

SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 11, 2019

Date:	April 4, 2019
Record No.:	2018-015554CUA
Project Address:	95 Nordhoff Street
Zoning:	RH-1 (Residential- House, One- Family) Zoning District
	40-X Height and Bulk District
Block/Lot:	6763/001
Project Sponsor:	Anthony Pantaleoni
	70 Zoe Street, Suite 200
	San Francisco, CA 94107
Property Owner:	95 Nordhoff LLC
	San Francisco, CA 94131
Staff Contact:	Gabriela Pantoja – (415) 575-8741
	Gabriela.Pantoja@sfgov.org
Recommendation:	Approval with Conditions

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

PROJECT DESCRIPTION

The proposal is for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots. The proposal will individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family dwelling unit. One lot will remain vacant.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121 and 303 to subdivide an existing lot into four new lots, two of which will be substandard lots.

ISSUES AND OTHER CONSIDERATIONS

• **Previous Project Proposal.** Prior to the listed Project, the listed Project Sponsor sought to subdivide the subject lot into four conforming lots and developed each lot with a conforming single-family dwelling unit. The existing building at the subject property was proposed to be demolished. However, during the neighborhood notification period pursuant to Planning Code Section 311, one Discretionary Review request (No. 2014.1490DRP) was submitted to the Planning Department in relation to the proposed Project under Building Permit Application No. 2015.1030.1326. The Discretionary Review applicant stated concerns with regards to the demolition of the existing single-family dwelling unit and the removal of an existing aged redwood tree located at the subject property. Upon the filing of the mentioned Discretionary Review applicant. Ultimately, a compromise

www.sfplanning.org

was reached between both parties which preserved both the existing dwelling unit and the aged redwood tree at the subject property. The reached compromised is the listed Project sought under the listed Conditional Use Authorization No. 2018-015554CUA.

- **Public Comment & Outreach.** The Project Sponsor completed a Pre-Application Meeting on March 5, 2015 prior to the submittal of the listed Conditional Use Authorization Application. Thirty members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. The Department has received 20 correspondences in support of the Project. Members of the public expressing support of the Project state the Applicant and Project's ability to satisfy previously raised neighborhood concerns as reasons for their support.
- **Tenant History.** According to the Project Sponsor, the existing building is currently occupied by the property owner and has been occupied by such since April of 2016.

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 and meets all applicable requirements of the Planning Code. The Project will maximize the use of a currently underutilized lot and will provide two additional dwelling units to the City's housing stock, with the potential of third unit to be developed at the proposed vacant lot. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct buildings that are compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. 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
- Exhibit A 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 Public Correspondence
- Exhibit G Application



SAN FRANCISCO **PLANNING DEPARTMENT**

Planning Commission Draft Motion HEARING DATE: APRIL 11, 2019

Record No.:	2018-015554CUA
Project Address:	95 NORDHOFF STREET
Zoning:	RH-1 (Residential-House, One Family) Zoning District
	40-X Height and Bulk District
Block/Lot:	6763/001
Project Sponsor:	Anthony Pantaleoni
	70 Zoe Street, Suite 200
	San Francisco, CA 94107
Property Owner:	95 Nordhoff LLC
	San Francisco, CA 94131
Staff Contact:	Gabriela Pantoja – (415) 575-8741
	Gabriela.Pantoja@sfgov.org

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

Reception: 415.558.6378

Fax. 415.558.6409

Planning Information: 415.558.6377

ADOPTING FINDINGS RELATING TO THE APROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121 AND 303 FOR THE SUBDIVISION OF AN EXISTING LOT CURRENTLY CONTAINING A SINGLE-FAMILY DWELLING UNIT INTO FOUR NEW LOTS, TWO OF WHICH WILL BE SUBSTANDARD LOTS, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 14, 2018, Anthony Pantaleoni of Kotas Pantaleoni Architects (hereinafter "Project Sponsor") filed Application No. 2018-015554CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to subdivide an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots (hereinafter "Project") at 95 Nordhoff Street, Block 6763 Lot 001 (hereinafter "Project Site").

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

On April 11, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015554CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-015554CUA 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.

www.sfplanning.org

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-015554CUA, 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 proposal is for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots. The proposal will individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family dwelling unit. One lot will remain vacant.
- 3. **Site Description and Present Use.** The 7,346 square-foot property is located on the west side of Nordhoff Street, between Stillings and Mangels Avenues; Lot 001 of Assessor's Block 6763. The property is developed with a two-story single-family dwelling unit which measures 45 feet 4 inches in length and 29 feet 9 inches in width. The approximately 2,693 square-foot single-family dwelling unit is located at the northeast corner of the subject property and occupies approximately 16 percent of the existing property's total area. The subject building, constructed in 1900, is not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject building is currently occupied by the listed property owner and has been occupied by such since April of 2016.
- 4. Surrounding Properties and Neighborhood. The subject property is located within the RH-1 (Residential-House, One Family) Zoning District, the 40-X Height and Bulk District, and Outer Mission neighborhood, adjacent to the Diamond Heights, Glen Park, and West Twin Peaks neighborhoods. The RH-1 (Residential-House, One-Family) is located to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments specifically single-family dwelling units. Directly to the north, west, and south of the subject property are single-family dwelling units.
- 5. Public Outreach and Comments. The Project Sponsor completed a Pre-Application Meeting on March 5, 2015 prior to the submittal of the listed Conditional Use Authorization Application. Thirty members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. The Department has received 20 correspondences in support 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. **Minimum Lot Width and Area.** Planning Code Section 121 states that all properties within all other zoning use districts expect RH-1 (D) Zoning District shall have a minimum lot width equal to 25 feet and a minimum lot area equal to 2,500 square feet, except that the minimum lot area any lot having its frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet. However, the Planning Commission may grant a Conditional Use Authorization for the creation of one or more lots of lesser width to be created, with each lot containing a single-family dwelling and having a lot area of not less than 1,500 square feet, according to the procedures and criteria pursuant to Planning Code Section 303.

The Project includes the subdivision of an existing 7,346 square foot lot currently containing a singlefamily dwelling unit into four new lots with lot widths varying from 23.04 feet to 29.42 feet wide. Two of the proposed four lots will be composed of lot widths less than the required 25'-0". In addition, one of the proposed two lots with substandard lot widths will contain a lot area less than the required 1,750 square feet. Therefore, the Project requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Section 303.

B. **Residential Use and Density.** Planning Code Section 209.1 states that properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot. However, a Conditional Use Authorization may be granted pursuant to Planning Code Section 303 for the construction of one dwelling unit per 3,000 square feet of lot area, with no more than three units per lot.

Three of the four proposed lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) will be developed with a single-family dwelling unit. Therefore, the Project will comply with this requirement.

C. **Rear Yard.** Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 25% of the lot's depth, but in no case less than 15 feet.

The Project will subdivide an existing lot into four new lots and develop three of the four lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) with a single-family dwelling unit. Each development will provide a rear yard equal to 25% of the lot's depth, but in no case less than 15 feet. Therefore, the Project will comply with this requirement.

D. **Front Setback.** Planning Code Section 132 requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to

plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

The Project will subdivide an existing lot into four new lots and develop three of the four lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) with a single-family dwelling unit. Each development will provide a front setback equal to the average of adjacent properties' front setback (12 feet). Therefore, the Project will comply with this requirement.

E. **Useable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-1 Zoning District contain access to at minimum 300 square feet of private useable open space or at minimum 400 square feet of common useable open space.

The Project will comply with this requirement. Each dwelling unit will contain access to at minimum 300 square feet of private useable open space.

F. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

Each dwelling unit will contain a room measuring at minimum 120 square feet in area with required windows facing onto either Nordhoff Street (a public street) or a conforming rear yard as indicated by Planning Code Section 134. Therefore, the Project complies with this requirement.

G. **Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required per dwelling unit. However, each dwelling unit is principally permitted to contain at maximum two off-street parking spaces.

The Project will comply with this requirement. Each dwelling unit, both existing and proposed, will contain one legal off-street parking space.

H. **Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

Each dwelling unit, both existing and proposed, will contain one Class 1 bicycle parking space within the unit's ground floor. Therefore, the Project complies with this requirement.

- 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 will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underutilized lot and will provide two additional dwelling units to the City's housing stock, with the potential of third unit to be developed at the proposed vacant lot. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct buildings that are compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.

- 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 will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposed subdivision, alteration to an existing building, and construction of two new dwelling units will be compatible to the development pattern, density, and height of the immediate neighborhood. The existing and new buildings will have features similar to that of single-family dwelling units on the subject block and immediate neighborhood. In particular, the buildings will contain an elevated main entrance and a garage door at the front of each dwelling, with living space on the upper floor(s). These building elements are consistent with the prevailing residential pattern of nearby 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 Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling unit. The number of available on-street parking spaces is not expected to be altered significantly. Additionally, the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and one block from Bosworth Street which is served by the 44-bus line.

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

The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions.

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

The proposed Project will provide adequate useable open space, landscaping, and bicycle parking spaces for each dwelling unit. Additionally, the Project will preserve the walkability of the sidewalk directly adjacent to the subject property.

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 Project is consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling units will be consistent with the characteristics of the listed Zoning District.

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 1.1

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 2:

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

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

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.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

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.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

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.

OBJECTIVE 2:

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

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.6

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

The Project will subdivide an existing underutilized lot into four new lots at a location within a close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase

the City's housing stock by providing two additional dwelling units while simultaneously enhancing and preserving an existing dwelling unit. The proposal will also present an opportunity to further increase the City's housing stock by developing a third unit at the proposed vacant lot. Furthermore, the proposed dwelling units will be developed to meet the needs and necessities of families. The Project will also provide a use compatible the RH-1 Zoning District and neighborhood in that the proposed buildings will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.

- 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 proposal will not remove or displace an existing neighborhood serving retail uses. The Project site does not contain an existing neighborhood serving retail use, rather the site is utilized and occupied by a residential use.

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 conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will preserve an existing dwelling unit located at the subject property and construct two new complying dwelling units, with the opportunity of a third dwelling unit to be constructed on the remaining proposed vacant lot.

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; no affordable housing will be removed. The Project site is currently occupied by an existing single-family dwelling unit which will be retained and preserved.

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 availability; the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and one block from Bosworth Street which is served by the 44-bus line. Additionally, the Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling unit.

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.

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

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

G. That landmarks and historic buildings be preserved.

The subject property is not occupied by a landmark or historic building.

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

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

- 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. 2018-015554CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 28, 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 April 11, 2019.

Jonas P. Ionin Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 11, 2019

SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to subdivide an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, at 95 Nordhoff Street, Block 6763 and Lot 001 pursuant to Planning Code Sections 121 and 303 within the RH-1 District and the 40-X Height and Bulk District; in general conformance with plans, dated March 28, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-015554CUA and subject to conditions of approval reviewed and approved by the Commission on April 11, 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 April 11, 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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

- 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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

- 8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
- 9. Streetscape Plan. Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

10. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

PARKING AND TRAFFIC

11. **Bicycle Parking.** The Project shall provide no fewer than three Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. One Class 1 bicycle parking space shall be provided at each dwelling unit (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street).

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

12. **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

13. **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,* <u>www.sf-planning.org</u>

MONITORING - AFTER ENTITLEMENT

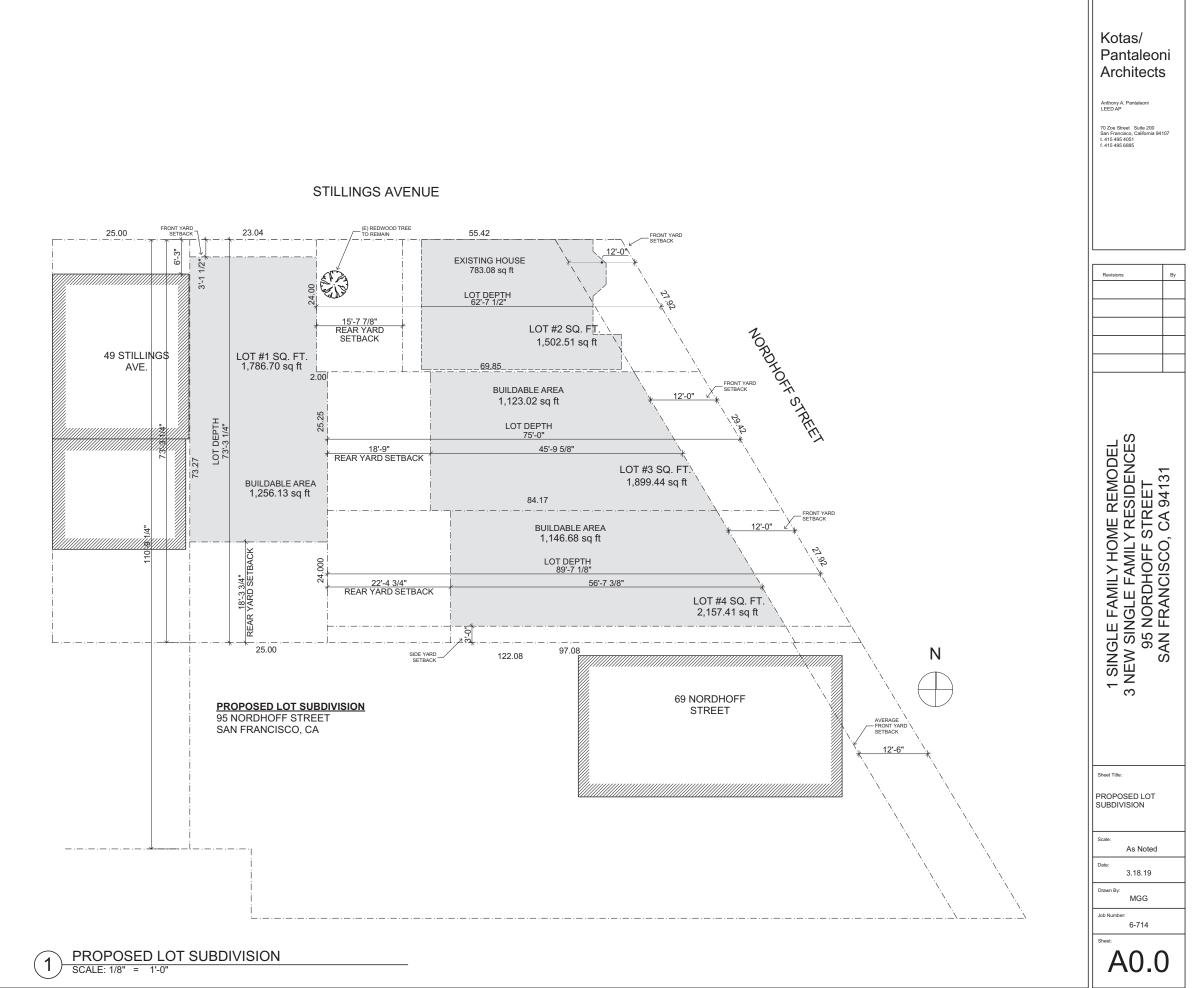
- 14. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or 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*
- 15. **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.

