



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: OCTOBER 3, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2019-004164CUA
Project Address: 1056-1062 Sanchez Street
Zoning: RH-3 (Residential – House, Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3654 / 002
Project Sponsor: Gholam Reza Memar
1062 Sanchez Street
San Francisco, CA 94114
Property Owner: Gholam Reza Memar
1062 Sanchez Street
San Francisco, CA 94114
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project includes the rear horizontal expansion of all four dwelling units on the property and reconfiguration of the rear access stairs. The Project also includes two roof decks at the rear of the building.

There are four legal dwelling units on the property, which is currently zoned to principally permit three dwelling units. One of the units is a legal, noncomplying dwelling unit and per Section 183 cannot expand beyond its existing built form.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 207, 209.1, and 303 to allow a dwelling unit density at a ratio of one dwelling unit per 1,000 square feet within the RH-3 Zoning District. Granting this CUA will allow the fourth existing dwelling unit to expand outside the existing building envelope.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received 1 letter in support and 0 letters in opposition to the Project. The support for the Project is centered on the creation of expanded units for residents.

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. The Project would permit all four units as conforming, code-compliant units. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, allowing the owner to expand all four units without having an effect that is detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 2, 2019

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

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415.558.6378

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 207, 209.1, AND 303 OF THE PLANNING CODE TO ALLOW A DWELLING UNIT DENSITY AT A RATIO OF ONE DWELLING UNIT PER 1,000 SQUARE FEET OF LOT AREA, ALLOWING ALL DWELLING UNITS TO EXPAND OUTSIDE THE EXISTING BUILDING ENVELOPE, WITHIN THE RH-3 ZONING DISTRICT. THE PROJECT IS LOCATED WITHIN THE RH-3 (RESIDENTIAL – HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 13, 2019, Gholam Reza Memar (hereinafter "Project Sponsor") filed Application No. 2019-004164CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for a rear horizontal expansion of a three-story residential building with four units (hereinafter "Project") at 1056-1062 Sanchez Street, Block 3654 Lot 002 (hereinafter "Project Site").

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

On October 3, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-004164CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004164CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-004164CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the rear horizontal expansion of all four units on the property and reconfiguration of the rear access stairs. The Project also includes two roof decks at the rear of the building.
3. **Site Description and Present Use.** The Project is located on the west side of Sanchez Street, between Elizabeth Street and 24th Street, Block 3654, Lot 002. The property is developed with a three-story residential building with four residential flats. The ground floor is occupied by garages and basement space. Two flats are located on the second story and two flats are located on the third story. There are four legal dwelling units on the property, which is currently zoned to principally permit three dwelling units. One of the units is a legal, noncomplying dwelling unit and per Section 183 cannot expand beyond its existing built form.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District. The immediate context is mixed in character with predominantly residential and commercial uses. The immediate neighborhood includes two-to-three-story residential development to the north, east, and west. The site is one block north of 24th Street, a main commercial corridor of the Noe Valley neighborhood. Other zoning districts in the vicinity of the project site include the 24th Street-Noe Valley NCD, RM-1, and RH-2.
5. **Public Outreach and Comments.** The Department has received 1 email in support of the Project. The email is focused on the creation of expanded units for residents. The Department has not received any opposition to 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. **Residential Use.** Planning Code Section 209.1 states that in the RH-3 Zoning District, up to three dwelling units per lot are principally permitted and up to one unit per 1,000 square feet of lot area is permitted with Conditional Use authorization.

The subject property is developed with a four-unit dwelling, and is considered a legal, noncomplying use. Because the property had not previously obtained Conditional Use authorization to allow one dwelling unit per 1,000 square feet of lot area, one of the existing four units is considered legally nonconforming. The subject property is approximately 3,615 square-feet. Therefore, to allow all four units to obtain conforming status, Conditional Use authorization is required.

- B. **Rear Yard.** Planning Code Section 134 states that a rear yard of 45% of lot depth is required in the RH-3 Zoning District. The required rear yard can be reduced to the average of the rear walls of the structures on the two adjacent properties, but the required rear yard can never be less than 25% of lot depth, or 15 feet, whichever is greater.

The average of the rearmost walls of the adjacent properties is within the last 25% of lot depth. As such, the required rear yard of this property is 25% of the property's lot depth, or 25'-5 1/4". The only extensions proposed into the required rear yard are obstructions permitted in this space per Planning Code Section 136.

- C. **Usable Open Space.** Planning Code Section 135 states that in the RH-3 Zoning District, at least 100 square feet of usable open space is required per unit if the open space is private, and 133 square feet of usable open space is required if the open space is common.

Four dwelling units in the RH-3 Zoning District requires 532 square feet of common usable open space. There is to be 992 square-feet of common usable open space in the rear yard. All units are to retain access to the open space in the rear yard. Therefore, the Project is compliant with Planning Code Section 135.

- D. **Off-Street Parking.** Planning Code Section 151 states that no off-street vehicular parking spaces are required for dwelling units in the RH-3 Zoning District. A maximum of 1.5 off-street parking spaces per dwelling unit is permitted.

The subject property has two garages with one parking space each. The number of parking spaces will not be altered as the result of this Project. Therefore, the Project is compliant with Planning Code Section 151.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed modest expansion of all four units will provide additional usable square footage for their residents. The proposed expansion will also allow for a more symmetrical design at the rear of the property.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the appearance from the street or any other public right-of-way.

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

The proposal does not include an increase or decrease in the number of off-street parking spaces on the property. The proposal does not include a change in the number of units on the property, and therefore the proposal is not expected to generate additional traffic volume.

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

The Project proposes a moderate expansion of a residential building, with no additional accessory uses proposed that are likely to introduce noxious emissions.

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

The proposal includes only a small rear expansion and will not affect aspects such as landscaping, screening, parking, lighting, service areas, and signs. The property is to maintain code-compliant open space on the property for all units.

- 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 or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent the stated purpose of the RH-3 (Residential – House, Three Family) in that the proposal will protect and conserve the residential use of the building and will not alter the units as large residential flats with exposure to the front and the rear of the property.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

OBJECTIVE 2:

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

Policy 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

OBJECTIVE 4:

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

Policy 4.1

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The Project proposes a modest rear horizontal expansion for all four existing dwelling units. As the property is located in an RH-3 Zoning District, only 3 dwelling units are code-compliant, with the fourth unit being legally non-conforming. This application proposes to legitimize all four units as conforming dwelling units by allowing a density ration of 1 unit per 1,000 square feet of lot area. As such, the proposal does not include the removal or addition of any dwelling units. No non-residential uses are to be added to the property as the result of this proposal. The addition proposed will provide the units' residents with additional living space, making the units more appropriate for larger families. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site is residential and does not possess any 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 Project would preserve the four existing housing units and allow them to expand outside of the existing building envelope without having any detrimental effects on the cultural and economic diversity of the neighborhood. Neighborhood character will be preserved as no alterations to the front façade are proposed as a part of this Project.

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

The Project would preserve the four existing housing units and will not alter their status as affordable units.

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

The Project does not propose any additional dwelling units or uses on the site. The Project will not impact MUNI transit service, vehicular traffic, or neighborhood parking.

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

The Project does not include commercial office development and will not affect the City's economic base.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

The Project will not have any effects on the City's parks or open spaces nor their access to sunlight and vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-004164CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 28, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 3, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

Draft Motion
October 3, 2019

RECORD NO. 2019-004164CUA
1056-1062 Sanchez Street

NAYS:

ABSENT:

ADOPTED: October 3, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow dwelling unit density at a ratio of one dwelling unit per 1,000 square feet, allowing all dwelling units to expand outside the existing building envelope, located at 1056-1062 Sanchez Street, Block 3654, Lot 002, pursuant to Planning Code Section(s) 207, 209.1, and 303 within the RH-3 (Residential – House, Three Family) District and a ~~40-X~~ Height and Bulk District; in general conformance with plans, dated **June 28, 2019**, and stamped “EXHIBIT B” included in the docket for Record No. **2019-004164CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 3, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 3, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

MONITORING - AFTER ENTITLEMENT

6. **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

7. **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

REAR ADDITION
1056 -1062 SANCHEZ STREET, SAN FRANCISCO
APN: 3654002

SCOPE: TO REPLACE
DETERIORATING REAR STAIRCASE
AND DECKS WITH NEW STAIRCASE
AND EXPAND REAR SUN ROOM AT 4
EXISTING UNITS. NO EXCAVATION
REQUIRED.

ZONING DISTRICT: RH-3
HEIGHT & BULK DISTRICT: 40-X
UNITS: 4
STORIES: 2
BUILDING SQ FT: 4,036 SQ FT
LOT SQ FT: 3,968 SQ FT
CONSTRUCTION TYPE: IIIB

USEABLE OPEN SPACE: 1162 SQ FT

OWNER: REZA MEMAR
650.201.8099

STRUCTURAL ENGINEER:
TBA

ARCHITECTURAL DESIGNER:
TANYA RETHERFORD
TANYARETH@GMAIL.COM
925.389.1052

GENERAL CONTRACTOR:
TBA

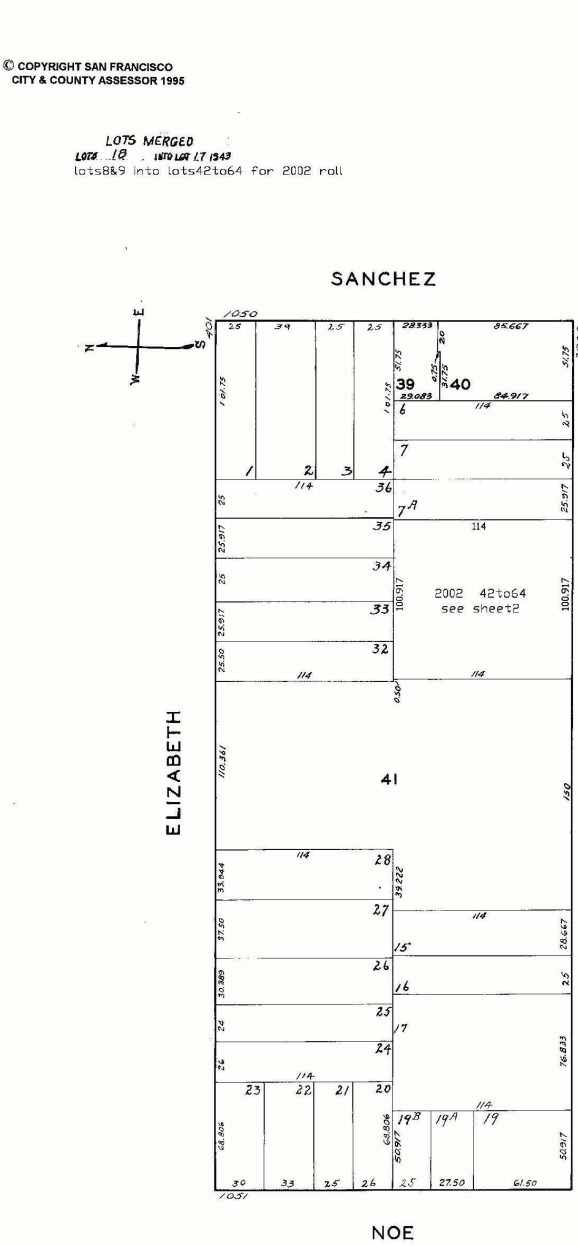
1062 SANCHEZ ST (61 SQ FT ADDED)
LEVEL 1
EXISTING SQ FT: 928
PROPOSED SQ FT: 989

