



## DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** March 18, 2021

**Record No.:** 2019-017673DRP  
**Project Address:** 46 Racine Lane  
**Permit Applications:** 2019.0923.2311  
**Zoning:** RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
**Block/Lot:** 5067 / 011B  
**Project Sponsor:** Xie Guan  
26 Fairview Court  
San Francisco, CA 94131  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Do Not Take DR and Approve

### Project Description

The project proposes to construct a new three-story, 3,210 square foot single-family home with a ground floor accessory dwelling unit on a vacant through-lot with frontages on Bayshore Boulevard and Racine Lane. The building fronts and is set back 16' – 2" from Bayshore Boulevard and is set back approximately 27' – 10" from Racine. No on-site parking is proposed.

### Site Description and Present Use

The site is a vacant 25'-0" wide x 87'-10" deep down sloping through lot that fronts Bayshore Boulevard, a 125' wide right-of-way, and backs on to Racine Lane, a 20' wide right-of-way. There is an existing one story shed covering a pool that is proposed to be demolished.

### Surrounding Properties and Neighborhood

The scale of buildings on this block of Bayshore Boulevard are predominately 2-stories with faux hip and gable roofs and articulated by raised entries fronting Bayshore. The front and rear yard open space is defined by a consistent alignment of buildings.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	December 21, 2020–January 20, 2021	January 20, 2021	March 18, 2021	57 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	February 26, 2021	February 26, 2021	20 days
Mailed Notice	20 days	February 26, 2021	February 26, 2021	20 days
Online Notice	20 days	February 26, 2021	February 26, 2021	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

## Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

## DR Requestor

DR requestor: Harry Kwong of 2168 Bayshore Boulevard, adjacent neighbor to the southwest of the proposed project.

## DR Requestor's Concerns and Proposed Alternatives

The DR requestor is concerned that the project does not conform to the Residential Design Guidelines:

- “Design the scale of the building to be compatible with the height and depth of surrounding buildings.”
- “Articulate buildings to minimize impacts to light air light and air.”
- “Respect the existing pattern of side spacing.”

**Proposed alternatives:**

1. Have building address and front face Bayshore Boulevard.
2. Design a building of similar size and scale as adjacent 2-story houses.
3. Provide a garage.
4. Provide 3’ side setbacks.

See attached *Discretionary Review Application*, dated January 20, 2021.

## **Project Sponsor’s Response to DR Application**

The project sponsor has redesigned the proposal to comply with the Planning Code and the Residential Design guidelines, and to address some of the concerns of the neighbors. The project will be owner occupied and adds an ADU to help supply the critical need for housing, and to supplement the family’s income. The proposed project has been designed to front Bayshore Boulevard and the address will change to 2162 Bayshore Boulevard accordingly. There are no exceptional or extraordinary circumstances.

See attached *Discretionary Review Response*, dated February 5, 2021

## **Department Review**

The Planning Department’s review of this proposal confirms support for this code conforming project as it also conforms to the Residential Design Guidelines. The building is sited to respect the pattern of front and rear setbacks. The scale of this proposed project is one story taller than the existing buildings and because the width of Bayshore Boulevard, the generous front setback in conjunction with the third story step back, staff deems this moderates the scale of the existing context appropriately. While the four adjacent properties have side setbacks there is not a discernable pattern that necessitates side setbacks.

Therefore, staff deems there are no exceptional or extraordinary circumstances and recommends the Commission not take Discretionary Review.

**Recommendation:** Do Not Take DR and Approve

## **Attachments:**

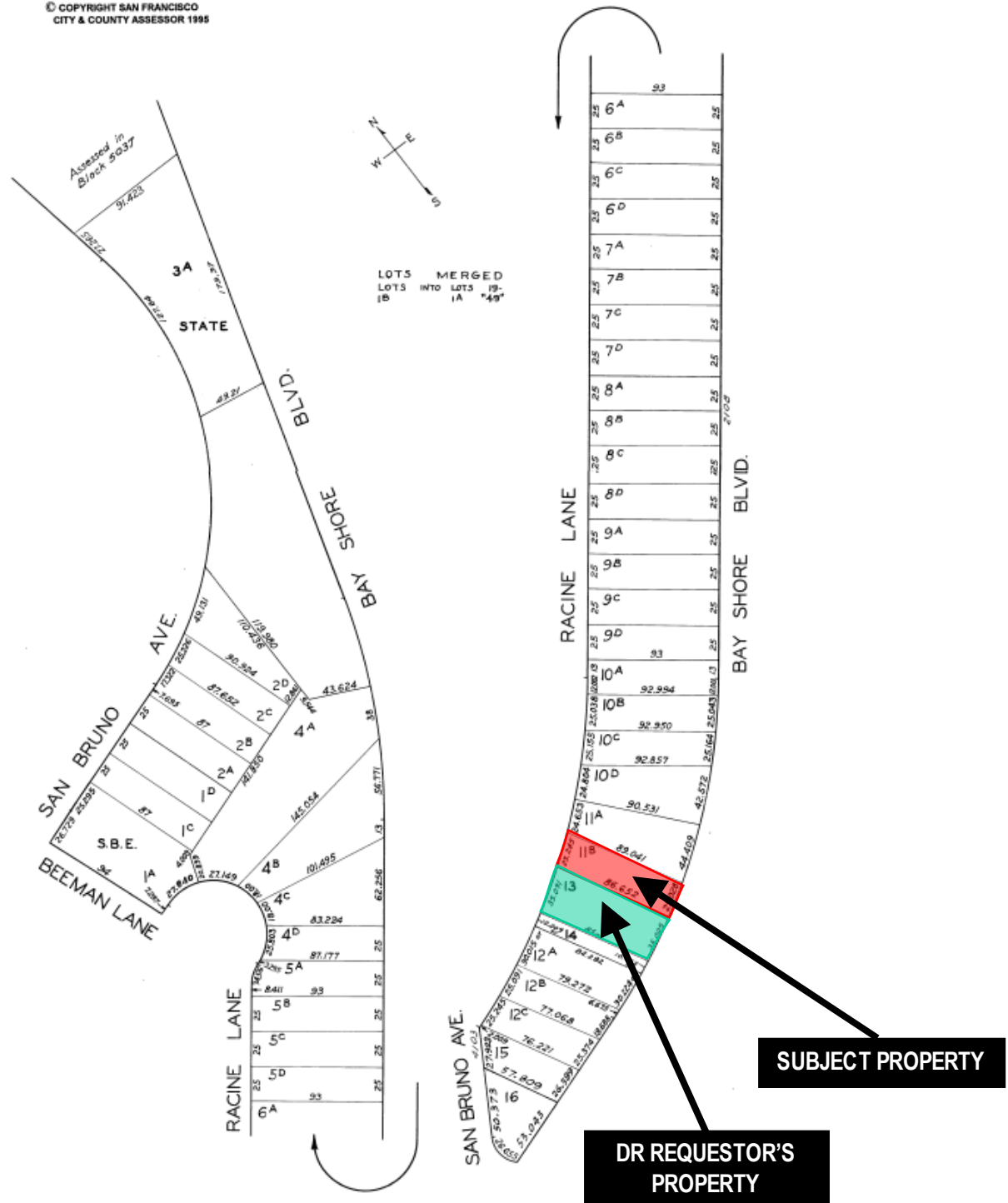
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Plans dated 9.10.19



