



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: JUNE 10, 2021

Record No.: 2019-017761CUA
Project Address: 4234 24th Street
Zoning: Residential-House Two-Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 2830 / 014
Project Sponsor: Earle Weiss
EE Weiss Architects
21 Corte Madera Ave, Suite 4
Mill Valley, CA 94941
Property Owner: Daniel Buckley
P.O. Box 225245
San Francisco, CA 94122
Staff Contact: Bridget Hicks – (628) 652-7528
Bridget.Hicks@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes demolition of an existing one-story-over-garage, 3,670 square foot, single-family residence and the construction of a new three-story-over-basement, 5,556 square-foot, two-family residence with two vehicle parking spaces and two Class 1 bicycle parking spaces.

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 residential unit and approve the construction of a new two-family home. Pursuant to Planning Code 317(c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of

this Code the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received one letter with comments on the project.
 - The letter questioned the need of the stair penthouse for roof access, and the amount of excavation and loss of soil involved in this project.
 - **Outreach:** The Sponsor has hosted one meeting within the community, on August 19, 2019.
- **Tenant History:**
 - Are any units currently occupied by tenants: NO
 - Have Any tenants been evicted within the past 10 years: NO
 - Have there been any tenant buyouts within the past 10 years: NO
 - See Exhibit F for Eviction History documentation.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Reduction in the depth of the rear extension by approximately 15 feet at the second floor above grade and approximately 4 feet at the third floor above grade
 - Removal of the roof deck and rear deck at the third floor above grade
 - Reduction in the size of the garage
 - The façade has been redesigned to better fit the existing neighborhood context, including the improvement of the second unit's entrance.

Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 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 existing single-family home, the replacement building will provide two family sized homes with a net increase in the number of bedrooms. The overall scale, design, and materials of the proposed building is consistent with the subject block and compliments the existing neighborhood character. 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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JUNE 10, 2021

Record No.: 2019-017761CUA
Project Address: 4234 24th STREET
Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District

Block/Lot: 2830/014
Project Sponsor: Earle Weiss
EE Weiss Architects
21 Corte Madera Ave, Suite 4
Mill Valley, CA 94941
Property Owner: Daniel Buckley
P.O.Box 225245
San Francisco, CA 941022
Staff Contact: Bridget Hicks-- (628) 652-7528
Bridget.Hicks@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND CONSTRUCTION OF A NEW TWO-FAMILY HOME AT 4234 24TH STREET, LOT 014 IN ACCESSOR'S BLOCK 2830, WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 8, 2020, Earle Weiss of EE Weiss Architects (hereinafter "Project Sponsor") filed Application No. 2019-017761CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 to allow the demolition of a single-family home and the construction of a new two-family home (hereinafter "Project") at 4234 24th Street, Block 2830 Lot 014 (hereinafter "Project Site").

On May 5, 2020, the Project was determined by the Department to be exempt from environmental review as a Class 1 and Class 3 categorical exemption.

On June 10, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-017761CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-017761CUA 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. 2019-017761CUA, 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 one-story-over-garage 3,670 square foot, single-family home and the construction of a new three-story-over-basement, 5,556 square foot two-family home with two vehicle parking spaces, and two Class 1 bicycle parking spaces.
3. **Site Description and Present Use.** The Project is located on the north side of 24th Street, between Diamond and Douglass Streets; Lot 014 in Assessor's Block 2830 and is located within the RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District. The approximately 2,944 square foot lot has 25.83 feet of frontage along 24th Street and is 114 feet deep. The lot slopes laterally down from the Douglass Street side to the west to the Diamond Street side to the east. Only at a small point at the front of the lot, does the slope exceed 20%. The site is currently developed with an existing 3,670 square foot, one-story-over-garage single family home constructed circa 1907. At the street, the existing building is two-stories tall or a height of approximately 26 feet, 4 inches above grade measured at the curb.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Noe Valley neighborhood within Supervisorial District 8. Parcels within the immediate vicinity consist of two-to-four story residential buildings constructed mostly between 1900 and the 1920s, with several recently constructed buildings. The subject block-face exhibits a great variety of architectural styles, scales, and massing. Beginning at the eastern side of the subject block, the 24th Street-Noe Valley Neighborhood Commercial Zoning District begins. This area consists of two-to-four story buildings with residential units above and small-scale commercial spaces at the ground floor. The majority of the surrounding neighborhood consists of two-to-four story multi-family homes in the RH-2 Zoning District.
5. **Public Outreach and Comments.** The Department has received one letter from the public raising questions over the extent of excavation and soil disturbance and those impacts on the environment, and the need for the stair penthouse.
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.** Per Planning Code Section 209.1, two units per lot are principally permitted in RH-2 Districts.