1060 SANCHEZ ST (61 SQ FT ADDED)
LEVEL 2
EXISTING SQ FT: 992
PROPOSED SQ FT: 1053

1058 SANCHEZ ST (61 SQ FT ADDED)
LEVEL 2
EXISTING SQ FT: 992
PROPOSED SQ FT: 1053

1056 SANCHEZ ST (61 SQ FT ADDED)
LEVEL 1
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PROPOSED SQ FT: 989

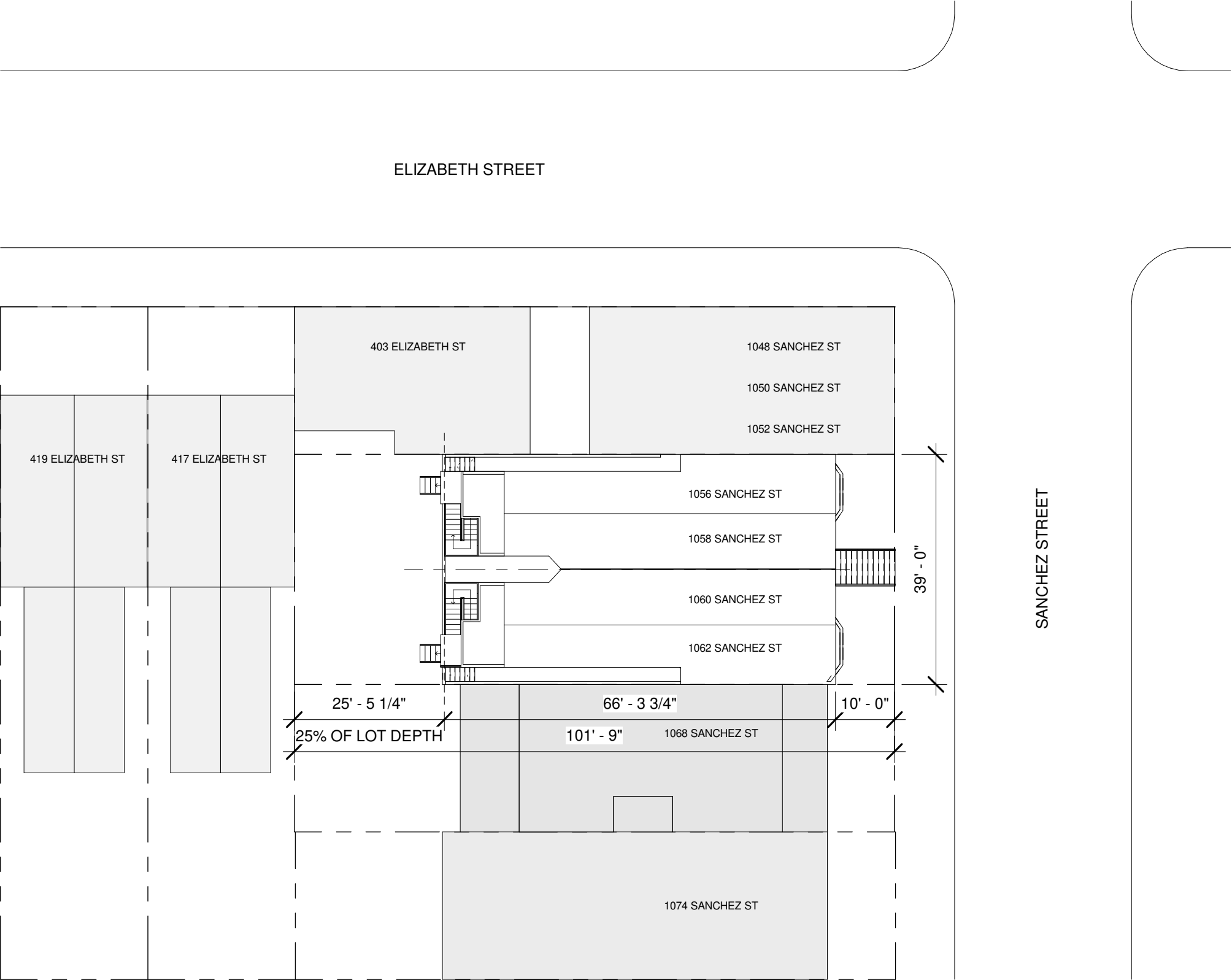
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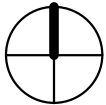
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3654
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" '62
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" '69
Revised 2002

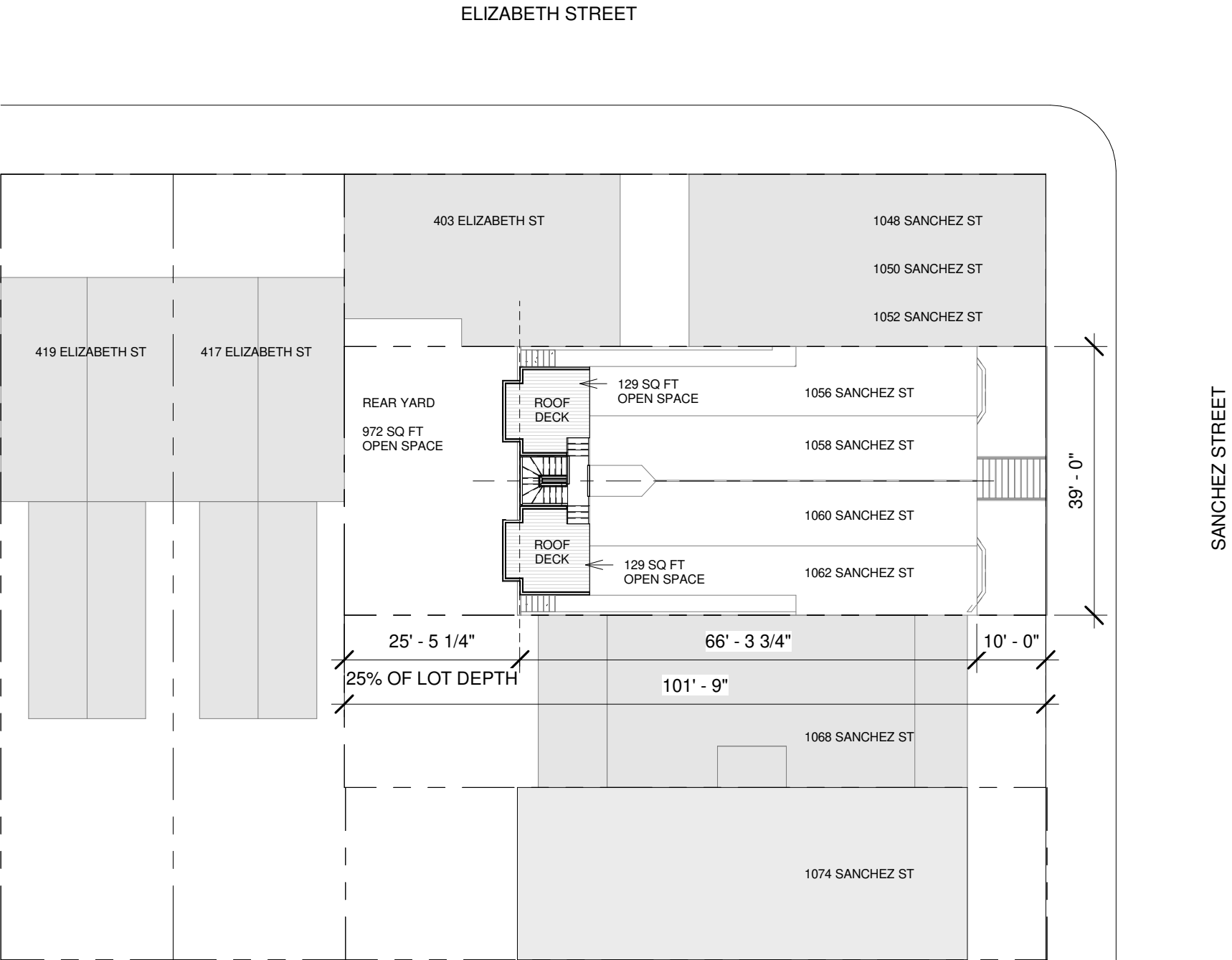
Sheet List

A100	COVER SHEET
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	PHOTOS
A104	PHOTOS
A200	EXISTING BASEMENT
A201	EXISTING LEVEL 1
A202	EXISTING LEVEL 2

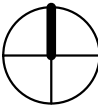


② EXISTING SITE PLAN
1" = 20'-0"





