



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 21, 2019

Record No.: 2018-012392CUA
Project Address: 37 Saturn Street
Permit Application: 2018.0821.7909
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2646 / 045
Applicant: Hood Thomas Architects
Mark Thomas
440 Spear Street
Mariposa, CA 94105
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **Approval with Modifications and Conditions**

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PROJECT DESCRIPTION

The Project is to construct a vertical and horizontal addition to an existing 1,587 square foot, two-story single-family home. The existing structure will remain but will be lifted 4 feet, 8 inches in height and relocated 3 feet towards the rear of the lot, a one story addition be added on top of the rear portion of the existing structure and a 2-story-over-basement rear addition will be constructed. In total, the proposed structure is 2,948 gross square feet, which includes and a 365 square foot one-vehicle garage at the ground floor.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth as described in the Corona Heights Large Residence Special Use District (SUD).

ISSUES AND OTHER CONSIDERATIONS

- The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development. The proposed Project exceeds two of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

The project is permitted to extend beyond the 45% rear yard line through the rear yard reduction allowed by Planning Code Section, 134(c). The Code allows the rear yard line to be reduced to that of the average of the two adjacent neighbors, 41 Saturn Street and 33/35 Saturn Street.

- **Public Comment & Outreach.** The Department has received no support or opposition to the project.
- **Preservation:** The building located at 37 Saturn Street is a two-story-over-crawl space, wood-frame, single family residence constructed circa 1890. Designed in an Italianate style by an unknown architect/builder, the residence proves to be an intact example of the style, having undergone minimal (documented) alterations since construction. Planning Preservation Staff determined that the subject building is individually eligible for listing in the California Register under Criterion 3 as an outstanding example of an Italianate cottage (Category A: Known Historical Resource.).

Staff finds that the proposed project at 37 Saturn Street will not cause a significant adverse impact to a historic resource such that the significance of the resource would be materially impaired. The proposed alterations meet most of the Secretary of the Interior's Standards for Rehabilitation (Standards). The proposed project will continue the use of the property as a single-family residence and will not substantially change any of the building's distinctive materials, features, spaces, or spatial relationships. While the building will be moved back approximately 3 feet and raised approximately 4 feet, it will remain on the original lot on which it was developed and will maintain an overall low height in relation to the adjacent buildings and in relation to the street. The Department's *Preservation Review Form* is attached within Exhibit D.

- **Project Modifications:** The project proposes the introduction of a new curb cut and garage at the ground floor (basement) of the existing structure. As a result of the limited raising (4 feet in height) of the building allowed within the parameter's of the CEQA review described above, the difference in elevation of the basement floor of the proposed structure and the existing sidewalk will result in the introduction of a descending driveway (at a 3:12 slope), that leads to a compressed garage door (6 feet, 8 inches in height), there is also 6 foot, 6 inches of clearance at the location of the front building wall of the 1st floor. The Department's Residential Design Advisory Team (RDAT) reviewed the project and recommended removing the garage, drive way and curb cut from the proposed project with concerns over the practicality and feasibility of vehicle maneuverability with this design, and a determination that the garage's proposed location below sidewalk grade is not consistent with the Residential Design Guidelines. The Department supports this area being incorporated into the project as additional habitable space.

BASIS FOR RECOMMENDATION

The Department finds that the Project, with modifications, is, on balance, consistent with the the Corona Heights Large Residence SUD and the Objectives and Policies of the General Plan. Although the Project results in a residential development that results in a rear yard less than 45% of the lot depth, the use and size of the Project is compatible with the immediate neighborhood. The Department also finds the modified project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization

- Exhibit A – Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Perspective Renderings
- Exhibit D – Environmental Determination
- Exhibit E – Land Use Data
- Exhibit F – Maps and Context Photos
- Exhibit G – Project Sponsor’s Materials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

HEARING DATE: NOVEMBER 21, 2019

Date: November 14, 2019
Case No.: **2018-012392CUA**
Project Address: 37 Saturn Street
Permit Application: 2018.08.21.7909
Zoning: RH-2 (Residential House, Two-Family) District
 40-X Height and Bulk District
Block/Lot: 2646/045
Project Sponsor: Mark Thomas
 Hood Thomas Architects
 440 Spear Street
 San Francisco, CA
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77(D)(4) AND 303(C) TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AT 37 SATURN STREET THAT RESULTS IN LESS THAN 45% REAR YARD DEPTH, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 4, 2019, Mark Thomas of Hood Thomas (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 249.77(d)(4) and 303(c) to construct an addition to an existing single family dwelling at 37 Saturn Street that results in less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District.

On November 21, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012392CUA.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

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 requested in Application No. 2018-012392CUA, 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. **Site Description and Present Use.** The subject property is located on the south side of Saturn Street, east of the intersection with Lower Terrace, within the Corona Heights neighborhood. The subject property is 25 feet wide and 87.5 feet deep steeply downward sloping lot. The lot totals 2,187.5 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The site is developed with a two-story-over-crawl space, single family residence Italianate cottage, constructed circa 1890.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhoods Corbett and Corona Heights consist of very steep slopes, both of individual lots and laterally along streets. The neighborhood developed over many decades (pre-1900s to 2000s, generally), in a mixture of architectural styles, and many buildings have undergone substantial alterations since their respective construction dates. The subject block face consists of a mixture of mostly two- and some three-story, single and multi-family homes on downward sloping lots on the south side of Saturn Street. The north side of Saturn Street slopes steeply up to and is undeveloped in the vicinity of the subject property. The adjacent parcel to the east, 33 Saturn Street, is developed with a two-story two-family residence and the adjacent property to the west, 41 Saturn Street, is developed with a two-story tall single-family home.
4. **Project Description.** The Project is to construct a vertical and horizontal addition to an existing 1,587 square foot, two-story single-family home. The existing structure will remain but will be lifted 4 feet, 8 inches in height and relocated 3 feet towards the rear of the lot, a one story addition be added on top of the rear portion of the existing structure and a 2-story-over-basement rear addition will be constructed. In total, the proposed structure is 2,948 gross square, which includes and a 365 square foot one-vehicle garage at the ground floor.
5. **Public Comment/Community Outreach.** To date, the Department has received no public comment for the proposed Project.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **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, with a 40-foot height limit. Further, Planning Code Section 261(b)(2) reduces the permitted height of structures in a RH-2 District to 35 feet if the average ground elevation at the rear line of the lot is lower by 20 or more feet than at the front line.

The subject property has the average ground elevation at the rear line of the lot that is more than 20 feet lower than at the front line. The proposed has a height of 26 feet, 9 inches.

- B. **Front Setback.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

The project will be setback 11 feet, 0 inches from the front property line, a greater depth than the minimum front setback required based on the average of adjacent properties along Saturn Street, or 5 feet, 8 inches.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The project is permitted to extend beyond the 45% rear yard line through the rear yard reduction allowed by Planning Code Section, 134(c). The Code allows the rear yard line to be reduced to a depth equal to the average of the two adjacent neighbors. Based on the average depth of the adjacent neighbors, the project has a required rear of 35 feet, 8 inches, less than the 45% depth of 39 feet, 5 inches.

- D. **Side Yard.** Planning Code Section 133 does not require side yard setbacks in in RH-2 Districts.

No side setbacks are required. The proposed building will be built to both side lot lines.

- E. **Front Setback Landscaping and Permeability.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The Project complies with Section 132 and provides the required landscaping permeable area.

- F. **Street Frontage.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

The Project complies as the off-street parking entrance will not exceed 10 feet and the minimum $\frac{1}{3}$ width visual relief at the ground story street frontage will be provided.

- G. **Usable Open Space.** Planning Code Section 135 requires at least 125 sq. ft. usable open space if private, 333 sq. ft. for two units if common and 400 sq. ft. if a shared inner court.

The Project proposes code-complying rear yard, thereby meeting the minimum requirements of 125 square feet for a single family home.

- H. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project, as modified, would provide no off-street parking on site.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two Class 1 Bicycle Parking spaces.

- J. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

The Project proposes one unit; therefore, the permitted density is not exceeded.

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

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

The use and size of the Project is compatible with the immediate neighborhood. The site is in the RH-2 Zoning District, which permits the development of two- and single-family dwelling units on the lot. The site is adjacent to properties with a RH-2 zoning designation. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height and larger multi-family structures that are three- to four-stories in height.

The Project is consistent with the RH-2 zoning district, which is characterized and occupied almost exclusively by single- and two-family homes. The Project will provide ample open space in the form of a backyard and does not propose any non-residential uses.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The subject property, like many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 25 feet higher than the front property line. The proposed building's depth and height have been sensitively designed about site-specific constraints and will create a quality, family sized structure while retaining the existing structure façade facing Saturn Street.

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

The Project provides one car parking spaces and two bike parking space, which is adequate to meet the needs of a single-family home. This small Project will not have significant impacts on area traffic.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 24, 33, 35, and 37 MUNI bus lines.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include, any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the base of the entry stair and in the rear yard to contribute to an enjoyable rear yard and open space area. The proposed roof deck above the third floor will be set back from the front and side lot lines to minimally impact the neighboring properties and their own enjoyment of their space.

- C. That the use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed Project complies with all applicable 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 or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development.

The proposed Project exceeds two of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

In acting on any application for Conditional Use authorization within the SUD, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

- A. The proposed project promotes housing affordability by increasing housing supply.

The property is currently developed with a single family home, which will be enlarged by the project. The proposed project allows long-time San Francisco residents to stay in their home and accommodate their expanding family and changing needs.

- B. The proposed project maintains affordability of any existing housing unit; or

The project does not maintain the relative affordability of existing housing, as the project proposes expand the existing building. However, the unit will unit is intended to be occupied by the current (long time) owners of the property who seek an expansion to accommodate a growing family.

- C. The proposed project is compatible with existing development.

Because the unique way the subject building sits on its lot, permitting a rear yard addition does not adversely impact neighboring buildings and is consistent with development patterns in the neighborhood and the preservation of mid-block open space: Adjacent Building to the East: the existing adjacent building to the north sits well into the newly established 45% rear yard setback and presents a blind wall at the property line to the subject building. The proposed 2-story 'pop-out' addition at the subject property aligns with this neighbor and is 2-stories lower than its neighbor and sets 5-feet back from their mutual side property line.

Adjacent Building to the West: the existing adjacent building to the west sits slightly behind the 45% rear yard setback line. The subject building will be located to the average-of-adjacent neighbors' rear

wall building lines. This adjustment to the subject building's rear wall is to gain more interior floor space and accommodate necessary clearances for the planned garage at the front of the building (and to comply with CEQA standards for raising the subject building). The proposed 2-story 'pop-out' addition is 1 ½ stories lower than its neighbor and sets 5-feet back from their mutual side property line.

Both Adjacent Properties: The proposed top floor addition to the subject property has been held to the 45% rear yard line.

Overall Neighborhood Open Space Patterns: the proposed rear addition respects and preserves existing mid-block open space patterns in the neighborhood

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 1.8:

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

The Project proposes to contribute a much needed home to the City's housing stock.

OBJECTIVE 4:

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

Policy 4.1:

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

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family.

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 11.6:

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

The Project supports these policies in that the proposed construction is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality second dwelling unit in an area well-served by the City's public transit system. The Castro Street MUNI Station is less than a 10-minute walk from the project site, and several MUNI bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage.

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 does comply 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.

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality single-family house to the City's housing stock.

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

The Project is located in an area well-served by the City's public transit systems. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened as no change to the density on site is proposed.

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.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

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 Application No. 2018-012392CUA** pursuant to Planning Code Sections 249.77(d)(4) and 303(c) to construct an addition at the existing home at 37 Saturn Street that results in less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 7, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 21, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 21, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct an addition to a single family dwelling at 37 Saturn Street that results in a rear yard less than 45% of the lot depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District; in general conformance with plans, dated October 7, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2018-012392CUA and subject to conditions of approval reviewed and approved by the Commission on November 21, 2019 under Motion No. XXXXX. this authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 21, 2019 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

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

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **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 415-575-9017, 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 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

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

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

9. **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

10. **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

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

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

OPERATION

12. **Child Care Fee - Residential.** 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

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

14. **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>

15. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

BENSINGER RESIDENCE

ALTERATIONS AND ADDITIONS

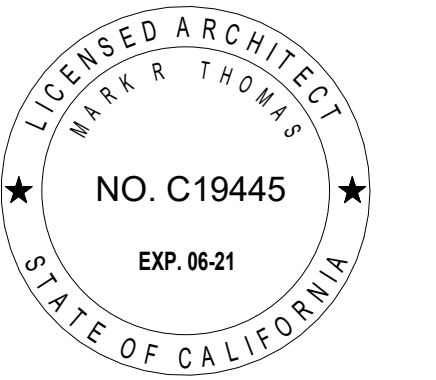
37 SATURN STREET | SAN FRANCISCO | CALIFORNIA 94114

- SITE PERMIT APPLICATION -

HTA!

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
P: (415) 643-5005 F: (415) 495-3336
WWW.HOODTHOMAS.COM



GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE, AS AMENDED BY THE CITY OF SAN FRANCISCO, AND ANY OTHER GOVERNING CODES, RULES, REGULATION, ORDINANCES, LAWS, ORDER, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFY ALL DIMENSIONS IN THE FIELD. CARE HAS BEEN TAKEN TO PREPARE THESE DOCUMENTS USING ALL AVAILABLE INFORMATION PROVIDED BY THE OWNER. DIMENSIONS MARKED (+/-) MAY BE ADJUSTED UP TO 2" AS REQUIRED BY FIELD CONDITIONS. ADJUSTMENTS OF MORE THAN 2" SHALL BE APPROVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS IF CONFLICTS EXIST NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF HIS WORK AND THAT OF ALL SUB-CONTRACTORS. VERIFY AND COORDINATE ALL ROUTING OF MECHANICAL, ELECTRICAL AND PLUMBING ITEMS, ROUGH-IN DIMENSIONS, AND REQUIRED CLEARANCES ASSOCIATED WITH THE PROJECT WORK SUCH THAT CONFLICTS DO NOT OCCUR. NOTIFY ARCHITECT OF PROBLEMATIC CONDITIONS.
- WHERE WORK REQUIRES CUTTING INTO OR DISRUPTION OF EXISTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING BOTH THE AREA OF WORK AND ITS ADJACENT SURFACES TO MATCH ADJACENT EXISTING SURFACES. PATCHING INCLUDES FINISHED PAINTING OF AREA DISRUPTED.
- CONTRACTOR SHALL REMOVE EXISTING WALLS AND OTHER ASSOCIATED CONSTRUCTION AS INDICATED ON THE DEMOLITION PLAN BY DASHED LINES.
- CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH DEMOLITION WORK IN ANY AREA. DEMOLITION OF DOORS, WINDOWS, CABINETS, FINISHES, PARTITIONS OR ANY OTHER NONSTRUCTURAL ITEMS MAY PROCEED AS INDICATED. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA.
- SEE ELECTRICAL POWER & LIGHTING DRAWINGS FOR EXTENT OF (N) LIGHTING TO BE INSTALLED. CONTRACTOR TO REMOVE CEILING PLASTER AS REQUIRED FOR INSTALLATION OF PROPOSED LIGHTING.
- CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS AND MISC. EQUIPMENT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO GUARD THE OWNER, OTHER TENANTS AND THE GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
- CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT DWELLINGS WITHIN THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS, THE CONTRACTOR SHALL INFORM OWNER 72 HOURS IN ADVANCE OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDING.
- CONTRACTOR SHALL REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

GENERAL STRUCTURAL NOTES

- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & REQUIREMENTS.

GENERAL ENERGY CONSERVATION NOTES

- EXTERIOR WALL, ROOF & RAISED FLOOR CAVITIES EXPOSED DURING DEMOLITION ARE TO BE INSULATED PER TITLE 24 ENERGY CALCULATIONS AND OR MANDATORY MEASURES PROVIDED WITHIN THIS DRAWING SET. SEE GENERAL INSULATION NOTES BELOW FOR MINIMUM INSULATION REQUIREMENTS SHOULD TITLE 24 ENERGY CALCULATION NOT BE REQUIRED FOR THIS PROJECT.
- ALL LIGHTING TO COMPLY WITH CCR TITLE 24, LATEST EDITION. SEE GENERAL LIGHTING NOTES & ELECTRICAL & LIGHTING PLANS FOR ENERGY CONSERVATION FEATURES.

GENERAL INSULATION NOTES

- PROVIDE INSULATION AT ALL EXTERIOR WALLS, FLOORS AND ROOFS WHEN EXPOSED DURING REMODELING PER MINIMUM REQUIREMENTS LISTED BELOW, UNLESS OTHERWISE NOTED IN TITLE 24 OR SUPPLEMENTAL GREEN COMPLIANCE DOCUMENTATION.

R-15 AT 2X4 WALLS
R-19 AT 2X6 WALLS AND FLOORS
R-30 AT CEILING

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK IS DESIGN/BUILD BY CONTRACTOR. VERIFY LOCATIONS OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS W/ ACTUAL FIELD CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT CUT NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS.
- VERIFY ELECTRICAL / TELEPHONE / CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK.
- ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES. CONSULT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS AS REQUIRED.
- INSTALL THERMOSTATS AT 64" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR. MECHANICAL SUB-CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
- MINIMUM REQUIREMENTS FOR ELECTRICAL WORK AT ALL HABITABLE ROOMS: PROVIDE DUPLEX RECEPTACLES TO COMPLY WITH CURRENT CEC AS AMENDED BY LOCAL BUILDING CODES AS FOLLOWS:
 - RECEPTACLES SHALL BE 6'-0" FROM DOOR OPENINGS
 - RECEPTACLES SHALL BE SPACED 12'-0" MAXIMUM ON CENTER ALONG WALLS IN HALLWAYS AND IN ROOMS.
 - ANY WALL 2'-0" OR GREATER IN LENGTH SHALL HAVE MINIMUM (1) ELECTRICAL OUTLET.
 - RECEPTACLES SHALL BE PLACED +12" ABOVE THE FINISH FLOOR UNLESS NOTED OTHERWISE.
- MINIMUM REQUIREMENTS FOR ELECTRICAL WORK AT NEW & REMODELED KITCHENS & BATHROOMS: PROVIDE DUPLEX RECEPTACLES IN COMPLIANCE WITH CURRENT CEC AND LOCAL BUILDING CODE AMENDMENTS AS FOLLOWS:
 - RECEPTACLES SHALL BE 4'-0" MINIMUM FROM SINK LOCATIONS.
 - RECEPTACLES SHALL BE SPACED 4'-0" MAX. ON CENTER ALONG KITCHEN & BATH COUNTERS.
 - PROVIDE GFIC AT RECEPTACLES WHERE REQUIRED BY CODE.
 - ALL KITCHEN COUNTERS WIDER THAN 12" TO HAVE RECEPTACLE OUTLETS PER 2016 CEC.
- PROVIDE 20 AMP BRANCH CIRCUITS TO SERVE BATHROOM RECEPTACLE OUTLETS PER CEC 210.11.
- PROVIDE 20 BRANCH CIRCUITS TO SERVE LAUNDRY ROOM RECEPTACLE OUTLETS PER CEC 210.11.
- KITCHENS SHALL BE PROVIDED WITH AT LEAST (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.
- RANGES, DISHWASHERS, WASHER & DRYERS, HVAC EQUIPMENT & GARAGE DOOR OPENERS WHEN INSTALLED, TO BE PROVIDED WITH DEDICATED CIRCUIT AS REQUIRED BY CODE.
- BEDROOMS BRANCH CIRCUITS SHALL BE PROTECTED BY LISTED ARC FAULT CIRCUIT INTERRUPTER PER CEC 210.12.
- INSTALL HARDWIRED SMOKE DETECTORS AT EACH FLOOR OR RESIDENCE ON WALL OR CEILING GIVING ACCESS TO SLEEPING AREAS AND INSIDE ROOMS INTENDED FOR SLEEPING. VERIFY ACCEPTABILITY OF LOCATIONS WITH FIRE MARSHALL / BUILDING INSPECTOR BEFORE INSTALLATION. SMOKE DETECTORS SHALL BE HARDWIRED w/ BATTERY BACK-UP & AUDIBLE IN ALL SLEEPING ROOMS.
- CARBON MONOXIDE ALARMS TO BE INSTALLED IN DWELLING UNITS CONTAINING FUEL BURNING APPLIANCES. ALARM TO BE LOCATED HALLWAYS GIVING ACCESS TO BEDROOMS & ON ALL FLOORS OF DWELLING. COMBINATION CARBON MONOXIDE / SMOKE ALARMS ARE PERMITTED. IF COMBINATION UNIT IS USED, UNIT TO BE INSTALLED PER REQUIREMENTS OF SMOKE ALARMS.
- KITCHEN LIGHTING (REMODELED OR NEW) SHALL BE MIN. 50% HIGH EFFICACY & MUST BE SWITCHED SEPARATELY FROM NON-HIGH EFFICACY LIGHTING.
- BATHROOM, LAUNDRY ROOM, GARAGE & UTILITY ROOM (REMODELED & NEW) SHALL BE ALL HIGH EFFICACY UNLESS NON-HIGH EFFICACY CONTROLLED BY CERTIFIED OCCUPANCY SENSOR(S) WITH MANUAL ON MOTION SENSOR. "ALWAYS-ON" OPTION NOT PERMITTED.
- BEDROOM, HALLWAY, STAIR, DINING ROOM & CLOSET LIGHTING SHALL BE HIGH EFFICACY UNLESS NON-HIGH EFFICACY LIGHTING CONTROLLED BY DIMMER SWITCH OR CERTIFIED OCCUPANCY SENSOR(S) WITH MANUAL ON MOTION SENSOR. "ALWAYS-ON" OPTION NOT PERMITTED.
- LIGHT FIXTURES IN TUB, SHOWER OR ANY OTHER LOCATION SUBJECT TO WATER SPRAY SHALL BE LABELED "SUITABLE FOR WET LOCATION".
- OUTDOOR LIGHTING SHALL BE HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS & PHOTOCONTROL OF LANDSCAPE LIGHTING (NOT ATTACHED TO BUILDINGS).
- RECESSED LIGHTING FIXTURES TO BE "ZERO CLEARANCE INSULATION COVER" (IC) APPROVED AT INSULATED AREAS.
- CLOSET LAMPS SHALL BE ENCLOSED TYPE IF INCANDESCENT. FIXTURE CLEARANCES SHALL BE PER CEC 410.16 (C).

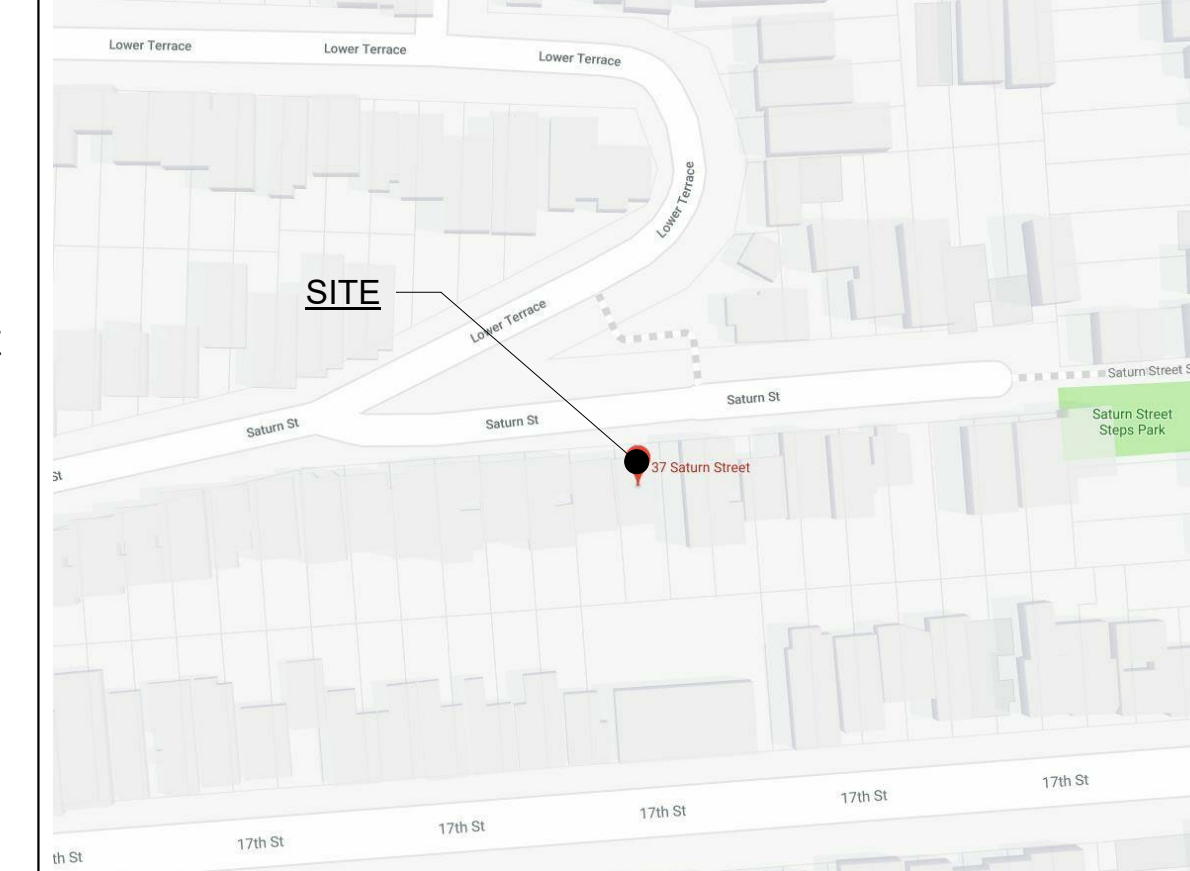
GENERAL PLUMBING NOTES

- ALL PLUMBING SYSTEMS ARE DESIGN / BUILD BY CONTRACTOR. LOCATE THE VARIOUS PLUMBING RUNS INCLUDING DWV AND VERIFY LOCATIONS OF PROPOSED RUNS WITH ACTUAL FIELD CONDITIONS. VERIFY LOCATIONS WITH ARCHITECT. DO NOT CUT, NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS.
- RELOCATE / RECONFIGURE ALL PLUMBING AS REQUIRED AND AS DIAGRAMMATICALLY SHOWN ON DRAWINGS TO ACHIEVE REMODELING OR NEW CONSTRUCTION. WHERE SPACES CONTAINING PLUMBING FIXTURES ARE EITHER NEW OR REMODELED THE FOLLOWING MINIMUM STANDARDS ARE TO BE MET.
- KITCHEN AND LAVATORY FAUCETS TO BE MAX. 1.5 G.P.M MEASURED AT 60 PSI.
- WATER CLOSETS HAVE MAX. 1.28 GPF WATER CONSUMPTION.
- SHOWER HEADS NOT TO EXCEED 2.0 GPM MEASURED AT 80 PSI.
- SHOWERS & TUBS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIX TYPE.
- SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
- DISHWASHER WASTE LINE TO BE PROVIDED WITH APPROVED AIR GAP SEPARATION DEVICE.
- HOSE BIBBS TO HAVE APPROVED BACK-FLOW PREVENTION DEVICE.
- PROVIDE SEISMIC BRACING FOR WATER HEATERS IN ACCORDANCE WITH CPC 507.2.
- ALL HOT WATER PIPES TO BE INSULATED.

