



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: OCTOBER 15, 2020**

**Record No.:** 2019-016595CUA  
**Project Address:** 1868 Greenwich Street  
**Zoning:** RH-2 (Residential-House, Two-Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 0506/014  
**Project Sponsor:** Fabien Lannoye  
297c Kansas Street  
San Francisco, CA 94103  
**Property Owner:** 1868 Greenwich Street, LLC  
San Francisco, CA 94103  
**Staff Contact:** Christopher May – (628) 652-7359  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project includes the demolition of the existing 1,636 square-foot, two-story single-family dwelling located at the rear of the project site, and new construction of a four-story, 40-ft tall, residential building measuring approximately 7,178 gross square feet with two dwelling-units, two off-street parking spaces, and two Class 1 bicycle parking spaces. The Project includes one 5-bedroom unit on the upper three floors measuring approximately 5,287 square feet, and one 2-bedroom unit on the ground floor measuring approximately 1,266 square feet. The Project includes 1,191 square feet of private open space in the rear yard for the lower unit and a total of 550 square feet of private open space on 2<sup>nd</sup> and 3<sup>rd</sup> floor roof terraces for the upper unit.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 to allow the demolition of a dwelling unit within the RH-2 Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received one telephone inquiry from a nearby resident voicing concerns with regards to local traffic impacts during construction of the proposed project.
  - **Outreach:** The Sponsor has hosted one pre-application meeting within the community, on August 17, 2019.
- **Existing Tenant & Eviction History:** The existing single-family dwelling is owner-occupied. There is no known evidence of any evictions on the property. See Exhibit F for Eviction History documentation.
- **Unresolved Tree Removal Issue:** The Project proposes the removal of a potentially significant tree at the front of the subject property for which a tree removal permit from the Department of Public Works' Urban Forestry division has not yet been issued. Urban Forestry defines a significant tree as one planted on private property, outside the public right-of-way, with any portion of its trunk within 10 feet of the public right-of-way that (a) has a diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet. A tree removal permit must be issued by DPW before a site permit can be issued by the Department of Building Inspection.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
  - Original project proposed alternative method of front yard averaging;
  - Realignment of bay window to better align with garage entrance below;
  - Refined façade building materials.

## Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an older, more naturally affordable dwelling unit, the Project does propose an increase in the total number of dwelling units, which would maximize the dwelling unit density on the site. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## Attachments:

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



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: OCTOBER 15, 2020**

**Record No.:** 2019-016595CUA  
**Project Address:** 1868 GREENWICH STREET  
**Zoning:** RH-2 (Residential-House, Two-Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 0506 / 014  
**Project Sponsor:** Fabien Lannoye  
297c Kansas Street  
San Francisco, CA 94103  
**Property Owner:** 1868 Greenwich Street, LLC  
San Francisco, CA 94103  
**Staff Contact:** Christopher May – (628) 652-7359  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, AS PART OF A PROJECT THAT WOULD DEMOLISH THE EXISTING 1,636 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY DWELLING AT REAR OF LOT AND CONSTRUCT A NEW 4-STORY, 7,178 SQUARE-FOOT BUILDING CONTAINING TWO DWELLING UNITS AND TWO OFF-STREET PARKING SPACES AT FRONT OF LOT, LOCATED AT 1868 GREENWICH STREET, LOT 014 IN ASSESSOR'S BLOCK 0506, WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On May 5, 2020, Fabien Lannoye of Nova Designs Builds (hereinafter "Project Sponsor") filed Application No. 2019-016595CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish the existing 1,636 square-foot, two-story single-family dwelling at rear of lot and construct a new 4-story, 7,178 square-foot building containing two dwelling units and two off-street parking spaces at front of lot (hereinafter "Project") at 1868 Greenwich Street, Block 0506 Lot 014 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On October 15, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-016595CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-016595CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-016595CUA, 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 demolition of the existing 1,636 square-foot, two-story single-family dwelling located at the rear of the project site, and new construction of a four-story, 40-ft tall, residential building measuring approximately 7,178 gross square feet with two dwelling-units, two off-street parking spaces, and two Class 1 bicycle parking spaces. The Project includes one 5-bedroom unit on the upper three floors measuring approximately 5,287 square feet, and one 2-bedroom unit on the ground floor measuring approximately 1,266 square feet. The Project includes 1,191 square feet of private open space in the rear yard for the lower unit and a total of 550 square feet of private open space on 2<sup>nd</sup> and 3<sup>rd</sup> floor roof terraces for the upper unit.
3. **Site Description and Present Use.** The project is located on the north side of Greenwich Street, between Laguna and Octavia Streets, Lot 014 in Assessor's Block 0506. The property is located within the RH-2 (Residential, House —Two-Family) District and a 40-X Height and Bulk District. The subject property has approximately 25 feet of frontage on Greenwich Street and is approximately 138 feet deep. The property is relatively flat and is currently occupied by a 1,636 square-foot, two-story single-family dwelling constructed circa 1910. The building is located at the rear of the lot with only 7 feet separating it from the rear lot line and is set back approximately 83 feet from the front lot line. The ground floor of the existing building, measuring approximately 784 square feet, was previously used as a child care facility. The project sponsor has indicated that the child care facility was no longer in operation when the previous owner purchased the property in 2008 and that the ground floor area has since been used as storage space for the residential unit above.
4. **Surrounding Properties and Neighborhood.** The project site is located near the intersection of Greenwich and Laguna Streets in the Marina neighborhood. The subject site is located on the edge of the RH-2 Zoning District and is surrounded primarily by multi-family dwellings ranging in height from two to four stories. Immediately adjacent to the subject property and to the west is a four-story three-unit residential building and immediately to the east is a four-story, single-family dwelling. Directly across the street there are a mix of three- and four-story single-family and multi-family dwellings. Directly behind the subject property, and to the north, is the Lombard Street corridor, which is within the NC-3 (Neighborhood Commercial —Moderate Scale) Zoning District and is characterized by a mix of two- to four-story residential and commercial buildings. The subject property is well served by public transportation, being located within a ¼-mile of stops for the 28 – 19<sup>th</sup> Avenue, 30 – Stockton, 30X – Marina Express, 41 – Union, 43 – Masonic, 45 – Union/Stockton, and 76X – Marin Headlands Express MUNI transit lines.
5. **Public Outreach and Comments.** The Department has received one telephone inquiry from a nearby resident voicing concerns with regards to local traffic impacts during construction of the proposed 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. **Use.** Planning Code Section 209.1 permits one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Up to two units per lot are permitted. Considerable ground-level open space is available, and it frequently is private for each unit.

*The project proposes a two-unit residential building with private open space provided at ground-level and on roof terraces.*

- B. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-2 Zoning District. This Code Section establishes criteria that Planning Commission shall consider in the review of applications for Residential Demolition.

*The project proposes the demolition of an existing single-family dwelling and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.*

- C. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

*The subject property is required to provide a front setback of approximately 8 feet. The project proposes the required front setback of 8 feet. The proposed front bay window on the second and third floors projects approximately 3 feet into the required front setback. This bay window meets the requirements of Planning Code Section 136(c), which regulates permitted obstructions into required setbacks.*

- D. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

*The subject property is 25 feet in width and has a required front setback of approximately feet; therefore, the required front setback area is approximately 200 square feet in size. The project proposes a landscaped area of approximately 117 square feet, representing 59% of the front setback area. This exceeds both the minimum 20% landscaping and 50% permeability requirements and therefore complies with the Planning Code.*

- E. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-2 Zoning Districts. Where applicable, Planning Code Section 134(c) allows for the reduction in the rear yard requirement to the average

between the depths of the rear building walls of the two adjacent buildings. In cases where a rear yard requirement is thus reduced, the last 10 feet of building depth permitted on the subject lot shall be limited to a height of 30 feet.

*The subject property is approximately 138 feet in depth and therefore the 45 percent requirement is approximately 62 feet. However, the adjacent conditions allow for the required rear yard to be reduced to an average of the depths of the rear building walls of the two adjacent buildings, which in this case would be approximately 50 feet. The project provides a rear yard of approximately 50 feet for the three-story portion of the building; the last 16 feet of which are limited to 30 feet in height. The project proposes a two-story, 12-foot deep extension beyond this portion; set back five feet from each of the side lot lines. This feature meets the requirements of Planning Code Section 136(c), which regulates permitted obstructions into required yards and open spaces.*

- F. **Useable Open Space.** Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or a total of 332 square feet of common usable open space.

*The Project contains two dwelling units. The lower unit has exclusive access to private open space in the rear yard, and the upper unit has exclusive access to three private roof terraces totaling 550 square feet, both of which exceed the minimum required by Section 135 of the Planning Code.*

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*The upper dwelling unit has direct exposure onto both the public street and a Code-compliant rear yard, and the lower dwelling unit has direct exposure onto a Code-compliant rear yard.*

- H. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

*The Project proposes a Code-complying garage door width of 9 feet.*

- I. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will provide two (2) off-street parking spaces.*

- J. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

*The project proposes two Class 1 bicycle parking spaces.*

- K. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed

in the subject height and bulk district. Section 260(a)(1)(C) states that where a lot slopes upward from a street, the building height shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street. At every other cross-section of the building, the building height is measured from the average of the ground elevations at either side of the building or building step at that cross-section. Planning Code Section 261(c)(1) permits a maximum building height of 30 feet at the front yard setback. The building height is then permitted to increase to 40 feet beneath a 45-degree angular plane beginning 30 feet above the front yard setback.

*The proposed four-story, two family dwelling will be 30 feet high at the required front setback and for the first 10 feet of building depth and then extends up to 40 feet in height.*

- L. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of a two-unit residential building. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

- 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 existing two-story single-family dwelling is located at the rear of the lot, unlike adjacent buildings, which sit at the front of their lots. The existing building interrupts the pattern of midblock open space thereby reducing adjacent neighbors' rear yards views and privacy. Its current location does not meet the rear yard requirements of the Planning Code. Relocating the building at the front of the lot will result in a Code-compliant rear yard that enhances the midblock open space that will provide better access light, air and privacy for all adjacent residents. The proposed four-story, two-unit building is consistent with the Residential Design Guidelines in that its massing responds to the context of being located between two four-story residential buildings.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
  - (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed building will be similar in size to the existing adjacent buildings, with a front setback of approximately 8 feet to transition between the two buildings. The location of the proposed new*

*building will allow for a rear yard that will contribute to the midblock open space and create a sense of increased privacy for adjacent neighbors.*

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

*The Planning Code does not require parking, however the proposed garage is designed to accommodate the two off-street parking spaces, in addition to two required Class 1 bicycle parking spaces.*

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

*As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected to produce noxious or offensive emissions.*

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

*Although designed in a more contemporary aesthetic, the facade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood. Both the front setback and rear yard will be adequately landscaped.*

- 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 Use District.

*The proposed project is consistent with the stated purposes of RH-2 Zoning District in that it proposes a two-unit residential building with private open space provided at ground-level and on roof terraces.*

8. **Dwelling Unit Removal Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

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

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

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

*The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.*

- C. Whether the property is an "historical resource" under CEQA;

*Although the existing building is more than 50 years old, a review of supplemental information resulted in a determination that the property is not an historical resource.*

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

*The structure is not an historical resource and its removal will not have a substantial adverse impact.*

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

*The Project Sponsor has indicated that the existing single-family dwelling is owner-occupied.*

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

*The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The Project Sponsor, however, has indicated that the existing single-family dwelling is owner-occupied.*

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

*Although the project proposes the demolition of an existing dwelling, the new construction project will result in two family-sized dwellings, containing more habitable square feet and bedrooms.*

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

*The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two family-sized dwellings that are consistent with the provisions of the RH-2 Zoning District.*

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

*The project removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. However, the project also results in an additional unit, greater habitable floor area, and more bedrooms that contribute positively to the City's housing stock.*

- 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 fewer than ten units.*

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

*The Project represents the redevelopment of an underutilized parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the RH-2 Zoning District.*

- L. Whether the project increases the number of family-sized units on-site;

*The Project proposes enhanced opportunities for family-sized housing on-site by constructing two family-sized dwelling units whereas the property currently contains only one 2-bedroom dwelling unit.*

- 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;

*On balance, the overall scale, design, and materials of the proposed buildings are consistent with the block face and compliment the neighborhood character with traditional building materials and a contemporary design.*

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

*The Project would add one additional dwelling unit to the site.*

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

*The existing dwelling contains two bedrooms. The proposal includes one 5-bedroom unit and one 2-bedroom unit, representing a net increase of five bedrooms.*

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

*The project will maximize the allowed density on-site by providing two dwelling units.*

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

*The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The new project will replace the existing two-bedroom single-family dwelling with two dwelling units containing more bedrooms.*

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

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 1

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

##### Policy 1.1

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

##### Policy 1.10

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

#### OBJECTIVE 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.

#### OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

##### Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

##### Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

##### Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

#### 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.

##### Policy 4.4



Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

#### 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 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

##### Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

#### OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

##### Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

#### URBAN DESIGN ELEMENT

Objectives and Policies

#### OBJECTIVE 1

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

Policy 1.2:

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

Policy 1.3

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

**OBJECTIVE 3:**

**MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.**

Policy 3.1

Promote harmony in the visual relations and transitions between new and older buildings.

*The project proposes demolition of a sound residential structure containing a two-bedroom single-family dwelling. However, the new building will contain two dwelling units and results in a net increase of family-sized housing. The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. The project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage. Furthermore, the proposal maximizes the dwelling unit density, while bringing the subject property into full compliance with the requirements of the Planning Code.*

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

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

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.*

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

*While the existing single-family dwelling is proposed to be demolished, the project will provide two larger family-sized dwellings. The project proposes a height and scale compatible with the surrounding neighborhood and is consistent with the Planning Code.*

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

*The proposed two-family dwelling adds appropriately scaled and family-sized units to the city's housing stock.*

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

*The subject property is well served by public transportation, being located within a ¼-mile of stops for the 28 – 19th Avenue, 30 – Stockton, 30X – Marina Express, 41 - Union, 43 – Masonic, 45 – Union/Stockton, and 76X – Marin Headlands Express MUNI transit lines. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

- 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 will not displace any service or industry establishment.*

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

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

- G. That landmarks and historic buildings be preserved.

