Executive Summary
Conditional Use
HEARING DATE: DECEMBER 12, 2019

Record No.: 2018-015446CUAVAR
Project Address: 740 CLAYTON STREET
Zoning: RH-3 (Residential, House – Three-Family) Zoning District
40-X Height & Bulk District
Block/Lot: 1254/039
Project Sponsor: Amir Afifi
SIA Consulting Corp.
1256 Howard Street
San Francisco, CA 94103
Property Owner: Golden Properties, LLC
2170 Sutter Street
San Francisco, CA 94115
Staff Contact: Matt Dito – (415) 575-9164
matthew.dito@sfgov.org
Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The Project includes the conversion of a church and single-family dwelling into a three-family dwelling. The Project includes a rear addition at the third floor, and a three-story side addition along the south property line for a fourth dwelling unit, and the conversion of a storage structure in the rear yard into a fifth dwelling unit. The Project includes one one-bedroom unit, three two-bedroom units, and one three-bedroom unit. The units range in size from 796 to 2,379 square feet. The Project includes approximately 1,850 square-feet of usable open space in the rear yard, and a bicycle locker for six bicycles. The second floor contains a private 36 square-foot balcony. Enlargement of an existing dormer on the pitched roof of the front building, and the addition of a matching dormer on the other side of the pitch, is also proposed. Two dormers are also proposed to be added to the main rear structure.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow five dwelling units on a lot located in an RH-3 (Residential, House – Three-Family) Zoning District, pursuant to Planning Code Sections 207, 209.1, and 303. With Conditional Use Authorization, one dwelling unit is permitted per 1,000 square feet of lot area in an RH-3 Zoning District. The subject lot is 4,652 total square feet.
ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any public comment on the proposed Project.

- **Rear Yard Variance:** As proposed, the Project requires a rear yard variance per Planning Code Section 134.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will allow the conversion of two existing structures into four dwelling units, with the addition of one dwelling unit in a new structure, on a property with a design that is sensitive to the surrounding properties. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings for Front Building
Exhibit C – Plans and Renderings for Rear Building
Exhibit D – Environmental Determination
Exhibit E – Land Use Data
Exhibit F – Maps and Context Photos
Exhibit G - Project Sponsor Brief
ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 207, 209.1, AND 303, FOR RESIDENTIAL DENSITY OF ONE UNIT PER 1,000 SQUARE FEET OF LOT AREA TO PERMIT FIVE DWELLING UNITS AT THE PROPERTY LOCATED AT 740 CLAYTON STREET, LOT 039 IN ASSESSOR’S BLOCK 1254, WITHIN AN RH-3 (RESIDENTIAL, HOUSE – THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT.

PREAMBLE

On November 9, 2018, Amir Afifi of SIA Consulting Corp. (hereinafter "Project Sponsor") filed Application No. 2018-015446CUAVAR (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for Conditional Use Authorization to allow five dwelling units (hereinafter “Project”) at 740 Clayton Street, Lot 039 in Assessor’s Block 1254 (hereinafter “Project Site”).

On December 12, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015446CUAVAR.

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

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-015446CUAVAR 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. 2018-015446CUAVAR, 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 includes the conversion of a church and single-family dwelling into a three-family dwelling. The Project includes a rear addition at the third floor, and a three-story side addition along the south property line for a fourth dwelling unit, and the conversion of a storage structure in the rear yard into a fifth dwelling unit. The Project includes one one-bedroom unit, three two-bedroom units, and one three-bedroom unit. The units range in size from 796 to 2,379 square feet. The Project includes approximately 1,850 square-feet of usable open space in the rear yard, and a bicycle locker for six bicycles. The second floor contains a private 36 square-foot balcony. Enlargement of an existing dormer on the pitched roof of the front building, and the addition of a matching dormer on the other side of the pitch, is also proposed. Two dormers are also proposed to be added to the main rear structure.

3. Site Description and Present Use. The Project Site is located on the east side of Clayton Street between Waller and Frederick Streets, Lot 039 in Assessor’s Block 1254, in an RH-3 (Residential, House – Three-Family) Zoning District and 40-X Height & Bulk District. The Project Site is in the Haight Ashbury neighborhood and Supervisorial District 5. The Project Site is approximately 4,650 square feet in size, and contains two structures. The structure at the front of the lot is authorized for use as a church and single-family dwelling. The structure at the rear of the lot is authorized for use as an accessory storage structure. The church has been vacant since 2016. The dwelling unit is currently vacant.

4. Surrounding Properties and Neighborhood. The Project Site is located within both an RH-3 Zoning District in Haight Ashbury neighborhood. The lots adjacent to the Project Site are predominantly zoned RH-2 and RH-3, with the buildings generally being conforming three- or four-story low-density buildings. The Project Site is located approximately one block away from a the Haight Street Neighborhood Commercial District (NCD), which contains many necessary neighborhood necessities.
5. Public Outreach and Comments. The Department has not received any public comment on the proposed Project.

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

A. Use. Planning Code Section 209.1 states that Conditional Use Authorization is required in an RH-3 Zoning District to exceed the principally permitted density limit of three dwelling units per lot. One dwelling unit per 1,000 square feet of lot area is permitted with Conditional Use Authorization.