GENERAL MECHANICAL NOTES

- ALL MECHANICAL WORK IS DESIGN / BUILD BY CONTRACTOR. VERIFY LOCATION OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS WITH ACTUAL FIELD CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT CUT, NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS. VERIFY ALL ELECTRICAL / TELEPHONE / CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY MECHANICAL SYSTEM WORK. PROVIDE MINIMUM 100 S.I. COMBUSTION AIR AT NEW & REMODELED FAU'S & SPACES CONTAINING THEM PER UMC.
- ALL NEW FAU'S TO BE RATED FOR THEIR SPECIFIC LOCATION.
- NEW & REMODELED BATHROOMS TO BE PROVIDED WITH EXHAUST FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE PER CMC 504.5. PROVIDE BACK-DRAFT DAMPER.
- TYPE B GAS VENTS, WHEN INSTALLED AS PART OF THIS PROJECT TO BE PER CMC 802.6
- RANGEHOOD, BATH VENTILATION EXHAUST, DRYER EXHAUST & SIMILAR ENVIRONMENTAL DUCTS TO TERMINATE AT EXTERIOR OF BUILDING AT LEAST 3'-0" FROM PROPERTY LINE & 3'-0" FROM OPENINGS INTO BUILDINGS.
- INTERSTITIAL SPACES SHALL NOT BE USED TO SUPPLY OR RETURN FORCED AIR.

VICINITY MAP



DRAWING INDEX

- A0.0 COVER SHEET
 - A0.00 TOPOGRAPHIC SURVEY PLAN
 - A0.1 EXISTING & PROPOSED SITE PLAN
 - A0.2 NEIGHBORHOOD PLAN
 - A0.3 DEMO CALCULATION PLANS
 - A0.4 DEMO CALCULATION ELEVATIONS
 - A1.1 PROPOSED BASEMENT
 - A1.2 EXISTING & PROPOSED FLOOR 01
 - A1.3 EXISTING & PROPOSED FLOOR 02
 - A1.4 PROPOSED FLOOR 03
 - A2.1 EXISTING & PROPOSED SOUTH ELEVATION
 - A2.2 EXISTING & PROPOSED NORTH ELEVATION
 - A2.3 EXISTING EAST ELEVATION
 - A2.4 PROPOSED EAST ELEVATION
 - A2.5 EXISTING WEST ELEVATION
 - A2.6 PROPOSED WEST ELEVATION
 - A3.1 EXISTING BUILDING SECTION
 - A3.2 PROPOSED BUILDING SECTION
 - A6.1 DOORS & WINDOW SCHEDULE
 - A7.1 GRADING PLAN @ DRIVEWAY
 - A7.2 ENLARGED SECTION @ DRIVEWAY
- TOTAL SHEETS: 22

PROJECT DATA

- PROJECT DESCRIPTION:**
- EXISTING (2) STORY SINGLE FAMILY RESIDENCE TO BECOME (3) STORY OVER BASEMENT.
 - PROJECT ADDRESS:
37 SATURN STREET
SAN FRANCISCO, CA 4114

PLANNING DEPARTMENT DATA:

- PROPERTY BLOCK: 2646 LOT: 045
- ZONING: RH-2
- HEIGHT: 40'-0" (ALLOWED)
 - EXISTING HEIGHT: 15'-4"
 - PROPOSED HEIGHT: 26'-9"
- PARKING:
 - EXISTING: 0
 - PROPOSED: 1

BUILDING DEPARTMENT DATA:

- OCCUPANCY CLASS: R3
- CONSTRUCTION TYPE: VB

DEFERRED SUBMITTAL:

- SPRINKLER SYSTEM PER NFPA 13R, ENTIRE RESIDENCE

GOVERNING CODES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
 2016 RESIDENTIAL RESIDENTIAL CODE
 2016 CALIFORNIA BUILDING CODE (W/ LOCAL AMENDMENTS)
 2016 CALIFORNIA MECHANICAL CODE (W/ LOCAL AMENDMENTS)
 2016 CALIFORNIA PLUMBING CODE (W/ LOCAL AMENDMENTS)
 2016 CALIFORNIA ELECTRICAL CODE (W/ LOCAL AMENDMENTS)
 2016 CALIFORNIA ENERGY CODE (W/ LOCAL AMENDMENTS)
 2016 CALIFORNIA FIRE CODE
 TITLE 15 OF TOWN MUNICIPAL CODE

PROJECT DIRECTORY

ARCHITECT HOOD THOMAS ARCHITECTS MARK THOMAS 440 SPEAR STREET SAN FRANCISCO, CA 94105 P: (415) 543-5005 F: (415) 495-3336 E: MARK@HOODTHOMAS.COM	OWNER LAUREN BENSINGER & ERIC MENDEZ 37 SATURN STREET SAN FRANCISCO, CA 94114 P: (415) 606-0049 E: LAUREN.BENSINGER@GMAIL.COM
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AREA CALCULATIONS

	EXISTING	PROPOSED
BASEMENT	286 SF	381 SF
1ST FLOOR	454 SF	897 SF
2ND FLOOR	847 SF	628 SF
3RD FLOOR	0 SF	592 SF
TOTAL	1,587 SF	2,498 SF
GARAGE	0 SF	365 SF
GRAND TOTAL	1587 SF	2,863 SF

BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

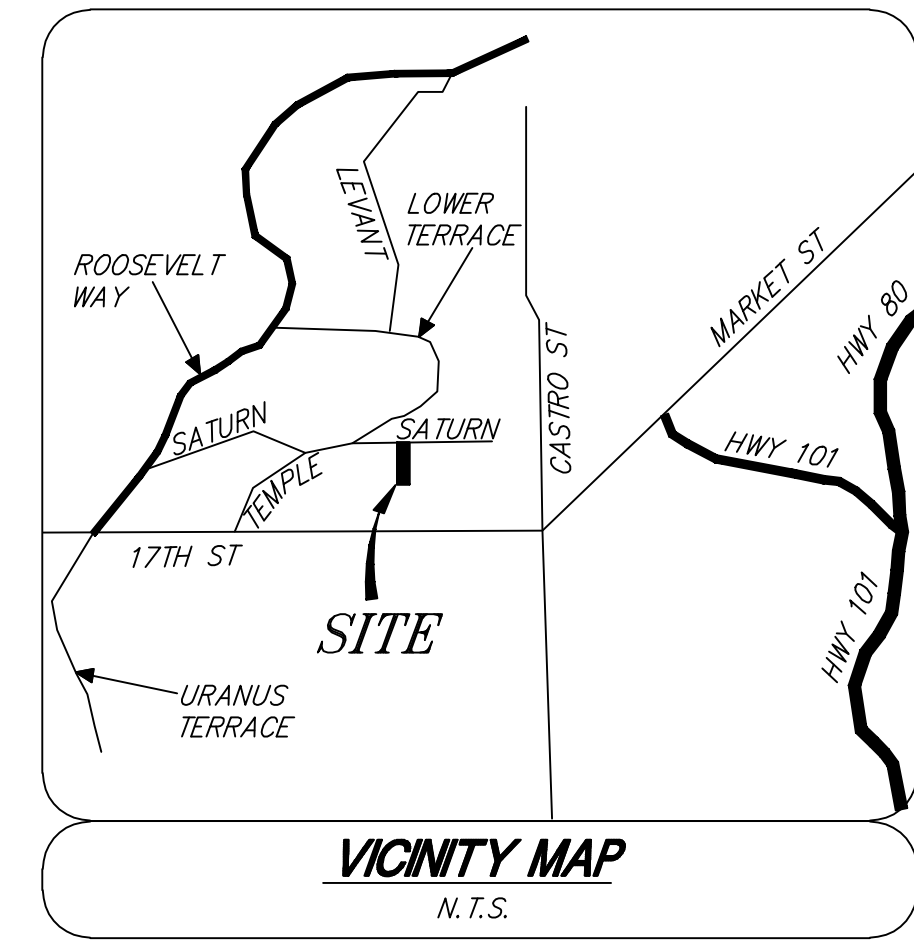
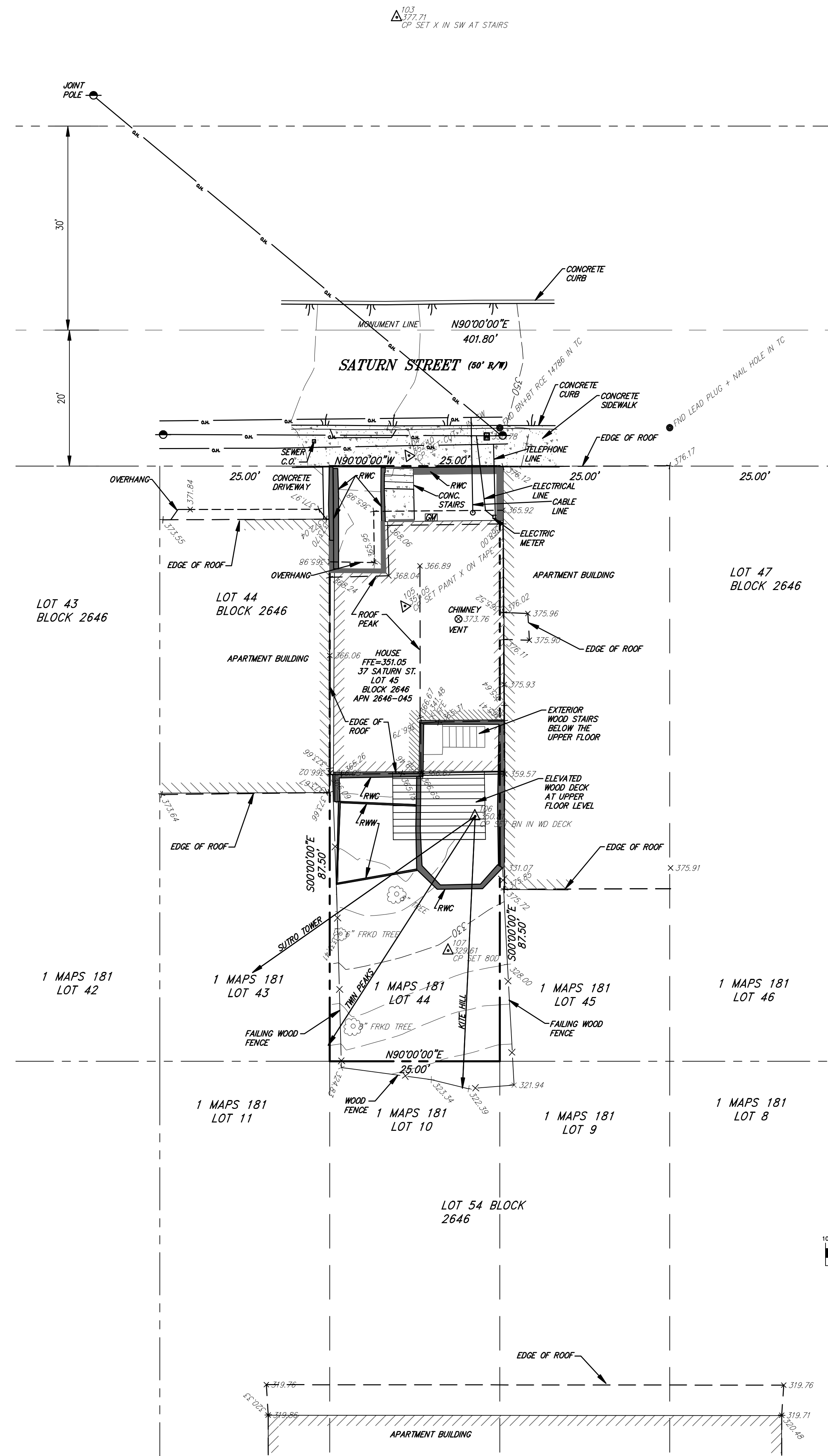
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SHEET TITLE:	

COVER SHEET

SHEET NUMBER:

A0.0

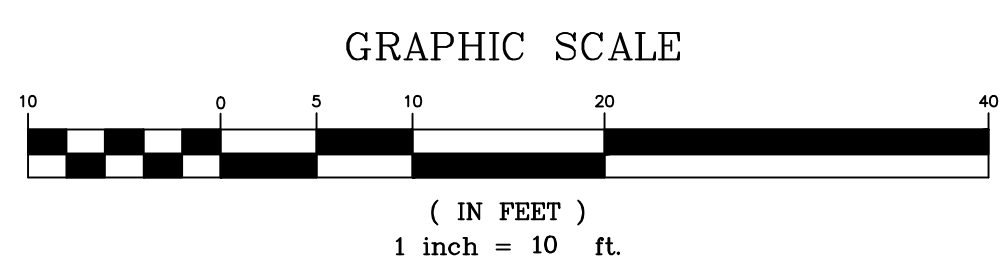
REV #: 4 **DATE:**



LEGEND

	RANDOM CONTROL FOR SURVEY
	EXISTING JOINT POLE
	EXISTING WATER METER
	EXISTING TREE
	EXISTING CONTOURS
	PROPERTY LINE
	OLD LOT LINE
	ADJOINING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
CONC.	CONCRETE
RWW	WOOD RETAINING WALL
RWC	CONCRETE RETAINING WALL
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
C.O.	CLEAN OUT
BN	BRASS NAIL
BT	BRASS TAG
TC	TOP OF CURB
CP	CONTROL POINT
FND	FOUND
APN	ACCESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
FRKD	FORKED

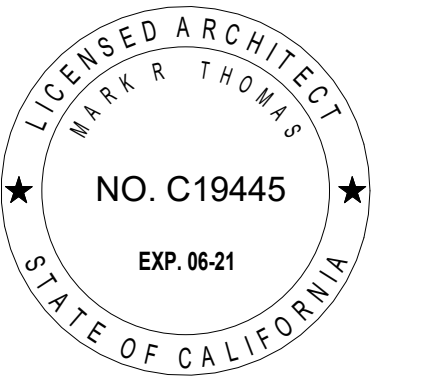
- NOTES**
- VERTICAL DATUM IS NAVD'88. (CCSF BENCHMARK BM11616)
 - HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA SHOWN IN 1 MAPS 181.
 - CONTOUR INTERVAL IS 2'.



A.P.N.: 2646-45
FIELD BOOK NO.: 275
9252T.dwg

ILS ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING 79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763	
LANDS OF BENSINGER 37 SATURN STREET SAN FRANCISCO CALIFORNIA	
DRAWN: H.S./M.J.M. DATE: 3/16/2018 JOB NO.: 9252 SHEET NO.: 1 OF 1	TOPOGRAPHIC MAP

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BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

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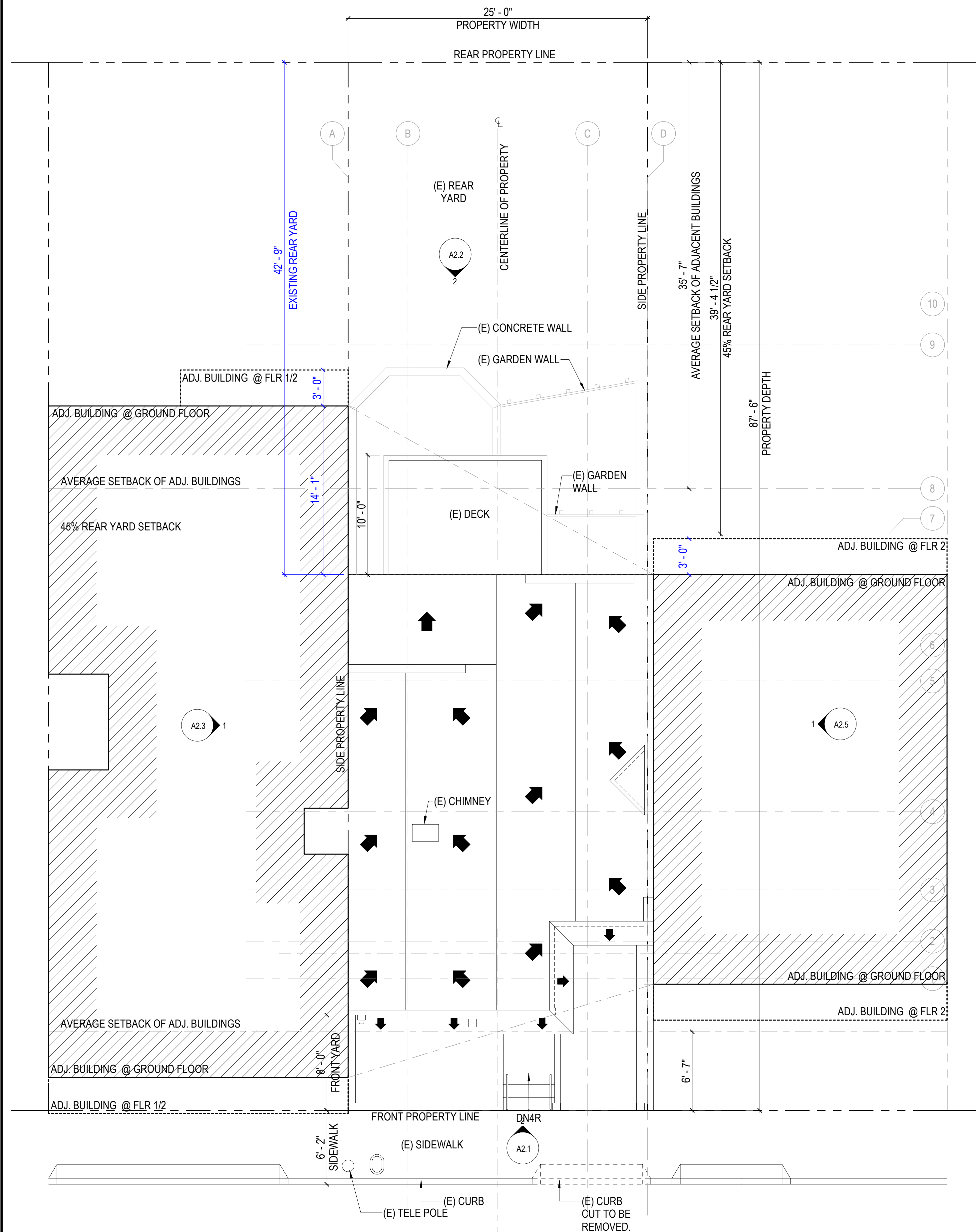
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SHEET TITLE:	

EXISTING & PROPOSED SITE PLAN

SHEET NUMBER:

A0.1

REV #: 4 DATE:

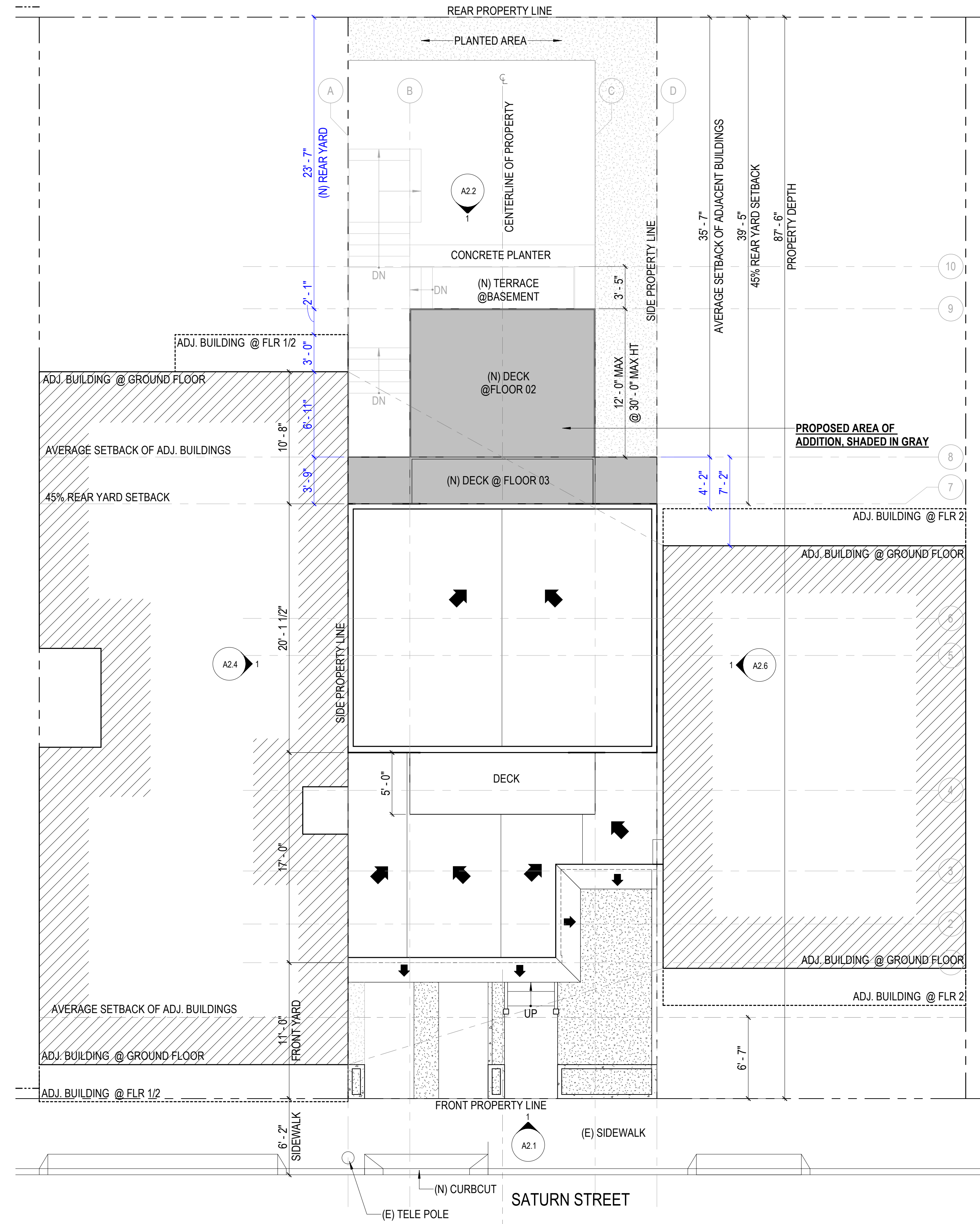


ADJACENT PROPERTY
33-35 SATURN STREET
CONDOMINIUM
BLOCK: 2646 LOT: 070-071

SUBJECT PROPERTY
37 SATURN STREET
(N) 3-STORY OVER BASEMENT
SINGLE FAMILY RESIDENCE
BLOCK: 2646 LOT: 045

ADJACENT PROPERTY
41 SATURN STREET
SINGLE FAMILY RESIDENCE
BLOCK: 2646 LOT: 044

1 SITE PLAN - EXISTING
3/16" = 1'-0"



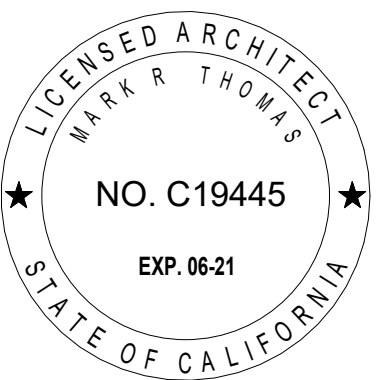
ADJACENT PROPERTY
33-35 SATURN STREET
CONDOMINIUM
BLOCK: 2646 LOT: 070-071

SUBJECT PROPERTY
37 SATURN STREET
(N) 3-STORY OVER BASEMENT
SINGLE FAMILY RESIDENCE
BLOCK: 2646 LOT: 045

ADJACENT PROPERTY
41 SATURN STREET
SINGLE FAMILY RESIDENCE
BLOCK: 2646 LOT: 044

2 SITE PLAN - PROPOSED
3/16" = 1'-0"





BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
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DRAWN BY: TL
DATE: 10.07.19
SHEET TITLE:

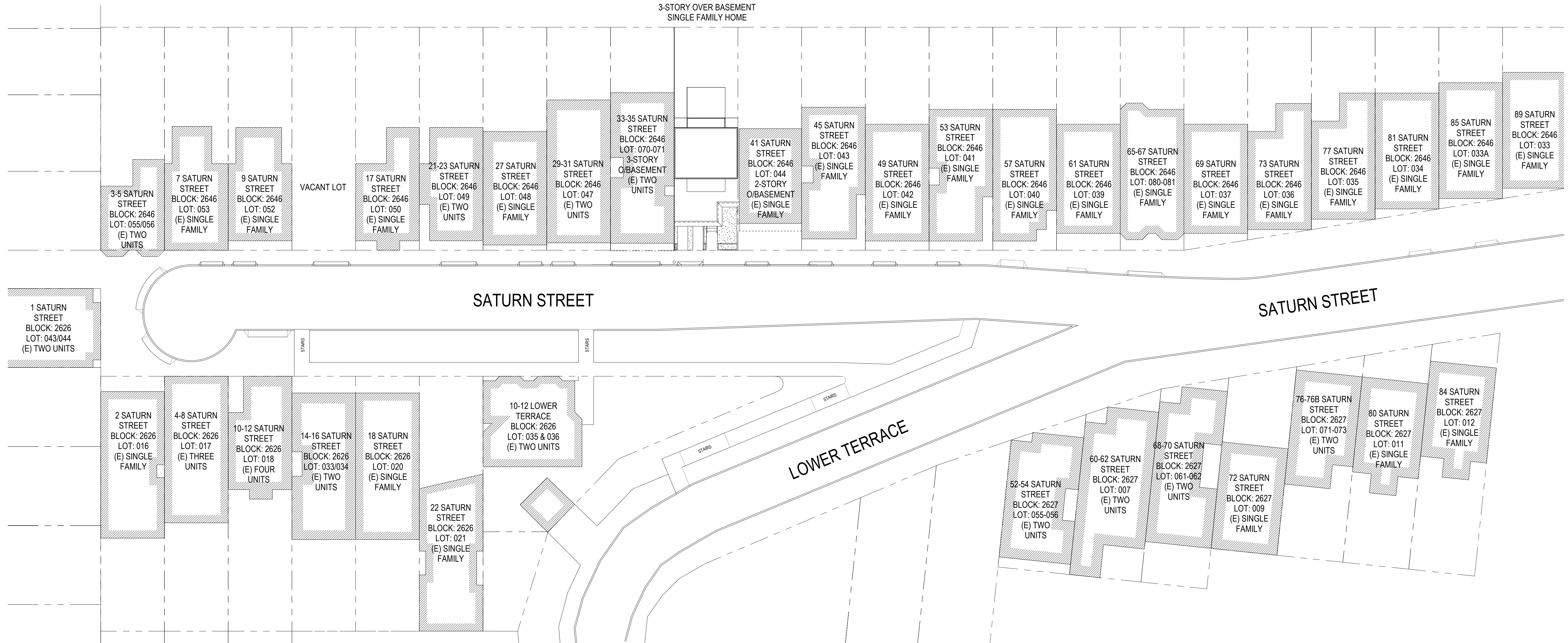
NEIGHBORHOOD PLAN

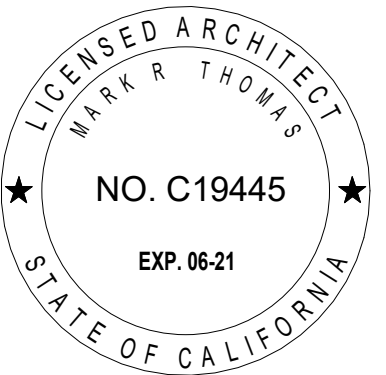
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A0.2

