SAN FRANCISCO
PLANNING DEPARTMENT

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Executive Summary
Conditional Use
Hearing Date: FEBRUARY 6, 2020

Record No.:	**2018-013139CUA**
Project Address:	**271 GRANADA AVE**
Zoning:	RH-2 (Residential-House, Two-Family) Oceanview Large Residence Special Use District 40-X Height and Bulk District
Block/Lot:	6941/006
Project Sponsor:	Drake Gardner ZoneDesign Development 951 Post St San Francisco, CA 94945
Staff Contact:	Cathleen Campbell – (415) 575-8732 Cathleen.campbell@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The proposal is for the demolition of a 577 square foot, one-story single-family home, garage, and shed to construct a three-story three-family dwelling, including an ADU. The proposed structure consists of a 1,318 square foot three-bedroom unit on the first floor, a 748 square foot two-bedroom unit on the second floor, and a 513 square foot two-bedroom Accessory Dwelling Unit on the ground floor. The proposed structure will provide a two-vehicle garage and three Class 1 bicycle parking spaces at the ground floor. At the front wall, the building is two-stories tall with a height of 24 feet 4 inches, and the third floor is setback 15 feet and has a height of 30 feet. The Project requires Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303, and 317 for the demolition of a dwelling Unit in the RH-2 (Residential-House, Two Family) Zoning District, Oceanview Large Residence Special Use District, and 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317 to allow a demolition of an existing dwelling unit and the construction of a three-story, 30-foot tall, building with 3 dwelling units within the RH-2 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment** The Department has not received correspondence regarding the project. The applicant performed the required Pre-application meeting prior to the submittal. The applicant has

since reached back out to the interested parties from the Pre-application meeting, as well as provided 21 comment letters in support of the project.

- **Existing Tenant, Eviction History, & Rent Stabilization, Demolition** The existing unit is vacant. The existing dwelling unit is not subject to rent stabilization (rent control). There is no known evidence of any evictions on the property. See Exhibit G for Eviction History documentation. The existing structure is not a historic resource under CEQA.

- **Family Sized Units & Increase of Bedrooms** The project proposes an opportunity for family-sized housing. The existing building is approximately 577 gross square feet with one bedroom. The project proposes three dwelling units, including an ADU; one unit contains three bedrooms, and two two-bedroom units – a total of six bedrooms more than the existing building.

- **Architecture and Design** The Planning Department's Residential Design Team (RDAT) reviewed the Project and supported the site design, open space, and massing. RDAT supports the proposed architecture as shown in the attached plans.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in a removal of a dwelling unit, the Project maximizes density by providing two net new family sized dwelling unit, which is a goal for the City's. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Eviction History Documentation
Exhibit G – Dwelling Unit Demolition Application
Exhibit H – Public Correspondence

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317 FOR THE DEMOLITION OF A 577 SQUARE FOOT, ONE-STORY SINGLE-FAMILY HOME AND TO CONSTRUCT A THREE STORY, 30 FOOT TALL, 3,396 GROSS SQUARE FOOT, THREE-FAMILY DWELLING, INCLUDING AN ACCESSORY DWELLING UNIT WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) DISTRICT, OCEANVIEW LARGE RESIDENCE SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 4, 2019, Drake Gardner of (Project Sponsor) ZoneDesign Development filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1, 303 and 317 for the demolition of a 577 square foot, one-story single-family home and to construct a three-story, 30-foot tall, 3,396 gross square foot, three-family dwelling with an Accessory Dwelling Unit (ADU) (hereinafter "Project") at 271 Granada Avenue, Lot 006 of Block 6941 (hereinafter "Project Site").

On February 6, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-013139CUA.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 & 3 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. 2018-013139CUA, 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 project site is on the west side of Granada Avenue, between Holloway and Ocean Avenues; Lot 006 in Assessor's Block 6941 and is located within the RH-2 (Residential House, Two-Family) Zoning District and Oceanview Large Residence Special Use District with a 40-X Height and Bulk designation. The property is developed with a one-story single-family dwelling, an auxiliary garage within the front setback, and a shed within the rear yard.

3. **Surrounding Properties and Neighborhood.** The subject property is located within the RH-2 (Residential-House, Two-Family) zoning district and Oceanview Large Residence Special Use District. The immediate vicinity consists of residential two- to three-story, single- and multi-family dwellings. The subject block face exhibits a great variety of architectural styles, scale and massing. The surrounding properties are located within the RH-1(D) (Residential House, One-Family Detached), RH-1 (Residential House, One- Family) and Ocean Avenue NCT District, with some NC-2 and NC-1 zoned districts interspersed. The area is transit-oriented with the MUNI K-Ingleside line on Ocean Avenue and several bus lines on and connecting to Ocean Avenue. The Ocean Avenue NCT District is within ½ mile of the subject property. The Ocean Avenue NCT District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison-shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices.

4. **Project Description**. The proposal is for the demolition of a 577 square foot, one-story single-family home, garage, and shed to construct a three-story three-family dwelling, including an ADU. The proposed structure consists of a 1,318 square foot three-bedroom unit on the first floor, a 748 square foot two-bedroom unit on the second floor, and a 513 square foot two-bedroom Accessory Dwelling Unit on the first floor. The proposed structure will provide a two-vehicle garage and

three Class 1 bicycle parking spaces at the ground floor. At the front wall, the building is two-stories tall with a height of 24 feet 4 inches, and the third floor is setback 15 feet and has a height of 30 feet.

- **Public Comment/Community Outreach**. The Department has not received correspondence regarding the project. The applicant performed the required Pre-application meeting prior to the submittal. The applicant has since reached back out to the interested parties from the Pre-application meeting, as well as provided 21 comment letters in support of the project.

5. **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. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

   The project proposes a building that has a maximum height of 30 feet.

   B. **Oceanview Large Residence Special Use District** Planning Code Section 249.3 requires a Conditional Use authorization for the following developments or Expansions of Residential Property; Residential development on a vacant or developed parcel that will result in a dwelling unit with five or more bedrooms; or the smallest unit in a multiple dwelling unit project, including projects with ADUs, being less than 33% of the size in floor area of the largest unit; or Floor Area Ratio exceeding the limits in Table 249.3.

   The project is not subject to a Conditional Use Authorization per the requirements of Planning Code Section 249.3. The proposal does not include a unit with more than 5 bedrooms, the ADU is more than 33% the size of the largest unit, and the Floor Area Ratio is not exceeded per the limits of Table 249.3

   C. **Front Setback Requirement.** 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 (15 foot maximum).

   The subject property does not have a legislated setback. The project is located behind the required front setback line on of 11 feet, 6 inches.

   D. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth.

   The project proposes a 51-foot, 0-inch rear yard setback which is equal to the required 45% of lot depth, the project also includes a one-story, 12-foot-deep obstruction permitted under Planning Code Section 136.

E. **Residential Design Guidelines.** Per Planning Code Section 311, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."

The Residential Design Team determined that the project complies with the Residential Design Guidelines and would not create exceptional or extraordinary circumstances. The third floor is setback 15 feet, so that the building presents as two-stories at the street.

F. **Front Setback Landscaping and Permeability Requirements.** 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 will provide landscaping and permeable concrete for the driveway and walking path within required front setback to comply with Section 132 requirements.

G. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (125 Sq. Ft. per unit if private, ~166 Sq. Ft. if shared).

The project provides usable open space that exceeds the minimum private and shared amount required.

H. **Parking**. Planning Code Section 151 requires no parking spaces and permits a maximum of 1.5 spaces for each dwelling unit.

The project proposes two off-street parking spaces.

I. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units. *The Project requires three Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project will provide three Class 1 bicycle parking spaces.*

J. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

The project proposed to demolish a residential unit. As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. "Additional Findings pursuant to Section 317" below.

K. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to two units per lot are principally permitted in RH-2 Districts and up to one unit per 1,500 Sq. Ft. of lot area is allowed with Conditional Use Authorization.

The subject property is 2,812.5 sq. ft. in area, and therefore is permitted a maximum density of 2 dwelling units.

Additionally, the project proposes to construct an Accessory Dwelling Unit at the ground floor of the structure per Section 207(c)(4).

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

The project proposes three dwelling units, including an ADU. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

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

While the Project proposes demolition of existing housing, the replacement building is proposed within the buildable area of the lot and is also designed to be in keeping with the existing development pattern and the neighborhood character. The proposal results in a net gain of two additional units at the project site, additional bedrooms, and improved interior layouts. The project will provide two family-sized unit (1 three-bedroom units, and 1 two-bedroom unit) and a two-bedroom ADU, while maintaining ample rear yard open space.

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

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

The Project is designed to be compatible with the surrounding neighborhood; the new building is similar in massing to the structures on the block. The third floor is setback 15 feet, so that the building presents as two-stories at the street. The Project results in a building size, shape, and height that is appropriate for the neighborhood context.

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;

Planning Code requires no off-street parking space per dwelling unit. Two vehicle spaces are proposed, in replacement of the existing auxiliary garage that is proposed for demolition.

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

The proposal is residential and will not yield noxious or offensive emissions.

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

The proposed project is residential and will be landscaped accordingly within the required front setback.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The proposed project is conditionally consistent with the stated purpose of the RH-2 Districts.

7. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

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

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

The structure does not appear to superficially be in decent or sanitary conditions. The structural soundness report confirms the cost to upgrading a residence, with respect to habitability and Housing Code requirements, would exceeds 50% of the measured economic feasibility soundness factor. Therefore, based on San Francisco Planning Guidelines the building is considered Unsound and not economically feasible to repair.

c. Whether the property is a "historic resource" under CEQA;

The Planning Department reviewed Historic Resource Determination Supplemental Information and provided a historic resource determination in a Preservation Team Review (PTR) Form. The review concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

e. Whether the Project converts rental housing to other forms of tenure or occupancy;

The existing single-family residence and not subject to rent control. There are no restrictions on whether the constructed units will be rental or ownership.

f. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

The subject property is a single-family residence with commercial space and not subject to rent control.

g. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project proposes demolition of the one-bedroom single-family dwelling, there will be a net gain of two units to maximize the density allowed for the property. The replacement structure proposed will include three family-sized units; one 3-bedroom unit and two 2-bedroom unit.

h. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of units while providing family-sized units. The project would increase the number of dwelling units, while providing a net gain of six bedrooms to the City's housing stock.

i. Whether the Project protects the relative affordability of existing housing;

The Project does not protect the relative affordability of existing housing, as the Project proposes demolition of the existing building. However, it should be taken into consideration that the proposed

structure offers a variety of unit sizes and net gain of two dwelling unit, adding to the City's housing stock.

j. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

k. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

l. Whether the Project increases the number of family-sized units on -site;

The project proposes an opportunity for family-sized housing. One three-bedroom units and two two-bedroom units, including the ADU, that is proposed within the new building.

m. Whether the Project creates new supportive housing;

The project does not create supportive housing.

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

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliments the neighborhood character while preserving much of the existing architecture.

o. Whether the Project increases the number of on-site Dwelling Units;

The Project will provide a net gain of two units, including an ADU at the site. The proposed structure is in keeping with the scale and mass of the immediately surrounding development.

p. Whether the Project increases the number of on-site bedrooms;

The project proposes three dwelling units, including an ADU; one unit contains three bedrooms, and two two-bedroom units – a total of six bedrooms more than the existing building.

q. Whether or not the replacement project would maximize density on the subject lot; and

The Project proposes two under density dwelling units, maximizing the density on the subject lot located within an RH-2 Zoning district that is 2,812.5 square feet in size. The project also proposes an ADU per Planning Code 207(c)(4).

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

The Project proposes replacing the existing unit with three new dwelling units. The proposal results in three family-sized units; one unit containing three bedrooms, and two two-bedroom units – a total of six bedrooms more than the existing building.

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

HOUSING ELEMENT

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

Policy 4.1:
Develop new housing, and encourage the remodeling of existing housing, for families with children.

The project proposes to demolish a one-bedroom single-family residence to construct a building with three family-sized dwelling units.

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.

The proposed building conforms to the Residential Design Guidelines and are appropriate in terms of scale, proportions and massing for the surrounding neighborhood.

Policy 11.4

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

Policy 11.5
Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed building conditionally conforms to the zoning and general plan densities of the neighborhood.

