



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MAY 7, 2020

Date: April 30, 2020
Record No.: 2018-014766CUA
Project Address: 1043-1045 Clayton Street
Zoning: Residential-House, Two-Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 1279/131, 132, and 133
Project Sponsor: Jeremy Schaub
Schaub Ly Architects, Inc.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Property Owner: OBT, LLC and TIBT, LLC
P.O. Box 2747
Sunnyvale, CA 94087
Staff Contact: Sylvia Jimenez – (415) 575-9187
sylvia.jimenez@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

The Project proposes to alter and demolish portions of a two-unit, residential building that spans across three contiguous parcels (Lots 131, 132 and 133) in order to facilitate the expansion of the existing building and construction of two new two-unit residential buildings (approximately 5,844 and 5,884 gross square feet each) for a total of six dwelling units. Portions of the existing building will be demolished to accommodate the construction of the new residential buildings on Lots 131 and 133, respectively. In total, the Project includes six dwelling units, six off-street vehicle parking spaces, and six Class 1 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to permit the alteration and partial demolition an existing two-unit residential building on Lots 131 and 133, pursuant to Planning Code Sections 303 and 317.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition:** To date, the Department has received four letters in support and no letters in opposition to the Project.

- **Outreach:** The Project Sponsor hosted one pre-application meeting on September 11, 2018, prior to the submittal of the Conditional Use Authorization.
- **Existing Tenant & Eviction History:** See below for documentation of Eviction History.
- **Design Review Comments:** The proposed buildings were reviewed by RDAT and determined that the Project complied with the Residential Design Guidelines and indicated that each building's scale, massing and materials are appropriate as the project is located in a neighborhood of mixed visual character with regard to both scale and architecture.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The proposed new buildings are designed to be in keeping with the existing development pattern and respond to the mixed neighborhood character along Clayton Street. The Project proposes to bring all three lots into conformance with the residential density permitted by the Planning Code and results in a creation of four net new units. The Project will provide a total of six three-bedroom family sized units, adding to the City's housing stock. As such, the Department 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 - Project Sponsor Brief
Exhibit G– Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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Record No.: 2018-014766CUA
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40-X Height and Bulk District
Block/Lot: 1279/131, 132, and 133
Project Sponsor: Jeremy Schaub
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE PARTIAL DEMOLITION OF AN EXISTING TWO-UNIT RESIDENTIAL BUILDING THAT SPANS ACROSS THREE CONTIGUOUS LOTS IN ORDER TO FACILITATE THE ALTERATION AND EXPANSION OF THE EXISTING BUILDING (LOT 132) AND CONSTRUCTION OF TWO NEW TWO-UNIT BUILDINGS (LOTS 131 AND 133) FOR A TOTAL OF SIX DWELLING UNITS, SIX OFF-STREET VEHICLE PARKING SPACES, AND SIX CLASS 1 BICYCLE PARKING SPACES IN THE RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 13, 2018, Jeremy Schaub of Schaub Ly Architects, Inc. (hereinafter "Project Sponsor") filed Application No. 2018-014766CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the partial demolition of an existing two-unit residential building that spans across three contiguous lots in order to facilitate the alteration and expansion of the existing building (Lot 132) and construction of two new two-unit buildings (Lots 131 and 133) for a total of six dwelling units, six off-street vehicle parking spaces, and six class 1 bicycle parking (hereinafter "Project") at 1043-1045 Clayton Street, Block 1279 Lots 131, 132, and 133 (hereinafter "Project Site").

On May 7, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-014766CUA.

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

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-014766CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-014766CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes the partial demolition of an existing two-unit, residential building that spans across three contiguous lots in order to facilitate the alteration and expansion of the existing building (Lot 132) and construction of two new two-unit buildings (Lots 131 and 133) for a total of six dwelling units, six off-street vehicle parking spaces, and six class 1 bicycle parking. The newly vacant lots (Lots 131 and 133) fronting Clayton Street will be developed with an approximately 5,844 gross square foot building and an approximately 5,884 gross square feet building. Each respective residential dwelling unit will contain private usable open space via a combination of the lot's rear yard and decks.
3. **Site Description and Present Use.** The Project is located on three contiguous, downsloping lots totaling a lot area of approximately 6,750 square feet. Each respective lot measures 25 feet in width and 90 feet in width, and total 2,250 square feet in lot area. The site is currently developed with a two-unit residential building constructed circa 1975 which measures 8,805 gross square feet. Prior to 1973, the site was occupied by the existing building and a second detached building that was destroyed in a fire and subsequently demolished. Currently, the subject structure sits vacant and contains an attached two-car garage on the north side of the site. The remaining area of the listed lots remain undeveloped.
4. **Surrounding Properties and Neighborhood.** The Project site is located within the Haight Ashbury Neighborhood and Supervisor District 5. The immediate neighborhood is characterized by two-to-four-story residential buildings with mixed architectural styles. The surrounding properties are located within the RH-2 (Residential-House, Two Family) and RH-3 (Residential-House, Three Family) Zoning Districts.

5. **Public Outreach and Comments.** As of the date of this report, the Department has received four letters in support and no letters in opposition of the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required for the demolition of a residential building and that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

The Project Sponsor has submitted this request for Conditional Use Authorization to comply with the requirement. The additional criteria specified under Section 317 for residential demolition have been incorporated as findings a part of this Motion. See Item 8, "Residential Demolition Findings," below.

- B. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total lot depth, at grade and above, for properties within the RH-2 Zoning District. Where a lot adjoining the subject lot is vacant, or contains no dwelling or group housing structure, such adjoining lot shall, for purposes of the calculations be considered to have an adjacent building upon it whose rear building wall is at a depth equal to 75% of the total depth of the subject lot.

The subject property has a lot depth of approximately 90 feet; therefore, the 45 percent requirement is approximately 40 feet 6 inches. However, given that the adjacent lots (131 and 133) do not contain dwelling units, the rear yard requirement is 25 percent of the lot's depth. The Project currently proposes a rear yard equal to 25% of the lot's depth at Lot 132 and rear yards equal to 30% of the lots' depths at Lots 131 and 133.

- C. **Dwelling Unit Density.** Planning Code Section 209.1 principally permits a maximum of two dwelling units per lot or one dwelling unit per 1,500 square feet of lot area with the issuance of Conditional Use Authorization in the RH-2 Zoning District.

The subject property is currently developed with a two-unit building that spans across three separate lots and the Project will develop each lot with two dwelling units for a total of six dwelling units, as principally permitted in the RH-2 Zoning District.

- D. **Open Space.** Planning Code Section 135 states that in the RH-2 Zoning District, at least 125 square feet of usable open space is required per dwelling unit if the open space is private, and 166 square feet of usable open space is required per dwelling unit if the open space is common.

Two dwelling units located within the RH-2 Zoning District require a total of 332 square feet of common usable open space. The Project proposes between 811 and 849 square feet of common usable open space on each lot via each lot's respective rear yard and decks. Thus, the Project complies with open space requirement.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

Each dwelling unit will contain a qualifying room that faces either onto Clayton Street or onto a code complying rear yard, and thus the Project complies with the dwelling unit exposure requirement.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit.

The Project proposes six Class 1 spaces within each building's garage area, and thus the Project complies with the bicycle parking requirement.

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Section 260(a)(1)(B) states that where a lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street for the first 100 feet of lot depth. The remainder of the building shall be measured from grade at the rear lot line.

The Project complies with this requirement. The subject property is located within the 40-X Height and Bulk District and is limited to 40 feet in height. The existing building is approximately 13 feet 11 inches (19 feet 2 inches at its highest point) in height. The proposed buildings will have a maximum height of approximately 30 feet at the street level.

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

The Project proposes new construction of four new residential units. As such, the Project is subject to the Residential Child Care Impact Fee, which will be collected prior to the issuance of the first construction document.

- H. **Street Frontage.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story of a dwelling along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

The Project proposes to install a garage door with a maximum width of 10 feet on the ground floor of each building, and thus the Project complies with this requirement.

- I. **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 reviewed the proposal and determined that the Project complied with the Residential Design Guidelines. Each buildings' scale, massing and materials are appropriate as the Project is located within a neighborhood of mixed visual character with regard to both scale and architecture.

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

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

The size of the proposed buildings is compatible with the surrounding neighborhood and its proposed increase in residential density is desirable as the existing neighborhood consists of residential uses at various scales, from single-family dwellings to multi-unit buildings.

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

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

The height and bulk of the enlarged and new buildings will be in context with the existing appearance and character of the Project's vicinity.

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

The Project will not impact the existing traffic pattern nor the availability of on-street parking of the neighborhood. Each dwelling unit will be provided one off-street parking space.

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

As the proposed, Project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected to produce noxious or offensive emissions. Safeguards will be used during construction to mitigate any impacts to the neighborhood.

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

Usable open space in the form of terraces and roof decks will be provided and appropriately landscaped for the use of the buildings' future residents. A new street tree will be planted within the public right away along the new building on Lot 131 and off-street parking spaces will be provided for each dwelling unit's utilization.

- 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 Residential District.

The Project is consistent with the stated purposes of RH-2 Zoning District in that it proposes a residential use on all lots which is a compatible use with the uses located in the immediate neighborhood.

8. **Residential Demolition Findings.** Planning Code Section 317 establishes additional criteria for the Planning Commission when considering applications for the loss of residential units and unauthorized units through demolition, merger, and conversion. On balance, the Project complies with said criteria in that:

- i. Whether the property is free of a history of serious, continuing code violations;

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

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

The existing structure appears to have been maintained in a decent, safe, and sanitary condition.

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

The existing structure is not a historical resource.

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

The Project qualifies for a categorical exemption and would not result in a substantial adverse impact under CEQA.

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

The Project does not entail conversion of rental housing to other forms of tenure or occupancy.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The Planning Department cannot definitively determine whether the existing two-unit residential building is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board. Currently, both existing dwelling units are vacant.

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

Although the Project will demolish portions of an existing two-unit residential building to the extent of tantamount to demolition, the Project will provide a total of six family-sized dwelling units to contribute to the diversity of the City's housing stock.

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

The remodeled and new buildings conserve neighborhood character with appropriate scale, design, and materials; and improves cultural and economic diversity by providing six family-sized dwelling units.

- ix. Whether the Project protects the relative affordability of existing housing;

The Project will renovate and preserve the existing old building at the site, and thus protect the relative affordability of the existing two-units. Renovations of older structures are generally considered more affordable than a newly constructed building.

- x. 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.

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

The Project has been designed to align with the scale and development pattern of the neighborhood's mixed character. The surrounding neighborhood is an established residential neighborhood and the proposed massing and residential use are consistent with the other buildings in the immediate neighborhood.

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

The Project includes a total of six, three-bedroom family-sized dwelling units.

- xiii. Whether the Project creates new supportive housing;

The Project will not create new supportive housing.

- xiv. 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 complements and enhances the neighborhood's character with a contemporary design. The Project was reviewed by the Residential Design Advisory Team which determined the Project was consistent with the Residential Design Guidelines.

- xv. Whether the Project increases the number of on-site dwelling units;

The Project will preserve the existing two dwelling units and construct four new dwelling units at the site for a total of six units.

- xvi. Whether the Project increases the number of on-site bedrooms.

The Project will increase the number of bedrooms from four to 18 bedrooms across all dwelling units.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and,

The Project will maximize the density of the subject lots. The Project will preserve the existing two dwelling units at the site and develop the remainder of the site with four additional dwelling units for a total of six dwelling units. Each respective lot may be developed with two dwelling units.

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

The Planning Department cannot definitively determine whether the existing two dwelling units located at the Project site are subject to the Rent Stabilization and Arbitration Ordinance.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

OBJECTIVE 12:

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

Policy 12.2

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

Policy 1.7

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project will revitalize an existing vacant building and construct two new residential buildings. The Project will provide a total of six three-bedroom units which would be suitable for families with children, each with its own private usable open space. All the buildings will be designed to be sensitive and subordinate to the remaining buildings in the neighborhood, will be architecturally cohesive with the surrounding neighborhood, and will be of a height and density appropriate to the scale of the nearby properties on Clayton Street. The proposed residential buildings will provide six weather-protected bicycle parking spaces for its residents to encourage bicycling and will be located within walking distance to a public transit line, the N-Judah MUNI line.

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

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

The Project will not displace any neighborhood-serving retail uses. The Project site is currently developed with a residential building.

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

The Project will provide four new dwelling units, thus resulting in an overall increase in the City's housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project will protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not affect the City's supply of affordable housing. The Project site is developed with a two-unit residential building that does not contain affordable housing units.

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability. The subject property is located along Clayton Street and is well served by public transportation; the N-Judah-MUNI line is located three blocks north of the Project site. Furthermore, the Project also provides sufficient amount of off-street parking spaces and bicycle parking spaces for all residents and their guests.

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

The Project will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector. The Project will bring the property into conformity with the uses and density permitted by the Planning Code.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project site does not contain any city landmarks or historic buildings.

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

Since the Project is not more than 40-ft tall, additional study of the shadow impacts was not required per Planning Code Section 295. Further, the Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-014766CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 26, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on May 7, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 7, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use for the partial demolition of an existing two-unit residential building that spans across three contiguous lots in order to facilitate the alteration and expansion of the existing building and construction of two new two-unit buildings for a total of six dwelling units, six off-street vehicle parking spaces, and six class 1 bicycle parking located at 1043-1045 Clayton Street, Block 1279, and Lots 131, 132, and 133 pursuant to Planning Code Sections 303 and 317 within the RH-2 (Residential-House, Two Family) District and the 40-X Height and Bulk District; in general conformance with plans, dated November 26, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-014766CUA and subject to conditions of approval reviewed and approved by the Commission on May 7, 2020 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 7, 2020 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than six Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than **nine (9)** off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
10. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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>

Exhibit B:

Plans and Renderings



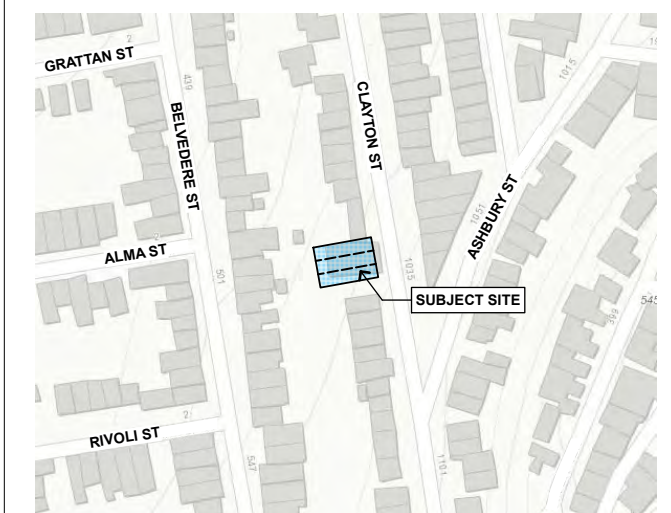


LOOKING SOUTHWEST AT SUBJECT SITE

SHEET INDEX

- A-0 3D RENDERING
- A-0.1 PROJECT INFO / 3D RENDERINGS
- A-0.2 REAR VIEW OF EXISTING SUBJECT SITE
- A-0.3 PROPOSED 3D RENDERING FROM REAR OF LOT
- A-1.0 EXISTING & PROPOSED SITE PLANS
- A-1.1 (E)/DEMO CRAWL SPACE, SUB-BASEMENT, & BASEMENT PLANS
- A-1.2 EXISTING / DEMO STREET & SECOND LEVEL PLANS
- A-1.3 EXISTING FRONT & REAR ELEVATIONS
- A-1.4 EXISTING SIDE ELEVATIONS & DEMO CALCULATIONS
- A-2.0 PROPOSED SUB-BASEMENT PLAN
- A-2.1 PROPOSED BASEMENT PLAN
- A-2.2 PROPOSED GROUND LEVEL PLAN (STREET LEVEL)
- A-2.3 PROPOSED SECOND LEVEL PLAN
- A-2.4 PROPOSED THIRD LEVEL PLAN
- A-3.0 PROPOSED FRONT ELEVATION
- A-3.0A PROPOSED FRONT ELEVATIONS W/ ADJACENT BUILDINGS
- A-3.1 PROPOSED REAR ELEVATION
- A-3.2 PROPOSED SIDE ELEVATIONS
- A-3.3 PROPOSED TYPICAL LONGITUDINAL SECTION
- A-3.4 PROPOSED CROSS SECTION

VICINITY MAP



SCHAUB LY ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
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 415-682-8060 eFax 510-281-1359

**HORIZONTAL & VERTICAL ADDITION & NEW CONSTRUCTION
 THREE 2-UNIT BUILDINGS**

BLOCK 1279, LOTS 131, 132, 133
 1031-33, 1037-39, & 1043-45 CLAYTON ST., SAN FRANCISCO, CA 94117

3D RENDERING

SCALE: N.T.S.

