



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: JANUARY 21, 2021**

**Record No.:** 2018-015786CUA  
**Project Address:** 2750 GEARY BOULEVARD  
**Zoning:** Geary Boulevard Neighborhood Commercial District (NCD)  
40-X Height and Bulk District  
**Block/Lot:** 1070/001A  
**Project Sponsor:** Joanne Wong  
Kodama Diseno Architects  
570 10th Street  
Oakland, CA 94607  
**Property Owner:** Eden Villa Property LLC  
120 West Grand Avenue, Suite 205  
Escondido, CA 92025  
**Staff Contact:** Matt Dito – (628) 652-7358

**Recommendation:** Approval with Conditions

## Project Description

The Project includes a three-story addition and a two-story at the rear of an existing residential care facility with 79 units. The three-story addition is approximately 9,000 square feet and contains 18 one-bedroom care units. The two-story addition is approximately 2,400 square feet and provides a new activity room for the residential care center and two additional care units. The project includes 10 new bicycle storage lockers, and two tandem parking spaces in the driveway.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.1, 121.2, and 303 to allow expansion of a building located on a lot larger than 10,000 square feet, and the expansion of a use greater than 6,000 square feet within the Geary Boulevard Neighborhood Commercial District and a 40-X Height & Bulk District.

## Issues and Other Considerations

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
  - The setback from the northern property line was originally 7 feet. After concerns were stated from the community, this was increased to 20 feet.
  - The Project originally included a fourth story on top of the currently proposed three-story structure with 18 care units. This was removed following review by the Department and significant concerns from the community.
  - Previous iterations of the plans proposed floor to ceiling heights ranging from 9 to 11 feet. The current proposal mains floor to ceiling heights under 10 feet, excepting the ground floor.
  - The Project Sponsor conducted a shadow study (Exhibit C) at the request of the neighbors, to study light impacts caused by the Project throughout the year.
- **Public Comment & Outreach.**
  - The Project originally proposed a four-story addition at the rear. The Planning Department received 8 letters in opposition to this proposal during the review process. As a result of design review conducted by the Planning Department and these comments in opposition, the Project Sponsors revised the proposal so that the maximum height of the addition was three-stories. No additional comments in opposition or support of the Project have been received by the Planning Department.
  - **Outreach:** The Sponsor has hosted two meetings within the community.
    - The first was conducted in October 2019. The meeting resulted in increasing the addition's setback from the northern property line to 20 feet from 7 feet in response to neighbor concerns.
    - The second meeting was conducted in January 2020, where the community expressed concern about the proposed fourth story originally included in the Project. Two weeks later the Project Sponsor submitted a revised proposal that did not include the fourth story.

## Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project maintains and expands an existing residential care use, of which the City is in short supply. The expansion will allow for more residents to live and receive care in a highly specialized manner. There are no substitutes for residential care facilities, and improving existing facilities is desirable. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

**Attachments:**

- Draft Motion – Conditional Use Authorization with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Shadow Study
- Exhibit D – Environmental Determination
- Exhibit E – Land Use Data
- Exhibit F – Maps and Context Photos
- Exhibit G - Project Sponsor Submittal



# PLANNING COMMISSION DRAFT MOTION

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Staff Contact: Matt Dito – (628) 652-7358  
[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 FOR A SIGNIFICANT EXPANSION OF A BUILDING LOCATED ON A LOT LARGER THAN 10,000 SQUARE FEET, PURSUANT TO PLANNING CODE SECTION 121.1, AND FOR THE EXPANSION OF A USE GREATER THAN 6,000 SQUARE FEET, PURSUANT TO PLANNING CODE SECTION 121.2, AS PART OF A PROJECT THAT WOULD CONSTRUCT A THREE-STORY ADDITION AT A RESIDENTIAL CARE FACILITY (D.B.A. SAGEBROOK SENIOR ASSISTED LIVING) THAT WOULD CREATE 20 ADDITIONAL CARE UNITS AND A NEW TWO-STORY ACTIVITY CENTER, TOTALING AN ADDITIONAL 11,500 SQUARE FEET, LOCATED AT 2750 GEARY BOULEVARD, LOT 001A IN ASSESSOR'S BLOCK 1070, WITHIN THE GEARY BOULEVARD NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 40-X HEIGHT & BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.



## PREAMBLE

On September 21, 2019, Joanne Wong of Kodama Diseno Architects (hereinafter “Project Sponsor”) filed Application No. 2018-015786PRJ with the Planning Department (hereinafter “Department”) for Building Permit No. 2019.0821.9412 to construct a three-story addition with 20 residential care units and a two-story activity center at an existing 79 unit residential care facility located at 2750 Geary Boulevard, Lot 001A in Assessor’s Block 1070 (hereinafter “Project Site”).

On December 26, 2020, the Project Sponsor filed Application No. 2018-015786CUA (hereinafter “Application”) with the Department for Conditional Use Authorization for the Project, pursuant to Planning Code Sections 121.1, 121.2, and 303.

On January 21, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015786CUA.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption.

Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-015786CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2018-015786CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes a three-story addition and a two-story at the rear of an existing residential care facility with 79 units. The three-story addition is approximately 9,000 square feet and contains 18 one-bedroom care units. The two-story addition is approximately 2,400 square feet and provides a new activity room for the residential care center and two additional care units. The project includes 10 new bicycle storage lockers, and two tandem parking spaces in the driveway.
3. **Site Description and Present Use.** The Project Site is located on the northeast corner of Geary Boulevard and Wood Street, with approximately 390 lineal feet of frontage along both streets and a total lot area of approximately 34,000 square feet. The existing building on the Project Site is a three-story, 32,180 square feet residential care use with 79 care units that spans both frontages. The residential care use is operated by Sagebrook Senior Assisted Living. The building was constructed circa 1914 and is considered a Category 'B' Historic Resource (a property requiring further consultation and review to determine historical status).
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Geary Boulevard Neighborhood Commercial District (NCD) in the Presidio Heights neighborhood. North of Geary Boulevard, the immediate neighborhood on Wood Street and the west side of Emerson Street includes two- and three-story residential buildings, primarily for single-family and two-family dwellings. These properties are exclusively zoned RH-2 (Residential, House – Two-Family). Geary Boulevard, which runs east-west, is part of the Geary Boulevard NCD and contains two- and three-story mixed-use buildings, with residential over commercial uses. The Project Site is approximately 500 feet (two blocks) from a large shopping center at the southeast corner of Geary Boulevard and Masonic Avenue. Other zoning districts in the vicinity of the Project Site include: P (Public), NC-3 (Neighborhood Commercial – Moderate Scale), RH-1 (Residential, House – Single-Family), and RH-3 (Residential, House – Three-Family).
5. **Public Outreach and Comments.** The Project originally proposed a four-story addition at the rear. The Planning Department received 8 letters in opposition to this proposal during the review process. As a result of design review conducted by the Planning Department and these comments in opposition, the Project Sponsors revised the proposal so that the maximum height of the addition was three-stories. No additional comments in opposition or support of the Project have been received by the Planning Department.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Section 739 of the Planning Code regulates the Geary Boulevard NCD. Pursuant to that section, Residential Care Facilities, an institutional use, are principally permitted within the Geary Boulevard NCD.

*The Project proposes the expansion of an existing Residential Care Facility and is principally permitted.*

- B. **Development of Large Lots, Neighborhood Commercial Districts.** Planning Code Section 121.1 requires that, in order to promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement<sup>1</sup> of existing buildings on lots of the same size or larger than 10,000 square feet in the Geary Boulevard NCD<sup>2</sup> shall require Conditional Use Authorization.

*The Project Site is approximately 34,000 square feet in area. The Project proposes an addition of 11,400 square feet to the existing 32,180 square foot building, which is considered a significant expansion. Therefore, Conditional Use Authorization is required for the development of a large lot.*

- C. **Non-Residential Use Size Limits in Neighborhood Commercial Districts.** Planning Code Section 121.2 requires that, in order to protect and maintain a scale of development appropriate to each district, Non-Residential Uses of the same size or larger than 6,000 square feet in the Geary Boulevard NCD<sup>3</sup> shall require Conditional Use Authorization. Planning Code Section 178.1(c) states that a permitted conditional use may not be significantly altered, enlarged, or intensified, except upon approval of a new conditional use application.

*The Project proposes to increase the use size of an existing Residential Care Facility from 32,180 square feet to approximately 44,000 square feet. As a significant enlargement of an existing use greater than 6,000 square feet, Conditional Use Authorization is required for exceeding the principally permitted non-residential use size limit.*

- D. **Floor Area Ratio (FAR).** Planning Code Section 124 requires that the ratio of non-residential floor area to lot area not exceed 3.6 to 1 in the Geary Boulevard NCD.

*The Project will result in a total of approximately 43,000 square feet of institutional use on the Project Site, which has a lot area of approximately 32,000. The FAR will be approximately 1.33, which does not exceed the maximum permitted in Planning Code Section 124.*

**7. Design Review Criteria for the Development of Large Lots.** Planning Code Section 121.1 states that the City

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<sup>1</sup> A Zoning Administrator interpretation from 1988 defined a significant expansion as the “expansion of more than 25 percent of the floor area or more than 500 square feet, whichever is less.”

<sup>2</sup> The Project Site was previously zoned NC-3 (Neighborhood Commercial, Moderate Scale) prior to the creation of the Geary Boulevard NCD. Planning Code Section 121.1 does not list the Geary Boulevard NCD in the control table. This was an unintended oversight that occurred when the Geary Boulevard NCD was created. All controls that previously applied to NC-3 Zoning District, were intended to be incorporated into the Geary Boulevard NCD controls. Therefore, the controls for the development of large lots in the NC-3 Zoning District apply to the Project Site.

<sup>3</sup> The Project Site was previously zoned NC-3 (Neighborhood Commercial, Moderate Scale) prior to the creation of the Geary Boulevard NCD. Planning Code Section 121.2 does not list the Geary Boulevard NCD in the control table. This was an unintended oversight that occurred when the Geary Boulevard NCD was created. All controls that previously applied to NC-3 Zoning District, were intended to be incorporated into the Geary Boulevard NCD controls. Therefore, the controls for non-residential use size limits in the NC-3 Zoning District apply to the Project Site. The Geary Boulevard NCD zoning control table in Planning Code Section 739 states that the non-residential use size limit for the district is 6,000 square feet.

Planning Commission shall consider the extent to which the following criteria are met when reviewing applications to develop a large lot:

- A. The mass and façade of the proposed structure are compatible with the existing scale of the district.

*The Project proposes a three-story and two-story addition behind the existing four-story structure. The mass is compatible with the surrounding area, as the district is largely comprised of three-story buildings. The design incorporates a moderately sized open area to help maintain the mid-block open space in the surrounding residential lots. The Project does not alter the façade of the subject property. The Project will complement and be harmonious with the surrounding neighborhood character.*

- B. The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

*The proposed structure is not visible from the public right-of-way; therefore, there is no impact to the façade of the existing building or the visual quality of the district's facades.*

- C. Where 5,000 or more gross square feet of Non-Residential space is proposed, that the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.