URBAN DESIGN

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:
Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3:
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed building reflects the existing mixed architectural character and development pattern of the neighborhood, particularly by proposing a construction that respects the two- to three-story heights on the block face.

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 building has been designed to be compatible with the neighborhood's mixed massing, width and height. The proposed buildings reflect the pattern of the older development to have bay windows and vertically oriented projections and window form.

9. **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.

The project is residential and has no impact on 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 existing dwelling unit is not subject to rent stabilization. The Project will provide two net new dwelling units, thus resulting in an increase in the neighborhood housing stock. The Project is simple in design and relates to the scale and form of the surrounding neighborhood by providing relationships to the other buildings. For these reasons, the proposed project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The proposed project is an area well served by public transportation, including MUNI's K Line along Ocean Avenue and Balboa Park BART station.

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

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by maintaining two off-street parking spaces.

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

The proposal is a residential project in an RH-2 District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The project will significantly strengthen the existing building, bringing it up to current building and seismic codes.

G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

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

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

10. 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.

11. 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. 2018-013139CUA** subject to the following conditions attached hereto as "EXHIBIT A" 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. 20454. 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 94012.

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 May 23, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 6, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of a one-story single-family dwelling to construct a new three-story three-family dwelling, including an Accessory Dwelling Unit at the ground floor, pursuant to Planning Code Sections 209.1, 303 and 317 within the RH-2 (Residential — House, Two Family) Zoning District, 40-X Height and Bulk District, and Oceanview Large Residence Special Use District; in general conformance with plans, dated **May 01, 2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2019-000189CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 6, 2020** under Motion No.**XXXX**. 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 **February 6, 2020** under Motion No. **XXXX**

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly

labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and species of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Bicycle Parking.** The Project shall provide no fewer than **one** Class 1 bicycle parking spaces as required by Planning Code Section 155.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

10. **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

MONITORING

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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

OPERATION

13. **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. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

271 GRANADA AVE.
(Front View)

271 GRANADA AVE

(REAR VIEW)

271 GRANADA AVE.
S.F., CA, 94112

PROJECT DIRECTORY

BUILDING DESIGN: ZONE DESIGN DEVELOPMENT
DRAKE GARDNER
10 CARLILE DRIVE, SU.1
NOVATO, CA. 94945
415.377.6694

CONSULTING ENG.: SANTOS&URRUTIA
STRUCTURAL ENGINEERS
2451 HARRISON STREET
S.F., CA. 94110
415.642.7722

BUILDING INFORMATION

		UNIT COUNT	EXISTING	ALLOWABLE	PROPOSED
CONSRUCTION TYPE			DEMO		TYPE-5-1HR
OCCUPANCY GROUP				R-3/U	R-3/U
BUILDING HEIGHT			VACANT	40-X	40-X
RES. BUILD. (DBI CALCS.) PER/FLOOR (IN SQ. FT.)	GARAGE		0	MAX	600 SF
	1ST FLR	1@2/BED (UNIT 1)(ADU)	0	MAX	470 SF
	2ND FLR	1@3/BED (UNIT 2)	0	MAX	1,150 SF
	3RD FLR	1@2/BED (UNIT 3)	0	MAX	720 SF
	TOTAL	2@2/BED 1@3/BED	0	MAX	2,340 SF
COMMERCIAL SPACE			0	0	0
NUMBER OF STORIES			0	4	3
COMMON AREA			0	BY CHOICE	180 SF
COMMON OPEN SPACE			0	BY CHOICE	1,370 SF
PRIVATE OPEN SPACE			0	BY CHOICE	234 SF
FIRE SPRINKLERS			NONE	YES	YES
SEISMIC UPGRADE			NONE	YES	YES

PROJECT INFORMATION

ZONING: RH-2
LOT SIZE: 92'X147'=2,812.50 SQ. FT.
UNITS ALLOWED: 2 PLUS ADU

TOTAL GROSS FLOOR AREA: APROX. 2,748 SF
NEW RESIDENTIAL AREA: 2,340 SQ.FT.
NEW COMMON AREAS: 288 SQ.FT.
NEW GARAGE SPACE: 600 SF (2 UNBUNDLED PARKING SPACES)
3 BICYCLE SPACES
COMMON OPEN SPACE: 1,370 SQ. FT.(<3 UNITS=456 SF/PER UNIT)
PRIVATE OPEN SPACE: 180 SQ. FT.
OCCUPANCY TYPE: R3/U (OCC. LOAD 1/PER 200SQFT=17)
40' ALLOWED HT. LIMIT: 30'-0" AS DESIGNED

EXIST. BUILDING USE: VACANT RESIDENTIAL

14 SF TRANS. DEMAND MANAGEMENT POINTS REQ: 14 POINTS ACHEIVED

SCOPE OF WORK:
1) DEMOLISH EXISTING BUILDINGS
2) EXCAVATE EXISTING LOT
3) BUILD NEW (2 UNITS + ADU) BUILDING (3-STORIES)
4) REMOVE AND REPLACE SIDEWALK, CURB, & GUTTER
5) INSTALL NEW LANDSCAPE

MUNICIPAL CODES
SF MUNICIPAL PLANNING CODE
2016 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELEC., ENERGY AND FIRE CODES, SF AMENDMENTS AND LOCAL EQUIV.

SHEET INDEX

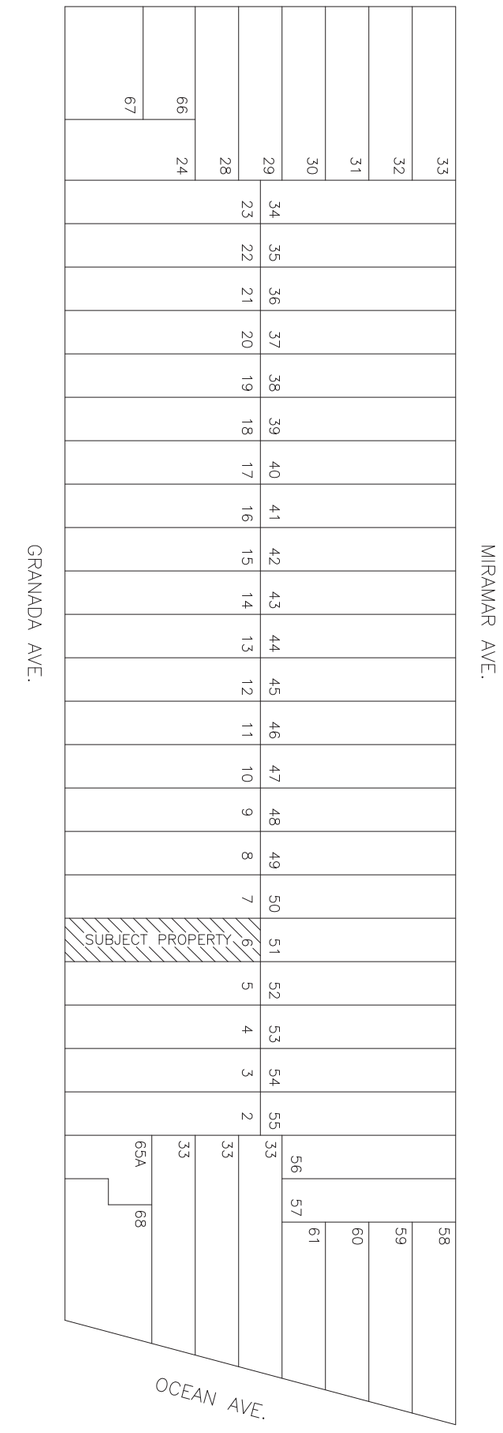
SPECIFICATIONS

NOTES:
1) CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.
2) SHORING, UNDERPINNING, SPRINKLER, AND FIRE ALARM SYSTEM UNDER SEPERATE PERMIT.
3) STATE INDUSTRIAL SAFTY PERMIT IS REQUIRED.
4) PUBLIC STAIRWAY VENTILATION PER SEC 1203.4 SFBC.
5) 2HR. STAIRWAY ENCLOSURE FOR 4 STORY BUILDING WITH 11/2 HR. DOORS W/CLOSERS.
6) PROVIDE SMOKE DETECTORS PER SFBC '2016
7) PROVIDE MINIMUM 1 HR. CORRIDOR TYPICAL.
8) PROVIDE METAL STRAPS TO WALLS FOR WATER HEATER ON 18 IN. HT. PLATFORM.
9) PROVIDE VENTILATION PER SFBC SEC. 406.1.3 FOR GARAGE.
10) PROVIDE ONE HOUR CONSTRUCTION WITH SOUND INSULATION BETWEEN UNITS AND PUBLIC AREA.
11) PROVIDE FLUORESCENT LIGHTING AT BATHROOMS AND KITCHENS.
12) PROVIDE TEMPERED GLASS 18" AND ABOVE FLOOR PER SEC. 2406.4.
13) ROOF DRAIN AND OVERFLOW DRAIN AT ROOF AND DECK CONNECT TO CITY SEWER. ROOFING MATERIALS SHALL BE CLASS A OR B WITH 1.4IN. TO 1FT. SLOPE TYPICAL.
14) EXIT WALL PROTECTION PER SEC 704.5 SFBC '2016
15) EXIT PATH SHALL COMPLY WITH ADMINISTRATION BULLETIN AB-20.
16) STAIRS (EXTERIOR/INTERIOR) SHALL COMPLY WITH CHAPTER 10 CBC.
17) PROVIDE SEPARATION JOINT BETWEEN BUILDING AND PROPERTY LINE PER CHAPTER 16.
18) COMPLY TO SECURITY REQUIREMENTS PER SEC. 1005A S.F. BUILDING CODE.
19) SITE PERMIT APPROVED FOR THIS PROJECT.
20) TRASHROOM TO COMPLY WITH SFBC '2013
21) PRIVIDE EMERGENCY LIGHTING PER CODE.
22) PROVIDE STAIR I.D. WITH SIGN PER SEC. 1003.3.13
23) PROVIDE 3/4HR FIX. WIND. W/SPRIKLER AT PROP. LINE PER SEC. 503.5 S.F.B.C.
25) PROVIDE 1HR CONSTRUCTION W/ SOUND INSUL. BETWEEN UNITS AND PUBLIC AREA.
26) PROVIDE FLOOR DRAINS PER SFBC '2016
27) TYPE1 CONSTRUCTION TO BE OF NON-COMBUSTIBLE MATERIALS
28) ALL FIREPLACES TO BE "UL" LISTED.
29) PROVIDE 3/4HR RATED PROTECTION FOR OPENINGS (DOORS&WINDOWS) WITHIN 10FT. OF STAIR OPENINGS.
30) PROVIDE EXIT SIGNS PER SEC. 1013.
31) AUTO. OPENERS TO BE PROVIDED AT H.C ACCESSIBLE ENTRY DRS. WHERE STRIKER DEMENSIONS CAN NOT BE MET.
32) LOCKS AND LATCHES AT COMMERCIAL SPACE MAIN EXIT TO COMPLY WITH SEC. 1008.1.8.3 SFBC '2016
33) TABLE 508.3.3 STATES THAT A 1-HR SEPARATION IS REQUIRED FOR A2 AND R3 OCC.
1-HR MIN. SEPARATION W/1-HR SUPPORT AND NFPA 13 SPRINK PER SEC. 9033.1.1 SFBC '2016

NOTE: TYPE 3A/S1 FULLY SPRINKLERED
FIREPRO. SYSTEM ON SEPARATE PERMIT.

NOTE: AT ALL RATED WINDOW & DR. ASSEMBLIES ADJACENT TO REAR STAIR EGRESS MUST HAVE QUICK RESPONSE HEADS WITHIN 18" OF OPENINGS & 6 FT. ON CENTER.