9/26/18 PRE-APP MML
 4/18/19 RDAT COMMENTS MML
 11/26/19 PLNG REV. MML

A-0



LOOKING NORTHWEST AT SUBJECT SITE

EXISTING PROPERTY INFORMATION	
ADDRESS	1043-45 CLAYTON ST.
BLOCK / LOTS	1279 / 131, 132, 133
LOT WIDTH x DEPTH (3 LOTS)	75' x 90'
LOT AREA (3 LOTS)	6,750 S.F.
# OF RESIDENTIAL UNITS	2

PROPOSED PROJECT INFORMATION			
	LOT 131	LOT 132	LOT 133
ADDRESS	1043-45 CLAYTON ST.	1037-39 CLAYTON ST.	1031-33 CLAYTON ST.
LOT WIDTH x DEPTH	25' x 90'	25' x 90'	25' x 90'
LOT AREA	2,250 S.F.	2,250 S.F.	2,250 S.F.
# OF RESIDENTIAL UNITS	2	2	2
# OF STORIES	3 OVER 2 BASEMENTS	3 OVER 2 BASEMENTS	3 OVER 2 BASEMENTS
BUILDING HEIGHT	32'	32'	32'

ZONING INFORMATION			
ZONING	RH-2	RH-2	RH-2
HEIGHT LIMIT	40-X	40-X	40-X
RESIDENTIAL DENSITY	2 UNITS PER LOT	2 UNITS PER LOT	2 UNITS PER LOT

1043-45 CLAYTON
LOT 131

AREA CALCULATION (IN SQUARE FEET):					
	#1043*	#1045*	COMMON AREA**	GARAGE	TOTAL
3RD FLOOR		1,080	140		1,220
2ND FLOOR		928	131		1,059
GROUND FLOOR	43	481	353	482	1,359
BASEMENT	1,007		96		1,103
BASEMENT TWO	1,007		96		1,103
TOTAL	2,057	2,489	816	482	5,844
TOTAL LIVING AREA FOR ALL UNITS =					4,546 S.F.
TOTAL GARAGE & COMMON AREA =					1,298 S.F.
TOTAL GROSS AREA =					5,844 S.F.

1031-33 CLAYTON
LOT 133

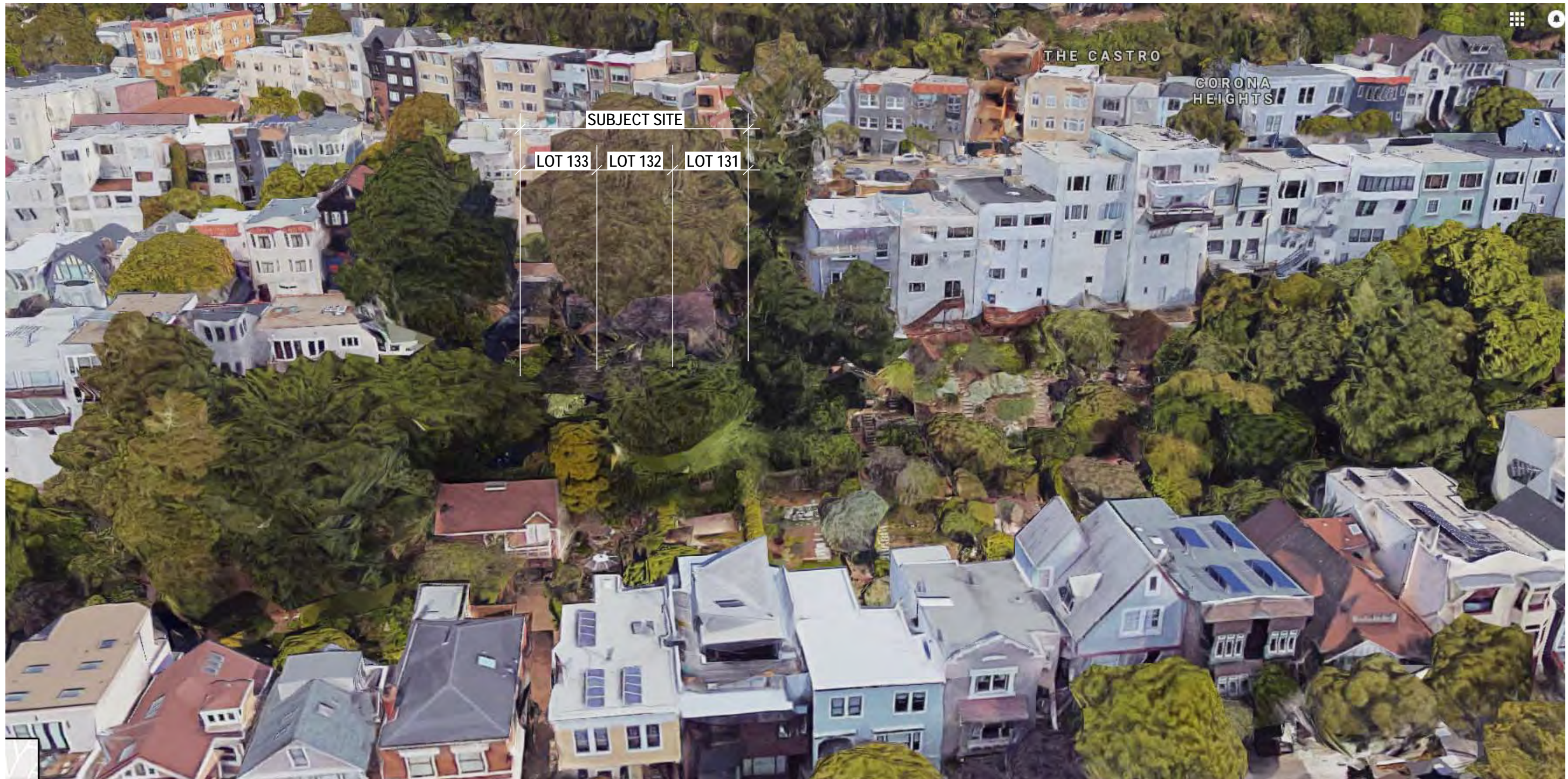
AREA CALCULATION (IN SQUARE FEET):					
	#1031*	#1033*	COMMON AREA**	GARAGE	TOTAL
3RD FLOOR		1,108	138		1,244
2ND FLOOR		945	128		1,071
GROUND FLOOR	43	481	357	482	1,363
BASEMENT	1,007		96		1,103
BASEMENT TWO	1,007		96		1,103
TOTAL	2,057	2,534	811	482	5,884
TOTAL LIVING AREA FOR ALL UNITS =					4,991 S.F.
TOTAL GARAGE & COMMON AREA =					1,293 S.F.
TOTAL GROSS AREA =					5,884 S.F.

1035-37 CLAYTON
LOT 132

AREA CALCULATION (IN SQUARE FEET):																
	#1037 CLAYTON*			#1039 CLAYTON*			GARAGE			COMMON AREA**			TOTAL			
	EXISTING #1043	PROPOSED #1037	CHANGE	EXISTING #1045	PROPOSED #1039	CHANGE	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE	
(N) 3RD FLOOR					1,873	1,073					0	141	141	1,214	1,214	
2ND FLOOR				2,142	922	-1,220					899	138	-761	3,041	1,060	-1,981
GROUND FLOOR	2,041	43	-1,998		611	611	407	489	82	423	370	-53	2,871	1,513	-1,358	
BASEMENT		1,068	1,068							803	100	-703	803	1,168	365	
BASEMENT TWO		1,068	1,068							1,549	100	-1,449	1,549	1,168	-381	
CRAWL SPACE		0	0							541	0	-541	541	541	-541	
TOTAL	2,041	2,179	138	2,142	2,606	464	407	489	82	4,215	849	-3,366	8,805	6,123	-2,682	
TOTAL EXISTING LIVING AREA =													4,183 S.F.			
ADDED LIVING AREA FOR ALL UNITS =													602 S.F.			
TOTAL (E) + (N) LIVING AREA FOR ALL UNITS =													4,785 S.F.			
TOTAL EXISTING GARAGE AREA =													407 S.F.			
ADDED GARAGE AREA =													82 S.F.			
TOTAL (E) + (N) GARAGE AREA =													489 S.F.			
TOTAL EXISTING COMMON AREA =													4,215 S.F.			
REMOVED COMMON AREA =													-3,366 S.F.			
TOTAL (E) + (N) GROSS AREA =													849 S.F.			
TOTAL EXISTING GROSS AREA =													8,805 S.F.			
REMOVED GROSS AREA =													-2,682 S.F.			
TOTAL (E) + (N) GROSS AREA =													6,123 S.F.			

UNIT RATIO:	1039	2,606	1,20
	1037	2,179	

NOTE:
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.
* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY
** COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, EXTERIOR WALLS, ETC.)





S|L|A
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 THREE 2-UNIT BUILDINGS**

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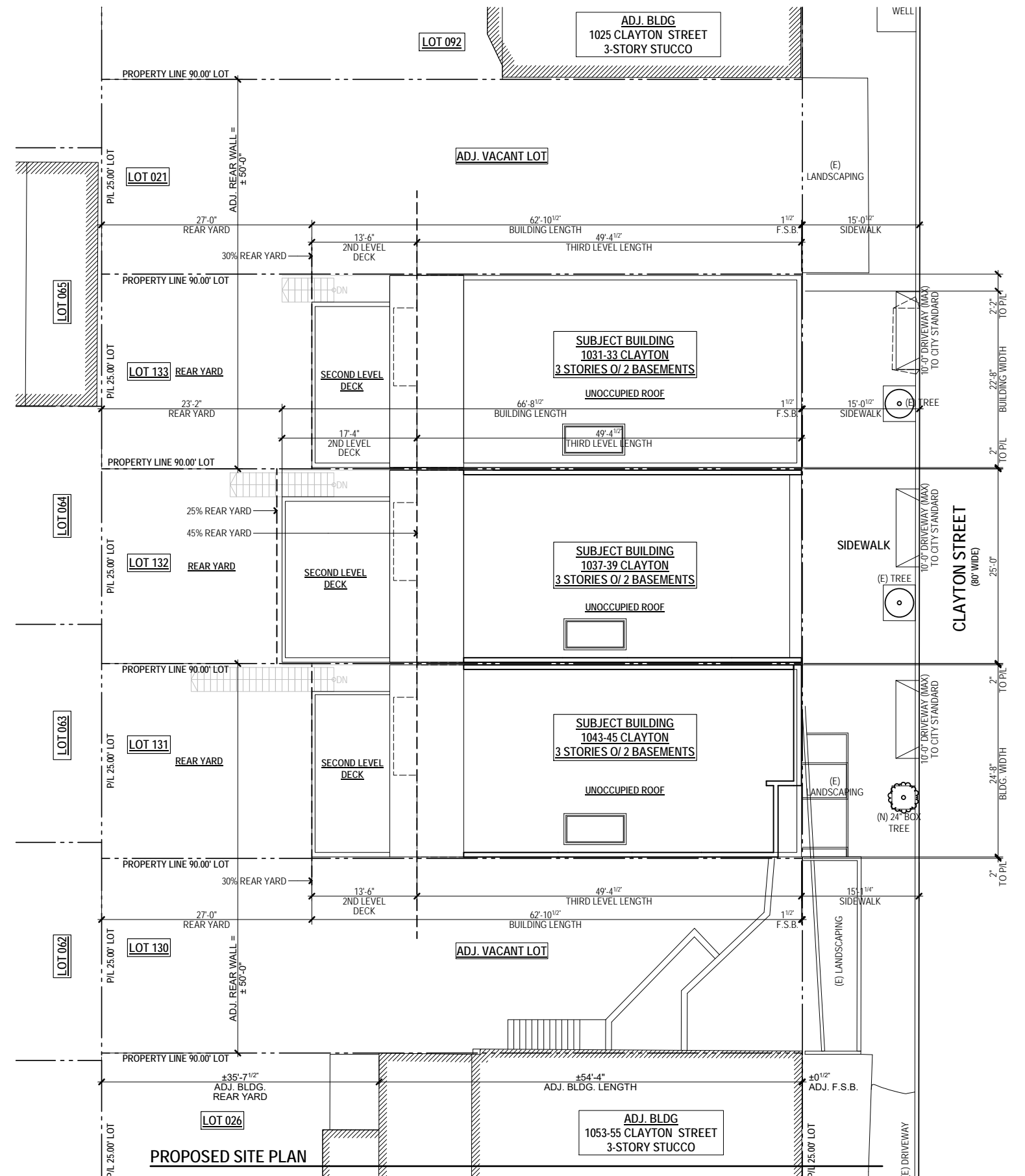
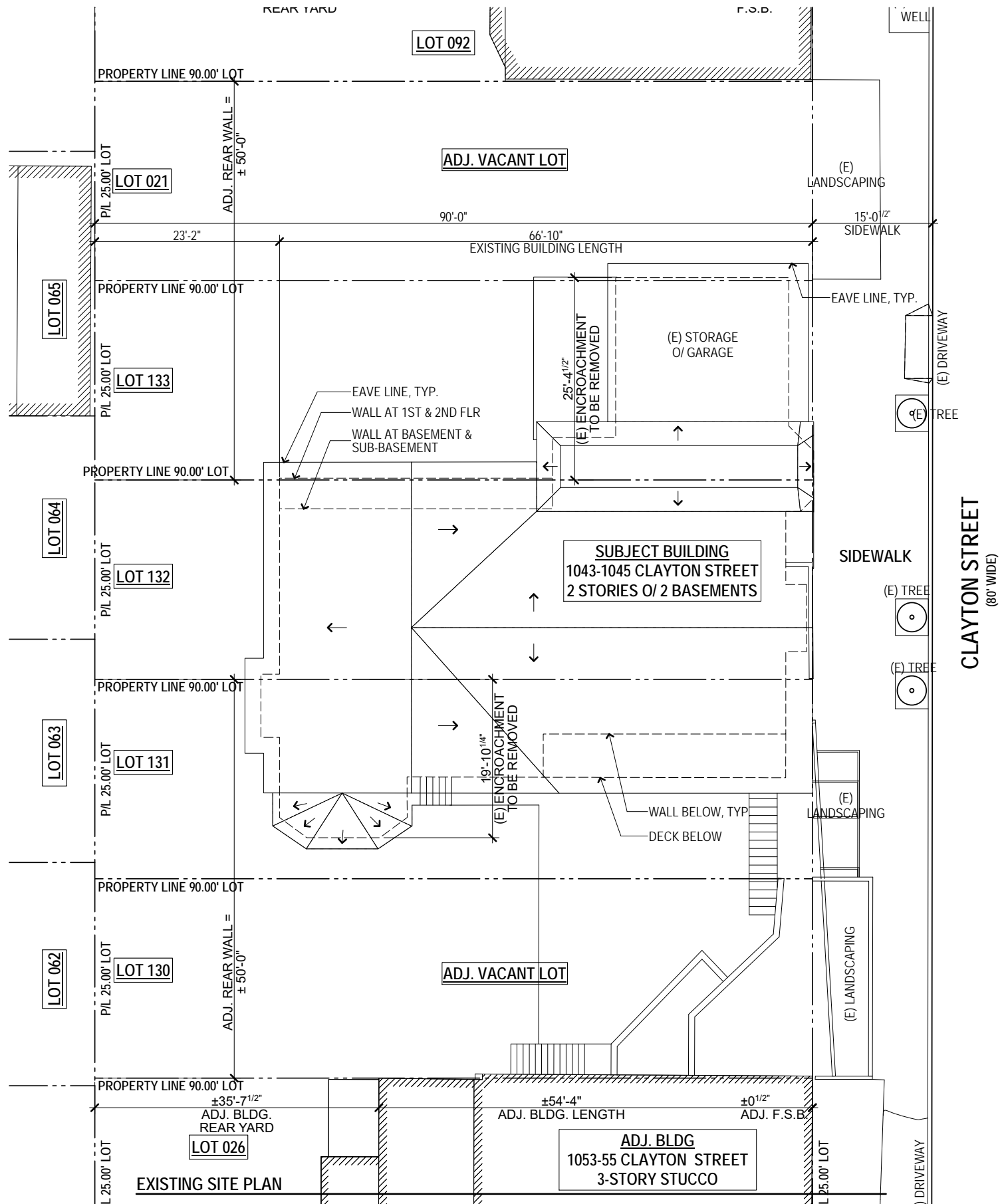
PROPOSED 3D RENDERING FROM REAR OF LOT

SCALE: N.T.S.