The Project Site is located in both an RH-3 Zoning District and has a lot area of 4,656 square feet. Based on the dwelling unit density calculation method in Planning Code Section 207, with Conditional Use Authorization, a maximum of five dwelling units are permitted. The Project proposes five dwelling units.

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 containing dwelling units in RH-3 Zoning Districts. Alternatively, the rear yard line may be averaged based on the two adjacent neighbors. The forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings.

The Project does not have a Code-compliant rear yard. While the rearmost edge of the front building does not extend past the average rear yard line of the two adjacent neighbors, the Project proposes to convert an accessory structure at the rear of the lot from storage to a dwelling unit. Therefore, the Project requires a rear yard variance.

C. Useable Open Space. Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or 133 square feet of common usable open space per unit in the RH-3 Zoning District.

The Project includes 1,854 square feet of usable open space in the rear yard, which is accessible in a Code-compliant manner by four of the five proposed dwelling units, meeting the requirements of the Planning Code. The fifth dwelling unit (proposed as “Unit 3”) on the third and fourth floor of the front building does not have access to the rear yard. Instead, a private deck measuring 101 square feet is proposed at the rear of third floor, which meets the Planning Code requirements for private usable open space. Therefore, all five dwelling units have Code-compliant access to common or private usable open space.

D. 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 an open area,
whether an inner court or space between separate buildings on the same lot, that is no less than 25 feet in every horizontal dimension.

*The Project proposes a large inner court between the five dwelling units, measuring approximately 1,500 square feet, exceeding 40 feet in every horizontal dimension.*

**E. Off-Street Parking.** Planning Code Section 151.1 permits a maximum of 1.5 off-street automobile parking spaces per dwelling unit.

*The Project does not include any off-street automobile parking.*

**F. Bicycle Parking.** Planning Code Section 155.2 does not require bicycle parking when adding a dwelling unit if no off-street vehicle parking exists.

*The Project Site does not currently have any off-street vehicle parking, nor is any proposed. While bicycle parking is not required, a bicycle locker with space for 10 bicycles is provided in the rear yard for tenants.*

**G. 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.

*The subject property is located within a 40-foot height district. The Project proposes a maximum height of 39-feet, 9-inches.*

**H. Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes to add four residential units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements of Planning Code Section 414A.*

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

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

*The Project Site is larger than what is typical for residential lots in the Haight Ashbury neighborhood, such that the Planning Code allows increased dwelling unit density at a rate of one dwelling unit per...*
1,000 square feet of lot area. The five dwelling units proposed are necessary and desirable in that the Project would add to the neighborhoods housing stock, while utilizing a currently vacant building whose last occupied use was not in conformity with the Planning Code. The design of the buildings are consistent with the Residential Design Guidelines, and compatible with the neighborhood.

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

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

The Project Site is larger than what is typical for the neighborhood, with an irregular shape that includes a portion of the lot at the rear extending north behind the adjacent neighbor to the north (commonly referred to as an “L-shaped lot.”). Despite the larger than typical size of the lot, the front building is similar in size and shape to the surrounding neighborhood. Structures similar to the rear building, while not common, can be found sporadically in other residential districts in a comparable size. The addition proposed for the front building is modest and in keeping with the scale of the neighborhood, as are the dormers proposed on both buildings. The design of the buildings are consistent with the Residential Design Guidelines, and compatible with the neighborhood.

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

The Planning Code does not require parking or loading for residential uses, and the Project includes 10 bicycle parking spaces. The Project will not significantly affect traffic patterns in the immediate area.

(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 use is not expected to produce noxious or offensive emissions. Safeguards will be used during construction to mitigate any impact 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;

The Project is residential in nature and will be landscaped accordingly. Features such as screening, parking and loading areas, service areas, and lighting and signs are not necessary.
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 Use District.

The proposed project is consistent with the stated purpose of the RH-3 Zoning District, which are devoted to one-, two-, and three-family buildings, and generally do not exceed three or four stories. The Project proposes five dwelling units on a larger than typical lot, which is allowed with Conditional Use Authorization.

8. 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 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project does not include off-street automobile parking, but includes ten bicycle parking spaces for five dwelling units, and is located near numerous Muni transit lines. These features will ensure that households can easily rely on alternate methods to the private automobile for their transit needs.

OBJECTIVE 3:
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:
Preserve rental units, especially rent controlled units, to meet the City’s affordable housing needs.
Policy 3.3:
Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:
Preserve “naturally affordable” housing types, such as smaller and older ownership units.

The Project maintains an existing single-family dwelling and provides a net increase of four dwelling units, resulting in an increase in the density of the property. The majority of the construction will be interior renovations and remodeling, which will allow the new dwelling units to seamlessly fit into the existing character of the building and neighborhood.

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

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

The Project maintains an existing single-family dwelling and provides a net increase of four dwelling units, resulting in an increase in the density of the property. There will be one one-bedroom unit, two two-bedroom units, and one three-bedroom unit.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO’S NEIGHBORHOODS.

Policy 11.1
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2
Ensure implementation of accepted design standards in project approvals.

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:
Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.
Policy 11.6
Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8
Consider a neighborhood’s character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project has been designed in conformity with Residential Design Guidelines, which ensure that existing residential neighborhood character is respected and unimpacted, to the extent possible. The development utilizes existing structures, with the majority of construction being interior renovations and remodeling. The focus on re-purposing existing structures will prevent adverse impacts to existing residential neighborhood character.