1 PROPOSED SITE PLAN
1" = 20'-0"

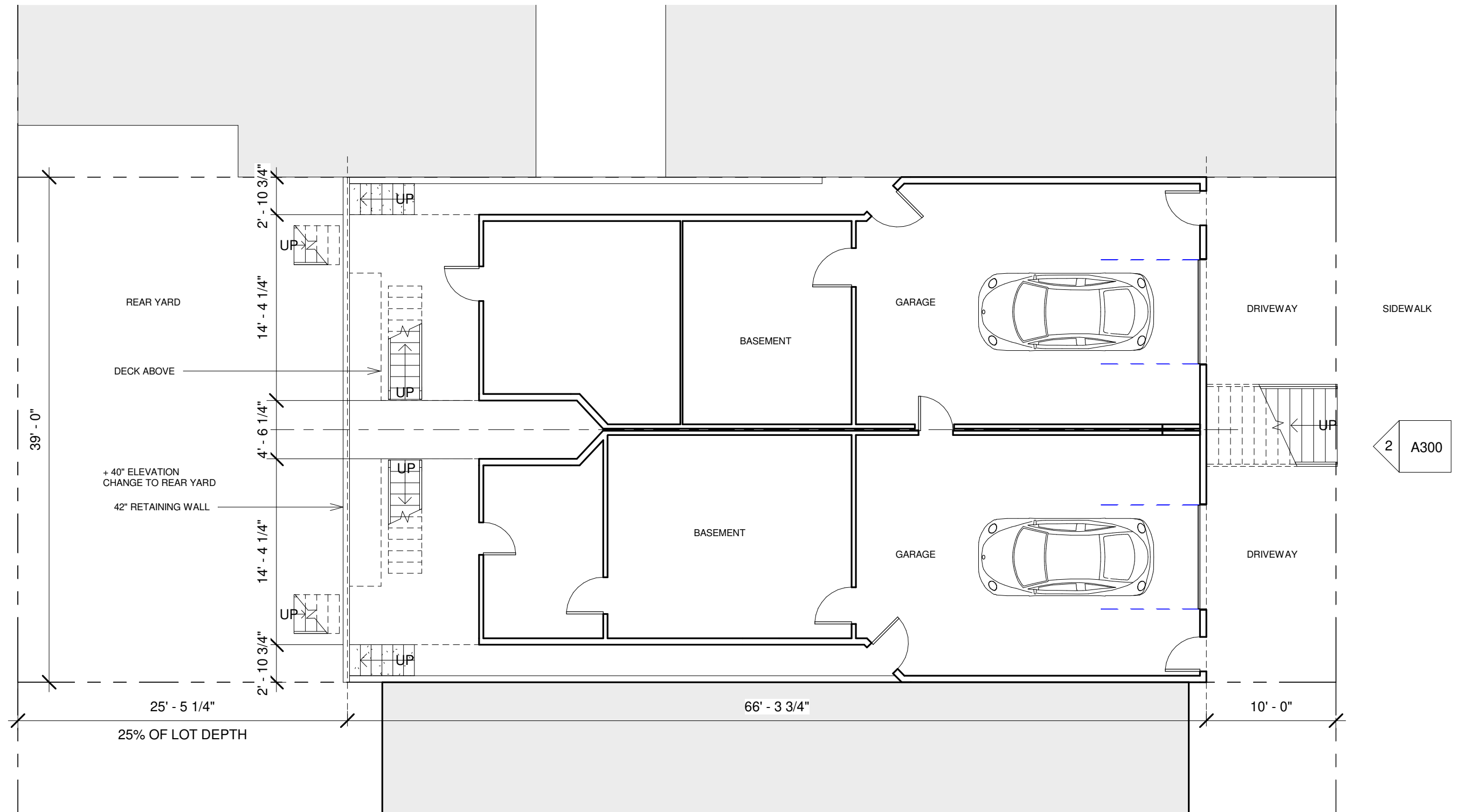




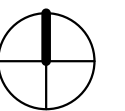
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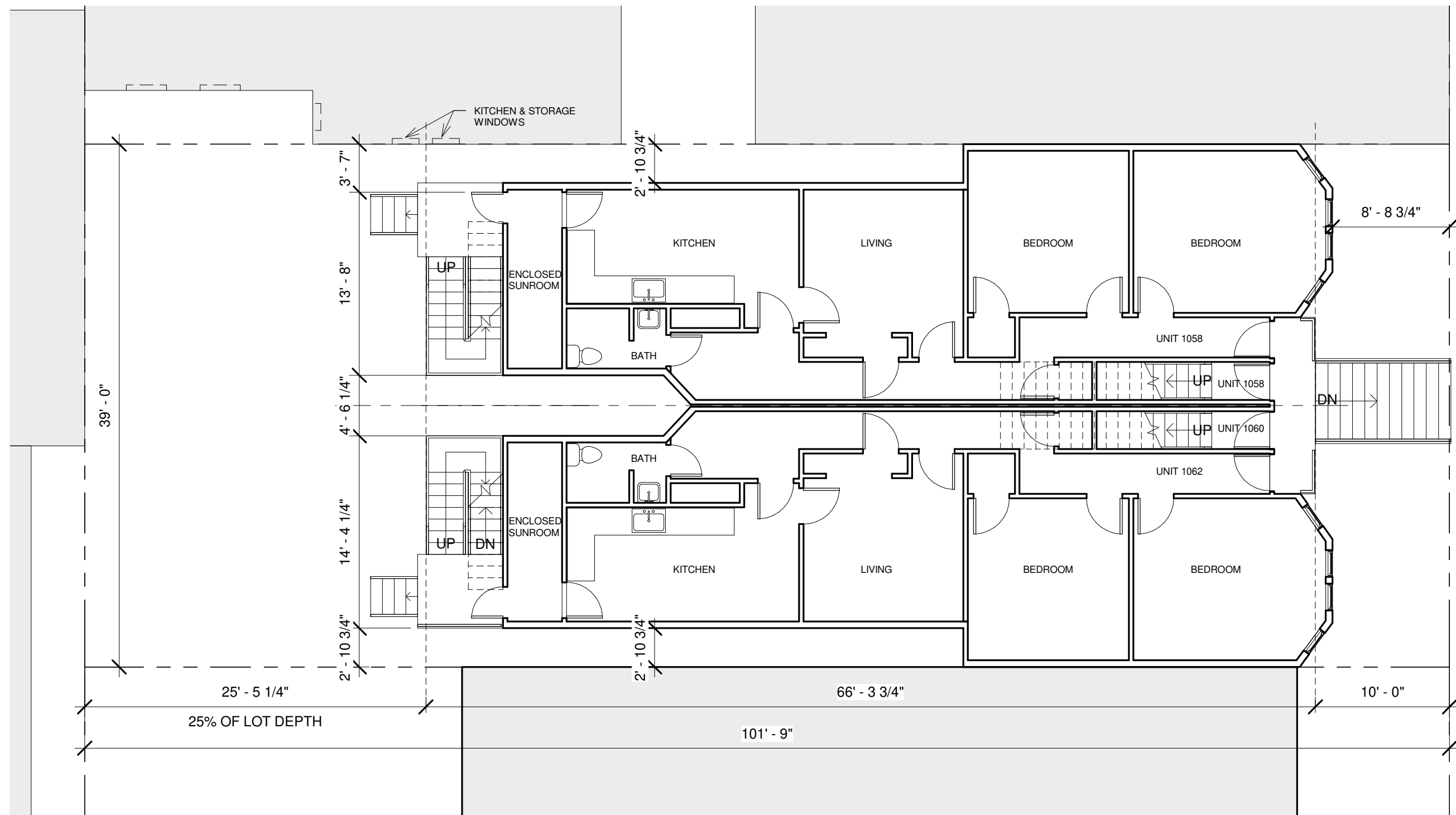






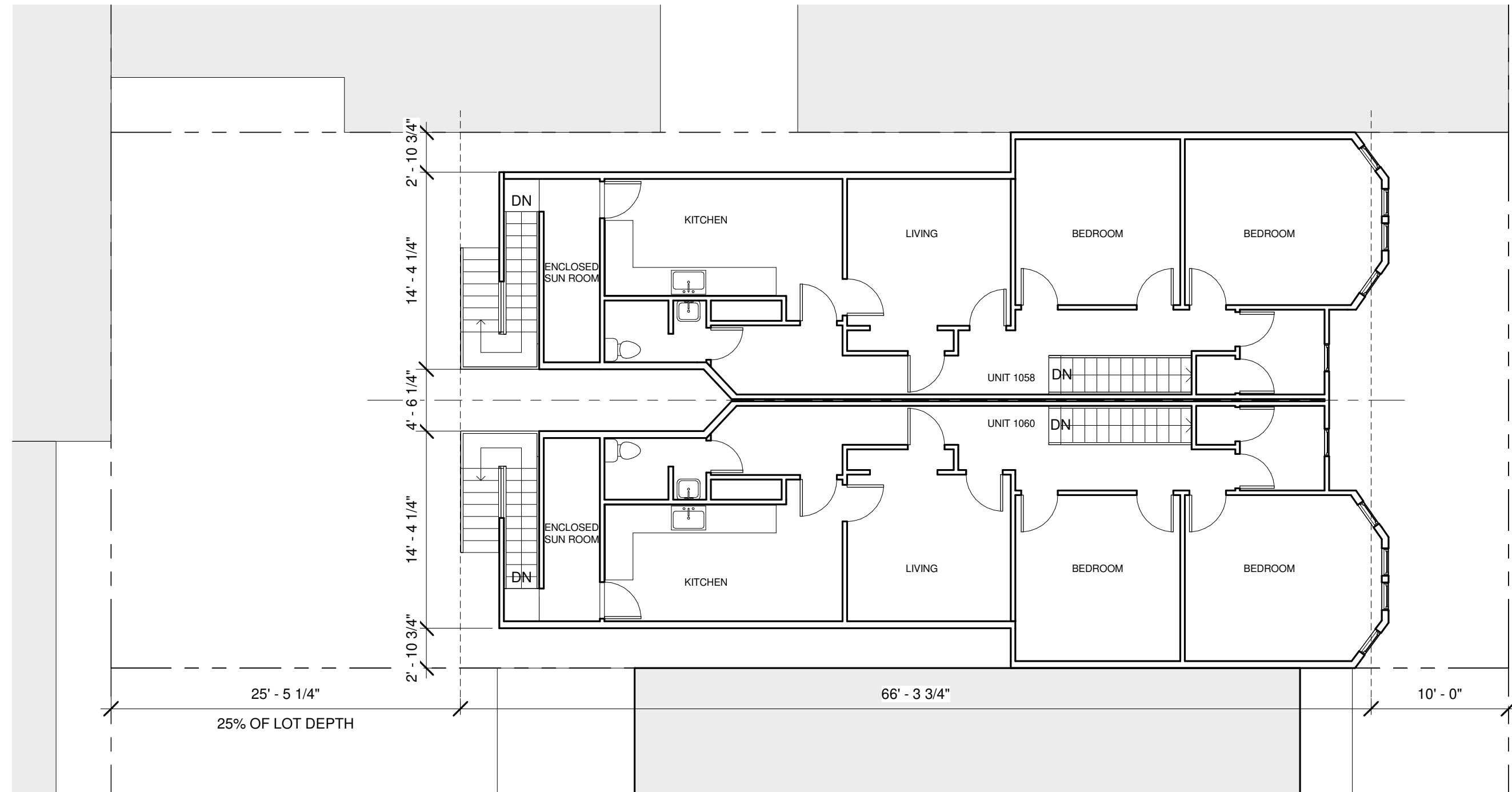
1 EXISTING BASEMENT
1/8" = 1'-0"





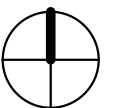
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1/8" = 1'-0"

