

SAMPLE DEFINITION TTD

October 27, 2016

To: Planning Commission and Staff

Re: Residential Expansion Threshold Informational Hearing

Dear Commissioners and Staff:

Here is my proposal for new language to deal with Tantamount to a Demolition in Section 317 and the loss of residential housing:

"If any or all sections of the front or rear facade or wall of a structure are proposed for removal, then the project is considered Tantamount to a Demolition and must have a Conditional Use Authorization hearing. However, if a project is determined during Intake and Design Review to remove any or all sections of only the rear facade or wall of the structure for only a horizontal addition, and this horizontal addition does not exceed the rear yard requirements under Sections 134 and 136 of the Planning Code, this project will not be considered Tantamount to a Demolition, but an alteration. If a vertical addition is proposed that adds square footage, a project will be considered Tantamount to a Demolition and a CUA hearing will be required. A roof deck is considered a vertical addition. Skylights or clerestory will not trigger a CUA hearing. If any portion of the front facade is altered at any time during the construction of a project, other than replacement windows per the Planning and Building Code, a project would be considered Tantamount to a Demolition and would be subject to penalties under the Planning Code and Building Code. If a Project Sponsor wishes to add only a garage to a structure that does not currently have a garage, such an addition could be considered under the Soft Story Program and the ADU provision or a Project Sponsor may seek a Variance from the Zoning Administrator. If a Project Sponsor needs to repair a front or rear facade due to deteriorating conditions, a special Building Permit must be applied for and will be issued. This special Building Permit would require scrutiny from both the Building Department and the Enforcement Division of the Planning Department at the time of application."

1.

FROM: G. SCHUTTISIT
4/12/2018

NEW ADDRESSES TO CONSIDER SINCE JANUARY 2015 EMAILS

655 Alvarado
2149 Castro
2430 Castro
2025 Castro
4055 Cesar Chavez * ^
4068 Cesar Chavez
4173 Cesar Chavez
4326 Cesar Chavez
1559 Church*
41 Clipper
33 Day Street
1188 Diamond
1608 Dolores *
1156 Dolores *
1414 Douglass
310 Duncan * ^
276 Duncan *
844 Duncan
725 Duncan
752 Duncan
55 Homestead
235 Jersey *
290 Jersey ^
481 Jersey
143 Laidley \$
537 Laidley
130 Randall
1235 Sanchez
1163 Shotwell * ^
1110 York**
1161 York *^

3791 21st Street
4028 25th Street
4186 25th Street *
3855 26th Street
709 27th Street*
739 27th Street
450 27th Street
255 28th Street
386 28th Street

159 7th Avenue * ^
138 8th Avenue * ^
1540 7th Avenue.
2829 Baker Street *
2321 Bush Street * ^
350 San Carlos Street * ^
17 Temple Street

* Originally pair of flats

** Added a second condo unit

^ Did not have vertical addition

\$ Extensive Excavation in rear