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

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

The Project proposes five dwelling units across three structures. The structure at the front of the property contains four dwelling units. The rear structure contains one dwelling unit, and, while not typical, is of a size and shape that blends in within the neighborhood. Overall, the Project furthers a sense of image, purpose, and orientation that the neighborhood currently maintains.

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

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.
The project site does not possess any neighborhood-serving retail uses. The Project provides four new
dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron
and/or own these businesses.

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 site does contain one existing dwelling unit, which is proposed to retention. The Project
would also provide four new dwelling units, thus resulting in an overall increase in the neighborhood
housing stock. The Project maintains a height and scale compatible with the surrounding neighborhood
and is consistent with the Residential Design Guidelines.

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

The Project does include any existing or proposed affordable housing; however, the five proposed single-
family dwellings are small to moderately sized, making them naturally more affordable, and will be added
to the City’s housing stock.

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

The Project Site is served by nearby public transportation options. The Project is located along several
Muni transit lines, including the 6-Haight/Parnassus, 7-Haight/Noriega, 37-Corbett, and 43-Masonic
bus route. Additionally, the Project is near the N-Judah light rail route. Additionally, the Project
provides bicycle parking for residents of the dwellings. Muni transit service and the neighborhood streets
will not be overburdened by the Project.

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 establishment. The Project will not affect industrial
or service sector uses or related employment opportunities. Ownership of industrial or service sector
businesses will not be affected by this Project.

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

The Project will be designed and 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.

*The Project will have no negative impact on existing parks and public open spaces.*

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

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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Authorization Application No. 2018-015446CUA 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” & “EXHIBIT C”, 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 December 12, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:
ADMITTED: December 12, 2019
EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow authorization for five dwelling units at 740 Clayton Street, Lot 039 within Assessor’s Block 1254, pursuant to Planning Code Sections 207, 209.1, and 303 within an RH-3 (Residential, House – Three Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 26, 2019, and stamped “EXHIBIT B” and “EXHIBIT C” included in the docket for Record No. 2018-015446CUAVAR and subject to conditions of approval reviewed and approved by the Commission on December 12, 2019 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 December 12, 2019 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 five 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 eight (8) off-street parking spaces.

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

PROVISIONS

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
Existing Front Elevation (South)

Attic Floor: 333'-4"
3rd Floor: 323'-1"
2nd Floor: 312'-2"
1st Floor: 304'-2"

Proposed Front Elevation (South)

NEW ADDITION 15' BEYOND

ELEVATION NOTES:
- Sierra Pacific Wood Carmel Double Hung Windows on the front facade. (For all new & replaced windows.)
- Rustic siding on the front facade, both existing & new.
Existing Rear Elevation (North)

1/8" = 1'-0"

Proposed Rear Elevation (North)

1/4" = 1'-0"

- (E) Peak
- Attic Floor
- 3rd Floor
- 2nd Floor
- 1st Floor

- NEW ADDITION

- (E) HORIZONTAL SIDING, TYP.
- (N) DL. GLZ. WOOD CLAD PATIO DR, TYP.
- (N) DL. GLZ. WOOD CLAD WINDOW, TYP.
- (E) DECK TO BE REINFORCED
- (N) DORMER
- 3rd Floor
- 2nd Floor
- 1st Floor

- 740 Clayton Street
- 744 Clayton Street

Consulting

SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292 / FAX: (415) 849.1252

PROJECT NAME

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DRAWN BY
R.L.

DESIGN BY
R.K.

DATE
11/26/2019

JOB NO.
18-1784

SHEET NO.
A-3.2

PROJECT NAME

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DRAWN BY
R.L.

DESIGN BY
R.K.

DATE
11/26/2019

JOB NO.
18-1784

SHEET NO.
A-3.2
Green Building: Site Permit Checklist

**ALL PROJECTS, AS APPLICABLE:**

- Stormwater Control Plan: Projects disturbing 25,000 square feet must implement a Stormwater Control Plan meeting SFPPUC Stormwater Design Guidelines.
- W: Projects that include:
  - W1: Comply with the SFPPUC W Ordinance.
- Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance.
- Recycling by Occupants: Provide adequate space and equal access for storage, collection and toting of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.
- Recycling by Project: Provide a recycling program as required by the San Francisco Construction & Demolition Debris Ordinance.