VACINITY MAP

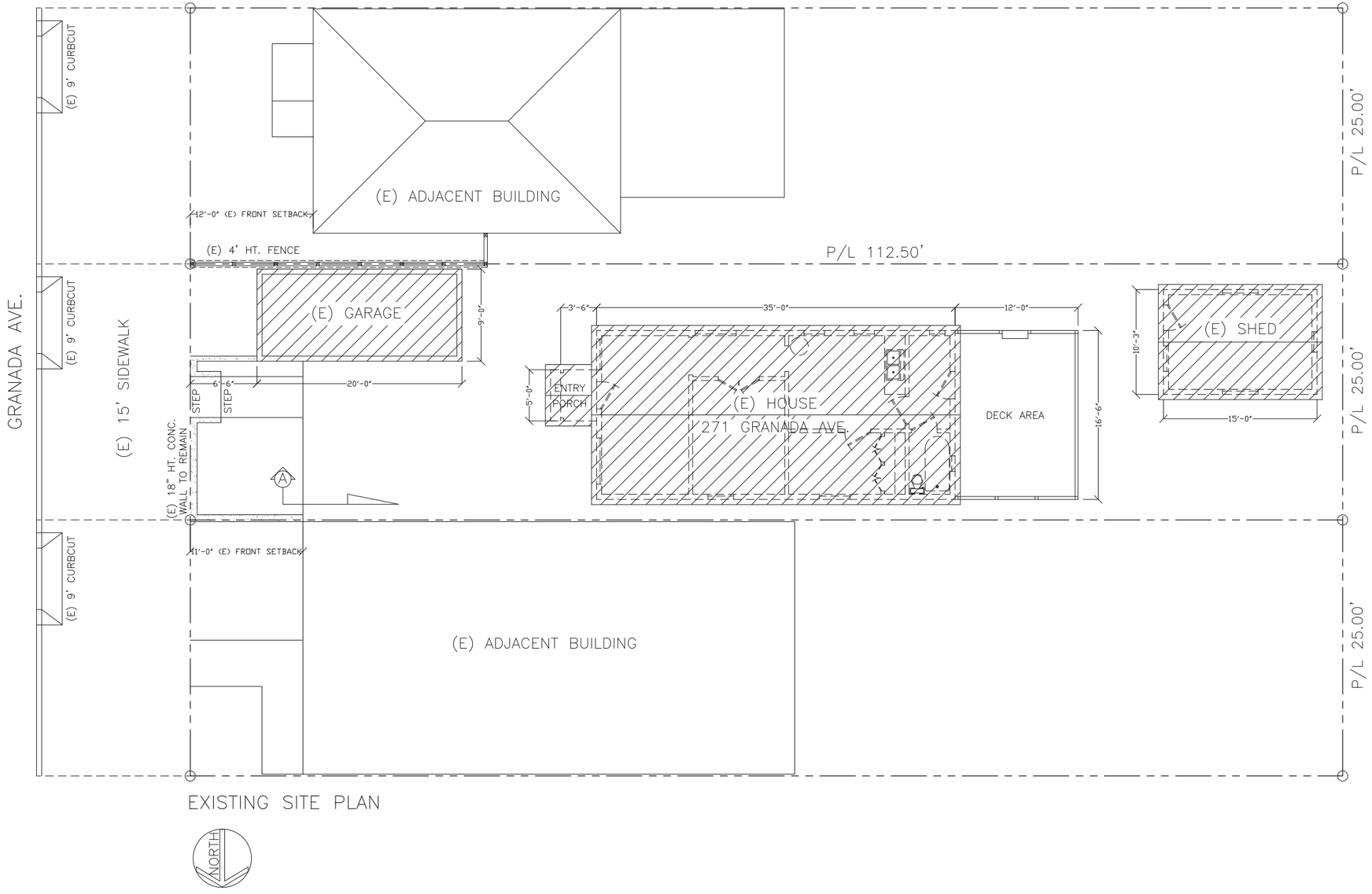


REVISIONS
08.01.19
09.01.19

DESIGN BY: ZONE DESIGN DEVELOPMENT
DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

TWO NEW RESIDENTIAL UNITS + ADU
271 GRANADA AVE.
SAN FRANCISCO, CA. 94112
BLOCK: 6941 LOT: 006
OWNER: DANKE INVESTORS, LLC
(213) 216-3791

DATE: 05.01.18
SCALE: VARIES
DESIGNER: D.G.
JOB NO.: WONG
SHEET NO.: A0.0



EXISTING SITE PLAN

REVISIONS

DESIGN BY: ZONE DESIGN DEVELOPMENT

DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

NEW TWO UNITS + ADU

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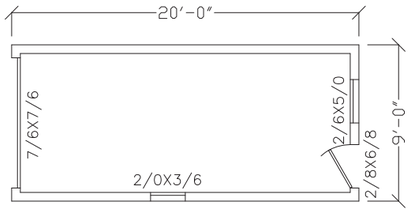
SAN FRANCISCO, CA. 94112
BLOCK: 6941 LOT: 006

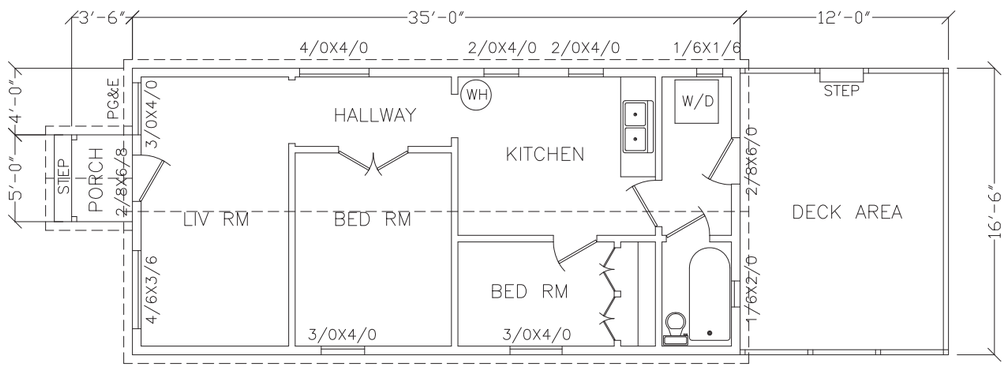
OWNER: DANKE INVESTORS, LLC
(213) 216-3791

DATE: 05.01.18
SCALE: 3/16"=1'-0"
DESIGNER: D.G.
JOB NO.: WONG
SHEET NO.: A1.0

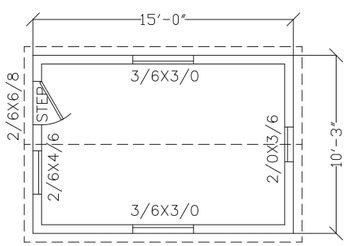


EXISTING GARAGE

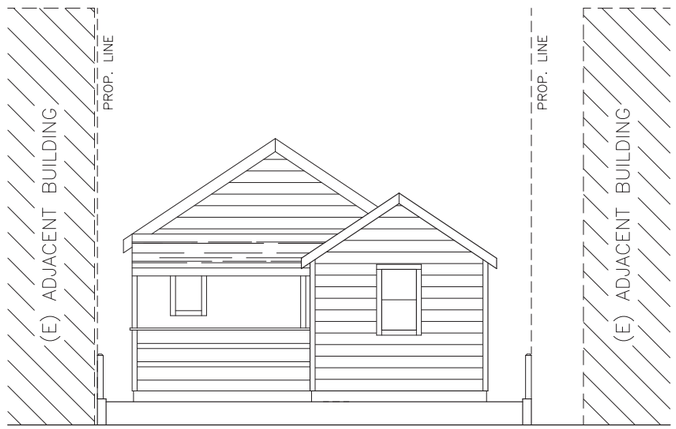
EXISTING EAST ELEVATION



EXISTING HOUSE



EXISTING SHED



EXISTING WEST ELEVATION

REVISIONS

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DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

NEW TWO UNITS + ADU

271 GRANADA AVE.
SAN FRANCISCO, CA. 94112
BLOCK: 6941 LOT: 006

OWNER: DANKE INVESTORS, LLC
(213) 216-3791

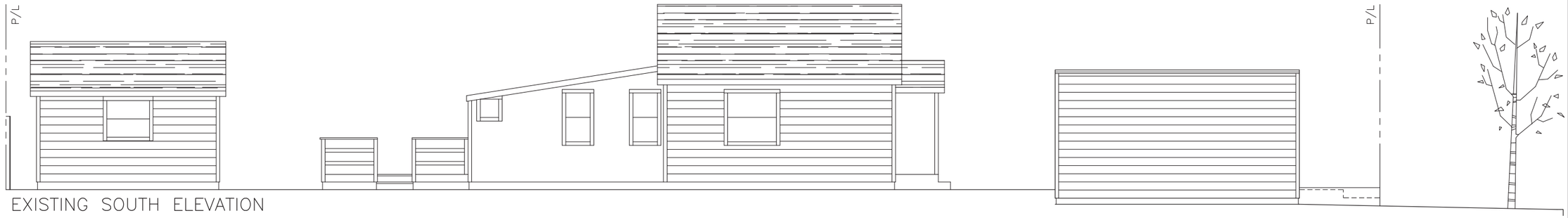
DATE: 05.01.18

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

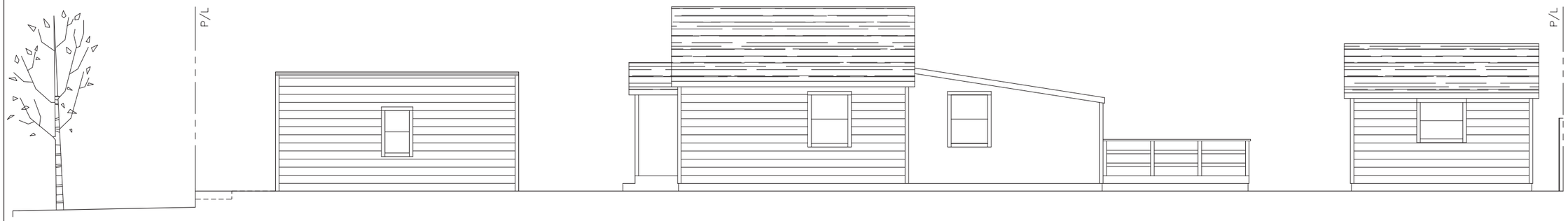
DESIGNER: D.G.