REV #: 4 DATE:

SUBJECT PROPERTY
37 SATURN STREET
BLOCK: 2646 LOT: 045
3-STORY OVER BASEMENT
SINGLE FAMILY HOME



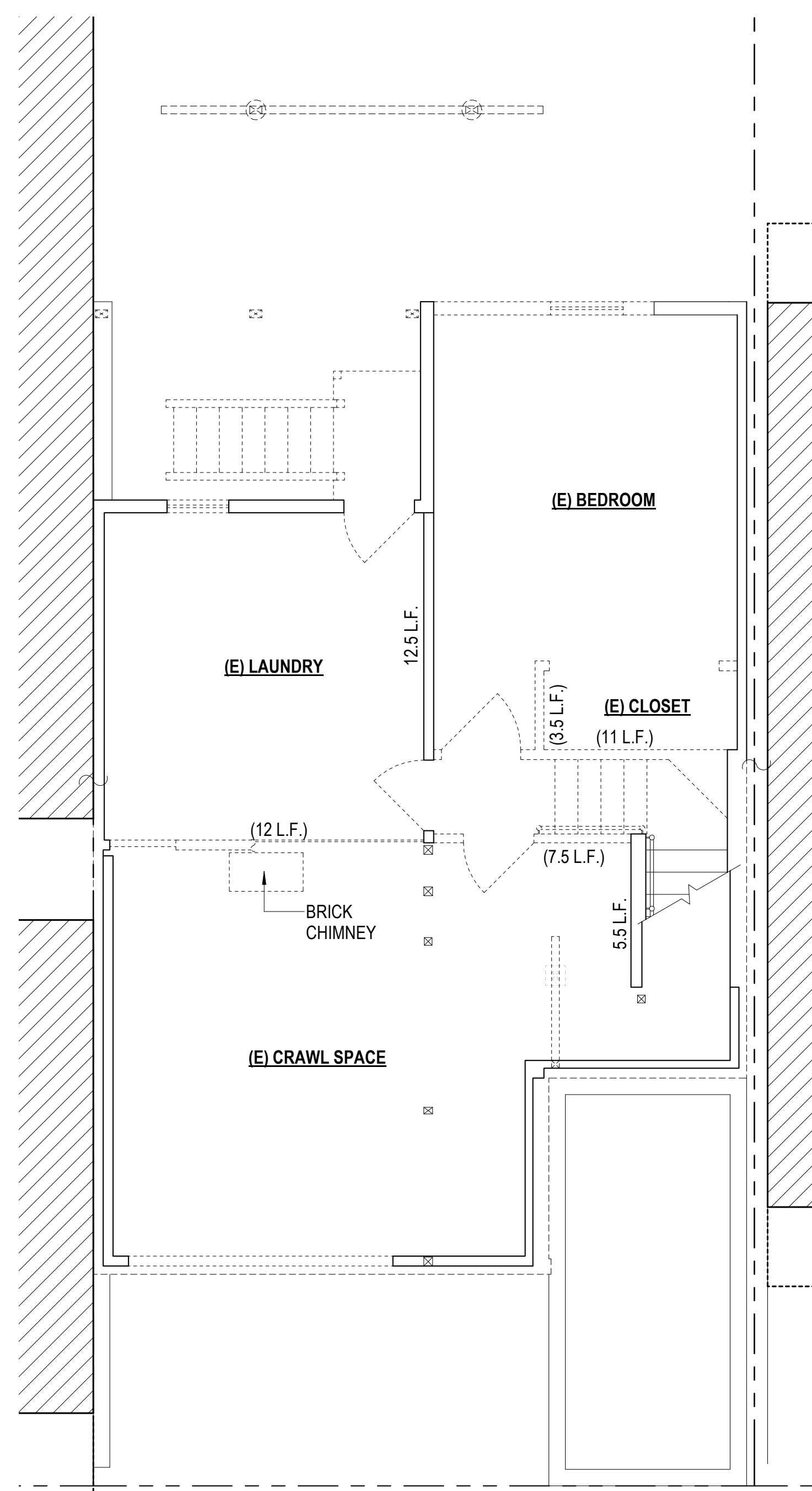


 EXISTING
 DEMOLISHED
 NEW
 NEW 1-HOUR RATED

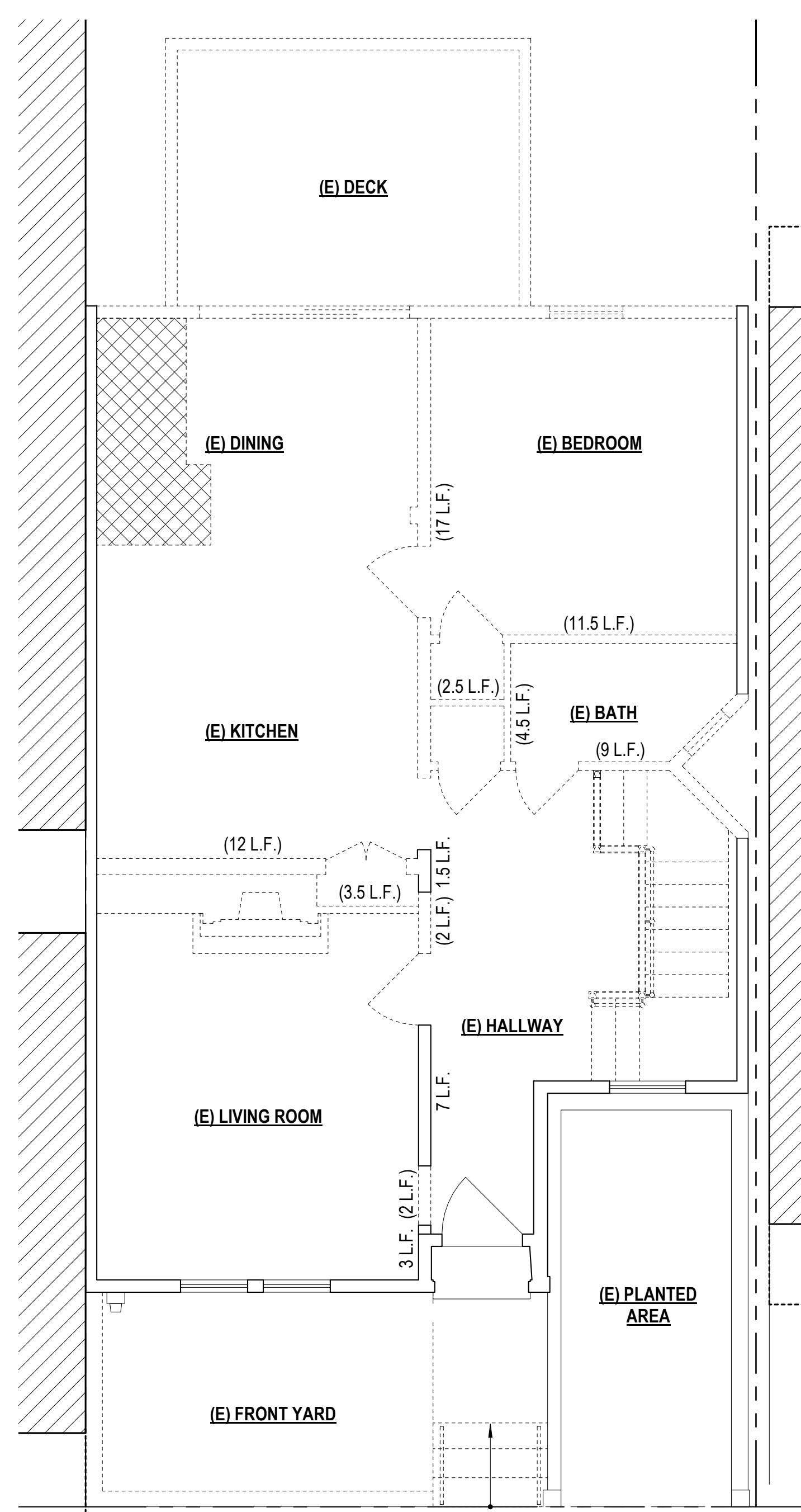
BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

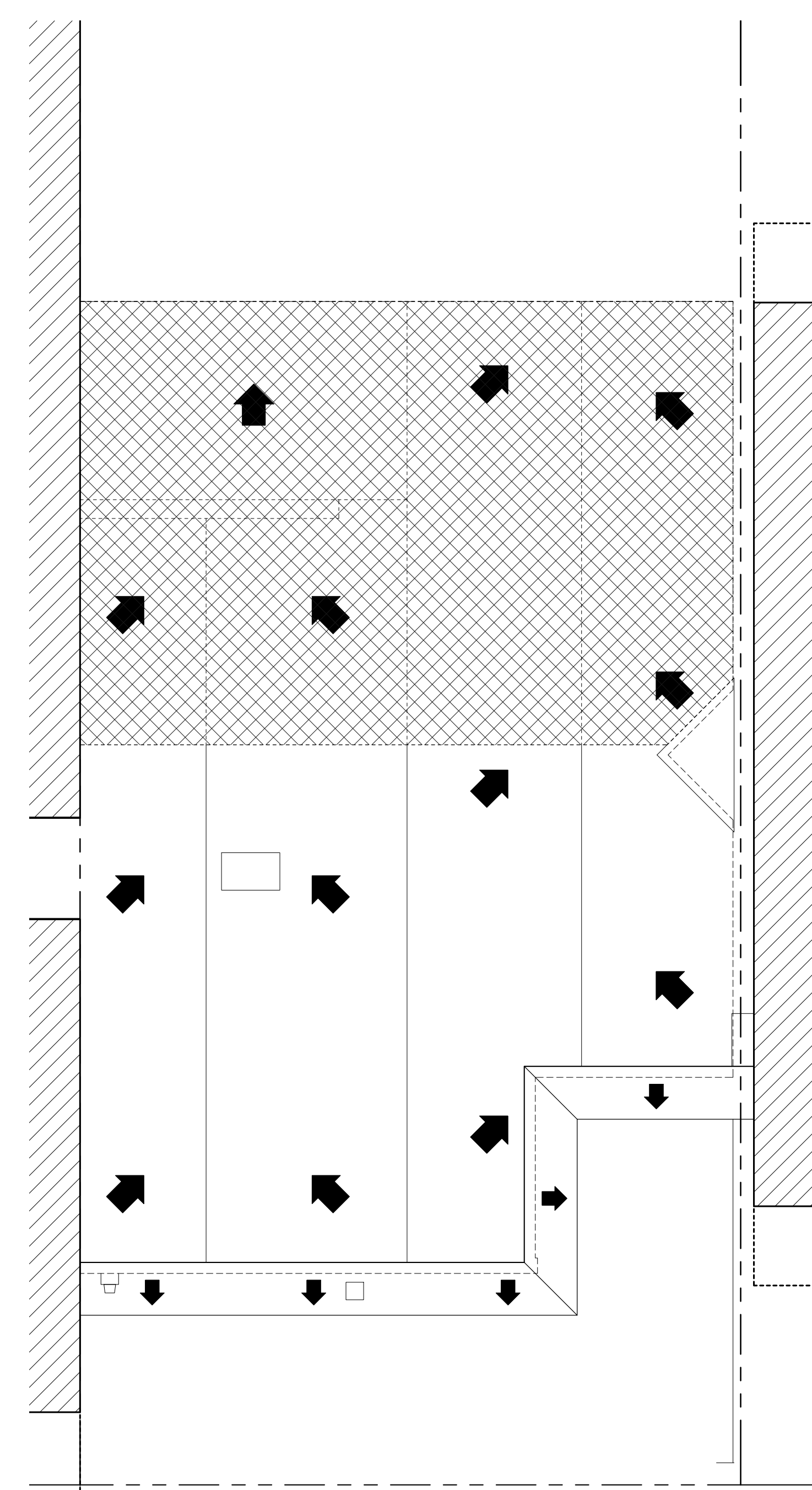
ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19



① FLOOR 01 - DEMO CALCULATION
1/4" = 1'-0"



② FLOOR 02 - DEMO CALCULATION
1/4" = 1'-0"



③ ROOF - DEMO CALCULATION
1/4" = 1'-0"

AREA REMOVED

DEMOLITION CALCULATION TABLE

PER SAN FRANCISCO PLANNING CODE SECTION 1005(F) A PROJECT IS CONSIDERED TANTAMOUNT TO DEMOLITION WHEN PROPOSED REMOVAL OF (E) BUILDING WALLS AND STRUCTURAL ELEMENTS EXCEEDS ANY OF THE FOLLOWING THRESHOLDS:

1. REMOVAL OF MORE THAN 25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET.

FACADE FACING PUBLIC WAY	(E) AREA	AREA REMOVED	PERCENT REMOVED
FRONT FACADE (NORTH)	429 S.F.	0 S.F.	0% < 25%
WEST FACADE (WEST)	114 S.F.	0 S.F.	0% < 25%
	543 S.F.	0 S.F.	0% < 25%

PROJECT DOES NOT EXCEED THRESHOLD.

2. REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS EXTERNAL WALLS.

FACADE	(E) AREA	AREA REMOVED FROM EXTERIOR FUNCTION	PERCENT REMOVED
FRONT FACADE (NORTH)	429 S.F.	0 S.F.	0%
REAR FACADE (SOUTH)	603 S.F.	603 S.F.	100%
SIDE FACADE (WEST)	891 S.F.	76 S.F.	8.5%
SIDE FACADE (EAST)	867 S.F.	0 S.F.	0%
	2,790 S.F.	679 S.F.	24.34% < 50%

PROJECT DOES NOT EXCEED THRESHOLD.

3. REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL WALL OR INTERNAL WALL.

FACADE	(E) AREA	AREA REMOVED FROM EXT./INT. FUNCTION	PERCENT REMOVED
FRONT FACADE (SOUTH)	429 S.F.	0 S.F.	0%
REAR FACADE (NORTH)	603 S.F.	473 S.F.	78.4 %
SIDE FACADE (WEST)	891 S.F.	76 S.F.	8.5%
SIDE FACADE (EAST)	935 S.F.	0 S.F.	0%
	2,858 S.F.	549 S.F.	19.2 % < 25%

PROJECT DOES NOT EXCEED THRESHOLD.

4. REMOVAL OF MORE THAN 75% OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES.

INTERIOR STRUCTURE	(E) AREA	AREA REMOVED	PERCENT REMOVED
FLOOR PLATE:	740 S.F.	31 S.F.	4%
INTERIOR STRUCTURE (WALLS)	127.5 L.F.	98 L.F.	77%
ROOF AREA:	904 S.F.	411 S.F.	45%
PERCENT OF INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES REMOVED (3% + 77% + 45%) 42% < 75%			

*PROJECT DOES NOT EXCEED THRESHOLD.

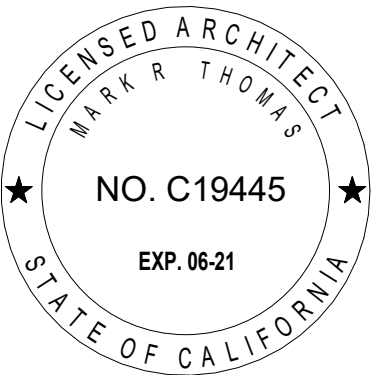
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SHEET TITLE:

DEMO CALCULATION PLANS

SHEET NUMBER:

A0.3

REV #: 4 **DATE:**



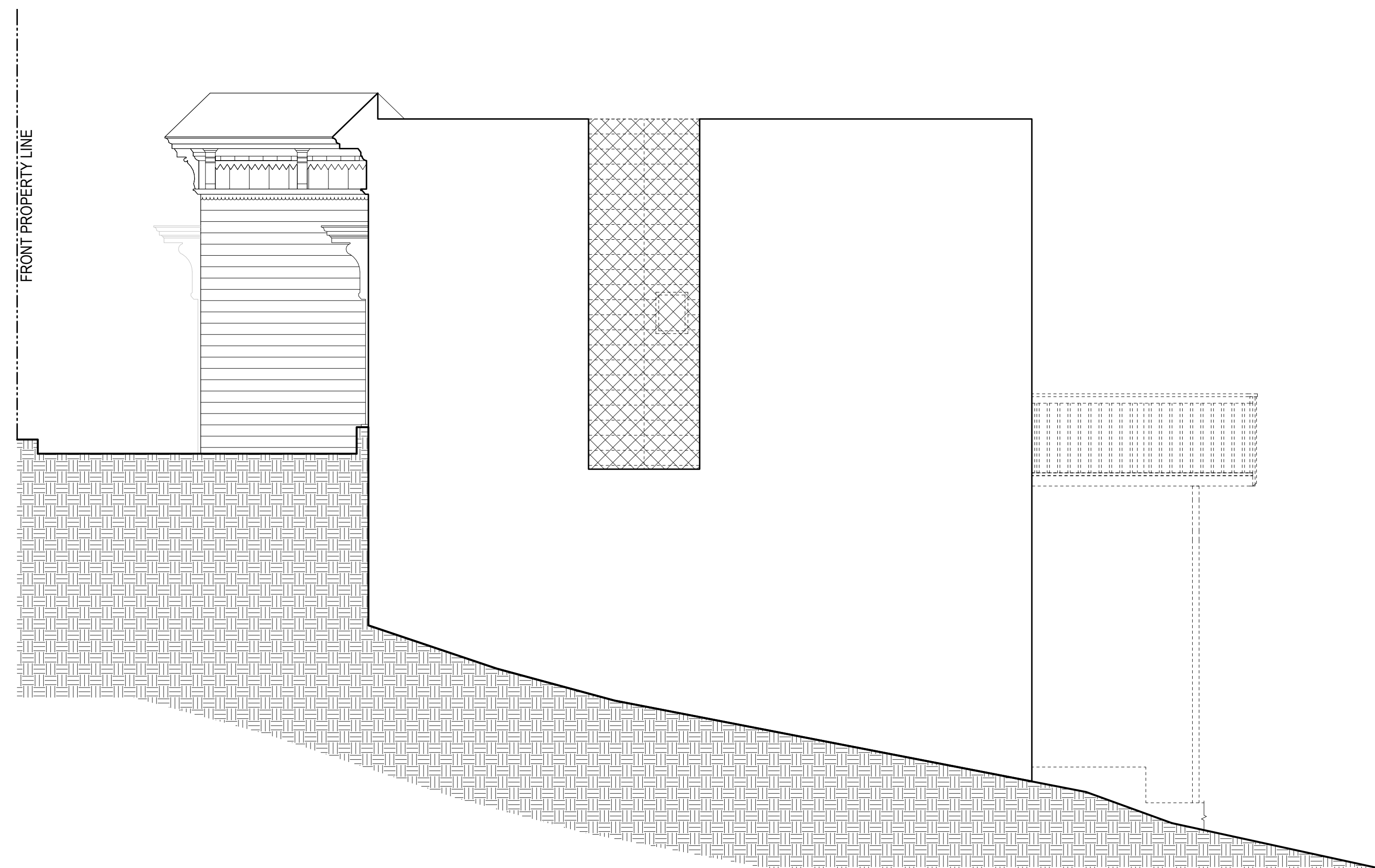
BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA 94114

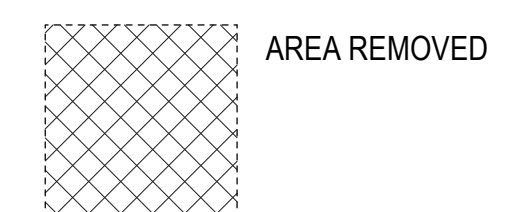
ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19



① EXISTING FRONT ELEVATION - DEMO CALC
1/4" = 1'-0"



④ EXISTING WEST (SIDE) ELEVATION - DEMO CALC
1/4" = 1'-0"



DEMOLITION CALCULATION TABLE

PER SAN FRANCISCO PLANNING CODE SECTION 1005(F) A PROJECT IS CONSIDERED TANTAMOUNT TO DEMOLITION WHEN PROPOSED REMOVAL OF (E) BUILDING WALLS AND STRUCTURAL ELEMENTS EXCEEDS ANY OF THE FOLLOWING THRESHOLDS:

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PROJECT DOES NOT EXCEED THRESHOLD.

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	2,790 S.F.	679 S.F.	24.34% < 50%

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PROJECT DOES NOT EXCEED THRESHOLD.

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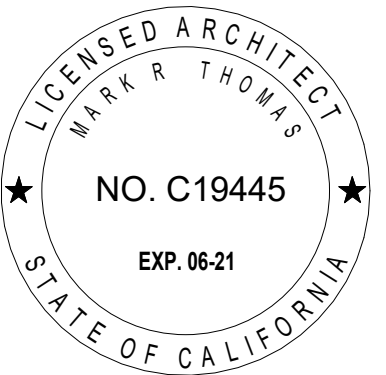
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SHEET TITLE:

DEMO CALCULATION ELEVATIONS

SHEET NUMBER:

A0.4

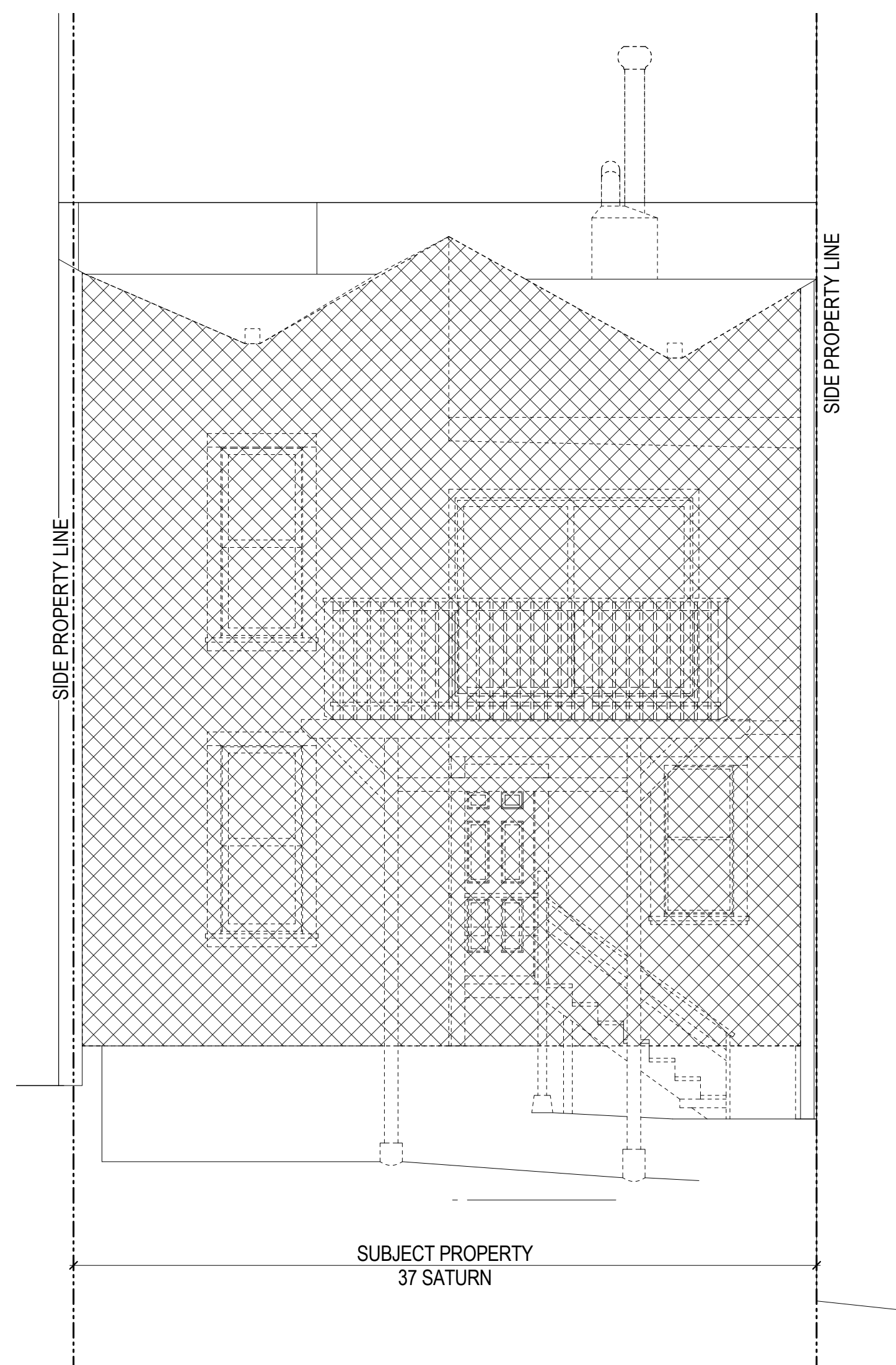
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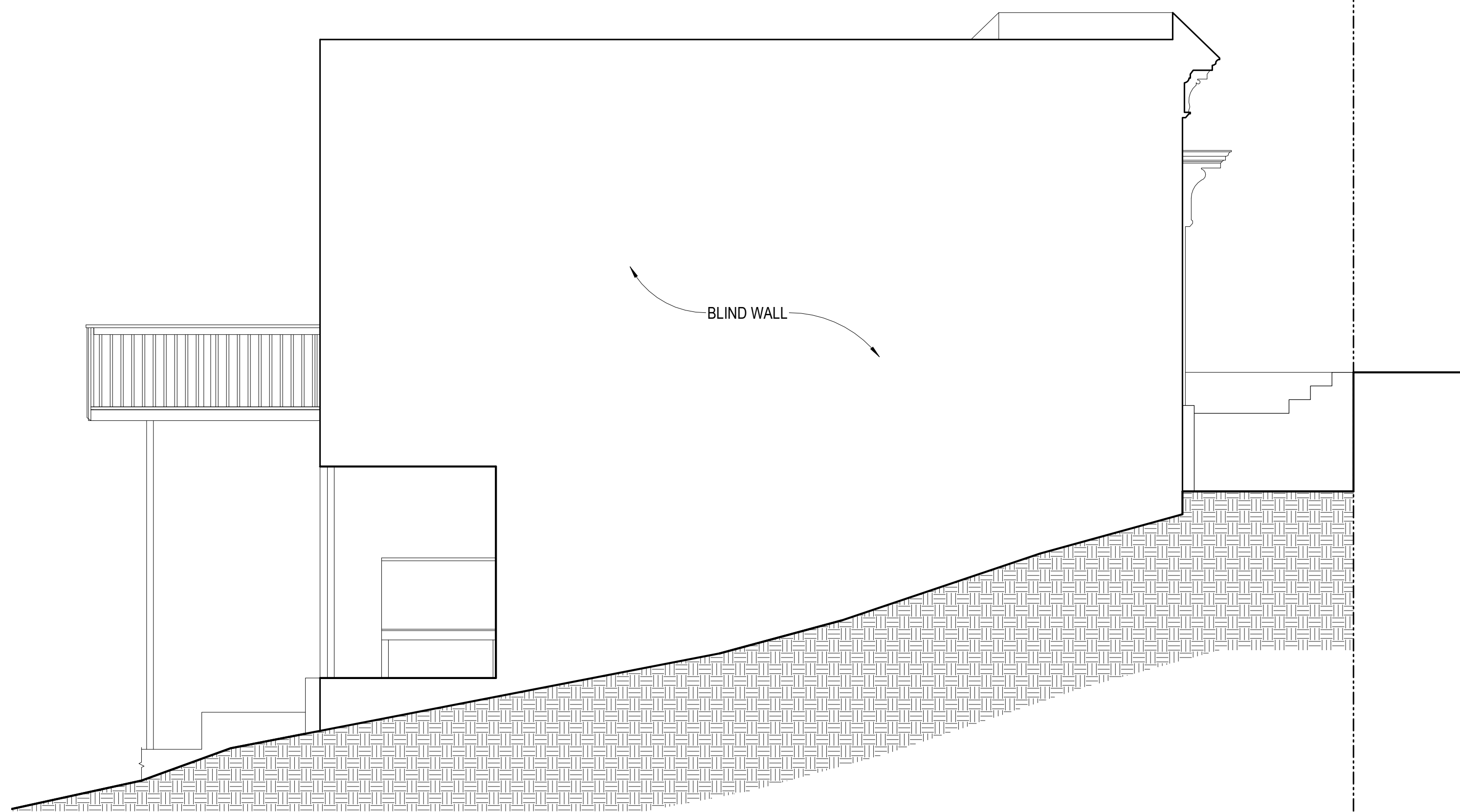
BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA 94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19



② EXISTING REAR ELEVATION - DEMO CALC
1/4" = 1'-0"



① EXISTING EAST (SIDE) ELEVATION - DEMO CALC
1/4" = 1'-0"

DEMOLITION CALCULATION TABLE

PER SAN FRANCISCO PLANNING CODE SECTION 1005(F) A PROJECT IS CONSIDERED TANTAMOUNT TO DEMOLITION WHEN PROPOSED REMOVAL OF (E) BUILDING WALLS AND STRUCTURAL ELEMENTS EXCEEDS ANY OF THE FOLLOWING THRESHOLDS:

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	543 S.F.	0 S.F.	0% < 25%

PROJECT DOES NOT EXCEED THRESHOLD.

