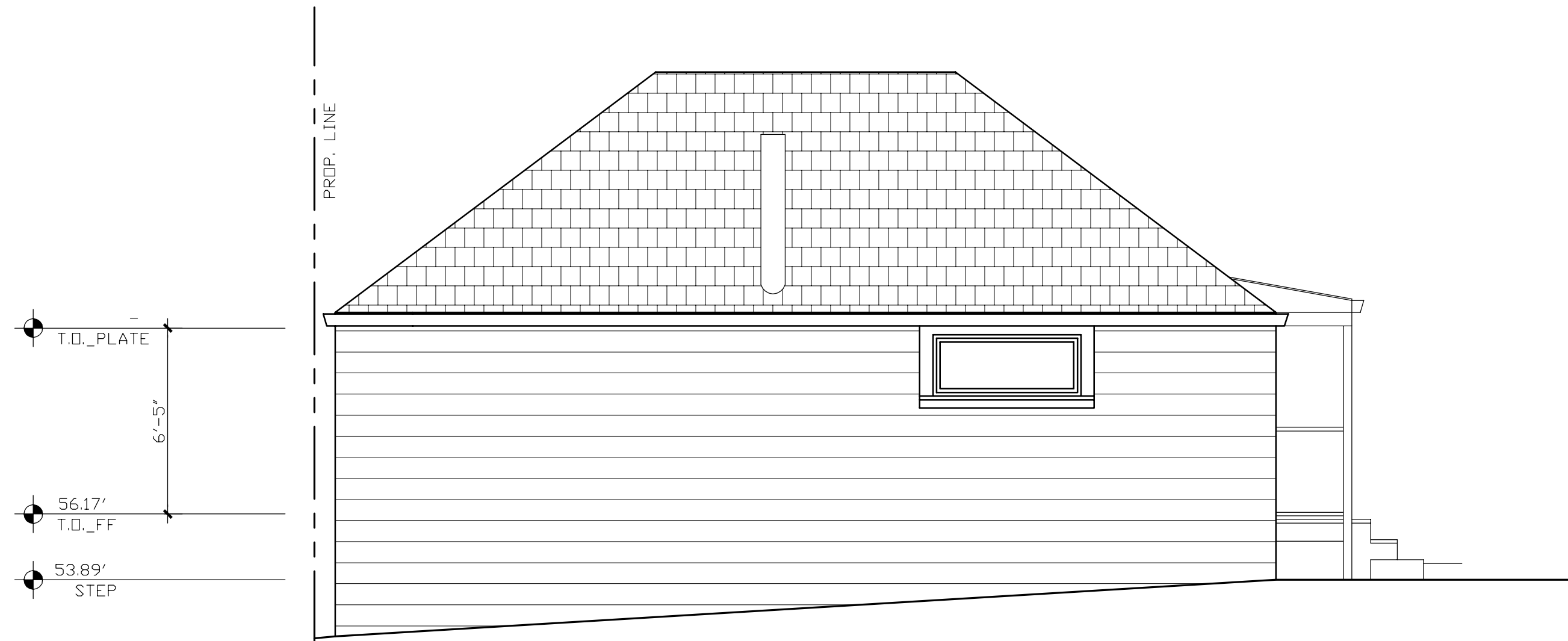
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1/4"=1'-0"