**GREENPOINT RATED PROJECTS**

**Proposing a GreenPoint Rated Project**

- Base number of required Greenpoints: 75
- Adjustment for retention / demolition of historic features / building:
- Final number of required points (base number +/- adjustment):
- GreenPoint Rated (i.e. meets all prerequisites):
- Demonstrate an additional 15% energy use reduction compared to 2008 California Energy Code.
- LEED projects:
  - Effective 1/1/2013:
    - Comply with all prerequisites required to achieve the LEED certified status or new house rating system.
    - Demonstrate an additional 15% energy use reduction (base number of points required). Adjustments are made to the base number of points required for the project.
  - LEED EA 1, 3 points
    - LEED prerequisites:
        - Energy and Atmosphere Design
    - LEED prerequisites:
        - Water Use - 30% Reduction (LEED EA 3, 3 points)
        - Enhanced Commissioning of Building Energy Systems (LEED EA 4, 3 points)
        - Indoor Air Quality Management Plan (LEED EQI 3, 3 points)
        - Low-Emitting Materials (LEED EQI 4, 3, 4, and 4.3)
        - Enhanced Refrigeration Management: LEED EQI 3
        - Indoor Air Quality Management: LEED EQI 3
        - Site Energy Use (LEED EA 3)
        - Selection of Materials for Environmental Impact
        - Water Use - 30% Reduction (LEED EA 3)
        - Enhanced Commissioning of Building Energy Systems (LEED EA 4, 3 points)
        - Site Energy Use (LEED EA 3)
        - Enhanced Refrigeration Management: LEED EQI 3
        - Indoor Air Quality Management: LEED EQI 3
        - Low-Emitting Materials (LEED EQI 4, 3, 4, and 4.3)
    - LEED Greenpoints:
        - LEED prerequisites:
            - Energy and Atmosphere Design
        - LEED prerequisites:
            - Water Use - 30% Reduction (LEED EA 3, 3 points)
            - Enhanced Commissioning of Building Energy Systems (LEED EA 4, 3 points)
            - Enhanced Refrigeration Management: LEED EQI 3
            - Indoor Air Quality Management: LEED EQI 3
            - Low-Emitting Materials (LEED EQI 4, 3, 4, and 4.3)
        - LEED prerequisites:
            - Energy and Atmosphere Design
        - LEED prerequisites:
            - Water Use - 30% Reduction (LEED EA 3, 3 points)
            - Enhanced Commissioning of Building Energy Systems (LEED EA 4, 3 points)
            - Enhanced Refrigeration Management: LEED EQI 3
            - Indoor Air Quality Management: LEED EQI 3
            - Low-Emitting Materials (LEED EQI 4, 3, 4, and 4.3)

**Notes:**

1) New residential projects of 75% or greater must use the "New Residential High-Rise" column. New residential projects with <3 stories may choose to apply the LEED for Homes Mid-Rise rating system; if so, the project must meet the "New Residential Mid-Rise" column.
2) LEED for Home Mid-Rise projects must meet the "Silver" standard including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System.
3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

**Green Building: Site Permit Checklist**

**BASIC INFORMATION:**

- Project Name: 740 Clayton Street
- Address: 740 Clayton Street
- Building Area: 7,000 S.F.
- R-2
- Primary Occupancy: Design Professional/Agent: Sign & Date: Bahman Ghassamdehzad
- Greenpoint Rating: 40'-0"

**Leed Projects:**

- New Large Commercial
- New Residential - Mid-Rise
- New Residential - High-Rise
- Commercial Interior
- Commercial Alteration
- Residential Alteration

**Overall Requirements:**

- Includes prerequisites: GOLD, SILVER, SILVER, GOLD, GOLD, GOLD
- Base number of required points: 60, 60, 60, 60, 60
- Adjustment for retention / demolition of historic features / building:
- Final number of required points (base number +/- adjustment): 50
- LEED prerequisites only

**Greenpoint Rated Projects:**

- Type of Project Proposed: Indicates at right
- LEED Projects:
  - New Large Commercial
  - New Residential - Mid-Rise
  - New Residential - High-Rise
  - Commercial Interior
  - Commercial Alteration
  - Residential Alteration

**Other Applicable Non-Residential Projects:**

- Type of Project Proposed: Check box if applicable
  - LEED prerequisites:
    - LEED prerequisites (must be submitted with site permit application)
    - LEED prerequisites (must be submitted with site permit application)

**Instructions:**

- Under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:
  - (a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.
  - (b) Number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

- Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.
1. ALL WORK SHALL BE PERFORMED IN COMPLETE CONFORMITY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECT AND OWNER. ALL CHANGES IN WORK NOT CAUSED BY CONTRACTOR SHALL BE ACCOUNTED FOR BY THE ARCHITECT/OWNER. THE OWNER FROM ALL CHANGES UNDERWRITTEN TO WORKS OUT OF TOTAL COST.

2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY MATURE AND TO DEVICES SHALL BE PERMANENTLY CONNECTED IN CONFORMITY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITY HAVING JURISDICTION. DRAWINGS SHOWN SHOULD BE SPECIAL REQUEST OF CONTRACTOR AND DO NOT CONSTITUTE PART OF CONSTRUCTION CONTRACT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, DIMENSIONS, AND REQUIREMENTS IN THE FIELD BEFORE BEGINNING WORK. ALL WORK NOT CONFORMING TO NEARLY ALLOWS OR CONDITIONS SHOWN ON DRAWINGS OMISSIONS UNDER CONTRACTOR'S CONTROL SHALL BE REPORTED TO THE ARCHITECT/ENGINEER AND THE OWNER. ATTONEMENT MAY BE REQUIRED FOR DAMAGES OR DEFICIENCY OR NON CONFORMANCE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL. THESE ARE REQUIRING UNDERSTANDING OF INDIVIDUAL SYSTEMS BEFORE DESIGNING AND INSTALLATION OF ENGRAUNMENT AND INSTALLATION OF WORK.

5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR TO BE SQUARE SHALL BE SQUARE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL. THESE ARE REQUIRING UNDERSTANDING OF INDIVIDUAL SYSTEMS BEFORE DESIGNING AND INSTALLATION OF ENGRAUNMENT AND INSTALLATION OF WORK.

7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING CODES AND CITY TOWN PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.

9. SHEET TITLES PROVIDE INFORMATION OF RELEVANT SHEETS OR DRAWINGS WHICH INCLUDES INFORMATION OF RELATED SHEETS OR DRAWINGS.