9/26/18 PRE-APP
 4/18/19 RDAT COMMENTS
 11/26/19 PLNG REV.

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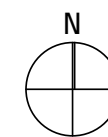
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**HORIZONTAL & VERTICAL ADDITION & NEW CONSTRUCTION
THREE 2-UNIT BUILDINGS**

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EXISTING & PROPOSED SITE PLANS

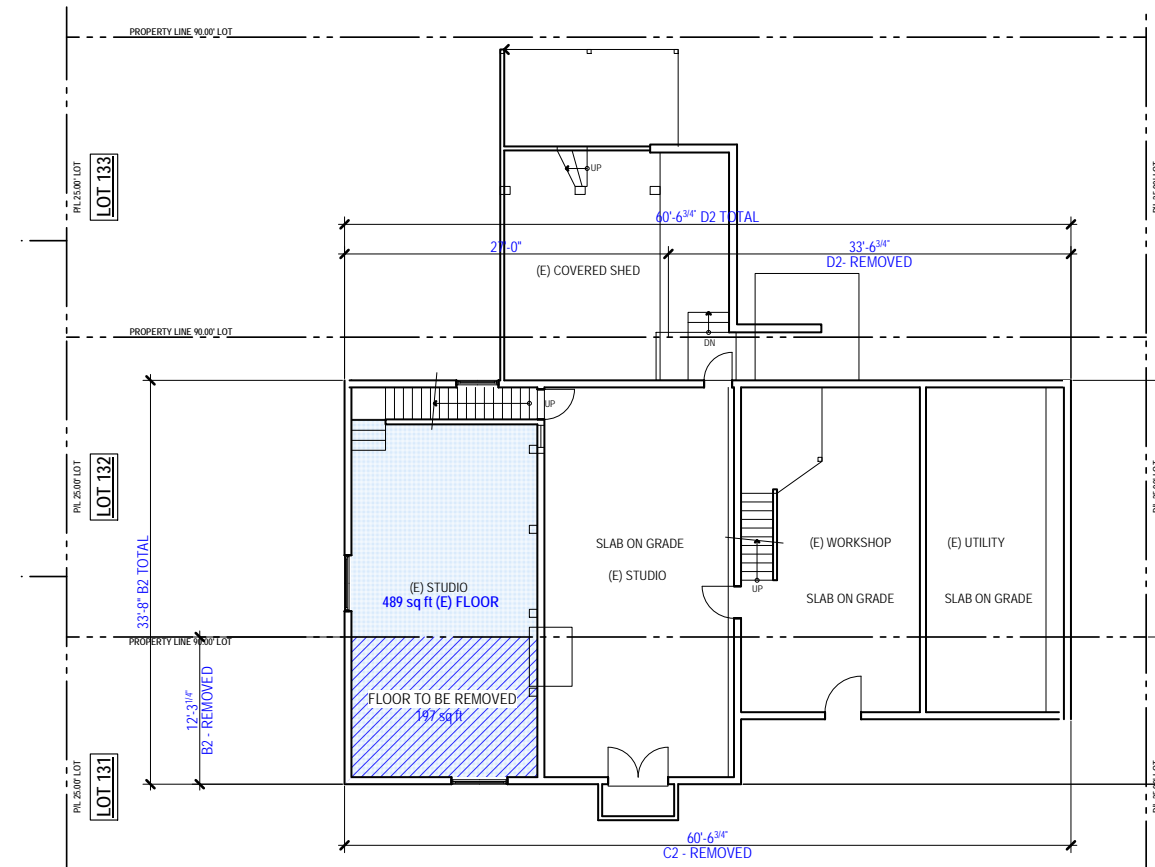
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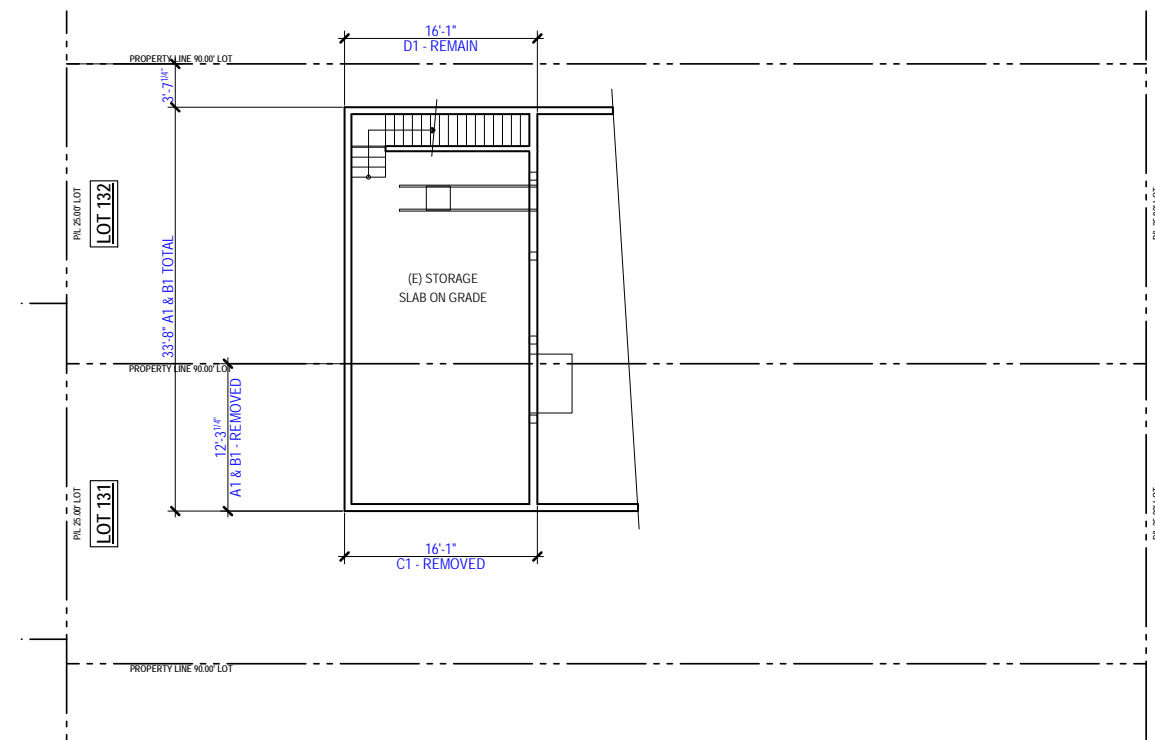
9/26/18 PRE-APP
4/18/19 RDAT COMMENTS
11/26/19 PLNG REV.

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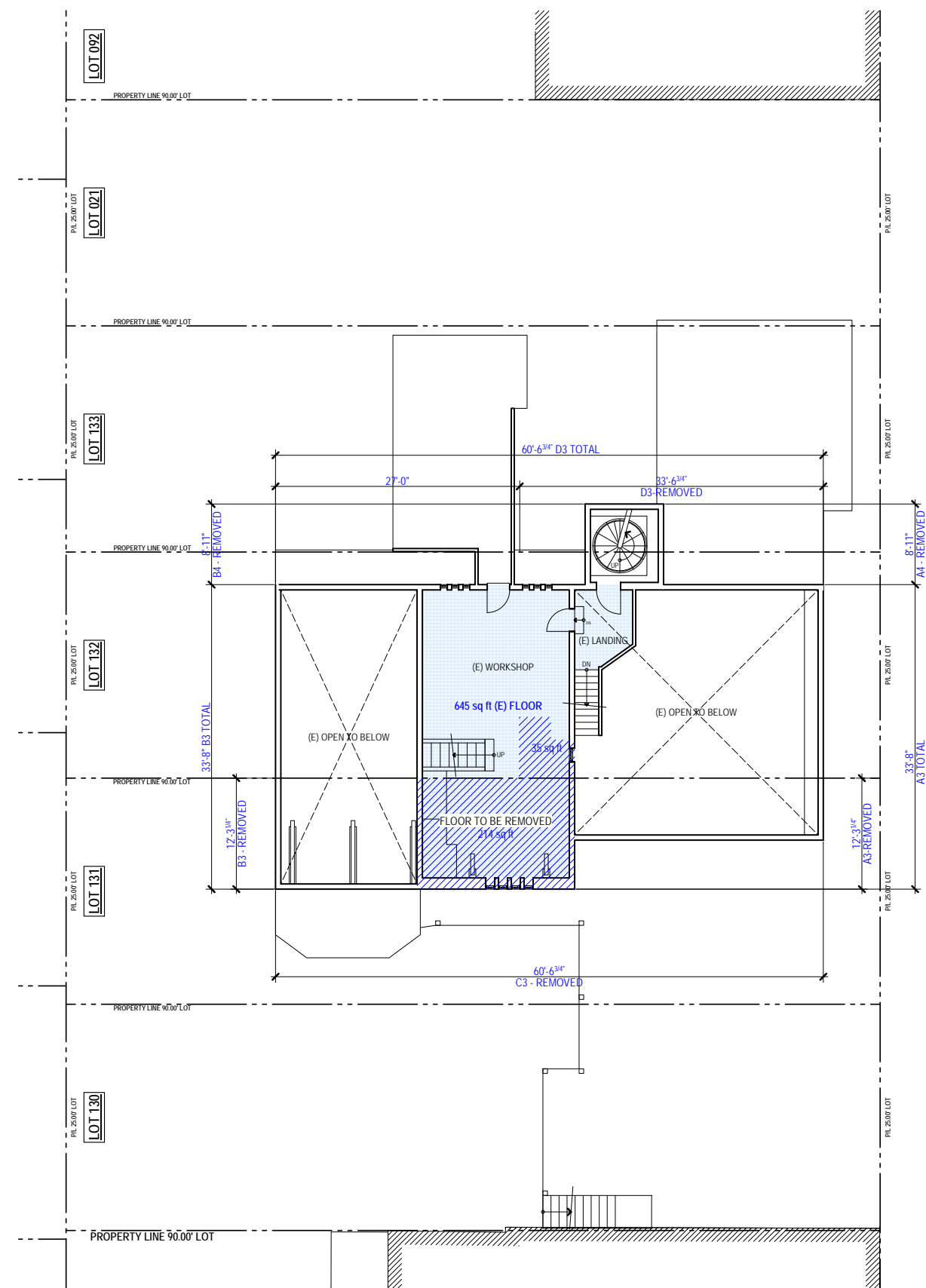
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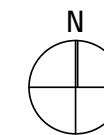
EXISTING / DEMOLITION SUB-BASEMENT PLAN