A3.2

Note: If this sheet is 12x18' scale is half size



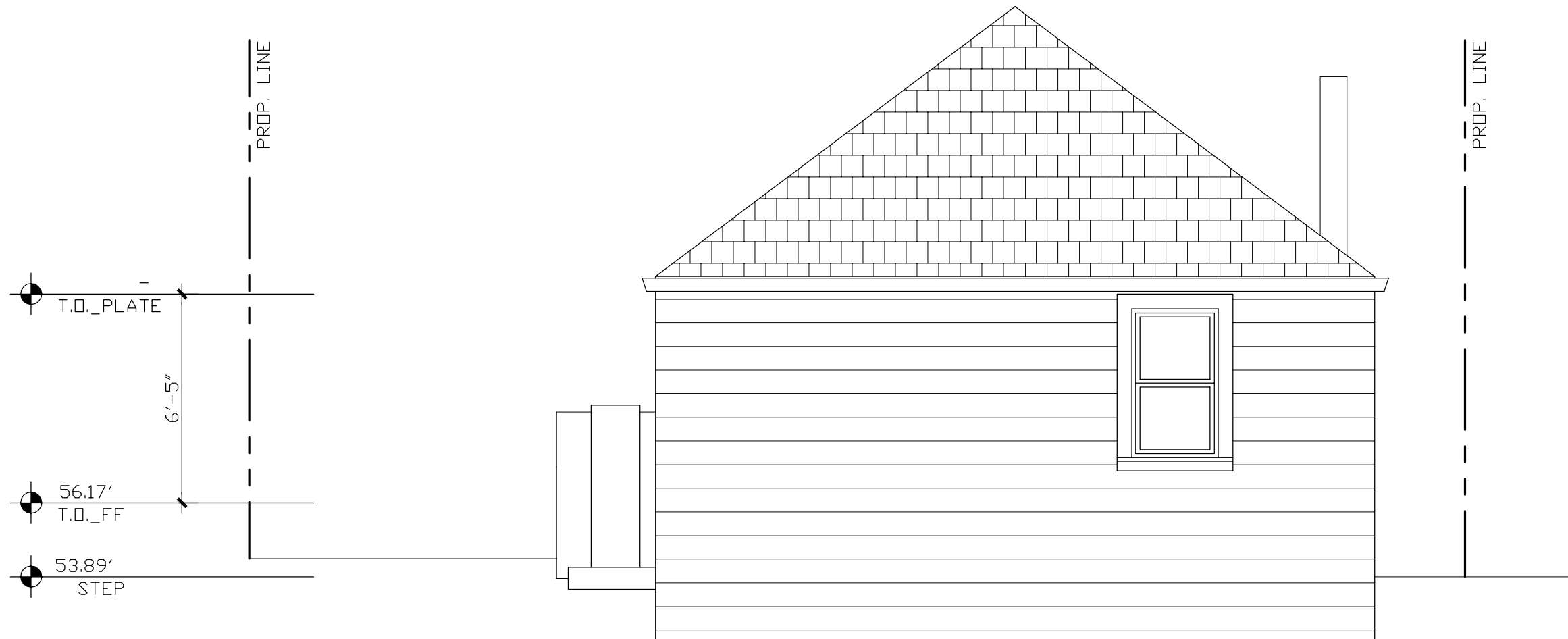
(E)/DEMO LEFT SIDE ELEVATION



(E)/DEMO FRONT ELEVATION



(E)/DEMO RIGHT SIDE ELEVATION



(E)/DEMO REAR ELEVATION



REAR DWELLING (#93)
TO BE REMOVED IN TOTAL

ISSUED FOR
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11/15/19

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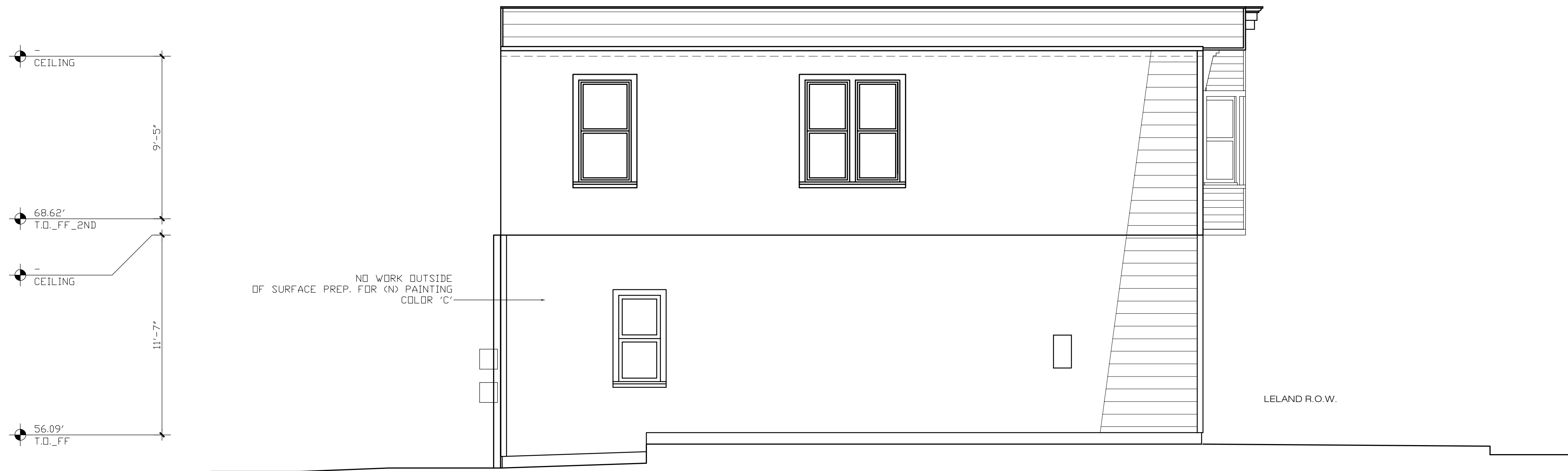
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1/4"=1'-0"