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PROJECT DOES NOT EXCEED THRESHOLD.

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*PROJECT DOES NOT EXCEED THRESHOLD.

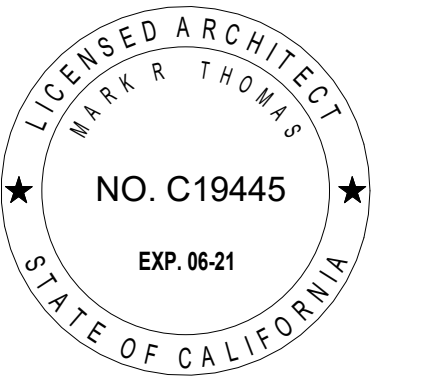
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DEMO CALCULATION ELEVATIONS

SHEET NUMBER:

A0.5

REV #: 4 **DATE:**



- EXISTING
- DEMOLISHED
- NEW
- NEW 1-HOUR RATED

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37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

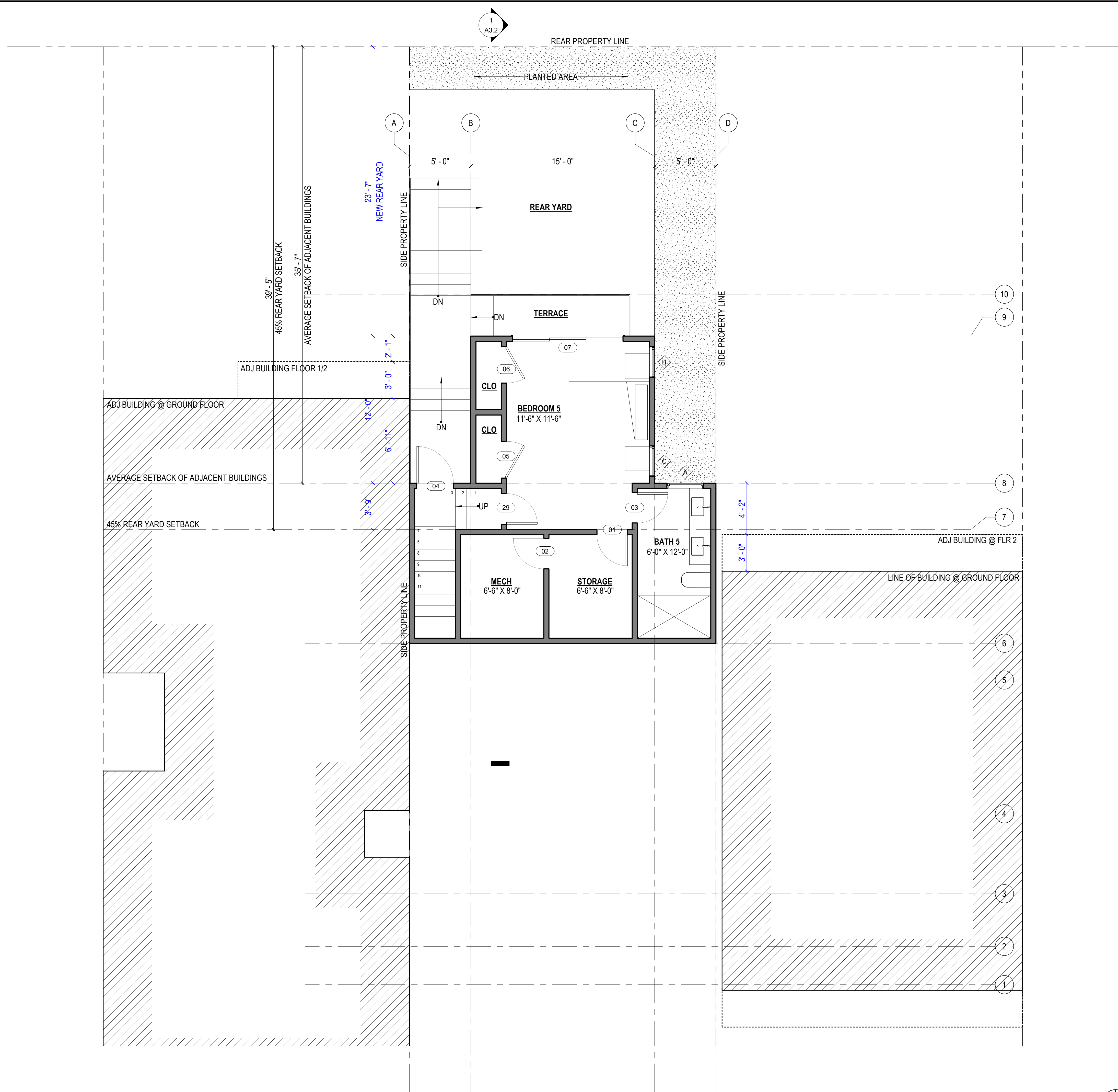
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PROPOSED BASEMENT

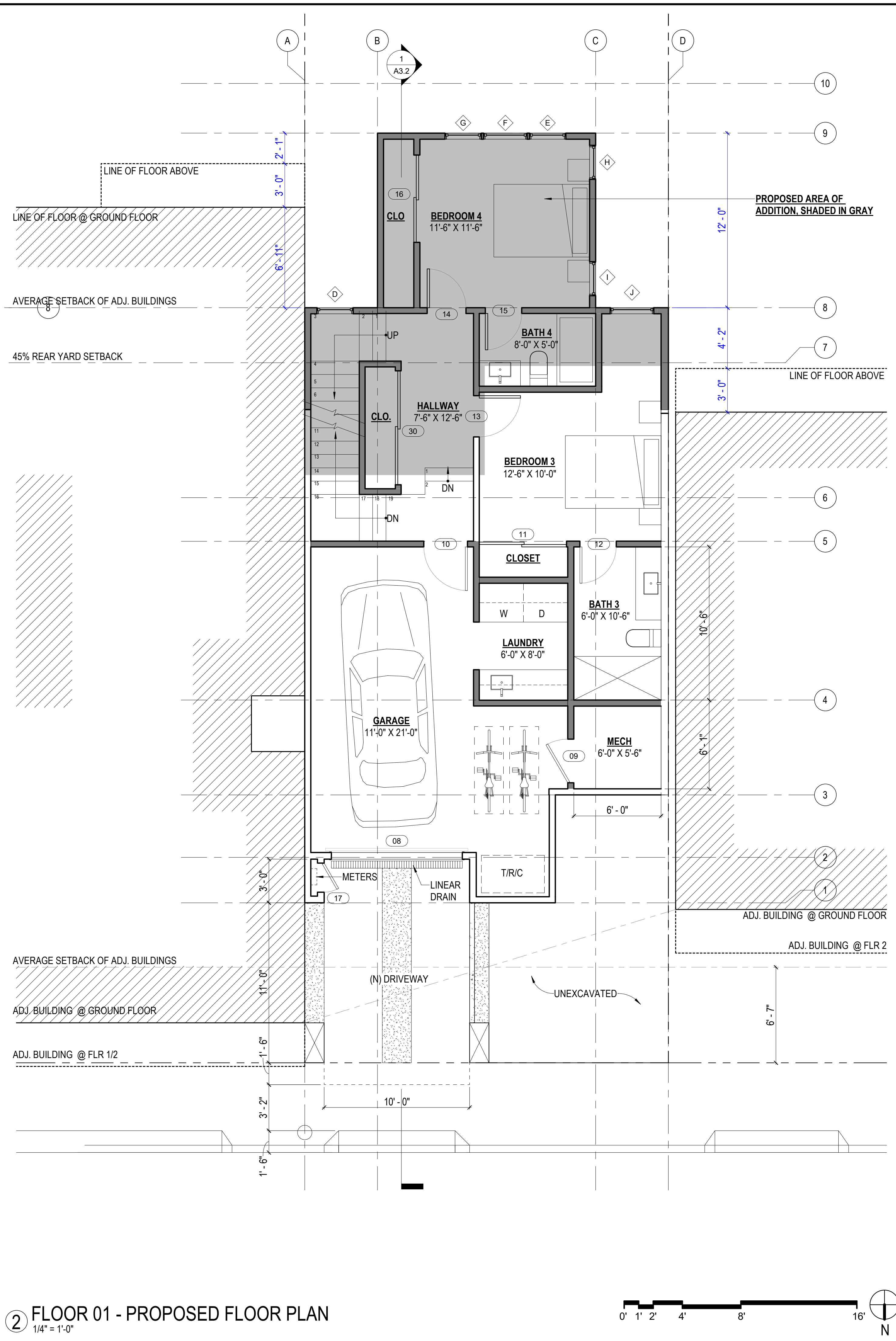
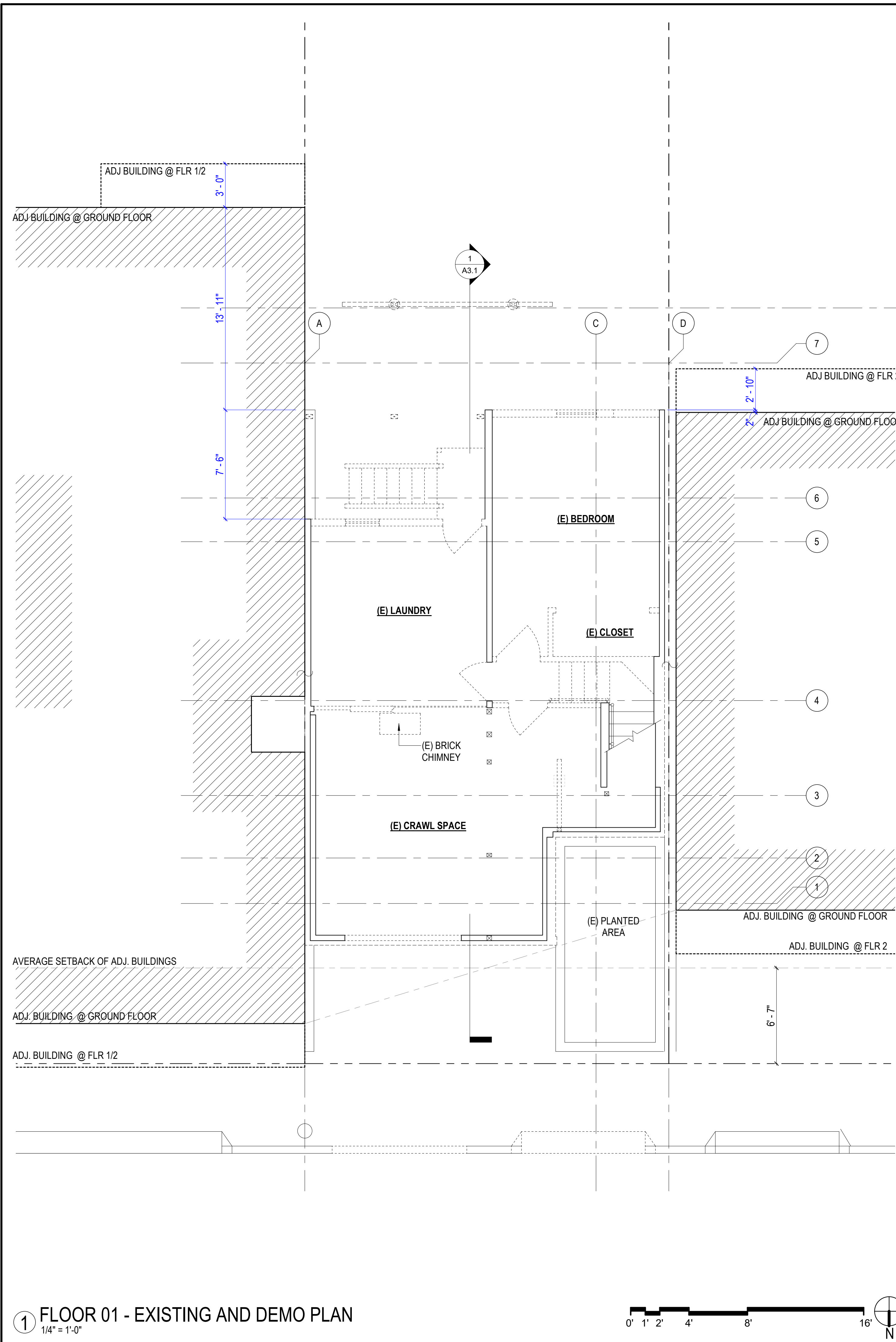
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A1.1

REV #: 4 DATE:



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



BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

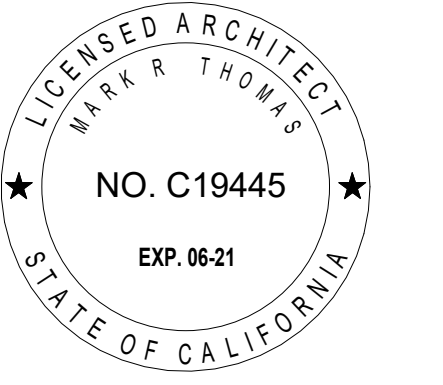
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EXISTING & PROPOSED FLOOR 01

SHEET NUMBER:

A1.2

REV #: 4 DATE:



- EXISTING
- DEMOLISHED
- NEW
- NEW 1-HOUR RATED

BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

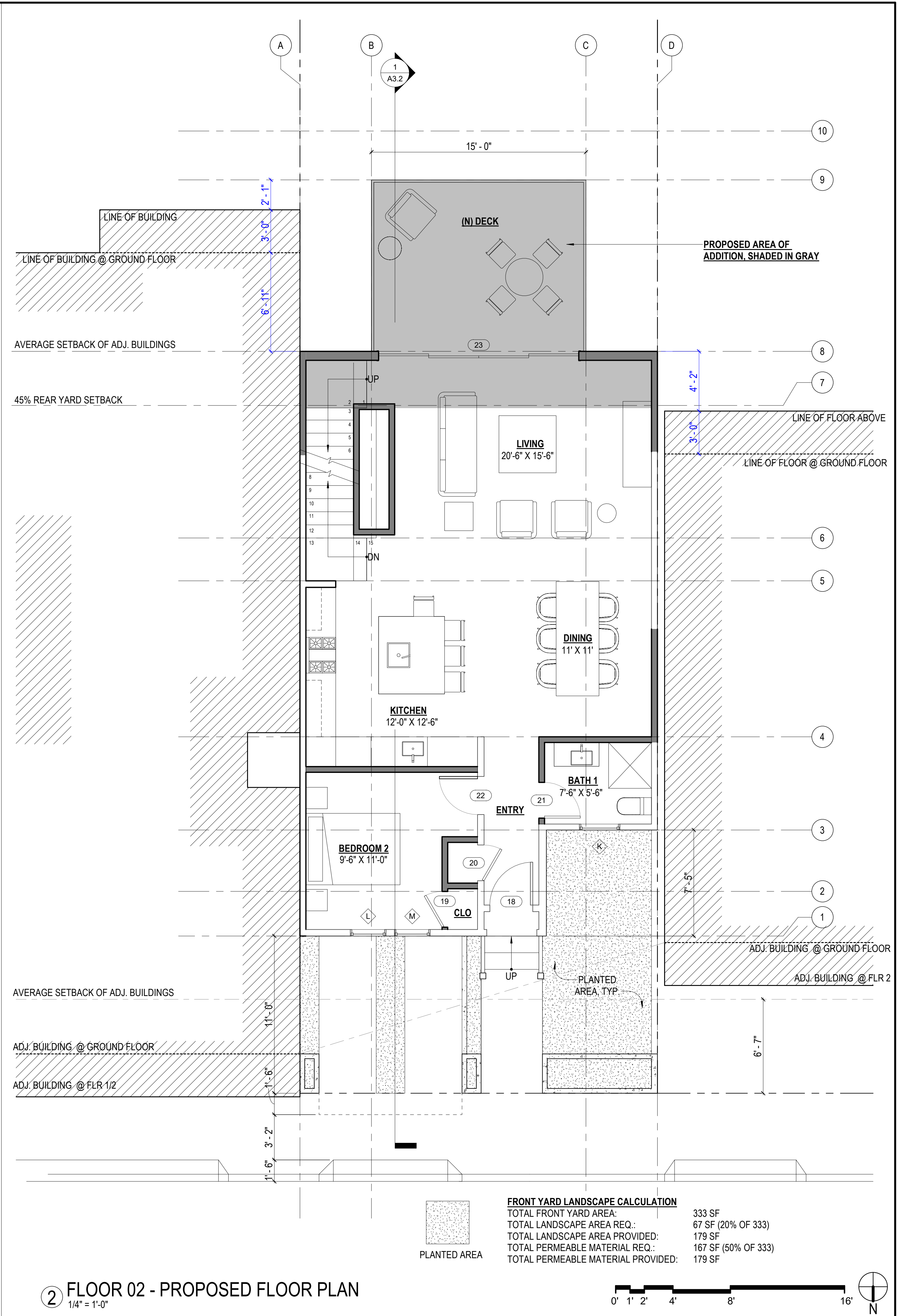
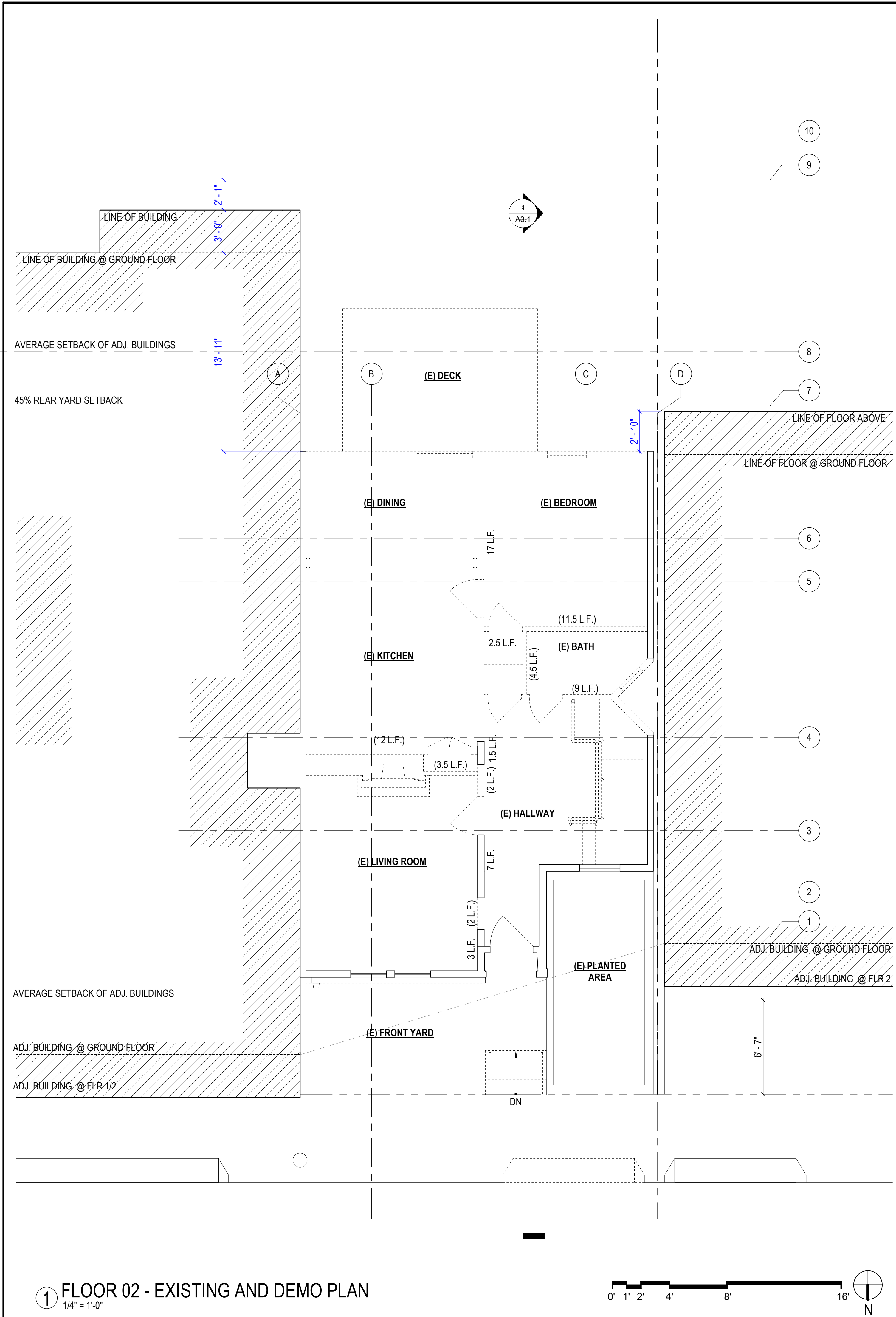
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EXISTING & PROPOSED FLOOR 02

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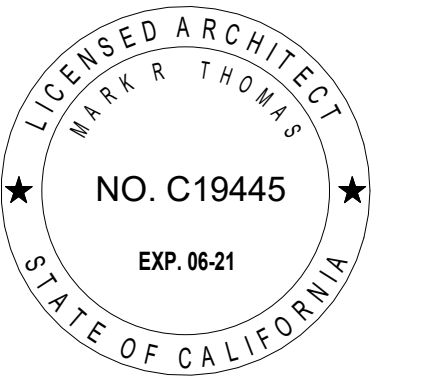
A1.3

REV #: 4 **DATE:**



FRONT YARD LANDSCAPE CALCULATION

TOTAL FRONT YARD AREA:	333 SF
TOTAL LANDSCAPE AREA REQ.:	67 SF (20% OF 333)
TOTAL LANDSCAPE AREA PROVIDED:	179 SF
TOTAL PERMEABLE MATERIAL REQ.:	167 SF (50% OF 333)
TOTAL PERMEABLE MATERIAL PROVIDED:	179 SF



- EXISTING
- DEMOLISHED
- NEW
- NEW 1-HOUR RATED

BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
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PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

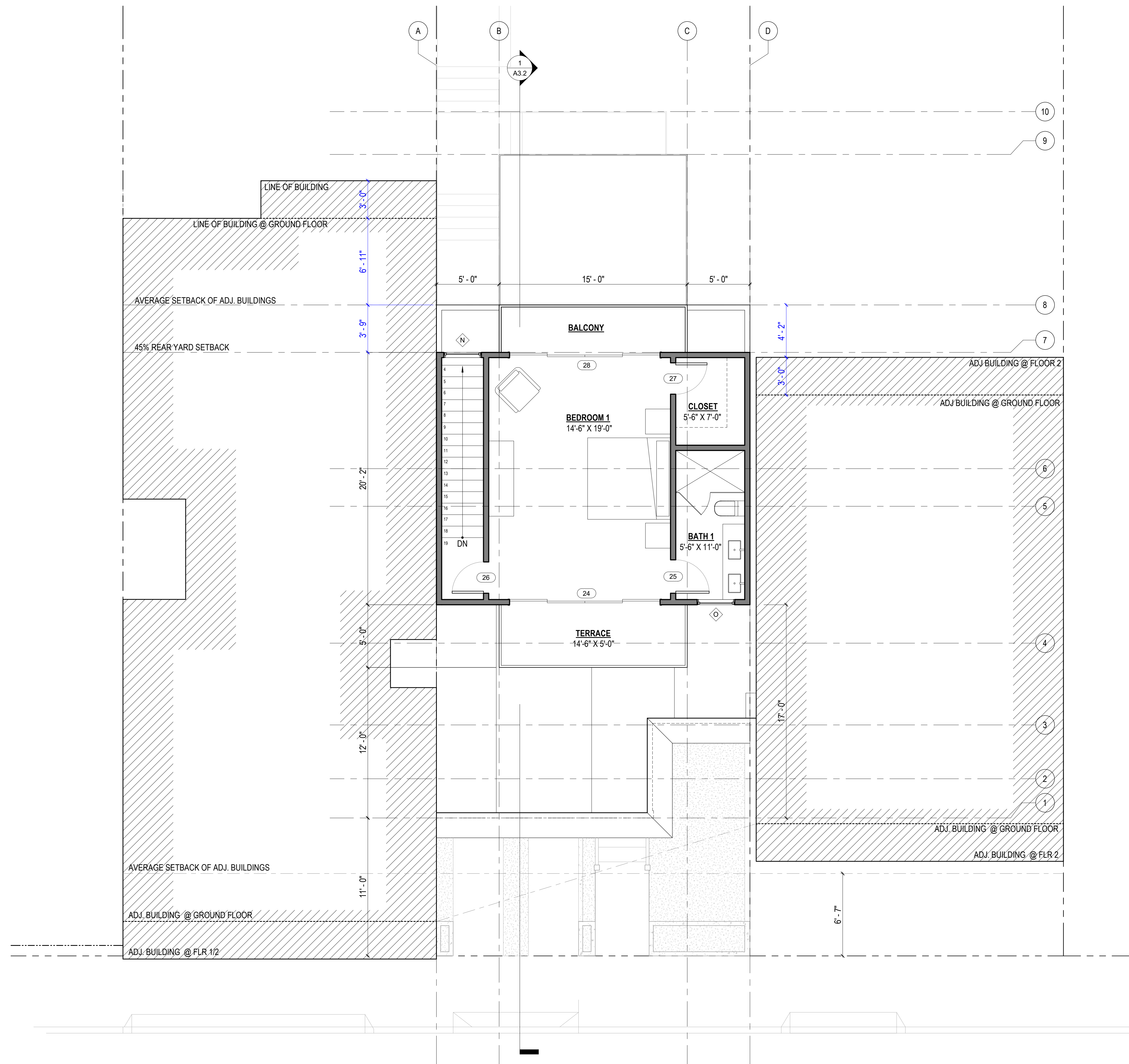
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PROPOSED FLOOR 03

