



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use and Variance

HEARING DATE: JUNE 11, 2020

Record No.: 2019-001455CUAVAR
Project Address: 1750 Wawona Street
Zoning: RH-1 (Residential, House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2468/011
Project Sponsor: Gordon Atkinson
Gordon Atkinson & Associates
735 Taraval Street, A
San Francisco, CA 94116
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org
Recommendation: **Approve with Conditions**

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PROJECT DESCRIPTION

The proposed scope of work is to abate a Planning Enforcement case relating to the project sponsor exceeding the scope of work, which resulted in a tantamount to demolition.

The project sponsor requires a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317, to legalize the scope of work that includes;

- The project proceeded to remove existing vertical and horizontal elements in exceedance of the threshold established in Planning Code Section 317 without authorization. A January 18th, 2019 Structural Inspection Report prepared by Humza Chowdhry Structural Engineering INC. documented dry rot on site. The structural engineer determined that much of the structure could not be salvaged or reinforced and recommended removal/replacement. Planning was unable to verify whether the structure was in decent condition due to the substantial amount of demolition and replacement already performed.

BACKGROUND

Below is a summary of the permit, complaint and enforcement history of the subject property.

A summary of all planning approved and over-the-counter permits is as follows, notations describing planning involvement and work associated with these permits are in parenthesis:

- 2017.07.12.1692- 7/10/2018 Issued – Violation Construction Haulted- Remodel of a single family residence and addition of 685 sq ft to garage & bedroom above. 1.5 new bathrooms on the lower

floor. (Approved by Planning DBI Violation 03/15/19- A site inspection revealed work exceeding the scope of PA 201707121692.)

- 2019.07.01.4853 -7/12/2019 Issued - Violation Construction Haulted- Replace In-Kind 2nd Floor East & West Side Walls Due To Extensive Dry Rot And Termite Damage. See Engineer Note (Associated with Permit 2017.07.12.1692, No Planning Approval, No other modifications proposed)
- 2019.03.18.5499- 3/18/2019- Active- Under Review- To Comply W/ N.O.V 201935121. Revision To Pa 201707121692. Add Parapet & Sloping / Tapered Roof Surface To Improve Roof Drainage. Update Demo Plan To Incl Removal Of Upper Floor Exterior Walls & Portions Of Lower Floor Walls That Are Damaged. (CUA VAR Required to Abates Violations)

On January 18, 2019 an anonymous complaint was filed stating the scope of work was exceeded during construction. On August 27, 2019, the Planning Department sent a Notice of Complaint to inform the owner about the complaint. The Planning Department found the property in violation of the Planning Code Section 317.

REQUIRED COMMISSION ACTION

In order for the Project to proceed with staff's recommendation, the Commission must Approve the Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303 and 317 to allow the legalization of the tantamount to demolition of an 2,897 gross square foot, two-story single-family home and legalization of work exceeded beyond the scope approved under permit 201707121692 to construct a horizontal addition to create a 3,489 gross square foot, single-family dwelling within a RH-1 (residential-house, one-family) district and the 40-X Height and Bulk District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment** To date, the Department has received 2 comment letters in support of the project.
- **Conditional Use Authorization** – The Project requires a Conditional Use Authorization to legalize a tantamount to demolition. In addition to the Conditional Use Authorization findings, the Commission must consider separate criteria outlined in Section 317(g)(2).
- **Noncomplying Construction/Variance.** Issued Building Permit Application No.2017.07.12.1692 allowed the construction of a two story 12-foot addition that extended to the 25% rear yard requirement. Due to the exceeded scope of work, the Department of Building Inspection issued a notice of violation and stop work order. The Planning Code was amended October 13, 2019 to expand the rear yard requirement from 25% to 30% of the total lot depth. Due to the exceeded scope of work, the project is subject to the 30% rear yard requirement. Planning Code Section 134 requires a rear yard of 43 feet 5 Inches (30% of the total lot depth) and the proposal provides only 39 feet – 2 inches. As proposed, the project requires a rear yard Variance to abate the violations and continue construction.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. While the Project legalizes an unpermitted demolition, the Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval

Exhibit B – Plans

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps, Context Photos, and 2017.07.12.1692 Plans

Exhibit F – Dwelling Unit Demolition Application

Exhibit G - Project Sponsor Brief

Exhibit H - Engineer Dry Rot Memorandum



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion HEARING DATE: JANUARY 16, 2020

Case No.: 2019-001455CUAVAR
 Project Address: 1750 WAWONA STREET
 Zoning: RH-1 (Residential-House, One-Family)
 40-X Height and Bulk District
 Block/Lot: 2468/011
 Project Sponsor: Gordon Atkinson
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 San Francisco, CA 94116
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317 FOR THE TANTAMOUNT TO DEMOLITION OF AN 2,897 GROSS SQUARE FOOT, TWO-STORY SINGLE-FAMILY HOME AND LEGALIZATION OF WORK EXCEEDED BEYOND THE SCOPE APPROVED UNDER PERMIT 201707121692 TO CONSTRUCT A HORIZONTAL ADDITION TO CREATE A 3,489 GROSS SQUARE FOOT, SINGLE-FAMILY DWELLING WITHIN A RH-1 (RESIDENTIAL-HOUSE, ONE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 18, 2019, the Planning Department (hereinafter “Department”) opened Code Enforcement Case No. 2019-001455ENF based on a complaint that significant demolition of the structure had occurred. The Department subsequently confirmed that the structure was tantamount to demolition without authorization.

On March 08, 2019, the Department of Building Inspection (hereinafter “DBI”) opened Complaint Case No. 201935121 regarding the detached single-family home at 1750 Wawona Street, Assessor’s Block 2468, Lot 011 (hereinafter “Project Site”). The complaint stated that construction on site exceeded the scope approved under Building Permit Application No.201707121692. The referenced permit approved a two-story horizontal extension of the building envelope in the rear of the building by 12 feet and interior reconfiguration. Upon site inspection, DBI documented that the entire 2nd floor was removed and rebuilt.

On August 29, 2019, Gordon Atkinson of (Project Sponsor) Gordon Atkinson & Associates filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1, 303 and 317 for the tantamount to demolition of a 2,897 square foot, two-story single-family home and legalization of work exceeded beyond the scope approved under permit 201707121692 to construct a horizontal addition to create a 21-foot, 6-inch tall, two-story, 3,489 gross square foot, single-family dwelling (hereinafter "Project") at 11750 Wawona Street, Lot 011 of Block 2468 (hereinafter "Project Site").

On June 11, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2019-001455CUAVAR.

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

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 requested in Application No. 2019-001455CUAVAR, 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. **Site Description and Present Use.** The project site is on the north side of Wawona Street, between 28th and 30th Streets; Lot 011 in Assessor's Block 2468 and is located within the RH-1 (Residential House, Two-Family) Zoning District with 40-X Height and Bulk designation. The irregular shaped lot is wider than the typical lot in the City, measuring 31.008 feet wide with a curved front lot line and 30.5 feet rear lot line, and has an average depth of 144.73 feet, providing a total lot area of 4,417 square feet. The site slopes upward from the street is developed with a 2,897 gross square foot, two-story single-family dwelling that was constructed circa 1956. A residential remodel and rear yard addition was issued September 26, 2019 under building permit 201707121692.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Parkside Neighborhood on the edge of Pine Lake Park and the Lakeshore Neighborhood. The surrounding area is generally characterized by residential uses that surround Pine Lake Park and Lake Merced. The rear yard of the subject property abuts the Edgewood Center for Children and Families campus. Lakeshore Plaza and Stonestown Galleria are the closest commercial areas that are within (1) miles away. The Project Site is located within an RH-1 (House, One-Family) Zoning District.

Typically, these districts are occupied almost entirely by single-family houses on lots 25'-0" in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35'-0" in height. Front setbacks are common, and ground level open space is generous. In most cases the single-family character of these districts has been maintained for a considerable time. The Southside of Wawona is zoned RH-1 (D) Districts (One-Family, Detached), which are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills.

4. **Project Description.** The proposal is for the tantamount to demolition of a 2,897 square foot, two-story single-family dwelling and and legalization of work exceeded beyond the scope approved under permit 201707121692 to construct a horizontal addition to create a 21-foot 6-inch tall, two-story, 3,489 gross square foot, single-family dwelling. The proposed structure will provide additional living space to an existing three bedroom dwelling unit with a two-vehicle garage and two Class 1 bicycle parking spaces at the ground floor.
5. **Public Comment/Community Outreach.** To date, the Department has received 2 comment letters in support of the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **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 located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-1 Districts to 35-feet and 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

The project proposes a building that has a maximum height of 21 feet 6 inches at the front building wall from grade.
 - B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-1 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15 foot maximum).

The subject property does not have a legislated setback. The project is located behind the required front setback line of 15-feet.
 - C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-1 Districts, a rear yard measuring 30 percent of the total depth.

Building Permit Application No.201707121692 permitted the construction of a two story 12-foot addition that extended to the 25% rear yard requirement. The Planning Code was amended October 13, 2019 to expand the rear yard requirement from 25% to 30% of the total lot depth. Due to the exceeded scope of work, the project is subject to the 30% rear yard requirement. A variance from Planning Code Section 134 is required to abate the violations and continue construction.

- D. **Residential Design Guidelines.** Per Planning Code Section 311, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."

The Residential Design Team determined that the project complies with the Residential Design Guidelines and would not create exceptional or extraordinary circumstances.

- E. **Usable Open Space.** Planning Code Section 135 requires, in RH-1 Districts, usable open space that is accessible by each dwelling (300 Sq. Ft. per unit if private, 400 Sq. Ft. if shared).

The project provides usable open space that exceeds the minimum private and shared amount required.

- F. **Parking.** Planning Code Section 151 requires no parking spaces and permits a maximum of 1.5 spaces for each dwelling unit.

The project proposes two off-street parking spaces.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

The Project requires one Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project will provide two Class 1 bicycle parking spaces.

- H. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

The project proceeded to remove existing vertical and horizontal elements in exceedance of the threshold established in Planning Code Section 317 without authorization. As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. "Additional Findings pursuant to Section 317" below.

- I. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to one unit per lot are principally permitted in RH-1 Districts and up to one unit per 3,000 Sq. Ft. of lot area, with no more than three units, is allowed with Conditional Use Authorization.

The subject property is 4,417 sq. ft. in area, and therefore is permitted a maximum density of 1 dwelling unit.

7. **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 project is designed to be in keeping with the existing development pattern and the neighborhood character.

- 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:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project results in a building size, shape, and height that is appropriate for the neighborhood context.

- ii. 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;

Planning Code requires no off-street parking space per dwelling unit. The Two vehicle spaces are proposed to be maintained, where currently there is two space provided for the existing building.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposal is residential and will not yield noxious or offensive emissions.

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

The proposed project is residential and will be landscaped accordingly within the required front setback.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-1 District.

The proposed project is conditionally consistent with the stated purpose of the RH-1 Districts.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

A residential remodel and rear yard addition permit was issued September 26, 2019 under application 201707121692. The Department of Building Inspection issued a notice of violation and stop work order for permit 201707121692 for the subject property March 8, 2019. The Planning Department opened enforcement case No. 2019-001455ENF. The proposed Project would abate both violations.

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

A January 18th, 2019 Structural Inspection Report prepared by Humza Chowdhry Structural Engineering INC. documented dry rot on site. The structural engineer determined that much of the structure could not be salvaged or reinforced and recommended removal/replacement. Planning was unable to verify whether the structure was in decent condition due to the substantial amount of demolition and replacement already performed.

- c. Whether the property is a “historic resource” under CEQA;

The Planning Department reviewed Historic Resource Determination Supplemental Information and provided a historic resource determination in a Preservation Team Review (PTR) Form. The review concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

The existing single-family residence is presently vacant and not subject to rent control. There are no restrictions on whether the building will be a rental or owner-occupied.

- f. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

The Project proposes to legalize the tantamount to demolition of an existing single-family dwelling, which is generally not subject to the Residential Rent Stabilization and Arbitration Ordinance. Definitive determinations on the applicability of the Residential Rent Stabilization and Arbitration Ordinance are the purview of the Rent Board. The existing dwelling unit is not an affordable housing unit.

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

The Project would improve cultural and economic diversity by revitalizing an existing single-family home.

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

The Project proposes to legalize the exceeded scope of work and tantamount to demolition of an existing single-family dwelling. The project will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity revitalizing an existing single-family home.

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

Older buildings are generally considered to be more affordable than a recently constructed building. The proposal seeks to legalize construction that exceeded the scope approved under Building Permit Application No. 201707121692. The affordability is difficult to quantify as the existing building is not completely demolished. The building is not proposed for expansion outside the scope approved under Building Permit Application No. 201707121692.

- j. 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.

- k. 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 established neighborhood character.

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

The proposal does not increase the number of units on site. The proposal seeks to legalize construction that exceeded the scope approved under Building Permit Application No. 201707121692.

- m. Whether the Project creates new supportive housing;

The project does not create supportive housing.

- n. 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 is consistent with the block-face and compliments the neighborhood character while preserving much of the existing architecture.

- o. Whether the Project increases the number of on-site Dwelling Units;

The proposal does not increase the number of units on site. The proposal seeks to legalize construction that exceeded the scope approved under Building Permit Application No. 201707121692 to an existing two-story single-family home.

- p. Whether the Project increases the number of on-site bedrooms;

The project does not propose the increase of onsite bedroom. Building Permit Application No. 201707121692 proposed a 12-foot two story expansion and an interior reconfigured that modernized the existing three-bedroom single family home. The second floor was demolished due to dry rot without the benefit of permit. The exceeded scope of work required a conditional use to proceed with construction as proposed under Building Permit Application No. 201707121692.

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

The subject property is 4,417 sq. ft. in area, and therefore is permitted a maximum density of 1 dwelling unit. The Project does not propose to add an accessory dwelling unit to the Project Site.

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

The existing unit is not subject to the Residential Rent Stabilization and Arbitration Ordinance and proposes the same number of bedrooms.

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

H OBJECTIVE 2:

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

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The proposal, though a demolition, is necessary for the repair and rehabilitation of the subject building. The project will restore a unit of housing that was found to have dry rot as documented in a Structural Inspection Report.

Policy 2.5:

Encourage and support the seismic retrofitting of the existing housing stock.

The proposal includes seismic upgrades that will bring the subject building up to current Building Code standards.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

The proposed enlarged building conforms to the Residential Design Guidelines and, while contemporary architecture, are appropriate in terms of scale, proportions and massing for the surrounding neighborhood.

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 enlarged building conforms to the zoning and general plan densities of the neighborhood.

URBAN DESIGN

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 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3:

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

The proposed altered and expanded building reflects the existing mixed architectural character and development pattern of the neighborhood, particularly by proposing a construction that respects the one- to two-story heights on the block face.

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 does comply 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 is residential and has no impact on neighborhood-serving retail uses.

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

The proposal will restore an existing residential use, consistent with the residential character of the surrounding neighborhood.

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

The Project Site does not currently possess affordable housing units. The Project does not propose any units designated as affordable housing. Therefore, the Project will not impact the City's supply of affordable housing.

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

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where none currently exists.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal is a residential project in an RH-1 District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The project will significantly strengthen the existing building, bringing it up to current building and seismic codes.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

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

The project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

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 Application No. 2019-001455CUAVAR** subject to the following conditions attached hereto as "EXHIBIT A" 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 No. 20454. 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 94012.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 16, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 16, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow tantamount to demolition of an 2,897 gross square foot, two-story single-family home and legalization of work exceeded beyond the scope approved under permit 201707121692 to construct a horizontal addition to create a 3,489 gross square foot, single-at 1750 Wawona Street, Lot 011 of Block 2468 pursuant to Planning Code Sections 209.1, 303 and 317 within the RH-1 District and a 40-X Height and Bulk District; in general conformance with plans, dated **March 18, 2020**, and stamped "EXHIBIT B" included in the docket for Case No. **2019-001455CUAVAR** and subject to conditions of approval reviewed and approved by the Commission on **June 11, 2020** under Motion No. **XXXX**. 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 11, 2020** under Motion No. **XXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXX** 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

6. **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

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

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

8. **Bicycle Parking.** The Project shall provide no fewer than **one** Class 1 bicycle parking spaces as required by Planning Code Section 155.

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

MONITORING

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

OPERATION

12. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when

being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

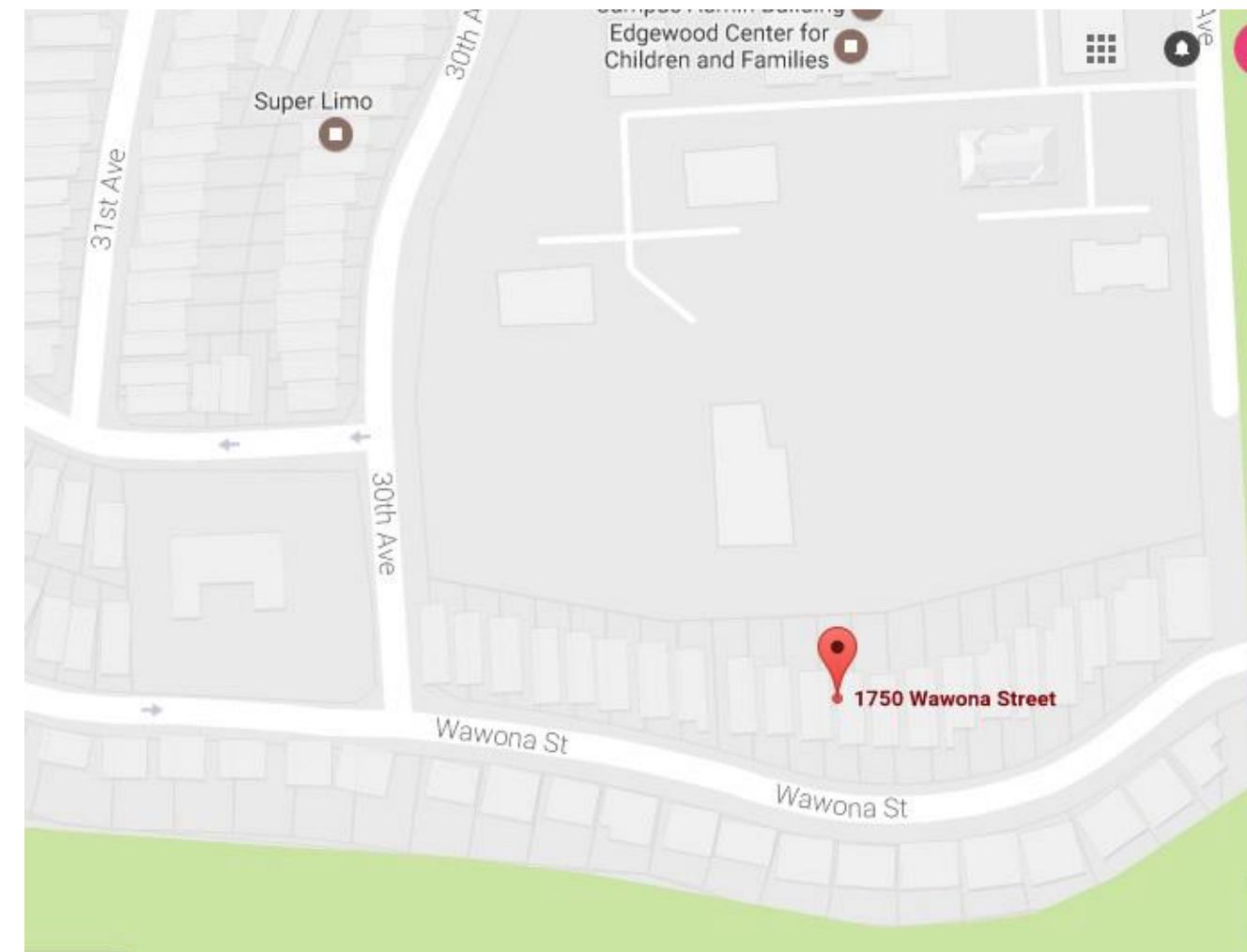
14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the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

SCOTT SILVERMAN RESIDENCE CONDITIONAL USE AUTHORIZATION (COA) 1750 WAWONA STREET, SAN FRANCISCO CA

PROJECT DESCRIPTION

RETROACTIVE CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 300, AND SECTION 317(B)(2) FOR THE RESIDENTIAL DEMOLITION OF A SINGLE FAMILY RESIDENCE.



VICINITY MAP

- ◇ WINDOW NUMBER
- DOOR NUMBER
- ▬ EXISTING WALL TO REMAIN
- ▬ NEW WALL
- - - EXISTING WALL TO BE REMOVED
- ▬ REPAIRED EXISTING WALL
- ⊕ STANDARD DUPLEX OUTLET
- ⊖ SECTION OR DETAIL
- ELEVATION
- RECESSED LED LIGHT FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- SURFACE MOUNTED WALL FIXTURE
- ⊕ PENDANT FIXTURE
- ⊕ LIGHT SWITCH
- ⊕^D DIMMER SWITCH

SHEET INDEX

- A0 TITLE SHEET, VICINITY MAP, PROJECT DATA,
- A1 SITE PLAN
- A2 DEMO PLANS
- A3 VERTICLE ELEMENTS DEMO PLANS AND CALCS.
- A4 HORIZONTAL ELEMENTS DEMO PLANS AND CALCS.
- A5 LOWER FLOOR PLANS
- A6 UPPER FLOOR PLANS
- A7 FRONT & BACK ELEVATIONS
- A8 SIDE ELEVATIONS
- A9 SIDE ELEVATIONS

Project data

1750 Wawona Street
San Francisco, California
Block and Lot- 2468, 011

Occupancy- RH1
Construction type VB per CBC

Lot area- 4,412 sqft

EXISTING
living 1st floor 1,100 sqft
living 2nd fl 1,725 sqft
Area living - 2825 sqft-
3,560 sqft

0 sqft addition- no change to
garage or living area

PROJECT DATA: DRAWING INDEX:

All construction to conform to the 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Energy Code, 2016 California Fire Code, San Francisco General Plan, San Francisco Planning code, 2016 California Green Code

REPAIR OF SIDE WALLS- SINGLE-FAMILY RESIDENCE

ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CITY CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES.

IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.

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Silverman Residence
1750 Wawona Street San Francisco, CA

Project Name
1945 FRANKLIN-
SAN FRANCISCO, Ca

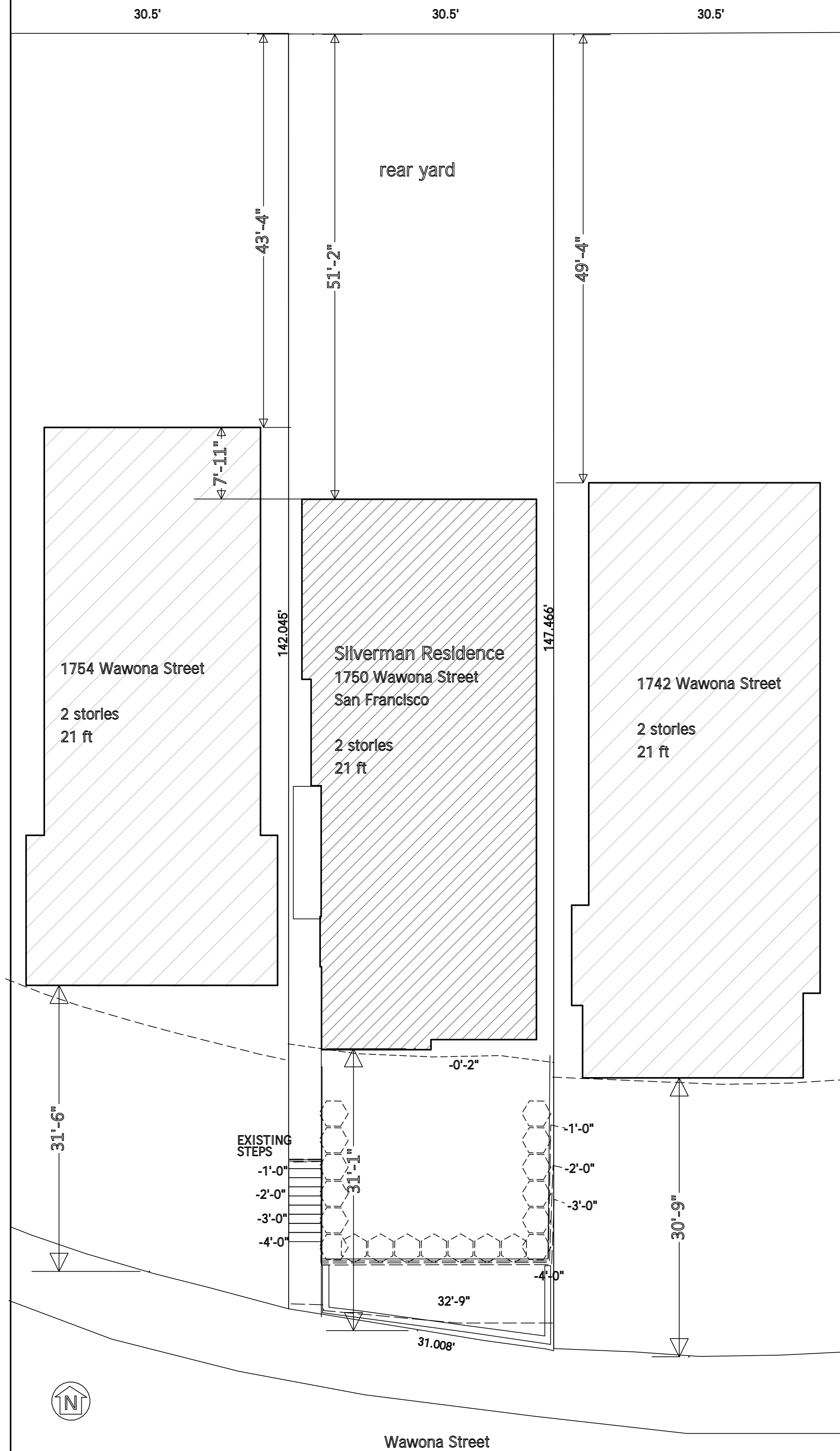
Drawn by
Erik Chan

Phone
925 787-8716

scale
1" = 1/4"