10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF MATERIALS OR INSTALLATION OF ANY ITEM.

11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

12. DRAWINGS AND SPECIFICATIONS ARE NOT TO SCALES. SCALE DRAWINGS PROVIDE SIZE AND LOCATION OF VARIOUS ITEMS. MEASUREMENTS SHOWN ARE APPROXIMATE.

13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF MATERIALS OR INSTALLATION OF ANY ITEM.

14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE ALL EXISTING IMPROVEMENTS TO ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING REQUIREMENTS TO REMAIN BEING PROTECTED, ALL EXISTING MATERIALS STORED. PROTECTORS AND STORES UNTIL INSTALLATION. ALL EXISTING MATERIALS STORED TO PROTECT FROM MISTAKEN BUILDING AND STORAGE ARE AVOIDED.

15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS ON A PRE-APP MEETING WITH PROJECT MANAGER AND CONSTRUCTION MANAGER TO REVIEW DRAWING FOR CLEANS AND CORRECT SPECIFICATIONS.

16. THERMAL AND SOUND INSULATION MATERIALS SHALL COMPLY WITH 2251.1C.

17. ALL WALLS AND CEILINGS SHALL FIT WITH CODE CHART II.

18. ALL NEW MACHINES AND APPARATUS SHALL BE IN HARMONY WITH THE REST OF THE TOTAL SYSTEM. NON-FUNCTIONAL MACHINES AND APPARATUS SHALL BE REMOVED FROM THE BUILDING ONCE THE SYSTEM IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION.

19. ALL EXISTING IMPROVEMENTS TO ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING REQUIREMENTS TO REMAIN BEING PROTECTED, ALL EXISTING MATERIALS STORED. PROTECTORS AND STORES UNTIL INSTALLATION. ALL EXISTING MATERIALS STORED TO PROTECT FROM MISTAKEN BUILDING AND STORAGE ARE AVOIDED.

20. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS ON A PRE-APP MEETING WITH PROJECT MANAGER AND CONSTRUCTION MANAGER TO REVIEW DRAWING FOR CLEANS AND CORRECT SPECIFICATIONS.
Existing First Floor Plan

Proposed First Floor Plan

Existing Roof Plan

Proposed Roof Plan

Existing Section

Proposed Section
Existing East Elevation
1/4" = 1'-0"

Existing South Elevation
1/4" = 1'-0"

Existing North Elevation
1/4" = 1'-0"

Existing West Elevation
1/4" = 1'-0"

Proposed East Elevation
1/4" = 1'-0"

Proposed South Elevation
1/4" = 1'-0"

Proposed North Elevation
1/4" = 1'-0"

Proposed West Elevation
1/4" = 1'-0"
American Gypsum Company LLC - Base

Vertical joints staggered 24" on opposite sides. STC rated with I joists spaced 24" o.c., 3 1/2 resistance rating when glass fiber insulation is used.

Applied directly over gypsum board. Wood I joists supporting continuous channels and attached with screws 8" to additional pieces of channel 60" long with screws 12" o.c. Resilient channels applied 7 end joints and 12" o.c. at intermediate channels. Gypsum board end joints located by parallel or at right angles to studs with 6d cement coated nails, 1 8" plywood and 1" proprietary sanded gypsum underlayment.

" Heads, 7" o.c.

Approx. Ceiling Thickness: 5 8" - 4 1/2" DEADENING GYPSUM BOARD

Approx. Weight: 2 psf

Approx. Weight: 6 psf

Approx. Weight: 7 psf

Approx. Weight: 7 psf

Approx. Weight: 7 psf

Approx. Ceiling Thickness: 5 8" - 4 1/2" FIRECHECK® Type C G&H BW-10 MT, 10-13-70

Approx. Ceiling Thickness: 5 8" - 4 1/2" INTERIOR PANEL

Approx. Ceiling Thickness: 5 8" - 4 1/2" DENSGLASS® Fireguard® Sheathing

Approx. Ceiling Thickness: 5 8" - 4 1/2"

Approx. Ceiling Thickness: 5 8" - 4 1/2"

Approx. Ceiling Thickness: 5 8" - 4 1/2"

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Approx. Ceiling Thickness: 5 8" - 4 1/2"

Approx. Ceiling Thickness: 5 8" - 4 1/2"
Green Building: Site Permit Checklist

**BASIC INFORMATION:**
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

**Project Name:**
740 Clayton Street

**Site Address:**
740 Clayton Street

**Project Number:**
796 SF ±

**Primary Occupancy:**
R-3

**Funding:**

<table>
<thead>
<tr>
<th>Type of Project Proposed (Indicate at right)</th>
<th>LEED PROJECTS</th>
<th>Other New Non-Residential Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Large Commercial</td>
<td>GOLD</td>
<td>Other New Non-Residential Projects</td>
</tr>
<tr>
<td>New Residential Mid-Rise</td>
<td>SILVER</td>
<td>Add $2,000 or R Alteration &gt;$500,000</td>
</tr>
<tr>
<td>New Residential High-Rise</td>
<td>SILVER</td>
<td></td>
</tr>
<tr>
<td>Commercial Interior</td>
<td>GOLD</td>
<td></td>
</tr>
<tr>
<td>Commercial Alteration</td>
<td>GOLD</td>
<td></td>
</tr>
<tr>
<td>Residential Alteration</td>
<td>GOLD</td>
<td></td>
</tr>
</tbody>
</table>