A3.3

Note: If this sheet is 12x18" scale is half size



PROPOSED LEFT SIDE ELEVATION



PROPOSED (STREET) ELEVATION



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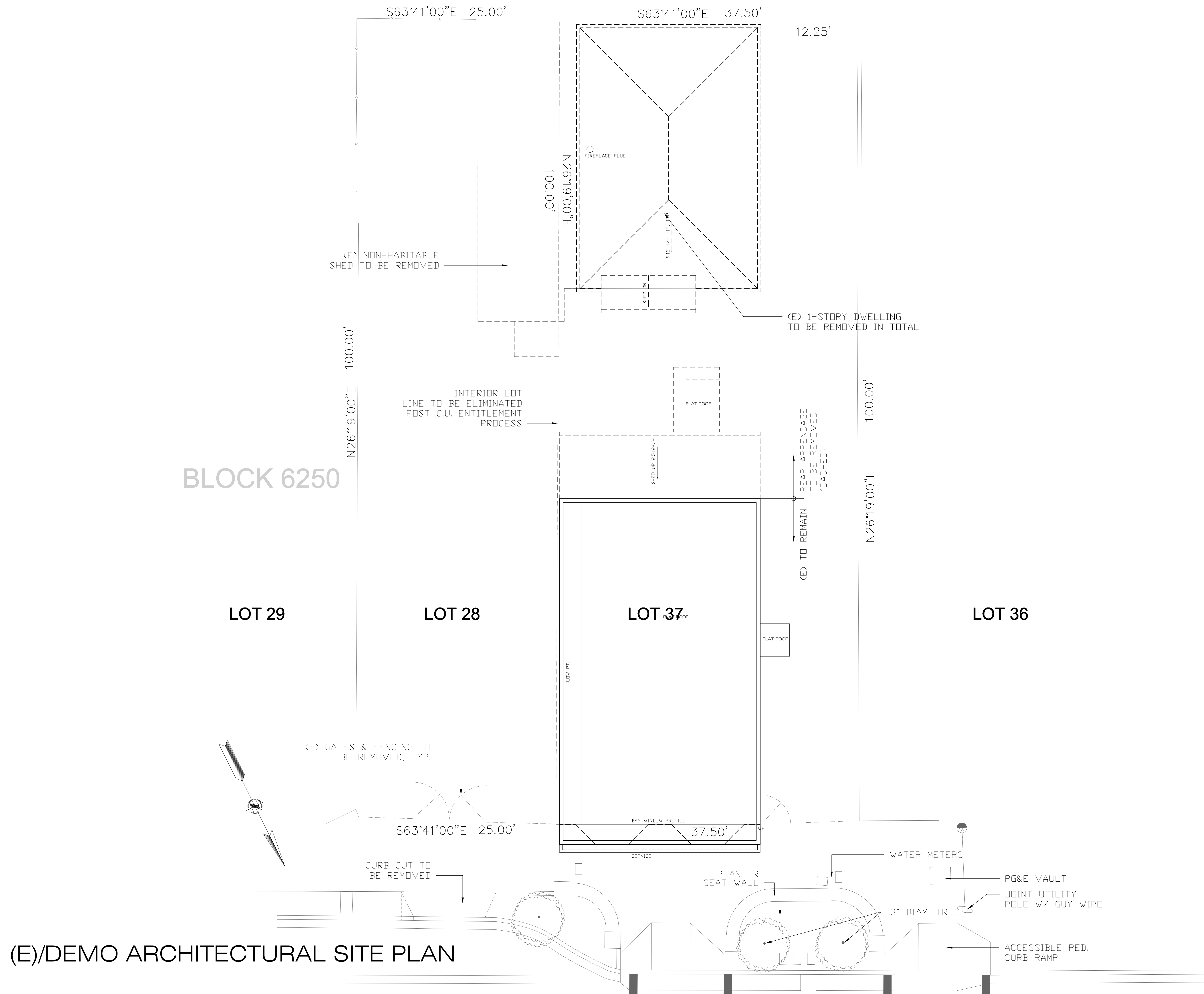
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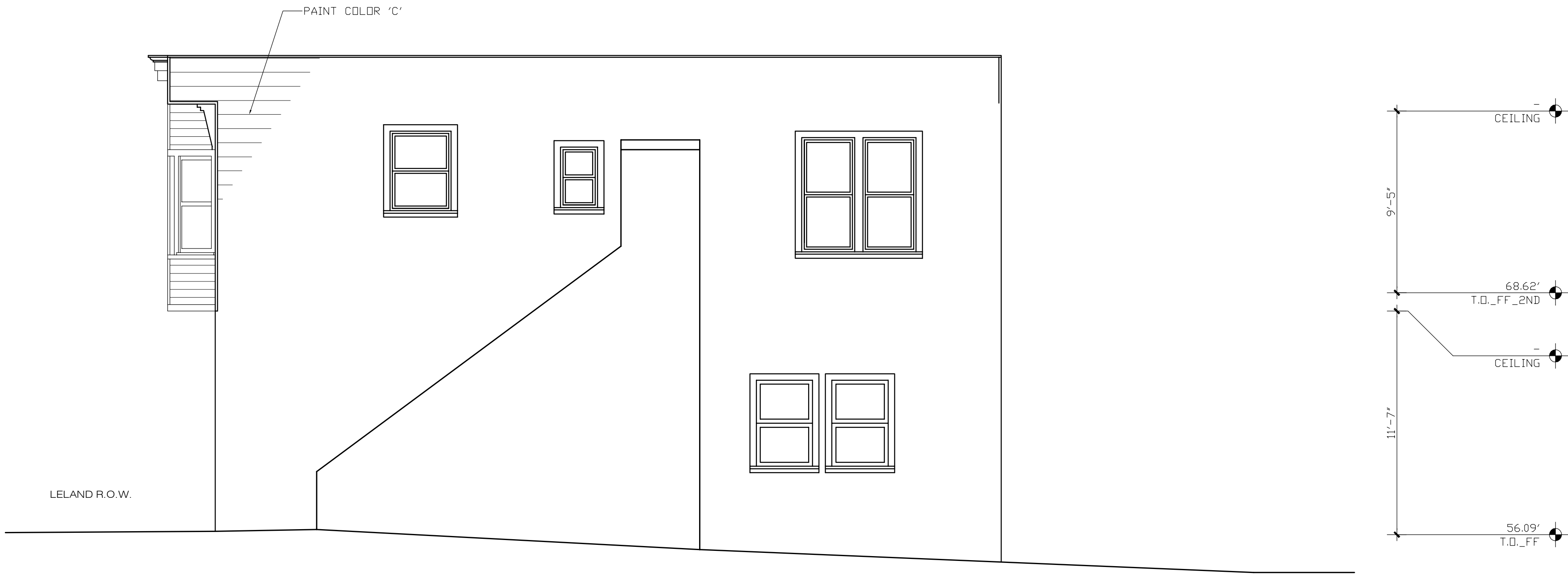
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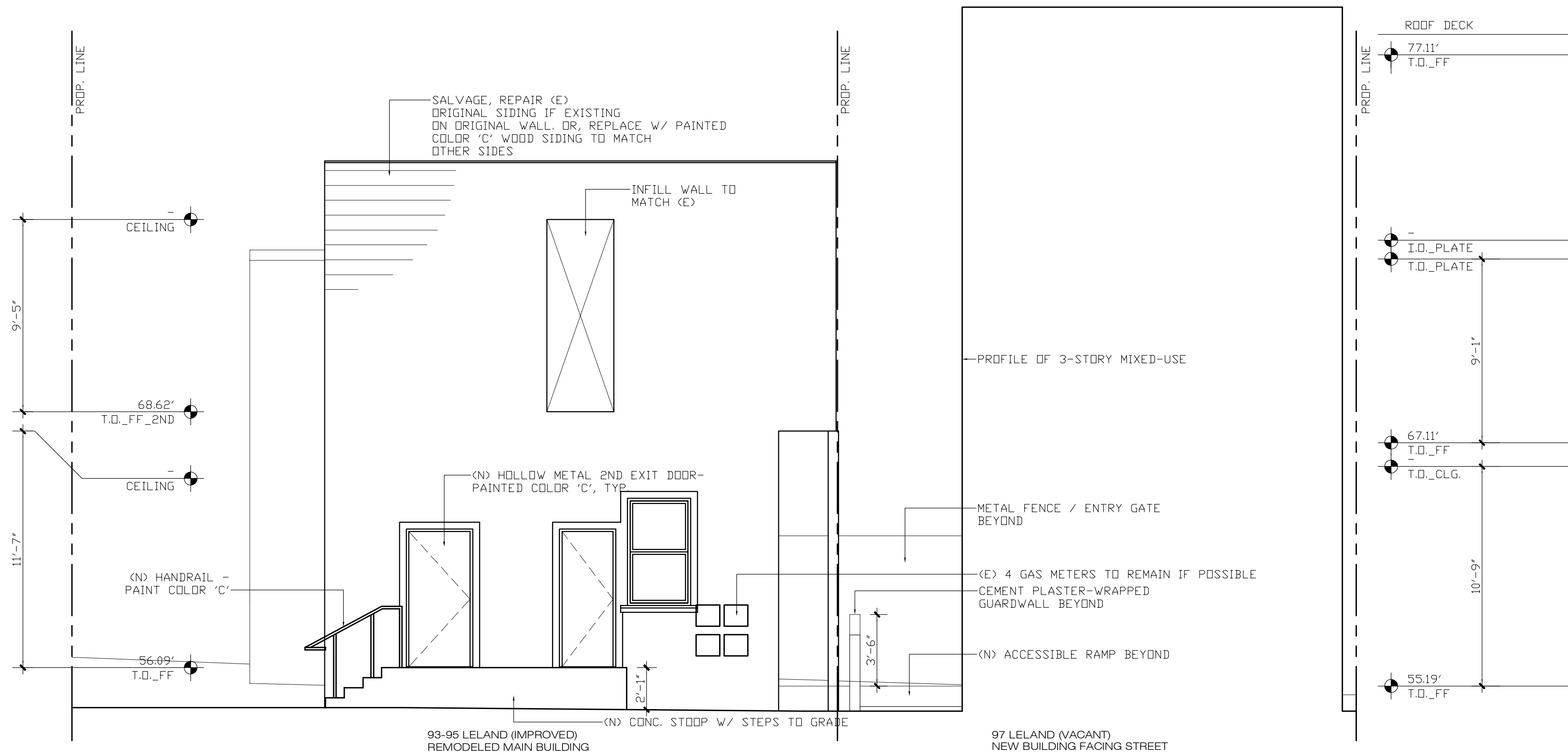
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PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



MAIN 2-DU & 2 COMMERCIAL UNIT BLDG.