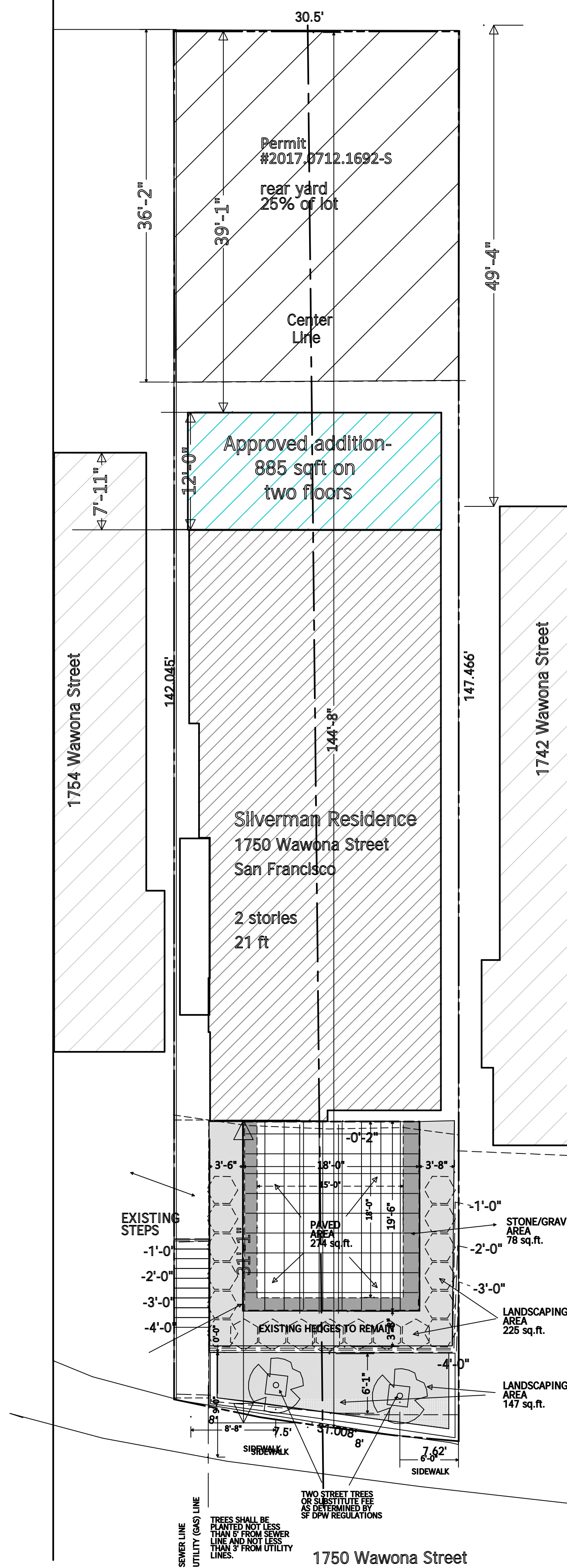
A0

EXISTING ORIGINAL PLOT PLAN



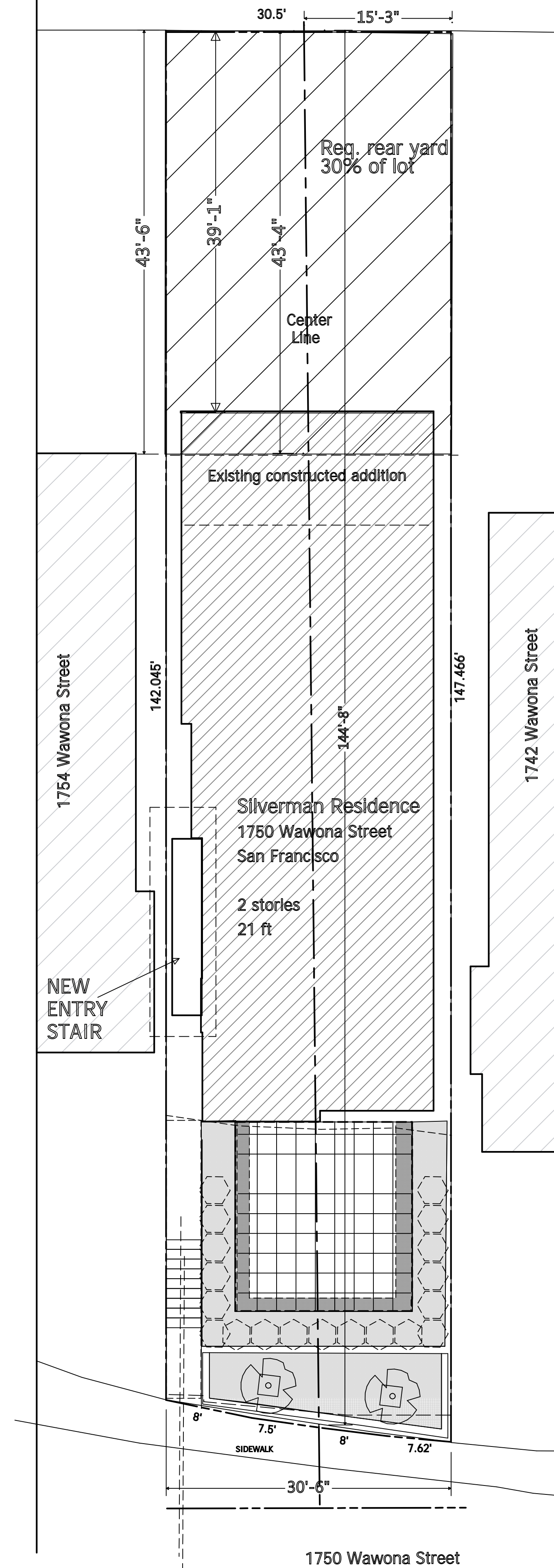
SITE PLAN

EXISTING APPROVED ADDITION
 UNDER PERMIT #2017.0712.1692-S
 25% of lot



PROPOSED SITE PLAN

Requirement for rear yard-
 30% of lot .
 CUA # Is 2019-001455CUA.



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Silverman Residence
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Revisions-
 1-11-2020
 3-16-2020

Project Name
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 San Francisco, Ca

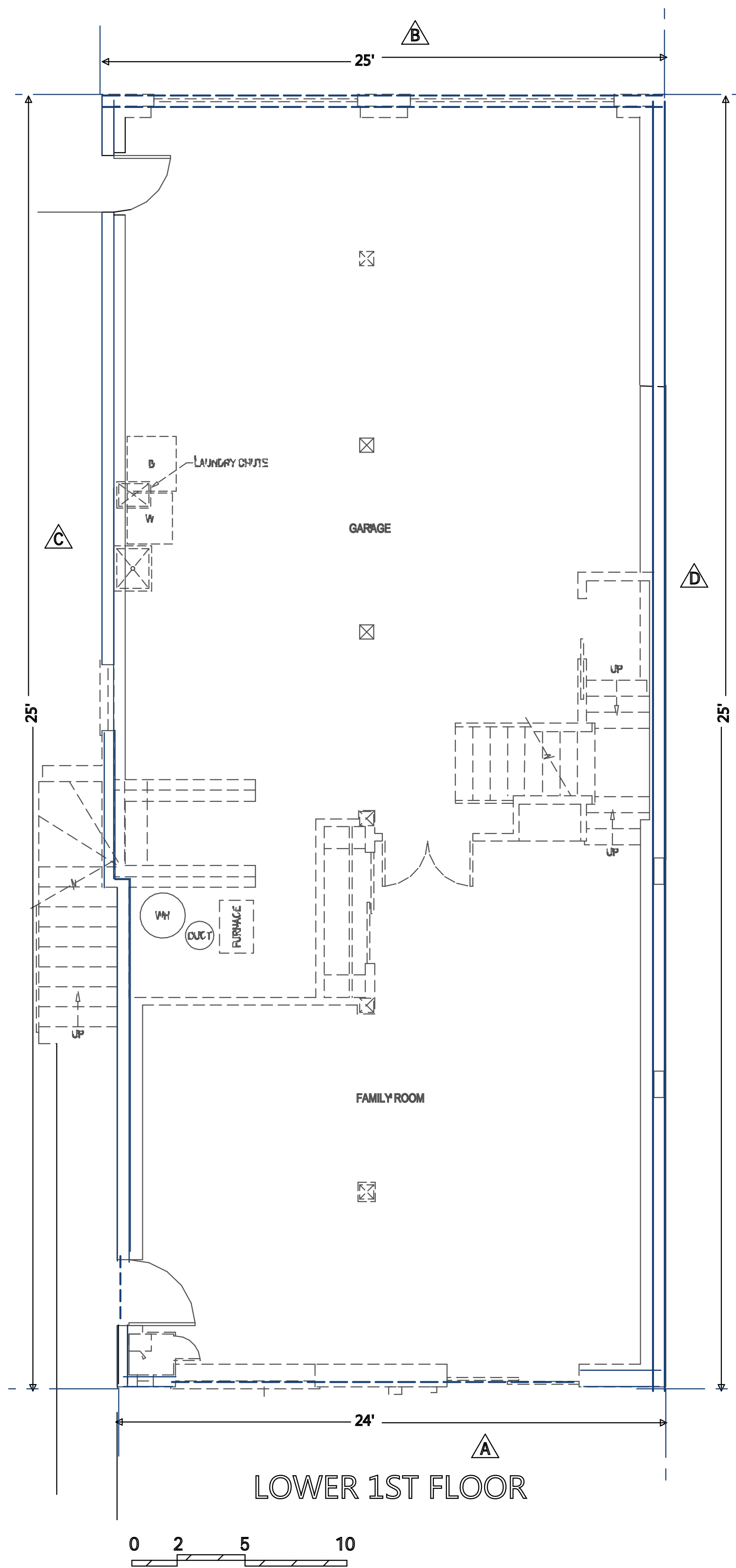
Drawn by
 Erik Chan

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scale
 1/8" = 1'

A1

DEMOLITION FLOOR PLANS



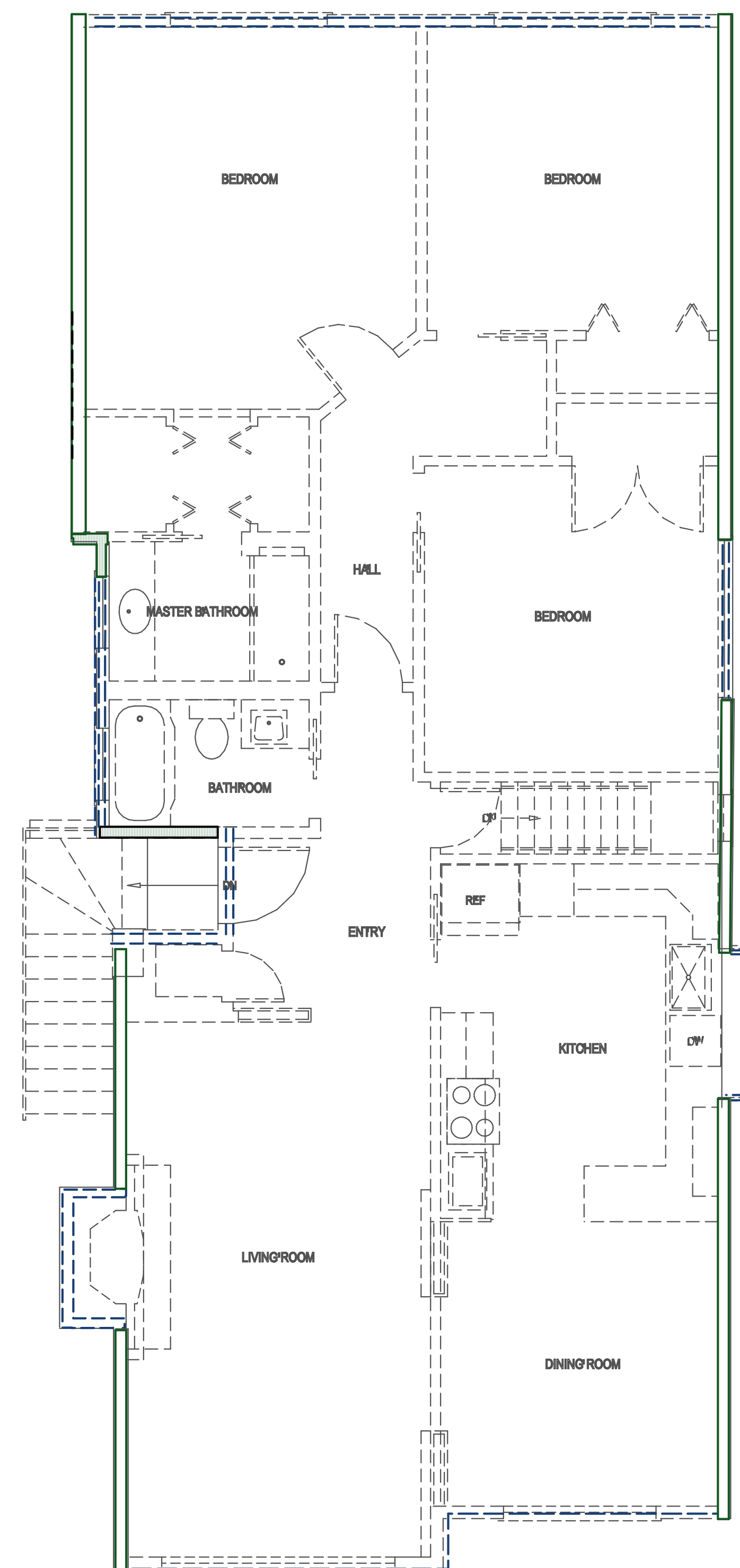
Planning Code Section 317.

A major alteration of a residential building, removing more than 50 percent of the front and rear façade (combined); and

Removing more than 65 percent of all exterior walls

ELEMENT	LENGTH	REMOVED	%
A FRONT	24'	24'	100%
B REAR	25'	25'	100%
TOTAL	49'	49'	100% > 50%
SIDE C	57'	6	10%
SIDE D	57'	7	11%
GRAND TOTAL	163'	62'	38% < 65%

- EXISTING WALLS TO REMAIN
- DEMOLISHED WALLS
- DRY ROT DAMAGED WALLS REPAIRED OR REPLACED IN-KIND



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 Erik Chan

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scale
 1/4" = 1'

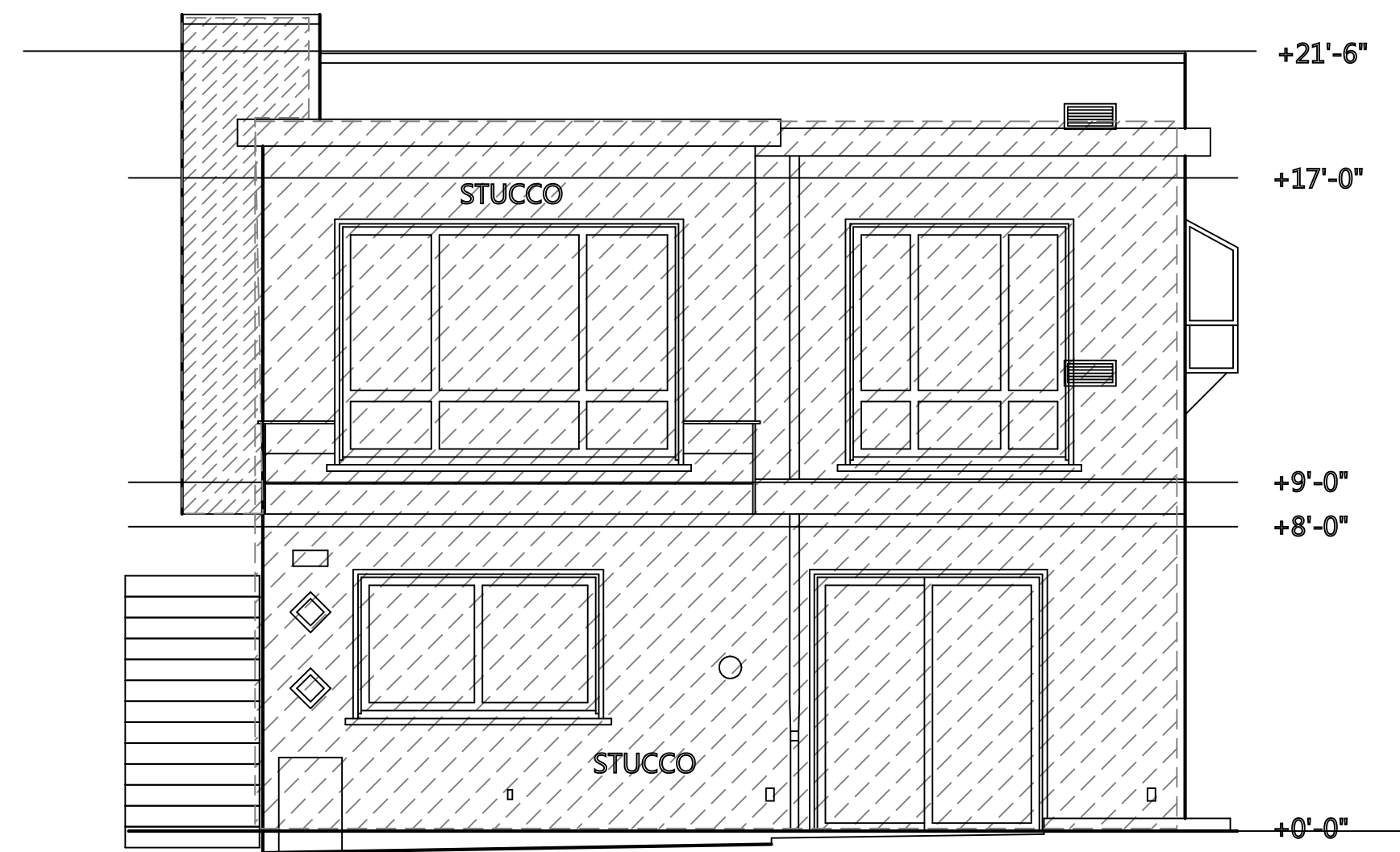
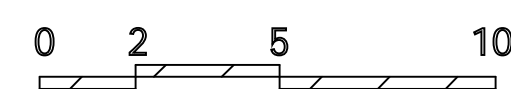
A2

VERTICAL ELEMENTS DEMO CALCULATIONS

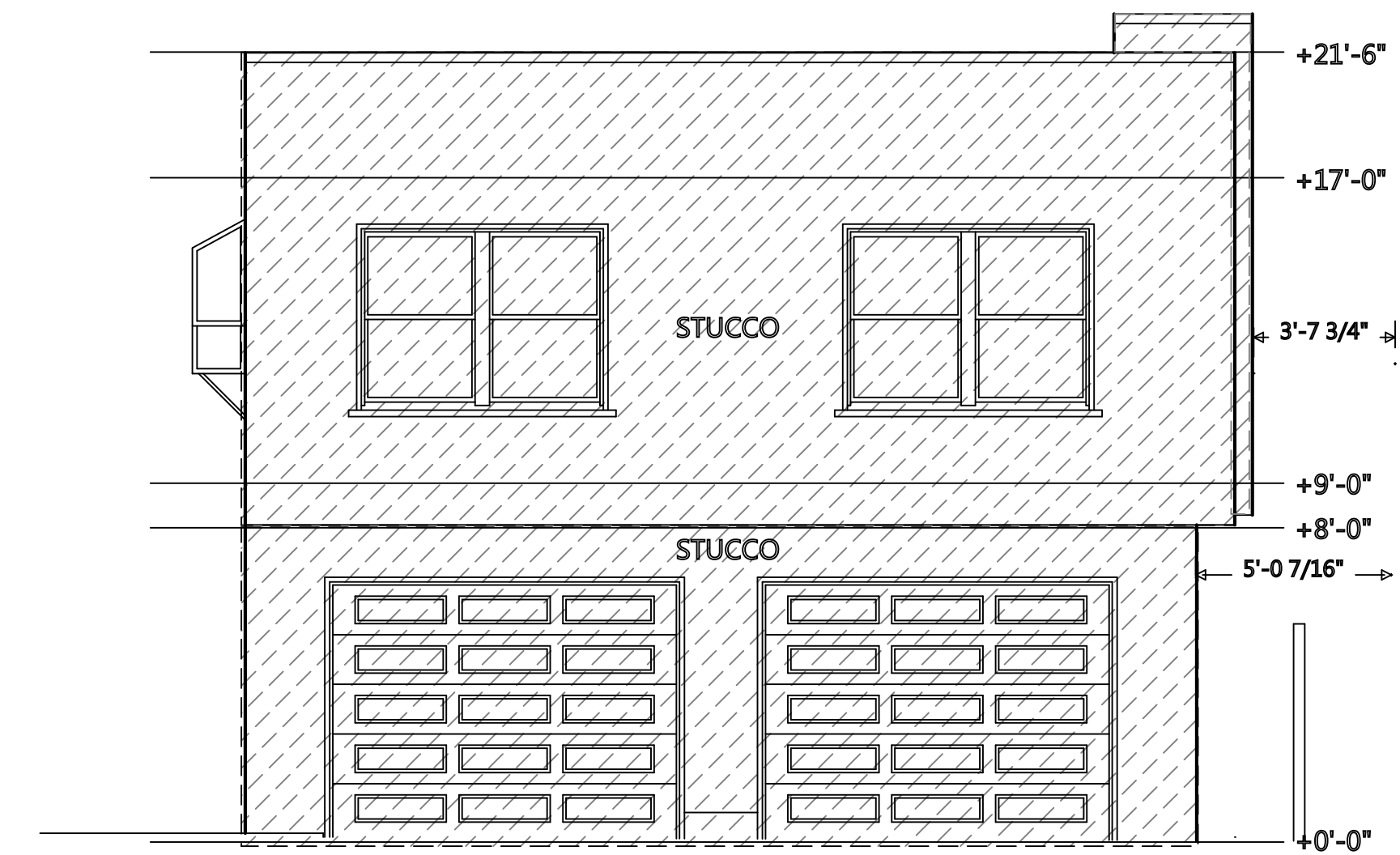
Planning Code Section 317.

A major alteration of a residential building removing more than 50 percent of the Vertical Envelope Elements (defined as all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope); and More than 50 percent of the Horizontal Elements (defined as all roof areas and all floor plates, except floor plates at or below grade) of the existing building, as measured in gross square feet of actual surface area

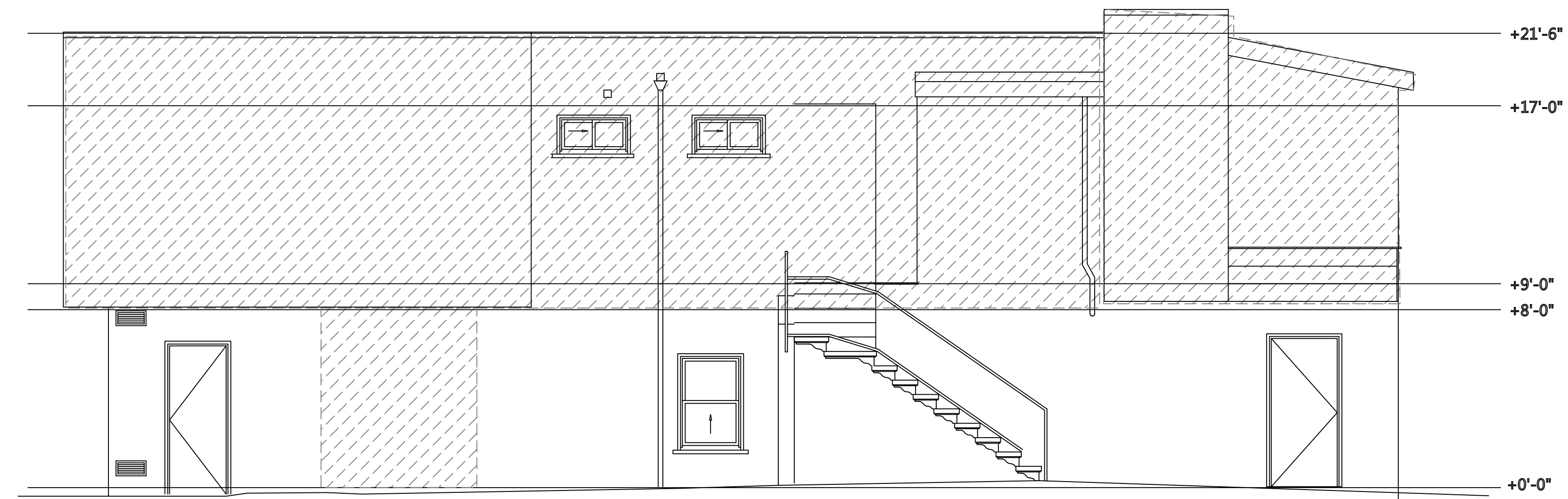
ELEVATION	SQ. FT.	DEMOLISHED	PERCENT
A FRONT FACADE	522 SQ.FT.	522 SQ.FT.	100%
B REAR FACADE	548 SQ.FT.	548 SQ.FT.	100%
C W SIDE FACADE	1268 SQ.FT.	703 SQ.FT.	57%
D E. SIDE FACADE	1247 SQ.FT.	724. SQ.FT.	59%
GRAND TOTAL	3585 SQ.FT.	2497 SQ.FT.	70%
			70% > 50%



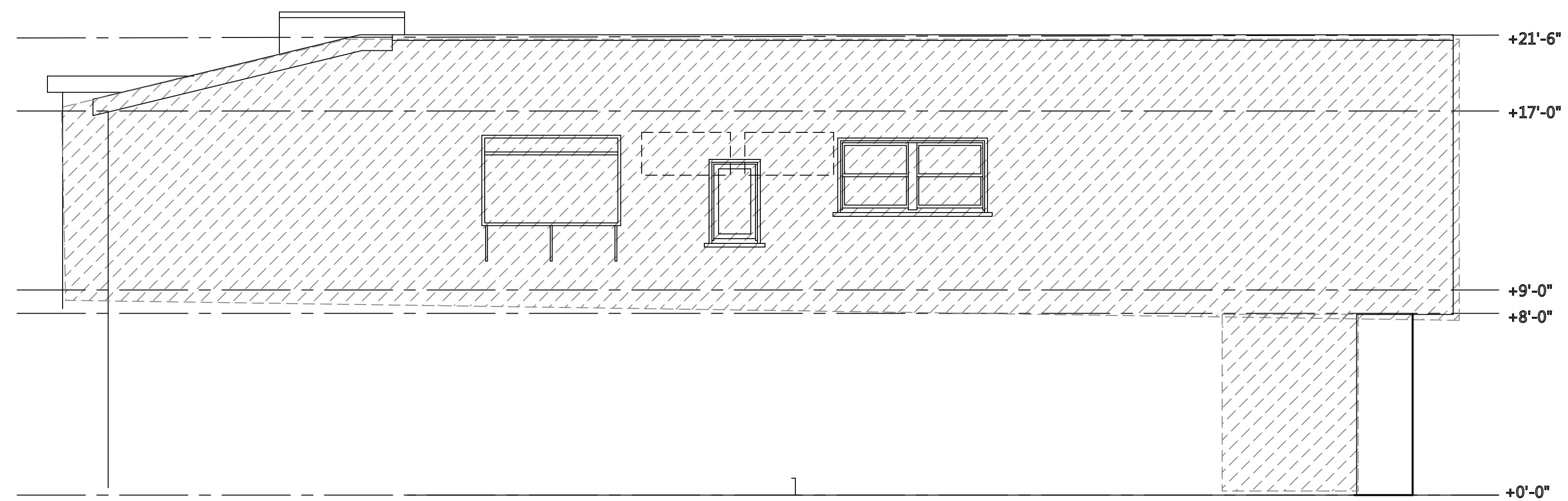
A EXISTING FRONT



B EXISTING BACK



C EXISTING WEST SIDE ELEVATION



D EXISTING SIDE - EAST ELEVATION

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Erik Chan

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scale
1/4" = 1'

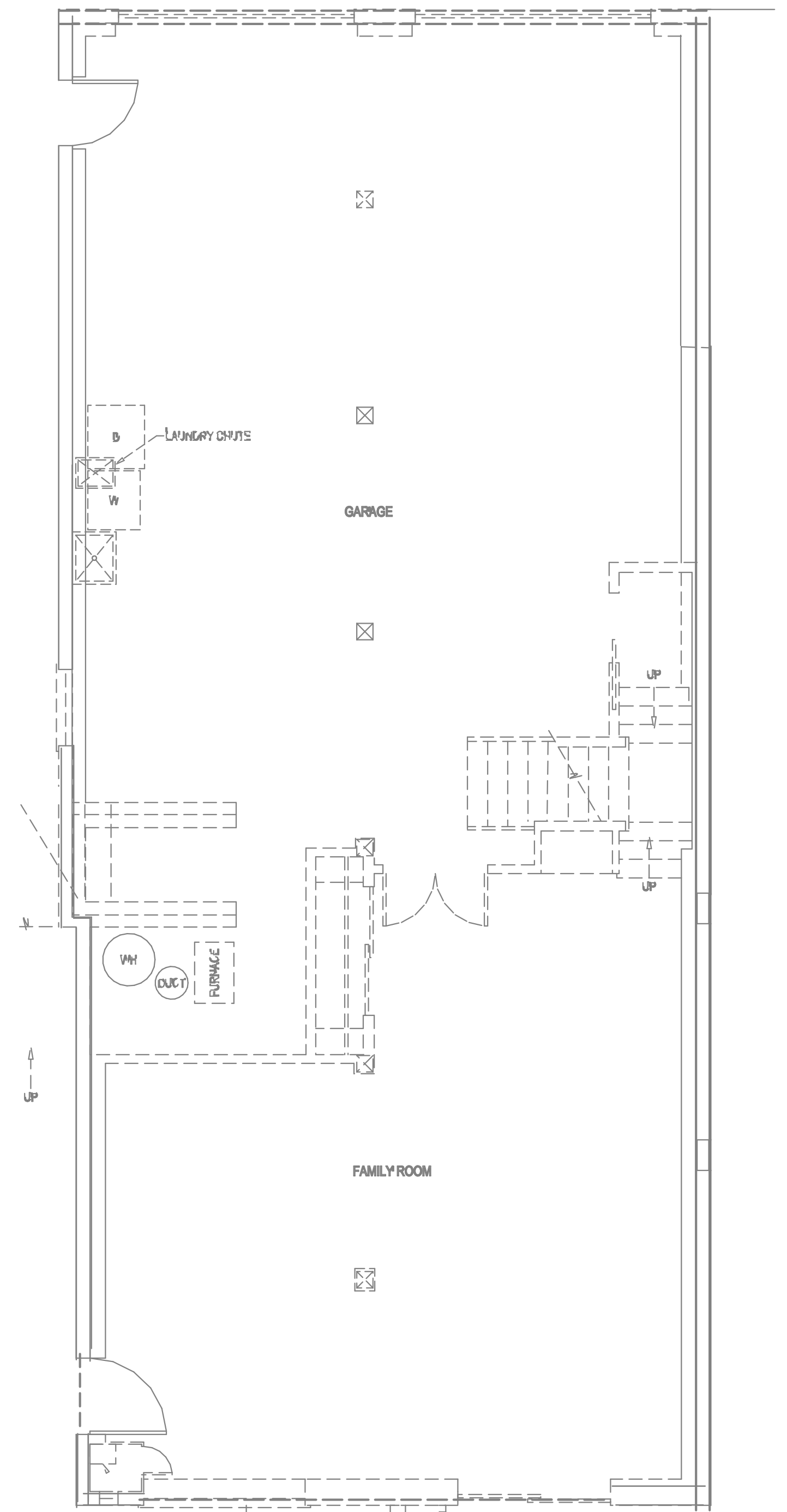
A3

Planning Code Section 317.