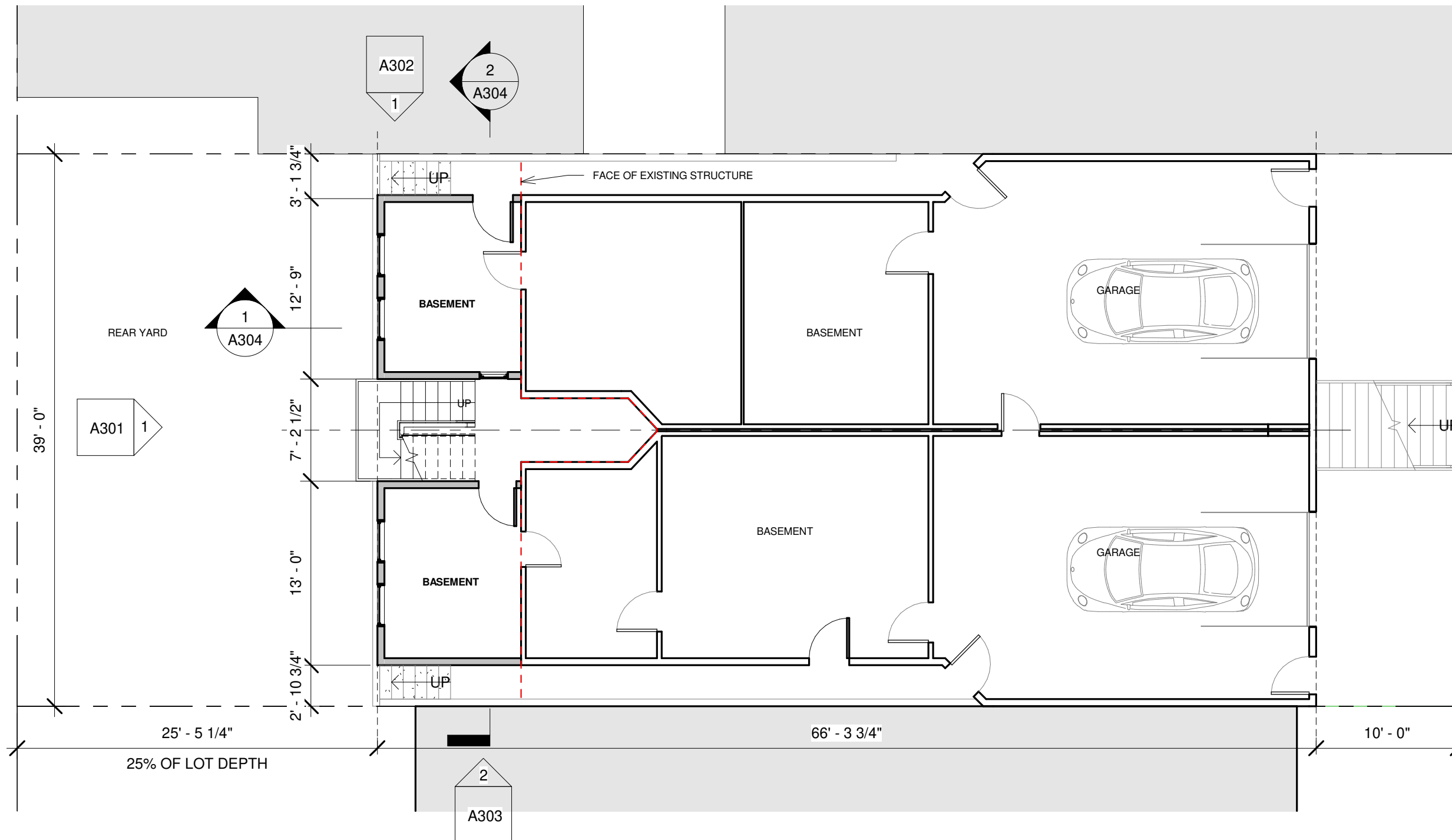
2 A300



2 A300

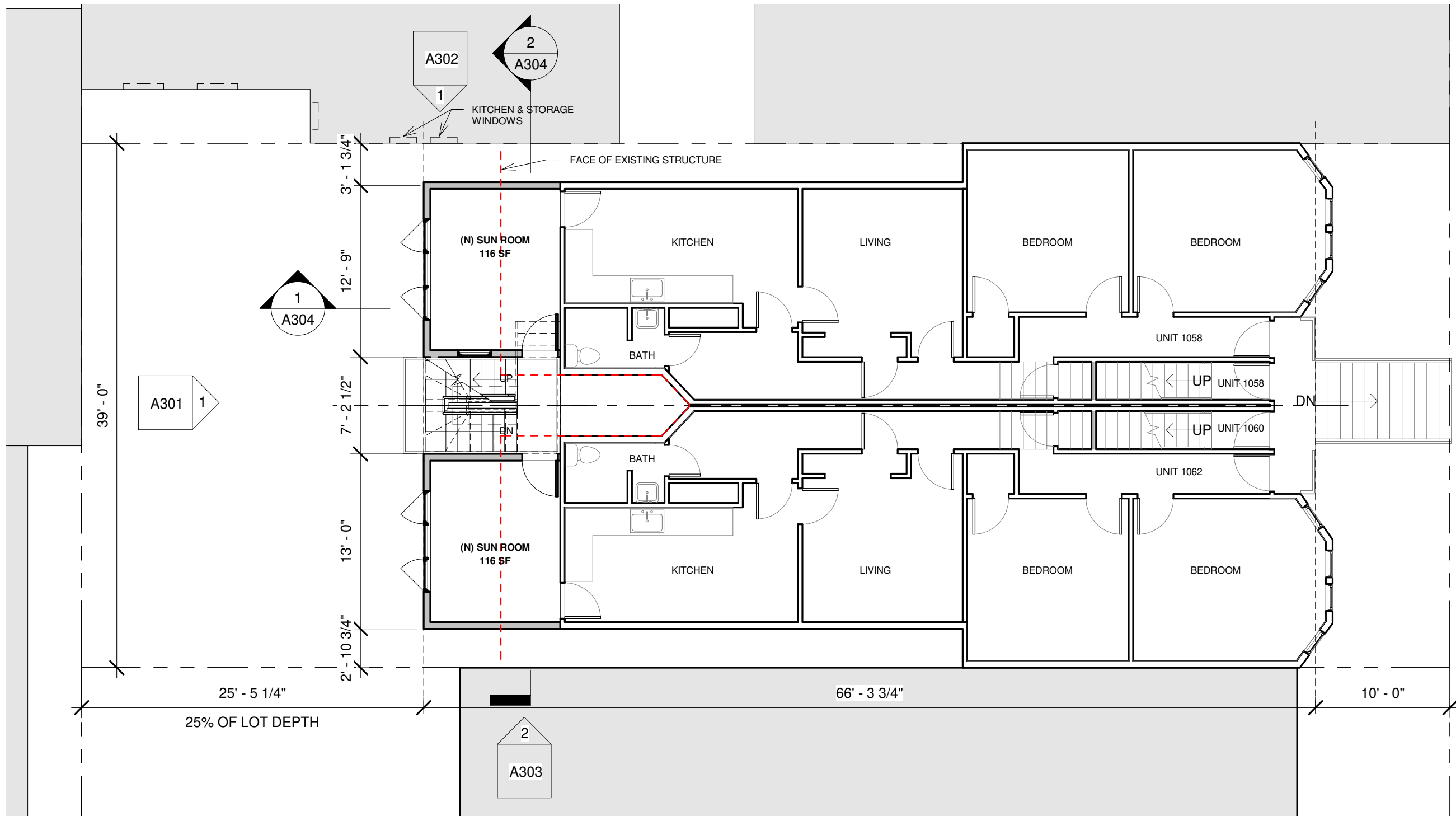
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1/8" = 1'-0"



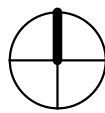


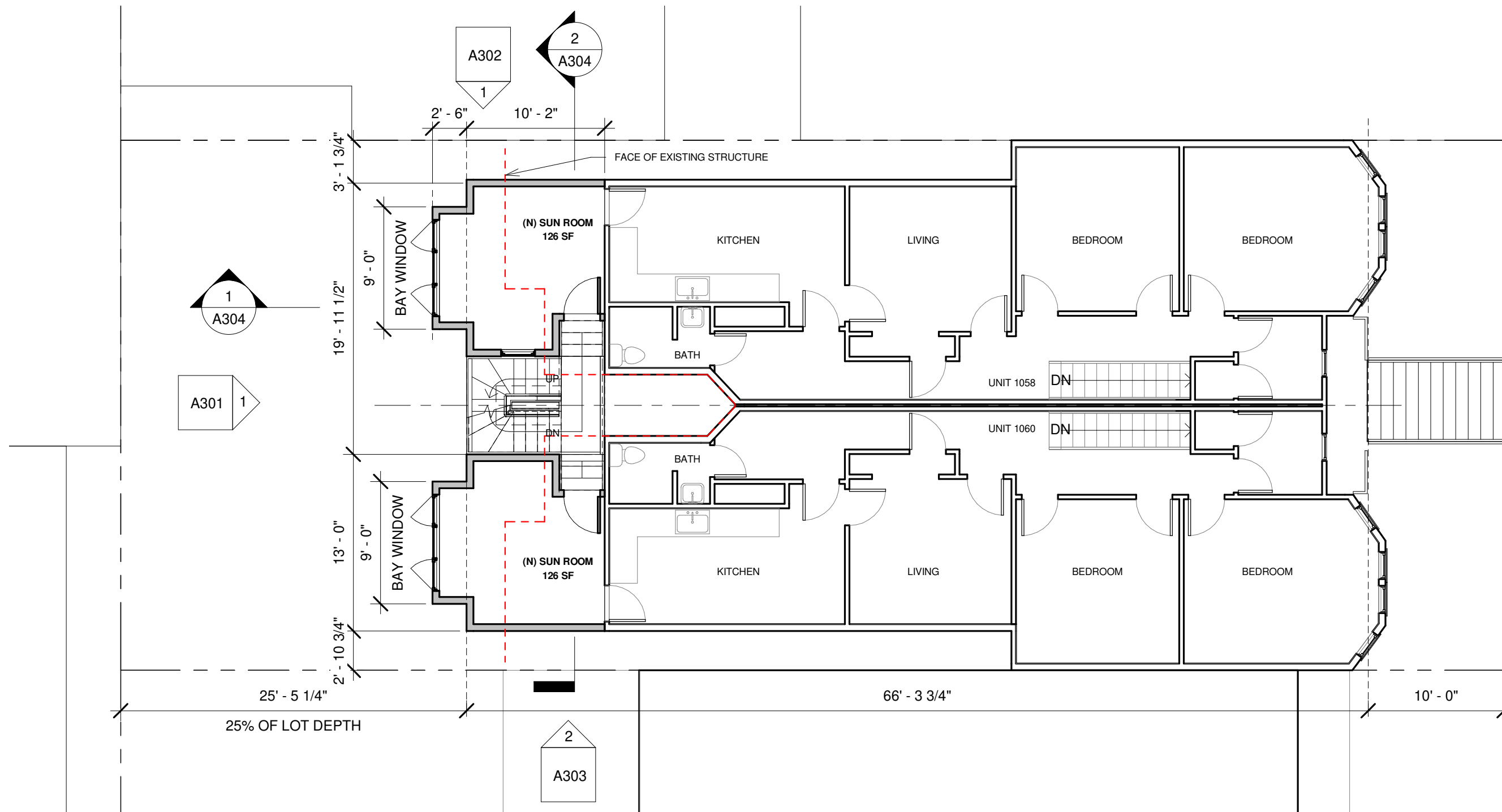
① PROPOSED BASEMENT
1/8" = 1'-0"





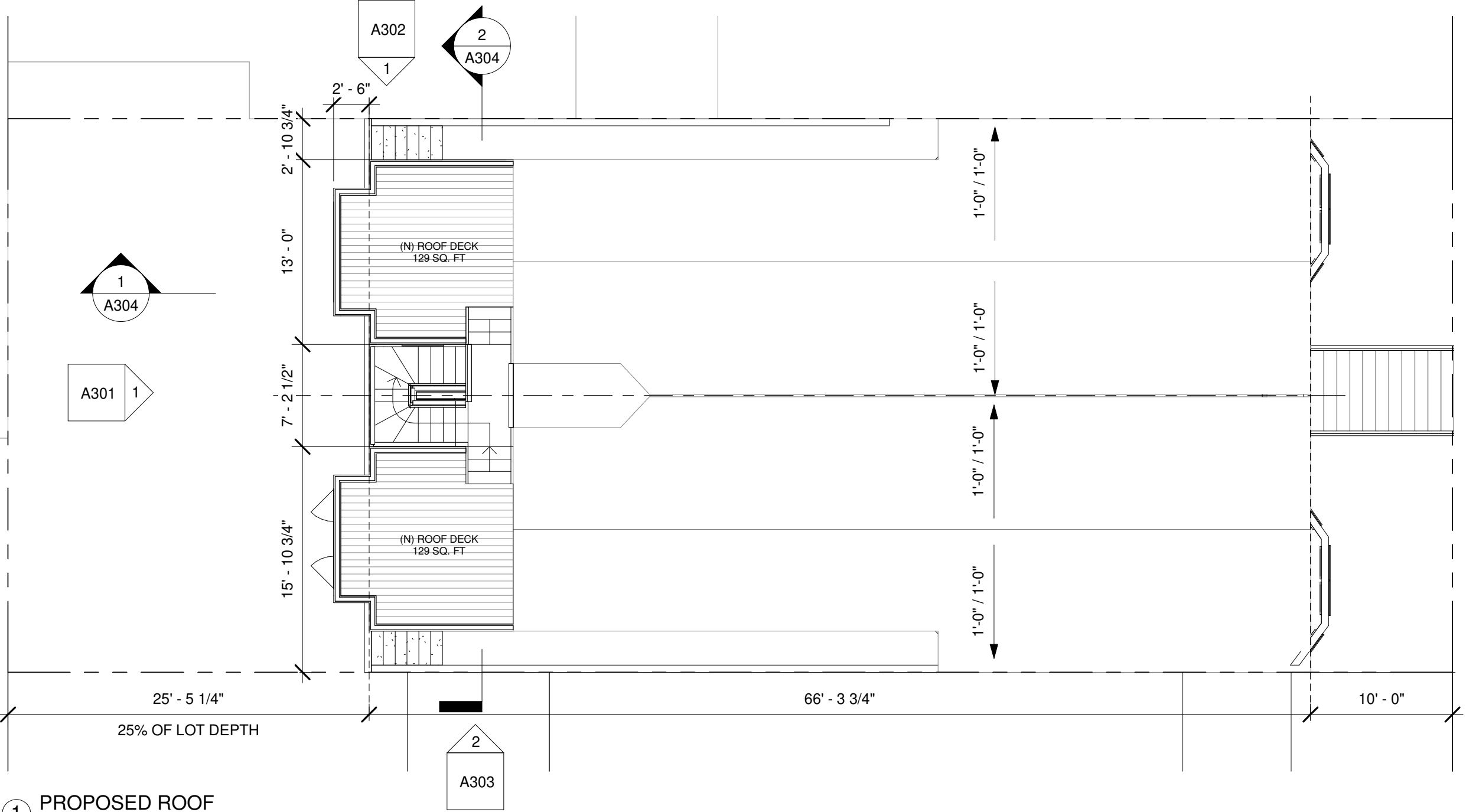
1 PROPOSED LEVEL 1
1/8" = 1'-0"



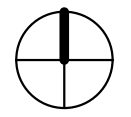


1 PROPOSED LEVEL 2
1/8" = 1'-0"





1 PROPOSED ROOF
1/8" = 1'-0"





① EXISTING REAR ELEVATION
1/8" = 1'-0"

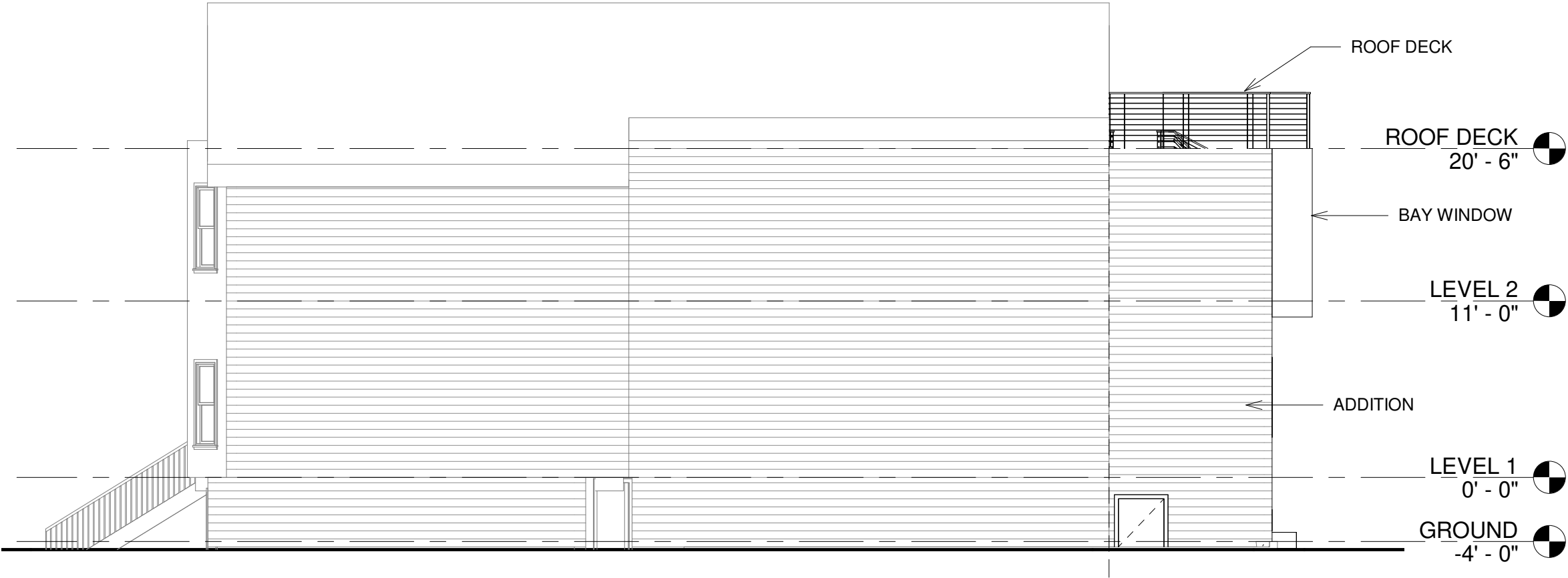


② EXISTING FRONT ELEVATION (NO CHANGES)
1/8" = 1'-0"