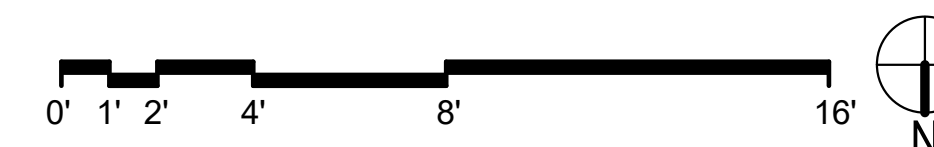
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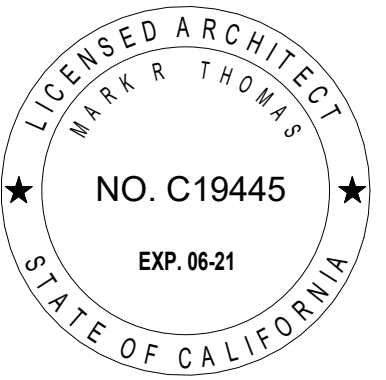
A1.4

REV #: 4 **DATE:**



1 FLOOR 03 - PROPOSED FLOOR PLAN
1/4" = 1'-0"





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37 SATURN STREET
SAN FRANCISCO,
CA 94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

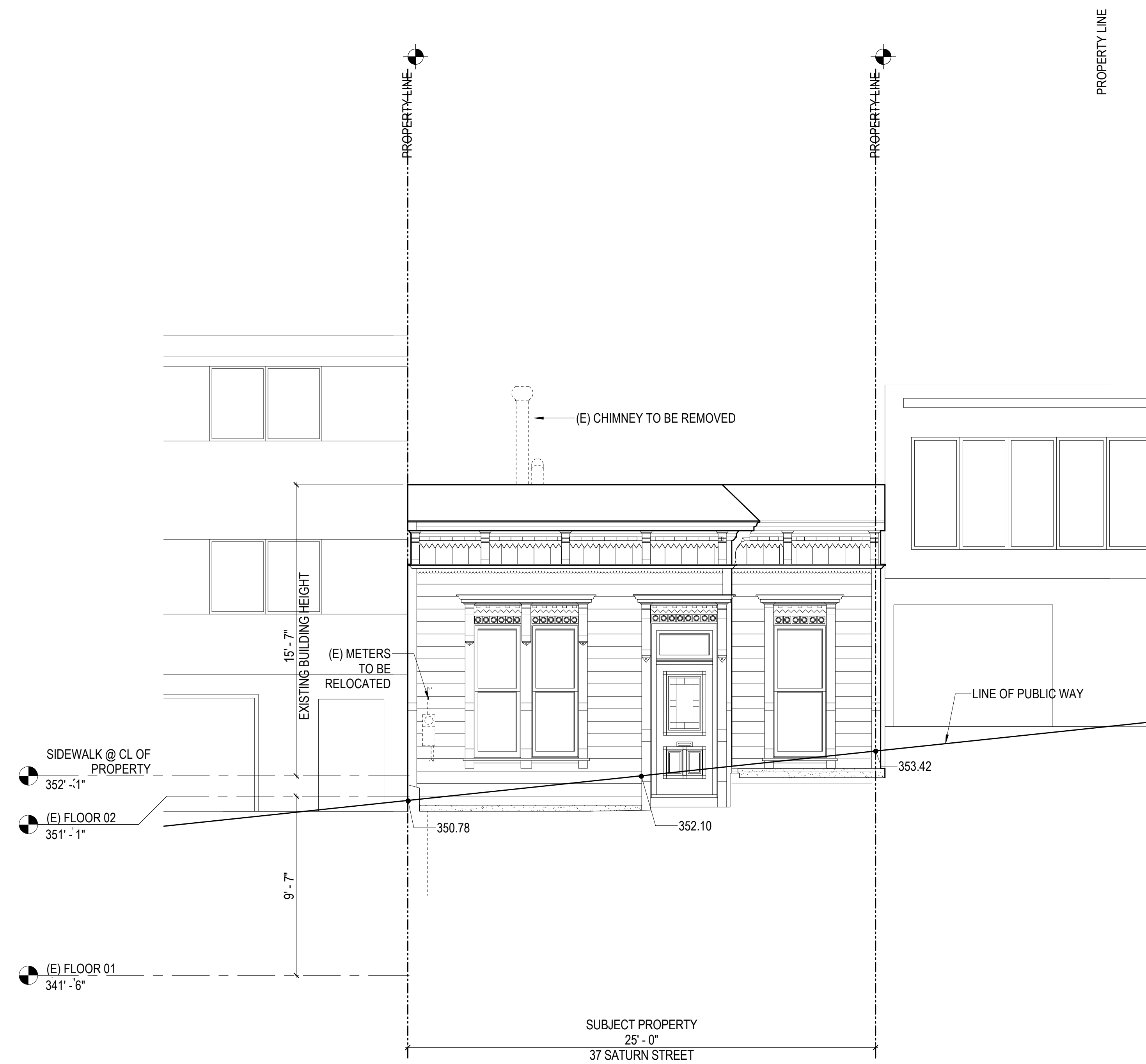
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EXISTING & PROPOSED SOUTH ELEVATION

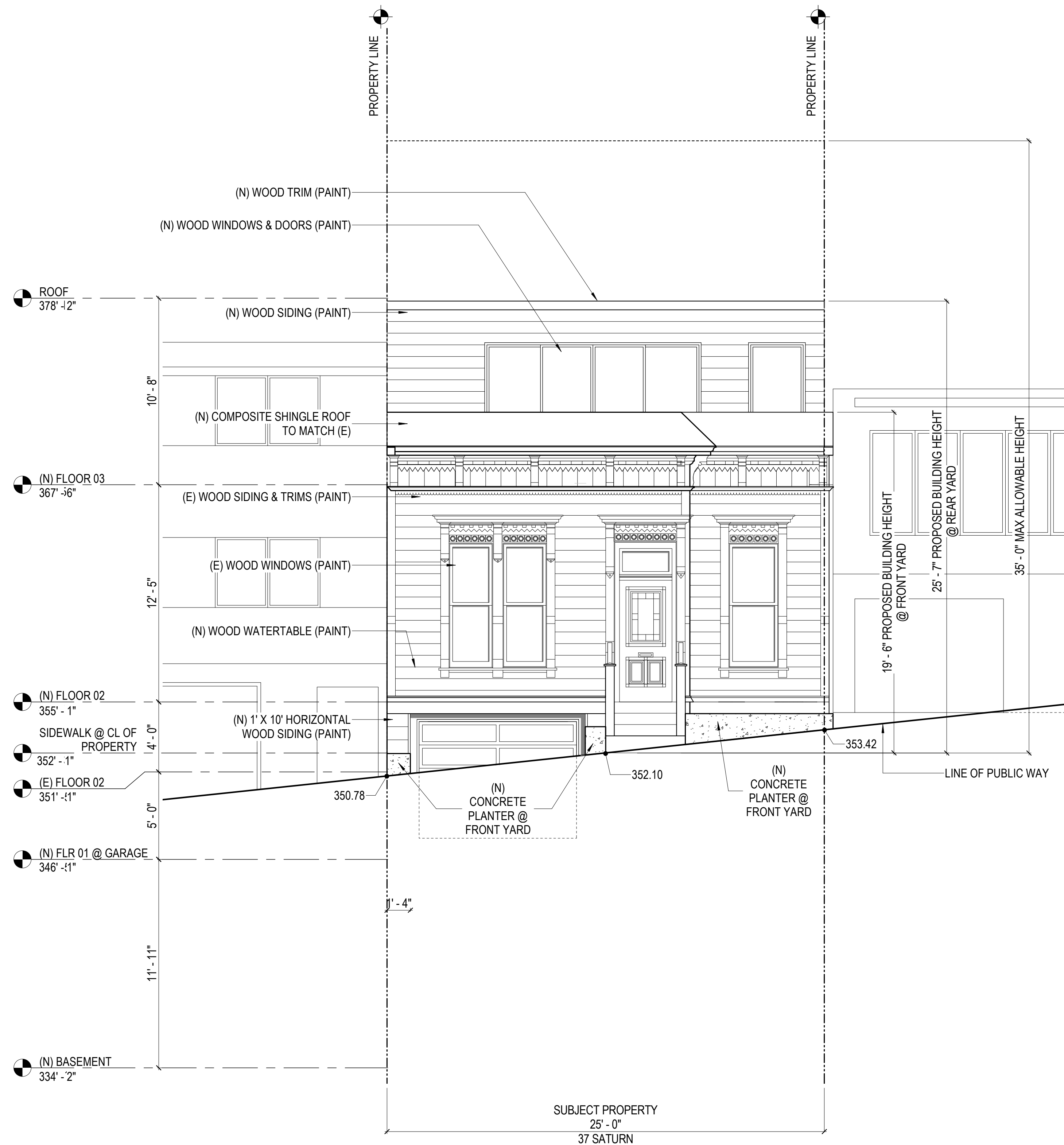
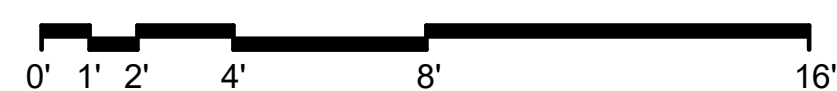
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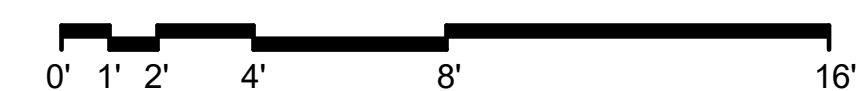
REV #: 4 **DATE:**

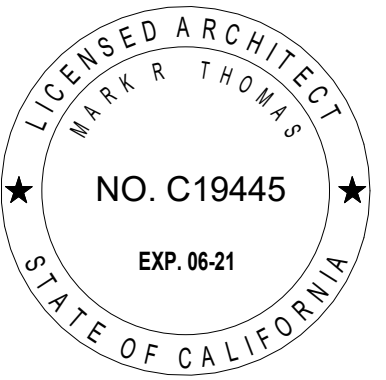


2 EXISTING FRONT ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"





BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

DRAWN BY:	TL
DATE:	10.07.19
SHEET TITLE:	

EXISTING & PROPOSED NORTH ELEVATION

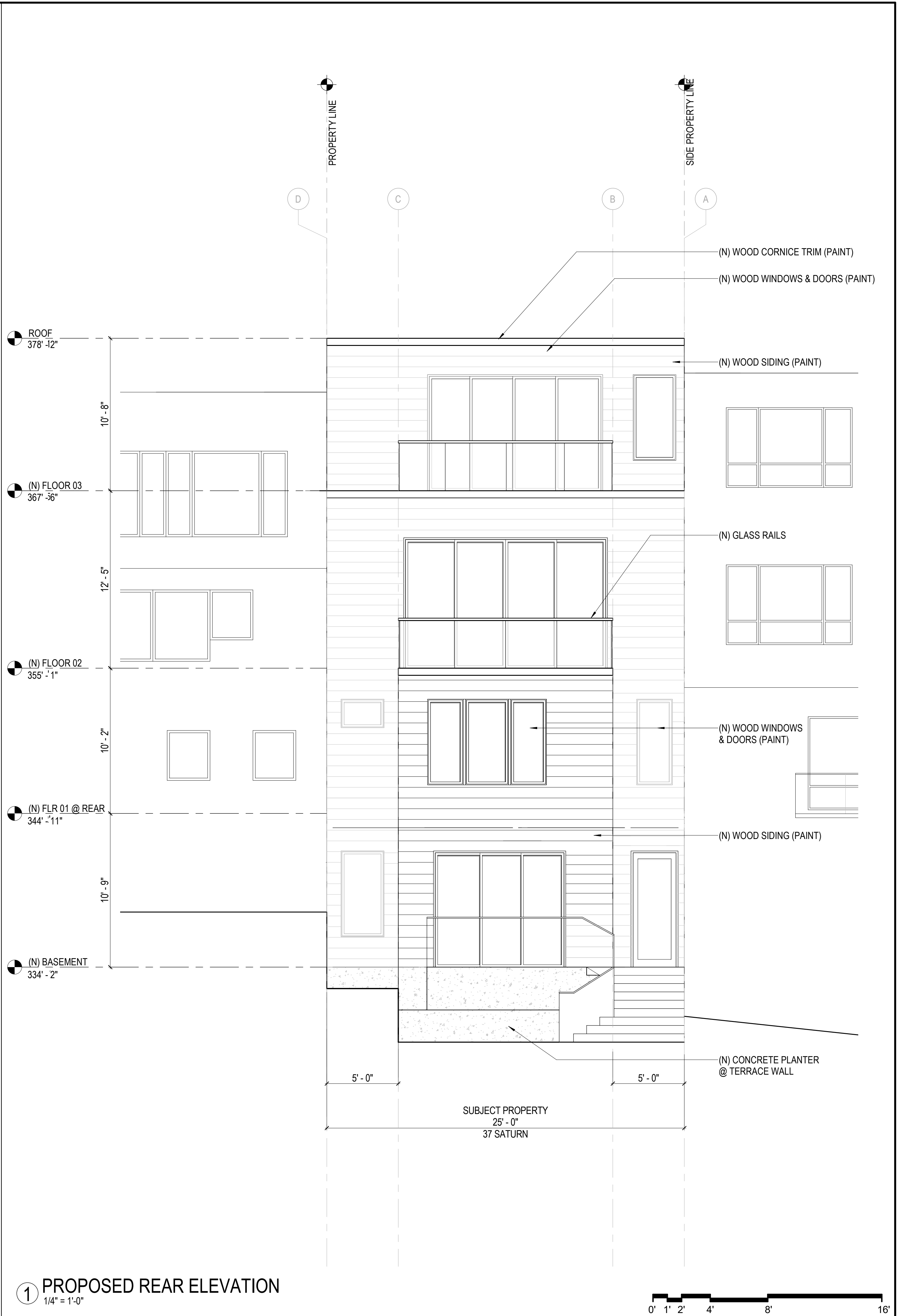
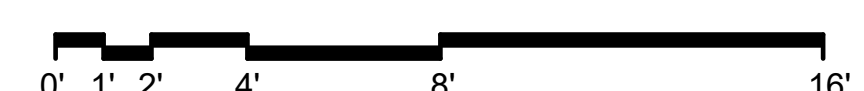
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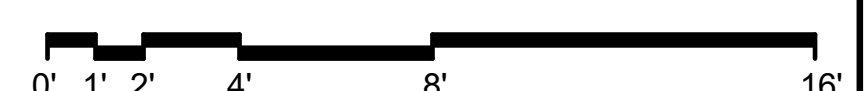
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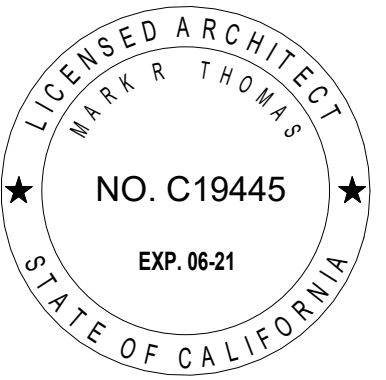


② EXISTING REAR ELEVATION
1/4" = 1'-0"



① PROPOSED REAR ELEVATION
1/4" = 1'-0"





BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
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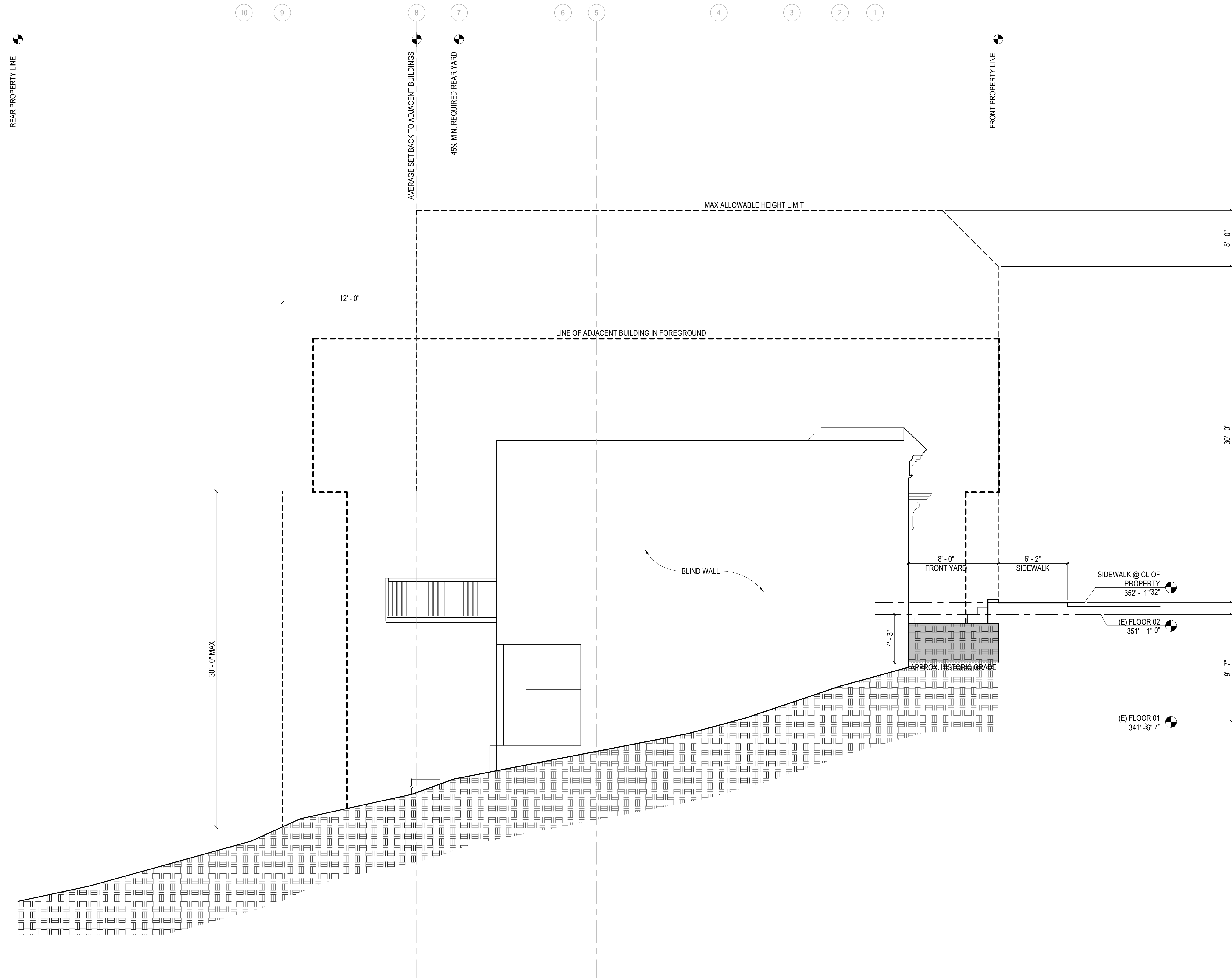
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SHEET TITLE:

EXISTING EAST ELEVATION

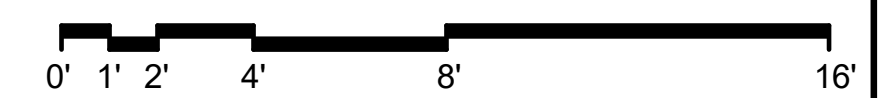
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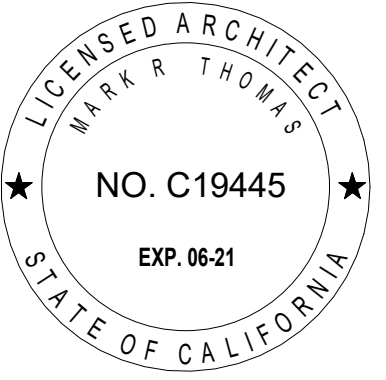
A2.3

REV #: 4 **DATE:**



① EXISTING EAST (SIDE) ELEVATION
1/4" = 1'-0"





BENSINGER RESIDENCE

37 SATURN STREET
 SAN FRANCISCO,
 CA 94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
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CU DRAWINGS	10.09.19

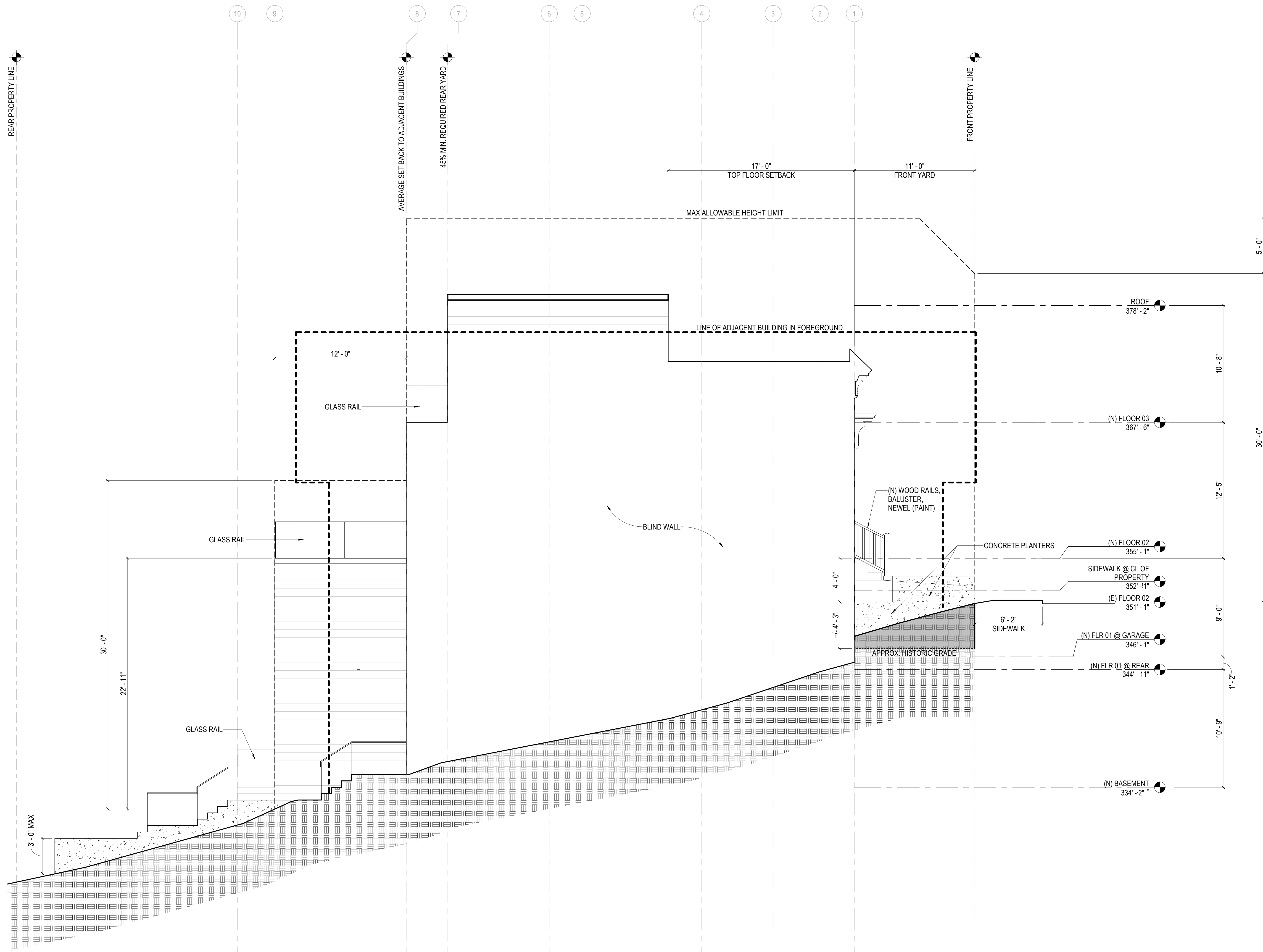
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PROPOSED EAST ELEVATION

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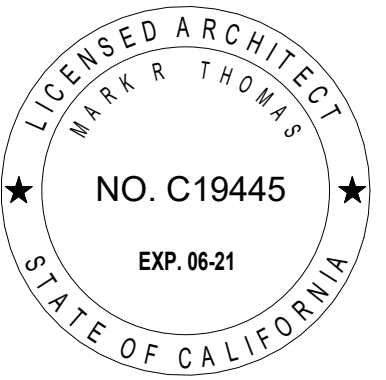
A2.4

REV #: 4 **DATE:**



① PROPOSED EAST (SIDE) ELEVATION
 1/4" = 1'-0"





BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
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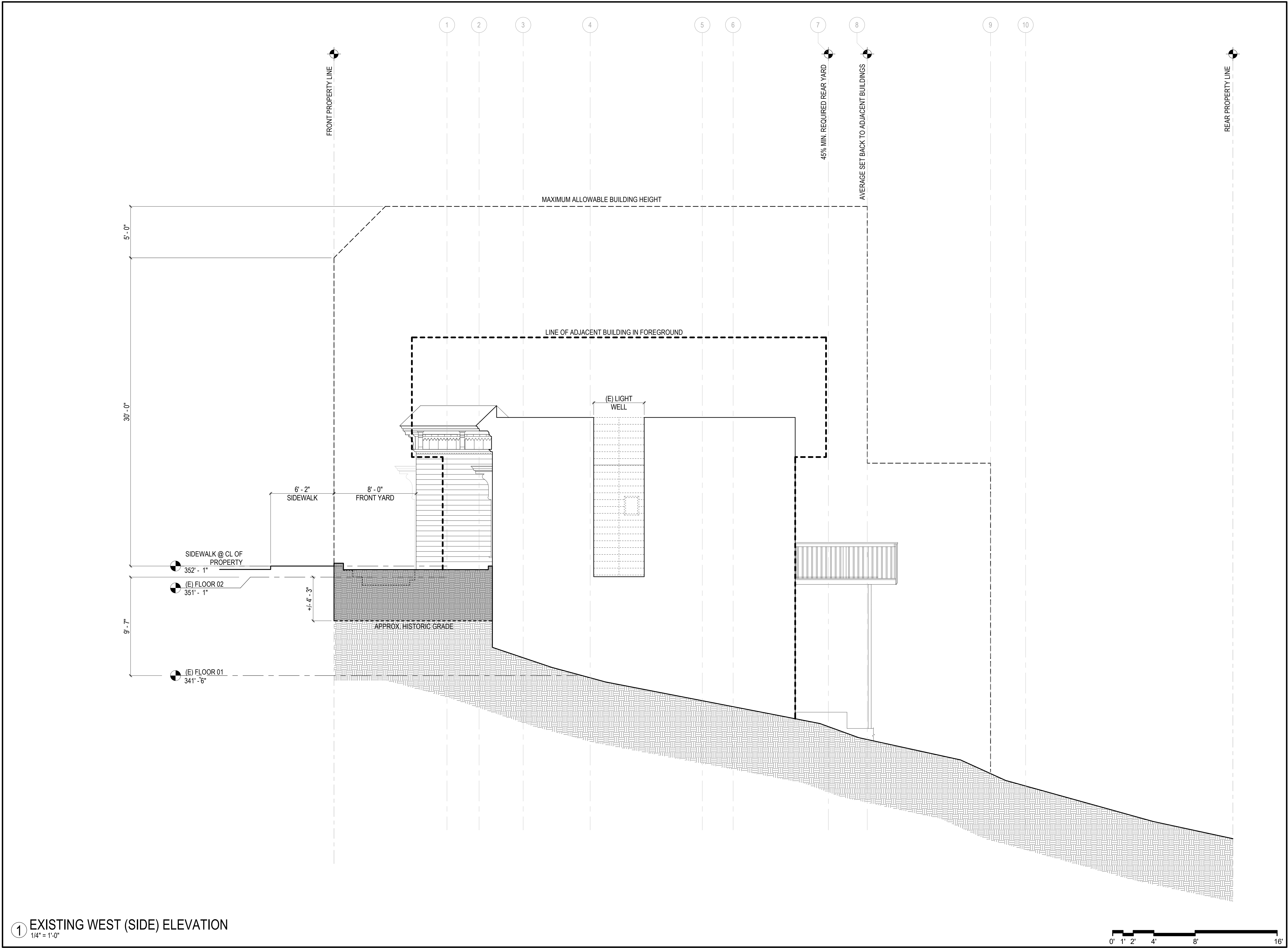
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DATE: 10.07.19
SHEET TITLE:

EXISTING WEST ELEVATION

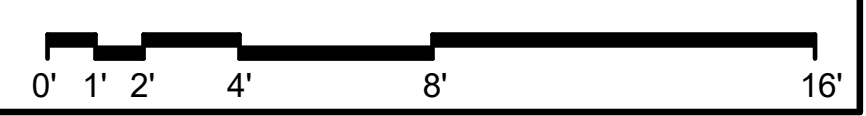
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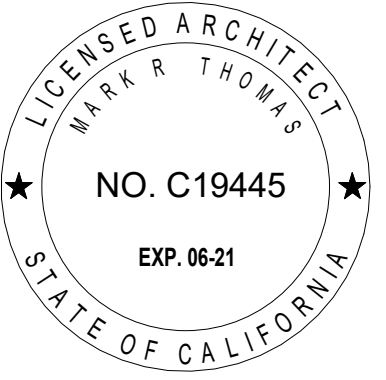
A2.5

REV #: 4 **DATE:**



① EXISTING WEST (SIDE) ELEVATION
1/4" = 1'-0"





BENSINGER RESIDENCE

37 SATURN STREET
 SAN FRANCISCO,
 CA 94114

ISSUE:	DATE:
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PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

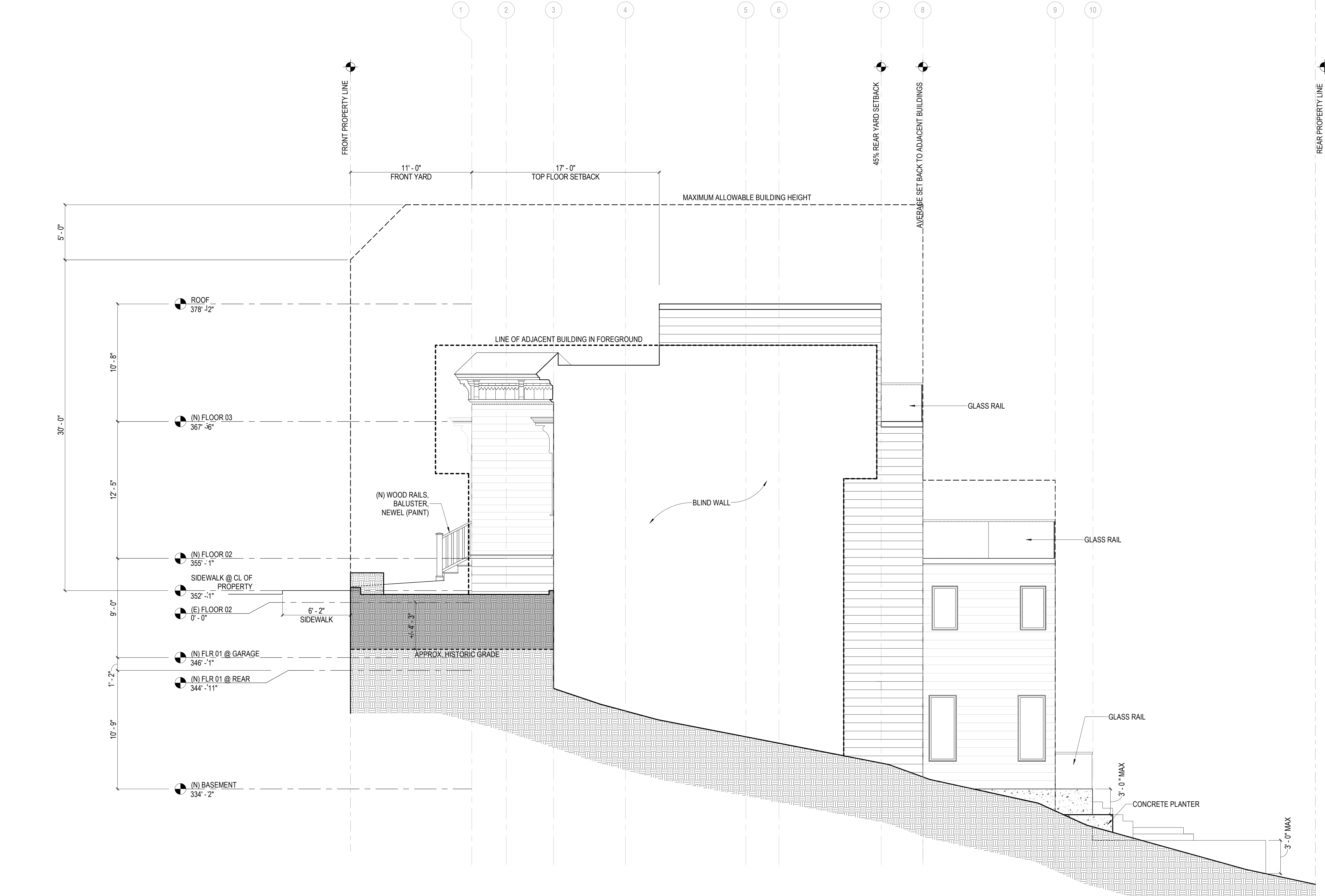
DRAWN BY:	TL
DATE:	10.07.19
SHEET TITLE:	

PROPOSED WEST ELEVATION

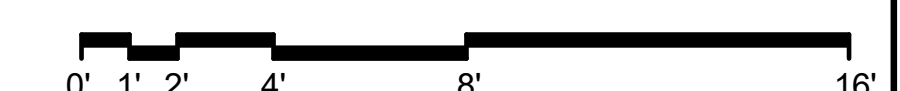
SHEET NUMBER:

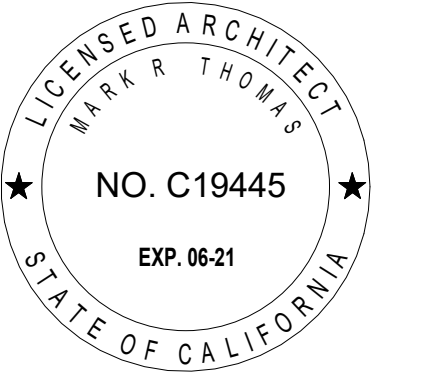
A2.6

REV #: 4 DATE:



1 PROPOSED WEST (SIDE) ELEVATION
 1/4" = 1'-0"





BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
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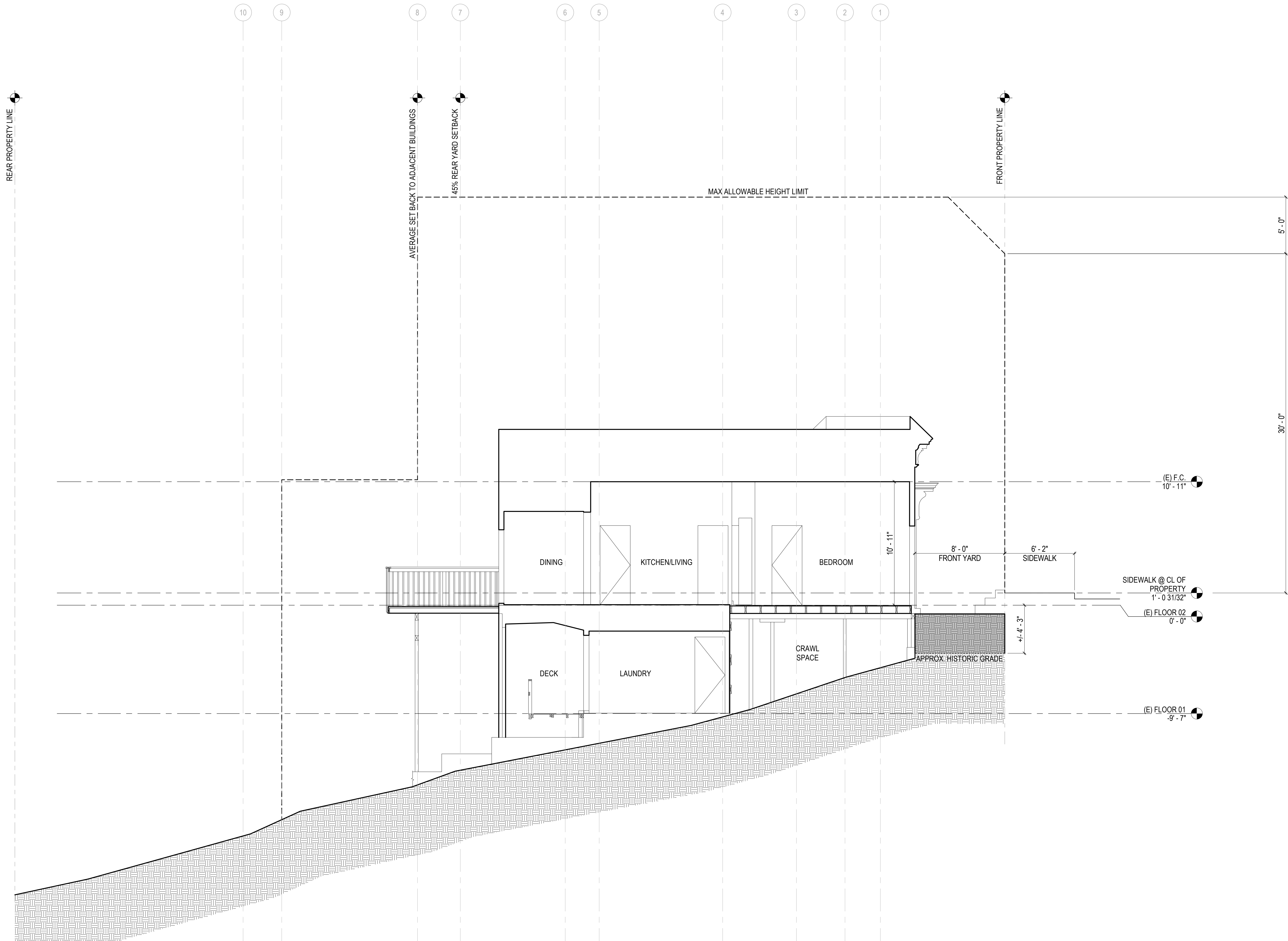
DRAWN BY: TL
DATE: 10.07.19
SHEET TITLE:

EXISTING BUILDING SECTION

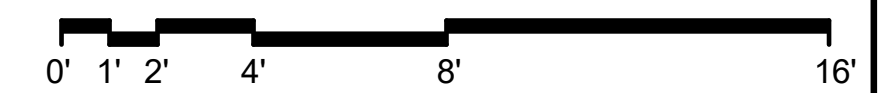
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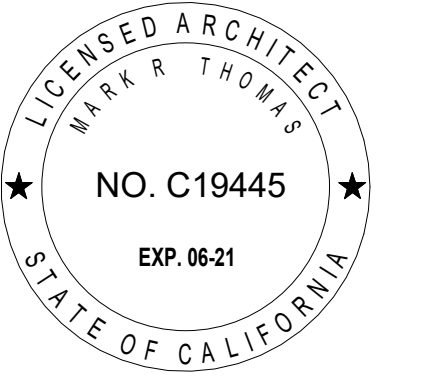
A3.1

REV #: 4 **DATE:**



1 EXISTING BUILDING SECTION
1/4" = 1'-0"





- EXISTING
- DEMOLISHED
- NEW
- NEW 1-HOUR RATED

BENSINGER RESIDENCE

37 SATURN STREET
 SAN FRANCISCO,
 CA94114

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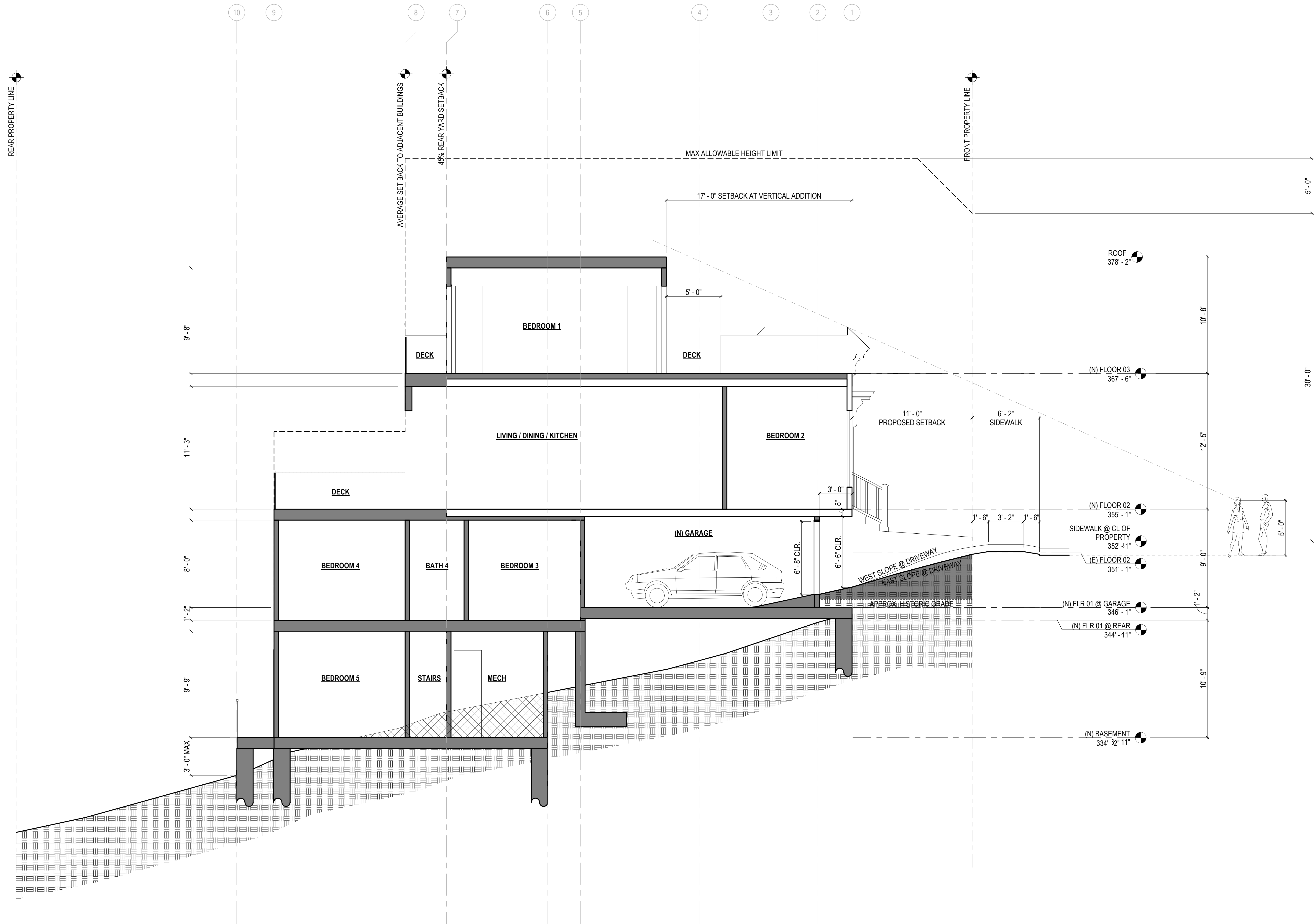
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DATE: 10.07.19
SHEET TITLE:

PROPOSED BUILDING SECTION

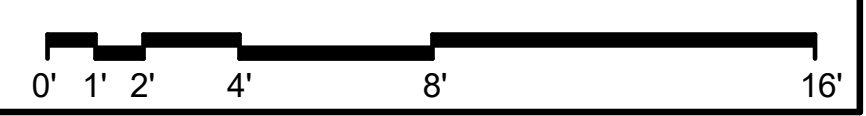
SHEET NUMBER:

A3.2

REV #: 4 **DATE:**



1 PROPOSED BUILDING SECTION
 1/4" = 1'-0"

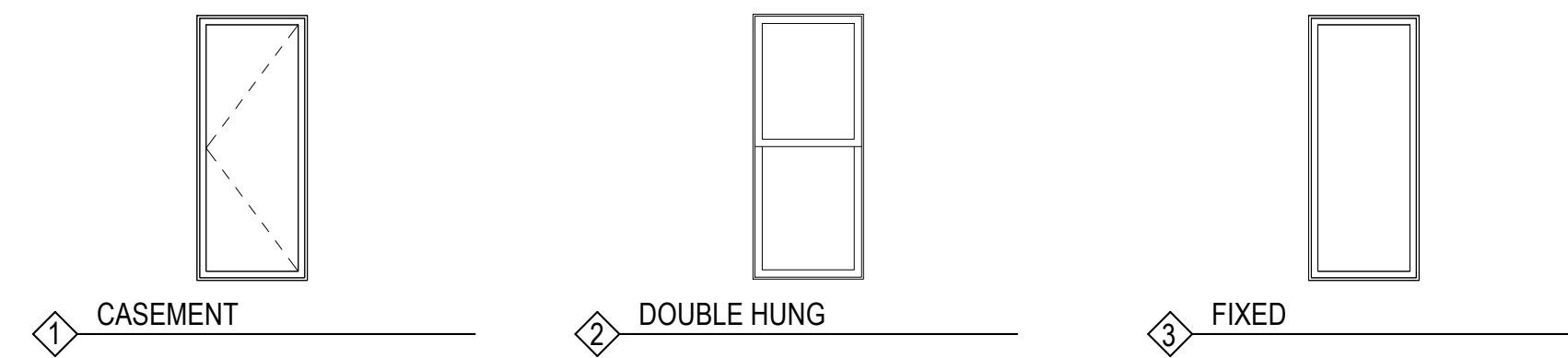


WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	HEAD HT	MATERIAL	FINISH	TEMPER	NOTES
Ⓐ	1	3'-0"	6'-0"	8'-1 1/2"	WOOD / CLAD	PAINT		
Ⓑ	1	2'-6"	6'-0"	8'-6"	WOOD/CLAD	PAINT		
Ⓒ	1	2'-6"	6'-0"	8'-6"	WOOD / CLAD	PAINT		
Ⓓ	3	2'-6"	6'-0"	8'-0"	WOOD / CLAD	PAINT		
Ⓔ	1	2'-6"	6'-0"	8'-0"	WOOD / CLAD	PAINT		
Ⓕ	1	3'-0"	6'-0"	8'-0"	WOOD / CLAD	PAINT		
Ⓖ	1	2'-6"	6'-0"	8'-0"	WOOD / CLAD	PAINT		
Ⓗ	1	2'-4"	4'-0"	6'-6"	WOOD/CLAD	PAINT		
Ⓘ	1	2'-4"	4'-0"	6'-6"	WOOD/CLAD	PAINT		
Ⓝ	1	3'-0"	2'-0"	6'-10"	WOOD/CLAD	PAINT		
Ⓚ	2	2'-10"	7'-0"	9'-0 1/4"	WOOD/PAINT	PAINT		EXISTING TO REMAIN
Ⓛ	2	2'-6"	7'-0"	9'-0 1/4"	WOOD/PAINT	PAINT		EXISTING TO REMAIN
Ⓜ	2	2'-6"	7'-0"	9'-0 1/4"	WOOD/PAINT	PAINT		EXISTING TO REMAIN
Ⓝ	3	3'-0"	6'-0"	8'-1 1/2"	WOOD/CLAD	PAINT		
Ⓞ	1	3'-0"	6'-0"	8'-0"	WOOD/PAINT	PAINT		

WINDOW GENERAL NOTES

- NEW WINDOW OPENINGS TO BE ENERGY EFFICIENT.
- WINDOW DIMENSIONS INDICATED ABOVE ARE APPROXIMATE FRAME DIMENSIONS. GENERAL CONTRACTOR TO FIELD VERIFY TRUE WINDOW SIZE REQUIREMENTS PRIOR TO ORDERING WINDOWS.
- TEMPERED GLASS NOTE PER CRC 308.4.7.

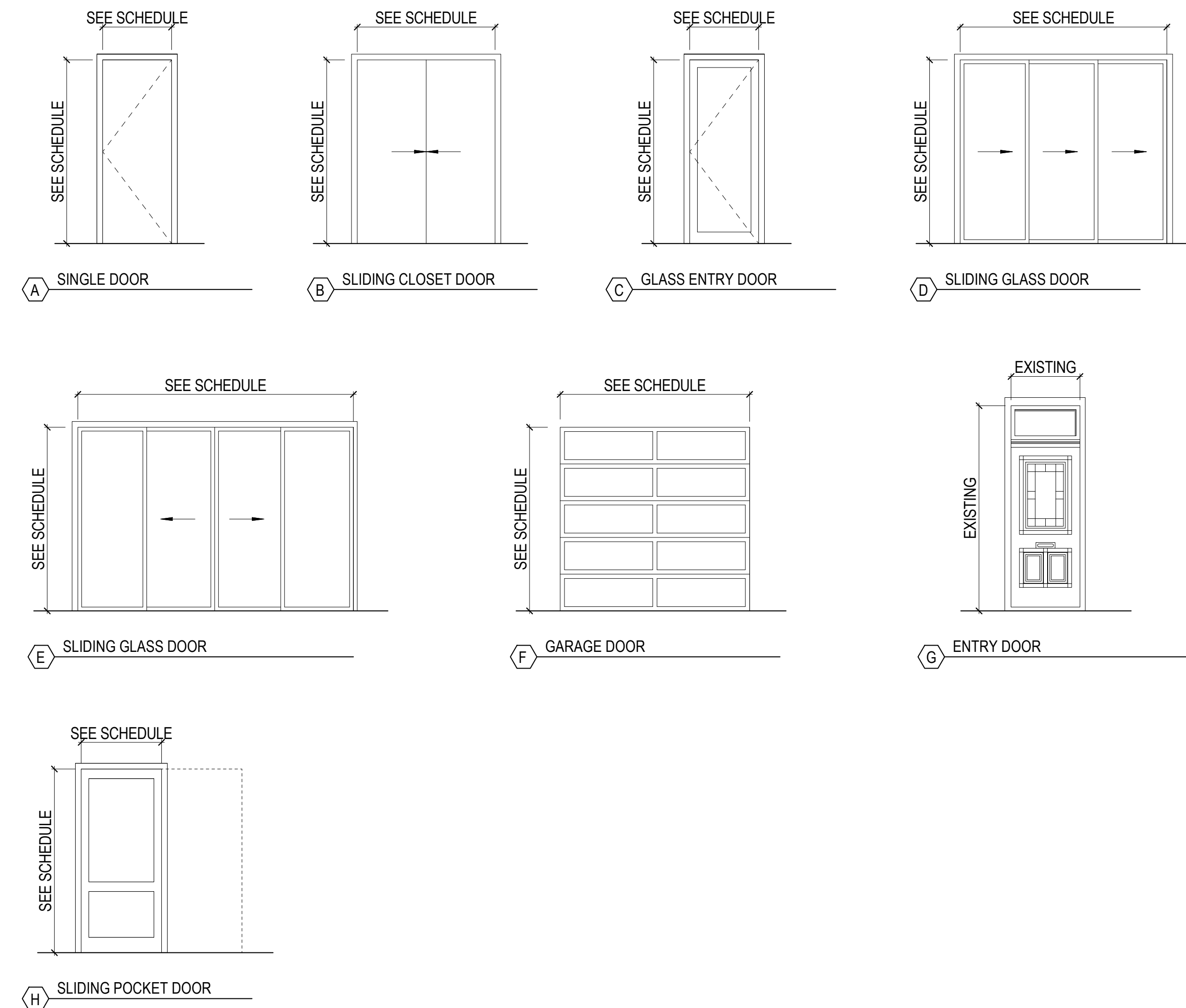


DOOR SCHEDULE

MARK	LOCATION	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	RATING	NOTES
01	STORAGE	A	2'-6"	8'-0"	WOOD	PAINT		
02	MECH	A	2'-6"	8'-0"	WOOD	PAINT		
03	BATH 5	A	2'-6"	8'-0"	WOOD	PAINT		
04	HALLWAY / STAIRS	C	3'-0"	8'-0"	WOOD	PAINT		
05	CLO	A	3'-0"	8'-0"	WOOD	PAINT		
06	BEDROOM 5	A	3'-0"	8'-0"	WOOD/GL	PAINT		
07	BEDROOM 5	D	9'-0"	8'-6"	WOOD	PAINT		
08	GARAGE	F	9'-0"	6'-8"	WOOD	PAINT		
09	MECH	A	3'-0"	8'-0"	WOOD	PAINT		
10	GARAGE	A	3'-0"	8'-0"	WOOD	PAINT	20 MIN.	
11	CLOSET	B	6'-0"	8'-0"	WOOD	PAINT		
12	BATH 3	A	2'-6"	8'-0"	WOOD	PAINT		
13	HALLWAY	A	2'-10"	8'-0"	WOOD	PAINT		
14	BEDROOM 4	A	2'-8"	8'-0"	WOOD	PAINT		
15	BEDROOM 4	A	2'-6"	8'-0"	WOOD	PAINT		
16	BEDROOM 4	B	6'-0"	8'-0"	WOOD	PAINT		
17	METER CABINET	I	2'-0"	2'-6"	WOOD/GL	PAINT		
18	ENTRY	G	EXISTING	EXISTING	EXISTING	PAINT		
19	BEDROOM 2	A	2'-6"	8'-0"	WOOD	PAINT		
20	CLOSET	A	2'-6"	8'-0"	WOOD/GL	PAINT		
21	BATH 1	A	2'-6"	8'-0"	WOOD	PAINT		
22	BEDROOM 2	A	2'-8"	8'-0"	WOOD	PAINT		
23	DINING	E	14'-0"	9'-0"	WOOD	PAINT		
24	BEDROOM 1	E	12'-0"	8'-0"	WOOD/GL	PAINT		
25	BATH 1	A	2'-8"	8'-0"	WOOD	PAINT		
26	HALLWAY / STAIRS	A	2'-6"	8'-0"	WOOD	PAINT		
27	CLOSET	A	2'-6"	8'-0"	WOOD	PAINT		
28	BEDROOM 1	E	12'-0"	8'-0"	WOOD/GL	PAINT		
29	BEDROOM 5	A	2'-6"	8'-0"	WOOD	PAINT		
30	CLO.	B	7'-10"	8'-0"	WOOD	PAINT		

DOOR GENERAL NOTES

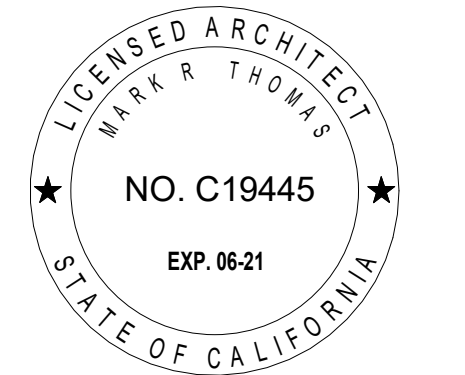
- DIMENSIONS INDICATED ARE OF APPROXIMATE LEAF SIZE OR IN SOME INSTANCES, FINISHED OPENING SIZE.
- STANDARD DOOR THICKNESS TO BE 1-3/4" UNLESS NOTED OTHERWISE.
- ALL FIRE-RATED DOORS SHALL HAVE SMOKE-TIGHT GASKETS AND SELF-CLOSING DEVICES.
- ALL GLAZING TO BE TEMPERED GLASS PER CRC 308.4



HTA!