*The Project Site is not occupied by 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 have no negative impact on existing parks and open spaces.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-016595CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 26, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 15, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:      October 15, 2020

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the demolition of the existing 1,636 square-foot, two-story single-family dwelling at rear of lot and the construction of a new 4-story, 7,178 square-foot building containing two dwelling units and two off-street parking spaces at front of lot located at 1868 Greenwich Street, Block 0506, Lot 014, pursuant to Planning Code Sections 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated August 26, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2019-016595CUA and subject to conditions of approval reviewed and approved by the Commission on October 15, 2020 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 15, 2020 under Motion No XXXXXX.

### Printing of Conditions of Approval on Plans

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

### Severability

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

### Changes and Modifications

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

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

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

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

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

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

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

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

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

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

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

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

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7359,  
[www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7359,  
[www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 8. Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

- 9. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than three (3) off-street parking spaces.

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

- 10. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

## Provisions

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

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

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

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

## Operation

- 14. 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, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 15. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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



# **Exhibit B:**

## **Plans and Renderings**

PLAN SYMBOL LEGEND

	DOOR TAG		SECTION TAG
	WINDOW TAG		EXTERIOR ELEVATION TAG
	REVISION TAG		INTERIOR ELEVATION TAG
	DETAIL TAG		KEYNOTE TAG
	ENLARGED PLAN TAG		

ELECTRICAL LEGEND

	WALL SCONCE		SMOKE DETECTOR
	EXTERIOR WALL SCONCE		CO2 & SMOKE DETECTOR
	PENDANT		CO2 DETECTOR
	SURFACE MOUNTED FIXTURE		SWITCH
	RECESSED LIGHT		3-WAY SWITCH
	ADJUSTABLE WALL WASHER		DOOR SWITCH
	EXTERIOR RECESSED LIGHT		DIMMER SWITCH
	WET AREA RECESSED LIGHT		SWITCH W/ OCCUPANCY SENSOR
	BATHROOM WALL LIGHT		SWITCH W/ MOTION SENSOR
	UNDER CAB./CLOSET LIGHT		QUAD OUTLET
	FLUORESCENT CEILING LIGHT		WATERPROOF QUAD OUTLET
	LED PANEL		GFCI QUAD OUTLET
	CEILING FAN/LIGHT		DUPLEX OUTLET
	CEILING FAN		WATERPROOF OUTLET
	EXTERIOR FLOOD LIGHT		GFCI OUTLET
	EXHAUST FAN		REFRIGERATOR OUTLET
	EXHAUST FAN WITH LIGHT		DRYER OUTLET
	SUPPLY VENT		WASHER OUTLET
	THERMOSTAT		MOTION SENSOR
	TV/CABLE OUTLET		QUAD FLOOR OUTLET
	DATA OUTLET		DUPLEX FLOOR OUTLET
	TELEPHONE OUTLET		

ABBREVIATIONS

L	ANGLE	MFR	MANUFACTURER
@	AT	MIN	MINIMUM
C	CENTERLINE	MTL	METAL
O	DIAMETER	(N)	NEW
P	PROPERTY LINE	N.W.	NOT APPLICABLE
ABV	ABOVE	N.I.C	NOT IN CONTRACT
ADD'L	ADDITIONAL	NO	NUMBER
ADJ	ADJACENT	NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	OC	ON CENTER
ALLOW.	ALLOWABLE	OPG	OPENING
ALT	ALTERNATE	OPP	OPPOSITE
ALUM	ALUMINUM	PC	PIECE
AWN	AWNING	PERF	PERFORATED
BD	BOARD	PERP	PERPENDICULAR
BEL	BELOW	PL	PLATE
BFF	BELOW FINISH FLOOR	PLMG	PLUMBING
BLDG	BUILDING	PR	PAIR
BLKG	BLOCKING	P.T.	PRESSURE TREATED
BOT	BOTTOM	PTD	PAINTED
B.O.	BOTTOM OF	PWD	PLYWOOD
BTW	BETWEEN	R	RISER
CAB	CABINET	R.C.	REMOTE CONTROLLED
CLO	CLOSET	R&S	ROD & SHELF
CLG	CEILING	R.O.	ROUGH OPENING
COL	COLUMN	RAD	RADIUS
CONC	CONCRETE	REF	REFERENCE
CONT	CONTINUOUS	REFR	REFRIGERATOR
CLR	CLEAR	REM'D	REMOVED
CAS	CASEMENT	REQ'D	REQUIRED
CVR	COVER	RET'G	RETAINING
d	PENNY	S.A.D	SEE ARCHITECTURAL
D	DEEP	DRAWINGS	
DBL	DOUBLE	SCH	SCHEDULE
DET	DETAIL	S.ED	SEE ELECTRICAL
D.H.	DOUBLE HUNG	DRAWINGS	
DIA	DIAMETER	SF	SQUARE FEET
DIAG	DIAGONAL	SHLV	SHELF
DIM	DIMENSION	SHR	SHOWER
DN	DOWN	SHT	SHEET
DS	DOWNSPOUT	SHT MTL	SHEET METAL
DW	DISHWASHER	SI	SQUARE INCHES
(E)	EXISTING	SIM	SIMILAR
ELEC	ELECTRICAL	S.I.D.	SEE LANDSCAPE
ELEV	ELEVATION	DRAWINGS	
EN.	EDGE NAIL	S.M.D.	SEE MECHANICAL
EQ	EQUAL	DRAWINGS	
EQ X	EQUAL - MATCH DIMS WITH THE SAME LETTER	SQ	SQUARE
EQUIP	EQUIPMENT	STD	STAINLESS STEEL
E.S.	EACH SIDE	S.S.D.	SEE STRUCTURAL
EXT	EXTERIOR	DRAWINGS	
FIN	FINISH	STD	STANDARD
FLR	FLOOR	S.W.	SHEAR WALL
FLR'G	FLOORING	T	TREAD
FNDN	FOUNDATION	T.B.	TOP & BOTTOM
FT	FEET	T&G	TONGUE & GROOVE
FTG	FOOTING	T.B.	TOWEL BAR
GAL	GALLON	T.O.	TOP OF
GALV	GALVANIZED	TOT	TOTAL
G.B.	GRAB BAR	T.P.	TOILET PAPER
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
GYP	GYPSUM	UNFIN	UNFINISHED
H	HIGH	UON	UNLESS OTHERWISE NOTED
H.B.	HOSE BIB	VERT	VERTICAL
HD	HOLDDOWN	VIF	VERIFY IN FIELD
HDWR	HARDWARE	W	WIDE
HORZ	HORIZONTAL	W/	WITH
HR	HOSE	W/D	WASHER/DRYER
HT	HEIGHT	WD	WOOD
HW	HOT WATER	WH	WATER HEATER
IN	INCHES	W.O.	WHERE OCCURS
INCL	INCLUDING	WP	WATERPROOF
L	LONG	WWF	WELDED WIRE FABRIC
MAX	MAXIMUM		
MECH	MECHANICAL		

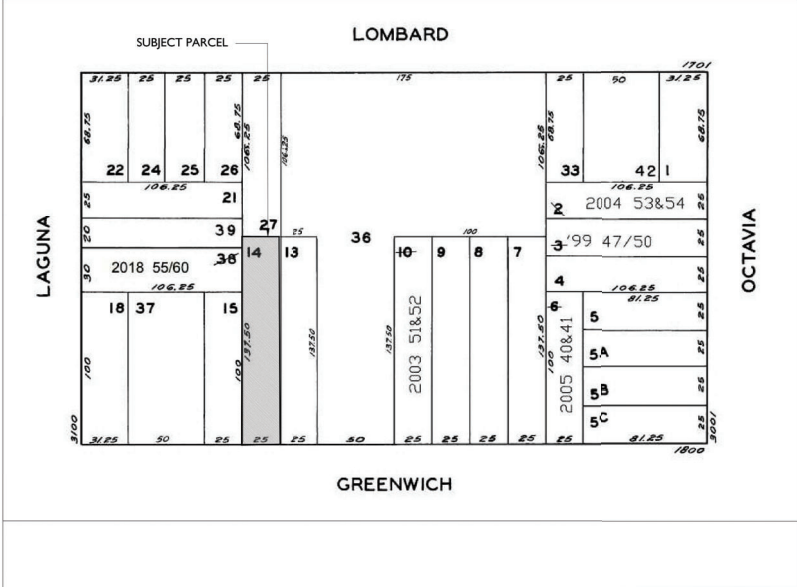
PRINCIPAL FACADE (SCALE 3/16"= 1'-0")



VICINITY MAP



ASSESSORS MAP



TEAM DIRECTORY

**OWNER:**  
1868 GREENWICH STREET, LLC  
297c KANSAS Street  
SAN FRANCISCO, CA 94103  
415-626-8868  
FABIEN@NOVADESIGNSBUILDS.COM

**SURVEYOR:**  
WESTOVER SURVEYING  
336 CLAREMONT BLVD., STE 1  
SAN FRANCISCO, CA 94127  
415-242-5400

**ENGINEER:**  
DONALD DAVID LIC S-3928  
72 OTIS Street  
SAN FRANCISCO, CA 94103  
415-551-5150

**CONTRACTOR:**  
NOVA DESIGNS BUILDS  
LIC B-795693  
297c KANSAS Street  
SAN FRANCISCO, CA 94103

DRAWING INDEX

ARCHITECTURAL:

T1.00	VICINITY MAP, AREA CALCS, SHEET INDEX
T2.00	SITE SURVEY
A-1.01	EXISTING SITE PLAN
A-1.02	PROPOSED SITE PLAN
A-1.20	PROPOSED FIRST AND SECOND FLOOR PLANS
A-1.21	PROPOSED THIRD AND FOURTH FLOOR PLANS
A-2.00	PROPOSED FRONT AND REAR ELEVATIONS
A-2.01	PROPOSED SIDE ELEVATIONS
A-2.02	EXISTING AND PROPOSED SECTION
A-2.03	EXISTING COTTAGE PLANS AND ELEVATIONS
A-3.01	PROPOSED PROJECT RENDERINGS
G-01	GS2 - GREEN BUILDING SUBMITTAL FORM

SCOPE OF WORK

DEMOLISH (E) COTTAGE IN REAR YARD.  
CONSTRUCT (N) TWO-UNIT RESIDENTIAL BUILDING.

SEPARATE PERMIT REQUIRED:  
- SPRINKLER ALL FLOORS WITH NFPA 13R SPRINKLER SYSTEM PER CBC SECTION 903.3.1.2  
- SPRINKLER MONITORING

RESIDENTIAL REMODEL

1ST FLOOR:  
SHARED GARAGE  
UNIT A: 2 BEDROOMS, 2 BATHROOMS, KITCHEN, LIVING, AND DINING.  
UNIT B: STAIR, ELEVATOR

2ND FLOOR:  
UNIT B: STAIR, ELEVATOR, 4 BEDROOMS, 4 BATHROOMS, LAUNDRY, STORAGE

3RD FLOOR:  
UNIT B: STAIR, ELEVATOR, POWDER ROOM, KITCHEN, DINING, FAMILY, LIVING, OFFICE, REAR DECK

4TH FLOOR:  
UNIT B: 1 BEDROOM, 1 BATHROOM, STUDY, FRONT AND REAR DECKS

PROJECT DATA

REGULATIONS

APPLICABLE CODES:	CALIFORNIA: 2016 CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, ENERGY AND GREEN BUILDING CODES SAN FRANCISCO: 2016 SAN FRANCISCO MUNICIPAL BUILDING, EXISTING BUILDING, GREEN BUILDING, HOUSING, MECHANICAL, PLUMBING, AND ELECTRICAL CODES LOCAL AND STATE AMENDMENTS, ORDINANCES AND LAWS
-------------------	--

ZONING DISTRICT: RH-2

OCCUPANCY: R-3 + U

CONSTRUCTION TYPE: VB

PROPERTY INFORMATION

PARCEL NUMBER: 0506 / 014

PARCEL SIZE: 3,437.5 SQ FT

NUMBER OF STORIES: 4 ABOVE GRADE

NUMBER OF BASEMENTS: 0

NUMBER OF UNITS: 2

SPRINKLERS: NFPA-13R SEPARATE PERMIT

LIMITATIONS:

FRONT YARD SETBACK: AVERAGE OF ADJACENT BUILDINGS

REAR YARD SETBACK: 50'-2", BASED ON AVERAGE OF ADJACENT LOTS, CALCULATED IN ACCORDANCE WITH SF PLANNING CODE SECTION 114

HEIGHT LIMIT: 40x

EXISTING COTTAGE (TO BE DEMOLISHED)

FIRST FLOOR: 784 SF (STORAGE)  
SECOND FLOOR: 852 SF (RESIDENTIAL)

GROSS TOTAL AREA TO BE DEMOLISHED: 1,636 SF (TOTAL)

	EXISTING	ALLOWABLE	DEMOLISH	NEW	TOTAL
1st FLOOR	784	N/A	(784)	2,042	2,042
2nd FLOOR	852	N/A	(852)	1,997	1,997
3rd FLOOR		N/A		1,817	1,817
3rd FLOOR Deck		N/A		180	
4th FLOOR		N/A		1,282	1,282
4th FLOOR Decks		N/A		427	
Roof Deck		N/A		-	
TOTAL	1,636		(1,636)	7,138	7,138

	EXISTING	PROPOSED
CONSTRUCTION TYPE	5-B	5-B
OCCUPANCY	R-3 + U	R-3 + U
BLDG HEIGHT	22'-6"	40'-0"
# OF STORIES/BASEMENT	1 Story / 1 Basement	4 Story / 0 Basement
SPRINKLERS	NONE	NFPA - 13R
# OF UNIT	1	2
SEISMIC UPGRADE	NO	YES

	Existing Residential Unit		Proposed Lower UNIT		Proposed Upper Unit	
	EXIST HABITABLE	NON HABITABLE	NEW HABITABLE	NON-HABITABLE	NEW HABITABLE	NON-HABITABLE
1st FLOOR	609	243	712	554	-	151
2nd FLOOR	-	-	-	-	739	1,258
3rd FLOOR	-	-	-	-	1,350	467
4th FLOOR	-	-	-	-	702	580
TOTAL	609	243	712	554	2,791	2,456
		852		1,266		5,247

\* HABITABLE SPACE PER CBC CHAPTER 2 - A SPACE IN A BUILDING FOR LIVING, SLEEPING, EATING, OR COOKING. BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACE

**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

ISSUES AND REVISIONS			
NO.	DATE	ISSUE	BY
1	07/16/19	SITE PERMIT	FJL
2	02/18/20	SITE PERMIT	FJL
3	07/06/20	SITE PERMIT	FJL
4	08/26/20	SITE PERMIT	FJL
5	09/29/20	SITE PERMIT	FJL

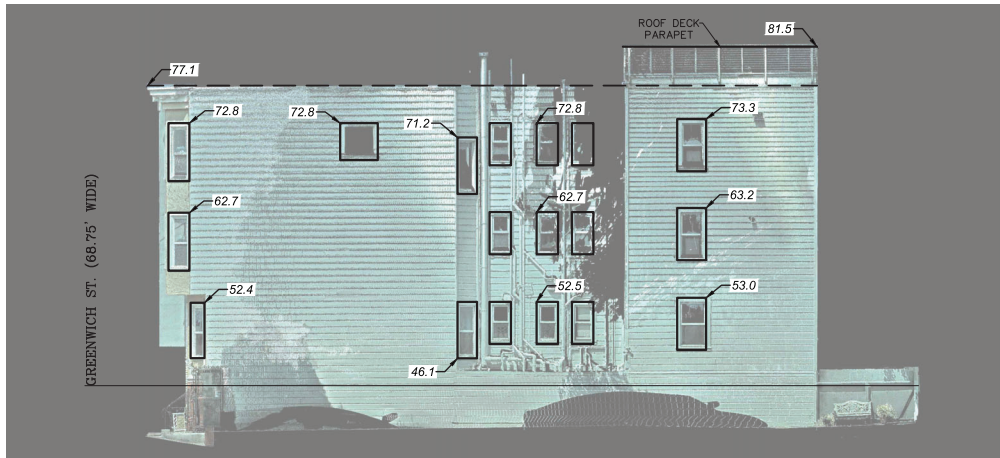
1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

PROJECT:

JOB#: 434  
DATE: 08/27/19  
DWN: FJL  
SCALE: 1/4" = 1'-0"

SHEET TITLE:  
COVERSHEET

T-1.00



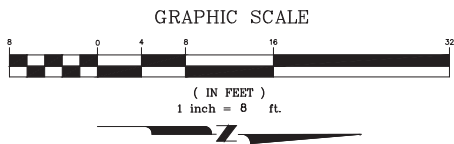
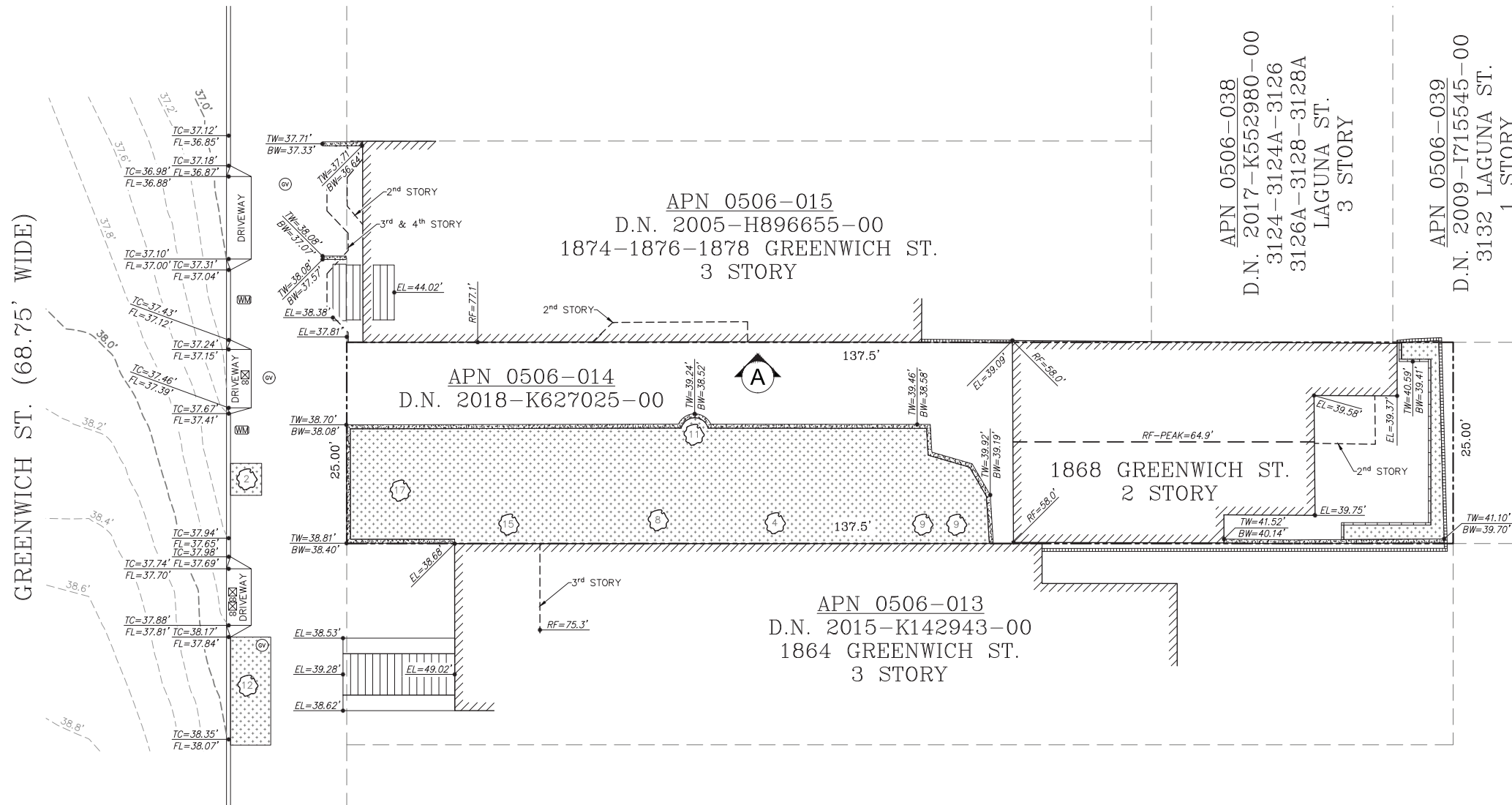
**A** WEST ELEVATION, ADJOINING BUILDING  
SCALE: 1" = 10'

**GENERAL NOTES:**

1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, JULY 03, 2018.
4. ELEVATIONS ARE BASED UPON CITY AND COUNTY OF SAN FRANCISCO DATUM (OLD) DETERMINED FROM BENCHMARKS AT THE SOUTHEAST OF INTERSECTION OF GREENWICH AND OCTAVIA STREETS. ("+" CUT ASW NEAR BUILDING.) ELEVATION = 42.944'
5. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD INFORMATION FROM THE CURRENT DEED.

**LEGEND**

	WATER METER	TC	TOP OF CURB
	GAS VALVE	FL	FLOW LINE
	SEWER CLEANOUT	APN	ASSESSOR'S PARCEL NUMBER
TW	TOP OF WALL	D.N.	DOCUMENT NUMBER
BW	BOTTOM OF WALL	RF	ROOF ELEVATION
	BUILDING FOOTPRINT	RF-PEAK	ROOF PEAK ELEVATION
	BRICK WALL	EL	GROUND ELEVATION
	ROOF LINE		CONCRETE WALL
	TREE WITH DIA.		PLANTED AREA



**SURVEYOR'S STATEMENT**  
This map correctly represents a survey made by me at the request of Fabian Lannoye in June of 2018.

*Daniel J. Westover*  
Daniel J. Westover, P.L.S. 7779

Date: 8/15/2018



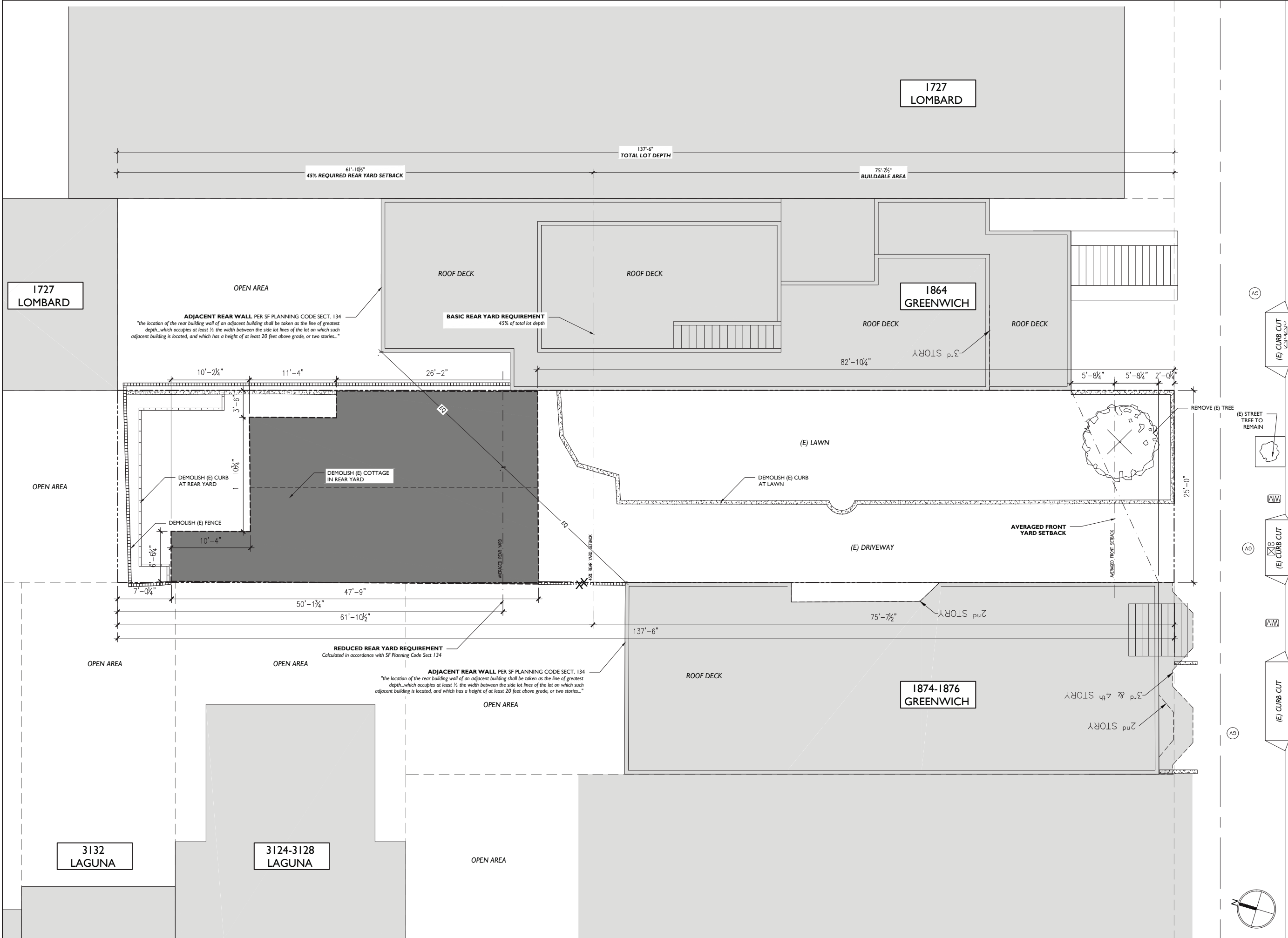
336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

**WS**  
WESTOVER  
SURVEYING

NO.	DATE	COMMENTS	JOB NO.
18021			

DRAWN BY: MA	CHECKED BY: D_JW
DATE: 07/10/2018	SCALE: 1"=8'

<b>SITE SURVEY</b>
1888 GREENWICH STREET LOT 014 OF ASSESSORS BLOCK 0506 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA



**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

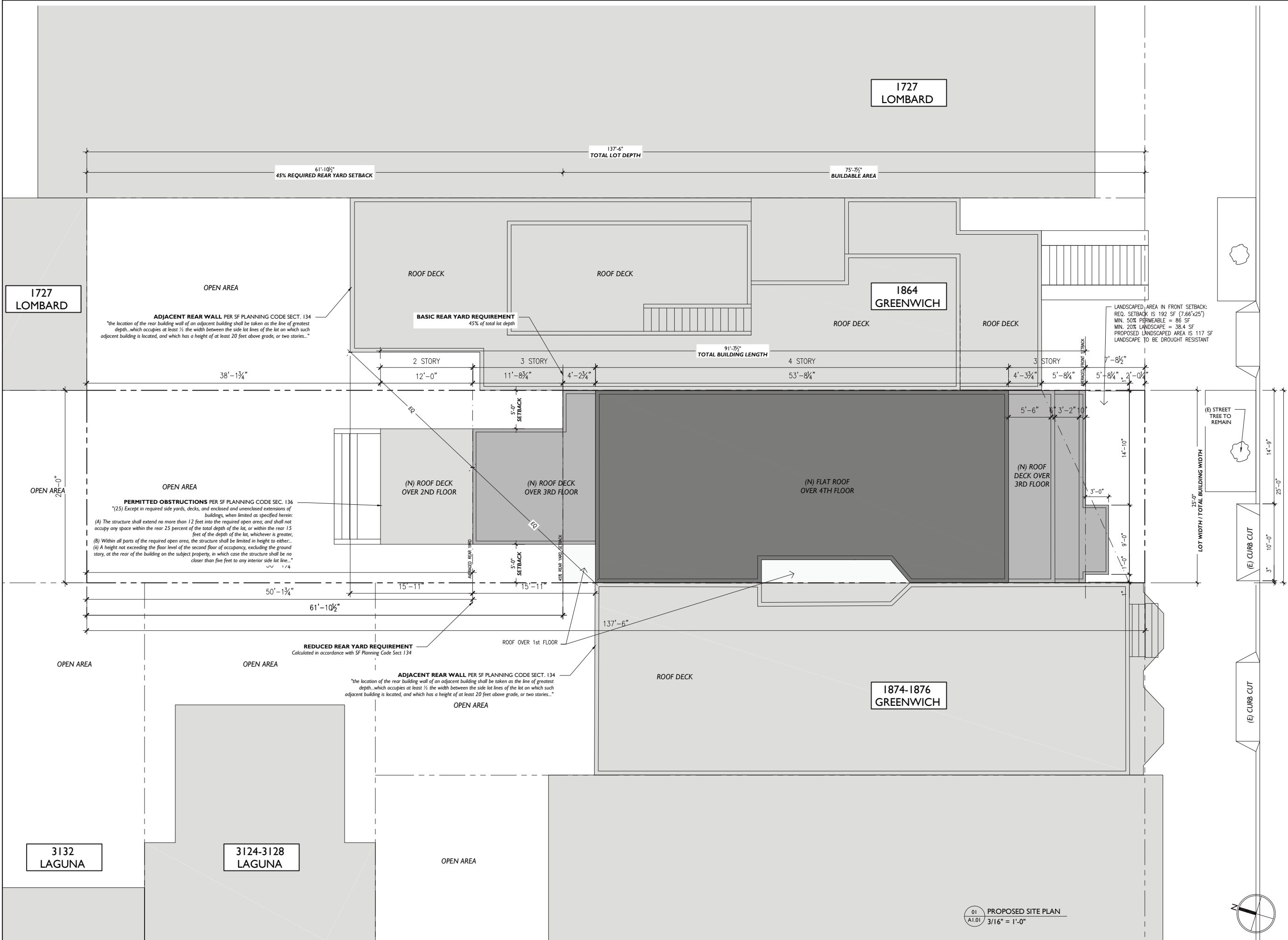
ISSUES AND REVISIONS			
R-4			
NO.	DATE	ISSUE	BY
1	07/16/19	SITE PERMIT	FJL
2	02/18/20	SITE PERMIT	FJL
3	07/06/20	SITE PERMIT	FJL
4	08/26/20	SITE PERMIT	FJL

