Executive Summary
Conditional Use Authorization
HEARING DATE: DECEMBER 19, 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 Conditions

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. However, the Sponsor has been in direct communication and discussion with the adjacent neighbors at 41 Saturn Street to address concerns over potential impacts to light, air and privacy.

- **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.

- **Design Review:** The project proposes the introduction of a new curb cut and garage at the ground floor (basement) of the existing structure. Staff initially had concerns regarding the feasibility of the features due to the limitations of the raising (4 feet in height) of the building allowed within the parameter’s set forth from 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 initially 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.

In response, the Project Sponsor provided a sufficient and convincing Section drawing (Sheet A7.2) with an analysis of the driveway slope and the proposed building’s height clearance in regards to a “typical” vehicle’s maneuverability, demonstrating how the garage could be feasibly accessed within the Departments parameters, while minimizing sidewalk warping to avoid potential conflicts with pedestrians. For this specific project, there was an increased level of concern for pedestrian safety due to the narrowness of the existing sidewalk, as well as the lack of a sidewalk on the north side of Saturn Street due to topography.
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BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with 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
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 December 19, 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 of 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 undevelopment 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. However, the Sponsor has been in direct communication and discussion.
with the adjacent neighbors at 41 Saturn Street to address concerns over potential impacts to light, air and privacy.

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 \(1/3\) 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 would provide one off-street parking space.*

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 space 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 December 19, 2019.

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:
ADOPTED: December 19, 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 December 19, 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 December 19, 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.
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*
1. ALL ELECTRICAL WORK IS DESIGN/BUILD BY CONTRACTOR. VERIFY LOCATIONS OF ELECTRICAL EQUIPMENT AND FIXTURES AS BOUNDARY LIMITATIONS CONTROLLED, AND VERIFY WALLS/CEILINGS DO NOT CUT INTO OR DECK OFF OF ANY STRUCTURAL MEMBERS.

2. VERIFY ELECTRICAL, TELEPHONE, CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INSTALLATION. CONDUCT INSPECTIONS OF ALL APPLIANCES AND FIXTURES. VERIFY LOCATION AND INSTALLATION OF TERMINALS AND INSTRUCTIONS AS REQUIRED.

3. MINIMUM REQUIREMENTS FOR ELECTRICAL WORK AT A VERIFIED LOCATION OF A PREVIOUS INSTALLATION, IN ACCORDANCE WITH CURRENT CODE AS MINED BY LOCAL BUILDING CODES AS FOLLOWS:
   - RECEPTACLES SHALL BE 120 VOLT 15 AMP MAX. OR EQUIVALENT.
   - RECEPTACLES SHALL BE SPACED 6'-0" MINIMUM IN CONFLICT ALONG WALLS OF HALLWAYS AND INTERIOR ROOMS.
   - RECEPTACLES SHALL BE 15 AMP 120/208 VOLT MAX. ON CENTER ALONG KITCHEN AND BATHROOM WALLS.
   - VERIFY LOCATIONS OF RECEPTACLES AND FUSES.

4. NEW & REMODELED BATHROOMS TO BE PROVIDED WITH EXHAUST VENTILATION FANS IN ACCORDANCE WITH 2016 RESIDENTIAL CODE.

5. ALL PLUMBING SYSTEMS ARE DESIGNED BY CONTRACTOR. LOCATE THE VARIOUS PLUMBING FIXTURES INCLUDING DRY AND DRYER LOCATIONS IDENTIFIED IN FIRST FLOOR AND SECOND FLOOR PLUMBING WORK.

6. RANGEHOOD, BATH VENTILATION EXHAUST, DRYER EXHAUST & COOKING VENTILATION EXHAUST TO BE PROVIDED IN ACCORDANCE WITH 2016 RESIDENTIAL CODE.

7. TENANTS AND THE GENERAL PUBLIC ARE PROTECTED FROM EXPOSURE TO ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE VARIOUS DOCUMENTS USED IN CONSTRUCTION.

8. VERIFY ALL ELECTRICAL / TELEPHONE / CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INSTALLATION. VERIFY LOCATION AND INSTALLATION OF TERMINALS AND INSTRUCTIONS AS REQUIRED AND VERIFY CLASSES ASSOCIATED WITH THE PROJECT BEFORE INSTALLATION OR MODIFICATION.