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
P: 415.643.5005 F: 415.496.3336
WWW.HOODTHOMAS.COM



BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
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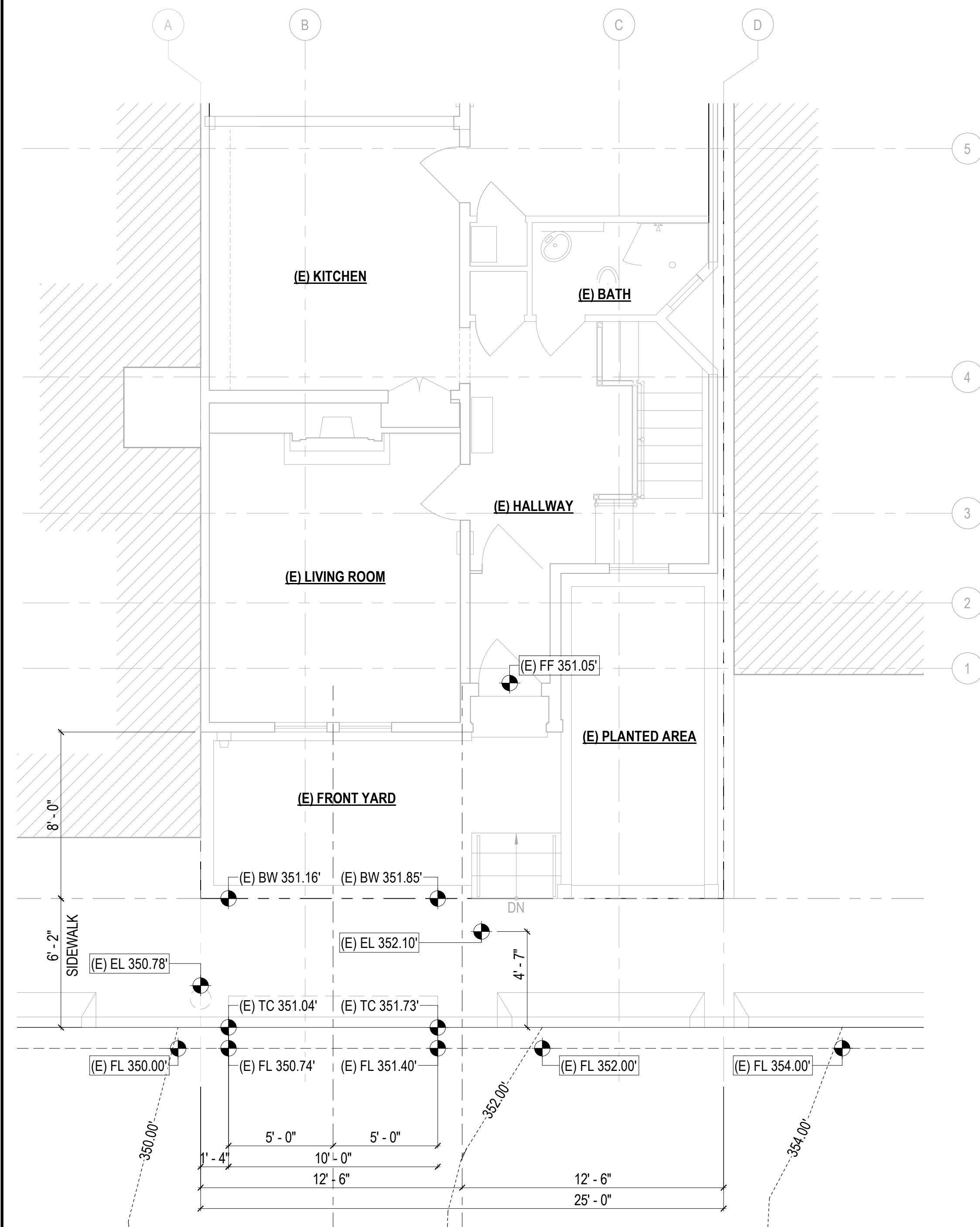
DRAWN BY: TL
DATE: 10.07.19
SHEET TITLE:

DOORS & WINDOW SCHEDULE

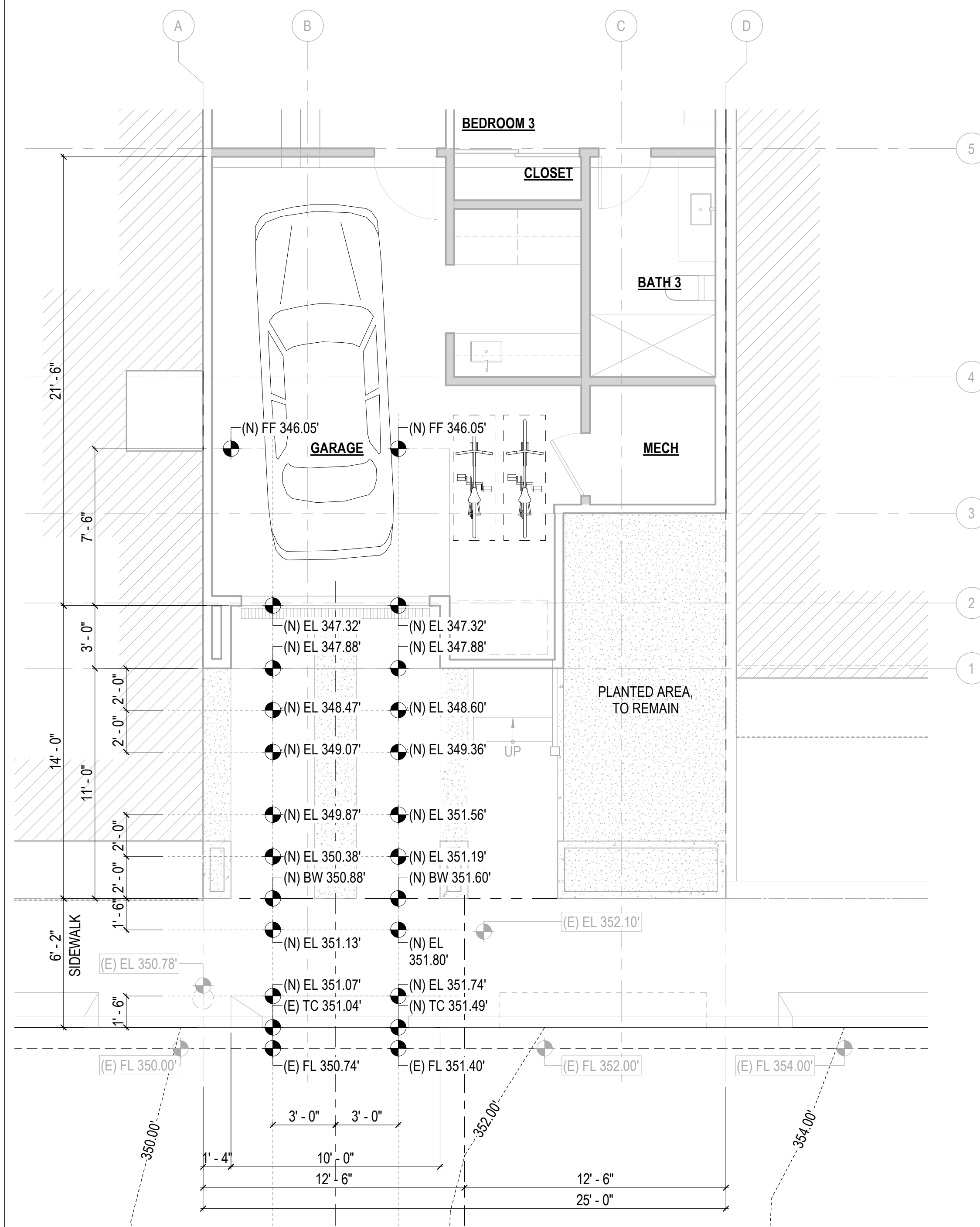
SHEET NUMBER:

A6.1

REV #: 4 DATE:



② FLOOR 02 - EXISTING GRADE PLAN
1/4" = 1'-0"



① FLOOR 01 - PROPOSED GRADE PLAN
1/4" = 1'-0"

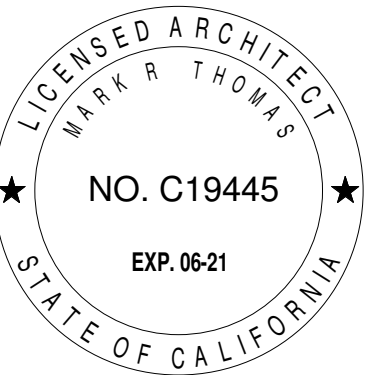


GRADE PLAN LEGEND

- 100.00' ——— CONTOUR LINE w/ ELEVATION
- FLOW LINE
- EL 100.00' ● SPOT ELEVATION
- EL 100.00' ● SPOT ELEVATION AT DATUM POINT
- (E) EXISTING ITEM
- (N) NEW ITEM
- BW BACK OF SIDEWALK
- EL ELEVATION
- FF FINISHED FLOOR
- FL FLOW LINE
- TC TOP OF CURB

HTA!
HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
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**MENDEZ
BENSINGER
RESIDENCE**

37 SATURN STREET
SAN FRANCISCO,
CA 94114

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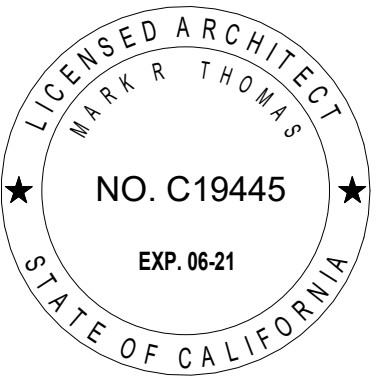
DRAWN BY: TL & YQ
DATE: 07.10.19
SHEET TITLE:

**EXISTING &
PROPOSED
GRADE
PLANS**

SHEET NUMBER:

A7.1

REV #: **DATE:**



BENSINGER RESIDENCE

37 SATURN STREET
SAN FRANCISCO,
CA94114

ISSUE:	DATE:
ISSUE FOR REVIEW	05.24.18
PROJECT REVIEW	06.15.18
SITE PERMIT APP	08.20.18
CU DRAWINGS	10.09.19

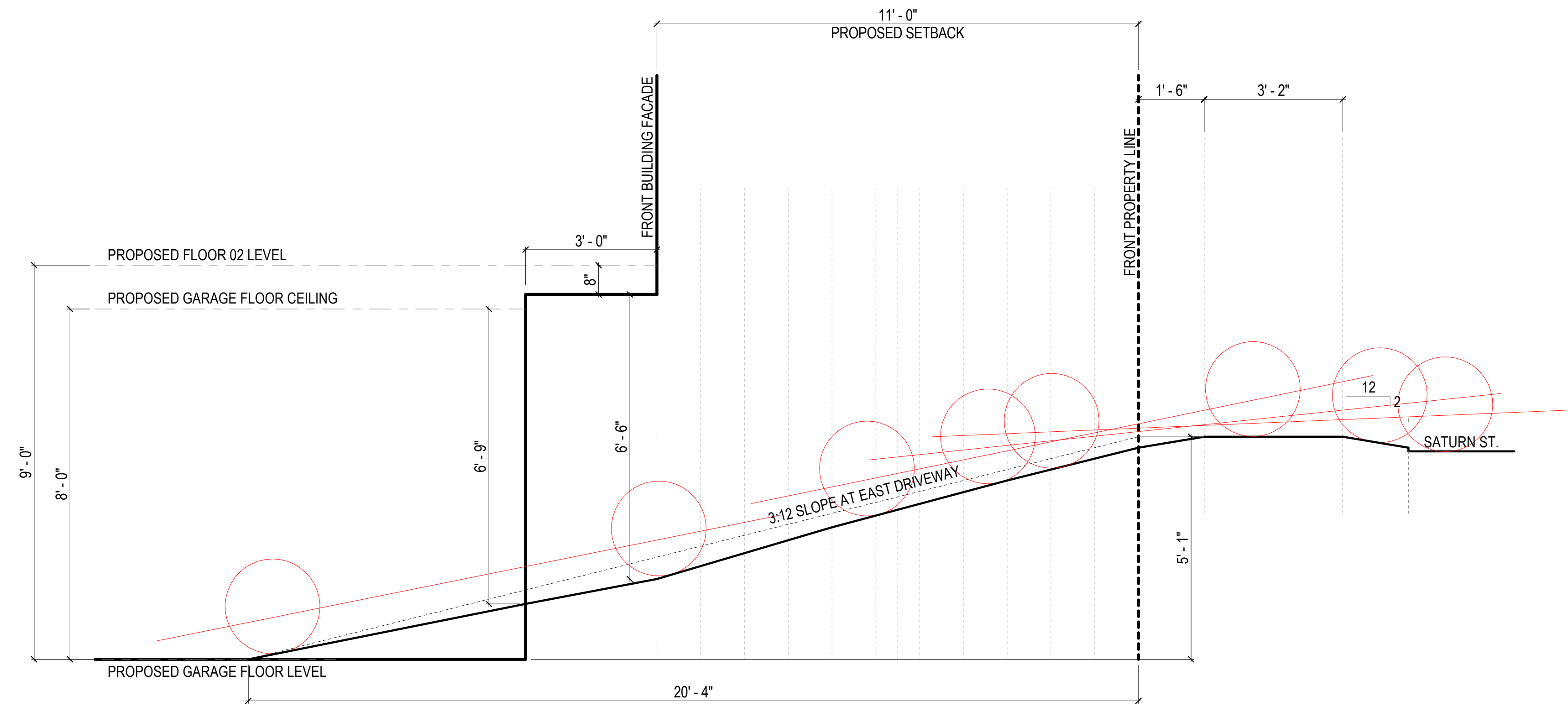
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DATE:	10.07.19
SHEET TITLE:	

ENLARGED SECTION @ DRIVEWAY

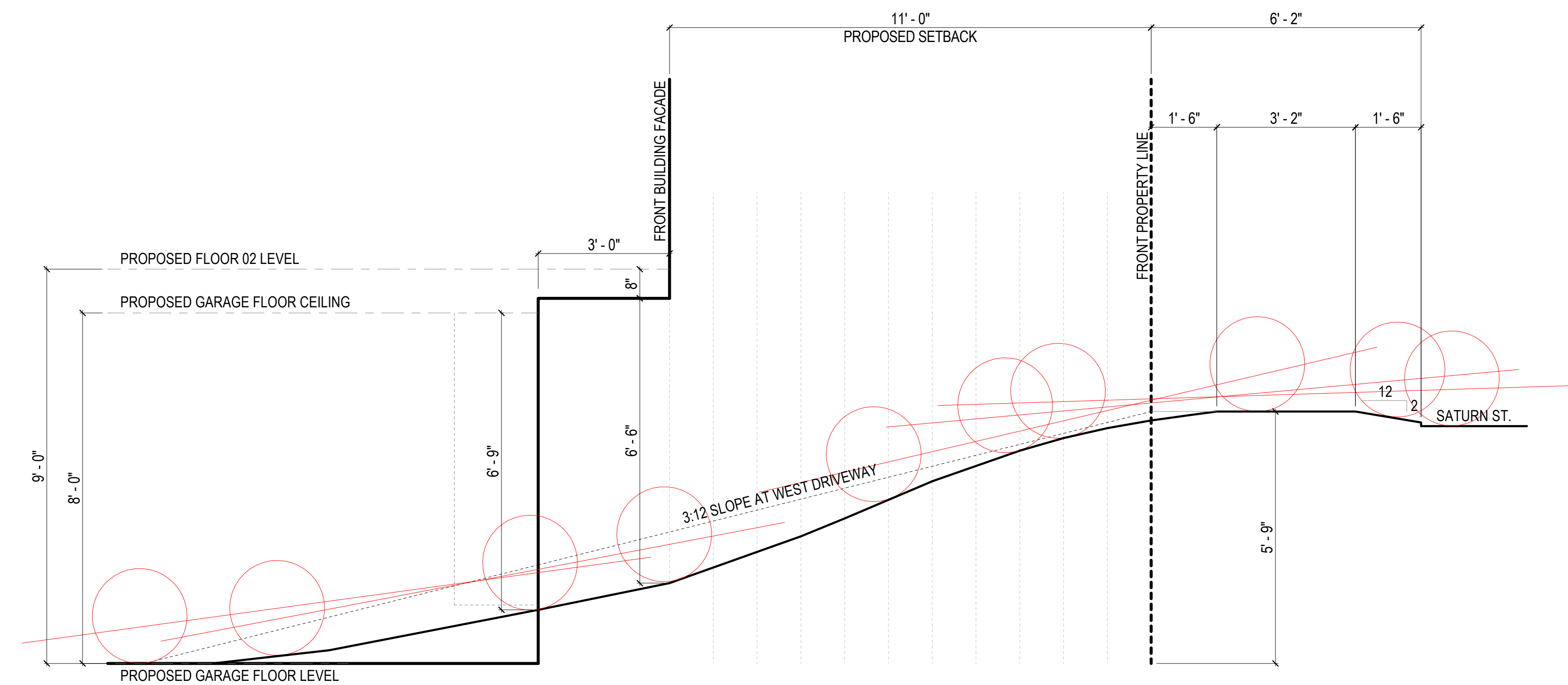
SHEET NUMBER:

A7.2

REV #: 4 DATE:



① DRIVEWAY ANALYSIS - PROPOSED SLOPE AT EAST DRIVEWAY (10" WHEEL HEIGHT)
1/2" = 1'-0"



PROPOSED GRADING @ WEST DRIVEWAY
SCALE: 1/2" = 1'-0"

② DRIVEWAY ANALYSIS - PROPOSED SLOPE AT WEST DRIVEWAY (10" WHEEL HEIGHT)
1/2" = 1'-0"

Street View Existing



Street View Proposed



Street View Existing



Street View Proposed



Rear Yard View Existing



Rear Yard View Proposed



Rear Yard View Existing



Rear Yard View Proposed





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
37 SATURN ST		2646045
Case No.		Permit No.
2018-012392ENV		201808217909
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Remodel the existing 2-story wood frame single family residence. a.) Maintain all existing character defining features at the front facade. b.) Raise the building approx. 4'-8' to accommodate a new single car garage and to minimize earth disturbance at the existing hillside and adjacent building foundations. c.) Provide vertical addition at rear portion the building. d.) Provide 2-story over basement horizontal addition at the rear of the building.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments and Planner Signature (optional): Laura Lynch Preliminary Geotechnical report prepared by Murray Engineers 11/12/2019</p>	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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): Work meets SOI Standards Per PTR form signed on 10/10/19
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input checked="" type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): Per PTR form signed on 10/10/19 <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
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: Stephanie Cisneros	

**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: Commission Hearing	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/11/2019
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)
37 SATURN ST		2646/045
Case No.	Previous Building Permit No.	New Building Permit No.
2018-012392PRJ	201808217909	
Plans Dated	Previous Approval Action	New Approval Action
	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

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	10/3/2019
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	37 Saturn Street	
Block/Lot:	Cross Streets:	
2646/045	Lower Terrace	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-012392ENV

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

DATE OF PLANS UNDER REVIEW:	8/20/19; revised 10/9/19
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Determination Supplemental Application prepared by Mark Thomas (dated 12/7/2018).	
Proposed Project: Remodel existing 2-story, single family residence. Maintain all existing character defining features at front, raise building approx. 4 feet to accommodate new garage, vertical addition, two-story over basement horizontal addition at rear.	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text" value="ca. 1890"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

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

PRESERVATION TEAM COMMENTS:
<p>The building located at 37 Saturn Street is a two-story-over-crawl space, wood-frame, single family residence constructed ca. 1890. Designed in an Italianate style by an unknown architect/builder, the residence proves to be an intact example of the style, having undergone minimal (documented) alterations since construction. These alterations are limited to: foundation repair with a one-story addition, deck, and stairs (1982); new deck and French doors (1992); dry rot repair in laundry room (1996); installation of metal security gates for windows and doors at the front and changes to the front landscaping and hardscape (dates unknown). The residence was surveyed as part of the Department's 1976 architectural survey and was given an overall rating of "1," which distinguishes notable examples of architecture.</p> <p>The property does not appear to be individually eligible for listing in the California Register under Criteria 1, 2 or 4. No known historic events have occurred at the subject property. None of the owners or occupants have been identified as important to history nor is the building is not an example of a rare construction type. The property does, however, appear to qualify for listing under Criterion 3 as an outstanding and intact example of an Italianate style single-family cottage in the Castro/Upper Market neighborhood. Additionally, the subject block does not comprise a significant concentration of historically or aesthetically related buildings to be considered a historic district. The neighborhood developed over many decades (pre-1900s to 2000s, generally) and many buildings have undergone substantial alterations since their respective construction dates.</p> <p>Therefore, the subject building is individually eligible for listing in the California Register under Criterion 3 as an outstanding example of an Italianate cottage. Character-defining features of 37 Saturn include the following:</p> <ul style="list-style-type: none"> • Generally low-scale relationship to adjacent buildings and the street (one-story at the front, two stories at the rear). • Italianate features including: horizontal wood siding, wood double-hung windows, off-center entryway, bracketed window and entry surrounds, bracketed cornice with bands of applied wood details, and sloped roof parapet. <p>(continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.10.10 15:30:58 -07'00'	

2018-012392ENV
37 Saturn Street

Per the plans dated 10/9/2019, the project includes the following scopes of work that will be visible or minimally visible from the public right of way:

- Raising the building approximately 4 feet and moving it back on the lot approximately 3 feet to allow for the insertion of a one-car garage and associated driveway. The newly raised portion of the building will be finished in horizontal wood siding that will be compatible with but differentiated from the existing siding and will be separated by a water table. The garage door will be wood and will be recessed 3 feet.
- A one-story vertical addition set back 17 feet from the front face of the building. The addition will be finished in wood siding to match the existing and will include a simplified wood cornice.
- Addition of a new entry stairway with wood balustrade to allow access to the newly raised front door.
- Modifications to the existing landscaping at the front.
- Two-story over basement horizontal addition at the rear.

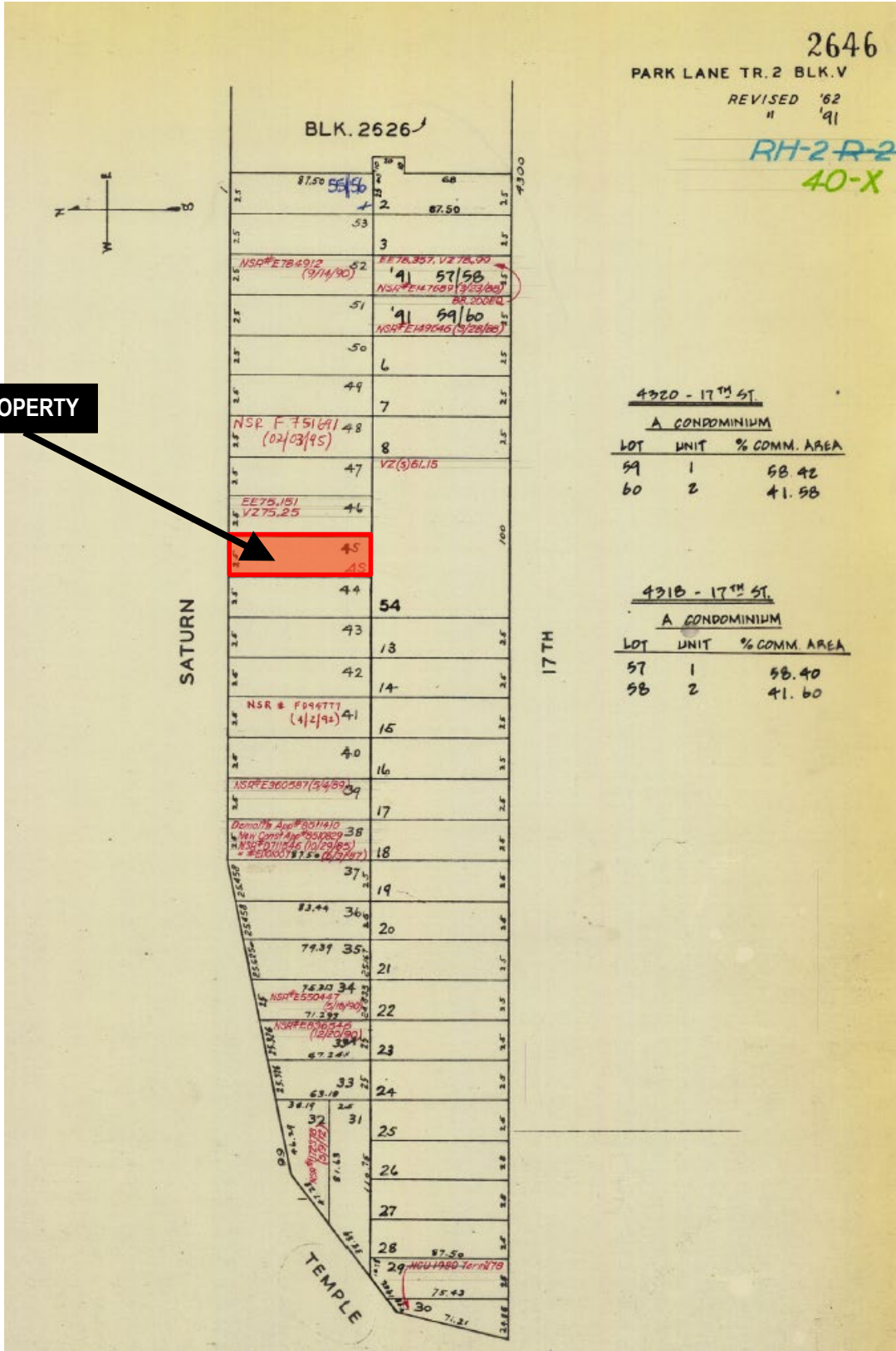
Staff finds that the proposed project at 37 Saturn Street will not cause a significant adverse impact to a historic resource such that the significance of the resource would be materially impaired. The proposed alterations meet most of the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The proposed project will continue the use of the property as a single-family residence and will not substantially change any of the building's distinctive materials, features, spaces, or spatial relationships. While the building will be moved back approximately 3 feet and raised approximately 4 feet, it will remain on the original lot on which it was developed and will maintain an overall low height in relation to the adjacent buildings and in relation to the street. In general, the raising and shifting of the house for the insertion of a garage will retain the relationship of the character-defining features on the primary façade. The vertical addition will be minimally visible and will be finished in materials that are compatible with the historic resource. The proposed project does not include the addition of conjectural elements or architectural features from other historic properties and new materials are compatible with but easily distinguishable from the historic materials. The proposed new railing for the entry stairs and garage door will be compatible with the architectural style and materials of the residence and will be distinguishable. The proposed project will retain all character-defining features on the primary facade including the primary entrance doors, windows, and architectural details. The project meets *Standards* 1, 2, 3, 5, 6 and 9. Therefore, the proposed project will not cause a significant adverse impact to the subject property, which is considered an individually eligible historic resource.