1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: 3/16" = 1'-0"  
SHEET TITLE:  
EXISTING SITE PLAN

A-1.01





**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

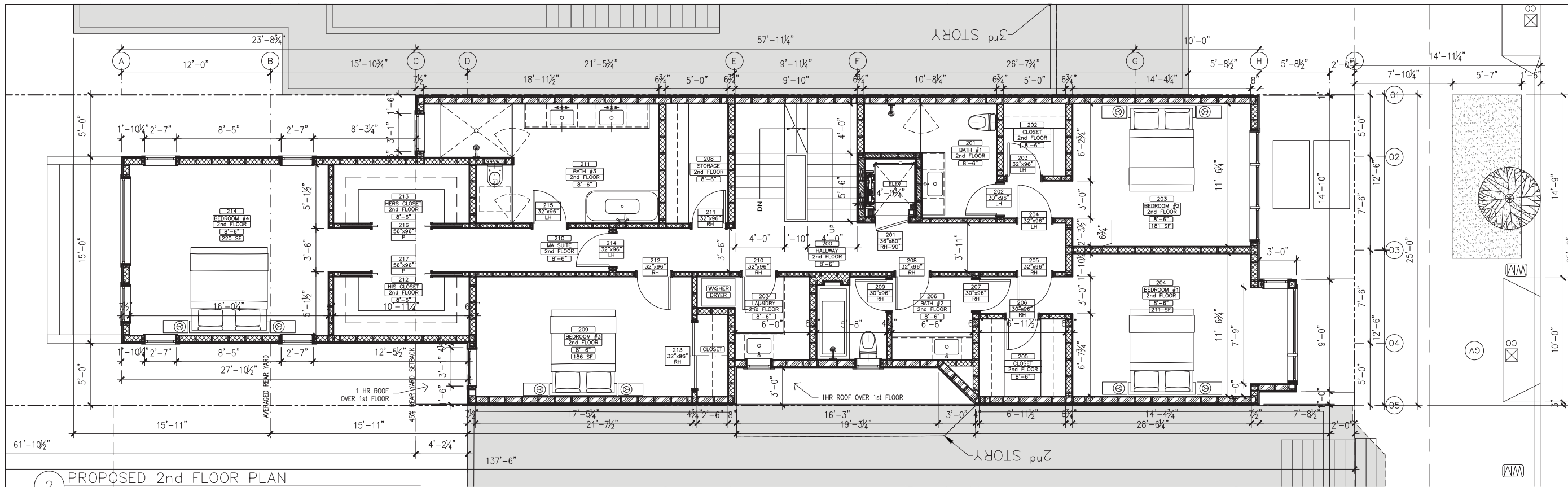
ISSUES AND REVISIONS			
R-5			
NO.	DATE	ISSUE	BY
1	07/16/19	SITE PERMIT	FJL
2	02/18/20	SITE PERMIT	FJL
3	07/06/20	SITE PERMIT	FJL
4	08/26/20	SITE PERMIT	FJL
5	09/29/20	SITE PERMIT	FJL

1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: 3/16" = 1'-0"

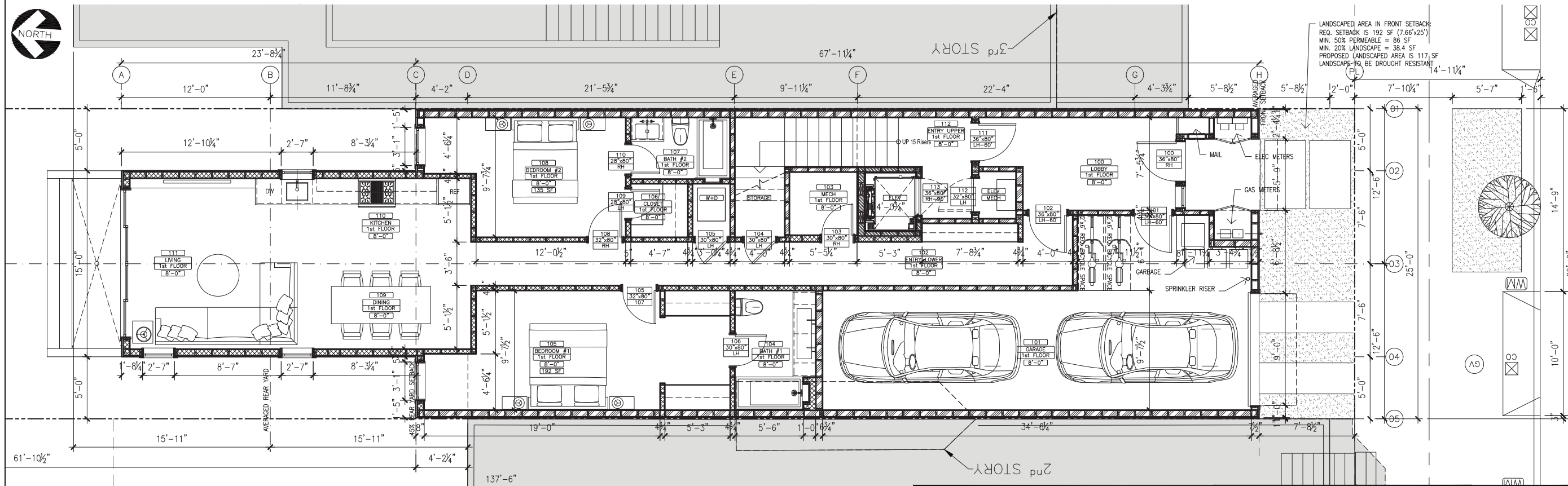
SHEET TITLE:  
PROPOSED  
SITE PLAN

A-1.02



2 PROPOSED 2nd FLOOR PLAN

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



1 PROPOSED 1st FLOOR PLAN

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

NOTES:

- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2016 SFBC SECTION 907.2.11.2 AND CARBON MONOXIDE DETECTOR PER CBC SECTION 420 ON EACH FLOOR + IN EACH SLEEPING ROOM
- 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
- 3) BATHROOM LIGHTING TO BE CONTROLLED BY APPROVED OCCUPANT SENSOR

EXT. WALL TYPES	INT. WALL TYPES
1 3/4" PAINTED WOOD SIDING HOUSEWRAP 1/2" PLWD FRAMING, SSD. BATT INSULATION 5/8" DWL-TYPE X (1HR Rated - UL30S)	4 (N) PLWD SIDING (N) HOUSEWRAP 5/8" DWL-TYPE X FRAMING, SSD. BATT INSULATION 5/8" DWL-TYPE X
2 3/4" PAINTED WOOD SIDING HOUSEWRAP 1/2" PLWD FRAMING, SSD. BATT INSULATION 5/8" DWL-TYPE X	5 (E) SIDING (E) HOUSEWRAP (E) FRAMING, SSD. BATT INSULATION 2x 5/8" DWL-TYPE X
3 7/8" STUCCO HOUSEWRAP 1/2" PLWD FRAMING, SSD. BATT INSULATION 5/8" DWL-TYPE X	6 (N) FRAMING, SSD. BATT INSULATION 5/8" DWL-TYPE X (1HR Rated - UL30S)
	7 7/8" STUCCO HOUSEWRAP 1/2" PLWD FRAMING, SSD. BATT INSULATION 5/8" DWL-TYPE X

205	ROOM NUMBER	101	DOOR TAG
XXX	ROOM NAME	30'-0"	
YYY	FLOOR FINISH	FR.	
X'-2"	CEILING HEIGHT		
1 A.3.1	ELEVATION MARK	WINDOW TAG	
1 A.3.1	SECTION MARK		
	LOCATION HEIGHT	ELEVATION CALL OUT	

**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

ISSUES AND REVISIONS

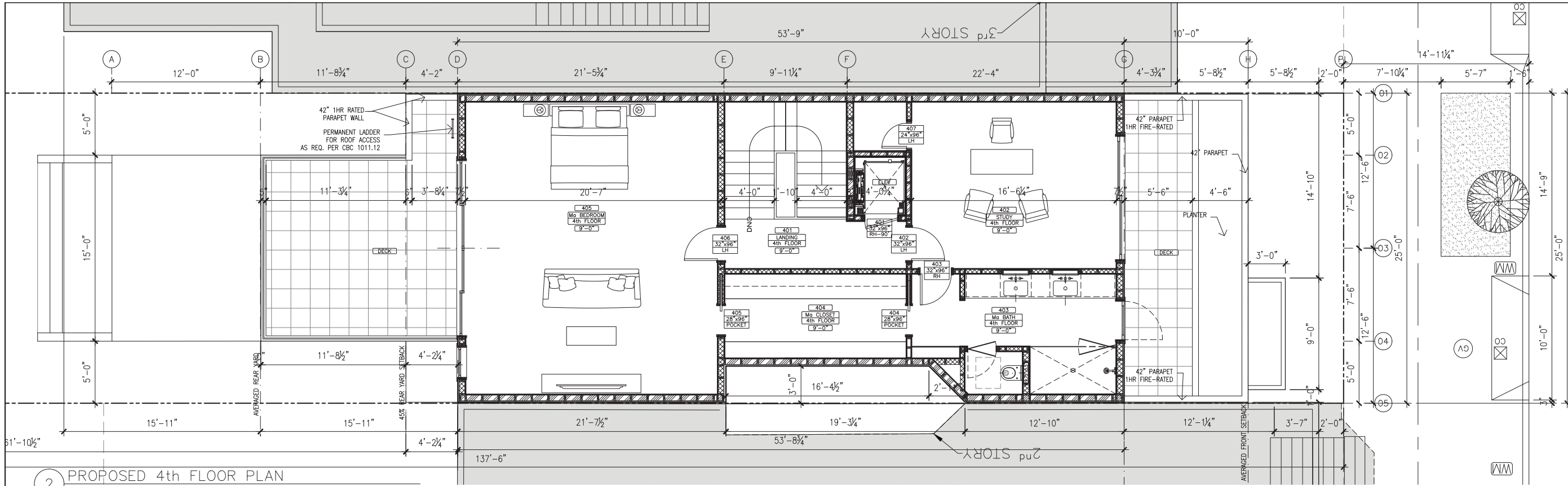
NO	DATE	ISSUE	BY
1	07/16/19	SITE PERMIT	FJL
2	02/18/20	SITE PERMIT	FJL
3	07/06/20	SITE PERMIT	FJL
4	08/26/20	SITE PERMIT	FJL
5	09/29/20	SITE PERMIT	FJL

1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: 1/4"=1'-0"

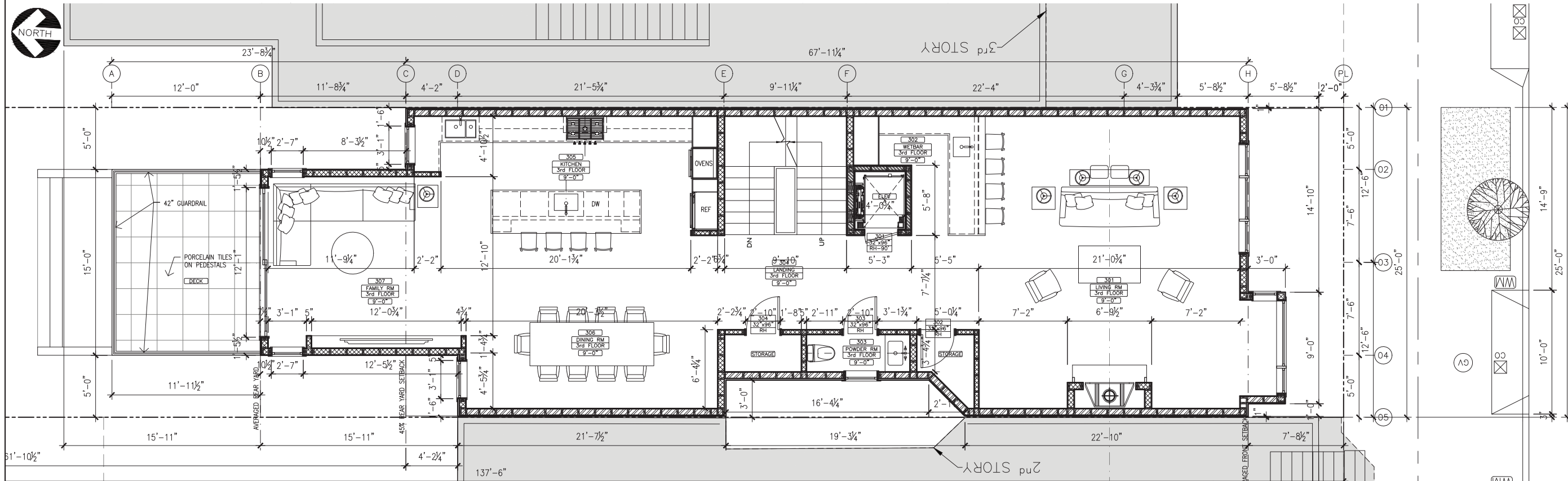
SHEET TITLE:  
PROPOSED  
1st & 2nd FLOOR  
PLANS