*The Project is larger than 5,000 gross square feet and does not provide a range of use sizes. The Project proposes to maintain and expand an existing use, not create new uses.*

- 8. Criteria for Conditional Use Authorization of Non-Residential Use Size Limits.** Planning Code Section 121.2 states that in addition to the criteria of Section 303(c) of the Planning Code, the Commission shall consider the extent to which the following criteria are met when reviewing applications to exceed the principally permitted non-residential use size limits:

- A. The intensity of the activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The enlargement of an existing Residential Care Facility will not be likely to lead to the foreclosure of neighborhood-serving uses in the area. Residential Care Facilities are an institutional use, and not in direct competition for consumer business with neighborhood-serving uses, which tend to be retail uses.*

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The proposed use serves a need-based demographic (elderly, ill, or at-risk) as opposed to a locational-based demographic (residents of the neighborhood). Because of this, while the use serves residents of the neighborhood, it is not a use localized to the Presidio Heights neighborhood where it resides. The increased use size is necessary to increase capacity as the demand for specialized, around-the-clock care as increased.*

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The proposed addition respects the scale of the surrounding neighborhood, as it is three-stories in height and provides a moderate amount of open space at the rear, helping to maintain the existing mid-block open space. Additionally, the addition will not be visible from the public right-of-way, and therefore will have no impact on the visual character of the neighborhood.*

- 9. 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 proposes to expand an existing Residential Care Facility. The expansion consists of a rear addition that is three-stories and two-stories. The use currently has 79 care units. The expansion will increase capacity to 99 care units without significantly impacting the character of the neighborhood. As the expansion will not extend higher than the existing building, it will not be visible from the public right-of-way. Additionally, while the increase building area in the rear of the corner lot will reduce open space, there remains a moderate amount, which will maintain the mid-block open space pattern. Residential Care Facilities are a highly specialized use of which San Francisco has a well-documented shortage. Expanding an existing facility is both necessary and desirable, and compatible with, the neighborhood and community.*

- 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 proposed structure will occupy approximately 75% of the floor area of the lot, which is generally consistent with other corner lot developments. The height of the addition will not exceed the existing height of the structure. The proposed addition is located in a manner designed to maintain the mid-block open space as much as possible, while also minimizing impacts to the surrounding properties through the use of setbacks. Therefore, the size, shape, and arrangement of the proposed structure will not be detrimental to the health, safety, or convenience of those residing or working in the area.*

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

*The Planning Code does not require parking or loading for a 44,000 square foot Residential Care Facility. The Project does propose 10 bicycle parking spaces and two tandem off-street vehicle parking spaces. Due to the nature of the use, the residents will not require extensive use of private vehicles. There is an off-street commercial loading space located on Wood Street. Given these facts, there will be no detrimental effects to traffic patterns and vehicle access due to the Project. Employees will likely be the main beneficiaries of the bicycle parking, which will supplement Muni service.*

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

*The proposed use is similar in nature to a residential use, with additional persons on-site to provide care to the residents. Because of this, the Project will not be a source of noise, glare dust, and odor in any manner more offensive than a residential use, of which the surrounding area predominantly consists.*

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

*The Project will include appropriate landscaping and other amenities in the proposed open spaces.*

- 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 Neighborhood Commercial District.

*The proposed project is consistent with the stated purposed of Geary Boulevard NCD in that the use provides long-term living facilities along a heavily trafficked thoroughfare.*

- 10. 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 4**

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

**Policy 4.3**

Provide a range of housing options for residents with special needs for housing support and services.

*The Project increases the City's stock of residential care units. While residential care units are considered an institutional use, not residential, they provide long-term care akin to housing to an at-risk population (elderly, ill, and at-risk).*

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

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

*The project site does not possess any neighborhood-serving retail uses. The Project 20 new residential care units, which are an institutional use. Should the additional residents of the facility require more staff, the additional employment opportunities will help to preserve and enhance neighborhood-serving retail uses in the area.*

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

*Although the project site does not possess any existing housing, as residential care facilities are considered institutional uses, the Project does protect, improve, and expand on living facilities. The Project conserves and protects the existing housing and neighborhood character of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing and will not be impacted.*

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

*The Project will not significant expand vehicular traffic in the area, as the residents of the care facility will not utilize private automobiles in any significant way. The Project Site is located nearby two major Muni lines, the 38-Geary and the 43-Masonic. The 38-Geary maintains two rapid service lines (R and BX) in addition to the standard line. Muni service, the streets, and neighborhood parking will not be impeded.*

- 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 does not include commercial office development.*

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

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

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*Parks and open space and their access to sunlight and vistas will not be impacted by the Project.*

- 12.** 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.
- 13.** 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. 2018-0015786CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 12, 2020, 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 January 21, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 21, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the expansion of an existing Residential Care Facility (d.b.a. Sagebrook Senior Assisted Living) located at 2750 Geary Boulevard, Block 1070, Lot 001A, pursuant to Planning Code Sections 121.1, 121.2, and 303 within the Geary Boulevard NCD and a 40-X Height and Bulk District; in general conformance with plans, dated August 12, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2018-015786CUA and subject to conditions of approval reviewed and approved by the Commission on January 21, 2021 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 January 21, 2021 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463,*

[www.sfplanning.org](http://www.sfplanning.org)

- 6. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

- 7. 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 628.652.7358, [www.sfplanning.org](http://www.sfplanning.org)*

- 8. 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 628.652.7358, [www.sfplanning.org](http://www.sfplanning.org)*

- 9. 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.sfplanning.org](http://www.sfplanning.org)*

- 10. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **four (4)** Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 11. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## **Monitoring - After Entitlement**

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

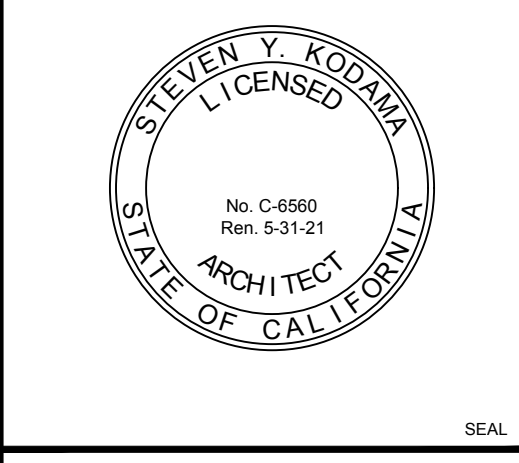


# SAGEBROOK SENIOR ASSISTED LIVING - PHASE 4 ADDITION

2750 GEARY BLVD. SAN FRANCISCO



Architects & Planners  
570 10th Street, Suite 2  
Oakland, California 94607  
510.986.0694 tel  
510.986.0690 fax



SAGEBROOK AT SAN FRANCISCO  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
2750 GEARY BLVD., SAN FRANCISCO CA

PHASE 4  
ADDITION

TITLE SHEET

8.12.2020	PLANNING RESUBMIT	TJM/JW	SK
NO.	DATE	DESCRIPTION	BY
AS NOTED			
SCALE			
KD PROJ. NO.	2.1704.00		
			A0.1

ABBREVIATIONS	
&	And
@	At
Ø	Diameter
#	Pound or Number
(E)	Existing
(L)	Leave
(NO)	New
(PRO)	Provided by Owner
(R)	Remove
(RS)	Remove & Save
A.C.	Asphaltic Concrete
ACOUS.	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
AGGR.	Aggregate
ALU	Assisted Living Unit
ALUM.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASSY.	Assembly
BD.	Board
BITUM.	Bituminous
BLD.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
B.U.	Built Up
CAB.	Cabinet
C.B.	Catch Basin
CELL.	Cellular
CEM.	Cement
CER.	Ceramic
C.I.	Cast Iron
C.I.P.	Cast in Place
C.J.	Construction Joint or Control Joint
CKBD.	Chairboard
CLG.	Ceiling
CLK.	Clock
CLKG.	Caulking
CLO.	Closet
CLR.	Clear
COL.	Column
CONC.	Concrete
CONF.	Conference, Configuration
CONN.	Connection
CORR.	Corridor
CONT.	Continuous
CNTR.	Counter
C.T.	Ceramic Tile
CTR.	Center
CTSK.	Countersunk
D.A.	Disabled Accessible
DBL.	Double
DEPT.	Department
D.F.	Drinking Fountain
DET.	Detail
DIFF.	Diffuser
DIM.	Dimension
DIA.	Diameter
DISP.	Dispenser
DN.	Down
DR.	Door
D.O.	Door Opening
D.W.	Dishwasher
DWR.	Drawer
DWG.	Drawing
DS.	Downspout
E.	East
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
E.P.	Electrical Panel
EQ.	Equal
EQPT.	Equipment
E.W.C.	Electric Water Cooler
EXIST.	Existing
EXP.	Exposed or Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.A.U.	Forced Air Unit
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.C.	Fire Hose Cabinet
F.H.W.S.	Flat Head Wood Screw
FIN.	Finish
F.J.	Floor Joist
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.	Face of
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Stud
FFRF.	Fireproof
FT.	Foot or feet
FTG.	Footing
FURR.	Furring
GA.	Gauge
GALV.	Galvanized
G.I.	Galvanized Iron
G.B.	Grab Bar
G.D.	Garbage Disposer
G.F.C.I.	Ground Fault Circuit Interrupter
GL.	Glass
GR.	Grade
G.S.M.	Galv. Sheet Metal
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
HDWE.	Hardware
HDWD.	Hardwood
H.M.	Hollow Metal
HR.	Hour
HGT.	Height
HORIZ.	Horizontal
ID.	Inside
I.F.	Inside Face
INSUL.	Insulation
IINT.	Interior
JAN.	Janitor
JST.	Joist
JT.	Joint
LAM.	Laminate
LAV.	Lavatory
LKR.	Locker
LT.	Light
LB.	Pound
MALL.	Malleable
MAX.	Maximum
MB.	Machine Bolt
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
MTD.	Mounted
MUL.	Mullion
N.	North
N.I.C.	Not In Contract
N.I.H.C.	Not In HUD Contract
N.O. or #	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
OBS.	Obscure
O.C.	On Center
O.D.	Outside Diameter (Dim)
O.F.	Outside Face
OFF.	Office
O.H.	Opposite Hand
OPNG.	Opening
OPP.	Opposite
P.D.	Powder Driven
PERF.	Perforated
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PR.	Pair
PT.	Point
P.T.	Post-tensioned
P.T.D.	Paper Towel Dispenser
PTN.	Partition
P.T.R.	Paper Towel Receptacle
R.D.	Roof Drain
RAD.	Radius
R.A.G.	Return Air Grille
REF.	Reference
REFR.	Refrigerator
RGTR.	Register
REINF.	Reinforced
REP.	Representative
REQ.	Required
RESIL.	Resilient
R.J.	Roof Joist
RM.	Room
R.O.	Rough Opening
R.R.	Roof Rafter
RWD.	Restwood
R.W.L.	Rain Water Leader
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCD	See Civil Documents
SCHED.	Schedule
S.D.	Soap Dispenser
SECT.	Section
SED	See Electrical Documents
SH.	Shelf
SHR.	Shower
SHT.	Sheet
SHTG.	Sheathing
SIM.	Similar
SLD	See Landscape Drawings
S.M.	Sheet Metal
SMD	See Mechanical Drawings
S.N.D.	Sanitary Napkin Dispenser

### GENERAL NOTES

- PRIOR TO BID SUBMISSION, REVIEW THE WORK OF ALL TRADES BY REVIEWING A COMPLETE SET OF CONSTRUCTION DOCUMENTS & VERIFY ONSITE CONDITIONS. NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK RESULTING FROM LACK OF PROPER APPRAISAL OF THE COMPLETE SCOPE OF WORK.
- THESE PLANS DO NOT ADDRESS ISSUES RELATED TO ASBESTOS REMOVAL. IF ASBESTOS IS SUSPECTED, OWNER TO PROVIDE TESTING AND ABATEMENT AS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF WOOD STUDS, TO CENTERLINES OF STRUCTURAL COLUMNS, AND TO FACE OF MASONRY WALLS TYP. U.O.N.
- ANY DISCREPANCIES OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. DO NOT RESUME WORK UNTIL SUCH ITEMS HAVE BEEN RESOLVED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND THE HIGHEST STANDARDS OF THE TRADE.
- ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL PROVIDE DUST COVERS AS REQUIRED TO CONTAIN DUST AND DEBRIS WITHIN CONSTRUCTION AREA. BROOM CLEAN ALL AREAS EACH DAY. KEEP DIRT TO A MINIMUM.
- ALL REMOVED ITEMS TO BE RETAINED AND REUSED SHALL BE DELIVERED TO A PLACE OF STORAGE AS DIRECTED BY OWNER. ALL OTHER ITEMS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER.
- WHERE (E) CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY, FINISH, APPEARANCE & PERFORMANCE.
- WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND TO OCCUPANTS OF THE EXISTING BUILDINGS.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE. IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD AGAINST ALL HAZARDS IN ACCORDANCE WITH SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTIONS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
- CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION.
- MATERIALS USED ARE NEW, UNLESS OTHERWISE NOTED AS EXISTING.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-227-2600 PRIOR TO ANY EXCAVATION.

### SYMBOLS

①	KEY NOTE	ROOMNAME	ROOM NAME/NUMBER
①	GRID LINE	101	
①	DOOR NUMBER	1	DETAIL REFERENCE
①	WINDOW TYPE	1	SECTION REFERENCE
①	REVISION NUMBER	DETA	
①	REFERENCE TARGET	SHTR	
①	WALL TYPE	# # # #	FINISHES REFERENCE
①	EXTERIOR ELEVATION	1	INTERIOR ELEVATION REFERENCE
①	AREA NOT ON ACCESSIBLE PATH OF TRAVEL (SEE SITE PLAN NOTE 3, SHT. A1.01)	AREA	OCCUPANT LOAD CALCULATION
①		OCC FCTR	
①		LOAD	
①		14	SIGNAGE TAG

### PROJECT DIRECTORY

<b>OWNER</b> AUCTUS CAPITAL PARTNERS 4241 Jutland Dr., Suite 210 San Diego, CA 92117 Contact: Chris Rosenstock t. 760.271.9635 Email: chris@aucuscp.com	<b>ARCHITECT</b> KODAMA DISEÑO ARCHITECTS 570 10th Street, Suite 2 Oakland, CA 94607 t: 510.219.9961 STEVEN KODAMA, Principal Architect Email: skodama@kodamadiseno.com	<b>LANDSCAPE ARCHITECT</b> Robert LaRocca Associates 2434 Union Street San Francisco, CA 94123 t. 415.777.5363 Contact: Robert LaRocca Email: robertlarocca36@gmail.com
<b>STRUCTURAL ENGINEER</b> SUNG ENGINEERING INC. 29300 Kohoutek Way, Suite 190 Union City, CA 94587 t. 510.475.7910 x204 Contact: Peter Sung Email: psung@sungengr.com	<b>ELECTRICAL ENGINEER</b> METRO POWER ENGINEERS, INC. 3150 Hilltop Mall Rd., Suite 22 Richmond, CA 94806 t. 510.275.3000 Contact: Peter Mortera Email: tony@metropowerengineers.com	<b>MECHANICAL / PLUMBING ENGINEER</b> LMR 1165 A Street Hayward, CA 94541 t. 510.733.2330 Contact: Leonard Rose Email: team@lmrengineers.com

### PROJECT INFORMATION

APN # BLOCK 1070, LOT-001A

PROJECT LOCATION: EDEN VILLA: RESIDENTIAL CARE HOME FOR THE ELDERLY  
2750 GEARY BLVD.  
SAN FRANCISCO, CALIFORNIA 94118

PROJECT DESCRIPTION: PHASE 4 PROPOSED PROJECT INCLUDES A NEW 3-STORY BUILDING ADDITION LOCATED IN THE EXISTING PARKING AREA WITH 20 ONE-BEDROOM UNITS AND 2 TANDEM PARKING SPACES AT CURRENT DRIVEWAY AREA. NEW EGRESS STAIRS AND ELEVATOR TO CONNECT BUILDING ADDITION TO MAIN BUILDING AT 2ND FLOOR STREET LEVEL. ALSO PROPOSED IS A SEPARATE 2-STORY ACTIVITY ROOM BUILDING IN COURTYARD WITH CONNECTED AREAS TO MAIN BUILDING 2ND FLOOR LEVEL THAT'S APPROXIMATELY 40'-0" X 30'-0" IN SIZE.

BUILDING HEIGHT: NEW 3-STORY BUILDING: 33'-2"  
NEW 2-STORY ACTIVITY ROOM: 25'-6"  
EXISTING MAIN BUILDING (4 FLOORS INCLUDE PARTIAL BASEMENT): 40'-0"

OCCUPANCY GROUP: GROUP R-2.1 (RESIDENTIAL CARE FACILITY FOR THE ELDERLY)  
A-3 (ASSEMBLY FOR COMMUNITY HALL)

TYPE OF CONSTRUCTION: TYPE V-1 HOUR SPRINKLERED (NEW BUILDINGS)  
TYPE 1-A (EXISTING MAIN BUILDING)

PARKING: EXISTING OFF-SITE PARKING + NEW 2 TANDEM PARKING

BICYCLE PARKING: STORAGE FOR 10 BICYCLES (EACH STORAGE FOR 2 BICYCLES)

ZONING: NC 3

BULK AND HEIGHT DISTRICT 40-X

NEW ADDITIONAL SQ. FT. 16,479 SF (SEE CHART BELOW)  
(INCLUDES ACTIVITY RM):

EXISTING HABITABLE SQ. FT. 32,180 SF (PER PERMIT APPLICATION # 2016-0815-5030)

TOTAL NEW HABITABLE SQ. FT.: **32,180 SF + (NEW) 16,479 SF = 48,659 SF**

NEW ACTIVITY ROOM + 1290 SF + 1290 SF = 2580 SF TOTAL

NEW 3-STORY BUILDING FOOTPRINT = 3534 SF  
NEW ACTIVITY ROOM FOOTPRINT = 1290 SF  
**TOTAL ADDITIONAL BUILDING FOOTPRINT = 4824 SF**

EXISTING LOT SIZE 33,825 SF (OR 0.7765 ACRES)  
MAXIMUM FAR: 3.6:1 OR 121,770 SF  
DENSITY: 69.5 UNITS PER ACRE

DWELLING UNITS	UNIT #	SQ. FT. PER UNIT	TOTAL UNIT SF	TOTAL FLOOR SQ. FT. (NOT INCLUDE EXTERIOR STAIRS)
1ST FLOOR	7	(2) UNIT A1 (495 SF) = 990 SF (1) UNIT A1 ALT (491 SF) = 491 SF (2) UNIT A2 (493 SF) = 986 SF (1) UNIT B1 (468 SF) = 468 SF (1) UNIT B1 ALT (463 SF) = 463 SF	3398 SF	5146 SF + 1290 SF (ACTIVITY RM. 1ST FL.) = 6436 SF
2ND FLOOR	7	(4) UNIT A2 W/ BAY WINDOWS (515 SF) = 2060 SF (1) UNIT B1 (468 SF) = 468 SF (1) UNIT B1 ALT (463 SF) = 463 SF (1) UNIT B2 (496 SF) = 496 SF	3487 SF	5000 SF + 1290 SF (ACTIVITY RM. 2ND FL.) = 6290 SF
3RD FLOOR	6	(4) UNIT A2 W/ BAY WINDOWS (515 SF) = 2060 SF (1) UNIT B1 (468 SF) = 468 SF (1) UNIT B2 (496 SF) = 496 SF	3024 SF	3753 SF
BUILDING TOTAL:	20		9909 SF	16,479 SF

### APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.)  
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.  
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
2019 CALIFORNIA FIRE CODE (CFC)  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2019 SAN FRANCISCO BUILDING CODE AMENDMENTS  
2019 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS  
2019 SAN FRANCISCO MECHANICAL CODE AMENDMENTS  
2019 SAN FRANCISCO PLUMBING CODE AMENDMENTS  
2019 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS  
2019 SAN FRANCISCO HOUSING CODE  
2019 SAN FRANCISCO FIRE CODE

### DEFERRED SUBMITTALS

1. TBD

NOTE: THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN DWGS. AND CALCULATIONS. TWO (2) COPIES OF EACH DEFERRED SUBMITTAL WILL BE FIRST SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD, WHO WILL REVIEW AND FORWARD THEM TO THE BLDG. DEPT. WITH NOTATIONS INDICATING THAT SUBMITTALS WILL CONFORM TO BLDG. DESIGN.

### INDEX OF DRAWINGS

#### SURVEY

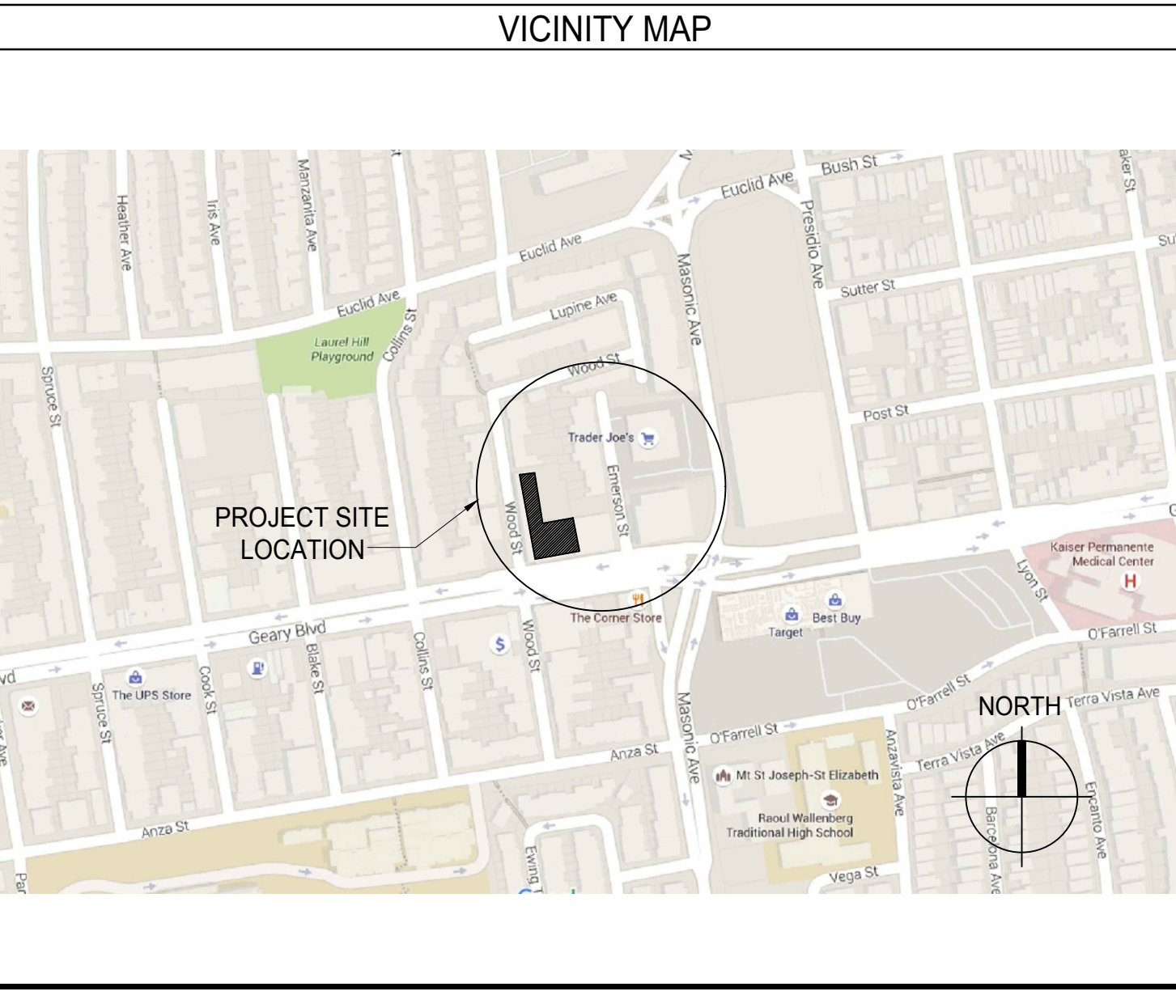
SU-1 TOPOGRAPHICAL SURVEY (REFERENCE ONLY)  
SU-2 TOPOGRAPHICAL SURVEY (REFERENCE ONLY)

#### ARCHITECTURAL

A0.1 TITLE SHEET  
A0.3 SITE DEMO PLAN 3RD FL EXISTING BLDG  
A0.4 DEMOLITION AT EXTERIOR ELEVATIONS  
A1.1 SITE PLAN PROPOSED  
A1.1.1 ROOF AREA CALCULATION  
A2.4a FIRST FLOOR PLAN - AREA 1  
A2.4b FIRST FLOOR PLAN - AREA 2  
A2.5a SECOND FLOOR PLAN - AREA 1  
A2.5b SECOND FLOOR PLAN - AREA 2  
A2.6 THIRD FLOOR PLAN  
A3.1 EXTERIOR ELEVATIONS PROPOSED  
A3.2 EXTERIOR ELEVATIONS PROPOSED  
A4.1 SECTIONS PROPOSED  
A5.6 UNIT PLANS  
A8.4 WINDOW DETAILS  
A10.0 COURTYARD PERSPECTIVES

#### LANDSCAPE

L1.1 LANDSCAPE SUSTAINABILITY PLAN







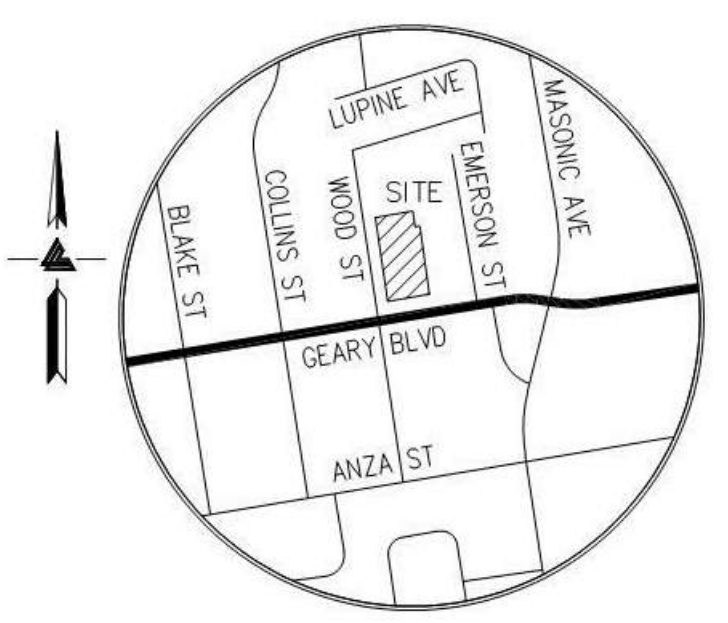
**LEA & BRAZE ENGINEERING, INC.**  
 LAND SURVEYORS  
 SACRAMENTO REGION  
 3017 DOUGLAS BLVD., # 300  
 ROSEVILLE, CA 95661  
 (P) (916) 966-1338  
 (F) (916) 887-3019  
 WWW.LEA.BRAZE.COM

**2750 GEARY BOULEVARD  
 SAN FRANCISCO  
 CALIFORNIA**

APN: 1070-001A  
 SAN FRANCISCO COUNTY

**TOPOGRAPHIC  
 SURVEY**

REVISIONS	BY
JOB NO:	2180290
DATE:	12-14-18
SCALE:	1" = 10'
FIELD BY:	DR
DRAWN BY:	DB
SHEET NO:	SU1
1 OF 2 SHEETS	



VICINITY MAP  
NO SCALE

**BENCHMARK**

CITY OF SAN FRANCISCO BENCHMARK 11356  
 SET CCSF STANDARD 1/2" DOMED STAINLESS STEEL  
 ANCHOR SCREW WITH WASHER STAMPED "CCSF  
 CONTROL", NORTHEASTERLY CORNER OF GEARY  
 BOULEVARD AND WOOD STREET IN THE SIDEWALK AT  
 THE NORTHEASTERLY RETURN GEARY  
 BOULEVARD AND WOOD STREET.  
 5.4' NORTHERLY FROM BEGIN CURB RETURN ON GEARY  
 BOULEVARD. 5.5' SOUTHERLY FROM THE  
 SOUTHWESTERLY CORNER OF THE  
 BUILDING AT #2750 GEARY BOULEVARD.  
 10.4' EASTERLY FROM CENTER/CENTER CATCH BASIN.  
 12.7' WESTERLY FROM CENTER/CENTER FIRE HYDRANT..  
 ELEVATION = 262.108'  
 (NAVD 88 DATUM)

**EASEMENT NOTE**

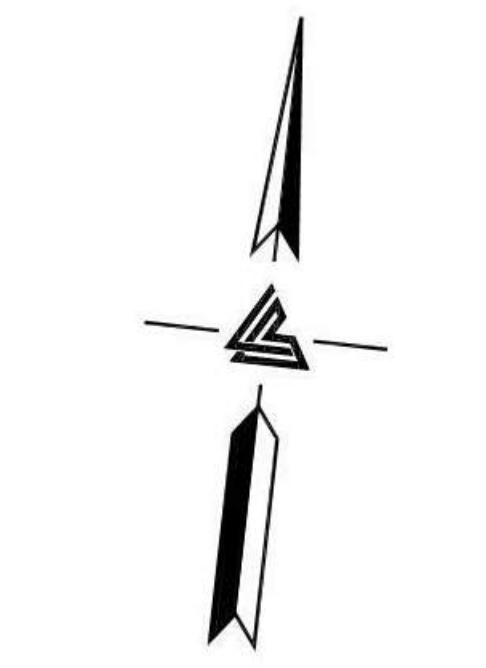
A CURRENT TITLE REPORT FOR THE SUBJECT  
 PROPERTY HAS NOT BEEN EXAMINED BY LEA  
 & BRAZE ENGINEERING, INC. EASEMENTS OF  
 RECORD MAY EXIST THAT ARE NOT SHOWN  
 ON THIS MAP.

**NOTES**

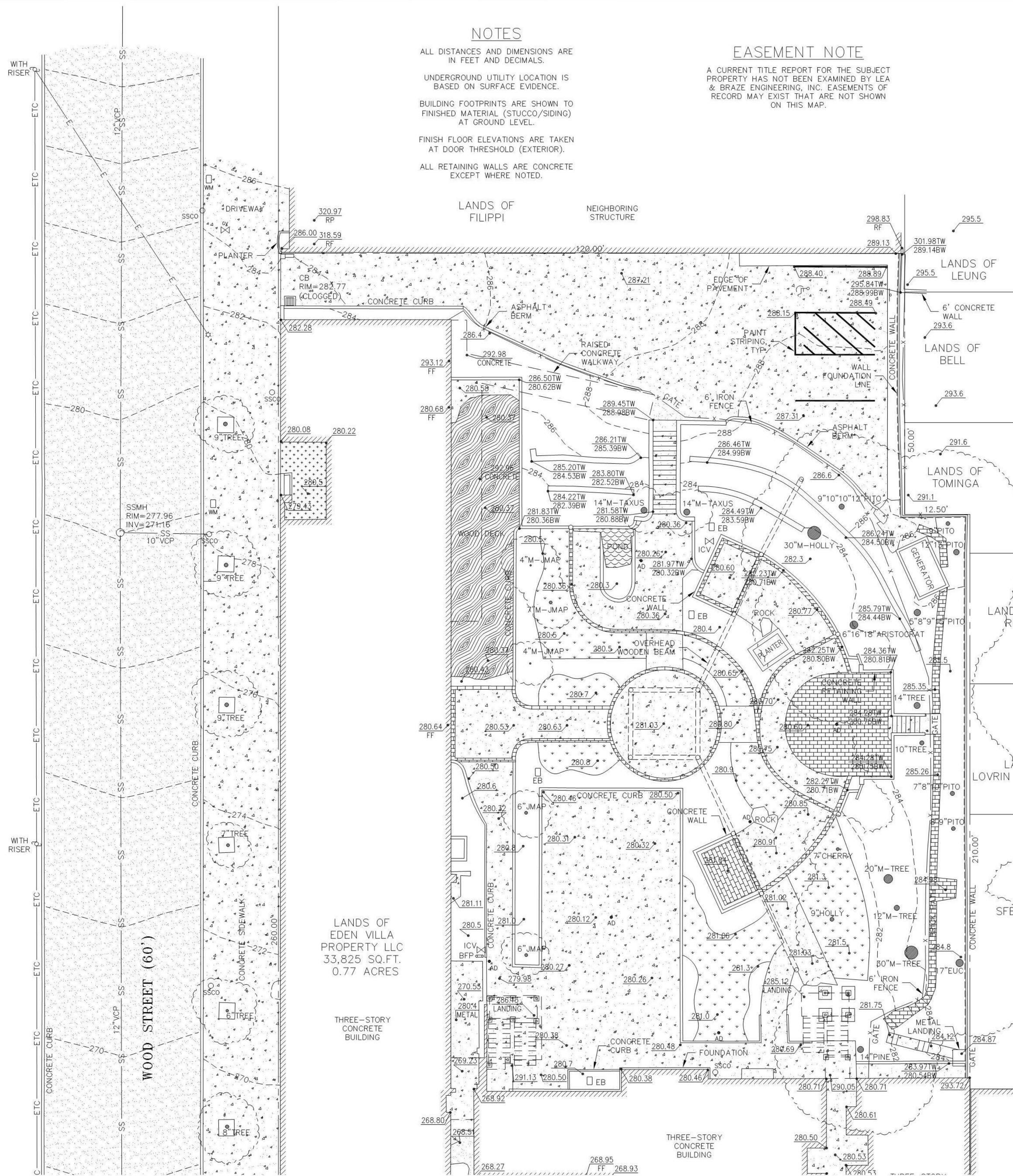
ALL DISTANCES AND DIMENSIONS ARE  
 IN FEET AND DECIMALS.  
 UNDERGROUND UTILITY LOCATION IS  
 BASED ON SURFACE EVIDENCE.  
 BUILDING FOOTPRINTS ARE SHOWN TO  
 FINISHED MATERIAL (STUCCO/SIDING)  
 AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN  
 AT DOOR THRESHOLD (EXTERIOR).  
 ALL RETAINING WALLS ARE CONCRETE  
 EXCEPT WHERE NOTED.

**LEGEND AND NOTES**

- |           |   |        |                          |
|-----------|---|--------|--------------------------|
| ---       | BOUNDARY LINE                                   | ○PM    | PARKING METER            |
| - - - -   | BUILDING OVERHANG LINE                          | PITO   | PITTSOPORUM              |
| - · - · - | ELECTRICAL/TELEPHONE/<br>CABLE TV OVERHEAD LINE | RF     | ROOF FLAT                |
| - · - · - | ELECTRICAL OVERHEAD LINE                        | RP     | ROOF PEAK                |
| - x - x - | FENCE LINE                                      | ○SSCO  | SANITARY SEWER CLEAN-OUT |
| - · - · - | FLOW LINE                                       | ○SSMH  | SANITARY SEWER MANHOLE   |
| - · - · - | SANITARY SEWER LINE                             | *      | STREET LIGHT             |
| - · - · - | STORM DRAIN LINE                                | +      | STREET SIGN              |
| ○         | ACCESSIBILITY PARKING                           | □ T    | TELEPHONE VAULT          |
| ○         | AREA DRAIN                                      | TC     | TOP OF CURB              |
| ○         | BACK FLOW PREVENTER                             | TW     | TOP OF RETAINING WALL    |
| ○         | BENCHMARK                                       | TOS    | TOP OF SLAB              |
| ○         | BOLLARD   | VCP    | VITRIFIED CLAY PIPE      |
| ○         | BOTTOM RETAINING WALL                           | □ WM   | WATER METER              |
| □         | CATCH BASIN                                     | □ WV   | WATER VALVE              |
| □         | ELECTRICAL BOX                                  | □ W    | WATER VAULT              |
| □         | ELECTRICAL VAULT                                | XXX.XX | SPOTGRADE                |
| □         | EUCALYPTUS                                      |        |                          |
| FF        | FINISH FLOOR                                    |        |                          |
| FDC       | FIRE DEPARTMENT CONNECTION                      |        |                          |
| FL        | FIRE HYDRANT                                    |        |                          |
| ---       | FLOW LINE                                       |        |                          |
| GV        | GAS VALVE                                       |        |                          |
| INV       | INVERT  |        |                          |
| ICV       | IRRIGATION CONTROL VALVE                        |        |                          |
| JMAP      | JAPANESE MAPLE                                  |        |                          |
| FCB       | FIRE CALL BOX                                   |        |                          |
| JP        | JOINT POLE                                      |        |                          |
| M-        | MULTI-TRUNK TREE                                |        |                          |
|           |   |        | ASPHALT                  |
|           |   |        | BRICK                    |
|           |   |        | CARPET                   |
|           |   |        | CONCRETE                 |
|           |   |        | LAWN                     |
|           |   |        | MARBLE                   |
|           |   |        | WOOD                     |



0 5 10 20  
 SCALE: 1" = 10'



LANDS OF  
 EDEN VILLA  
 PROPERTY LLC  
 33,825 SQ.FT.  
 0.77 ACRES

THREE-STORY  
 CONCRETE  
 BUILDING

THREE-STORY  
 CONCRETE  
 BUILDING











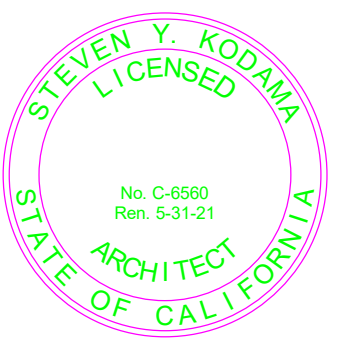








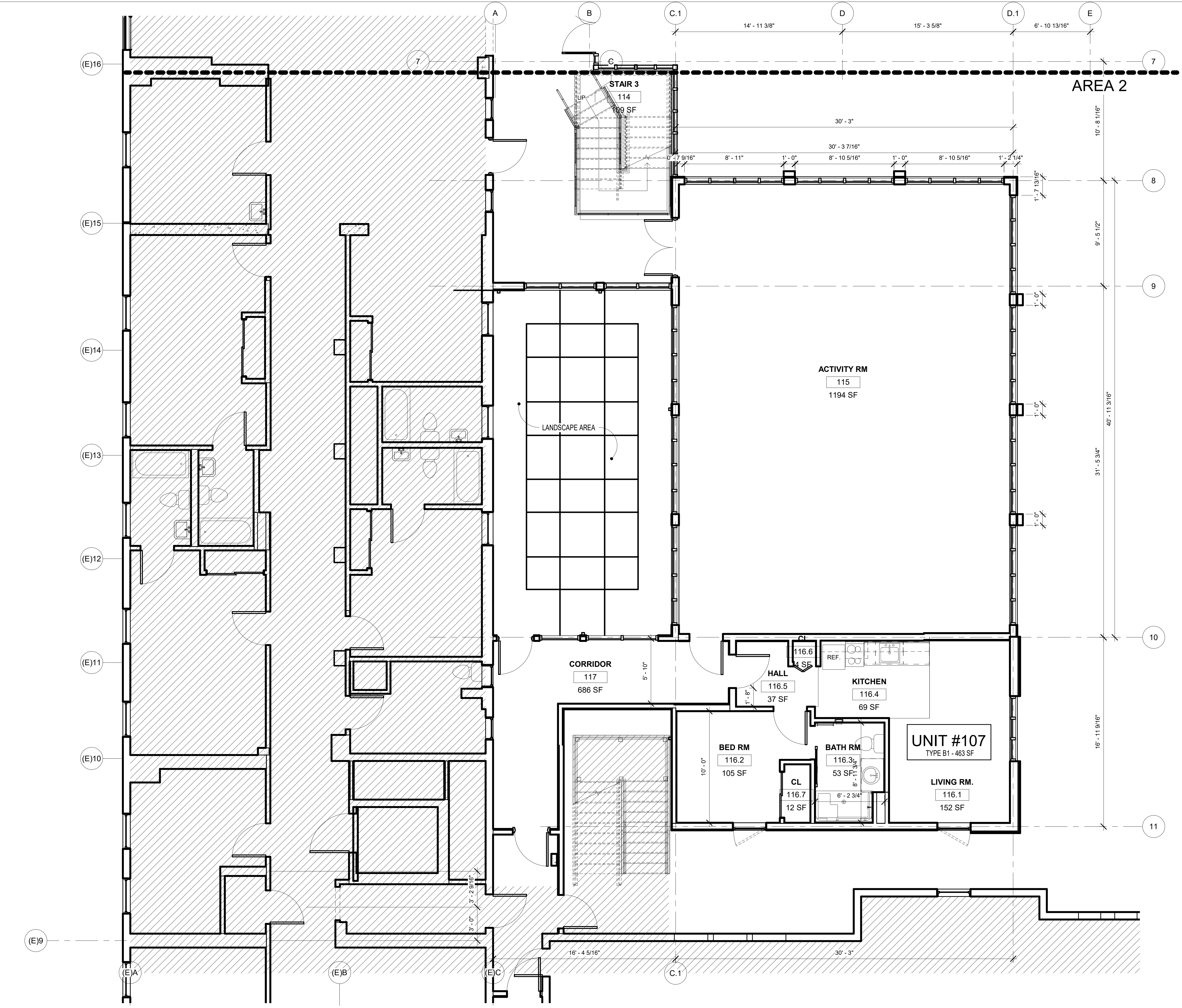




**SAGEBROOK AT SAN FRANCISCO**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
2750 GEARY BLVD. SAN FRANCISCO CA

**PHASE 4  
ADDITION**

**FIRST  
FLOOR  
PLAN -  
AREA 2**



① Ground Fl. New Construction - AREA 2  
1/4" = 1'-0"













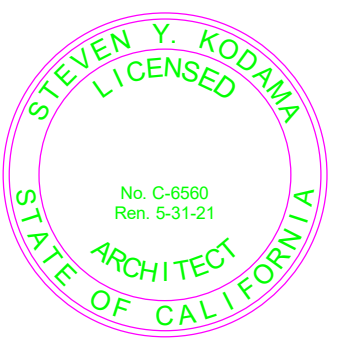









CONSULTANT

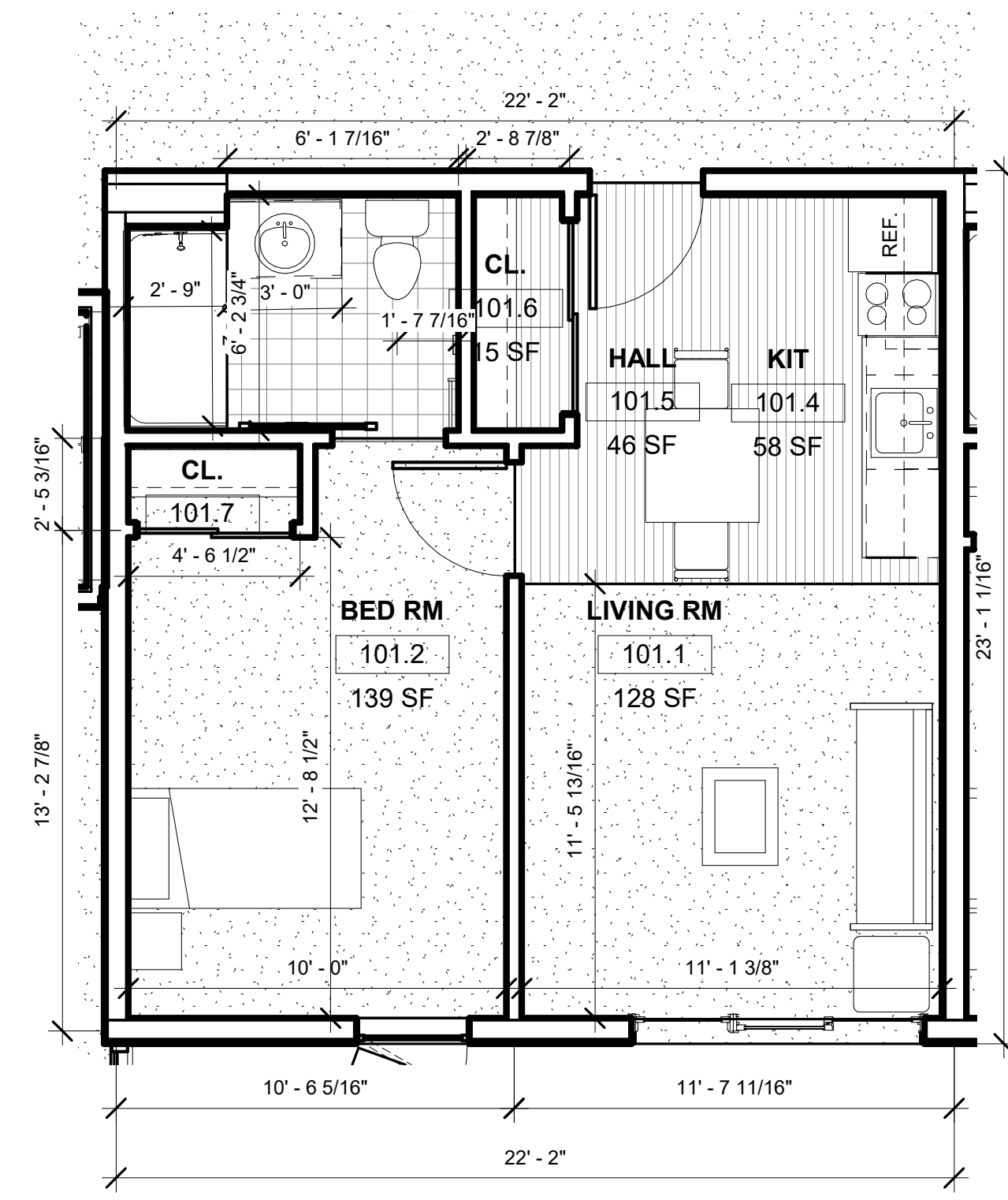


SEAL

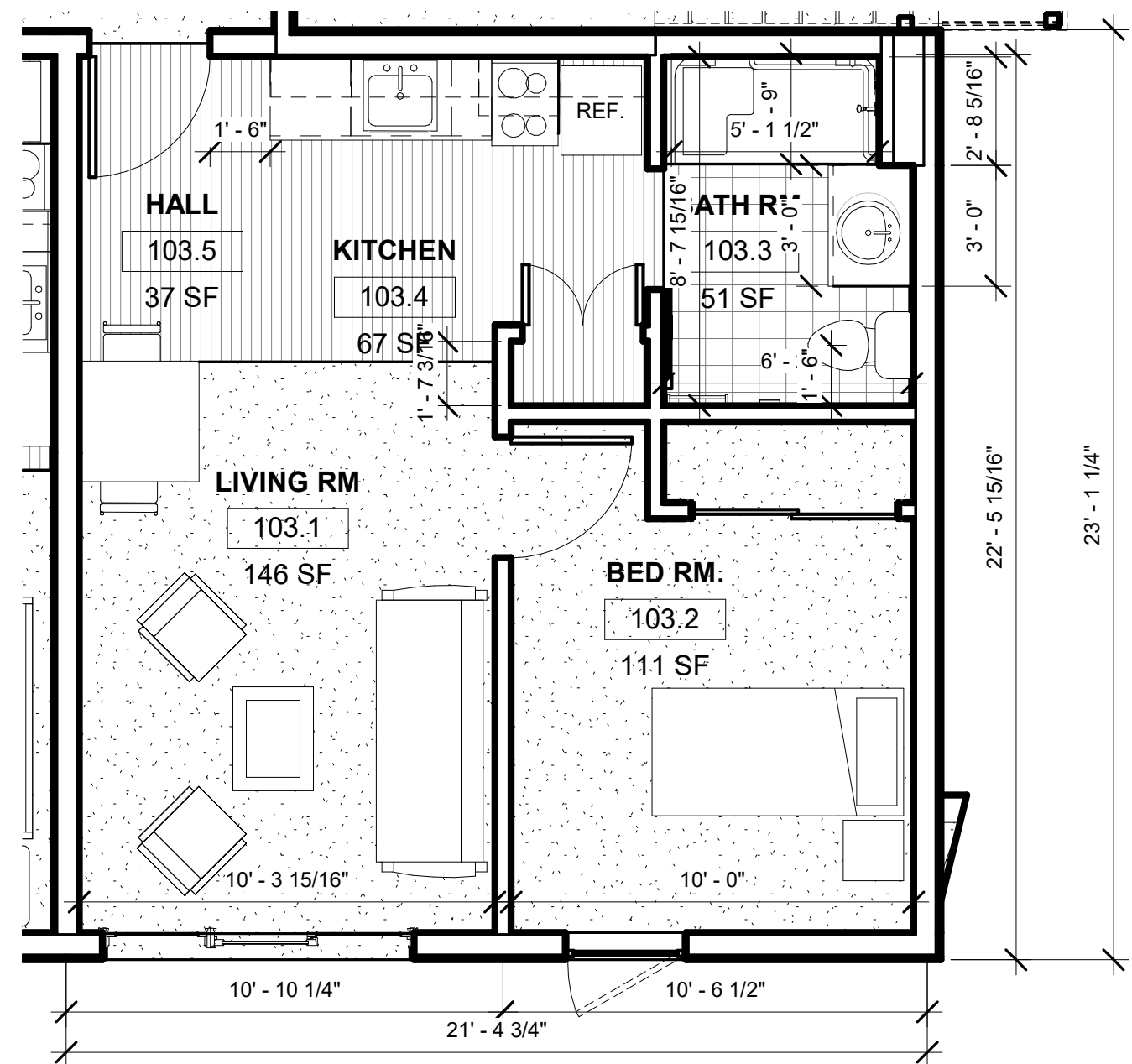
**SAGEBROOK AT SAN FRANCISCO**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
2750 GEARY BLVD., SAN FRANCISCO CA

PHASE 4  
ADDITION

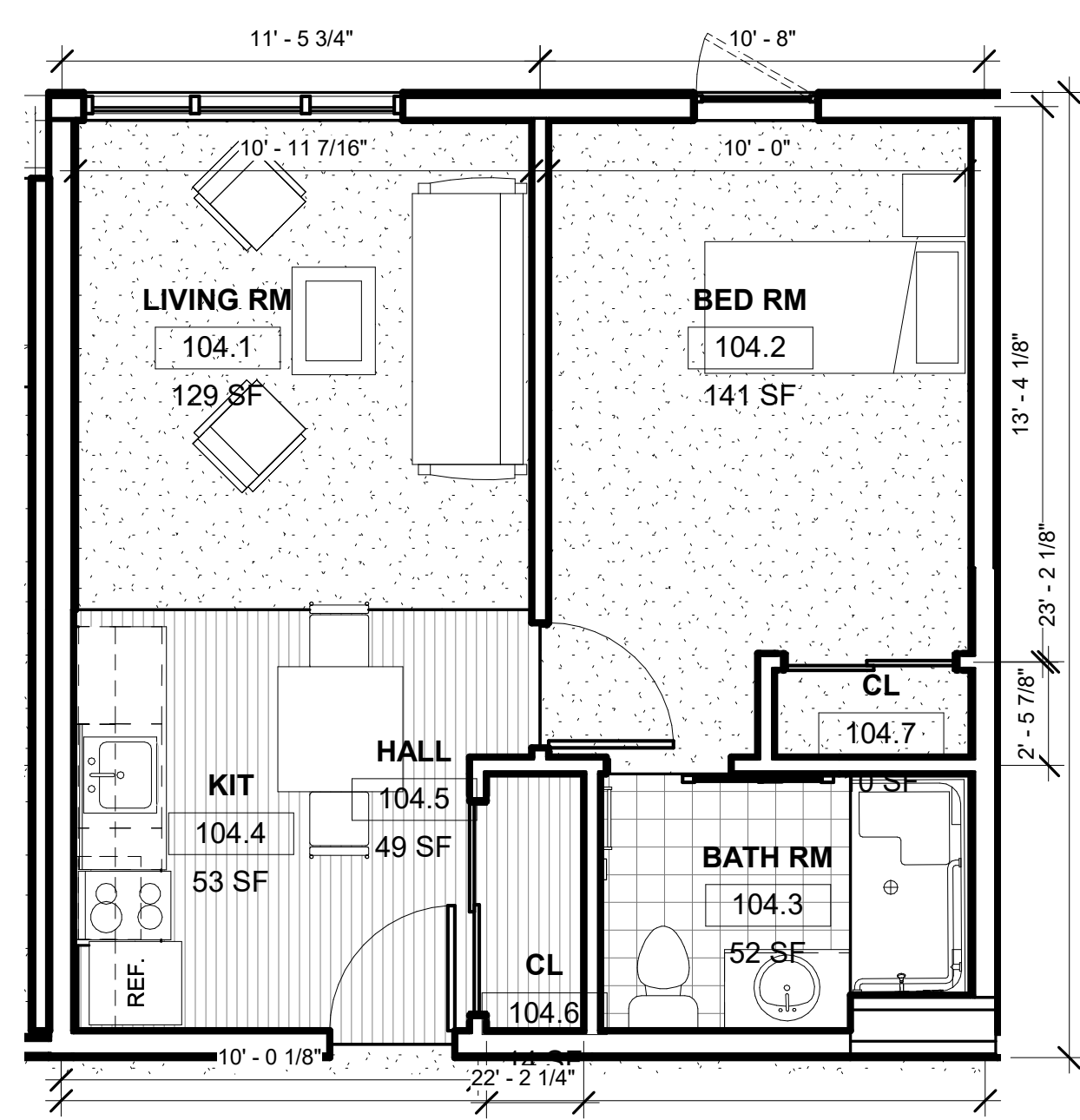
UNIT  
PLANS



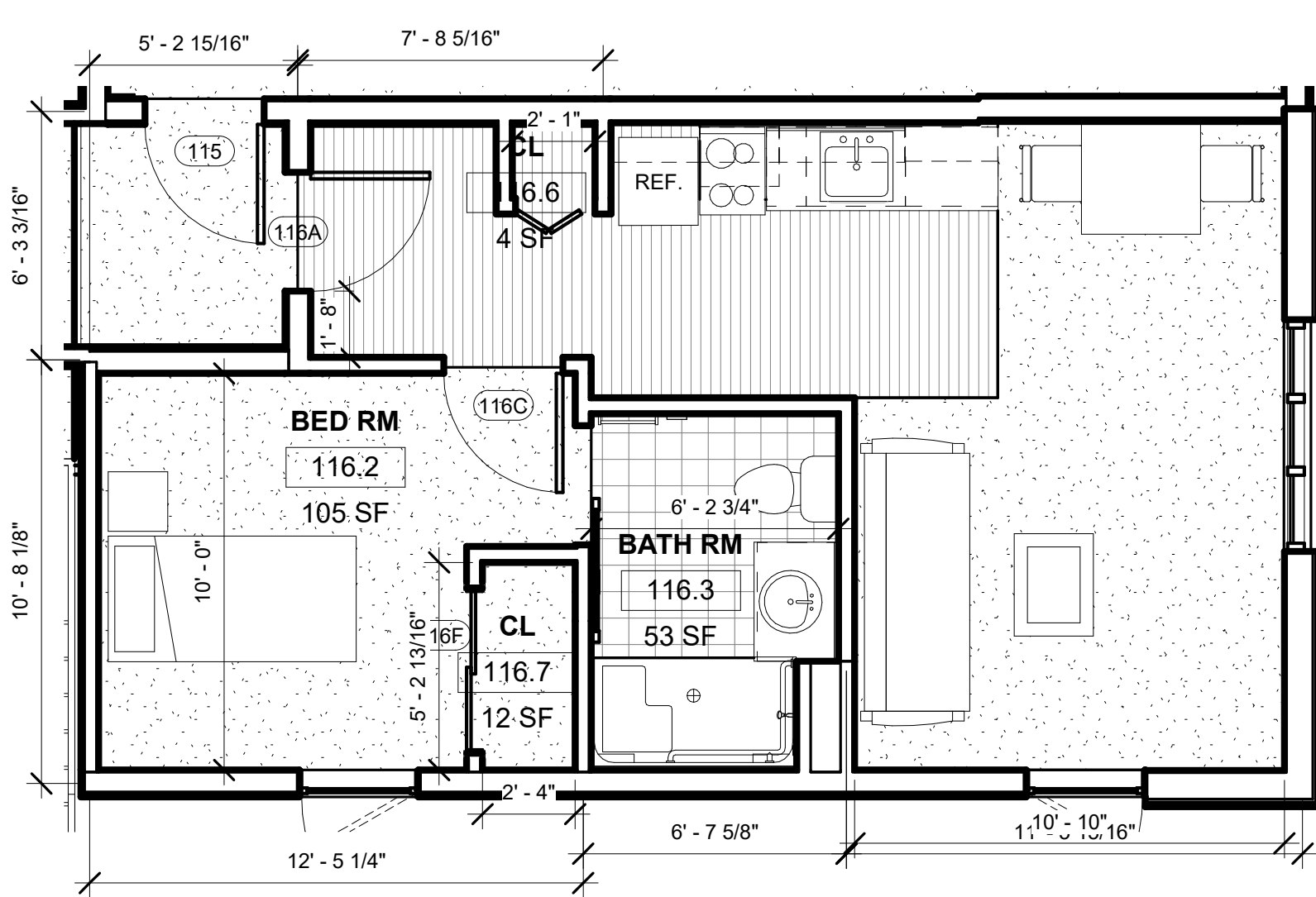
① UNIT TYPE A1 (495 SF)  
1/4" = 1'-0"



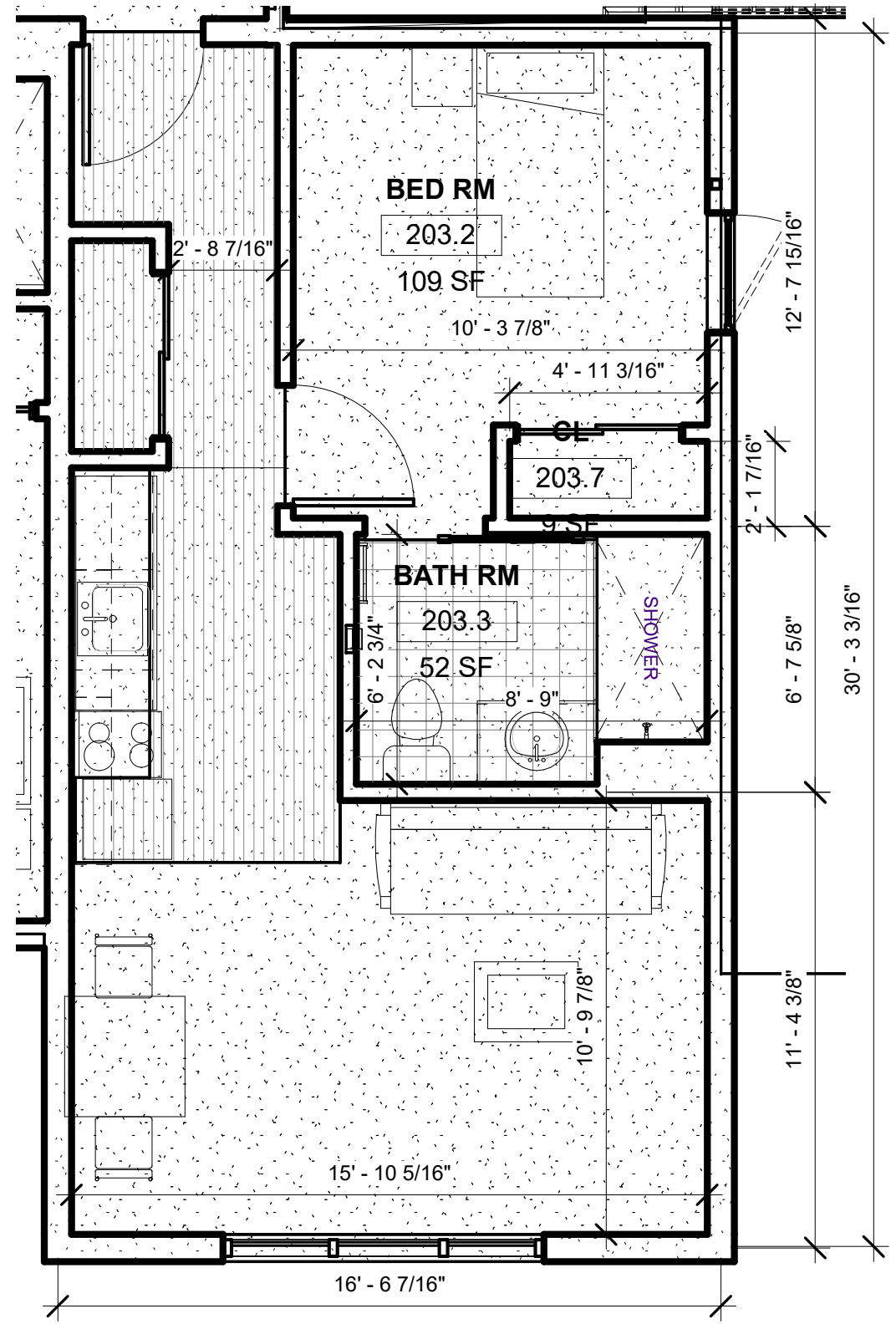
② UNIT TYPE A1 ALT (491 SF)  
1/4" = 1'-0"



③ UNIT TYPE A2 (493-515 SF)  
1/4" = 1'-0"



④ UNIT TYPE B1 (468 SF)  
1/4" = 1'-0"



⑤ UNIT TYPE B2 (496-500 SF)  
1/4" = 1'-0"

UNIT COUNT	
Name	Count
TYPE A1	2
TYPE A1 ALT	1
TYPE A2	10
TYPE B1	2
TYPE B2	5
Grand total	20



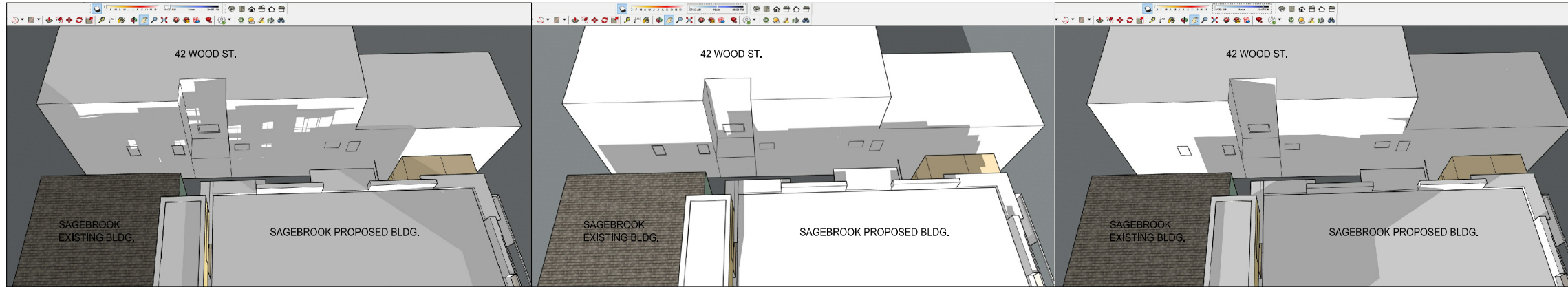








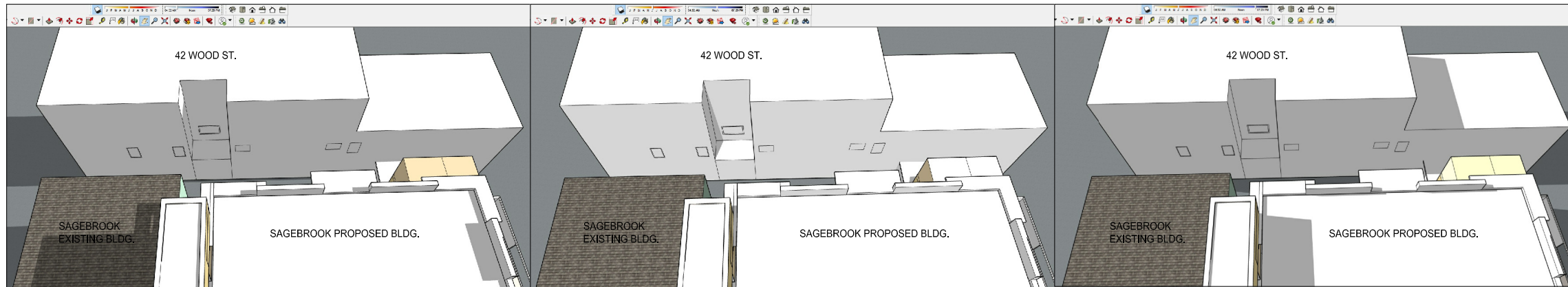




JANUARY 7:30AM

JANUARY 12PM

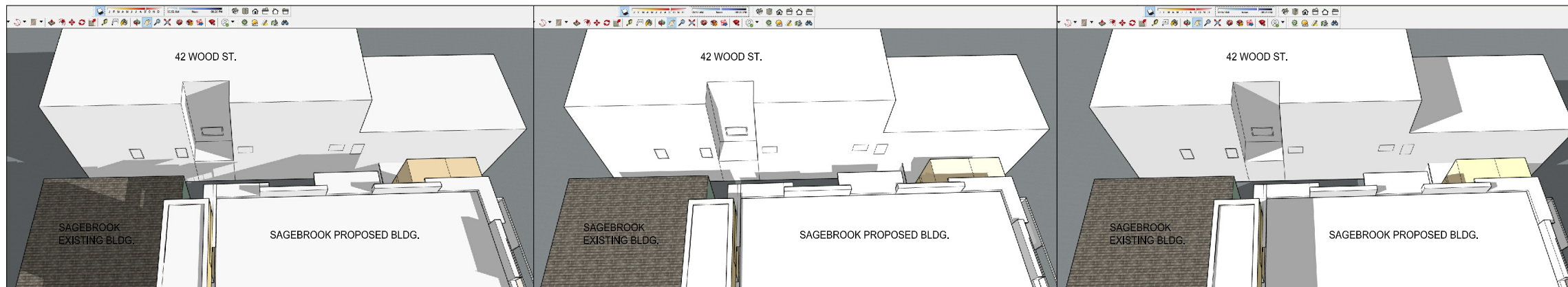
JANUARY 5 PM



JUNE 7:30AM

JUNE 12PM

JUNE 5 PM



SEPT 7:30AM

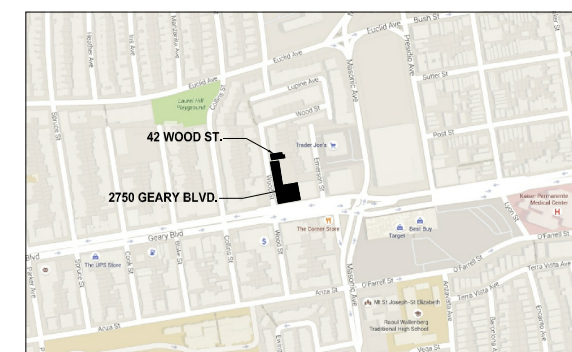
SEPT 12PM

SEPT 5 PM

# 2750 GEARY BLVD. SF - SAGEBROOK ASSISTED LIVING - PROPOSED DESIGN

SHADOW STUDY ON ADJACENT BUILDING 42 WOOD ST.

KODAMA DISENO ARCHITECTS 1/16/20





## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2750 GEARY BLVD		1070001A
<b>Case No.</b>		<b>Permit No.</b>
2018-015786ENV		201908219412
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b>		
<p>The proposed project would remove the existing surface parking to construct a 3-story, approximately 33-foot-tall horizontal and vertical addition with 20 one-bedroom dwelling units, and 2 tandem parking spaces on the existing driveway. The project also includes construction of a 2-story addition, approximately 26 feet tall, with a 2,386-square-foot community center within the existing courtyard. The project would increase the building area from 32,180 square feet to approximately 48,700 square feet and the total unit count would increase from 79 to 99 units. The new addition would include five vehicle parking spaces and ten Class 1 bicycle spaces in bike lockers accessed from Wood Street. The project would also include new exterior decks, retaining wall, exterior patio, courtyard ramp, and a second story connection to the existing facility. The total footprint of the new development is approximately 7,000 square feet. The project would include 7,000 square feet of excavation to a depth 30" and the removal of 650 cubic yards of material. The northern 2,000-square-foot portion of the site requires an additional 4 feet of excavation and the removal of 300 cubic yards of material. The total amount of excavated material is approximately 950 cubic yards. The project is expected to begin in 2021 with a construction duration of</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> David L Young</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .



## Full Project Description

The proposed project would remove the existing surface parking to construct a 3-story, approximately 33-foot-tall horizontal and vertical addition with 20 one-bedroom dwelling units, and 2 tandem parking spaces on the existing driveway. The project also includes construction of a 2-story addition, approximately 26 feet tall, with a 2,386-square-foot community center within the existing courtyard. The project would increase the building area from 32,180 square feet to approximately 48,700 square feet and the total unit count would increase from 79 to 99 units. The new addition would include five vehicle parking spaces and ten Class 1 bicycle spaces in bike lockers accessed from Wood Street. The project would also include new exterior decks, retaining wall, exterior patio, courtyard ramp, and a second story connection to the existing facility. The total footprint of the new development is approximately 7,000 square feet. The project would include 7,000 square feet of excavation to a depth 30" and the removal of 650 cubic yards of material. The northern 2,000-square-foot portion of the site requires an additional 4 feet of excavation and the removal of 300 cubic yards of material. The total amount of excavated material is approximately 950 cubic yards. The project is expected to begin in 2021 with a construction duration of 12-18 months.

## CEQA Impacts

**Traffic:** The planning department's transportation staff reviewed the proposed project on December 18, 2019 and determined that based on the scope of the proposed project, a detailed transportation study is not required for the project. No significant transportation impacts would occur.

**Noise:** The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required. Construction vibration would not be anticipated to significantly affect adjacent buildings. The project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). No significant noise impacts would occur.

**Air Quality:** The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for type 3, clean construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

**Water Quality:** The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

e) The site can be adequately served by all required utilities and public services.

### Additional Study Topics:

**Geology and Soils:** A geotechnical report was prepared for the proposed project and determined that construction of the project is feasible provided the recommendations in the report are adhered to. The building department will review the project plans for conformance with the recommendations in the geotechnical report during its review of the building permit. The building department's requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the building code would ensure that no significant impact related to geology and soils would occur.

**Archeological Resources:** A preliminary archeology review was conducted for the project on December 3, 2019 which concluded the project would not result in adverse impacts to archeological resources.

**Hazardous Materials:** In accordance with Health Code Article 22A, also known as the Maher Ordinance, the project has enrolled in the Department of Public Health's Maher Program. Compliance with the Maher Ordinance ensures no significant impact would occur regarding release of hazardous soils or groundwater.

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**





# LAND USE INFORMATION

PROJECT ADDRESS: 2750 GEARY BLVD  
RECORD NO.: 2018-015786CUA

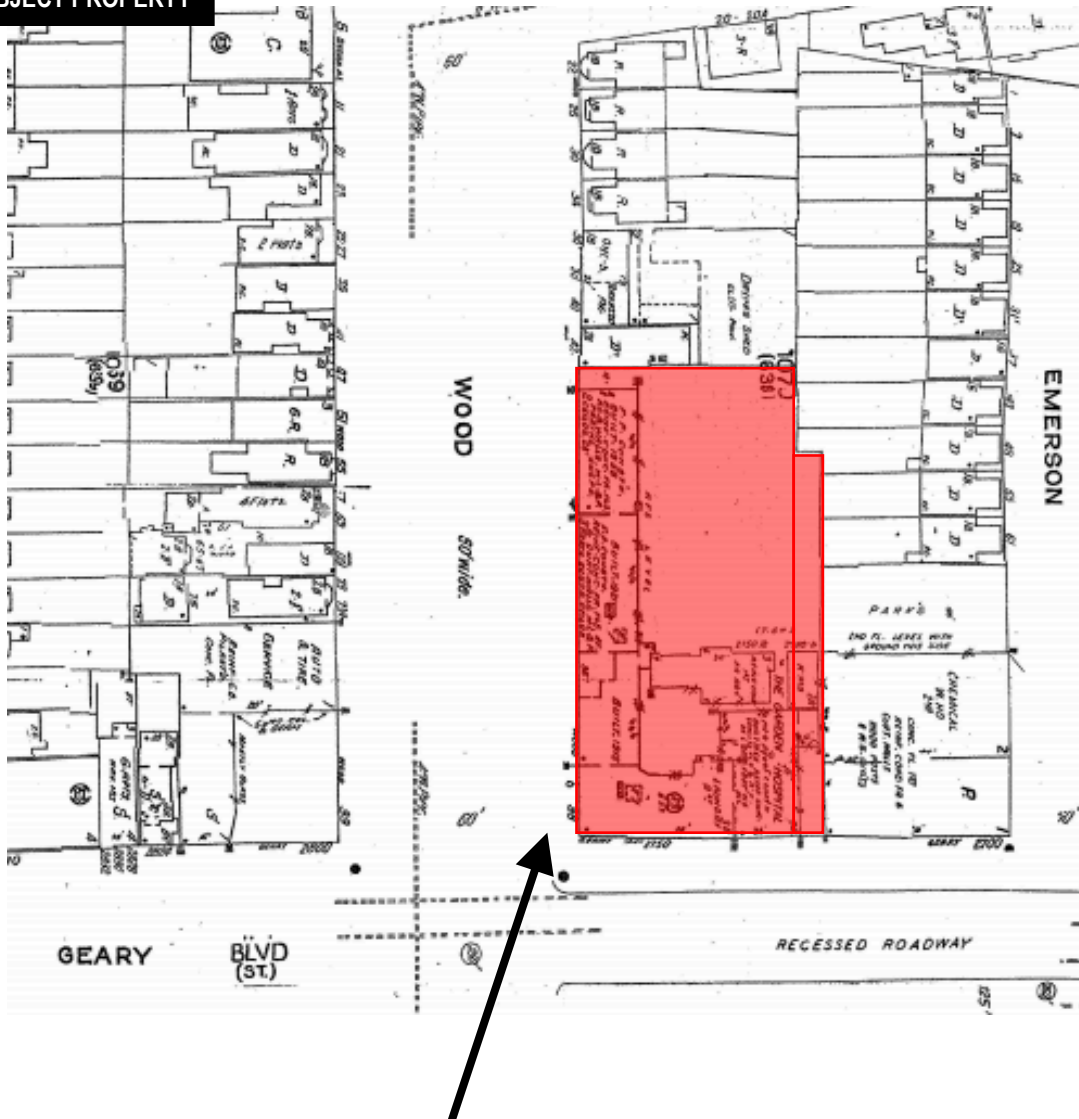
	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Institutional)	32,180	11,441	43,621
<b>TOTAL GSF</b>	<b>32,180</b>	<b>11,441</b>	<b>43,621</b>
	<b>EXISTING</b>	<b>NET NEW</b>	<b>TOTALS</b>
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	10	10
Car Share Spaces	0	0	0
Other ( )	N/	N/A	N/A





# Sanborn Map\*

**SUBJECT PROPERTY**



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



Conditional Use Authorization  
Case Number 2018-015786CUA  
Sagebrook Senior Assisted Living  
2750 Geary Boulevard

# Aerial Photo – View 1



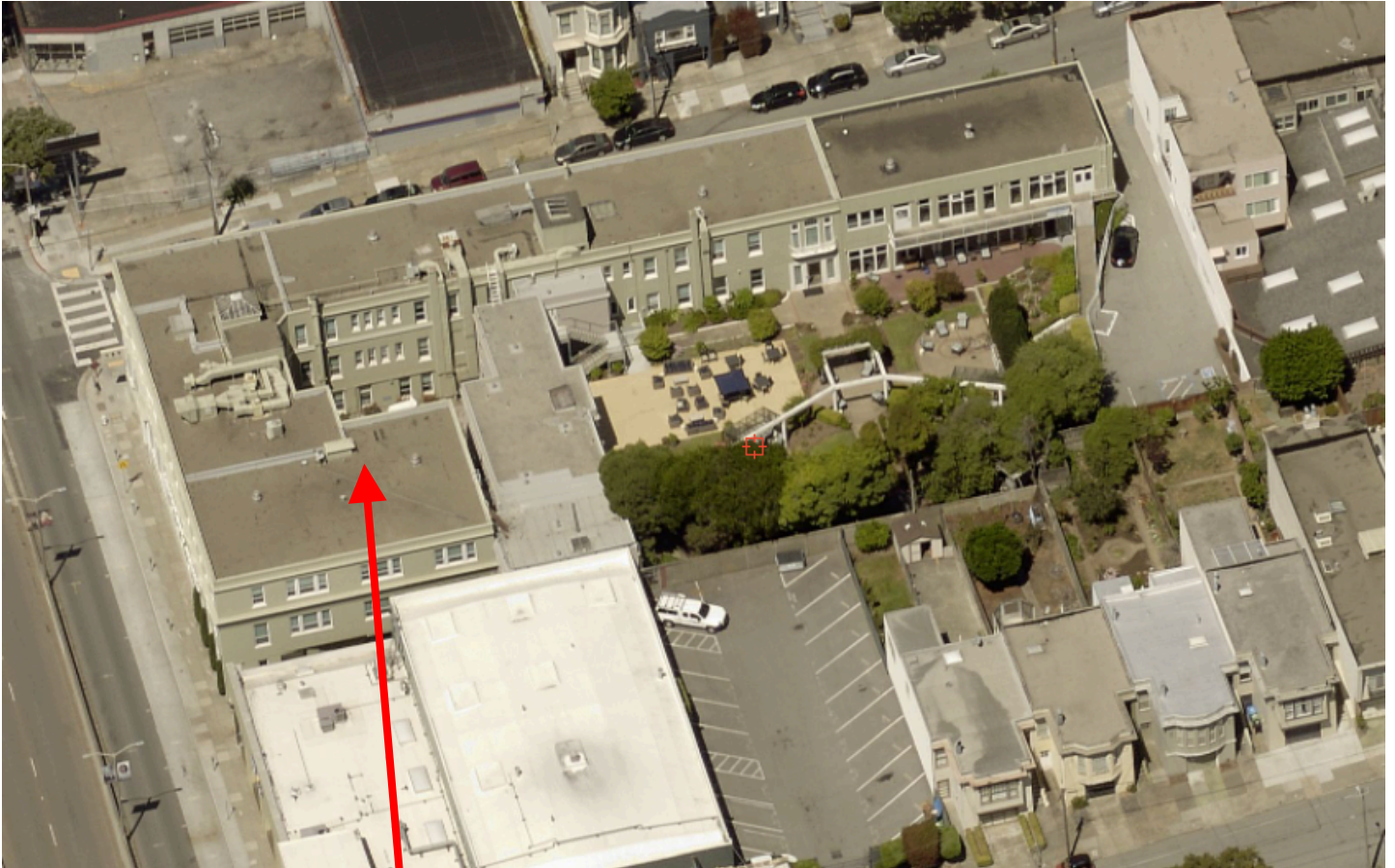
**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2018-015786CUA  
Sagebrook Senior Assisted Living  
2750 Geary Boulevard



# Aerial Photo – View 2



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2018-015786CUA  
Sagebrook Senior Assisted Living  
2750 Geary Boulevard

# Zoning Map



Conditional Use Authorization  
Case Number 2018-015786CUA  
Sagebrook Senior Assisted Living  
2750 Geary Boulevard



# Site Photo

## (Corner of Wood Street & Geary Boulevard)



Conditional Use Authorization  
Case Number 2018-015786CUA  
Sagebrook Senior Assisted Living  
2750 Geary Boulevard

# Site Photo (Geary Boulevard)



Conditional Use Authorization  
Case Number 2018-015786CUA  
Sagebrook Senior Assisted Living  
2750 Geary Boulevard



# SAN FRANCISCO PLANNING DEPARTMENT

## PROJECT APPLICATION (PRJ)

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>	<b>Block/Lot(s)</b>
2750 GEARY BLVD	1070001A
<b>Record No.</b>	<b>Building Permit No.</b>
2019-017167PRJ	201908219412

### Property Owner's Information

**Name:**

Eden Villa Property Llc

**Address:**

120 W GRAND AVE SUITE 205, 1070001A, ESCONDIDO, CA 92025

### Applicant Information

**Name:**

Wong, Joanne C

**Company/Organization:**

Kodama Diseno Architects

**Address:**

570 10th Street., Oakland, CA 94607

**Email:**

jwong@kodamadiseno.com

**Phone:**

5109860696

### Billing Contact

**Name:**

CHRIS Rosenstock

**Company/Organization:**

AUCTUS CAPITAL PARTNERS

**Address:**

120 W. GRAND AVE., SUITE M 92025

**Email:**

CHRIS@AUCTUSCP.COM

**Phone:**

7602719635

### Related Building Permit

**Building Permit Application No:**

201908219412

### Related Preliminary Project Assessment (PPA)

**PPA Application No:**



## Project Information

---

### Project Description:

Horizontal addition. 4-story addition located in (e) parking lot w/ 20 rms and 5 parking spaces @ grd flr. 2-story addition community bldg in courtyard to connect to main bldg. (e) assisted living facility has 79 rms, total rms shall be 99 rms.\*\*comply to maher, route to dph\*\*

---

### Project Details:

---

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Change of Use              | <input type="checkbox"/> New Construction                | <input type="checkbox"/> Demolition           |
| <input type="checkbox"/> Facade Alterations         | <input type="checkbox"/> ROW Improvements                | <input checked="" type="checkbox"/> Additions |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other:               |
- 

### Estimated Construction Cost:

0.00

### Residential:

---

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Senior Housing     | <input type="checkbox"/> 100% Affordable     | <input type="checkbox"/> Student Housing         | <input type="checkbox"/> Dwelling Unit Legalization |
| <input type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input type="checkbox"/> Accessory Dwelling Unit |   |
| <input type="checkbox"/> Rental Units                  | <input type="checkbox"/> Ownership Units     | <input type="checkbox"/> Unknown Units           |   |

### Non-Residential:

---

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Formula Retail    | <input type="checkbox"/> Cannabis              | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service | <input type="checkbox"/> Massage Establishment | <input type="checkbox"/> Other:                              |

## General Land Use

	Existing	Proposed
Parking GSF	0	0
Residential GSF	32180	46895
Retail/Commercial GSF	0	0
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	0	0
Public Open Space GSF	0	0

## Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	0	0
Dwelling Units - Total	0	0
Hotel Rooms	0	0
Number of Buildings	1	1
Number of Stories	3	4
Parking Spaces	3	5
Loading Spaces	1	1
Bicycle Spaces	0	3
Car Share Spaces	0	0
Other:	79	99

## Land Use - Residential

---

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

## Environmental Evaluation Screening

<b>1a. Estimated construction duration (months):</b>			
<b>1b. Does the project involve replacement or repair of a building foundation?</b> If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Foundation Design Type:
<b>1c. Does the project involve a change of use of 10,000 sq ft or greater?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>2. Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>3. Would the project result in any construction over 40 feet in height?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>4a. Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>5. Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Depth:
<b>6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Area: Amount:
<b>6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>8a. Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>8b. Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

<b>Filed By:</b>	<b>File Date:</b>
Victoria Lewis	09/21/2019



# CONDITIONAL USE AUTHORIZATION

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.**

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

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A CONDITIONAL USE AUTHORIZATION?

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

### WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

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

### FEES

Please refer to the [Planning Department Fee Schedule](#) available at [www.sfplanning.org](http://www.sfplanning.org). For questions related to the Fee Schedule, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

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



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

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 Project Address:

 Block/Lot(s):
 

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### Action(s) Requested

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

### Conditional Use Findings

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

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





# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

  
\_\_\_\_\_  
Signature

Joanne Wong  
\_\_\_\_\_  
Name (Printed)

October 19, 2020  
\_\_\_\_\_  
Date

Architectural Designer  
\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

408.218.1269  
\_\_\_\_\_  
Phone

jwong@kodamadiseno.com  
\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_