JOB NO.: WONG

SHEET NO.: A2.0



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

REVISIONS

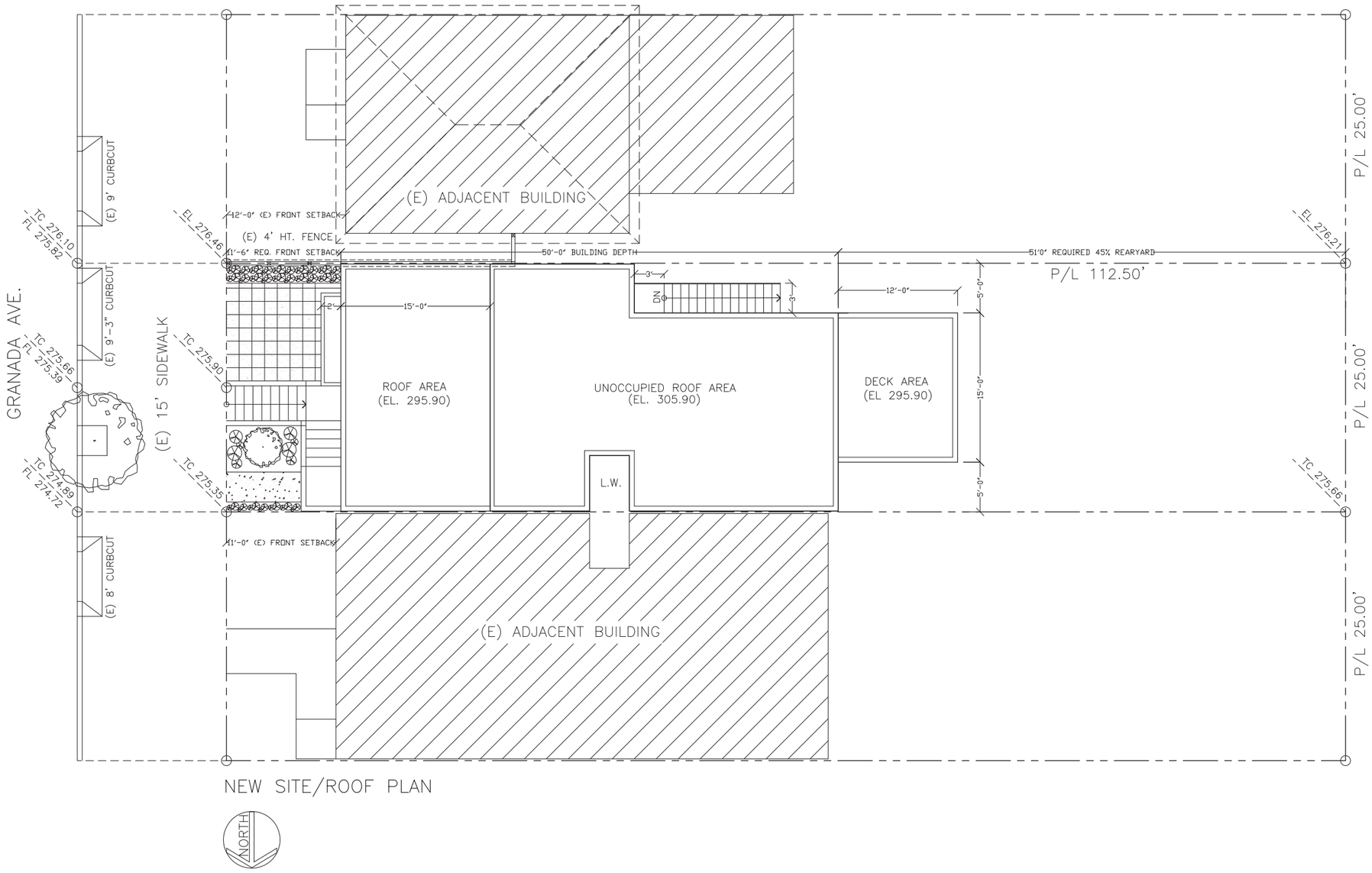
DESIGN BY: ZONE DESIGN DEVELOPMENT

DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

NEW TWO UNITS + ADU
271 GRANADA AVE.
SAN FRANCISCO, CA. 94112
BLOCK: 6941 LOT: 006

OWNER: DANKE INVESTORS, LLC
(213) 216-3791

DATE: 05.01.18
SCALE: 1/.4"=1'-0"
DESIGNER: D.G.
JOB NO.: WONG
SHEET NO.: A3.0



NEW SITE/ROOF PLAN

REVISIONS

08.01.19	
09.01.19	

DESIGN BY: ZONE DESIGN DEVELOPMENT

DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

TWO NEW RESIDENTIAL UNITS + ADU

271 GRANADA AVE.
SAN FRANCISCO, CA. 94112
BLOCK: 6941 LOT: 006

OWNER: DANKE INVESTORS, LLC
(213) 216-3791

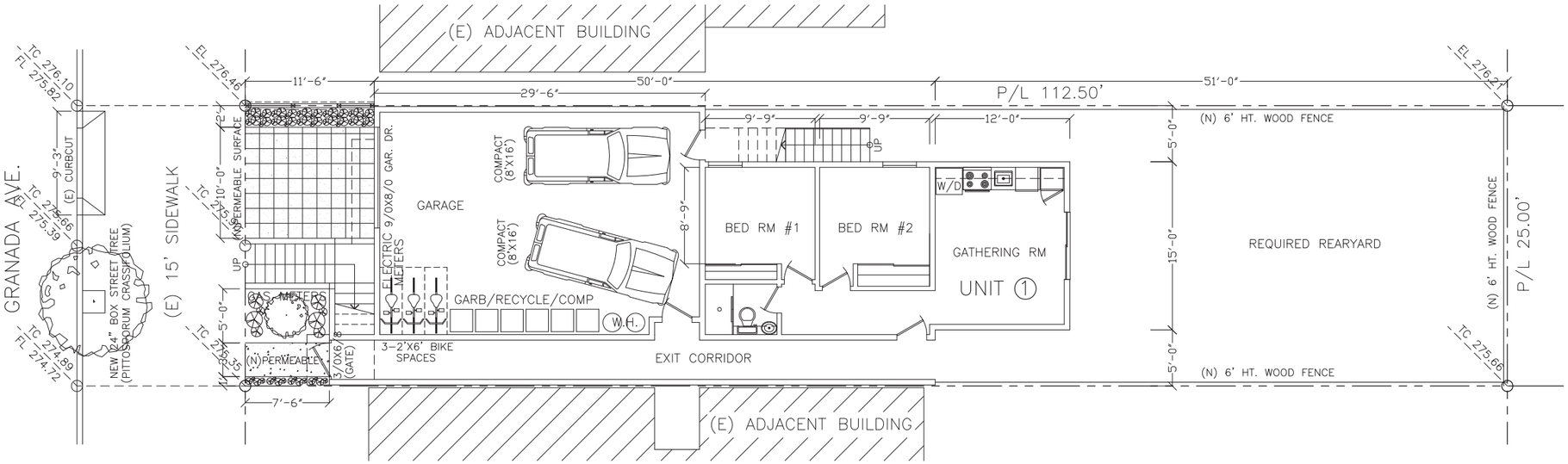
DATE: 05.01.18

SCALE: 3/16"=1'-0"

DESIGNER: D.G.

JOB NO.: WONG

SHEET NO.: A1.0

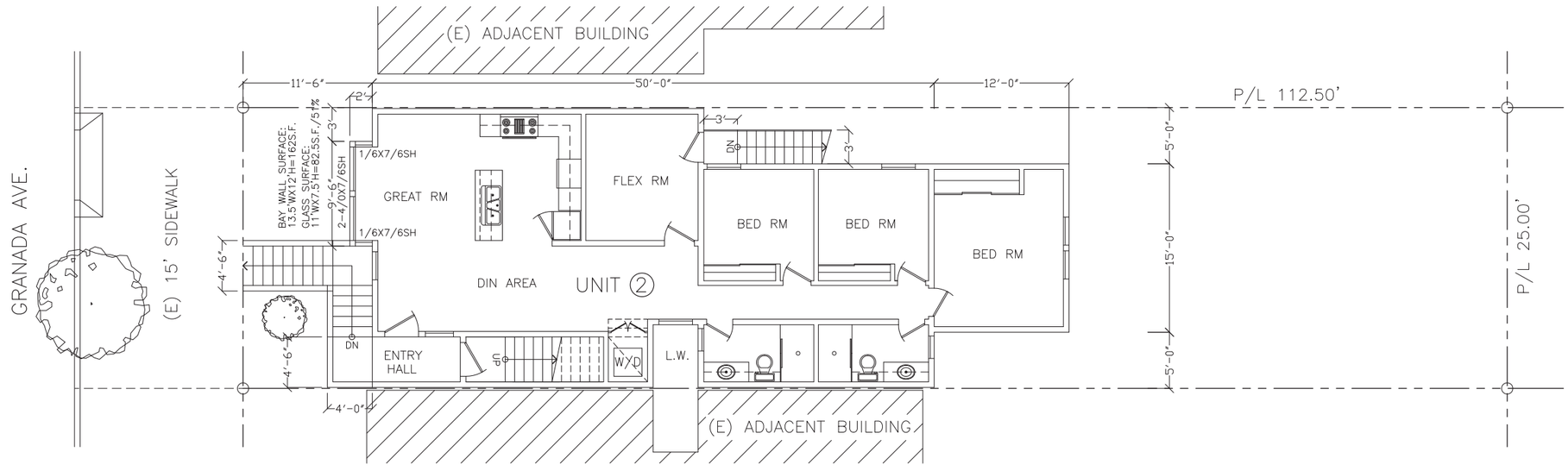


NEW FIRST FLOOR

GARAGE: APROX. 600 SF
COMMON AREA: APROX. 220 SF
RESIDENTIAL: APROX. 470 SF
COMMON OPEN SPACE: APROX. 1,370 SF

LANDSCAPE CALCS: 11.5'X11.5'=132.25SF+9'X7.5'=67.5SF TOTAL 199.75SF(REQ. FRONT SETBACK)
199.75SFX.20=39.95SF TOTAL LANDSCAPE REQ.
6'X7.5'=45SF+3'X11.5'=34.5SF TOTAL 79.5SF PROVIDED

PERMEABLE SURFACE CALCS.: 100% PROVIDED



NEW SECOND FLOOR

COMMON AREA: APROX. 68 SF
RESIDENTIAL: APROX. 1,150 SF

REVISIONS
08.01.19
09.01.19
09.12.19

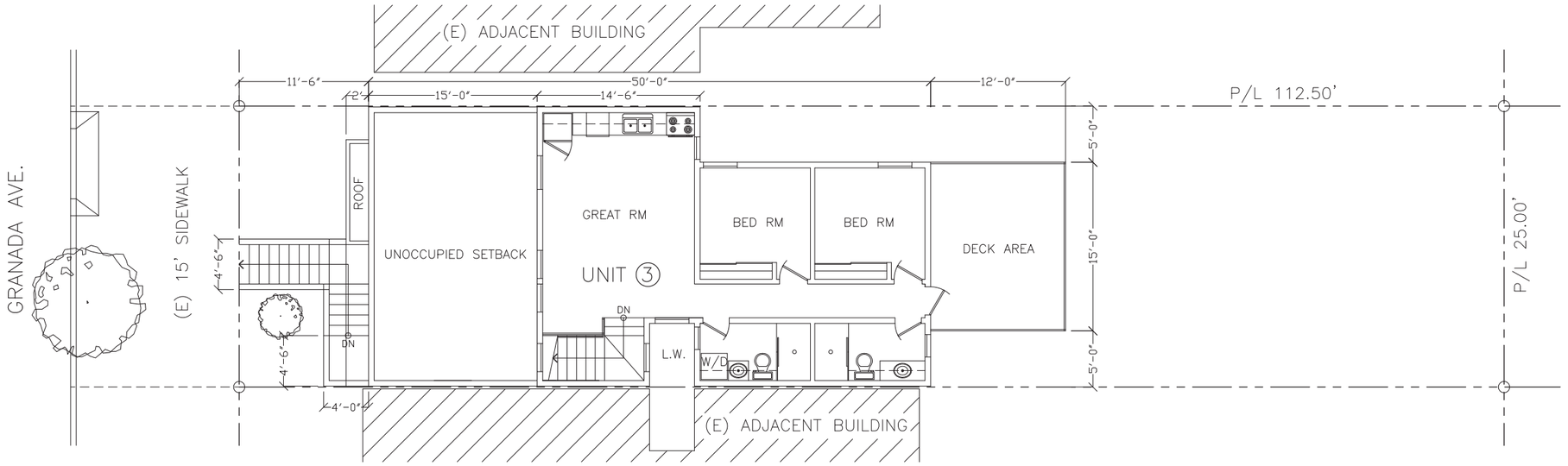
DESIGN BY: ZONE DESIGN DEVELOPMENT
DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