The Project proposes demolition of the existing single-family residence and construction of a new two-family residence, a permitted use within an RH-2 Zoning District.
 - B. **Front Yard Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front yard the average of the two adjacent neighbors, but no greater than 15 feet.

The subject property has a required front setback line of 9 feet 10 inches based on the location and frontages of the structures on the two adjacent properties. The front wall of the proposed building is setback 9 feet, 10 inches from the front property line at the first 3 levels and 12 feet 3 inches at the upper floor (third floor).

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth. However, Section 134 (e)(1) allows the rear yard to be reduced based on the average of the adjacent properties, resulting in a rear yard of no less than 25% of the lot depth. *The proposed new construction provides a rear yard of 25% of the lot depth, or 28 feet 6 inches and complies with Planning Code Section 134 as stated above.*

- D. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The Project complies with Section 132 and provides the required landscaping permeable area.

- E. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The Project proposes a garage width of 10 feet and complies with Planning Code Section 144 as the off-street parking entrance will not exceed 10 feet and the minimum $\frac{1}{3}$ width visual relief at the ground story street frontage will be provided.

- F. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit per the RH-2 District.

The Project proposes a structure that is 32 feet above grade at the front of the property and approximately 29 feet above grade at the rear of the property which complies with Section 260.

- G. **Residential Design Guidelines.** Per Planning Code Sections 209.1 and 311, the construction of new residential buildings and alteration of existing residential buildings in R Zoning Districts shall be consistent with the design policies and guidelines of the Residential Design Guidelines.

The scale, massing, proportions, façade design, and proposed materials are consistent with the Residential Design Guidelines.

- H. **Open Space.** Planning Code Section 135 requires the project to provide 125 square feet of useable open space per unit if privately accessible (including minimum dimensions), and 166 square feet of useable open space per unit if commonly accessible (including minimum dimensions).

The Project exceeds the usable open space requirements for two dwelling units. Unit 1 will have private access to the approximately 900 square foot rear yard to satisfy its open space requirements. Unit 2 will

have two privately-accessible decks each of around 200 square feet in size to satisfy its open space requirements.

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

The Project provides space for two (2) Class 1 bicycle parking space.

- J. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, two units per lot are principally permitted in RH-2 Districts.

The Project proposes demolition of the existing single-family residence and construction of a new two-family residence, the permitted density within an RH-2 Zoning District.

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

As the Project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 for residential demolition and merger have been incorporated as findings a part of this Motion. See Item 8, “Additional Findings pursuant to Section 317,” below.

- L. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in a net new dwelling unit or additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of a 5,556-square-foot, two-family residence. 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 use and size of the Project is compatible with the immediate neighborhood. The site is located within the RH-2 Zoning District, which permits the development of a two-family dwelling on the lot. The neighborhood is developed with a majority of two-family homes that are two-to-four stories in height. The proposed massing allows for two family sized units (Unit 1 :2,212 square feet, unit 2: 2,211 square

feet), while maintaining the required rear yard open space. The Project is designed to be in keeping with the existing development pattern and the neighborhood character.