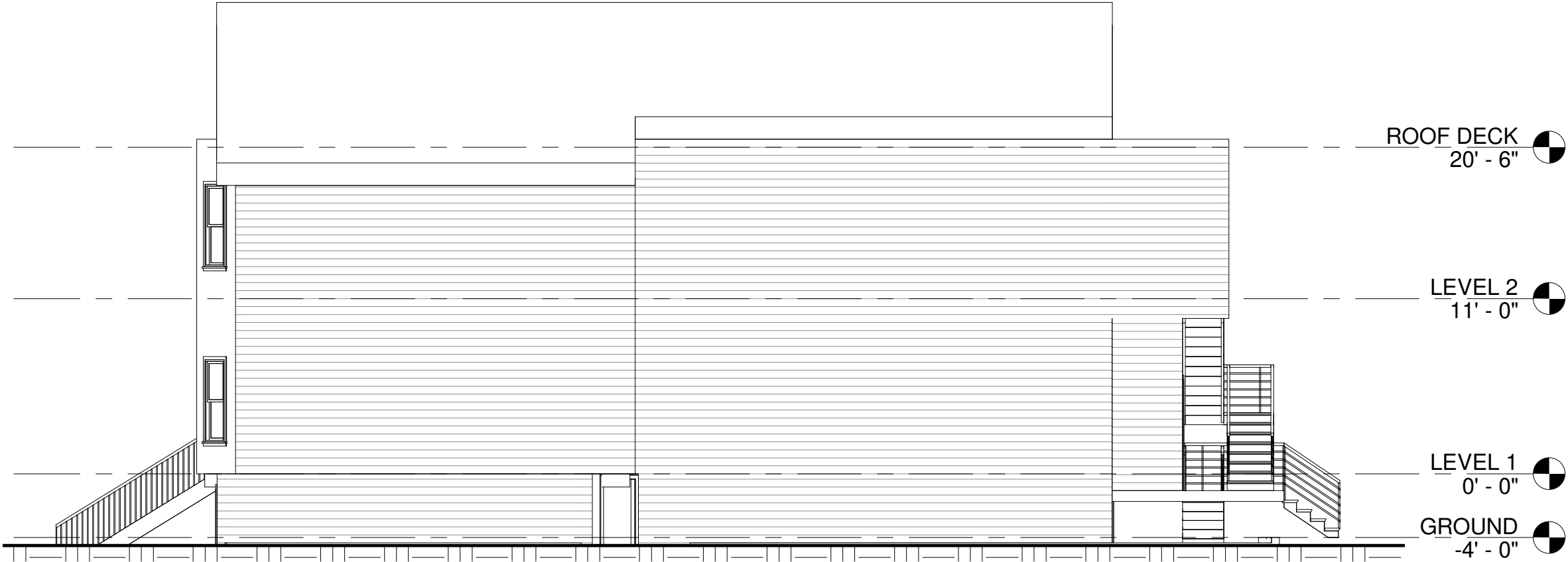


1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



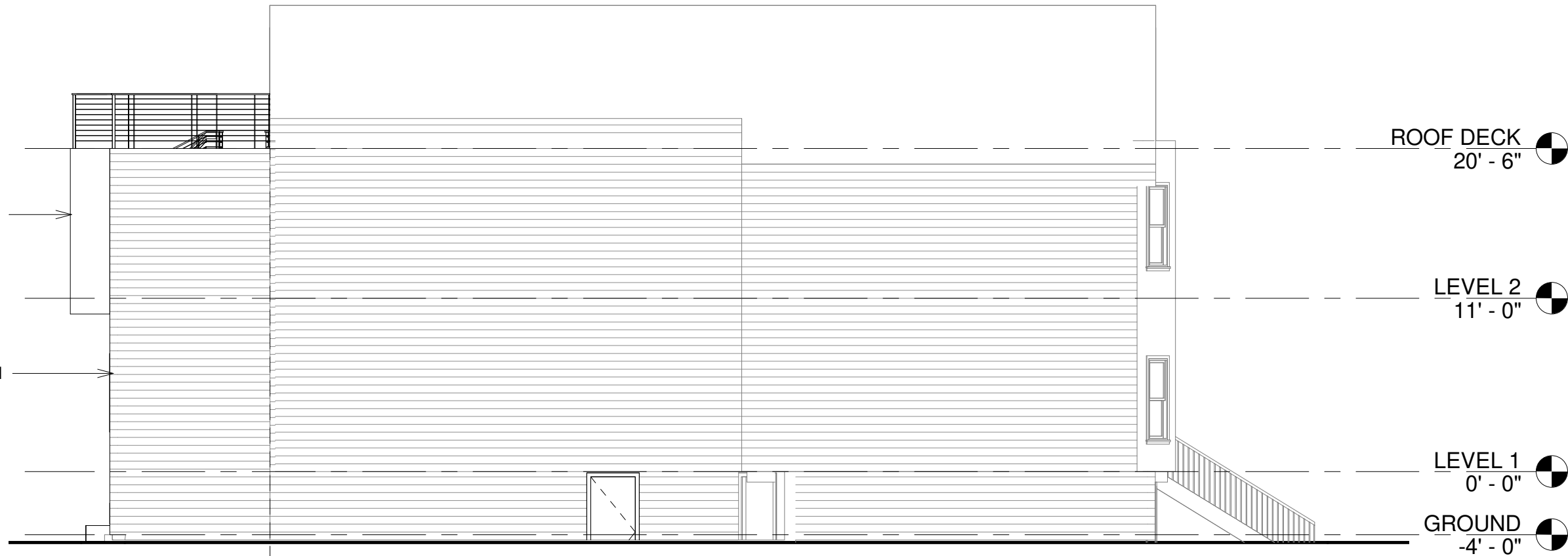
2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



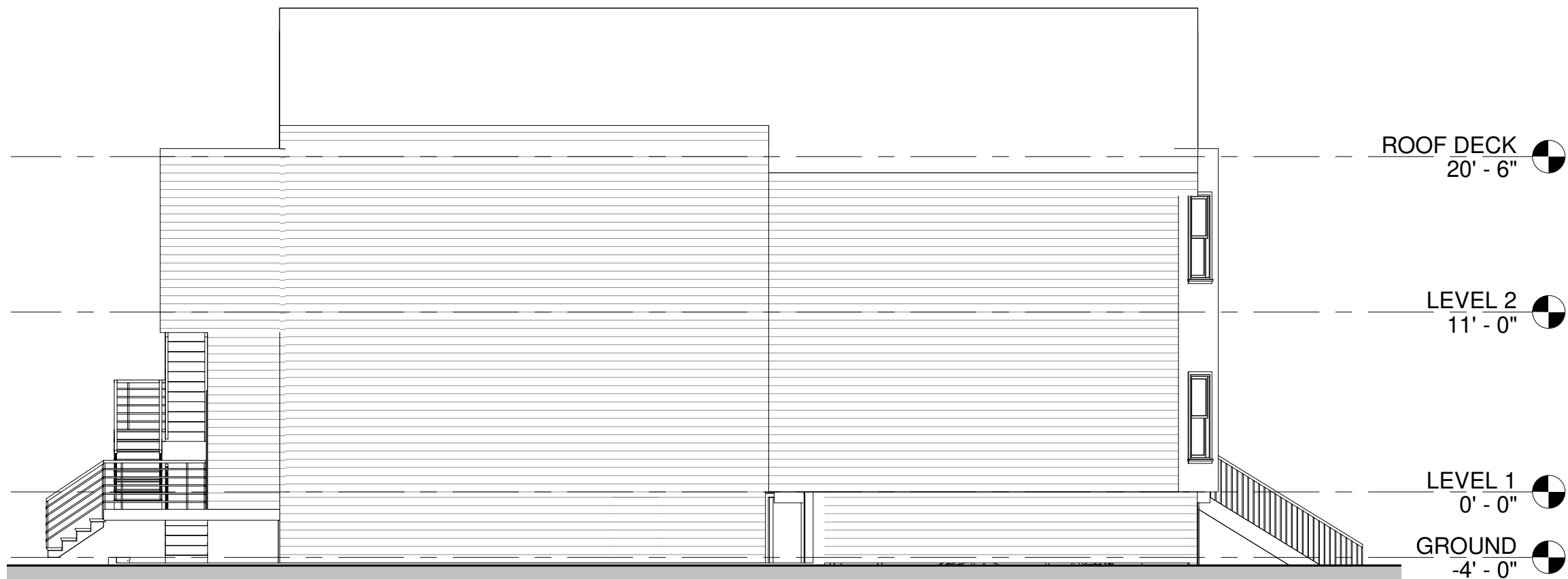
2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