# Exhibits

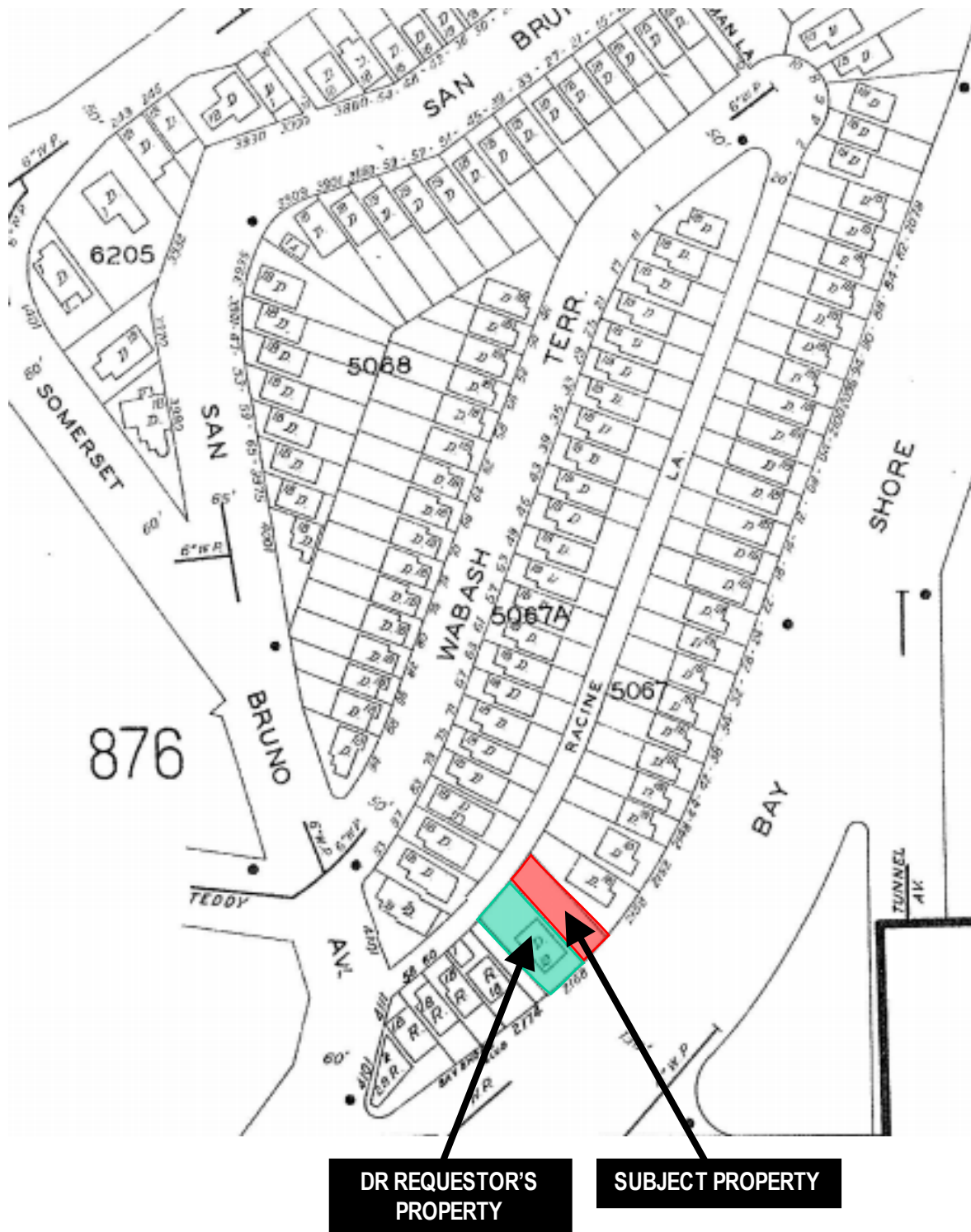
# Parcel Map

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CITY & COUNTY ASSESSOR 1995



Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane

# Sanborn Map\*

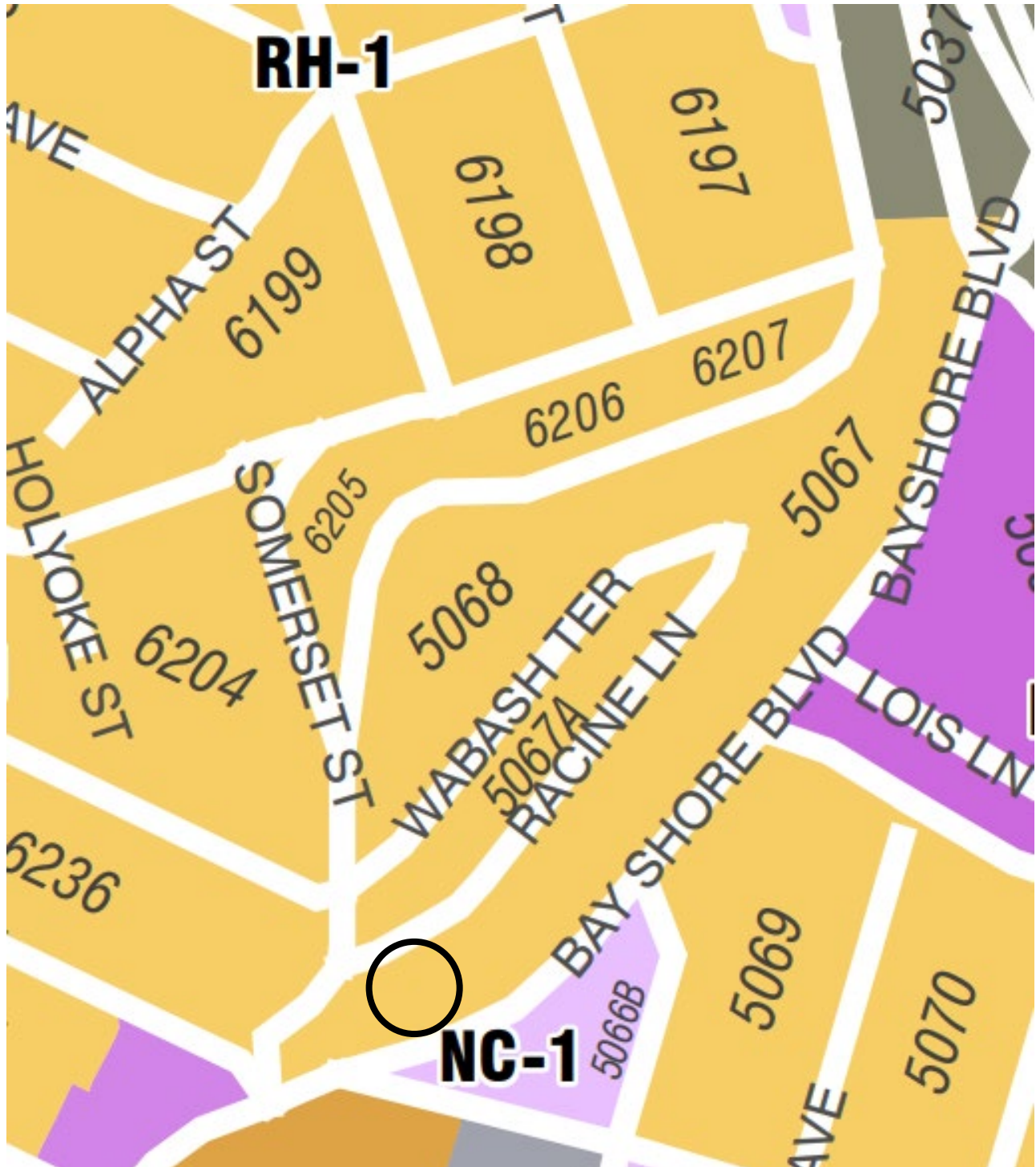


*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane

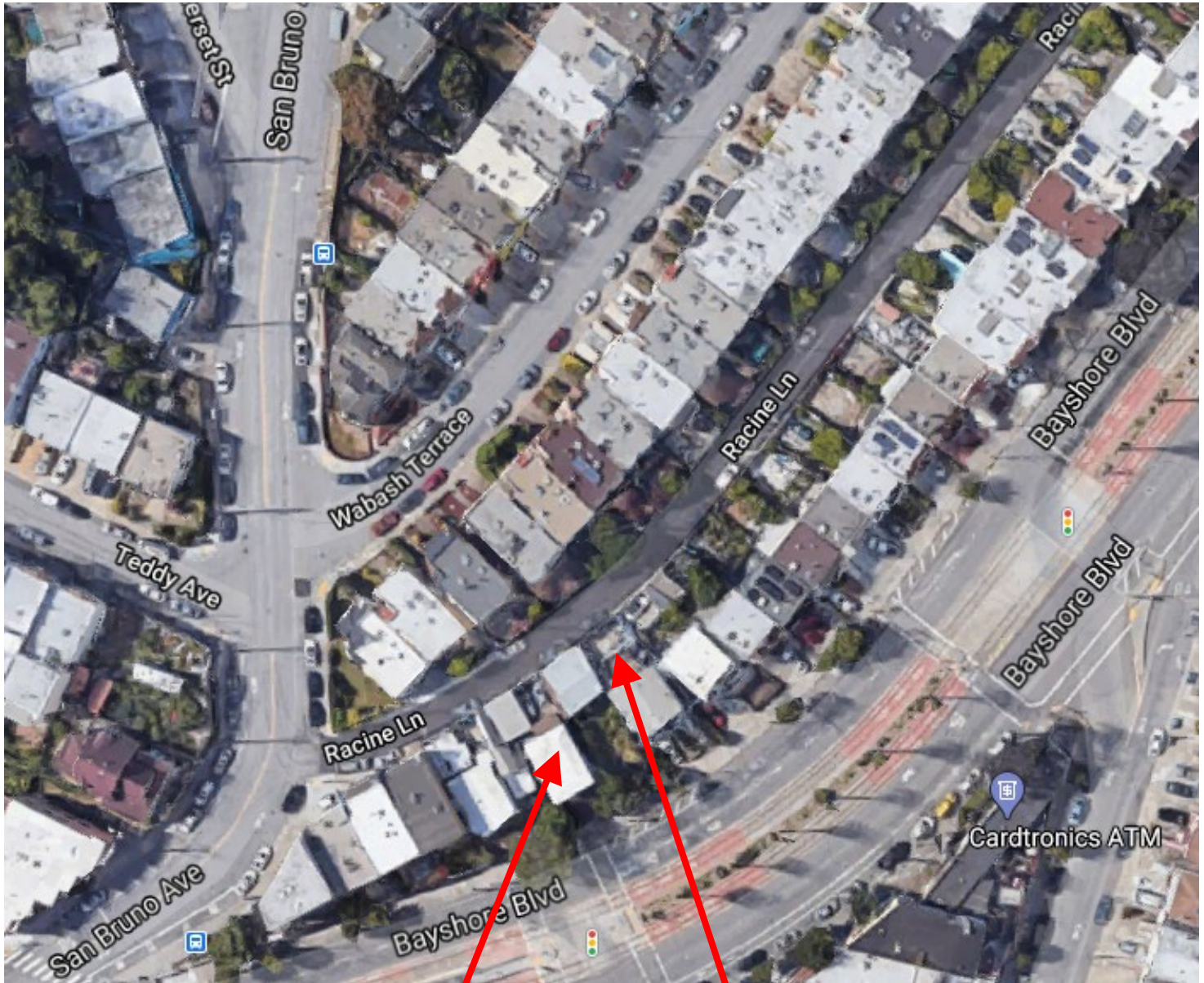
# Zoning Map



Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

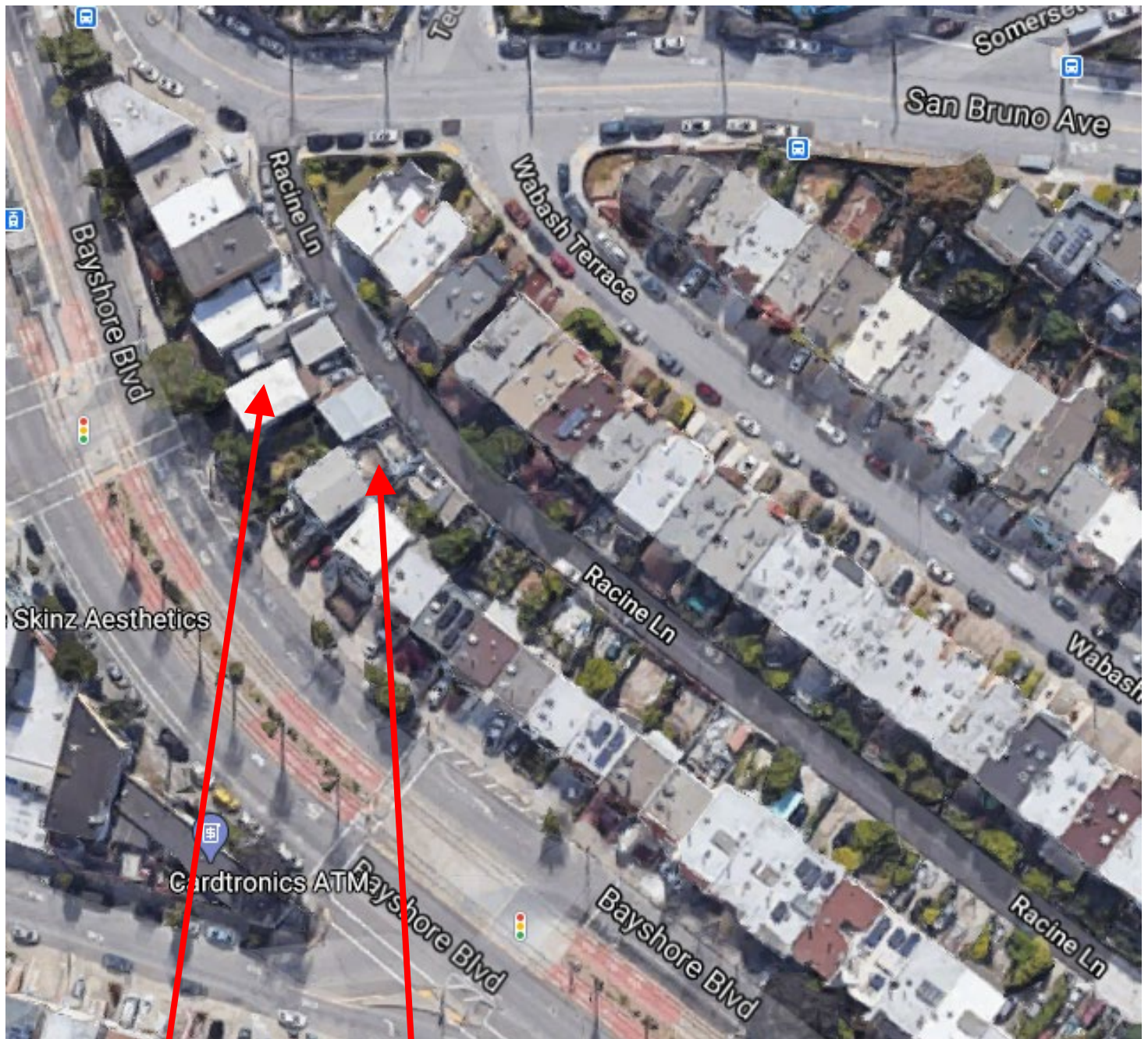
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

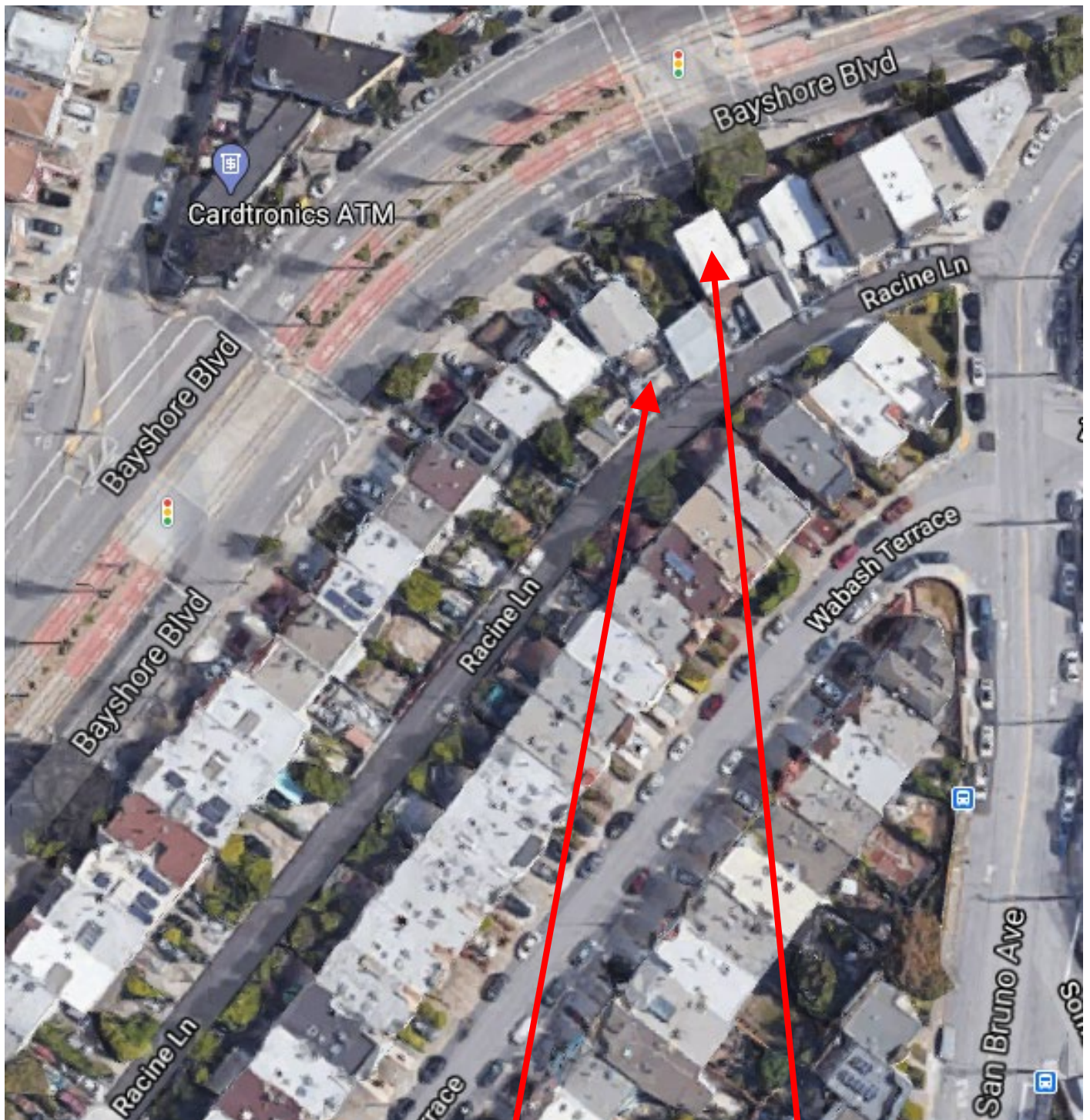
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane



# Aerial Photo



SUBJECT PROPERTY

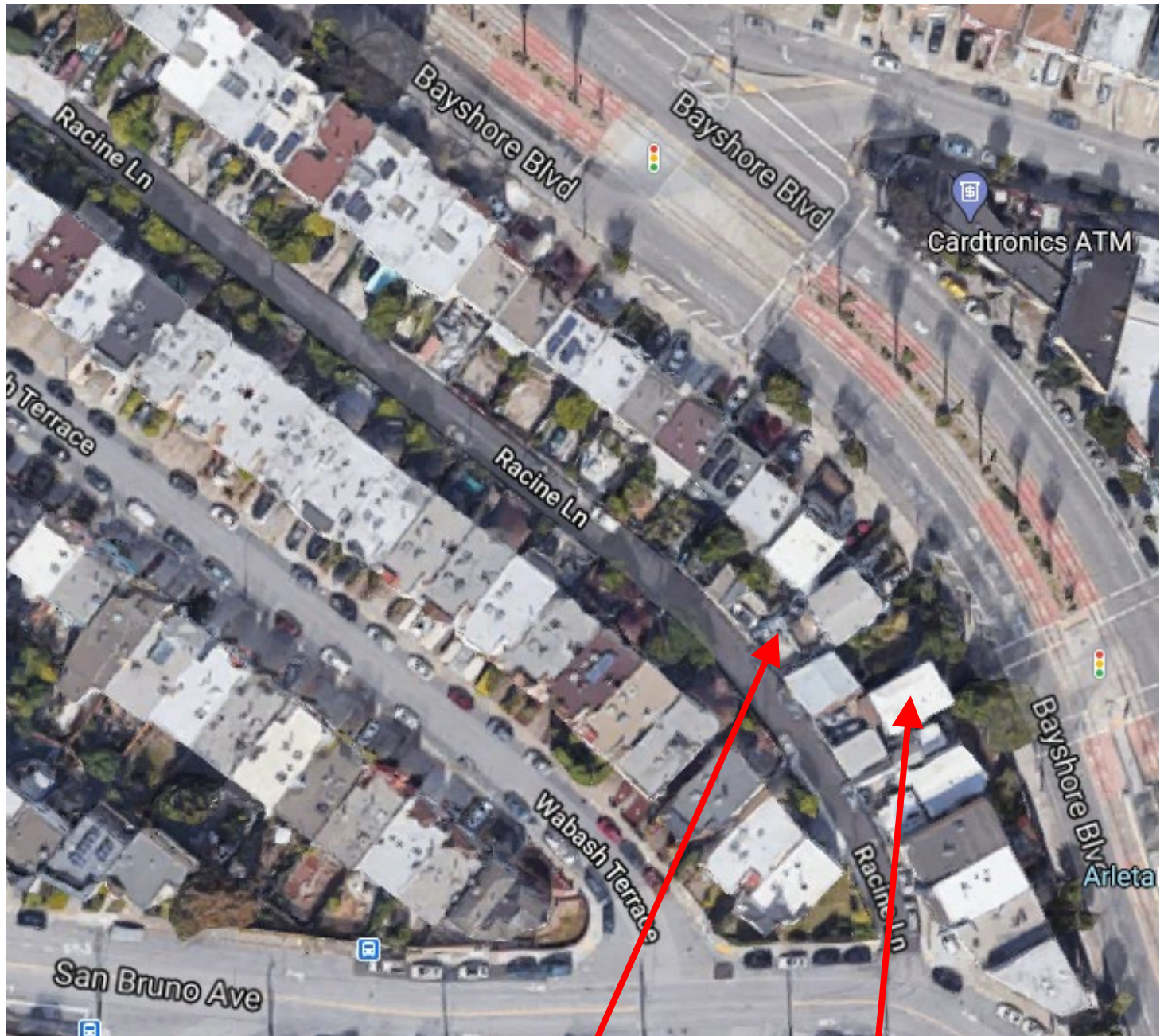
DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane



# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane



# Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2019-017673DRP  
46 Racine Lane



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 23, 2019, Building Permit Application No.  
201909232311 was filed for work at the Project Address below.

**Notice Date: 12/21/20      Expiration Date: 1/20/21**

### PROJECT INFORMATION

Project Address: 46 Racine Ln  
Cross Streets: San Bruno Ave  
Block / Lot No.: 5067 / 011B  
Zoning District(s): RH-1 / 40-X  
Record No.: 2019-017673PRJ

### APPLICANT INFORMATION

Applicant: Xie Guan  
Address: 26 Farview Ct  
City, State: San Francisco, CA 94131  
Telephone: 415-652-3047  
Email: bill@xiearchdesign.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Vacant	Residential
<input type="checkbox"/> Change of Use	Front Setback:	NA	16 feet
<input type="checkbox"/> Rear Addition	Side Setbacks:	NA	0 feet
<input checked="" type="checkbox"/> New Construction	Building Depth:	NA	43 feet
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	NA	30 feet
<input type="checkbox"/> Side Addition	Building Height:	NA	37 feet
<input type="checkbox"/> Alteration	Number of Stories:	0	3
<input type="checkbox"/> Front Addition	Number of Dwelling Units	0	2
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	0
<b>PROJECT DESCRIPTION</b> <p>The project includes development of a vacant through-lot with frontages on Bayshore Boulevard and Racine Lane to build a new three-story, 3,210 square foot single-family home with a ground floor accessory dwelling unit.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>			

To view plans or related documents, visit [sfplanning.org/notices](http://sfplanning.org/notices) and search the Project Address listed above.