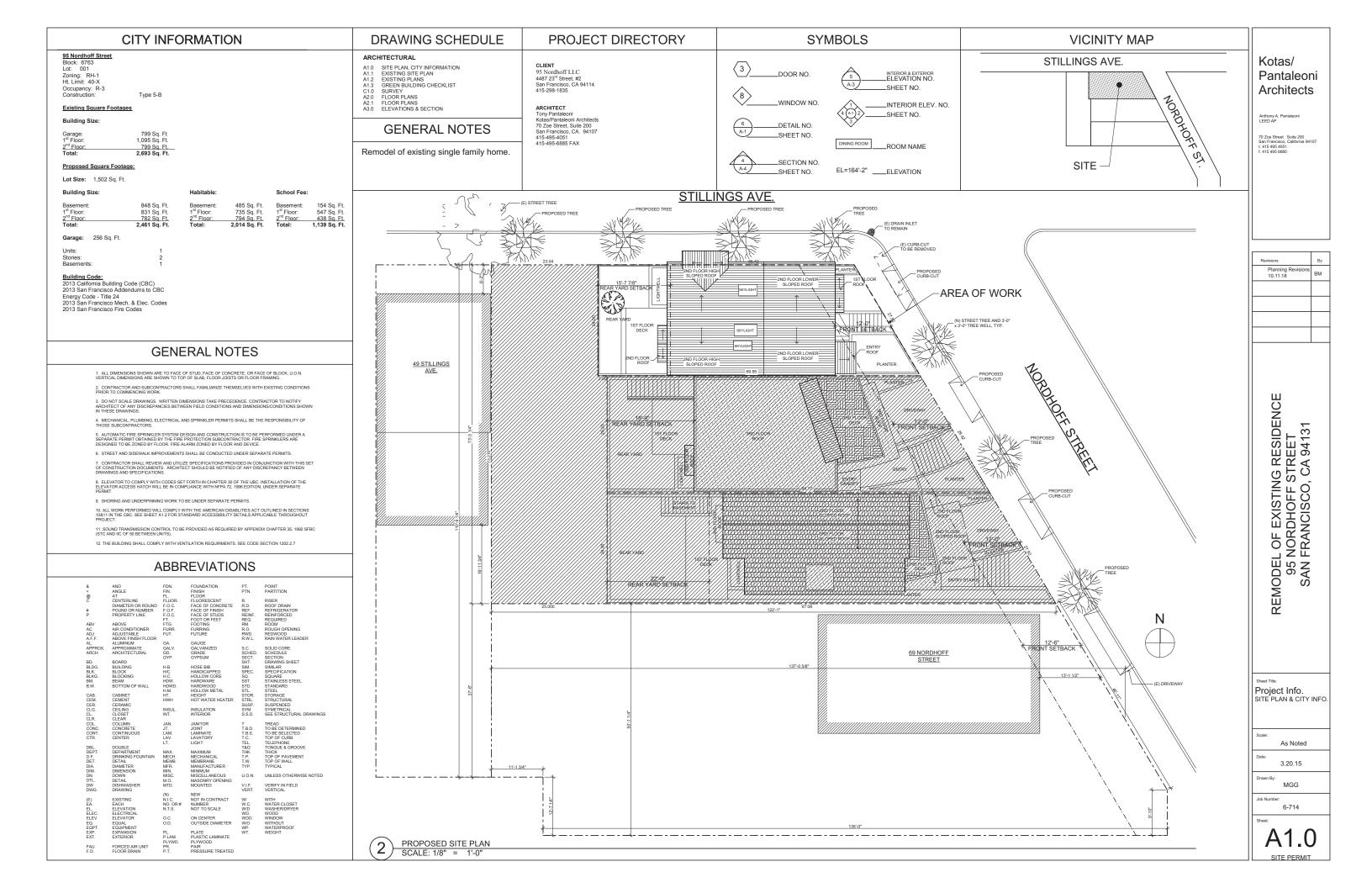
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <u>www.sf-planning.org</u>

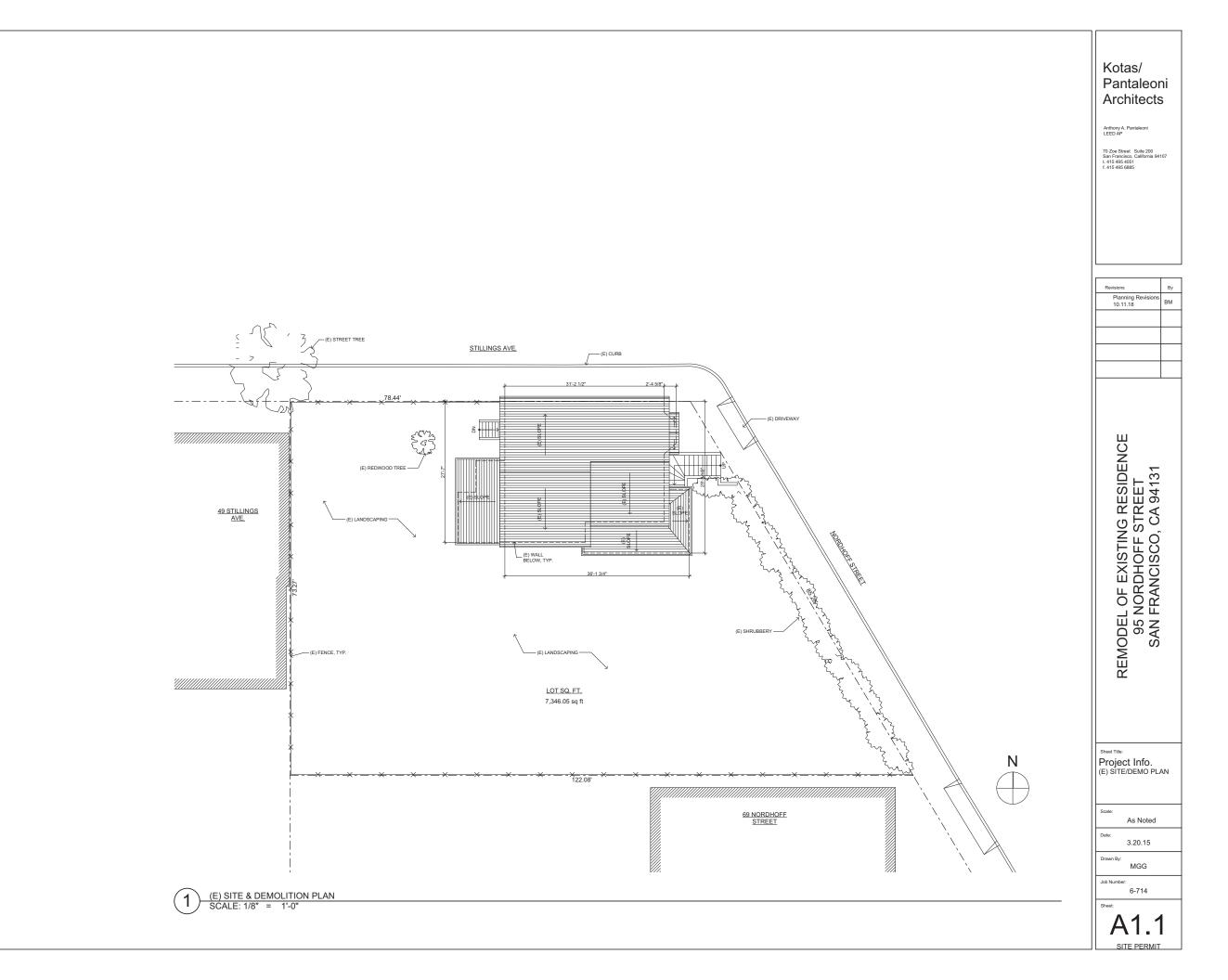
16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

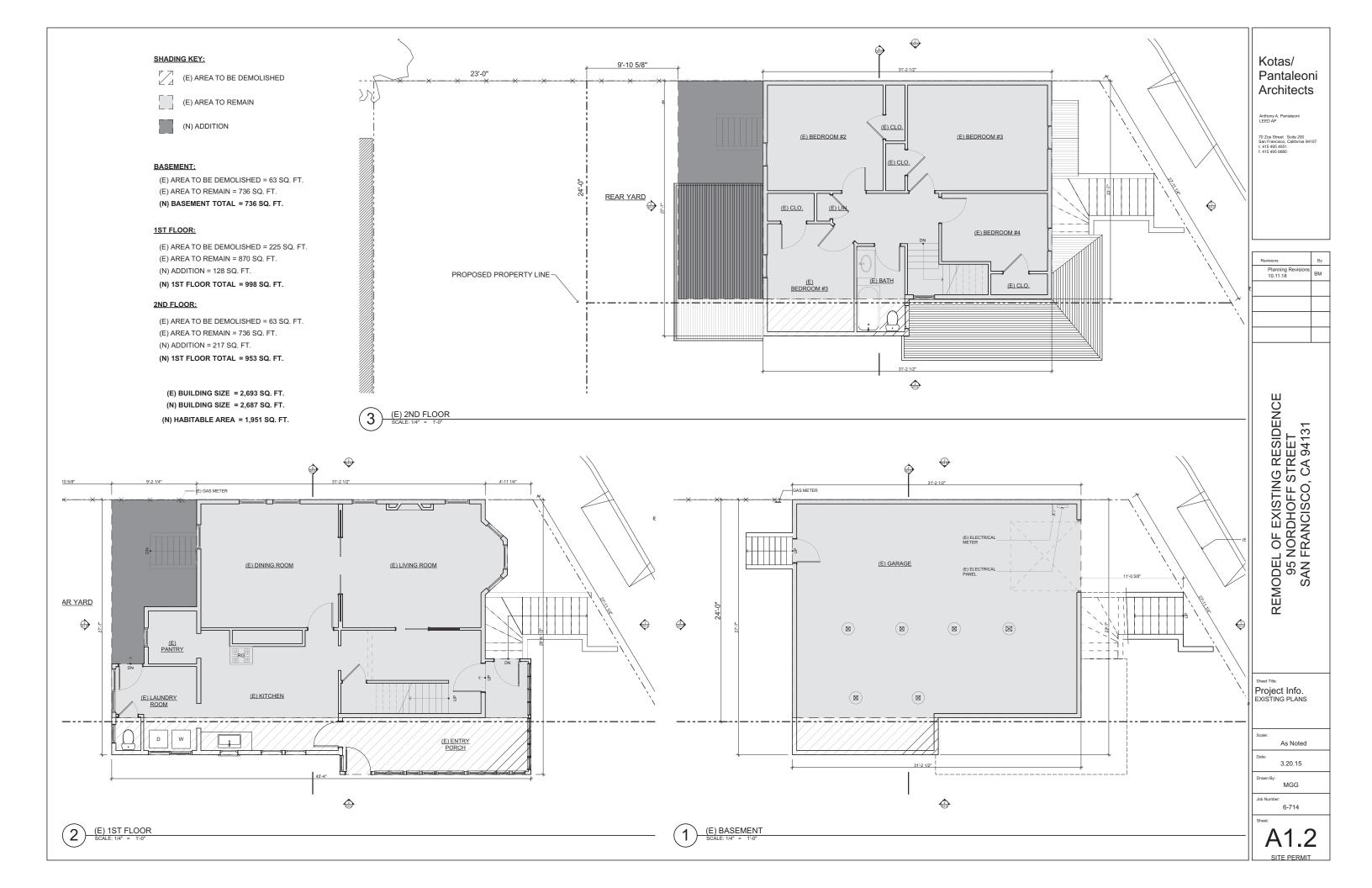
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <u>www.sf-planning.org</u>

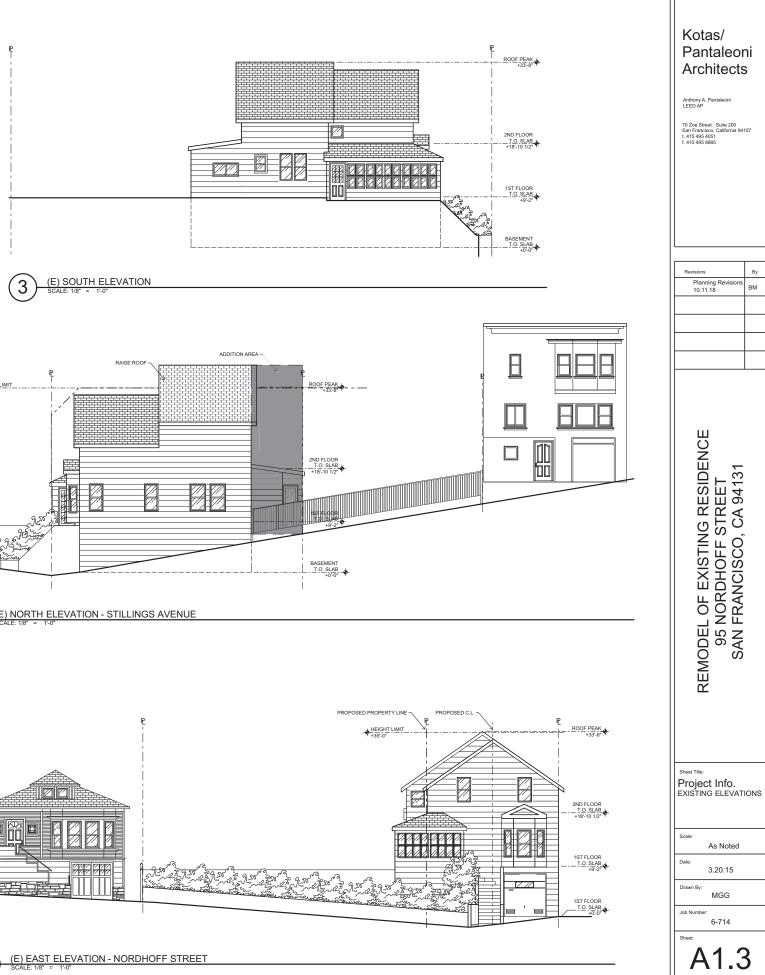


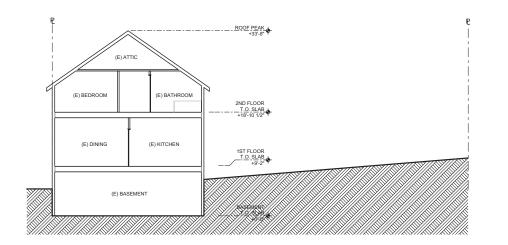






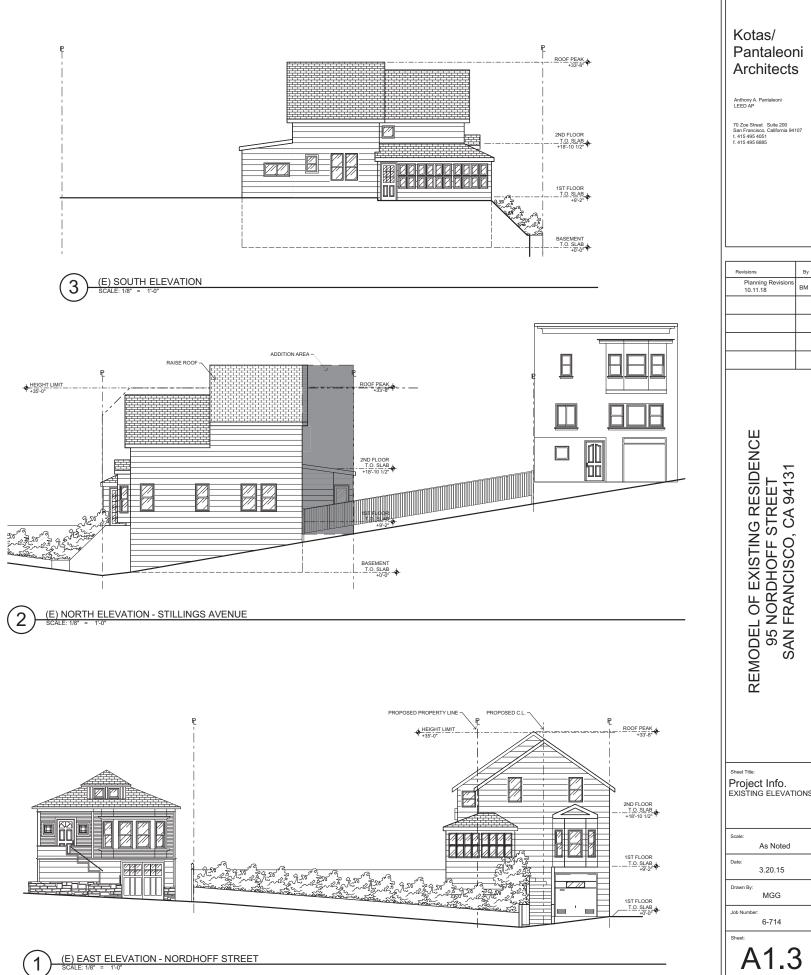


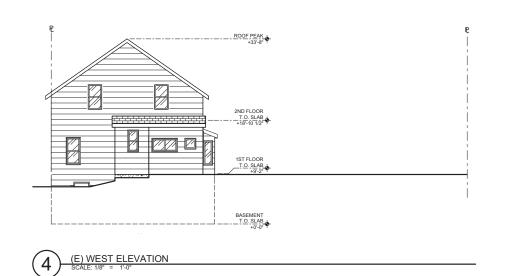


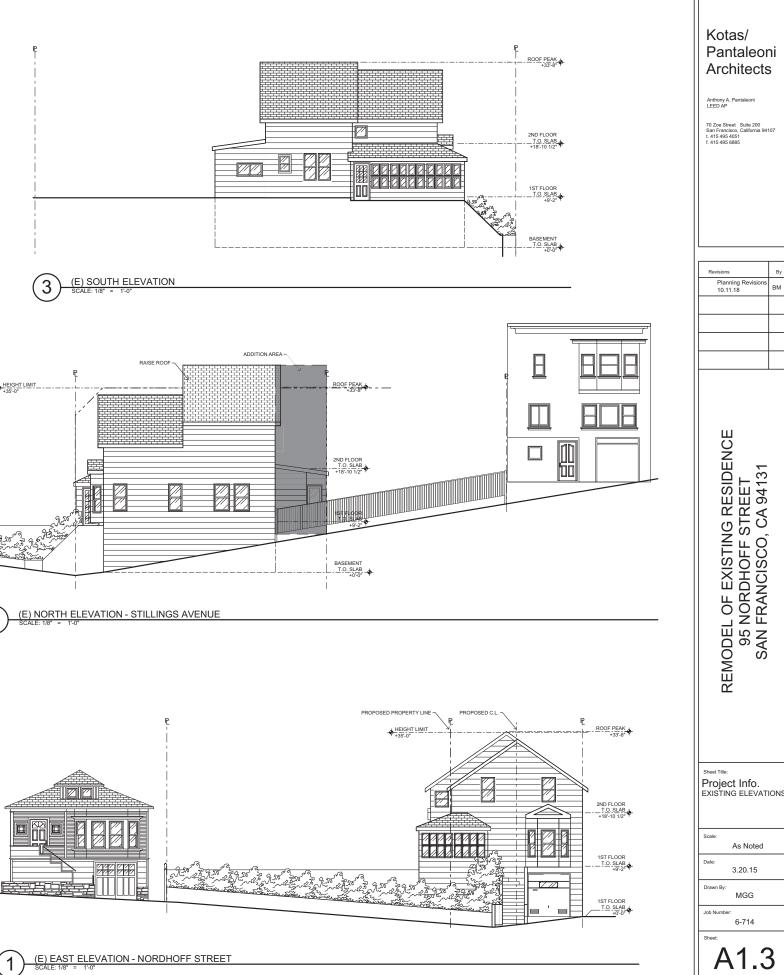


(5)

(E) CROSS SECTION



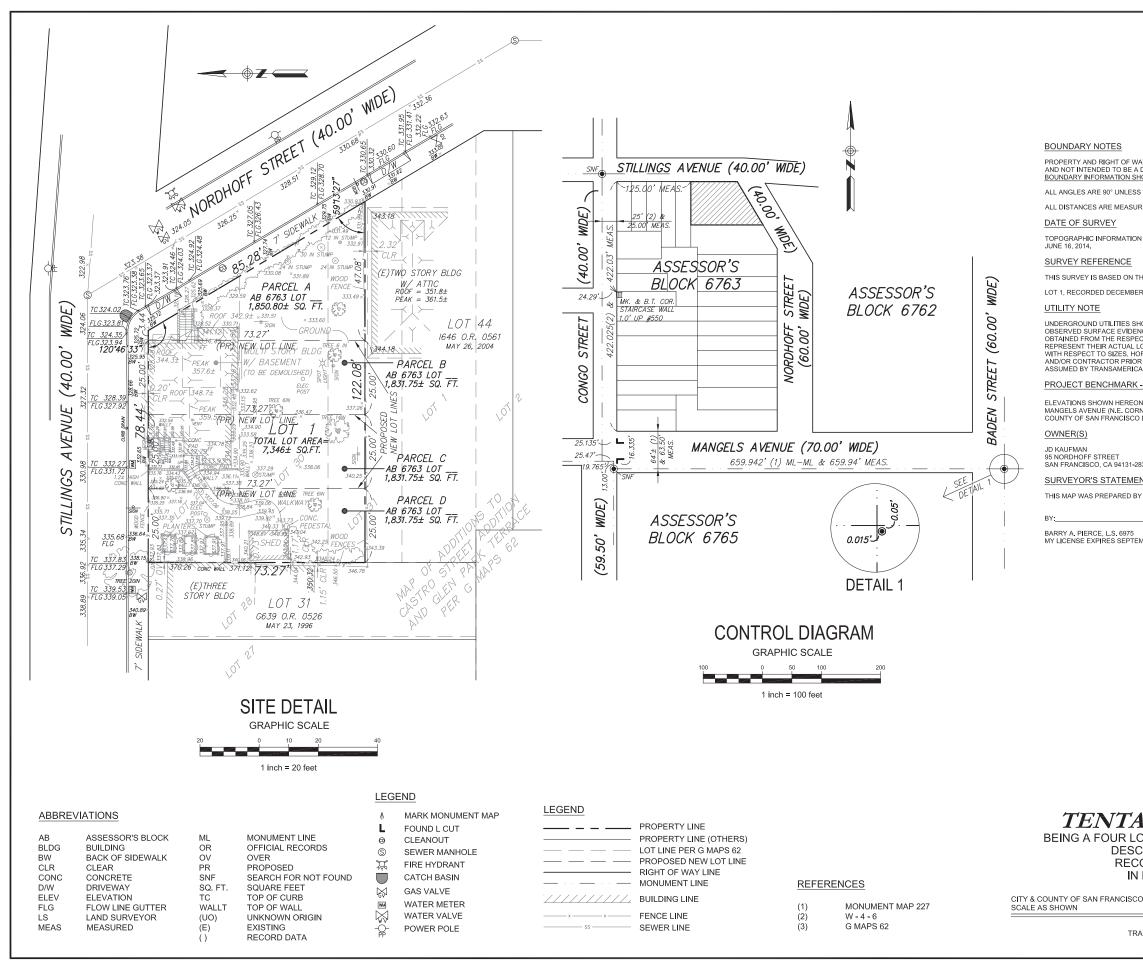




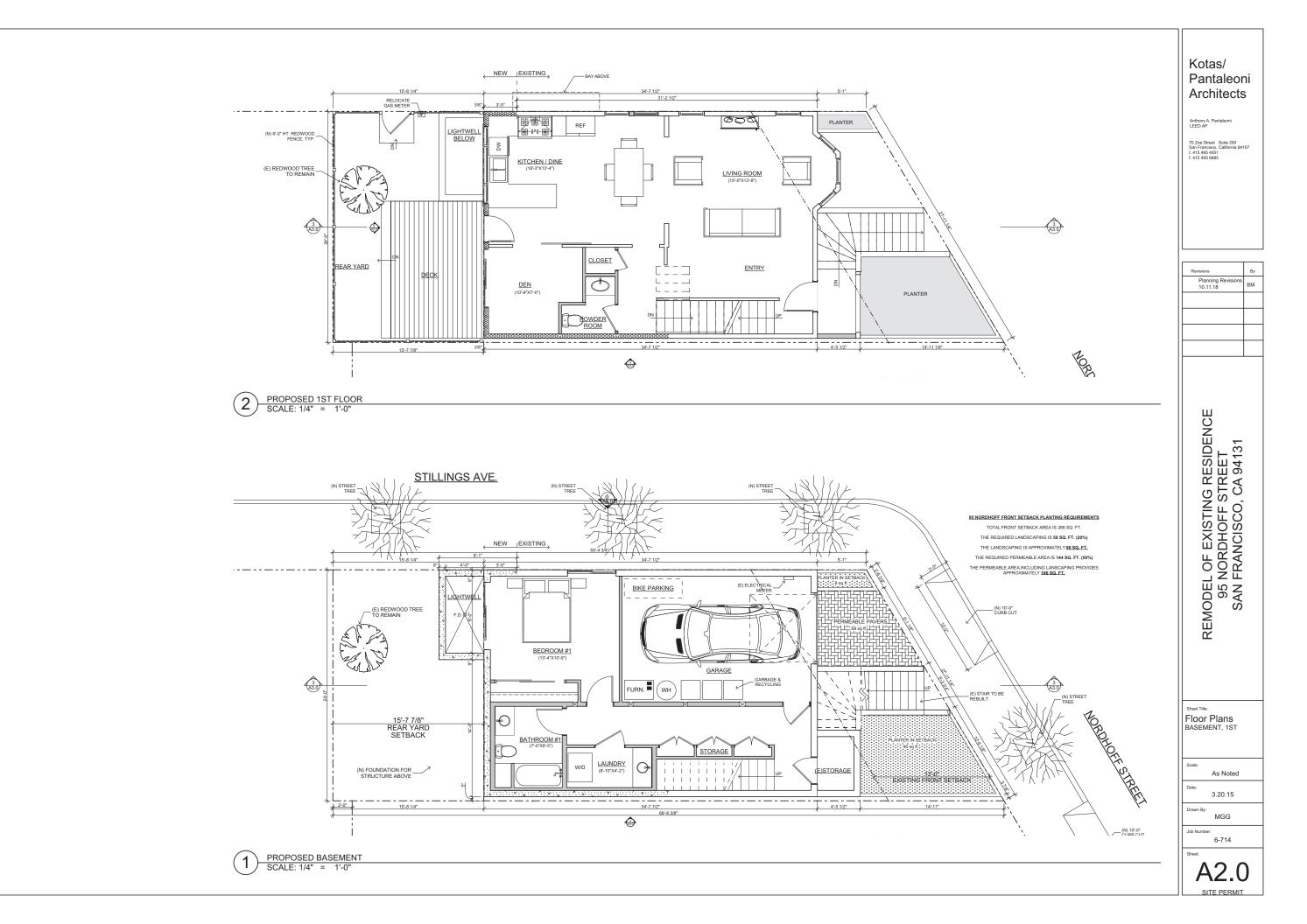
SITE PERMIT

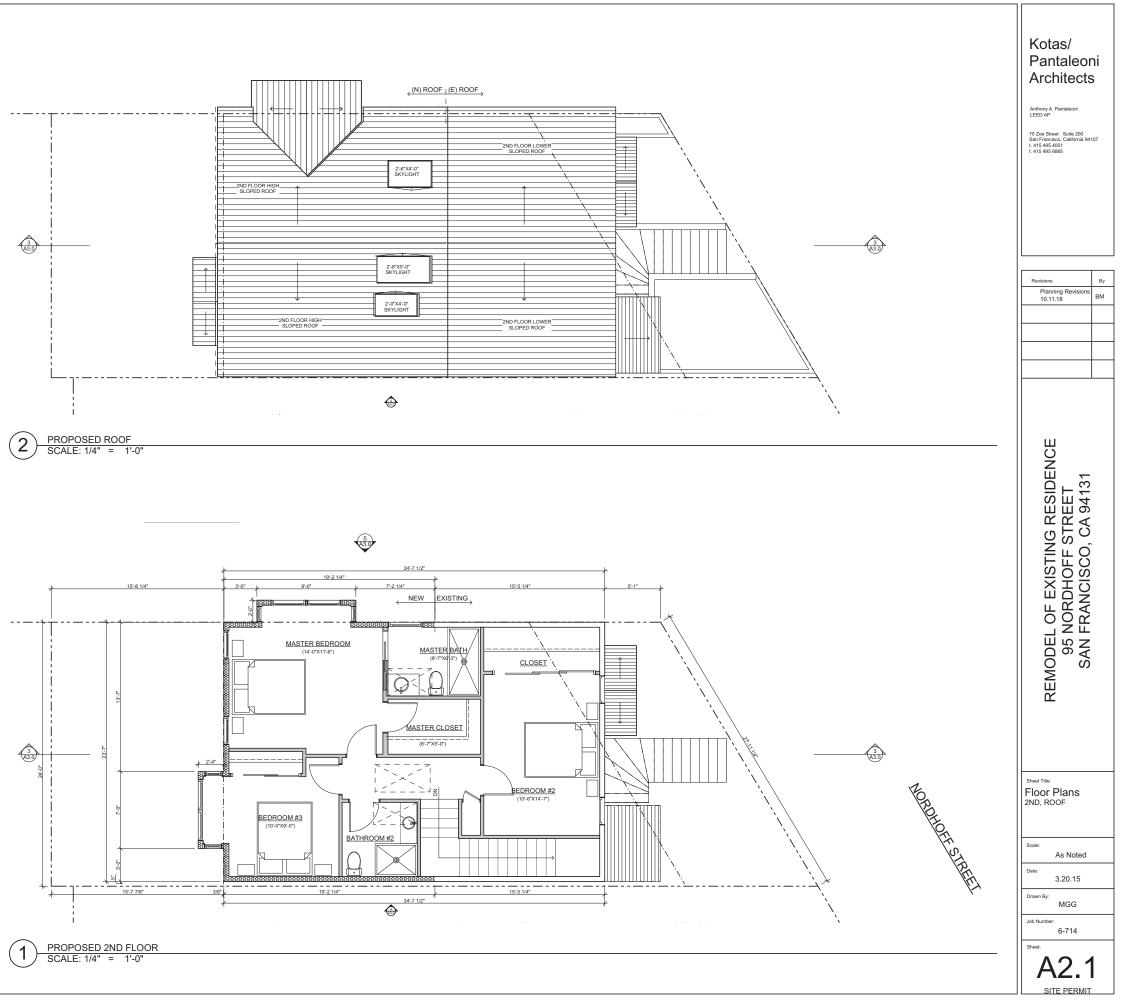
Project Name	Block/Lot	Address
NORDHOFF ST. & STILLINGS AVE.	6763/001	95 NORDHOFF STREET
Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
2,765 SQ. FT.	R-3	
# of Dwelling Units	Height to highest occupied floor	Number of occupied floors
1	35 FT.	3

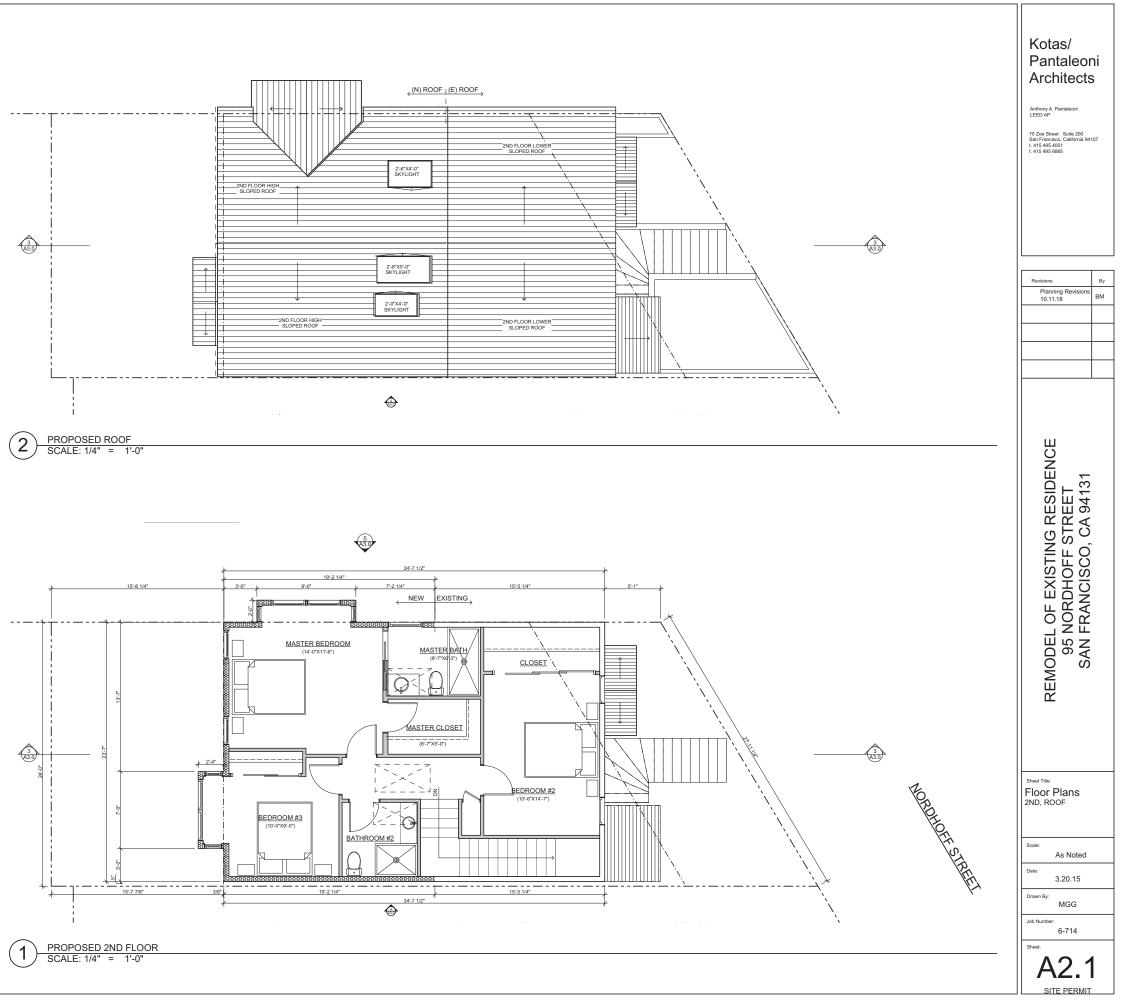
Green Building: Site Permit Checklist BASIC INFORMATION: These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.					As part under S will be c (a) Prov	Instructions: As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project 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.								
Project Name											Attachment C-2 Green Building: te Permit Submi	t. 415 495 4051 f. 415 495 6885		
NORDHOFF ST. & STILLINGS AVE. 6763/001 95 NORDHOFF STREET Gross Building Area Primary Occupancy Design Professional/Applicant: Sign & Date 2,765 SQ. FT. R-3 # of Dwelling Units Height to highest occupied floor Number of occupied floors 1 35 FT. 3				Data						/hich type of project is proposed. If applicable, fill in the blank l exceed. A LEED or GreenPoint checklist is not required to be	, j	chme en Bu ermit		
			esign Froiessional/Applicant. Sign &	Dale						ngly recommended to be used .		Attachm Green e Perm		
				GreenF	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.									
ALL PROJECTS, AS A	PPLICAB	LE		LE			ГS				OTHER APPLICABLE NON-RESIDENTIA	L PROJECTS	At G Site	
Construction activity stormwater pol					New Large Commercia		New I Residential High-Rise ¹	Commerica Interior	I Commercial Alteration	Residential Alteration	quirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	AdditionOther New>2,000 sq ftNon-OR		Revisions Planning Rev 10.11.18
onstruction site Stormwater Pollution Pre nd implement SFPUC Best Managemen	evention Plan		Type of Project Pro	posed (Indicate at right)							Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Residential Alteration >\$500,000 ³		
tormwater Control Plan: Projects dis	turbing ≥5,000		Overall Requireme			1	1		1		Type of Project Proposed (Check box if applicable)			
quare feet must implement a Stormwater neeting SFPUC Stormwater Design Guid		•		vel (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD	Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6, (13C.5.201.1.1)	● n/r		
Vater Efficient Irrigation - Projects that			Base number of requi	red points:	60	2	50	60	60	60	Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155,			
,000 square feet of new or modified land omply with the SFPUC Water Efficient In		•	Adjustment for retenti features / building:	on / demolition of historic				n/a			whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)			
rdinance.			Final number of requi (base number +/- adju					50			Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	• •		
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance			Specific Requirements: (n/r indicates a measure is not required)						•		Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	• •		ENCE
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.				Management – 75% Diversion					Moot CPD		Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	• •		
		•	AND comply with San Fran Ordinance LEED MR 2, 2 points	acisco Construction & Demolition Debris	•	•	•	•	Meet C&D ordinance only	. •	Commissioning: For new buildings greater than 10,000 square feet, commissioning	•		
	5.		15% Energy Reduction Compared to Title-24 2008 LEED EA 1, 3 points	on (or ASHRAE 90.1-2007)	•	•	•	•		ED isite only	shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required. Protect duct openings and mechanical equipment during construction	(Testing & Balancing)	ere	
GREENPOINT RATED	PROJEC	TS	Renewable Energy of Effective 1/1/2012:	or Enhanced Energy Efficiency							(13C.5.504.3) Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168	• •		
roposing a GreenPoint Rated Proje	ect			y on-site ≥1% of total annual energy		n/r	n/r	n/r	n/r	n/r	VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	• •	Y	IST IST
Indicate at right by checking the box.)			compared to Title 24 Part 6		•	101	101	101	1//1		Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5504.3)	• •		
Base number of required Greenpoints: 75		75							Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program			Ш Ц Ц		
Adjustment for retention / demolition of			Enhanced Commissioning of Building Energy Systems		Meet	Meet LEED prerequisites			 California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) NSF/ANS1 140 at the Gold level 	• •	itle			
historic features / building:	1			luction LEED WE 3, 2 points	•	n/r	•		et LEED prerequ		A Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label,			DDE 05
Final number of required points (base	number +/-				•	n/r n/r	n/r	n/r n/r	n/r	n/r	AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4) Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	• •		EMOI
djustment)				anagement Plan LEED IEQ 3.1 als LEED IEQ 4.1, 4.2, 4.3, and 4.4	•					n/r	Resilient flooring systems: For 50% of floor area receiving resilient flooring, install			
GreenPoint Rated (i.e. meets all prere	equisites)	•		ride short-term and long-term bicycle			-	•			resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	• •		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code,		•	parking for 5% of total mot	orized parking capacity each, or meet ode Sec 155, whichever is greater, or	•		n/r ncisco Planning	•	n/r	n/r	Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	• •	ame	
itle 24, Part 6. leet all California Green Building St ode requirements	tandards		Designated parking:	Mark 8% of total parking stalls nt, and carpool/van pool vehicles.	•		de 155	•	n/r	n/r	Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	Limited exceptions. See CAT24 Part 11 Section 5.714.6	Z	
CalGreen measures for residential pro een integrated into the GreenPoint Ra		•	Water Meters: Provide	submeters for spaces projected to							Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	See CA T24 Part 11 Section F 744 7		Sheet Title: Project Ir
Notes]	consume more than 1,000 building over 50,000 sq. ft.	gal/day, or more than 100 gal/day if in (13C.5.303.1)	•	n/r	n/r	n/r	n/r	n/r	CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	5.714.7		GREEN BUIL
New residential projects of 75' or greater r			occupied spaces of mecha	at least MERV-8 filters in regularly nically ventilated buildings (or LEED	•	n/r	n/r	•	n/r	n/r	Additional Requirements for New A, B, I, OR M Occupancy Projects 5	000 - 25,000 Square Feet	roject	
tesidential High-Rise" column. New residen ccupied floors and less than 75 feet to the h	highest occupied	floor	credit IEQ 5). (13C.5.504.5	i.3) MERV-13 filters in residential buildings in	-			-			Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	Meet C&D ordinance only		Scale: As N
ay choose to apply the LEED for Homes M so, you must use the "New Residential Mid	d-Rise" column.			O credit IEQ 5). (SF Health Code Article 38	n/r	•	•	n/r	n/r	n/r	Renewable Energy or Enhanced Energy Efficiency		ヒ	Date: 3.20
) LEED for Homes Mid-Rise projects must in including all prerequisites. The number of po silver depends on unit size. See LEED for H	pints required to a	achieve	Acoustical Control:	Nall and roof-ceilings STC 50, exterior s and floor-ceilings STC 40. (13C.5.507.4)	•	See C	BC 1207	•	n/r	n/r	Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24	● n/r		Drawn By:
system to confirm the base number of points) Requirements for additions or alterations a	s required.	0		<u> </u>	I	1		I <u></u>		1]	Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).		Inse	Job Number:
eceived on or after July 1, 2012.														6-71

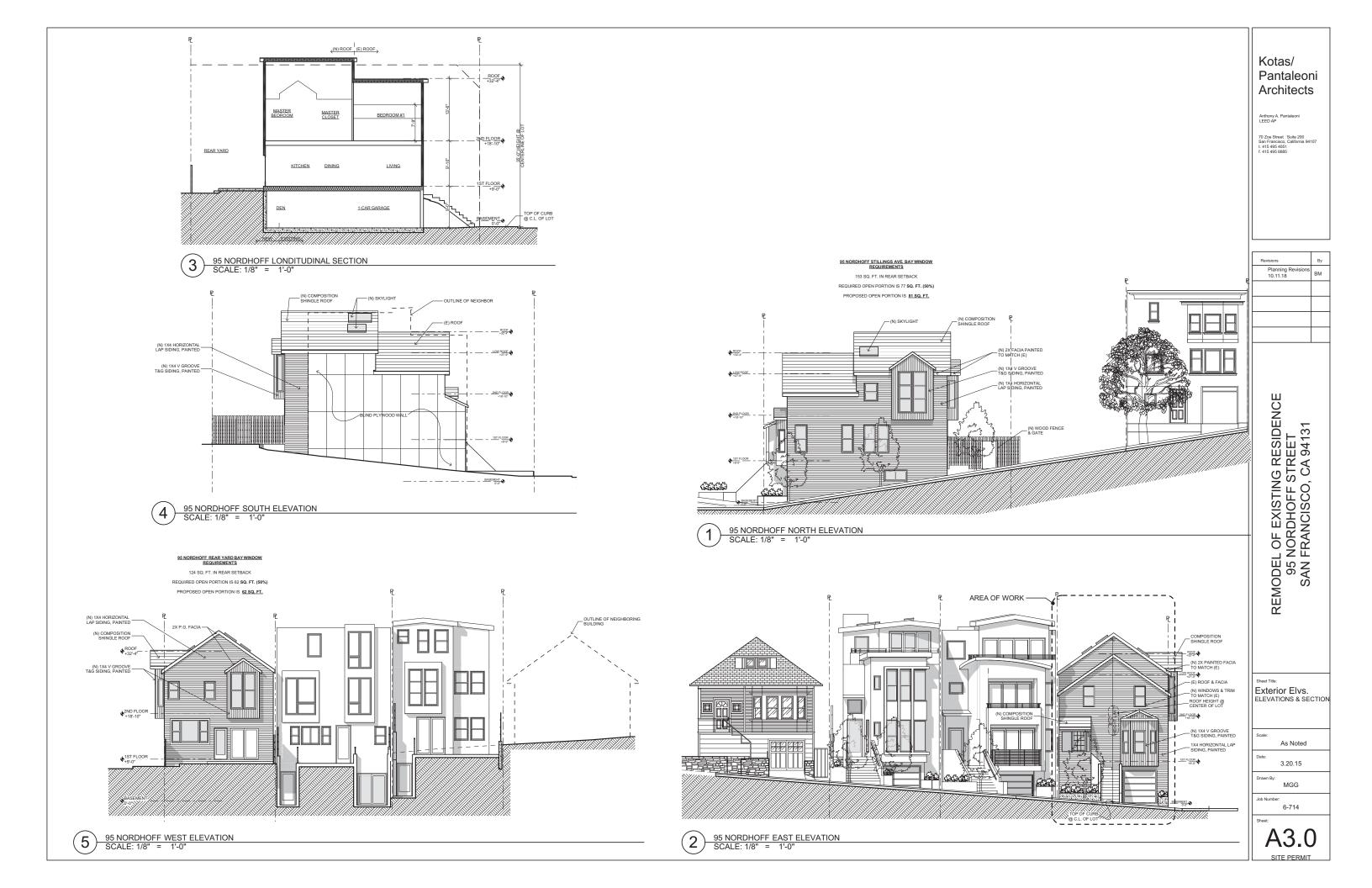


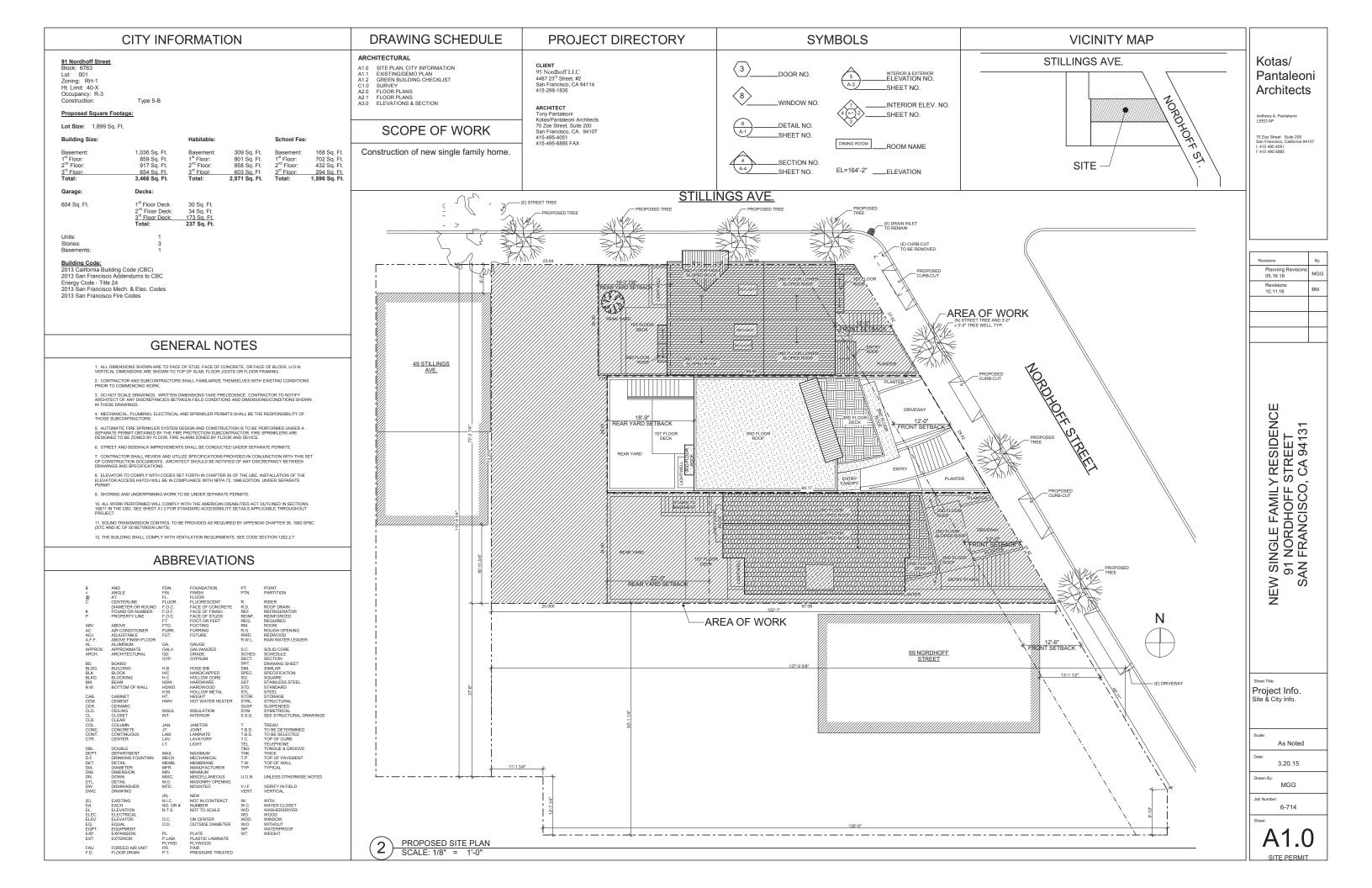
	Kotas/ Pantaleoni Architects
	Anthony A. Pantaleoni LEED AP
	70 Zoe Street Suite 200 San Francisco, California 94107 t. 415 495 4051
	f. 415 495 6885
AY LINES SHOWN HEREON ARE BASED UPON RECORD DATA DETAILED FINAL SURVEY OF THE PROPERTY. HOWN HEREON IS FOR PLANNING PURPOSES ONLY.	
S OTHERWISE SHOWN. RED IN FEET AND DECIMALS THEREOF.	
RED IN FEEL AND DEGIMALS THEREOF.	
N SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED	
	Revisions By
THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED: ER 8, 1997. DOCUMENT NUMBER 97-G269120-00. REEL H024 AT IMAGE 0092.	Planning Revisions 10.11.18 BM
HOWN HEREON WERE PLOTTED FROM A COMBINATION OF NCE (CONDITIONS PERMITTING) AND RECORD INFORMATION SCITVE UTLITY COMPANIES AND ARE NOT INTENDED TO LOCATIONS, THEREFORE, ALL UTILITIES MUST BE VERIFIED ORIZONTAL & VERTICAL LOCATIONS BY THE OWNER T TO DESIGN OR CONSTRUCTION, NO RESPONSIBILITY IS	
CAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.	
- DESCRIPTION IN WERE OBTAINED FROM THE BENCHMARK LOCATED AT CONGO STREET AND	
RNER) CROW CUT OUTER RIM SWI. SAID BENCHMARK IS BASED UPON CITY & D DATUM AND HAS AN ELEVATION OF 349.580.	
	U U U
1836	DEN(
<u>INT</u>	
Y ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY,	ING RESIDE F STREET :0, CA 94131
DATE:	C C S H
MBER 30, 2015	TING CO, C
	ISI OF OF
	AN AN AN
	REMODEL OF E 95 NORE SAN FRAN
	NO NO
	E K
	Sheet Title: Project Info.
	JURVEY
ATIVE PARCEL MAP	
OT SUBDIVISION OF THAT REAL PROPERTY	_{Scale:} As Noted
CRIBED IN THAT CERTAIN DEED CORDED ON DECEMBER 8, 1997	Date: 3.20.15
REEL H024 AND IMAGE 0092	Drawn By:
O STATE OF CALIFORNIA DATE: JUNE 2014	MGG Job Number:
BARRY A. PIERCE ANSAMERICAN ENGINEERS & ASSOCIATES	6-714
ANSAMERICAN ENGINEERS & ASSOCIATES SHEET 1 OF 1 AB: 6763, LOT: 1, ADDRESS: 95 NORDHOFF STREET	C1.0

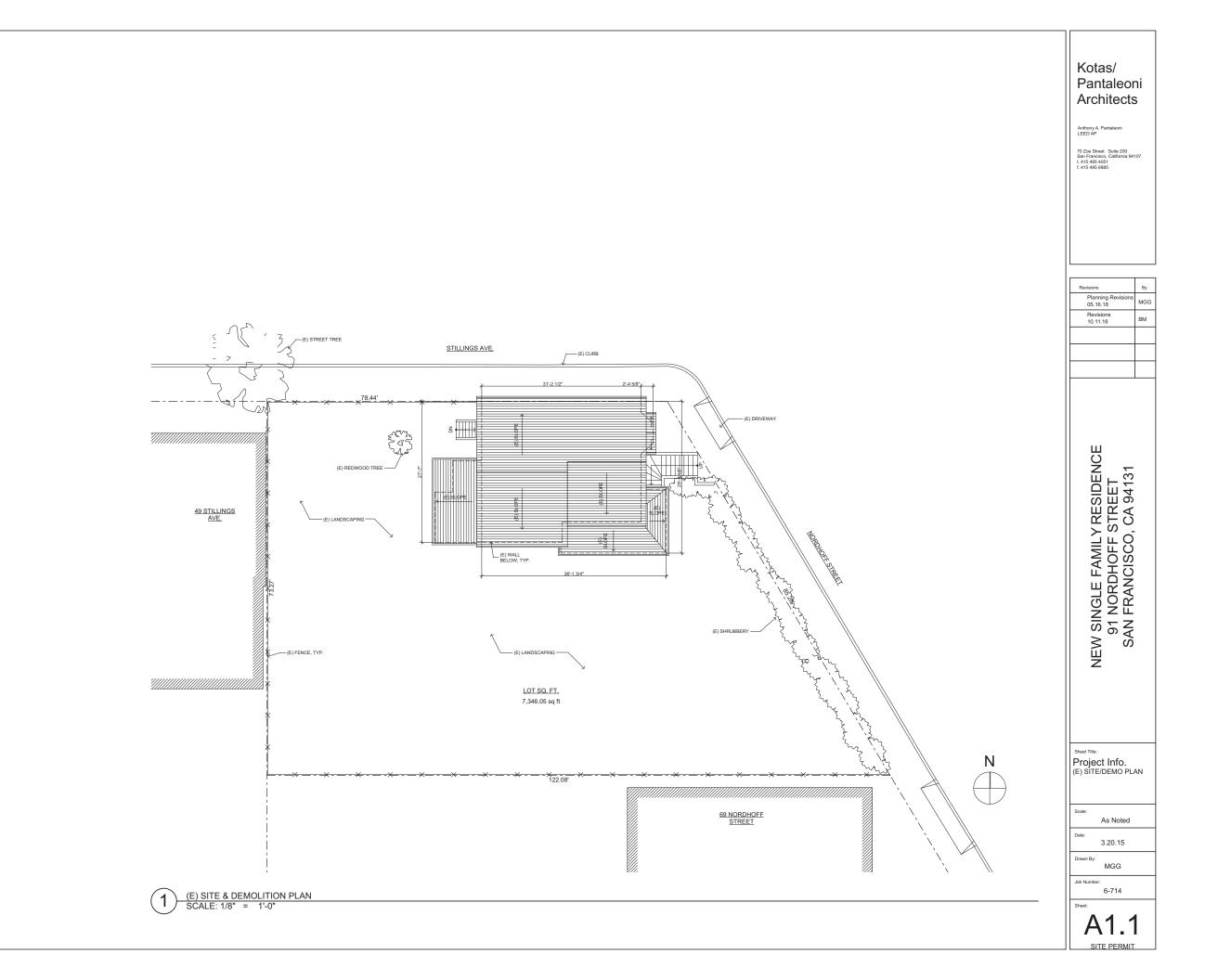






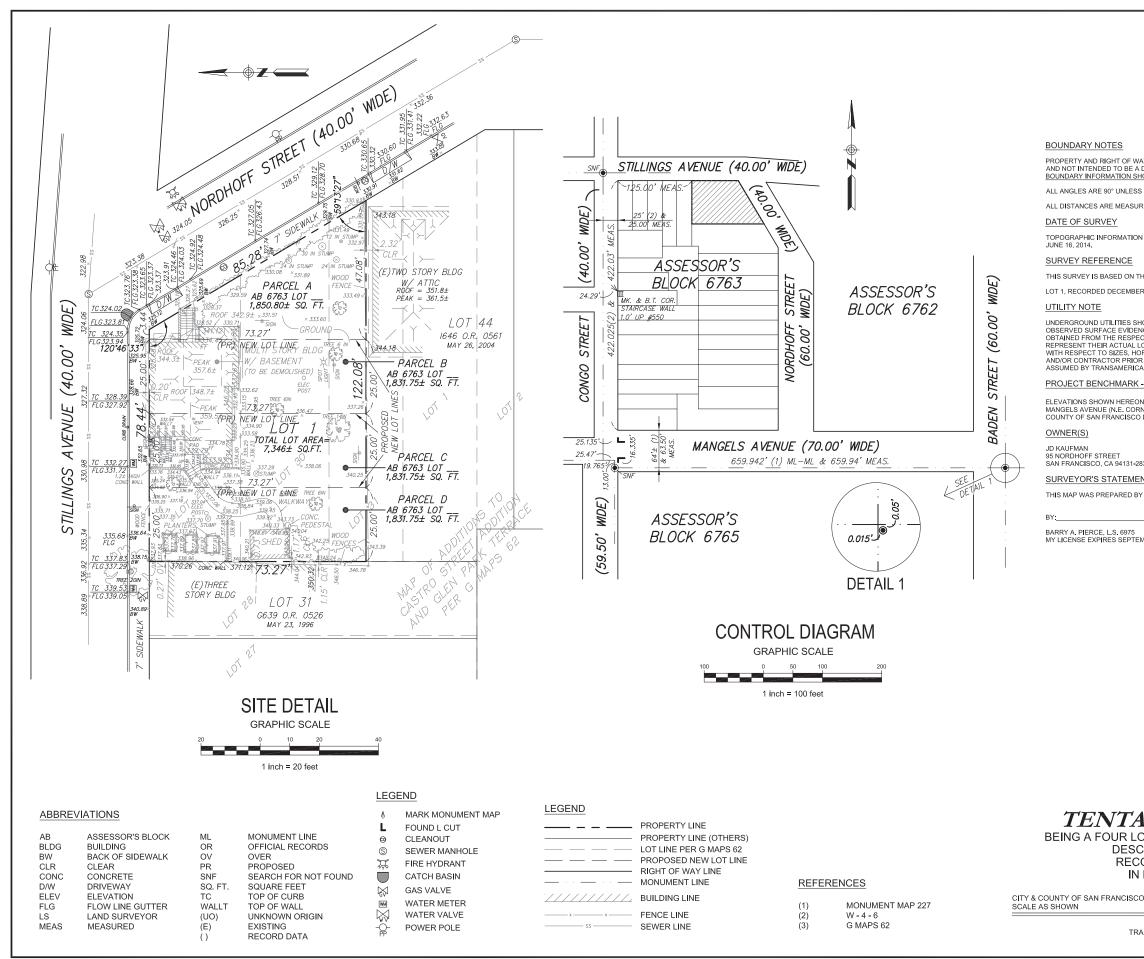




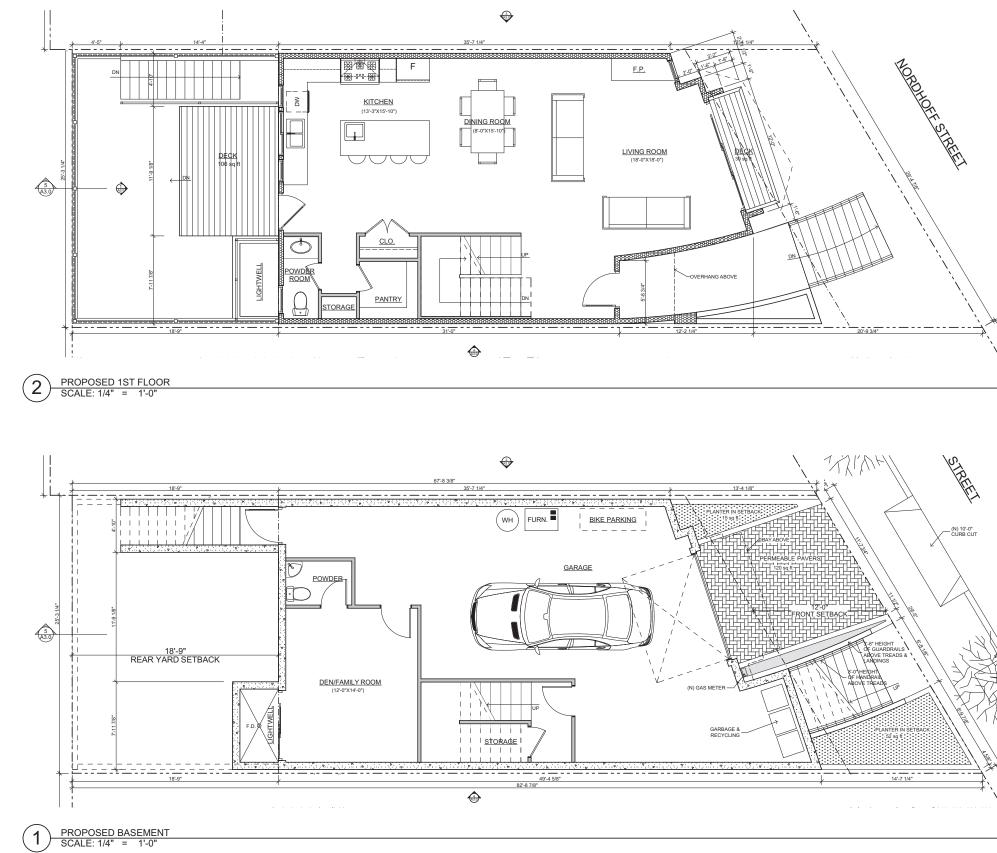


Project Name	Block/Lot	Address
NORDHOFF ST. & STILLINGS AVE.	6763/001	91 NORDHOFF STREET
Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
3,543 SQ. FT.	R-3	
# of Dwelling Units	Height to highest occupied floor	Number of occupied floors
1	35 FT.	4

NUMERIANCE Distribution Distribution <th colspan="4">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.</th> <th>As part under S will be (a) Pro</th> <th>t of applicat San Francis due with the</th> <th>nent C-2 - Building: hit Submittal</th> <th>Antt LEE 70 Z San</th>	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.				As part under S will be (a) Pro	t of applicat San Francis due with the	nent C-2 - Building: hit Submittal	Antt LEE 70 Z San							
Image: Control of the product of th	,				AND (b) Ind	licate in one	of the col	umns helow	which type of project is proposed. If applicable, fill in the bland	lines helov	w to identify the	Bu Bu	t. 41 f. 41		
Image: Control Control Control <th< td=""><td colspan="2" rowspan="2">Gross Building Area Primary Occupancy Design Professional/Applicant: Sign & Date 3,543 SQ. FT. R-3</td><td>ate</td><td></td><td>numbe</td><td>er of points</td><td>the project</td><td>must meet o</td><td>exceed. A LEED or GreenPoint checklist is not required to b</td><td></td><td></td><td>en en</td><td></td></th<>	Gross Building Area Primary Occupancy Design Professional/Applicant: Sign & Date 3,543 SQ. FT. R-3		ate		numbe	er of points	the project	must meet o	exceed. A LEED or GreenPoint checklist is not required to b			en en			
Image: distribution Control Contro Contro Control Cont					· ·					s applving	LEED or	itac Pe			
Character Normality (Autority)						Green	Point Rated	l, prerequis					At G Site		
Control control services New Larges New Larges New Larges New Larges Control control services				LEI		ROJEC	ГS				OTHER APPLICABLE NON-RESIDENTIA	AL PROJ	ECTS		
Construction values for long lange of the set	Construction activity stormwater pollution	n ide a		N C	New Large Commercia	Residentia	I Residentia	Commerica Interior			references below are applicable to New Non-Residential buildings. Corresponding re- quirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Non-	v >2,000 sq ft OR		Re
Description		on Plan	Type of Project Proposed (Ind	dicate at right)								Residentia			
Properting Structure Properting Structure Properting Structure Structu			Overall Requirements:	I		I			<u> </u>	<u> </u>					
Mode square feel of new or modified landscape must might with as performed for a landscape mu				s prerequisites):		SILVER					California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	•	n/r		
Teglinges/Tegli	,000 square feet of new or modified landscap	e must	Adjustment for retention / demolition	on of historic	60	2	50		60	60	motorized parking capacity each, or meet San Francisco Planning Code Sec 155,	•	•		
Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicates a measure is not required) Specific Requirements: (n/i indicat	Ordinance.		Final number of required points					50			low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total	•	•		
Recycling by Occupants: Provide adequate space nd equal access for storage, collection and loading of ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris ADD compty with San Francisco Construction & Demolition Debris											Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day,	•	•		
compositive required and landfill materials. See Administrative Builetin 088 for details. Compositive Railetin 088 for details. See Administrative Builetin Case Admi		ind of							Moot C8D		Indoor Water Efficiency: Reduce overall use of potable water within the building by 20%		•		
Effective 1/1/2012: " Generator 1/2 control with volume terms on site 21% of total annual energy on site 21% o	compostable, recyclable and landfill materials.		Ordinance	tion & Demolition Debris	•	•	•	•		ly •	Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building		•	(D)	
Effective 1/1/2012: " Generator 1/2 control with volume terms on site 21% of total annual energy on site 21% o			Compared to Title-24 2008 (or ASHRAE 90	0.1-2007)	•	•	•	•			OR for buildings less than 10,000 square feet, testing and adjusting of systems is required			ere	
Proposing a GreenPoint Rated Project [Indicate at right by checking the box.) Generate renewable energy on-site 21% of total annual energy compared to Title 12% of total annual energy (Indicate at right by checking the box.) Image: Indicate at right by checking the box.) VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1) Image: Indicate at right by checking the box.) Indicate at right by checking the box.) 75 Image: Indicate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchased Serene-E certified renewable energy credits for 35% of total electricity use (LEED EAGS). Image: Indicate	GREENPOINT RATED PR	OJECTS	Renewable Energy or Enhanced	I Energy Efficiency							(13C.5.504.3)	•			
Final number of required points (base number +/-			Generate renewable energy on-site ≥1% of cost (LEED EAc2), OR Demonstrate an additional 10% energy use compared to Title 24 Part 6 2008), OR	e reduction (total of 25%	•	n/r	n/r	n/r	n/r	n/r	VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4. Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations		•	U U	
Final number of required points (base number +/-	Base number of required Greenpoints: 75		total electricity use (LEED EAc6).		ne						1. Carpet and Rug Institute Green Label Plus Program			q	
Final number of required points (base number +/-	LEED EA 3		Mee			visites	(Specification 01350) 3. NSF/ANSI 140 at the Gold level	•	•	e					
Final number of required points (base number +/-	5				•		n/r		1 .		AND Carpet cushion must meet CRI Green Label,			1 <u>1</u>	
adjustment) Indoor Air Quality Management Plan LEED IEQ 3.1 • n/r n/r n/r n/r Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5) • •		oer +/-			•						Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.4)	i) •	•		
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install		tes)	Low-Emitting Materials LEED IEQ	Q 4.1, 4.2, 4.3, and 4.4	٠	n/r	•	•	•	•	resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative		•	Ð	
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet shufting capacity each, or meet n/r n/r Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)		ergy use	parking for 5% of total motorized parking ca San Francisco Planning Code Sec 155, wh	capacity each, or meet	•		n/r	•	n/r	n/r	Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6) Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building	•			
reduction compared to 2008 California Energy Code, Title 24, Part 6. • <	Title 24, Part 6.		meet LEED credit SSc4.2. (13C.5.106.4) Designated parking: Mark 8% of tota	al parking stalls							Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of	•	See CA T24 Part 11	N N	
for low-emitting fuel efficient and carpool/yap nool yabicles	Code requirements CalGreen measures for residential projects	have	(13C.5.106.5)		•			•	n/r	n/r	Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party		• See CA T24		Sheet
$\frac{1}{1000} \frac{1}{1000} \frac{1}{1000$	*	system.)	consume more than 1,000 gal/day, or more		•	n/r	n/r	n/r	n/r	n/r				e je	GRE
Notes Notes New residential projects of 75' or greater must use the "New New residential proje) New residential projects of 75' or greater must				•	n/r	n/r		n/r	n/r			0 Square Feet	<u> </u> 2 [`]	
Construction Waste Management – Divert 75% of construction and demolition pay choose to apply the J EED for Homes Mid-Rise rating system: Meet C&D Air Filtration: Provide MERV-13 filters in residential buildings in Meet C&D	ccupied floors and less than 75 feet to the highe	st occupied floor	credit IEQ 5). (13C.5.504.5.3) Air Filtration: Provide MERV-13 filters in	n residential buildings in	•							•			Scale:
so, you must use the "New Residential Mid-Rise" column. E) LEED for Homes Mid-Rise projects must meet the "Silver" standard, Castrol www and well will and well well and well an	f so, you must use the "New Residential Mid-Rise ?) LEED for Homes Mid-Rise projects must meet	" column. the "Silver" standard	and SF Building Code 1203.5)			•	•				Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total			it	Date:
ncluding all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required. B) Requirements for additions or alterations apply to applications construct 42, 2012	Silver depends on unit size. See LEED for Homes System to confirm the base number of points requ	Mid-Rise Rating ired.			•	See C	BC 1207	•	n/r	n/r	demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR		n/r	S I	Job Nu



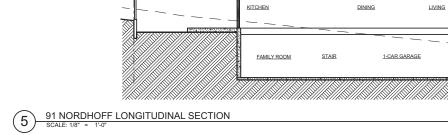
·	Kotas/ Pantaleoni Architects
	Anthony A. Pantaleoni LEED AP
	70 Zoe Street Suite 200 San Francisco, California 94107 . 415 495 6885 . 415 495 6885
AY LINES SHOWN HEREON ARE BASED UPON RECORD DATA DETAILED FINAL SURVEY OF THE PROPERTY. HOWN HEREON IS FOR PLANNING PURPOSES ONLY.	
S OTHERWISE SHOWN.	
RED IN FEET AND DECIMALS THEREOF.	
N SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED	
HE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED: R 8, 1997, DOCUMENT NUMBER 97-G269120-00, REEL H024 AT IMAGE 0092.	Revisions By Planning Revisions 05.16.18 MGG Revisions 10.11.18 BM
HOWN HEREON WERE PLOTTED FROM A COMBINATION OF NCE (CONDITIONS PERMITTING) AND RECORD INFORMATION CTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO OCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED PRIZONTAL & VERTICAL LOCATIONS BY THE OWNER R TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS AN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.	
- DESCRIPTION	
N WERE OBTAINED FROM THE BENCHMARK LOCATED AT CONGO STREET AND INER) CROW CUT OUTER RIM SWI. SAID BENCHMARK IS BASED UPON CITY & D DATUM AND HAS AN ELEVATION OF 349.580.	
836	DENCE ET 4131
<u>NT</u>	
Y ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY,	TREI CA 94
MBER 30, 2015	NEW SINGLE FAMILY I 91 NORDHOFF S SAN FRANCISCO, 0
	^{heet Title:} 'roject Info. URVEY
A TIVE PARCEL MAP OT SUBDIVISION OF THAT REAL PROPERTY CRIBED IN THAT CERTAIN DEED ORDED ON DECEMBER 8, 1997	ate: 3.20.15
REEL H024 AND IMAGE 0092	rawn By: MGG
O STATE OF CALIFORNIA DATE: JUNE 2014	»b Number: 6-714
BARRY A. PIERCE ANSAMERICAN ENGINEERS & ASSOCIATES AB: 6763, LOT: 1, ADDRESS: 95 NORDHOFF STREET	L C1.0
	SITE PERMIT

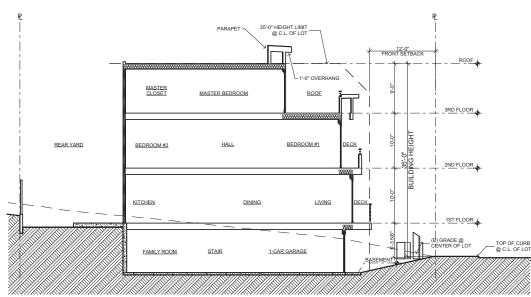


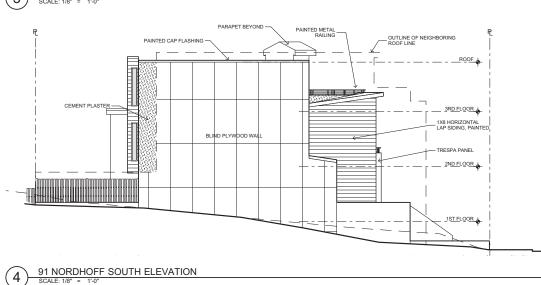
	Kotas/ Pantaleoni Architects Architects 2026 Strate Suite 200 Star Frances, California 94107 L415 495 4981 f. 415 495 6885
5 (839)	Revisions By Planning Revisions MGG 05.16.18 MGG Revisions BM 10.11.18 BM
11 NORDHOFF FRONT SETBACK PLANTING REQUIREMENTS TOTAL FRONT SETBACK AREA IS 302 SO. FT. THE REQUIRED LANDSCAPING IS 40 SQ. FT. (20%) THE LANDSCAPING IS APPROXIMATELY <u>57 SQ. FT.</u> THE REQUIRED PERMEABLE AREA IS 151 SQ. FT. (50%) THE LANDSCAPING IS APPROXIMATELY <u>167 SQ. FT.</u> THE REQUIRED PERMEABLE AREA IS 151 SQ. FT. (50%)	NEW SINGLE FAMILY RESIDENCE 91 NORDHOFF STREET SAN FRANCISCO, CA 94131
(N) STREET (SSD) (N) OF OF (SSD) (N) OF OF CURB CUT	Sheet Tille: Floor Plans BASEMENT, 1ST Scale: As Noted Dete: 3.20.15 Drawn By: MGG Job Number: 6-714 Sheet: A2.00 SITE PERMIT



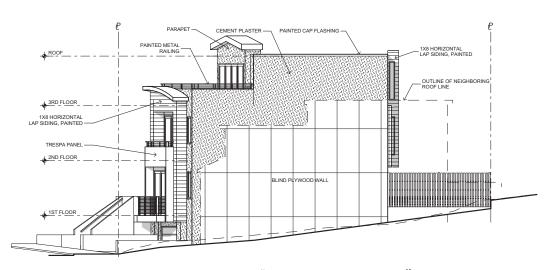
		Kotas/ Pantaleoni Architects Arthony A. Partaleoni LEED AP 70: Zoo Street. Suite 200 San Francisco. California 94107 L 415 495 4051 t. 415 495 6885
		Revisions By Planning Revisions MGG 05.16.18 MGG Revisions 10.11.18
`		 NEW SINGLE FAMILY RESIDENCE 91 NORDHOFF STREET SAN FRANCISCO, CA 94131
	 (33) (33)	Sheet Title: Floor Plans 2ND, 3RD
*		Scale: As Noted Date: 3.20.15 Drawn By: MGG Job Number: 6-714
		 A2.1





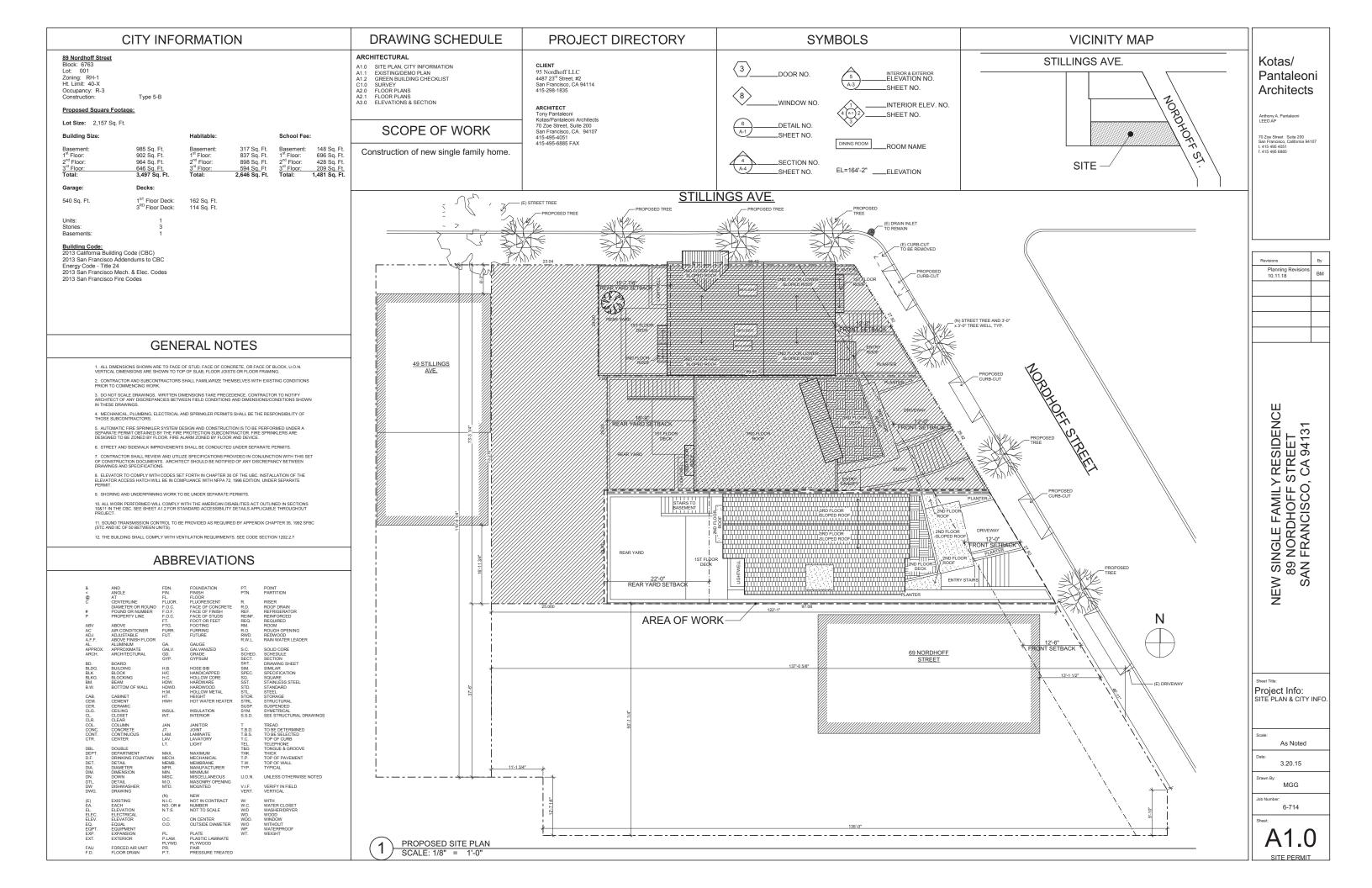


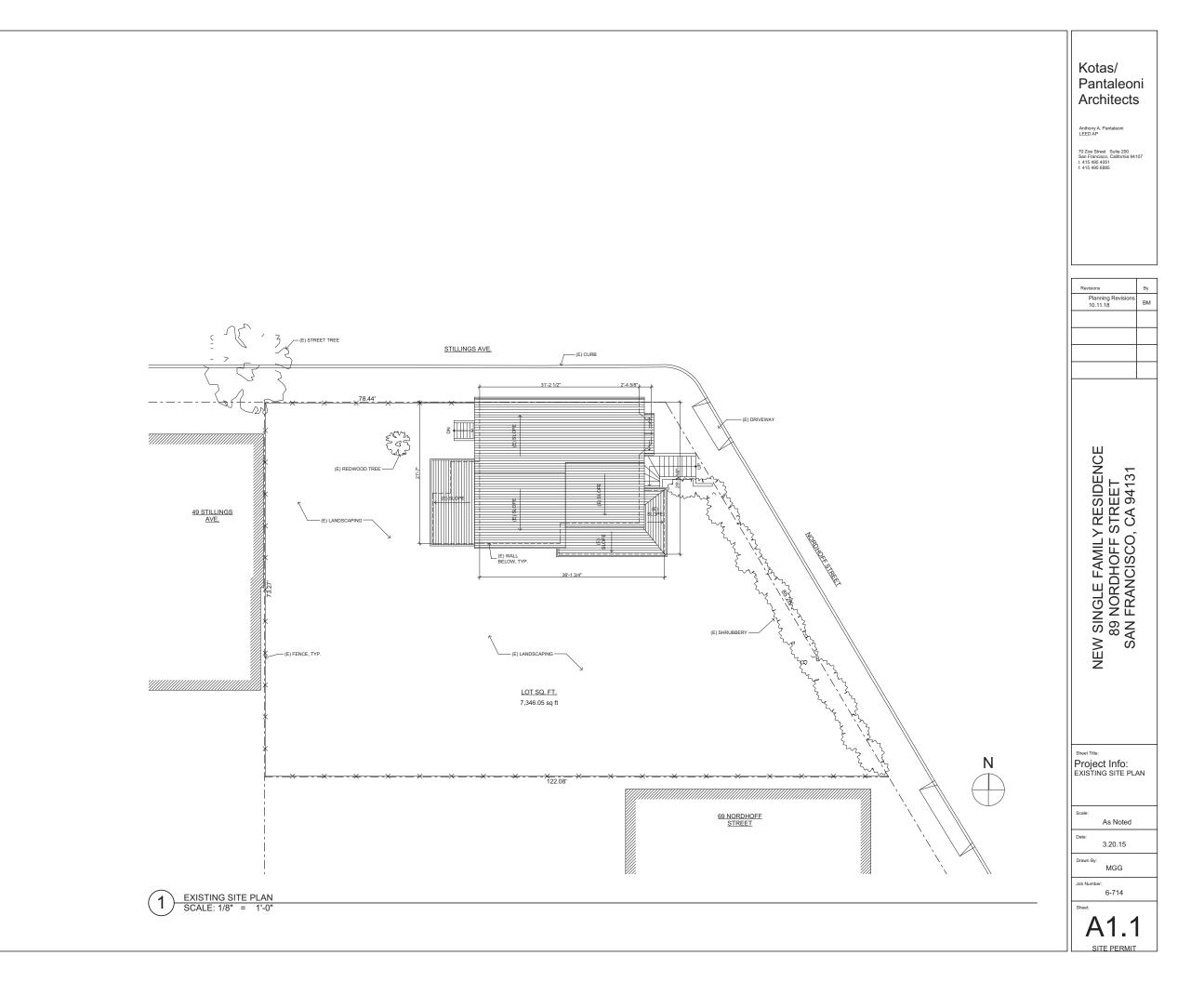












Green Building: Site Permit Checklist

BASIC INFORMATION:

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

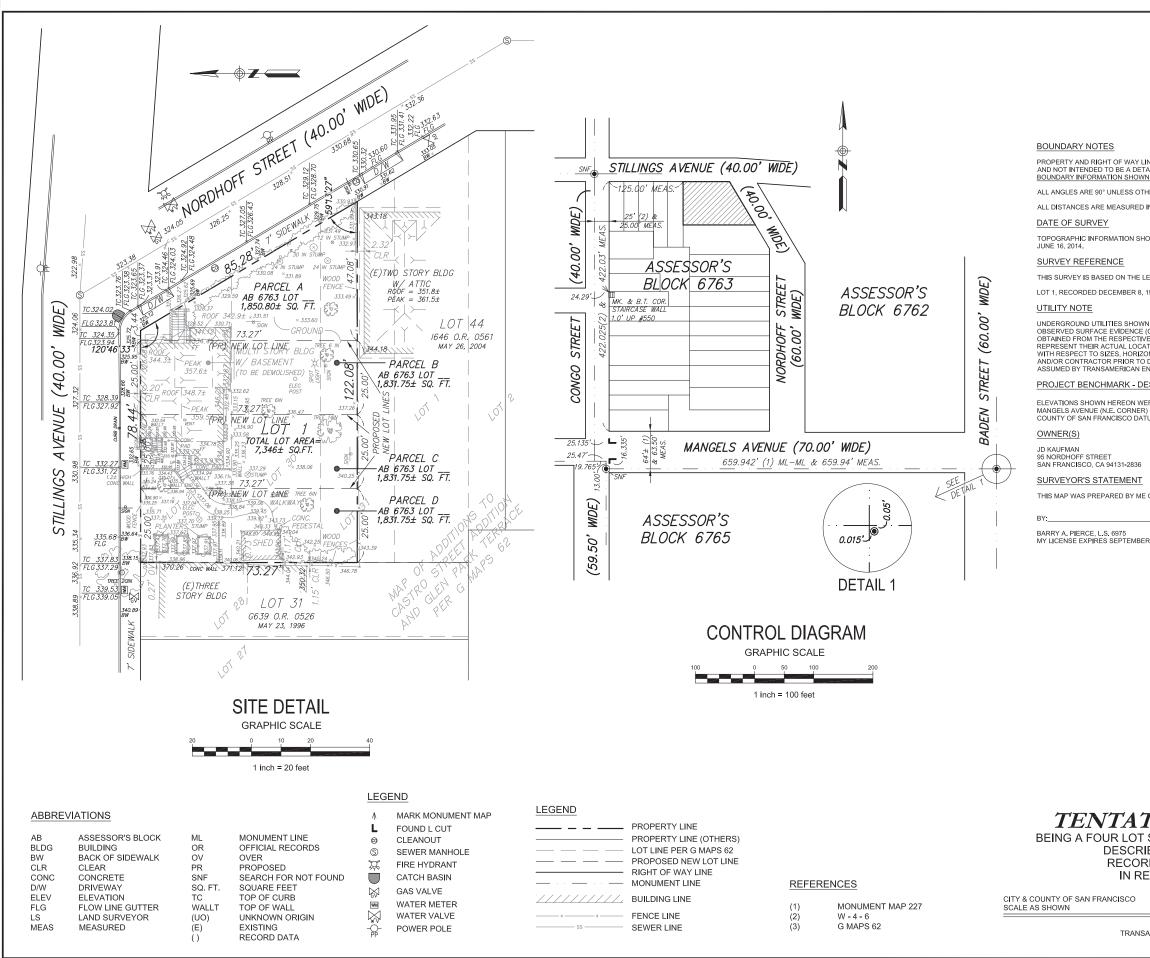
L	Project Name	Block/Lot	Address
	NORDHOFF ST. & STILLINGS AVE.	6763/001	89 NORDHOFF STREET
L	Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
	3,357 SQ. FT.	R-3	
L	# of Dwelling Units	Height to highest occupied floor	Number of occupied floors
	1	35 FT.	4