2018-012392ENV
37 Saturn Street



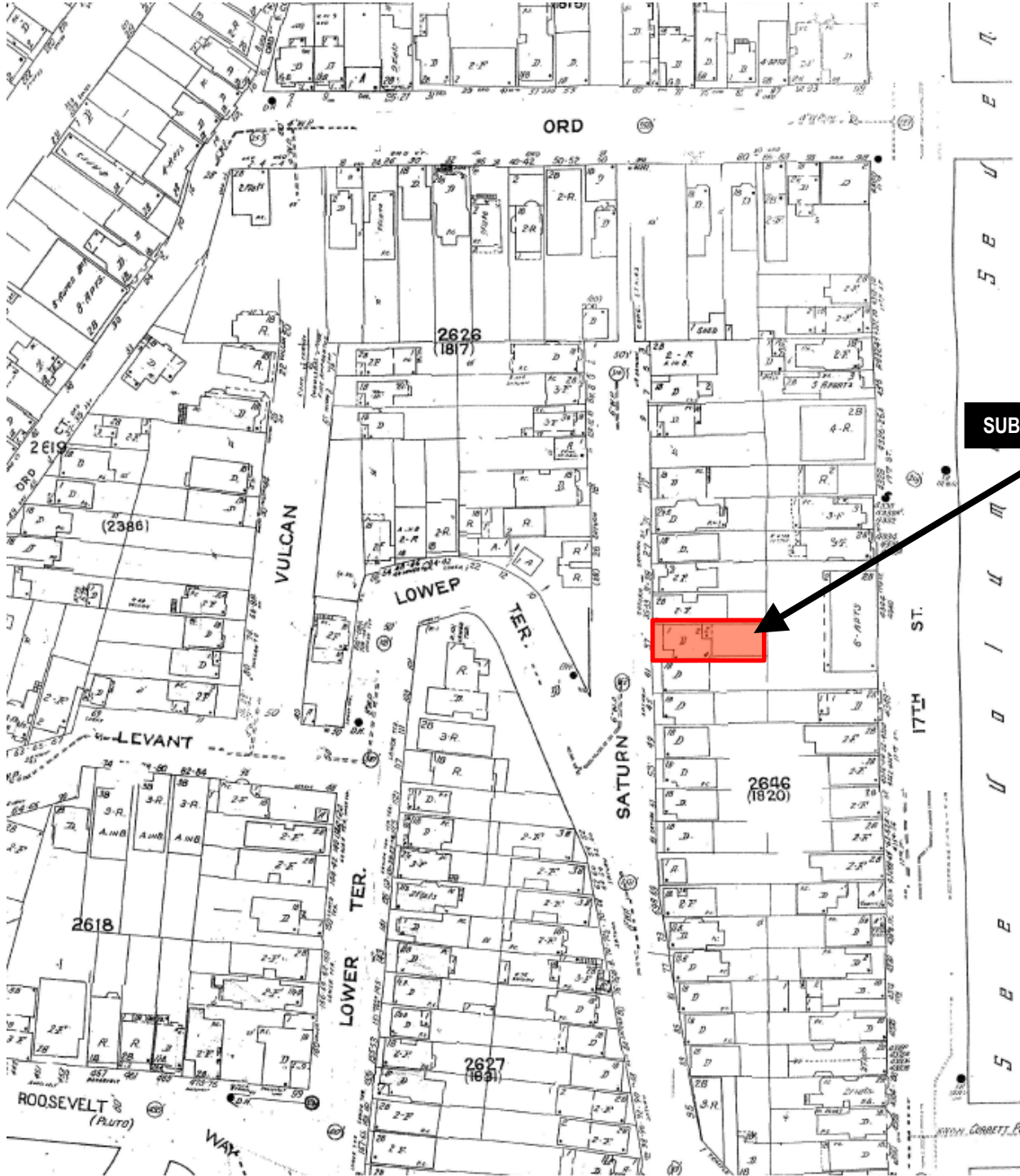
Source: Google Maps

Parcel Map



Conditional Use Authorization
Case Number 2018-012392CUA
37 Saturn Street

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 Number 2018-012392CUA
37 Saturn Street



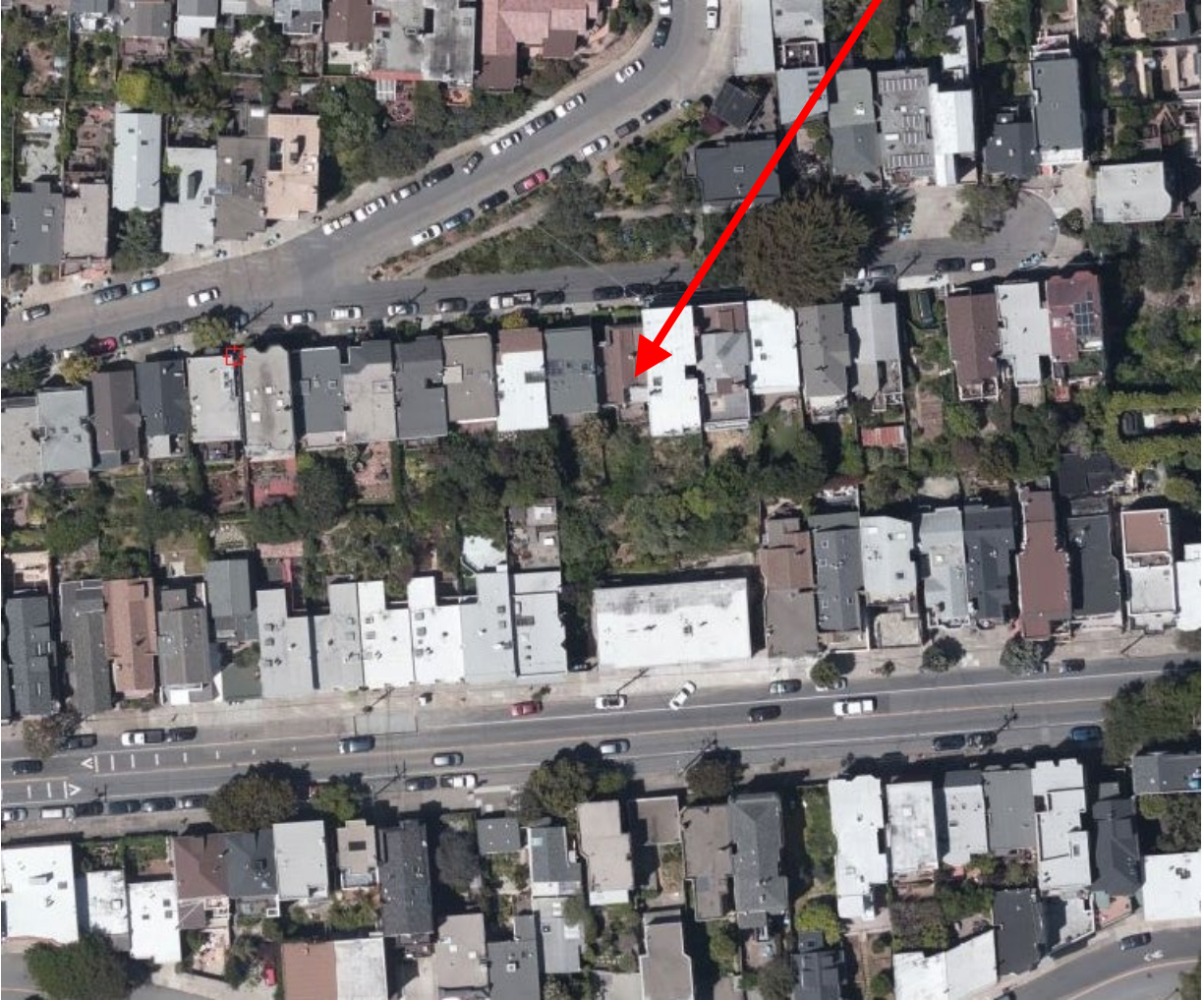
Zoning Map



Conditional Use Authorization
Case Number 2018-012392CUA
37 Saturn Street

Aerial Photo

SUBJECT PROPERTY



Aerial Photo

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-012392CUA
37 Saturn Street



Aerial Photo

SUBJECT PROPERTY



Existing Site Photo



Conditional Use Authorization
Case Number 2018-012392CUA
37 Saturn Street

Existing Site Photo



Conditional Use Authorization
Case Number 2018-012392CUA
37 Saturn Street



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 37 SATURN STREET
RECORD NO.: 2018-012392CUA

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		365	365
Residential GSF	1,587	2,583	996
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	1,587	2,948	1,361
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1		
Dwelling Units - Total	1		
Hotel Rooms			
Number of Buildings	1		1
Number of Stories	2	2	4
Parking Spaces	0	1	1
Loading Spaces			
Bicycle Spaces	0	2	2
Car Share Spaces			
Other ()			

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

SUMMARIES FOR:
C.U.A, Project Design and Neighborhood Outreach

FOR:
BENSINGER / MENDEZ RESIDENCE

37 SATURN STREET
SAN FRANCISCO

BY:
HOOD THOMAS ARCHITECTS
440 SPEAR STREET
SAN FRANCISCO, CA 94114
(415) 543-5005 X 2
mark@hoodthomas.com

C.U.A, Project Design and Neighborhood Outreach Summary

37 Saturn Street

Conditional Use Summary:

1. We seek a conditional use authorization for the following:
 - a. To move the rear building line from its current position to the average of the neighbors' rear building line (per section SF Planning code section 134).
 - b. To add a 12-foot "pop-out" rear extension per SF Planning code section 136. This addition will provide direct access to rear yard open space and provide 2 additional bedrooms.

Project Design Summary:

1. "A' rated building/façade: we worked with the Planning/ Environmental Team to develop an approvable design that achieved CEQA exemption in October, 2019.
2. Neighborhood Context:
 - a. The project has been designed to maintain its historic front façade and street scale.
 - b. Additions and alterations are to the rear of the building and not visible from the street front.
 - c. Mid-block open space is maintained
3. Vehicle Parking:
 - a. No residential permit parking is available in this area.
 - b. Garage parking is located in underutilized/low quality space within the building envelope.
 - c. Driveway slope has been coordinated with site conditions and to accommodate a variety of vehicle types.
 - d. Majority of residences on Saturn Street (and the broader neighborhood) have garages.

C.U.A, Design and Neighborhood Outreach Summary

(continued)

Dwelling Unit Density Summary:

1. Corona Heights is a mix of 1 and 2 family dwellings (and a few multifamily residences)
2. Maintaining 37 Saturn as a single family home preserves the original/historic use of the residence and its addition promotes family-size housing. (2583 sf house, 365 sf garage)
3. Provision of 2-units would yield 2-smaller (+/- 1200 s.f.) units. Another +/-500 s.f. of the building would need to be dedicated to common space/staircases/utilities because of the necessary arrangement of units and required staircases because of the topography of the site.
4. The resulting unit sizes are smaller than the current +/- 1580 s.f. home

Neighborhood Outreach in Corona Heights Summary:

1. Adjacent Neighbors: Design review meetings with adjacent neighbors. Both neighbors support the project.
2. Corbett Heights Neighbors: Meetings and discussions with Gary Weiss of Corbett Heights Neighbors (CHN), June 2018 – September 2018 (See detailed summary of attached communications)
3. Pre-Application Meeting (8.7.18): 37 neighbors/groups/entities were notified. **No neighbors, groups or organizations attended the meeting.**
4. CHN Meetings: Owner attendance at several CHN Association Meetings (through October of 2019)

CONDITIONAL USE FINDINGS
SECTION 249.77 CORONA HEIGHTS SUD

FOR:
BENSINGER / MENDEZ RESIDENCE

37 SATURN STREET
SAN FRANCISCO

BY:
HOOD THOMAS ARCHITECTS
440 SPEAR STREET
SAN FRANCISCO, CA 94114
(415) 543-5005 X 2
mark@hoodthomas.com

CONDITONAL USE FINDINGS

FOR:
37 SATURN STREET
SAN FRANCISCO, CA 94114
BLOCK 2646 LOT 045

I. PROJECT DESCRIPTION:

The proposed remodeling at 37 Saturn Street is as follows:

1. **Scope:** The Project proposes to transform an existing 2-bedroom, 1-bathroom home (approx. 1,587 s.f.), to become a 5-bedroom, 5-bathroom home (approx. 2,498 s.f.) with a 1-car garage (approx. 365 s.f.) on an existing down-sloping lot in Corona Heights that is approximately 25-feet wide x 87.5-feet deep, and:
 - a. Maintain all existing character defining features at the front façade
 - b. Raise the building approximately 4'-8" to accommodate a new, single car garage and to minimize earth disturbance at the existing hillside and to minimize disturbance to existing adjacent building foundations.
 - c. Provide vertical addition at rear portion the building (not visible to the public at Saturn Street). The vertical addition will be subordinate to the existing architecture of the existing front façade of the existing building and held back 17-feet from the front façade.
 - d. Provide 2-story over basement horizontal addition at the rear of the building
2. **Purpose:** The purpose for remodeling and expanding the existing house is to provide more living space for a growing multi-generational family that has occupied the house for over 12 years. The remodeling and additions will support this family's changing need as they have grown from a 2-person family to a (soon) family of 5 with 3-young children and a grandparent. Staying in this house will maintain the affordability of their home, provide continuing access to their existing neighborhood, schools, stores and other neighborhood amenities.
3. **Entitlements:** The proposed work complies with all aspects of the current building and planning codes. No variances are required for the project.
 - a. Conditional Use: The RH-2 "rear yard pop-out" and averaged rear building wall of the subject property, proposed for this project requires a request for conditional use per the Corona Heights SUD, PC Section 249.77(d)(4) that indicates any addition/remodeling "that results in less than 45% rear yard depth" requires conditional use review by the San Francisco Planning Commission.

II. SECTION 249.77 CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE FINDINGS:

In acting on any application for Conditional Use authorization within the Corona Heights Large Residence Special Use District, in addition to the Conditional Use authorization requirements set forth in subsection 303(c), the Commission shall consider whether facts are presented to establish, based on the record for the Commission, one or more of the following:

- 1 The proposed project promotes housing affordability by increasing housing supply;**
The proposed project promotes housing affordability by allowing long-time San Francisco residents to stay in their home and accommodate their expanding family and changing needs.

- 2 The proposed project maintains affordability of any existing housing unit;**
The proposed project maintains the affordability of the existing single family residence for its current occupants who have lived in their home for over 12 years and wants to stay in their home and remodel it to accommodate their expanding family .

- 3 The proposed project is compatible with existing development.**
Because the unique way the subject building sits on its lot, permitting a rear yard addition does not adversely impact neighboring buildings and is consistent with development patterns in the neighborhood and the preservation of mid-block open space:

Adjacent Building to the East: the existing adjacent building to the north sits well into the newly established 45% rear yard setback and presents a blind wall at the property line to the subject building. The proposed 2-story ‘pop-out’ addition at the subject property aligns with this neighbor and is 2-stories lower than its neighbor and sets 5-feet back from their mutual side property line.

Adjacent Building to the West: the existing adjacent building to the west sits slightly behind the 45% rear yard setback line. The subject building will be located to the average-of-adjacent neighbors’ rear wall building lines. This adjustment to the subject building’s rear wall is to gain more interior floor space and accommodate necessary clearances for the planned garage at the front of the building (and to comply with CEQA standards for raising the subject building). The proposed 2-story ‘pop-out’ addition is 1 ½ stories lower than its neighbor and sets 5-feet back from their mutual side property line.

Both Adjacent Properties: The proposed top floor addition to the subject property has been held to the 45% rear yard line.

Overall Neighborhood Open Space Patterns: the proposed rear addition respects and preserves existing mid-block open space patterns in the neighborhood. (See Sheet A0.2, Neighborhood Plan)

III. SECTION 303 CONDITIONAL USE FINDINGS:

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below.

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

The project creates a high-quality family home that increases the habitable square footage for a growing family without impacting the neighborhood.

The proposed remodeling and additions to this single family residence provides a larger (5-bedroom) home for a long-time homeowner at 37 Saturn Street. The remodeling and additions will support this family's changing needs as they have grown from a 2-person adult family to a family of 5 with 3-young children and a full time grandparent-resident over the last 12-years. The project is designed to meet the requirements of CEQA and has been reviewed by the environmental planning staff, keeping the size and modifications to the house compatible with the scale of its neighborhood and still providing additional space for an expanding family.

- 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;**

The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope. The proposed building's depth and height have been designed with regard to site-specific constraints and will provide housing compatible in size with the surrounding neighborhood. Although the project will result in the lot having a rear yard less than 45% of the total lot depth, the total lot coverage and scale are consistent with other properties in the surrounding neighborhood and won't impact mid-block open space. (See Sheet A0.2, Neighborhood Plan).

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

The project provides one off street parking space, and will remove an existing non-compliant curb cut (at the north-west end of the lot) and provide a compliant curb cut to the north-east end of the lot. The project also provides 2 off-street bicycle spaces. (See Sheet A0.1 Site Plan); (Sheet A7.1, A7.2, Driveway Plans, Sheet A1.2 First Floor Plan)

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

The project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare or odor. The project will also comply with the SF Green Building mandate.

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

The proposed project provides a diminutive off-street parking garage and maintains an emphasis on the front door/pedestrian access directly from the street/public walkway. The front yard will be enhanced with landscaping that ties into the existing landscape within the Corona Heights neighborhood and the immediate development of front yard gardens along Saturn Street.

3. The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives of the Master plan as detailed below.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The project proposes to retain an existing historic residence and remodel/expand it in compliance with current planning and building codes to create family sized housing for a family that has lived in their home for over 12 years. This maintains affordable housing for an existing San Francisco family.

OBJECTIVE 4
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS
ACROSS LIFECYCLES.

Policy 4.1

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

The project proposes the remodeling of an existing functionally obsolete two-bedroom single family residence (built circa 1890) and expand it in conformance with CEQA standards to become a 5-bedroom single family unit to accommodate families with children. The project sponsors will occupy the residence with their three children and a grandparent..

OBJECTIVE 11

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

The proposed project advances the following policies of this objective:

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.5

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

Policy 11.6

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

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5

Require private usable outdoor open space in new residential development.

The Project will maintain approximately 1043 square feet of private usable outdoor space, on a 2188 square foot lot (approximately 48% of the lot is open space)

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT

Policy 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project will install (1) new street tree along the Saturn Street frontage. The Project will improve the appearance of the neighborhood with landscaping that accommodates the proposed building remodeling and relates to existing site topography.

Policy 24.4

Preserve pedestrian-oriented building frontages.

The project proposes to maintain its front yard which will keep it consistent with other surrounding neighbors. The proposed landscaping and open space will improve the aesthetic appeal of the neighborhood from a pedestrian perspective.

OBJECTIVE 28

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 28.1

Provide secure bicycle parking in new governmental, commercial, and residential developments.

The Project includes (2) Class 1 bicycle parking spaces in the garage area.

Policy 28.3

Provide parking facilities which are safe, secure, and convenient.

The project provides (1) secure parking space within a garage that connects directly to the interior of the building.

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.

The proposed project advances the following policies of this objective:

Policy 1.2

Protect and reinforce the existing street pattern, especially as it is related to topography

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.

OBJECTIVE 2

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

Policy 2.6

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

The Subject Property is located in the Corona Heights Neighborhood. The Property is located on a residential block that is predominantly defined by one and two family dwellings constructed between the 1900's and 2000's in a mix of architectural styles, ranging from modern to historic constructed with a variety of building materials. Building heights are generally 2 to 3 stories, with most buildings having ground floor garage entrance.

The project when complete will transform an existing circa 1890s 2-bedroom house with a historic façade into a 5-bedroom family size home while conserving the existing building façade, floors and exterior walls of the original building. The new additions and proposed alterations will respect the existing building and provide a strong continuity and connection to its past while providing an up-to-date home for its long time

occupants. The remodeled building will maintain its existing character, scale and sense of history within the neighborhood.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12

Install, promote and maintain landscaping in public and private areas

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

The Project will improve the neighborhood environment by providing a high quality residential remodel and addition. The building will be compatible in use and design with other buildings in the neighborhood. A front yard garden and strong entrance sequence will reinforce the human scale of the house at the public walkway/streetscape.

TIMELINES AND LOG OF COMMUNICATIONS

WITH NEIGHBORS, NEIGHBOR GROUPS AND PLANNING DEPARTMENT

FOR:

BENSINGER / MENDEZ RESIDENCE

37 SATURN STREET
SAN FRANCISCO

BY:

HOOD THOMAS ARCHITECTS

440 SPEAR STREET

SAN FRANCISCO, CA 94114

(415) 543-5005 X 2

mark@hoodthomas.com

Timeline: Corbett Heights Neighbors (CHN) Communication

6/19/18:

Initial project introduction to Gary Weiss of Corbett Heights Neighbors (CHN)
Invite to meet on 6.25.19 at 37 Saturn Street accepted by Gary Weiss

6/19/18:

Emails w/ Gary Weiss:

1. Project review meeting to be held at Planning on 6.24.18 should Gary want to attend
2. Project review meeting on-site with Gary Weiss confirmed
3. Meet with next-door-neighbors informally
4. Announce that we plan to have a formal "Pre-App" meeting soon

6/24/18:

Emails with Gary Weiss:

1. Planning department meeting was held today; Gary was not in attendance
2. Confirm meeting with Gary for tomorrow at 10am on-site

6/25/18: Initial Design Review Meeting with Gary Weiss/CHN on site at 37 Saturn Street

7/10/18:

Contact Gary Weiss to request a meeting with the CHN Board for project review. Request not granted-agenda is too full and cannot accommodate the project review/discussion

7/11/18:

Email to Gary Weiss indicating we will continue on our path to work with neighbors and planning and another request to meet with CHN

7/11/18: **

Plans delivered to CHN for his use at board meetings. These are the same plans that were reviewed at the 6.25.18 on-site meeting with Gary

7/11/18:

Gary Weiss wants to know how we knew there was to be a board meeting on this day. We let him know it's because he told us there was a meeting back on 6.25.18 at our on-site meeting

7/17/18:

Eric Mendez meets with/contacts adjacent neighbors. **An 8/7/18 pre-application meeting with the general neighborhood and neighborhood groups in confirmed.**

8/4/19:

CHN confirms receipt of the 8/7/18 pre-application invite and asks if modifications have been made. **Modifications were made to pull the top floor back to the 45% line.** Gary Weiss declines invite to the pre-application meeting as he has already reviewed the drawings.

8/7/18:

Pre-Application Meeting held at 37 Saturn Street. Of the 37 parties notified, 0 parties (including CHN), attended the pre-application meeting

8/15/18: Gary Weiss indicates he will not support project unless the rear addition can be reduced.

8/17/18: Project Sponsor requests to be heard at the next CHN board meeting. No response

8/17/18:

Architect responds to Gary Weiss's 8/15/18 note and explains the reasoning for not reducing the rear yard encroachment and reminds him the proposed addition is 2 stories in height and sits below both neighbors' current living spaces and is pulled-in 5-feet from both mutual side property line. Further, the addition has the support of both neighbors.

8/17/18:

Request to meet Gary Weiss/CHN week of 3 September. Gary Weiss available 9/5 or 9/7.

Timeline: Planning Dept. Response to Permit Application

8.21.18

Architect files building permit application and C.U.A. application

10.16.18:

Architect contacts planner Jeff Horn for status of project review

11.26.18:

Jeff Horn responds to architect email and indicates project is received and provides minor comments to architect

6.24.19:

Jeff Horn provides RDT comments to architect.

6.24.19:

Meeting with Planning Staff/Jeff Horn to review status of project at City Planning offices

10.05.19:

Place poster for CUA hearing on site at 37 Saturn Street

10.15.19:

Receive CATX from Planning Department

11.21.19:

C.U.A. Hearing before the Planning Commission

Timeline/Log for Project Sponsor & Corbett Heights Neighbors:

Corbett Heights Neighborhood Associations Overview and Participation with Project Sponsors Lauren Bensinger and Eric Mendez:

As of Spring 2019, two neighborhood organizations now in Corbett Heights:

Corbett Heights Neighbors (CHN) – Formed with new board members Spring 2019; Partnered with SF Parks Alliance

- Paid Member since July 25, 2018
- Renewed membership October 24, 2019, after speaking with board member Jim Packer regarding renewal.

Corbett Heights Neighborhood Association (CHNA) - (Led by Gary Weiss)

- Renewed membership for separate organization July 25, 2019

Association Meetings / Lauren and Eric Attendance:

- July 26, 2018 – attended
- October 25, 2018 - attended
- April 25, 2019 (CHN) - attended
- July 15, 2019 (CHNA) – not attended
- July 25, 2019 (CHN) – not attended
- October 21, 2019 (CHNA) - attended
- October 24, 2019 (CHN) – not attended
- January 2020 (CHN) – next meeting scheduled

Neighborhood Communication regarding 37 Saturn:

- June 25, 2018 – In-person meeting at home with association Gary Weiss and another board member/neighbor.
- July 10, 2018 – Offered to discuss project at board meeting with Gary Weiss. Offer was denied due to other agenda items
- Fall 2018/Winter 2018/19 – Mark Thomas follow up communication with Gary Weiss
- August 7, 2018 6-7pm – Open house neighborhood meeting with proposed plans. No neighborhood attendance or communication.
- October 5, 2019 – Notice of Public Hearing poster placed on front door.

Corbett Heights Association/ Organization Communication Overview:

- Since February 2019, there has been communication and confusion regarding the changes of the organizations for the Corbett Heights Neighborhood Association.
- May 2019 – Two organizations were developed – CHN and CHNA. To keep current and participate, Eric and Lauren joined both organizations.
- May 20/22, 2019 – Email from CHNA announcing changes, acknowledging confusion
- May 30, 2019 – Email from CHN announcing changes and acknowledging confusion and Gary Weiss in-violation of CHN by-laws
- June 4, 2019 – Email from CHN announcing leadership change that Gary Weiss no longer president
- June 21, 2019 – Email from CHNA/Gary Weiss explaining the two neighborhood organizations
- July 15, 2019 – CHN sent email clarifying why members are receiving multiple email communication from two organizations – CHN and CHNA
- July 23, 2019 – CHN board elections held
- August 2, 2019 – CHN board elections results communicated
- August 27, 2019 – Email from CHNA acknowledging only two projects in neighborhood 42 Ord Court and 4300 17th St.
- September 4, 2019 – Email from CHN announcing new board officers and only the 42 Ord Court project
- October 15, 2019 – Email from CHN regarding meeting Oct. 24 with DA candidates
- October 18, 2019 – Email from CHNA regarding meeting Oct. 21
- October 29, 2019 – Email from CHNA regarding sidewalk construction at 300 Corbett
- November 7, 2019 – Email from CHN announcing general community updates