A-1.20



2 PROPOSED 4th FLOOR PLAN

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



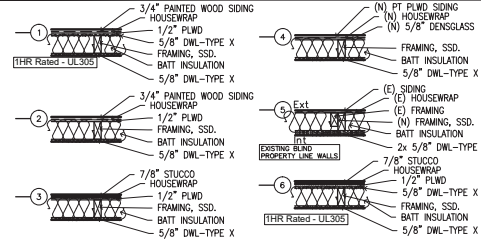
1 PROPOSED 3rd FLOOR PLAN

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

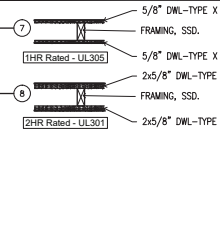
NOTES:

- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2016 SFBC SECTION 907.2.11.2 AND CARBON MONOXIDE DETECTOR PER CBC SECTION 420 ON EACH FLOOR + IN EACH SLEEPING ROOM
- 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
- 3) BATHROOM LIGHTING TO BE CONTROLLED BY APPROVED OCCUPANT SENSOR

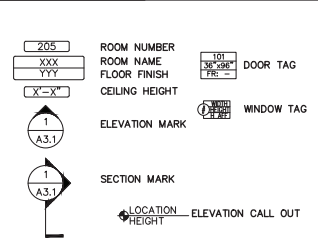
EXT. WALL TYPES



INT. WALL TYPES



SYMBOLS / LEGEND



**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

**R-5**  
ISSUES AND REVISIONS

NO.	DATE	ISSUE	BY
01	07/16/19	SITE PERMIT	FJL
02	02/18/20	SITE PERMIT	FJL
03	07/06/20	SITE PERMIT	FJL
04	08/26/20	SITE PERMIT	FJL
05	09/29/20	SITE PERMIT	FJL

PROJECT:  
1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

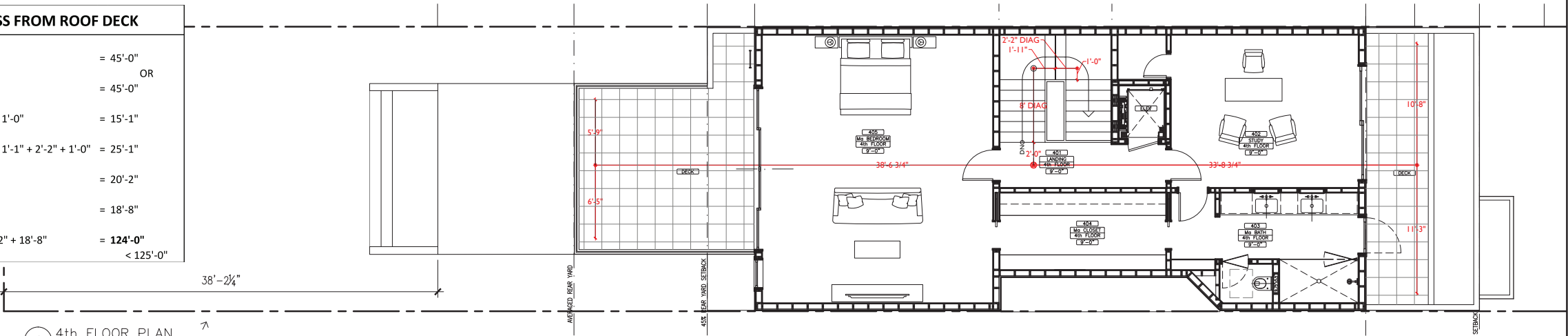
JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: 1/4"=1'-0"

SHEET TITLE:  
PROPOSED  
3rd & 4th FLOORS  
PLANS

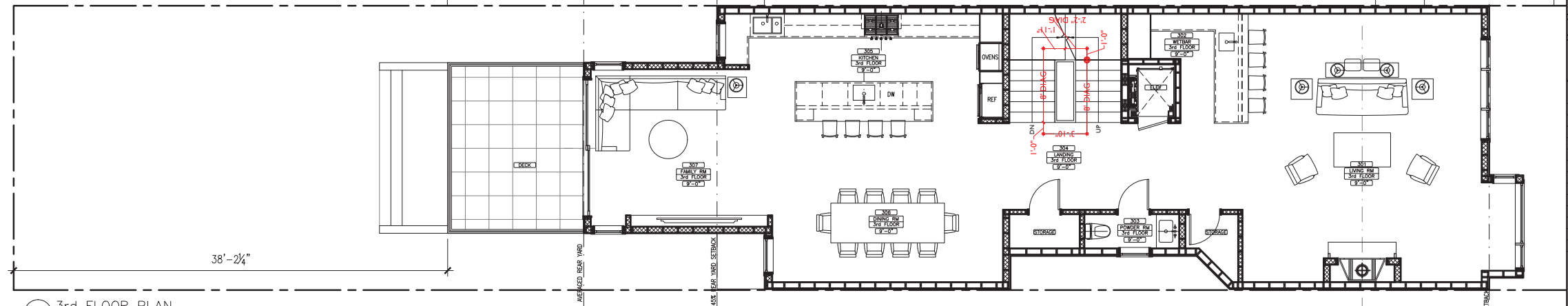
**A-1.21**



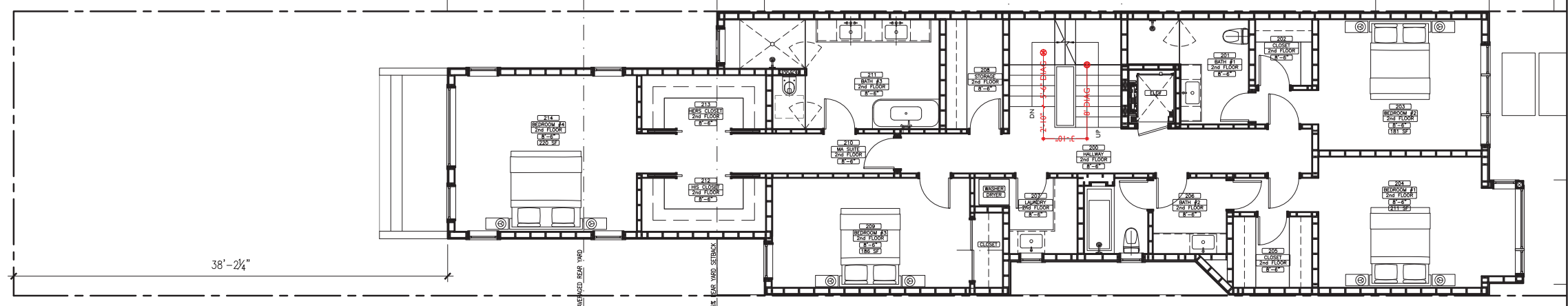
MINIMUM PATH OF TRAVEL TO EXIT ACCESS FROM ROOF DECK				
REAR DECK TO 4th FLOOR STAIR:	6'-5" + 38'-7"	= 45'-0"	OR	
FRONT DECK TO 4th FLOOR STAIR:	11'-3" + 33'-9"	= 45'-0"		
4th FLOOR TO 3rd FLOOR:	2'-0" + 8'-0" + 1'-11" + 2'-2" + 1'-0"	= 15'-1"		
3rd FLOOR TO 2nd FLOOR:	8'-0" + 3'-10" + 1'-0" + 8'-0" + 1'-1" + 2'-2" + 1'-0"	= 25'-1"		
2nd FLOOR TO 1st FLOOR:	8'-0" + 3'-10" + 2'-10" + 5'-6"	= 20'-2"		
GROUND FLOOR TO EXIT PASSAGEWAY:	1'-0" + 12'-4" + 5'-4"	= 18'-8"		
TOTAL:	45'-0" + 15'-1" + 25'-1" + 20'-2" + 18'-8"	= 124'-0"		
		< 125'-0"		



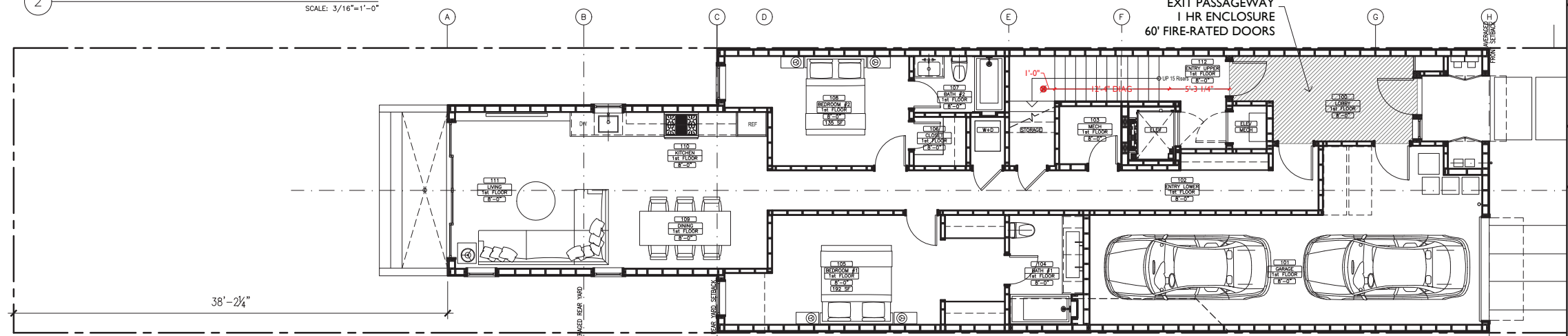
4th FLOOR PLAN  
SCALE: 3/16"=1'-0"



3rd FLOOR PLAN  
SCALE: 3/16"=1'-0"



2nd FLOOR PLAN  
SCALE: 3/16"=1'-0"



1st FLOOR PLAN  
SCALE: 3/16"=1'-0"



**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

ISSUES AND REVISIONS **R-5**

NO.	DATE	ISSUE	PERMIT	BY
1	07/16/19	SITE PERMIT	FUL	
2	02/18/20	SITE PERMIT	FUL	
3	07/06/20	SITE PERMIT	FUL	
4	08/26/20	SITE PERMIT	FUL	
5	09/29/20	SITE PERMIT	FUL	

PROJECT:  
**1868 GREENWICH STREET**  
**SAN FRANCISCO, CA 94123**  
**BLOCK 0506 - LOT 014**

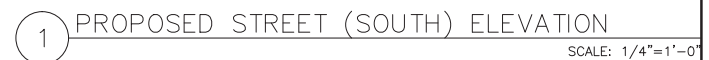
JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: 1/4" = 1'-0"