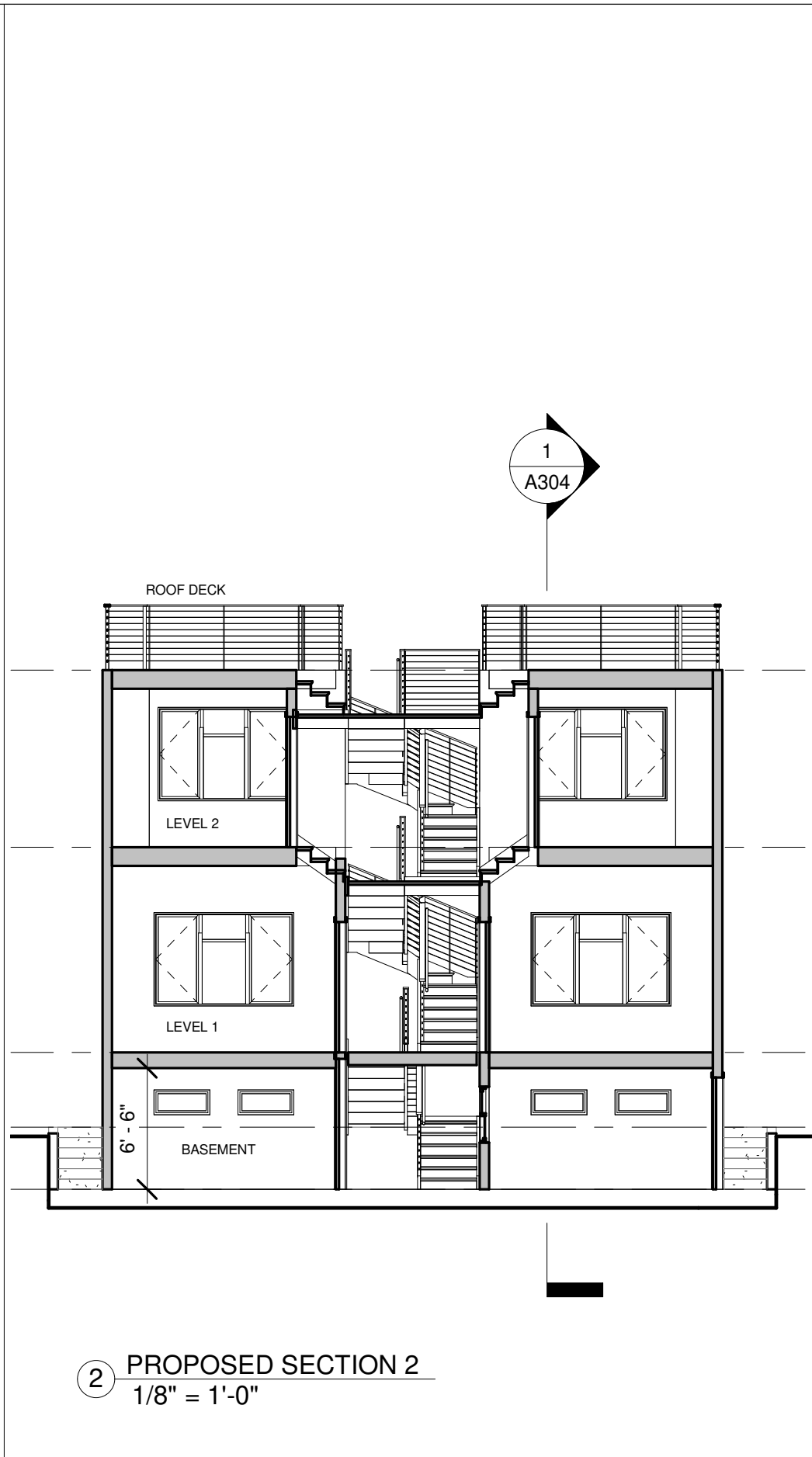
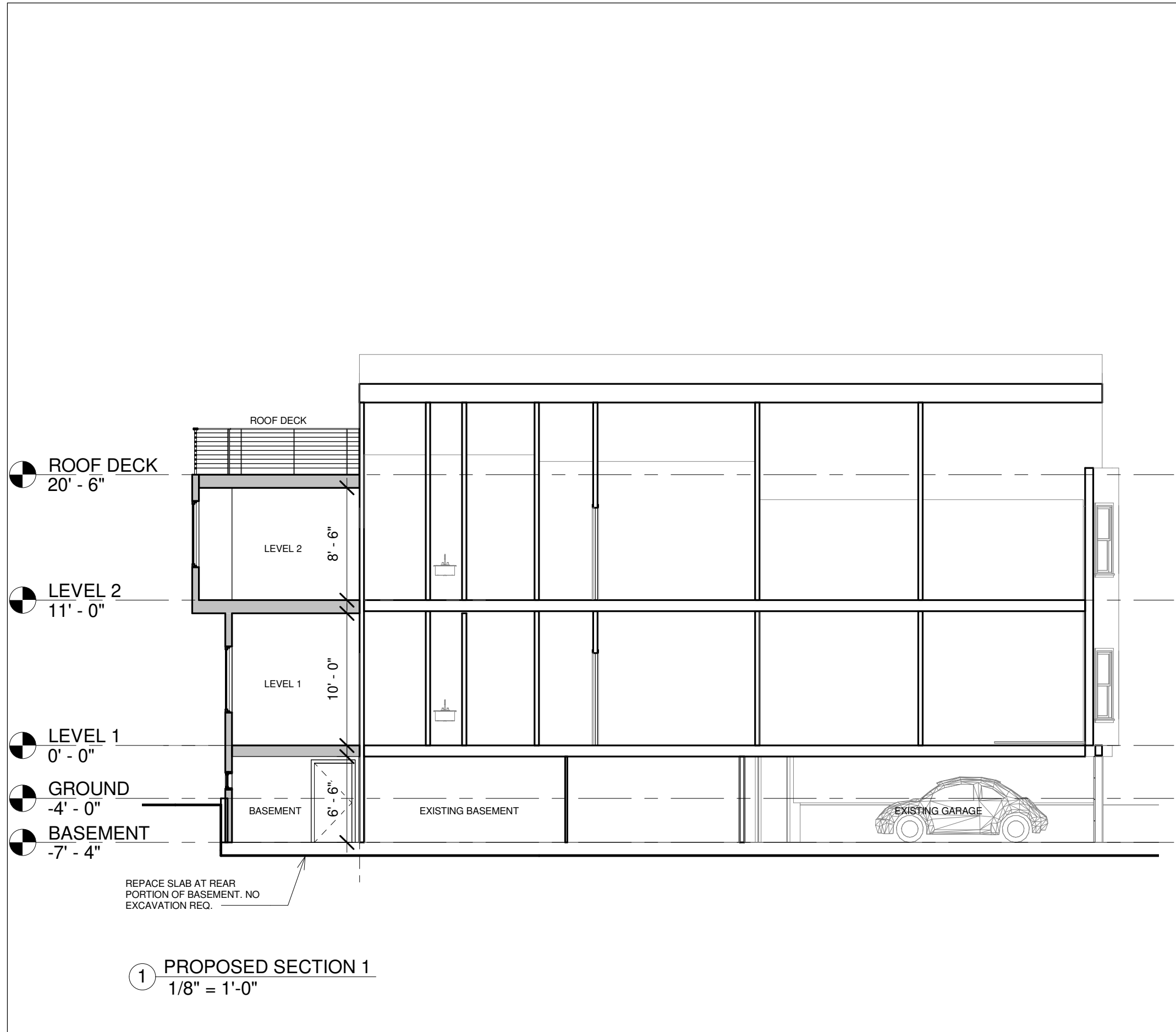
BAY WINDOW

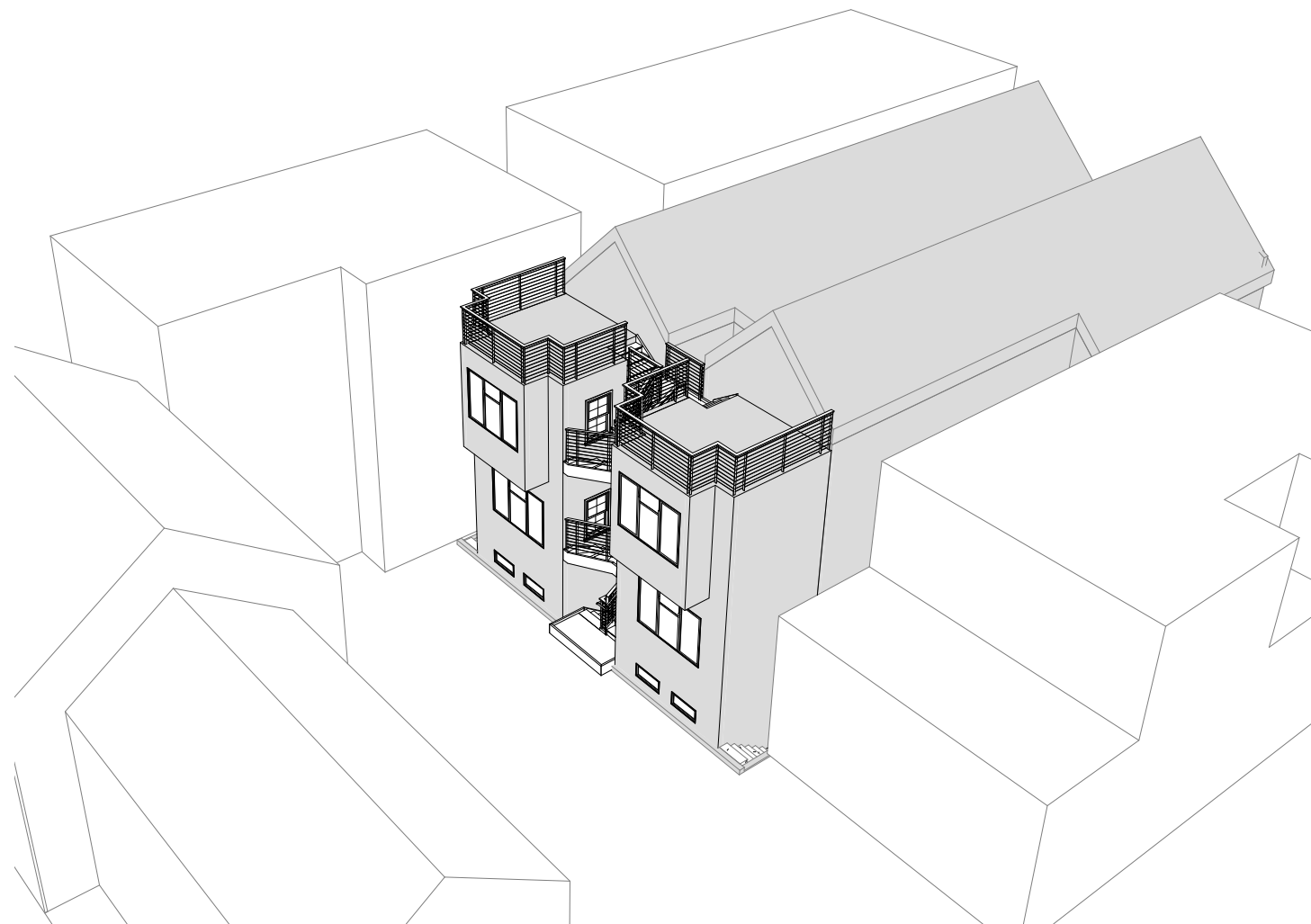
ADDITION



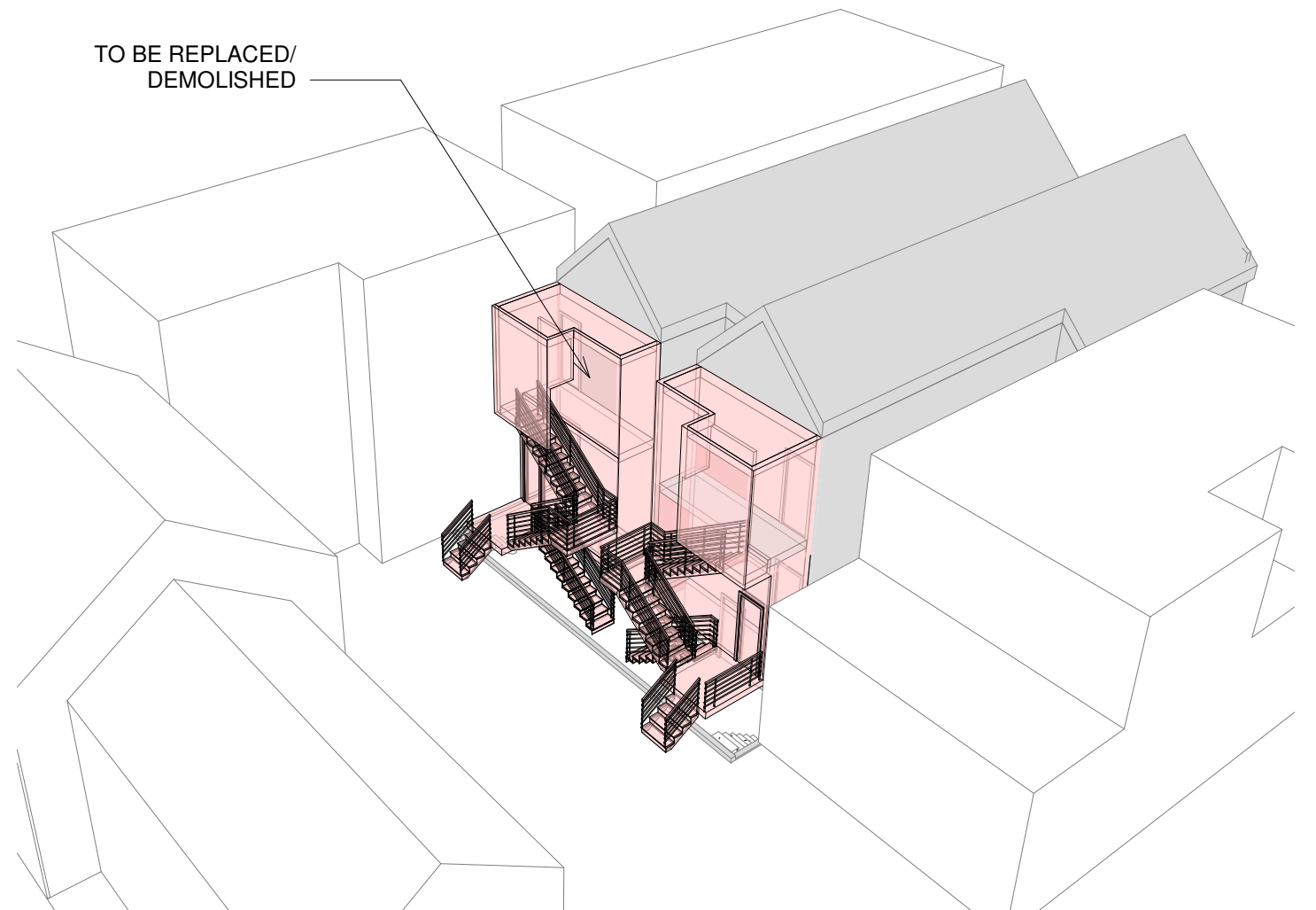
1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