**Type of Project Proposed (Indicate at right):**

<table>
<thead>
<tr>
<th>Base number of required points:</th>
<th>(includes prerequisites)</th>
<th>GOLD</th>
<th>SILVER</th>
<th>SILVER</th>
<th>GOLD</th>
<th>GOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of parking spaces</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Base number of points required</td>
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<tr>
<td>Adjustment for retention / demolition of historic features / building</td>
<td>n/a</td>
<td></td>
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<tr>
<td>Final number of required points</td>
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<td></td>
</tr>
<tr>
<td>Base number +/- adjustment</td>
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<td></td>
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</tr>
<tr>
<td>Final number of points required</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Base number +/- adjustment</td>
<td></td>
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</tbody>
</table>

**Construction activity stormwater pollution prevention and site runoff controls:**
- Provide a construction site Stormwater Pollution Prevention Plan and implement SFPPC Stormwater Management Practices.
- Stormwater Control Plan: Projects disturbing 25,000 square feet must implement a Stormwater Control Plan meeting SFPPC Stormwater Management Practices.

**Construction Waste Management:**
- Comply with the San Francisco Construction & Demolition Debris Ordinance.

**Solid circles in the column indicate mandatory measures required by state and local codes.**

**GreenPoint Rated Projects:**
- Proving a GreenPoint Rated Project (b) Number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

**GreenPoint Rated Projects (i.e. meets all prerequisites):**
- LEED prerequisites

**Proposing a GreenPoint Rated Project:**
- Some projects will meet all GreenPoint Rated prerequisites. The number of points required to achieve Silver depends upon unit size. See LEED for Home Mid-Rise Rating system.

**Construction activity stormwater pollution prevention and site runoff controls:**
- Provide a construction site Stormwater Pollution Prevention Plan and implement SFPPC Stormwater Management Practices.
- Stormwater Control Plan: Projects disturbing 25,000 square feet must implement a Stormwater Control Plan meeting SFPPC Stormwater Management Practices.

**Construction Waste Management:**
- Comply with the San Francisco Construction & Demolition Debris Ordinance.

**Solid circles in the column indicate mandatory measures required by state and local codes.**

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- Provide a construction site Stormwater Pollution Prevention Plan and implement SFPPC Stormwater Management Practices.
- Stormwater Control Plan: Projects disturbing 25,000 square feet must implement a Stormwater Control Plan meeting SFPPC Stormwater Management Practices.

**Construction Waste Management:**
- Comply with the San Francisco Construction & Demolition Debris Ordinance.

**Solid circles in the column indicate mandatory measures required by state and local codes.**

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- Proving a GreenPoint Rated Project (b) Number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

**GreenPoint Rated Projects (i.e. meets all prerequisites):**
- LEED prerequisites

**Notes:**
1) New residential projects of 78’ or greater must use the “New Residential High-Rise” column. New residential projects with <3 may choose to apply the LEED for Home Mid-Rise rating system; if so, you must select the “New Residential Mid-Rise” column.
2) LEED for Home Mid-Rise projects must meet the “Silver” standard including all prerequisites. The number of points required to achieve Silver depends upon unit size. See LEED for Home Mid-Rise Rating system.
3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

Notes:
1) New residential projects of 78’ or greater must use the “New Residential High-Rise” column. New residential projects with <3 may choose to apply the LEED for Home Mid-Rise rating system; if so, you must select the “New Residential Mid-Rise” column.
2) LEED for Home Mid-Rise projects must meet the “Silver” standard including all prerequisites. The number of points required to achieve Silver depends upon unit size. See LEED for Home Mid-Rise Rating system.
3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.
Project Address
740 CLAYTON ST

Block/Lot(s)
1254039

Case No.
2018-015446ENV

Permit No.
201811014805

Addition/Alteration

Demolition (requires HRE for Category B Building)

New Construction

Project description for Planning Department approval.
Front bldg: proposed change of use from church to dwelling units, horizontal addition to accommodate 4 dwelling units & add new dormers on the roof.
Rear bldg: proposed change of use from rectories to single family home & addition of a second floor within the existing boundary & height of the building.

STEP 1: EXEMPTION CLASS

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

Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.

Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.

Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY
### STEP 2: CEQA IMPACTS

**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th><strong>Air Quality:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hazardous Materials:</strong> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</td>
</tr>
<tr>
<td>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation:</strong> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):** Laura Lynch
## STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Check all that apply to the project.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. <strong>Change of use and new construction.</strong> Tenant improvements not included.</td>
</tr>
<tr>
<td></td>
<td>2. <strong>Regular maintenance or repair</strong> to correct or repair deterioration, decay, or damage to building.</td>
</tr>
<tr>
<td></td>
<td>3. <strong>Window replacement</strong> that meets the Department’s <em>Window Replacement Standards</em>. Does not include storefront window alterations.</td>
</tr>
<tr>
<td></td>
<td>4. <strong>Garage work.</strong> A new opening that meets the <em>Guidelines for Adding Garages and Curb Cuts</em>, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.</td>
</tr>
<tr>
<td></td>
<td>5. <strong>Deck, terrace construction, or fences</strong> not visible from any immediately adjacent public right-of-way.</td>
</tr>
<tr>
<td></td>
<td>6. <strong>Mechanical equipment installation</strong> that is not visible from any immediately adjacent public right-of-way.</td>
</tr>
<tr>
<td></td>
<td>7. <strong>Dormer installation</strong> that meets the requirements for exemption from public notification under <em>Zoning Administrator Bulletin No. 3: Dormer Windows</em>.</td>
</tr>
<tr>
<td></td>
<td>8. <strong>Addition(s)</strong> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.</td>
</tr>
</tbody>
</table>