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

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

The Project is designed to be compatible with the surrounding neighborhood. The proposed building height and massing is compatible with existing structures on the block and appropriate for the neighborhood context.

- (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 off-street parking for residential dwelling units and allows a maximum of 1.5 spaces per unit. The Project proposes two off-street parking spaces and two Class 1 bicycle parking spaces.

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

The Project is residential in nature, which is a use that typically is not considered to have the potential 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;

The Project is residential and will include private usable open space for each of the two units, including a landscaped rear yard.

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

The proposed project is consistent with the stated purpose of the RH-2 Zoning District, which is characterized by two-family buildings that are finely scaled and usually do not exceed 25 feet in width and 40 feet in height. Additionally, the Project is consistent with the Planning Code requirements for dwelling units in the RH-2 Zoning District.

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

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

A review of the Department of Building Inspection and the Planning Department databases showed no open 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 structure appears to be in decent condition with an original construction date circa 1907.

- C. Whether the property is an “historic resource” under CEQA;

The subject building and property are not identified as a historical resource. Pursuant to CEQA, a Historic Resource Evaluation (HRE) was prepared to evaluate the existing subject building, constructed in 1907, whether they would meet CEQA section 15064.5 criteria for listing on the California Register or in an adopted local historic register. The subject building and property were determined to not be eligible for listing in the California Register under any criteria, individually or as part of a historic district. Whether the removal of the resource will have a substantial adverse impact under CEQA;

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

The Project is not a historic resource and no substantial adverse impacts were identified as part of the Project’s review under CEQA.

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

The Project does not convert rental housing to other forms of tenure. The existing unit was owner occupied and the proposed units will be owner occupied.

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

The single-family home was not deed-restricted, tax-credit funded affordable housing. No evidence has been provided demonstrating the property is subject to the Residential Rent Stabilization and Arbitration Ordinance.

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

Although the Project proposes the demolition of a two-bedroom single-family dwelling, there will be a net gain of two bedrooms within the two new units at the project site. Each proposed unit additionally has a study with a closet providing additional flex space. The project would be consistent with the density and development pattern as it would provide three-story-over-basement

two-family dwelling in a neighborhood that is comprised of two-to-four story two-family dwellings.

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

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms and the number of units. The project would maximize the number of dwelling units allowed on the site, two, while also increasing the total number of bedrooms provided.

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

Although the General Plan identifies existing housing stock to be generally more affordable than new housing stock, the project will result in increased density on the site, which reduces the land cost per unit. Furthermore, the existing market-rate unit is appraised at \$1.92M and is neither deed restricted affordable housing nor price-controlled. Therefore, this project does not result in the loss of existing affordable housing.

- J. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than ten units.

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

The Noe Valley neighborhood is an established, high-resourced residential neighborhood. The Project has been designed to be in-keeping with the scale and development pattern of the established neighborhood character.

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

The Project will increase the number of family-sized units on-site by constructing two units, for one net new unit on-site. In addition, each unit will consist of two bedrooms plus a flex room/study which is desirable for many families.

- M. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

- N. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed building is consistent with the block-face on 24th Street, and compliments the neighborhood character with a contextual, yet contemporary design. The Project has been found to meet the adopted Residential Design Guidelines.

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

The Project will increase the number of on-site dwelling units from one to two, which is the maximum principally-permitted density in the RH-2 District.

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

The existing home consisted of two bedrooms. The proposed units will each have two bedrooms, resulting in a gross net increase of two bedrooms. In addition, each new unit will have a flex room/study.

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

The project proposes to maximize the density on the subject lot as the proposal includes two dwelling units on an RH-2 lot that is approximately 2,944 square feet in size, which is the principally-permitted density allowed within the RH-2 District.

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

The Project proposes to replace the existing single-family dwelling not subject to the Residential Rent Stabilization and Arbitration Ordinance. The Project proposes two units, each with two bedrooms, which is a gross net increase of two 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

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

Policy 4.1

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

OBJECTIVE 4

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

Policy 4.1

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.4

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

Policy 11.6

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

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 to topography.