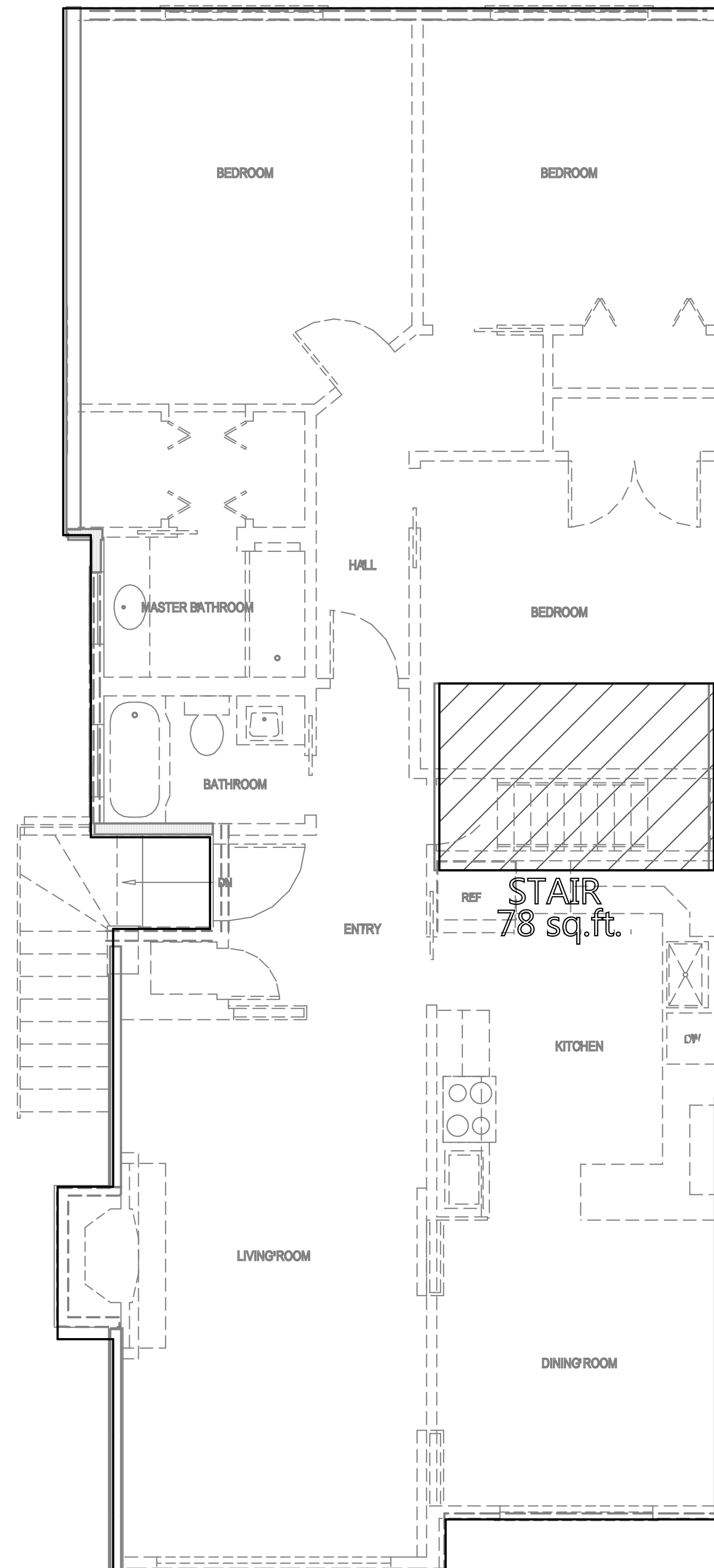
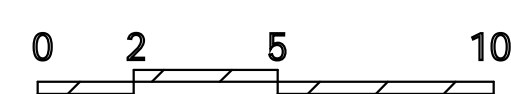
More than 50 percent of the Horizontal Elements (defined as all roof areas and all floor plates, except floor plates at or below grade) of the existing building, as measured in gross square feet of actual surface area

HORIZONTAL ELEMENTS

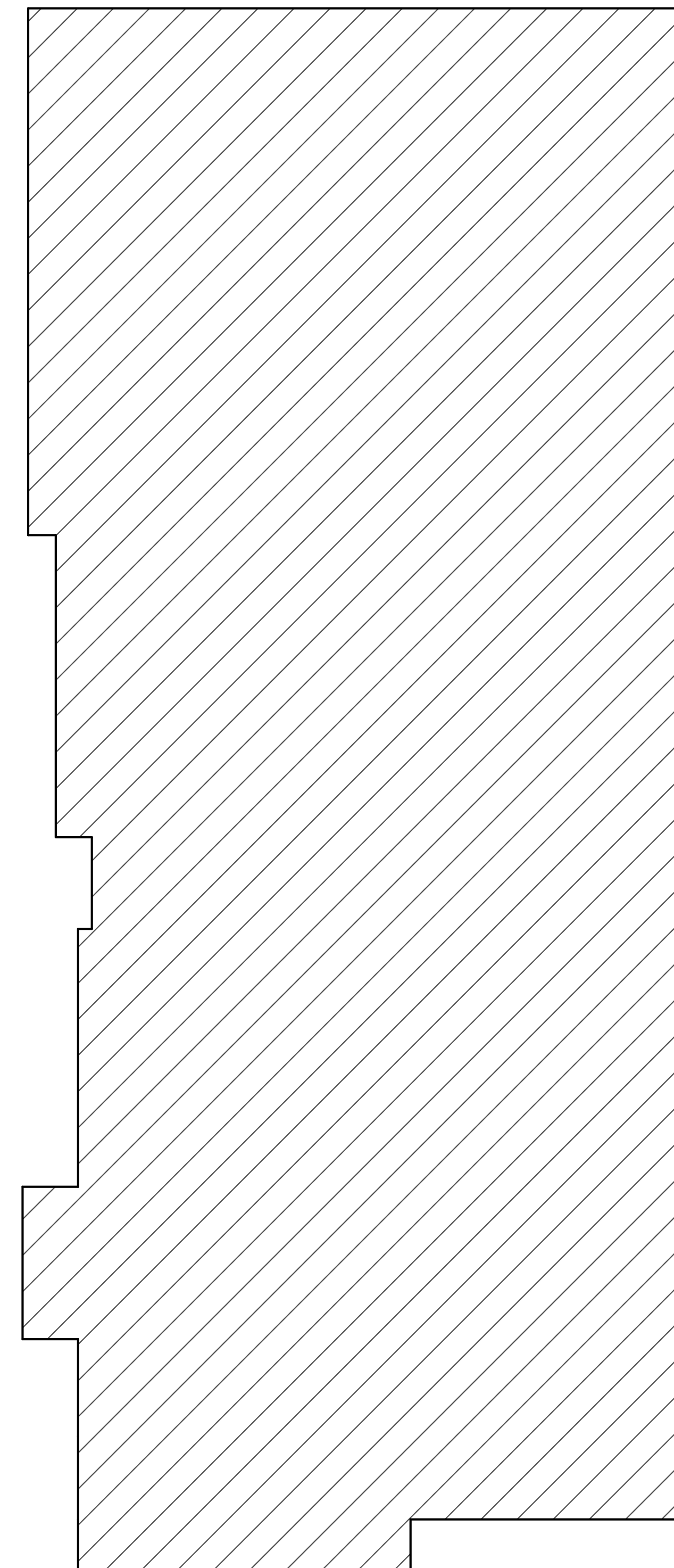
FLOOR	EXISTING	DEMO	%
2ND FL	1495 sq.ft	78 sq.ft	5.2
ROOF	1507 sq.ft	1507 sq.ft	100%
H. TOTAL	3003 sq.ft	1585 sq.ft	53%
			53% >50%



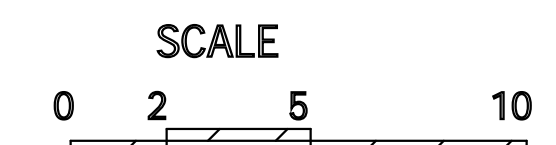
LOWER 1ST FLOOR (AT GRADE)



UPPER 2ND FLOOR
1495 sq.ft.



ROOF
1507 sq.ft.



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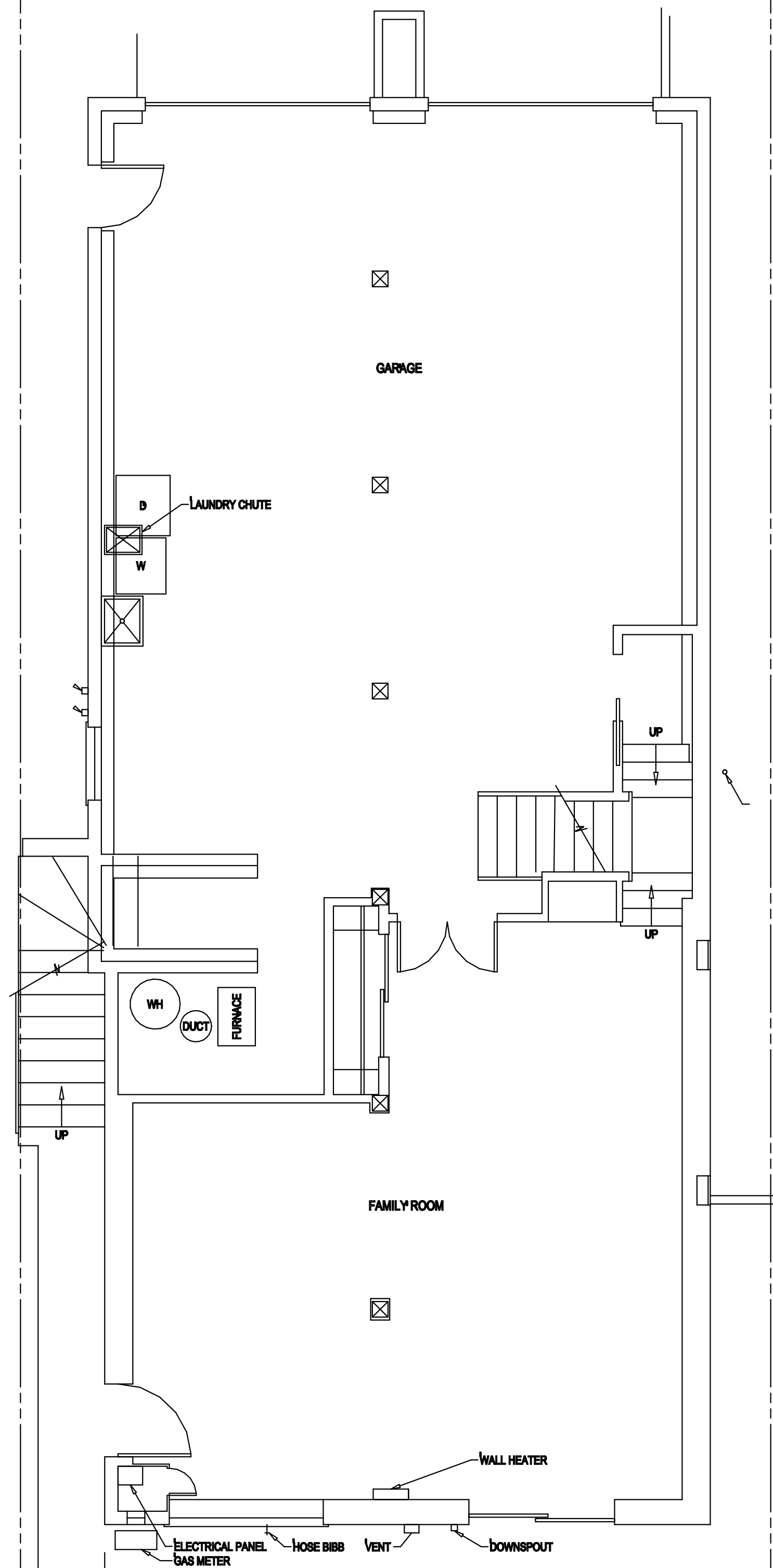
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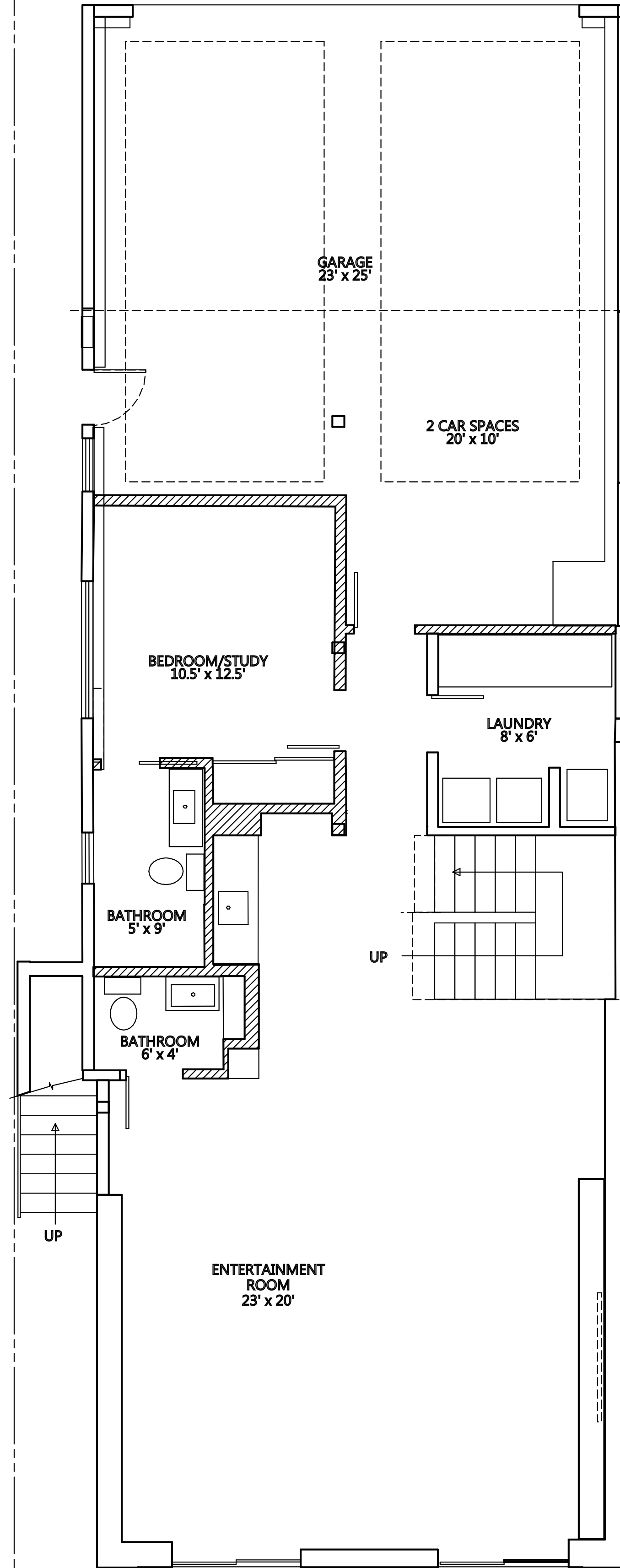
scale
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A4

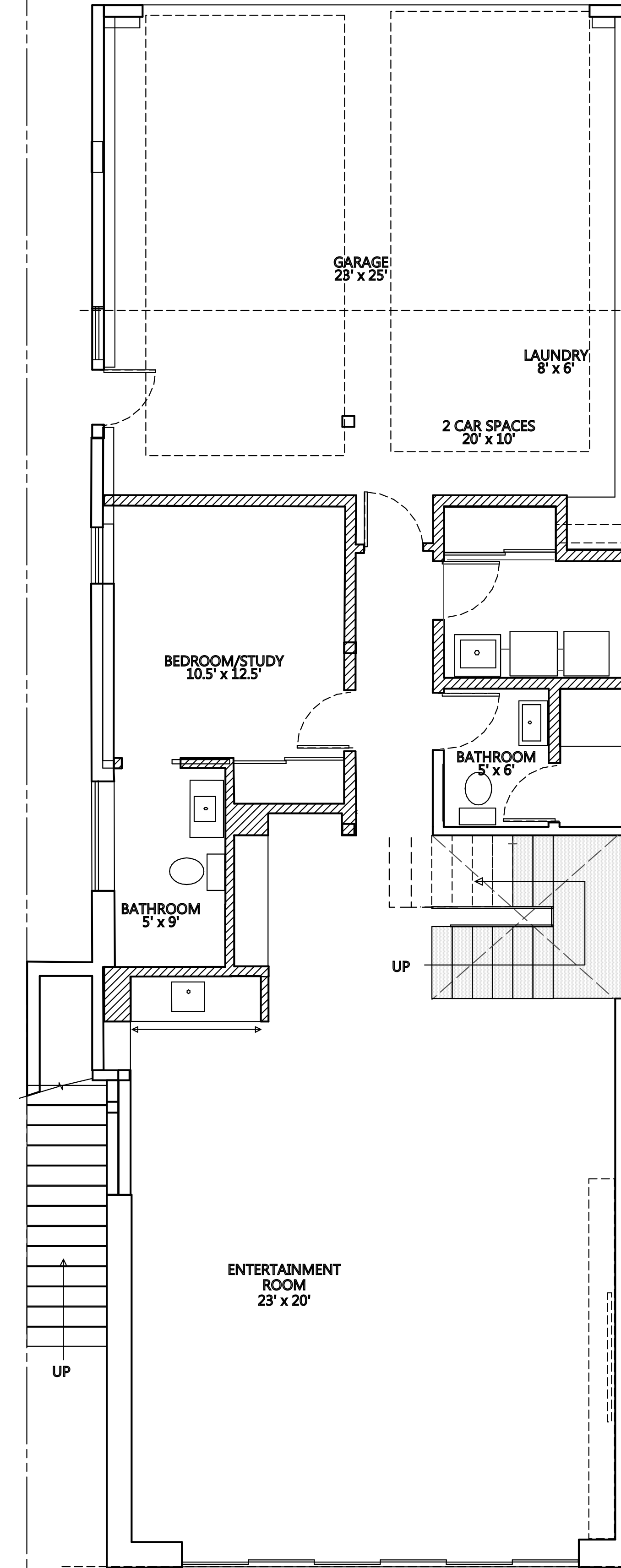
LOWER FLOOR PLANS



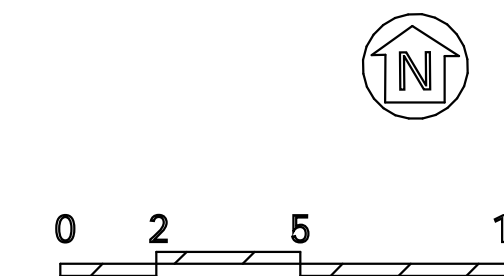
ORIGINAL LOWER FLOOR



AS-BUILT LOWER FLOOR



PROPOSED UPPER FLOOR



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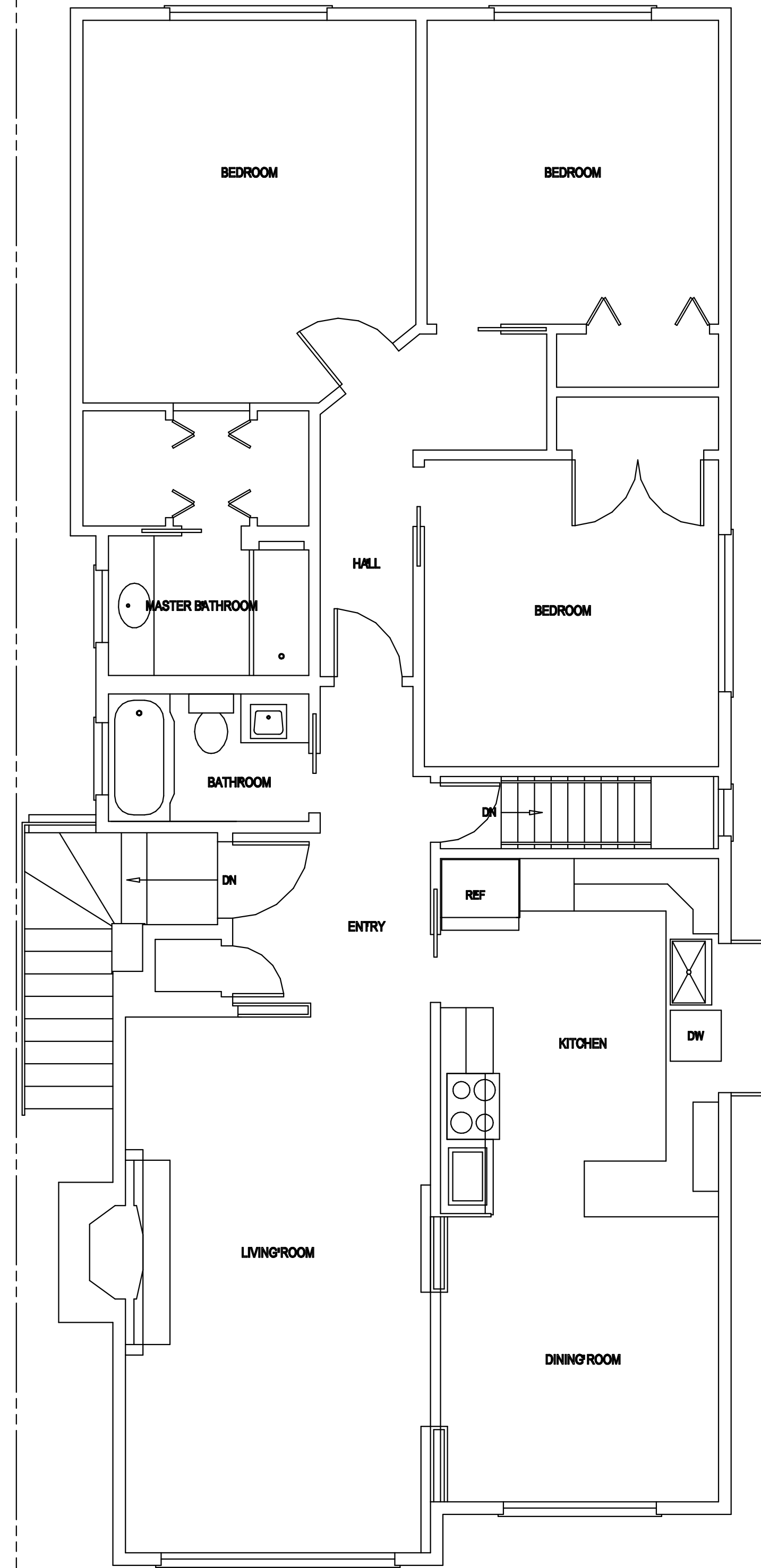
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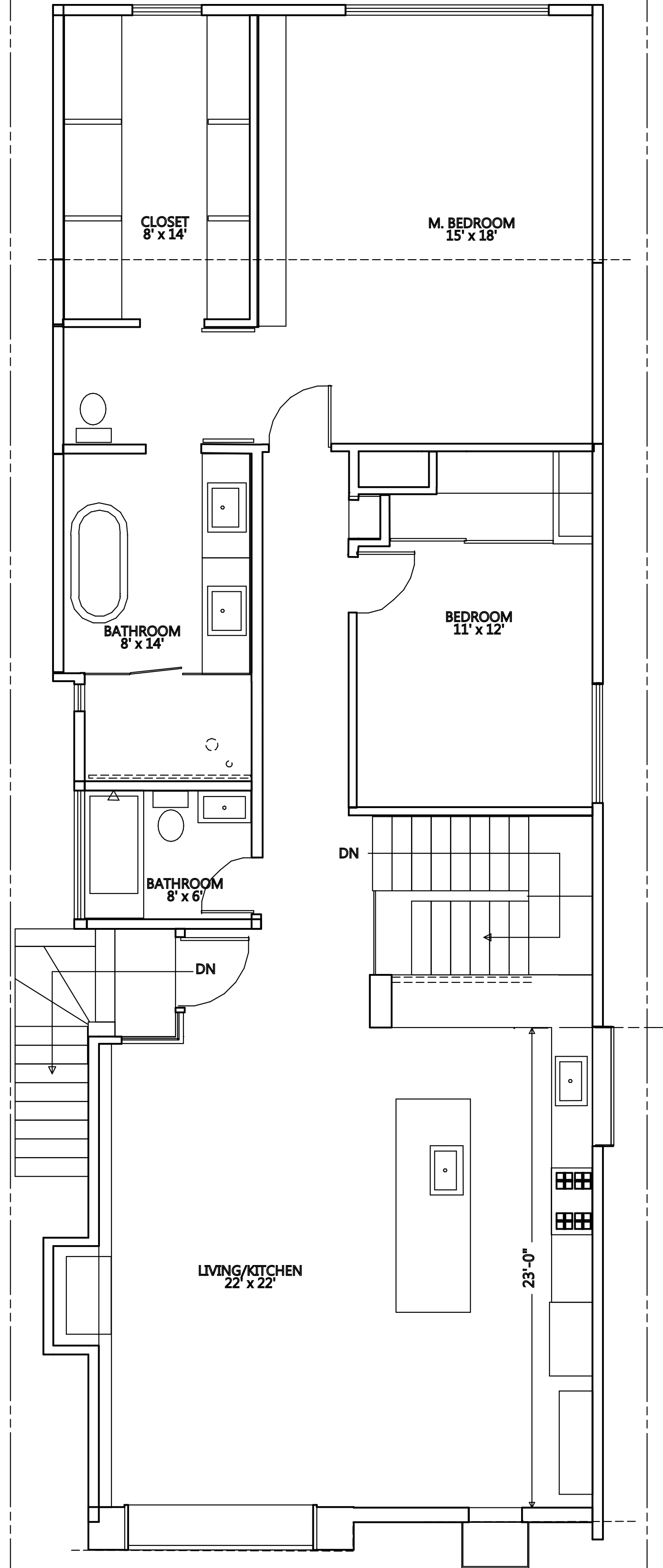
scale
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A5