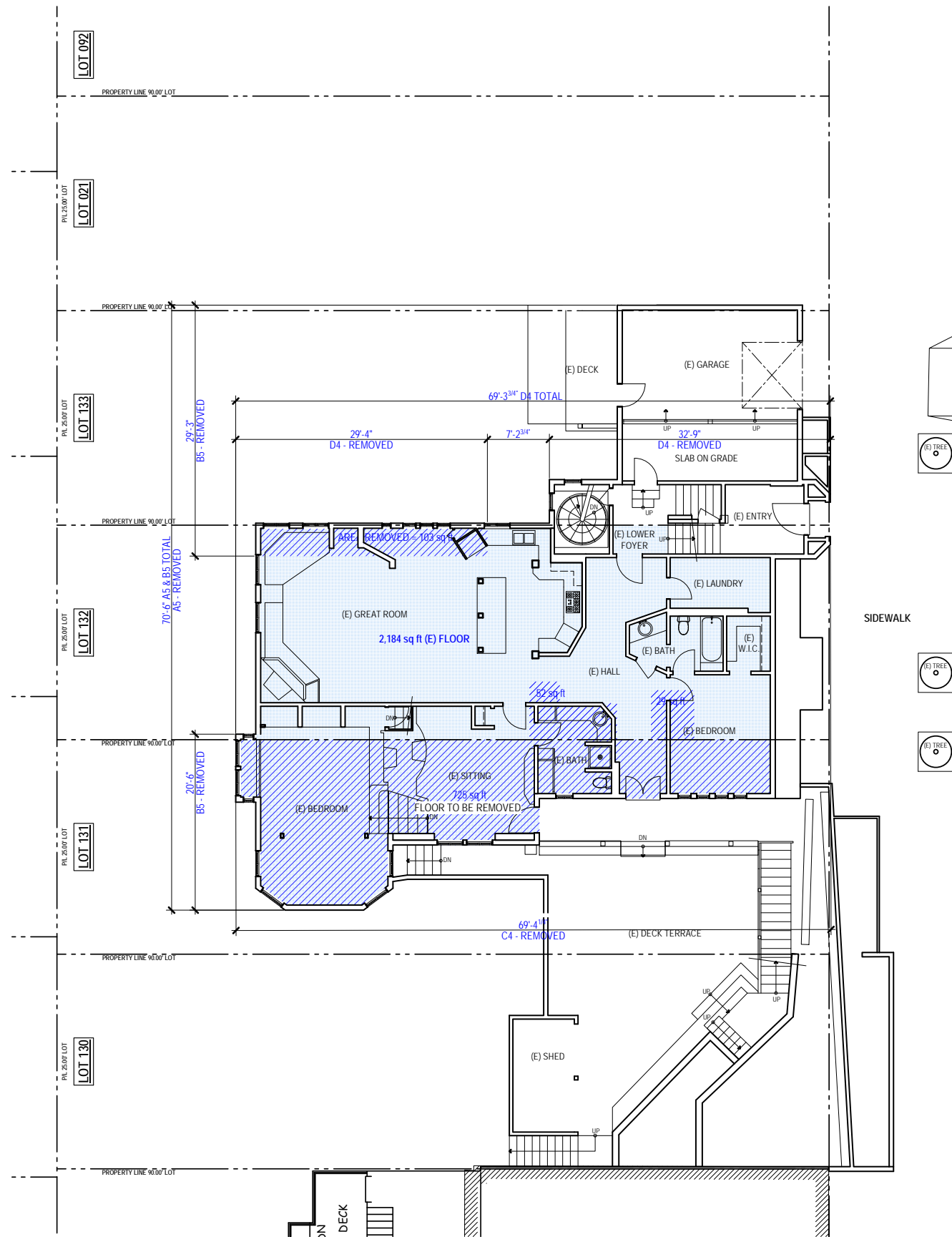


EXISTING / DEMOLITION CRAWL SPACE PLAN

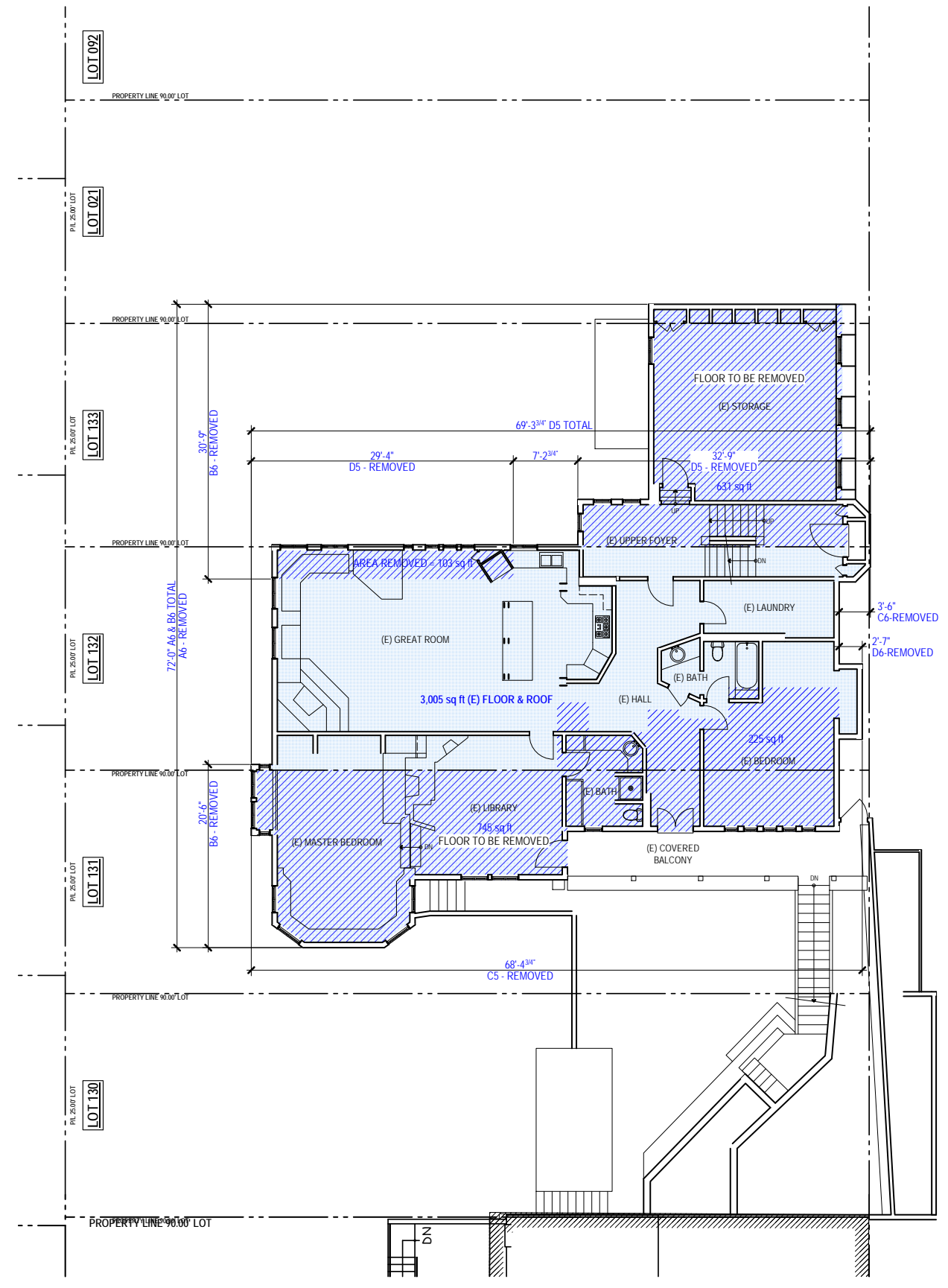


EXISTING / DEMOLITION BASEMENT PLAN

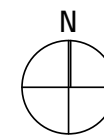


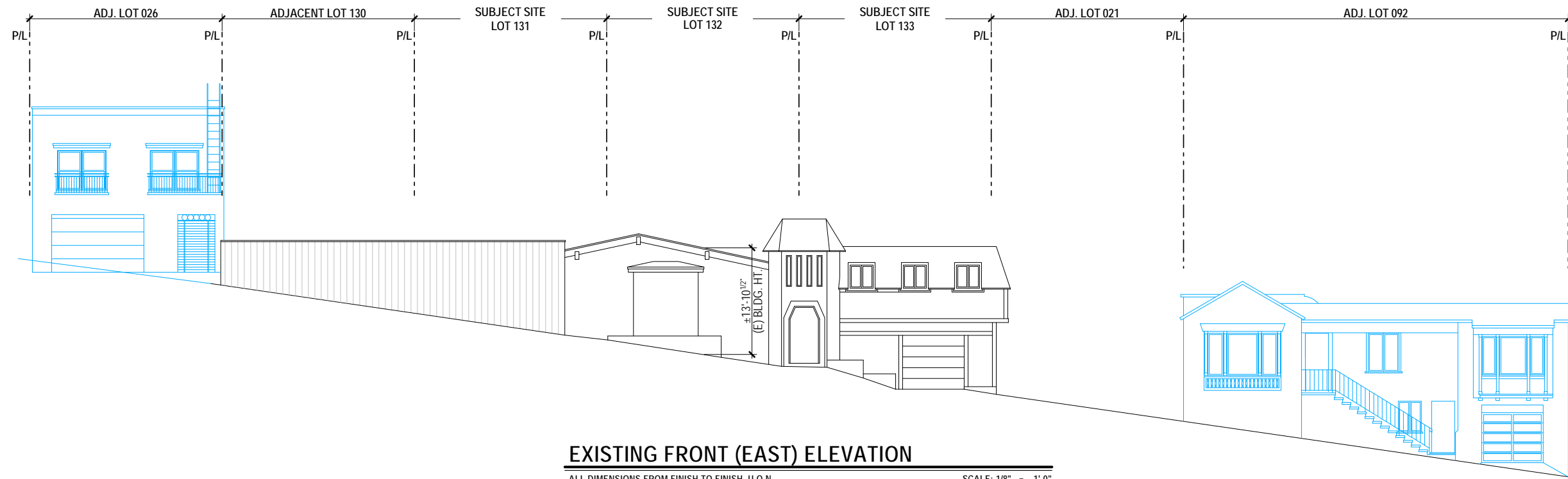


EXISTING / DEMOLITION GROUND FLOOR PLAN



EXISTING / DEMOLITION SECOND FLOOR PLAN

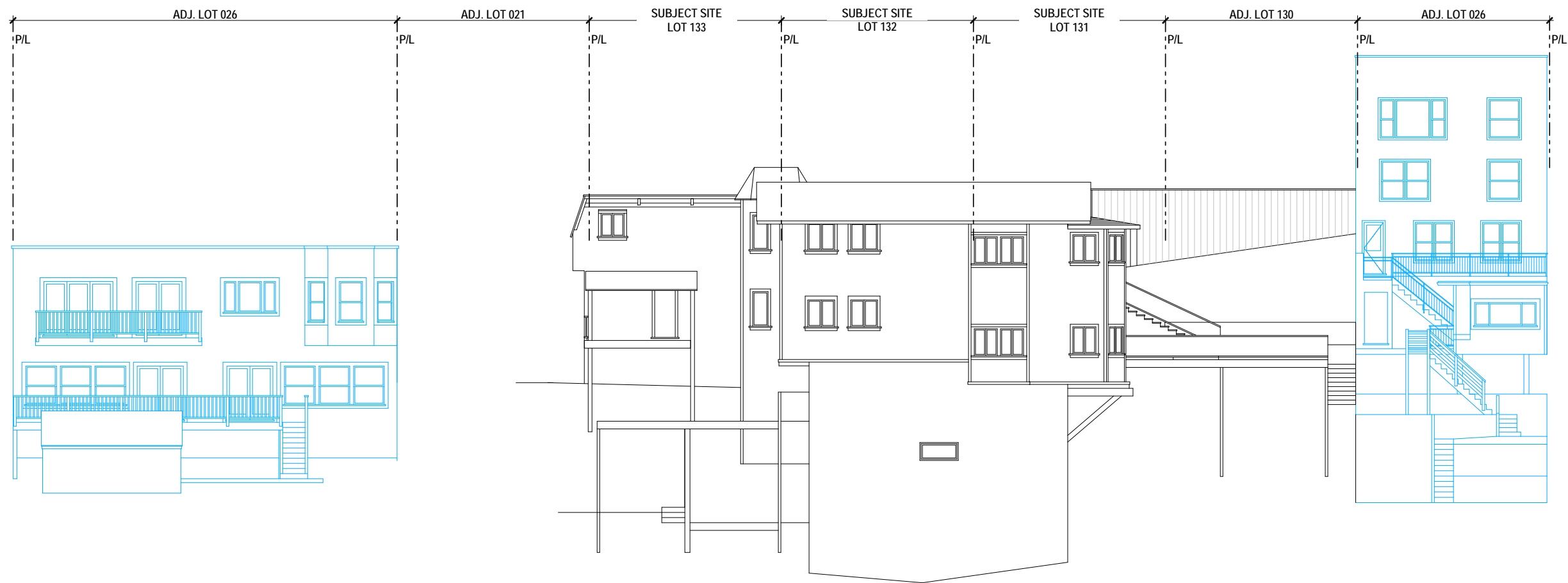




EXISTING FRONT (EAST) ELEVATION

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

SCALE: 1/8" = 1'-0"



EXISTING REAR (WEST) ELEVATION

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

SCALE: 1/8" = 1'-0"



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EXISTING FRONT & REAR ELEVATIONS
 SCALE: 1/16" = 1'-0"

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A-1.3

BUILDING ELEMENT REMOVAL CALCULATIONS PER PLANNING CODE SECTION 317

METHOD 1: LINEAR FOOTAGE MEASUREMENT

Exterior Walls at Foundation Level per Sec. 317(b)(2)(B)

FRONT & REAR WALLS (IN FT.)				
Element	Wall #	(E) Length	Removed	% Removed
Front façade A	A1	33.67	33.67	100%
Rear façade B	B1	33.67	12.25	36%
Total		67.34	45.92	68%

Threshold > 50% exceeds

ALL EXTERIOR WALLS (IN FT.)				
Element	Wall #	(E) Length	Removed	% Removed
Front façade A	A1	33.67	33.67	100%
Rear façade B	B1	33.67	12.25	36%
Left façade C	C1	16.08	16.08	100%
Right façade D	D1	16.08	0	0%
Total		99.5	62	62%

Threshold ≤ 65% OK

Linear Footage Measurement is below demolition threshold

METHOD 2: AREA MEASUREMENT

Vertical & Horizontal Elements, per Sec. 317(b)(2)(C)

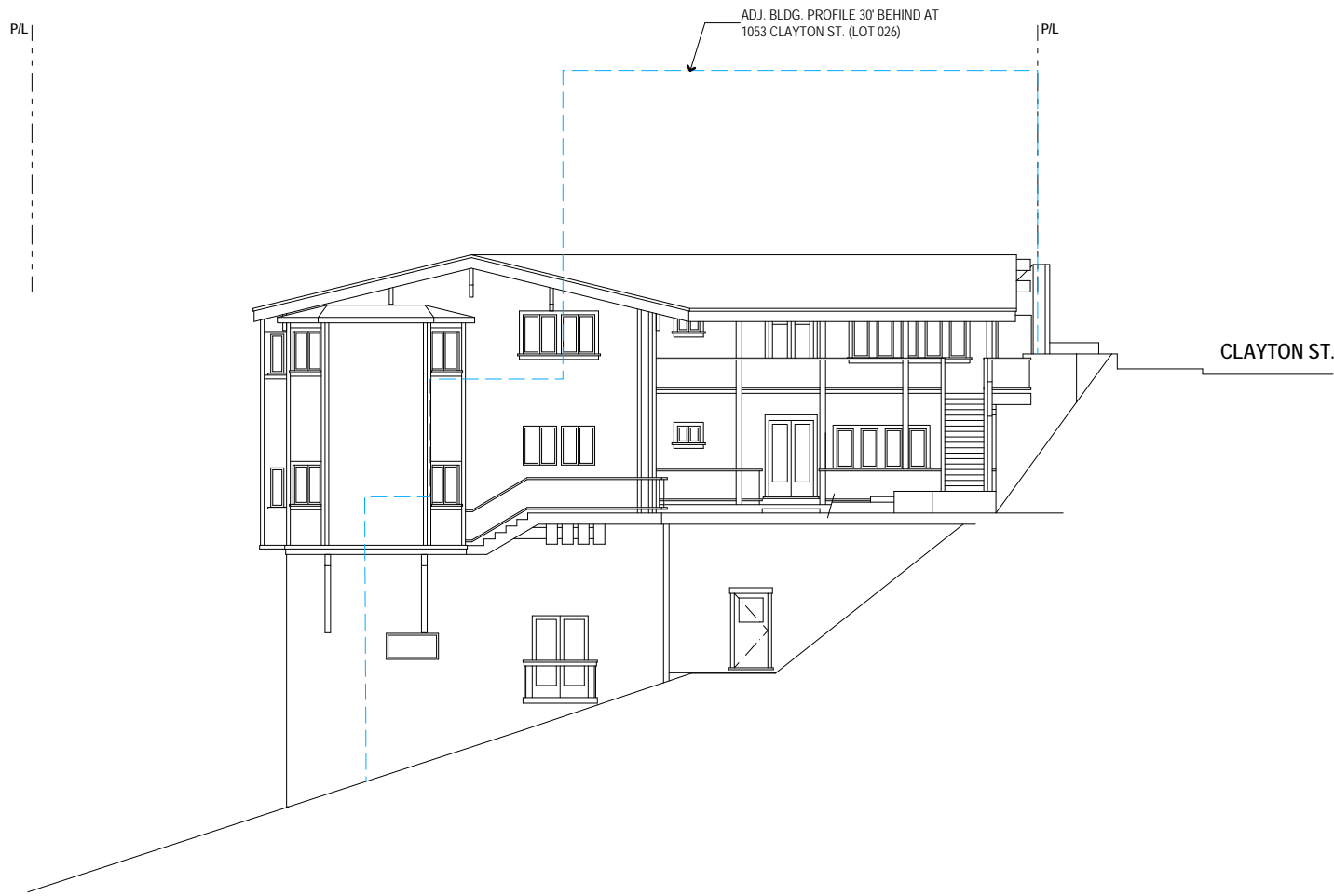
VERTICAL ELEMENTS				
Element	Wall #	(E) Length	Removed	% Removed
Crawl Space - Front	A1	33.67	33.67	100%
Crawl Space - Rear	B1	33.67	12.25	36%
Crawl Space - Left	C1	16.08	16.08	100%
Crawl Space - Right	D1	16.08	0	0%
Sub-Basement - Front	A2	33.67	12.25	36%
Sub-Basement Rear	B2	33.67	12.25	36%
Sub-Basement Left	C2	60.58	60.58	100%
Sub-Basement Right	D2	60.58	33.58	55%
Basement - Front	A3	33.67	12.25	36%
	A4	8.92	8.92	100%
Basement - Rear	B3	33.67	12.25	36%
	B4	8.92	8.92	100%
Basement - Left	C3	60.58	60.58	100%
Basement - Right	D3	60.58	33.58	55%
1st Floor - Front	A5	70.5	70.5	100%
1st Floor - Rear	B5	70.5	49.75	71%
1st Floor - Left	C4	69.33	69.33	100%
1st Floor - Right	D4	69.33	62.08	90%
2nd Floor - Front	A6	72	72	100%
2nd Floor - Rear	B6	72	51.25	71%
2nd Floor - Left	C5	68.42	68.42	100%
	C6	3.5	3.5	100%
2nd Floor - Right	D5	69.33	62.08	90%
	D6	2.58	2.58	100%
Total		1061.83	828.65	78%