Note: Project Planner must check box below before proceeding.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Project is not listed. <strong>GO TO STEP 5.</strong></td>
</tr>
<tr>
<td></td>
<td>Project does not conform to the scopes of work. <strong>GO TO STEP 5.</strong></td>
</tr>
<tr>
<td></td>
<td>Project involves <strong>four or more</strong> work descriptions. <strong>GO TO STEP 5.</strong></td>
</tr>
<tr>
<td></td>
<td>Project involves <strong>less than four</strong> work descriptions. <strong>GO TO STEP 6.</strong></td>
</tr>
</tbody>
</table>

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

Check all that apply to the project.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. Project involves a <strong>known historical resource</strong> <em>(CEQA Category A)</em> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.</td>
</tr>
<tr>
<td></td>
<td>2. <strong>Interior alterations to publicly accessible spaces.</strong></td>
</tr>
<tr>
<td></td>
<td>3. <strong>Window replacement</strong> of original/historic windows that are not “in-kind” but are consistent with existing historic character.</td>
</tr>
<tr>
<td></td>
<td>4. <strong>Façade/storefront alterations</strong> that do not remove, alter, or obscure character-defining features.</td>
</tr>
<tr>
<td></td>
<td>5. <strong>Raising the building</strong> in a manner that does not remove, alter, or obscure character-defining features.</td>
</tr>
<tr>
<td></td>
<td>6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.</td>
</tr>
</tbody>
</table>
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior’s Standards for Rehabilitation.

8. **Other work consistent** with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
   - Addition will be minimally visible. If a historic district is identified in the future, this building would still contribute.

9. **Other work** that would not materially impair a historic district (specify or add comments):

   *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

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

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

- Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

**Comments (optional):**

| Preservation Planner Signature: | Justin Greving |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

- **No further environmental review is required. The project is categorically exempt under CEQA.** There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

<table>
<thead>
<tr>
<th>Project Approval Action:</th>
<th>Signature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit</td>
<td>Justin Greving</td>
</tr>
<tr>
<td></td>
<td>10/15/2019</td>
</tr>
</tbody>
</table>

If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

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**

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>740 CLAYTON ST</td>
<td>1254/039</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
<th>New Building Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-015446PRJ</td>
<td>201811014805</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Modified Project Description:**

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

<table>
<thead>
<tr>
<th>Compared to the approved project, would the modified project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Result in expansion of the building envelope, as defined in the Planning Code;</td>
</tr>
<tr>
<td>☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;</td>
</tr>
<tr>
<td>☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?</td>
</tr>
<tr>
<td>☐ 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?</td>
</tr>
</tbody>
</table>

If at least one of the above boxes is checked, further environmental review is required.

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<table>
<thead>
<tr>
<th>The proposed modification would not result in any of the above changes.</th>
</tr>
</thead>
</table>

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.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
</tr>
</thead>
</table>
## Land Use Information

**PROJECT ADDRESS:** 740 CLAYTON ST  
**RECORD NO.:** 2018-015446PRJ

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>NET NEW</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GROSS SQUARE FOOTAGE (GSF)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking GSF</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential GSF</td>
<td>1,383</td>
<td>6,125</td>
<td>4,742</td>
</tr>
<tr>
<td>Institutional GSF</td>
<td>2,837</td>
<td>0</td>
<td>-2,837</td>
</tr>
<tr>
<td>Usable Open Space</td>
<td>1,900</td>
<td>2,001</td>
<td>101</td>
</tr>
<tr>
<td>Rear Structure Storage GSF</td>
<td>398</td>
<td>0</td>
<td>-398</td>
</tr>
<tr>
<td>Rear Structure Residential GSF</td>
<td>0</td>
<td>796</td>
<td>796</td>
</tr>
<tr>
<td><strong>TOTAL GSF</strong></td>
<td>6,518</td>
<td>8,922</td>
<td>2,404</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PROJECT FEATURES (Units or Amounts)</strong></th>
<th>EXISTING</th>
<th>NET NEW</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dwelling Units - Market Rate</td>
<td>1</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Dwelling Units - Total</td>
<td>1</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>3</td>
<td>-3</td>
<td>0</td>
</tr>
<tr>
<td>Loading Spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bicycle Spaces</td>
<td>0</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Car Share Spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Land Use - Residential</td>
<td>Existing</td>
<td>Proposed</td>
<td>Net New</td>
</tr>
<tr>
<td>------------------------</td>
<td>----------</td>
<td>----------</td>
<td>---------</td>
</tr>
<tr>
<td>Studio Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>One Bedroom Units</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Two Bedroom Units</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Three Bedroom (or +) Units</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Group Housing - Rooms</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Group Housing - Beds</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SRO Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Micro Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Zoning Map