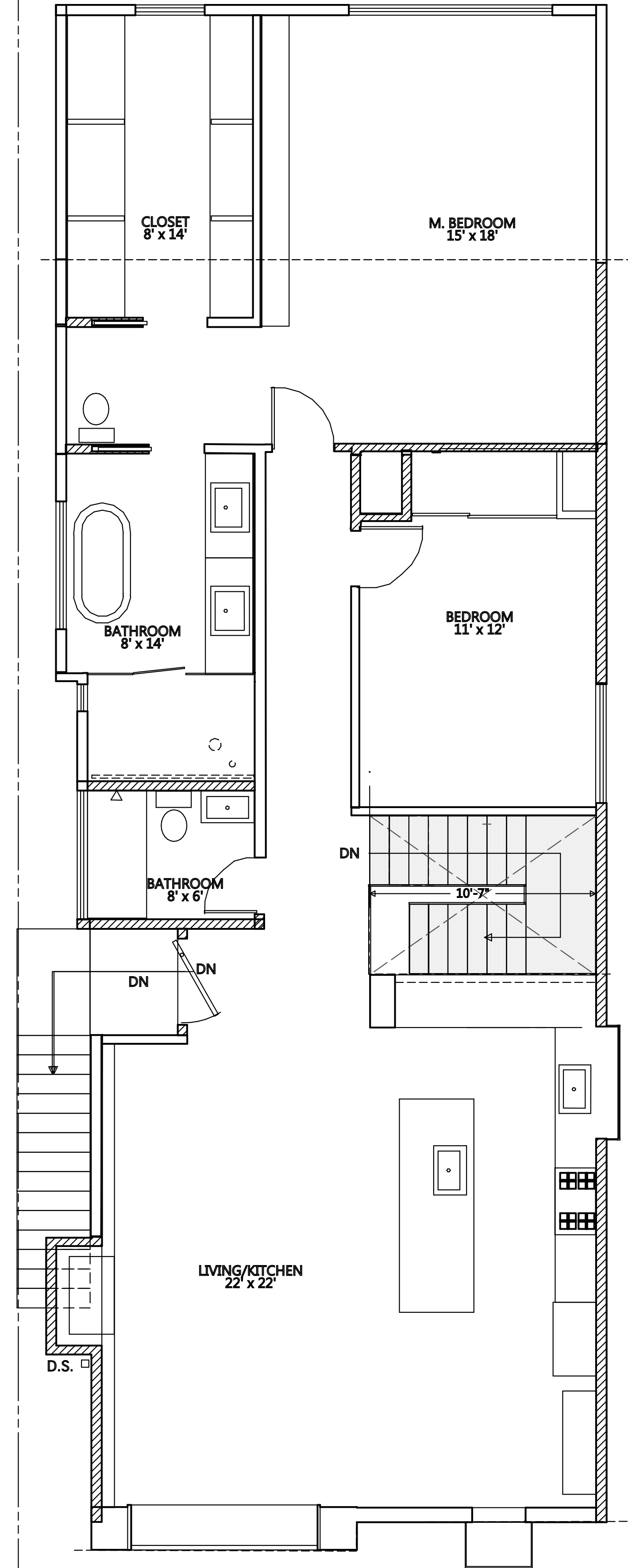
UPPER FLOOR PLANS



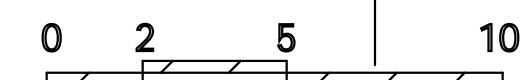
ORIGINAL UPPER FLOOR



AS-BUILT UPPER FLOOR



PROPOSED UPPER FLOOR



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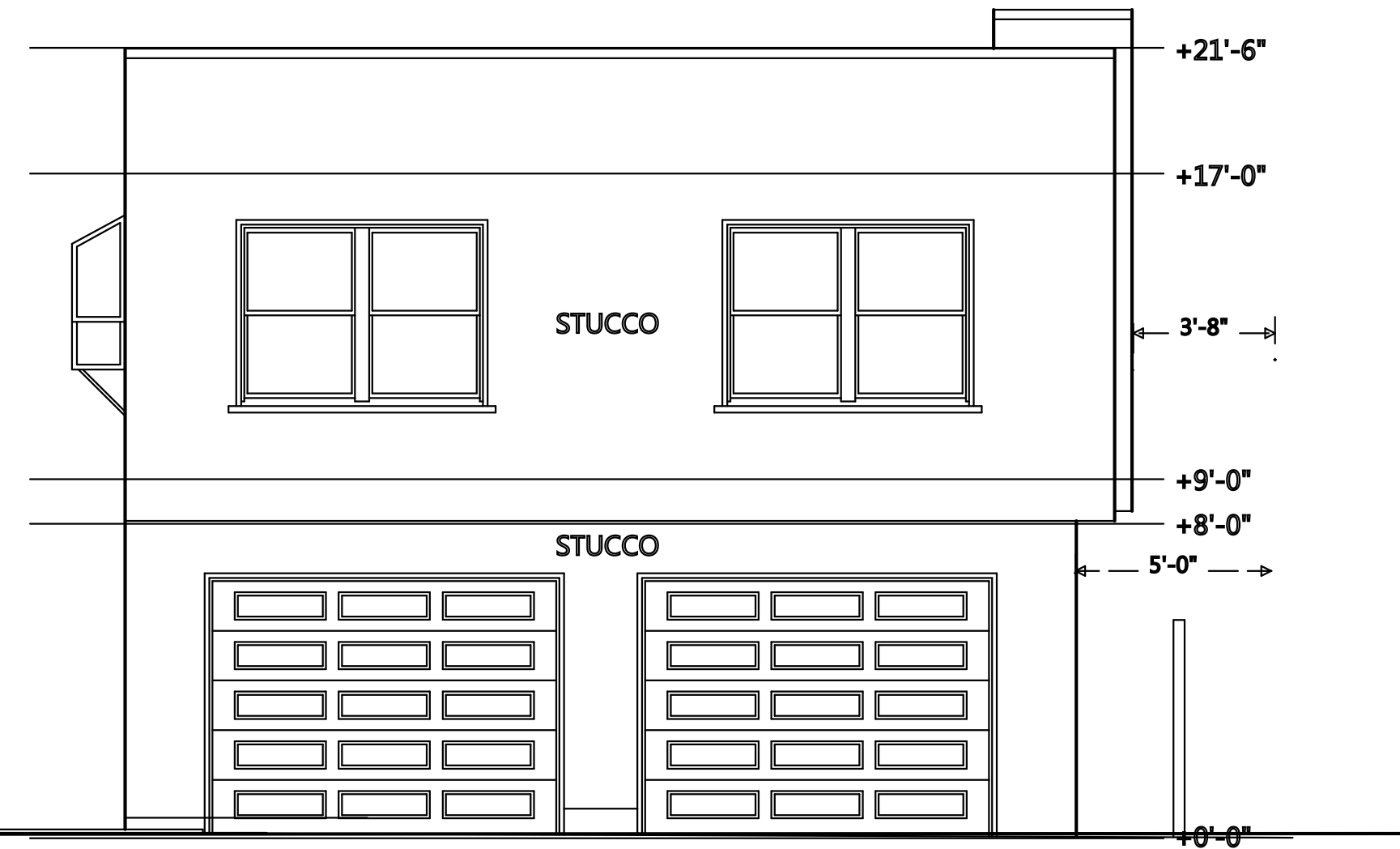
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 scale
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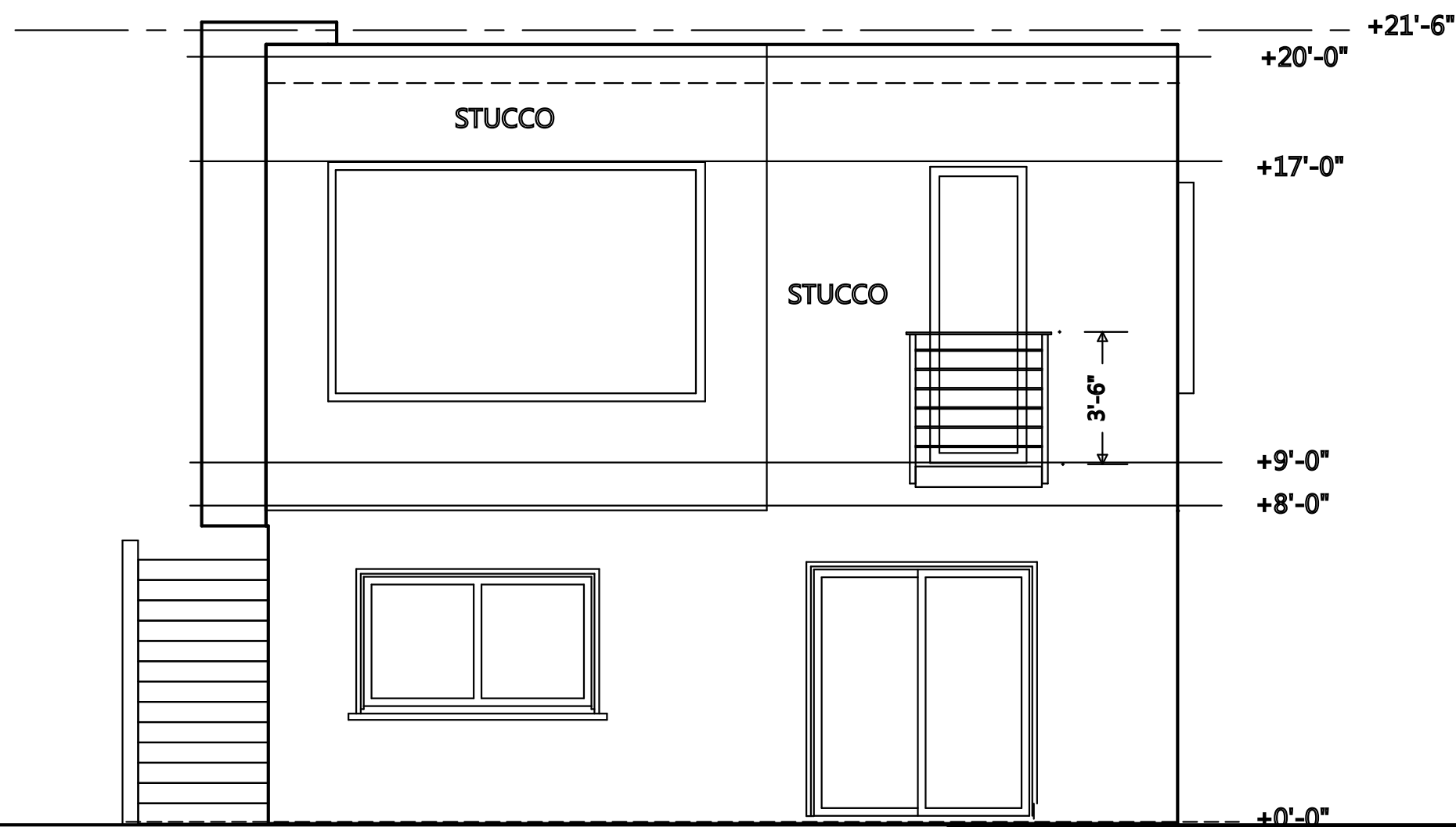
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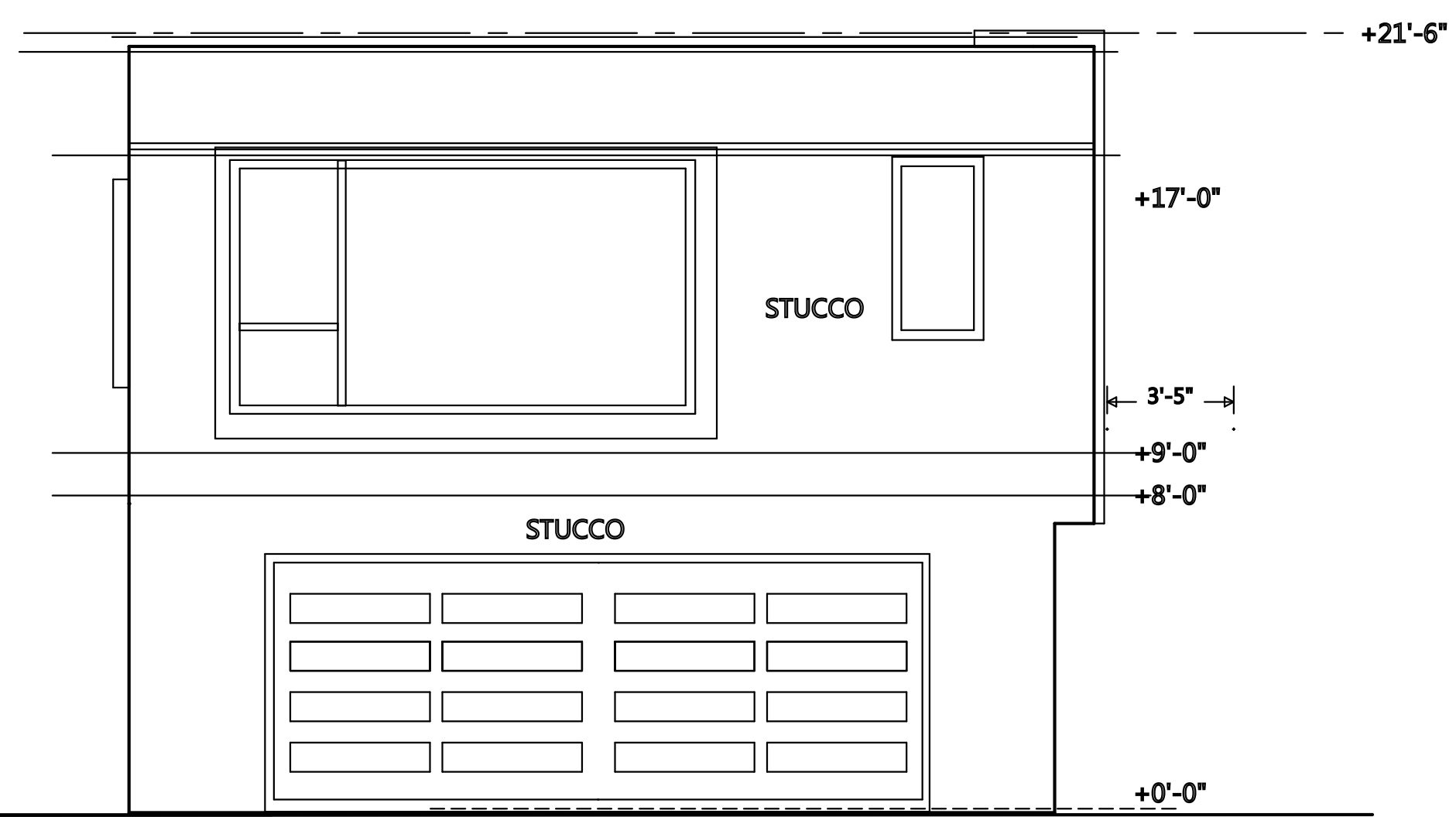
EXIST ORIGINAL FRONT



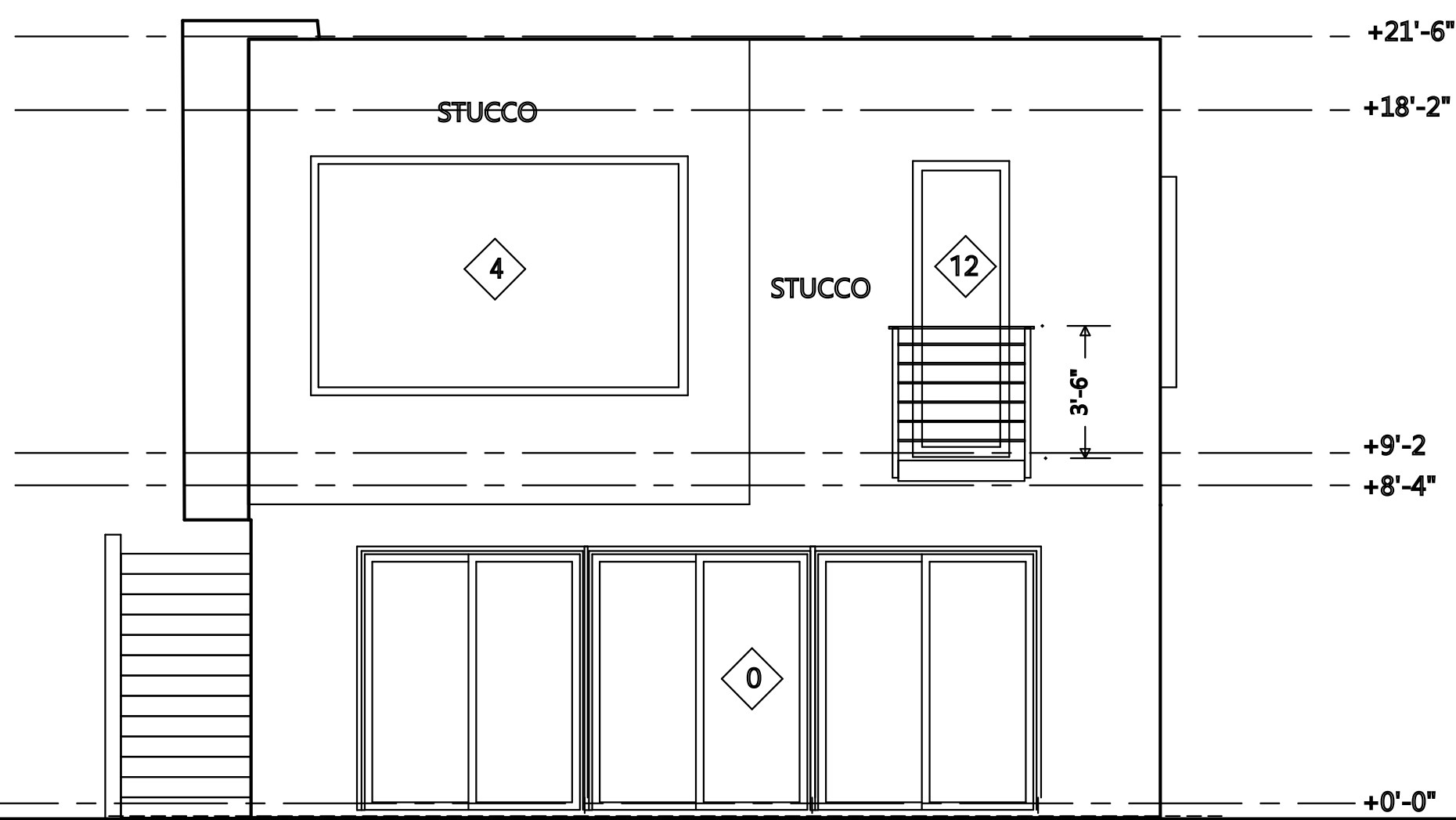
EXIST ORIGINAL BACK



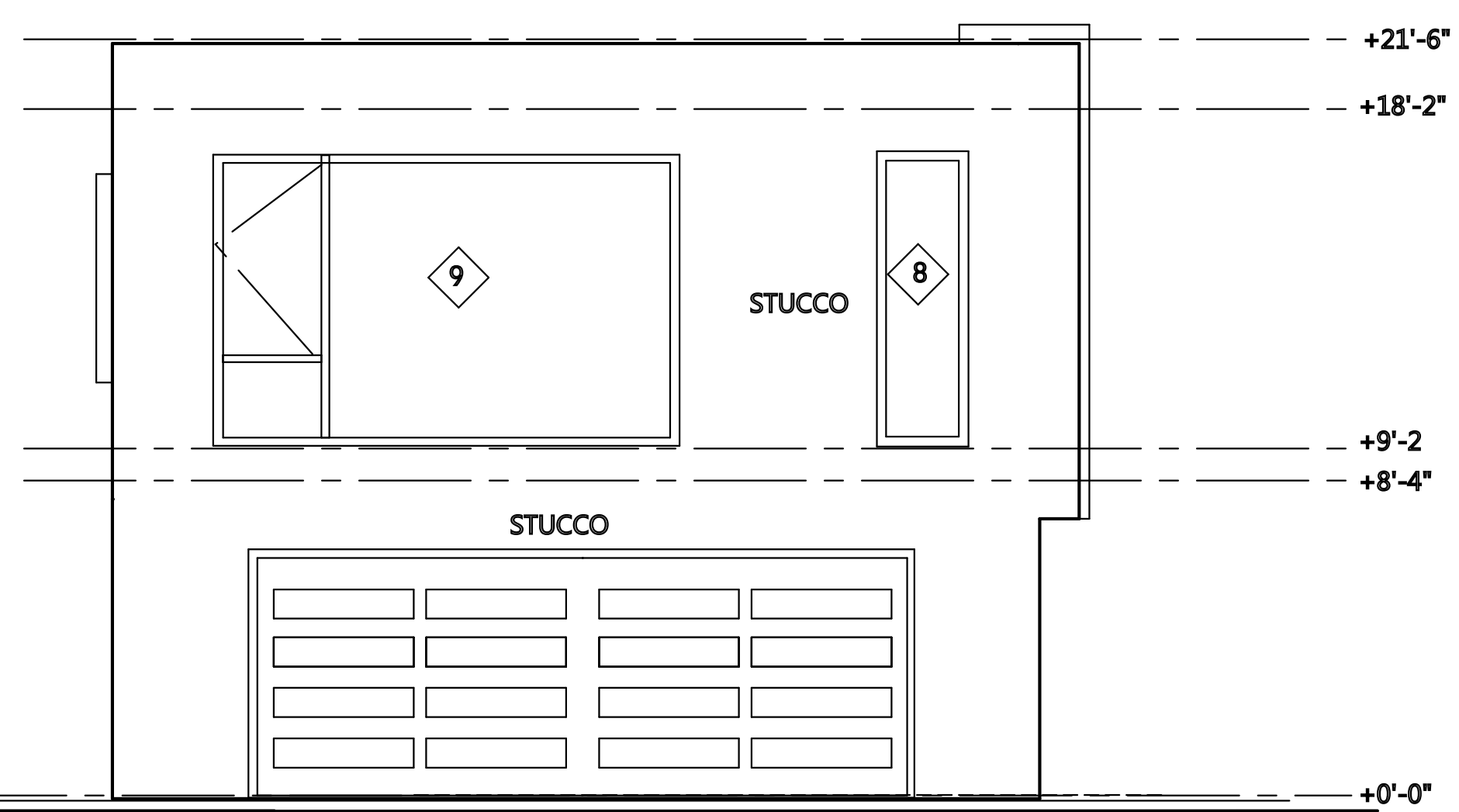
AS-BUILT FRONT



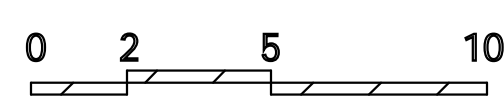
AS-BUILT BACK



PROPOSED FRONT



PROPOSED BACK



FRONT ELEVATIONS

RH-1 residential height limit-
30' front, 35' max
No change to existing grading

REAR ELEVATIONS

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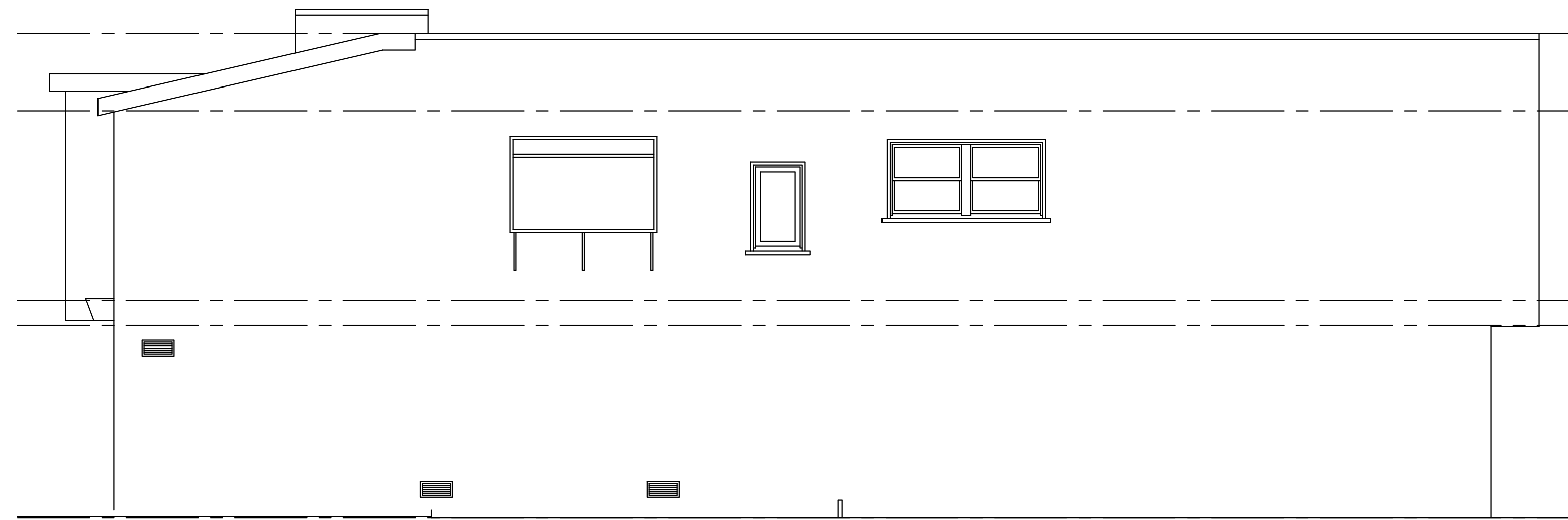
Project Name
1750 Wawona St.
San Francisco, Ca