Policy 1.3

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

The Project proposes to replace an existing two-bedroom single-family residence with two two-bedroom, plus one study residences which could more greatly accommodate families with children. The Project proposes two larger sized units with two off-street parking spaces on property located in a high-resourced neighborhood consisting of two-family residences with off-street parking. Furthermore, 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 proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. Two equivalent raised entries are proposed for the dwelling

units, which is appropriate given the neighborhood pattern of raised entries. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.

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.

The project site does not possess any neighborhood-serving retail uses. Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. Ownership of neighborhood-serving retail businesses would not be affected by the Project, and the Project increases the existing number of dwelling units on the site, which will increase the customer base for local retail businesses.

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

The replacement building has been designed to be compatible with the neighborhood's mixed massing and height and has been found to meet the Residential Design Guidelines. While the existing housing is proposed to be demolished, the replacement building will maximize the density within a high-resourced neighborhood, in a manner that is designed to complement the existing neighborhood character.

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

The existing single-family dwelling is under-density, within a high-resourced neighborhood, and not designated as affordable housing. The Project does not propose any affordable units and, therefore, will not impact the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located within two blocks of the 24-line and 48-line Muni buses. Future residents would be afforded proximity to a bus line. 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 is residential in nature and does not include commercial office development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities/ Ownership of industrial or service sector businesses would not be affected by the Project..

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake as compared to the existing structure that pre-dates current seismic safety Building Code requirements.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The Project will have no adverse effect on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2019-017761CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 29, 2021, 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 constitutes the 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 June 10, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: June 10, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of a single-family home and construction of a two-family home located at 4234 24th Street, Block 2830, and Lot 014 pursuant to Planning Code Section(s) **303 and 317** within the **RH-2 Zoning** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **April 29, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2019-017761CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 10, 2021** 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 **June 10, 2021** 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

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

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

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

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7528, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7528, 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

9. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than **two (2)** off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

10. **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 628.652.7528,

www.sfplanning.org

Monitoring - After Entitlement

- 11. 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

- 12. 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

Operation

- 13. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



4234 24th STREET

SAN FRANCISCO, CALIFORNIA, 94114

LOCATION MAP



PLANNING NOTES

- 1 NEW CONSTRUCTION PENDING DEMO
25.83' x 114.0' (2,947 sf) LOT (APN 2830/014)
- 2 RH-2 ZONING DISTRICT
- 3 40x HEIGHT DISTRICT
- 4 EXISTING SINGLE FAMILY RESIDENCE

TO BE REPLACE WITH
2 UNIT OWNER OCCUPIED BUILDING:
OVER (UNDERGROUND) PARKING

100% 2 BEDROOM OR LARGER UNITS

SEE BUILDING PROGRAM FOR MORE INFO
- 5 2 PARKING SPACES PROPOSED (0 ADA VAN SPACE)
- 6 2 CLASS I BIKE SPACES
- 7 OPEN SPACE : 100 sf REQUIRED PER UNIT IF PRIVATE, 133 REQUIRED IF COMMON. TOTAL COMMON AREA TO BE DIVIDED EQUALLY BETWEEN THE NUMBER OF UNITS SHARING THE AREA. SEE BUILDING PROGRAM FOLLOWING

PROJECT TEAM

PARTICIPANT	
OWNER	Daniel Buckley P.O.Box 225245 San Francisco, CA 94122 Office: (415) 681-1080 Web: www.donbauer.com
ARCHITECT	EE WEISS ARCHITECTS 21 CORTE MADERA AVE MILL VALLEY, CA 94941 (415) 381-8700 TEL admin@eeweiss.com
GENERAL CONTRACTOR	UNKNOWN
STRUCTURAL	UNKNOWN
GEOTECHNICAL	O'Terra Geotech Group, Inc 1496 Brookline Loop Pleasanton, California 94566
SURVEYOR	Daniel J. Westover Westover Surveying, Inc. 336 Claremont Blvd., Suite 1 San Francisco, CA 94127 Ph: (415) 242-5400 www.westoversurveying.com