**For more information, please contact Planning Department staff:**

Planner: **Claire Feeney**      Telephone: **628-652-7313**      Email: **Claire.Feeney@sfgov.org**

## General Information About Procedures During COVID-19 Shelter-In-Place Order

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at [pic@sfgov.org](mailto:pic@sfgov.org).

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to

[CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

### Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

### Environmental Review

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org), or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
46 RACINE LN		5067011B
<b>Case No.</b>		<b>Permit No.</b>
2019-017673ENV		201909232310
<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> The project entails the demolition of an existing one-story shed with pool and construction of a three-story, single-family residence. The new building would be approximately 3,210 square feet in size and would include a basement level.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" 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 checked="" 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 checked="" 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>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>The proposed project is subject to the 2014 APEZ map based on the project's site permit date of 9/23/2019. Because it is not located in the APEZ with respect to the 2014 map, enhanced ventilation in accordance with Article 38 is not required and an application does not need to be submitted.</p> <p>Planning department staff archaeologist cleared the project with no effects on 3/24/2020.</p>	



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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input 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 checked="" 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 checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  Project proposes removal of a non-historic landscaping feature (pool and shed) that was historically associated with a neighboring property.
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (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>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" 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> Jorgen Cleemann	

**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.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/25/2020
	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:**





## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: HARRY KWONG

Address: 2168 Bayshore Blvd

Email Address: hki2p2@gmail.com

Telephone: 415-279-5475

### Information on the Owner of the Property Being Developed

Name: EDDIE LAW

Company/Organization:

Address: 46 RACINE LN

Email Address:

Telephone:

### Property Information and Related Applications

Project Address: 46 RACINE LN

Block/Lot(s): 5067/ 011B

Building Permit Application No(s): 201909232311

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

No mediation process has been made. We have contacted City Planner to express our concerns regarding the new construction on this lot. City Planner refer us to complete DR request.

## DISCRETIONARY REVIEW REQUEST

201909232311

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

The reasons for requesting DR Request because this new construction proposal did not followed SF Residential Design Guidelines which, if build, have negative impact to the neighborhood. This proposed building is situated on 2100 – 2000 block on Bayshore Blvd which all houses are 2 story-level building without basement. The average size of these building is around 1,200 sq. ft. The buildings adjacent to this propose new building all have front and back setbacks and **most importantly side spacing of around 3 ft. between buildings**. This empty lot is situated between 2158 and 2168 Bayshore Blvd. It was part of 2158 Bayshore Blvd when previous owner separate(subdivided) the lot from the building, 2158 Bayshore Blvd, and were sold independently. Hence, this empty lot should be on Bayshore Blvd( address) and not on Racine Ln. There are only two buildings on Racine Ln (60 and 58) situated on the corner of Racine Ln and San Bruno Ave.

The design on this propose 3 story-level building disregard and fail to meet Residential Design Guidelines as follow:

- a) Design failed to ensure the building's scale is compatible to surrounding buildings as the new building is approximately 300% bigger than surrounding building. The area on each level is equivalent to a surrounding building. Per design drawing, there are 2 – ADUs (basement and first level) in a single family dwelling in R-1 zone.

Per Section IV, 'Building Scale and Form'- design principle state "Design the scale of the building to be compatible with the height and depth of surrounding buildings."

- b) Design failed to maintain light to adjacent properties by the proposed 3 story-level building with no side spacing between buildings. Adjacent buildings have around 3 ft. of side spacing from property line. The propose building completely overshadow the building on 2158 Bayshore Blvd and eliminate significant amount of light to 2168 Bayshore Blvd.

As stated in Section III on Site Design – "Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco."

- c) Design failed to incorporate side spacing between buildings as stated in Section III on Site Design - "Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. **Projects must respect the existing pattern of side spacing.**"

There are 4 adjacent buildings have side spacing of around 3 ft to 5 ft from property line. Whereas the proposed new building has no side spacing so they can maximized the living square footage to 3,200 sq ft. Thus creating a building that is out of place in this neighborhood and disrupting neighborhood character.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

The facts on previous question 1 - when the design on the propose new building on the lot next 2158 Bayshore and 2168 Bayshore Blvd fail to follow the basic design principles require by the City's Design Guidelines is by itself cause unreasonable impacts to adjacent and surrounding neighbors.

As stated by City's Design Guidelines below:

"In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. **A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.**

The Residential Design Guidelines (Guidelines) articulate expectations regarding the character of the built environment and are intended to **promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City.** The Guidelines address basic principles of urban design that will result, in residential development that **maintains cohesive neighborhood identity, preserve historic resources, and enhances the unique setting** and character of the City and its residential neighborhoods. The Guidelines also suggest opportunities for residential designs to further San Francisco's goal of environmental sustainability."

This proposed new building (46 Racine Ln) is a single building out of context for this neighborhood with its oversize building that is 3 times larger than surrounding buildings. This building will block significant amount of sun light to adjacent buildings on 2158 and 2168 Bayshore Blvd. It will block sun lights to our plants and vegetable garden. More importantly Mr. Chen's families living at 2158 Bayshore Blvd will loss significant amount of sun light at their backyard and house by the propose 3 story level building. They won't able to enjoy the sunlight they are used to on a daily basis. The owner will encroached on our properties, on ground and air, during construction and during repairs and painting at later time. The new building that will overshadow adjacent building obstruct air flow and lights that create an environment that could accelerate mold growth on our property that could potentially create an unhealthy environment for people who live there.

Our property value could depreciate because this building steals the uniqueness of building having side spacing like buildings on 2174, 2168, 2158 and 2152 Bayshore Blvd. Building a single family dwelling with a false basement without park garage should not be allow, and it will result in loss of parking space as parking is limited as is resulted from the Light Rail Project on Bayshore Blvd. There are no parking on the West side of Bayshore Blvd.

Residents living behind Racine Ln, on 4101 San Bruno Ave and 93, 87, 83 Wabash Terrace complaint as their view of the green landscape of Bayview Park and water view of Candlestick Point are obstructed by the propose building. Some of these residents have being living in this neighborhood for over 40 years.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

We are requesting 46 Racine Ln new construction proposal be modified to follow City's Residential Design Guidelines as to the following:

- a) Correct address back to Bayshore Blvd as the lot is situated between houses facing Bayshore Blvd as it interrupts the flow pattern on the block lots.
- b) Build a building to a similar size adjacent houses that are 2-story-level buildings.
- c) Build a garage.
- d) Have side spacing of 3 feet between adjacent buildings.

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

201909232311

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

  
Signature

Harry Kwong Boye chen  
Name(Printed)

self  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

415-279-5475  
Phone

Email

1-16-21

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: HARRY KWONG and BOY CHEN

Address: 2168 and 2158 Bayshore Blvd

Email Address: hki2p2@gmail.com

Telephone: 415-279-5475

### Information on the Owner of the Property Being Developed

Name: EDDIE LAW

Company/Organization:

Address: 46 RACINE LN

Email Address:

Telephone:

### Property Information and Related Applications

Project Address: 46 RACINE LN

Block/Lot(s): 5067/ 011B

Building Permit Application No(s): 201909232311

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## DISCRETIONARY REVIEW REQUEST

201909232311

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3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

We are requesting 46 Racine Ln new construction proposal be modified to follow City's Residential Design Guidelines as to the following:


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- c) Build a garage.
- d) Have side spacing of 3 feet between adjacent buildings.

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

201909232311

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

  
Signature \_\_\_\_\_ Boye Chen

Harry Kwong Boye Chen  
Name(Printed) \_\_\_\_\_

Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

Phone

Email

1-16-21

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_





































# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: 46 Racine Ln Zip Code: 94124  
Building Permit Application(s): 201909232311  
Record Number: 2019-017673PRJ Discretionary Review Coordinator: David Winslow (P.A.)

## Project Sponsor

Name: Eddie Law Phone: 650-784-2907  
Email: [eddielaw108@gmail.com](mailto:eddielaw108@gmail.com)

## Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please refer to attached page compiling DR requester's concerns and clarification to each concern based on site conditions, public information and design criteria. After clarification, all of Requester's concerns have no merit and are not exceptional nor extraordinary circumstances to justify Discretionary Review. The project already meets all City code and design guidelines and should be approved.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

One of the concern is the proposed project's address. The address of the proposed project will be changed from 46 Racine Lane to 2162 Bayshore Blvd.

Another concern is off-street parking. Consistent with adjacent and neighboring houses utilizing rear yard as additional parking, if allowed, similar parking can be incorporated into the design.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The proposed project's design intent is to be owner occupied. After many design iterations and changes, final design meets my family's living needs and amount of rooms in the first and second floor. The basement ADU unit will help current SF housing shortages and provide additional income to help fund construction costs. The project meets all City design criteria and will positively impact surrounding properties and neighborhood.

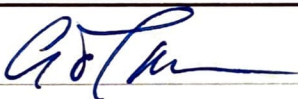


## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	n/a	2
Occupied Stories (all levels with habitable rooms)	n/a	3
Basement Levels (may include garage or windowless storage rooms)	n/a	1
Parking Spaces (Off-Street)	n/a	0
Bedrooms	n/a	6
Height	n/a	31'
Building Depth	n/a	43'
Rental Value (monthly)	n/a	\$5,000
Property Value	n/a	\$1,000,000

I attest that the above information is true to the best of my knowledge.

<b>Signature:</b> 	<b>Date:</b> 2/5/2021
<b>Printed Name:</b> Eddie Law	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*

A compilation of DR requester's concerns are listed below followed by clarification based on site conditions, public information and understanding of design criteria. The project meets the standards of the Planning Code and the Residential Design Guidelines.

From Part 1 of DR Application:

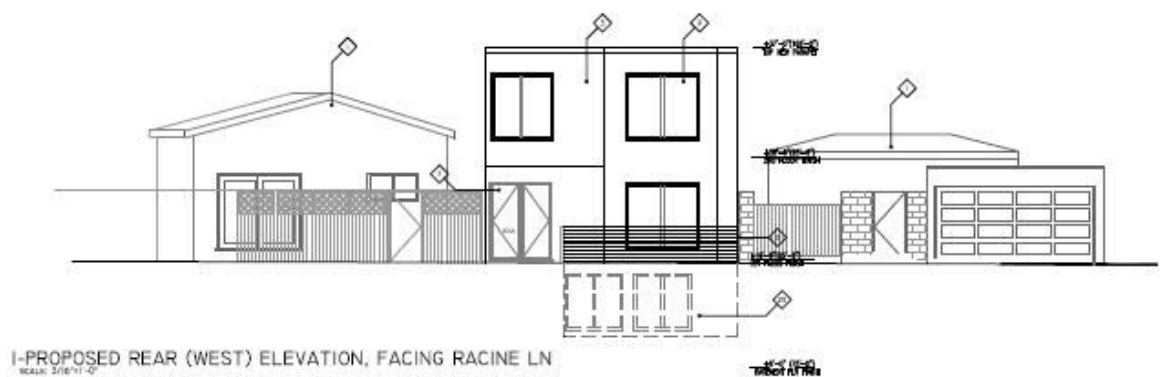
1. Requester concern: ...if build, have negative impact to the neighborhood...

Clarification: Current vacant land is populated with weeds and bushes and have frequent illegal dumping onto the site over perimeter fence. Debris and tree leaves are scattered along the street in front of the vacant lot. A nicely developed, occupied, maintained and lighted building will beautify and appreciate neighboring home values by discouraging any illegal dumping and malicious activities. Please refer to pictures 1 and 2 below offering a comparison view of existing condition to proposed project view. Difference is distinct that completed project will positively improve neighboring area.



I-PROPOSED FRONT (EAST) ELEVATIONS  
SCALE: 3/16"=1'-0"

Picture 1: Comparison between existing view to proposed view on Bayshore Blvd.



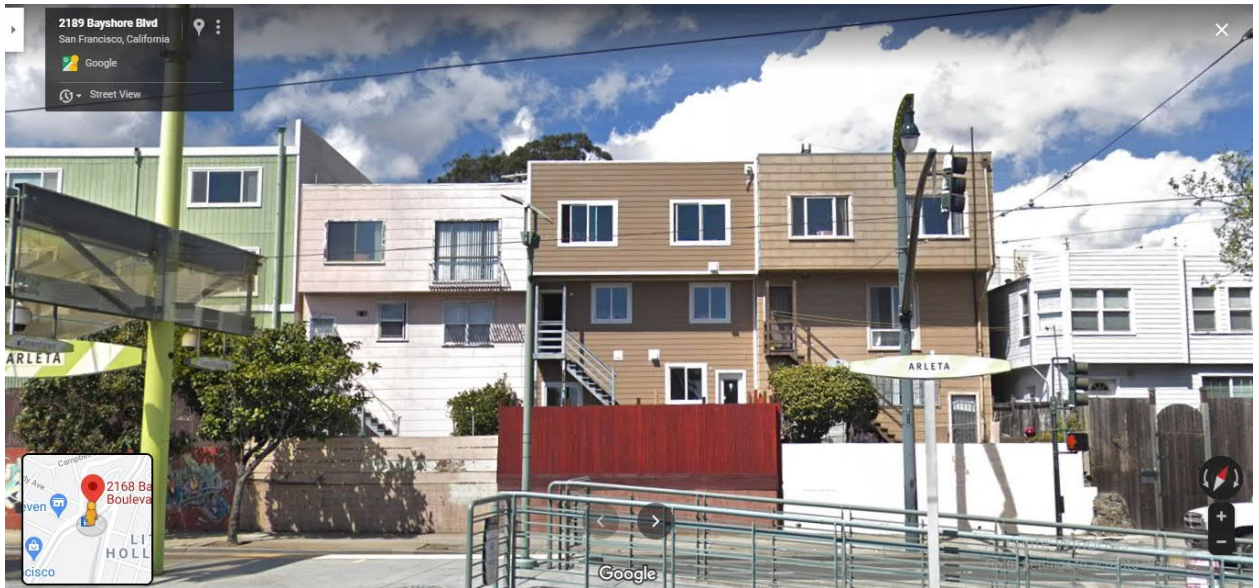
Picture 2: Comparison between existing view to proposed view on Racine Lane.