9. ALL APPLICATIONS TO COMPLY WITH CCR TITLE 24, LATEST EDITION. SEE GENERAL ENERGY CONSERVATION NOTES.

10. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIERS AND OTHER FORMS OF PROTECTION DURING CONSTRUCTION TO PREVENT DAMAGE TO EXISTING STRUCTURAL FRAMES AND THE GENERAL PUBLIC FROM HARM DUE TO EXTERNAL OR INTERNAL ELEMENTS.

11. PROVIDE PRE-CUT AT RECEPTACLES MOUNTING BRACKETS & COLLECTIBLE ITEMS TO BE HARDWIRED & BATTERY BACK-UP & AUDIBLE IN ALL TENANTS.

12. INTERSTITIAL SPACES SHALL NOT BE USED TO SUPPLY OR RETURN MECHANICAL ITEMS, ROUGH-IN DUCTWORK, DUCTWORK, AND VERIFY LOCATIONS OF ALL DUCTWORK PRIOR TO STEPPING INTO INTERSTITIAL SPACES ALONG WITH OWNER BEFORE INITIATING ANY MECHANICAL SYSTEM WORK.

13. ALL DEVICES SHALL BE SPACED 4'-0" MAX. ON CENTER ALONG KITCHEN AND LAVATORY FAUCETS TO BE MAX. 1.5 G.P.M MEASURED AT 60 Deg. F.

14. INSTALL THERMOSTATS AT 64" FROM CENTERLINE OF COVER PLATE TO PREVENT DAMAGING WINDOWS AND/or DOORS.

15. BATHROOM, LAUNDRY ROOM, GARAGE & UTILITY ROOM (REMODELED & NEW) SHALL BE PROVIDED WITH PROPERLY INSTALLED LIGHT Fixtures.

16. BATHROOMS BRANCH CIRCUITS SHALL BE PROTECTED BY LISTED ARC FAULT PROTECTIVE DEVICES FOR SAFETY REASONS.

17. LIGHT FIXTURES IN TUB, SHOWER OR ANY OTHER LOCATION SUBJECT TO ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE VARIOUS DOCUMENTS USED IN CONSTRUCTION.
PER SAN FRANCISCO PLANNING CODE SECTION 1005(F) A PROJECT IS CONSIDERED TANTAMOUNT TO DEMOLITION WHEN PROPOSED REMOVAL OF 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.
   - FRONT FACADE (NORTH) 429 S.F. 0 S.F. 0% < 25%
   - WEST FACADE (WEST) 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.
   - REAR FACADE (SOUTH) 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%
   - 2,780 S.F. 549 S.F. 19.2% < 25%
   - PROJECT DOES NOT EXCEED THRESHOLD.

3. REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL WALL OR INTERNAL WALL.
   - REAR FACADE (SOUTH) 603 S.F. 0 S.F. 0%
   - SIDE FACADE (WEST) 891 S.F. 76 S.F. 8.5%
   - SIDE FACADE (EAST) 935 S.F. 0 S.F. 0%
   - 2,780 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.
   - FLOOR 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.
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.

<table>
<thead>
<tr>
<th>FACADE FACING PUBLIC WAY</th>
<th>(E) AREA</th>
<th>AREA REMOVED FROM EXTERIOR FUNCTION</th>
<th>PERCENT REMOVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT FACADE (NORTH)</td>
<td>429 S.F.</td>
<td>0 S.F.</td>
<td>0%</td>
</tr>
<tr>
<td>WEST FACADE (WEST)</td>
<td>114 S.F.</td>
<td>0 S.F.</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>543 S.F.</td>
<td>0 S.F.</td>
<td>0%</td>
</tr>
</tbody>
</table>

PROJECT DOES NOT EXCEED THRESHOLD.

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

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<th>FACADE</th>
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<td>FRONT FACADE (NORTH)</td>
<td>603 S.F.</td>
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</tr>
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<td>935 S.F.</td>
<td>0 S.F.</td>
<td>0%</td>
</tr>
<tr>
<td></td>
<td>2,858 S.F.</td>
<td>549 S.F.</td>
<td>19.2%</td>
</tr>
</tbody>
</table>

PROJECT DOES NOT EXCEED THRESHOLD.