ISSUED FOR
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11/15/19

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3/31/21
Renewal Date

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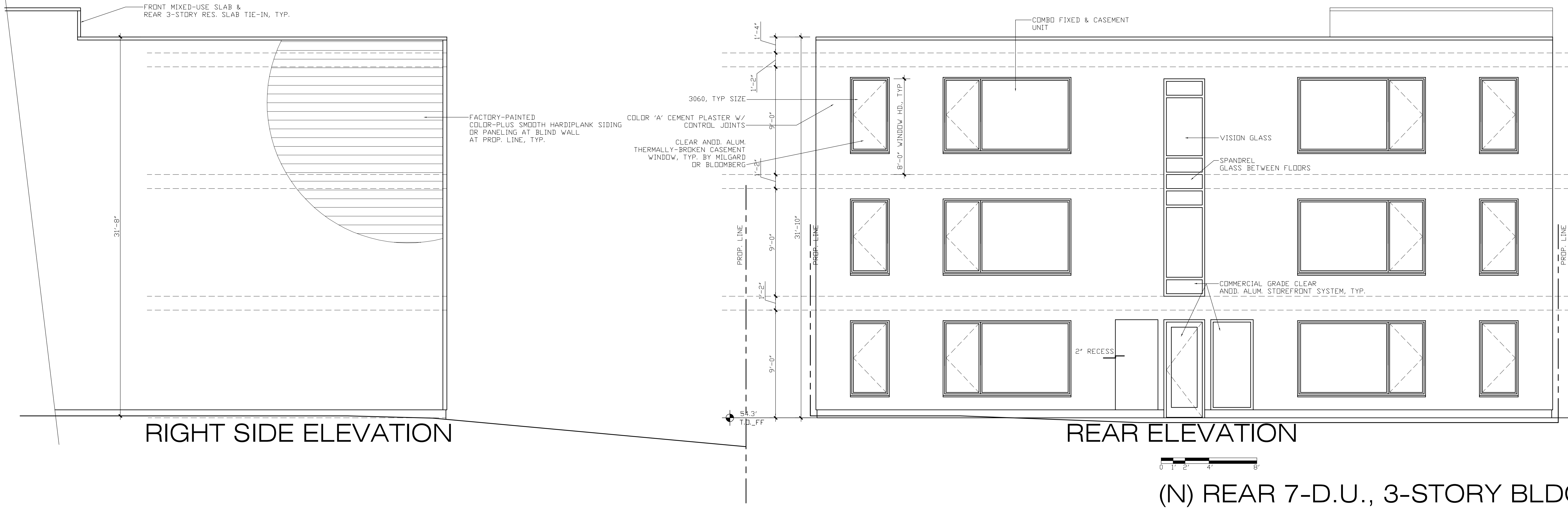
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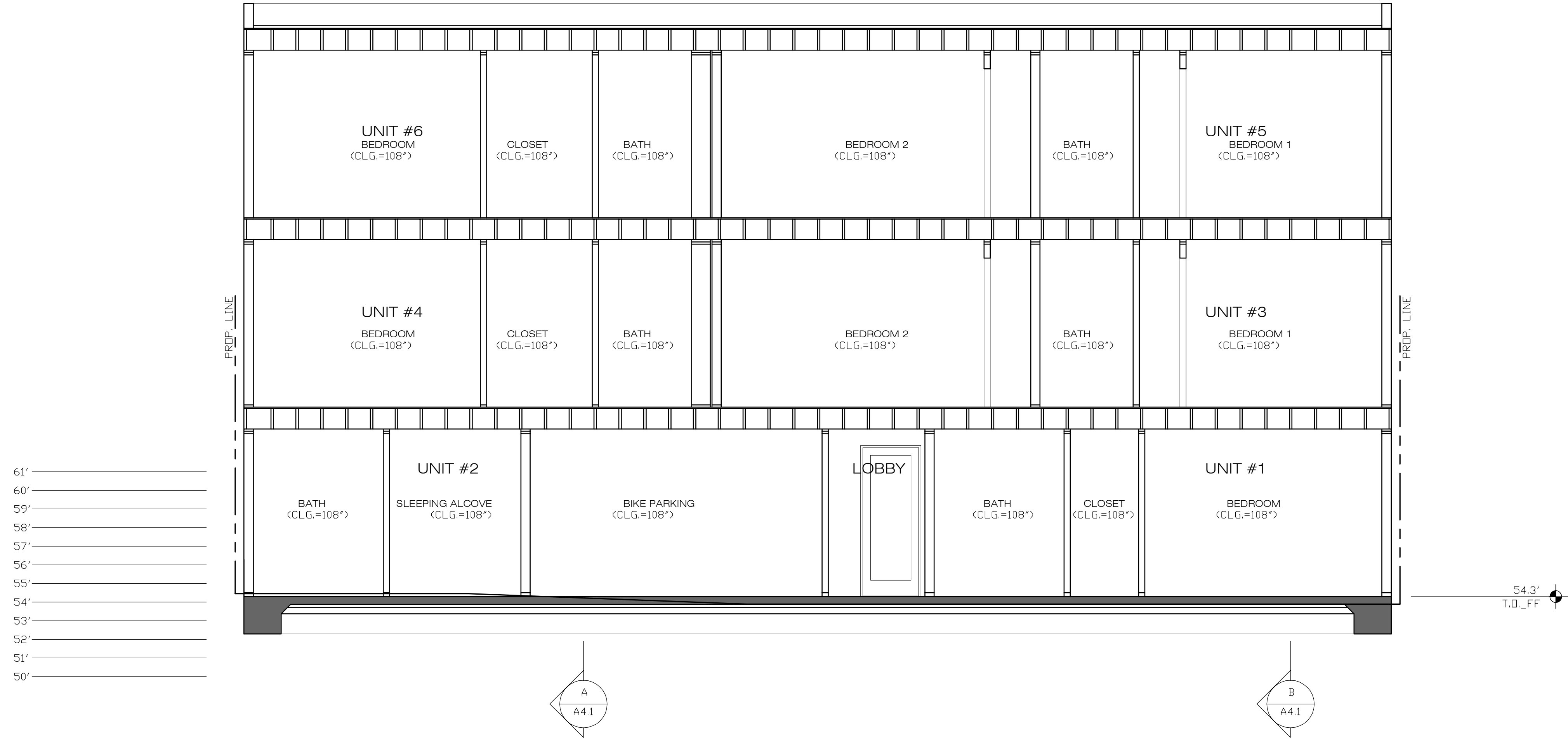
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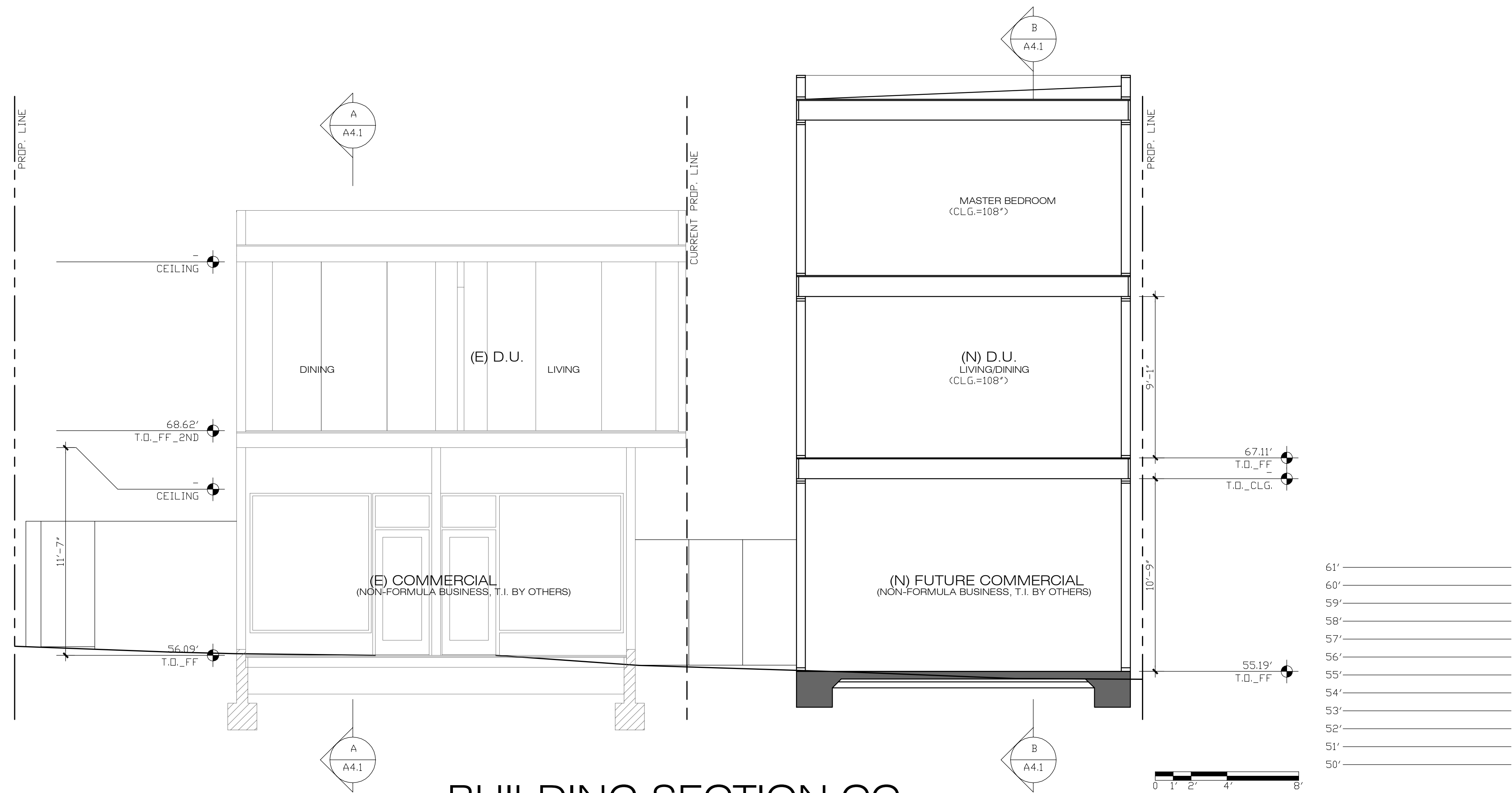
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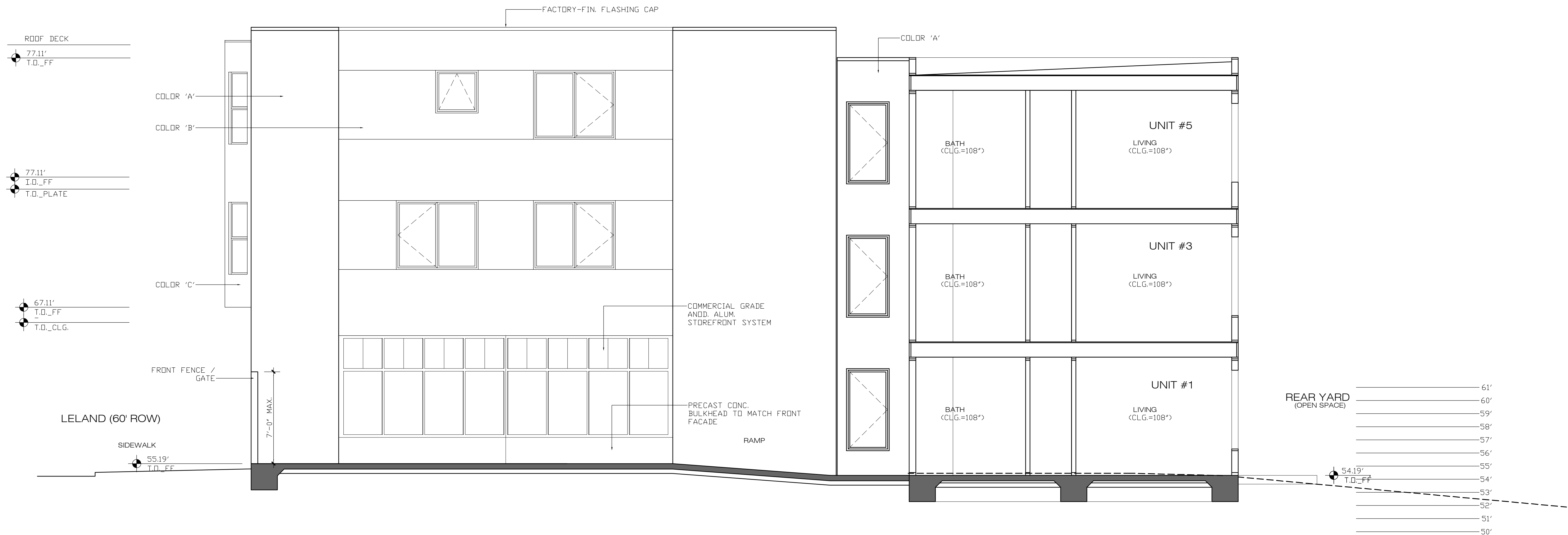
BUILDING SECTION DD