TWO NEW RESIDENTIAL UNITS + ADU

271 GRANADA AVE.
SAN FRANCISCO, CA. 94112
BLOCK: 6941 LOT: 006

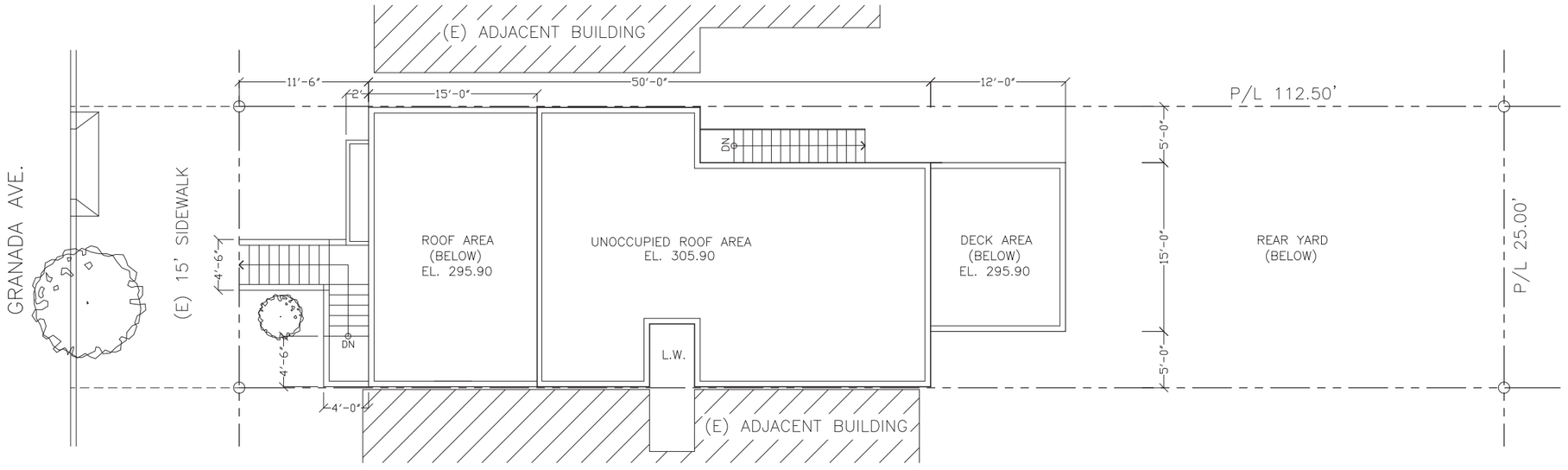
OWNER: DANKE INVESTORS,
(213) 216-3791

DATE: 05.01.18
SCALE: 3/16"=1'-0"
DESIGNER: D.G.
JOB NO.: WONG
SHEET NO.: A2.0



NEW THIRD FLOOR

PRIVATE OPEN SPACE: APROX. 180 SF
RESIDENTIAL: APROX. 720 SF



ROOF FLOOR

ROOF AREA: APROX. 780 SF

REVISIONS

08.01.19	
09.01.19	

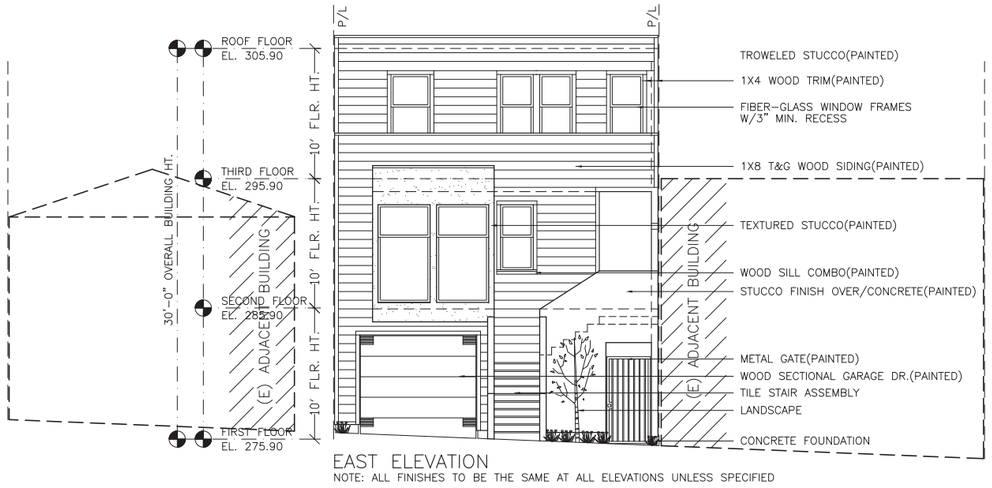
DESIGN BY: ZONE DESIGN DEVELOPMENT

DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

TWO NEW RESIDENTIAL UNITS + ADU

271 GRANADA AVE. OWNER: DANKE INVESTORS,
SAN FRANCISCO, CA. 94112 (213) 216-3791
BLOCK: 6941 LOT: 006

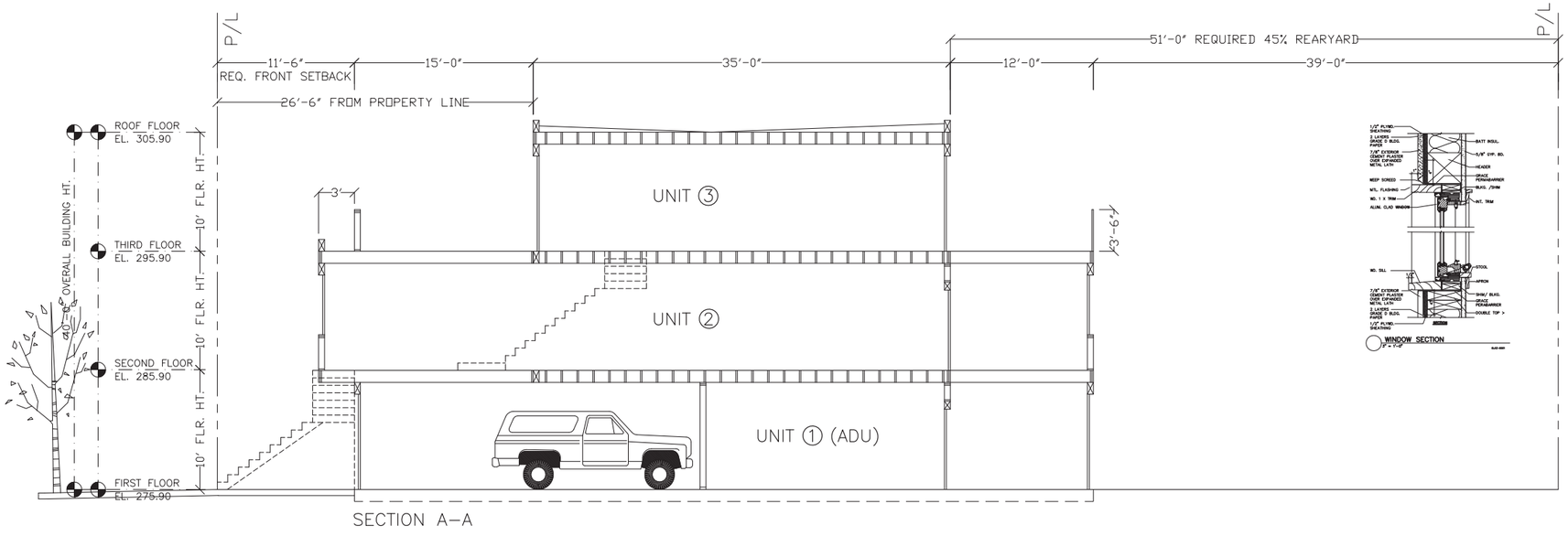
DATE: 05.01.18
SCALE: 3/16"=1'-0"
DESIGNER: D.G.
JOB NO.: WONG
SHEET NO.: A3.0



EAST ELEVATION

NOTE: ALL FINISHES TO BE THE SAME AT ALL ELEVATIONS UNLESS SPECIFIED

WEST ELEVATION



SECTION A-A

REVISIONS

08.01.19	
09.01.19	
09.12.19	

DESIGN BY: ZONE DESIGN DEVELOPMENT

DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

TWO NEW RESIDENTIAL UNITS + ADU

271 GRANADA AVE. OWNER: DANKE INVESTORS, LLC
SAN FRANCISCO, CA. 94112 (213) 216-3791
BLOCK: 6941 LOT: 006

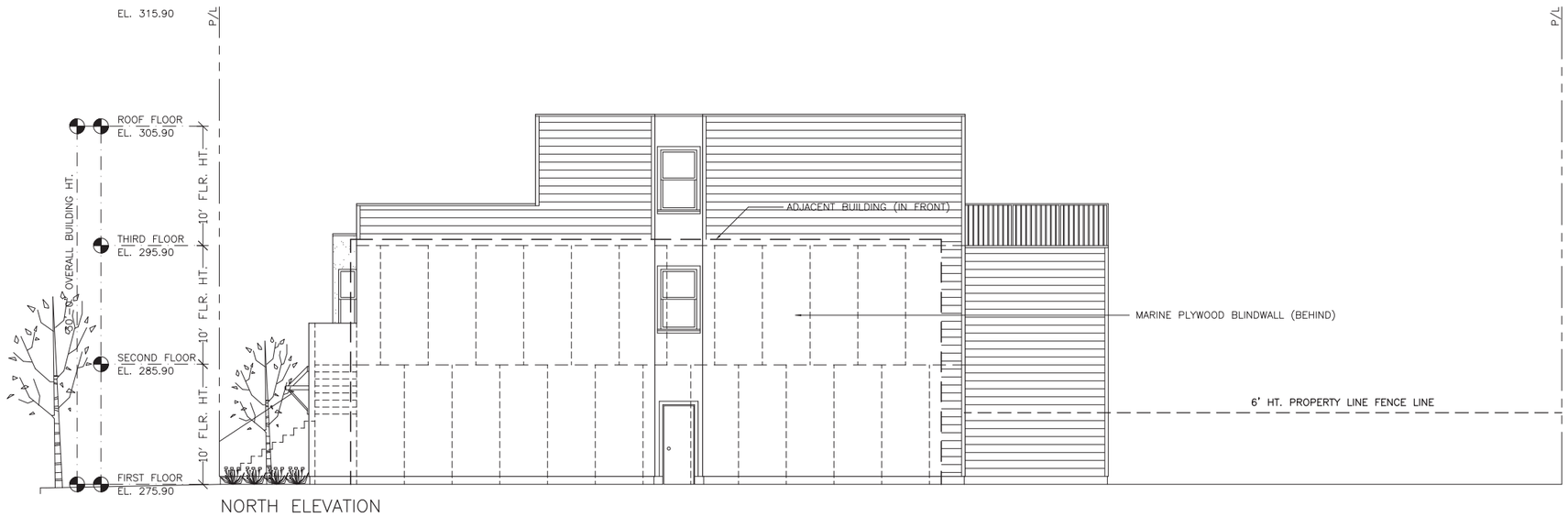
DATE: 05.01.18

SCALE: 3/16"=1'-0"

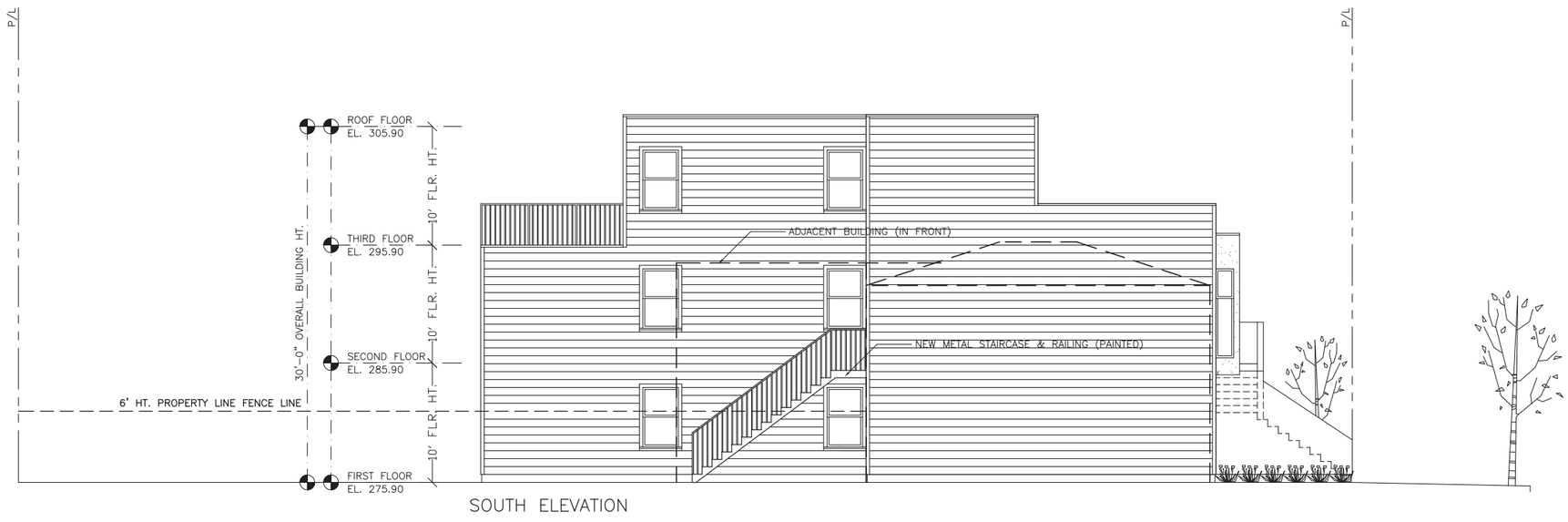
DESIGNER: D.G.

JOB NO.: WONG

SHEET NO.: A4.0



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS

08.01.19	
09.01.19	
09.12.19	

DESIGN BY: ZONE DESIGN DEVELOPMENT

DRAKE GARDNER
10 CARLILE DR.
NOVATO, CA. 94945 415.377.6694 (C)

TWO NEW RESIDENTIAL UNITS + ADU

271 GRANADA AVE.
SAN FRANCISCO, CA. 94112
BLOCK: 6941 LOT: 006

OWNER: DANKE INVESTORS, LLC
(213) 216-3791

DATE: 05.01.18

SCALE: 3/16"=1'-0"

DESIGNER: D.G.