Drawn by
Erik Chan

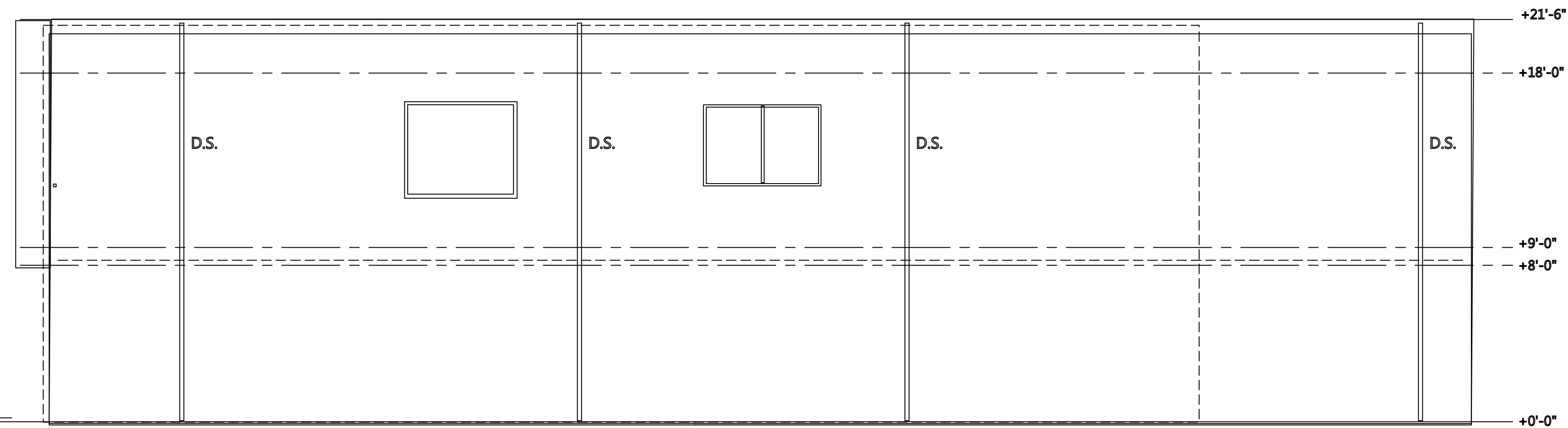
Phone
925 787-8716

scale
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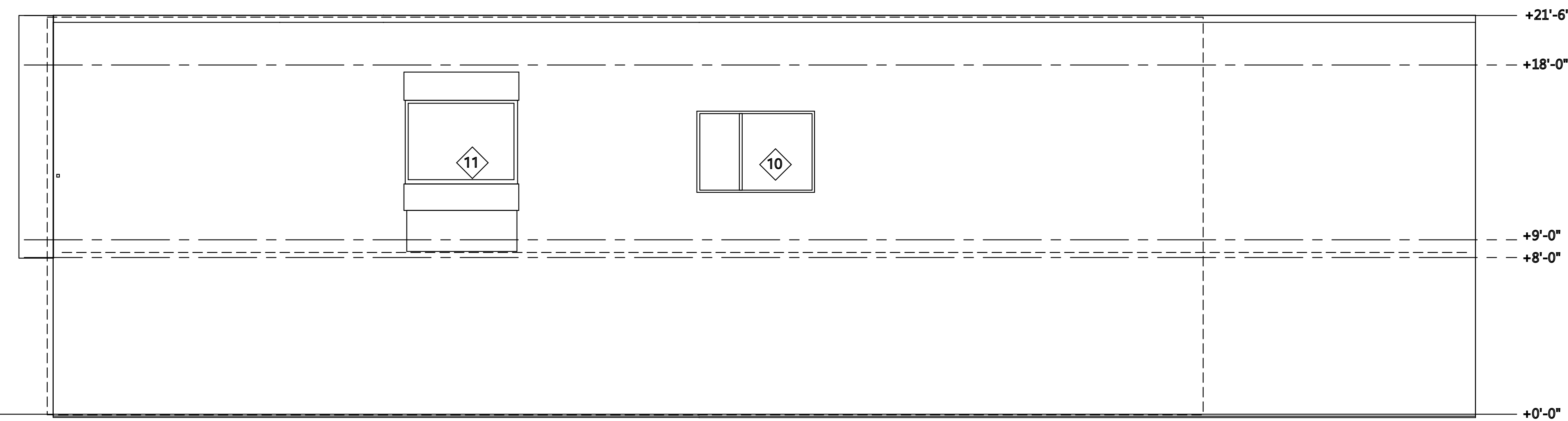
A7



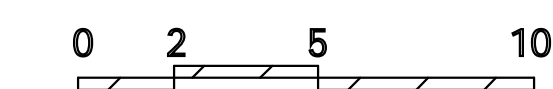
EXISTING ORIGINAL SIDE - EAST ELEVATION



AS-BUILT SIDE - EAST ELEVATION



NEW SIDE - EAST ELEVATION



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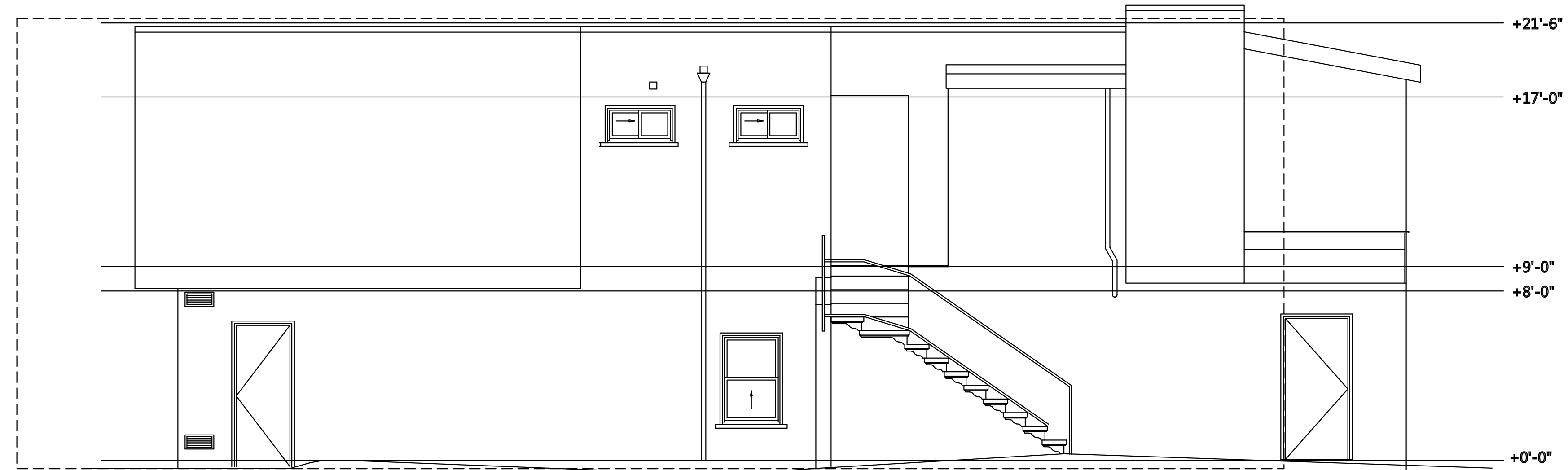
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scale
 1/4" = 1'

A8

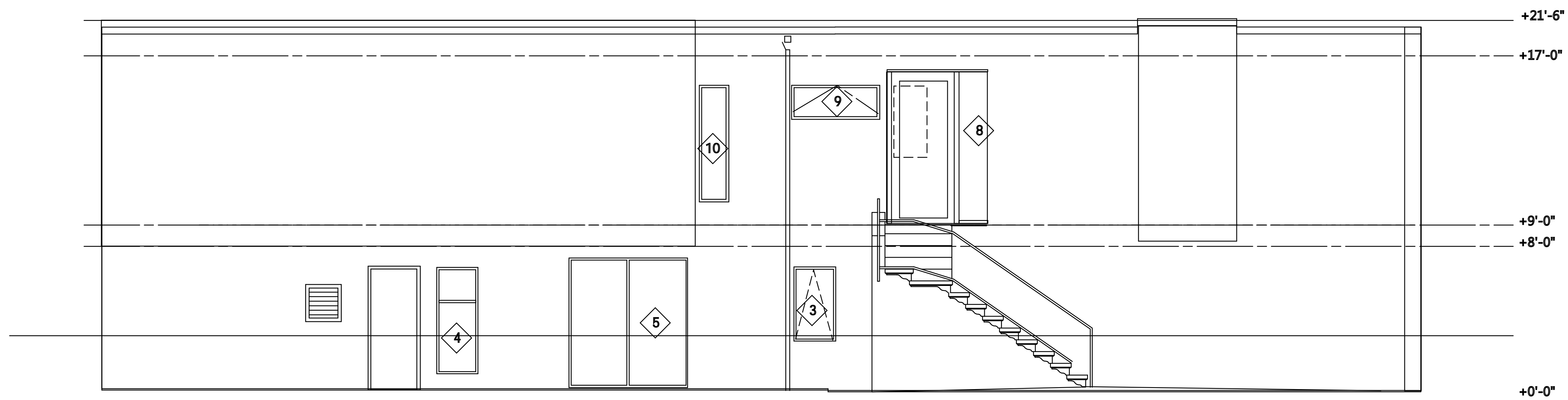
WEST SIDE ELEVATIONS



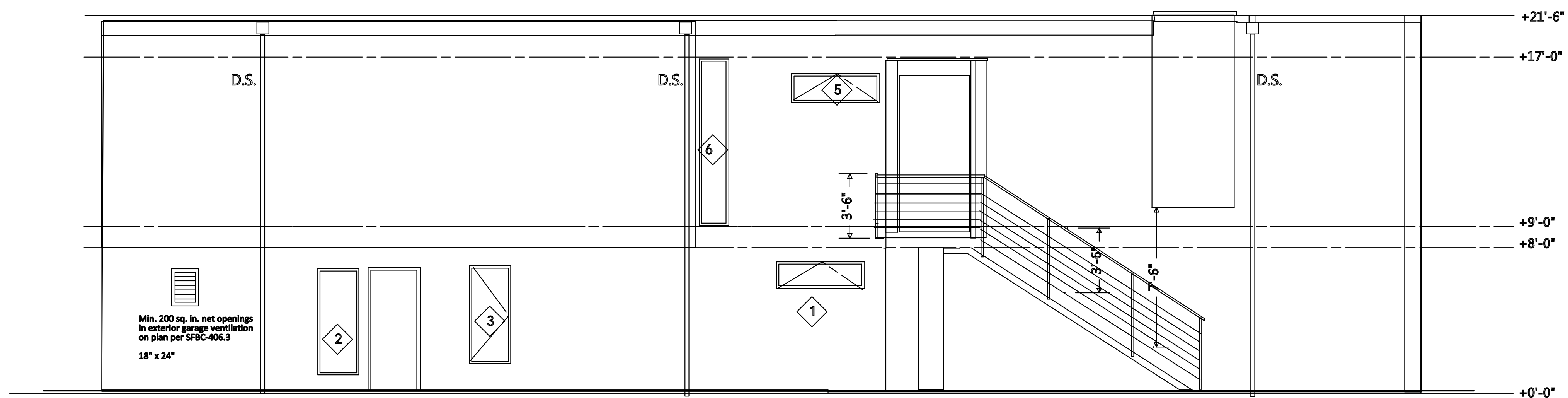
ORIGINAL WEST SIDE ELEVATION

RH-1 residential height limit-
30' front, 35' max

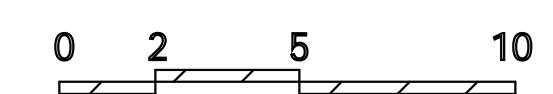
No change to existing grading



AS-BUILT WEST SIDE ELEVATION



PROPOSED WEST SIDE ELEVATION



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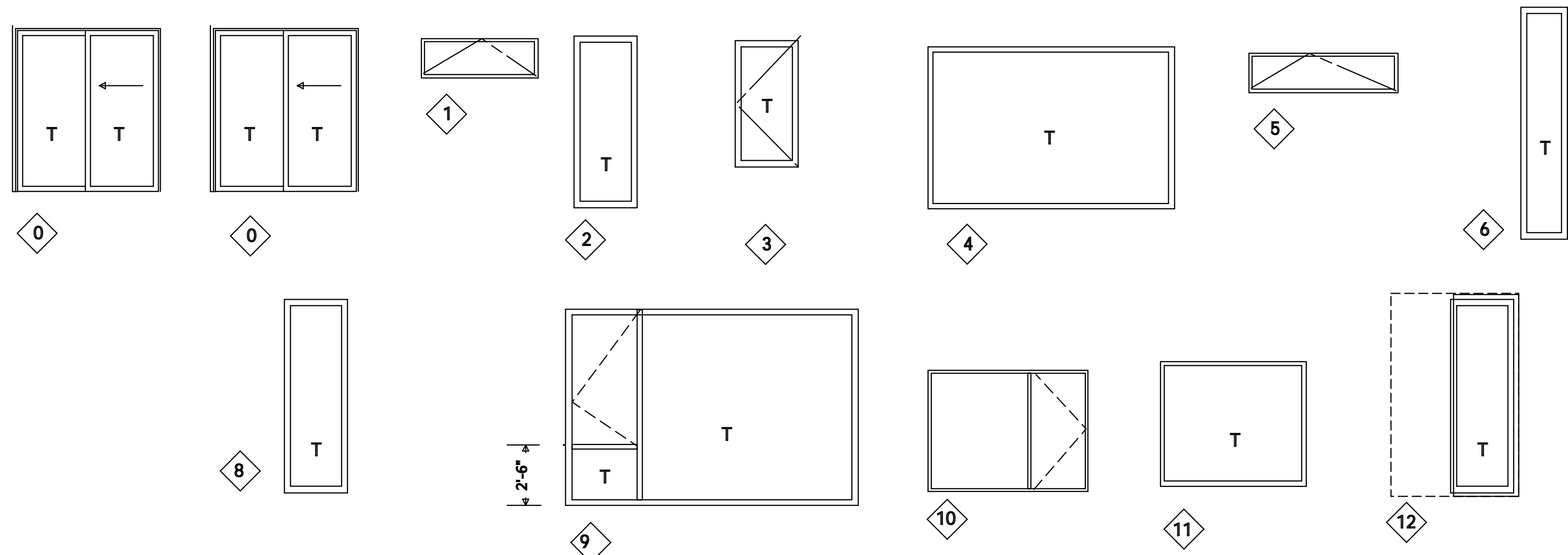
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scale
1/4" = 1'

A9

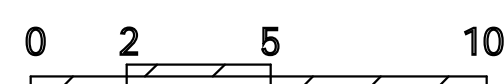
WINDOW SCHEDULE

NO.	SIZE	DESCRIPTION	MAT	GLASS	HDR
0	6'-0" x 7'-3" (n)	SLIDING DOOR (T) 2	METAL		7'-3"
1	5'-0" x 1'-3" (n)	AWNING (T)	METAL		7'-3"
2	2'-6" x 6'-0" (n)	FIXED (T)	METAL	FROSTED	7'-3"
3	2'-6" x 5'-0" (n)	CASEMENT	METAL	FROSTED	7'-3"
4	9'-0" x 6'-6" (n)	FIXED (T)	METAL		8'-0"
5	5'-11" x 1'-6" (n)	AWNING (T)	METAL		7'-3"
6	1'-2" x 9'-0" (n)	FIXED	METAL	FROSTED	9'-0"
8	2'-6" x 8'-0" (n)	FIXED	METAL		8'-0"
9	11'-0" x 8'-0" (n)	FIXED/CASEMENT	METAL		8'-0"
10	6'-6" x 5'-0" (n)	FIXED/CASEMENT	METAL	FROSTED	8'-0"
11	5'-11" x 4'-5" (n)	FIXED/BAY	METAL	SEE DETAIL 4-A16	7'-7"
12	2'-6" x 8'-0" (n)	SLIDER/POCKET	METAL		8'-0"



DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
1	2'-8" X 7'-0"	EXTERIOR DOOR
2	2'-8" X 7'-0"	20 MIN FIRE-RATED DOOR
3	2'-8" X 7'-0"	INT. PANEL DOOR
4	4'-0" X 8'-0"	PIVOT FRONT DOOR
5	2'-8" X 7'-0"	INT. POCKET DOOR
6	5'-0" X 8'-0"pr	SLIDING CLOSET DOORS
7	8'-0" X 8'-0"pr	SLIDING CLOSET DOORS
8	2'-4" X 7'-0"	INT. POCKET DOOR



Lun Chan Associates
 136 Turquoise Way
 San Francisco, CA 94131
 Tel: (925) 787-8716
 Email: erikchan2@gmail.com

Silverman Residence
 1750 Wawona Street San Francisco, CA

Project Name
 1750 Wawona St.
 San Francisco, Ca

Drawn by
 Erik Chan

Phone
 925 787-8716

scale
 1/4" = 1'

A10



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1750 Wawona St		2468011
Case No.		Permit No.
2019-001455PRJ		201903185499
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. To comply w/ N.O.V 201935121. Revision to pa 201707121692. Add parapet & sloping / tapered roof surface to improve roof drainage. Update demo plan to including removal of upper floor exterior walls & portions of lower floor walls that are damaged.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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

<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?</p> <p><i>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 involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Cathleen Campbell</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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:	

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

<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: Building Permit	Signature: Cathleen Campbell
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/03/2020
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 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)
1750 Wawona St		2468/011
Case No.	Previous Building Permit No.	New Building Permit No.
2019-001455PRJ	201903185499	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1750 WAWONA STREET
RECORD NO.: 2019-001455CUAVAR

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

Reception:
415.558.6378

Fax:
415.558.6409

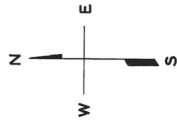
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	4,412	4,412	0
Residential	2,207	2,949	+742
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking	690	540	-150
Usable Open Space	777	777	0
Public Open Space			
Other ()			
TOTAL GSF	2,897	3,489	+592
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	0	1
Square Footage			
Dwelling Units - Affordable	0	0	0
Hotel Rooms			
Parking Spaces	2		2
Loading Spaces			
Car Share Spaces			
Bicycle Spaces	0		0
Number of Buildings	1		1
Number of Stories	3		3
Height of Building(s)	+21'6"		+21'6"
Other ()			

Parcel Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

lot23 into lots24 & 25 for 2001 roll



2468

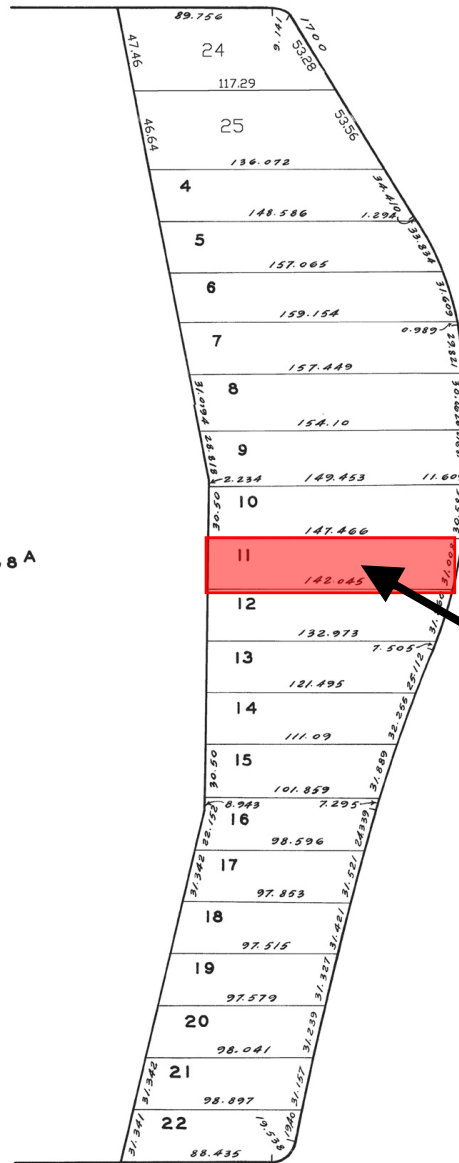
OUTSIDE LANDS
RECORD OF SURVEY

REVISED '58

Revised 2001

28 TH AVE.

BLOCK 2468 A



WAWONA

SUBJECT PROPERTY

30 TH AVE.

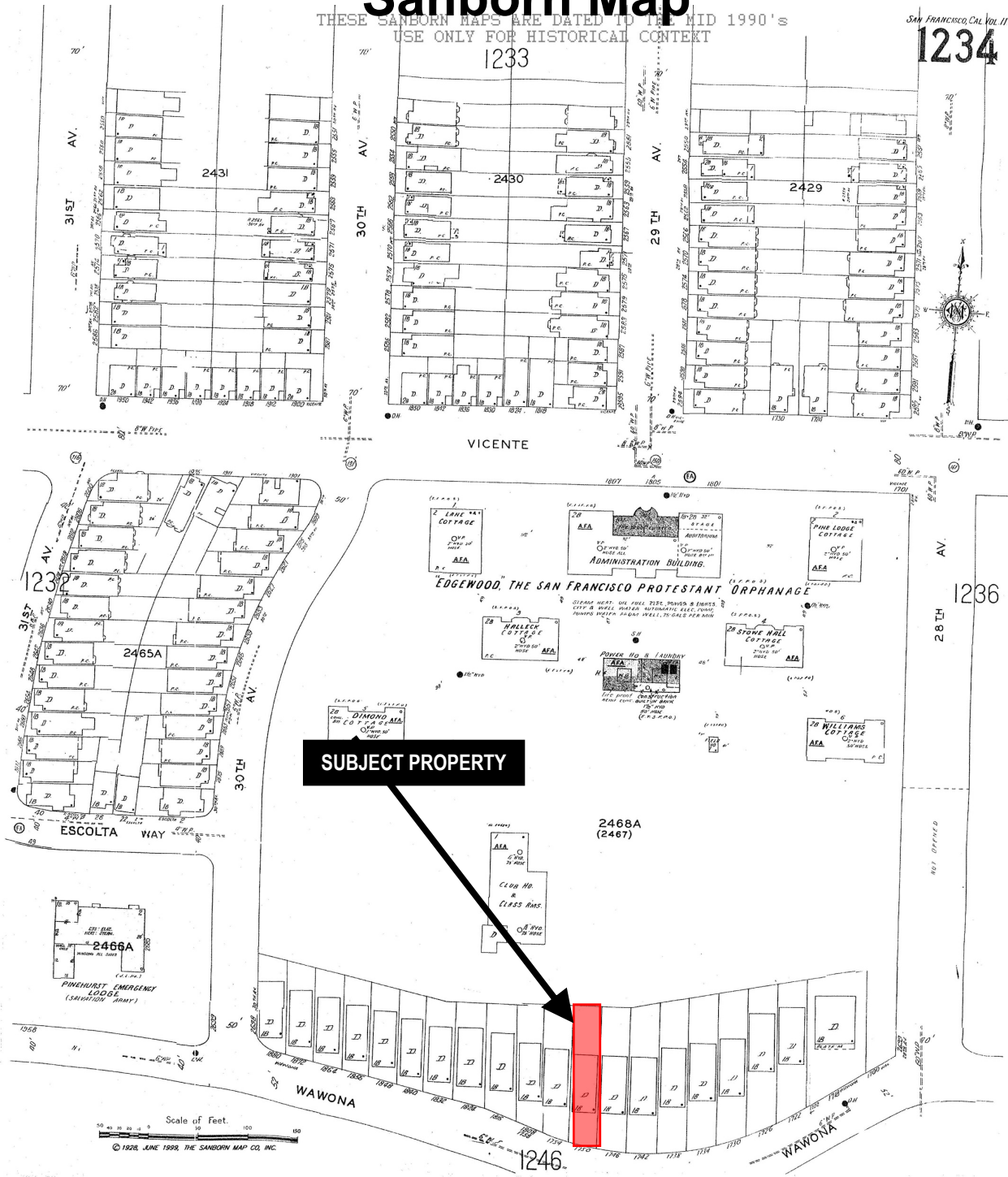


Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET

Sanborn Map*

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
USE ONLY FOR HISTORICAL CONTEXT

SAN FRANCISCO, CAL. VOL. 11



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

Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET



Zoning Map



Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET

Site Photo



Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET

Site Photo



Conditional Use & Variance Hearing
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1750 WAWONA STREET

Site Photo



Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET

Site Photo



Aerial Photo – View 1



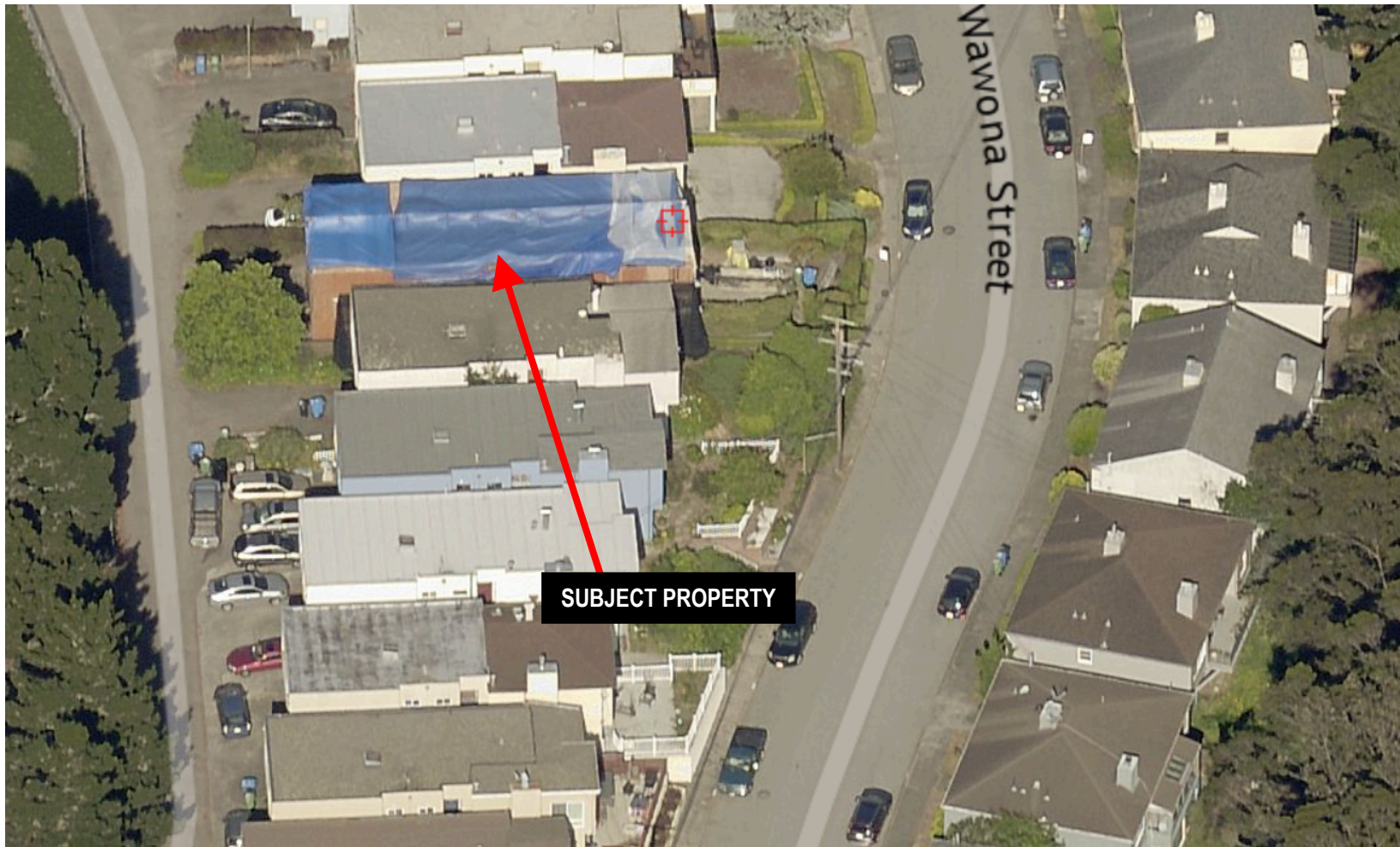
Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET

Aerial Photo – View 2

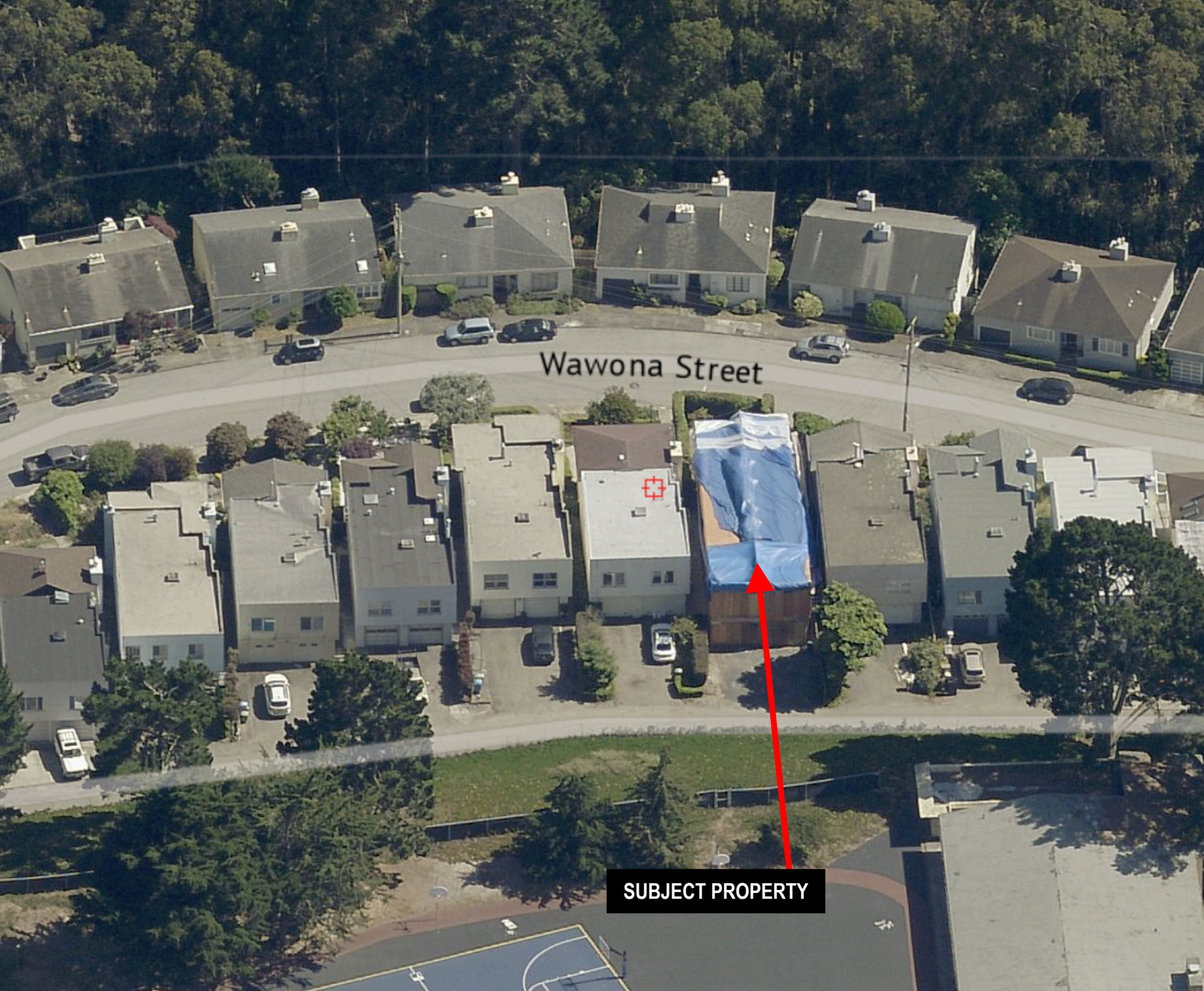


Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET

Aerial Photo – View 3



Aerial Photo – View 4



SUBJECT PROPERTY



Aerial Photo – View 5



SUBJECT PROPERTY



Conditional Use & Variance Hearing
Case Number 2019-001455CUAVAR
CUA DU TANTAMOUNT DEMO & Variances
1750 WAWONA STREET

BPA 2017.07.12.1692 311 PLANS

SCOTT SILVERMAN RESIDENCE REMODEL/ADDITION

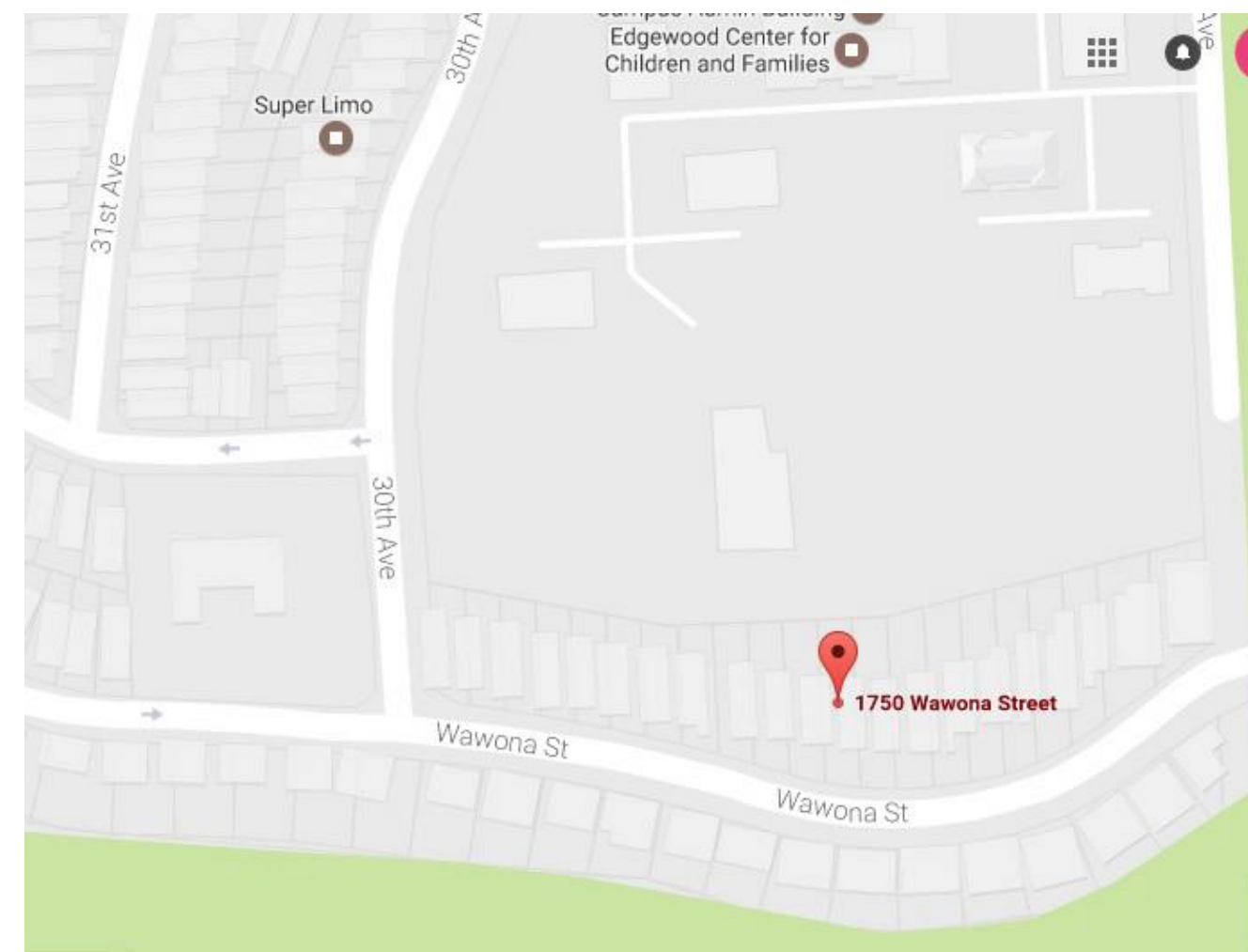
1750 WAWONA STREET, SAN FRANCISCO CA

PROJECT DATA: DRAWING INDEX:
All construction to conform to the 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Energy Code, 2016 California Fire Code, San Francisco General Plan, San Francisco Planning code, 2016 California Green Code

1750 Wawona Street
San Francisco, California
Block and Lot- 2468, 11

Occupancy- RH1
Construction type VN per CBC

Lun Chan Associates
136 Turquoise Way
San Francisco, CA 94131
Tel: (415) 643-6529 Fax: (415) 643-6531
Email: lca.sf@sbcglobal.net



INTERIOR REMODEL SINGLE-FAMILY RESIDENCE

ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CITY CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES.

IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.

ALL WORK SHALL BE PERFORMED

WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.

"SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.

"TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.

CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.

ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.

WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.

ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.

PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.

MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO :

- MINIMUM ROOF/CEILING INSULATION R-19
- MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13.
- MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-19.
- ALL INSULATION TO MEET CEC QUALITY STANDARDS.

E. INFILTRATION CONTROL:

- DOORS AND WINDOWS WEATHER-STRIPPED.
- EXHAUST SYSTEMS DAMPENED .
- DOORS AND WINDOWS CEC CERTIFIED AND LABELED.

4. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
F. DUCTS CONSTRUCTED AND INSTALLED PER UMC.

G. ELECTRICAL OUTLET PLATEGASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.

H. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.

I. ROOF INSULATION R-30
2 X 4 WALL INSULATION R-13
2 X 6 WALL INSULATION R-19

J. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
K. Automatic garage door shall be listed in accordance with UL 325 (R309)

L. Dampproofing, where required, shall be installed with materials and as required in Section R406.1. Vehicular Access doors shall comply with materials Sect. R612.4

VICINITY MAP

- WINDOW NUMBER
- DOOR NUMBER
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE REMOVED
- STANDARD DUPLEX OUTLET
- SECTION OR DETAIL
- ELEVATION
- RECESSED LED LIGHT FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- SURFACE MOUNTED WALL FIXTURE
- PENDANT FIXTURE
- LIGHT SWITCH
- DIMMER SWITCH
- THREE WAY LIGHT SWITCH

I. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
II. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.

SHEET INDEX

- A0 TITLE SHEET, VICINITY MAP, PROJECT DATA,
- A1 SITE PLANS
- A2 EXISTING FLOOR PLANS-
- A3 DEMOLITION PLAN
- A4 PROPOSED FLOOR PLANS
- A5 ROOF PLANS
- A6 FRONT ELEVATIONS
- A6.5 REAR ELEVATIONS
- A7 SIDE ELEVATIONS
- A8 SIDE ELEVATIONS
- A9 EXISTING SECTIONS
- A10 PROPOSED SECTIONS
- A11 WINDOW & DOOR SCHEDULE

PROJECT DESCRIPTION

The residential remodel/addition for Scott Silverman's residence at 1750 Wawona Street involves extensive interior remodeling including the addition of 2 bathrooms and a horizontal extension of the building envelope in the rear of the building by 12 feet.
The addition is 826 sq.ft. of area on two floors will be in only in the north facing rear of the residence; the front of the building will not project out further than the existing residence front facade.

The exterior look will be updated to project a more 21st century modern look and feel.

Project data

1750 Wawona Street
San Francisco, California
Block and Lot- 2468, 11

Occupancy- RH1
Construction type VN per CBC

Lot area- 4,412 sqft

EXISTING
Exist living 1st fl 570 sqft
Exist living 2nd fl 1,465 sqft
Exist Area living - 2,035 sqft-
Exist Garage-830 sqft
Exist Total gross 2,865 sqft

PROPOSED
Proposed living 1st floor 1,100 sqft
Proposed living 2nd fl 1,725 sqft
Proposed Area living - 2825 sqft-
Proposed garage 635 sq ft
Proposed 3,560 sqft

695 sqft addition

Silverman Residence
1750 Wawona Street San Francisco, CA

Project Name
1945 FRANKLIN-
SAN FRANCISCO, Ca

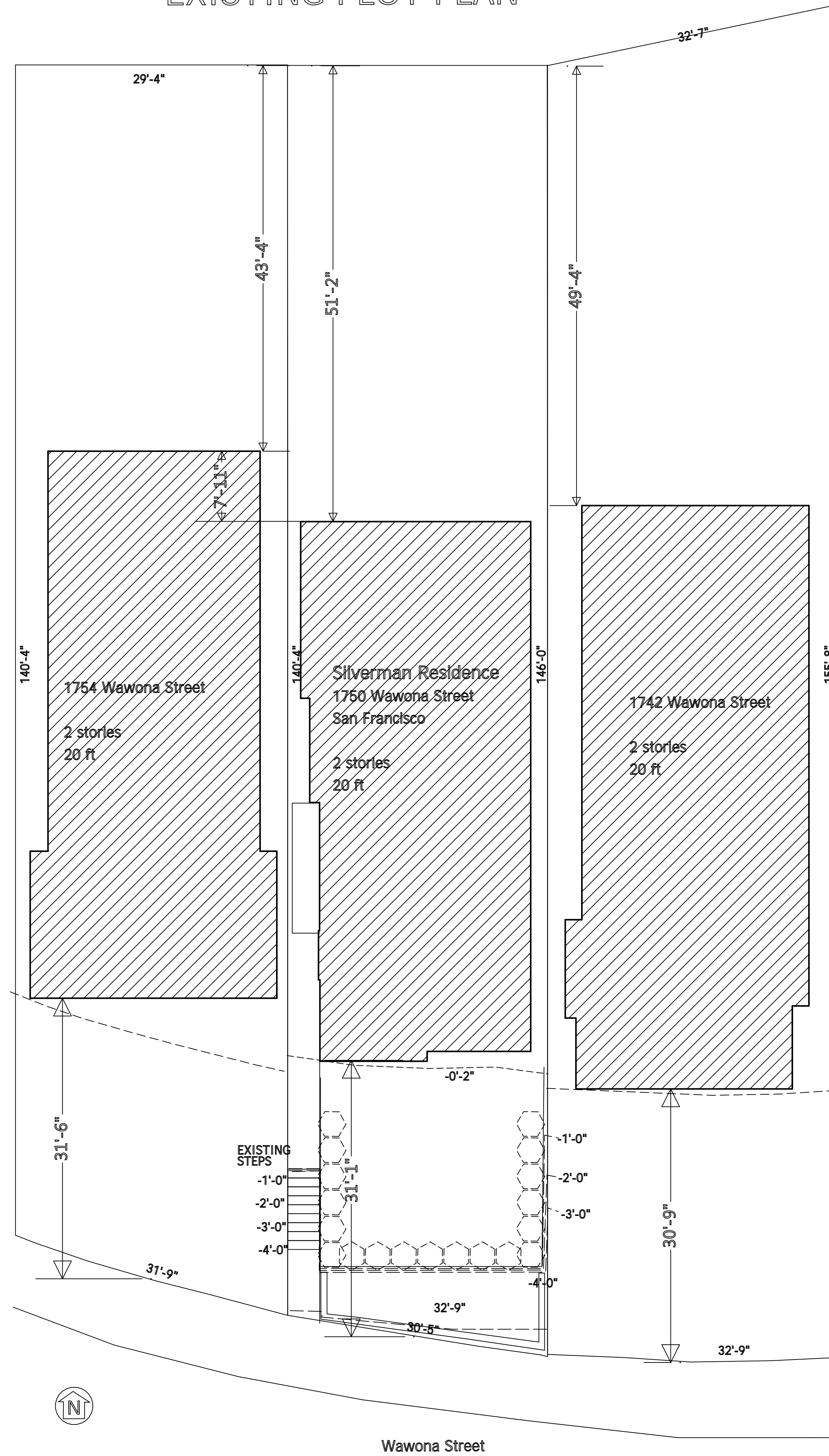
Drawn by
Erik Chan

Phone
925 787-8716

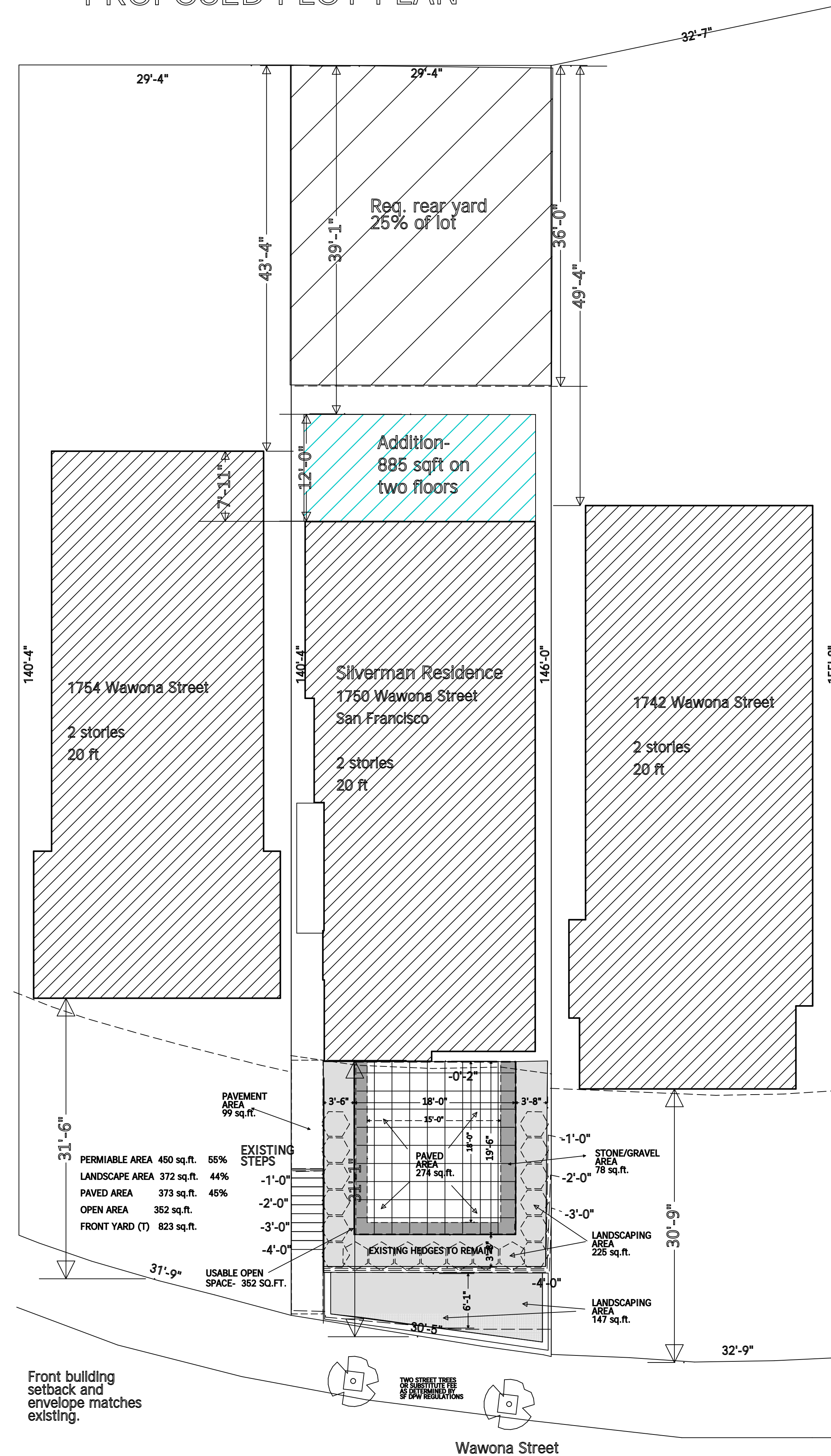
scale
1' = 1/4"

A-0

EXISTING PLOT PLAN



PROPOSED PLOT PLAN



Lun Chan Associates
 136 Turquoise Way
 San Francisco, CA 94131
 Tel: (925) 787-8716
 Email: erikchan2@gmail.com

Silverman Residence
 1750 Wawona Street San Francisco, CA

Revisions-

Project Name
 1750 Wawona St.
 San Francisco, Ca

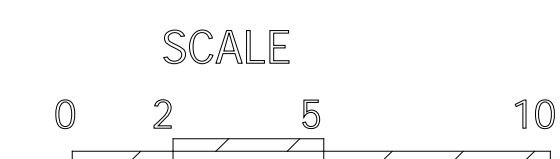
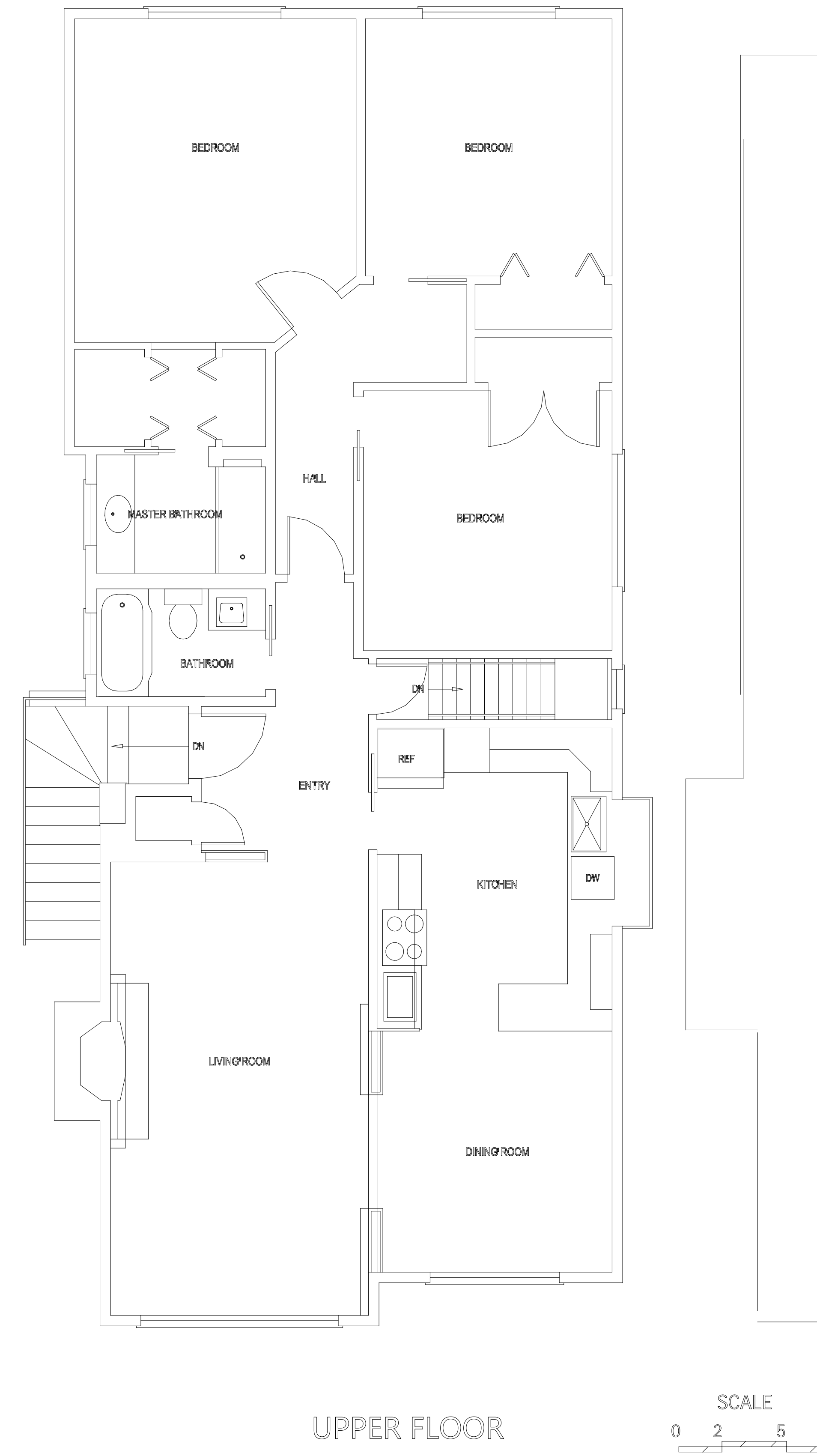
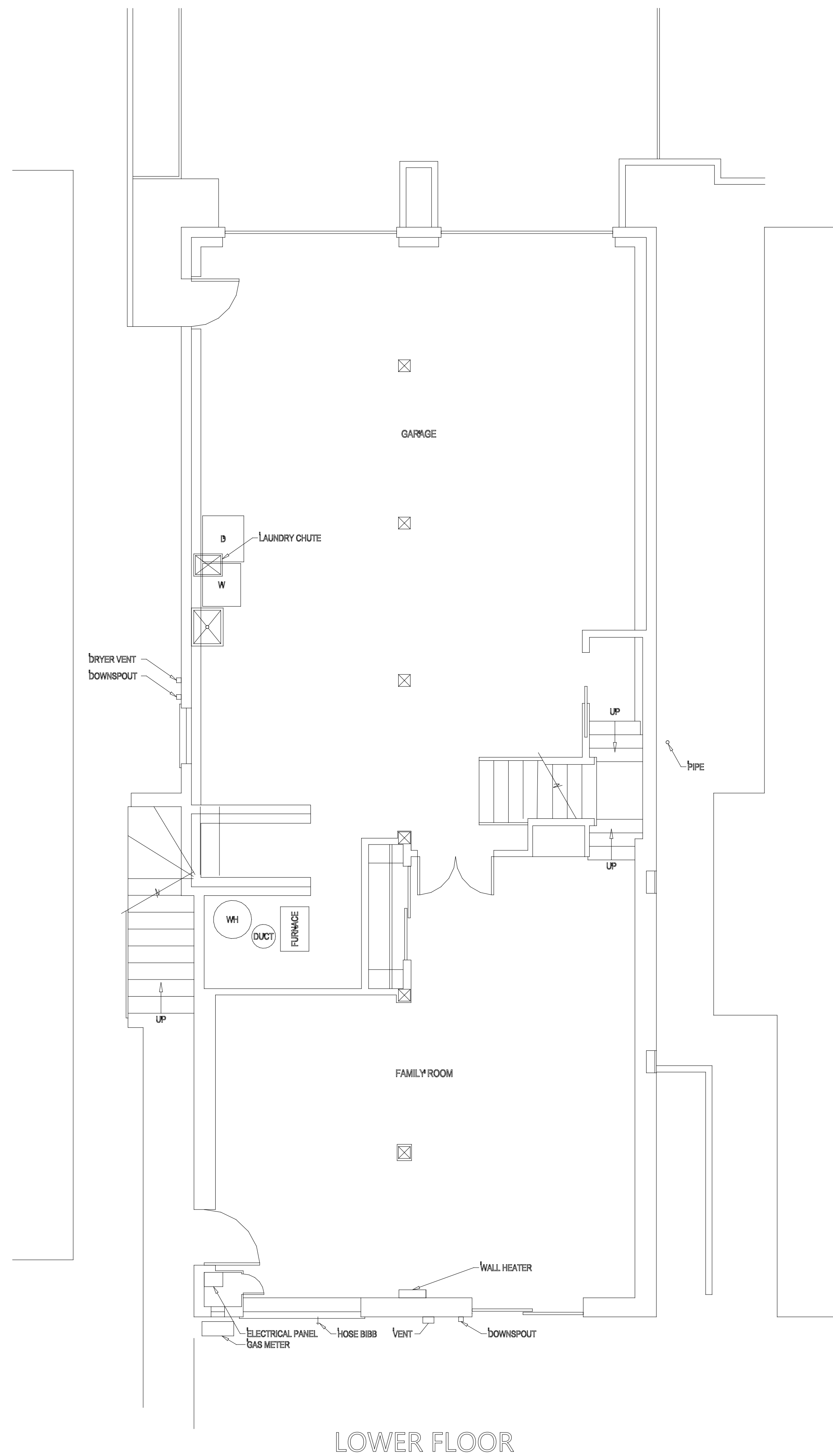
Drawn by
 Erik Chan

Phone
 925 787-8716

scale
 1/8" = 1'

A1

EXISTING FLOOR PLANS



Lun Chan Associates
 136 Turquoise Way
 San Francisco, CA 94131
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 10-20-17