SCOPE OF WORK

- 1 NEW TYPE V-A, SPRINKLERED, FOUR STORY BUILDING; MOST OF FIRST FLOOR BELOW GRADE
- 2 R-3 OCCUPANCY: TWO RESIDENTIAL CONDOS OVER COMMON PARKING
- 3 NO STAIR TO ROOF FOR FIRE DEPARTMENT ACCESS
- 4 ONE EGRESS STAIR: 125' MAXIMUM DISTANCE TO EGRESS ENCLOSURE
- 5 ADA REQUIREMENT: NONE

- General Notes**
- 1. Codes: The design and construction of all site alterations shall comply with the **2019 California CODE, including:** Building Code, Plumbing Code, Electrical Code, Mechanical Code, Fire Code, and Title 24 Energy Efficiency Standards, **including Local Amendments**
 - 2. **Two-Hour separation** assemblies between all Units, Units and Garage, and Elevator Shafts.
 - 3. **90 Minute Rated doors** at Two-Hour Walls
 - 3. **One-Hour Assemblies** within 60" of (side, rear) property lines all portions of the Building
 - 4. All **penetrations** in fire assemblies to comply with the Fire Rating in which they breach. Fire caulk all pipes, ducts, etc. to seal completely
 - 5. **Separate Permits** required for: Sprinklers, Fire Controls, Trusses, Sidewalk & Driveway, Utility laterals, Tree, Elevator
 - 6. **Sprinkler Installation** per NFPA 13 and CBC 903.1.1

Building Floor-by-Floor									
Floor	Occup. Group	Rating (Hr's)	Unit/Area	Area Sq Ft	SFUSD SqFt	Occup. Load	Sprinkler	Notes	
Basement	U	1	Garage	590		3.0	YES		
			Circ	235					
	R-3	1	Unit 1	803	522	4.0	YES		
			Total	1628					
First	R-3	1	Unit 1	1409	916	7.0	YES	2-hour Between Units	
	R-3	1	Unit 2	308		1.5	YES		
			Circ	0					
			Total	1717					
Second	R-3	1	Unit 1	0		0.0	YES		
			Unit 2	1258	818	6.3	YES		
			Total	1258					
Third	R-3		Unit 1	0					
		1	Unit 2	953	619	4.8	YES		
			Total	953					
Roof	R-3	1		458			NO	2-Hour Roof	
			Garage	590					
			Unit 1	2,212					
			Unit 2	2,211					
			Building Total Sq Ft	5,013	2,875	Total SFSD			

- 1 DISCONNECT ALL UTILITIES TO SITE
- 2 REMOVE ALL TOXIC MATERIALS
- 3 REMOVE EXISTING SINGLE FAMILY, , TYPE V BUILDING PER DEBRIS RECOVERY PLAN
- 4 TEMPORARY FENCING AND GUARD(S) TO PROTECT SITE DURING CONSTRUCTION

INDEX

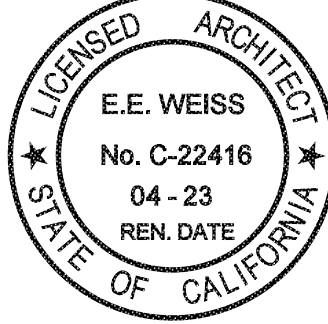
- A0.0 TITLE
- C1 PLAN: SITE.
- A1.1 PLAN: SITE, EXISTING & PROPOSED
- A2.0 PLAN: EXISTING
- A2.1 PLAN: LOWER & FIRST FLOOR
- A2.2 PLAN: SECOND & THIRD FLOOR
- A2.3 PLAN: FOURTH FLOOR & ROOF
- A3.0 ELEVATIONS: EXISTING
- A3.1 ELEVATIONS: FRONT
- A3.2 ELEVATIONS: REAR
- A3.3 ELEVATIONS: SIDE
- A4.1 SECTION: LONGITUDINAL
- A4.2 SECTION: LATERAL
- A5.1 DETAILS
- A6.0 FIRE FLOW, GREEN, AB FORMS