JOB NO.: WONG

SHEET NO.: A5.0

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
271 GRANADA AVE		6941006
Case No.		**Permit No.**
2018-013139ENV		201808238162
☐ **Addition/ Alteration**	■ **Demolition (requires HRE for Category B Building)**	■ **New Construction**

Project description for Planning Department approval.

Demolition and New construction of a 4-story, 3-dwelling unit residential building. The proposed new building would be approximately 3,060 square foot, 40 ft tall, 3 unit building (2 standard units and 1 ADU). The proposed project would also consist of an at grade, single car garage.

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an *Environmental Evaluation Application* is required.

■	**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: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
Comments and Planner Signature (*optional*): Laura Lynch	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
■	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	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.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
■	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	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*):
☐	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* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated 05/02/2019 *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
■	**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: Charles Enchill	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
■	**No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Charles Enchill 05/13/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
271 GRANADA AVE		6941/006
Case No.	Previous Building Permit No.	New Building Permit No.
2018-013139PRJ	201808238162	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	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.

Planner Name:	**Date:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/24/2019	**Date of Form Completion**	4/26/2019

PROJECT INFORMATION:		
Planner:	Address:	
Charles Enchill	271 Granada Avenue	
Block/Lot:	Cross Streets:	
6941/006	Ocean Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2018-013139ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
◉ CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	◉ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	n/a

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation Part 1, prepared by Tim Kelly Consulting, LLC (dated January 2019)

PRESERVATION TEAM REVIEW:			
Category:	○ A	○ B	◉ C

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ◉ No	Criterion 1 - Event: ○ Yes ◉ No
Criterion 2 -Persons: ○ Yes ◉ No	Criterion 2 -Persons: ○ Yes ◉ No
Criterion 3 - Architecture: ○ Yes ◉ No	Criterion 3 - Architecture: ○ Yes ◉ No
Criterion 4 - Info. Potential: ○ Yes ◉ No	Criterion 4 - Info. Potential: ○ Yes ◉ No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

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:

According to the Historic Resource Evaluation prepared by Tim Kelly Consulting, LLC (dated January 2019) and information in the planning department files, the subject property at 271 Granada Street contains three one-story buildings that are wood-framed and clad in rustic siding: a single family residence near the north property line at center of parcel constructed in circa 1907 (Spring Valley Water records), a freestanding garage near the southeast corner (adjacent to sidewalk) constructed in 1937, and a freestanding shed near the southwest corner (rear yard) with unknown construction date. The only buildings visible from Granada Avenue include the garage to the left near the sidewalk and the residence setback behind and to the right.

The rear yard shed has existed at the subject property since at least 1938, as evidenced in a Harrison Ryker aerial photograph, otherwise there are no known prior records. The shed also happens to meet the dimensions of a Type A earthquake refugee shack (10' wide by 14' or 15' deep), but shares no other similarities in regards to construction methodology, materials, and fenestration, that would be original to an earthquake refugee shack. In particular, the shed features faux wood interior panel walls and rustic siding exterior walls where a shack would be limited to redwood boards. The shed's walls contain studs where a shack would not. Lastly, the shed contains a north facing double-hung wood window and east facing six-paned wood window oriented vertically (2 over 3) where a shack's windows are typically smaller six-paned windows oriented horizontally (3 over 2).

The original architect and/or builder for the residence are also unknown. Its design is vernacular in style. The building has a rectangular footprint with a gable roof for the front half and shed roof with minimal slope toward the rear yard for the rear half. The covered main entry is supported by simple posts and is located slightly off-center to the left with window openings on either side. All fenestration is covered in plywood with exception to a fixed single light attic window located above the entry. Rustic siding is consistent throughout the exterior of the building.

The garage was constructed by a local contractor, Cliff Joubert (Building Permit). The garage features a flat roof that contrasts with the gable roof of the recessed main residence. Its entrance and fenestration are covered in plywood. An arched top surround is visible above the covered north facing window opening.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.05.02 12:53:22 -07'00'	

The original owners of the subject property were developers T.W. & C.C. Rivers (Rivers Brothers) who owned the entire block with exception to four parcels (1907 San Francisco Block Book Vol. 2). The earliest occupants were William Stowell who worked as a wagon maker and his wife Mary Stowell. They resided at the subject building from 1907-1910. The only known permitted and visible exterior alterations include temporary framing and plywood eight feet in height around the garage to comply with Department of Building Inspection Notice of Violation #201724271(2018).

Department preservation staff have determined that 271 Granada Street does not appear to be eligible for listing in the California Register. Although the residential building was constructed circa 1907 and is an example of early post-quake residential development, neither the subject building nor the other accessory buildings evoke a specific event that has made a significant contribution to the broad patterns of local, regional, or national history (Criterion 1).

None of the owners and occupants have been identified as having made lasting contributions to local, state, or national history (Criterion 2). It is unknown who constructed the single-family residence or the rear shed building. However, based on the information available, preservation staff can presume that the Rivers Brothers likely developed the earlier post-quake residences on the block. The garage was constructed by a local contractor, Cliff Joubert. The shed was investigated and determined to not be an earthquake refugee shack. All three subject buildings on the property do not embody distinctive characteristics of a type, period, region or method or represents the work of a master or possesses high artistic value (Criterion 3).

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archaeological sensitivity is undertaken through the Department's Preliminary Archaeological Review process and is outside the scope of this review.

View west of 271 Granada Avenue. The garage and main house are typically visible from the street while the shed is obscured by the front two buildings (Google Street View).

View west of rear yard and shed (Historic Resource Evaluation dated January 2019).

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
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Information:
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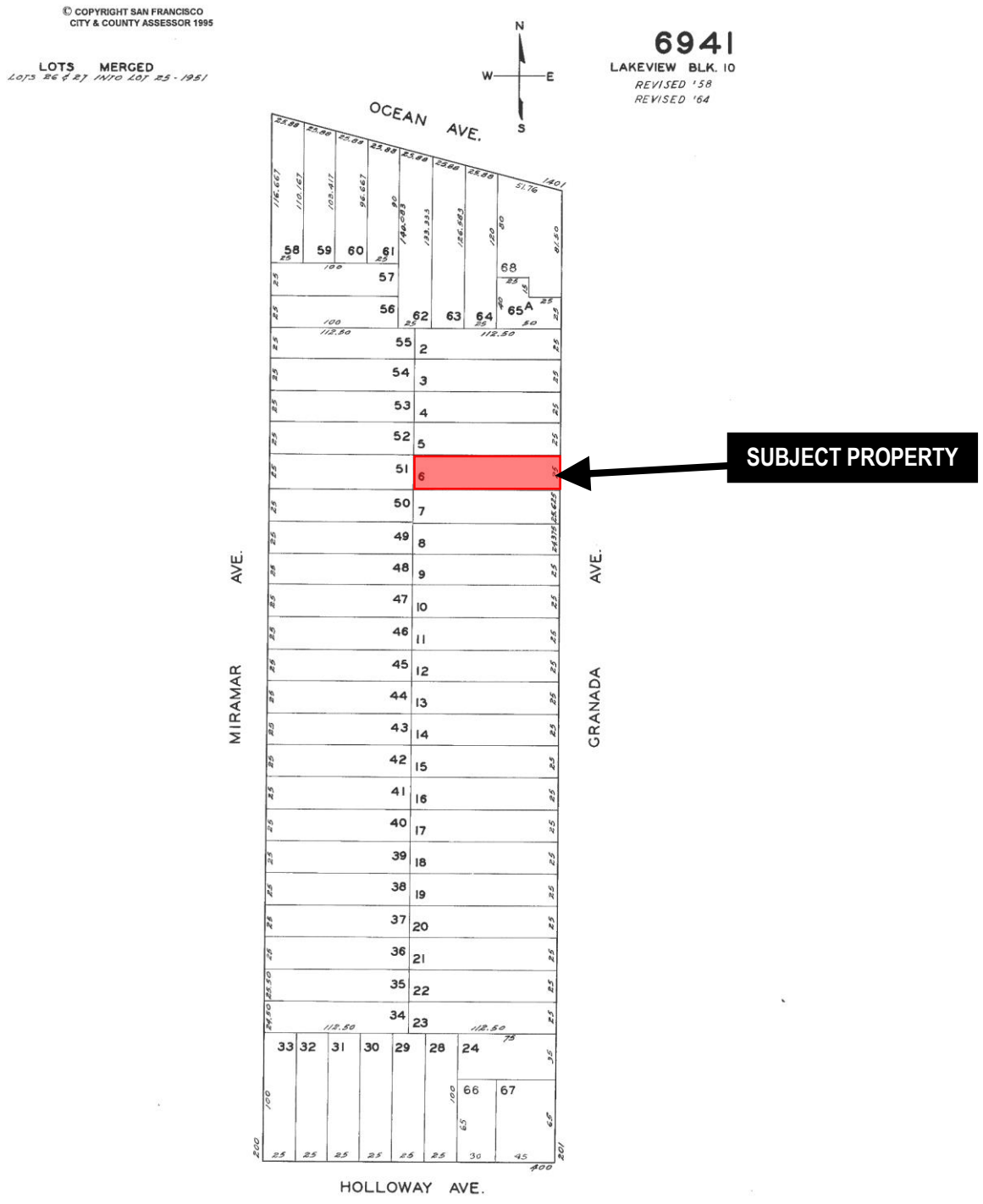
Land Use Information

PROJECT ADDRESS: 271 GRANADA AVE
RECORD NO.: 2018-013139CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	2,812.5	2,812.5	
Residential	577	3,396	+2819
Commercial/Retail			
Office			
Industrial/PDR *Production, Distribution, & Repair*			
Parking	179.94	609	+429.06
Usable Open Space	486	1140	+685
Public Open Space			
Other ( )			
TOTAL GSF	577	3,396	+2819
	EXISTING	NET NEW	**TOTALS**
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	2	2
Dwelling Units - Affordable		1-ADU	1
Hotel Rooms			
Parking Spaces	1	2	1
Loading Spaces			
Car Share Spaces			
Bicycle Spaces	0	3	3
Number of Buildings	3	1	(N) Residential
Number of Stories	1	3	2
Height of Building(s)	13’71/4”	30’	16’4 3/4”
Other ( )			

EXHIBIT D

Parcel Map



Conditional Use Hearing
Case Number 2018-013139CUA
CUA Demo New Construction
271 Granada Ave