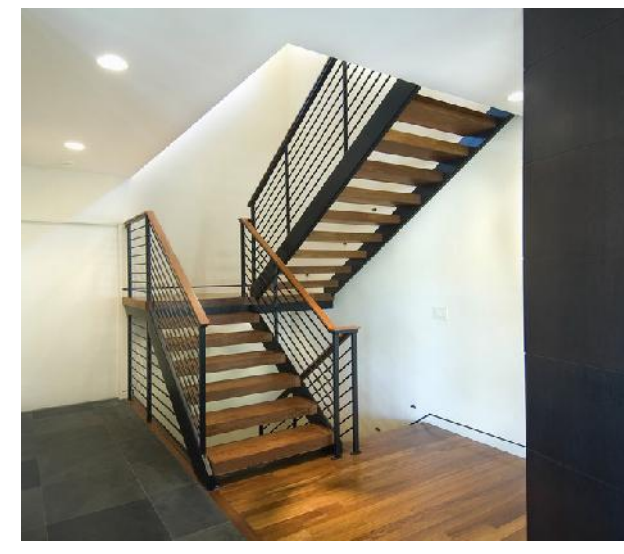
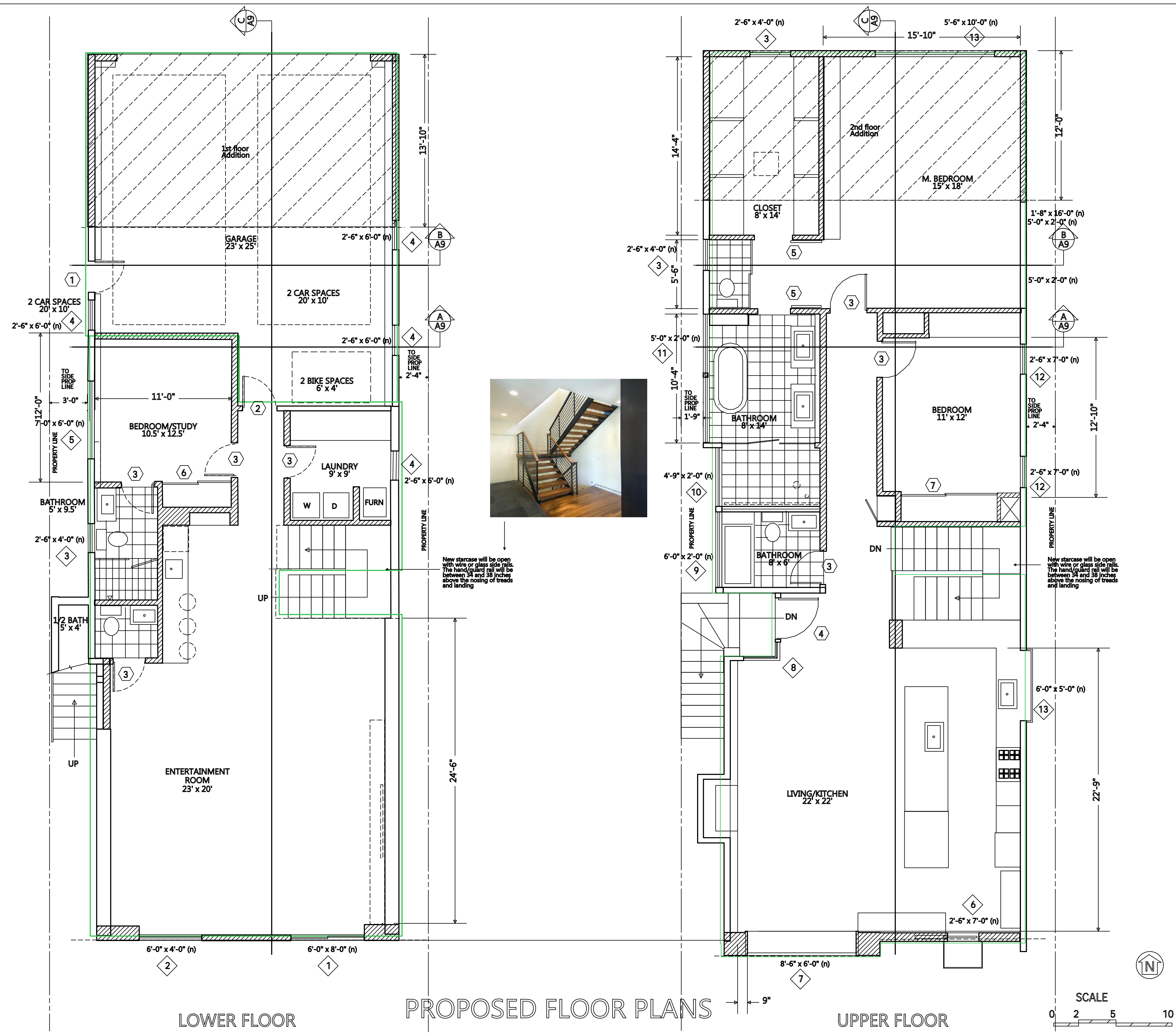
Project Name
 1750 Wawona St.
 San Francisco, Ca

Drawn by
 Erik Chan

Phone
 925 787-8716

scale
 1/4" = 1'

A2

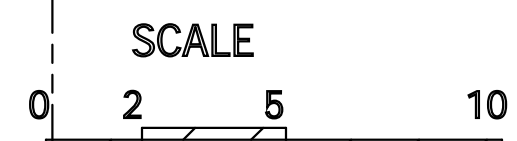


New staircase will be open with wire or glass side rails. The hand/guard rail will be between 34 and 38 inches above the nosing of treads and landing

LOWER FLOOR

PROPOSED FLOOR PLANS

UPPER FLOOR



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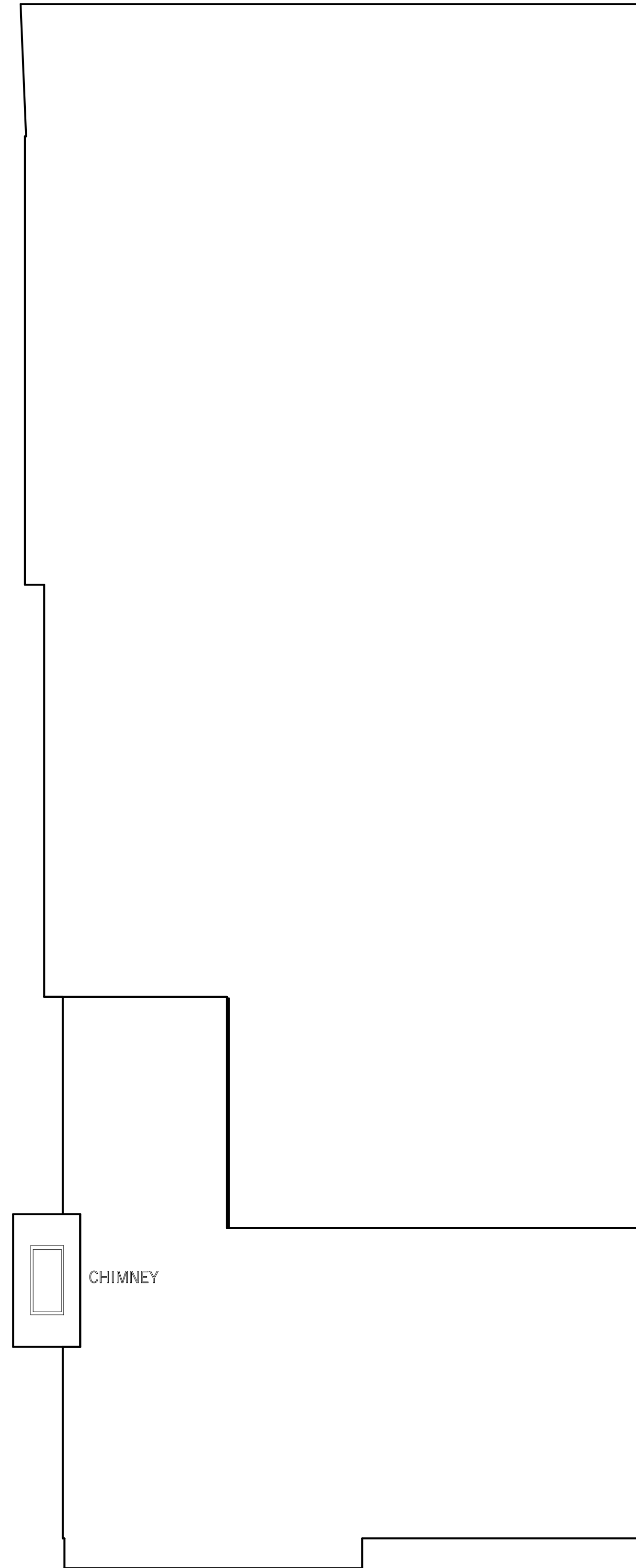
Drawn by
 Erik Chan

Phone
 925 787-8716

scale
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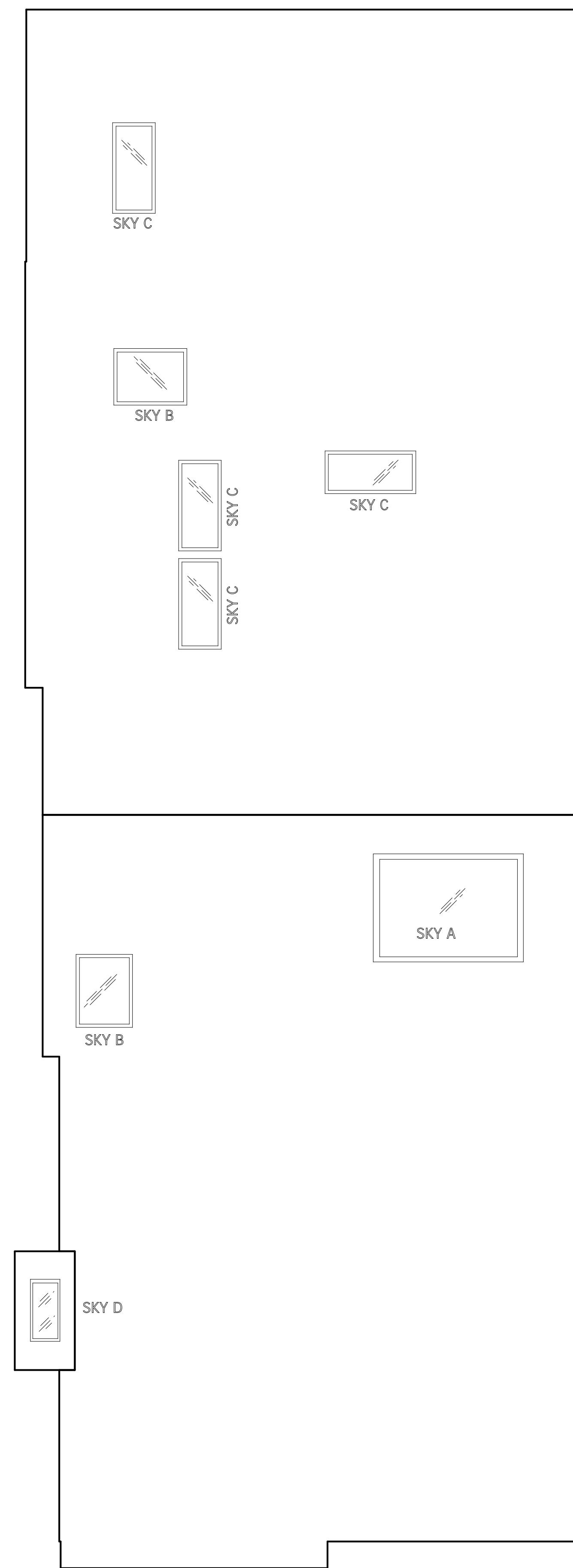
A4

ROOF PLANS



EXIST. ROOF PLAN

- SKY A Custom Fixed Laminated Skylight
(Fits Rough Opening: 84-in x 60-in)
- SKY B VELUX Fixed Tempered Skylight
(Fits Rough Opening: 30.5-in x 46.5-in)
Model #: FCM 3046 000
- SKY C VELUX Fixed Tempered Skylight
(Fits Rough Opening: 22.5-in x 46.5-in)
Model #: FCM 2246 0005
- SKY D VELUX Fixed Tempered Skylight
(Fits Rough Opening: 14.5-in x 30.5-in)
Model #: FCM 1430 0005



NEW ROOF PLAN

Lun Chan Associates
136 Turquoise Way
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Revisions-
10-20-17

Project Name
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Drawn by
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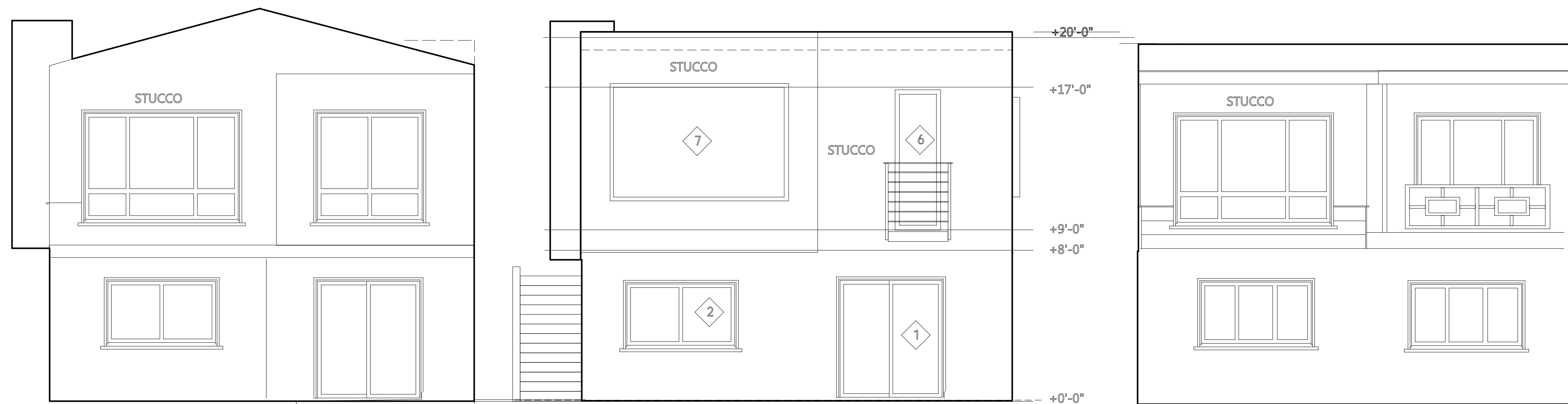
Phone
925 787-8716

scale
1/4" = 1'

A5



EXIST FRONT



PROPOSED FRONT

FRONT ELEVATIONS

RH-1 residential height limit-
30' front, 35' max

No change to existing grading

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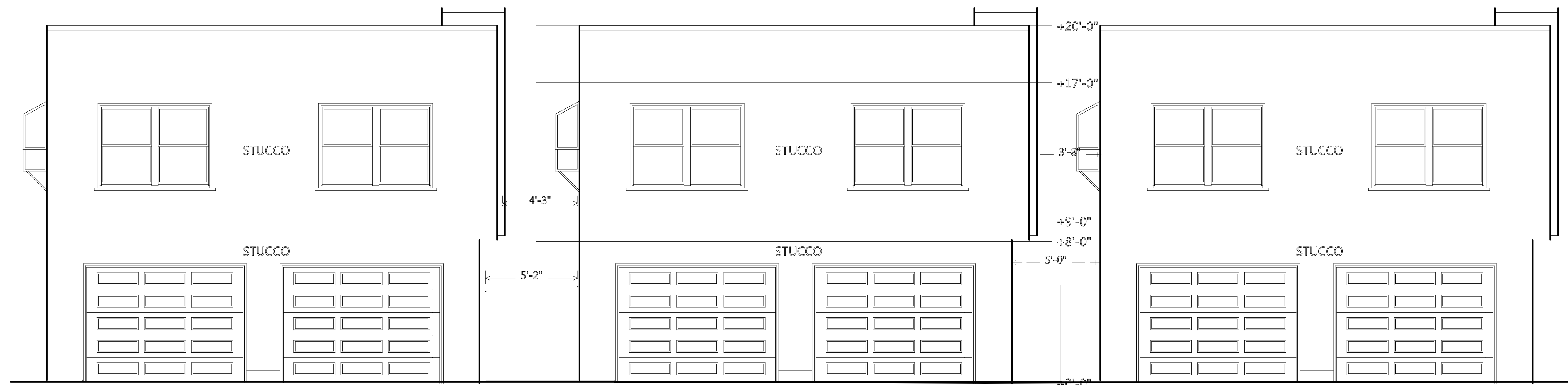
Project Name
1750 Wawona St.
San Francisco, Ca

Drawn by
Erik Chan

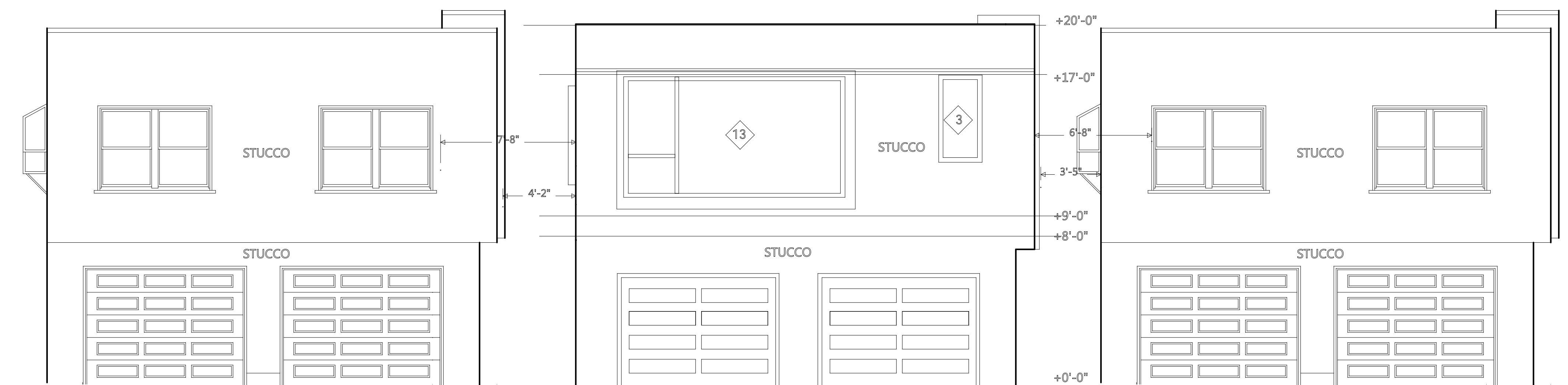
Phone
925 787-8716

scale
1/4" = 1'

A6



EXIST BACK



PROPOSED BACK

REAR ELEVATIONS

RH-1 residential height limit-
30' front, 35' max
No change to existing grading

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10-20-17

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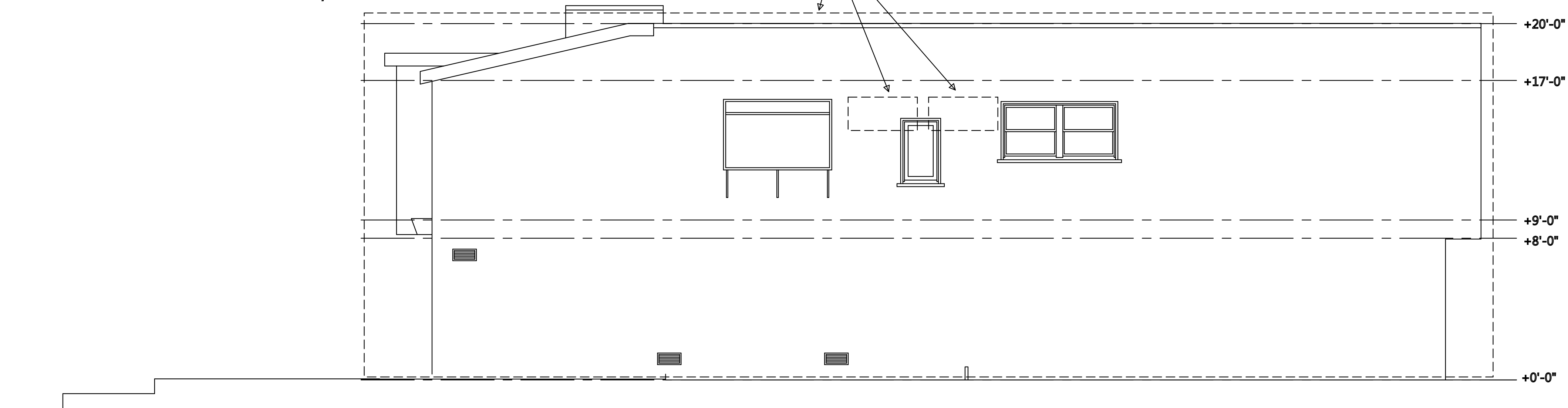
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1/4" = 1'

A6.5

EAST SIDE ELEVATIONS

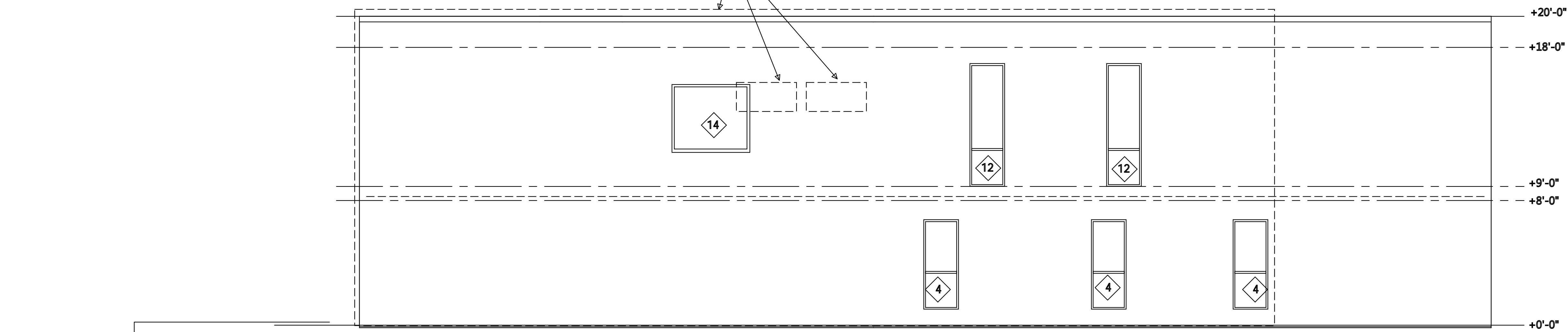
RH-1 residential height limit-
30' front, 35' max

OUTLINE OF NEIGHBORING BUILDING AND WINDOWS



EXISTING SIDE - EAST ELEVATION

OUTLINE OF NEIGHBORING BUILDING AND WINDOWS



NEW SIDE - EAST ELEVATION

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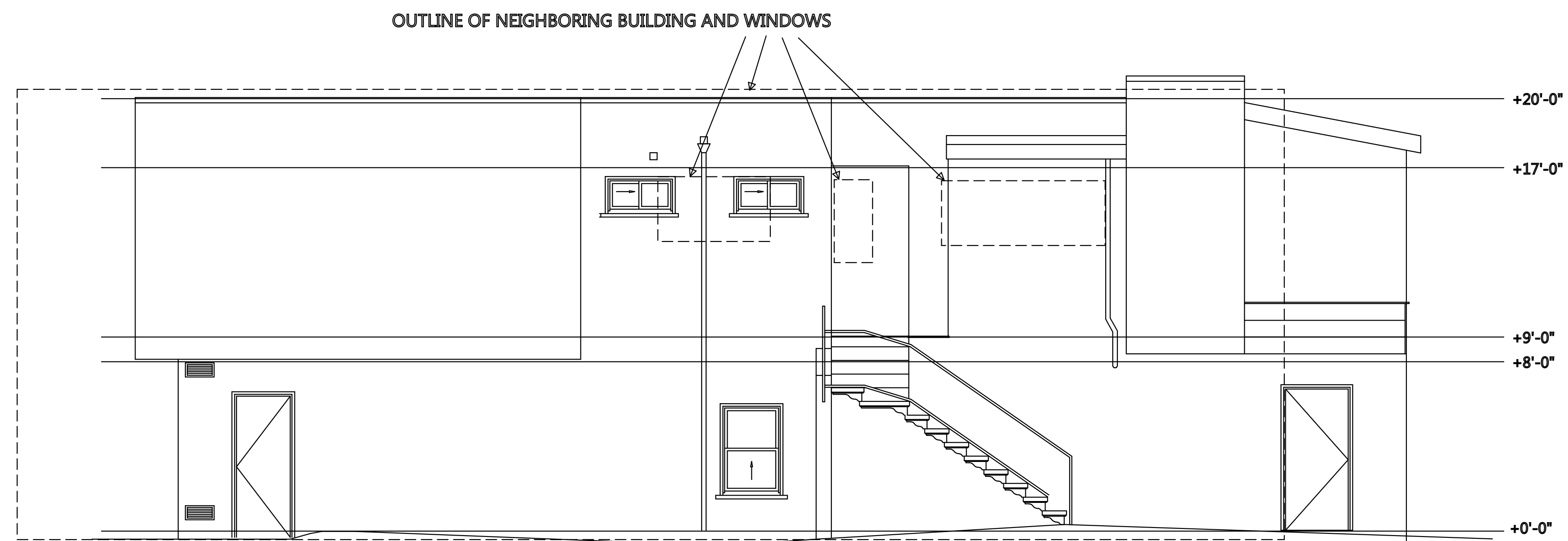
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Erik Chan

Phone
925 787-8716

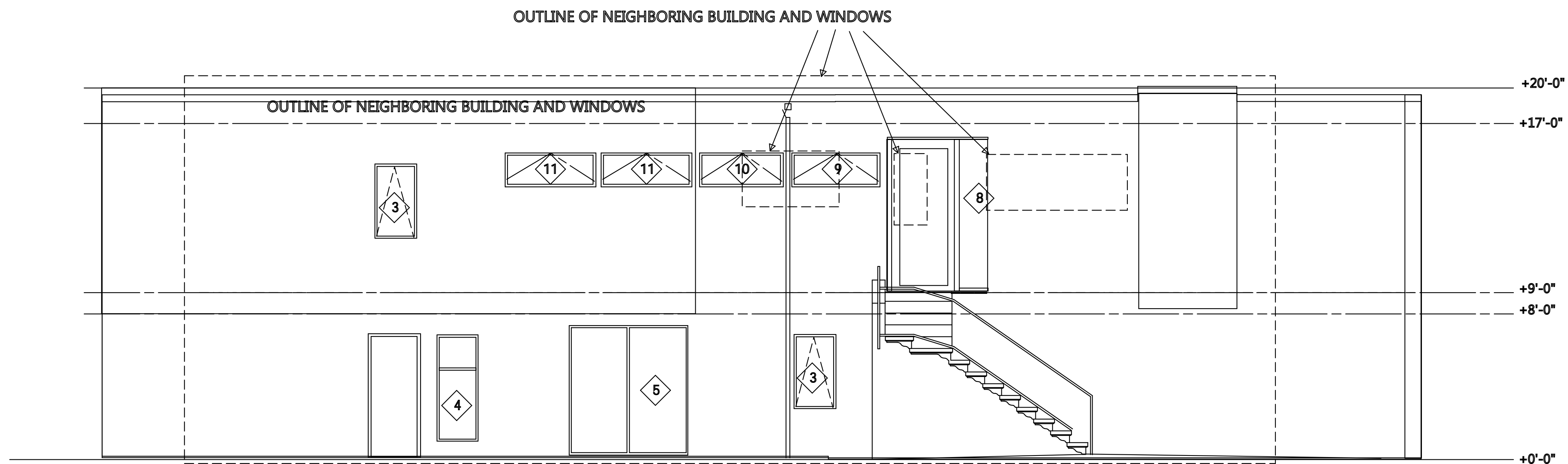
scale
1/4" = 1'

A7

WEST SIDE ELEVATIONS



EXIST WEST SIDE ELEVATION



NEW WEST SIDE ELEVATION

RH-1 residential height limit-
30' front, 35' max

No change to existing grading

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San Francisco, Ca

Drawn by
Erik Chan

Phone
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scale
1/4" = 1'

A8

EXISTING SECTIONS

Lun Chan Associates
 136 Turquoise Way
 San Francisco, CA 94131
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Silverman Residence
 1750 Wawona Street San Francisco, CA