BUILDING SECTION CC

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.	.	
.	1/4"=1'-0"	
A4.2		

Note: If this sheet is 12x18" scale is half size



BUILDING SECTION EE

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11/15/19

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SAN FRANCISCO, CA

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.	1/4"=1'-0"

A4.3

Note: If this sheet is 12x18" scale is half size

Exhibit C:

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
93 LELAND AVE		6250028, 6250037
Case No.		Permit No.
2018-011991ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. Lot merger of two adjacent parcels (6250/037 and 6250/028); preservation of the existing two-story, two-unit mixed-use building with ground-floor commercial use that fronts on Leland Avenue; removal of the existing 722-square-foot, single-family residence in the rear of the lot for the construction of a new 32-foot-tall, three-story, 4,758-square-foot residential building with six dwelling units; and removal of the 403-square-foot shed for the construction of a new three-story, 2,058-square-foot, mixed-use building with one dwelling unit and ground-floor commercial use (with frontage on Leland Avenue). No off-street parking would be provided on the project site. In total, the project would include 8 residential units and 1,468 square feet of commercial use.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Removal of minimally visible rear addition; reclad and reconfigure non-visible rear facade; construction of new building that will be physically separated from the resource. See HRER Part 2 for a detailed impact analysis.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jorgen Cleemann	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Jorgen Cleemann
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/16/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
93 LELAND AVE		6250/028
Case No.	Previous Building Permit No.	New Building Permit No.
2018-011991PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: December 6, 2019
Case No.: 2018-011991ENV
Project Address: 93-97 Leland Avenue
Zoning: NC-2 (Neighborhood Commercial, Small Scale)
40-X Height and Bulk District
Block/Lot: 6250/037, 6250/028
Date of Review: December 6, 2019 (Part II)
Staff Contact: Jørgen G. Cleemann (Preservation Planner)
(415) 575-8763
jorgen.cleemann@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