SAN FRANCISCO
PLANNING DEPARTMENT

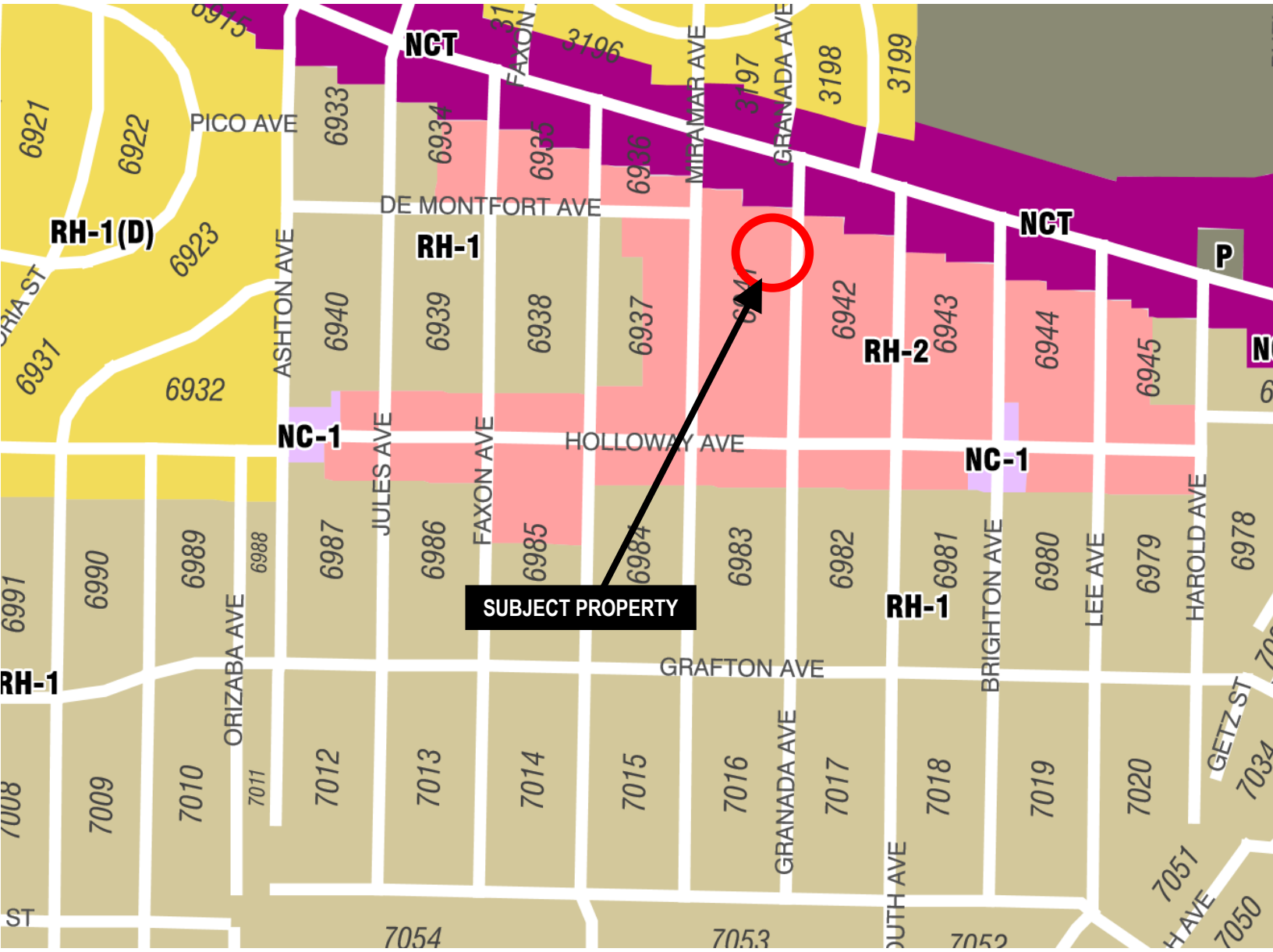
Sanborn Map*

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

Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map

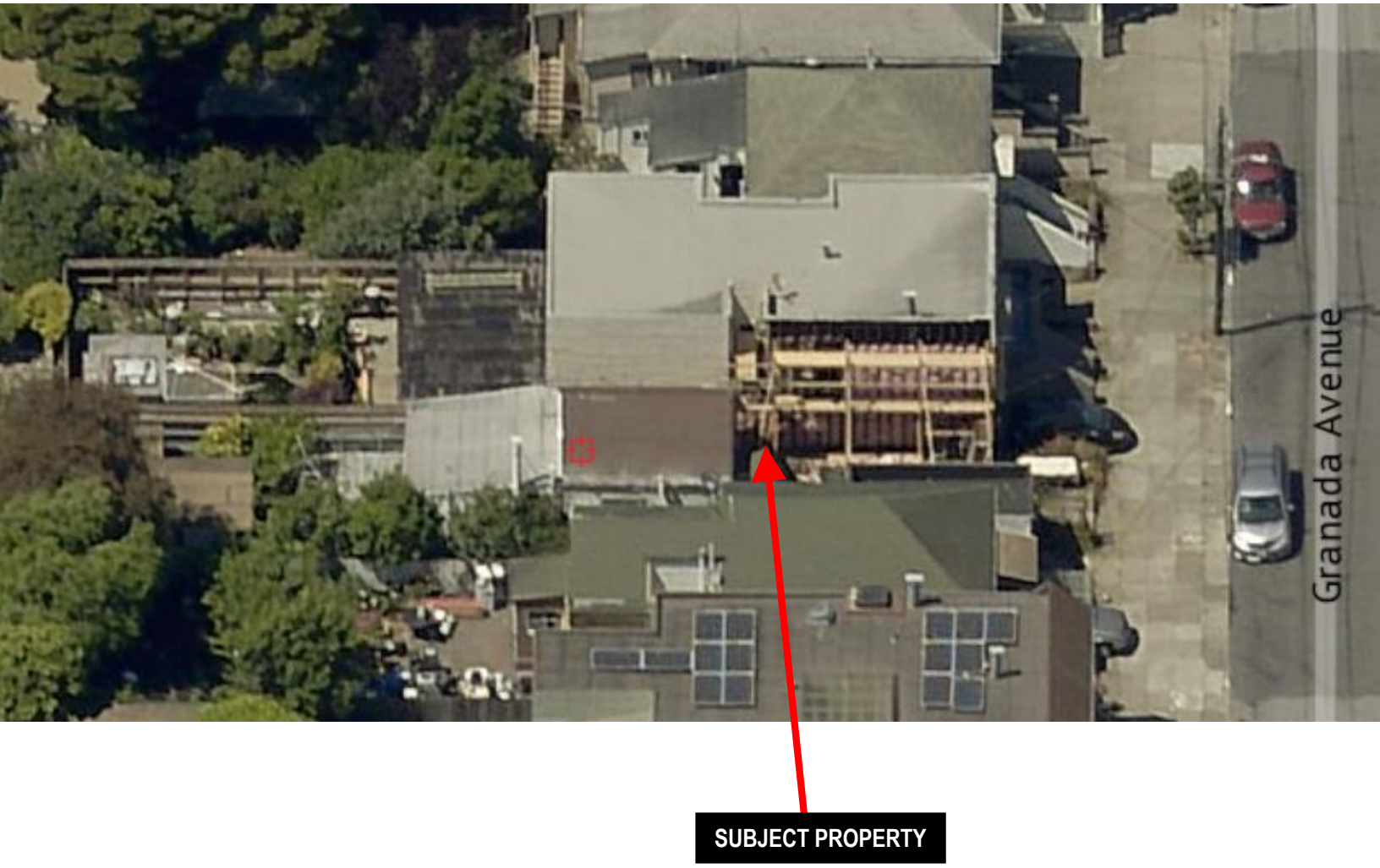


Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo – View 1

Aerial Photo – View 2



Aerial Photo – View 2

Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

Aerial Photo – View 2

Site Photo

Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

Site Photo

Site Photo

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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Planning
Information:
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Planning Department Request for Eviction History Documentation

(Date) 10/29/19

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

RE: Address of Permit Work: 2018-013139PRJ 271 Granada Ave.
Assessor's Block/Lot: 6941/006
BPA # / Case #: 201808238161,201808238

Project Type

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

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

- [x] 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
  (Search records for eviction notices under 37.9(a)(8) through (14)

- [ ] 3/13/14: for projects subject to Planning Code Section 207.3
  (Search records for evictions notices under 37.9(a)(8) through (14)

- [ ] 10 years prior to the following date: _____
  (Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years)

Sincerely,

Planner Cathleen Campbell

Digitally signed by Cathleen Campbell
DN: cn=Cathleen Campbell, o=Planning Department, ou=Current Planning, email=cathleen.campbell@sfgov.org, c=US
Date: 2019.10.29 10:42:58 -07'00'

cc: Jennifer Rakowski- Rent Board Supervisor

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

Re: 271 Granada Ave.

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

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

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

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

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

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

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

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

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

Signed:  Dated: 10-30-19

Van Lam
Citizens Complaint Officer

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

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the Project Application for instructions.

Pursuant to Planning Code Section 317, the Planning Commission shall hear and make determinations regarding the loss of dwelling units including the loss of unauthorized dwelling units, with some codified exceptions.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文： 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A DWELLING UNIT REMOVAL APPLICATION?

The Dwelling Unit Removal application is intended for any requests involving the removal of existing housing. This application is designed to determine if the proposed dwelling unit removal is desirable, utilizing the review criteria set forth in Planning Code Section 317. The Dwelling Unit Removal application will be processed as a Conditional Use Authorization. The Code provides for some administrative exceptions where Planning staff may approve an application to remove dwelling units without a public hearing, but only if the project meets certain specific requirements. For more information, please refer to Planning Code Section 317, or consult a planner at the Planning Information Center.

WHEN IS A DWELLING UNIT REMOVAL APPLICATION NECESSARY?

The Planning Commission requires Conditional Use hearings for all projects that would result in the removal of existing housing units, whether by demolition, merger with other dwellings, or by conversion to non-residential uses. This application is also required when an alteration is considered tantamount to demolition.

Please note that pursuant to Planning Code Section 317(g)(2), the Planning Commission will not approve an application for a Residential Merger if any tenant has been evicted where the tenant was served with an eviction notice after December 10, 2013 and:

- pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) if the eviction notice was served within 10 years prior to filing this application for a merger; or
- pursuant to Administraive Code Section 37.9(a)(8) if the eviction notice was served within 5 years prior to filing this application for a merger.

Please consult a planner at the Planning Information Center (PIC) for additional information regarding these applications.

HOW DOES THE PROCESS WORK?

If the proposed project results in the loss or removal of one (1) or more residential dwelling units a Conditional Use Authorization application is required.

Fees

Please refer to the Planning Department Fee Schedule or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.

PROJECT APPLICATION RECORD NUMBER (PRJ)

2018-013139CUA

San Francisco Planning

DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 271 GRANADA AVE

Block/Lot(s): 6941/006

Project Details

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

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	1	5	+6
Rental Bedrooms:		2 -ADU	
Total Bedrooms:	1	7	+6
Bedrooms subject to Rent Control:	0	2 -ADU	2-ADU

Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	1	577	☑ OWNER OCCUPIED ☐ RENTAL	☐ ELLIS ACT ☑ VACANT ☐ RENT CONTROL
PROPOSED	1	2	1,318	☑ OWNER OCCUPIED ☐ RENTAL	
EXISTING	N/A	N/A	N/A	☐ OWNER OCCUPIED ☐ RENTAL	☐ ELLIS ACT ☐ VACANT ☐ RENT CONTROL
PROPOSED	1	2	748	☑ OWNER OCCUPIED ☐ RENTAL	
EXISTING	N/A	N/A	N/A	☐ OWNER OCCUPIED ☐ RENTAL	☐ ELLIS ACT ☐ VACANT ☐ RENT CONTROL
PROPOSED	1 ADU	2	513	☐ OWNER OCCUPIED ☑ RENTAL	

DWELLING UNIT DEMOLITION
(SUPPLEMENTAL INFORMATION)

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

Administrative approval only applies to:

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

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

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

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

RESIDENTIAL DEMOLITION
(SUPPLEMENTAL INFORMATION CONTINUED)

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

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

Signature

DRAKE GARDNER

Name (Printed)

SPONSOR

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

415.377.6694

Phone

DRAKEZONE@COMCAST.NET

Email

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

DRAKE GARDNER

Name (Printed)

01.22.20

Date

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

MHA Consulting Engineers, Inc. 1623 Wright Avenue
Sunnyvale Ca 94087
Ph# : 408-735-1524

January 16, 2015

San Francisco Planning Department
City and County of San Francisco
1660 Mission St., Ste 500
San Francisco, CA 94103

Re: 271 Granada Ave, San Francisco, CA
Block: 6941 Lot: 006
Subject: Soundness Report
MHA Project No: 2019-008

Dear Planning Officials:

This report is being submitted to determine the soundness of the existing structure at 271 Granada Avenue in San Francisco. The evaluation being submitted is based upon the cost to repair or correct the property to the 50% threshold level. The repair costs have been evaluated by a licensed contractor, i.e __**GCB**_____. Neither MHA Consulting Engineers Inc. nor _____ **GCB** _____ have any interest in this property or any other property held by the owner. Neither MHA Consulting Engineers Inc. nor __ **GCB** _____Construction is doing any work on this property or any other property held by the owner.

General Description

The building on the property is a turn of the century single family wood framed residence. The building was originally constructed in 1909. The original square footage is listed at 756 square feet. The current square footage is 710 square feet of living space with about 100 square feet of detached storage space. The building was probably added onto with no building permits. The property is listed as Historic Resource Status: C – Not a Historic Resource.

The building consists of a living level at grade from Granada Ave. The living level is framed over a crawl space below which the grade is level.

There are habitability issues associated with the property. They consist of dry rot damaged exterior stairs and rear deck, buckling or off plumb exterior and interior walls at entry, kitchen, walls with mold infestation, dry rot and mold through out most of the exterior walls, damaged doors and windows needing replacement, no foundation at the storage sheds at front and backyard.

Soundness 50% Threshold Items

The following list of items may be included in the cost analysis for deficiencies according to the Planning Department Soundness Report Requirements. The costs associated with these items are relative to original construction deficiencies that affect habitability, not deferred maintenance items. The items listed in ***bold italics*** apply to 271 Granada Ave.