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2013-1008-8785

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E.E. Weiss

TITLE SHEET

SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

4234 24th STREET

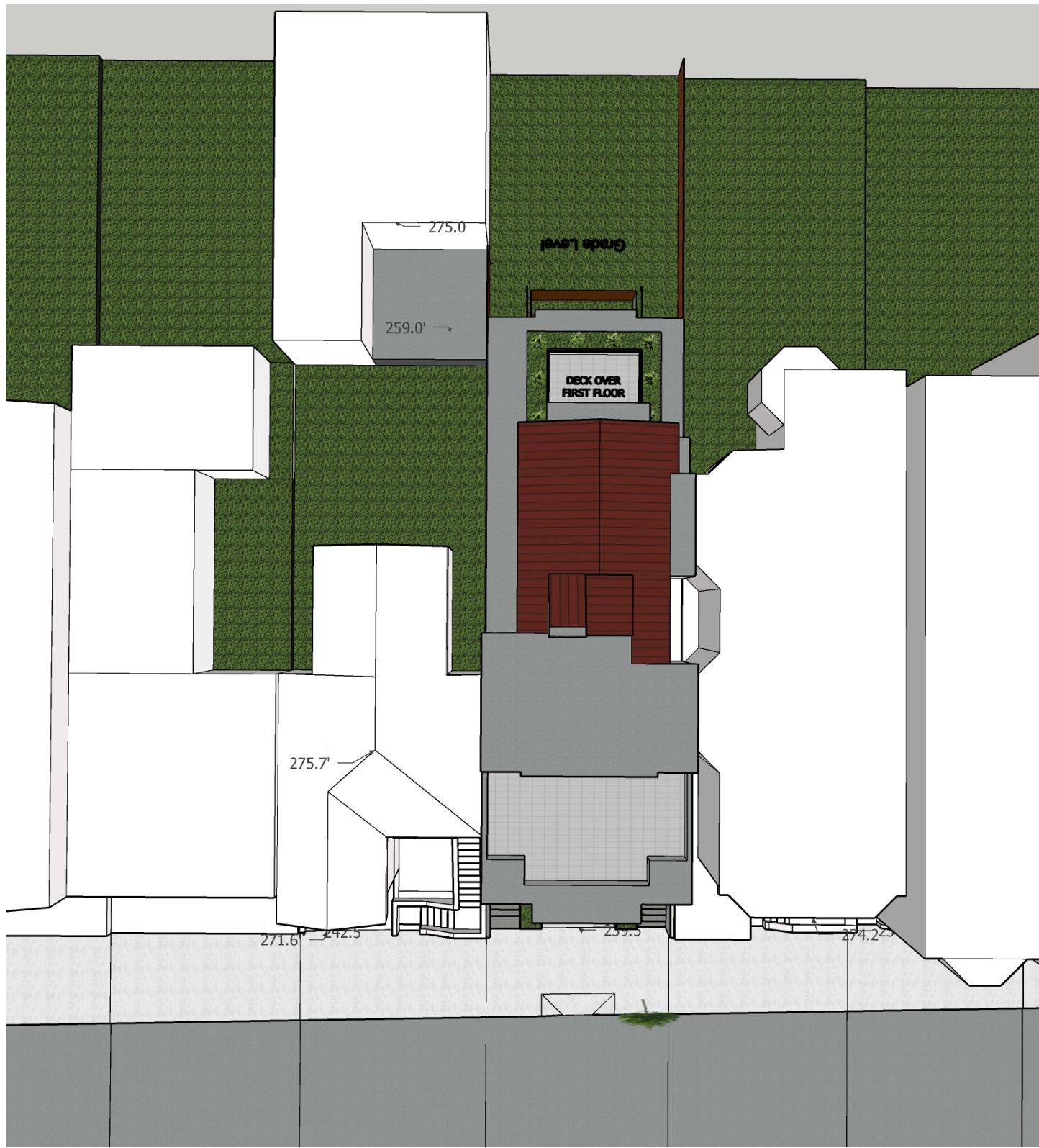
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ASSESSOR'S PARCEL: 2830/014