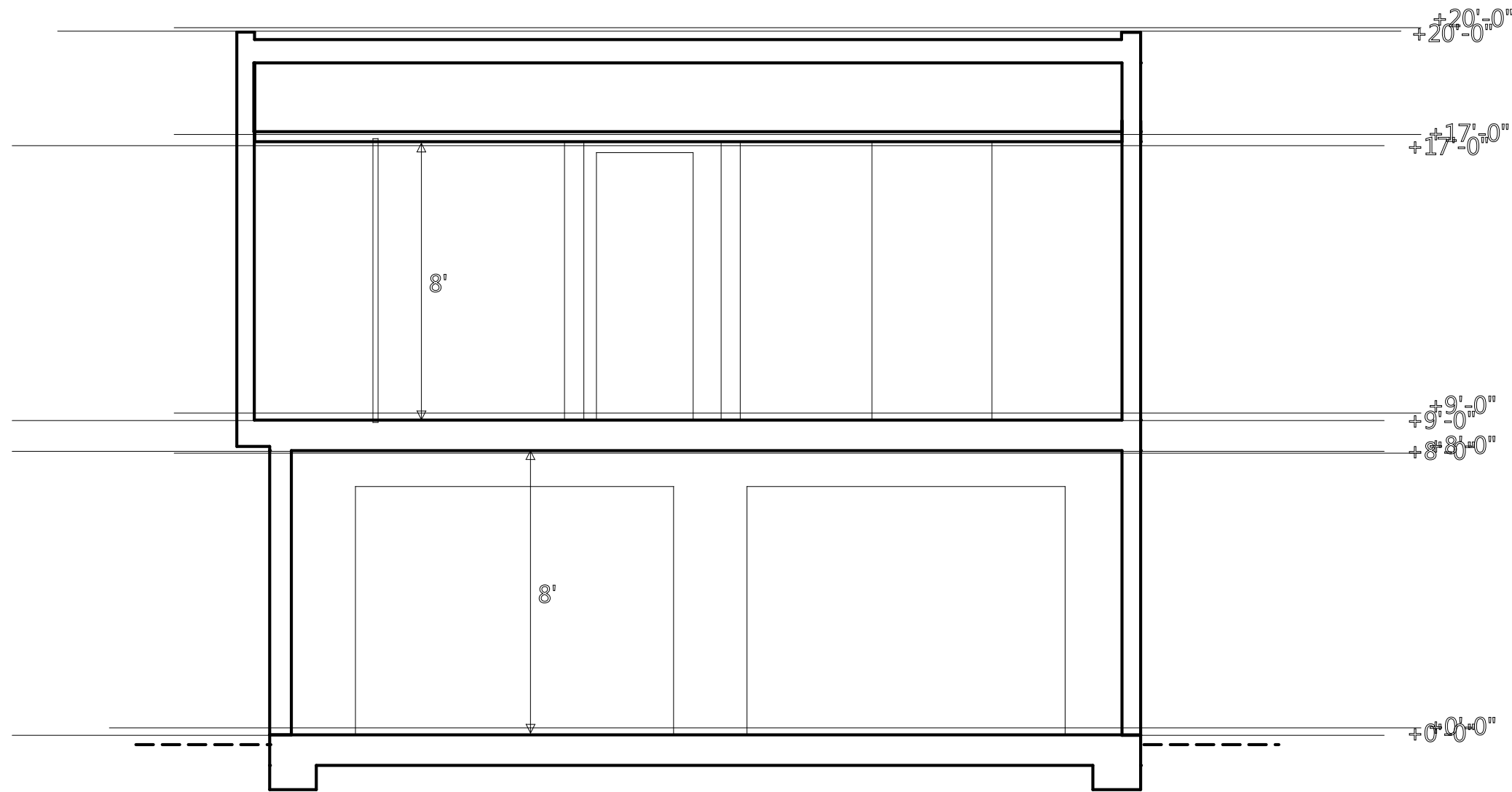
Revisions-
 10-20-17

Project Name
 1750 Wawona St.
 San Francisco, Ca

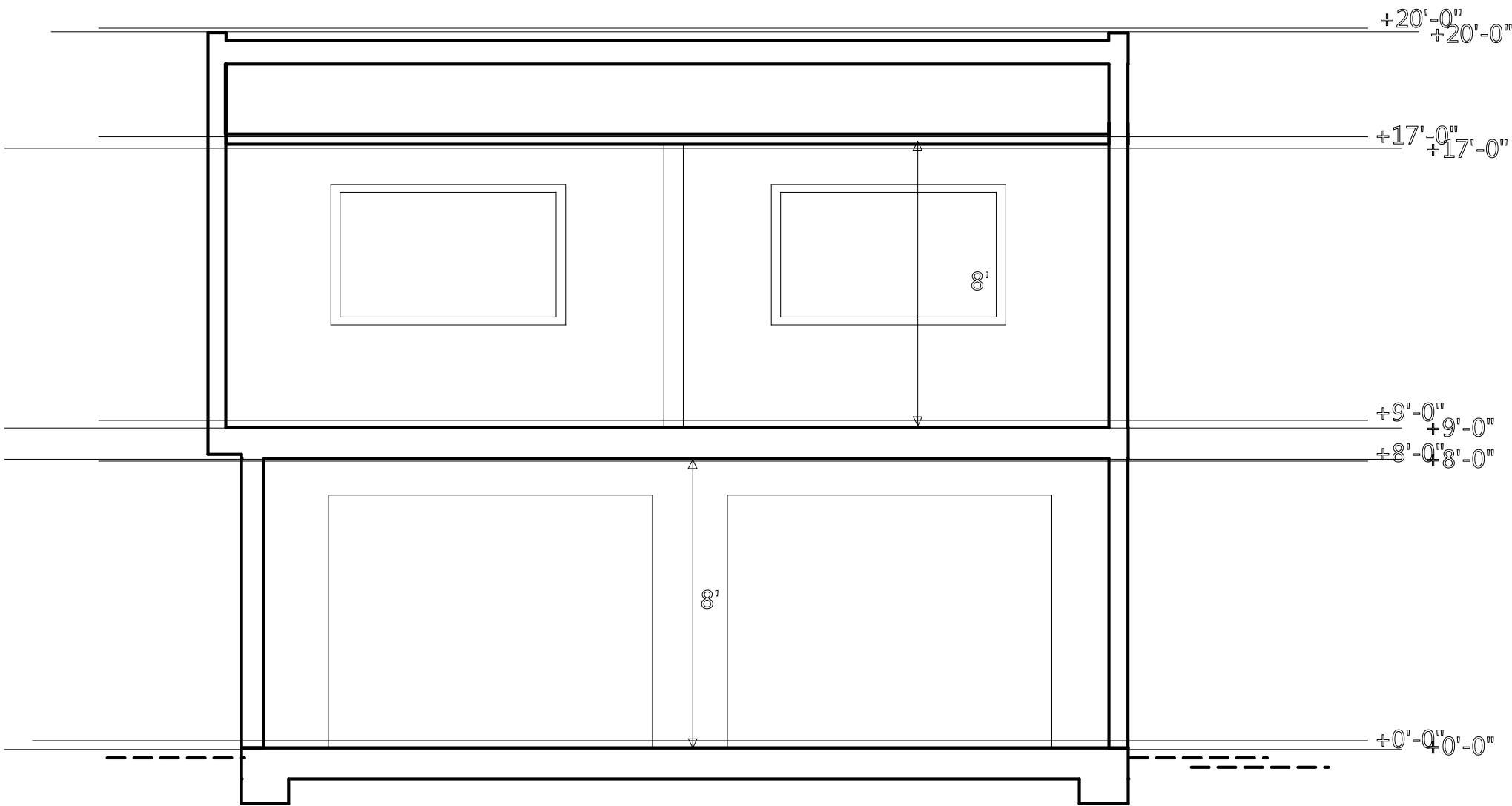
Drawn by
 Erik Chan

Phone
 925 787-8716

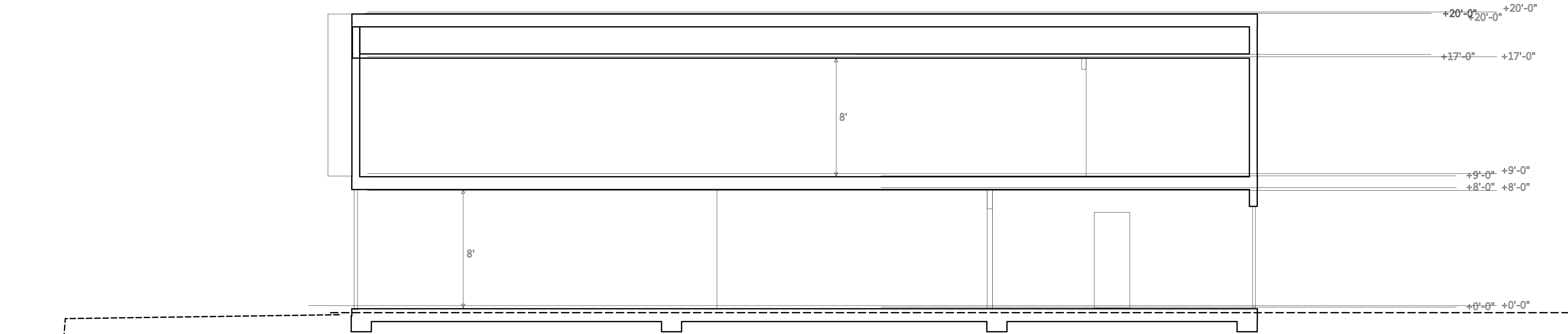
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SECTION A



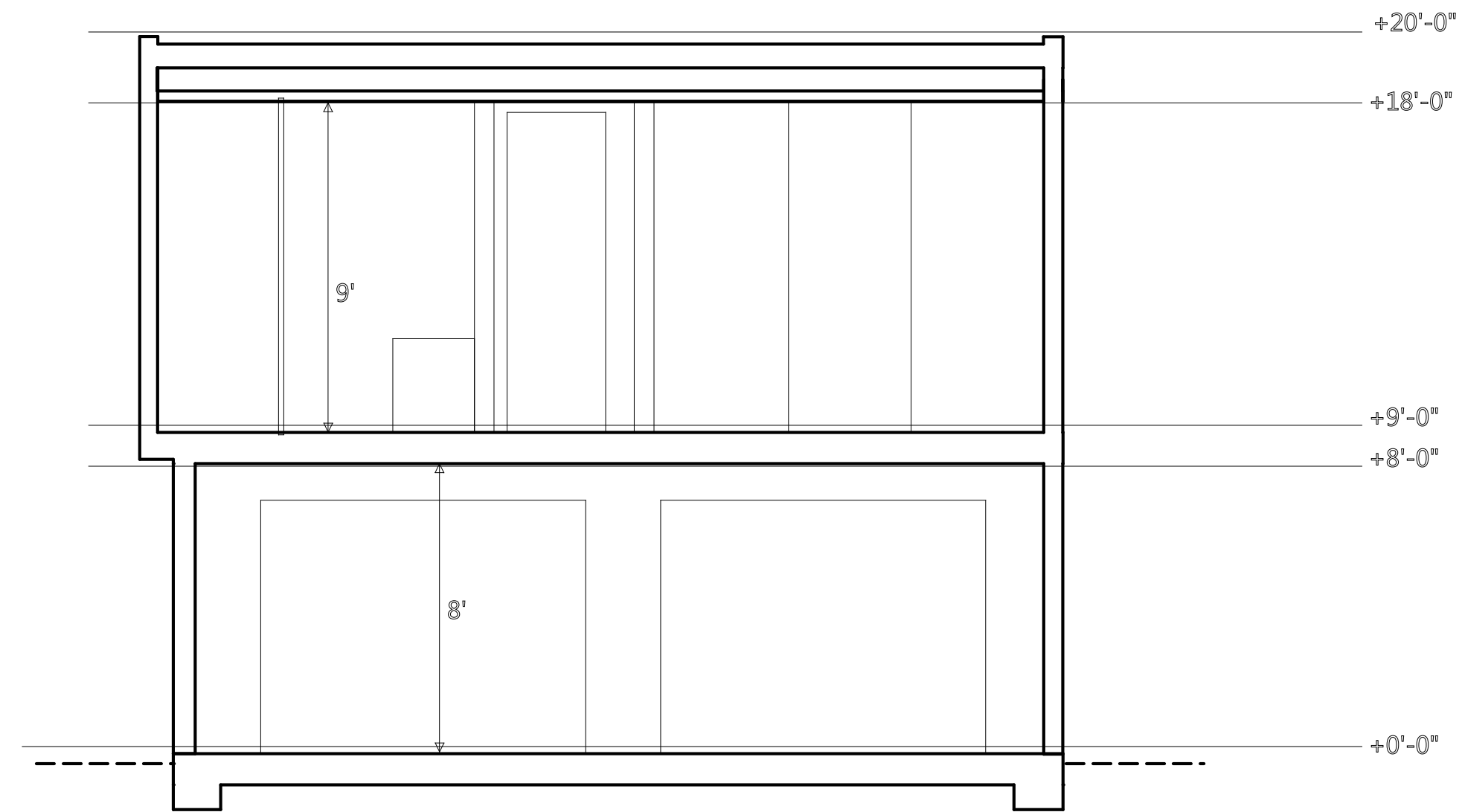
SECTION B



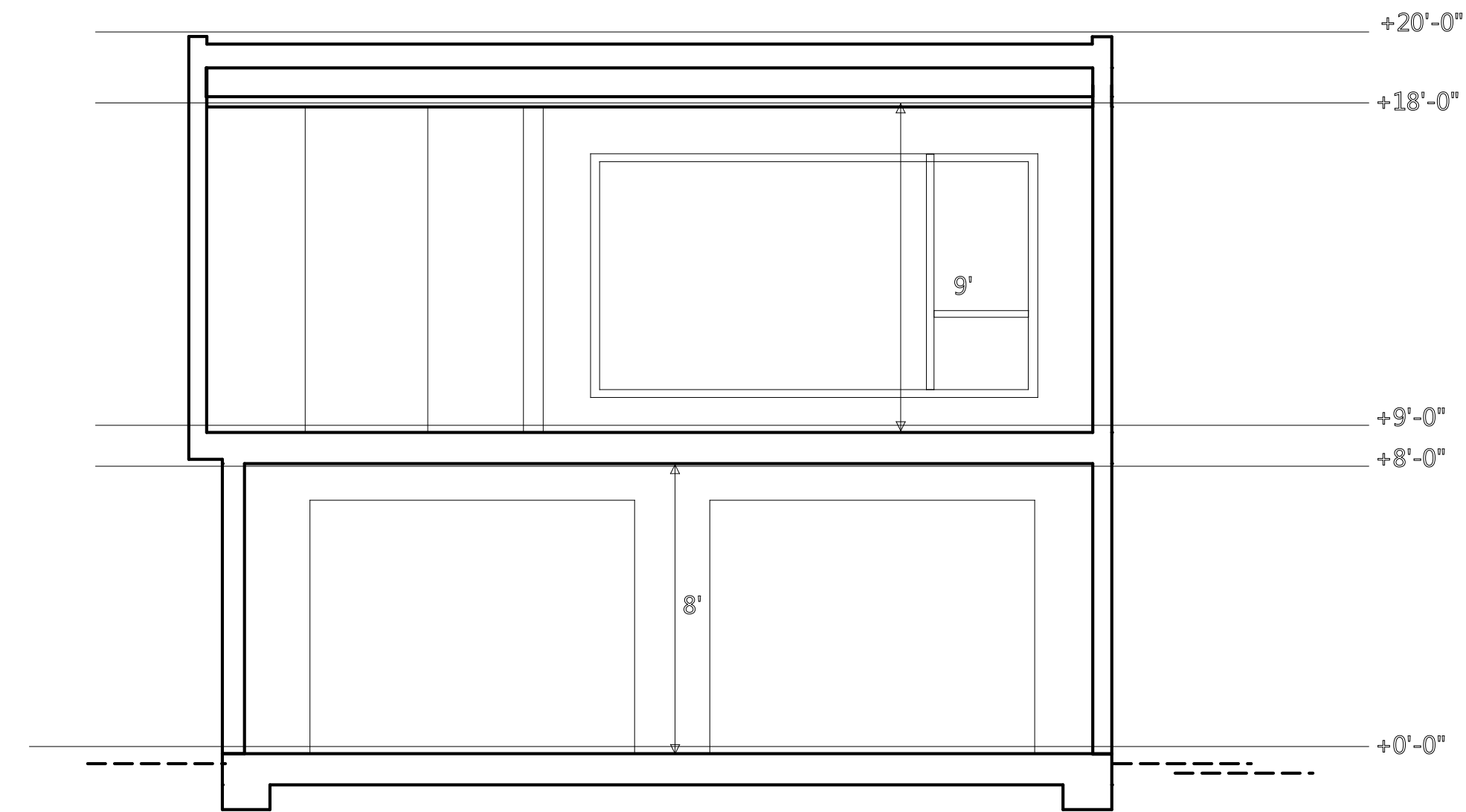
SECTION C

EXISTING EXTERIOR GRADES TO
 REMAIN UNCHANGED

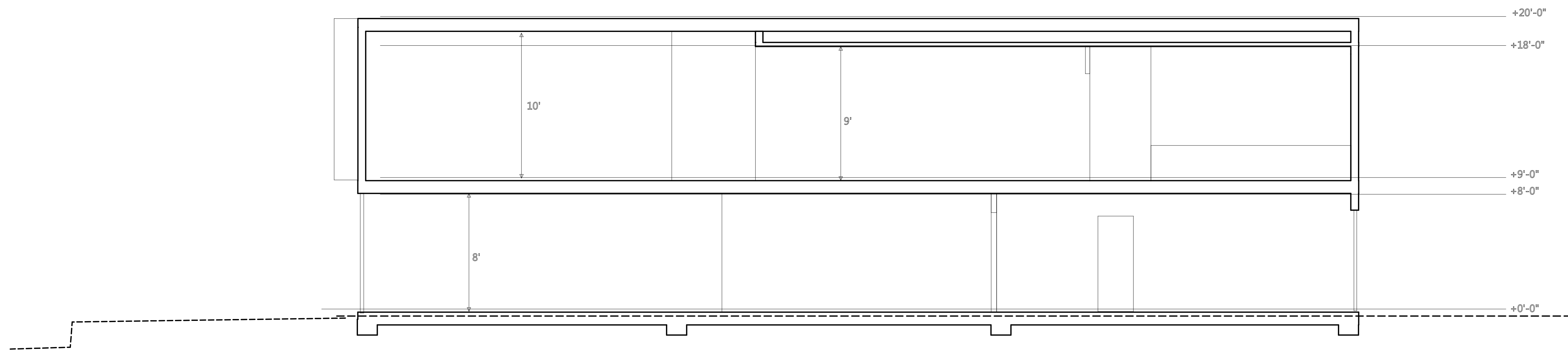
PROPOSED SECTIONS



SECTION A



SECTION B



SECTION C

EXISTING EXTERIOR GRADES TO
REMAIN UNCHANGED

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Erik Chan

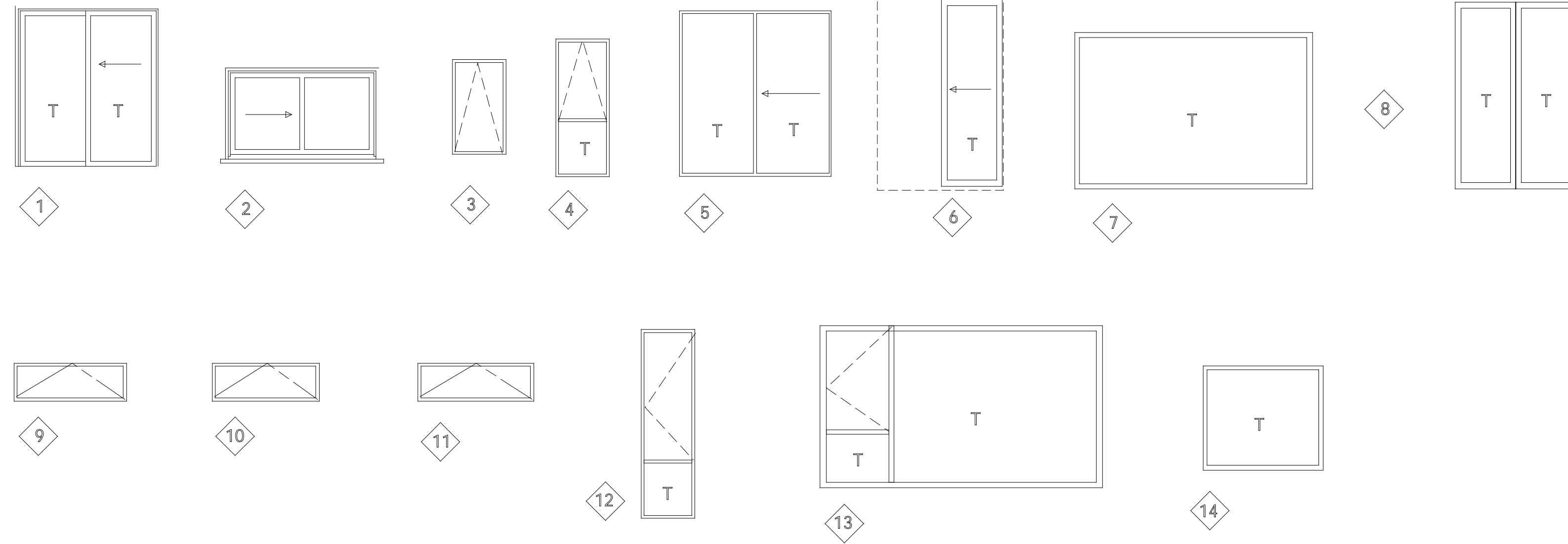
Phone
925 787-8716

scale
1/4" = 1'

A10

WINDOW SCHEDULE

NO.	SIZE	DESCRIPTION		
①	6'-0" x 8'-0" (n)	SLIDING DOOR (T)	METAL	
②	6'-0" x 4'-0" (n)	SLIDING (T)	METAL	
③	2'-6" x 4'-0" (n)	AWNING (T)	METAL	
④	2'-6" x 6'-0" (n)	AWNING (T)	METAL	
⑤	6'-0" x 7'-0" (n)	SLIDING DOOR (T)	METAL	
⑥	2'-6" x 7'-0" (n)	SLIDING POCKET (T)	METAL	
⑦	8'-6" x 6'-0" (n)	FIXED	METAL	
⑧	8'-6" x 9'-0" (n)	FIXED, MTL/GLASS DOOR	METAL	
⑨	6'-0" x 2'-0" (n)	AWNING	METAL	
⑩	4'-9" x 2'-0" (n)	AWNING (T)	METAL	
⑪	5'-0" x 2'-0" (n)	AWNING	METAL	
⑫	2'-6" x 10'-0" (n)	FIXED/CASEMENT	METAL	
⑬	2'-6" x 8'-0" (n)	FIXED/CASEMENT	METAL	
⑭	5'-0" x 4'-0" (n)	FIXED/CASEMENT	METAL	



DOOR SCHEDULE

NO.	SIZE	DESCRIPTION
①	2'-8" X 8'-0"	EXTERIOR DOOR
②	2'-8" X 7'-0"	20 MIN FIRE-RATED DOOR
③	2'-8" X 7'-0"	INT. PANEL DOOR
④	3'-0" X 8'-0"	CUSTOM MTL/GLASS FRONT DOOR
⑤	2'-8" X 7'-0"	BARN DOOR
⑥	5'-0" X 8'-0"pr	SLIDING CLOSET DOORS
⑦	8'-0" X 8'-0"pr	SLIDING CLOSET DOORS
⑧		
⑨		

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Drawn by
 Erik Chan

Phone
 925 787-8716

scale
 1/4" = 1'



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:			
Rental Units:			
Total Units:			
Units subject to Rent Control:			
Vacant Units:			

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:			
Rental Bedrooms:			
Total Bedrooms:			
Bedrooms subject to Rent Control:			

Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL INFORMATION
EXISTING				OWNER OCCUPIED RENTAL VACANT*	Ellis Act eviction in past 10 years Rent Control in past 5 years Below-Market Rate in past 5 years
	If vacant, indicate the most recent year occupied:				_____
	Indicate the number of persons in the household, or most recent household in occupancy:				_____
	Indicate the approximate income of the current or most recent household in occupancy:				\$ _____ Unknown
PROPOSED					

DWELLING UNIT DEMOLITION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), residential demolition is subject to a Conditional Use Authorization or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal dated within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Dwelling Unit Removal: Current Numerical Values" and the "Zoning Controls on Dwelling Unit Removal Implementation" documents..

The Planning Commission will consider the following criteria in the review of residential demolitions Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria, as described in Planning Code Section 317(g)(5):

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal dated within the past six months is required with the application or if administrative approval (as outlined above) is being sought.		
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?		
3	Is the property free of a history of serious, continuing code violations?		
4	Has the housing been maintained in a decent, safe, and sanitary condition?		
5	Is the property a <i>historical resource</i> under CEQA?		
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?		
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?		
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?		
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?		
10	Does the Project protect the relative affordability of existing housing?		
11	Does the Project increase the number of permanently affordable units as governed by Section 415?		

RESIDENTIAL DEMOLITION

(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?		
13	Does the Project increase the number of family-sized units on-site?		
14	Does the Project create new supportive housing?		
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?		
16	Does the Project increase the number of on-site dwelling units?		
17	Does the Project increase the number of on-site bedrooms?		
18	Does the Project maximize density on the subject lot?		
19	If the building is not subject to Rent Stabilization and Arbitration Ordinance or affordable housing, will the Project replace all of the exiting units with new dwelling units of similar size and with the same number of bedrooms?		

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Thomas M. Schultheis Digitally signed by Thomas M. Schultheis
Date: 2020.06.04 09:03:56 -07'00'

Signature

Thomas M. Schultheis

Name (Printed)

06/04/2020

Date

Agent

415-731-9927

thomasmschultheis@sbcglobal.net

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: Cathleen Campbell

Date: 6/4/2020

June 3, 2020

San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

Dear Mr. Corey Teague and San Francisco Planning Commission,

Thank you for reviewing the plans for my home remodel at 1750 Wawona. I am a first time home owner and this is the first time I have ever remodeled.

I have been working with experienced architects and contractors since the initial design of this project. Once our plans were approved and we broke ground, I was consumed with joy and anticipation of moving into my home in nine months. Of course, I was devastated and shocked to find out that my team had not been in compliance and the project would be delayed.

It's been nearly 15 months since my project has been put on pause, and it has been an incredibly difficult time. I hired a second architectural firm in a consulting capacity to help ensure we are in complete compliance with San Francisco Planning code. This expense, along with having to pay for both a mortgage and additional rent, have put me under an immense amount of financial duress. The COVID Pandemic has only made this period more challenging, both financially and mentally. My home has also been broken into multiple times during this period, resulting in severe damages to the property and an awful feeling of violation to myself and neighbors.

1750 Wawona is a family home and is of incredible sentimental value. My grandparents moved in during 1954, and I have fond memories there as a child. I intend to raise my family there and am anxious to continue my project.

I love the plans that I worked on with the SF Planning Department and hope to move forward soon.

Best regards,

Scott Silverman
1750 Wawona St
San Francisco, CA, 94116
415.689.0011



To: San Francisco Department of Building Inspection

From: HCSE, Inc. Humza Chowdhry

Date: January 18th, 2019

Project: 1750 Wawona Street, San Francisco, CA

Job #: 2017-70

Subject: Dry Rot

This memorandum is regarding the existing dry rotted conditions at the **Silverman Residence** located at **1750 Wawona Street, San Francisco, CA**. An inspection was performed by Jamie Greene on January 16th, 2019. Upon inspection, it was evident that a majority of the existing wood stud walls had noticeable dry rot damage. It was also noted that a handful of the existing floor joists were dry rotted as well.

HCSE's recommendation in order to maintain structural integrity of the home was to replace in kind a majority of the existing stud walls which showed dry rot damage. HCSE's recommendation for the floor framing was to sister new 2x10 floor joists to any existing floor joists which showed evidence of dry rot damage. HCSE approves of these remedies in order to maintain the safety and structural integrity of the home.

Please don't hesitate to contact us at 650-557-4333 if you have any questions or comments regarding this memorandum. Thank you.

Sincerely,

Humza S, Chowdhry, C.E., S.E., G.C.
CEO
C74927, S6091, B1025178

Jamie Greene, P.E.
C87593