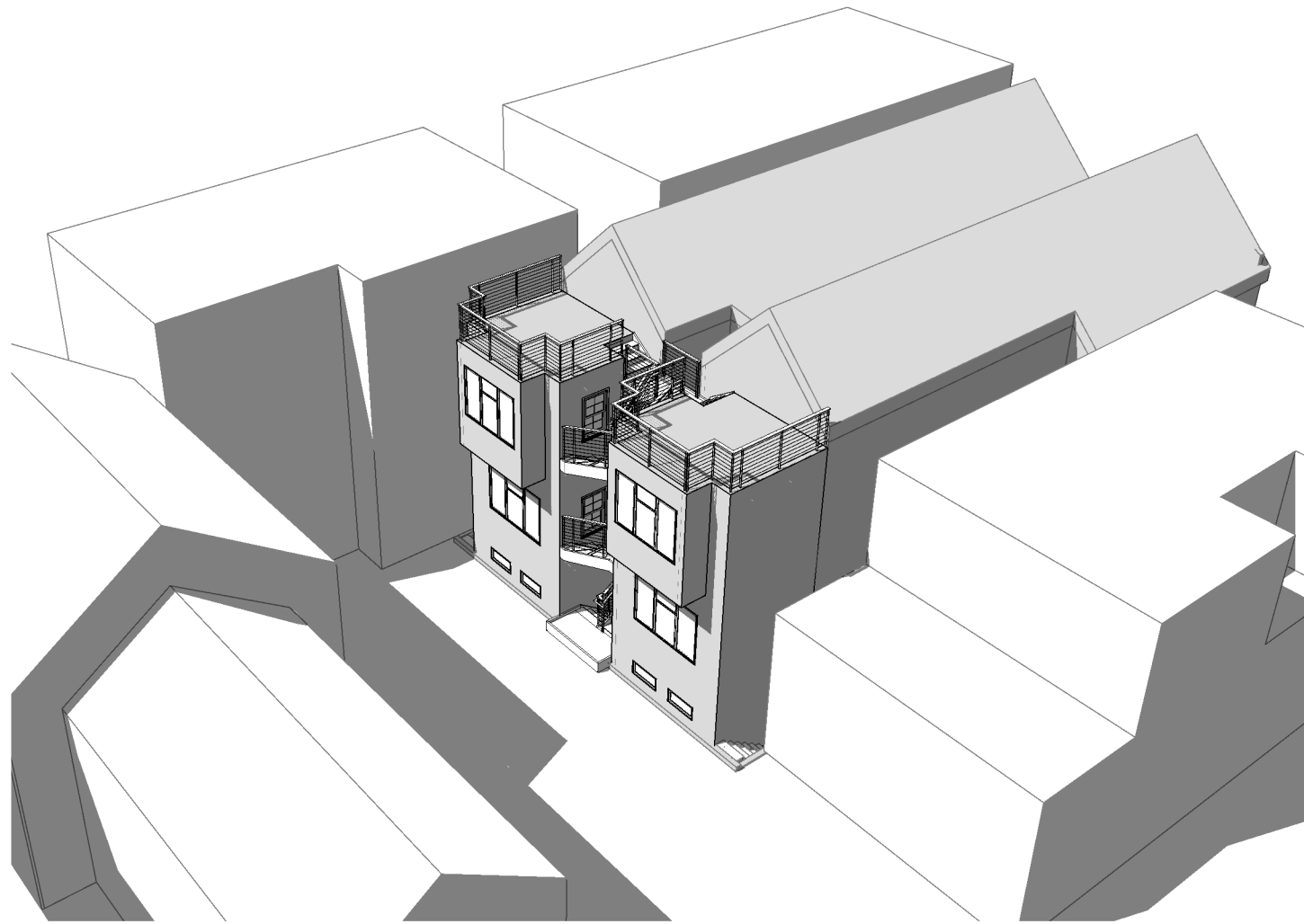




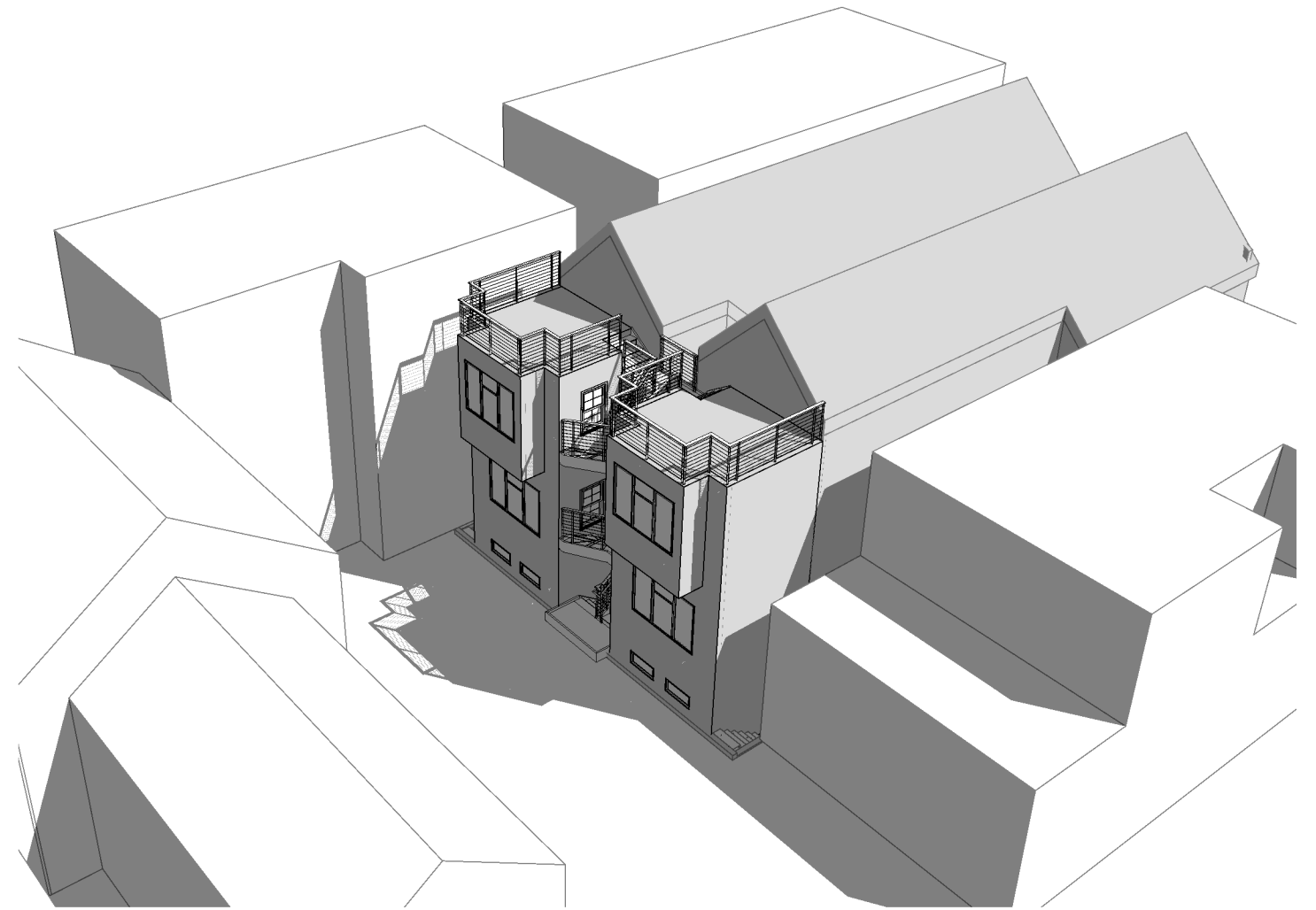
③ MASSING (EXPANDING 3 UNITS)



② TO BE REPLACED/
DEMOLISHED
MASSING (EXISTING)



② SHADOW (AFTERNOON)



① SHADOW (MORNING)



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1056 SANCHEZ ST		3654002
Case No.		Permit No.
2019-004164PRJ		201901291543
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. To replace deteriorating external rear staircase and decks with new shared staircase and expansion of all 4 units.		

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"/>	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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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)
<input type="checkbox"/>	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? <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>
<input type="checkbox"/>	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?
<input type="checkbox"/>	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)
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments and Planner Signature (optional): David Weissglass	

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 checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" 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 checked="" 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 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
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: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: David Weissglass 09/23/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the 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)
1056 SANCHEZ ST		3654/002
Case No.	Previous Building Permit No.	New Building Permit No.
2019-004164PRJ	201901291543	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. 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: 1056-1062 SANCHEZ STREET
RECORD NO.: 2019-004164CUA

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

Reception:
415.558.6378

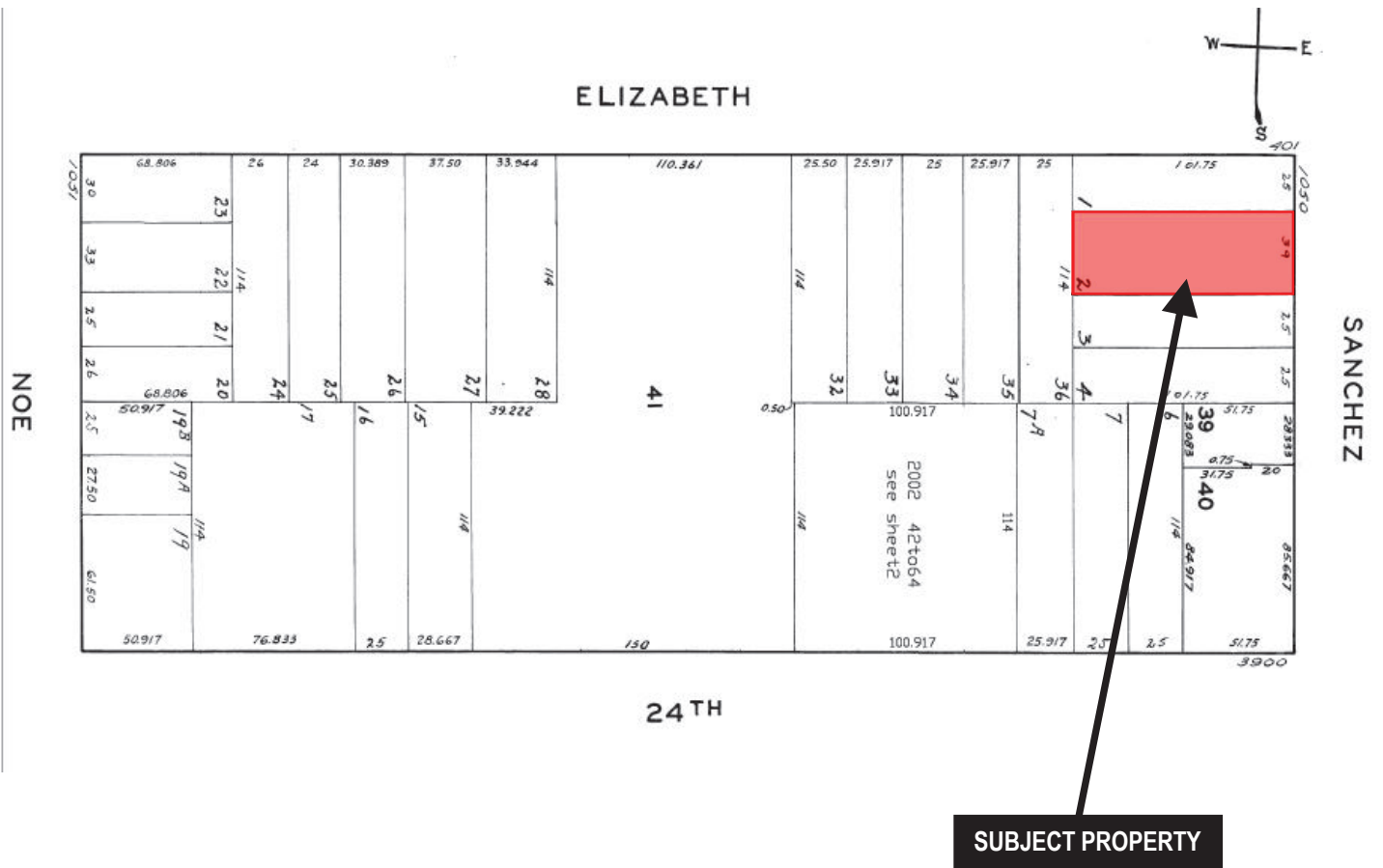
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF	3,840	244	4,084
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space	N/A	N/A	N/A
Public Open Space			
Other ()			
TOTAL GSF	3,840	244	4,084
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	4	0	4
Dwelling Units - Total	4	0	4
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces	2	0	2
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