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

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

<table>
<thead>
<tr>
<th>INTERIOR STRUCTURE</th>
<th>(E) AREA</th>
<th>AREA REMOVED</th>
<th>PERCENT REMOVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOOR PLATE</td>
<td>743 S.F.</td>
<td>37 S.F.</td>
<td>4%</td>
</tr>
<tr>
<td>INTERIOR STRUCTURE (WALLS)</td>
<td>127.5 L.F.</td>
<td>98 L.F.</td>
<td>77%</td>
</tr>
<tr>
<td>ROOF AREA</td>
<td>904 S.F.</td>
<td>411 S.F.</td>
<td>45%</td>
</tr>
</tbody>
</table>

PERCENT OF INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES REMOVED (3% + 77% + 45%) = 42% < 75%

*PROJECT DOES NOT EXCEED THRESHOLD.
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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</tbody>
</table>

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<th>PERCENT REMOVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOOR PLATE</td>
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<td>77%</td>
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<tr>
<td>ROOF AREA</td>
<td>904 S.F.</td>
<td>411 S.F.</td>
<td>45%</td>
</tr>
<tr>
<td>PERCENT OF INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES REMOVED (7% + 77% + 45%) = 12% &lt;50%</td>
<td></td>
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*PROJECT DOES NOT EXCEED THRESHOLD.
**Door Schedule**

<table>
<thead>
<tr>
<th>No.</th>
<th>Location</th>
<th>Type</th>
<th>Width</th>
<th>Height</th>
<th>Material</th>
<th>Finish</th>
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<td>2' - 6&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
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<tr>
<td>02</td>
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<td>A</td>
<td>2' - 6&quot;</td>
<td>8' - 0&quot;</td>
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<td>A</td>
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<td>8' - 0&quot;</td>
<td>Wood</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>04</td>
<td>C</td>
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<tr>
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<td>6' - 8&quot;</td>
<td>Wood</td>
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<tr>
<td>09</td>
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<td>Wood</td>
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<td></td>
<td></td>
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<tr>
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<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
<td></td>
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<tr>
<td>11</td>
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<td>B</td>
<td>6' - 0&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
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<tr>
<td>12</td>
<td>Bath</td>
<td>A</td>
<td>2' - 6&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
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</tr>
<tr>
<td>13</td>
<td>Hallway 4</td>
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<tr>
<td>14</td>
<td>Bedroom 4</td>
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<td>2' - 8&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
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</tr>
<tr>
<td>15</td>
<td>Bedroom 4</td>
<td>A</td>
<td>2' - 6&quot;</td>
<td>8' - 0&quot;</td>
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<tr>
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<td>I</td>
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<td>2' - 6&quot;</td>
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<td>8' - 0&quot;</td>
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<tr>
<td>21</td>
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<td>2' - 6&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Bedroom 2</td>
<td>A</td>
<td>2' - 8&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Dining</td>
<td>E</td>
<td>14' - 0&quot;</td>
<td>9' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Bedroom 1</td>
<td>E</td>
<td>12' - 0&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Bath</td>
<td>A</td>
<td>2' - 8&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
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<tr>
<td>26</td>
<td>A</td>
<td>2' - 6&quot;</td>
<td>8' - 0&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>27</td>
<td>Closet</td>
<td>A</td>
<td>2' - 6&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
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</tr>
<tr>
<td>28</td>
<td>Bedroom 1</td>
<td>E</td>
<td>12' - 0&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
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<td>29</td>
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<tr>
<td>30</td>
<td>Closet</td>
<td>B</td>
<td>7' - 10&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
<td></td>
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</tbody>
</table>