Conditional Use Authorization
Case Number 2018-015446CUA
740 Clayton Street
December 12, 2019
Site Photo
Reubén, Junius & Rose, LLP

Mark Loper
mloper@reubenlaw.com

November 21, 2019

Delivered Via Email (matthew.dito@sfgov.org)

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
Attn: Matt Dito, Planner

Re: 740 Clayton Street – Case No. 2018-015446CUA
Hearing Date: December 12, 2019

Dear President Melgar and Commissioners,

Our office represents Golden Properties LLC, the owner and sponsor of a five-unit residential project (the “Project”) at 740 Clayton Street (the “Property”). The Project proposes to convert a vacant church with an associated dwelling unit into a three-unit building featuring family-sized condominiums; convert a rear carriage house into a dwelling unit; and construct a horizontal addition to the church building for a three-bedroom unit. Modest in size and scale, the Project is an appropriate and contextual reuse and addition in a neighborhood that does not have many opportunities for new housing.

A. Background on Existing Conditions and Project

The Property is an “L”-shaped lot in the Haight-Ashbury neighborhood, between Waller and Frederick Street and a block and a half from Haight Street. It is currently improved with a two and a half story wood-frame building constructed in 1905, with a smaller two-story frame carriage house at the rear. From the mid-1950s until 1970, it served as a home for Russian immigrant women. Starting in the early 1970s it was used as a church, with the church’s pastor and his family living in a dwelling unit on the second floor until he passed away in 2016. The pastor and his family owned the Property until this time, as well.

The Project will convert the existing main building into three separate condos: two 2-bedroom units and one 3-bedroom unit. The existing rear carriage house will be converted into an approximately 800-square foot 1-bedroom unit. And finally, a three-story, 3-bedroom unit will be added on the footprint of the approximately 14-foot wide driveway. This horizontal addition is set back from the street, and a ground floor passageway between the addition and the existing building allows ingress and egress to the carriage house unit.
In total, the Project will provide a range of units affordable to families with children, as well as a smaller unit comfortable for singles or a couple:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Bedrooms</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front building, 1st floor</td>
<td>2</td>
<td>1,345 sf</td>
</tr>
<tr>
<td>Front building, 2nd floor</td>
<td>2</td>
<td>1,165 sf</td>
</tr>
<tr>
<td>Front building, 3rd floor and attic</td>
<td>3</td>
<td>2,379 sf</td>
</tr>
<tr>
<td>New addition</td>
<td>3</td>
<td>1,391 sf</td>
</tr>
<tr>
<td>Rear building</td>
<td>1</td>
<td>796 sf</td>
</tr>
</tbody>
</table>

B. Desirability of Project

The Property is in the RH-3 zoning district. It principally permits three dwelling units. With a Conditional Use, up to one unit per 1,000 square feet of lot area is allowed. At 4,656 square feet in size, up to five units are permitted.\(^1\)

The Project is necessary and desirable for several different reasons. For the most part, the Project reactivates and changes the use of two existing buildings, creating four dwelling units—three of which are family size. It replaces an attic, second floor sleeping areas, a first floor floor kitchen and congregation hall, and ground-floor storage area with three residential units. Carriage houses—like traditional attached garages—are ideal for conversion into single-family bedrooms.

It also proposes a modest addition. The addition will create another unit of family housing and complete the street wall. It replaces a driveway, which is not necessary because the Project will convert the carriage house and eliminate car parking. The Property is larger than most other lots on the block, so it is a natural location for more housing.

In total, the Project creates four new dwelling units with two to three bedrooms, ideal for families in a neighborhood that is more fully built out with residential uses than many others. Families will be able to walk to grocery stores, restaurants, shops, and other daily needs retail options in both the Haight and Cole Valley. The N Judah light rail stop at Carl and Cole Streets is two blocks to the south, and MUNI lines along Haight and Fulton further to the north provide similar connectivity to San Francisco’s major employment centers.

Additionally, the Project cannot feasibly add more housing while still maintaining the same number of two- or three-bedroom units, striking a balance between creating new housing and ensuring that housing is attractive to families. It maxes out permitted residential density with the CU, leaving ADUs as the only remaining option to create more than five units. The main house is proposed to be divided into three units, with the first and second units occupying the first and second floors, respectively, and the third unit on the third floor and attic. All of these have two or

\(^1\) Factions are rounded to the closest whole number.
three bedrooms; further dividing the building would require changing at least one of those units into a studio or one-bedroom. Also, the new construction unit is relatively narrow, so creating more than one unit would likely require building circulation space that would make one-bedroom or studio units even smaller. Finally, any additional expansion of the carriage house would require further variances from the Planning Code in a sensitive location in the middle of the block. The Project sponsor wants to be mindful of neighbors with adjacent backyards.

Finally, the existing structures on the site are age-eligible to be considered historic resources. The Planning Department’s historic preservation specialists confirmed that the Project complies with the Secretary of the Interior’s Standards for Treatment of Historic Properties. The Project sponsor worked with the Planning Department to design the addition so it is subordinate to and consistent with the existing structure, and so that the Project will not damage the adjacent Cole Valley Historic District if its boundaries were expanded.

C. Conclusion

The Project is a sensitive and contextual change of use to a church and carriage house, and a modest horizontal addition. It is consistent with the City’s policy to provide more housing and will add much-needed family sized units within walking distance of neighborhood retail and public transit. We request you approve this project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Mark Loper