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Time: 2:27:41 PM

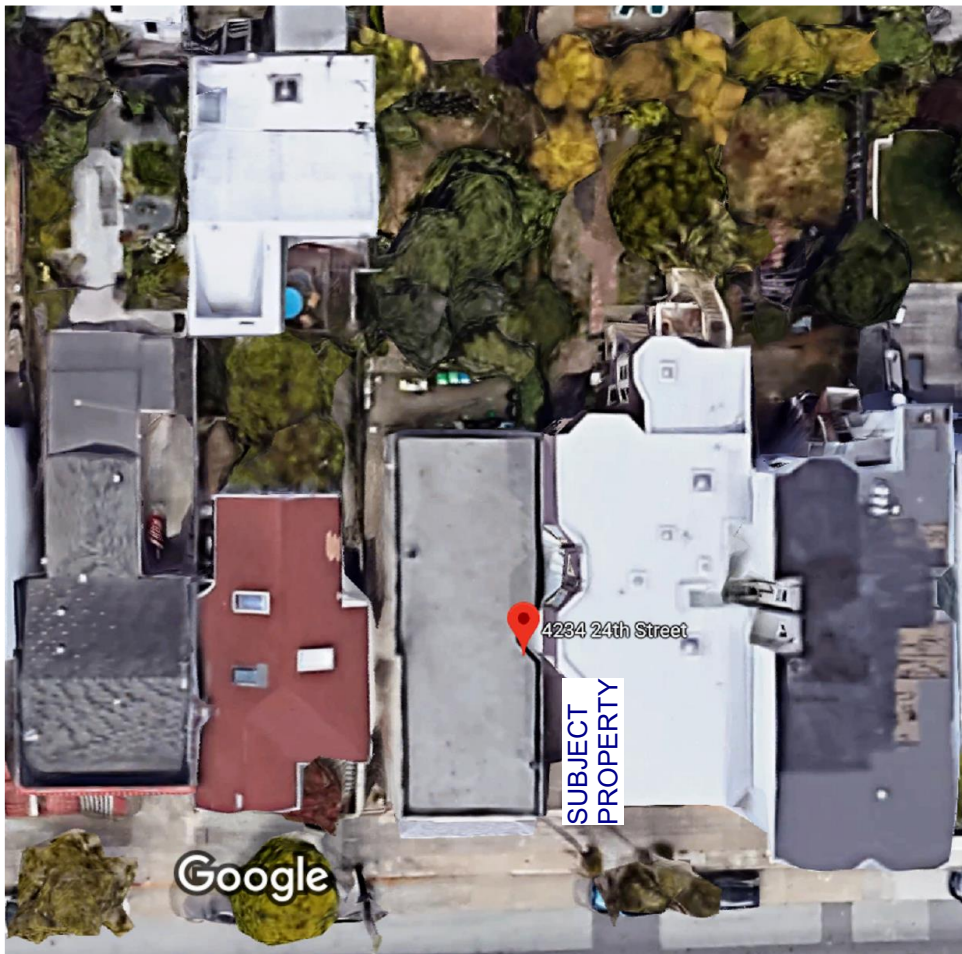
29 APR 21

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