**Window Schedule**

<table>
<thead>
<tr>
<th>No.</th>
<th>Type</th>
<th>Width</th>
<th>Height</th>
<th>Head HT</th>
<th>Material</th>
<th>Finish</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>A</td>
<td>3' - 0&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 1 1/2&quot;</td>
<td>Wood</td>
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<td></td>
</tr>
<tr>
<td>02</td>
<td>B</td>
<td>2' - 6&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 6&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>03</td>
<td>C</td>
<td>2' - 6&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 6&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>04</td>
<td>D</td>
<td>3' - 0&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>05</td>
<td>E</td>
<td>2' - 6&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>06</td>
<td>F</td>
<td>3' - 0&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>07</td>
<td>G</td>
<td>2' - 6&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 0&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>08</td>
<td>H</td>
<td>2' - 4&quot;</td>
<td>4' - 0&quot;</td>
<td>6' - 6&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>09</td>
<td>I</td>
<td>2' - 4&quot;</td>
<td>4' - 0&quot;</td>
<td>6' - 6&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>J</td>
<td>3' - 0&quot;</td>
<td>2' - 0&quot;</td>
<td>6' - 10&quot;</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
</tbody>
</table>

**Door General Notes**

1. Dimensions indicated are of approximate leaf size or in some instances, finished opening size.
2. Standard door thickness to be 1 3/4" unless noted otherwise.
3. All fire-rated doors shall have smoke-tight gaskets and self-closing devices.
4. All leading to be tempered glass per CRC 308.4.

**Window General Notes**

1. New window openings to be energy efficient.
2. Window dimensions indicated are approximate frame dimensions. General contractor to field verify true window size requirements prior to ordering windows.
3. Tempered glass noted per CRC 308.4.
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
CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>37 SATURN ST</td>
<td>2646045</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-012392ENV</td>
<td>201808217909</td>
</tr>
</tbody>
</table>

Addition/Alteration

Demolition (requires HRE for Category B Building)

New Construction

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.

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
- **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.
- **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:
  1. (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.
  2. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  3. (c) The project site has no value as habitat for endangered rare or threatened species.
  4. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  5. (e) The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY

- **Class ____**
## STEP 2: CEQA IMPACTS

**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air Quality</strong></td>
<td>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.)?</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</td>
</tr>
<tr>
<td><strong>Hazardous Materials</strong></td>
<td>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?</td>
<td>If the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation</strong></td>
<td>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?</td>
<td></td>
</tr>
<tr>
<td><strong>Archeological Resources</strong></td>
<td>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</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment</strong></td>
<td>Does the project involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more?</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%</strong></td>
<td>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?</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone</strong></td>
<td>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?</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone</strong></td>
<td>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?</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):** Laura Lynch

Preliminary Geotechnical report prepared by Murray Engineers 11/12/2019
**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to Property Information Map)

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Category A: Known Historical Resource.</td>
<td>GO TO STEP 5.</td>
<td></td>
</tr>
<tr>
<td>☑ Category B: Potential Historical Resource (over 45 years of age).</td>
<td>GO TO STEP 4.</td>
<td></td>
</tr>
<tr>
<td>☐ Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).</td>
<td>GO TO STEP 6.</td>
<td></td>
</tr>
</tbody>
</table>

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

Check all that apply to the project.

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>1. Change of use and new construction. Tenant improvements not included.</td>
</tr>
<tr>
<td>☐</td>
<td>2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.</td>
</tr>
<tr>
<td>☐</td>
<td>3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.</td>
</tr>
<tr>
<td>☑</td>
<td>4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.</td>
</tr>
<tr>
<td>☐</td>
<td>5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.</td>
</tr>
<tr>
<td>☐</td>
<td>6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.</td>
</tr>
<tr>
<td>☐</td>
<td>7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.</td>
</tr>
<tr>
<td>☐</td>
<td>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.</td>
</tr>
</tbody>
</table>

Note: Project Planner must check box below before proceeding.

| ☑ | Project is not listed. GO TO STEP 5. |
| ☐ | Project does not conform to the scopes of work. GO TO STEP 5. |
| ☐ | Project involves four or more work descriptions. GO TO STEP 5. |
| ☑ | 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.

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>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.</td>
</tr>
<tr>
<td>☐</td>
<td>2. Interior alterations to publicly accessible spaces.</td>
</tr>
<tr>
<td>☐</td>
<td>3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.</td>
</tr>
<tr>
<td>☑</td>
<td>4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.</td>
</tr>
<tr>
<td>☑</td>
<td>5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.</td>
</tr>
<tr>
<td>☐</td>
<td>6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.</td>
</tr>
</tbody>
</table>
### 7. Addition(s)
- Including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.