Threshold > 50% exceeds

HORIZONTAL ELEMENTS (IN SQ. FT.)			
Element	Existing	Removed	% Removed
Roof	3005	3005	100%
2nd Floor	3005	1704	57%
1st Floor	2184	909	42%
Basement	645	249	39%
Sub-Basement	489	197	40%
Total	9328	6064	65%

Threshold > 50% exceeds

Area Measurement exceeds demolition threshold



EXISTING LEFT (SOUTH) ELEVATION

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

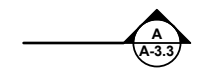
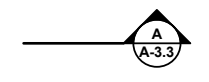
SCALE: 1/8" = 1'-0"



EXISTING RIGHT (NORTH) ELEVATION

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

SCALE: 1/8" = 1'-0"

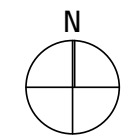


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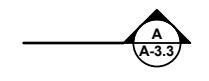
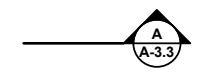
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 BLOCK 1279, LOTS 131, 132, 133
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PROPOSED SUB-BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



9/26/18 PRE-APP MML
 4/18/19 RDAT COMMENTS MML
 11/26/19 PLNG REV. MML

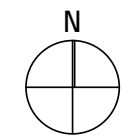
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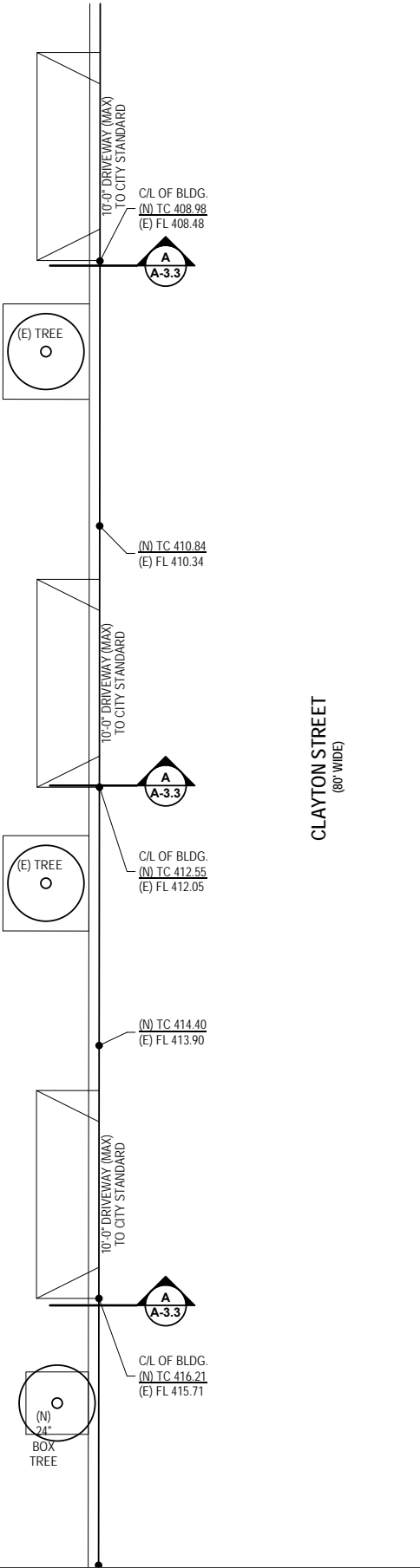
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PROPOSED BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



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 4/18/19 RDAT COMMENTS MML
 11/26/19 PLNG REV. MML

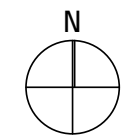
A-2.1



SLA
SCHAUB LY ARCHITECTS
 SCHAU LY ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 eFax 510-281-1359

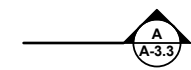
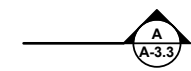
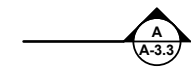
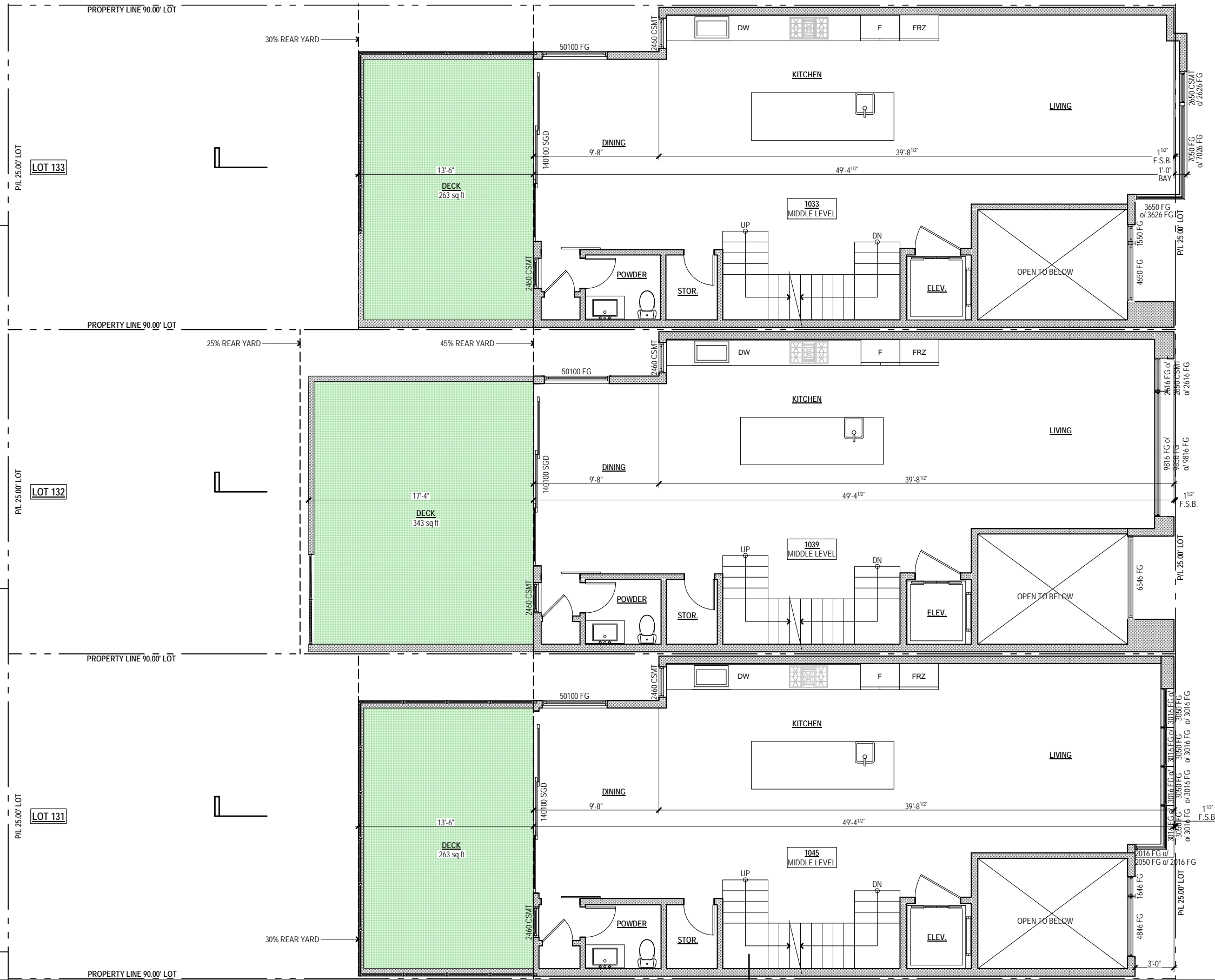
HORIZONTAL & VERTICAL ADDITION & NEW CONSTRUCTION
THREE 2-UNIT BUILDINGS
 BLOCK 1279, LOTS 131, 132, 133
 1031-33, 1037-39, & 1043-45 CLAYTON ST., SAN FRANCISCO, CA 94117

PROPOSED GROUND LEVEL PLAN (STREET LEVEL)
 SCALE: 1/8" = 1'-0"



9/26/18 PRE-APP MML
 4/18/19 RDAT COMMENTS MML
 11/26/19 PLNG REV. MML

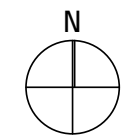
A-2.2



SLA
 SCHAUB LY ARCHITECTS
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 eFax 510-281-1359

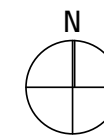
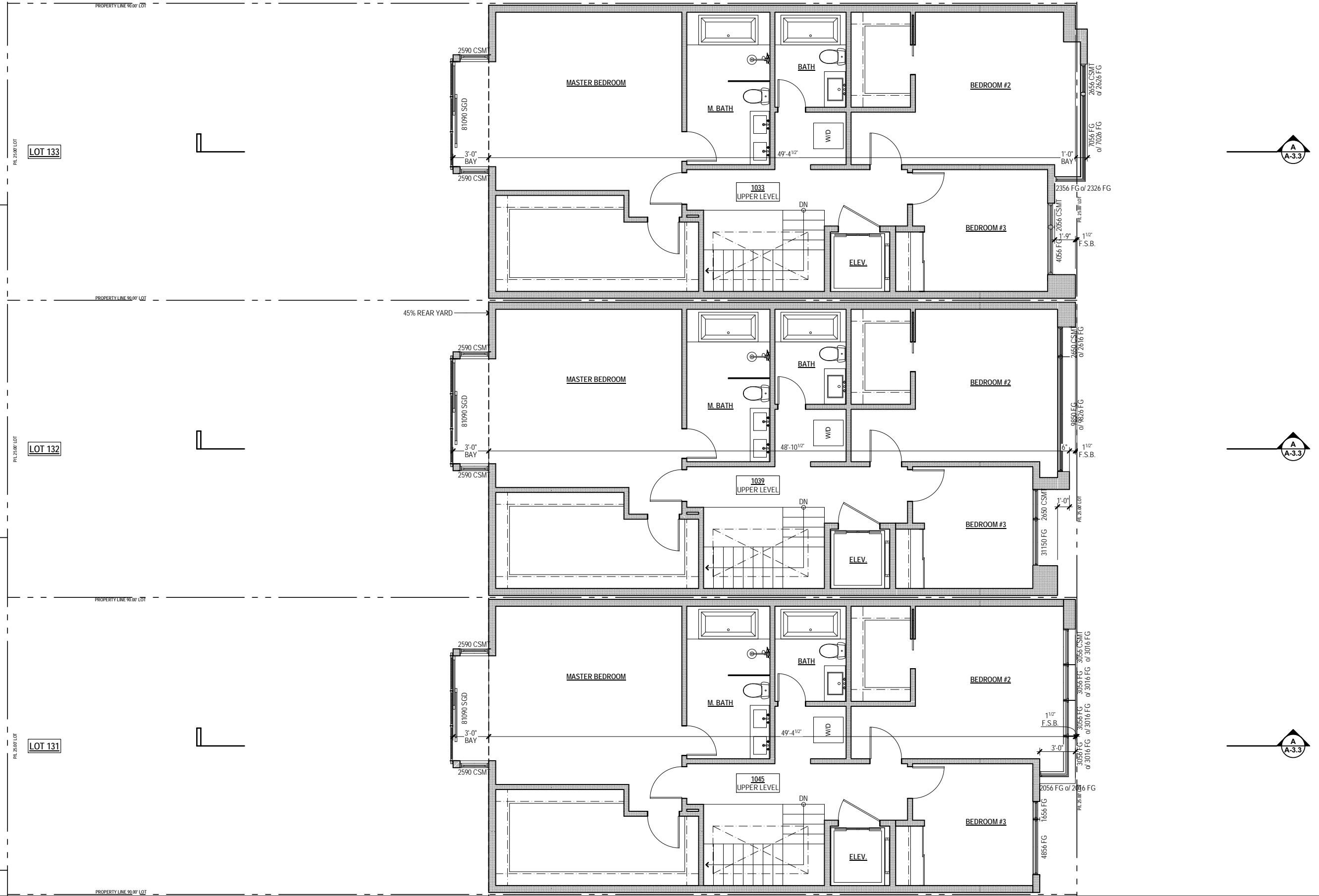
HORIZONTAL & VERTICAL ADDITION & NEW CONSTRUCTION
THREE 2-UNIT BUILDINGS
 BLOCK 1279, LOTS 131, 132, 133
 1031-33, 1037-39, & 1043-45 CLAYTON ST., SAN FRANCISCO, CA 94117

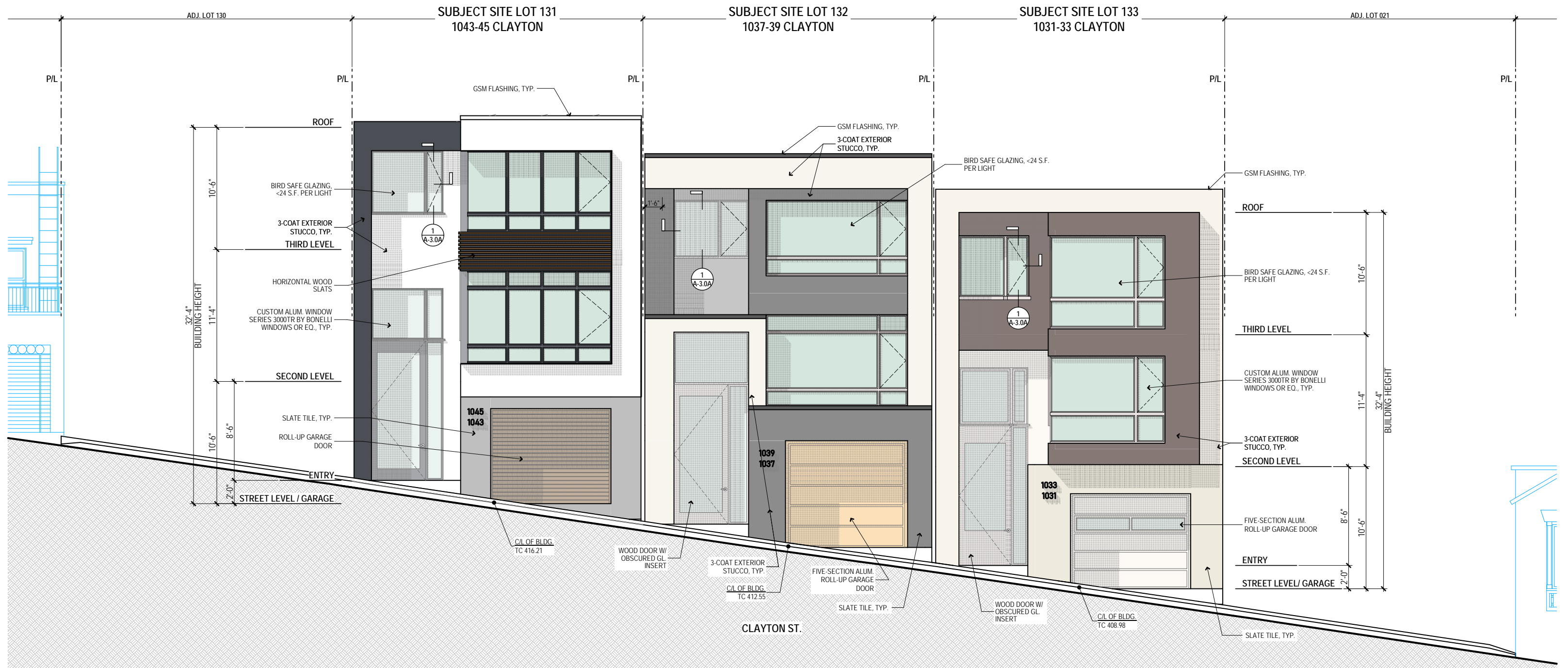
PROPOSED SECOND LEVEL PLAN
 SCALE: 1/8" = 1'-0"