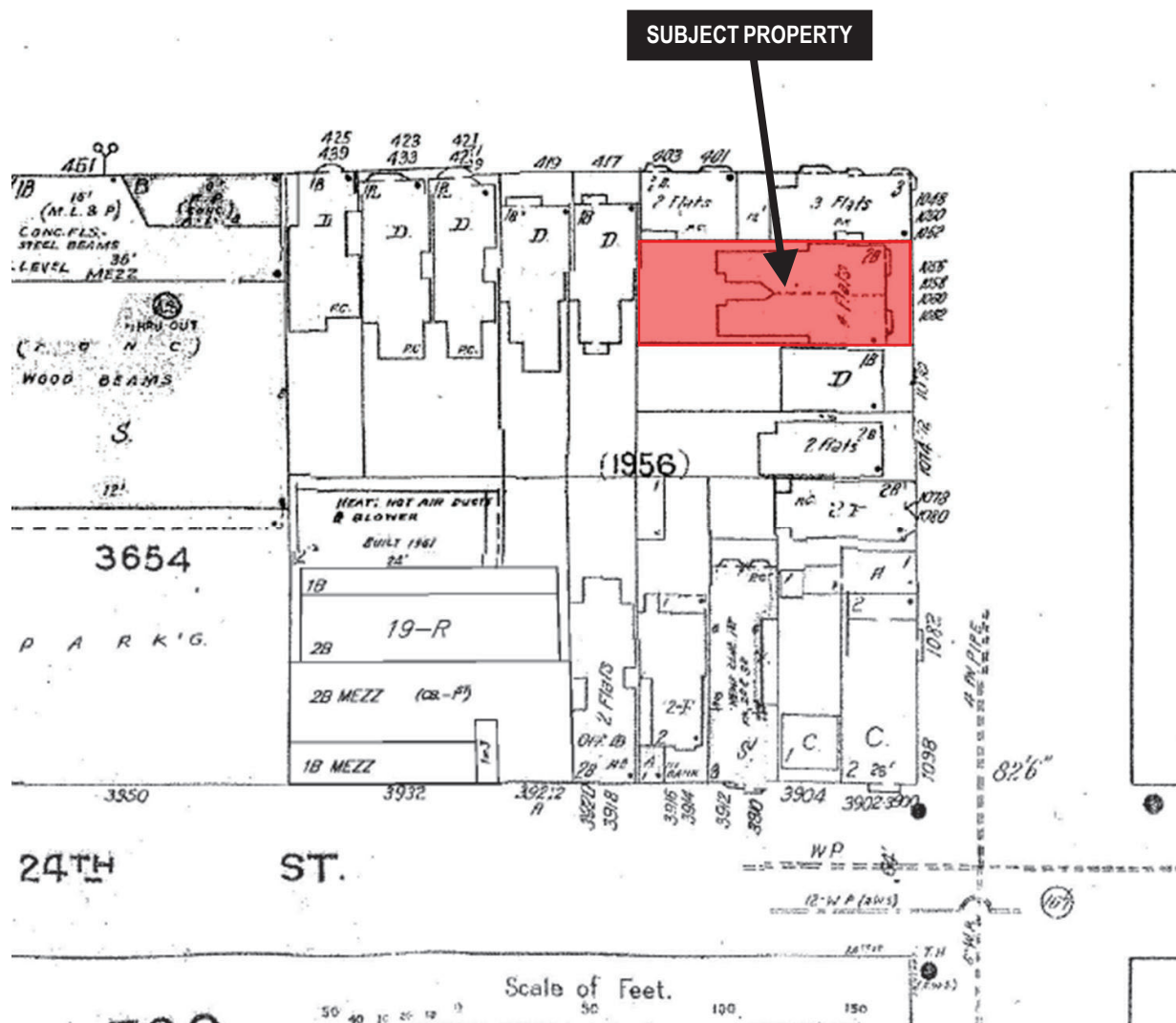
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units	4	0	4
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

Parcel Map



Conditional Use Hearing
 Case Number 2019-004164CUA
 1056-1062 Sanchez Street
 Block 3654 Lot 002

Sanborn Map*



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



Conditional Use Hearing
Case Number 2019-004164CUA
 1056-1062 Sanchez Street
 Block 3654 Lot 002

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-004164CUA
1056-1062 Sanchez Street
Block 3654 Lot 002

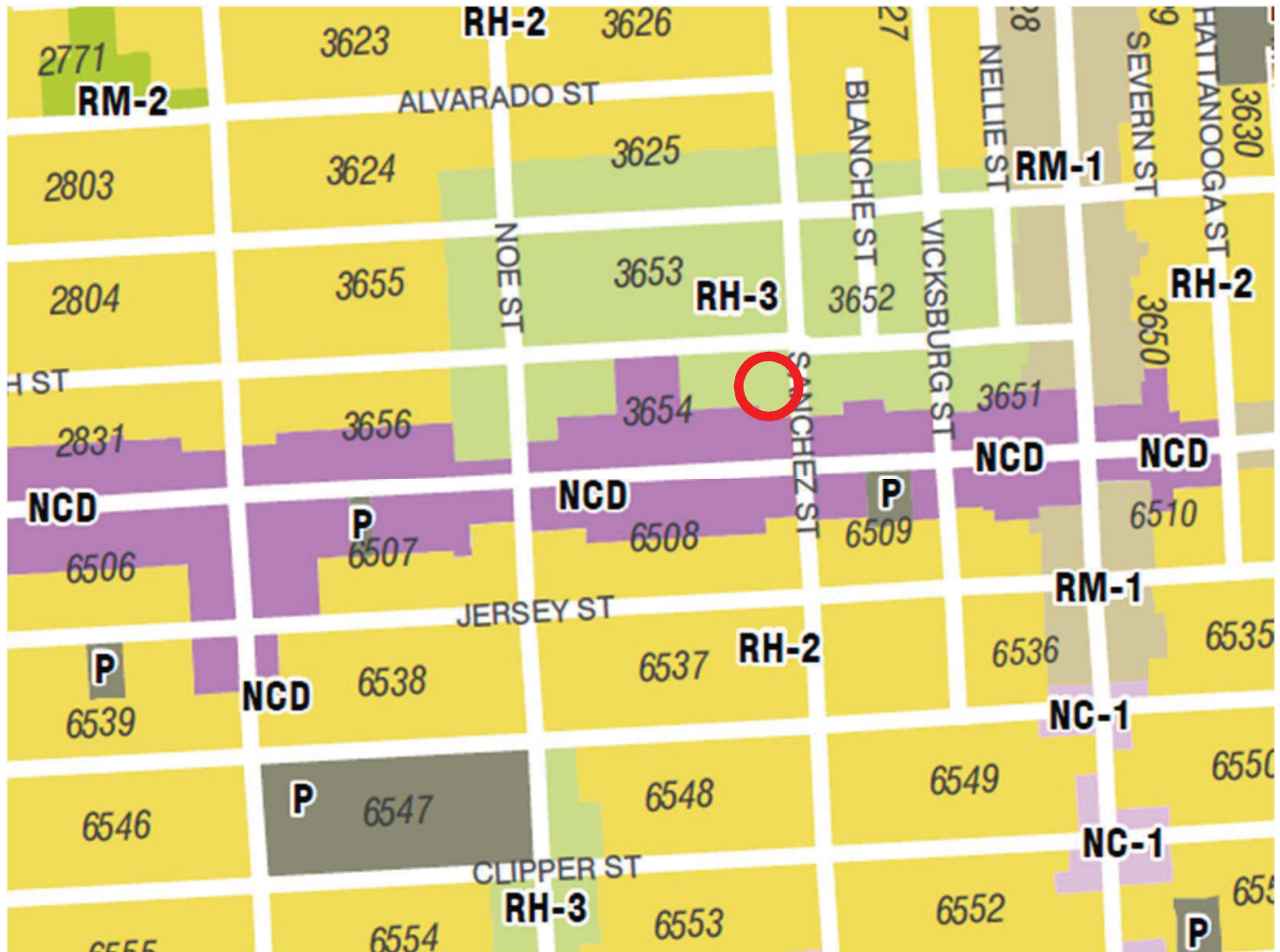
Aerial Photo – View 2



SUBJECT PROPERTY



Zoning Map



Conditional Use Hearing
Case Number 2019-004164CUA
1056-1062 Sanchez Street
Block 3654 Lot 002

Site Photo



From: [Stephen Fiehler](#)
To: [Weissglass, David \(CPC\)](#)
Cc: [\(Gholam\) Reza Memar](#)
Subject: Re: Info on 2019-004164CUA
Date: Monday, September 16, 2019 7:04:12 PM

Thank David and Reza,

I strongly support the approval of this CUA. I believe in the rights of property owners, and I don't believe in the regulation of matters similar to this. As a city, we need to make significant changes to how we regulate what property owners do with their homes. We need to make it easier to expand and create new units so we can make more room for the many people who want to stay in this city. I won't be able to physically attend the hearing, but I hope my comments are included as support for Mr. Memar.

Stephen Fiehler

Noe Valley resident

On Mon, Sep 16, 2019 at 5:53 PM Weissglass, David (CPC) <david.weissglass@sfgov.org> wrote:

Hi Mr. Fiehler, thank you for your message. I'll piggy-back off of Reza's message from a Code perspective. The property currently has four legal units. However, because it is in a Zoning District (RH-3) that only allows 3 units, one of the four existing units is designated as "legally non-conforming" - in other words, the fourth unit on the property is grandfathered in because it does not meet today's code. In such a situation, we only allow units that meet the code to expand outside of the existing exterior walls of the building. Reza is requesting permission from the Planning Commission to expand all four units outside. Thank you both, and let me know if there's anything else I can do for you!

~David

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From: (Gholam) Reza Memar <rmemar56@gmail.com>
Sent: Monday, September 16, 2019 4:09:06 PM
To: Stephen Fiehler <swf5007@gmail.com>
Cc: Weissglass, David (CPC) <david.weissglass@sfgov.org>
Subject: Re: Info on 2019-004164CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Stephen,

Good to meet you on email.

There are 4 existing units on the property (1056-1058-160, and 1062 Sanchez St)

The back porch area was an addition to the building before I bought the place (guessing 50-60 years ago) and it is deteriorating because of sub standard construction.

I am planning to upgrade the structure and re format the stair cases so there will be more living space per unit. I am staying within the current structure envelope and within the city required setbacks.

Since the current zoning is RH-3, city requires me to get the CUA to update the structure for all 4 existing units.

So, short answer: No new units are being added. Just adding living space within the current structure envelope and city requirements.

Please feel free to give me a call if you have any questions

Thanks

Reza Memar

650-201-8099

On Mon, Sep 16, 2019 at 1:49 PM Stephen Fiehler <swf5007@gmail.com> wrote:

David and Gholam,

Can you explain the details of 2019-004164CUA? "...to allow a dwelling unit density at ratio of one dwelling unit per 1,000 square feet within the RH-3 Zoning District." I strongly support the creation of new housing in the area, however the Notice of Public Hearing also states that "No new units are proposed" just that "all four existing dwelling units to expand outside the existing building envelope."

I live at [3930 24th St, San Francisco, CA 94114](#).

--

Stephen W. Fiehler
412-736-2522

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Stephen Fiehler
412-736-2522