SHEET TITLE:  
**PATH OF TRAVEL**

**A-1.30**



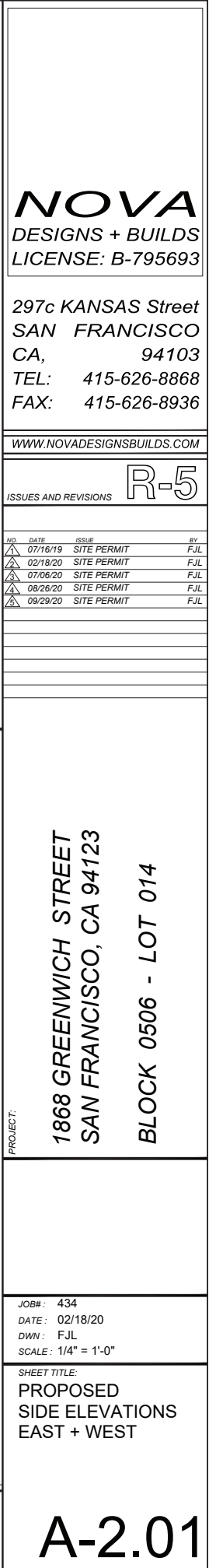
- FACADE MATERIALS KEYNOTES

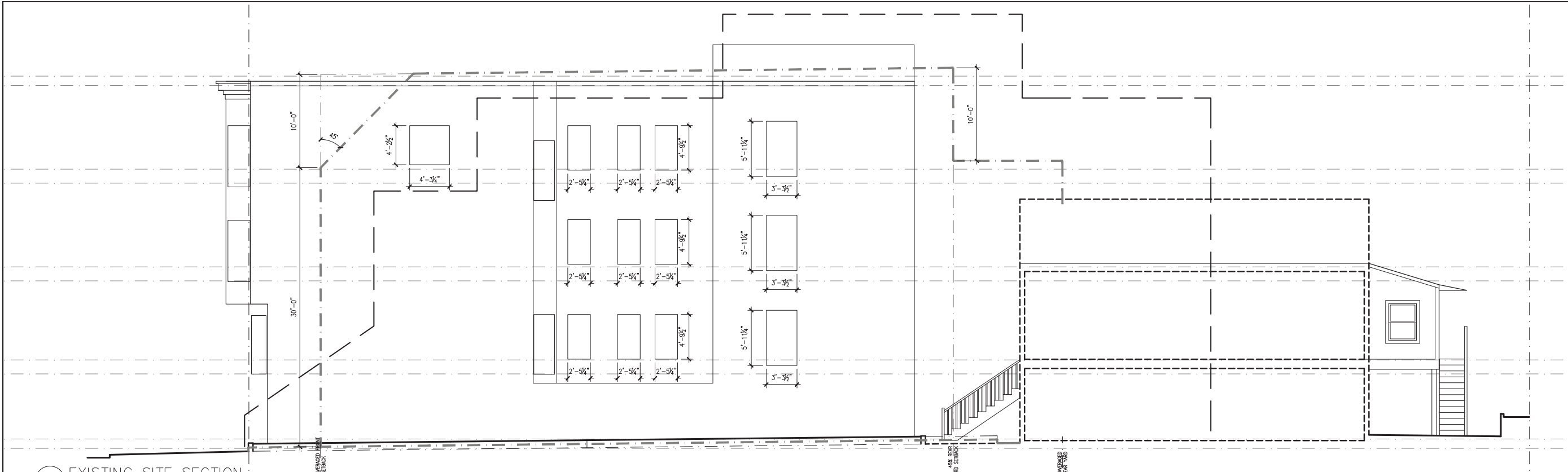


SCALE:  $1/4" = 1'-0"$

A-2.00

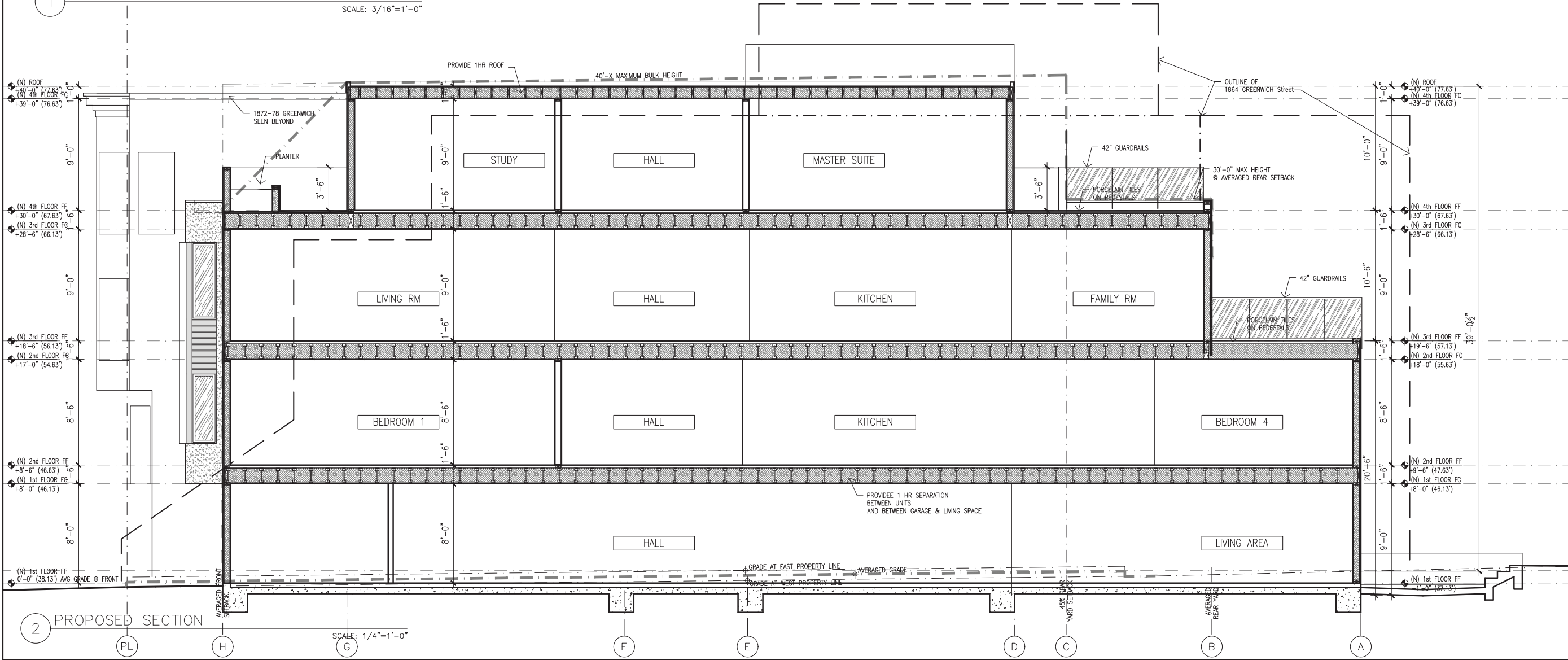






1 EXISTING SITE SECTION

SCALE: 3/16"=1'-0"



2 PROPOSED SECTION

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

**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

ISSUES AND REVISIONS **R-5**

NO.	DATE	ISSUE	PERMIT	BY
1	07/16/19	SITE PERMIT	FUL	
2	02/18/20	SITE PERMIT	FUL	
3	07/06/20	SITE PERMIT	FUL	
4	08/26/20	SITE PERMIT	FUL	
5	09/29/20	SITE PERMIT	FUL	

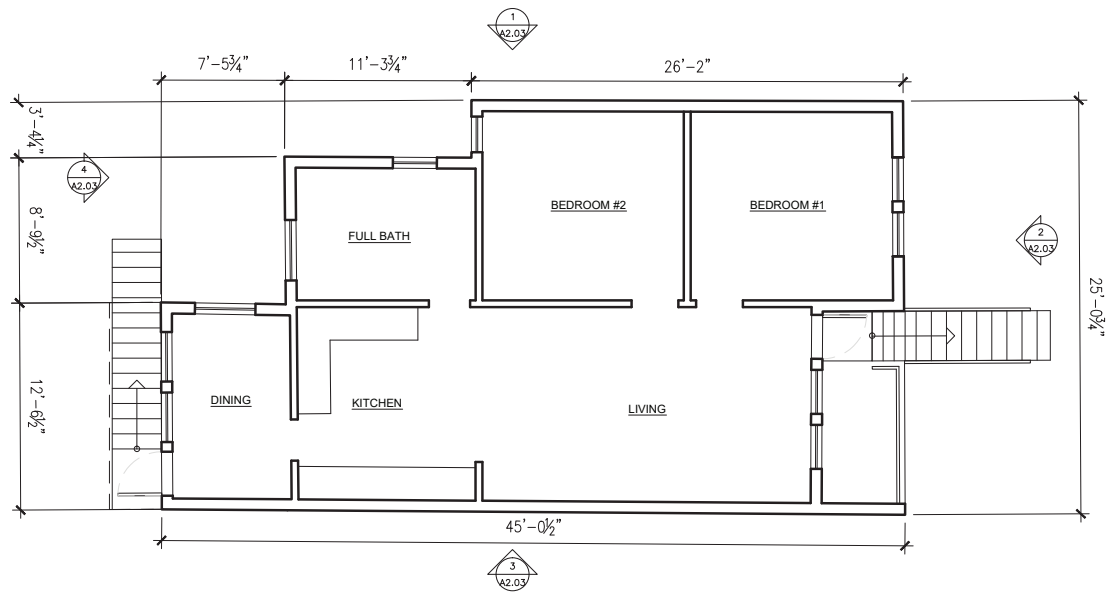
PROJECT:  
1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: 1/4"=1'-0"

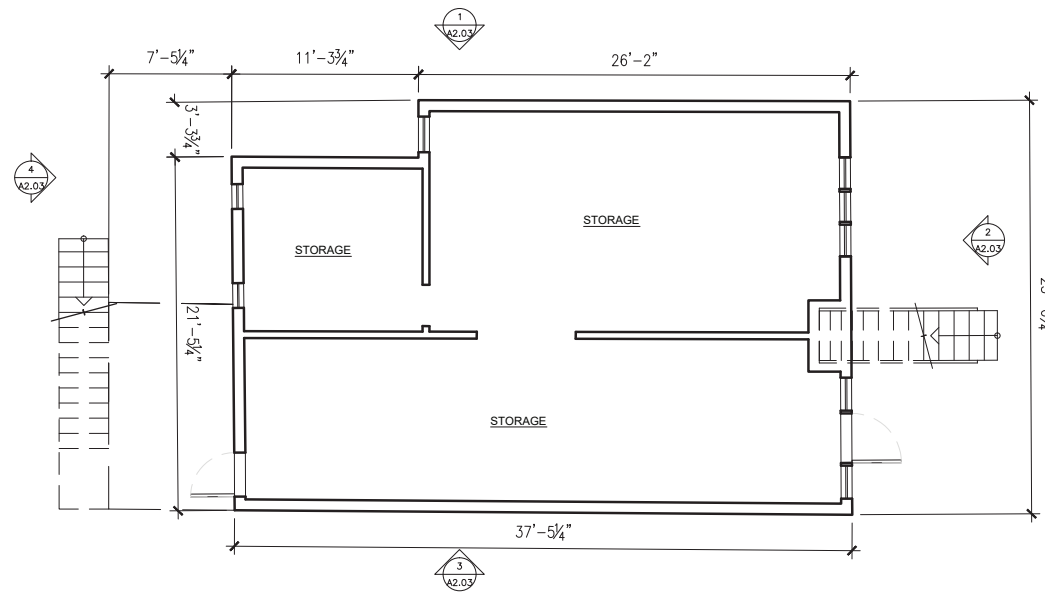
SHEET TITLE:  
SECTION

**A-2.02**

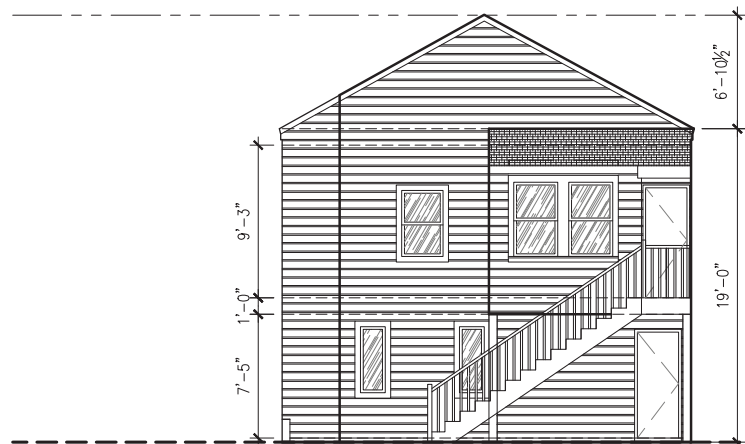




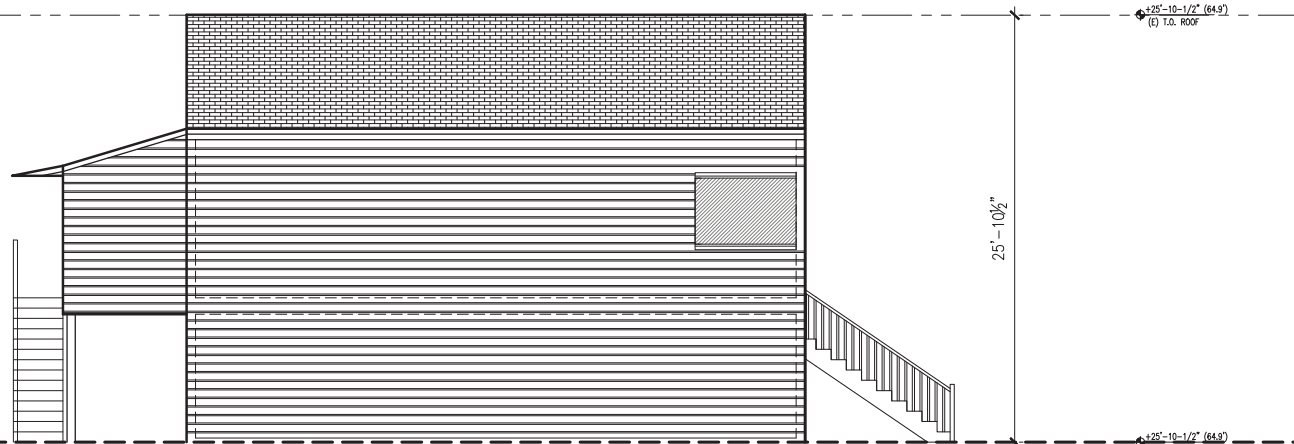
6 EXISTING COTTAGE PLAN - 2nd FLOOR  
SCALE: 3/16"=1'-0"



5 EXISTING COTTAGE PLAN - 1st FLOOR  
SCALE: 3/16"=1'-0"



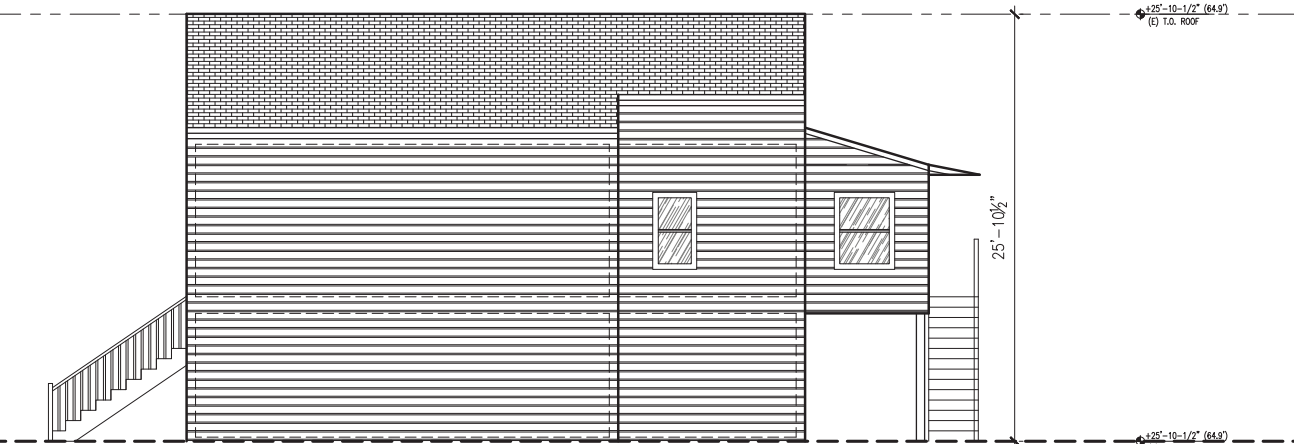
4 EXISTING COTTAGE ELEVATION - NORTH  
SCALE: 3/16"=1'-0"



3 EXISTING COTTAGE ELEVATION - WEST  
SCALE: 3/16"=1'-0"



2 EXISTING COTTAGE ELEVATION - SOUTH  
SCALE: 3/16"=1'-0"



1 EXISTING COTTAGE ELEVATION - EAST  
SCALE: 3/16"=1'-0"

**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

ISSUES AND REVISIONS				
NO.	DATE	ISSUE	PERMIT	BY
1	07/16/19	SITE PERMIT	FUL	
2	02/18/20	SITE PERMIT	FUL	
3	07/06/20	SITE PERMIT	FUL	
4	08/26/20	SITE PERMIT	FUL	