2. Requester concern: "...all houses are 2 story-level buildings..."

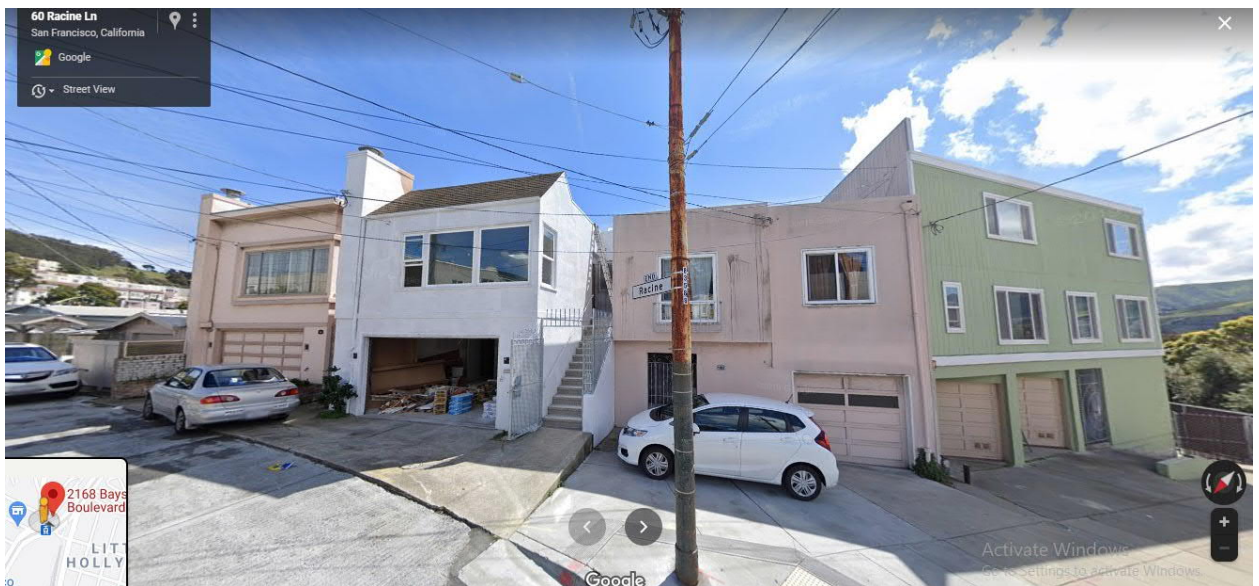
Clarification: Proposed project is a two story building on Racine Lane side. Project have an elevation difference of ~15 feet between Racine Lane and Bayshore Blvd, hence the basement on Bayshore side. Height and design is consistent with neighboring house address 4115 San Bruno, 4111 San Bruno, 60 Racine and 58 Racine. Please refer to pictures 3 and 4 below.

Furthermore, overall project height on Bayshore is also similar to adjacent house address 2158. To reduce height and bulk of the top story from the Bayshore side, project is set back ~13 feet from the front of the building in addition to the ~17 feet set back from the street. Height limit and top floor setback are City design requirements that proposed design met.





Picture 3: View from Bayshore Blvd of neighboring houses with three stories consistent with proposed design.

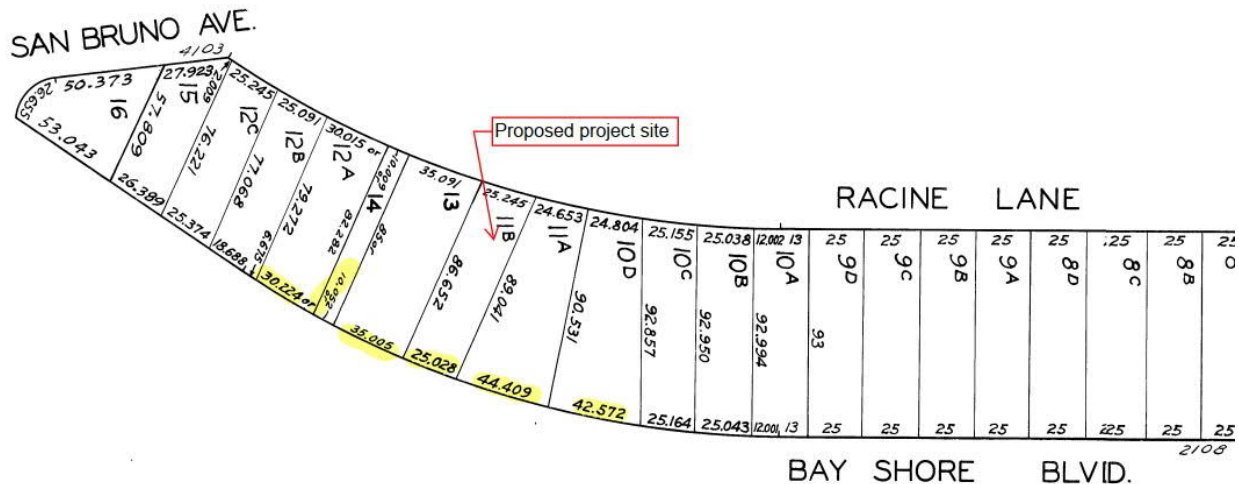


Picture 4: View from Racine Lane of neighboring houses with two stories consistent with proposed design.

3. Requester concern: ...most importantly side spacing of around 3 ft. between buildings...

Clarification: All houses specified by Requester with side setbacks have lot sizes exceeding standard 25 feet wide. Please refer to picture 5 below of a snippet from

Assessors BLK 5066A/5067. House address 2174 Bayshore (lot 12A) is ~30 feet wide plus sharing 10 feet from lot 14, 2168 (lot 13) is ~35 feet wide plus sharing 10 feet from lot 14, 2158 (lot 11A) is ~44 feet wide and 2152 (lot 10D) is 43 feet wide. There are no houses on the block with 25 feet wide lots have side setbacks. Furthermore, throughout the whole City, 25 feet wide lots with side setbacks may be non-existent. It is absurd to expect proposed project to have a side setback.



Picture 5: Snippet from Assessor BLK 5066A/5067. Highlighted dimensions are width of lots with side setbacks. All lots with side setbacks exceed standard 25 feet wide.

4. Requester concern: ...empty lot should be on Bayshore Blvd (address) and not on Racine Ln...

Clarification: Proposed project address can be change from 46 Racine Ln to 2162 Bayshore Blvd.

From Part 2 of DR Application:

5. Requester concern: ...will lost significant amount of sun light...will encroach on our properties, on ground and air, during construction and during repairs and painting at later time...

Clarification: As stated on the DR application, "the Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction." It is unreasonable to expect no changes after project inception just because the lot has been vacant and

thus adjacent areas are “used to” the existing site conditions. Furthermore, construction will be within property limits and will strive to keep general construction annoyances to a minimum.

6. Requester concern: ... dwelling with a false basement without park garage should not be allow, and it will result in loss of parking space as parking is limited as is resulted from the Light Rail Project on Bayshore Blvd...

Clarification: The project will not cause any loss of existing parking space. Basement is real and is designed as an ADU unit. The Light Rail Project is exactly one of the reason why parking is not required.

One of the earlier design incorporates a parking garage in the basement with entry on Bayshore Blvd. Garage was deleted due to plan review comments. Please refer to picture 6 below of Plan check #2 comments dated September 14, 2020, which notes, “Per Section 155(r) no new curb cuts or driveways are allowed on Bayshore Boulevards. Bayshore Boulevard is a Transit Preferential Street where an alternative frontage is available. The garage and driveway may be reoriented to the rear façade along Racine Lane, or they may be removed as parking is not required.” A garage was not incorporated into the design from the Racine side, as it will infringe on the needed family living space.

Adjacent and neighboring houses utilize rear yard as additional parking. Similar exterior parking can be incorporated into the design.

Plan Check Letter #2

Case No. 2019-017673PRJ  
46 RACINE LN

#### **Project Review Comments**

1. Per [Section 155\(r\)](#) no new curb cuts or driveways are allowed on Bayshore Boulevard. Bayshore Boulevard is a Transit Preferential Street where an alternative frontage is available. The garage and driveway may be reoriented to the rear façade along Racine Lane, or they may be removed as parking is not required.

Picture 6: Snippet of Plan Check Letter #2 citing code section of no new curb cuts on Bayshore and parking is not required.

The proposed project's design intent is to be owner occupied. After many design iterations and changes, the submitted final design is what meets my family's living needs. The project will positively beautify surrounding properties that will appreciate their values. The basement ADU

unit will help current SF housing shortages and will generate additional income to help fund associated costs. Based on clarifications, all of Requester's concerns have no merit and are not exceptional nor extraordinary circumstance to justify Discretionary Review. The proposed project meets all City code and design guidelines and should be approved.



PROJECT:

NEW  
RESIDENCE

FOR

LAW FAMILY

XIE ASSOCIATES

Architectural Design & Planning  
66 HANFORD CT.  
SAN FRANCISCO, CA 94131  
Tel: (415) 852-3047  
Email: info@xiearchitect.com  
Web: www.xiearchitect.com

46  
RACINE LN  
SAN FRANCISCO,  
CALIFORNIA

## GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH THE APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
2. 2019 SAN FRANCISCO BUILDING CODE
3. 2019 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS
4. 2019 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS
5. 2019 CALIFORNIA FIRE CODE (CFC)
6. 2019 CALIFORNIA HOUSING CODE
7. 2019 CALIFORNIA FIRE CODE (CFC)
8. 2019 CALIFORNIA ENERGY CODE (CEC)/T-24/W/ S.F. AMENDMENTS
9. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.
12. ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF RAUM. ANY DISCREPANCY NOT REPORTED TO RAUM WILL ABSOLVE RAUM FROM ANY LIABILITY.
13. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
14. DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON PLANS OR DETAILS SHALL TAKE PRECEDENCE OVER SCALES SHOWN. ALL INTERIOR DIMENSIONS ARE MEASURED TO FINISHED SURFACES AND ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING, UNLESS NOTED.
15. THIS IS A STANDARD PERMIT SET DRAWINGS, FINISHES, SPECIFICATIONS, SHOP DRAWINGS, AND DETAILS BY OTHERS.
16. PLUMBING, ELECTRICAL ARE UNDER A SEPARATE PERMIT.
17. PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY L.C. SURVEYOR.
18. DURING ALL PHASE OF WORK, DO NOT DISTURB THE ADJACENT NEIGHBORS.
19. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS.
20. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION THROUGHOUT.
21. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING AGENCIES AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.
22. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
23. STREET TREES SHALL BE LOCATED EITHER WITHIN A SETBACK AREA ON THE LOT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE SUBJECT LOT. 24. BOX MIN. SOIL SHALL BE BELOW-GRADE AND SHALL BE PROTECTED BY A TEMPORARY FENCE. TEMPORARILY-CONTRACTED AND GENERALLY CONDUCTIVE TO TREE DEVELOPMENT.

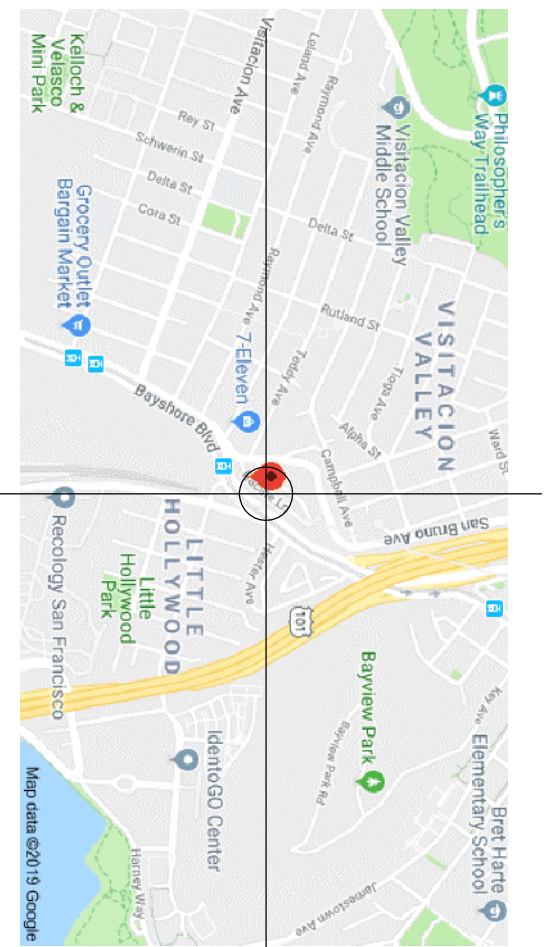
## PROPERTY DATA

OWNER:	EDDIE LAW
ADDRESS:	46 RACINE LN SAN FRANCISCO, CA 94124
BLOCK/LOT	5687/011B
ZONING:	RH-1 YEAR BUILT: R3U
OCCUPANCY GROUP:	VB
CONSTRUCTION TYPE:	1
NUMBER OF UNITS:	2,500 SF
LOT AREA:	1,174 SF
PROPOSED BASEMENT (ADU) 382 SF	1,174 SF
PROPOSED 1ST FLOOR AREA	1,209 SF
PROPOSED 2ND FLOOR AREA	3,210 SF
PROPOSED FLOOR AREA	419 SF
FRONT SETBACK AREA	249 SF-20% (83 SF)
PLANTER AREA	249 SF-50% (209 SF)
PERMEABLE AREA	42 QUADR. YARD
EXCAVATION AREA	18%
LOT AVERAGE SLOPE:	

## SHEET INDEX

A1.0	SITE PLAN AND NOTES
SU1	SURVEY MAP
A2.0	EXISTING AND PROPOSED 1ST FLR PLANS
A2.1	EXISTING & PROPOSED 2ND FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	GREEN BLDG

## LOCATION MAP



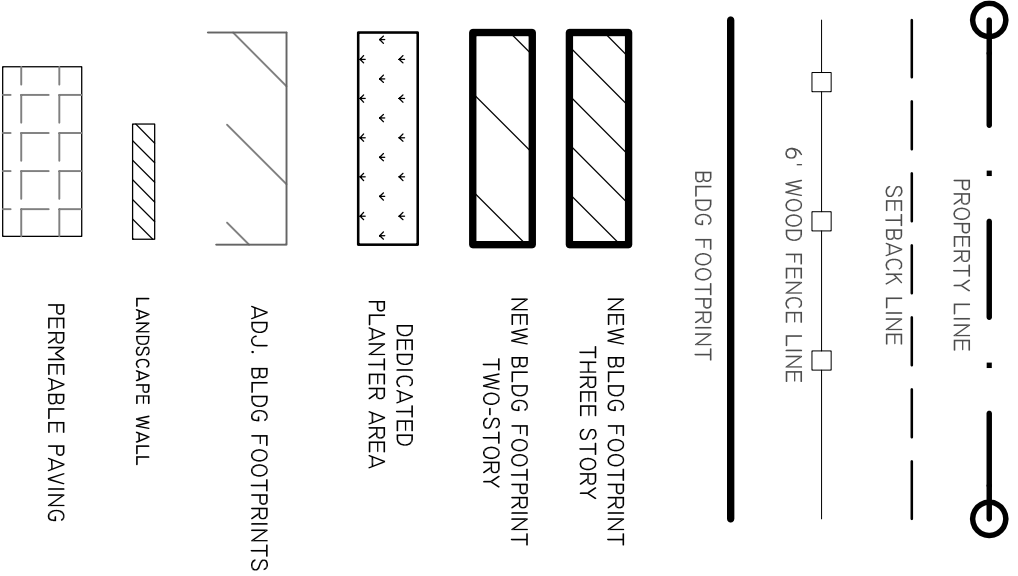
## SCOPE OF WORK

-CONSTRUCT A TWO-STORY NEW SINGLE FAMILY DWELLING OVER BASEMENT AT VACANT LOT  
-ADDITIONAL OF DWELLING UNITS(ADU) AT 1ST FLOOR PER ORDINANCE 162-16/PLANNING CODE  
SECTION 207(C)(4) AND 307(I). NEW UNIT INCLUDED BEDROOMS, BATHROOM LIVING AND KITCHEN, 46A RACINE LN