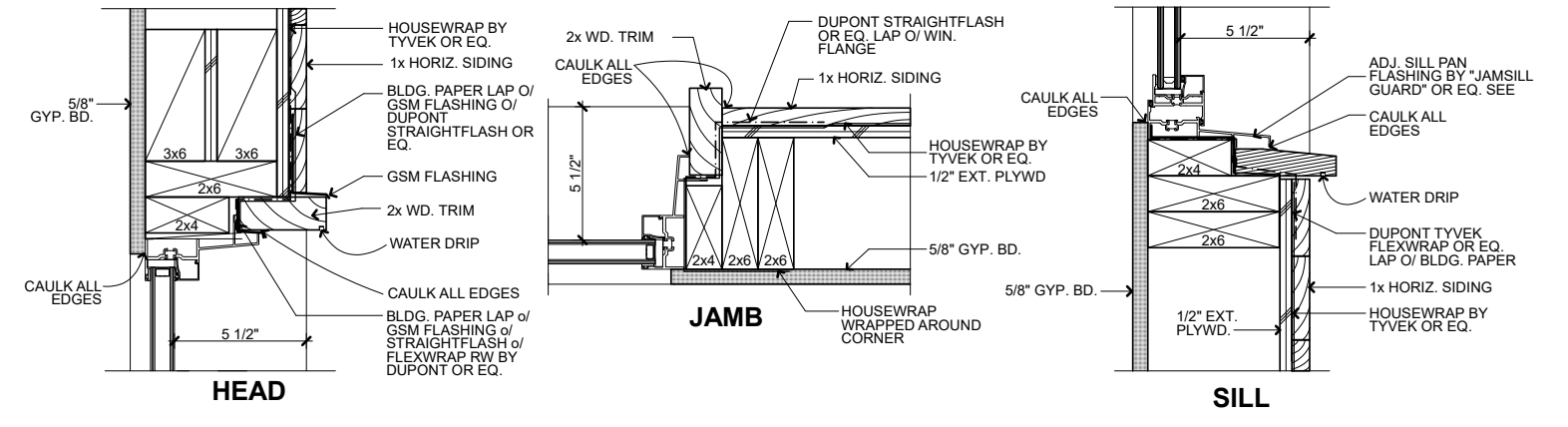
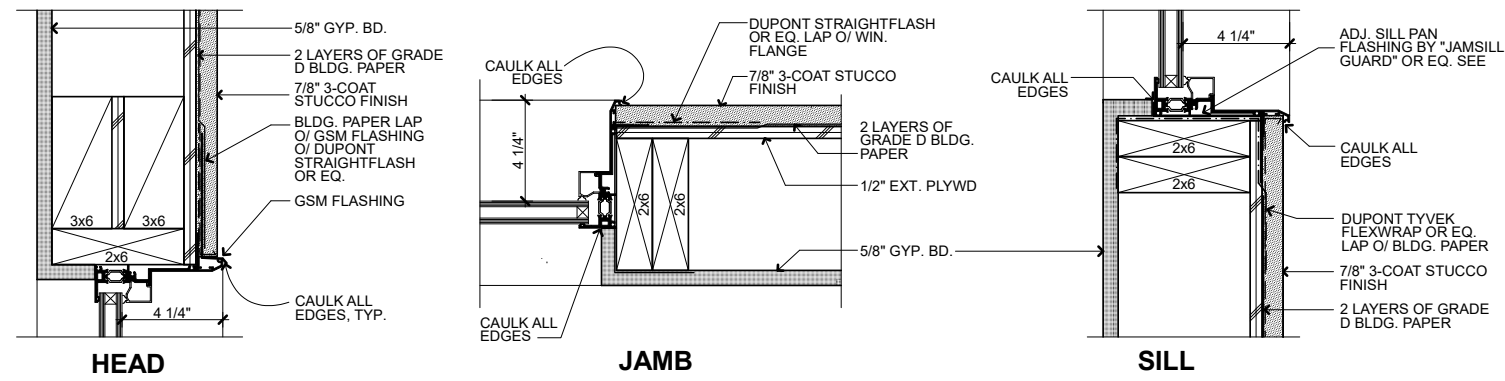


9/26/18 PRE-APP MML
 4/18/19 RDAT COMMENTS MML
 11/26/19 PLNG REV. MML

A-2.3





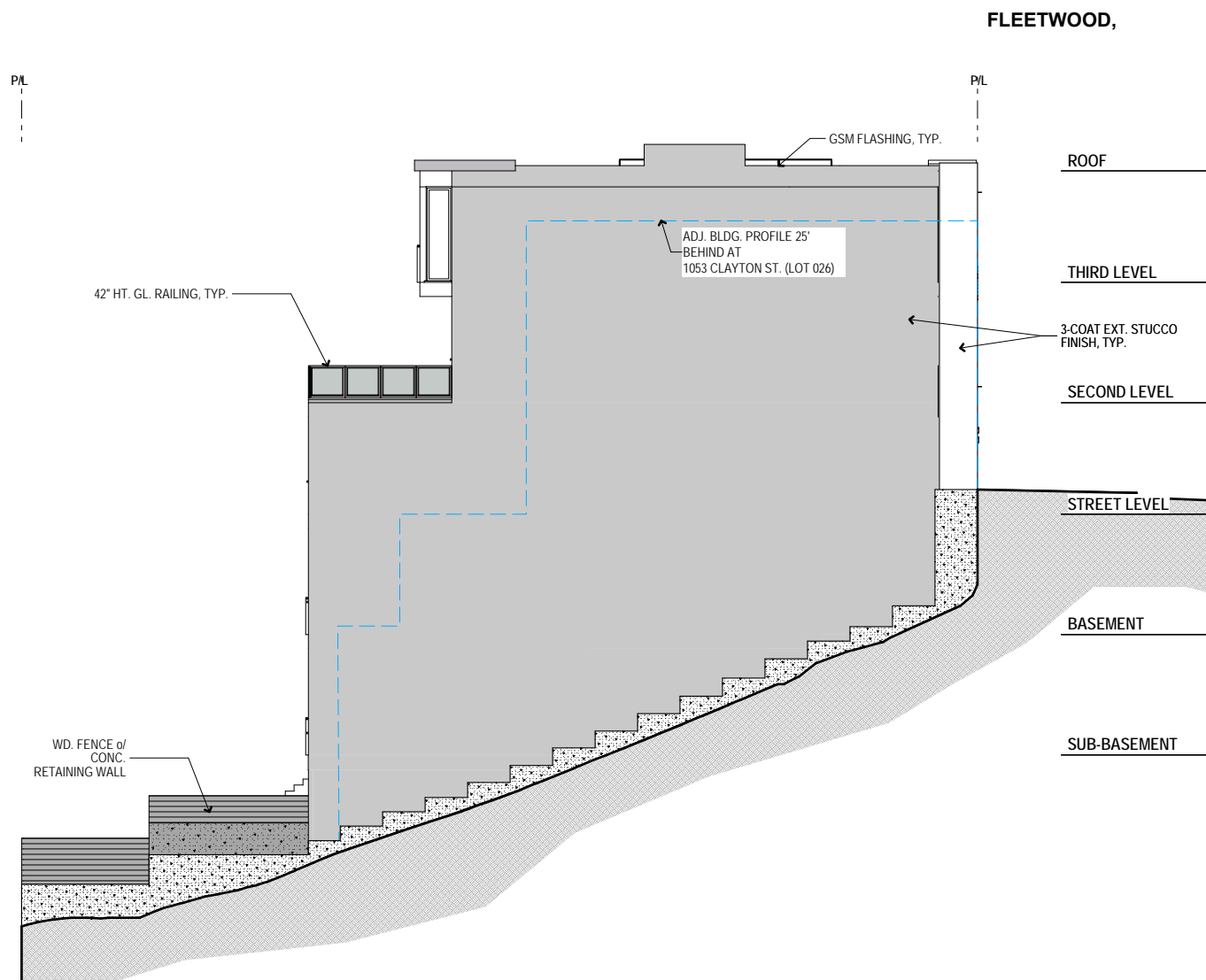


1 WINDOW DETAIL - STUCCO
 SCALE 3" = 1'-0"
 1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
 2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
 3. VERIFY EGRESS SIZES W/ MANUFACTURER
ALUM. WINDOW BY BONELLI OR EQ., TYP.

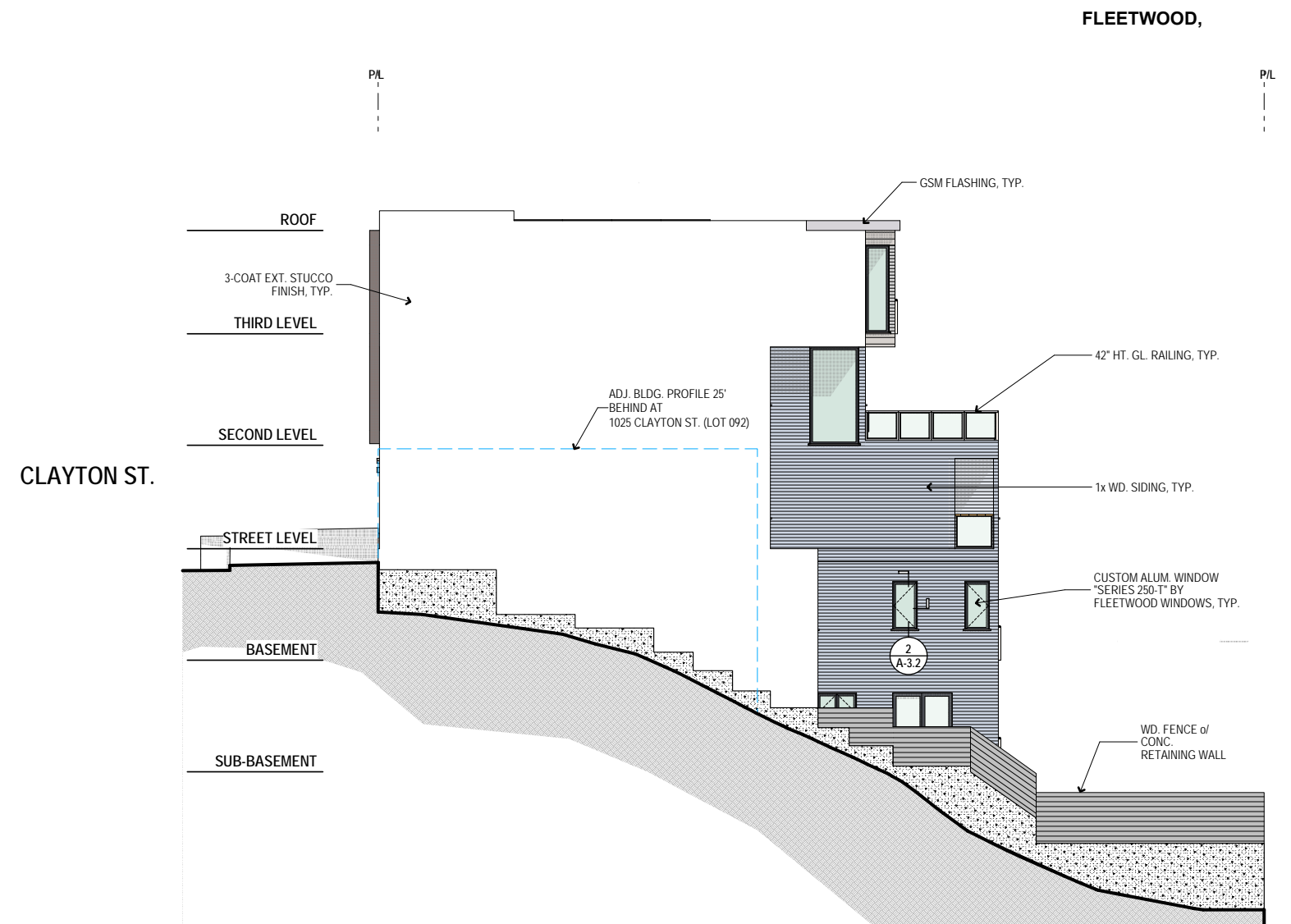
2 WINDOW DETAIL - WOOD SIDING
 SCALE 3" = 1'-0"
 1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
 2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
 3. VERIFY EGRESS SIZES W/ MANUFACTURER
ALUM. WINDOW BY ALL WEATHER OR EQ., TYP.







PROPOSED LEFT ELEVATION (LOT 131)



PROPOSED RIGHT ELEVATION (LOT 133)

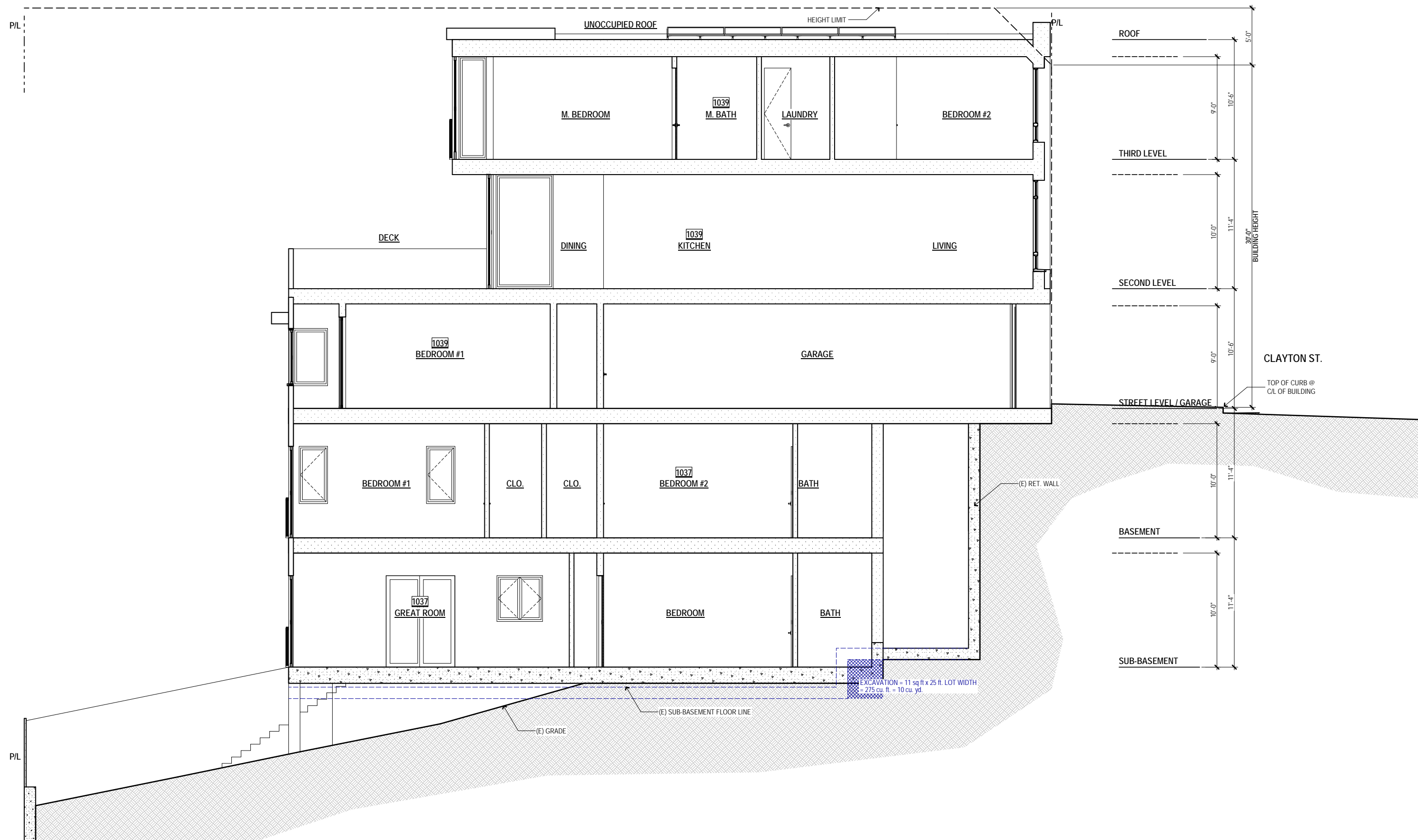




Exhibit C:

Environmental Determination





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1043-1045, 1037-1039, and 1031-1033 Clayton Street		1279132
Case No.		Permit No.
2018-014766ENV		201810254091
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project site is comprised of three adjacent lots (Assessor's Block 1279, Lots 131-133), and is currently occupied by an existing two-story, two-unit residential building. The project sponsor proposes the demolition of the existing building and the construction of three new residential buildings. Each building would contain two residential units and would be approximately 32 feet tall with three stories and two basement levels. The size of the buildings would range from approximately 5,884 gross square feet to 6,123 gross square feet. The project would require approximately 15 feet of excavation below ground surface.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>A preliminary geotechnical report was prepared by H. Allen Gruen for each of the three proposed buildings, confirming that the project site is on a site subject to landslide. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.</p> <p>Planning department staff archeologists cleared the project with no effects on 5/7/2019.</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 12/13/2019 b. Other (specify): <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

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

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

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1043-1045, 1037-1039, and 1031-1033 Clayton Street		1279/132
Case No.	Previous Building Permit No.	New Building Permit No.
2018-014766PRJ	201810254091	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/5/2019
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin A Greving	1043-1045 Clayton Street	
Block/Lot:	Cross Streets:	
1279/132	Parnassus and 17th streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2018-014766ENV

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

DATE OF PLANS UNDER REVIEW:	
------------------------------------	--

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Part 1 HRE prepared by Tim Kelley Consulting, LLC (dated April, 2019)	

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

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

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC (dated April, 2019) and information in the planning department files, the subject property at 1043-1045 Clayton Street contains a split one- and two-story wood-frame building constructed in an eclectic style that incorporates three distinct volumes facing Clayton Street. A mansard roof caps two of the three volumes while the southernmost volume features low-sloped front-facing gable. The current building was owned and occupied by two couples, Martha and James McGinley and John and Helen Gofman, who lived in the building from its completion in 1976 up until 2017, when the last resident, James McGinley, died.</p> <p>The existing building sits on a site that was once occupied by two different structures, 1043-1045 Clayton (constructed in 1910), and 1039 Clayton (constructed in 1917). In 1947, John and Helen Gofman and James and Martha McGinley purchased the duplex at 1043-1045 Clayton Street and moved in. Next door, at 1039 Clayton, Peter M and Martha Bond lived in the building from April 1947 up until Peter's death in 1971. In April 1973, the McGinleys and Gofmans purchased 1039 Clayton and in November that same year a fire all but decimated the two buildings. The existing building was constructed in 1974-1975 on the site of two buildings mostly demolished by the 1973 fire. According to plans, several extant load bearing walls were reused in the new building which was constructed by friends and neighbors of the McGinleys and Gofmans. The building has seen little alterations since it was completed in 1975.</p> <p>Previous occupants of the site have some interesting biographies. Peter M. Bond, who lived at 1039 Clayton, was an activist/artist who went by the name Pemabo and turned his front yard into a Peace Garden filled with protest signs and slogans promoting harmony. John Gofman was a physicist who contributed to the Manhattan project and later researched the effects of radiation at Lawrence Livermore Labs. Helen Fahl Gofman taught at UCSF and was a national leader in behavioral pediatrics. James McGinley was a physician specializing in dermatology at Kaiser and taught at UCSF. Louise Martha McGinley studied at UC Berkeley and the San Francisco Art Institute and was a sculptor. Louise McGinley and Helen Gofman were sisters.</p> <p>1043-1045 Clayton does not appear to be eligible for listing in the California Register under Criterion 1. Although the building's history as a collaborative neighborhood construction effort after a fire is unique, it is not such an event that would point to larger patterns in history. (see continuation sheet)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice Date: 2019.12.13 11:24:14 -08'00'</small>	

There appears to be sufficient information in the record to demonstrate John and Helen Gofman made lasting contributions to local, state, or national history or cultural heritage. However, it is highly unlikely that the property at 1043-1045 Clayton best represents the location where the Gofmans performed their most important work given their professional associations with UCSF and Livermore Labs. Additionally, there does not appear to be sufficient information in the record to demonstrate that James and Louise McGinley would rise to the level of being individuals of historic importance. Lastly, while Peter Bond's Peace Garden was a site of local interest during the 1960s, the Bond's house is no longer extant and the space between 1043-1045 and the neighboring property is not recognizable as the location of Peter's garden. Therefore, the subject property is not eligible for its association with any individual of historic importance under Criterion 2.

The building could be described as a blend of the Second or Third Bay Tradition architectural style with a neo-Mansard roof. Its architectural style was noticeable enough that the building was surveyed in the 1976 Survey with a note stating, "present day contractor-builder vernacular "high" art," and another note in a different handwriting stating, "Ms McGinley gonna hate you." The cheekiness of these survey notes indicates that the building was not necessarily chosen for its architectural merit but more as an anomaly in the neighborhood. While the surveyor was correct when they added a note stating simply, "home made," to the section titled "Unique visual feature of interest," they were incorrect in labelling the building as being designed by a contractor. In fact, Sven E. Thomassen was a successful structural engineer who worked at Skidmore Owings & Merrill from 1956-1976 and was on the engineering team of a number of high-profile projects including the Oakland Coliseum (1966) and the Union Square Hyatt Hotel (1970). Further research would be necessary to determine if Sven Thomassen would be regarded as a master in his field, however it is unlikely that 1043-1045 Clayton would be representative of his work as a structural engineer. The subject property does not embody the distinctive characteristics of any one architectural style and instead reflects an eclectic amalgam of styles and does not represent enough characteristics to be considered a true representation of a particular style, period, or method of construction. While the materials and roof forms of the subject property hint at architectural styles popular at the time of the building's construction, they do not add up to a building that sufficiently embodies any one particular style. There are better examples of late modern and Second and Third Bay Tradition residences within San Francisco, with higher concentrations in Twin Peaks and Diamond Heights. Therefore, the building does not rise to the level architecturally such that it embodies the distinctive characteristics of a type, period, or method of construction 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 archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is not located within the boundaries of any identified historic district or adjacent to any known historic resources. The subject property is located in the Haight Ashbury neighborhood on a block that contains a range of buildings constructed during the mid-1920s through the 1940s. Although there may be some properties that would be considered

individually eligible for their architectural style, altogether the neighborhood does not contain a significant concentration of aesthetically related buildings or a unified construction period.

Therefore, Planning Department Preservation staff has determined the subject property is not eligible for listing in the California Register, either individually or as a district contributor.



1043-1045 Clayton Street – View west of the southern portion of the east elevation (primary façade), (image courtesy of HRE Part 1 prepared by Tim Kelley, p. 6)



1043-1045 Clayton Street – View west of the northern portion of the east elevation (primary façade), (image courtesy of HRE Part 1 prepared by Tim Kelley, p. 6)



1043-1045 Clayton – Undated photo of Pemabo's Peace Garden that was located on the vacant land just south of 1039 Clayton Street (image courtesy of Roger Steffens)



1043-1045 Clayton – Undated photo of Pemabo's Peace Garden that was located on the vacant land just south of 1039 Clayton Street (image courtesy of Roger Steffens). Note the house to the right (south) is extant.

1043-5 CLAYTON

street address 1279 93 0
 block number lot number summary

R/1 1/2

building type/use/number of floors landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest HOME MADE 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE

Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

HC 9-19-76
date

Field Notes

present day contractor-builder vernacular "High" art

No McGinley gonna hate you

Review Notes

Junior League Listing

text index file

Northern California Guide

Other Listing _____




photo 314-20

F8

The 1976 Survey describes 1043-1045 Clayton as "present day contractor-builder vernacular "High" art."



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit D

Land Use Information

PROJECT ADDRESS: 1043-1045 CLAYTON STREET
RECORD NO.: 2018-014766CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

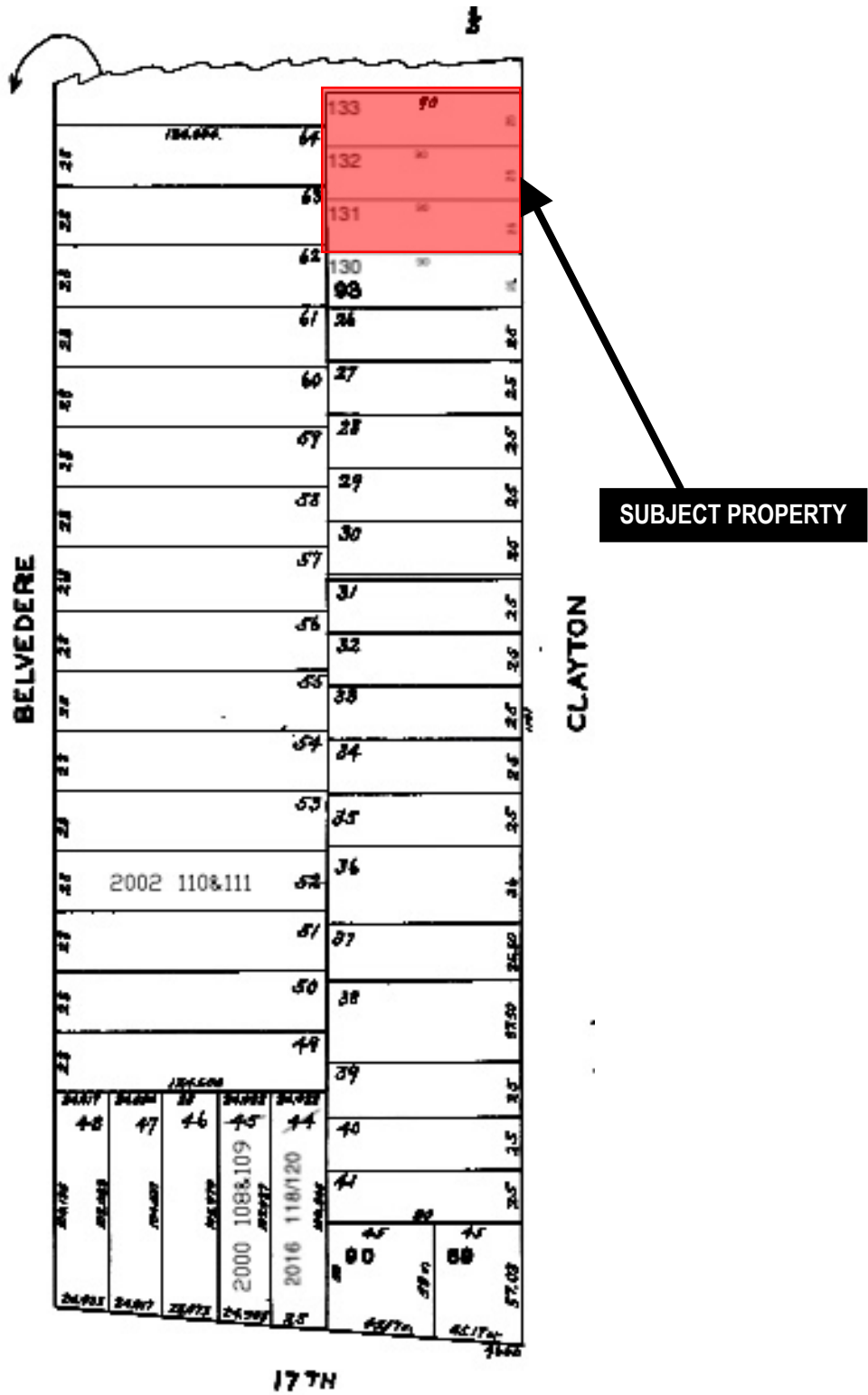
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	407	1,453	1,046
Residential GSF	8,398	16,396	7,998
Retail/Commercial GSF	-	-	-
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	-	-	-
Public Open Space	-	-	-
TOTAL GSF	8,805	17,849	9,044
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	2	4	6
Dwelling Units - Total	2	4	6
Hotel Rooms	-	-	-
Number of Buildings	1	2	3
Number of Stories	2 stories o/ B	1 story & 3 stories	3 stories o/ B
Parking Spaces	1	5	6
Loading Spaces	-	-	-
Bicycle Spaces	-	6	6
Car Share Spaces	-	-	-

Exhibit E:

Maps and Context Photos



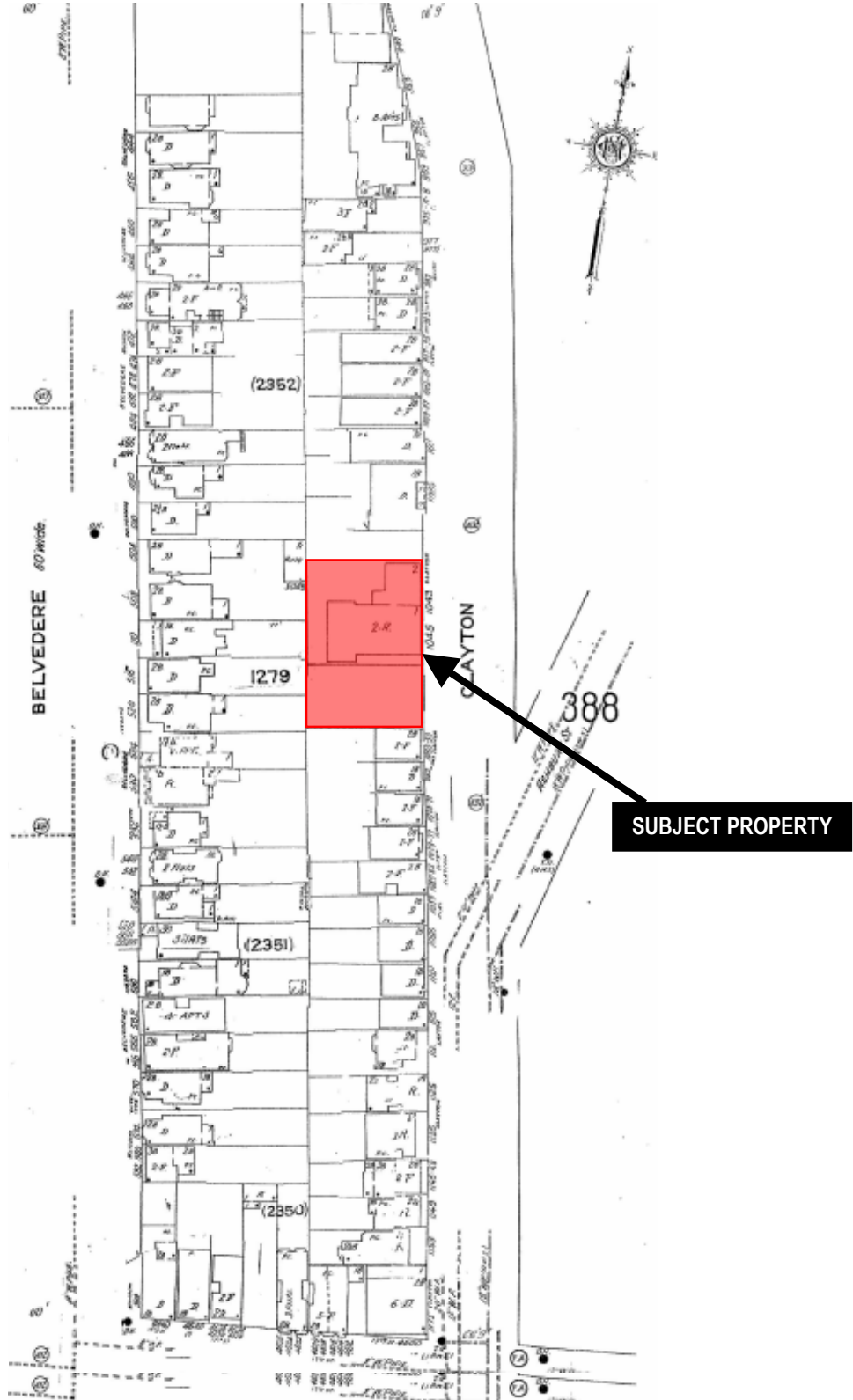
Parcel Map



Planning Commission Hearing
 Case Number 2018-014766CUA
 1043-1045 Clayton Street