Kotas/ Pantaleoni Submittal Architects Green Building: Attachment C-2 Anthony A. Pantaleoni LEED AP 70 Zoe Street Suite 200 San Francisco, California 94107 t. 415 495 4051 f. 415 495 6885 Site Permit TIAL PROJECTS Addition Planning F 10.11.18 >2,000 sq ft Other New BM Non-OR 2 or Residential Alteration >\$500,0003 38 n/r • day, NEW SINGLE FAMILY RESIDENCE 89 NORDHOFF STREET SAN FRANCISCO, CA 94131 20% 303.2) oning ing Titleblock here (Testing & Balancing) uired. ction e 1168 04.4.1) ons Cs 504.4.5) install **Project Name** ative Limited exceptions. See CA T24 Part 11 Section 5.714.6 eet Title See CA T24 party Project Info: Part 11 Section 5.714.7 GREEN BUILDING 508.1) ects 5,000 - 25,000 Square Feet Meet C&D ordinance only olition As Noted Insert 3.20.15 n/r Drawn By e 24 MGG EAc6). 6-714

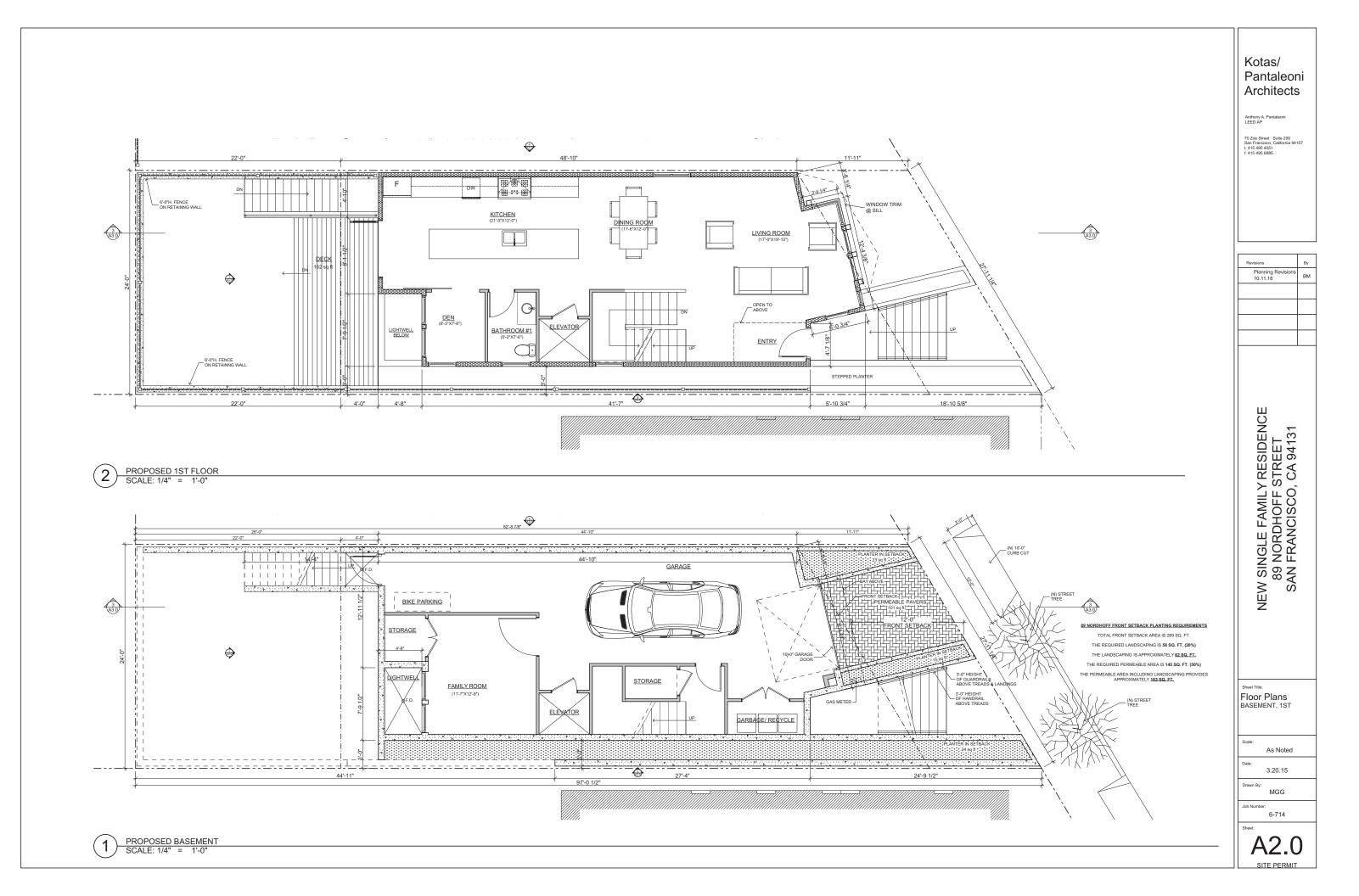
A1.2 SITE PERMI

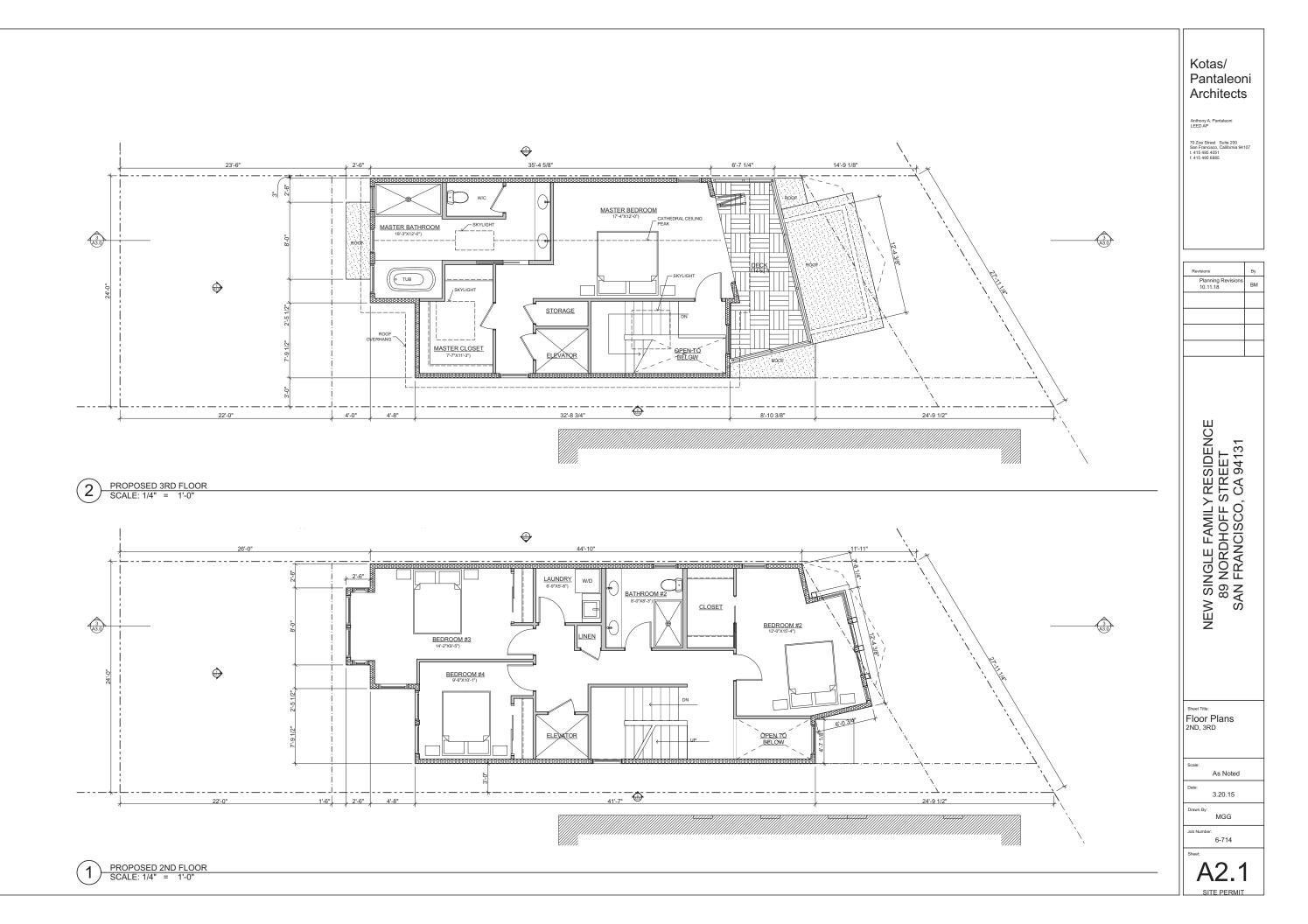
Instructions: As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form: (a) Provide basic information about the project in the box at left. This info determines which green building requirements apply. AND (b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the 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.

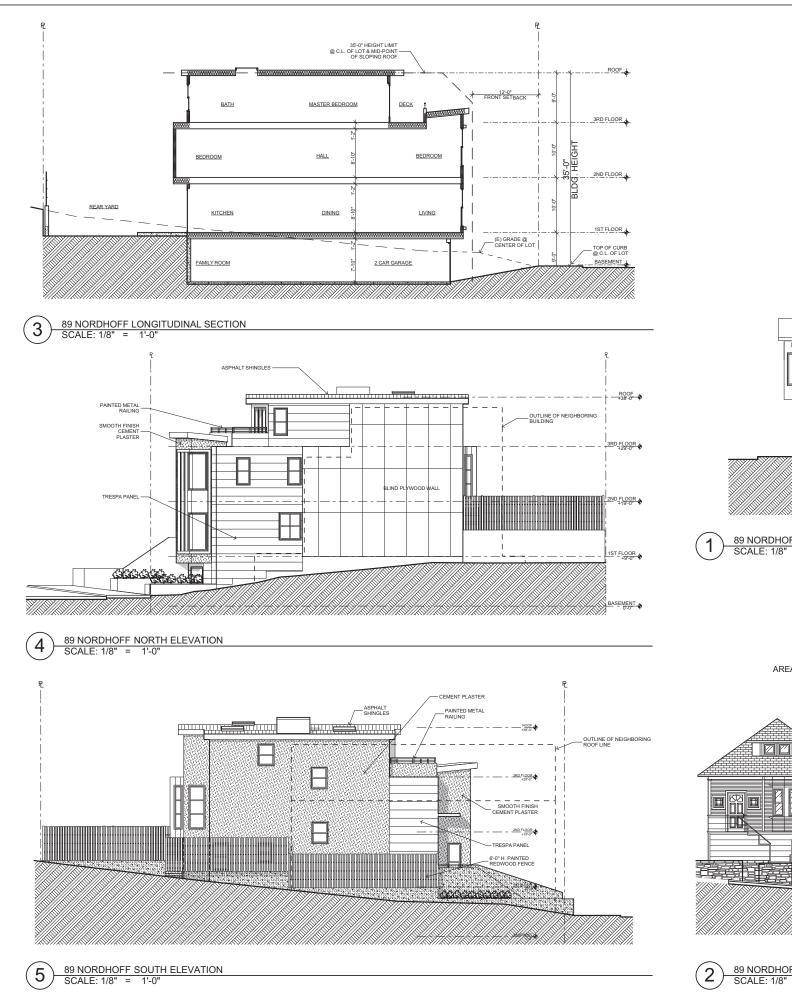
ALL PROJECTS, AS APPLICABLE	L	EED PF	ROJEC	ſS				OTHER APPLICABLE NON-RESIDENT
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan	_	New Large Commercia	Residentia	New Residential High-Rise ¹	Commerica Interior	Commercial Alteration		Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding re quirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 of after. ³
and implement SFPUC Best Management Practices.	Type of Project Proposed (Indicate at right)							Type of Project Proposed (Check box if applicable)
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan ●	Overall Requirements:		1		1	1		Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008
meeting SFPUC Stormwater Design Guidelines	LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD	California Energy Code, Title 24, Part 6. (13C.5.201.1.1)
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation	Base number of required points: Adjustment for retention / demolition of historic features / building:	60	2	50	60 n/a	60	60	Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)
Ordinance. Construction Waste Management – Comply with	Final number of required points (base number +/- adjustment)			İ	50			Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)
the San Francisco Construction & Demolition Debris Ordinance	Specific Requirements: (n/r indicates a measure is r	not required)						Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day or >100 gal/day if in buildings over 50,000 sq. ft.
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance		•	•	•	Meet C&D ordinance only	•	Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303 Commissioning: For new buildings greater than 10,000 square feet, commissioni
See Administrative Bulletin 088 for details.	LEED MR 2, 2 points 15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007)	•	•	•	•		ED site only	shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is require
GREENPOINT RATED PROJECTS	LEED EA 1, 3 points Renewable Energy or Enhanced Energy Efficiency	,				proroqu		Protect duct openings and mechanical equipment during construction (13C.5.504.3)
	Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy							Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 11 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of	6	n/r	n/r	n/r	n/r	n/r	Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)
Base number of required Greenpoints: 75	total electricity use (LEED EAc6). Enhanced Commissioning of Building Energy Systems LEED EA 3	s •		Mee	t LEED prerequ	lisites		Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350)
Adjustment for retention / demolition of historic features / building:	Water Use - 30% Reduction LEED WE 3, 2 points	•	n/r	•	Mee	et LEED prerequi	sites	3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice
Final number of required points (base number +/-	Enhanced Refrigerant Management LEED EA4	•	n/r	n/r	n/r	n/r	n/r	AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)
adjustment)	Indoor Air Quality Management Plan LEED IEQ 3.1	•	n/r	n/r	n/r	n/r	n/r	Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.
GreenPoint Rated (i.e. meets all prerequisites)	Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4 Bicycle parking: Provide short-term and long-term bicycle	•	n/r	•	•	•	•	Resilient flooring systems: For 50% of floor area receiving resilient flooring, ins resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborativ for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code,	parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	•		n/r ncisco Planning	•	n/r	n/r	Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)
Title 24, Part 6. Meet all California Green Building Standards Code requirements	Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	•	Coc	le 155	•	n/r	n/r	Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)
(CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in	•	n/r	n/r	n/r	n/r	n/r	Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, part walls and floor-ceilings STC 40. (13C.5.507.4)
Notes	building over 50,000 sq. ft. (13C.5.303.1) Air Filtration: Provide at least MERV-8 filters in regularly							CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508
 New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor 	occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	•	n/r	n/r	•	n/r	n/r	Additional Requirements for New A, B, I, OR M Occupancy Project Construction Waste Management – Divert 75% of construction and demolitie
may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.	Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	•	•	n/r	n/r	n/r	debris AND comply with San Francisco Construction & Demolition Debris Ordinance. Renewable Energy or Enhanced Energy Efficiency
2) LEED for Homes Mid-Rise projects must meet the "Silver" standa including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating	ird,	4)	See C	BC 1207	•	n/r	n/r	Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Det 6 (2009) OB.
System to confirm the base number of points required. 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.								Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc



NES SHOWN HEREON ARE BASED UPON RECORD DATA NIEDE FINAL SURVEY OF THE PROPERTY. I HEREON IS FOR PLANNING PURPOSES ONLY. IERWISE SHOWN.	Kotas/ Pantaleoni Architects Antony A. Pantaleoni LEED AP 70 Zers Streat: Suite 200 Sav Faredono California 94107 L 415 495 6885
N FEET AND DECIMALS THEREOF.	
WN HERE IS BASED UPON A FIELD SURVEY PERFORMED	
	Revisions By
GAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:	Planning Revisions 10.11.18 BM
997, DOCUMENT NUMBER 97-G269120-00, REEL H024 AT IMAGE 0092.	
I HEREON WERE PLOTTED FROM A COMBINATION OF CONDITIONS PERMITTING) AND RECORD INFORMATION E UTILITY COMPANIES AND ARE NOT INTENDED TO TIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED NTAL & VERTICAL LOCATIONS BY THE OWNER DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS GUINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. SCRIPTION RE OBTAINED FROM THE BENCHMARK LOCATED AT CONGO STREET AND CROW CUT OUTER RIM SWI. SAID BENCHMARK IS BASED UPON CITY &	
OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY,	Y RESIDENCE 5 STREET 0, CA 94131
2 30, 2015	NEW SINGLE FAMILY 89 NORDHOFF S SAN FRANCISCO,
	Sheet Title: Project Info: SURVEY
TIVE PARCEL MAP SUBDIVISION OF THAT REAL PROPERTY BED IN THAT CERTAIN DEED DED ON DECEMBER 8, 1997 SEL H024 AND IMAGE 0092	Scale: As Noted Date: 3.20.15 Drawn By:
STATE OF CALIFORNIA DATE: JUNE 2014	MGG Job Number:
BARRY A. PIERCE MERICAN ENGINEERS & ASSOCIATES	6-714 Sheet:
AB: 6763, LOT: 1, ADDRESS: 95 NORDHOFF STREET	C1.0







AREA OF WORK -Β H H 144/4











SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
95 NORDHOFF ST		6763001	
Case No.		Permit No.	
2018-015554PRJ		201811145858	
Addition/ Alteration	Demolition (requires HRE for Category B Building)	New Construction	
Project description for Planning Department approval.			