## DEFERRED PERMIT

FIRE SPRINKLER SYSTEM THROUGH-OUT THE BUILDING UNDER SEPARATE PERMIT PER NFPA 13R

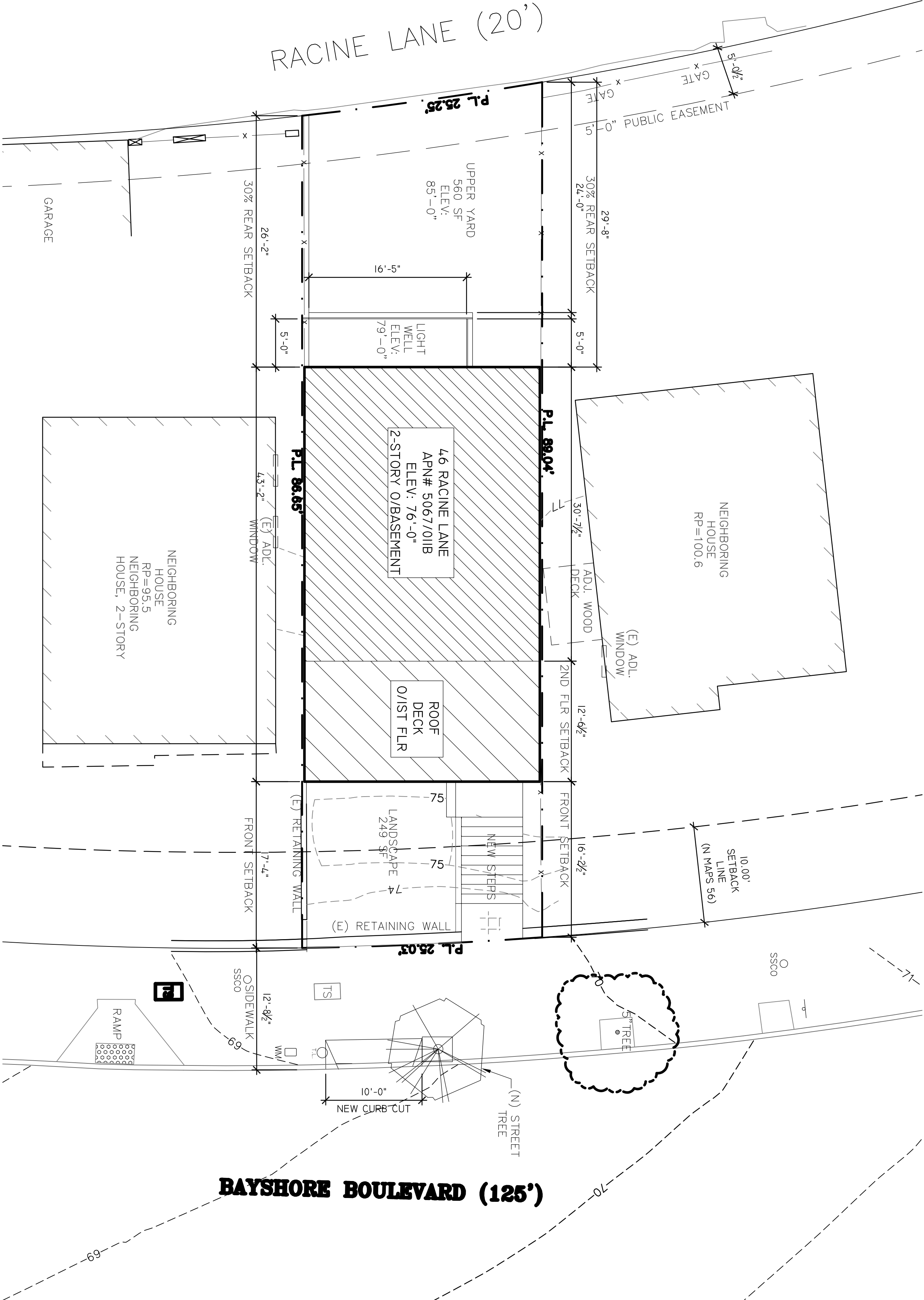
## LEGEND



PROJECT NO.	MODEL FILE:
DRAWN BY: JHONG	CHECKED BY: XIE XING
DATE: 09/10/19	DATE: 07/15/2021
No. C-32983	
07/15/2021	
XIE ASSOCIATES	
SAN FRANCISCO, CA	

SITE PLAN  
& NOTES

A1.0







**PROJECT:**


**NEW  
RESIDENCE  
FOR  
LAW FAMILY**

**XIE ASSOCIATES**  
Architectural Design & Planning  
26 FARVIEW CT.  
SAN FRANCISCO, CA 94131  
Tel: (415) 662-3047  
Email: [bill@xiearchdesign.com](mailto:bill@xiearchdesign.com)  
Web: [www.xiearchdesign.com](http://www.xiearchdesign.com)

**46  
RACINE LN  
SAN FRANCISCO,  
CALIFORNIA**

PROJECT NO.:	
MODE, FILE:	
DRAWING: JUNG	
CHECK BY:	
DATE: 09/10/19	

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



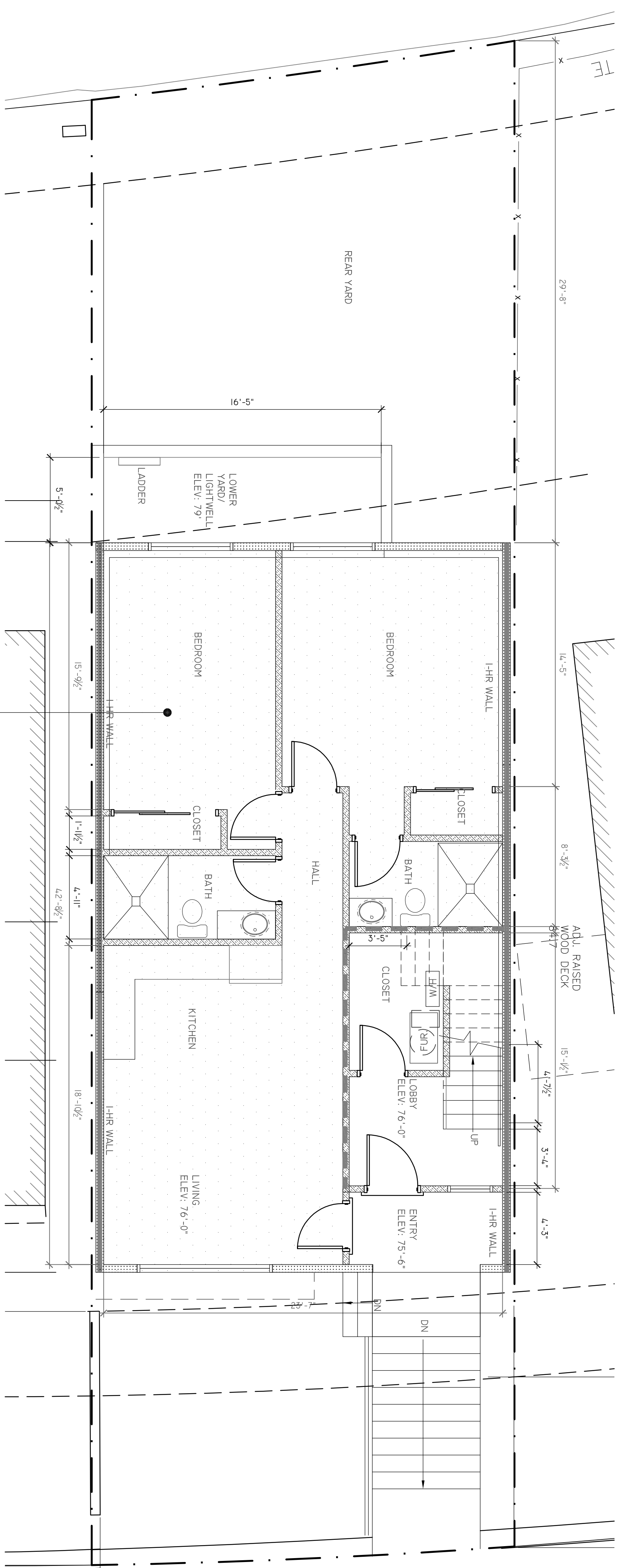
STATE OF CALIFORNIA

ARCHITECT

XIE XING  
GUAN  
No. C-32863  
07/31/2027  
RENEWAL DATE

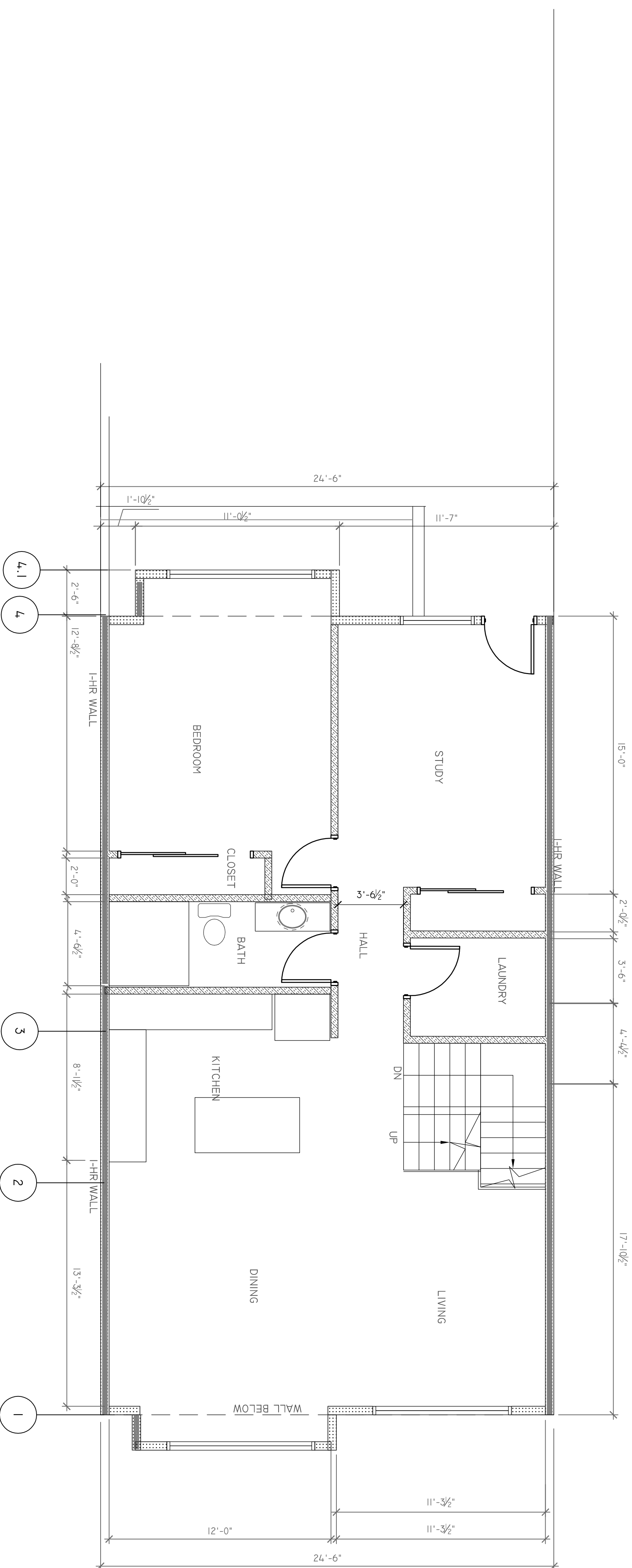
## FLOOR PLANS

# A2.0



1-PROPOSED BASEMENT FLOOR PLAN WITH NEW ADU

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



## 2-PROPOSED 1ST FLOOR PLAN

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

PROJECT:

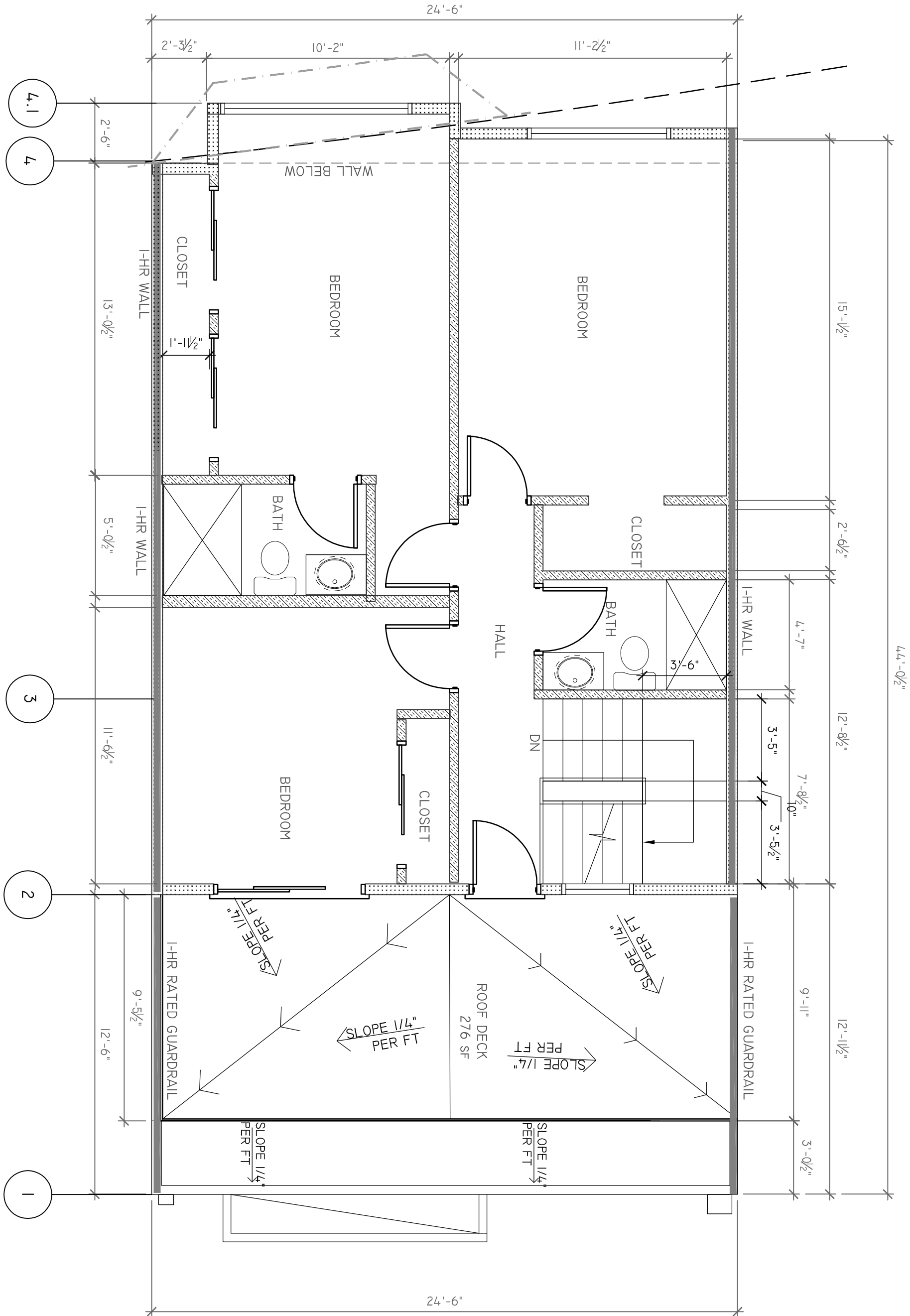
NEW  
RESIDENCE  
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XIE ASSOCIATES  
Architectural Design & Planning  
26 FAIRVIEW CT.  
SAN FRANCISCO, CA 94131  
Tel: (415) 653-3047  
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Web: www.xiearchitect.com

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RACINE LN  
SAN FRANCISCO,  
CALIFORNIA