- ***Building Permit Application Cost (see breakdown)***
- **Providing room dimensions at a minimum of 70 sq. ft for any habitable room (N/A)**
- **Providing at least one electrical outlet in each habitable room and 2 electrical outlets in kitchen**
- ***Correcting lack of flashing or proper weather protection if not originally installed (see breakdown)***
- ***Installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed (see breakdown)***
- ***Provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted) (see breakdown)***
- Eliminating structural hazards in foundation due to structural inadequacies (N/A)
- Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads (N/A)
- ***Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry the loads (see breakdown)***
- **Eliminating structural hazards in ceilings, roofs, or other horizontal members such as sagging or splitting due to defective materials or insufficient size. (Hazard to include lack of legal headroom within finished rooms see breakdown)**
- Upgrading electrical wiring which does not conform to regulations in effect at the time of installation (N/A)
- Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation (N/A)
- Providing exiting in accordance with the code in effect at the time of construction (N/A).
- **Correction of structural pest infestation (termites, beetles, dry rot, mold etc.) to extent attributable to original construction deficiencies (e.g. sufficient earth-wood separation). (see breakdown)**
- ***Contractor's profit & overhead not to exceed 20% of construction subtotal, if unit costs used for repair items do not include p & o. (see breakdown)***

Subtotal of items listed above which are NOT listed in the line item section :electrical and pumbing broung up to code is $37,000

To summarize, the items which can be included to determine soundness are as follows.

1. Reframe tilted out of plumb walls interior and exterior
2. Remove and reframe dry-rot damaged rear deck and stairs.
3. Provide gutters for storage sheds front and rear and connect to collection system.
4. Replace damaged doors and door frames at entrance and rear.
5. Pest damage work.

The break down is summarized herein. All costs have been determined by a line item construction bid by Anthony Construction. A copy of the bid is provided in the appendix of this report.

1. Reframe out of plumb walls interior and exterior.
Labor and materials to pour new concrete footing ($250 / linear foot) $ 78,800
P and O (20%)
$ 15,760

2 . Remove and reframe dry rot damaged stairs and rear deck
Labor and materials to remove debris
$$19,485
P and O $ 3,897

3. Provide gutters for main house and storage sheds and connect to collection system.
Labor and materials to install new gutters, downspouts and trenches (proper drainage and foundation protection
To existing collection pipes
$ 24,450
P and O
$4,890

4.Replace damaged front and rear entrance doors door frames
$ **16,665**
P & O
$ 3,333

5.Pest Damage Repairs

A) Termite infestation in crawl space
$ $21,450 NEIT abatement
B) Fungus damage to framing and replace all mold infested drywalls
$ 11,880
C) Fungus / termite damage to exterior walls
$ 14,040 (If accessible)

Total:	$
The base replacement cost of this structure: 710 sf X $355s.f.=	$354,350
+ 100 sf X$125 /s.f.=	$12,500
Total =	$366,850
50% threshold of replacement costs=	$ 183,425

Garage rebuild $56,200
Shed rebuild $24,404

Total to rebuild to code : $447,454

Therefore based on San Francisco Planning Guidelines the building is considered Unsound and not economically feasible to repair.

Moses Huang PE

MHA Consulting Engineers Inc.

Based on the information provided to General Construction and Building, Inc. in this report, this building should be red tagged and condemned as it's a danger to all that enter. Contractor feels it is not repairable and needs to be rebuild to modern codes.

Enclosures:
Photos
Floor Plan
Estimate from Contractor

Kimo Casey

Kimo Casey, Principal

General Construction & Building, Inc.
CSLB # 849327
O: 415.895.1961
M: 415.827.4284

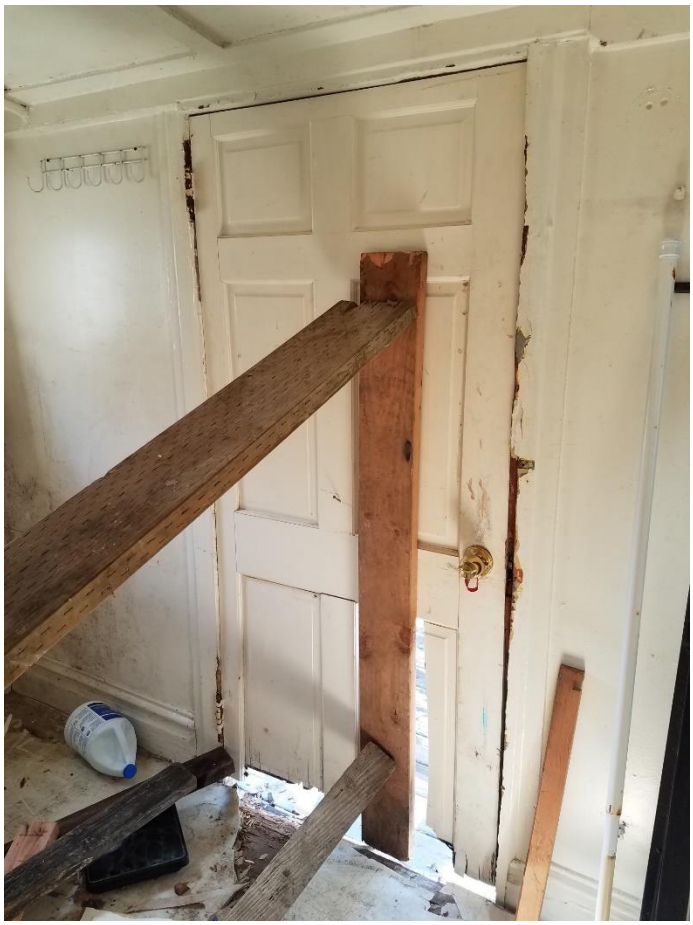
Item 1 Photo

Item 2 photos

Item 2 photos

Item 3 Photos

Item 4 Photos



Item 5 Photos

Item 5 Photos

Neighborhood Support Letter for Construction

Date: 1/20/2020

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, EDWARD HONG, am a neighbor of the proposed construction project and would like to express my support of the new residential building. I have seen and have had explained to me the proposed plans and I have no objections.

Neighbor's name & address:

261 Granada Ave
SF CA. 94112

Signature: EDWARD HONG

Neighborhood Support Letter for Construction

Date: 1/20/2020

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, LYNNAE DUMALO, am a neighbor of the proposed construction project and would like to express my support of the new residential building. I have seen and have had explained to me the proposed plans and I have no objections.

Neighbor's name & address:
270 GranadaAve

Signature:

Neighborhood Support Letter for Construction

Date: 1/20/2020

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, DAVID TRIEU, am a neighbor of the proposed construction project and would like to express my support of the new residential building. I have seen and have had explained to me the proposed plans and I have no objections.

Neighbor's name & address:

265 GRANADA AVE

Signature: 

Neighborhood Support Letter for Construction

Date: 1/20/2020

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I am a neighbor of the proposed construction project, my name is Ron Tam.
I would like to support and state that I have no problems with the new residential building. I have also had the opportunity to see and have had explained to me the proposed plans.

Neighbor's name & address:

267 Granada Ave

San Francisco

Signature: Ron Tam

Neighborhood Support Letter for Construction

Date: 1/20/2020

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I am a neighbor of the proposed construction project, my name is Melissa Inglo.
I would like to support and state that I have no problems with the new residential building. I have also had the opportunity to see and have had explained to me the proposed plans.

Neighbor's name & address:

Melissa Inglo
280 Granada Ave #1
SF, CA 94112

Signature: Melissa Inglo

Neighborhood Support Letter for Construction

Date: 1/20/2020

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Judith Dolan, would like to express my support of the proposed construction project of the above address. I have seen and have had explained to me the proposed plans for the new residential building.

Neighbor's name & address:

277 GRANADA AVE SF 94112

Signature: Judith Dolan

Neighborhood Support Letter for Construction

Date: 1/20/2020

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Connie Galdamez, would like to express my support of the proposed construction project of the above address. I have seen and have had explained to me the proposed plans for the new residential building.

Neighbor's name & address:

276 Granada ave

Signature:

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

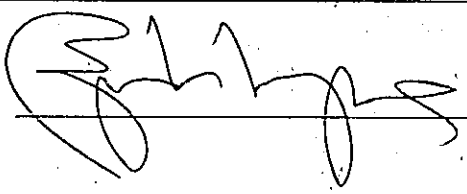
I, BRYAN M Uyeno, would like to express my support of the proposed construction project of the above address. I have seen and have had explained to me the proposed plans for the new residential building.

Neighbor's name & address:

BRYAN M Uyeno

241 Granada Ave

San Francisco, CA 94112

Signature: 

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Jamie Sharp, would like to express my support of the proposed construction project of the above address. I have seen and have had explained to me the proposed plans for the new residential building.

Neighbor's name & address:

Jamie Sharp
243 Granada Ave
San Francisco CA 94112

Signature: Jamie Sharp

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I am a neighbor of the proposed construction project, my name is BYRON Weible.
I would like to support and state that I have no problems with the new residential building. I have also had the opportunity to see and have had explained to me the proposed plans.

Neighbor's name & address:

279 GRANADA Ave

SAN FRANCISCO, CA.

Signature: Byron Weible

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I am a neighbor of the proposed construction project, my name is Aileen V.
I would like to support and state that I have no problems with the new residential building. I have also had the opportunity to see and have had explained to me the proposed plans.

Neighbor's name & address:
Aileen V
261 Granada Ave.

Signature:

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I am a neighbor of the proposed construction project, my name is Derek Moskowitz.
I would like to support and state that I have no problems with the new residential building. I have also had the opportunity to see and have had explained to me the proposed plans.

Neighbor's name & address:

Derek Moskowitz
212A Granada Ave

Signature: [signature]

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Jasmine Lei, would like to express my support of the proposed construction project of the above address. I have seen and have had explained to me the proposed plans for the new residential building.

Neighbor's name & address:

244 Granada Ave.
San Francisco, CA, 94112

Signature:

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Claudia Amaya, am a neighbor of the proposed construction project and would like to express my support of the new residential building. I have seen and have had explained to me the proposed plans and I have no objections.

Neighbor's name & address:

268 GRANADA AVE
S.F.

Signature:

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, _____, am a neighbor of the proposed construction project and would like to express my support of the new residential building. I have seen and have had explained to me the proposed plans and I have no objections.

Neighbor's name & address:

Ignacio Balbeoa

255 Granada Ave.

Signature: _____

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Terra Vo, am a neighbor of the proposed construction project and would like to express my support of the new residential building. I have seen and have had explained to me the proposed plans and I have no objections.

Neighbor's name & address:

Terra Vo 270 Granada Ave

Signature:

Neighborhood Support Letter for Construction

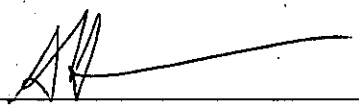
Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Ahson Haidar, am a neighbor of the proposed construction project and would like to express my support of the new residential building. I have seen and have had explained to me the proposed plans and I have no objections.

Neighbor's name & address:

270 Granada Avenue

Signature: 

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I am a neighbor of the proposed construction project, my name is Shonna Cook.
I would like to support and state that I have no problems with the new residential building. I have also had the opportunity to see and have had explained to me the proposed *plans.*

Neighbor's name & address:

Shonna Cook
219 Granada Ave
San Francisco, CA 94112

Signature: Shonna Cook

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I am a neighbor of the proposed construction project, my name is Mikko de Guzman
I would like to support and state that I have no problems with the new residential building. I have also had the opportunity to see and have had explained to me the proposed plans.

Neighbor's name & address:

[signature]

257 Granada Ave.

Signature: [signature]

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Christine Malfatti, would like to express my support of the proposed construction project of the above address. I have seen and have had explained to me the proposed plans for the new residential building.

Neighbor's name & address:
Christine Malfatti
242 Granada
SF, Ca 94112

Signature: Christine M. Malfatti

Neighborhood Support Letter for Construction

Date: 1/23/20

Construction Project Address:
271 Granada Ave.
San Francisco, CA 94112

I, Ming Ho Wong, would like to express my support of the proposed construction project of the above address. I have seen and have had explained to me the proposed plans for the new residential building.

Neighbor's name & address:

168 Granada Ave

Signature: