



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 6/4/2020

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

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415.558.6377

Date: May 22, 2020
Record No.: **2018-015790CUA**
Project Address: **342 - 344 22ND AVENUE**
Zoning: RM-1 (Residential-Mixed, Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 1453/034
Project Sponsor: Paul Beamer (agent/architect)
Paul Beamer Architecture
312 Becky Court
Novato, CA 94949
Property Owner: John Maloney
342 - 22nd Avenue
San Francisco, CA 94121
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposed project is for a Conditional Use Authorization to demolish an existing 1,957 square foot two-story, two-unit residential building and construct a new 6,600 square foot four-story, approximately 38 feet 8 inches four-unit residential building within the RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The resulting building will contain four dwelling units (625 square foot first floor unit and 1,650 square foot units on each of the second, third, and fourth floors). The project includes one one-bedroom and three three-bedroom family sized units with tandem two-car garage and four Class I bicycle parking spaces. The proposed project provides common open space in the rear yard for all units in addition to private usable open space balconies on the second, third, and fourth floor units and a private terrace on the first floor.

According to the agent, the current property owner and his aunt prior to her passing two years ago have lived in the existing residential building for many years. The existing residential building has had significant repair issues from the foundation to the roof; there is no foundation under the back half of the building. After reviewing options, it was decided that the existing residential building should be replaced with a new residential building.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 317 and 303 to demolish an existing two-story, two-unit residential building and construct a new four-story, four-unit residential building at 342 - 344 22nd Avenue.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has not received any correspondence related to the project.
- **Existing Tenant & Eviction History:** According to the project sponsor, one unit is owner occupied and the other unit has remained vacant for the last two years within the existing two-unit residential building. There is no known evidence of any evictions on the property. See Exhibits for Eviction History documentation.
- **Design Review Comments:** The Department had requested that the applicant provide design modifications to the proposed project so that it would be more consistent with the Residential Design Guidelines. Some of the design review comments included: facade modifications so that the bay windows are more vertically proportioned, heightening the first floor to make it a similar height to nearby homes, designing the entry door to be more prominent, providing a partial side setback from the north side of the building, provide greater level of detail relative to surrounding buildings, modify the width and alignment of the garage door in relation to the bay windows on the upper floors, modify the window size and details on the front facade, and to modify the rear of the building so that the residential unit on the first floor would meet the dwelling unit exposure requirements. The proposed terrace on the first floor was modified to reflect a stepped terrace to allow for more sunlight into the residential unit at the rear of the first floor.

ENVIRONMENTAL REVIEW

On March 3, 2019, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will allow construction of a four-story four-unit residential building on the subject property currently occupied by a two-story, two-unit residential building. The Project will allow for the creation of four new residential units on the project site which are within the maximum allowable residential density within the RM-1 Zoning District. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Project Sponsor’s Brief
- Exhibit G – Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 4, 2020

1650 Mission St.
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San Francisco,
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH AN APPROXIMATELY 1,957 SQUARE FOOT EXISTING TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING AND CONSTRUCT AN APPROXIMATELY 6,600 SQUARE FOOT NEW FOUR-STORY, FOUR-UNIT RESIDENTIAL BUILDING, LOCATED AT 342 - 344 22ND AVENUE, LOT 034 IN ASSESSOR'S BLOCK 1453, WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 19, 2018, Paul Beamer (hereinafter "Project Sponsor") filed Application No. 2018-015790CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an approximately 1,957 square foot existing two-story, two unit residential building and to construct an approximately 6,600 square foot new four-story, four-unit residential building (hereinafter "Project") at 342 - 344 22nd Avenue, Block 1436 Lot 034 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-015790CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On June 4, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015790CUA.

On February 11, 2019, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project under Case No. 2018-015790ENV.

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. 2018-015790CUA, 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 proposed project is for a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to demolish an existing 1,957 square foot two-story, two-unit residential building and construct a new 6,600 square foot four-story, approximately 38 feet 8 inches four-unit residential building within the RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The resulting building will contain four dwelling units (625 square foot first floor unit and 1,650 square foot units on each of the second, third, and four floors). The project includes one one-bedroom and three three-bedroom family sized units with tandem two-car garage and four Class I bicycle parking spaces. The proposed project provides common open space in the rear yard for all units in addition to private usable open space balconies on the second, third, and fourth floor units and a private terrace on the first floor. According the agent, the current property owner and his aunt prior to her passing two years ago have lived in the existing residential building for many years. The existing residential building has had significant repair issues from the foundation to the roof; there is no foundation under the back half of the building. After reviewing options, it was decided that the existing residential building should be replaced with a new residential building.
3. **Site Description and Present Use.** The Project Site at 342 - 344 22nd Avenue is located on the east side of 22nd Avenue between Clement Street and Geary Boulevard, Assessor's Block 1453 Lot 034. It is located within the RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The subject lot is 3,000 square feet (25 feet wide by 120 feet deep) in size and is occupied by a two-story, two-unit residential building constructed circa 1900. According to the project sponsor, one residential unit is owner-occupied and one residential unit is vacant. The existing residential building was determined not to be a historic resource under Case No. 2018-015790ENV.
4. **Surrounding Properties and Neighborhood.** The project site is located within the RM-1 (Residential, Mixed, Low Density) Zoning District within the Outer Richmond neighborhood. The surrounding development consists of a mix of single and multi-unit residential buildings. The scale of development in the area consists of two to four story structures. Most of the residential buildings on the subject and opposite blocks are wood-framed or stucco buildings with flat or gable roofs. The adjacent building to the north at 338 - 22nd Avenue is a three-story, two-unit residential building constructed in 1916.

The adjacent building to the south at 348 - 22nd Avenue is a three-story, two-unit residential building constructed circa 1900. The project site borders Geary Boulevard to the south within the NC-3 (Moderate Scale Neighborhood Commercial) Zoning District and Clement Street to the north with the Outer Clement Street Neighborhood Commercial Zoning District.

5. **Public Outreach and Comments.** The Planning Department has not received any public correspondence as of the date of this Draft Motion. The project sponsor conducted a pre-application meeting on the proposed project on October 3, 2018; one person besides the project sponsor was present at the pre-application meeting.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units.

As the proposed project requires Conditional Use Authorization, the additional criteria specified under Section 317 for residential demolition have been incorporated as findings a part of this Motion. See Item 8, "Additional Findings Pursuant to Planning Code Section 317," below.

- B. **Residential Density, Dwelling Units.** Planning Code Section 209.1 states that states that three dwelling units per lot are permitted or one dwelling unit per 800 square feet of lot area within the RM-1 District.

The proposed project will demolish one existing two-unit residential building and will construct a new four-unit residential building; therefore, the proposed project complies.

- C. **Rear Yard.** Planning Code Section 134 states properties in the RM-1 Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors. If averaged the rear yard can be no less than 25% of the lot depth.

The proposed project will provide a rear yard equal to 45% of the depth of the lot (54 feet) as permitted by Planning Code Section 134. Therefore, the proposed project complies.

- D. **Open Space.** Planning Code Section 135 states that 100 square feet of usable open space must be provided per unit if private to each unit, or 133 square feet of usable open space must be provided if common between multiple units.

All proposed residential units will have access to common open space with approximately 1,350 square foot rear yard. In addition, each unit will also have access to private open space. An approximately 125 square foot private terrace is proposed on the first floor and an approximately 30 square foot balcony is proposed on each of the units on the second, third, and fourth floors.

- E. **Front Setback.** Landscaping and Permeability Requirements. Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The subject property is not required to provide a front setback. As such, landscaping and permeability requirements do not apply to the Project.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

The residential units will either face onto 22nd Avenue or a conforming rear yard. Therefore, the proposed project meets the dwelling unit exposure requirements of the Planning Code.

- G. **Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

The Project provides four Class One bicycle parking spaces within the garage at the ground floor to meet the requirements under Planning Code 155.1.

- H. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is in a 40-X Height and Bulk District.

The Project involves the construction of a new four-unit residential building measuring 39 feet 8 inches in height and therefore complies with Planning Code Section 260.

- I. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for any application for a permit that would result in the removal of one or more residential units. This Code Section establishes a checklist of criteria that the Planning Commission shall consider in review of the application.

The Project requires Conditional Use Authorization under Planning Code Section 317. The additional criteria specified under Planning Code Section 317(g)(5) have been incorporated as findings as part of this Motion under Section 7 under "Additional Findings Pursuant to Planning Code Section 317 – Residential Demolition".

- J. **Residential Child-Care Impact Fee.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project has a net change of two additional two new residential units on the subject property. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements

outlined in Planning Code Section 414A. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 use and size of the new residential building is compatible with the immediate neighborhood, which has a mix of single and multi-unit residential buildings ranging from two to four stories in height. The proposed project would demolish an existing two-story, two-unit residential building with approximately 1,957 square feet in floor area and replace it with a new four-unit, four-story residential building with approximately 6,600 square feet in floor area. The new building will contain three family-sized residential units and one 650 square foot secondary residential unit. Each of the family-sized units will be identical in size with 1,650 square feet of floor area and consists of three bedrooms. The secondary unit at the rear of the garage will have 650 square feet of floor area and consist of one bedroom. The proposed project will provide a development that is necessary and desirable, and compatible with the neighborhood or the community by providing more housing opportunities within the City.

- 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 massing is appropriate given the context of the immediate neighborhood and block face. The new building is within the buildable area and provides a rear yard similar in size to adjacent properties.

- (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;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 1, 1AX, 29, 38, 38AX, 38BX, and 38R) is located within close proximity of the project site. There is on-street parking in front of the subject property and in the surrounding neighborhood. Two off-street parking space and four bicycle parking are proposed for the new building.

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

As the proposed project is a residential use and not a commercial use or industrial use, the proposed project is not expected to produce noxious or offensive emissions.

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

The facade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood.

- 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 proposed 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 RM-1 District.

The proposed project would remain in conformity with the stated purpose of the RM-1 Zoning District, as the proposed development involves the construction of a new residential building with four residential units. A maximum of four residential units are permitted (one dwelling unit per 800 square feet of lot area) on the subject lot.

8. **Additional Findings pursuant Planning Code Section 317** establishes additional criteria for the Planning Commission when reviewing applications for the Loss of Residential and Unauthorized Units, Through Demolition, Merger and Conversion. On balance, the project complies with said criteria in that:

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

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

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

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

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

The existing residential building was determined not to be a historical resource under Case No. 2018-015790ENV's historical resource evaluation. The property status was reclassified from Category B (Potential Historic Resource) to Category C (No Historic Resource Present).

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

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

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

According to the agent, the existing structure is a two-unit residential building that currently has one owner-occupied unit and one rental unit that has been vacant for approximately two years after the property owner's aunt passed away. The new four-unit residential building will have one owner-occupied unit and three rental units, of which the new rental units will be subject to rent control. The Project will add two additional rental housing units on the project site where only one rental housing unit exists.

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

The project site contains two existing residential units and will not remove any rental units as one unit is owner occupied and one unit is currently vacant. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. Because the existing residential building was constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction. Neither history nor eviction notices are filed at the Rent Board for 342 - 344 22nd Avenue.

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

Although the Project proposes the demolition of an existing residential building with two units, the new residential building proposes four units, resulting in a net gain of two additional units at the project site.

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

The new building will be compatible with the existing neighborhood character with appropriate mass, scale, design, and materials, and improves cultural and economic diversity by increasing the number of bedrooms, which will provide family-sized housing.

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

According to the agent, existing building was not subject to the Residential Rent Stabilization and Arbitration Ordinance. The new four-unit residential building will have one owner-occupied unit and three rental units, of which the new rental units will be subject to rent control. The Project will add two additional rental housing units on the project site where only one rental housing unit exists. The existing building has been primarily owner-occupied by the property owner and his aunt prior to her passing. The Project will provide new family sized residential units to the City's housing stock.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

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

The Project has been designed to be in keeping with the scale and development pattern of the mixed neighborhood character.

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

The Project proposes an opportunity for increasing the number of family-sized units on-site from two existing family-sized unit in the existing residential building to three family-sized units in the new residential building. Each of the family-size units are approximately 1,650 square feet of floor area. One secondary new residential unit with approximately 650 square feet of floor area is proposed on the first floor of the building.

- xiii. Whether the Project creates new supportive housing;

The Project will not create new supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed building complements the neighborhood character. The Project was reviewed by the Residential Design Advisory Team (RDAT), which determined that the Project was consistent with the Residential Design Guidelines and enhances the existing neighborhood character.

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

The Project will increase the number of on-site dwelling units from two dwelling units to four dwelling units.

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

The existing two-unit residential building consists of a total of three on-site bedrooms. The new residential building will consist of a total of 10 on-site bedrooms. The Project will yield a net gain of two additional residential units and 7 on-site bedrooms.

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

The Project proposes demolition of the existing two-unit residential building and construction of a four-unit residential building, where four residential units are allowed on a lot of this size. Therefore, the Project will not provide the maximum number of dwelling units allowed on site.

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

According to the agent, the existing residential building was not subject to the Residential Rent Stabilization and Arbitration Ordinance. The existing owner-occupied unit consists of approximately 1,175 square feet of floor area and the existing vacant rental unit consist of approximately 782 square feet of floor area. The three proposed rental units will each consists of approximately 1,650 square feet of floor area and the owner-occupied unit will consists of 650 square feet of floor area. The replacement of the existing residential building with a new residential building will result in a net increase of three new family-sized rental units to the City's housing stock.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

The Project proposes to demolish an existing two-unit residential building with three bedrooms to construct a new four-unit residential building with 10 bedrooms. Three of the proposed new residential units with 1,650 square feet of floor are on the second, third, and fourth floors will contain three bedrooms that may accommodate families with children.

OBJECTIVE 11:

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

Policy 11.1

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

The overall scale, design, and materials of the proposed building are consistent with the block face and complement the mixed visual character neighborhood.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed new residential building conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results

in an increase in the number of residential units on the project site, while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

The proposed new residential building reflects the existing mixed architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building are compatible with the existing neighborhood character on the subject and opposite blocks.

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

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

The project site does not have any neighborhood-serving retail uses. The Project provides four residential units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The existing housing and neighborhood character will be conserved as the new residential is designed to be consistent with the Residential Design Guidelines with appropriate scale, design, and materials, and will improve the cultural and economic diversity by maximizing the number of residential units and increasing the number of bedrooms on the project site within the maximum allowable density within the RM-1 Zoning District with an appropriate scale of development which is compatible with existing neighborhood character.

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

The proposed project will help provide additional housing opportunities in the City.

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

It is not anticipated that the proposed project would significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposed project is within walking distance to public transit bus lines (Muni Lines 1, 1AX, 29, 38, 38AX, 38BX, and 38R). The proposed project will also include off-street parking and bicycle parking on the project site.

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings. Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The proposed project will not have a significant impact on existing parks and open spaces. The proposed project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295 - Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structure is compatible with neighborhood development. The proposed project will be designed to provide a partial side setback for the neighboring property on the north and a shorter building depth than the neighboring property to the south to help neighboring properties maintain access to sunlight.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-015790CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 16, 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 June 4, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to demolish an existing two-story, two-unit residential building and to construct a new four-story, four-unit residential building at 342 - 344 22nd Avenue in Assessor's Block 1453, Lot 034 pursuant to Planning Code Sections 317 and 303 within the RM-1 District and a 40-X Height and Bulk District in general conformance with plans, dated March 16, 2020, and stamped "EXHIBIT B" included in the docket for Case No. 2018-015790CUA and subject to conditions of approval reviewed and approved by the Commission on June 4, 2020 under Motion No. XXXXX. 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 June 4, 2020 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building

Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

8. **Bicycle Parking.** The Project shall provide no fewer than one Class 1 bicycle parking space per dwelling unit as required by Planning Code Sections 155.1 and 155.2.

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

PROVISIONS

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact

information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

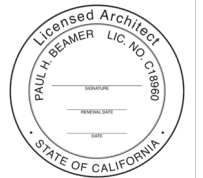
Exhibit B - Plans

MALONEY RESIDENCE

San Francisco, California 94121



312 Becky Court
Novato, CA 94949
415.990.9779
pbeamer@sbcglobal.net



DIRECTORY

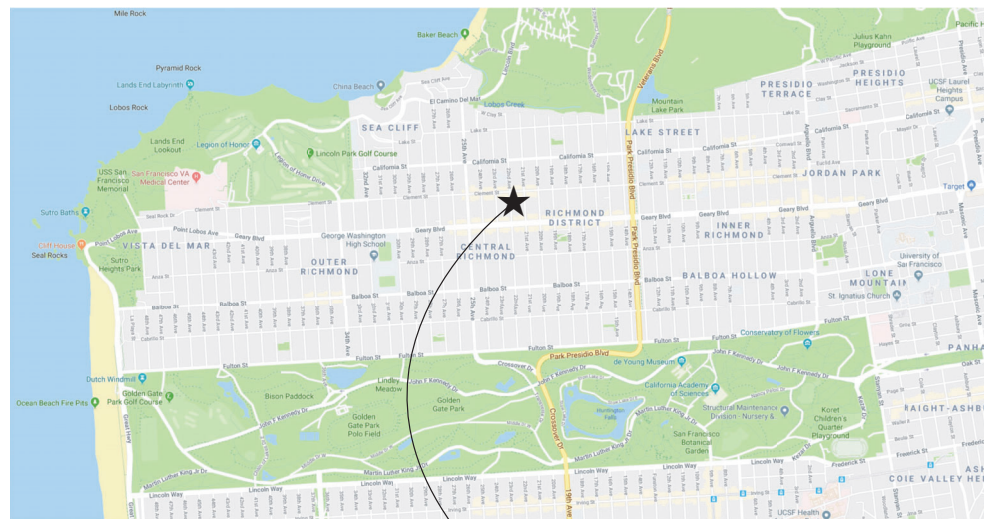
ARCHITECT:
PAUL BEAMER
312 BECKY COURT
NOVATO, CA 94949
415.990.9779
pbeamer@sbcglobal.net

OWNER:
JOHN MALONEY
342 - 22ND AVENUE
SAN FRANCISCO, CA 94121
541.279.4785
123Maloney@gmail.com

Maloney Residence

342/344 - 22nd Avenue
San Francisco, CA 94121
APN: 1453/034
Project No.: 1801

VICINITY MAP



PROJECT LOCATION

AREA & ZONING

APN (BLOCK/LOT): 1453/034
LOT AREA: 3,000 SF
ZONE: RM-1, RESIDENTIAL - MIXED, LOW DENSITY
PROPOSED NEW STRUCTURE:
GROUND FLOOR: 625 SF RESIDENTIAL; 1,025 SF GARAGE
SECOND FLOOR: 1,650 SF
THIRD FLOOR: 1,650 SF
FOURTH FLOOR: 1,650 SF
TOTAL: 6,600 SF

PROJECT DESCRIPTION

Remove the existing above-grade, two-story residence and replace with a new three-story building over recessed parking. The new building will provide four residences.

PROJECT SUMMARY TABLE

MAXIMUM DEPTH OF EXCAVATION:	5'
PARKING: AUTOMOBILE:	(2)
BICYCLE:	(4)
USABLE OPEN SPACE:	1,350 SF
MARKET RATE DWELLING UNITS:	(3) 3-BEDROOM
OWNER DWELLING UNITS:	(1) 1-BEDROOM
TOTAL UNITS:	(4)
Total GSF: EXISTING:	1,957 SF
PROPOSED:	6,600 SF

ARCHITECTURAL SYMBOLS

	DETAIL #		ROOM NAME
	SHEET		GRADE SYMBOL
	BUILDING SECTION SYMBOL		WORK POINT DATUM @ 0'-0" U.O.N.
	PLAN DETAIL SYMBOL		ELEVATION NOTATION
	INTERIOR ELEVATION		REVISION BUBBLE
	EXTERIOR ELEVATION		INDICATES FLUSH ALIGNMENT

INDEX OF DRAWINGS

T0.1	TITLE SHEET
A1.1	SURVEY / EXISTING SITE PLAN
A1.2	NEW SITE PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR AND ROOF PLANS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A3.5	BUILDING SECTIONS
A4.0	WINDOW DETAILS
A5.0	EXTERIOR PHOTOS
A5.1	PERSPECTIVE - FRONT
A5.2	PERSPECTIVE - BACK

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

TITLE SHEET

SCALE:

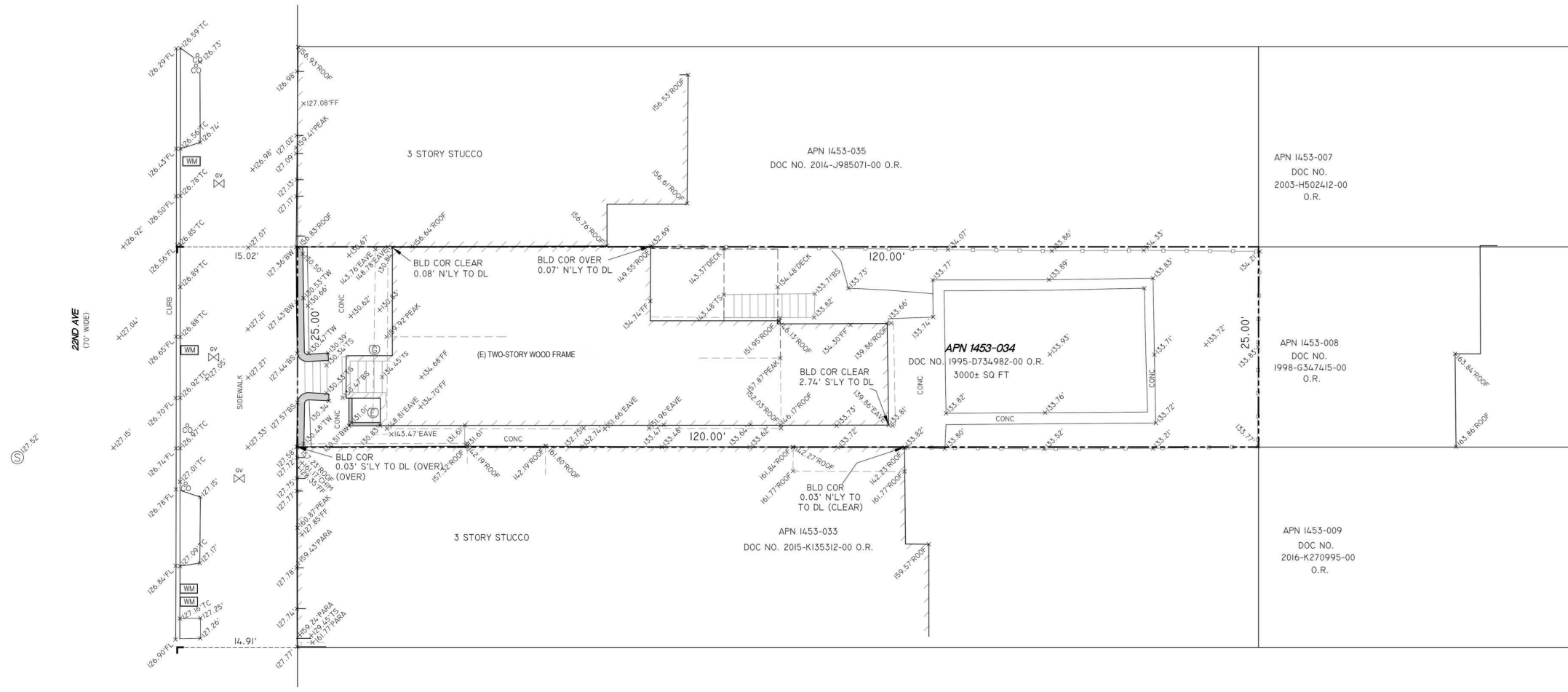
NA

DATE:

May 20, 2020

SHEET NO.:

T0.1



GENERAL NOTES:

- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- PRIOR TO ANY DIGGING, CALL 811 AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF PAUL BEAMER, USE BY ANY OTHER PARTY FOR ANY PURPOSE IS NOT PERMITTED.
- ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
- A RECORD OF SURVEY IS BEING FILED AS REQUIRED BY SECTION 8762 OF THE LAND SURVEYORS ACT.

REFERENCES:
 THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [].

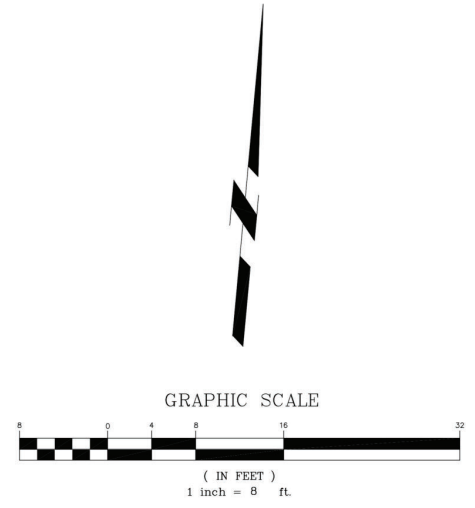
[A] MONUMENT MAP NOS. 83 AND 90 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
 [B] HISTORICAL BLOCK DIAGRAM ON FILE AS "1453A.TIF" IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
 [C] CORNER RECORD "AB1525 LOT 040B" DATED SEPT 1, 2009, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
 [D] PARCEL MAP FILED IN BOOK 3 OF PARCEL MAPS, PAGE 68 ON JUNE 29, 1976, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
 [E] "PARCEL MAP OF 378-380 22ND AVE" FILED IN BOOK 44 OF CONDO MAPS, PAGES 103-105 ON AUG 11, 1997, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
 [F] FIELD NOTES OF "PROP GEAR LOT 12", INDEX 1453, ORDER NO. 17663M, DATED 12-23-63 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
 [G] GRANT DEED RECORDED AS DOC. NO. 1995-D734982 O.R. ON DEC 30, 1995
 [H] PARCEL MAP FILED IN BOOK 116 OF CONDO MAPS, PAGE 28-29 ON MAY 24, 2011, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

TW	TOP OF WALL EL
BW	BOTTOM OF WALL EL
CONC	CONCRETE
E'LY	EASTERLY
DL	DEED LINE
[B]	MAP OR DEED REFERENCE
BS	BOTTOM OF STAIRS
TS	TOP OF STAIRS
FL	FLOWLINE
TC	TOP OF CURB
CL	CLEANOUT
WF	WOOD FENCE
DL	DEED LINE
SM	SEWER MANHOLE
EM	ELECTRIC METER
GM	GAS METER
GV	GAS VALVE
SE	SPOT ELEVATIONS
WM	WATER METER
WV	WATER VALVE

BASIS OF SURVEY
 GRANT DEED RECORDED IN DOC NO. 1995-D734982 O.R. ON DEC 30, 1995

BASIS OF ELEVATION
 FOUND CITY BENCH MARK AT THE CC50' E OF THE INTERSECTION OF GEARY BLVD AND 22ND AVE, "+ CUT ASW WEST SIDE ELECTROLIER", EL=130.42', HISTORICAL CITY AND COUNTY OF SAN FRANCISCO DATUM.



SITE SURVEY
 OF
 APN 1453-034
 342-344, 22ND AVE
 CITY OF SAN FRANCISCO
 PREPARED AT THE REQUEST OF
 PAUL BEAMER

COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE 1"=8' COPYRIGHT © 2019 FEB 2019

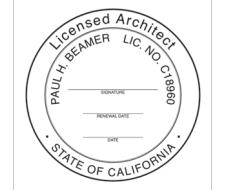
GEOMETRIX
 SURVEYING ENGINEERING INC.

5436 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118
 (415) 422-0527
 LOU@GEOMETRIXSURVEY.COM
 WWW.GEOMETRIXSURVEY.COM

PROJECT NO: 19001	FIELD SURVEY DATE: 02-06-19
REVISION 0	DRAWN BY: LC
REVISED:	PAGE 1 OF 1

PAUL BEAMER
 Architecture

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 Novato, CA 94949
 415.960.9779
 pbeamer@sbcglobal.net



Maloney Residence

342-344 - 22nd Avenue
 San Francisco, CA 94121
 APN: 1453034
 Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

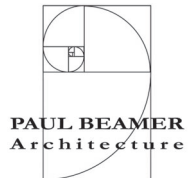
Drawn by: AY
 Checked by: PB

SHEET TITLE:
 SURVEY / EXISTING
 SITE PLAN

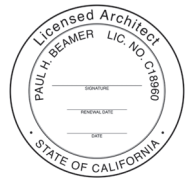
SCALE:
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DATE:
 May 20, 2020

SHEET NO.:
A1.1



312 Becky Court
Novato, CA 94949
415.860.9779
pbeamer@sbcglobal.net



Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121
APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

NEW SITE PLAN

SCALE:

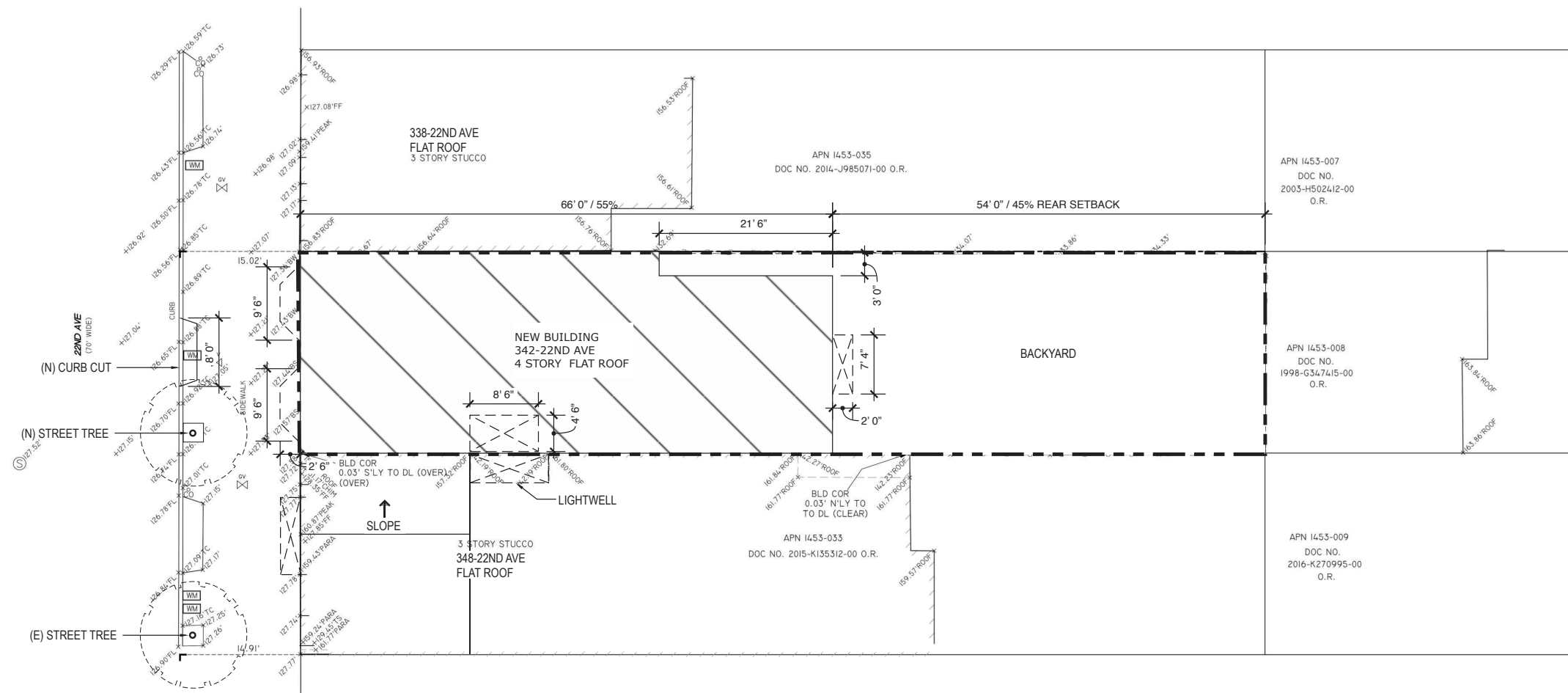
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DATE:

May 20, 2020

SHEET NO.:

A1.2

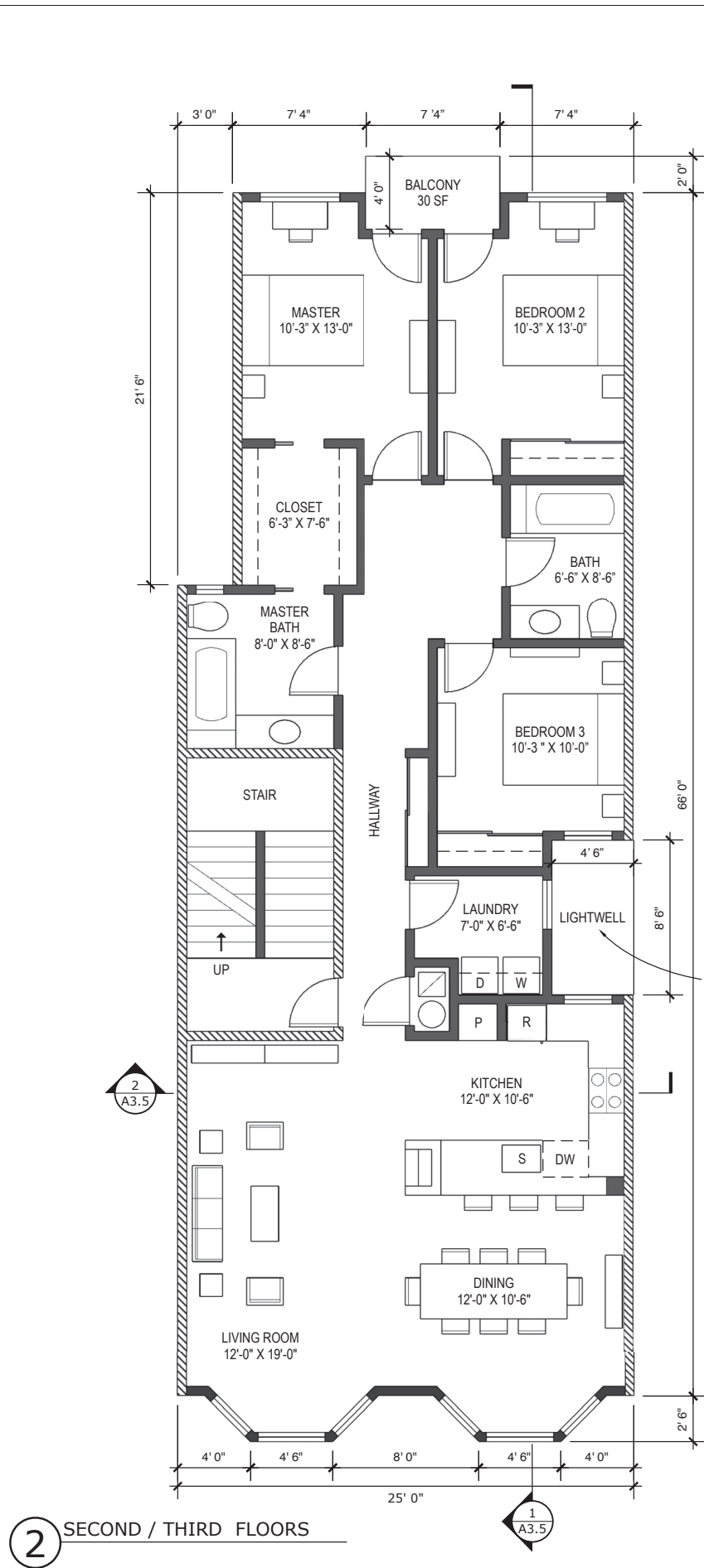
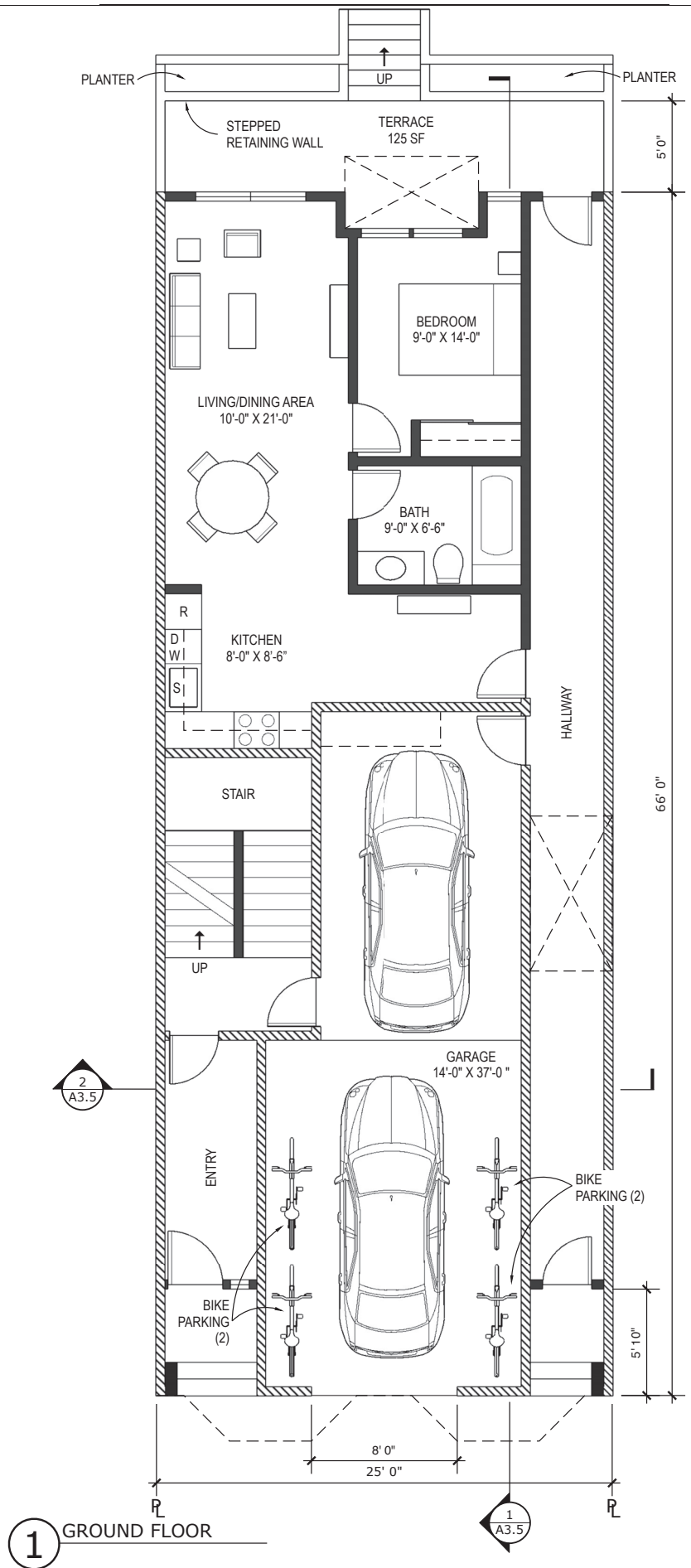


1 NEW SITE PLAN

NOTES

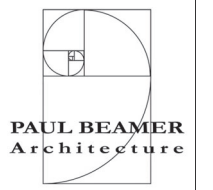
- 1 ZERO FRONT AND SIDE SETBACKS
- 2 BACKYARD PERMEABLE AREA: 1,346.75 SF
- 3 TREE WELL PERMEABLE AREA AT SIDEWALK: 6.25 SF
- 4 TOTAL USABLE OPEN SPACE: 1,350 SF



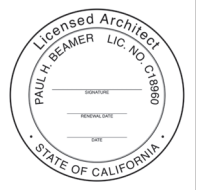


WALL TYPES:
 [Hatched Box] ONE-HOUR FIRE RATED
 [Solid Box] NON-RATED

ALIGN WITH ADJACENT NEIGHBOR LIGHTWELL



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 pbeamer@sbcglobal.net



Maloney Residence

342344 - 22nd Avenue
 San Francisco, CA 94121
 APN: 1453034
 Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
 Checked by: PB

SHEET TITLE:
FLOOR PLANS

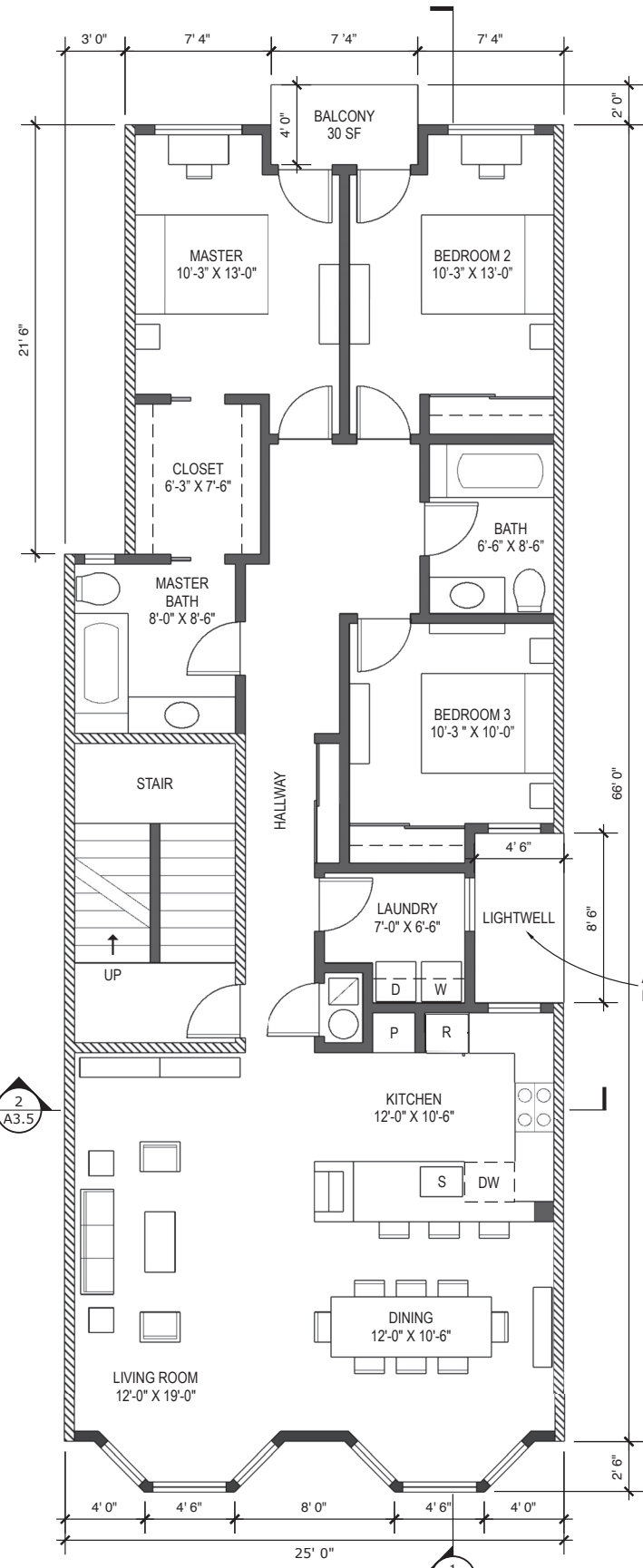
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DATE:
 May 20, 2020

SHEET NO.:

A2.1

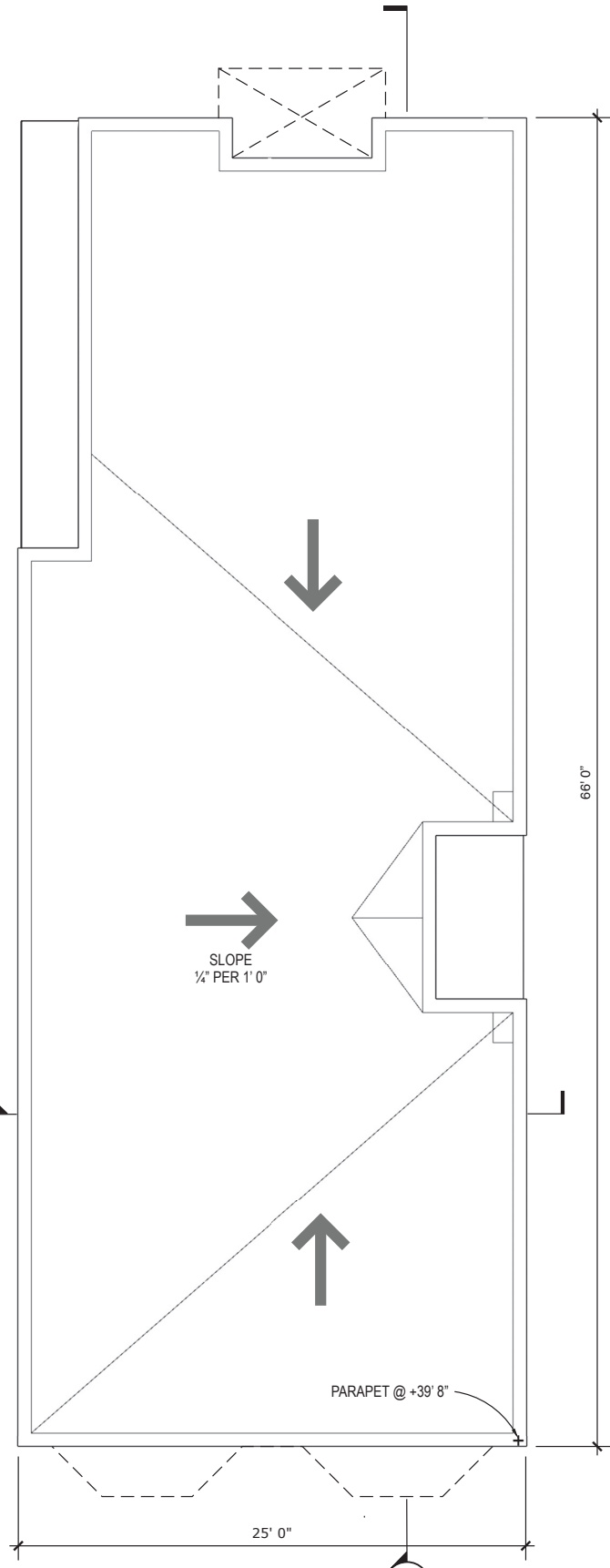




WALL TYPES:
 [Hatched Box] ONE-HOUR FIRE RATED
 [Solid Box] NON-RATED

ALIGNS WITH ADJACENT NEIGHBOR LIGHTWELL

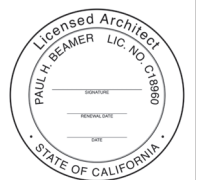
1 FOURTH FLOOR



2 ROOF



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Maloney Residence

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 San Francisco, CA 94121
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 Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
 Checked by: PB

SHEET TITLE:

FLOOR AND ROOF PLANS

SCALE:

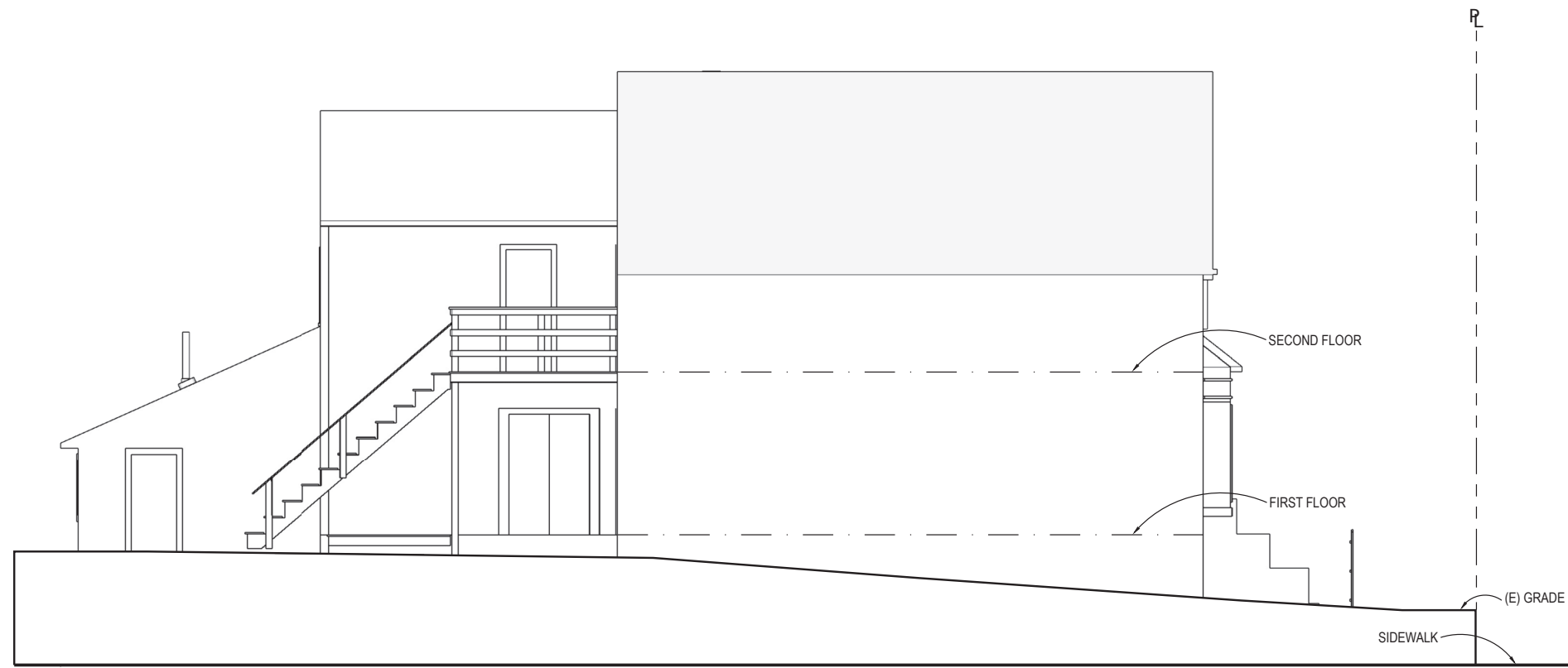
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DATE:

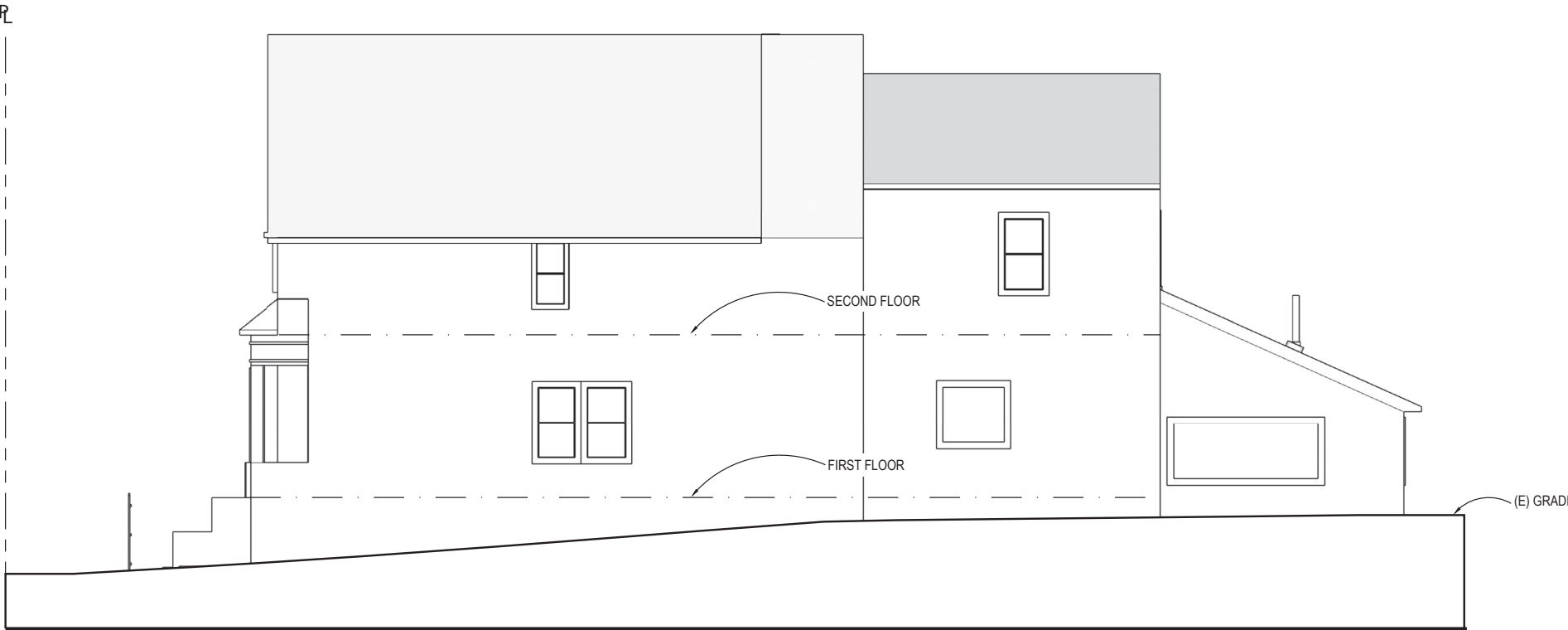
May 20, 2020

SHEET NO.:

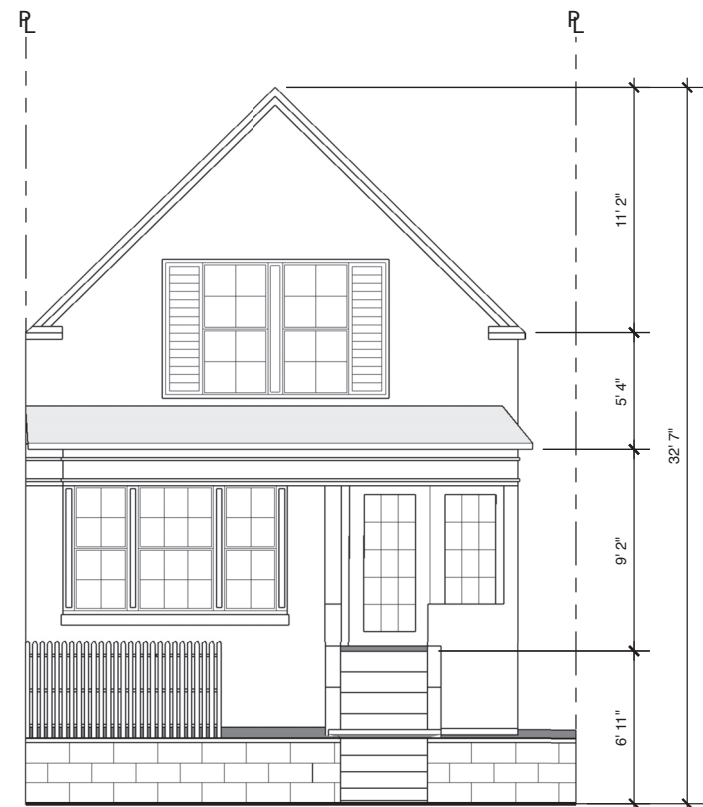
A2.2



4 EXISTING NORTH ELEVATION



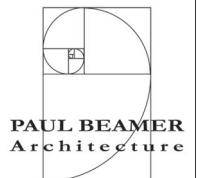
3 EXISTING SOUTH ELEVATION



2 EXISTING WEST ELEVATION (FRONT SIDE)

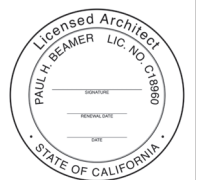


1 EXISTING EAST ELEVATION (BACKYARD)



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pbeamer@sbcglobal.net



Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121
APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB
SHEET TITLE:

EXISTING EXTERIOR
ELEVATIONS

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

DATE:
May 20, 2020

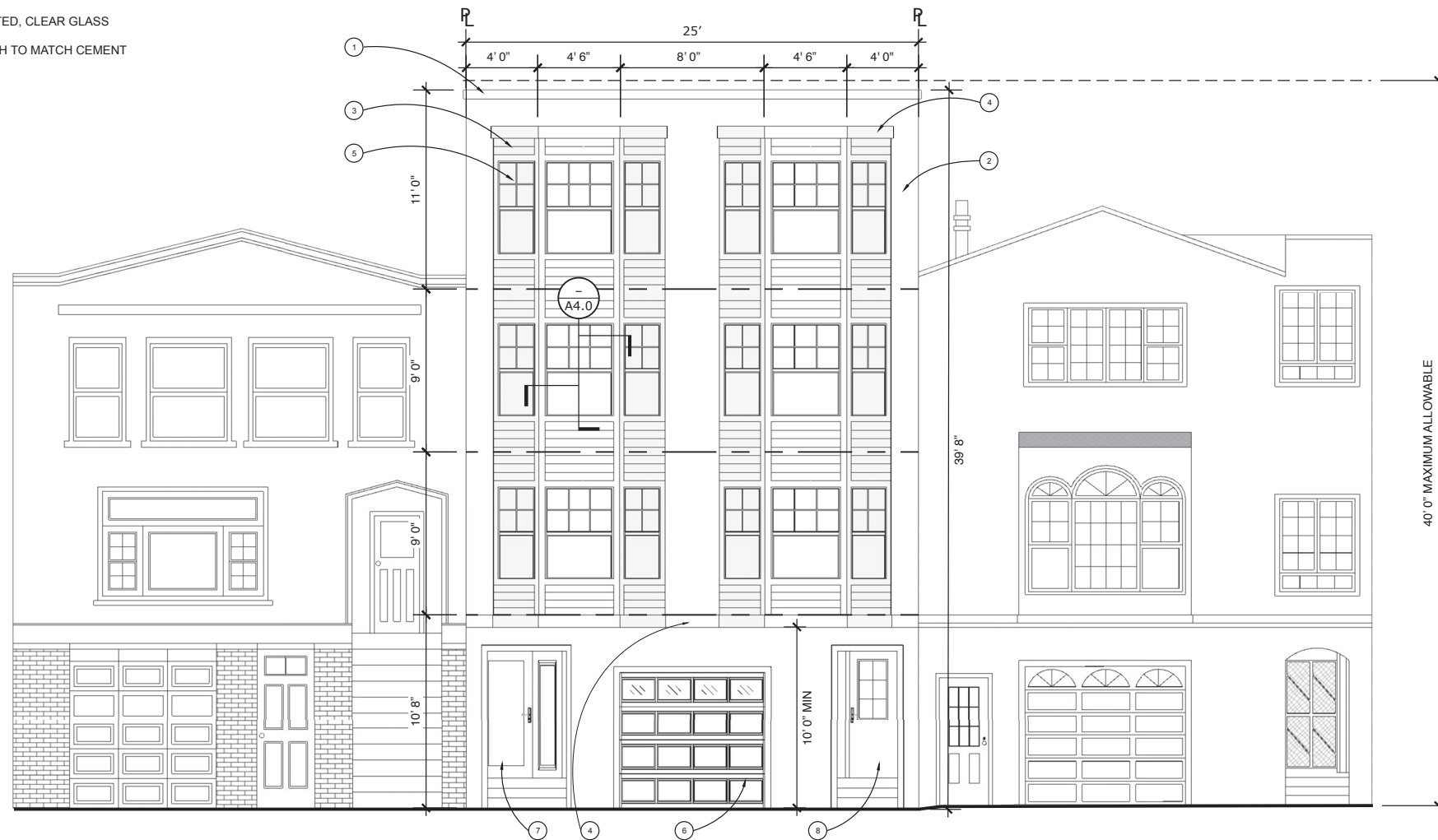
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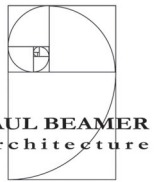
A3.1

EXTERIOR MATERIALS

- ① SMOOTH FINISH CEMENT PLASTER COPING, PAINTED
- ② SMOOTH FINISH CEMENT PLASTER WALL, PAINTED
- ③ CEMENT BOARD SIDING, PAINTED
- ④ CEMENT PLASTER TRIM, PAINTED
- ⑤ ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW, PAINTED
- ⑥ WOOD FRAMED GARAGE DOOR, PAINTED
- ⑦ WOOD FRAMED ENTRY DOOR, CLEAR FINISH
- ⑧ WOOD FRAMED SIDE DOOR, PAINTED
- ⑨ ALUMINUM FRAMED RAILING, PAINTED, CLEAR GLASS
- ⑩ TEXTURED PLYWOOD PANEL, FINISH TO MATCH CEMENT PLASTER, PAINTED

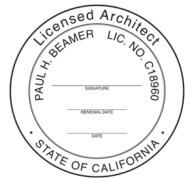


① NEW WEST ELEVATION (STREET)



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pbeamer@sbcglobal.net



Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121
APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SCALE:

1/4" = 1' - 0"

DATE:

May 20, 2020

SHEET NO.:

A3.2

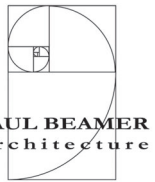


EXTERIOR MATERIALS

- ① SMOOTH FINISH CEMENT PLASTER COPING, PAINTED
- ② SMOOTH FINISH CEMENT PLASTER WALL, PAINTED
- ③ CEMENT BOARD SIDING, PAINTED
- ④ CEMENT PLASTER TRIM, PAINTED
- ⑤ ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW, PAINTED
- ⑥ WOOD FRAMED GARAGE DOOR, PAINTED
- ⑦ WOOD FRAMED ENTRY DOOR, CLEAR FINISH
- ⑧ WOOD FRAMED SIDE DOOR, PAINTED
- ⑨ ALUMINUM FRAMED RAILING, PAINTED, CLEAR GLASS
- ⑩ TEXTURED PLYWOOD PANEL, FINISH TO MATCH CEMENT PLASTER, PAINTED

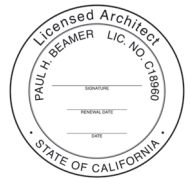


① NEW EAST ELEVATION (BACKYARD)



PAUL BEAMER
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Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121
APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SCALE:

1/4" = 1' - 0"

DATE:

May 20, 2020

SHEET NO.:

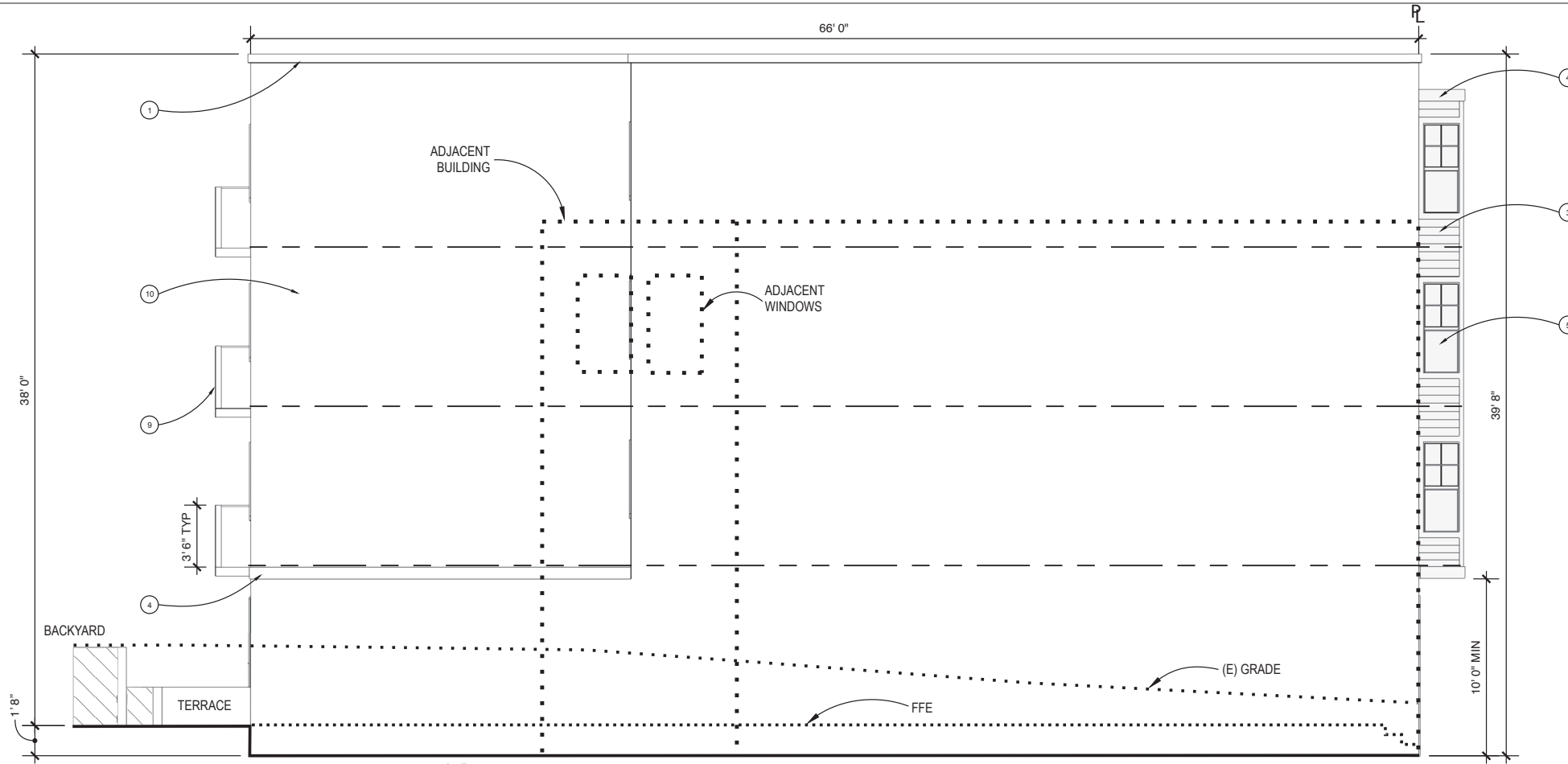
A3.3



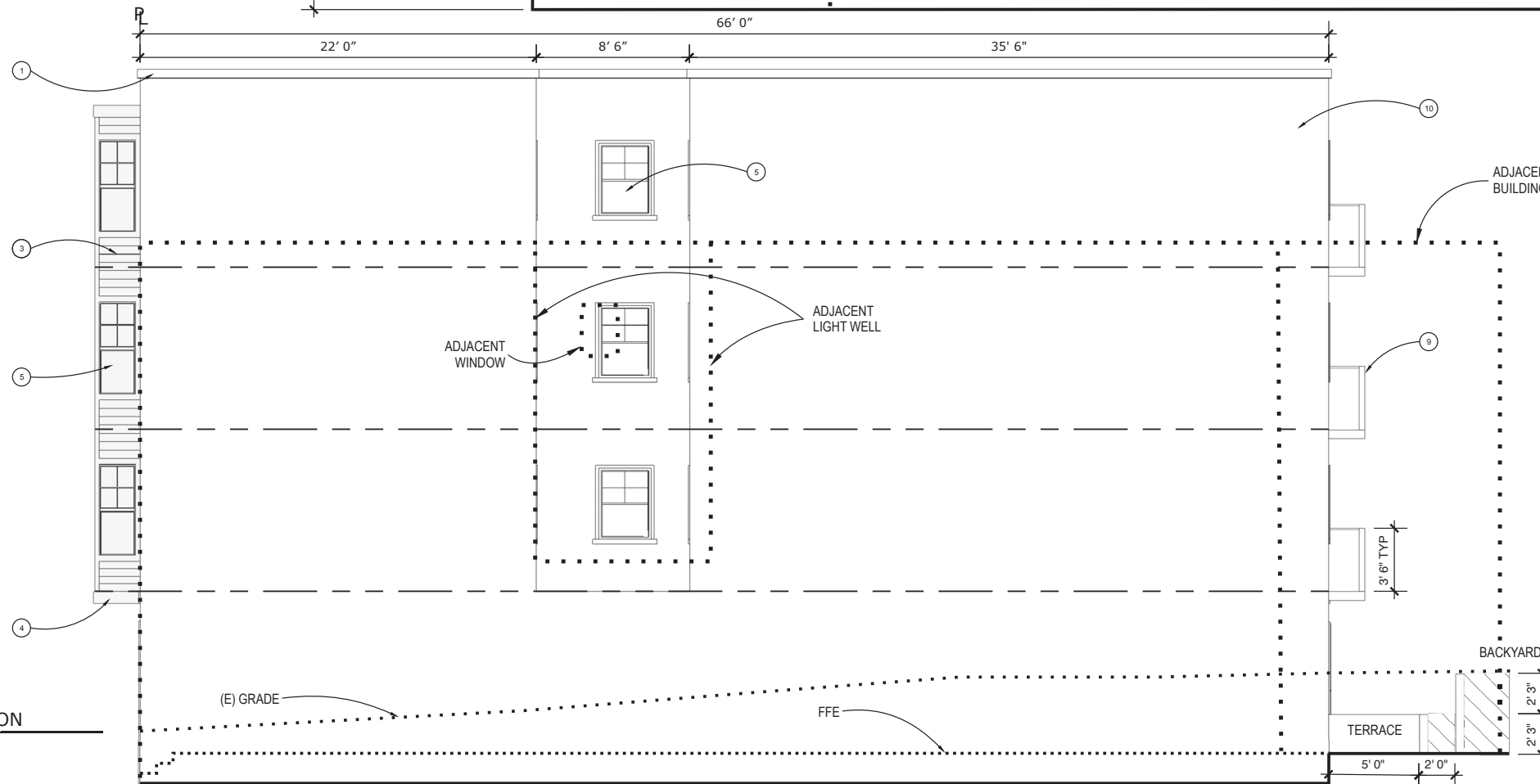
EXTERIOR MATERIALS

- ① SMOOTH FINISH CEMENT PLASTER COPING, PAINTED
- ② SMOOTH FINISH CEMENT PLASTER WALL, PAINTED
- ③ CEMENT BOARD SIDING, PAINTED
- ④ CEMENT PLASTER TRIM, PAINTED
- ⑤ ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW, PAINTED
- ⑥ WOOD FRAMED GARAGE DOOR, PAINTED
- ⑦ WOOD FRAMED ENTRY DOOR, CLEAR FINISH
- ⑧ WOOD FRAMED SIDE DOOR, PAINTED
- ⑨ ALUMINUM FRAMED RAILING, PAINTED, CLEAR GLASS
- ⑩ TEXTURED PLYWOOD PANEL, FINISH TO MATCH CEMENT PLASTER, PAINTED

2 NEW NORTH ELEVATION

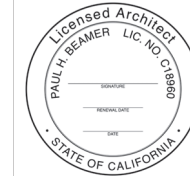


1 NEW SOUTH ELEVATION



PAUL BEAMER
Architecture

312 Becky Court
Novato, CA 94949
415.860.9779
pbeamer@sbcglobal.net



Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121

APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

EXTERIOR ELEVATIONS

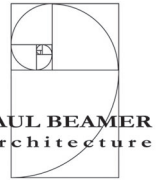
SCALE:
1/4" = 1' - 0"

DATE:
May 20, 2020

SHEET NO.:

A3.4





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APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

BUILDING SECTIONS

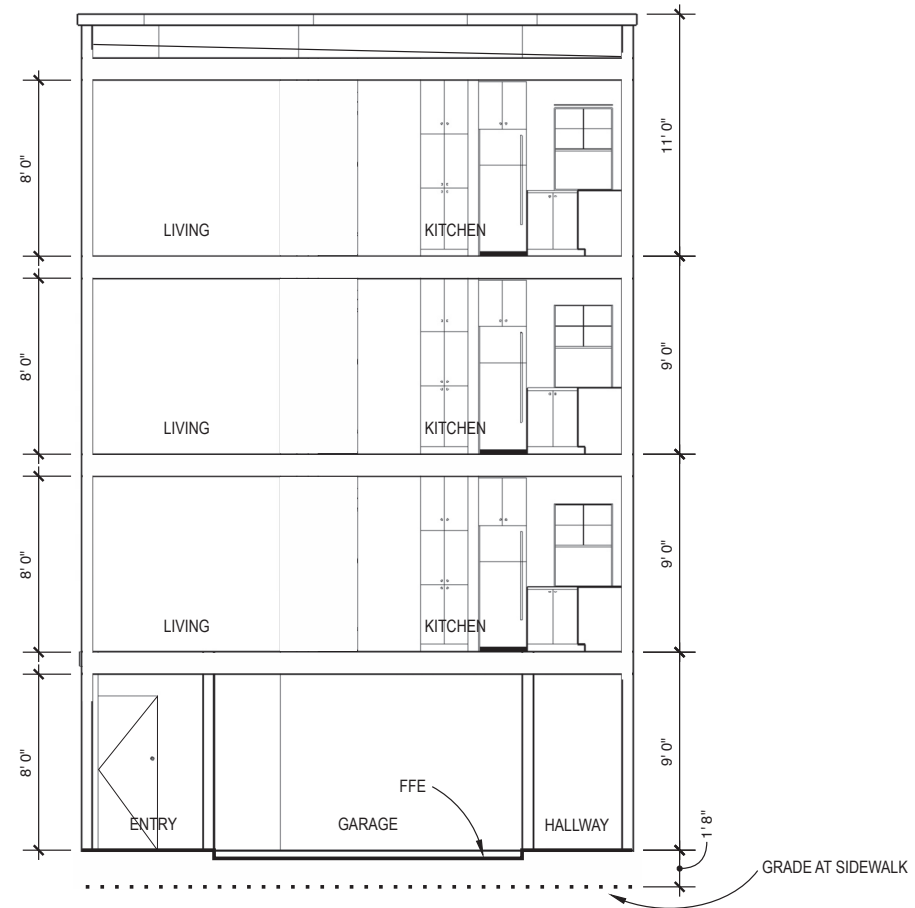
SCALE:
1/4" = 1' - 0"

DATE:
May 20, 2020

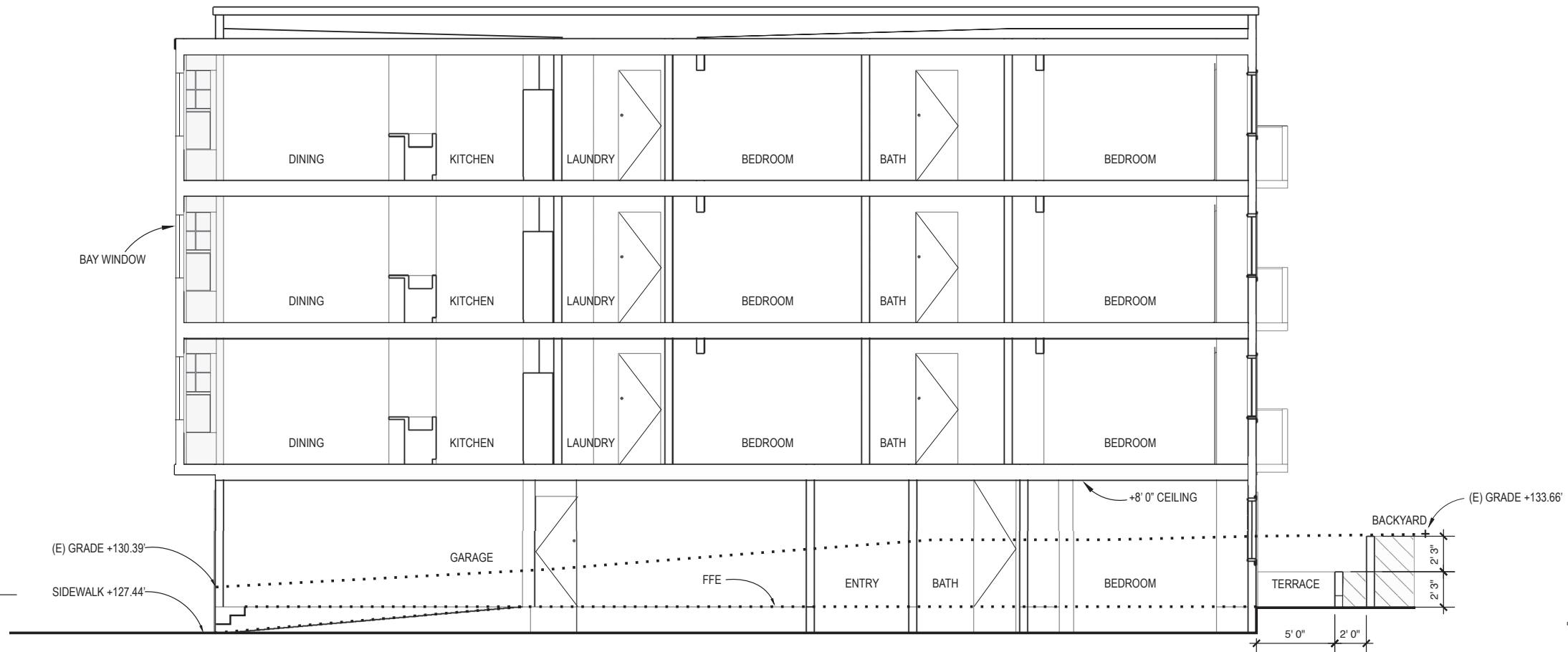
SHEET NO.:

A3.5

2 BUILDING SECTION



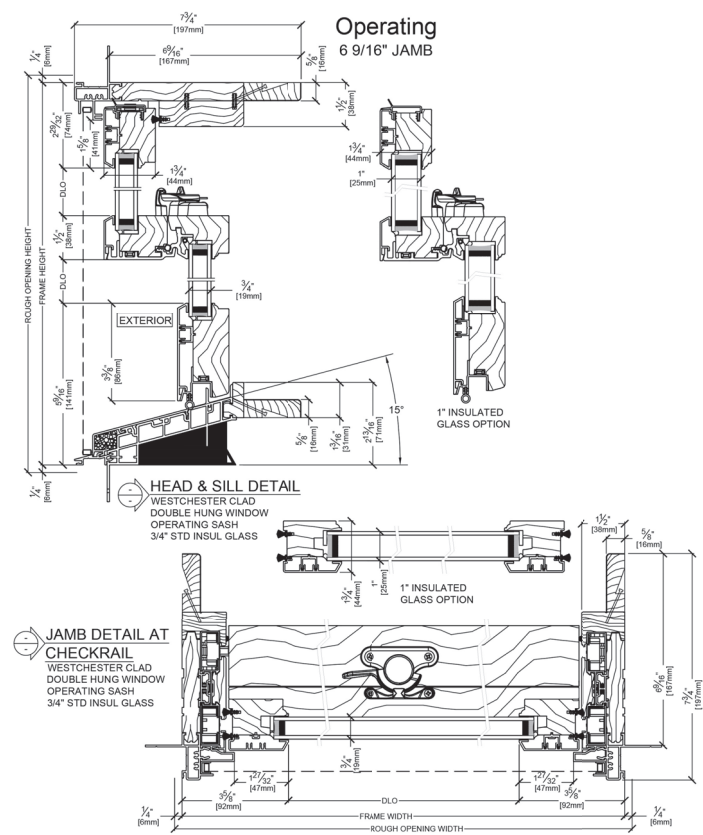
1 BUILDING SECTION



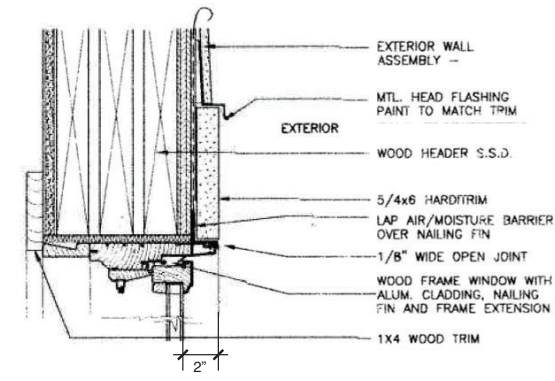


5/8" Traditional

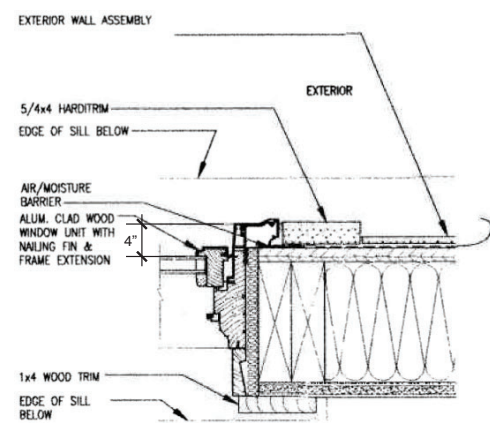
5 MUNTIN DETAIL
Scale:



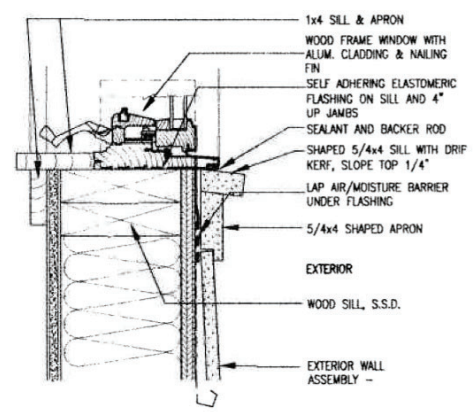
4 ALUMINUM CLAD DOUBLE HUNG
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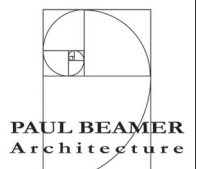
3 TYPICAL EXTERIOR WINDOW HEAD
Scale: 3" = 1' - 0"



2 TYPICAL EXTERIOR WINDOW JAMB
Scale: 3" = 1' - 0"

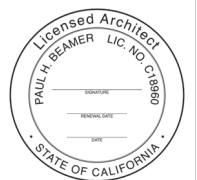


1 TYPICAL EXTERIOR WINDOW SILL
Scale: 3" = 1' - 0"



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Maloney Residence

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San Francisco, CA 94121

APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

WINDOW DETAILS

SCALE:
N/A

DATE:
May 20, 2020

SHEET NO.:

A4.0



4 EXISTING FRONT VIEW



3 REAR VIEW TO SOUTH



2 EXISTING REAR VIEW

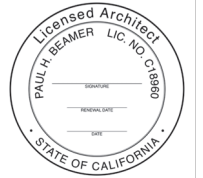


1 REAR VIEW TO NORTH



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Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121
APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

EXTERIOR PHOTOS

SCALE:

N/A

DATE:

May 20, 2020

SHEET NO.:

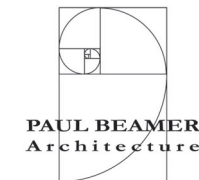
A5.0



1 PERSPECTIVE FRONT

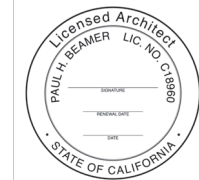


2 EXISTING STREET VIEW



PAUL BEAMER
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Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121
APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

PERSPECTIVE FRONT

SCALE:

N/A

DATE:

May 20, 2020

SHEET NO.:

A5.1

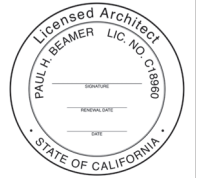


1 PERSPECTIVE BACK



PAUL BEAMER
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pbeamer@sbcglobal.net



Maloney Residence

342344 - 22nd Avenue
San Francisco, CA 94121

APN: 1453034
Project No.: 1801

ISSUES AND REVISIONS:

PLANNING SET

Drawn by: AY
Checked by: PB

SHEET TITLE:

PERSPECTIVE BACK

SCALE:

N/A

DATE:

May 20, 2020

SHEET NO.:

A5.2

Exhibit C – Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
342 22ND AVE		1453034
Case No.		Permit No.
2018-015790ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Demolition of the existing 1,957 square foot, two unit building. New construction of an approximately 6,600 square foot, 38 foot tall, 4 unit building. CEQA Approval Action: Conditional Use Authorization at Planning Commission Hearing.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated 02/25/2019 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Jorgen Cleemann	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing	Signature: Jorgen Cleemann
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/11/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
342 22ND AVE		1453/034
Case No.	Previous Building Permit No.	New Building Permit No.
2018-015790PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/25/2019
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	342-344 22nd Avenue	
Block/Lot:	Cross Streets:	
1453/034	Clement Street & Geary Boulevard	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2018-015790ENV

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

DATE OF PLANS UNDER REVIEW:	6/6/2018
------------------------------------	----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Proposed: Demolition of existing building, construction of new building.	
Submitted: Historic Resource Evaluation (dated 7/19/18), prepared by Page & Turnbull	

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

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

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation (dated 7/19/18) and information accessed by the Planning Department, the subject building at 342-344 22nd Avenue is 1.5-story, wood-frame, gable-end residential building located in the Outer Richmond neighborhood. Constructed in 1904 by builder William Little, the subject building is clad in stucco on its primary facade and asbestos shingles on its secondary facades. Set back on its lot behind a concrete retaining wall scored to resemble ashlar masonry, the subject building has restrained Queen Anne-style ornamentation that includes a recessed entry, a slightly projecting rectangular window bay, a secondary cornice and shed roof separating the first and second stories, and moulding returns and a pair of windows in the gable. A series of additions project from the non-visible rear facade. A shed dormer rises from the asphalt shingle-clad roof. Significant exterior alterations include the rear additions (1909, n.d.), replacement of wood shingles with asbestos (1952), stuccoing the front facade (n.d.), the installation of vinyl replacement windows (n.d.), the addition of wood shutters (n.d.), and entry modifications relating to the building's conversion to a duplex c.1930.</p> <p>Planning staff finds that the subject building is not eligible for individual listing in California Register of Historical Resources (CRHR) under any Criteria. The subject building was one of the earlier residences built in its neighborhood, but was not the first such building and does not have any other notable associations that would support a finding of eligibility under Criterion 1. None of the past owners or occupants was sufficiently important to history to justify a finding of eligibility under Criterion 2. Architecturally, the subject building represents a modest, altered example of a Queen Anne-style residence constructed by a non-master builder, and therefore is not eligible under Criterion 3. The subject building does not embody a rare construction type and therefore does not appear eligible for listing under Criterion 4 as it applies to buildings and structures (the potential archeological significance of the project site is not evaluated in this document).</p> <p>The area surrounding the subject building contains a wide variety of different building types constructed over a protracted period of time that do not appear to cohere visually or historically into a unified historic district.</p> <p>Therefore the subject building is not eligible for listing in the CRHR either individually or as a contributor to an historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.02.02 09:52:15 -08'00'	

342-344 22nd Avenue
Preservation Team Review Form
January 25, 2019



Figure 1. 342-344 22nd Avenue. Screenshot of 2017 Google Streetview.

Exhibit D - Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 342 - 342 22ND AVENUE
RECORD NO.: 2018-015790CUA

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

Reception:
415.558.6378

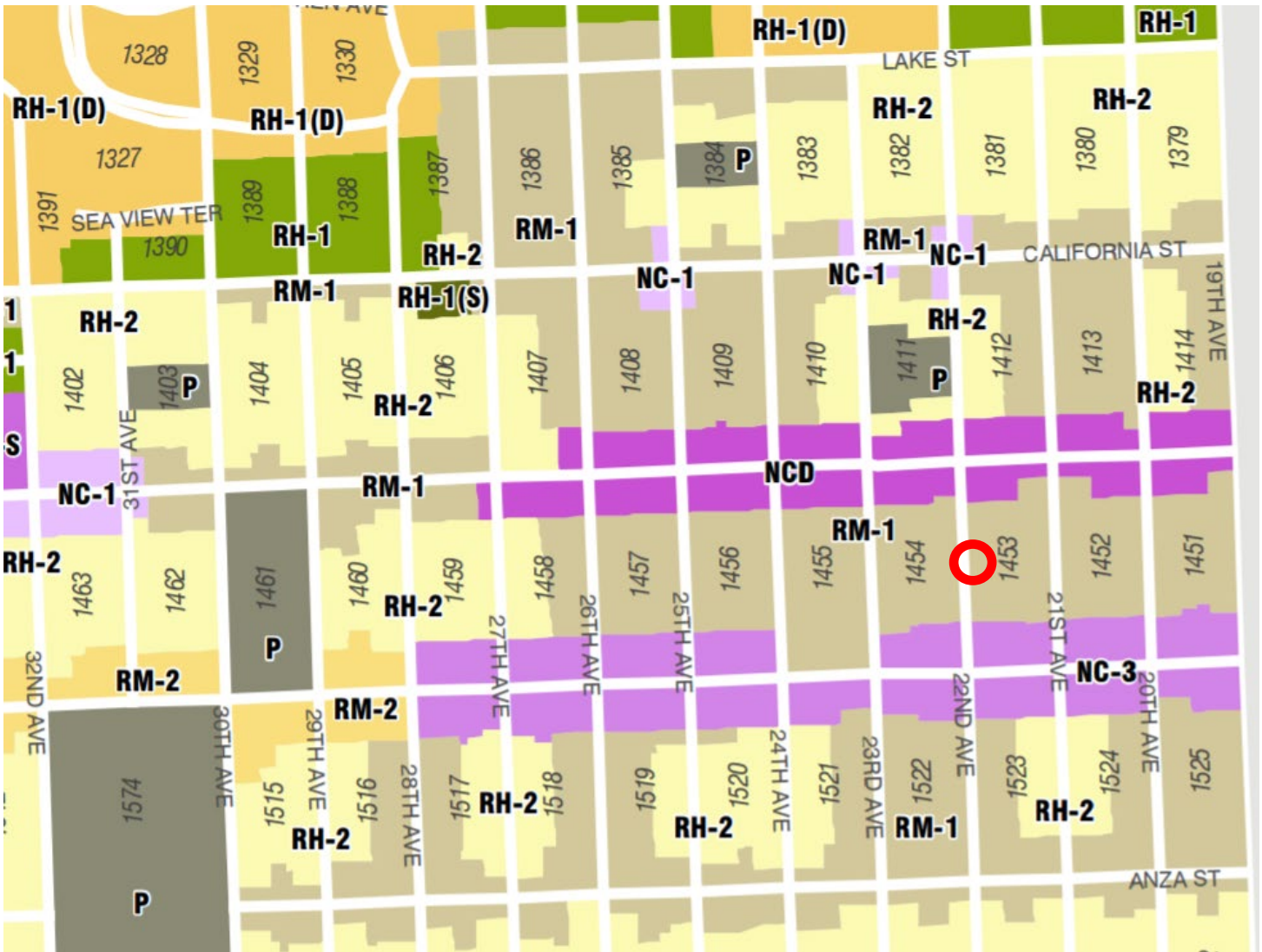
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±3,000	±3,000	No Change
Residential (existing building, proposed building)	Approx. ±1,957	Approx. ±6,600	Approx. ±6,600
Commercial/Retail	--	--	--
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ()			
TOTAL GSF	Approx. ±1,957	Approx. ±6,600	Approx. ±4,643
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate (includes an owner-occupied unit)	2	4	2
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	No Change
Number of Stories	2	4	2
Height of Building(s) (existing building, proposed building)	Approx. 32 feet 7 inches	Approx. 39 feet 8 inches	Approx. 39 feet 8 inches
Other ()			

Exhibit E - Maps and Context Photos

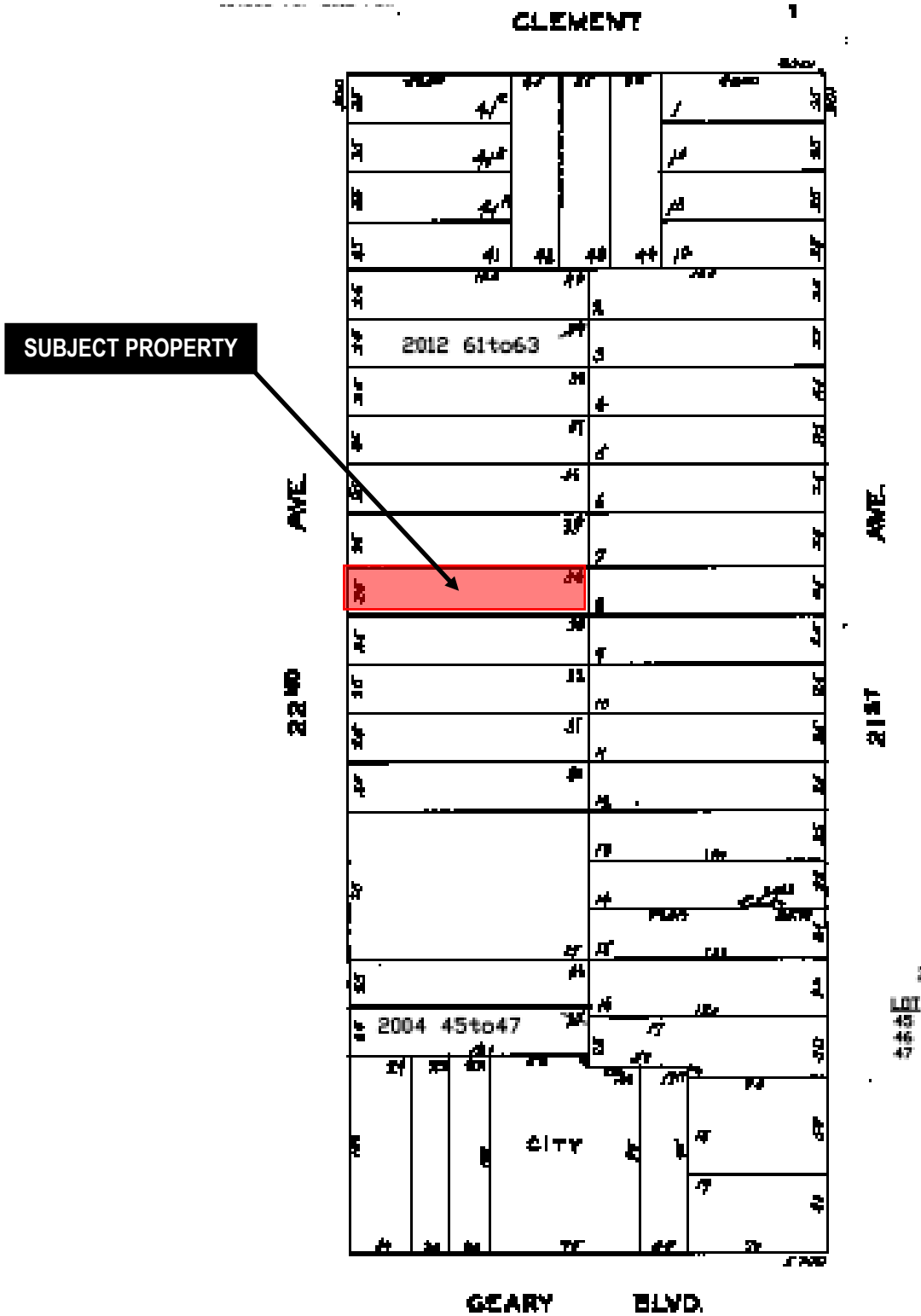
Zoning Map



Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue



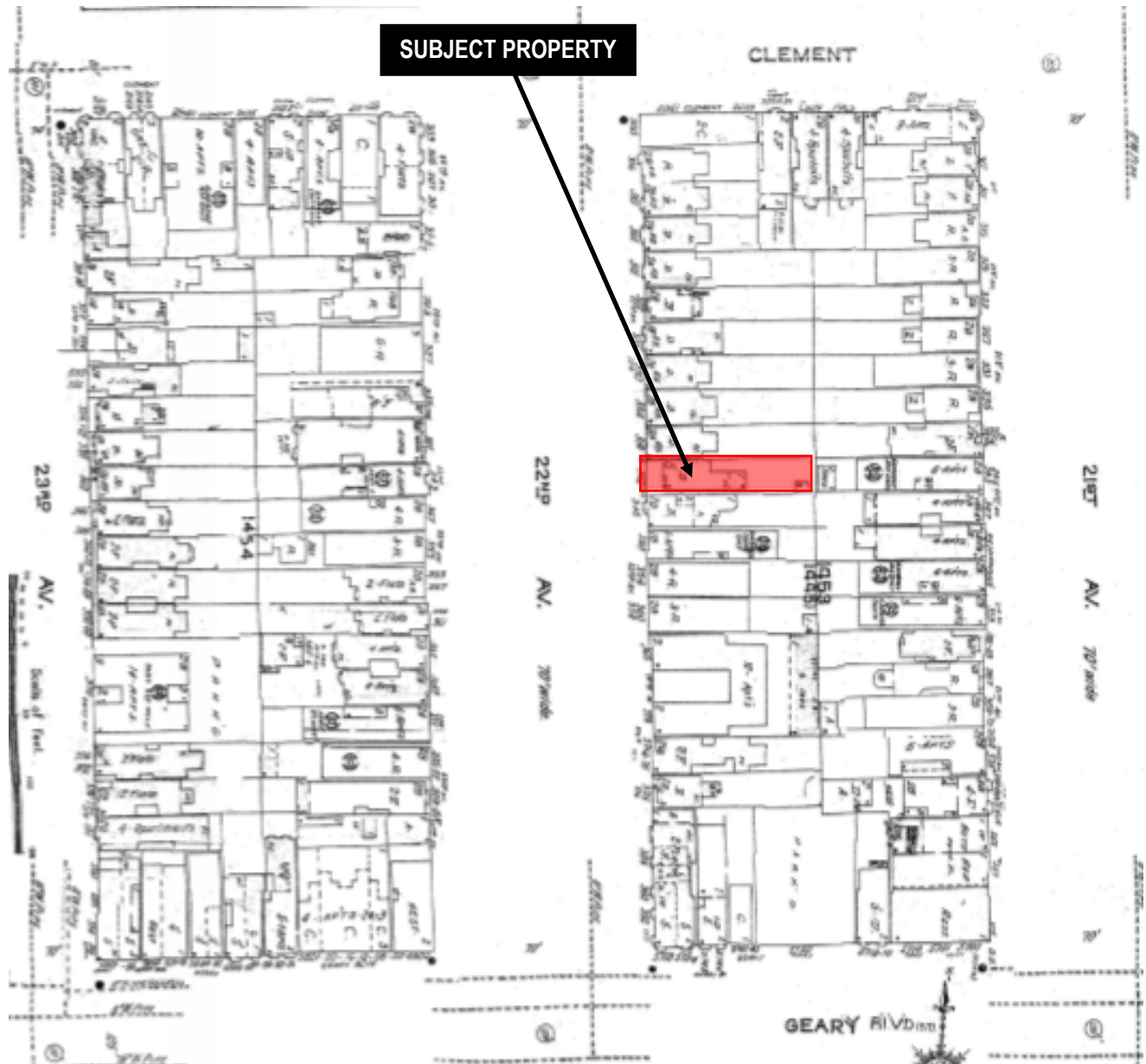
Parcel Map



Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue



Sanborn Map*

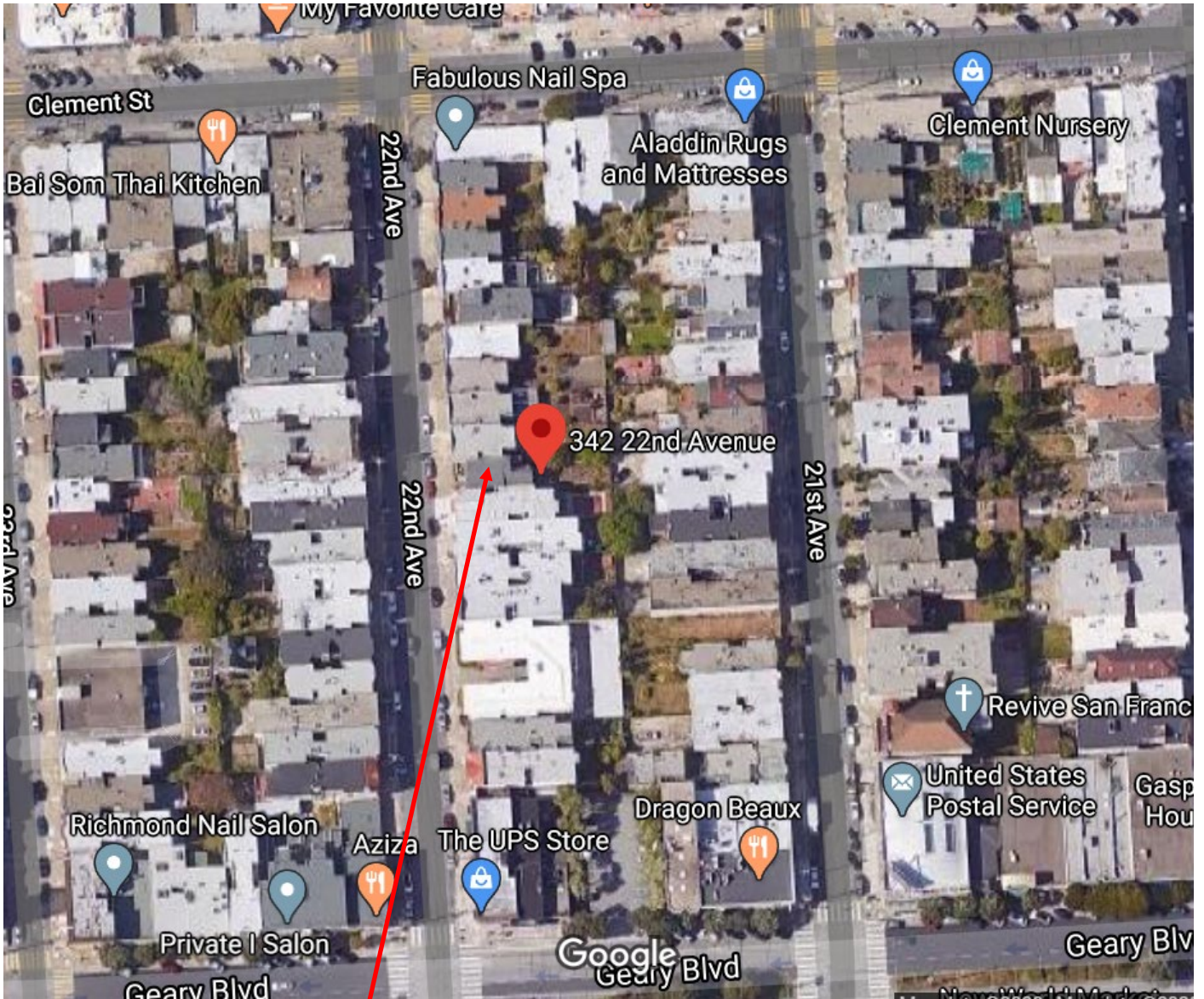


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue

Aerial Photo

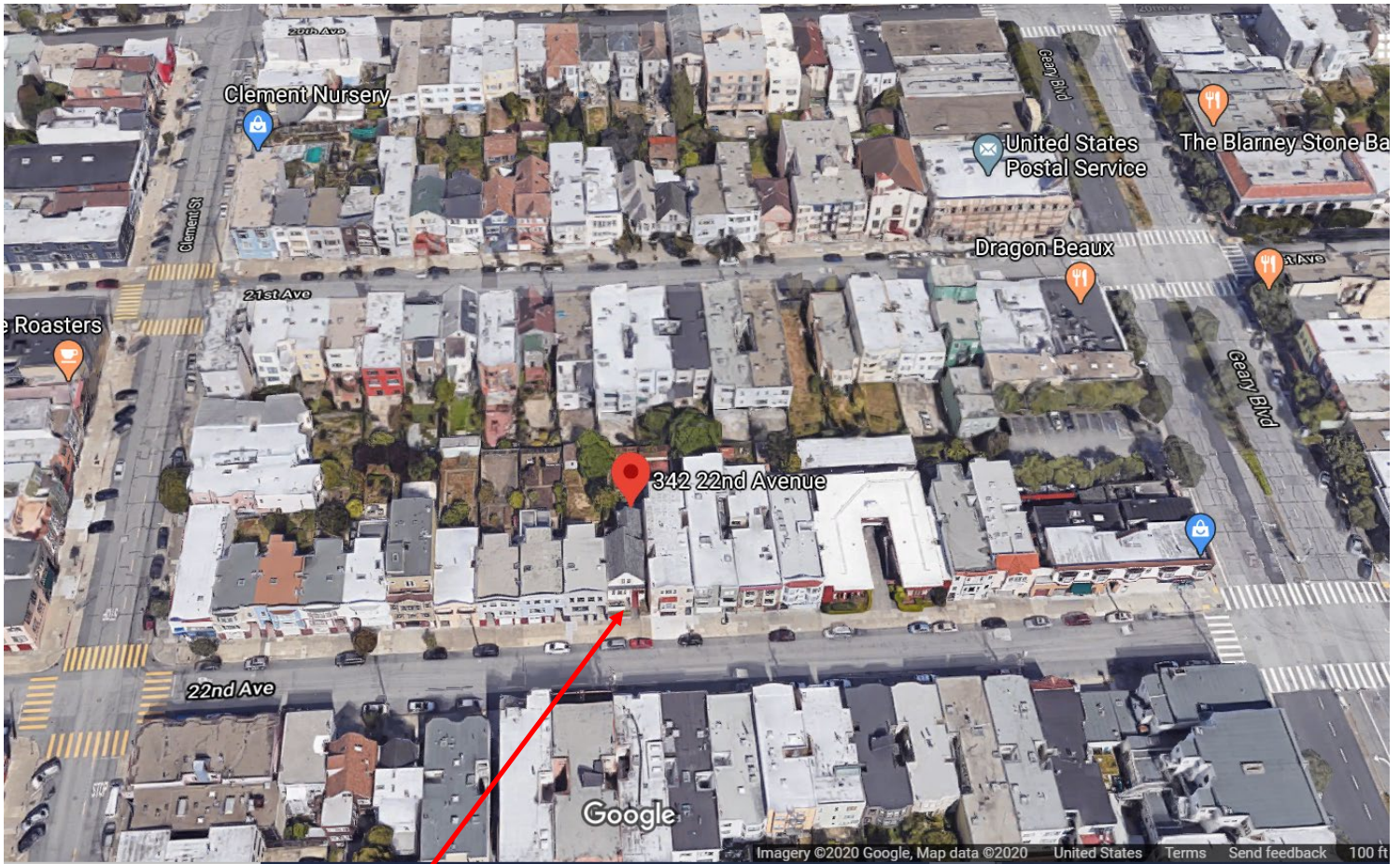


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue

Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue



Project Sponsor Site Photos



④ EXISTING FRONT VIEW



③ REAR VIEW TO SOUTH



② EXISTING REAR VIEW



① REAR VIEW TO NORTH

Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue

Site Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue

Project Sponsor Site Photos



2 EXISTING STREET VIEW

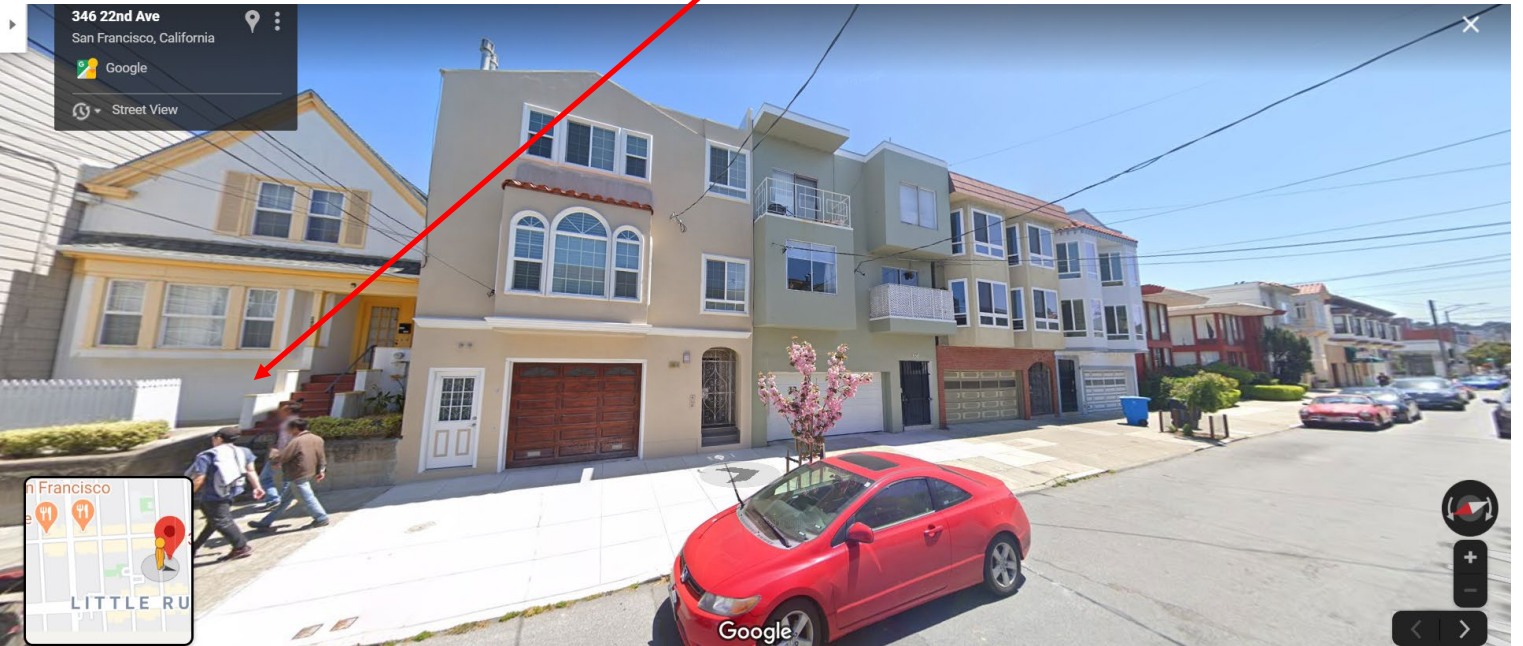
Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue

Site Photo

PORTION OF SUBJECT BLOCK ON 22ND AVENUE



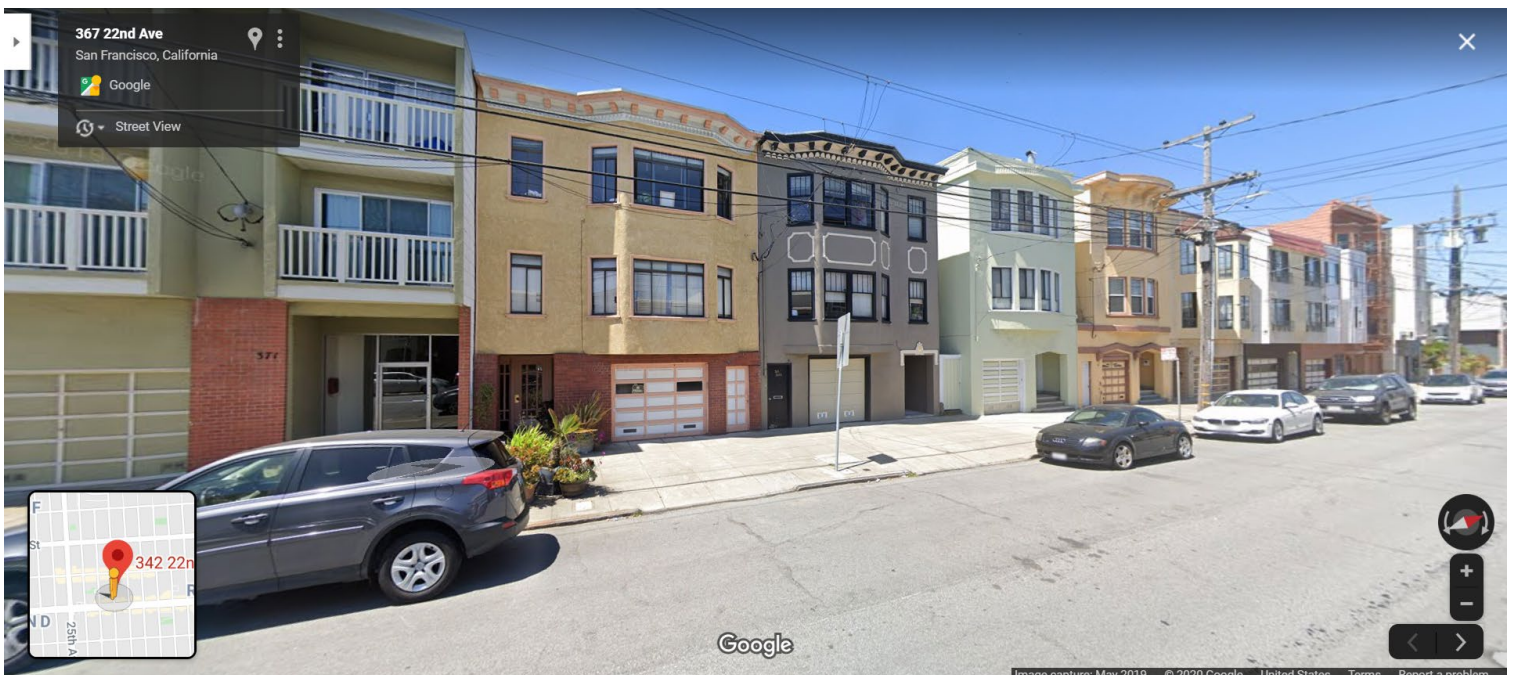
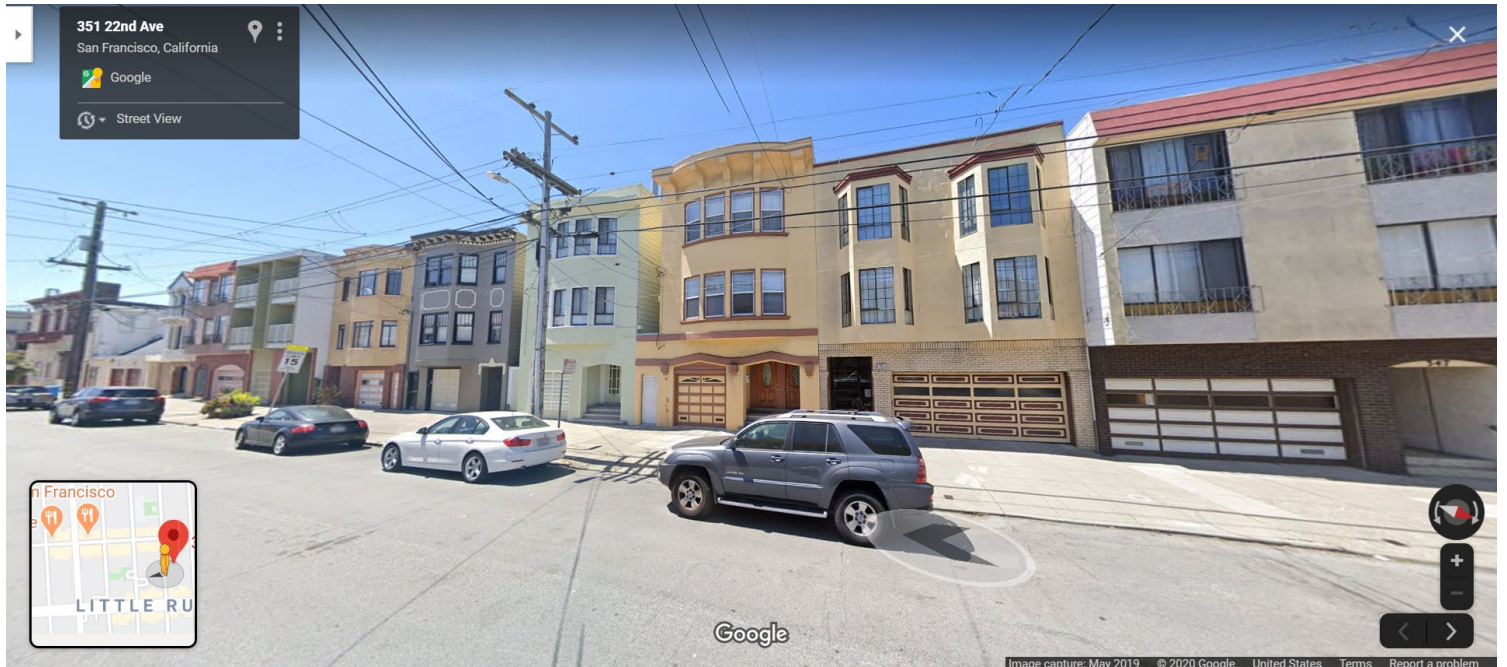
PROJECT SITE



Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue

Site Photo

PORTION OF OPPOSITE BLOCK ON 22ND AVENUE



Conditional Use Hearing
Case Number 2018-015790CUA
342 - 344 22nd Avenue

Exhibit F - Project Sponsor Submittal

PAUL BEAMER Architecture
312 Becky Court
Novato, CA 94949
415 990-9779
phbeamer@gmail.com

May 12, 2020

Re: 342 – 22nd Avenue, Project Sponsor Brief

The original residence was built in 1904. The current owner and his aunt have lived in the building for many years. He promised his elderly aunt that she could live in her home until she passed. That was four years ago.

The building has significant deferred maintenance and repair issues from the foundation to the roof. There is no foundation under the back half of the building. There is no heat or insulation in the building. After reviewing the options, it was determined that it would be best to replace the whole building.

The owner would like to replace the existing two unit building with a new four unit building that meets all current Building Codes and Energy Efficiency Standards. The layout and design are meant to fit within the neighborhood fabric and match the scale of the nearby buildings.

Exhibit F – Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) April 9, 2020

ATTN: Van Lam Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 342- 344 - 22nd Avenue
Assessor's Block/Lot: 1453/034
BPA # / Case #: 2018-015790CUA / PRJ

Project Type

- Merger – Planning Code Section 317
- Enlargement / Alteration / Reconstruction – Planning Code Section 181
- Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- 10 years prior to the following date: April 9, 2020
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Sharon M. Young, Planner
Northwest Team, Current Planning Division
San Francisco Planning Department

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

Re: 342-344 22nd Ave

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

12/10/13

03/13/14

10 years prior to the following date: 4-9-20

Yes, an eviction notice was filed at the Rent Board after:

12/10/13

03/13/14

10 years prior to the following date: _____

o See attached documents.

There are no other Rent Board records evidencing an eviction after:

12/10/13

03/13/14

10 years prior to the following date: 4-9-20

Yes, there are other Rent Board records evidencing an eviction after:

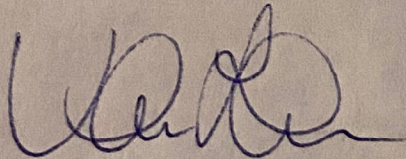
12/10/13

03/13/14

10 years prior to the following date: _____

o See attached documents.

Signed:



Dated:

4-9-20

Van Lam
Citizens Complaint Officer

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