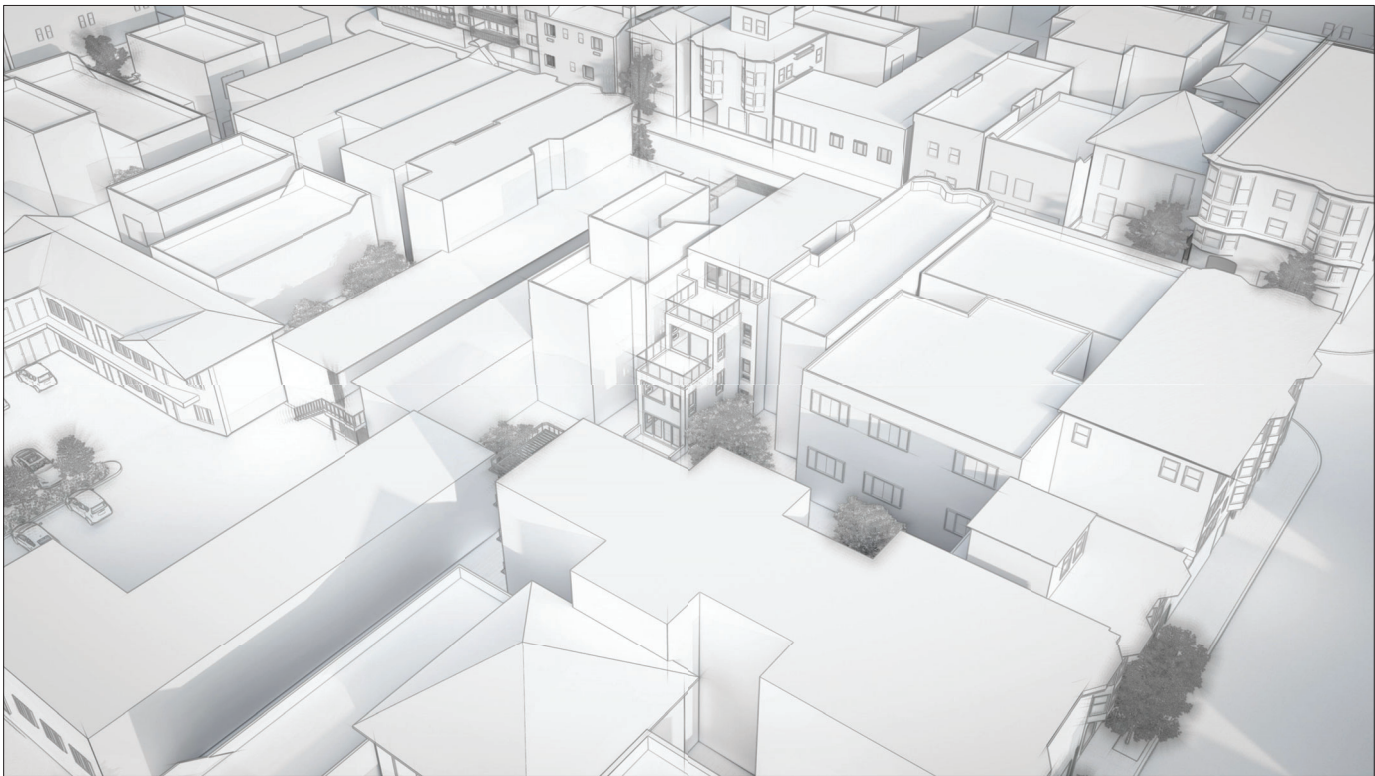
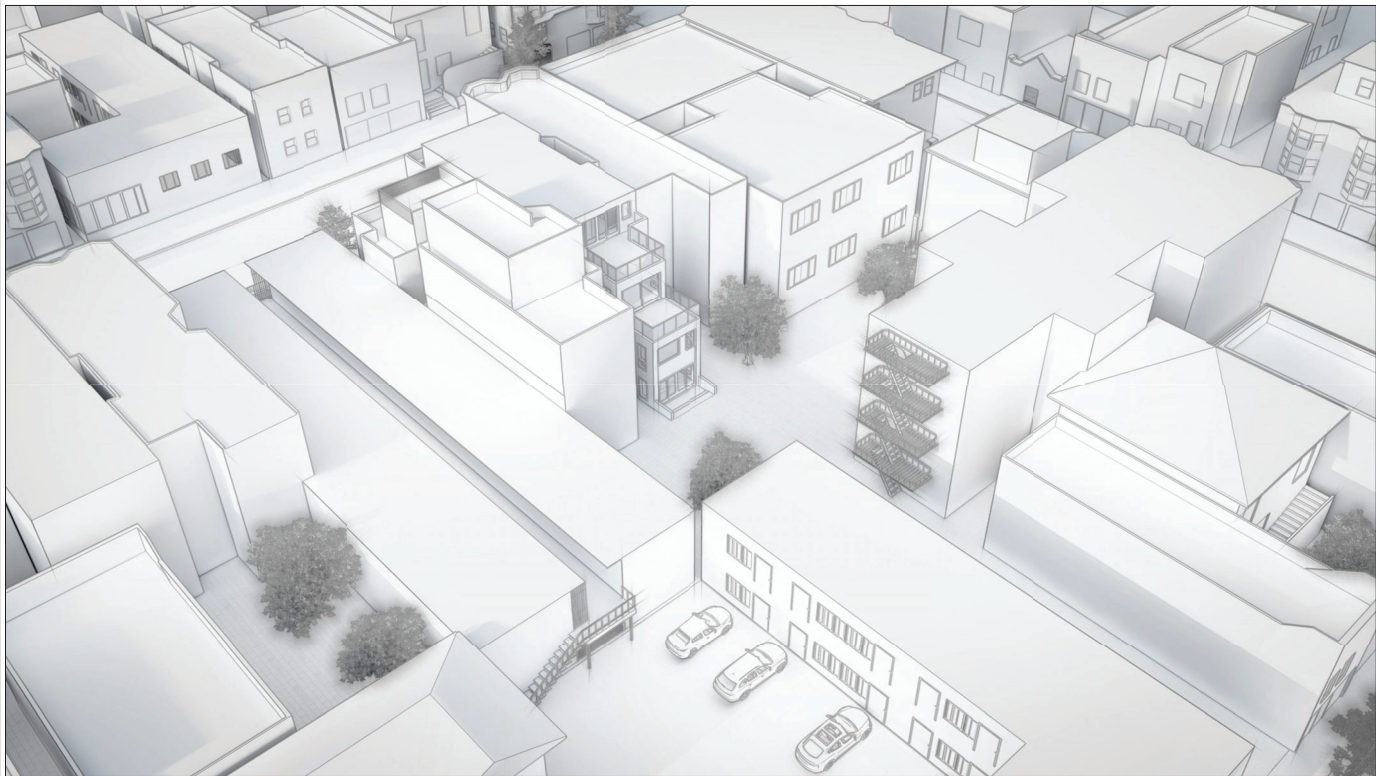
PROJECT:  
1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: 3/16" = 1'-0"

SHEET TITLE:  
EXISTING COTTAGE  
PLANS & ELEVATIONS

A-2.03





**NOVA**  
DESIGNS + BUILDS  
LICENSE: B-795693

297c KANSAS Street  
SAN FRANCISCO  
CA, 94103  
TEL: 415-626-8868  
FAX: 415-626-8936

WWW.NOVADESIGNSBUILDS.COM

ISSUES AND REVISIONS **R-4**

NO	DATE	ISSUE	BY
1	07/16/19	SITE PERMIT	FJL
2	02/18/20	SITE PERMIT	FJL
3	07/06/20	SITE PERMIT	FJL
4	08/26/20	SITE PERMIT	FJL

PROJECT:

1868 GREENWICH STREET  
SAN FRANCISCO, CA 94123  
BLOCK 0506 - LOT 014

JOB#: 434  
DATE: 02/18/20  
DWN: FJL  
SCALE: NTS

SHEET TITLE:  
RENDERINGS

# **Exhibit C:**

## **Environmental Determination**





## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1868 GREENWICH ST		0506014
<b>Case No.</b>		<b>Permit No.</b>
2019-016595PRJ		201907176172
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Demolition of an existing single family cottage at the rear of an existing lot and construction of a new 4- story, 2-unit building.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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



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

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

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

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

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

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

<input type="checkbox"/>	<b>8. Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	<b>9. Other work</b> that would not materially impair a historic district (specify or add comments):  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	<b>10. Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation)</i>  <div style="display: flex; justify-content: space-between;"> <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              <i>(attach HRER or PTR)</i> </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>  	
<b>Preservation Planner Signature:</b> Christopher May	

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Christopher May  09/09/2020
	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.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**

# Exhibit D:

## Land Use Data



## LAND USE INFORMATION

PROJECT ADDRESS: 1868 GREENWICH ST  
RECORD NO.: 2019-016595CUA

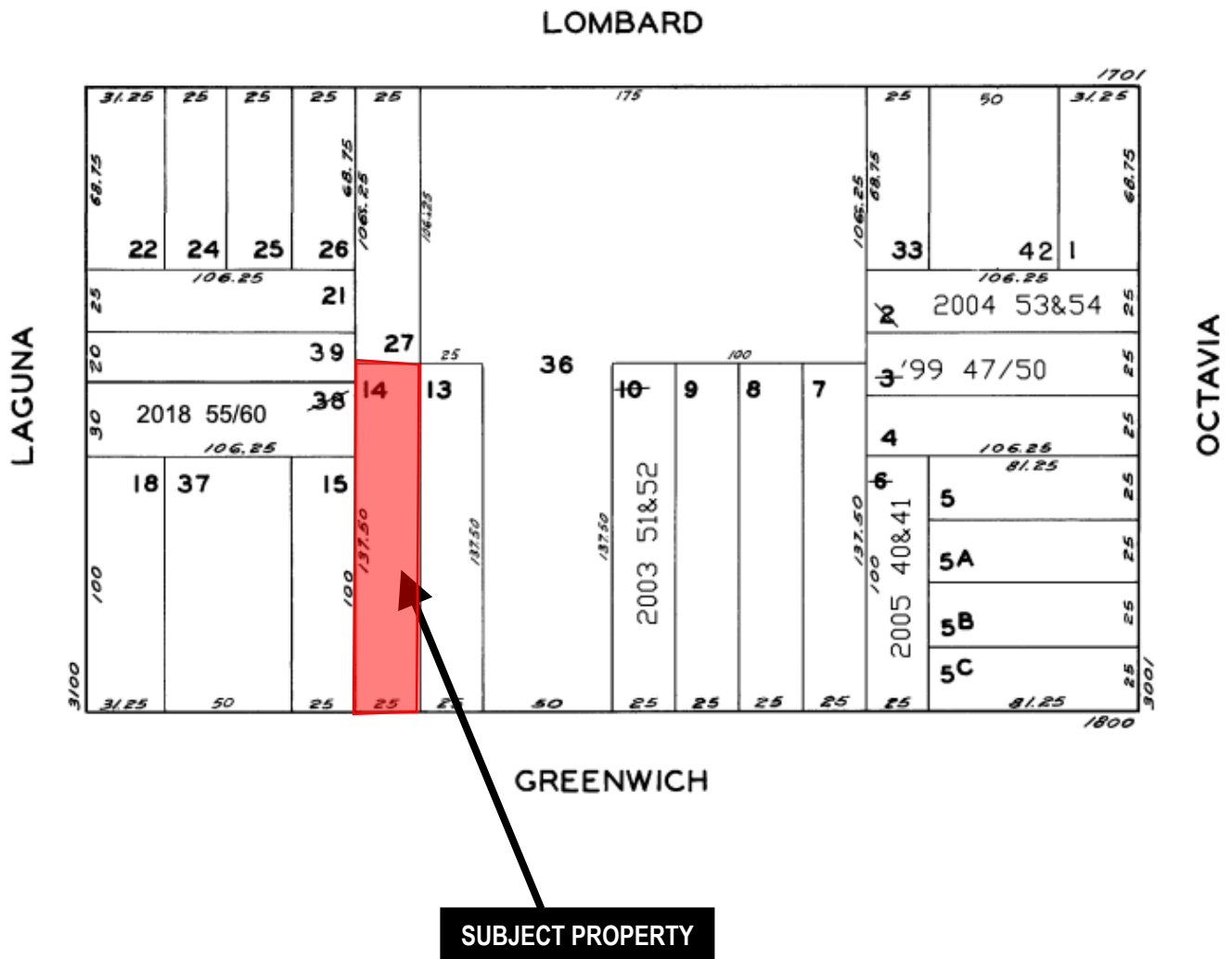
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	445	445
Residential GSF	1,636	6,733	5,097
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	2,070	1,992	-78
Public Open Space	0	0	0
Other ( )			
TOTAL GSF	1,636	7,178	5,542
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1	2	2
Dwelling Units - Total	1	2	2
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	0	2	2
Loading Spaces			
Bicycle Spaces	0	2	2
Car Share Spaces			
Other ( )			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	1	1	0
Three Bedroom (or +) Units	0	1	1
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