### 8. Other work consistent
- with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
- Work meets SOI Standards Per PTR form signed on 10/10/19

### 9. Other work
- That would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

### 10. Reclassification of property status
- (Requires approval by Senior Preservation Planner/Preservation Coordinator)
- **Reclassify to Category A**
  - a. Per HRER or PTR dated
  - b. Other (specify): Per PTR form signed on 10/10/19
- **Reclassify to Category C**
  - (attach HRER or PTR)

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

- 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**

- 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.

<table>
<thead>
<tr>
<th>Project Approval Action: Commission Hearing</th>
<th>Signature: Stephanie Cisneros</th>
</tr>
</thead>
<tbody>
<tr>
<td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td>
<td>10/11/2019</td>
</tr>
</tbody>
</table>

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.
TO BE COMPLETED BY PROJECT PLANNER

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

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

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>37 SATURN ST</td>
<td>2646/045</td>
</tr>
<tr>
<td>Case No.</td>
<td>Previous Building Permit No.</td>
</tr>
<tr>
<td>2018-012392PRJ</td>
<td>201808217909</td>
</tr>
<tr>
<td>Plans Dated</td>
<td>Previous Approval Action</td>
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<tr>
<td></td>
<td>New Approval Action</td>
</tr>
<tr>
<td></td>
<td>Commission Hearing</td>
</tr>
</tbody>
</table>

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] 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

- [ ] 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 Meeting Date:** 10/3/2019  
**Date of Form Completion:** 10/3/2019

## Project Issues:

- **Is the subject Property an eligible historic resource?**
  - [x] Yes  
  - [ ] No

- **If so, are the proposed changes a significant impact?**
  - [ ] Yes  
  - [x] No

**Additional Notes:**


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.

## Purpose of Review:

<table>
<thead>
<tr>
<th>CEQA</th>
<th>Article 10/11</th>
<th>Preliminary/PIC</th>
<th>Alteration</th>
<th>Demo/New Construction</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Date of Plans Under Review:

8/20/19; revised 10/9/19

## Preservation Team Review:

### Individual:

- **Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:**
  - Criterion 1 - Event:  
    - [x] Yes  
    - [ ] No
  - Criterion 2 - Persons:  
    - [x] Yes  
    - [ ] No
  - Criterion 3 - Architecture:  
    - [x] Yes  
    - [ ] No
  - Criterion 4 - Info. Potential:  
    - [x] Yes  
    - [ ] No

- **Period of Significance:** ca. 1890

### Historic District/Context:

- **Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:**
  - Criterion 1 - Event:  
    - [x] Yes  
    - [ ] No
  - Criterion 2 - Persons:  
    - [x] Yes  
    - [ ] No
  - Criterion 3 - Architecture:  
    - [x] Yes  
    - [ ] No
  - Criterion 4 - Info. Potential:  
    - [x] Yes  
    - [ ] No

- **Period of Significance:**
  - [x] Contributor  
  - [ ] Non-Contributor

---

**San Francisco Planning Department**

1650 Mission St.  
San Francisco, CA 94103-2479

Reception: 415.558.6378  
Fax: 415.558.6409

Planning Information: 415.558.6377
Complies with the Secretary's Standards/Art 10/Art 11:  Yes ☐  No ☐  N/A ☐
CEQA Material Impairment to the individual historic resource:  Yes ☐  No ☐
CEQA Material Impairment to the historic district:  Yes ☐  No ☐
Requires Design Revisions:  Yes ☐  No ☐
Defer to Residential Design Team:  Yes ☐  No ☐

PRESERVATION TEAM COMMENTS:
The building located at 37 Saturn Street is a two-story-over-crawl space, woof-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.

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.

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:

- 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.

(continued)

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'
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

SUBJECT PROPERTY

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

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

SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2018-012392CUA
37 Saturn Street
Existing Site Photo
### Land Use Information

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

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### PROJECT FEATURES (Units or Amounts)

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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
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.
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:
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440 SPEAR STREET
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mark@hoodthomas.com
CONDITONAL USE FINDINGS

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

1. 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