Sanborn Map*



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



Planning Commission Hearing
Case Number 2018-014766CUA
1043-1045 Clayton Street

Aerial Photo – View 1

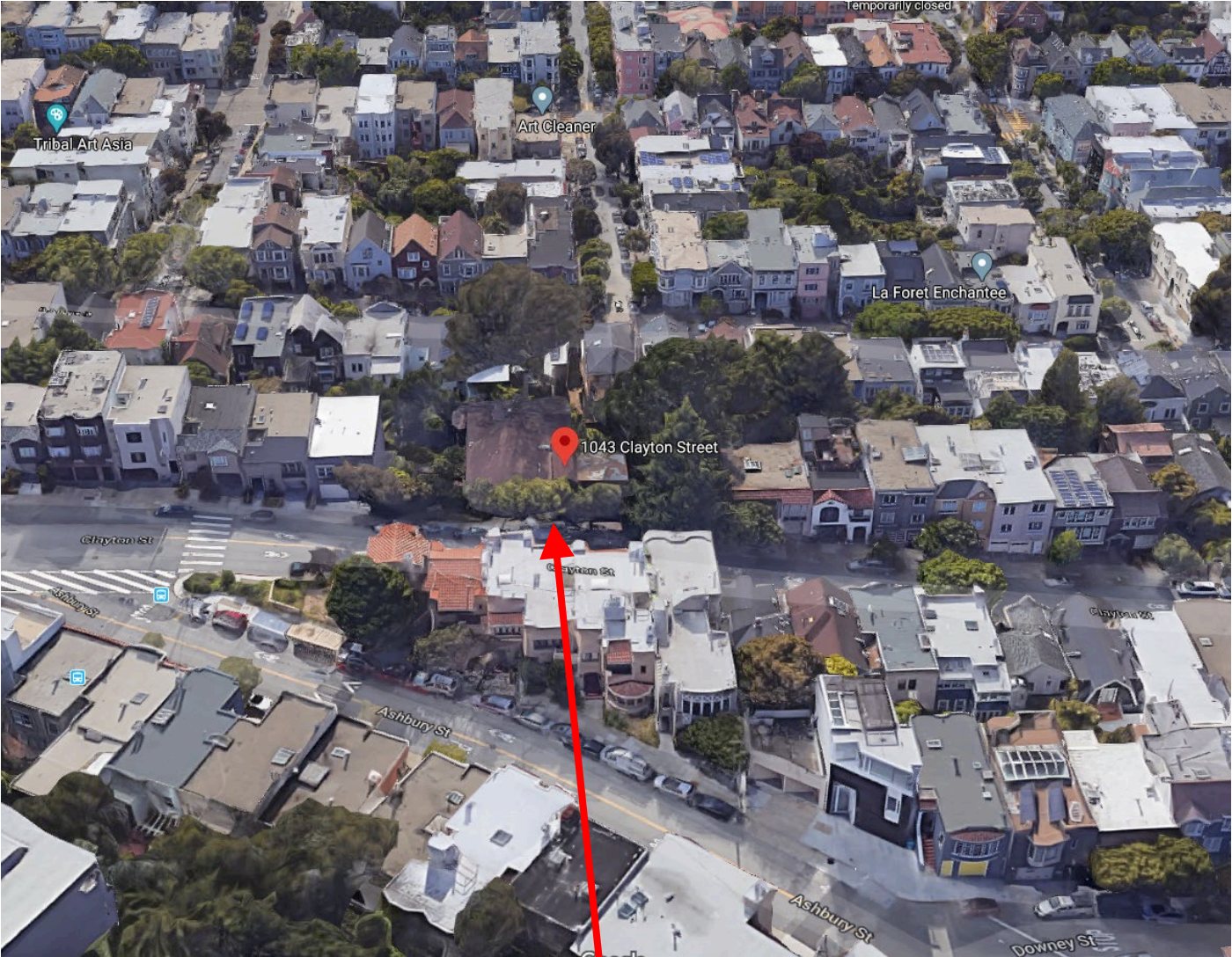


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-014766CUA
1043-1045 Clayton Street

Aerial Photo – View 2



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-014766CUA
1043-1045 Clayton Street

Aerial Photo – View 3



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2018-014766CUA
1043-1045 Clayton Street

Zoning Map



Planning Commission Hearing
Case Number 2018-014766CUA
1043-1045 Clayton Street

Site Photo



Planning Commission Hearing
Case Number 2018-014766CUA
1043-1045 Clayton Street

Exhibit F:

Project Sponsor Brief



1043-45 Clayton Street Supplemental Information

Dear President Koppel & Commissioners:

I'm pleased to include the following additional information to aid in your review of our project. We hope this will answer any questions you may have.

Project Location:

▪ Topography

The property is located mid-block on the west side of Clayton Street, between Parnassus & 17th Street. The street slopes steeply uphill beginning at Parnassus, with its steepest portion in front of the property (about 12%). The angle then reduces at the intersection of Ashbury and remains lower slope until 17th Street. In addition to the lot sloping down left to right (facing the block-face), the lot also slopes steeply downhill, front to back.

▪ Block Character and building heights

The block is home to a variety of architectural styles. Most buildings are mid-century modern structures, with a few stucco covered Victorians. As indicated in the chart below, there is a near-even split of two-story and three-story structures on the west side of the block (as viewed from the street). Of the 33 structures, 1 is one-story, 13 are two-story, 2 are two-and-a-half stories, 15 are three-story, and 2 are four-story (also see submitted context photos).

1 Story	2 Stories	2.5 Stories	3 Stories	4 Stories
975	1011, 1025, 1053, 1065, 1073, 1089, 1095, 1101, 1109, 1115, 1125, 1135, 1153	907, 931	925, 939, 943, 953, 977, 983, 985, 995, 1001, 1005, 1077, 1085, 1121, 1149, 1175	937, 1143

There is no consistent height pattern on this block, with building height alternating and varying throughout (from 3 stories to 2 stories and back to 3 stories). Exhibit A provides 10 examples within the block where adjacent buildings have a different number of stories. It has a mixture of mostly single family and two-unit buildings. The prevailing pattern of homes show the main entry at the street level.

▪ Building history

The first structure at 1043-1045 Clayton was built in 1910. It was a two-unit building, situated on 2 legal lots. See *Exhibit B*. The building suffered catastrophic fire damage in 1973, which began next door at 1039 Clayton. Both buildings were destroyed. Please note that the building at 1039 Clayton, was a 3-story building prior to its demolition. Following the fire, the owners of 1043-45 Clayton purchased the adjacent burned building (*Exhibit C*) and constructed the current structure on 3 legal lots. This house now has two stories above the street, and workshop and workspace in stories below.

Project Massing

▪ Front Yard Setback

With a few exceptions, the facades of the homes on Clayton present a strong and consistent block-face pattern, with all buildings built within a few inches of the property line. The front yard setbacks for the subject three structures was determined by averaging the existing neighbors at 1025 Clayton and 1053-1055 Clayton (on either side of the vacant parcels, within 50').

- Required Rear Yard

The rear wall of the existing structure is located 66'-10" deep into the site. To minimize the impact of the downhill neighbors, the proposed addition above the is limited in depth to only 49'-6" or 55% on the lot's depth.

Under Planning Code Section 134(c)(3)*, the adjacent lots 131 & 132 average this 66'-10" depth with the adjacent vacant lots of 012 & 130 at 75% coverage. That results in a required rear yard of 67'-2". The rear walls were then reduced to 63'-0" on the lower three floors, and 49'-6" or 55% for the top two floors.

*Planning code 134(c)(3) discusses the averaging methodology used to calculate the required rear yard.

(c) Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1, and RM-2 Districts [...]

(3) Method of Measurement. For purposes of this Subsection (c), an "adjacent building" shall mean a building on a lot adjoining the subject lot along a side lot line. [...] Where a lot adjoining the subject lot is vacant, or contains no dwelling or group housing structure, [...] such adjoining lot shall [...] be considered to have an adjacent building upon it whose rear building wall is at a depth equal to 75 percent of the total depth of the subject lot.

- Height of building at front Facade

The height of the proposed buildings is 30 feet as measured from the center point of the front property line (three stories). This is an allowed height at the front building wall in an RH-2 zoning. This height is consistent with most of the buildings on the west side of this block of Clayton. On the east side of Clayton opposite the subject site, all buildings are either 3 or 4 stories. That brings the total percentage of 3+ story buildings on this block of Clayton to a super-majority of 69%. As mentioned previously, the proposed addition and proposed new structures match the height and form the building at 1039 Clayton prior to the 1973 fire (see Exhibit C).

Miscellaneous

- Elevator Penthouse

The proposed elevator is a residential hydraulic elevator and does not require a penthouse or any additional height above the roof.

- Open Space

All units have private open spaces. The lower units have access to the rear yards, while the upper units have decks off living spaces. No roof decks or penthouses are proposed.

- Residency at 1043-1045 Clayton

Prior to the project sponsor, two sisters owned the subject property. They had purchased the duplex in 1947 who each resided at the property with their spouses until the 1973 fire. At the completion of construction in 1975, both couples returned and resided at 1043-1045 Clayton for the remainder of their lives. Since then, the property was vacant for a period, and now serves as the primary residence of the owner. To the best of project sponsor's knowledge, the duplex has never been occupied by a tenant.

EXHIBIT A



1175 Clayton – Left
3 Stories

1153 Clayton – Right
2 Stories



1153 Clayton – Left
2 Stories

1149 Clayton – Right
3 Stories



1143 Clayton – Left
3 Stories

1135 Clayton – Right
2 Stories



1125 Clayton – Left
2 Stories

1121 Clayton – Right
3 Stories



1115 Clayton – Right
2 Stories



1085 Clayton – Right
3 Stories



1077 Clayton – Left
3 Stories



1011 Clayton – Left
2 Stories

1005 Clayton – Right
3 Stories



937 Clayton – Left
4 Stories

931 Clayton – Right
2.5 Stories



925 Clayton – Left
3 Stories

907 Clayton – Right
2.5 Stories

EXHIBIT B



Photo from the 1950s. 1043-1045 Clayton of left. 1039 Clayton on right.

EXHIBIT C



1039 Clayton post 1973 fire.



YIMBY Action advocates for welcoming communities where everyone can thrive.
yimbyaction.org

Planning Commission

City of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 400
San Francisco, CA 94102

April 27, 2020

RE: Support for Redevelopment of 1043-1045 Clayton into three 2-unit buildings

Dear Planning Commission:

YIMBY Action is pleased to support the proposed project at 1043-1045 Clayton Street. This project would convert an existing duplex into three 2-unit buildings, adding a net increase of 4 housing units. This project will help address our citywide housing shortage and in particular, our need for more homes in communities like Cole Valley that offer proximity to job centers, great schools, and shopping.

YIMBY Action is a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated society where every person has access to a safe, affordable home near jobs, services, and opportunity.

San Francisco's severe housing shortage is causing skyrocketing homelessness and poverty, crippling our economy, and leading to debilitating commutes that exacerbate our global climate crisis. These impacts fall disproportionately on our city's low-income workers and families, and disproportionately deny access to opportunity to communities of color. This project will help address the housing shortage and ensure a welcoming San Francisco where everyone can thrive.

Best regards,

Laura Foote

YIMBY Action, Executive Director



YIMBY Action advocates for welcoming communities where everyone can thrive.
yimbyaction.org

Michael Gabel
1053B Clayton Street
San Francisco, CA 94117

April 23, 2020

Sylvia Jimenez
San Francisco Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Jimenez,

I am writing in support of the proposed development at 1043-1045 Clayton. I have lived at 1053B Clayton, the neighboring building to the south, for over 20 years.

Historically, the building was owner-occupied by the same families for many years. Over time the families dispersed as their circumstances changed, and the building is now occupied by a new owner. Just as time necessitated change for the last owners, I think that this is a fitting time for a new vision for this building.

First and foremost, I am in support of the project as we are in need of more housing in San Francisco. As I understand from the plans, the new project will replace one 2-unit building with three 2-unit buildings (that are more efficiently laid out for a family than the current building).

Aesthetically, I believe that the project is an attractive addition to the neighborhood and much nicer than the current structure. The design has an appealing façade, with a well thought out integration of the three 2-unit buildings, each building benefiting from unique design features to differentiate one from the other. This is a beautiful 21st century addition to the neighborhood and I am very excited to see it moving forward.

I hope that this project will gain necessary approvals for the reasons outlined above. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Michael Gabel". The signature is written in a cursive, flowing style.

Michael Gabel

April 24, 2020

Sylvia Jimenez
San Francisco Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Jimenez,

I am writing to provide my formal support for the proposed addition at 1043-1045 Clayton Street. I have been a resident for the past 4 years at 1053 Clayton Street, which is next-door to 1043-1045 Clayton Street.

As our neighbors and previous owners at 1043-1045 Clayton aged into their eighties and nineties, they were no longer able to maintain their homes as they had in years past, and the building fell into grave disrepair. As such, I am excited to see that the new owner is intending to breath new life and improve the property.

I have reviewed the plans in detail and believe that the project will be a substantial improvement and wonderful addition to our block. I particularly like the design of the street façade, which is in line with other improved contemporary buildings in San Francisco. I also am excited to add family housing to the neighborhood.

I am in full support of the proposed project and hope that it will be approved soon.

Sincerely,

A handwritten signature in black ink that reads "Emilio Trujillo". The signature is written in a cursive, flowing style.

Emilio Trujillo
1053 Clayton Street

April 23, 2020

San Francisco Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: 1043-1045 Clayton St – Proposed Reconfiguration and Addition of Two Buildings.

Dear Ms. Jimenez,

I would like to formally support the proposed reconfiguration and the addition of two two-unit buildings located at 1043-1045 Clayton Street. I was particularly impressed by the quality design, wonderful use of materials, and creative use of space delivered by the architect. I feel that the project would be a wonderful addition to the neighborhood and a substantial improvement to the block, especially since it will be visible from multiple levels of my house.

I would like to comment specifically on some of the elements that I feel are particularly thoughtful:

- 1) The architect managed to reconfigure existing underutilized duplex and create 6 family size units.
- 2) At a time when many families with young children are leaving the City, these homes could accommodate families.
- 3) The project adds 4 new dwelling units.
- 4) The cohesive yet district design of each building creates a diverse street presence.
- 5) The project will improve the street presence and block face.

I am in full support of the proposed project as proposed.

Sincerely,



Chris Durkin
1055 Ashbury Street

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

Re: 1043-1045 Clayton

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based upon the street addresses provided.

No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

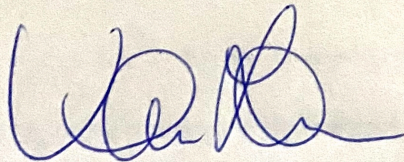
Yes, the following records were identified:

- o See attached documents

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and may not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Van Lam
Citizens Complaint Officer

Dated:

4-21-20

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