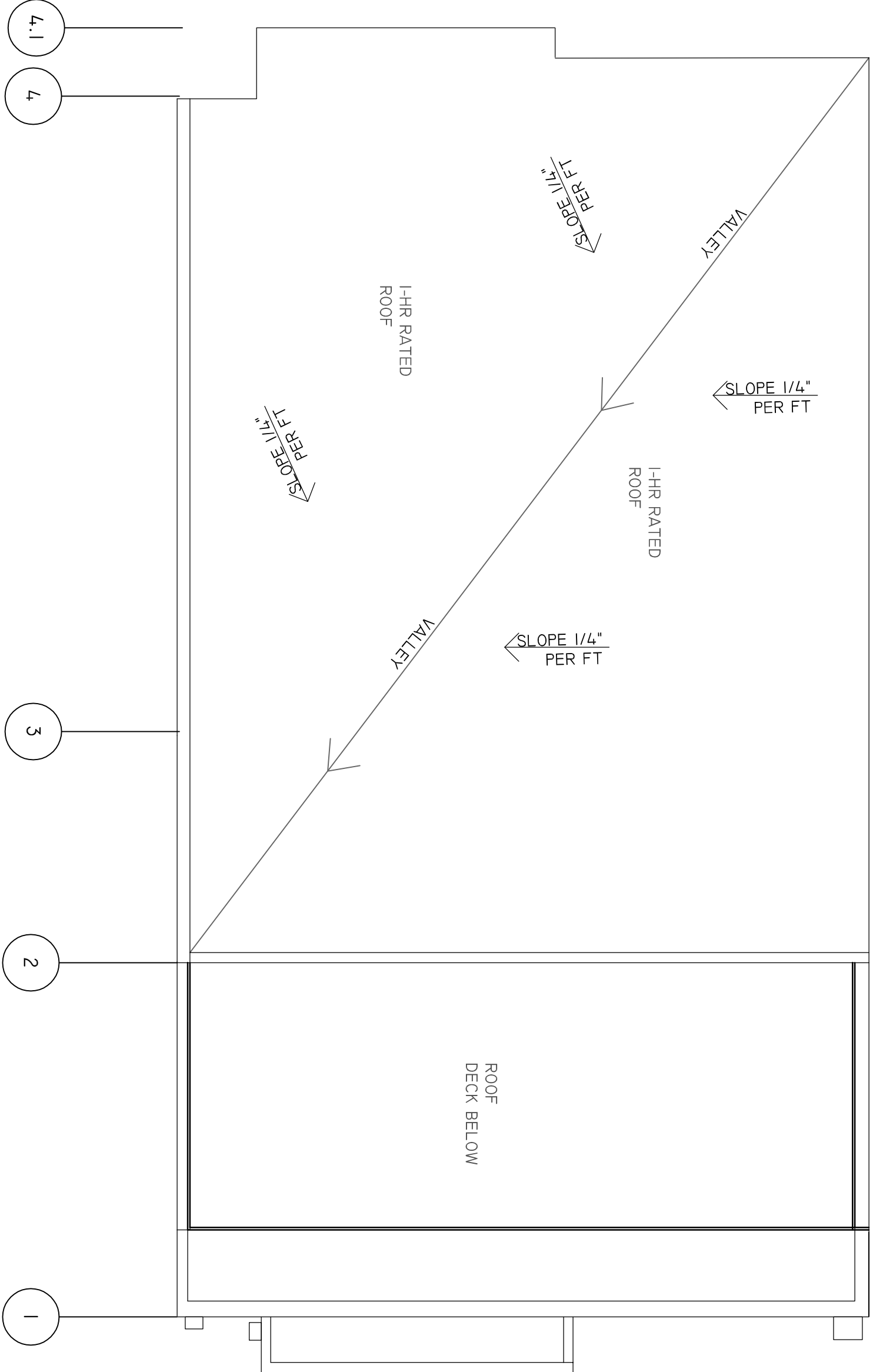
LEGEND

- WALLS**
- EXISTING WALL TO REMAIN
  - (E) WALL TO BE REMOVE
- DOORS**
- EXISTING DOOR TO REMAIN
  - (E) DOOR TO BE REMOVE
- WINDOWS**
- EXISTING WINDOW TO REMAIN
  - EXISTING WINDOW TO BE REMOVED
  - NEW EXTERIOR WALL, I-HR RATED
  - NEW INTERIOR WALL
  - NEW INTERIOR WALL I-HR RATED
  - NEW DOOR
  - NEW WINDOW
  - NEW RETAINING WALL



1-PROPOSED 2ND FLOOR PLAN

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



2-PROPOSED ROOF PLAN

SCALE: 1/2"=1'-0"

PROJECT NO.	MODEL FILE
DRAWN BY: LI HONG	CHECK BY: XIE XING GUAN
DATE: 09/10/19	DATE: 09/10/19
STATE OF CALIFORNIA	
UNIVERSITY OF CALIFORNIA	

FLOOR PLANS

A2.1



PROJECT:

**NEW  
RESIDENCE**  
  
**FOR**  
  
**LAW FAMILY**

**XIE ASSOCIATES**  
Architectural Design & Planning

383 FAIRVIEW CT.  
SAN FRANCISCO, CA 94131  
TEL: (415) 682-3047  
FAX: (415) 682-3047  
E-MAIL: [info@xiearchitect.com](mailto:info@xiearchitect.com)  
WWW: [www.xiearchitect.com](http://www.xiearchitect.com)

**46  
RACINE LN  
SAN FRANCISCO,  
CALIFORNIA**

**EXTERIOR  
ELEVATIONS**

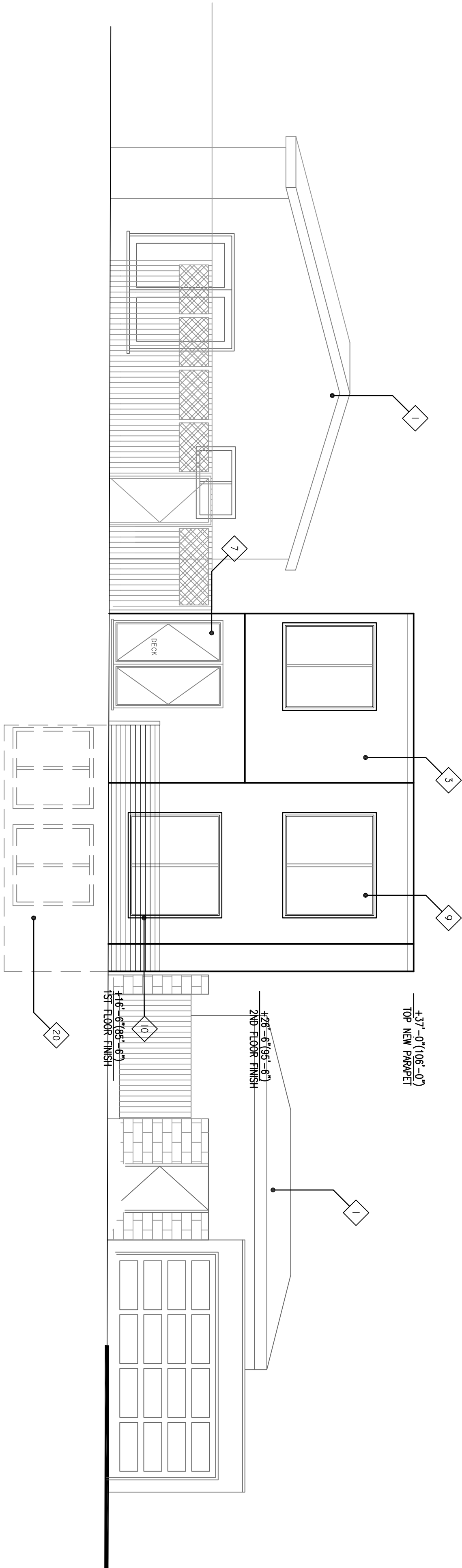
**A3.0**

**GENERAL NOTES**

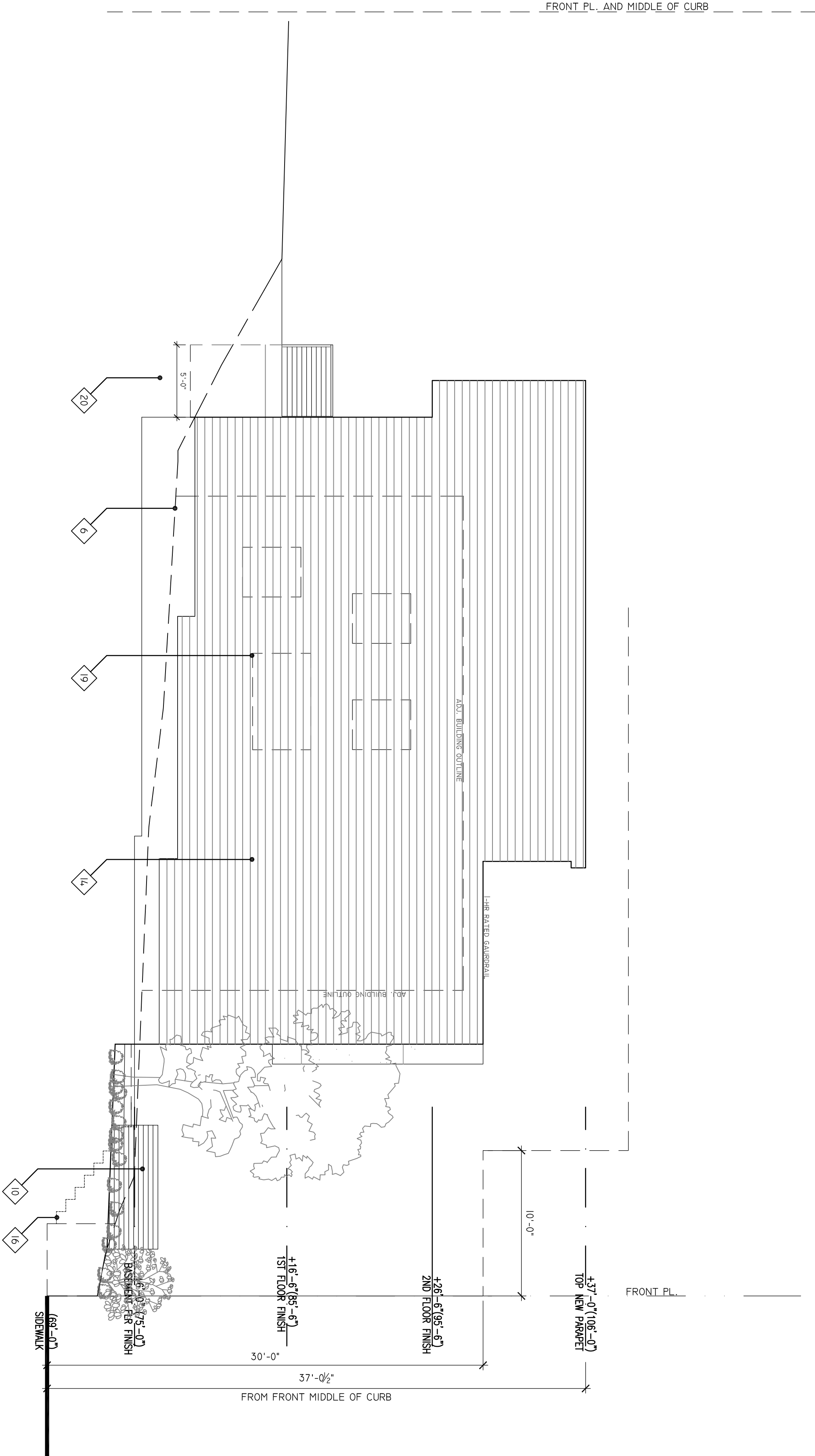
1. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5'-0" AT SOIL AND A MIN. OF 3'-0" AT CONCRETE.
- II. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.
- V. PROVIDE WEATHER RESISTIVE BARRIERS AND WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER
- VI. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD
- VII. ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

**WORK NOTES**

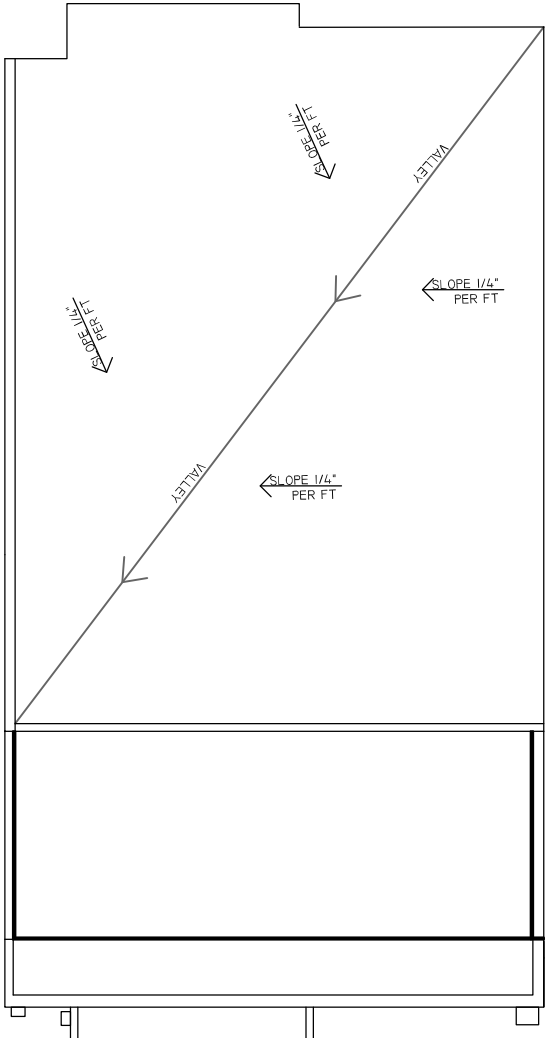
- 1—(E) ADJ. BUILDINGS
- 2—(E) ADJ. BUILDING BALCONY
- 3—SMOOTH STUCCO FINISH W/ GROOVES, TYP.
- 4—(E) STONE VENEER
- 5—RECESSED ENTRY WITH FRONT DOOR AND WINDOWS
- 6—(E) GRADE TO BE MODIFY
- 7—GLASS DOOR, ALUM. FRAME, TEMPERED
- 9—ALUM. FRAME CLAD WOOD WINDOW, TYP.
- 10—42" HT. METAL GUADRAL, TYP.
- 14—EXTERIOR WALL W/1-HR RATED WALL WITH CEMENT BOARD SIDING, TYP.
- 15—1-HR GAUBDRAL WITH CEMENT BOARD SIDING, TYP.
- 16—CONCRETE STEPS BEYOND
- 17—SOLID WOOD DOOR WITH SIDELITE, TEMP. GLASS, FROSTED
- 9—OUTLINE OF ADJ. WINDOWS
- 20—RECESSED LIGHT WELL FOR ADJ. DOOR AND WINDOWS



**1-PROPOSED REAR (WEST) ELEVATION, FACING RACINE LN**  
SCALE: 3/16"=1'-0"



**2-PROPOSED LEFT (SOUTH) ELEVATION**  
SCALE: 3/16"=1'-0"



**4-KEY MAP**

PROJECT:

**NEW  
RESIDENCE  
FOR  
LAW FAMILY**

**XIE ASSOCIATES**  
Architectural Design & Planning  
85 PARKVIEW CT.  
SAN FRANCISCO, CA 94131  
TEL (415) 624-2447  
E-MAIL: [info@xiearchitect.com](mailto:info@xiearchitect.com)  
WWW: [www.xiearchitect.com](http://www.xiearchitect.com)