Conditional Use Authorization to permit subdivision of one large parcel into 4 single family lots.

STEP 1: EXEMPTION CLASS

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.

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any b	If any box is checked below, an Environmental Evaluation Application is required.		
	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)		
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to <i>EP_ArcMap > Maher layer</i>).</i>		
	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?		
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)		
	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? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers ></i> <i>Topography</i>)		
	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required.		
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.		
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.		
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.			
	ments and Planner Signature (optional): Laura Lynch eo Review Complete 2-12-2019		

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

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

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

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

	7. Addition(s), including mechanical equipment that are minin and meet the Secretary of the Interior's Standards for Rehabil		
	8. Other work consistent with the Secretary of the Interior Sta	ndards for the Treatment of Historic	
	Properties (specify or add comments):		
	9. Other work that would not materially impair a historic distric	t (specify or add comments):	
	(Requires approval by Senior Preservation Planner/Preservati	on Coordinator)	
	10. Reclassification of property status . (Requires approval b Planner/Preservation	y Senior Preservation	
	Reclassify to Category A	assify to Category C	
	a. Per HRER dated (attach H	RER)	
	b. Other (<i>specify</i>): Per PTR form signed on 5/6/50 [.]	5	
	Note: If ANY box in STEP 5 above is checked, a Preserva	tion Planner MUST check one box below.	
	Further environmental review required. Based on the inform		
	Environmental Evaluation Application to be submitted. GO TO STEP 6.		
	Project can proceed with categorical exemption review. The Preservation Planner and can proceed with categorical exemp		
Comm	nents (optional):		
Preser	vation Planner Signature: Stephanie Cisneros		
STE	EP 6: CATEGORICAL EXEMPTION DETERMINATION		
ТОЕ	BE COMPLETED BY PROJECT PLANNER		
	Further environmental review required. Proposed project do	es not meet scopes of work in either	
	(check all that apply):		
	Step 5 - Advanced Historical Review		
	STOP! Must file an <i>Environmental Evaluation Application.</i>		
	No further environmental review is required. The project is		
	There are no unusual circumstances that would result in a reasonable possibility of a significant effect.		
	Project Approval Action:	Signature:	
	Building Permit	Gabriela Pantoja	
	If Discretionary Review before the Planning Commission is requested,	03/14/2019	
	the Discretionary Review hearing is the Approval Action for the project. Once signed or stamped and dated, this document constitutes a categorical e	emption pursuant to CEQA Guidelines and Chapter	
	31of the Administrative Code.		
	In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		
	Please note that other approval actions may be required for the project. Pleas	e 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 fror	Block/Lot(s) (If different than front page)	
95 NORDHOFF ST	6763/001	
Case No.	Previous Building Permit No.	New Building Permit No.
2018-015554PRJ	201811145858	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

	The proposed modification would not result in any of the above changes.								
approv	If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.								
Planner Name:		Date:							





SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 95 NORDHOFF STREET RECORD NO.: 2018-015554CUA

	EXISTING	PROPOSED	NET NEW			
GROSS SQUARE FOOTAGE (GSF)						
Parking GSF	401	1,388	987			
Residential GSF	2,693	9,424	6,731			
Retail/Commercial GSF	0	0	0			
Office GSF	0	0	0			
Industrial/PDR GSF Production, Distribution, & Repair	0	0	0			
Medical GSF	0	0	0			
Visitor GSF	0	0	0			
CIE GSF	0	0	0			
Usable Open Space	168	1,505	1,337			
Other()						
TOTAL GSF	3,094	10,812	7,718			
	EXISTING	NET NEW	TOTALS			
	PROJECT FEATURES (Units or Amounts)				
Dwelling Units - Affordable	0	0	0			
Dwelling Units - Market Rate	1	3	2			
Dwelling Units - Total	1	3	2			
Hotel Rooms	0	0	0			
Number of Buildings	1	3	2			
Number of Stories	2	3	1			
Parking Spaces	1	3	2			
Bicycle Spaces	1	3	2			
Other()						

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

Reception: 415.558.6378

Fax: 415.558.6409

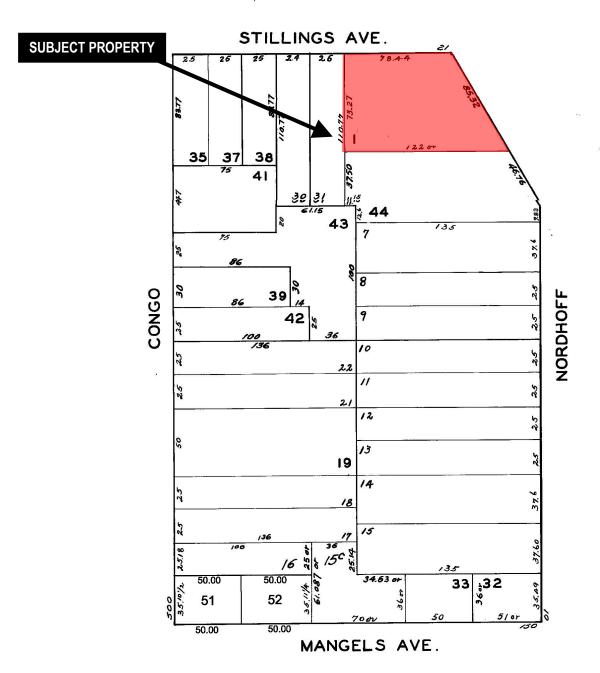
Planning Information: **415.558.6377**

	EXISTING	PROPOSED	NET NEW		
LAND USE - RESIDENTIAL					
Studio Units	0	0	0		
One Bedroom Units	0	0	0		
Two Bedroom Units	0	0	0		
Three Bedroom (or +) Units	1	3	2		

Parcel Map

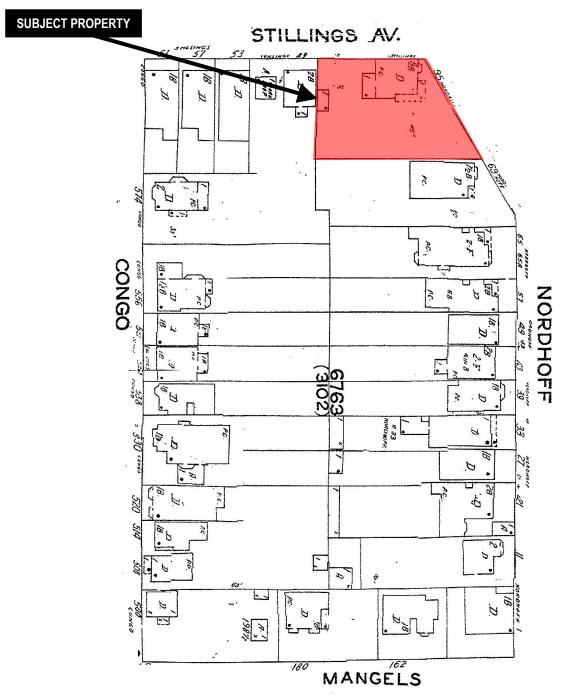
6763

ADD TO CASTRO ST ADD & GLEN PARK TER BLK M





Sanborn Map*



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

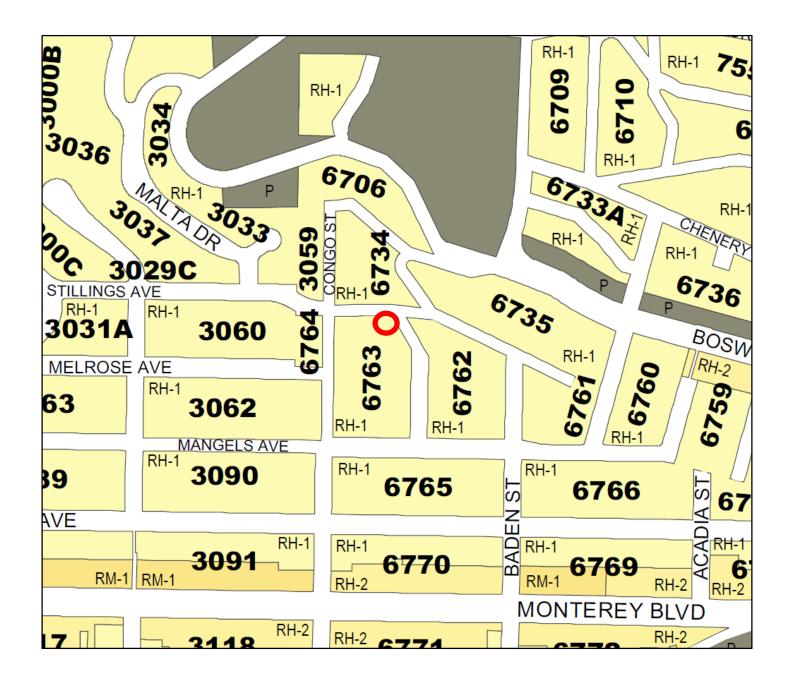


Aerial Photo





Zoning Map



 $\mathbf{\mathbf{b}}$

Site Photo



Site Photo





Gabriela Pantoja, Planner San Francisco Planning Department 1650 Mission St. Suile 450 San Francisco, Ca 94103

March 30,2019

Dear Ms. Pantoja

I own a house just down the hill from 95 Nordhoff on Joost Ave.

I support the owner(developer) of 95 Nordhoff in his proposal to split 95 Norshoff into separate lots for the purpose of creating more housing. The owner (developer) has been working hard to satisfy all the neighbors with regard to the property development over the past year, and I hope the Planning Department will look favorably upon his proposal to split the lot.

Thank you for your consideration.

Kathy Voutyras 268 Joost Ave. San Frankisco, CA 9/13)

Gabriela Pantoja, Planner

San Francisco Planning Department

1050 Mission Street, Suite 450

San Francisco, CA 94103

March 29, 2019

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Jui Moran 5348 Mission SU SF CD 94/12 Luis Moran

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

Jeiz 126 Erving st. SF VA94122

JIM ZENG

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

Paige Grenzen

3936 FOLSOM

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Michael Fox

MICHAEL FOX 3936 FOLSOM STREET

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

1741 15th Avenue ST

MILTON OW

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Patricia Aguyen 126 Shields st SF, CA 94132 PATRICIA NGUYEN

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

Launé Berner 25 Elmhurst Drive.

S.F. CA

LAURIE BERMAN

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Margaret Lanphier

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely, Grave Leong 2367 14th Are, 8P

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Exic Chin B16 Faxon Ine.

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Mollie Bunnell 4747 California St, SF

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

nancy J. Weber 2187 25m are SF, 4. 94116 NANCY J. WEBEIZ

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

Boh Brdnay

110 MUSEOM WAY SAN TRANCISCO, CA 94114 BOB BEDNARZ

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

fillen D. O. Ly Jeffrey De Jong 738 232 Ave Son Francisco, CA

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

Midhauler Stil 21 St AVE Sanfrancisco († 94/16

TINA LOW-LEE

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

- 25th Chue #3 3 Lily Chan

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely, Kthen

63 Stratford Dr. San Francisa, GA94132

VIN CHEN

Gabriela Pantoja, Planner

San Francisco Planning Department

1050 Mission Street, Suite 450

San Francisco, CA 94103

March 31, 2019

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

Gavin Chak 78 Lois Lu San Francisco, CA 94134

Dear Ms. Pantoja:

It is really nice to see the cooperation of the developer team who worked over the past year to satisfy all of the neighbors as best as possible.

The Planning Commission now should be able to approve the proposed lot split at 95 Nordhoff St.

Sincerely,

Tarek Amrouch 6747 california st San Francisco, GA 94121





PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the <u>Project Application Informational Packet</u>.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

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

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

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- \Box One (1) complete and signed application.
- □ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the <u>Department's Plan</u> <u>Submittal Guidelines</u> for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the <u>Pre-Application Meeting Informational Packet</u> for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See Fee Schedule and/or Calculator).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an Intake Request Form to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- \Box One (1) complete and signed application.
- One (1) hard copy set of reduced sized (11"x17") plans. Please see the <u>Department's Plan Submittal</u> <u>Guidelines</u> for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- □ Pre-Application Meeting materials, if required. See the <u>Pre-Application Meeting Informational Packet</u> for more.
- □ Current or historic photograph(s) of the property.
- □ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- □ A digital copy (CD or USB drive) of the above materials.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See <u>Fee Schedule and/or Calculator</u>).



PROJECT APPLICATION (PRJ) GENERAL INFORMATION

Property Information

Project Address:			
Block/Lot(s):			
Property Owner's Information			
Name:			
		Email Address:	
Address:		Telephone:	
Applicant Information			
Same as above			
Name:			
Company/Organization:			
Address:		Email Address:	
nuuress.		Telephone:	
Please Select Billing Contact:	Owner	Applicant	Other (see below for details)
Name: Email:			Phone:
Please Select Primary Project Contact:	Owner	Applicant	Billing
RELATED APPLICATIONS			
Related Building Permit Applications			
N/A			
Building Permit Applications No(s):			

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

Project Details:

Change of Use	New Constru	uction	Demolition	Facade Alterations	ROW Improvements
Additions	Legislative	/Zoning Changes	Lot Line Adjustm	ent-Subdivision	Other
Residential:	Senior Housing	100% Affordable	Student Housing	Dwelling Unit Legali	zation
	Inclusionary Housi	ng Required	State Density Bonus	Accessory Dwelling	Unit
Indicate whether the	project proposes re	ental or ownership	units: Rental Unit	s Ownership Units	Don't Know
Non-Residential	: Formula Ret Financial Se		dical Cannabis Dispensa ssage Establishment	,	'araphernalia Establishment

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

		Existing	Proposed
	Parking GSF		
	Residential GSF		
Use	Retail/Commercial GSF		
	Office GSF		
Land	Industrial-PDR		
La	Medical GSF		
General	Visitor GSF		
ָט	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		
	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
Ires	Hotel Rooms		
Project Features	Number of Building(s)		
μ	Number of Stories		
oje	Parking Spaces		
Pro	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
(Other:		
	Studio Units		
	One Bedroom Units		
al	Two Bedroom Units		
lenti	Three Bedroom (or +) Units		
Resid	Group Housing - Rooms		
Use - Residentia	Group Housing - Beds		
	SRO Units		
Land	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Er	nvironmental Topic	Information	Applicable Proposed Pr		Notes/Requirements
1a.	General	Estimated construction duration (months):	N/A		
1b.	General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	Yes	No	
2.	Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- <u>School and Child Care</u> <u>Drop-Off & Pick-Up Management Plan</u> .
3.	Shadow	Would the project result in any construction over 40 feet in height?	Yes	No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a.	Historic 🚷 Preservation	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes	No	If yes, submit a complete <u>Historic</u> <u>Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b.	Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <u>CPC-HRE@sfgov.org</u> .

🚯 Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project	Notes/Requirements
5. Archeology 🚷	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes No	If Yes, provide depth of excavation/ disturbance below grade (in feet*):
	······································		*Note this includes foundation work
6. Geology and Soils 🚷	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?	Yes No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves:
	Area of excavation/disturbance (in square feet):		 excavation of 50 or more cubic yards of soil, or building expansion greater
	Amount of excavation (in cubic yards):		than 1,000 square feet outside of the existing building footprint.
			• The project involves a lot split located on a slope equal to or greater than 20 percent.
		for oth	A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.
7. Air Quality 🚷	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <u>here</u> .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous 💦 🚷 Materials	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes No	If yes, submit a copy of the <u>Maher</u> <u>Application Form</u> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.
			For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division.
			Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Ple	ase state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:
1.	That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2.	That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3.	That the City's supply of affordable housing be preserved and enhanced;
4.	That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
5.	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;
6.	That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7.	That landmarks and historic buildings be preserved; and
8.	That our parks and open space and their access to sunlight and vistas be protected from development.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

Signature		Name (Printed)	Name (Printed)	
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email		

For Department Use Only Application received by Planning Department:

By: ____

Date: ___

Architects

Kotas Pantaleoni

70 Zoe Street Suite 200 San Francisco CA 94107 Telephone 415 • 495 • 4051 Fax 415 • 495 • 6885 www.kp-architects.com • design@kp-architects.com

September 9, 2014

San Francisco Planning Department 1650 Mission Street, 4th Floor San Francisco, CA. 94103

Re: Letter of Authorization for 95 Nordhoff Street

To Whom It May Concern:

This is to inform you that Kotas/Pantaleoni Architects will be the authorized agent as well as the Architects for the proposed new development at 95 Nordhoff Street.

Feel free to give me a call if you have any questions.

Sincerely,

9-10 114

Mr. John Kaufman Property Owners 95 Nordhoff Street



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

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

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

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

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

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

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

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will "condition" the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the <u>Planning Department Fee Schedule</u> available at **www.sfplanning.org** or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

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



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

- 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

Lt

Signature

Name (Printed)

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

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

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

ly Ut

Signature

Name (Printed)

Date:

Date

For Department Use Only

Application received by Planning Department:

By: _