



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: DECEMBER 12, 2019

CONTINUED FROM: APRIL 11, 2019, MAY 23, 2019, JUNE 27, 2019, OCTOBER 10, 2019, AND  
OCTOBER 24, 2019

*Date:* December 5, 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](mailto:Gabriela.Pantoja@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### 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.

### BACKGROUND

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").

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. After hearing the item, the Commission voted to continue the item to the May 23, 2019 hearing date and requested that the Project Sponsor explore the construction of Accessory Dwelling Units within the three single-family dwelling units or the reduction of the size of proposed new single-family dwelling units.

Without hearing the item on May 23, 2019, the Planning Commission continued the Project to the June 27, 2019 public hearing as requested by the Project Sponsor, and then further continued the item to the

October 10, 2019 and thereafter the October 24, 2019 public hearing. Without hearing the item on October 24, 2019, the Planning Commission continued the Project indefinitely.

## **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.

## **UPDATES**

In response to the Planning Commission's direction, the Project Sponsor has explored a reduction in the proposed new single-family dwelling units. The Project Sponsor has reduced the size of each respective new single-family dwelling unit by approximately 150 and 160 square feet. In doing so, the proposed top floor of each respective new single-family dwelling unit will be setback at minimum 28 feet 6 inches from the front property line.

## **ISSUES AND OTHER CONSIDERATIONS**

- **Public Comment.** Since the Project was last heard at the Planning Commission on April 11, 2019, the Department has received two additional letters in opposition of the Project. Members of the public expressing opposition of the Project state concerns with regards to traffic congestion, loss of parking, and density.
- **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 request, discussions were had between the listed property owner and Discretionary Review applicant. Ultimately, a compromise was reached between both parties which preserved both the existing dwelling unit and the aged redwood tree at the subject property. The reached compromise is the listed Project sought under the listed Conditional Use Authorization No. 2018-015554CUA.

**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.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Revised Plans and Renderings
- Exhibit C- Additional Project Sponsor Documentation



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: DECEMBER 12, 2019

CONTINUED FROM: APRIL 11, 2019, MAY 23, 2019, JUNE 27, 2019, OCTOBER 10, 2019, AND  
OCTOBER 24, 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  
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*Staff Contact:* Gabriela Pantoja – (415) 575-8741  
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ADOPTING FINDINGS RELATING TO THE APPROVAL 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. After hearing the item, the Commission voted to continue the item to the May 23, 2019 hearing date and requested that the Project Sponsor explore the construction of Accessory Dwelling Units within the three single-family dwelling units or the reduction of the size of proposed new single-family dwelling units.

Without hearing the item on May 23, 2019, the Planning Commission continued the item to the June 27, 2019 public hearing as requested by the Project Sponsor, and then further continued the item to the October 10, 2019 public hearing and thereafter to the October 24, 2019 public hearing.

Without hearing the item on October 24, 2019, the Planning Commission continued the item indefinitely.

On December 12, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015554CUA.

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.

**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 except 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 single-family 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 December 12, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 12, 2019

## 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 December 12, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 12, 2019 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

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

## 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, [www.sf-planning.org](http://www.sf-planning.org)*

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](http://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, [www.sf-planning.org](http://www.sf-planning.org)*

## 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.

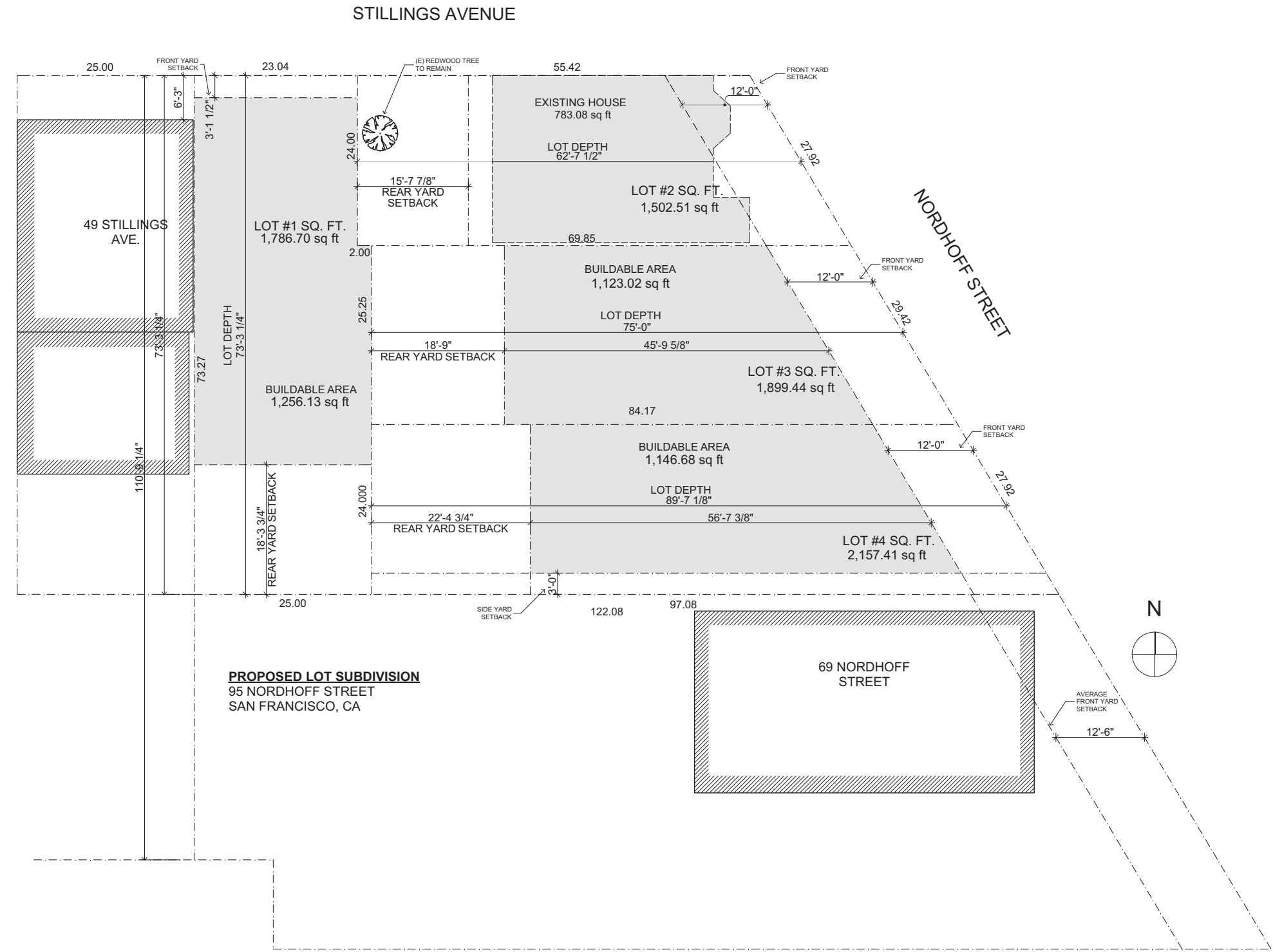
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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, [www.sf-planning.org](http://www.sf-planning.org)*

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, [www.sf-planning.org](http://www.sf-planning.org)*



**PROPOSED LOT SUBDIVISION**  
95 NORDHOFF STREET  
SAN FRANCISCO, CA

**1** PROPOSED LOT SUBDIVISION  
SCALE: 1/8" = 1'-0"

Revisions	By

1 SINGLE FAMILY HOME REMODEL  
3 NEW SINGLE FAMILY RESIDENCES  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:	PROPOSED LOT SUBDIVISION
Scale:	As Noted
Date:	3.18.19
Drawn By:	MGG
Job Number:	6-714

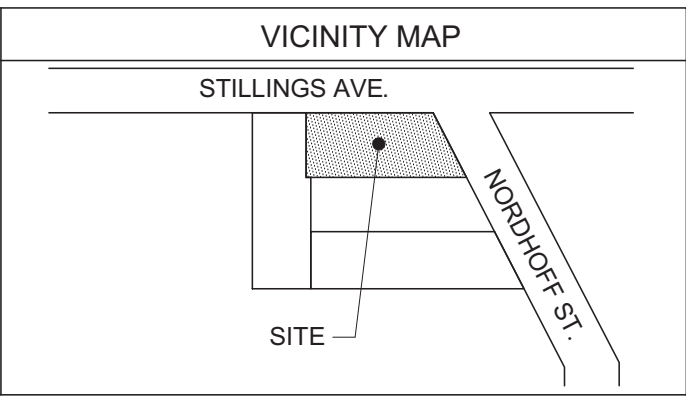
Sheet:  
**A0.0**

CITY INFORMATION	
<b>95 Nordhoff Street</b> Block: 6763 Lot: 001 Zoning: RH-1 Ht. Limit: 40-X Occupancy: R-3 Construction: Type 5-B	
<b>Existing Square Footages</b>	
<b>Building Size:</b> Garage: 799 Sq. Ft. 1 <sup>st</sup> Floor: 1,095 Sq. Ft. 2 <sup>nd</sup> Floor: 799 Sq. Ft. <b>Total: 2,693 Sq. Ft.</b>	
<b>Proposed Square Footage:</b>	
<b>Lot Size:</b> 1,502 Sq. Ft.	
<b>Building Size:</b>	
<b>Habitable:</b>	<b>School Fee:</b>
Basement: 848 Sq. Ft. 1 <sup>st</sup> Floor: 831 Sq. Ft. 2 <sup>nd</sup> Floor: 792 Sq. Ft. <b>Total: 2,461 Sq. Ft.</b>	Basement: 485 Sq. Ft. 1 <sup>st</sup> Floor: 735 Sq. Ft. 2 <sup>nd</sup> Floor: 438 Sq. Ft. <b>Total: 2,014 Sq. Ft.</b>
<b>Garage:</b> 256 Sq. Ft.	
Units: 1	Stories: 2
Basements: 1	
<b>Building Code:</b> 2013 California Building Code (CBC) 2013 San Francisco Addendums to CBC Energy Code - Title 24 2013 San Francisco Mech. & Elec. Codes 2013 San Francisco Fire Codes	

DRAWING SCHEDULE
<b>ARCHITECTURAL</b> A1.0 SITE PLAN, CITY INFORMATION A1.1 EXISTING SITE PLAN A1.2 EXISTING PLANS A1.3 GREEN BUILDING CHECKLIST SURVEY C1.0 SURVEY A2.0 FLOOR PLANS A2.1 FLOOR PLANS A3.0 ELEVATIONS & SECTION
<b>GENERAL NOTES</b>
Remodel of existing single family home.

PROJECT DIRECTORY
<b>CLIENT</b> 95 Nordhoff LLC 4487 23 <sup>rd</sup> Street, #2 San Francisco, CA 94114 415-298-1835
<b>ARCHITECT</b> Tony Pantaleoni Kotas/Pantaleoni Architects 70 Zoe Street, Suite 200 San Francisco, CA 94107 415-495-4051 415-495-6885 FAX

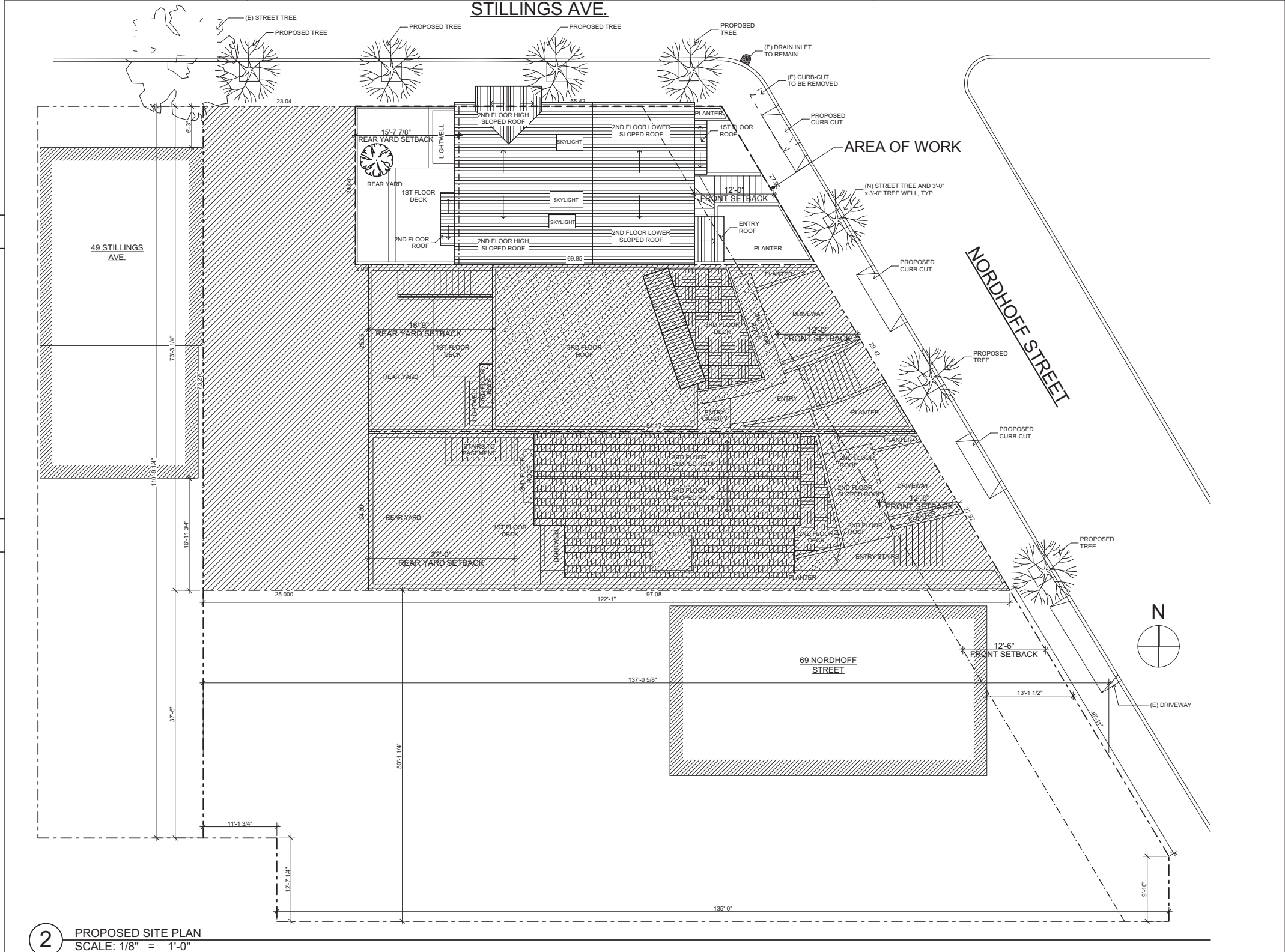
SYMBOLS	
DOOR NO.	INTERIOR & EXTERIOR ELEVATION NO.
WINDOW NO.	SHEET NO.
DETAIL NO.	INTERIOR ELEV. NO.
SECTION NO.	ROOM NAME
SHEET NO.	ELEVATION



**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

GENERAL NOTES
1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.
2. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.
4. MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.
5. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.
6. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.
7. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.
8. ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT.
9. SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.
10. ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 10811 IN THE CBC. SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.
11. SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFGC (STC AND IIC OF 50 BETWEEN UNITS).
12. THE BUILDING SHALL COMPLY WITH VENTILATION REQUIREMENTS. SEE CODE SECTION 1202.2.7

ABBREVIATIONS		
& ANGLE	FDN. FOUNDATION	PT. POINT
@ CENTERLINE	FIN. FINISH	PTN. PARTITION
# DIAMETER OR ROUND	FL. FLOOR	R. RISER
P PROPERTY LINE	F.O.C. FACE OF CONCRETE	R.D. ROOF DRAIN
ABV ABOVE	F.O.F. FACE OF FINISH	REF. REFRIGERATOR
AC AIR CONDITIONER	F.O.C. FOOT OR FEET	REINF. REINFORCED
ADJ ADJUSTABLE	FT. FOOT OR FEET	REQ. REQUIRED
A.F.F. ABOVE FINISH FLOOR	FURR. FURRING	RM. ROOM
AL ALUMINUM	FUT. FUTURE	R.O. ROUGH OPENING
APPROX. APPROXIMATE	G.A. GAUGE	R.W.D. REDWOOD
ARCH. ARCHITECTURAL	GALV. GALVANIZED	R.W.L. RAIN WATER LEADER
BD. BOARD	GD. GRADE	S.C. SOLID CORE
BLDG. BUILDING	GYP. GYPSUM	SCHED. SCHEDULE
BLK. BLOCK	H.B. HOSE BIB	SECT. SECTION
BLKG. BLOCKING	H.C. HANDICAPPED	SHT. DRAWING SHEET
BM. BEAM	H.C. HOLLOW CORE	SIM. SIMILAR
B.W. BOTTOM OF WALL	HDW. HARDWARE	SPEC. SPECIFICATION
CAB. CABINET	HDWD. HARDWOOD	SQ. SQUARE
CEM. CEMENT	HT. HEIGHT	SST. STAINLESS STEEL
CER. CERAMIC	HWH. HOT WATER HEATER	STD. STANDARD
CLG. CEILING	INSUL. INSULATION	STL. STEEL
CL. CLOSET	INT. INTERIOR	STOR. STORAGE
CLR. CLEAR	JAN. JANITOR	STR. STRUCTURAL
COL. COLUMN	J.T. JOINT	SUSP. SUSPENDED
CONC. CONCRETE	LAM. LAMINATE	SYM. SYMMETRICAL
CONT. CONTINUOUS	LAV. LAVATORY	S.S.D. SEE STRUCTURAL DRAWINGS
CTR. CENTER	LT. LIGHT	T. TREAD
DBL. DOUBLE	MAX. MAXIMUM	T.B.D. TO BE DETERMINED
DEPT. DEPARTMENT	MECH. MECHANICAL	T.B.S. TO BE SELECTED
D.F. DRINKING FOUNTAIN	MEMB. MEMBRANE	T.C. TOP OF CURB
DET. DETAIL	MFR. MANUFACTURER	TEL. TELEPHONE
DIA. DIAMETER	MN. MINIMUM	T&G. TONGUE & GROOVE
DM. DIMENSION	MISC. MISCELLANEOUS	THK. THICK
DN. DOWN	M.O. MASONRY OPENING	T.P. TOP OF PAVEMENT
DTL. DETAIL	MTD. MOUNTED	T.W. TOP OF WALL
DW. DISHWASHER	(N) NEW	TYP. TYPICAL
DWG. DRAWING	(N.C.) NOT IN CONTRACT	U.O.N. UNLESS OTHERWISE NOTED
(E) EXISTING	(NO. OR #) NUMBER	V.I.F. VERIFY IN FIELD
EL. ELEVATION	(N.T.S.) NOT TO SCALE	VERT. VERTICAL
ELEC. ELECTRICAL	WD. WOOD	W. WITH
ELEV. ELEVATOR	W.D. WOOD	W.C. WATER CLOSET
EQ. EQUAL	WDO. WINDOW	W.D. WASHER/DRYER
EQPT. EQUIPMENT	W/O. WITHOUT	WD. WOOD
EXP. EXPANSION	WP. WATERPROOF	WDO. WINDOW
EXT. EXTERIOR	WT. WEIGHT	W/O. WITHOUT
FAU. FORCED AIR UNIT	FL. PLATE	WP. WATERPROOF
F.D. FLOOR DRAIN	PLYWD. PLYWOOD	WT. WEIGHT
	FR. PLYWOOD	
	P.T. PRESSURE TREATED	



**2 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

Revisions	By
Planning Revisions 10.11.18	BM

**REMODEL OF EXISTING RESIDENCE**  
**95 NORDHOFF STREET**  
**SAN FRANCISCO, CA 94131**

Sheet Title:	Project Info. SITE PLAN & CITY INFO.
Scale:	As Noted
Date:	3.20.15
Drawn By:	MGG
Job Number:	6-714
Sheet:	<b>A1.0</b> SITE PERMIT

Kotas/  
Pantaleoni  
Architects

Anthony A. Pantaleoni  
LEED AP

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San Francisco, California 94107  
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f. 415 495 6885

Revisions	By
Planning Revisions 10.11.18	BM

REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Project Info.  
(E) SITE/DEMOLITION PLAN

Scale:  
As Noted

Date:  
3.20.15

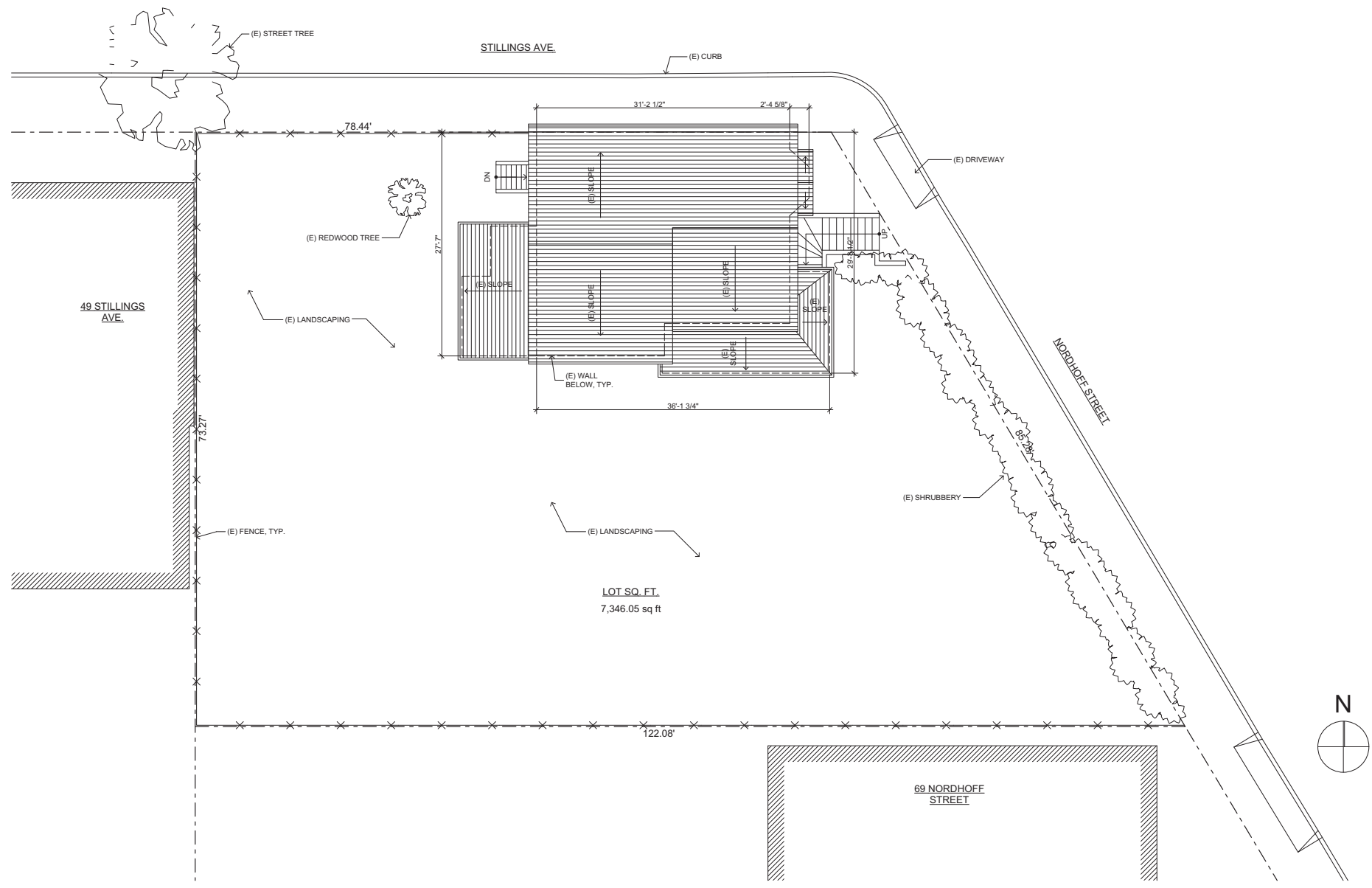
Drawn By:  
MGG

Job Number:  
6-714

Sheet:




**A1.1**

SITE PERMIT



**1** (E) SITE & DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

**SHADING KEY:**

-  (E) AREA TO BE DEMOLISHED
-  (E) AREA TO REMAIN
-  (N) ADDITION

**BASEMENT:**

- (E) AREA TO BE DEMOLISHED = 63 SQ. FT.
- (E) AREA TO REMAIN = 736 SQ. FT.
- (N) BASEMENT TOTAL = 736 SQ. FT.

**1ST FLOOR:**

- (E) AREA TO BE DEMOLISHED = 225 SQ. FT.
- (E) AREA TO REMAIN = 870 SQ. FT.
- (N) ADDITION = 128 SQ. FT.
- (N) 1ST FLOOR TOTAL = 998 SQ. FT.

**2ND FLOOR:**

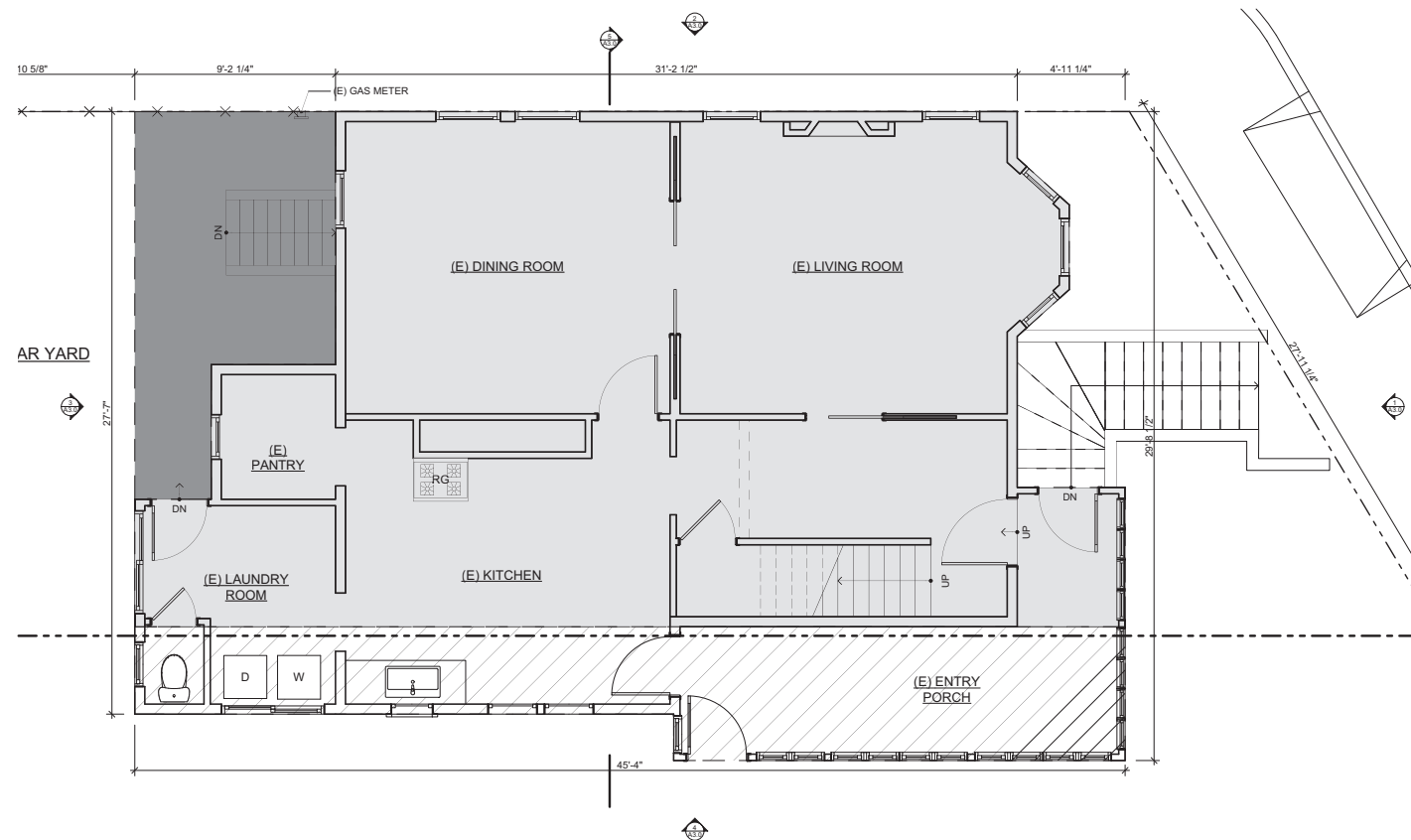
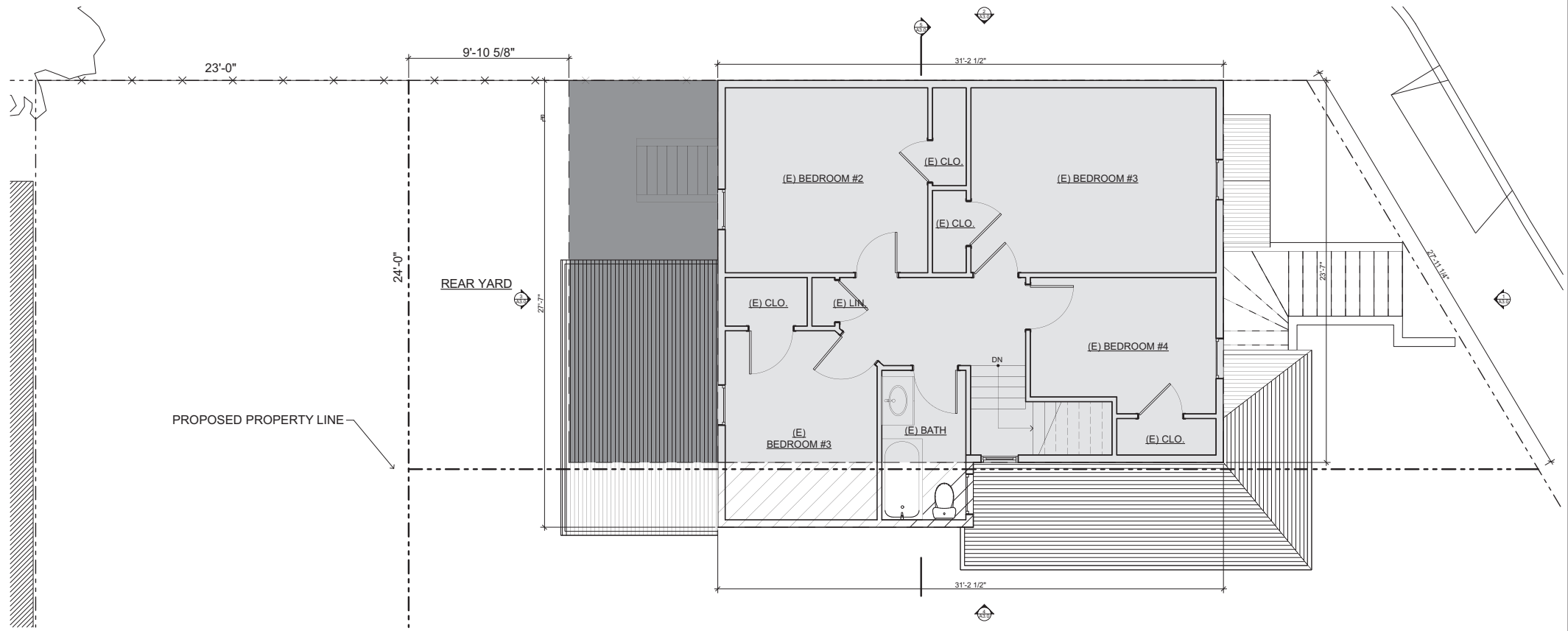
- (E) AREA TO BE DEMOLISHED = 63 SQ. FT.
- (E) AREA TO REMAIN = 736 SQ. FT.
- (N) ADDITION = 217 SQ. FT.
- (N) 1ST FLOOR TOTAL = 953 SQ. FT.

(E) BUILDING SIZE = 2,693 SQ. FT.

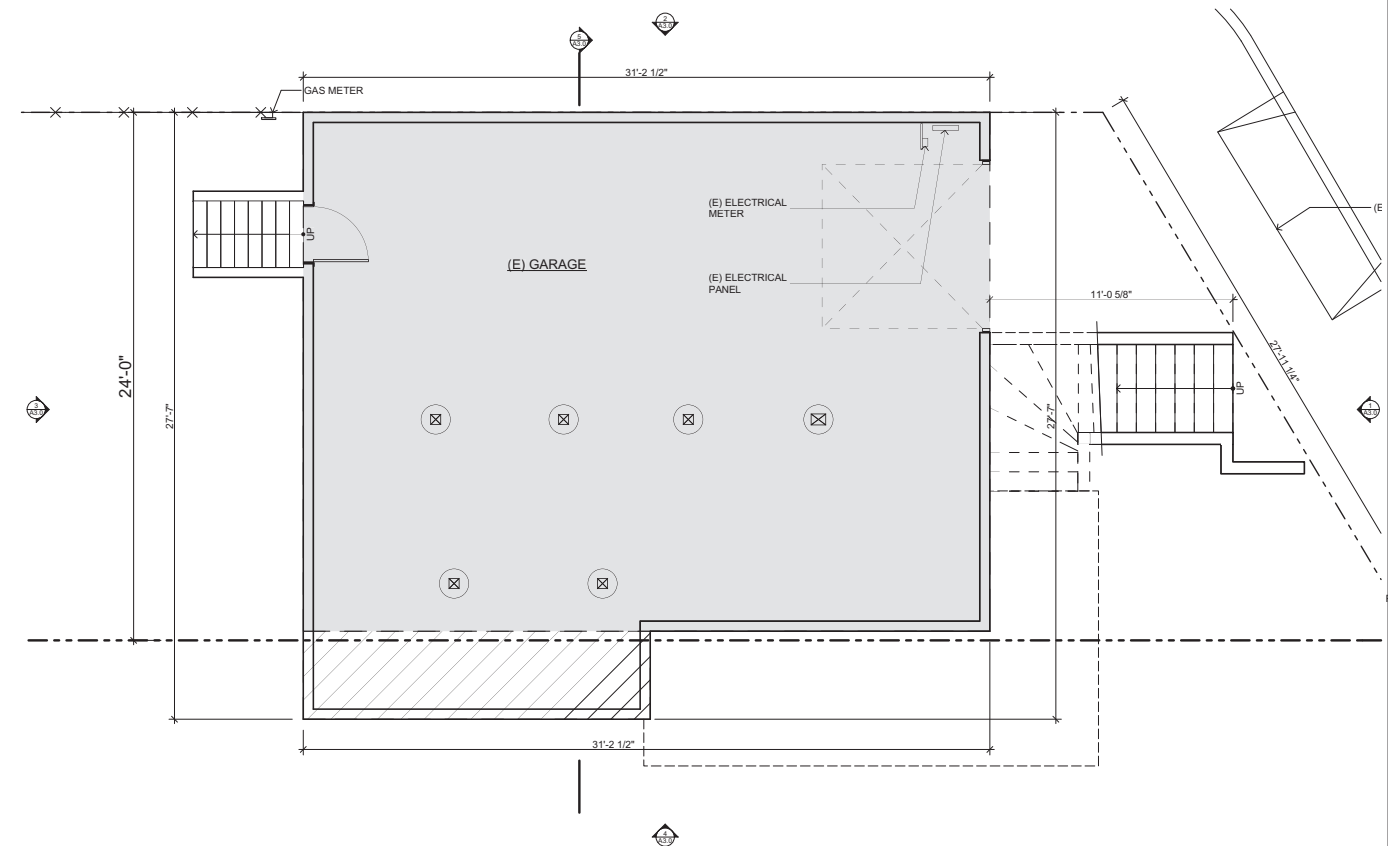
(N) BUILDING SIZE = 2,687 SQ. FT.

(N) HABITABLE AREA = 1,951 SQ. FT.

**3** (E) 2ND FLOOR  
SCALE: 1/4" = 1'-0"



**2** (E) 1ST FLOOR  
SCALE: 1/4" = 1'-0"



**1** (E) BASEMENT  
SCALE: 1/4" = 1'-0"

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Pantaleoni  
Architects**

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f. 415 495 6885

Revisions	By
Planning Revisions 10.11.18	BM

**REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131**

Sheet Title:  
**Project Info.  
EXISTING PLANS**

Scale:  
As Noted

Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:

**A1.2**

SITE PERMIT



Revisions	By
Planning Revisions 10.11.18	BM

REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Project Info.  
EXISTING ELEVATIONS

Scale:  
As Noted

Date:  
3.20.15

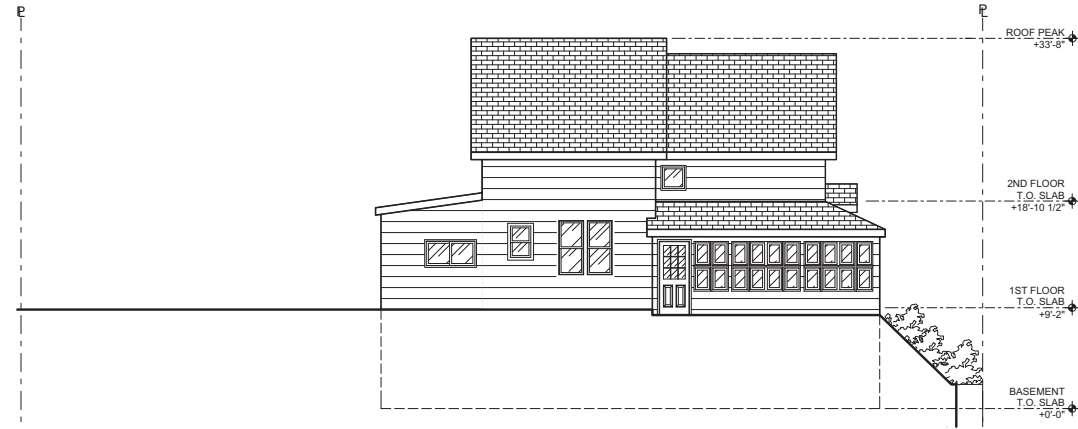
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Job Number:  
6-714

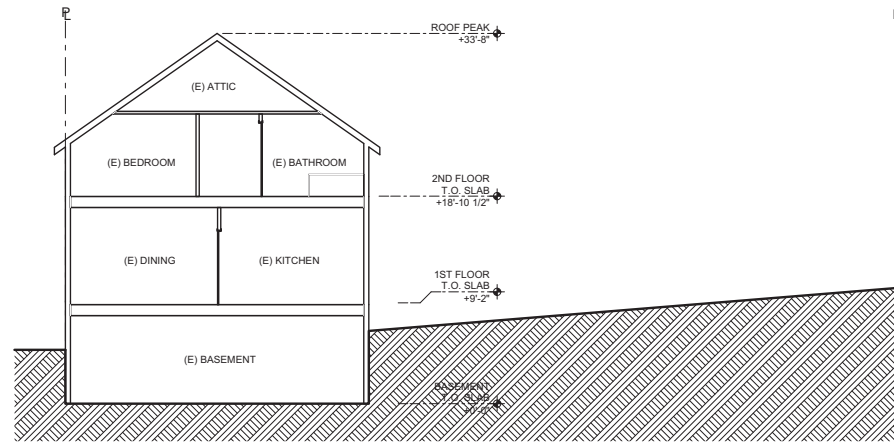
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**A1.3**

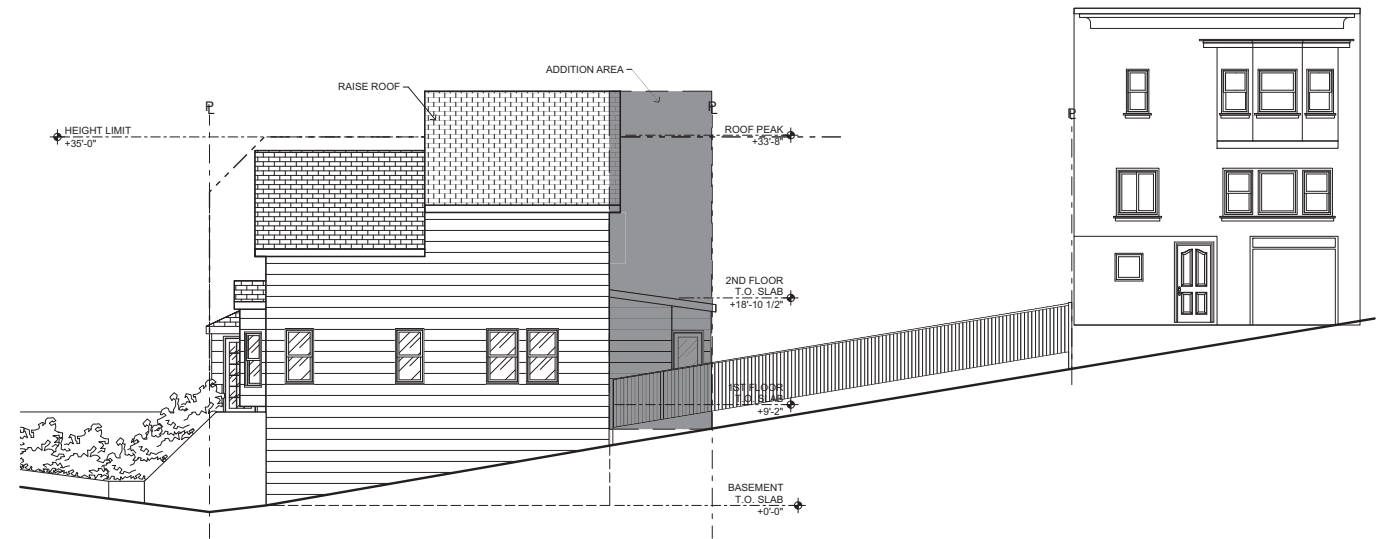
SITE PERMIT



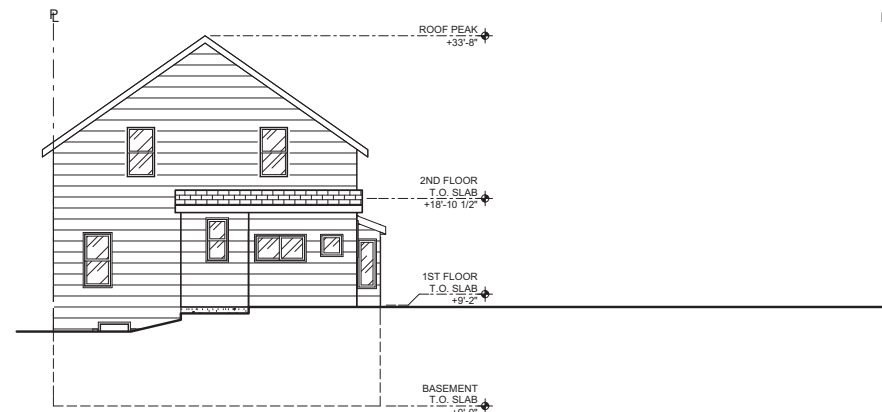
**3** (E) SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



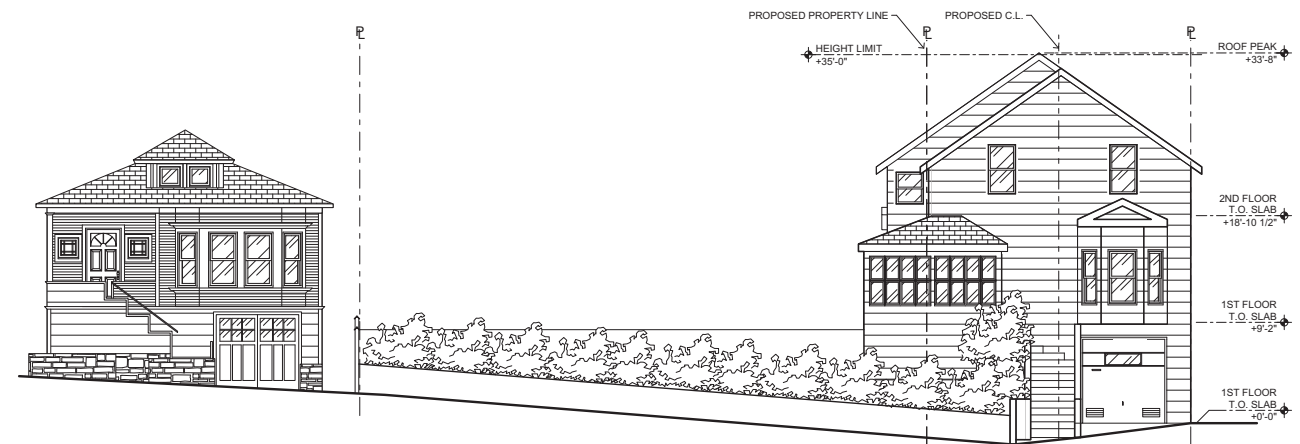
**5** (E) CROSS SECTION  
SCALE: 1/8" = 1'-0"



**2** (E) NORTH ELEVATION - STILLINGS AVENUE  
SCALE: 1/8" = 1'-0"



**4** (E) WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**1** (E) EAST ELEVATION - NORDHOFF STREET  
SCALE: 1/8" = 1'-0"

# Green Building: Site Permit Checklist

## BASIC INFORMATION:

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

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

## 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

<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

## GREENPOINT RATED PROJECTS

<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

- 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 may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- Requirements for additions or alterations apply to applications received on or after July 1, 2012.

## LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>15% Energy Reduction</b> Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), 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 total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
<b>Bicycle parking:</b> 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 meet LEED credit SSC4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
<b>Air Filtration:</b> 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
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements 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 or after. <sup>3</sup>	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 <sup>3</sup>
<b>Type of Project Proposed</b> (Check box if applicable)		
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
<b>Bicycle parking:</b> 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)	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
<b>Indoor Water Efficiency:</b> 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)	●	●
<b>Commissioning:</b> 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 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.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b> (13C.5.504.3)	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
<b>Paints and coatings:</b> 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)	●	●
<b>Carpet:</b> 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) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
<b>Resilient flooring systems:</b> For 50% of floor area receiving resilient flooring, install 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)	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
<b>Acoustical Control:</b> 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 5.714.7
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), 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 total electricity use (LEED EA6).	●	n/r

Attachment C-2 - Green Building: Site Permit Submittal

Insert Project Name / Titleblock here

Kotas/  
Pantaleoni  
Architects

Anthony A. Pantaleoni  
LEED AP  
70 Zee Street Suite 200  
San Francisco, California 94107  
t. 415 495 4051  
f. 415 495 6885

Revisions	By
Planning Revisions 10.11.18	BM

REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Project Info.  
GREEN BUILDING

Scale:  
As Noted  
Date:  
3.20.15  
Drawn By:  
MGG  
Job Number:  
6-714

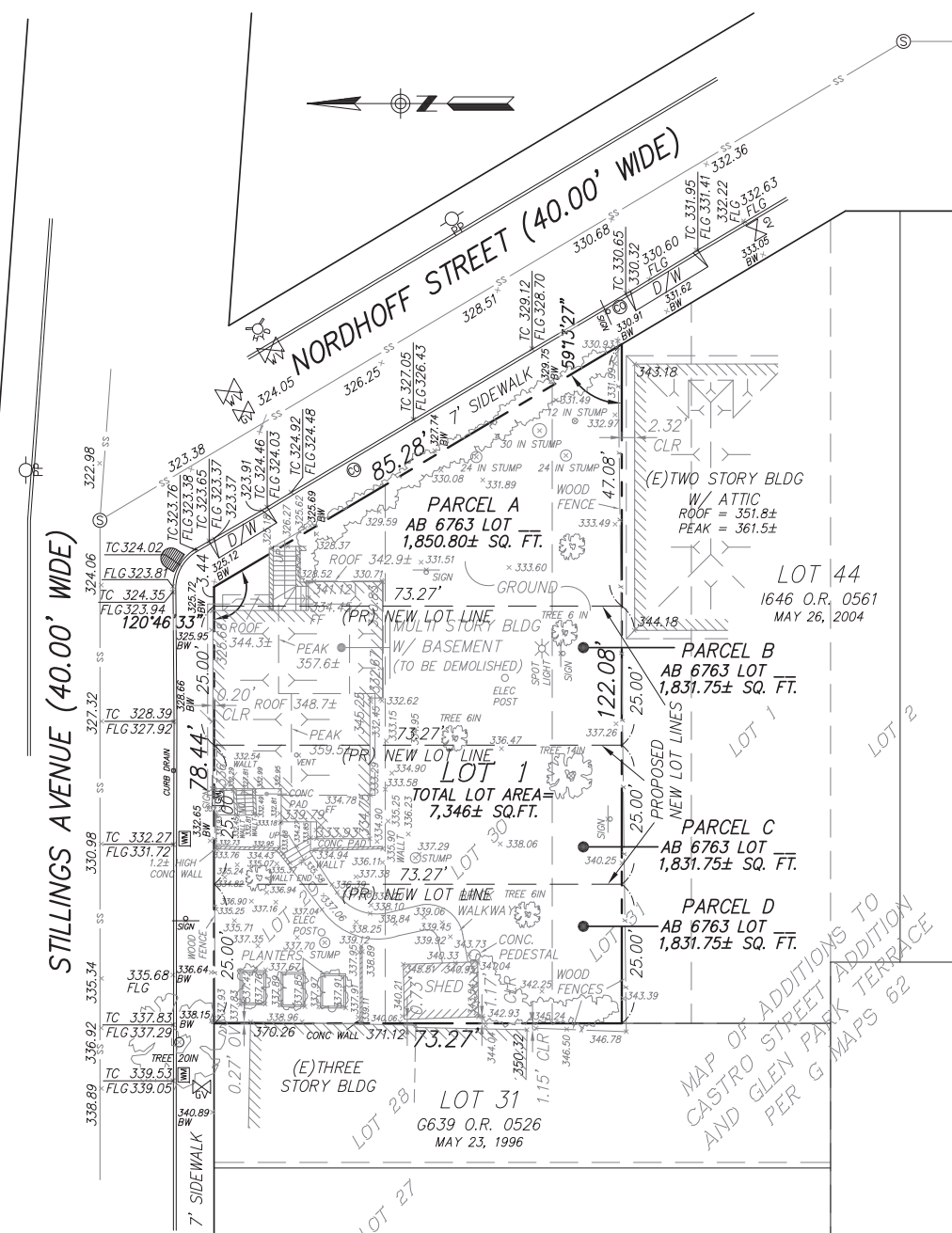
Sheet:  
**A1.4**  
SITE PERMIT

Version: July 18, 2012

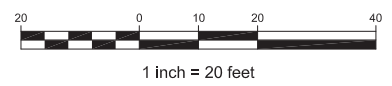
Revisions	By
Planning Revisions 10.11.18	BM

REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:	Project Info. SURVEY
Scale:	As Noted
Date:	3.20.15
Drawn By:	MGG
Job Number:	6-714
Sheet:	C1.0



**SITE DETAIL**  
GRAPHIC SCALE



**ABBREVIATIONS**

AB	ASSESSOR'S BLOCK	ML	MONUMENT LINE
BLDG	BUILDING	OR	OFFICIAL RECORDS
BW	BACK OF SIDEWALK	OV	OVER
CLR	CLEAR	PR	PROPOSED
CONC	CONCRETE	SNF	SEARCH FOR NOT FOUND
D/W	DRIVEWAY	SQ. FT.	SQUARE FEET
ELEV	ELEVATION	TC	TOP OF CURB
FLG	FLOW LINE GUTTER	WALLT	TOP OF WALL
LS	LAND SURVEYOR	(UO)	UNKNOWN ORIGIN
MEAS	MEASURED	(E)	EXISTING
		( )	RECORD DATA

**LEGEND**

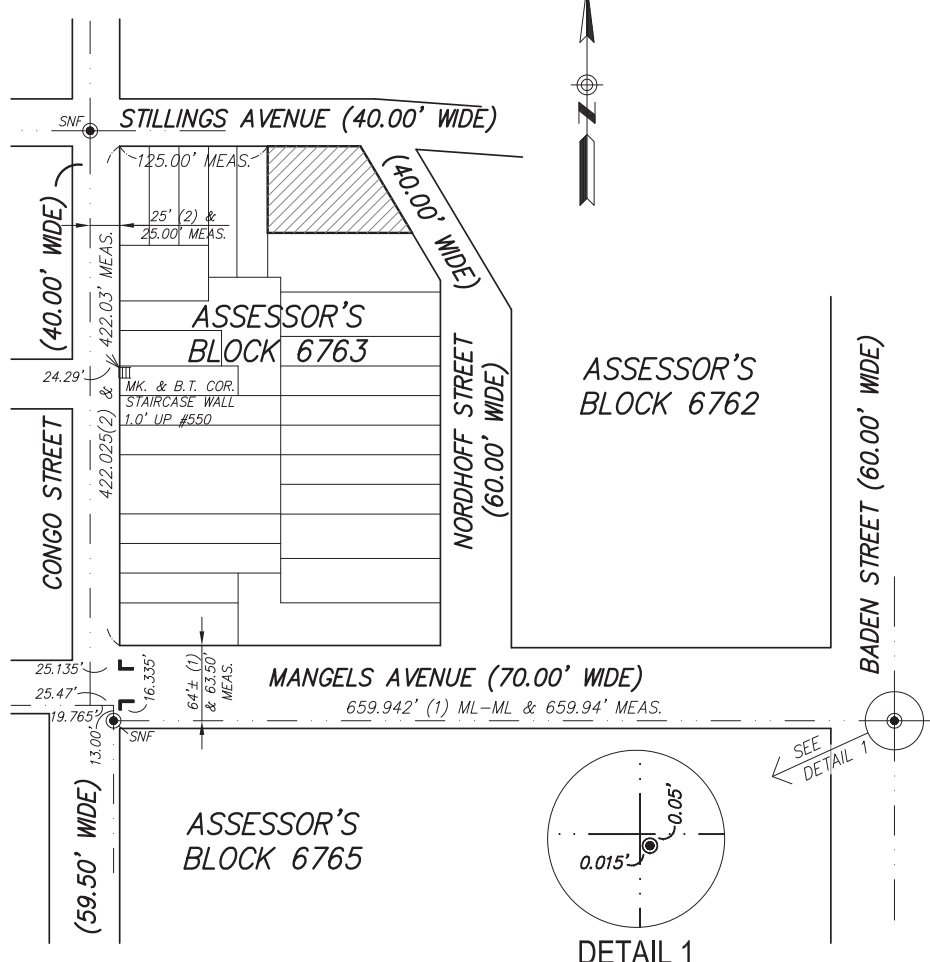
▲	MARK MONUMENT MAP
⊙	FOUND L CUT
⊙	CLEANOUT
⊙	SEWER MANHOLE
⊙	FIRE HYDRANT
⊙	CATCH BASIN
⊙	GAS VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	POWER POLE

**LEGEND**

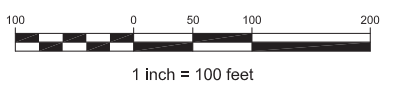
---	PROPERTY LINE
---	PROPERTY LINE (OTHERS)
---	LOT LINE PER G MAPS 62
---	PROPOSED NEW LOT LINE
---	RIGHT OF WAY LINE
---	MONUMENT LINE
---	BUILDING LINE
---	FENCE LINE
---	SEWER LINE

**REFERENCES**

- (1) MONUMENT MAP 227
- (2) W - 4 - 6
- (3) G MAPS 62



**CONTROL DIAGRAM**  
GRAPHIC SCALE



**BOUNDARY NOTES**

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.  
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**DATE OF SURVEY**

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED JUNE 16, 2014.

**SURVEY REFERENCE**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED: LOT 1, RECORDED DECEMBER 8, 1997, DOCUMENT NUMBER 97-G269120-00, REEL H024 AT IMAGE 0092.

**UTILITY NOTE**

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

**PROJECT BENCHMARK - DESCRIPTION**

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK LOCATED AT CONGO STREET AND MANGELS AVENUE (N.E. CORNER) CROW CUT OUTER RIM SWI. SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 349.580.

**OWNER(S)**

JD KAUFMAN  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131-2836

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2015

**TENTATIVE PARCEL MAP**  
BEING A FOUR LOT SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON DECEMBER 8, 1997  
IN REEL H024 AND IMAGE 0092

CITY & COUNTY OF SAN FRANCISCO  
SCALE AS SHOWN

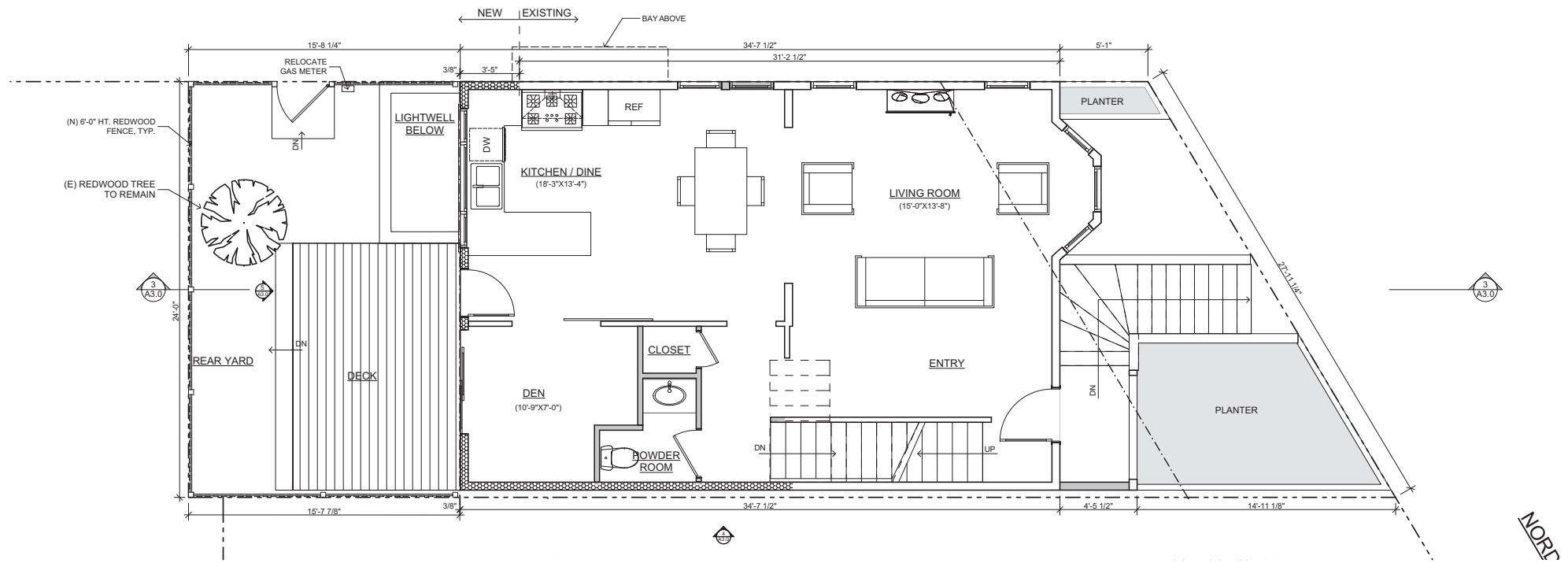
STATE OF CALIFORNIA  
DATE: JUNE 2014

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

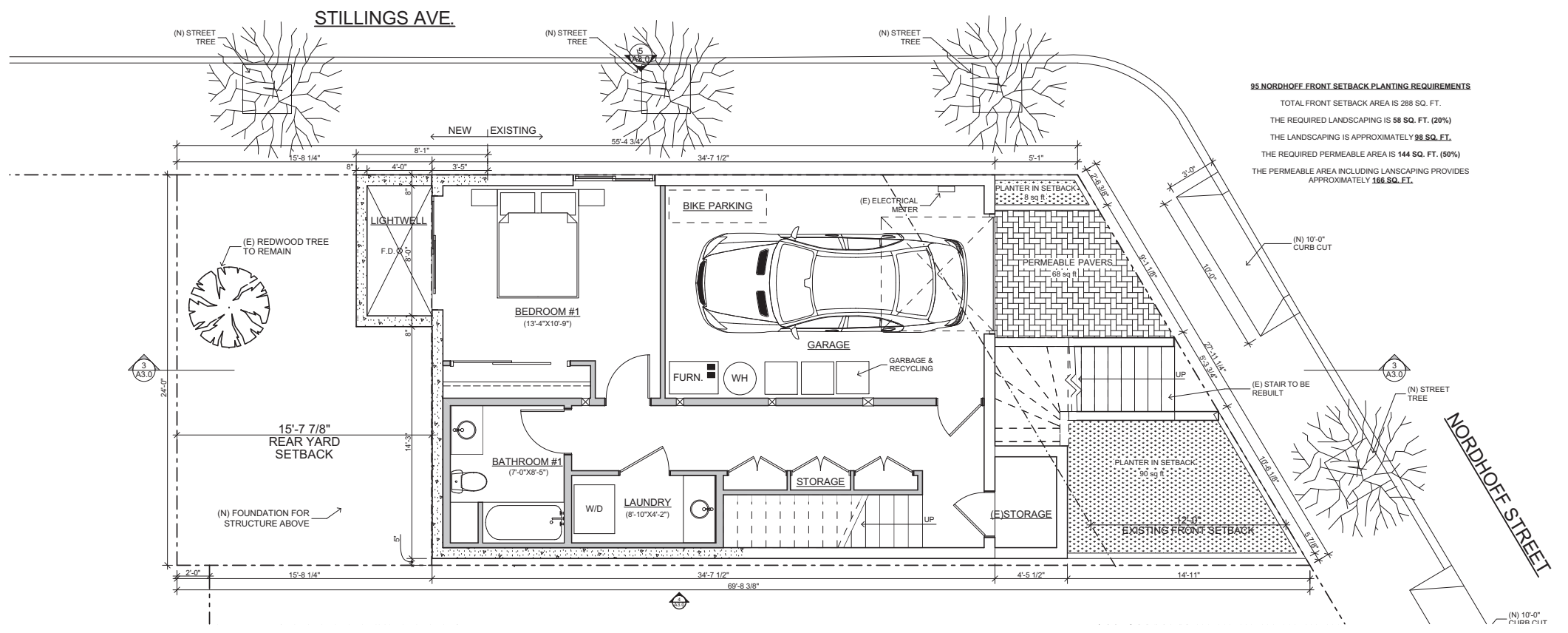
SHEET 1 OF 1

AB: 6763, LOT: 1, ADDRESS: 95 NORDHOFF STREET

**C1.0**  
SITE PERMIT



2 PROPOSED 1ST FLOOR  
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT  
SCALE: 1/4" = 1'-0"

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REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Floor Plans  
BASEMENT, 1ST

Scale:  
As Noted

Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:  
**A2.0**  
SITE PERMIT

**95 NORDHOFF FRONT SETBACK PLANTING REQUIREMENTS**  
TOTAL FRONT SETBACK AREA IS 288 SQ. FT.  
THE REQUIRED LANDSCAPING IS 56 SQ. FT. (20%)  
THE LANDSCAPING IS APPROXIMATELY 98 SQ. FT.  
THE REQUIRED PERMEABLE AREA IS 144 SQ. FT. (50%)  
THE PERMEABLE AREA INCLUDING LANDSCAPING PROVIDES APPROXIMATELY 166 SQ. FT.

Revisions	By
Planning Revisions 10.11.18	BM

REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Floor Plans  
2ND, ROOF

Scale:  
As Noted

Date:  
3.20.15

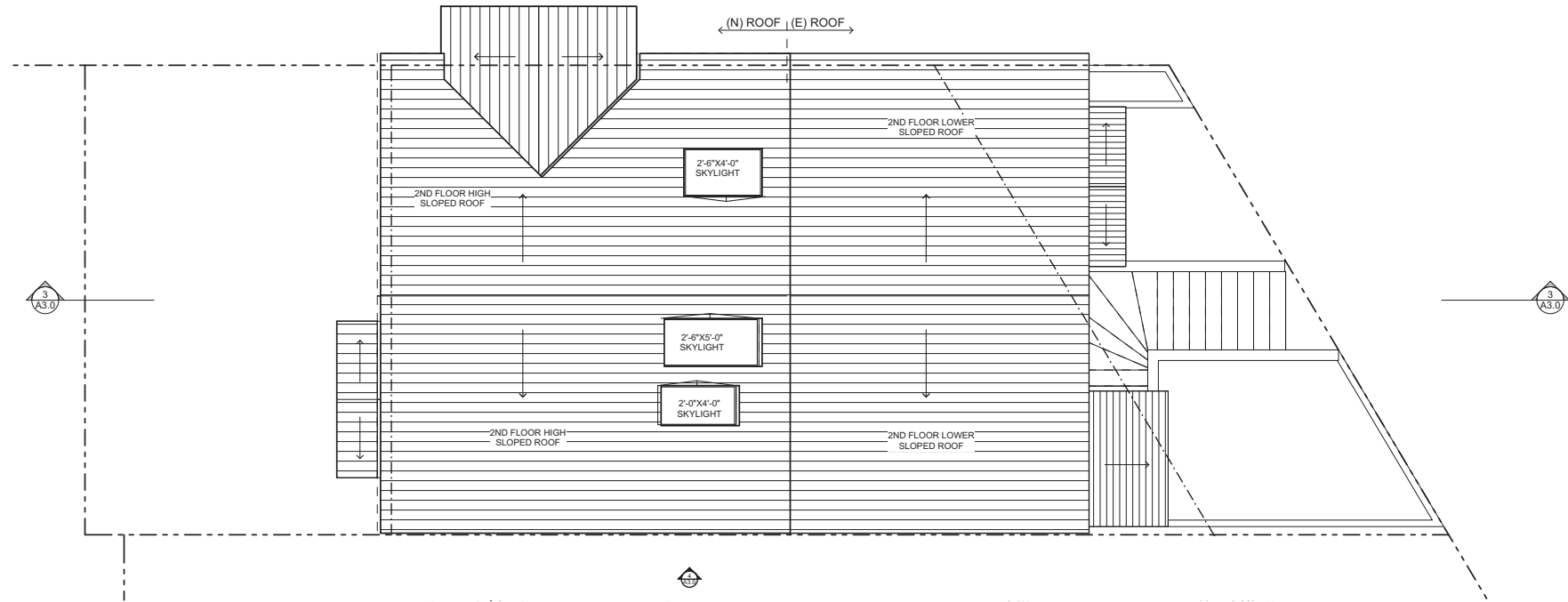
Drawn By:  
MGG

Job Number:  
6-714

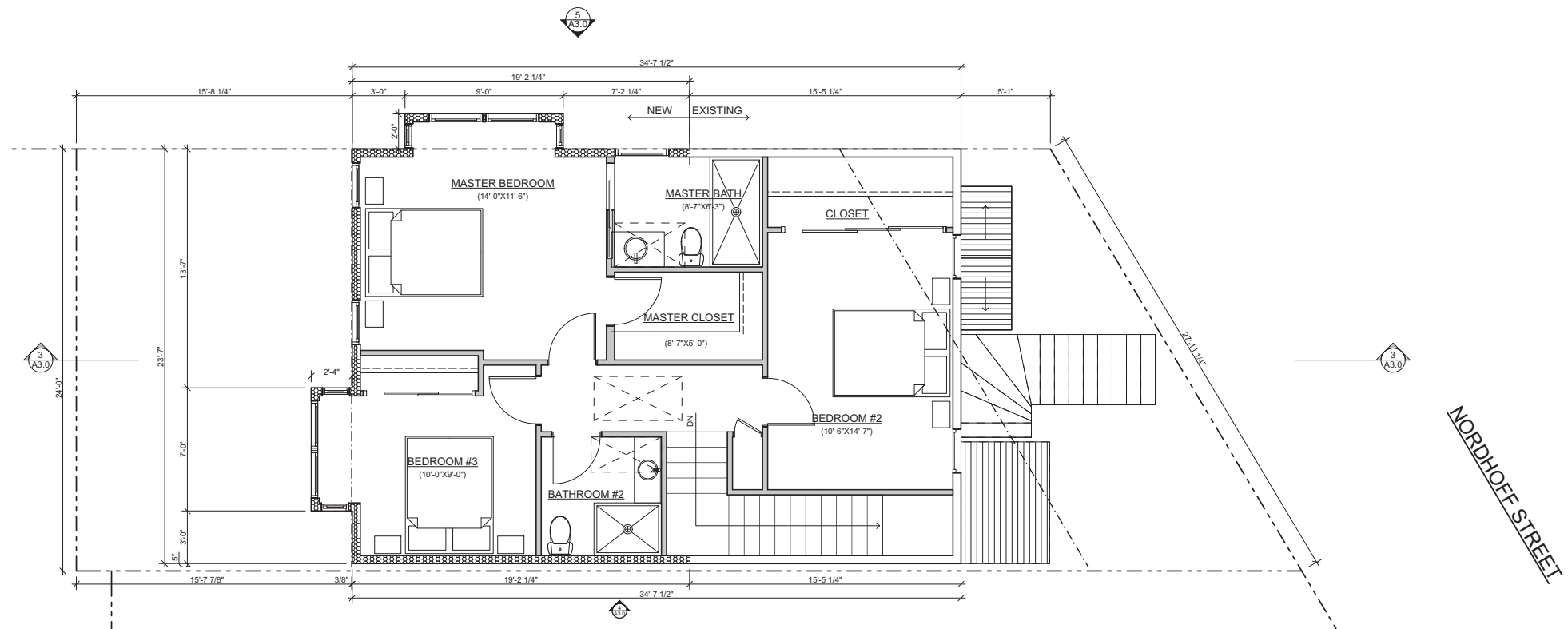
Sheet:

**A2.1**

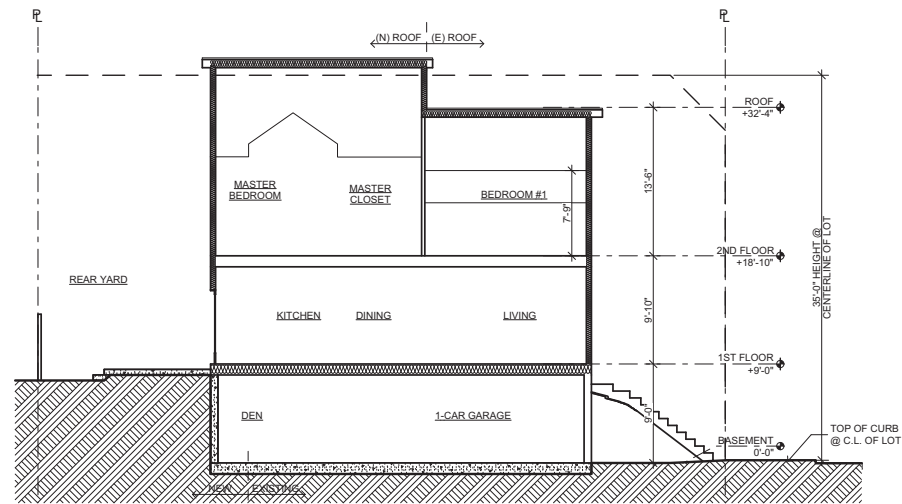
SITE PERMIT



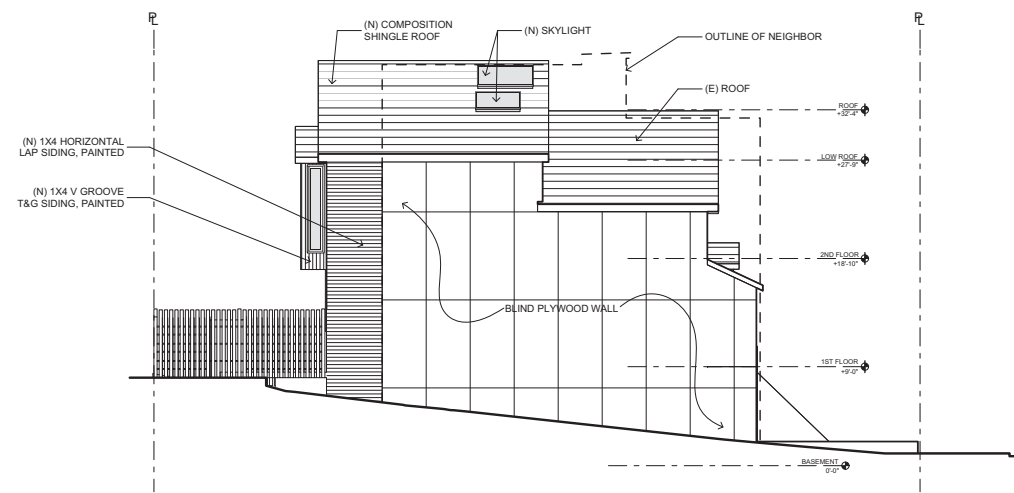
**2** PROPOSED ROOF  
SCALE: 1/4" = 1'-0"



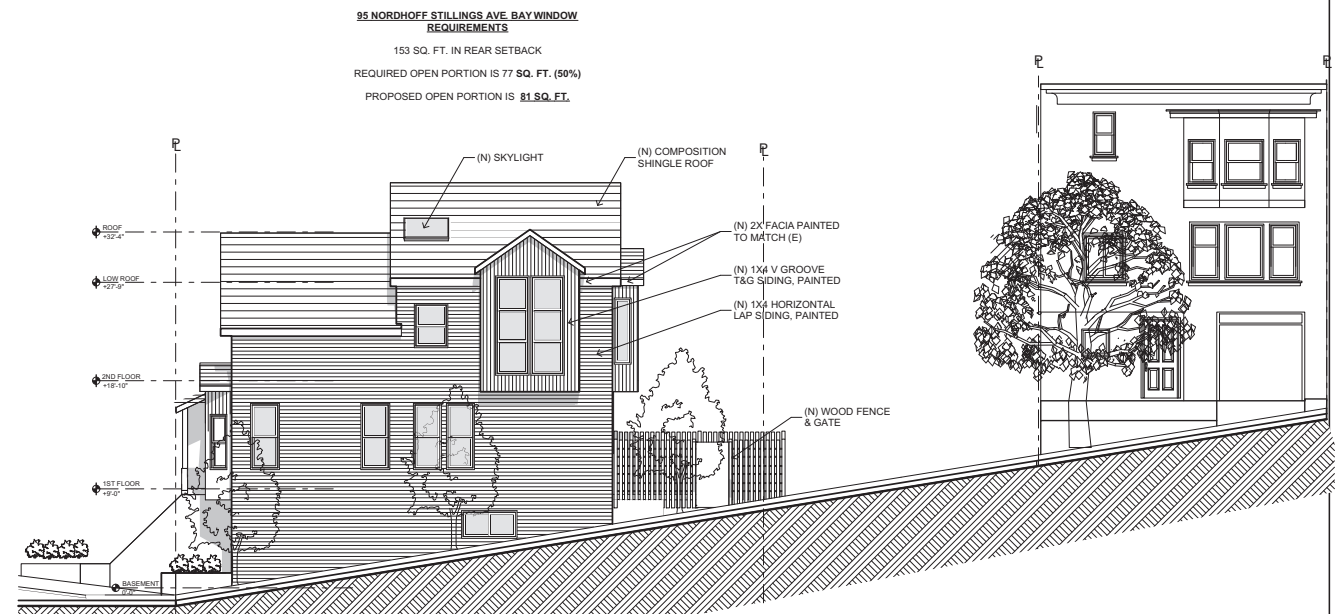
**1** PROPOSED 2ND FLOOR  
SCALE: 1/4" = 1'-0"



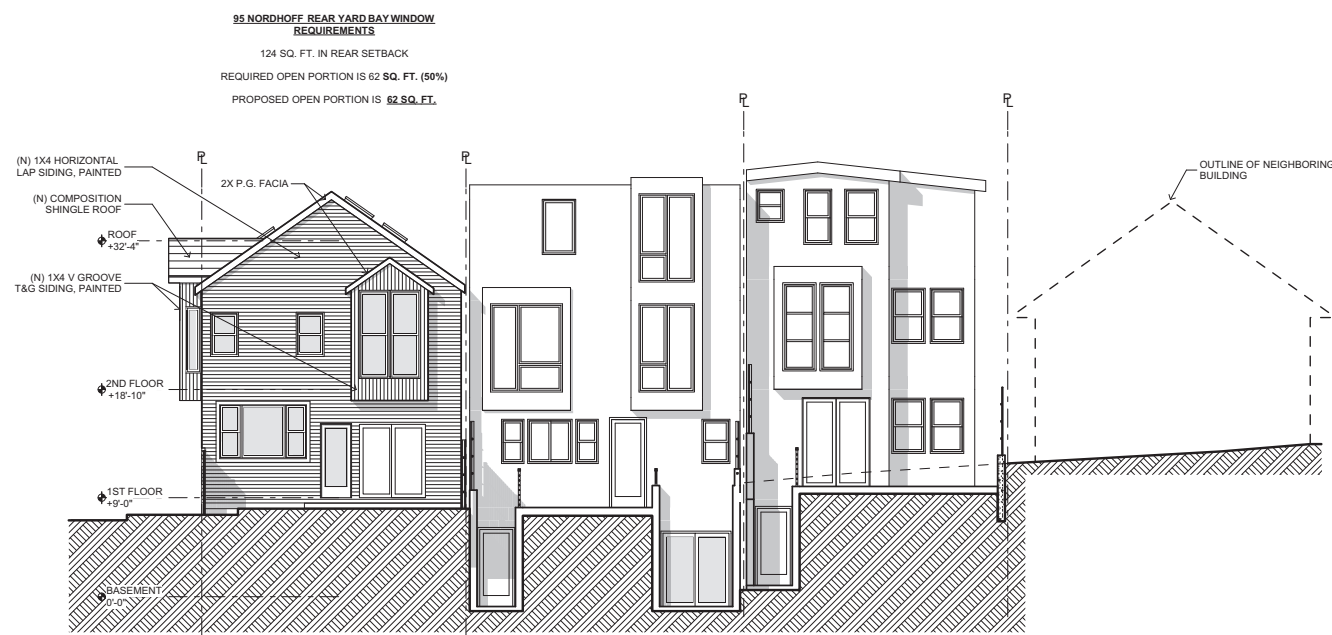
**3** 95 NORDHOFF LONGITUDINAL SECTION  
SCALE: 1/8" = 1'-0"



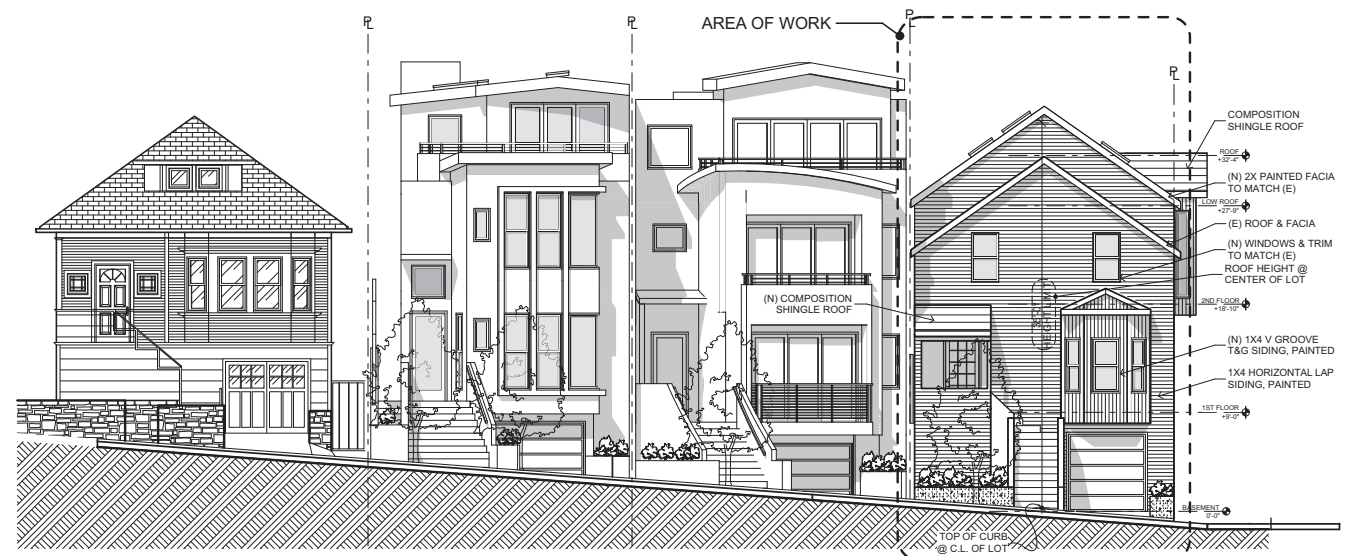
**4** 95 NORDHOFF SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**1** 95 NORDHOFF NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**5** 95 NORDHOFF WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**2** 95 NORDHOFF EAST ELEVATION  
SCALE: 1/8" = 1'-0"

Kotas/  
Pantaleoni  
Architects

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REMODEL OF EXISTING RESIDENCE  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Exterior Elvs.  
ELEVATIONS & SECTION

Scale:  
As Noted

Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:

**A3.0**

SITE PERMIT

**CITY INFORMATION**

**89 Nordhoff Street**  
 Block: 6763  
 Lot: 001  
 Zoning: RH-1  
 Ht. Limit: 40-X  
 Occupancy: R-3  
 Construction: Type 5-B

**Proposed Square Footage:**

<b>Lot Size:</b> 2,157 Sq. Ft.	<b>Habitable:</b>	<b>School Fee:</b>
<b>Building Size:</b>	<b>Basement:</b> 317 Sq. Ft.	<b>Basement:</b> 148 Sq. Ft.
Basement: 985 Sq. Ft.	1 <sup>st</sup> Floor: 902 Sq. Ft.	1 <sup>st</sup> Floor: 696 Sq. Ft.
1 <sup>st</sup> Floor: 902 Sq. Ft.	2 <sup>nd</sup> Floor: 964 Sq. Ft.	2 <sup>nd</sup> Floor: 428 Sq. Ft.
2 <sup>nd</sup> Floor: 964 Sq. Ft.	3 <sup>rd</sup> Floor: 497 Sq. Ft.	3 <sup>rd</sup> Floor: 237 Sq. Ft.
3 <sup>rd</sup> Floor: 497 Sq. Ft.	<b>Total:</b> 3,348 Sq. Ft.	<b>Total:</b> 1,509 Sq. Ft.

<b>Garage:</b>	<b>Decks:</b>
540 Sq. Ft.	1 <sup>st</sup> Floor Deck: 162 Sq. Ft.
	3 <sup>rd</sup> Floor Deck: 125 Sq. Ft.

<b>Units:</b> 1
<b>Stories:</b> 3
<b>Basements:</b> 1

**Building Code:**  
 2013 California Building Code (CBC)  
 2013 San Francisco Addendums to CBC  
 Energy Code - Title 24  
 2013 San Francisco Mech. & Elec. Codes  
 2013 San Francisco Fire Codes

**GENERAL NOTES**

- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.
- CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.
- MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.
- AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.
- STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.
- CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.
- ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT.
- SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.
- ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 106.11 IN THE CBC. SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.
- SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFGC (STC AND IIC OF 50 BETWEEN UNITS).
- THE BUILDING SHALL COMPLY WITH VENTILATION REQUIREMENTS. SEE CODE SECTION 1202.2.7

**ABBREVIATIONS**

&	AND	FDN.	FOUNDATION	PT.	POINT
∠	ANGLE	FIN.	FINISH FLOOR	PTN.	PARTITION
@	AT	FL.	FLOOR	R.	RISER
C	CENTERLINE	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
#	DIAMETER OR ROUND POUND OR NUMBER	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
P	PROPERTY LINE	F.O.C.	FACE OF STUDS	REINF.	REINFORCED
		FT.	FOOT OR FEET	REQ.	REQUIRED
ABV	ABOVE	FTG.	FOOTING	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
ADJ	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR			R.W.L.	RAIN WATER LEADER
AL	ALUMINUM	GA.	GAUGE	S.C.	SOLID CORE SCHEDULE SECTION
APPROX.	APPROXIMATE	GALV.	GALVANIZED	SCH.	SCHEDULE
ARCH.	ARCHITECTURAL	GD.	GRADE	SECT.	SECTION
BD.	BOARD	GYP.	GYPSUM	SHT.	DRAWING SHEET
BLDG.	BUILDING	H.B.	HOSE BIB	SIM.	SIMILAR
BLK.	BLOCK	H.C.	HANDICAPPED	SPEC.	SPECIFICATION
BLKG.	BLOCKING	H.C.	HOLLOW CORE	SQ.	SQUARE
BM.	BEAM	HDW.	HARDWARE	SST.	STAINLESS STEEL
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	STD.	STANDARD
CAB.	CABINET	H.M.	HOLLOW METAL	STL.	STEEL
CEM.	CEMENT	HT.	HEIGHT	STOR.	STORAGE
CER.	CERAMIC	HWH.	HOT WATER HEATER	STR.	STRUCTURAL
CLS.	CLOSET	HT.	HEIGHT	SUSP.	SUSPENDED
CL.	CLOSET	INT.	INTERIOR	SYM.	SYMMETRICAL
CLR.	CLEAR	S.S.D.	SEE STRUCTURAL DRAWINGS		
COL.	COLUMN	JAN.	JANITOR	T	TREAD
CONC.	CONCRETE	JT.	JOINT	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAM.	LAMINATE	T.B.S.	TO BE SELECTED
CTR.	CENTER	LAV.	LAVATORY	T.C.	TOP OF CURB
		LT.	LIGHT	TEL.	TELEPHONE
DBL.	DOUBLE	T&G	TONGUE & GROOVE	THK.	THICK
DEPT.	DEPARTMENT	THK.	THICK	T.P.	TOP OF PAVEMENT
D.F.	DRINKING FOUNTAIN	T.P.	TOP OF PAVEMENT	T.W.	TOP OF WALL
DET.	DETAIL	TYP.	TYPICAL		
DN.	DOWN	U.O.N.	UNLESS OTHERWISE NOTED		
DTL.	DETAIL	V.I.F.	VERIFY IN FIELD		
DW.	DISHWASHER	VERT.	VERTICAL		
DWG.	DRAWING				
(E)	EXISTING	(N)	NEW		
EA.	EACH	N.I.C.	NOT IN CONTRACT		
EL.	ELEVATION	NO. OR #	NUMBER		
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE		
ELEV.	ELEVATOR	O.C.	ON CENTER		
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER		
EQPT.	EQUIPMENT	PL.	PLATE		
EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE		
EXT.	EXTERIOR	PLYWD.	PLYWOOD		
FAU.	FORCED AIR UNIT	PR.	PAIR		
F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED		

**DRAWING SCHEDULE**

- ARCHITECTURAL**
- A1.0 SITE PLAN, CITY INFORMATION
  - A1.1 EXISTING/DEMO PLAN
  - A1.2 GREEN BUILDING CHECKLIST SURVEY
  - A2.0 FLOOR PLANS
  - A2.1 FLOOR PLANS
  - A3.0 ELEVATIONS & SECTION

**SCOPE OF WORK**

Construction of new single family home.

**PROJECT DIRECTORY**

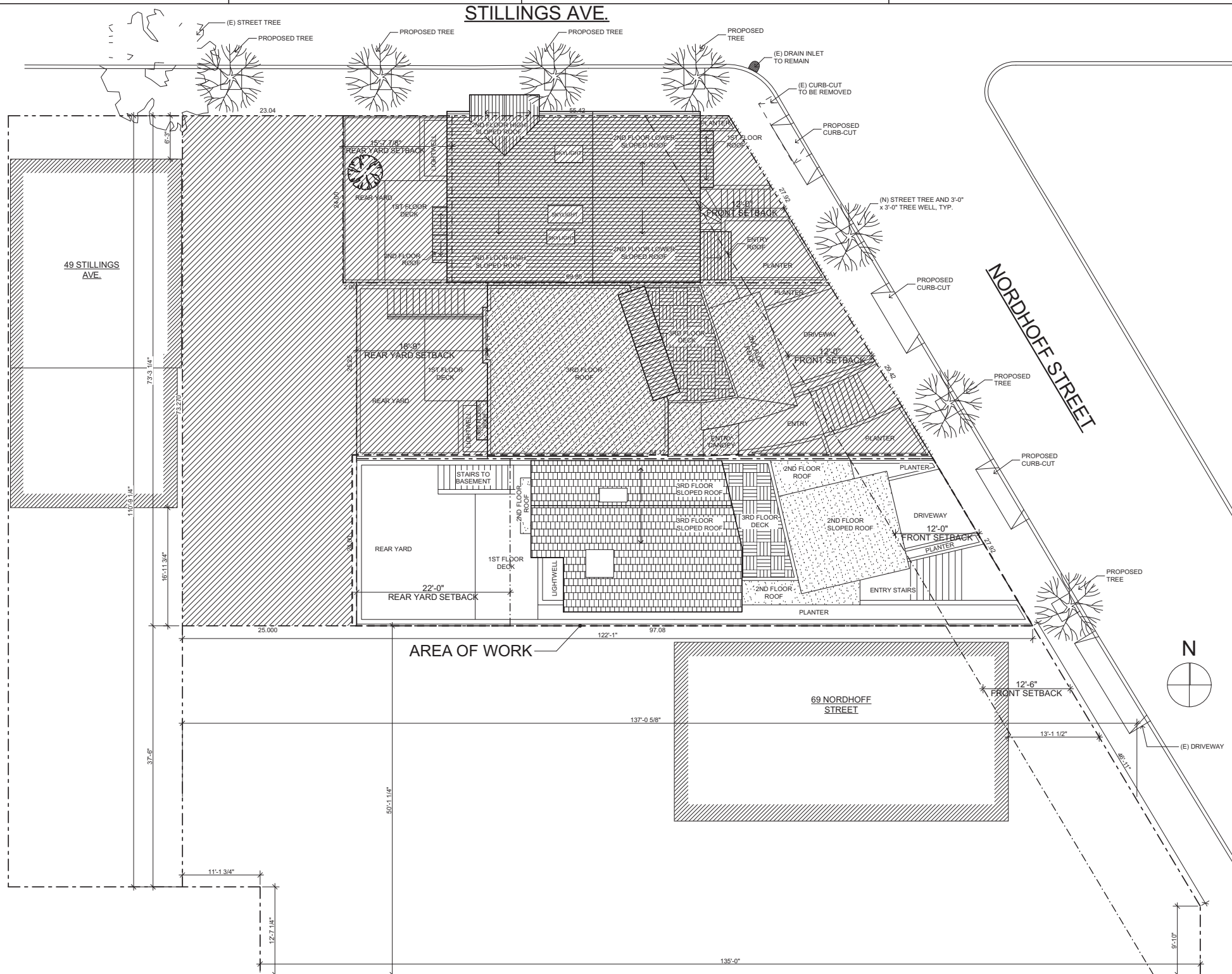
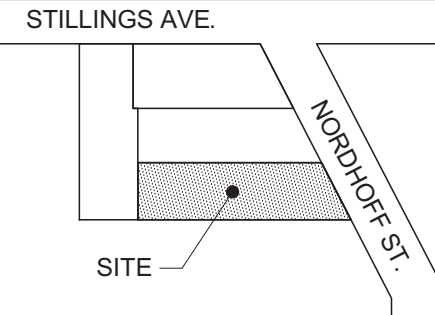
**CLIENT**  
 95 Nordhoff LLC  
 4487 23<sup>rd</sup> Street, #2  
 San Francisco, CA 94114  
 415-298-1835

**ARCHITECT**  
 Tony Pantaleoni  
 Kotas/Pantaleoni Architects  
 70 Zoe Street, Suite 200  
 San Francisco, CA. 94107  
 415-495-4051  
 415-495-6885 FAX

**SYMBOLS**

- 3 DOOR NO.
- 8 WINDOW NO.
- 6 DETAIL NO. A-1 SHEET NO.
- 4 SECTION NO. A-4 SHEET NO.
- 5 INTERIOR & EXTERIOR ELEVATION NO. A-3 SHEET NO.
- 1 INTERIOR ELEV. NO. 2 SHEET NO.
- DINING ROOM ROOM NAME
- EL=164'-2" ELEVATION

**VICINITY MAP**



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

**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

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Planning Revisions 10.11.18	BM

**NEW SINGLE FAMILY RESIDENCE**  
**89 NORDHOFF STREET**  
**SAN FRANCISCO, CA 94131**

Sheet Title:  
**Project Info:**  
 SITE PLAN & CITY INFO.

Scale:  
 As Noted

Date:  
 3.20.15

Drawn By:  
 MGG

Job Number:  
 6-714

Sheet:  
**A1.0**  
 SITE PERMIT

Kotas/  
Pantaleoni  
Architects

Anthony A. Pantaleoni  
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Revisions	By
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NEW SINGLE FAMILY RESIDENCE  
89 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Project Info:  
EXISTING SITE PLAN

Scale:  
As Noted

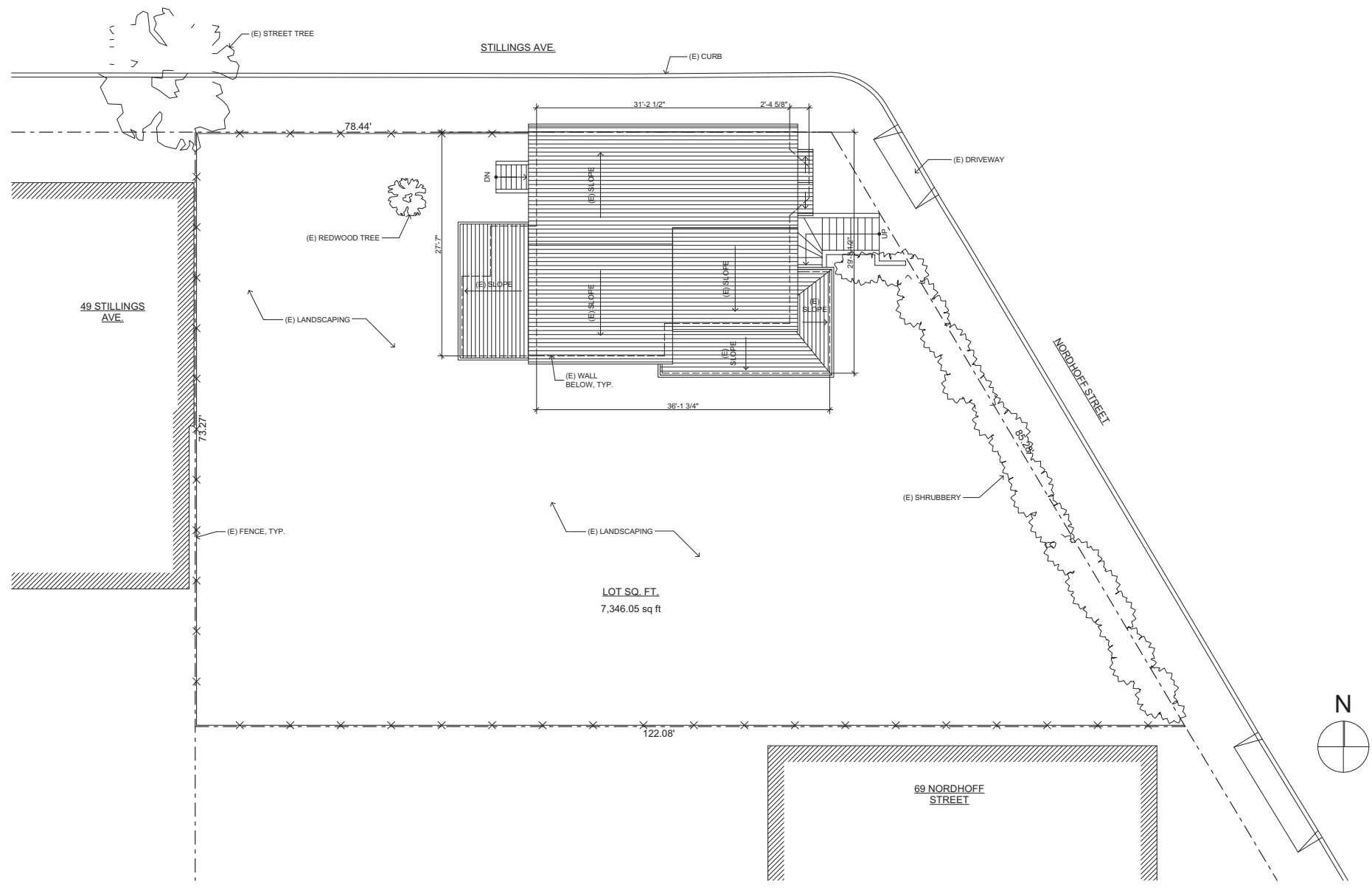
Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:  
A1.1

SITE PERMIT



1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



# Green Building: Site Permit Checklist

## BASIC INFORMATION:

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

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

## 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.

Attachment C-2 -  
Green Building:  
Site Permit Submittal

Version: July 18, 2012

Kotas/  
Pantaleoni  
Architects

Anthony A. Pantaleoni  
LEED AP  
70 Zee Street Suite 200  
San Francisco, California 94107  
t. 415 495 4051  
f. 415 495 6885

ALL PROJECTS, AS APPLICABLE	
<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	<input type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

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

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management - 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>15% Energy Reduction</b> Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), 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 total electricity use (LEED EA6)	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
<b>Bicycle parking:</b> 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 meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
<b>Air Filtration:</b> 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
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 <sup>3</sup>
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
<b>Bicycle parking:</b> 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)	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
<b>Indoor Water Efficiency:</b> 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)	●	●
<b>Commissioning:</b> 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 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.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b> (13C.5.504.3)	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
<b>Paints and coatings:</b> 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)	●	●
<b>Carpet:</b> 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) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
<b>Resilient flooring systems:</b> For 50% of floor area receiving resilient flooring, install 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)	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
<b>Acoustical Control:</b> 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 5.714.7
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), 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 total electricity use (LEED EA6).	●	n/r

Insert Project Name / Titleblock here

Revisions	By
Planning Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
89 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title: Project Info: GREEN BUILDING
Scale: As Noted
Date: 3.20.15
Drawn By: MGG
Job Number: 6-714
Sheet: <b>A1.2</b> SITE PERMIT

Revisions	By
Planning Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
89 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Project Info:  
SURVEY

Scale:  
As Noted

Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:

**C1.0**  
SITE PERMIT

**BOUNDARY NOTES**

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**DATE OF SURVEY**

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED JUNE 16, 2014.

**SURVEY REFERENCE**

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

LOT 1, RECORDED DECEMBER 8, 1997, DOCUMENT NUMBER 97-G269120-00, REEL H024 AT IMAGE 0092.

**UTILITY NOTE**

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

**PROJECT BENCHMARK - DESCRIPTION**

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK LOCATED AT CONGO STREET AND MANGELS AVENUE (N.E. CORNER) CROW CUT OUTER RIM SWL. SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 349.580.

**OWNER(S)**

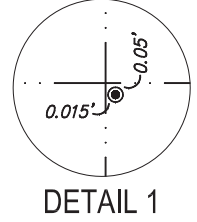
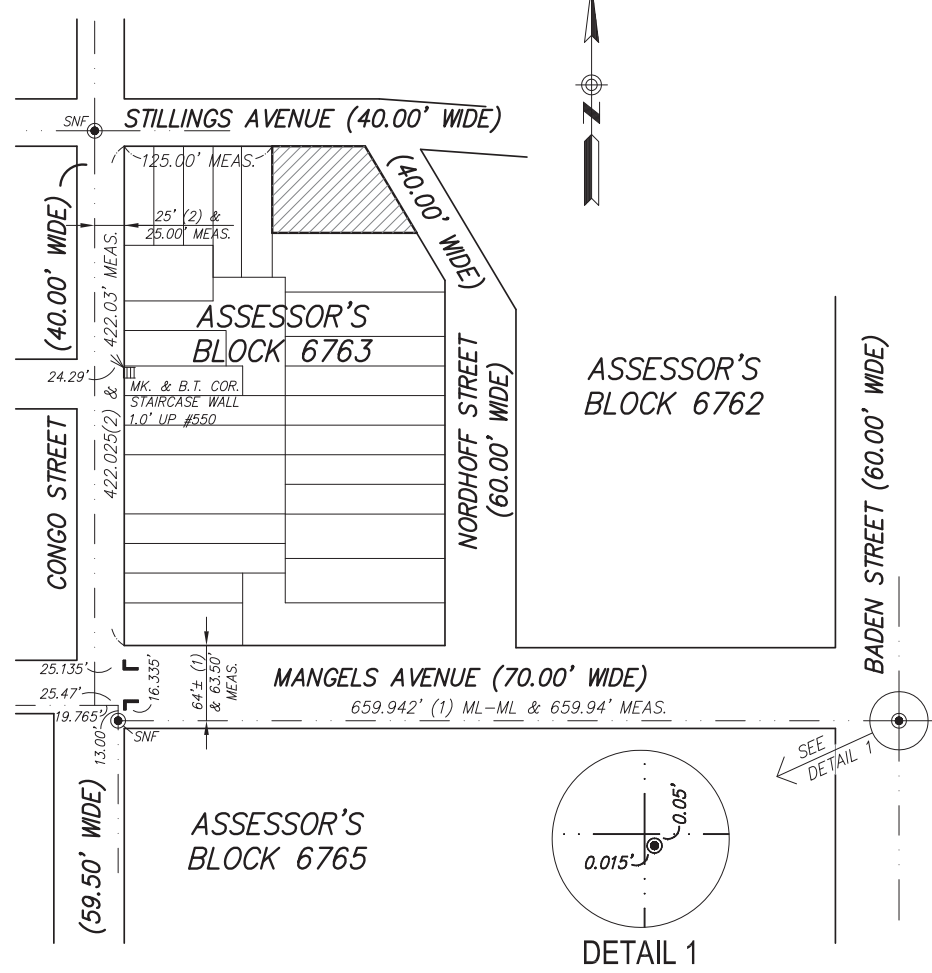
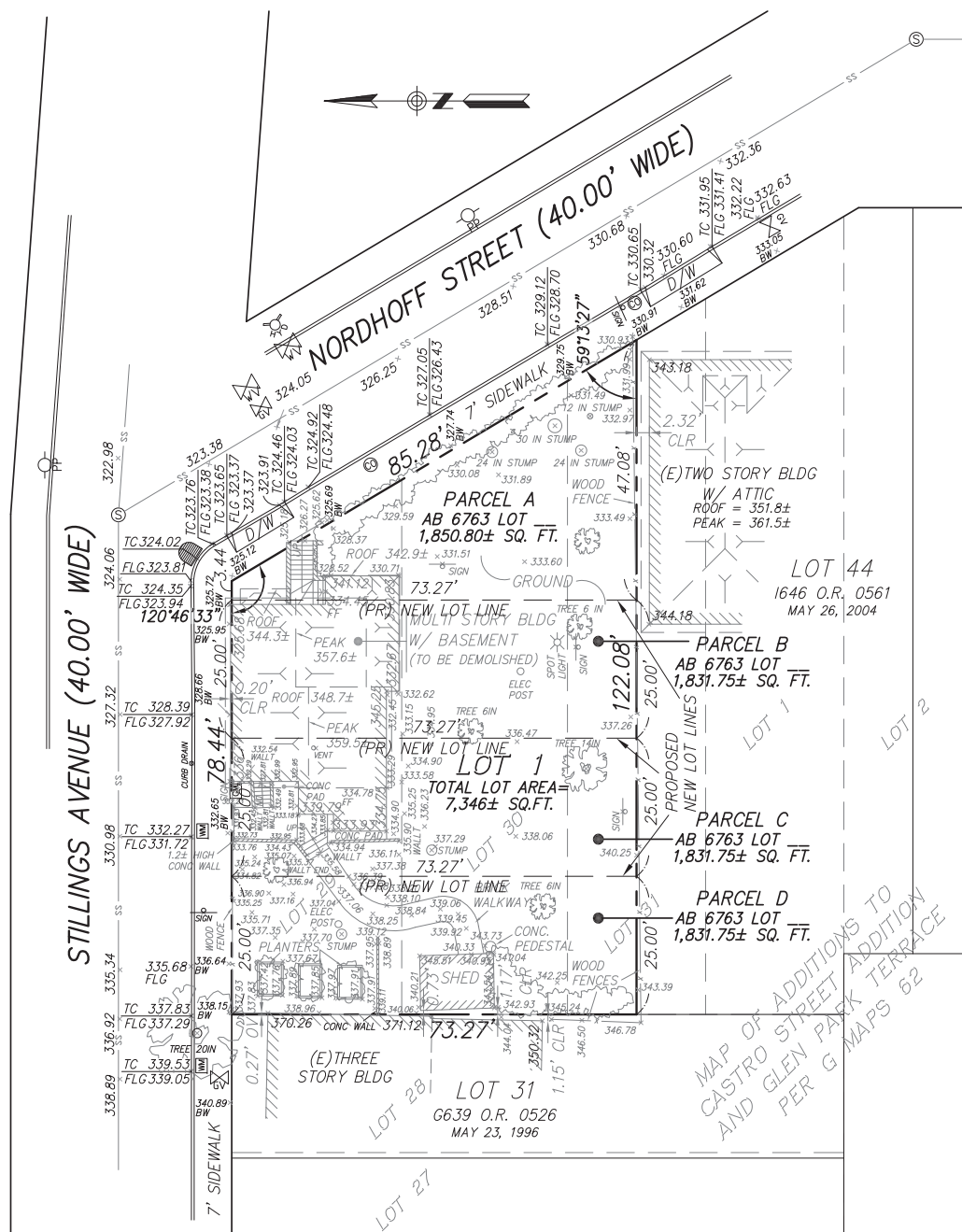
JD KAUFMAN  
95 NORDHOFF STREET  
SAN FRANCISCO, CA 94131-2836

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BARRY A. PIERCE, L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2015



**ABBREVIATIONS**

AB	ASSESSOR'S BLOCK	ML	MONUMENT LINE
BLDG	BUILDING	OR	OFFICIAL RECORDS
BW	BACK OF SIDEWALK	OV	OVER
CLR	CLEAR	PR	PROPOSED
CONC	CONCRETE	SNF	SEARCH FOR NOT FOUND
D/W	DRIVEWAY	SQ. FT.	SQUARE FEET
ELEV	ELEVATION	TC	TOP OF CURB
FLG	FLOW LINE GUTTER	WALLT	TOP OF WALL
LS	LAND SURVEYOR	(UO)	UNKNOWN ORIGIN
MEAS	MEASURED	(E)	EXISTING
		( )	RECORD DATA

**LEGEND**

▲	MARK MONUMENT MAP
⊙	FOUND L CUT
⊖	CLEANOUT
⊕	SEWER MANHOLE
⊗	FIRE HYDRANT
⊘	CATCH BASIN
⊙	GAS VALVE
⊕	WATER METER
⊖	WATER VALVE
⊗	POWER POLE

**LEGEND**

—	PROPERTY LINE
- - -	PROPERTY LINE (OTHERS)
- · - · -	LOT LINE PER G MAPS 62
- · - · -	PROPOSED NEW LOT LINE
- · - · -	RIGHT OF WAY LINE
- · - · -	MONUMENT LINE
▨	BUILDING LINE
- x - x -	FENCE LINE
- ss -	SEWER LINE

**REFERENCES**

- (1) MONUMENT MAP 227
- (2) W - 4 - 6
- (3) G MAPS 62

**TENTATIVE PARCEL MAP**  
BEING A FOUR LOT SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON DECEMBER 8, 1997 IN REEL H024 AND IMAGE 0092

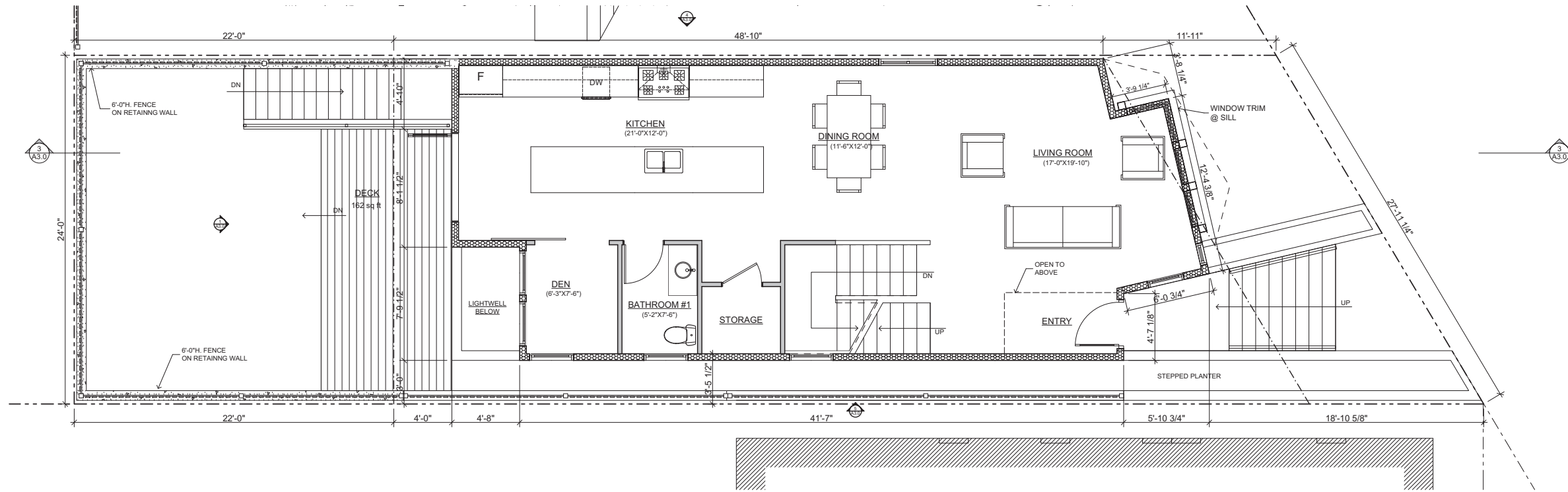
CITY & COUNTY OF SAN FRANCISCO  
SCALE AS SHOWN

STATE OF CALIFORNIA  
DATE: JUNE 2014

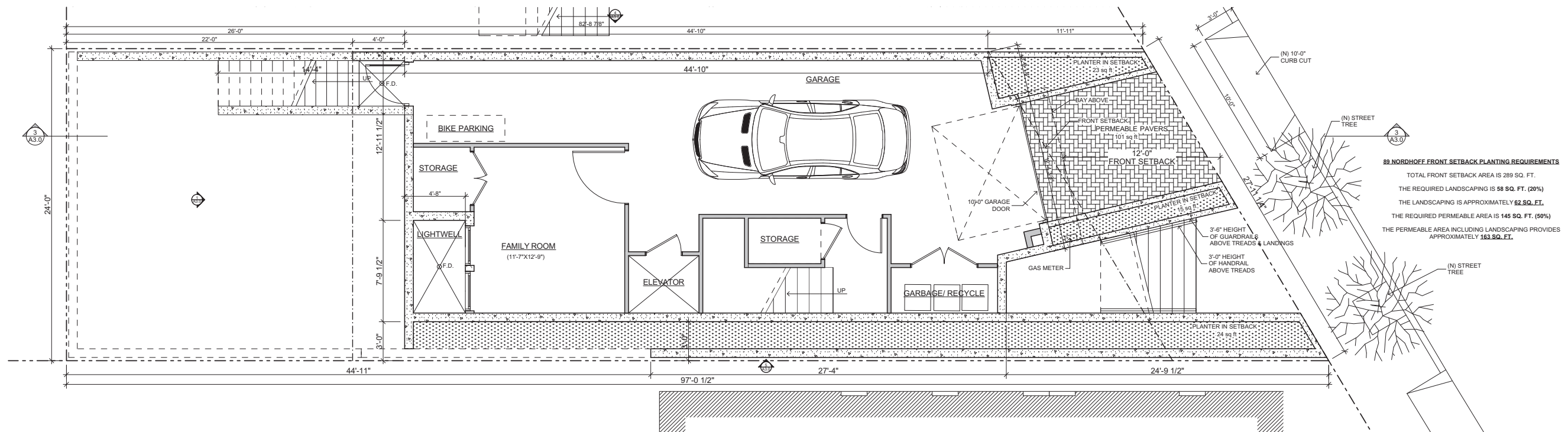
BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 1

AB: 6763, LOT: 1, ADDRESS: 95 NORDHOFF STREET



**2** PROPOSED 1ST FLOOR  
SCALE: 1/4" = 1'-0"



**1** PROPOSED BASEMENT  
SCALE: 1/4" = 1'-0"

Revisions	By
Planning Revisions	BM
10.11.18	

**NEW SINGLE FAMILY RESIDENCE**  
**89 NORDHOFF STREET**  
**SAN FRANCISCO, CA 94131**

**89 NORDHOFF FRONT SETBACK PLANTING REQUIREMENTS**  
TOTAL FRONT SETBACK AREA IS 289 SQ. FT.  
THE REQUIRED LANDSCAPING IS 58 SQ. FT. (20%)  
THE LANDSCAPING IS APPROXIMATELY 62 SQ. FT.  
THE REQUIRED PERMEABLE AREA IS 145 SQ. FT. (50%)  
THE PERMEABLE AREA INCLUDING LANDSCAPING PROVIDES APPROXIMATELY 163 SQ. FT.

Sheet Title:  
**Floor Plans**  
**BASEMENT, 1ST**

Scale:  
As Noted

Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:

**A2.0**  
SITE PERMIT

Revisions	By
Planning Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
89 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Floor Plans  
2ND, 3RD

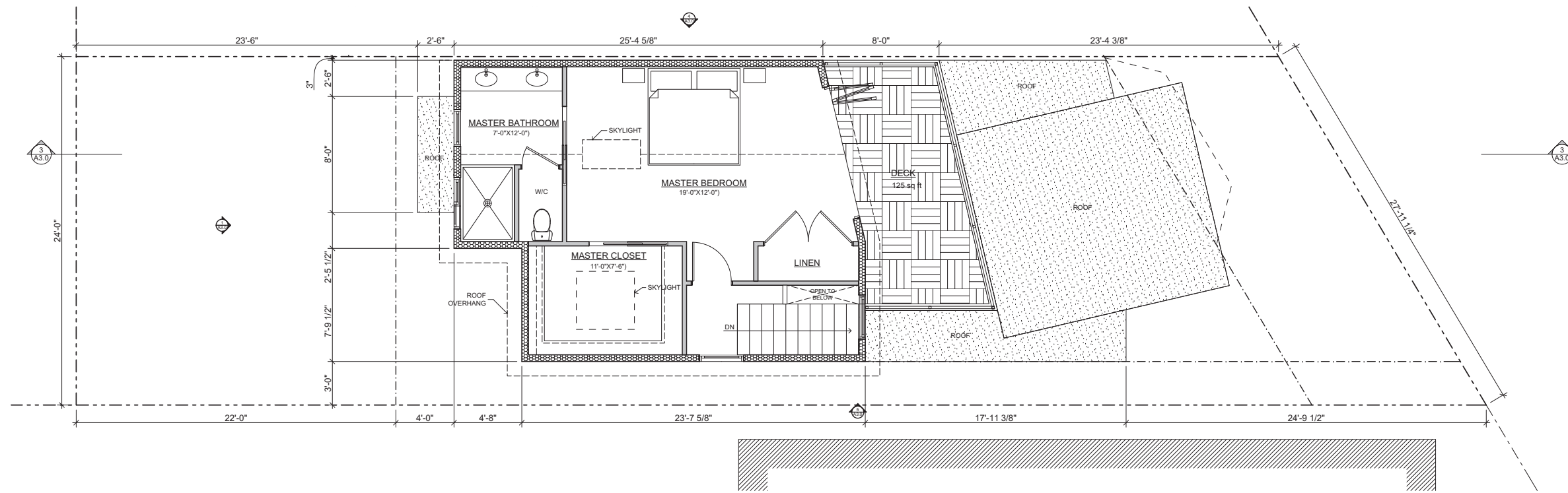
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As Noted

Date:  
3.20.15

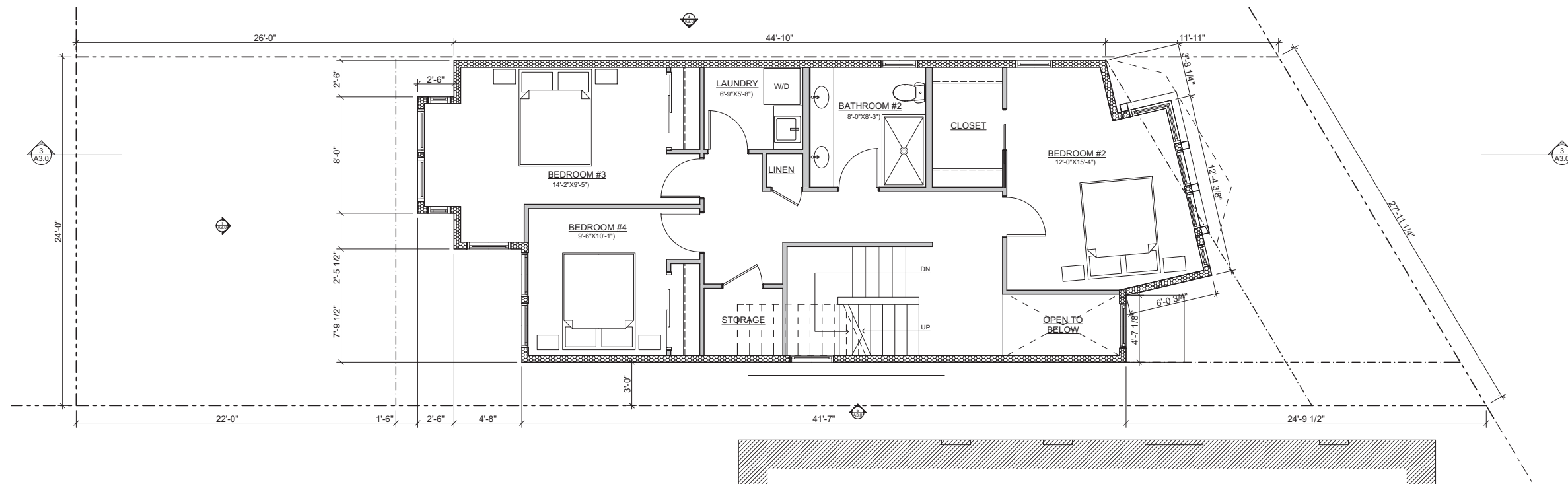
Drawn By:  
MGG

Job Number:  
6-714

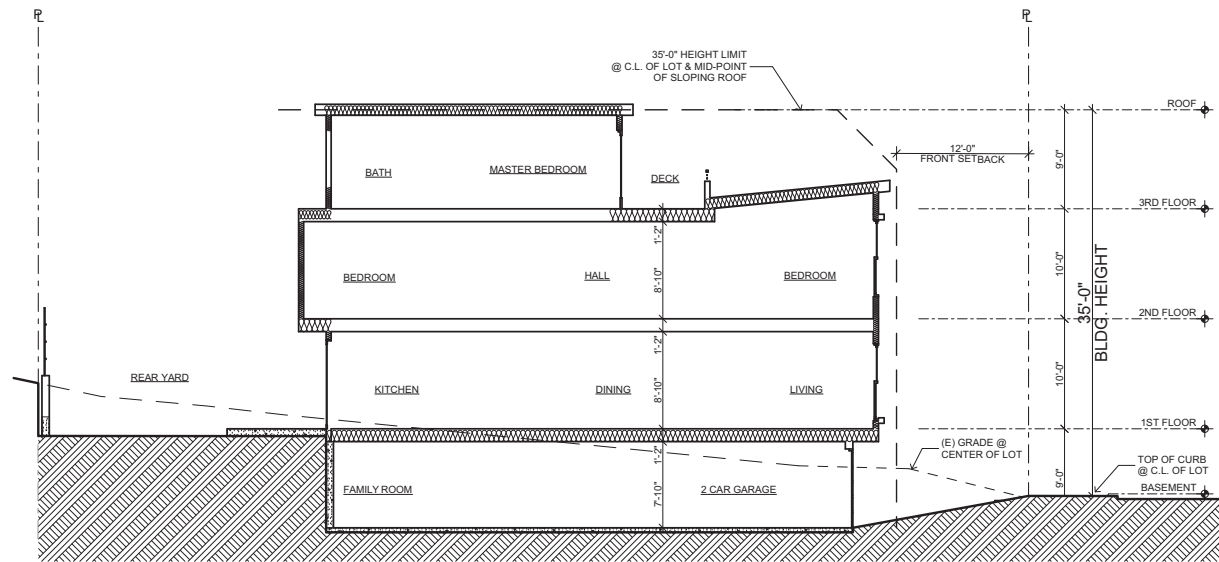
Sheet:  
**A2.1**  
SITE PERMIT



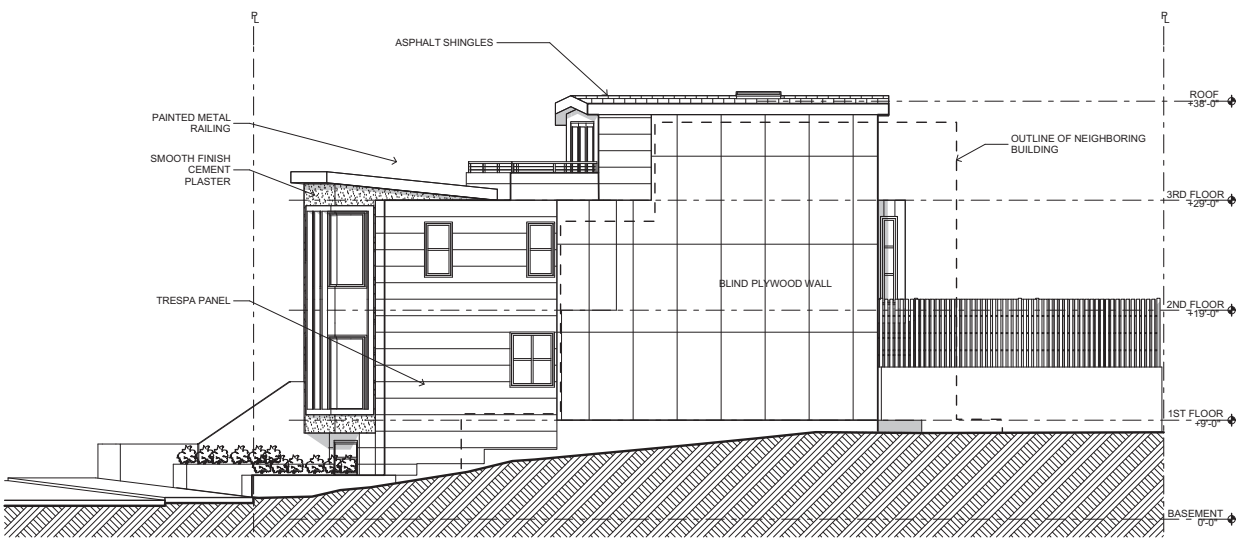
**2** PROPOSED 3RD FLOOR  
SCALE: 1/4" = 1'-0"



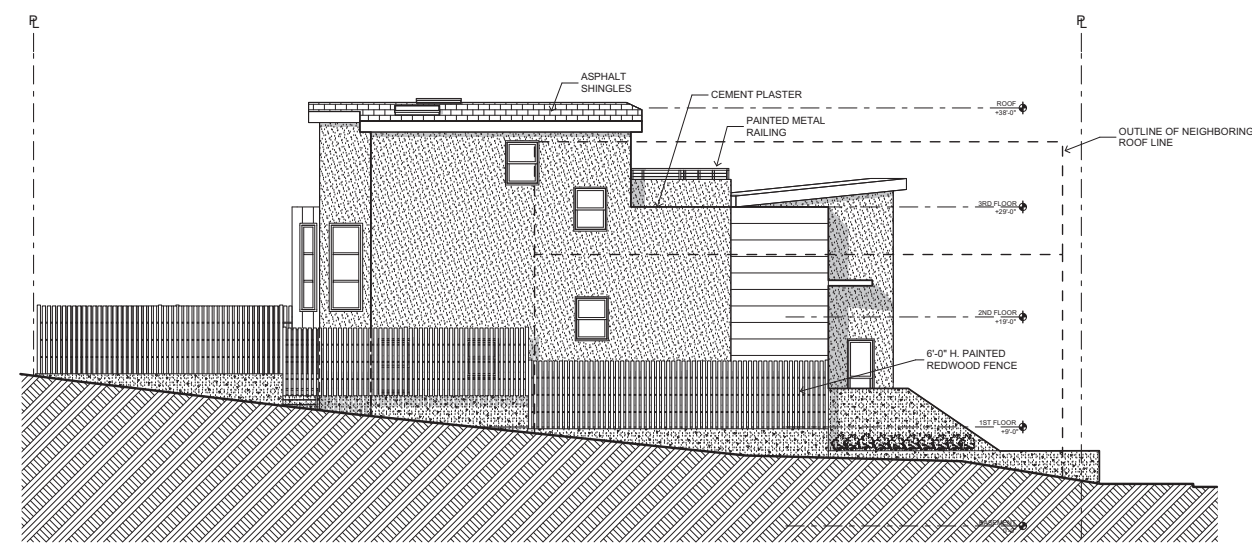
**1** PROPOSED 2ND FLOOR  
SCALE: 1/4" = 1'-0"



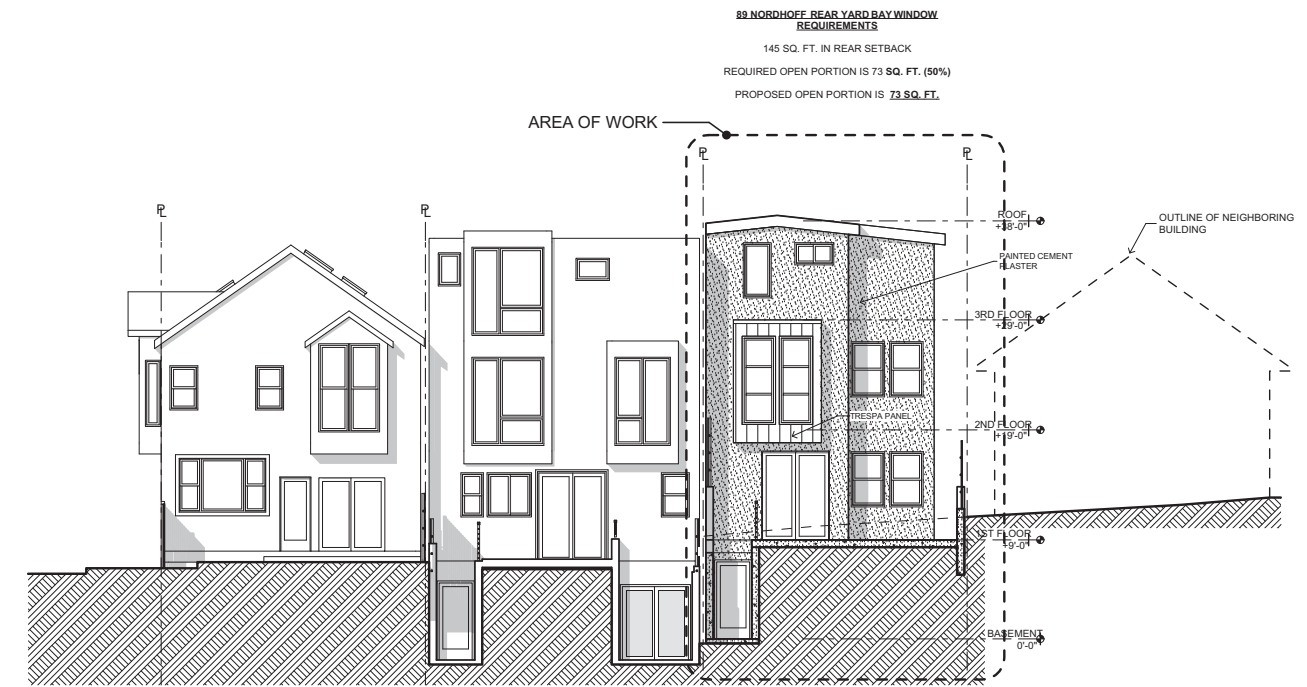
3 89 NORDHOFF LONGITUDINAL SECTION  
SCALE: 1/8" = 1'-0"



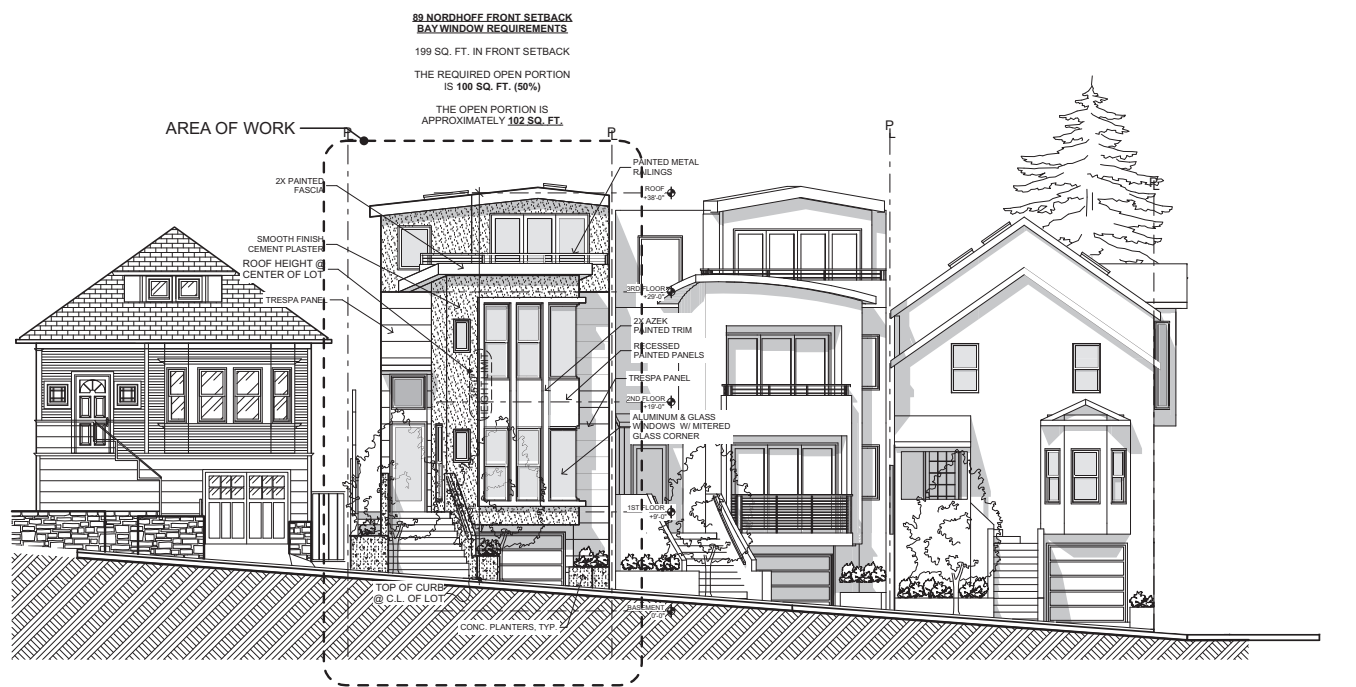
4 89 NORDHOFF NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



5 89 NORDHOFF SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 89 NORDHOFF WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 89 NORDHOFF EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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Pantaleoni  
Architects

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f. 415.495.6885

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Planning Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
89 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Exterior Elevs.  
ELEVATIONS & SECTIONS

Scale:  
As Noted  
Date:  
3.20.15  
Drawn By:  
MGG  
Job Number:  
6-714

Sheet:  
**A3.0**  
SITE PERMIT

**CITY INFORMATION**

**89 Nordhoff Street**  
 Block: 6763  
 Lot: 001  
 Zoning: RH-1  
 Ht. Limit: 40-X  
 Occupancy: R-3  
 Construction: Type 5-B

**Proposed Square Footage:**

**Lot Size:** 2,157 Sq. Ft.

Building Size:	Habitable:	School Fee:
Basement: 985 Sq. Ft.	Basement: 317 Sq. Ft.	Basement: 148 Sq. Ft.
1 <sup>st</sup> Floor: 902 Sq. Ft.	1 <sup>st</sup> Floor: 837 Sq. Ft.	1 <sup>st</sup> Floor: 696 Sq. Ft.
2 <sup>nd</sup> Floor: 964 Sq. Ft.	2 <sup>nd</sup> Floor: 898 Sq. Ft.	2 <sup>nd</sup> Floor: 428 Sq. Ft.
3 <sup>rd</sup> Floor: 497 Sq. Ft.	3 <sup>rd</sup> Floor: 454 Sq. Ft.	3 <sup>rd</sup> Floor: 237 Sq. Ft.
<b>Total: 3,348 Sq. Ft.</b>	<b>Total: 2,506 Sq. Ft.</b>	<b>Total: 1,509 Sq. Ft.</b>

**Garage:**

540 Sq. Ft.  
 1<sup>st</sup> Floor Deck: 162 Sq. Ft.  
 3<sup>rd</sup> Floor Deck: 125 Sq. Ft.

Units: 1  
 Stories: 3  
 Basements: 1

**Building Code:**  
 2013 California Building Code (CBC)  
 2013 San Francisco Addendums to CBC  
 Energy Code - Title 24  
 2013 San Francisco Mech. & Elec. Codes  
 2013 San Francisco Fire Codes

**Scope of Work:**

**GENERAL NOTES**

- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.
- CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.
- MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.
- AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.
- STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.
- CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.
- ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT.
- SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.
- ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 106.11 IN THE CBC. SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.
- SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFBIC (STC AND IIC OF 50 BETWEEN UNITS).
- THE BUILDING SHALL COMPLY WITH VENTILATION REQUIREMENTS. SEE CODE SECTION 1202.2.7

**ABBREVIATIONS**

&	AND	FDN.	FOUNDATION	PT.	POINT
<	ANGLE	FIN.	FINISH FLOOR	PTN.	PARTITION
@	CENTERLINE	FL.	FLUORESCENT	R.	RISER
Ø	DIAMETER OR ROUND PROPERTY LINE	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
#	ROUND OR NUMBER	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
P	PROPERTY LINE	F.O.C.	FACE OF STUDS	REINF.	REINFORCED
		FT.	FOOT OR FEET	REQ.	REQUIRED
ABV	ABOVE	FTG.	FOOTING	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
ADJ	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR			R.W.L.	RAIN WATER LEADER
AL	ALUMINUM	GA.	GAUGE	S.C.	SOLID CORE
APPROX.	APPROXIMATE	GALV.	GALVANIZED	SCHED.	SCHEDULE
ARCH.	ARCHITECTURAL	GD.	GRADE	SECT.	SECTION
BD.	BOARD	GYP.	GYPSUM	SHT.	DRAWING SHEET
BLDG.	BUILDING	H.B.	HOSE BIB	SIM.	SIMILAR
BLK.	BLOCK	H.C.	HANDICAPPED	SPEC.	SPECIFICATION
BLKG.	BLOCKING	H.C.	HOLLOW CORE	SQ.	SQUARE
BM	BEAM	HDW.	HARDWARE	SST.	STAINLESS STEEL
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	STD.	STANDARD
		H.M.	HOLLOW METAL	STL.	STEEL
CAB.	CABINET	HT.	HEIGHT	STOR.	STORAGE
CEM.	CEMENT	HWH.	HOT WATER HEATER	STR.	STRUCTURAL
CER.	CERAMIC			SUSP.	SUSPENDED
CLS.	CLOSET	INSUL.	INSULATION	SYM.	SYMMETRICAL
CL.	CLEAR	INT.	INTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
COL.	COLUMN	JAN.	JANITOR	T	TREAD
CONC.	CONCRETE	JT.	JOINT	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAM.	LAMINATE	T.B.S.	TO BE SELECTED
CTR.	CENTER	LAV.	LAVATORY	T.C.	TOP OF CURB
		LT.	LIGHT	TEL.	TELEPHONE
DBL.	DOUBLE	LT&G	LANGUET & GROOVE	THK.	THICK
DEPT.	DEPARTMENT	THK.	THICK	T.P.	TOP OF PAVEMENT
D.F.	DRINKING FOUNTAIN	T.W.	TOP OF WALL	TYP.	TYPICAL
DET.	DETAIL	U.O.N.	UNLESS OTHERWISE NOTED		
DIAM.	DIAMETER	V.I.F.	VERIFY IN FIELD		
DIM.	DIMENSION	VERT.	VERTICAL		
DN.	DOWN	W.	WITH		
DTL.	DETAIL	W.C.	WATER CLOSET		
DW.	DISHWASHER	WD.	WASHER/DRYER		
DWG.	DRAWING	WD.	WOOD		
(E)	EXISTING	WDO.	WINDOW		
EA.	EACH	WO.	WITHOUT		
EL.	ELEVATION	WP.	WATERPROOF		
ELEC.	ELECTRICAL	WT.	WEIGHT		
ELEV.	ELEVATOR				
EQ.	EQUAL				
EQPT.	EQUIPMENT				
EXP.	EXPANSION				
EXT.	EXTERIOR				
FAU.	FORCED AIR UNIT				
F.D.	FLOOR DRAIN				

**DRAWING SCHEDULE**

**ARCHITECTURAL**  
 A1.0 SITE PLAN, CITY INFORMATION  
 A1.1 EXISTING/DEMO PLAN  
 A1.2 GREEN BUILDING CHECKLIST  
 C1.0 SURVEY  
 A2.0 FLOOR PLANS  
 A2.1 FLOOR PLANS  
 A3.0 ELEVATIONS & SECTION

**SCOPE OF WORK**

Construction of new single family home.

**PROJECT DIRECTORY**

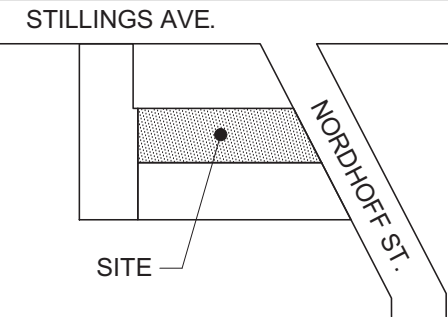
**CLIENT**  
 95 Nordhoff LLC  
 4487 23<sup>rd</sup> Street, #2  
 San Francisco, CA 94114  
 415-298-1835

**ARCHITECT**  
 Tony Pantaleoni  
 Kotas/Pantaleoni Architects  
 70 Zoe Street, Suite 200  
 San Francisco, CA. 94107  
 415-495-4051  
 415-495-6885 FAX

**SYMBOLS**

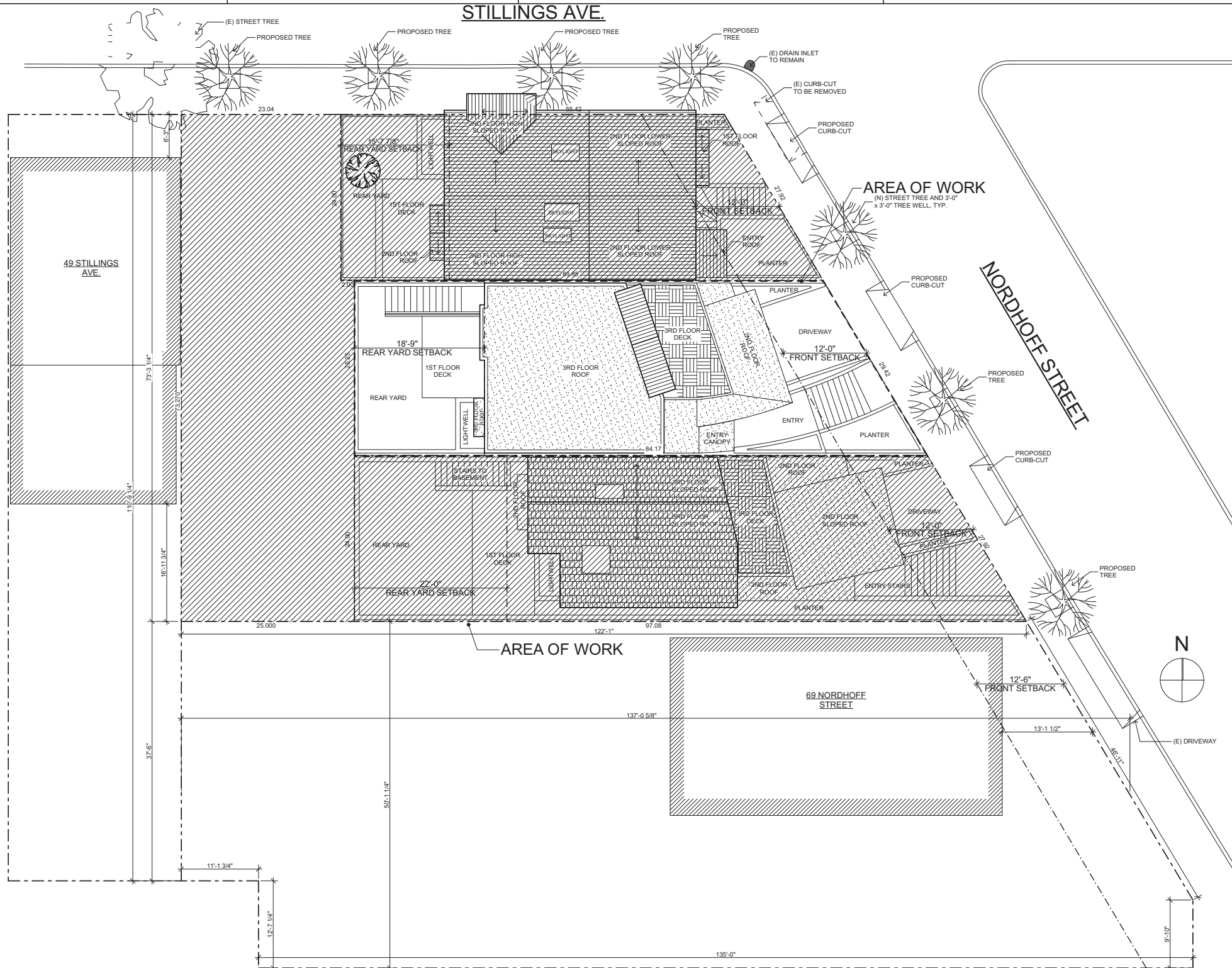
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- 8 WINDOW NO.
- 6 A-1 DETAIL NO. SHEET NO.
- 4 A-4 SECTION NO. SHEET NO.
- 5 A-3 INTERIOR & EXTERIOR ELEVATION NO. SHEET NO.
- 1 2 3 4 INTERIOR ELEV. NO. SHEET NO.
- DINING ROOM ROOM NAME
- EL=164'-2" ELEVATION

**VICINITY MAP**



**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



**2 PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"

Revisions	By
Planning Revisions 05.16.18	MGG
Revisions 10.11.18	BM

**NEW SINGLE FAMILY RESIDENCE**  
 91 NORDHOFF STREET  
 SAN FRANCISCO, CA 94131

Sheet Title:	Project Info. Site & City Info.
Scale:	As Noted
Date:	3.20.15
Drawn By:	MGG
Job Number:	6-714
Sheet:	<b>A1.0</b> SITE PERMIT

Kotas/  
Pantaleoni  
Architects

Anthony A. Pantaleoni  
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Revisions	By
Planning Revisions 05.16.18	MGG
Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
91 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Project Info.  
(E) SITE/DEMO PLAN

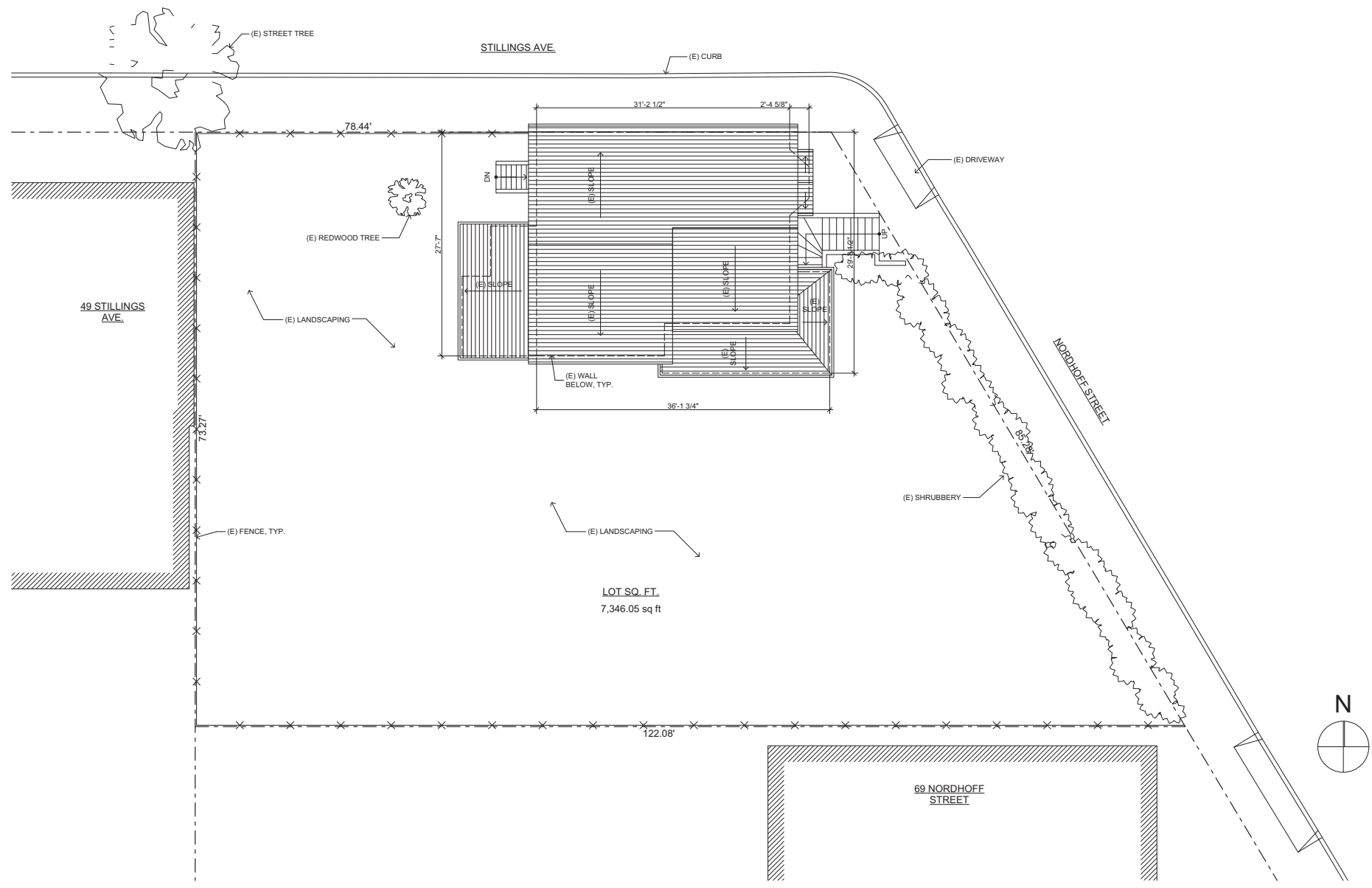
Scale:  
As Noted

Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:  
**A1.1**  
SITE PERMIT



**1** (E) SITE & DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

# Green Building: Site Permit Checklist

## BASIC INFORMATION:

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

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

## 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

<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

## GREENPOINT RATED PROJECTS

<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

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

## LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management - 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>15% Energy Reduction</b> Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), 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 total electricity use (LEED EA6)	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
<b>Bicycle parking:</b> 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 meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
<b>Air Filtration:</b> 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
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements 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 or after. <sup>3</sup>	Other Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 <sup>3</sup>
<b>Type of Project Proposed</b> (Check box if applicable)		
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
<b>Bicycle parking:</b> 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)	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
<b>Indoor Water Efficiency:</b> 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)	●	●
<b>Commissioning:</b> 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 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.	●	(Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b> (13C.5.504.3)	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
<b>Paints and coatings:</b> 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)	●	●
<b>Carpet:</b> 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) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
<b>Resilient flooring systems:</b> For 50% of floor area receiving resilient flooring, install 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)	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
<b>Acoustical Control:</b> 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 5.714.7
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), 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 total electricity use (LEED EA6).	●	n/r

Attachment C-2 - Green Building: Site Permit Submittal

Insert Project Name / Titleblock here

Kotas/  
Pantaleoni  
Architects

Anthony A. Pantaleoni  
LEED AP

70 Zoe Street Suite 200  
San Francisco, California 94107  
t. 415 455 4951  
f. 415 455 6885

Revisions	By
Planning Revisions 05.16.18	MGG
Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
91 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Project Info.  
GREEN BUILDING

Scale:  
As Noted

Date:  
3.20.15

Drawn By:  
MGG

Job Number:  
6-714

Sheet:

A1.2

SITE PERMIT

Version: July 18, 2012



Revisions	By
Planning Revisions 05.16.18	MGG
Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
91 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
**Floor Plans  
BASEMENT, 1ST**

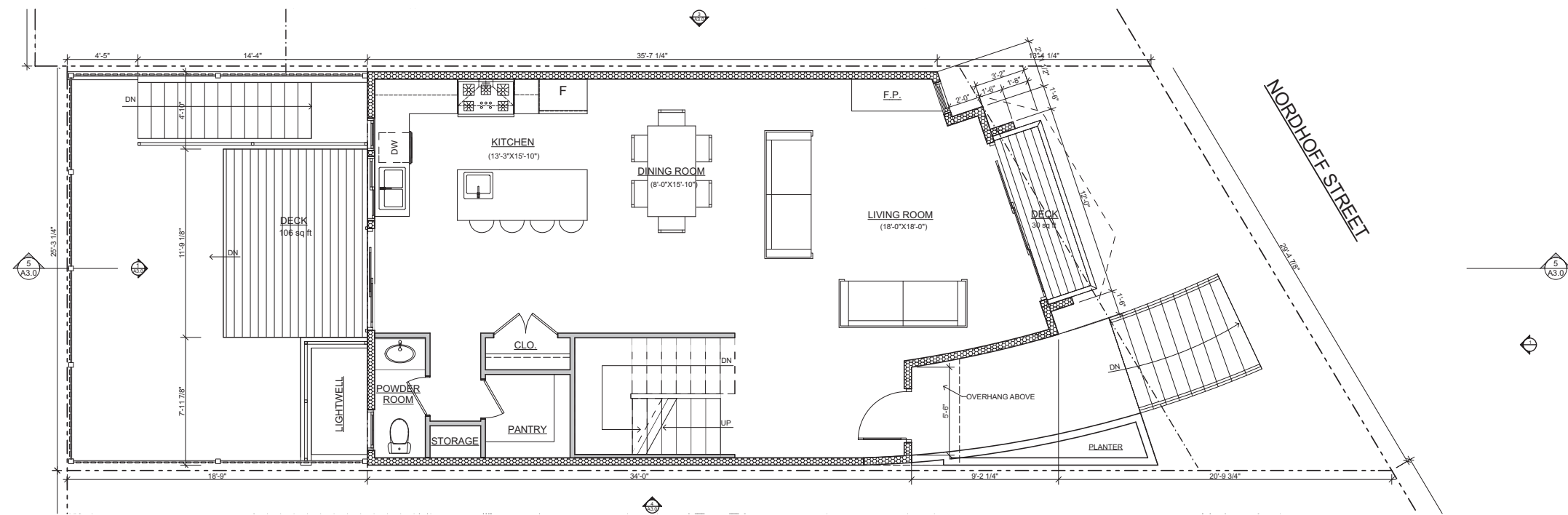
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Date:  
3.20.15

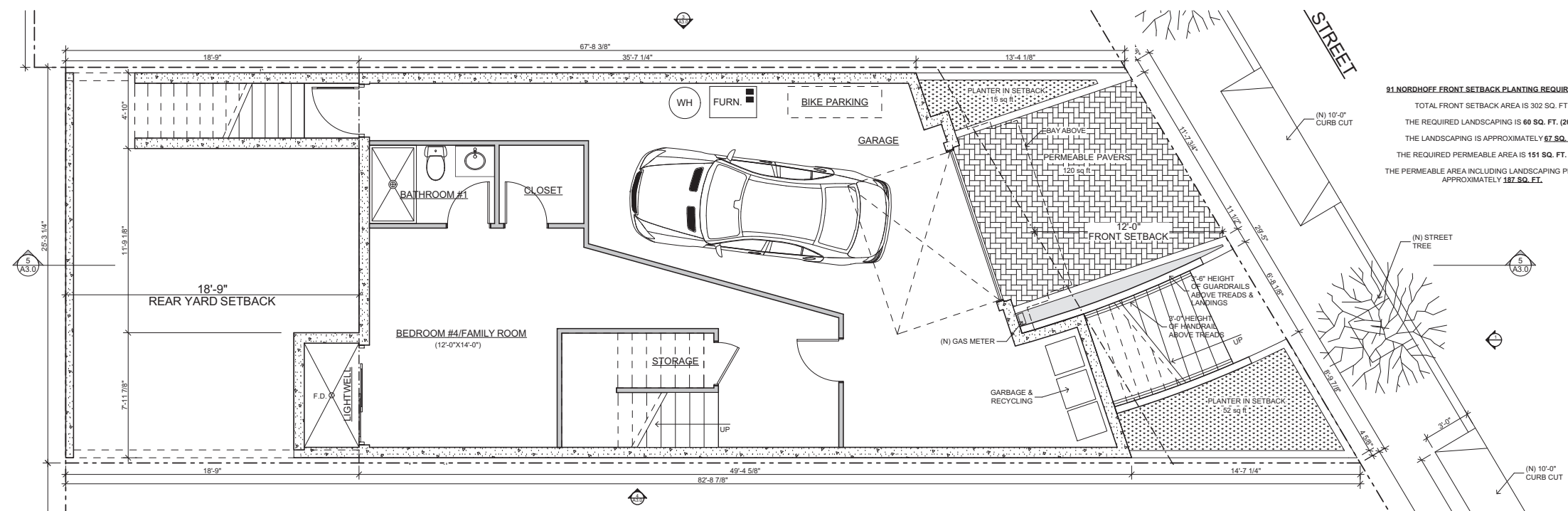
Drawn By:  
MGG

Job Number:  
6-714

Sheet:  
**A2.0**  
SITE PERMIT



**2** PROPOSED 1ST FLOOR  
SCALE: 1/4" = 1'-0"



**1** PROPOSED BASEMENT  
SCALE: 1/4" = 1'-0"

Revisions	By
Planning Revisions 05.16.18	MGG
Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
91 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

Sheet Title:  
Floor Plans  
2ND, 3RD

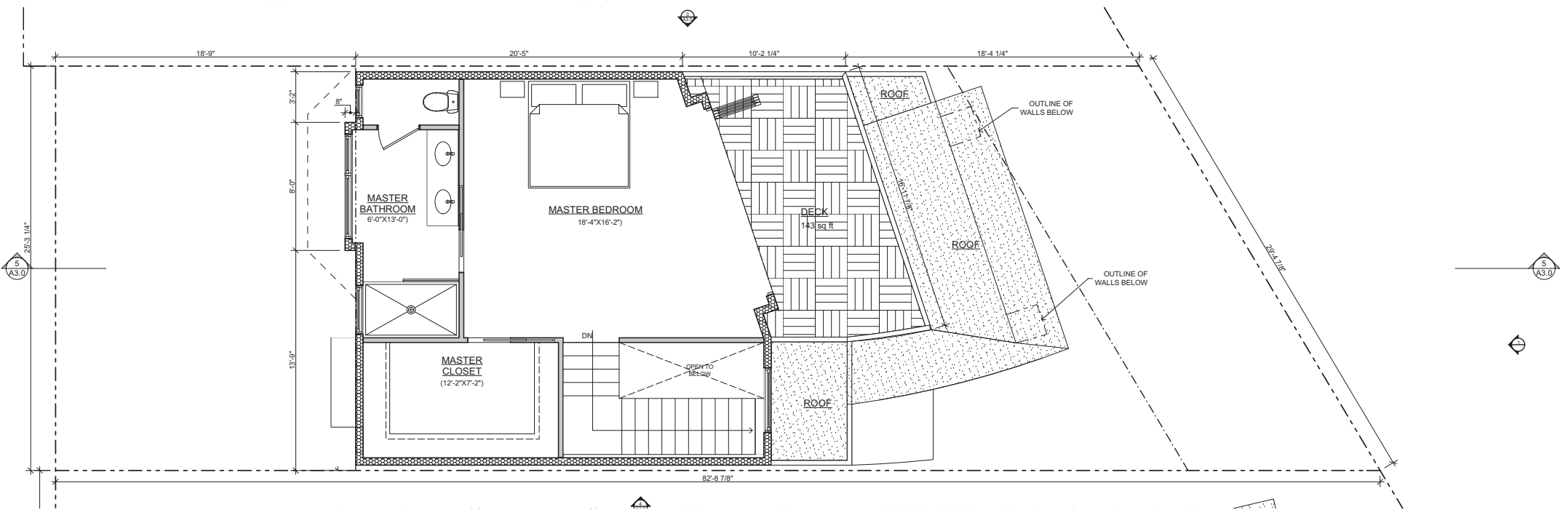
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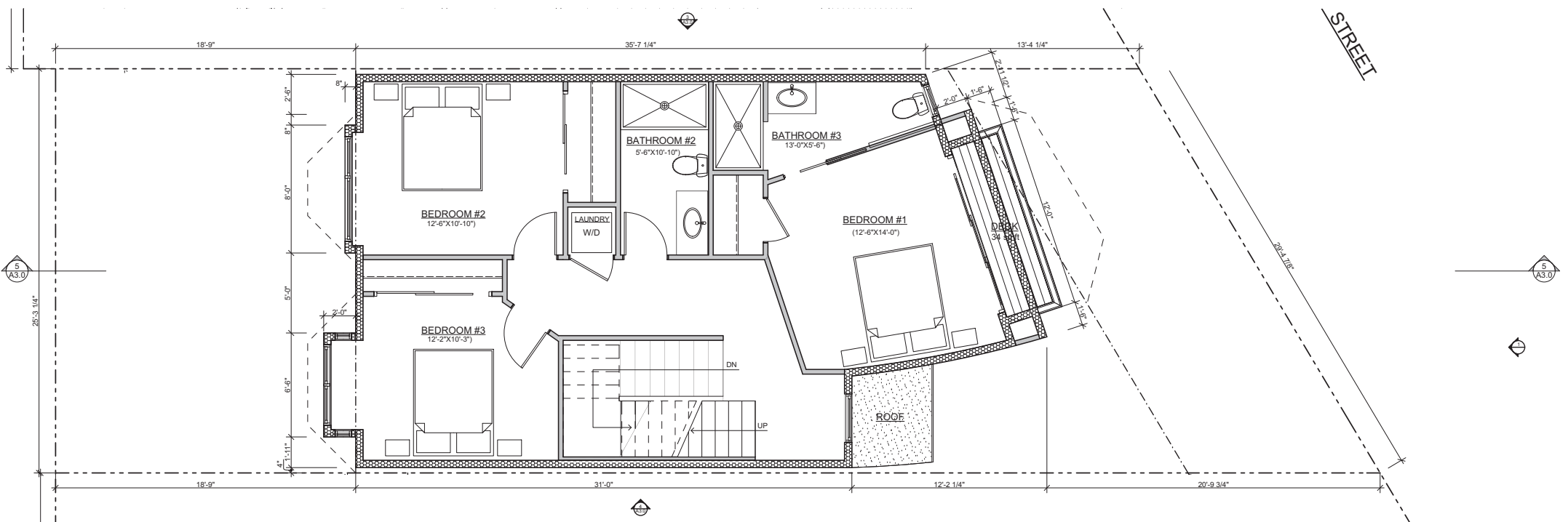
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MGG

Job Number:  
6-714

Sheet:  
**A2.1**  
SITE PERMIT



**2** PROPOSED 3RD FLOOR  
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**1** PROPOSED 2ND FLOOR  
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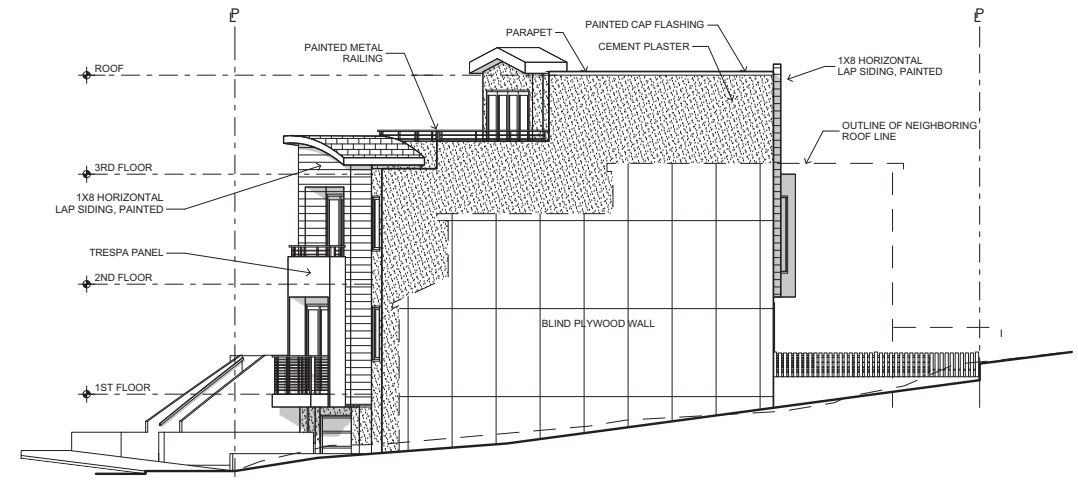
Revisions	By
Planning Revisions 05.16.18	MGG
Revisions 10.11.18	BM

NEW SINGLE FAMILY RESIDENCE  
91 NORDHOFF STREET  
SAN FRANCISCO, CA 94131

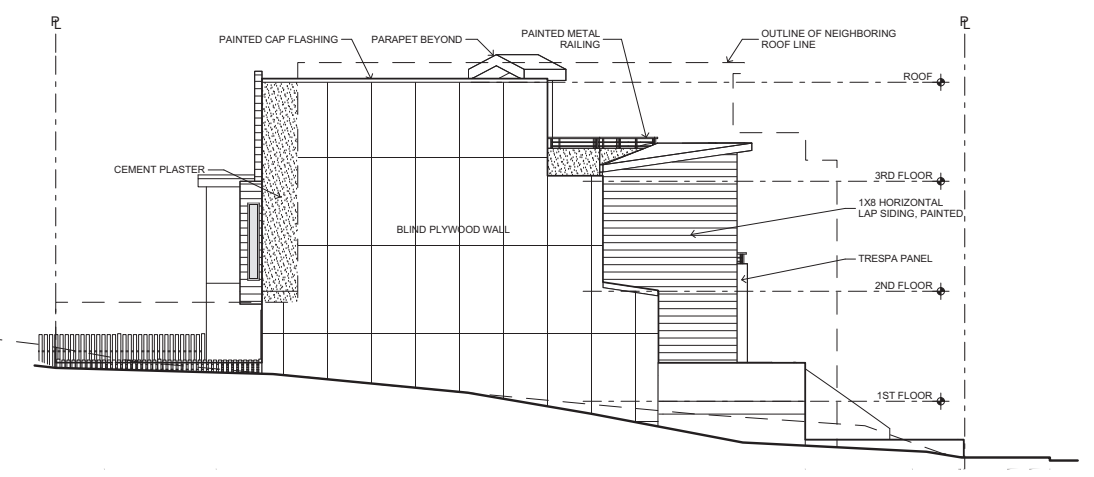
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Exterior Elevs.  
ELEVATIONS & SECTION

Scale: As Noted  
Date: 3.20.15  
Drawn By: MGG  
Job Number: 6-714

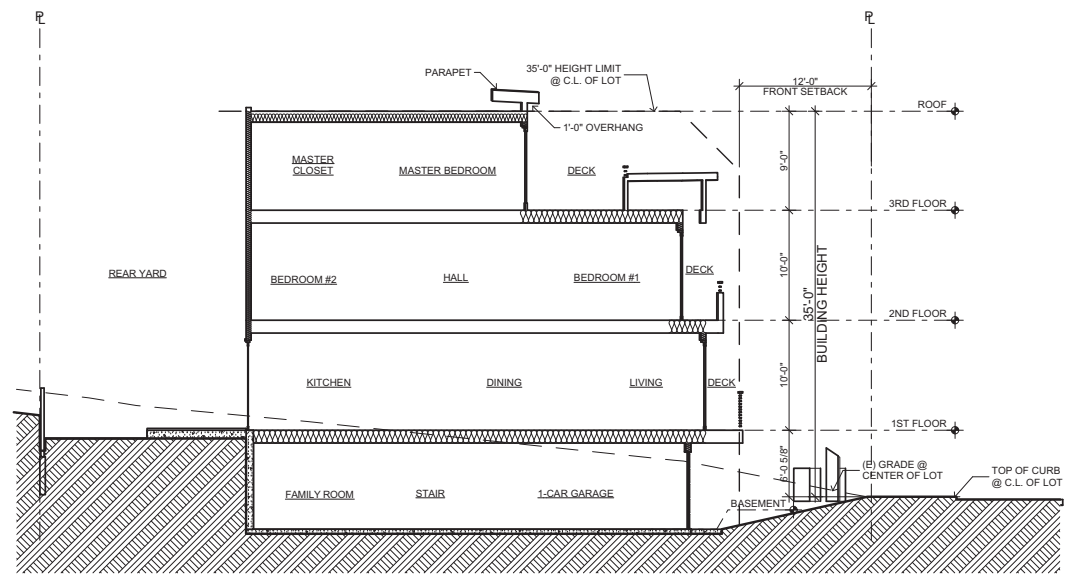
Sheet:  
**A3.0**  
SITE PERMIT



3 91 NORDHOFF NORTH ELEVATION  
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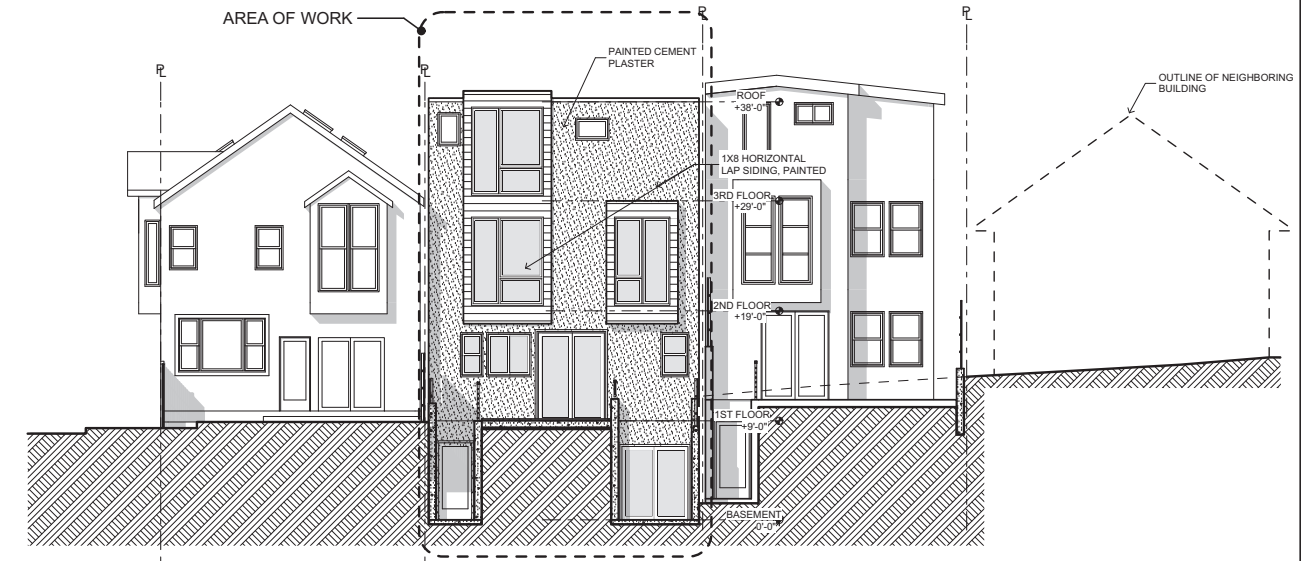


4 91 NORDHOFF SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

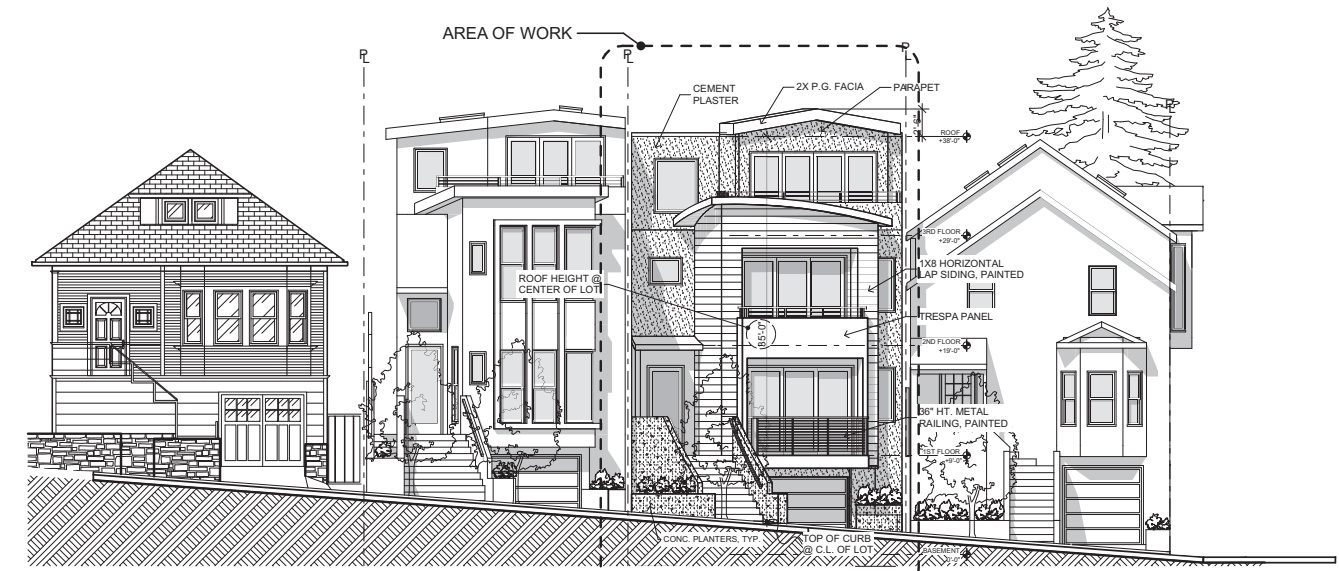


5 91 NORDHOFF LONGITUDINAL SECTION  
SCALE: 1/8" = 1'-0"

91 NORDHOFF REAR YARD BAY WINDOW  
REQUIREMENTS  
325 SQ. FT. IN REAR SETBACK  
REQUIRED OPEN PORTION IS 163 SQ. FT. (50%)  
PROPOSED OPEN PORTION IS 163 SQ. FT.



1 91 NORDHOFF WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION @ 91 NORDHOFF ST.  
SCALE: 1/8" = 1'-0"







Previous Design

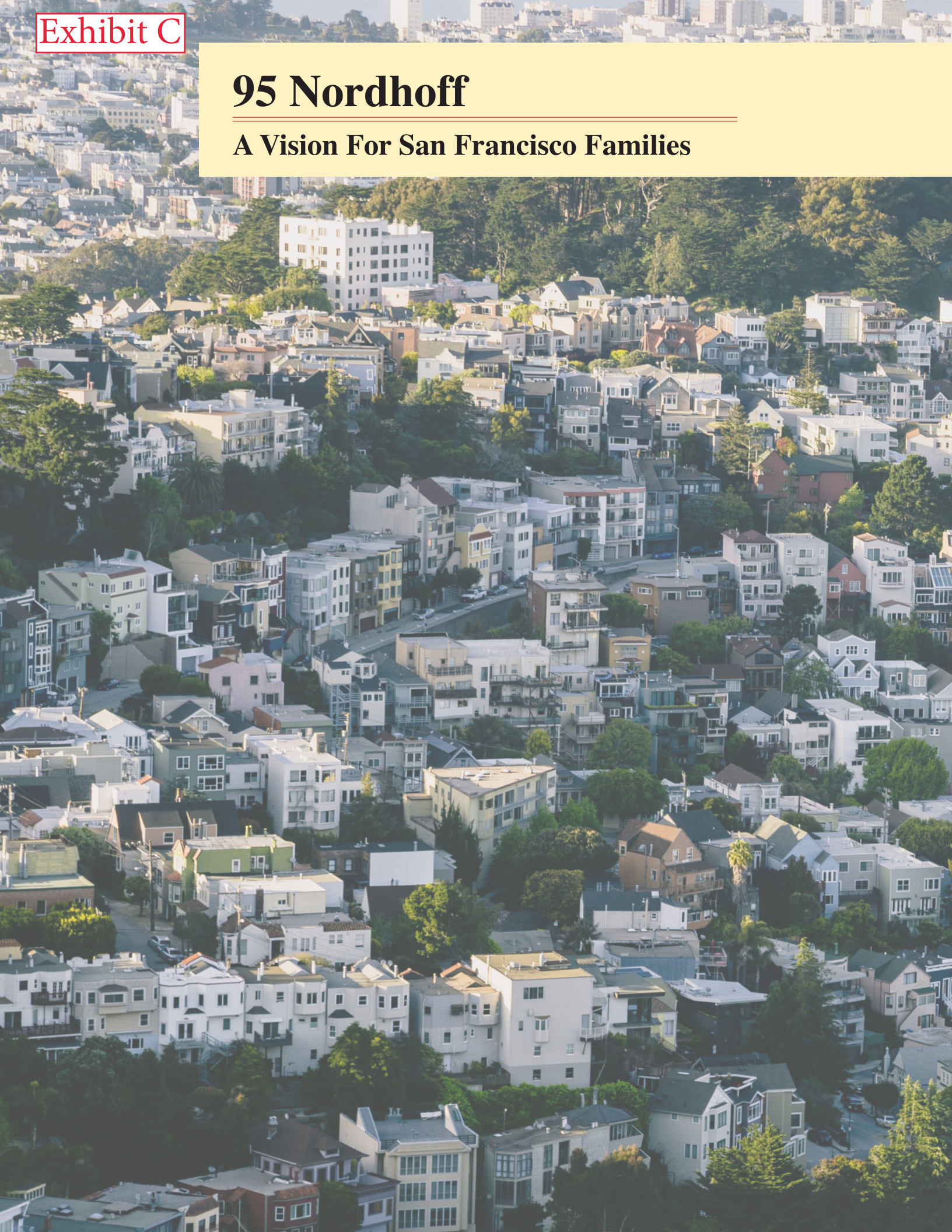


Revised Design



# **95 Nordhoff**

**A Vision For San Francisco Families**



## INDEX

This report begins with the following Executive Summary followed by sections as follows:

<u>Topic</u>	<u>Tab</u>
1. The subdivision and physical parameters considered with slope map	Lot Split
2. The architectural design of two new homes and the proposed remodel of 95 Nordhoff	Proposed Development
3. A sampling of images of homes within the vicinity of the project which demonstrate the varied and extreme building styles of the area	Survey
4. Civil Engineer Fred Allen's report on the feasibility of placing Accessory Dwelling Units on the property	Civil Engineer Report
5. Fire Safety Engineer Todd LaFarge's report on egress safety issues presented by Accessory Dwelling Units	TLB Report
6. Report of Certified Microbiologist Cheryl Pearce of Mold Busters on environmental issues present in the heavily shaded rear yard that may lead to health issues	Environmental
7. Arborist Rob Weatherill's report on the detrimental impact building Accessory Dwelling Units would have on the coastal redwood that must remain	Arborist Report
8. Adele Della Santina's report on the feasibility of building Accessory Dwelling Units with discussion of additional implications	Land Use
9. Signatures of neighbors and letters in support of the project as a four lot subdivision with two new homes	Signatures
10. Façade images of homes presented by the Slope Map for perspective on the neighborhood and the transition this project provides to transition neighborhood styles	Appendix



95 Nordhoff Street sits at the intersection of San Francisco's Glen Park and Sunnyside neighborhoods between a small plateau of the San Miguel Range to its west and Martha Hill to its east.<sup>i12</sup> This larger than average residential parcel was once part of Rancho San Miguel and a dairy family's residence at the turn of the 20<sup>th</sup> Century when destroyed by the 1906 Earthquake.<sup>ii</sup>

John Kaufman purchased 95 Nordhoff in 2014. At the time, the 63-year-old real estate agent and bachelor envisioned an opportunity to create his own San Francisco legacy by adding three additional single-family homes to the bare land surrounding the his home. The newbie developer had the energy and will to see the project to fruition. At the same time, his novice eagerness led him down a long path of unexpected setbacks, which stymied his dream and placed both he and the project in financial jeopardy.

The property's side and back yards present several natural surface and subsurface water transition paths from Melrose Avenue and Congo Street en route to Islas Creek which may explain its ranching and dairy use. The current home was built circa 1908 and appears both Vernacular<sup>iii</sup> and "well-aged" akin to other farm and ranch houses of similar age that exist in Northern California's coastal ranges. Moreover, its gradual reduction from a large ranch property to a larger-than-average residential property (85.26' x 122.08' x 73.25' x 88.46')<sup>iv</sup> is consistent with decades of urban sprawl seen across San Francisco since its birth which may provide an explanation why the land was not previously developed as other lots on its block that are generally 25 feet wide and/or irregularly shaped.<sup>v</sup>

These issues presented concerns for the developer and the architect and explains why houses are presented at the higher elevations on the western Nordhoff Street side and proposed excavations run closer to the front of their street rather than the rear towards Congo Street. In essence, water runs from the South by Southwest side of the lot to its North by Northeast side between the coastal redwood that will be preserved under this plan and the existing house.

While it is difficult to determine the exact paths without costly testing which may not present accurately as the area is significantly covered with built housing, a slope map has been prepared which generally shows the overall slope of the lots on the map.<sup>vi</sup> The slope map demonstrates that the geologic topography in the area presents a significant challenge for owners and developers working in the area. It also appears that many of the odd shaped lots may have been so cut to address the physical features encountered in this hilly area of the San Miguel Range and Martha Hill.

Regardless of the water and drainage constraints, Mr. Kaufman's initial proposals to the City and County of San Francisco demonstrated his naiveté and were met with traditional opposition from neighbors and historical societies. These primary issues included what to do with the large

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<sup>1</sup> End-notes for this report are on the rear inside cover for quick reference.

<sup>2</sup> Information contained on the slope map should not to be considered absolutely accurate. It has been estimated where necessary and appropriate for clarity and to avoid any concern regarding an invasion of privacy. For example, the inclusion of satellite imagery of fenced areas surrounding homes and pictures of at the rear of their lots or otherwise camouflaged away from street view by foliage, fencing or other barriers.

coastal redwood immediately behind his home and the possibility that the house may be historically significant as some neighbors had asserted<sup>vii</sup>.

Mr. Kaufman engaged arborists and obtained a permit to move the coastal redwood within the property to address this issue.<sup>viii</sup> He also retained a City recommended historian who concluded that the property is not within a historical district, that it was a “vernacular” house having been modified with multiple additions over the years and has no historical value.<sup>ix</sup>

Regardless of his success on these issues, Mr. Kaufman re-worked his architectural plans and proposed subdivision to create lots and single-family homes and preserving the redwood while eliminating the haphazard design of his house and establishing one consistent with a building of first construction.<sup>x</sup> These plans were re-submitted to the San Francisco Planning Department in 2018<sup>xi</sup>

The 2018 plans have now been modified following hearing before the San Francisco Planning Commission on April 11, 2019 after significant participation by the Honorable Commissioners, members of San Francisco Planning Department and the public.<sup>xii</sup> Notable issues presented at this meeting included:

- (1) The feasibility of including Accessory Dwelling Units or ADUs at the rear of the four proposed lots or, if only three lots were approved, at the rear of three lots.
- (2) Character of the proposed façades including front yard setback and perceived height.
- (3) Housing Density and Traffic Congestion

The ADU issue will be presented up front as it appears the single greatest concern for all involved. It reflects upon the City’s concern for additional housing and design and the neighbors concerns over density and traffic.

Mr. Kaufman and his development team took these issues to heart and engaged in a multi-month effort that surveyed the area, investigated the possibility of implementing ADU’s on any of the currently proposed sub-division and even if feasible if only three lots were approved that faced Nordhoff Street.

The survey required multiple site visits of the neighborhood coupled with review of satellite imagery from by Google Maps and City records. Images of virtually every home in the area for consideration and these are presented in the concurrently submitted Appendix (which includes an upfront index of the homes and a more detailed Excel spreadsheet which details the location; overall slope and lot dimensions of each surveyed lot. (Note: all pictures were taking from the sidewalk across the street from the residences for both privacy and a consistent perspective).

Initial observations from this study were the following: (1) virtually no lots in the area remain undeveloped; (2) the vast majority of these properties have at least one zero lot line clearance with their neighbor and significant portion have zero lot line clearance on at least two sides – this number jumps dramatically if anything less than five feet is considered zero clearance; (3) that

After the survey was completed, Mr. Kaufman engaged a civil engineer, a fire protection engineer, a certified arborist, a mold expert and a top-producing realtor with two decades of elected and appointed government service in land use planning to elicit whether ADUs were feasible under either lot split scenario. Note: All of these reports and opinions are provided in the following pages for your review.

The Civil Engineer, Mr. Fred Allen a Principal Engineer at CSG Consultants, Inc. (CA RCE #20702), raised several key points following his site visit, investigation and review of Advanced Tree care's arborist report by Mr. Weatherill and the Mold Buster's report of Cheryl Pearce

His statements and observations confirm the surface, and likely subsurface, water drainage issues that are visually evident to anyone conducting an onsite visit to the rear and side of the property – that Accessory Dwelling Units may be feasible but not until the effects of the single family homes are experienced and certainly not at the street frontage where the coastal redwood currently sits.<sup>xiii</sup>

The fire protection engineer, Mr. Todd La Berge of TLB Fire Protection Engineering (CA License #1500) expressed concerns regarding access for both fire protection and more importantly emergency situations. In pertinent part, Mr. LaBerge correctly states that, “applicable regulations must be applied in a general sense while also accommodating for the uniqueness of certain properties and localized conditions. Variables such as access, property dimensions and arrangement, relative slope, and usable footprint all must combine to create a safe and habitable environment.”<sup>xiv</sup> The egress issues presented by this awkwardly sloped lot were considered and Mr. Laberge concluded as follows:

With regard to the specific lots and properties noted above, and whereas the provision of ADUs is an excellent housing solution in general, it is my professional opinion as a licensed Fire Protection Engineer in the State of California that placing ADUs in the rear portion of *these specific lots* mentioned herein, creates a level of risk that is unnecessary for the occupants of such an ADU, and for first responders. The overall impact to the reduction of the housing shortage by providing three additional ADUs within the city as-a-whole, vs. the level of increased risk to life safety of the potential occupants of the ADUs, is a path that should not be pursued.<sup>xv</sup>

Ms. Cheryl Pearce of Mold Busters presented another concern from a building design perspective and she concluded that the necessity of subterranean floors to comply with City building ordinances would not only present a moisture and darkness issues, but create undesirable living spaces.<sup>xvi</sup>

The arborist report was prepared by Rob Weatherill and discusses the general health of the coastal redwood behind the house at 95 Nordhoff. This report states that any ADU placed next to the tree would likely kill it and must not be done if the tree is to stay.<sup>xvii</sup>

In a final effort, Mr. Kaufman retained Adele Della Santina, former Mayor, Councilmember, Planning Commissioner and Board of Design Commissioner for the City of Belmont, who sat as

Chair and Boardmember on the San Mateo County Transportation Authority working on land use issues that included the Bart to SFO project, Transit Orientated Developments and Pedestrian Orientated Developments. Ms. Della Santina weighed in on the project from her perspective as a land use specialist and highly successful professional realtor of over 30 years.<sup>xviii</sup>

Her report investigated the general architecture of the blocks immediately surrounding 95 Nordhoff; the feasibility of building ADUs on the property; and the marketability for homes with ADUs and the implications that rent controls have upon would be purchasers. Her report concluded that the property is not fit for any marketable Accessory Dwelling Unit at this time. She also provided insight with regards to concerns over personal desire, financing and egress issues that would concern purchasers and lending issues that may prevent a sale of the property if ADU's were placed upon it as a condition of this development.

The following pages of this presentation include a slope map diagram and discussion of the logic behind the proposed lot split; the proposed design of the two new single-family homes and update of the current house in light of the surrounding neighborhood homes; and the reports of the experts noted above; a pictorial section reflecting the vernacular building designs of homes in the immediate area around 95 Nordhoff; and a final section in the form of over 100 favorable signatures and letters of support for the project.<sup>xix</sup>

A concurrently updated and filed Appendix is also provided which includes the pictures taken during the survey and a detailed summary of overall slope; zero lot line clearance and the size of the lots that form the survey.





**89, 91, 95 April 2019**





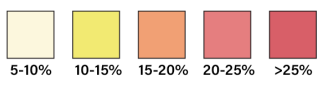
**89, 91, 95 Nordhoff Revised**



# Lot Split



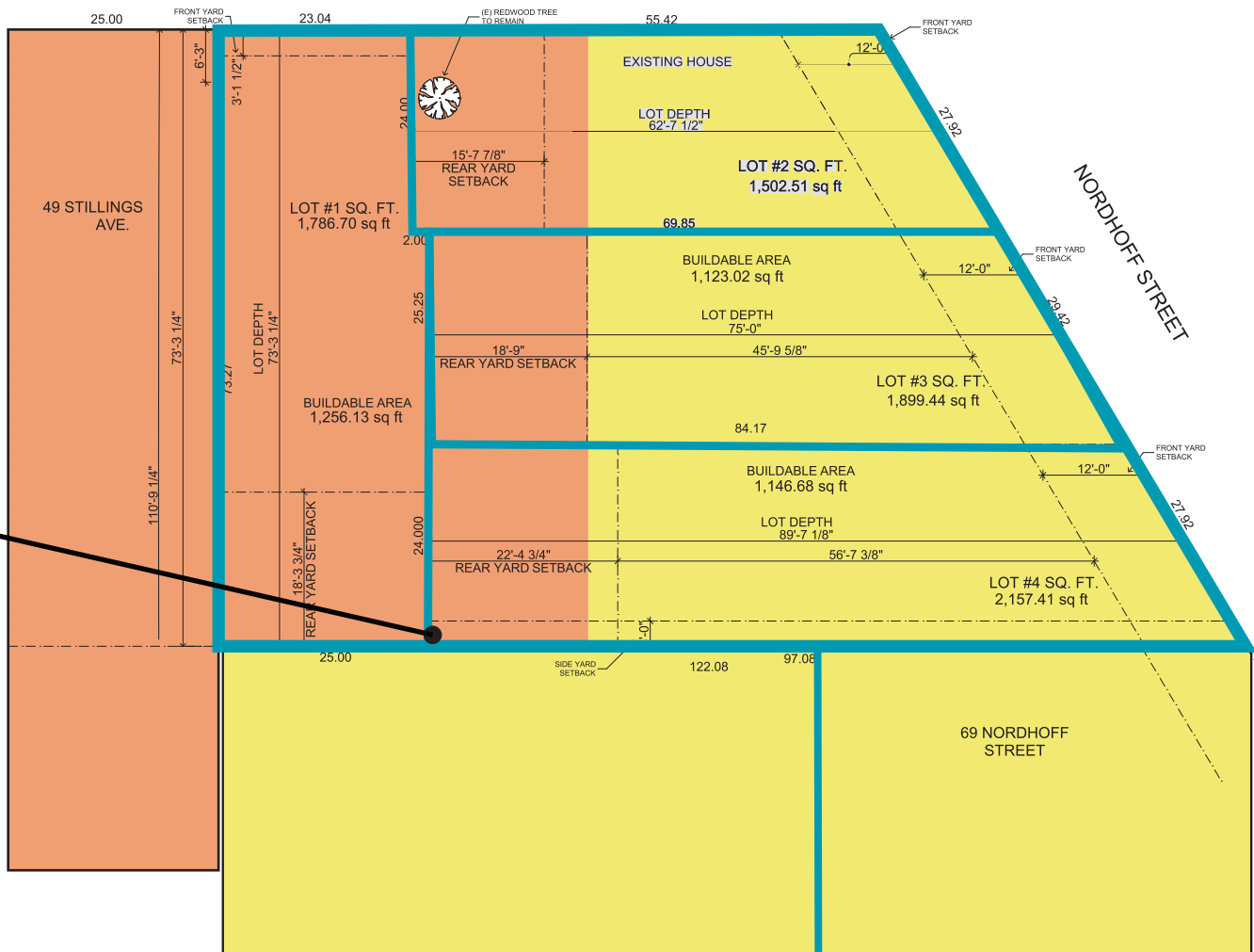
## SLOPE PERCENTAGES



## SLOPE CALCULATION METHOD

Created using MangoMaps a software that transforms data into precise visualizations  
[mangomap.com/tsl-trading/maps/93305/sf-lot-slopes#](http://mangomap.com/tsl-trading/maps/93305/sf-lot-slopes#)

STILLINGS AVENUE



To address the physical features of the land at issue a creative effort has been made to present four lots seeking minor variance from the City’s minimum required lot width of 25’ as follows:

Address	Width	Frontage
95 Nordhoff	24’	27.92’
91 Nordhoff *	25.25’	29.42’
89 Nordhoff	24’	27.92’
Stillings **	23.04’ (Front)/25’ (Rear)	23.04’

\* 91 Nordhoff is proposed as a conforming lot

\*\* This lot is non-conforming at the street solely to accommodate the coastal redwood at the rear of 95 Nordhoff Street to prevent overlapping ownership.

As Nordhoff Street does not run at 90 degrees to the principal lot all three proposed lots on Nordhoff would result in facades that will visually present the homes proposed on the sites to the public view as exceeding the minimum width of 25’.<sup>xx</sup> In addition, all Nordhoff Street homes will maintain the correct rear-yard setback for its R1 zoning classification that will preserve greening and daylight plane down the central area of the block. At the same time, the proposed Stillings lot will be reserved for possible later development once impacts presented by the now proposed homes can be further examined. It is hoped that this phasing of development will appease any opposition that may perceive a rapid density increase even though the proposal is to remain with an R1 zoning classification.



## Proposed Development

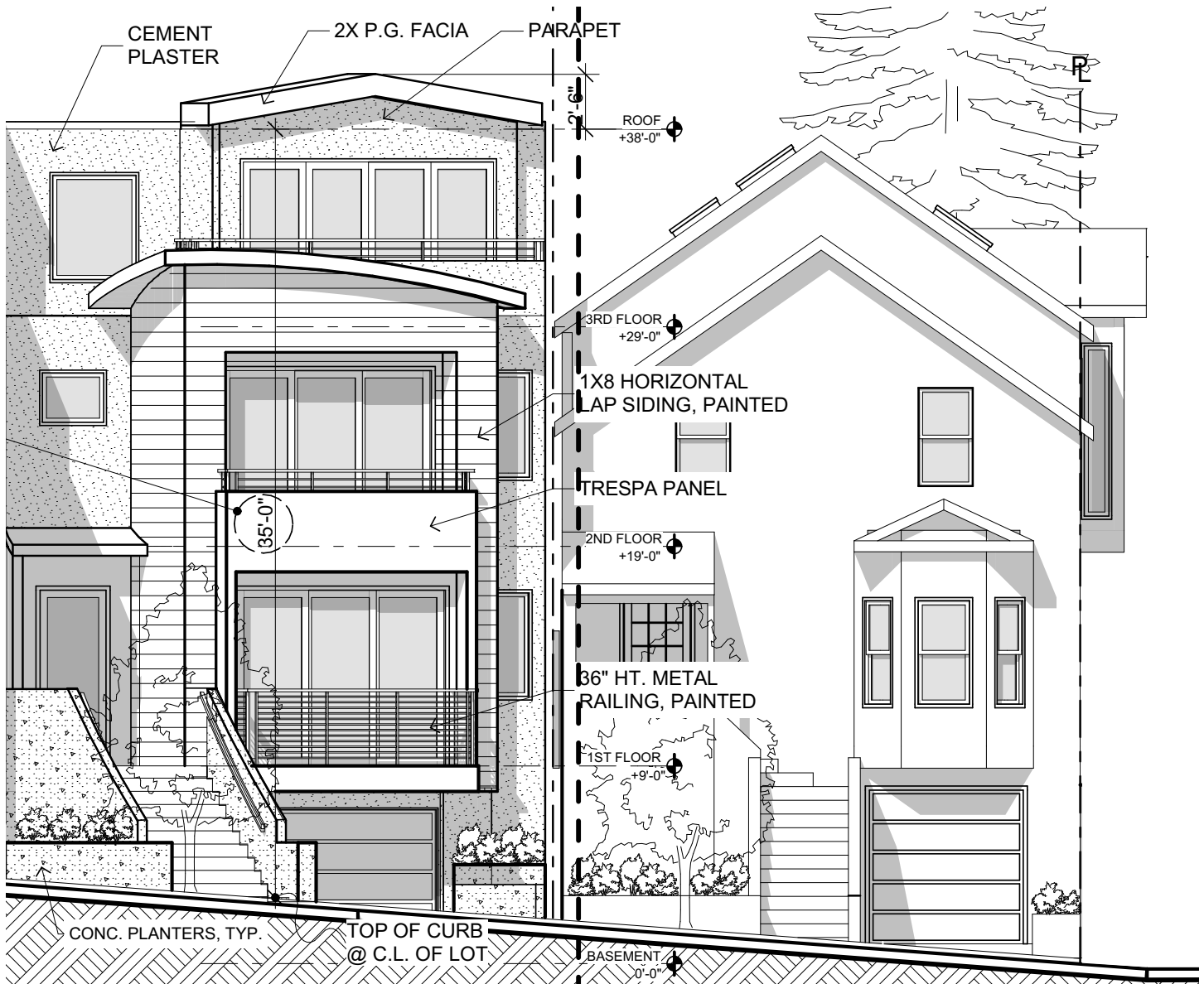
The Planning Commission meeting on April 11<sup>th</sup> raised concern over the perceived height from the street and overall design for the neighborhood. 95 Nordhoff falls toward Nordhoff Street and Stillings Avenue. As such we can agree that the Commissioners were correct to note that the homes on Nordhoff would present a taller image from the street - especially to those used to seeing bare land on the property. To address this issue, we implemented design changes to the top floor of the two new homes to reduce perceived massing and height as follows:<sup>xxi</sup>

Address		Top Floor Setback	Top Floor Square Footage
89 Nordhoff	Original Design:	14 Feet	646 Square Feet
89 Nordhoff	New Design:	24 Feet	497 Square Feet
91 Nordhoff	Original Design:	12 Feet	654 Square Feet
91 Nordhoff	New Design:	16.5 Feet	520 Square Feet



On the design of these two homes we conducted the previously referenced Survey. Select photos of homes included in this survey follow the expert reports and the full set of surveyed homes can be found in the separately submitted Appendix. The results clearly show that the decades long build-out of Sunnyside and Glen Park lots on the western slope of Martha Hill has been without any significant pattern or practice.<sup>xxii</sup>

Moreover, when the facades for the new home proposed at 89 and 91 Nordhoff and the remodel of 95 Nordhoff were considered with those on the adjacent block where Stillings transitions into Martha Avenue there can be no doubt that the designs are consistent for this portion of the neighborhood and will offer a harmonizing transition between the two styles of architecture.<sup>xxiii</sup>



**95 Nordhoff**



**95 Nordhoff Revised**



**89 Nordhoff Revised**



## 91 Nordhoff Revised



# Houses of the Neighborhood Norm



95 Nordhoff

Houses With Frontage Photo

Houses With Multiple Photos

# 1 Nordhoff





# 1 Nordhoff



# 25 Martha



## 25 Martha



33 Martha



**33 Martha**



37 Martha



41 Martha



41 Martha





51 Martha



# 51 Martha



88 Martha



# 88 Martha



88 Martha



# 589 Congo



589 Congo



# 701 Congo





# 701 Congo



729 Congo



# 729 Congo



737 Congo



737 Congo



737 Congo



**737 Congo**



# 750 Congo





# 750 Congo



433 Baden



433 Baden



# 1259 Bosworth



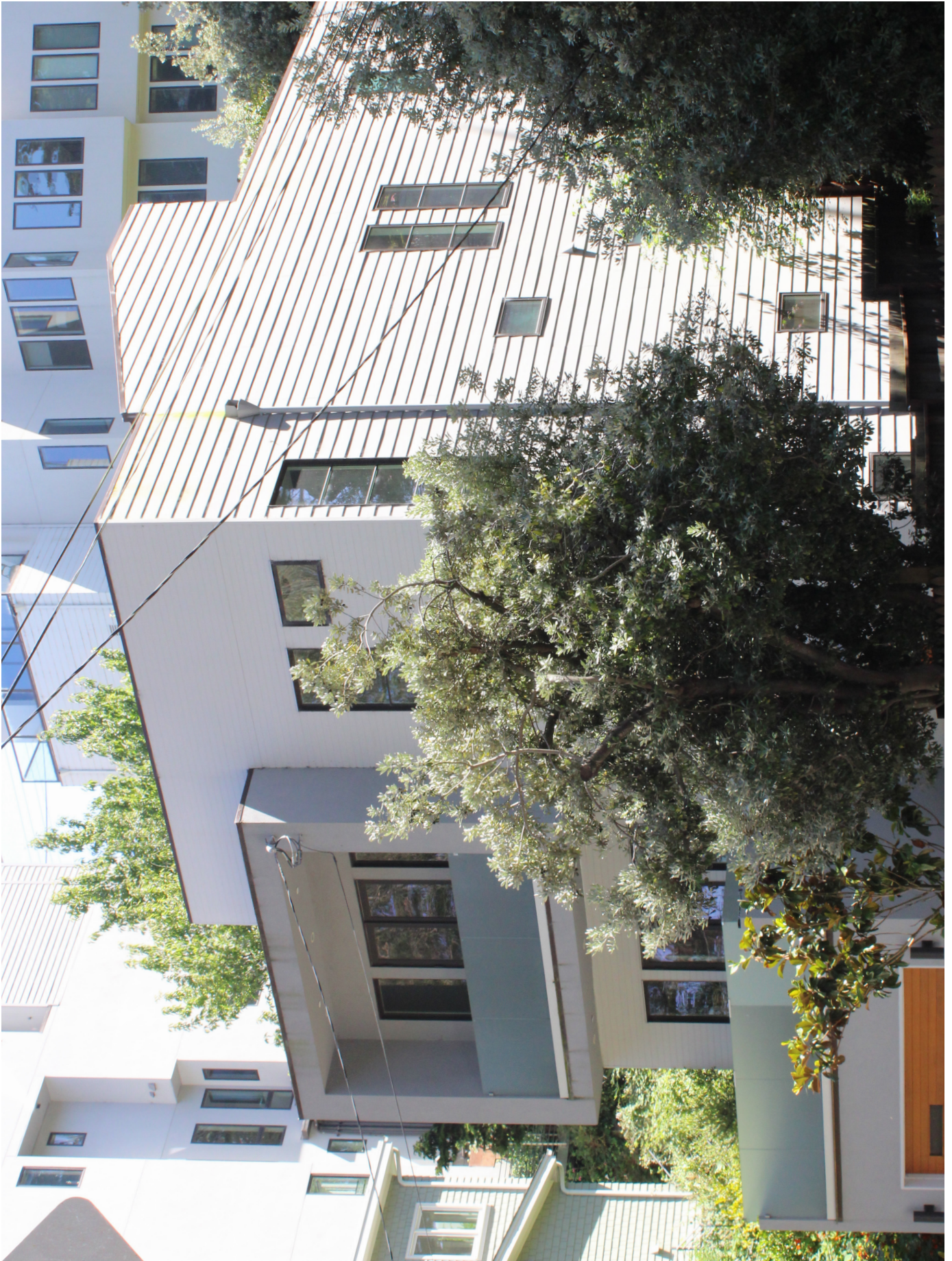
**1259 Bosworth**



1265 Bosworth



# 1265 Bosworth



38 Nordhoff





# 43 Nordhoff



49 Nordhoff



## 2 Stillings



# 16 Stillings



# 30 Stillings



# 49 Stillings



## 2 Mercado



# 3 Mercado





# 5 Mercado



# 10 Mercado



# 10 Mercado



# 110 Mangels



# 128 Mangels



# 180 Mangels



# 89 Martha



95 Martha





530 Congo



# 541 Congo



631 Congo



639 Congo



# 645 Congo



311 Baden



# 445 Baden



# 1155 Bosworth





1159-61 Bosworth



1223 Bosworth



990 Oshaughnessy



994 Oshaughnessy





23 November, 2019

Mr. John D. Kaufman, Project Manager  
95 Nordhoff Street,  
San Francisco, CA. 94131

Regarding: Preliminary Analysis and Report on Potential Development Issues  
95 Nordhoff Street, San Francisco, CA 94131

Dear Mr. Kaufman;

The following evaluation of issues related to the subject project is based on:

- (1) TENTATIVE PARCEL MAP by Barry M. Pierce, dated June 2014 that was included in an architectural plan set prepared by KOTAS/PANTALEONI, Architects dated August 23, 2019;
- (2) City and County of San Francisco Slope Map for the area
- (3) a Google Map image of the site; and
- (4) On-site field inspections augmenting my background knowledge of existing conditions obtained from the documents listed above.

My review included reference to a letter addressing bacteriologic issues presented by Cheryl Pearce of Mold Busters, dated November 21, 2019. In addition, I reviewed and refer herein to an arborist's report prepared by Rob Weatherill dated November 9, 2019 pertaining to an existing coastal redwood tree with substantial canopy that must be preserved in accordance with the developer's agreement with neighborhood associations.

Based upon my field investigation, it appears that a significant volume of storm runoff flows across the easterly property line, through the rear yard of the existing residence located at 95 Nordhoff Street, across the sidewalk to Stillings Avenue curb and gutter. A portion of this offsite runoff also drains across the side yard of the existing house into Nordhoff Street. While it is impossible to quantify this runoff or to determine the precise routes across the subject project with the information at hand, any amount of uncontrolled runoff may present serious erosion and other hydrologic problems in the future. Uncontrolled runoff will add to the concerns addressed in the arborist's report and in the Mold Buster's letter regarding possible bacteriological issues. If accessory dwelling units (ADUs) are to be built in conjunction with the requested single-family homes, construction should be delayed until the effects of the excavation performed in erecting the three homes fronting on Nordhoff have been observed and evaluated over a sufficient period of time to determine the long term impact.



# FREDRIC V. ALLEN, INC.

Civil Engineering - Land Surveying - Land Planning

95 Nordhoff Street, SF

23 November, 2019

Throughout my career I have worked on many projects involving redwood trees and know that they gain the structural integrity to support their massive canopies from a network of near-surface roots to the approximate "drip-line" of the canopy.

A site plan furnished to me for review showing a proposed ADU at the rear of the three single family homes fronting on Nordhoff Street indicates construction over a large percentage of the root zone. The Weatherill arborist's report also addresses this and precludes the placement of any portion of an ADU to the west of the coastal redwood which is the subject of that report. Even if the tree survived construction of an ADU within its drip line, such an ADU would create an obstruction to surface runoff; would almost surely reduce the area of the root system of the redwood tree beyond its ability to recover and would reduce the ability of the tree to resist lateral seismic and wind loads. This would present a very real and serious threat to occupants of surrounding residences that the redwood might be uprooted by high winds or seismic events in the future.

Under the circumstances, I strongly recommend against the construction of any ADU on the proposed lots, as depicted on the Pierce TENTATIVE PARCEL MAP or any additional property development until the KOTAS/ PANTALEONI proposed homes fronting on Nordhoff Street are built out. After a sufficient time period has elapsed following construction; comprehensive hydrologic studies are performed to identify the drainage area contributing to runoff across the parcel; and design is reviewed and approved for positive measures to intercept and control surface runoff across the site to minimize or eliminate erosion and other surface runoff issues that may endanger occupants upon the property and neighboring properties, then, and only then, an ADU might be considered consistent with appropriate public safety concerns.

Note: The additional topographical information required for preparation of a comprehensive hydrologic analysis of this property would likely utilize aerial photogrammetry for the surrounding properties augmented by on-site ground shots as needed by a field survey crew as the most cost-effective and definitive method of obtaining information needed.

If you need additional information or clarification of any of the material presented, please do not hesitate to contact me.

Sincerely;

Fredric V. Allen RCE 20702 CA





## TLB FIRE PROTECTION ENGINEERING, INC.

INDUSTRIAL AND WAREHOUSING FIRE PROTECTION SOLUTIONS

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3-November-2019

Mr. John D. Kaufman  
(via email)

RE: Occupant Safety for Auxiliary Dwelling Units  
89, 91, and 95 Nordhoff St.  
San Francisco, CA

Dear Mr. Kaufman,

This letter summarizes our conversations and the documentation provided to me electronically, regarding the possible construction of Auxiliary Dwelling Units (ADUs) in the rear yards of three proposed single-family dwellings at the addresses listed above.

The recent efforts by the City of San Francisco to provide for alternative means of protection and code compliance to allow for, and to expedite the construction of ADUs on residential properties is commendable in the quest to reduce the housing issues facing the City.

These efforts by the City, in partnership with property owners who desire to have an ADU on their property, are certainly making an impact, and provide for alternative sources of income for property owners with sufficient lot sizes or building footprint.

Given that Ordinances and Codes are intended to apply across-the-board to an entire Jurisdiction, the applicable regulations must be applied in a general sense while also accommodating for the uniqueness of certain properties and localized conditions. Variables such as access, property dimensions and arrangement, relative slope, and usable footprint all must combine to create a safe and habitable environment.

With regard to the specific lots and properties noted above, and whereas the provision of ADUs is an excellent housing solution in general, it is my professional opinion as a licensed Fire Protection Engineer in the State of California that placing ADUs in the rear portion of *these specific lots* mentioned herein, creates a level of risk that is unnecessary for the occupants of such an ADU, and for first responders. The overall impact to the reduction of the housing shortage by providing three additional ADUs within the city as-a-whole, vs. the level of increased risk to life safety of the potential occupants of the ADUs, is a path that should not be pursued.

Background:

The City of San Francisco has provided through several ordinances, the capacity to provide an ADU in various locations within or adjacent to a single-family home, in a safe manner. These ordinances allow for the provision of 1-hour fire-resistive passageways, exterior openings of minimum dimension and maximum travel distance, the provision of fire sprinklers, location of utilities and storage, full and complete fire alarm systems, etc. These items are all directly aimed at reducing the risk to building occupants in the event of a fire within the structure, and are excellent means of protecting the lives of the occupants. Loss history has shown that these types of active and passive protective measures can save lives and property.

Risks with ADUs in the Rear Yard of Subject Properties:

Whereas the items noted above are excellent life safety measures to be employed within the main house of the subject properties, they may not directly reduce the risk to an occupant of a detached ADU in the rear of the properties in question. In the event of a fire within the main structure, the occupants of the ADU in the rear portion of the property would be required to pass by the involved structure with only one way out to the public way. The radiant heat from a fire within an involved structure would make this passage untenable, and is expected to effectively trap the occupants of the ADU within the back yard, with no more than 22-ft of separation distance to the main structure. Similarly, such radiant heat could be expected to also involve the ADU, unless 1-hour fire-resistive exterior walls and opening protectives were provided in accordance with the Building Code.

Whereas the local Ordinances allow for occupants to enter the main structure for egress, people other than trained first responders are unlikely to enter *into a burning building* in order to affect an escape therefrom, and most certainly if those persons are unfamiliar with the structure itself.

Further, the relative slope of the subject property, exceeding 15% in grade, would make ingress and egress to and from the ADU difficult as numerous stairs would be required. When coupled with the requirements of the Building Code for egress access to the public way, the required stairs and intermediate landings are expected to complicate safe passage from an occupant in the rear yards of these specific properties.

Firefighting access is similarly expected to be impeded by the required stairs, narrow passageway between the main structure and the ADU, and the relative proximity of neighboring structures. A fire involving the main structure would require the responding engine company to be aware of occupants in the detached rear ADU, and would require an additional responding firefighting crew before entry through or around the home could be implemented. Although it is anticipated that the local Fire Stations' run cards would contain the information of the ADU in the rear of the home, it is not guaranteed that this information would be available or actionable during initial fire attack.



Summary:

As noted above, the concept of providing ADUs to improve the housing crisis facing the City of San Francisco is a commendable course of action by the City. In numerous locations throughout San Francisco, the provision of ADUs meets the needs of the City residents, and provides for additional income from property owners where an ADU makes sound, logical sense.

The location-specific issues and challenges with providing ADUs on the properties mentioned herein, ***creates an unnecessary level of risk to the occupants of the ADUs as well as first responders in my professional opinion.*** The reduction in the overall housing shortage vs. the risk to the occupants of the proposed ADUs is too high of an opportunity cost, and should not be pursued.

Please do not hesitate to contact me if there are any questions.

Best regards,



*(digitally signed)*

Todd LaBerge, P.E.

Fire Protection Engineer

California License #1500 exp. 6/30/2021

## **MOLD BUSTERS**

*"who ya gonna call?"*

11-21-19

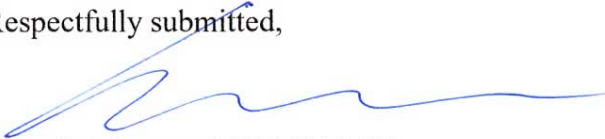
John D. Kaufman  
voicematch@yahoo.com

RE: 95 Nordhoff Project

Dear Mr. Kaufman,

Per your request, I inspected the proposed building site located at 95 Nordhoff St SF, CA. During my site visit I noticed numerous challenges that would accompany building additional structures in the form of Accessory Dwelling Units (ADUs) at the rear of the current lot facing 95 Nordhoff regardless of whether the current lot is split into three or four residential lots. This is a sloped lot with a large Redwood tree located at the back of the property; the tree alone will block most, if not all, of the sunlight on the back of the lot. The height restrictions for the three (or four) proposed structures will require that the lower floor of each building will need to be located partially below-grade. Rooms located on lower floors that do not get any sunlight and very little natural light will stay darker and damper even in newer insulated buildings. Higher indoor humidity readings in these rooms can cause certain types of mold to grow unless efforts are made to keep these rooms drier. Adding additional units to create duplexes on the lot will create undesirable livable spaces on the lower floors in each unit. Based on my experience and after reviewing the plans and inspecting the lot, I do not recommend building ADUs on the property.

Respectfully submitted,



Cheryl L. Pearce, MS, M(ASCP)  
Certified Microbiologist and Mold Inspector  
MOLD BUSTERS  
PO BOX 16708  
SF, CA 94116  
(415) 731-6653  
[cpearce@moldbusters.net](mailto:cpearce@moldbusters.net)

PO Box 16708 San Francisco, CA 94116  
\* 415-731-MOLD (6653) \*

# Advanced Tree Care

965 East San Carlos Ave, San Carlos

95 Nordhoff St San Francisco CA 94131

November 9, 2019

Joseh Della Santina  
95 Nordhoff St  
San Francisco, CA 94131

Site: 95 Nordhoff St, San Francisco,

Dear Joe,

At your request I visited the above site for the purpose of inspecting and commenting on the redwood at the rear of property. An addition and remodel is planned, prompting the need for this tree protection report.

**Method:**

The location of the redwood can be found on the plan provided by you. The tree is measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to the tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree. The tree has also been photographed.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the tree during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill  
Certified Arborist WE 1936A

## Observations

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coastal redwood <i>Sequoia sempervirens</i>	60.1"	60/55	50	Fair health and condition

The redwood is located at the rear of the property, raised up on the hillside above a 2 foot retaining wall. The tree is located approximately 12 feet from the existing house. The existing house has a basement with stairs leading down to the basement that start at about 7 feet from the base of the tree. The surrounding landscape is unmaintained. The location of the tree, the surrounding landscape and existing house can be found on the drawings and seen in the attached photographs.

The tree is in fair health and poor condition. The lower half of the **canopy** is thick and healthy whereas the upper canopy is thin and sparse. The tree has codominant trunks at 30 feet above grade. Both co-dominant trunks have been severely reduced (**Topped**) at 60 feet above grade. The root flare which is where the trunk meets the roots is large. There are no signs of damage to the root flare and minimal damage to the surrounding landscape and hardscape from the root flare. The tree has not been maintained for many years. There are no signs of disease or insect infestation.

The tree is in fair health and poor condition. The thinning upper canopy suggests drought stress. The co-dominant trunks are typically a poor, structural weakness and this may be the reason for the 'topping' of the canopy at 60 feet. The tree may also have been 'topped' because the tops were dead due to decline from drought stress; or they may have been topped to provide for a view for a neighbor. The tree is quite old and may be declining. There is minimal, visible root activity close to the house suggesting that most of the root system extends uphill into the landscape.

# Advanced Tree Care

965 East San Carlos Ave, San Carlos

95 Nordhoff St San Francisco CA 94131

November 9, 2019

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Tree # 1: Coastal redwood



Trunk of redwood, existing house and steps down to basement





Existing basement and surrounding landscape



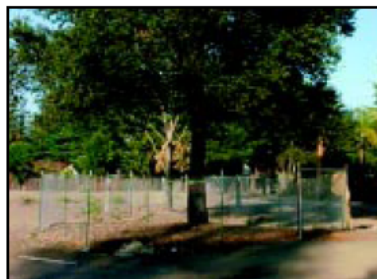
## Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the **dripline** of the tree. I recommend the TPZ as follows:-

TPZ should be at 15 feet from the trunk of the tree where possible, closing on the rear property line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6) . The ‘Ideal’ TPZ is marked in a red chain dot line, this is impractical and would make the improvements to the property unbuildable. A ‘Modified’ TPZ is shown in a solid red line which is where the TPZ fencing could be located to allow for proposed construction. Where possible the fencing should be located out at its fullest extent to the ‘Ideal’ TPZ.



**IMAGE 2.15-1**  
Tree Protection Fence at the Dripline



**IMAGE 2.15-2**  
Tree Protection Fence at the Dripline

### • **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

It has been requested that an ADU be placed at the rear of this property. The proposed location for the ADU would be entirely within the TPZ of the tree. I would **strongly** recommend against this for several reasons; the required excavation for the foundation of the ADU would cause significant damage to the critical root zone of the tree; if this tree were to survive with the new ADU construction, any remaining roots under the ADU would cause significant damage to the foundation and structure of the ADU in years to come..

Excavation for the light well at the rear of the property within the TPZ of the tree should be hand dug. It may be beneficial to determine the extent of the roots at the edge of the light well by hand digging an exploratory trench prior to finalizing any architectural plans. Area for hand dig is marked in blue on the drawing. Any roots within this excavation greater than 4 inches in diameter should be preserved for inspection. If there are many large roots discovered that cannot be cut then the light well may have to be redesigned.



2. The foundation for the decking should be piers. The first 2 feet of the excavation for the piers should be done by hand. If any roots greater than 4 inches in diameter are encountered, the pier should be relocated and the root remain intact. Typical locations for piers are marked in blue on the drawing
3. Any pruning and maintenance of the tree shall be carried out before demolition and construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** Pruning should not exceed a maximum of 15% of the living canopy.
4. Demolition within the TPZs should be done either by hand or by machinery located outside the TPZ and reaching in.
5. Compaction of the soil within the dripline shall be kept to a minimum. <sup>(2)</sup> If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction with steel plates or with 4" of wood chip overlaid with plywood.
6. Any excavation in ground where there is a potential to damage roots of 2" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.<sup>(2)</sup> Excavation for the proposed foundations within the TPZ, should be hand dug. No roots greater than 4 "in diameter should be cut. If roots are encountered they should be protected by encasing in PVC pipe filled with expanding foam before pouring concrete around them. This will allow for root expansion.
7. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.<sup>(2)</sup>
8. **Do Not:**<sup>(4)</sup>
  - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
  - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
  - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
  - d. Allow fires under any adjacent trees.
  - e. Discharge exhaust into foliage.
  - f. Secure cable, chain or rope to trees or shrubs.
  - g. Apply soil sterilants under pavement near existing trees.
9. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.<sup>(4)</sup>
10. Route pipes into alternate locations to avoid conflict with roots.<sup>(4)</sup>

# Advanced Tree Care

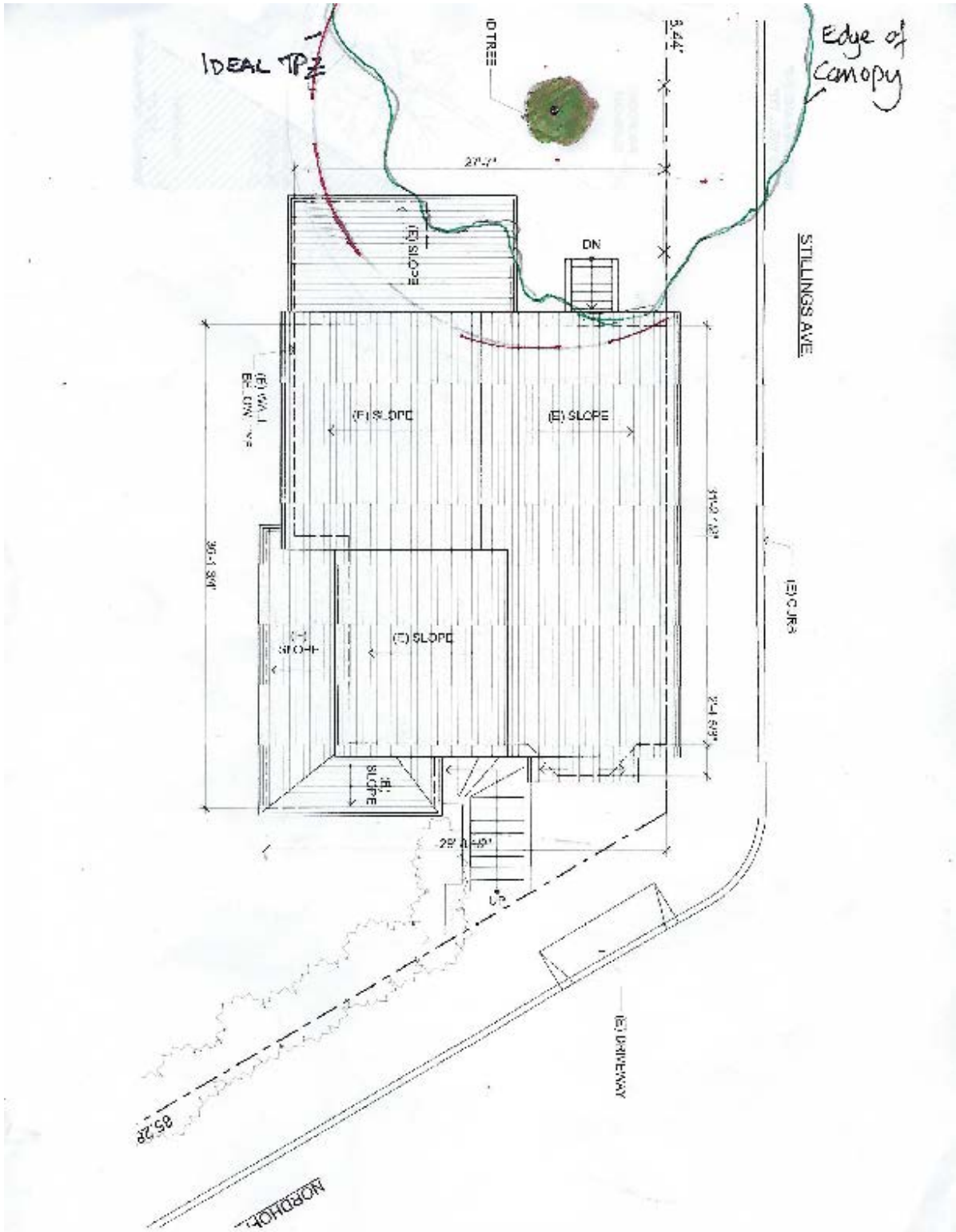
965 East San Carlos Ave, San Carlos

95 Nordhoff St San Francisco CA 94131

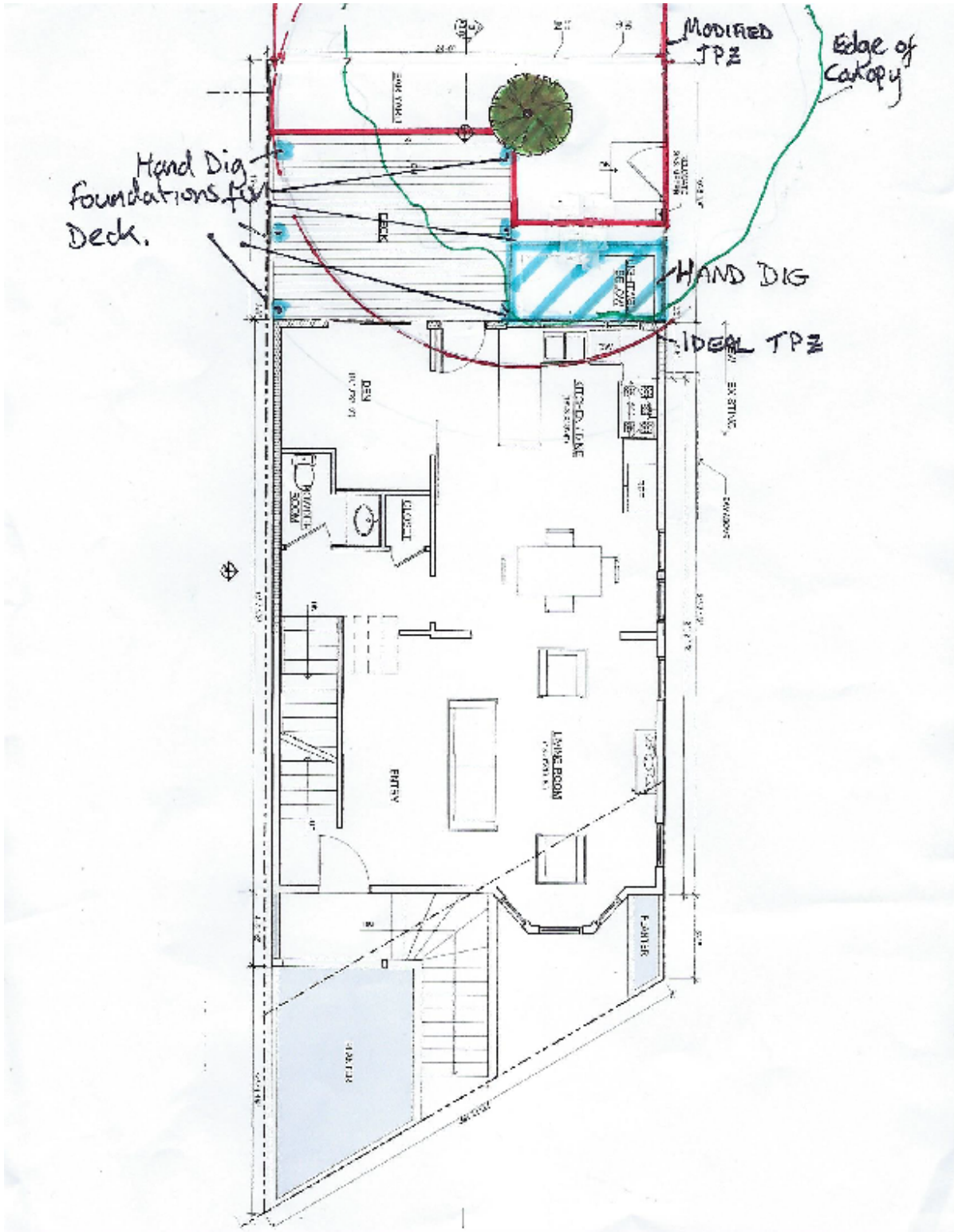
November 9, 2019

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11. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.<sup>(4)</sup>
12. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
13. Ensure upon completion of the project that the original ground level is restored



Location of existing house, redwood tree and 'Ideal' Tree Protection Zone



Location of proposed construction, 'Modified' Tree Protection Zone and areas of required hand digging for root protection

## Glossary

<b>Canopy</b>	The part of the crown composed of leaves and small twigs. <sup>(2)</sup>
<b>Cavities</b>	An open wound, characterized by the presence of extensive decay and resulting in a hollow. <sup>(1)</sup>
<b>Decay</b>	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin <sup>(1)</sup>
<b>Dripline</b>	The width of the crown as measured by the lateral extent of the foliage. <sup>(1)</sup>
<b>Genus</b>	A classification of plants showing similar characteristics.
<b>Species</b>	A Classification that identifies a particular plant.
<b>Standard height</b>	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level
<b>Topping</b>	A pruning practice that results in removal of terminal growth leaving a stub cut end. Topping causes serious damage to the tree.

## References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

## *Certification of Performance<sup>(3)</sup>*

I, Robert Weatherill certify:

- \* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- \* That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- \* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- \* That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- \* That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- \* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

*Signed*



Robert Weatherill  
Certified Arborist WE 1936a  
Date: 11/9/19

## Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.





Adele Della Santina  
CA DRE License. #00911740  
2704 Saint James Road  
Belmont, California 94002  
650-400-4747

20 November 2019

John Kaufman  
Project Manager  
95 Nordhoff, LLC  
95 Nordhoff Street  
San Francisco, CA 94131

RE: Development Analysis for 95 Nordhoff Street, San Francisco

Dear Mr. Kaufman,

I conducted an analysis of your proposed development of 95 Nordhoff Street given current neighborhood design characteristics and the feasibility of including Accessory Dwelling Units (“ADU”) on the property.

My examination focuses upon: (1) review of your proposed four-lot split with architectural plans to modify the current home and adding two new single-family homes on Nordhoff Street while leaving a bare lot on Stillings Avenue; and (2) consideration of the feasibility of creating three deep lots on Nordhoff street with ADUs at their rear as proposed by certain members of the City and County of San Francisco’s Planning Commission.

### **Location & Public Transit**

95 Nordhoff Street is located at the junction of Stillings Avenue and Nordhoff Street on the declining eastern and northern slopes of those respective streets at the border of San Francisco’s Glen Park and Sunnyside neighborhoods.

The closest public bus stops exist at the junction of Bosworth Street & Elk Street (~775 feet) and Teresita Boulevard & Stillings Avenue (~1230 feet). Light rail presents itself at the Glen Park Station (~3000 feet).

The property is walking distance to Dorothy Eiskine Park (~475 feet); Glen Park Recreation Area (~800 feet); Baden and Joost Street Mini Park (~492 feet) and the Sunnyside Playground (~1860 feet). Local elementary schools include Glen Park School (~2400 feet) and St. John’s private school (~1425 feet). Moreover, several restaurants, convenience stores and supermarkets exist within ½ mile.

### **Neighborhood**

The neighborhood surrounding the property consists almost entirely of single-family homes that were haphazardly built after the 1906 San Francisco Earthquake in 1-3 lot spurts and not by a

single developer until one considers properties uphill to the west of Congo Street and the Sunnyside playground where the properties appear built by a single developer in the 1940's. Very few homes in this area possess any substantial front yard as is consistent with most areas of the City.

On my multiple site visits I noticed several factors that led me to believe that several of these homes may have added additional living quarters with or without a permit. Nonetheless, I did not see evidence of a single property in the area with an Accessory Dwelling Unit. This observation was supported by satellite images from Google Maps and a general review of City records supports this determination.

Furthermore, one should consider that home-owners in this area put a premium on their centralized greenery or "green belts" running down the middle of their blocks over landlording. This desire to maintain greenery was clearly evidenced by the neighborhood outpouring to keep the coastal redwood located on the property even though there is little evidence that naturally occurring redwood trees are present in the area.

#### **Physical Limitations, Slope of Lot & Shading**

The lot is irregularly sloped in multiple directions as seen in erosion paths around the house. These slopes are significant and would require serious excavation and retaining walls to erect any Accessory Dwelling Unit to preserve the daylight plane. This would cause further reduction of the rear yard, greenery and useable livable space.

Accessory Dwelling Units with their own entrances are almost impossible to design under either the proposed four, or considered 3, lot split. Even if they could be built, they would create an egress nightmare for emergency personnel as noted in Mr. LaFarge's report.

In addition, the current bare lot portion of the property is substantially shaded by: (1) a large coastal redwood tree located almost immediately adjacent to the rear of the home currently located in the property; (2) the elevated home and large coastal redwood tree located uphill at 69 Nordhoff Street to the south; (3) the three-story home located uphill and to the front of 49 Stillings Avenue; and (4) a third coastal redwood tree of significant height and canopy located at 51 Stillings Avenue. This shading raises concern over mold and milder as Ms. Pearce of Mold Busters reports and most certainly would have to be disclosed to a would-be tenant which may place a renter in unnecessary harm.

Design issues including the lot slope, configuration of boundaries, and the very large trunk of the redwood tree taken together with the civil engineer's report by Fred Allen suggest that even if there were a possibility it could be done, it would have to occur after excavation and building of the single-family homes to address water intrusion and diversion issues. Otherwise one should expect significant resistance by lenders to offer conventional lending at standard debt-loan ratios.

#### **The Single-Family Home for Extended Families**

I understand there is a desire to consider Accessory Dwelling Units for this development. However, Single-family homes need not be for parents and children alone and I am seeing a return to housing where an extended family lives under one roof.

This transition is a reality driven by our aging population demographic in the City and the Peninsula where homes continue to be occupied solely by a surviving spouse long after the children have left the nest. (As a side note, I am one of these sole owner-occupiers and most all my similarly aged friends on the Peninsula and in the City also maintain a large home. We chose not to move because moving into a smaller home with or without adult children is not a desire – at least not until old age really sits in.) At that point, most would rather transition to their family before entering a nursing home or hospice. Not only does it afford social interaction, but is financially prudent.

Older parents aside, young adults also want space for nannies, in-laws, caregivers, or other family and friends. This lack of space is what has driven many young people out of high density housing to the suburbs and should be considered with all residential development.

Homeowners today prefer larger single-family homes that can include au pairs, elderly parents with in-home caregivers. Versatile accommodations are preferred: those that can easily integrate into one large living area, yet with separations for various different lifestyles.

Allowing more people to live under one roof and yet have separation of spaces, even full living areas, within the same structure is the setup more desirable for today's homebuyer. This is, by far, the most sought-after style of homes.

It is my experience that buyers today do not want to be landlords. They want a home that functions for their use, a home they can use the way they need and want, today and in the future. Landlording honestly scares them. To them, it is seen as an impediment to be avoided altogether and not overcome.

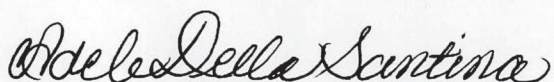
#### Affordability

If the home includes totally separate living quarters, the property is considered income producing. Investors, not homeowners, are more likely to purchase them and then rent the units out at high premiums to cover their investment. Financing will also be an issue for non-owner-occupied units as there is a serious concern over landlord-tenant litigation by owners in California which is why so many California families are exiting the landlord experience and selling of their parents income property to invest in stock over real estate.

#### Conclusion

Having considered every known work-around I have seen in my forty+ years of land use planning and thirty+ years of real estate sales, I do not foresee any logical way to add ADU's to this project. The choice is clear, build the three single-family homes as planned plus a later home on the Stillings' lot in the future after water issues are addressed.

Sincerely,



Adele Della Santina

**ADELE DELLA SANTINA**

1.650.400.4747 | AdeleDS@aol.com

www.adeleds.com | linkedin.com/in/adele-della-santina-02a5004

**Professional Experience**

**Real Estate Agent** | 1986 - Present

**Residential Rental Property Owner & Management Principal** | 1976 – Present

**Real Estate Development Consultant and Project Manager** | 1973 – Present

**Government Service**

**CITY OF BELMONT**

- Mayor and City Councilmember | 1991 - 1999

- Chair and Planning Commissioner | 1982 - 1991

- Member, Design Review Board | 1980 - 1982

**SAN MATEO COUNTY TRANSPORTATION AUTHORITY**

- Chair and Boardmember | 1991 - 1999

- Chair and Boardmember San Mateo County Transit District – SAMTRANS | 1991 - 1999

Notable Projects: BART to SFO; Caltrain and Bart Grade Separations

Responsible for Oversight of Transit Orientated Developments; Pedestrian Oriented Development; and Transportation Systems Management

**SAN MATEO VISITORS & CONVENTION BUREAU**

- Boardmember | 1991 - 1999

**BELMONT HEIGHTS CIVIC IMPROVEMENT ASSOCIATION (725 Home Association)**

- Boardmember | 1984 - Present

**Education**

Master of Arts - Georgetown University

Bachelor of Arts - University of San Francisco

**Current Affiliations**

Belmont Chamber of Commerce –President

Belmont-Redwood Shores School District - School Force & Save The Music Programs

Belmont-Redwood Shores Rotary Club

SAMCAR - San Mateo County Association of Realtors

**95 NORDHOFF STREET  
PROPOSED LOT SPLIT AND DEVELOPMENT FOUR SINGLE-FAMILY HOMES**

I am an adult resident of San Francisco and support the proposed planning application 2018-015554CUA to develop the property at 95 Nordhoff Street into four (4) lots with two (2) new single-family homes and a renovation of the existing home on the property.

Name	San Francisco Street Address	Signature
Dolores Hernandez	549 cherry	
Ed Moran	3312 24th St	
Randy Rubin	310 M. Ave St 214 Mission St	
Van Gomez	3239 Mission St	
Kayla Denchweiler	365 29th St	
ADDIAN GOMEZ	132 SICKLES AVE	
ROBERT BLAZER	47 BOVICIA ST	
LUIS Sanchez	2629 Mission St	
MARK SPRAGUE	451 HILL ST	
Johana Torres	132 SICKLES ST #102	
May Gonzalez	177 SICKLES AVE SF CA 94112	
Jabino Lopez	TIPPAUN ST SF CA 94110	
Valyn Javaherhokh	90 29th St CA 94111	
Justine Kishi	3224 Mission St SF CA 94110	
Justin Kuyin	815 cherry sf ca 94131	
Ashley Paulkalle	925 Cherry SF CA 94151	
Jessie Karon	56 Haywood St SF CA 94112	
Anna Laky Mar	7215 Diamond Street 94131	
Maria Garcia	253 Edinburg St 94112	
LILIANA SIA	901 TERESITA BLVD 94127	
Natalie	100 Capistrano 94112	
ASHLEY KIRKPATRICK	131 MANGALS AVE 94131	
COLMAN CONNER	112 Chilton Ave 94131	
Leso Juge	289 Cherry St SF	
ROBERT YEARWOOD	160 CHERRY AVE SE 2462	
Julie Hebersold	408 DUNCAN ST SF 94131	
Douglas Buffan	409 " " "	
Sarah Layoie	401 Naples St 94112	
Scott Rice	535 ARCH St 94132	
Marvin Ramos	(415) 377-1126 94109	
Sarah Chan	58 TERRY AVE 94154	
ROSA CRUZ	322 Arbor St 94113	
GUALBERTO DALIVA	6041 5290 DIAMOND HEIGHT GHD	
Blanca Flores	3239 MISSION ST	
Silvana Flores	415-371-1887	

CC

6  
95 NORDHOFF STREET  
PROPOSED LOT SPLIT AND DEVELOPMENT FOUR SINGLE-FAMILY HOMES

I am an adult resident of San Francisco and support the proposed planning application 2018-015554CUA to develop the property at 95 Nordhoff Street into four (4) lots with two (2) new single-family homes and a renovation of the existing home on the property.

Name	San Francisco Street Address	Signature
Jacob Zinner	3232 Mission St	
Jacob Trough	3249 Mission St.	
Marta Figueroa	3351 Mission St	
Juan Benders	4945 Mission St	Juan Benders
Karla Arago	434 Bard St SF	Karla Arago
<del>+</del> JUNG LEE	2900 Diamond St	
Victoria FISK	410 Shrader St	
Maria Villanueva	5285 Diamond St	
Blanca Zaldy	37 Moffatt	
XUC Junchong	John Crowley	
Craig Marina	319 Munich St.	
	1701 Noe	
	5319 Diamond St	
JENNIFER Lewis	264 Sussex St	
Kelly Williams	5290 Diamond St	
AJ Lindsey	121 Glenview Pl	
CHAS CHAN	435 MELROSE AVE	
Miles Helypeth	415 749 9617	
AIVIA HORTON	295 STAPLES Blvd	
Jimmy Simpson	365 29th St	

95 NORDHOFF STREET  
PROPOSED LOT SPLIT AND DEVELOPMENT FOUR SINGLE-FAMILY HOMES

I am an adult resident of San Francisco and support the proposed planning application 2018-015554CUA to develop the property at 95 Nordhoff Street into four (4) lots with two (2) new single-family homes and a renovation of the existing home on the property.

Name	San Francisco Street Address	Signature
Yachira Gudro	Mission St. SF. CA 94110	
Zakee Brooks	5290 Diamond	Zakee Brooks
Silvano Campo	134 S Heights	94113
Rochelle Hooker	134 SURREY ST	300ap
Jacquelyn R Paul	4064 25th Street	94114
Tom Colin	147 Hamerton	94131
Gaelle Desmole	269 Joost	Gaelle Desmole
Pat Hendricks	101 2nd St.	94107
Damon Bell	135 Red Rock Way	94114
Vicki Pollack	556 Arling St.	94131
B. Zampa	45 Holly Park Circle S.F.	Vicki Pollack
VINCENT FAV SONE	642 Monterey	B. Zampa
Elizabeth Bloed	87 Craig	Elizabeth Bloed
Renee Suarez	HATUN NOGUERA 947 Teresita	130 SF 94127
Angel P. Kim	248 Dowling St	Renee Suarez
Renee Suarez	1244 San Jose Ave #1A	Renee Suarez
	27 Phelan SF	Renee Suarez

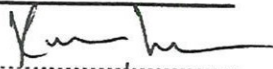
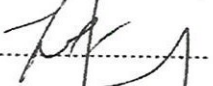

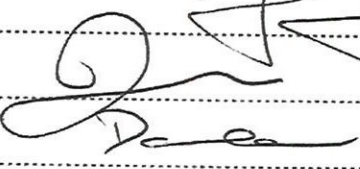
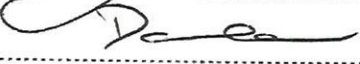
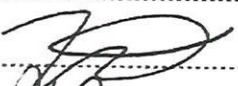
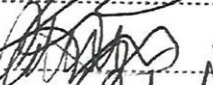

JOHN D. KAUFMAN

95 Nordhoff Street  
San Francisco, CA 94131

RE: 95 Nordhoff Street  
PERMIT APPLICATION #: 201811145858 - 201811145856 - 201811145851

To Whom It May Concern:

I have reviewed the current development proposal for 95 Nordhoff Street located in San Francisco, California with the owners representative and I approve of splitting this lot and its resulting 4 single family homes with off-street parking.

	NAME	ADDRESS / PHONE	SIGNATURE
1	Rich Lawrence	1677 Stirling Ave	
2	Yulia Ivanich	55 Red Rock apt 111	
3	Jeffrey David	15 Lyell St	
4	JAEL ORSKAN	227 Beavis	
5	David Wurzburg	48 Surrey St.	
6	Jess Celestino	48 Surrey St.	
7	Estrella Cupdra	760 Lombard St	
8	Andrew Cedarside	79 Paradise Ave	



NAME	ADDRESS / PHONE	SIGNATURE
9 Argent Lopez	31 Paradise Ave	Una Argent Lopez
10 Matthew O'Coole	890 Cheney	Matthew O'Coole
11 Tim Muir	822 Costa St	Tim Muir
12 Megan McEntee	185 Sussex St	Megan McEntee
13 Bonita Greene	3238 Judah Street	Bonita Greene
14 CLAUDIO WAGNER	2852 Diamond	Claudio Wagner
15 Sergio Wakeke	2852 Diamond	Sergio Wakeke
16 Juan Perez	4 Valley Dr	Juan Perez
17 Katherine Westholm	1146 Alemany Blvd	Katherine Westholm
18 Maria Fong	2800 Diamond	Maria Fong
19 JUNG LEE	2900 Diamond St	Jung Lee
20 Michele Tran	2920 Diamond St	Michele Tran
21 Victoria Alas	2464 diamond	Victoria Alas
22 Shalamar Johnson	205 Heart Ave	Shalamar Johnson
23 CINDY TRINH	2966 Diamond St	Cindy Trinh
24 Tara Kermi	136 Mateo St.	Tara Kermi
25 Sam Heie	6 Monterey Blvd.	Sam Heie
26 JUSSA SAGREDO	6 MONTEREY BLVD	Jussa Sagredo
27 Jacqueline Lomeli	36 Monterey Blvd	Jacqueline Lomeli
28 Divesh Koramchandani	11 Bruce Ave.	Divesh Koramchandani
29 Sung Baik	7-1 Cheng St	Sung Baik
30 Glorie Lopez	15 Me Trose	Glorie Lopez
31 BRINNY GARRIA	2895 DIAMOND ST	Brinny Garría



Gabriela Pantoja, Planner  
San Francisco Planning Department  
1050 Mission Street, Suite 450  
San Francisco, CA 94103  
April 9, 2019

Dear Ms. Pantoja and the San Francisco Planning Commission:

Replacing one unused home with three, and a spot for a fourth, while displacing nobody, is exactly the sort of project we need more of in San Francisco.

I hope this project moves forward without delay so we can welcome several more families into the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Schiraldi". The signature is stylized with a prominent initial "M" and a long horizontal stroke.

Mike Schiraldi  
Glen Park Urbanists

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.

Sincerely,

Christine Trost  
45 Martha Ave  
SF, Ca

415 333 8481

Christine Trost

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.

Sincerely,

A handwritten signature in cursive script that reads "Rolf W. Busch".

ROLF W. BUSCH  
37 MARTHA AVE.

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.

Sincerely,

*Albert Busch*  
37 Martha Ave  
SF CA 94131

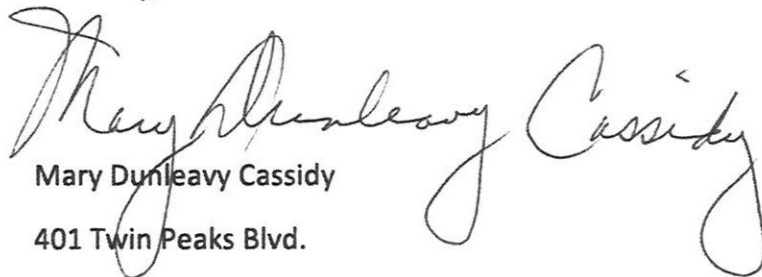
Gabriela Pantoja, Planner  
San Francisco Planning Department  
1050 Mission Street, Suite 450  
San Francisco, CA 94103  
March 31, 2019

Dear Ms. Pantoja:

I have been a lifelong resident of San Francisco having been born and raised here. 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,

A handwritten signature in cursive script that reads "Mary Dunleavy Cassidy". The signature is written in black ink and is positioned above the printed name and address.

Mary Dunleavy Cassidy  
401 Twin Peaks Blvd.  
San Francisco, CA 94114

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.

Sincerely,

  
45 Marne Ave S.F.

CATHY CANDELARIA  
45 MARNE AVE.



**Subject:** Re: 95 Nordhoff tree replacement map  
**From:** Mike Schiraldi (mike@schiraldi.org)  
**To:** voicematch@yahoo.com;  
**Date:** Monday, April 8, 2019 4:27 PM

Yes, sorry; I've been overwhelmed this week. Here's a quick letter in case I don't get a chance to do better in time:

Replacing one unused home with three, and a spot for a fourth, while displacing nobody, is exactly the sort of project we need more of in San Francisco. I hope this project moves forward without delay so we can welcome several more families to the neighborhood.

Mike Schiraldi  
Glen Park Urbanists

On Mon, Apr 8, 2019 at 4:21 PM JD Kaufman <voicematch@yahoo.com> wrote:

Hi Mike.

I presume you received the latest plans I emailed you last week.  
Is it possible to write a brief 2 sentence letter of support that I can present on Thursday?

Each letter will help.

Thank you.

John

On Sunday, March 31, 2019 07:37:48 AM PDT, Mike Schiraldi <mike@schiraldi.org> wrote:

Just got the Notice of Public Hearing about your subdivision. No plans, though; may I have a copy? Curious to see what you're going for now that the original house won't be demolished and one of the new parcels won't (yet?) be developed. Also interested in the tree-moving project — is that still in the plans?

Best of luck, and please keep me in the loop as the project proceeds. I run a group called Glen Park Urbanists now consisting of over 150 local neighbors who support more housing and safer, more-varied transportation options. If some or all of you would like to join, just let me know.

On Wed, Dec 30, 2015 at 14:17 JD Kaufman <voicematch@yahoo.com> wrote:

Mike, Here it is!

John

----- Forwarded Message -----

**From:** Tony Pantaleoni <tony@kp-architects.com>

## Notes

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- i Topographic Map of San Francisco, 1960. Call Number G4364.S5 1960 .S3 Case D. Available at the Earth Sciences and Map Library, University of California, Berkeley (“Topo Map”).
- ii A Historical Summary of the Property at 95 Nordhoff Street and the Surrounding Area, San Francisco California (“Historical Summary”) Page 27, Last Sentence
- iii Historical Resource Evaluation, Part 1 (Historical Resource Evaluation”), Tim Kelley Consulting, LLC, Page 14, Paragraph E
- iv See Tab “Lot Split”, below. See also, separately submitted Site Plans for 95 Nordhoff Street from Kostas/Pantaleoni
- v SF Assessor’s Block Map # 6763
- vi See Slope Map as Tab “ Lot Split”
- vii See Historical Summary, Supra.
- viii City and County of San Francisco Permit #777169
- ix See Historical Resource Evaluation, Generally
- x See Tab “Lot Split”, below. See also, Tab “Proposed Development”, below; Separately submitted Site Plans for 89 Nordhoff Street; 91 Nordhoff Street; and 95 Nordhoff Street from Kostas/Pantaleoni (“Planset”)
- xi SF Planning Department File 2018-015554CUA
- xii San Francisco Planning Commission official minutes (meeting held April 11, 2019)
- xiii See Civil Engineer report at Tab “Civil Engineer” at Page 2 (“Civil Engineer Report”).
- xiv See “Fire Protection” Tab for Report of TLB Fire Protection Engineering, Inc. (“TLB Report”) at Paragraph 4
- xv See TLB Report at Page 1, Paragraph 5
- xvi See Tab “Environmental”, below
- xvii See Tab “Arborist Report”, below
- xviii See Tab “Land Use”, below
- xix See Tab “Support”, below
- xx See Tab “Lot Split” yellow and orange pop-out image; See also Planset
- xxi See Planset, Supra
- xxii See Appendix
- xxiii See Tab “Survey”, below See also, Appendix