**46  
RACINE LN  
SAN FRANCISCO,  
CALIFORNIA**

PROJECT NO:  
MODEL FILE:  
DRAWN BY: LYNDSEY  
CHECK BY:  
DATE: 09/10/19

DATE: 09/10/19

NO. OF SHEETS: 13

NO. OF SHEETS USED: 13

DATE: 09/10/19

NO. OF SHEETS USED: 13

DATE: 09/10/19

NO. OF SHEETS: 13

NO. OF SHEETS USED: 13

DATE: 09/10/19

NO. OF SHEETS USED: 13

LICENSED ARCHITECT  
XIE RING  
NO. C-22428  
DATE 07/14/2017  
RENEWAL DATE

STATE OF CALIFORNIA

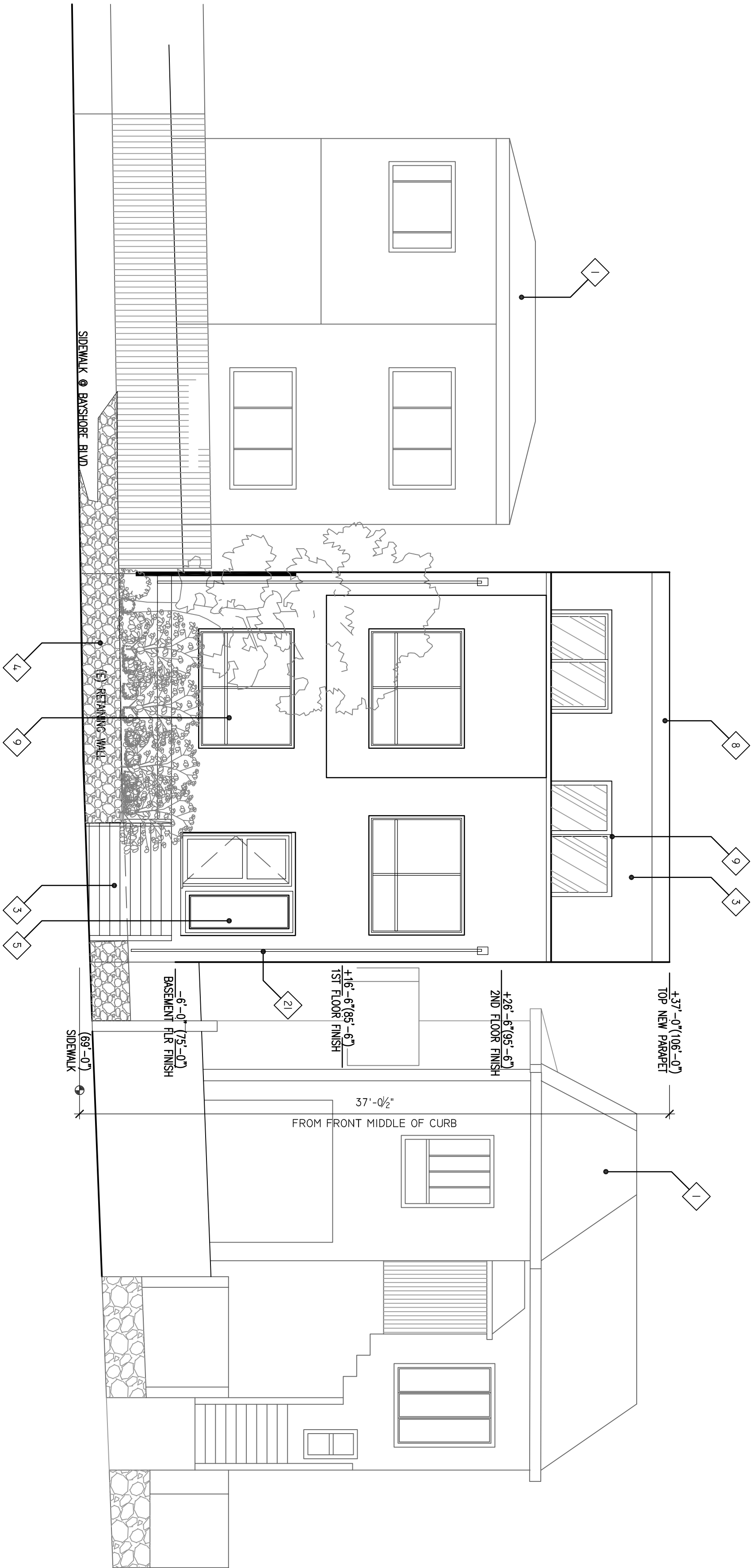
**EXTERIOR  
ELEVATIONS**

**A3.1**

- GENERAL NOTES**
- FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.
  - TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.
  - PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER.
  - ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD.
  - ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

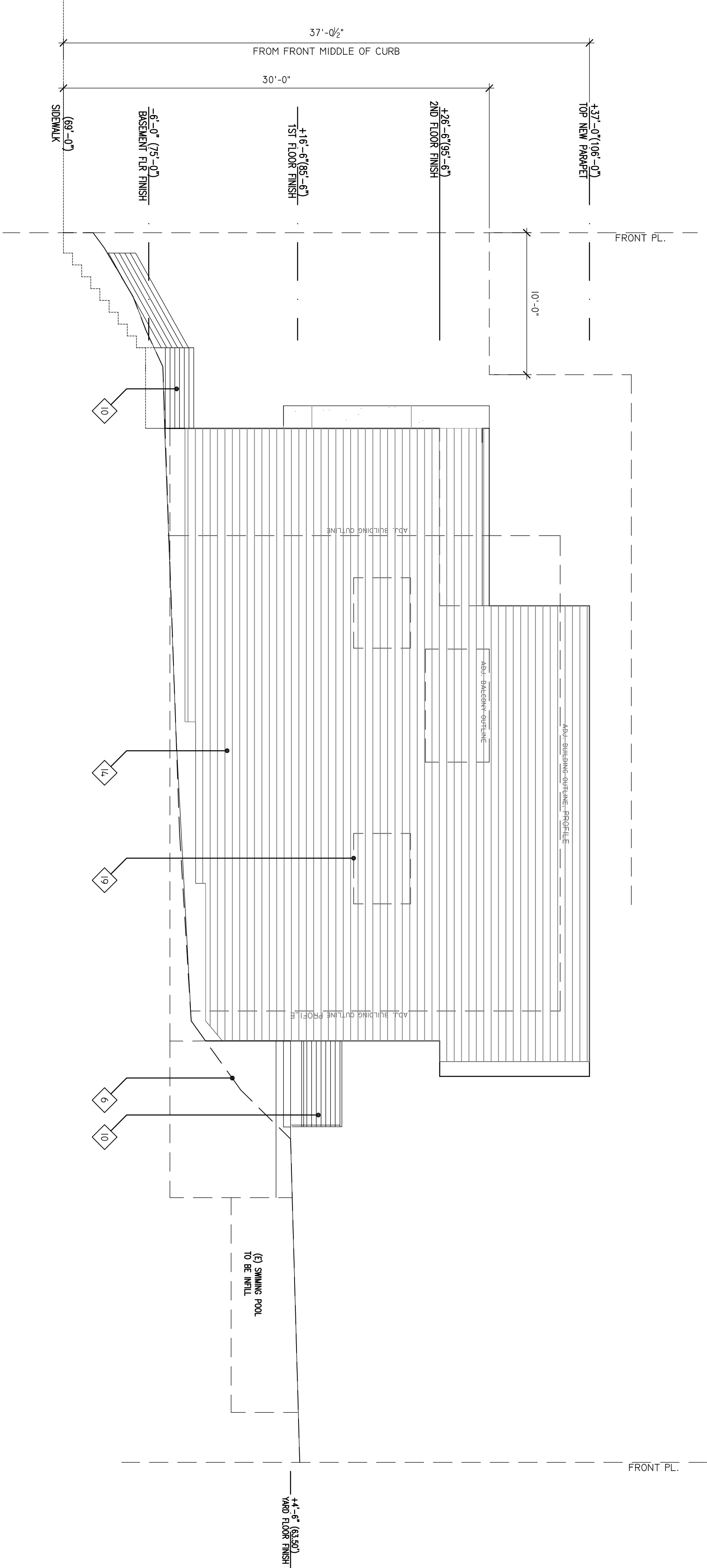
**WORK NOTES**

- (E) ADJ. BUILDINGS
- (E) ADJ. BUILDING BALCONY
- SMOOTH STUCCO FINISH W/ GROOVES, TYP.
- (E) STONE VENEER
- RECESSED ENTRY WITH FRONT DOOR AND WINDOWS
- (E) GRADE TO BE MODIFY
- GLASS DOOR, ALUM. FRAME, TEMPERED
- 2' PROJECT OUT WOOD CANOPY
- ALUM. FRAME GLAD WOOD WINDOW/DOOR, TYP.
- 42" HT. METAL GUADRAIL, TYP.
- EXTERIOR WALL W/ 1-HR RATED WALL WITH CEMENT BOARD SIDING, TYP.
- 1-HR GAURDRAIL WITH CEMENT BOARD SIDING, TYP.
- CONCRETE STEPS @ ENTRY
- SOLID WOOD DOOR WITH SIDLITE, TEMP. GLASS, FROSTED
- OUTLINE OF ADJ. WINDOWS
- RECESSED LIGHT WELL FOR ADU DOOR AND WINDOWS
- RAIN LEADER TO SEWER SYSTEM



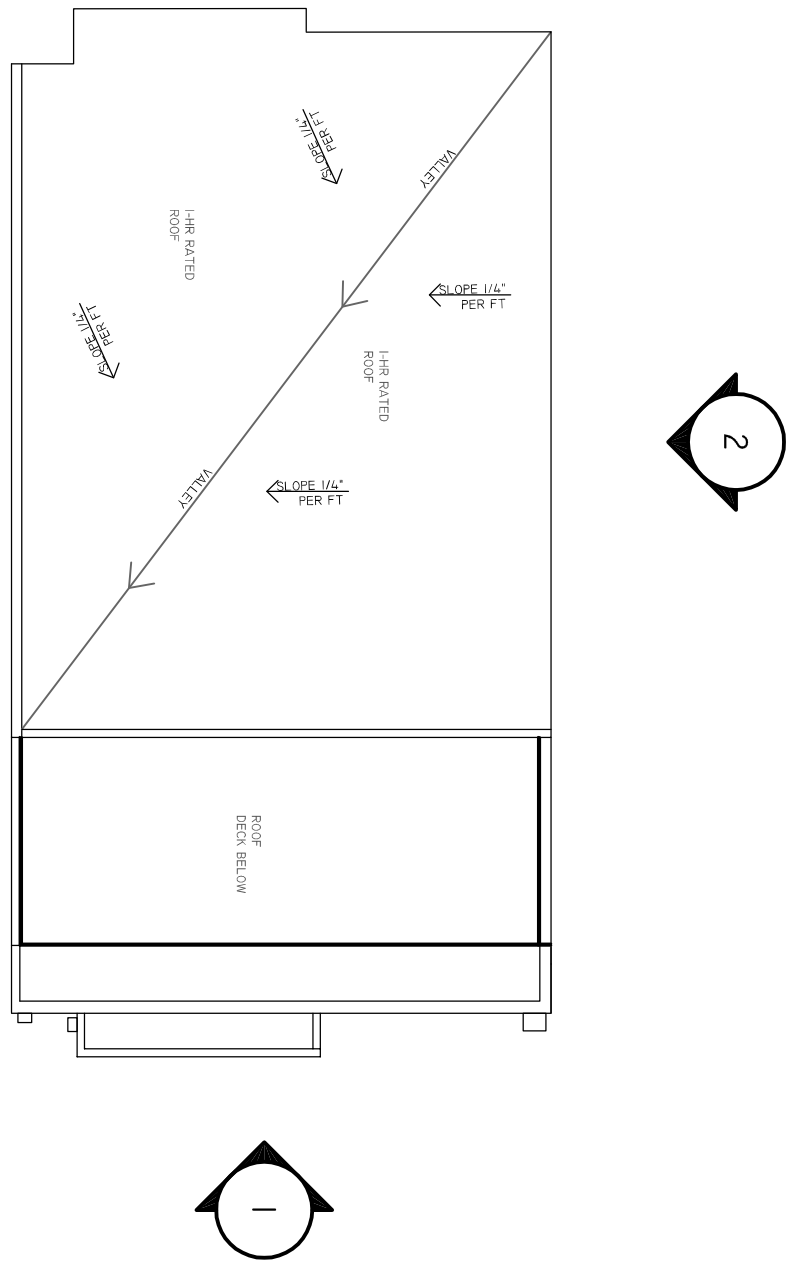
**1-PROPOSED FRONT (EAST) ELEVATIONS**

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



**2-PROPOSED RIGHT (NORTH) ELEVATIONS**

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



**4-KEY MAP**

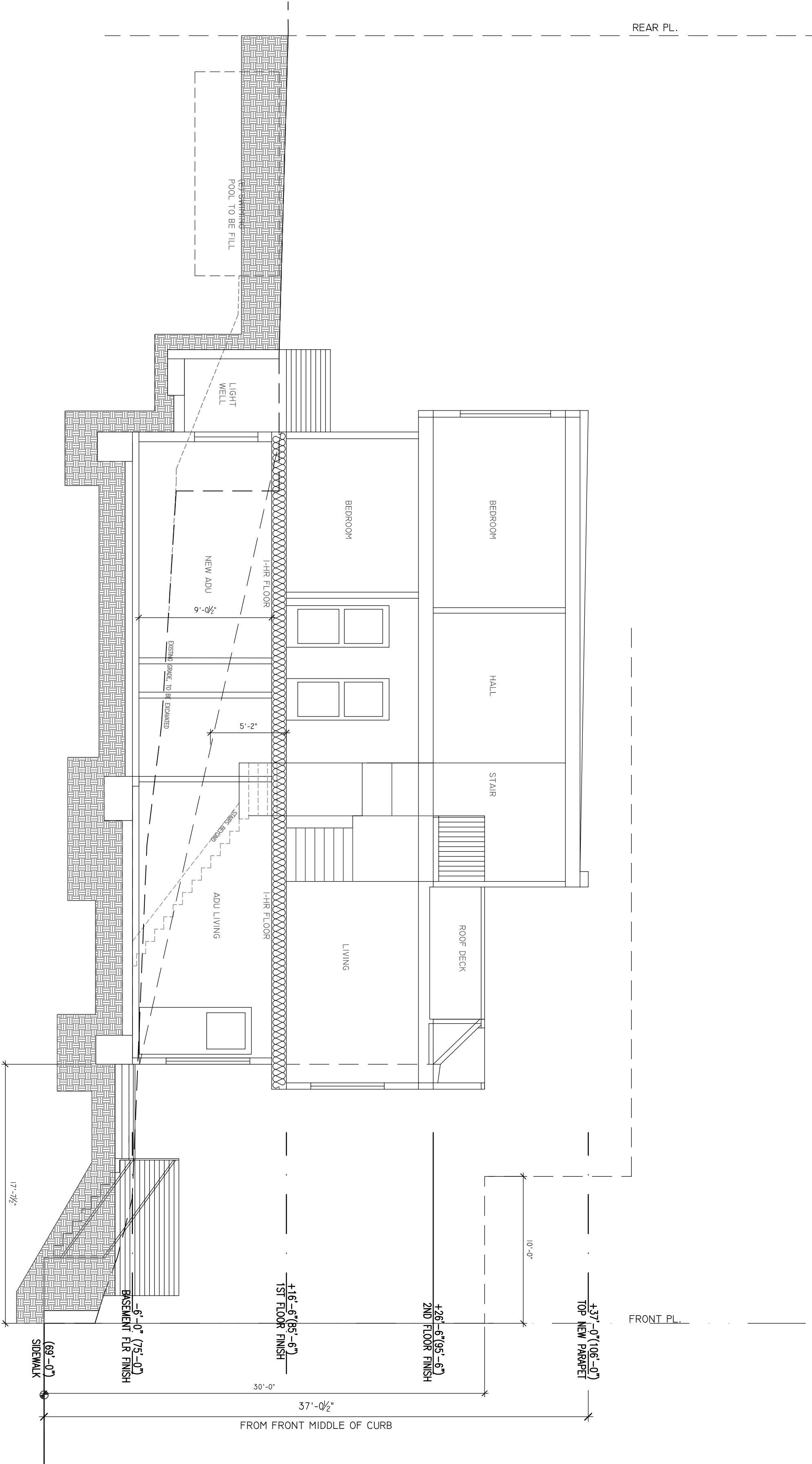


PROJECT:

NEW  
RESIDENCE  
  
FOR  
  
LAW FAMILY

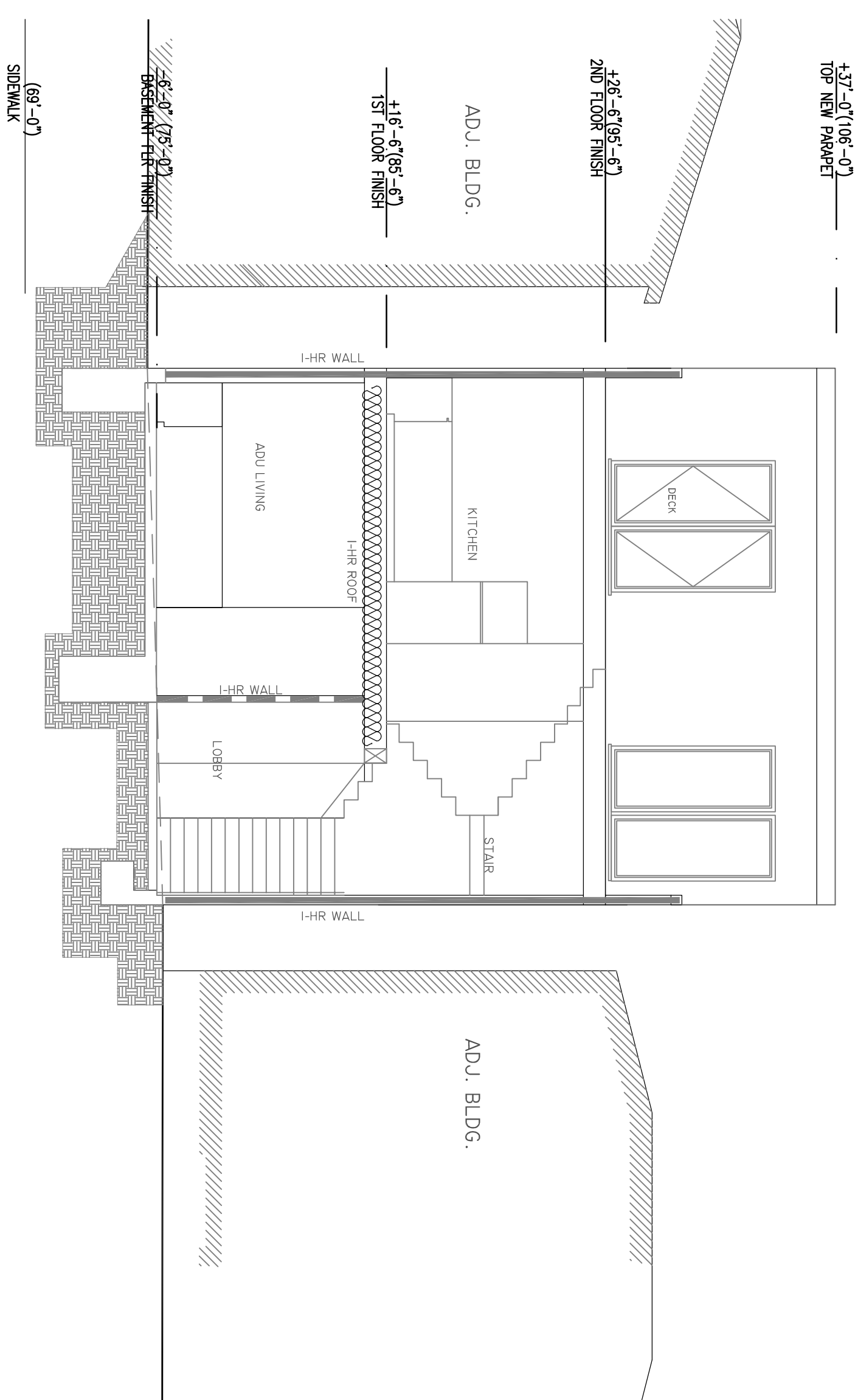
XIE ASSOCIATES  
Architectural Design & Planning  
88 FAIRVIEW CT.  
SAN FRANCISCO, CA 94131  
TEL: (415) 852-2917  
E-MAIL: [info@xieassociates.com](mailto:info@xieassociates.com)  
WEB: [www.xieassociates.com](http://www.xieassociates.com)

46  
RACINE LN  
SAN FRANCISCO,  
CALIFORNIA



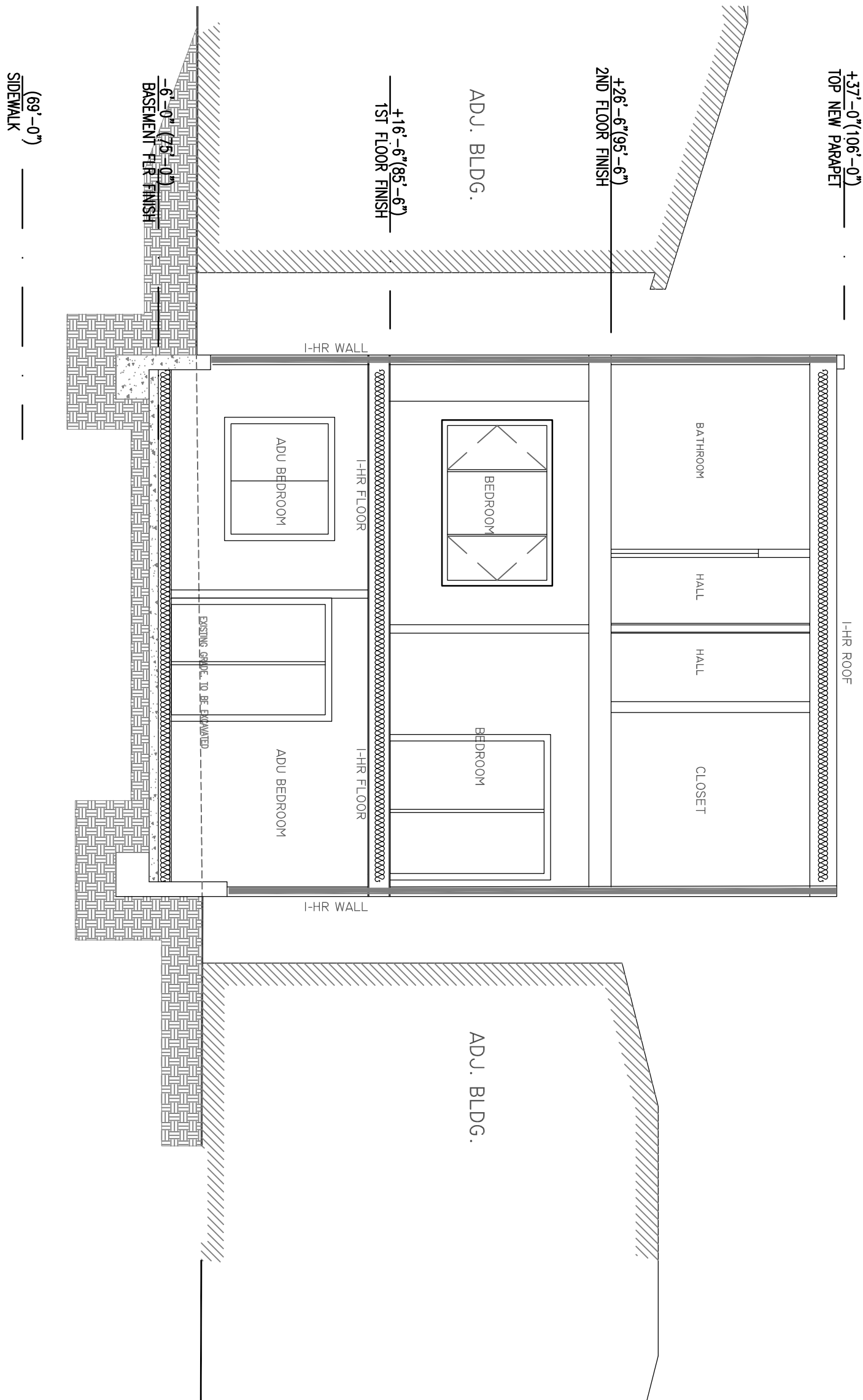
1-BUILDING LONGITUDINAL SECTIONS

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



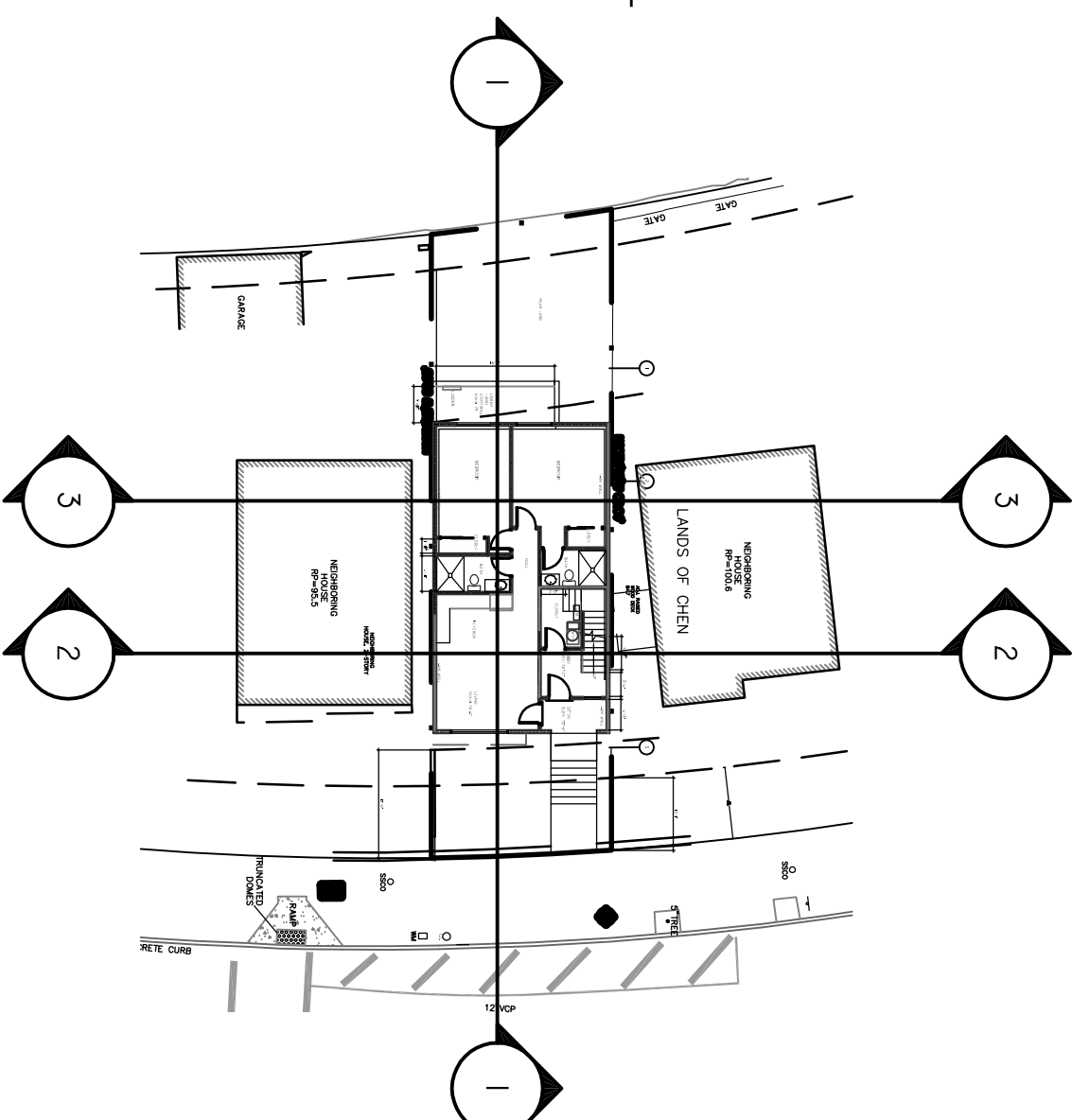
2-BLDG CROSS SECTION

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



3-BLDG CROSS SECTION

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



4-KEY PLAN

PROJECT NO.	MODEL FILE
DRAWN BY: LYNN	CHECKER:
DATE: 09/10/19	
STATE OF CALIFORNIA LICENSED ARCHITECT XIE YING No. C-29823 07/31/2021 RENEWAL DATE	

BUILDING  
SECTIONS

A4.0



PROJECT:

NEW  
RESIDENCE  
  
FOR  
  
LAW FAMILY

XIE ASSOCIATES  
Architectural Design & Planning  
25 PARKVIEW CT.  
SAN FRANCISCO, CA 94131  
tel: (415) 682-3047  
Email: xie@xiearchitect.com  
Web: www.xiearchitect.com

46  
RACINE LN  
SAN FRANCISCO,  
CALIFORNIA

PROJECT NO:  
DRAWN BY: LHX03  
CHECKER:  
DATE: 09/10/19

PROJECT NAME:  
MODEL NAME:  
DRAWN BY: LHX03  
CHECKER:  
DATE: 09/10/19

NO. C-32863  
07/21/2021  
RENEWAL DATE

STATE OF CALIFORNIA  
ARCHITECT  
XIE ASSOCIATES  
25 PARKVIEW CT.  
SAN FRANCISCO, CA 94131  
tel: (415) 682-3047  
Email: xie@xiearchitect.com  
Web: www.xiearchitect.com

# Green Building: Site Permit Submittal

**BASIC INFORMATION:**  
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
68 RACINE LANE	5067/011B	68 RACINE LANE
Gross Project Area	Primary Occupancy	Number of occupied floors
3,210 SF	R-3	4
Design: Professional/Applicant: Sign & Date		

## ALL PROJECTS, AS APPLICABLE

Construction activity, stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

## GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building	N/A
Final number of required points (base number +/- adjustment)	75
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements	●
(CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

## Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.  
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

## LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First-Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Overall Requirements:		✓				
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building		N/A		n/a		
Final number of required points (base number +/- adjustment)		75		50		

Specific Requirements: (n/r indicates a measure is not required)

Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title 24, Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	●	LEED prerequisite only
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA c2). OR Demonstrate at least 10% energy use reduction (compared to Title 24, Part 6 (2013)). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA c3).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit: SS c4.2.	●	See San Francisco Planning Code 155			●	See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●	●			n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gpd/day, or more than 100 gpd/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC ≥50, exterior windows STC ≥30, party walls and floor-ceilings STC ≥40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

## AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>2</sup>	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS c4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume > 1,000 gpd/day, or > 100 gpd/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showers/baths, lavatories, kitchen/faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 116B VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certification Systems Sustainable Choice. OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label. AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC ≥50, exterior windows STC ≥30, party walls and floor-ceilings STC ≥40.	●	● (envelope alteration & addition only)
CFRs and Halons: Do not install equipment that contains CFRs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA c2). OR Demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA c3).	●	n/r

CALGREEN

A5.0