# **Exhibit E:**

## **Maps and Context Photos**

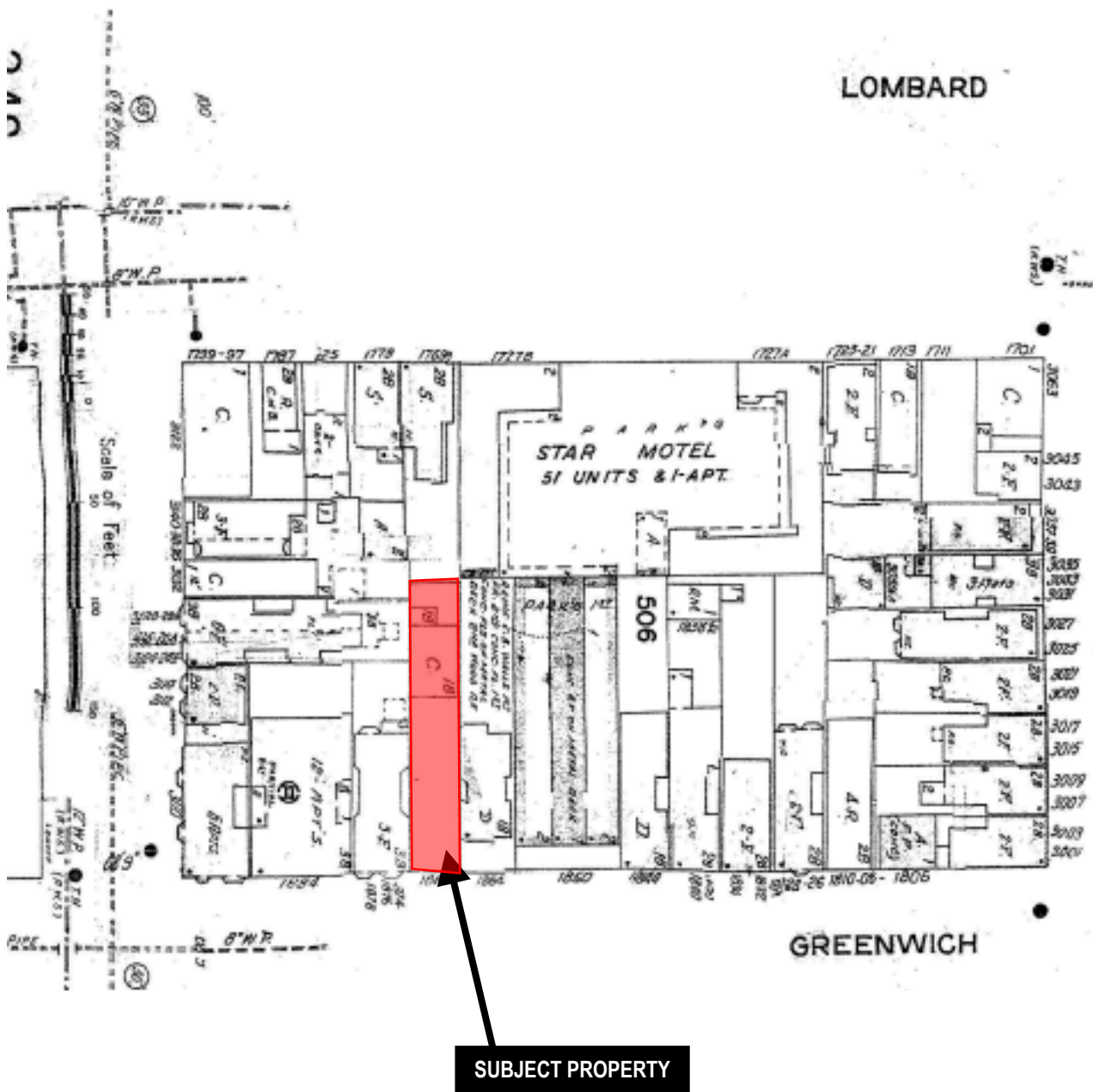
# Parcel Map



Conditional Use Hearing  
Case Number 2019-016595CUA  
1868 Greenwich St



# Sanborn Map\*

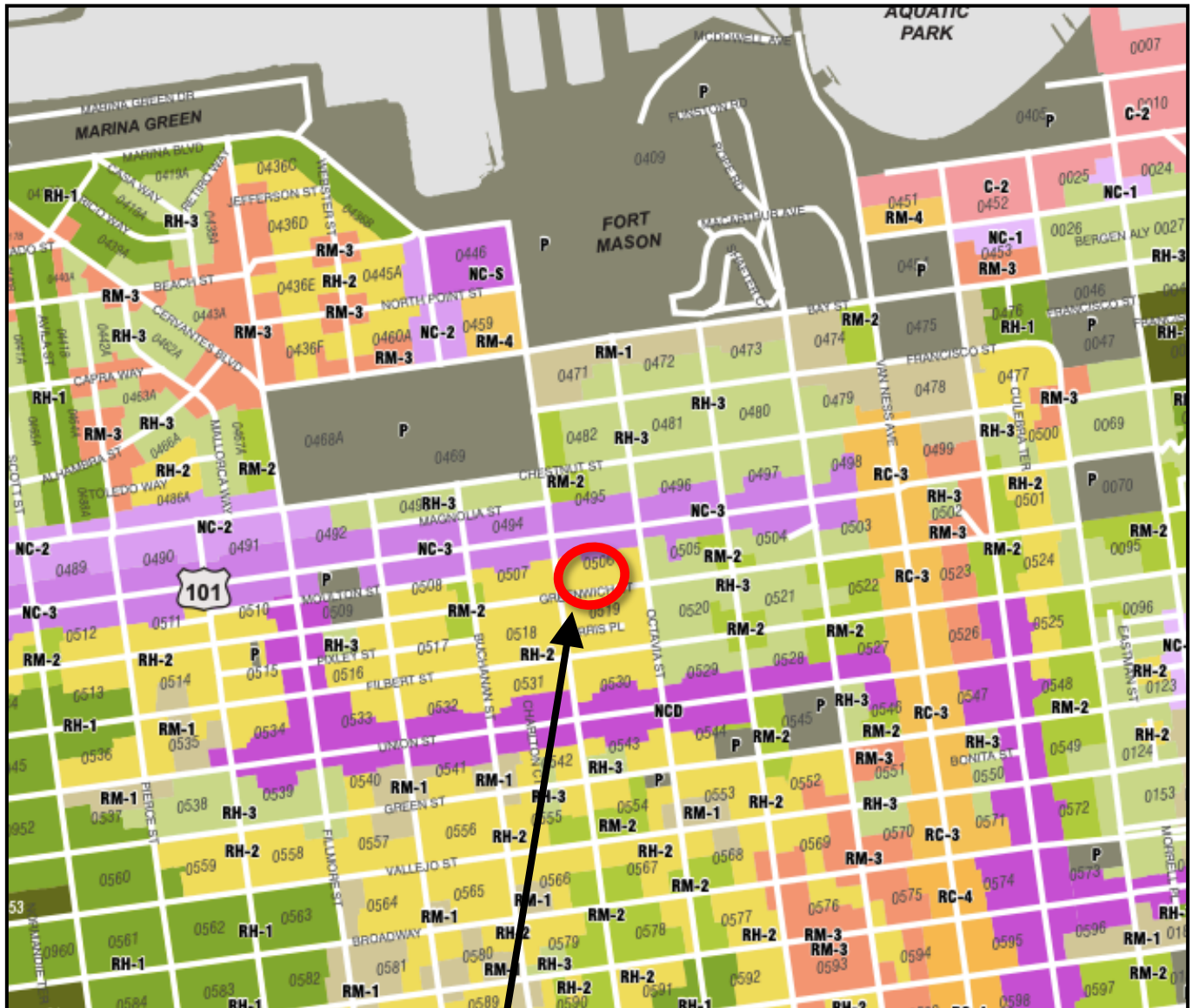


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2019-016595CUA  
1868 Greenwich St

# Zoning Map

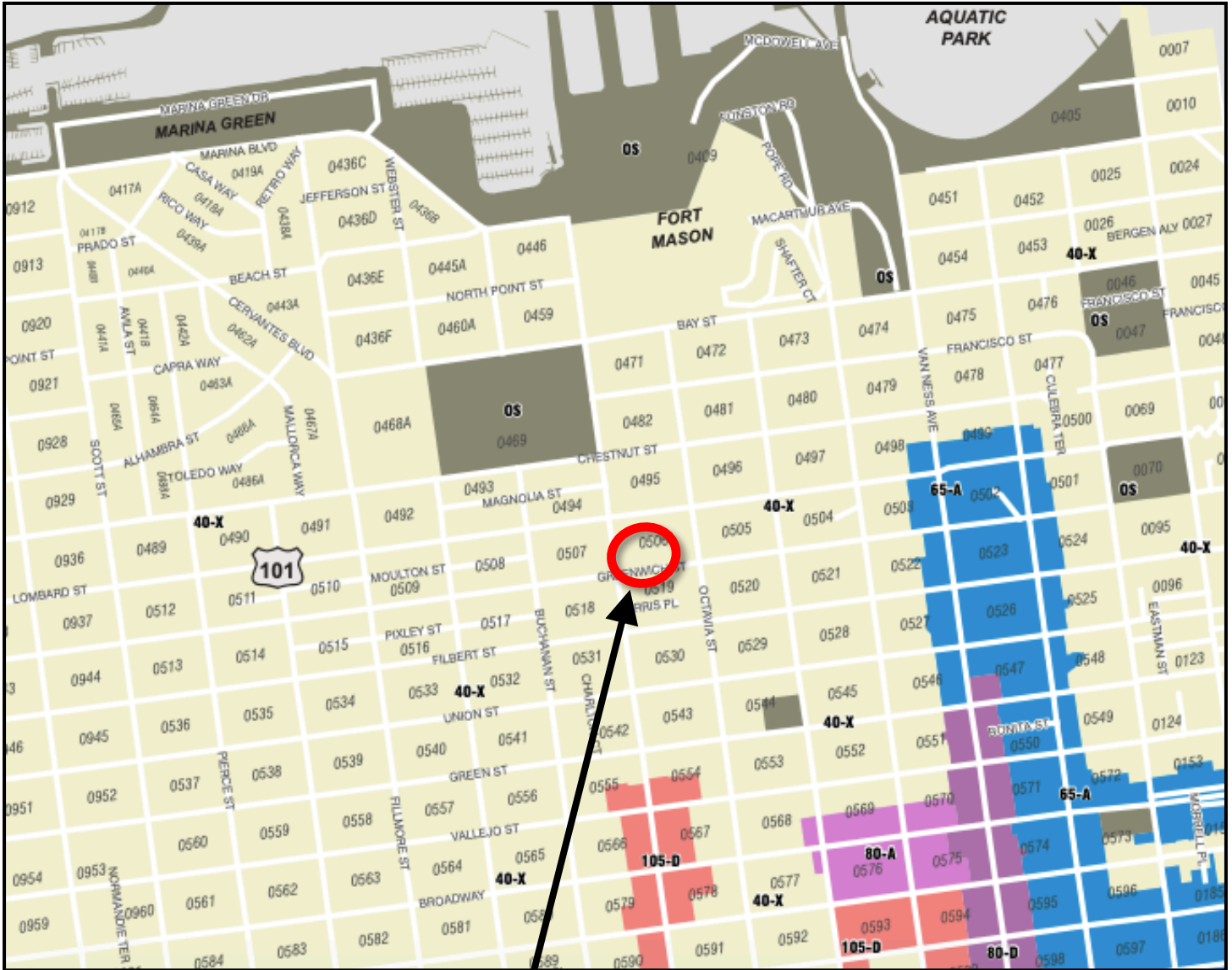


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2019-016595CUA  
1868 Greenwich St

## Height & Bulk Map



## SUBJECT PROPERTY

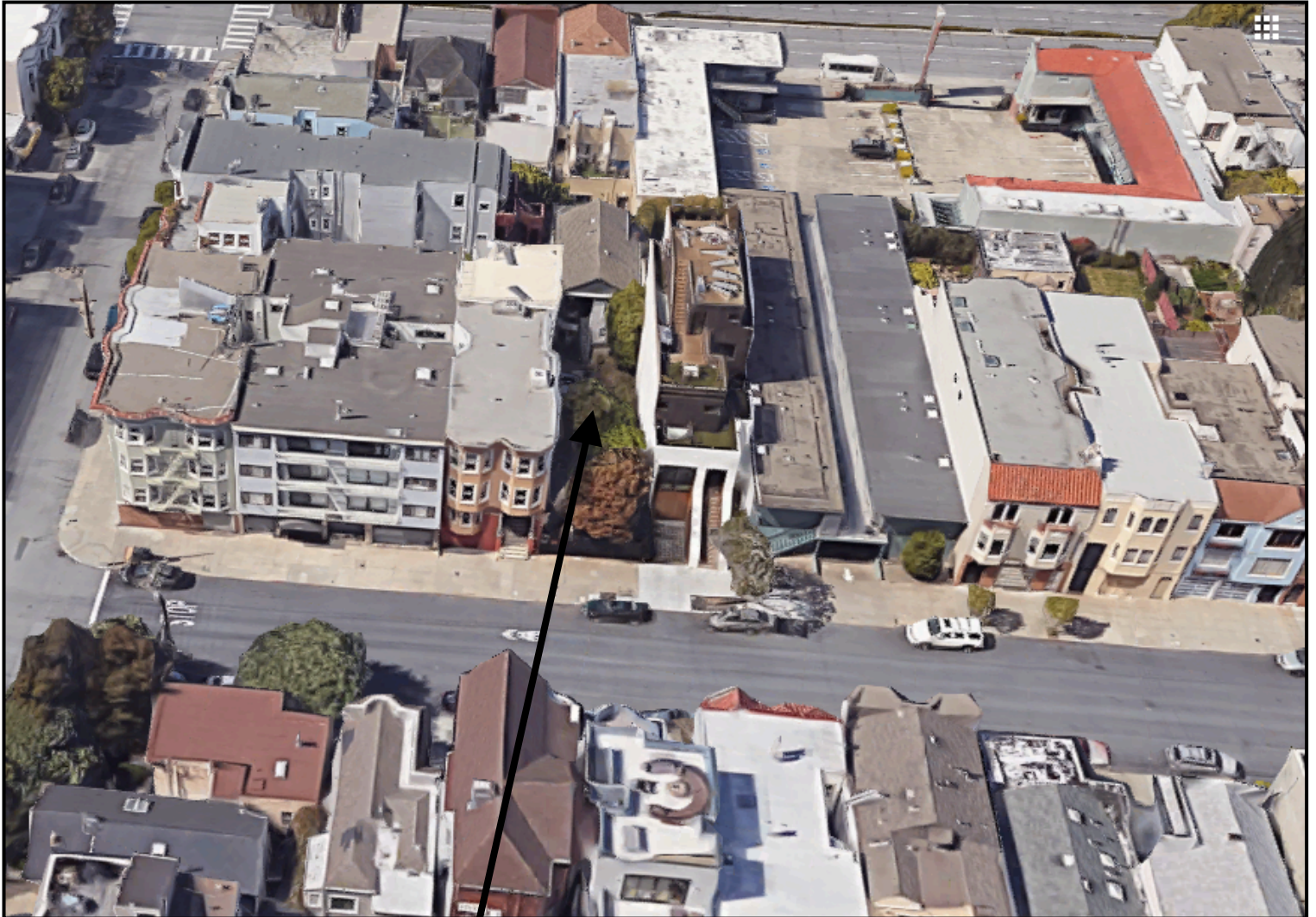


Conditional Use Hearing  
**Case Number 2019-016595CUA**  
 1868 Greenwich St



# Aerial Photo

(facing north)



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2019-016595CUA  
1868 Greenwich St

# Site Photo

(facing north)



**SUBJECT PROPERTY**

Conditional Use Hearing  
**Case Number 2019-016595CUA**  
1868 Greenwich St

# **Exhibit F:**

## **Eviction History Documentation**



# Rent Board Response to Request for Planning Department Records Search

Re: 1868 Greenwich

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

☒ No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

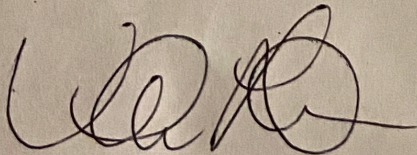
☐ Yes, the following records were identified:

o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

9-17-20

Van Lam

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