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: 11/15/2019

Part 1 Summary

In a 7/31/2007 Historic Resource Evaluation Response (HREER), Part 1, the Planning Department determined that the mixed-use building located at the front of the lot at 93-95 Leland Avenue is eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 1 for its association with the early development of the Visitacion Valley neighborhood, and under Criterion 3 as an architectural embodiment of the period in which it was constructed. The building's period of significance is 1908. The HREER specifies that the separate one-story structure at the rear of the lot is not eligible for the California Register under any criteria. The property is not located in a historic district; no other individually eligible historic resources are located adjacent or close to the subject property.

Project Description

The proposal is to merge the lot containing the historic resource (6250/037) with the adjacent vacant lot (6250/028), demolish the non-historic rear structure, remove the historic building's rear shed addition, and construct a new, 3-story residential building containing six units behind and next to the historic resource. An open side and rear yard will separate the historic resource from the new building.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Project Impacts

Based on project plans dated 11/15/19, Preservation Staff has determined that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation (the "Standards") and therefore will not result in an impact to historic resources. The historic property will continue to be used as it was historically, with commercial use on the ground floor and residential use on the second floor (Standard 1). The project will not remove original character-defining features or features that have acquired significance over time. Existing one-over-one windows, cladding materials, and decorative architectural features will be retained and restored. Elements proposed for removal—the detached one-story structure at the rear of the lot, the minimally visible two-story shed addition at the rear of the historic building, and the security gates and bars over the storefront doors and windows—are not character defining (Standards 2, 4, 5). The existing storefront windows will be replaced with historically compatible single-pane wood-framed windows; the existing storefront doors will be either restored or replaced in kind (Standard 6). All new construction will be compatible with, but differentiated from, the historic resource. Where the two-story shed addition is removed, the non-visible rear façade will be clad in wood siding to match the existing historic wood siding on the front and side facades. New hollow metal doors will be installed at the ground story of this facade. The proposed new building will be physically separated from the historic resource by a side and rear yard that varies in width from 6'-2" to 10'-4". At three stories in height, the new building will not overwhelm the size, massing, or scale of the historic resource. Furthermore, the primary street façade of the new building was designed with architectural features that draw from a historical design vocabulary, including a ground-floor commercial space with a bulkhead and transom windows, projecting bays on the upper stories, one-over-one windows, and a cornice. While compatible, these elements will employ a simplified design and modern materials like precast concrete that will be recognizably contemporary. New gates installed at the side facades will be similarly simplified. The partially visible secondary facades of the new building will be more contemporary in design and will feature a variety of window sizes and configurations (Standard 9). Finally, if the proposed new construction were removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (Standard 10).

In sum, the proposed project will not result in an impact to the individually eligible historic resource at 93-95 Leland Ave.

PART II: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice
Date: 2019.12.13 11:44:05 -08'00' Date: _____
Allison Vanderslice, *Principal Preservation Planner*

cc: Xinyu Liang, Project Planner



Figure 1. 93-97 Leland Avenue. Screenshot of 2017 Google Streetview.

Exhibit D:

Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 93-97 LELAND AVENUE
RECORD NO.: 2018-011991CUA

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	0	0	0
Residential GSF	Approx. 2,375	Approx. 5,332	Approx. 7,707
Retail/Commercial GSF	Approx. 1,089	Approx. 380	Approx. 1,469
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	Approx. 2,500	0	Approx. 2,500
Public Open Space	N/A	N/A	N/A
Other	N/A	N/A	N/A
TOTAL GSF	3,464	5,712	9,176
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	3	5	8
Dwelling Units - Total	3	5	8
Hotel Rooms	0	0	0
Number of Buildings	3	-1	2
Number of Stories	2	1	3
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	10	10
Car Share Spaces	0	0	0
Other	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	1	1
One Bedroom Units	2	2	0
Two Bedroom Units	1	4	3
Three Bedroom (or +) Units	0	1	1
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Exhibit E:

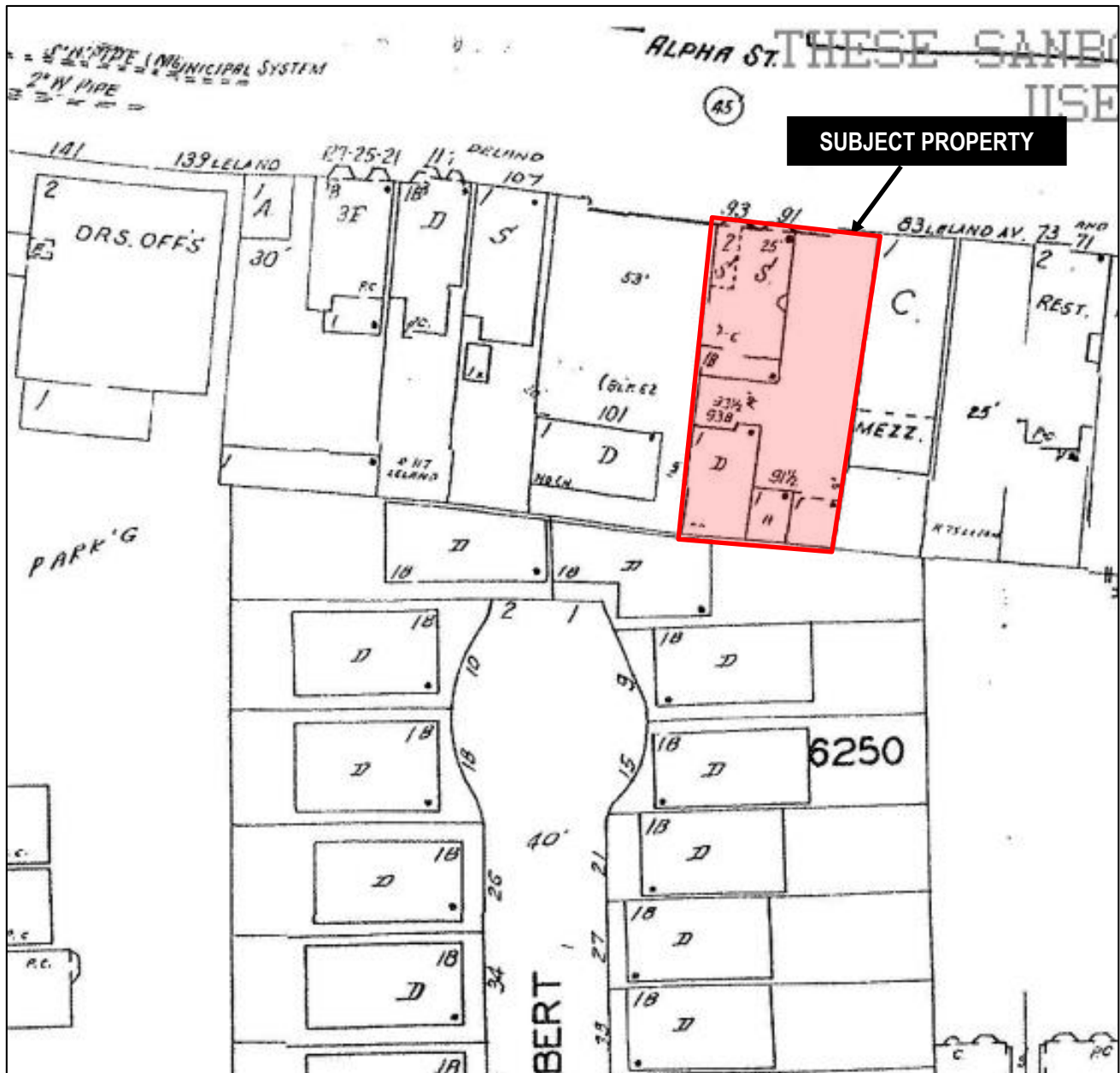
Maps and Context Photos

Parcel Map



Conditional Use Authorization
Case No. 2018-011991CUA
93-97 Leland Avenue

Sanborn Map*

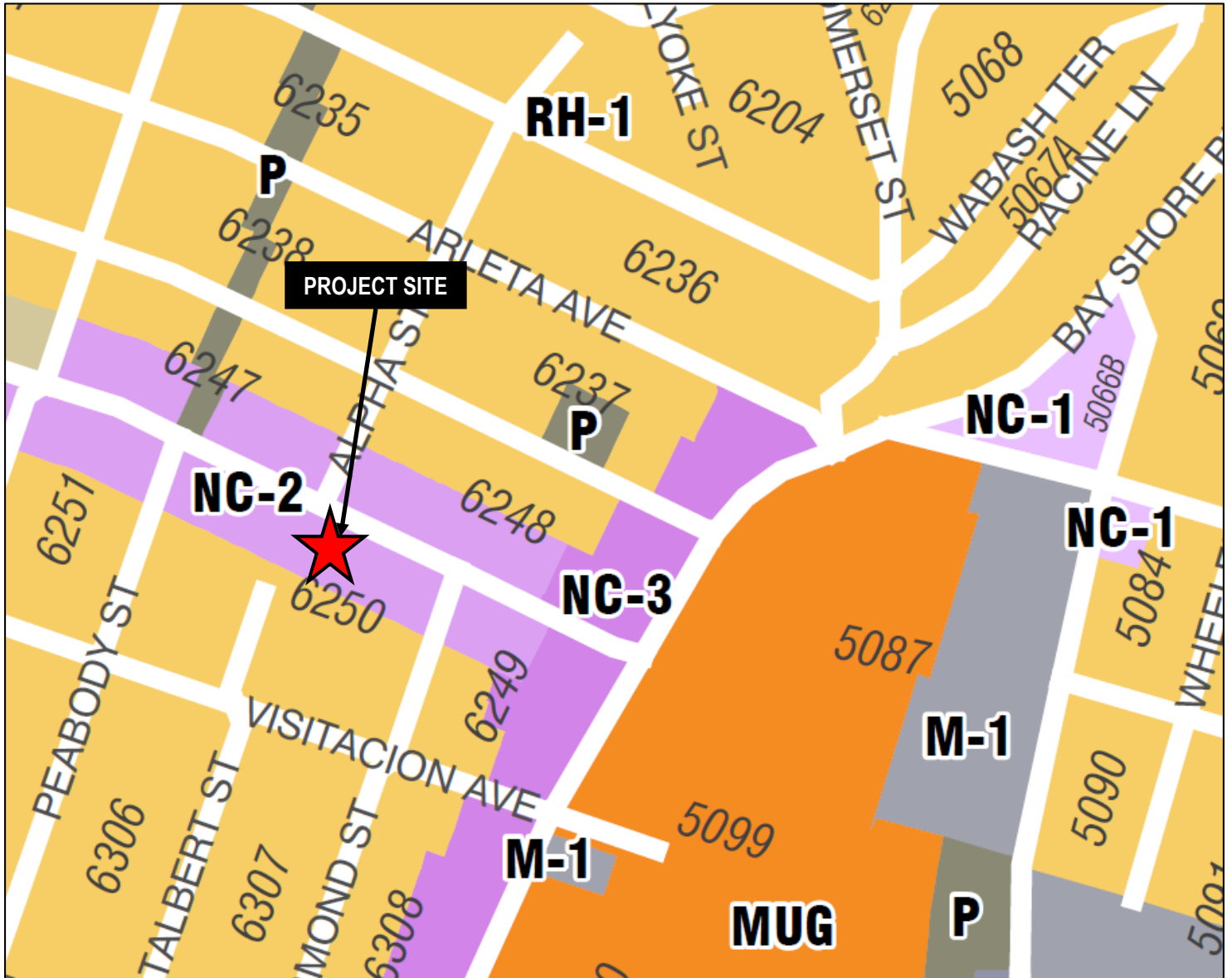


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



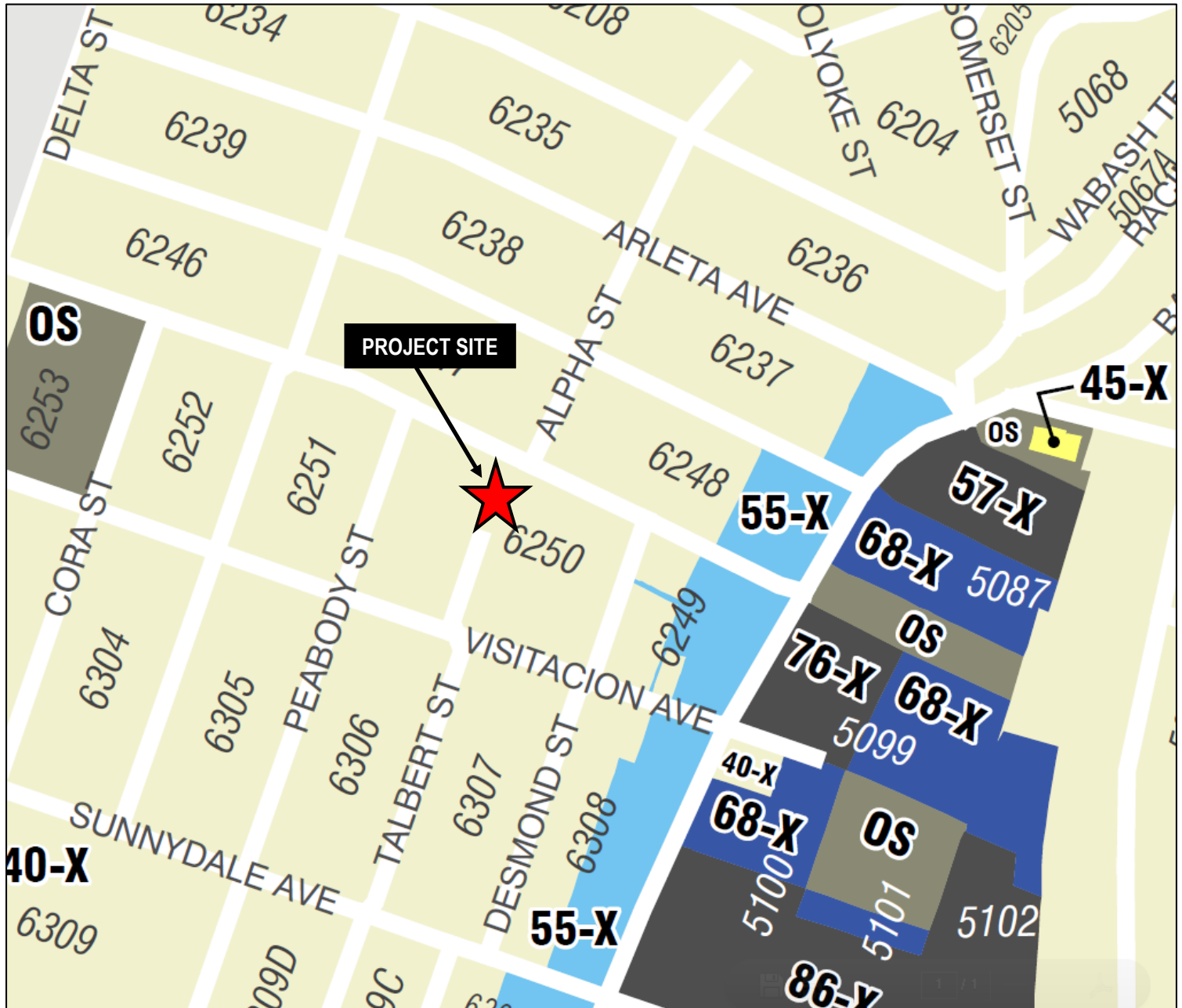
Conditional Use Authorization
Case No. 2018-011991CUA
93-97 Leland Avenue

Zoning Map



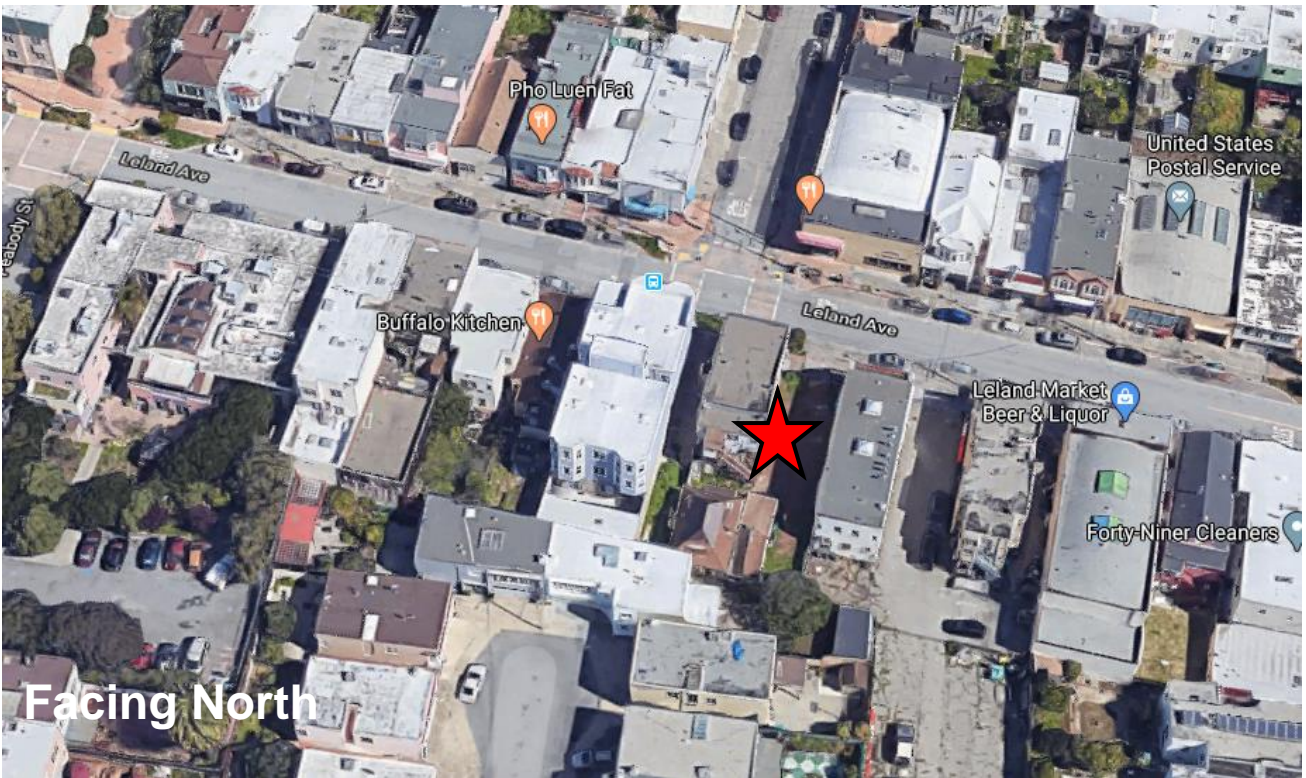
Conditional Use Authorization
Case No. 2018-011991CUA
93-97 Leland Avenue

Height & Bulk Map



Conditional Use Authorization
Case No. 2018-011991CUA
93-97 Leland Avenue

Aerial Photo



Conditional Use Authorization
Case No. 2018-011991CUA
93-97 Leland Avenue

Site Photo

Leland Avenue frontage



Conditional Use Authorization
Case No. 2018-011991CUA
93-97 Leland Avenue

Exhibit F:

Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) 10/1/2019

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 93-95 Leland Ave
Assessor's Block/Lot: 6250/037
BPA # / Case #: 2018-011991PRJ

Project Type

- ☒ Merger – Planning Code Section 317
- ☐ Enlargement / Alteration / Reconstruction – Planning Code Section 181
- ☐ Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- ☐ Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- ☒ 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- ☐ 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- ☐ 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Xinyu Liang

Planner

Digitally signed by Xinyu
Liang
Date: 2019.10.01
14:31:25 -07'00'

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 93-95 Leland Ave.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
 - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- ☒ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing a an eviction after:

- ☐ 12/10/13
- ☐ 03/13/14
- ☐ 10 years prior to the following date: _____
 - o See attached documents.

Signed:


Van Lam
Citizens Complaint Officer

Dated:

10-2-19

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.