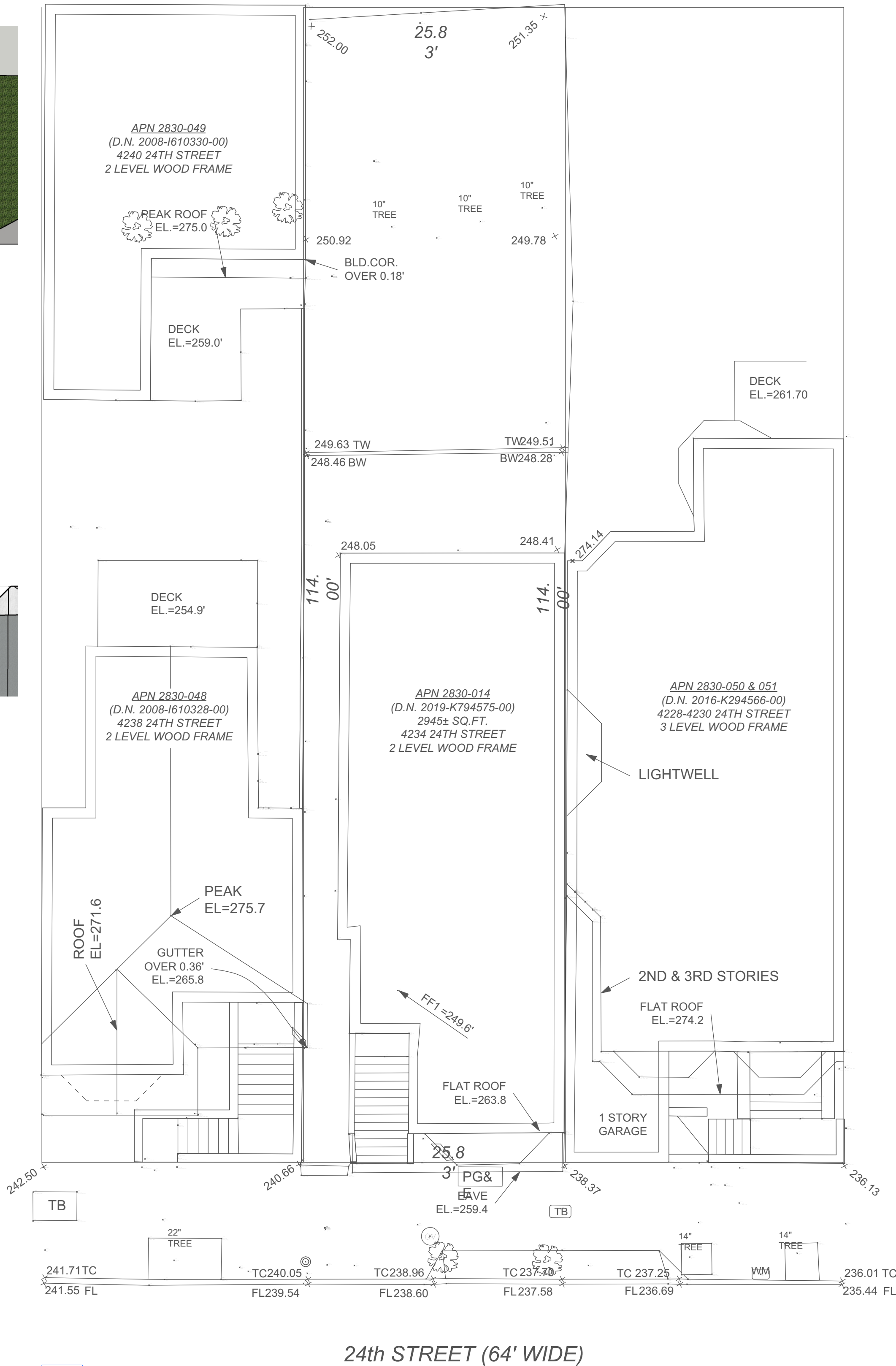
2019-0926-2861



4 SITE PERSPECTIVE
A1.1 Scale : None



3 SITE PHOTO
A1.1 Scale: 1/8" = 1'-0"



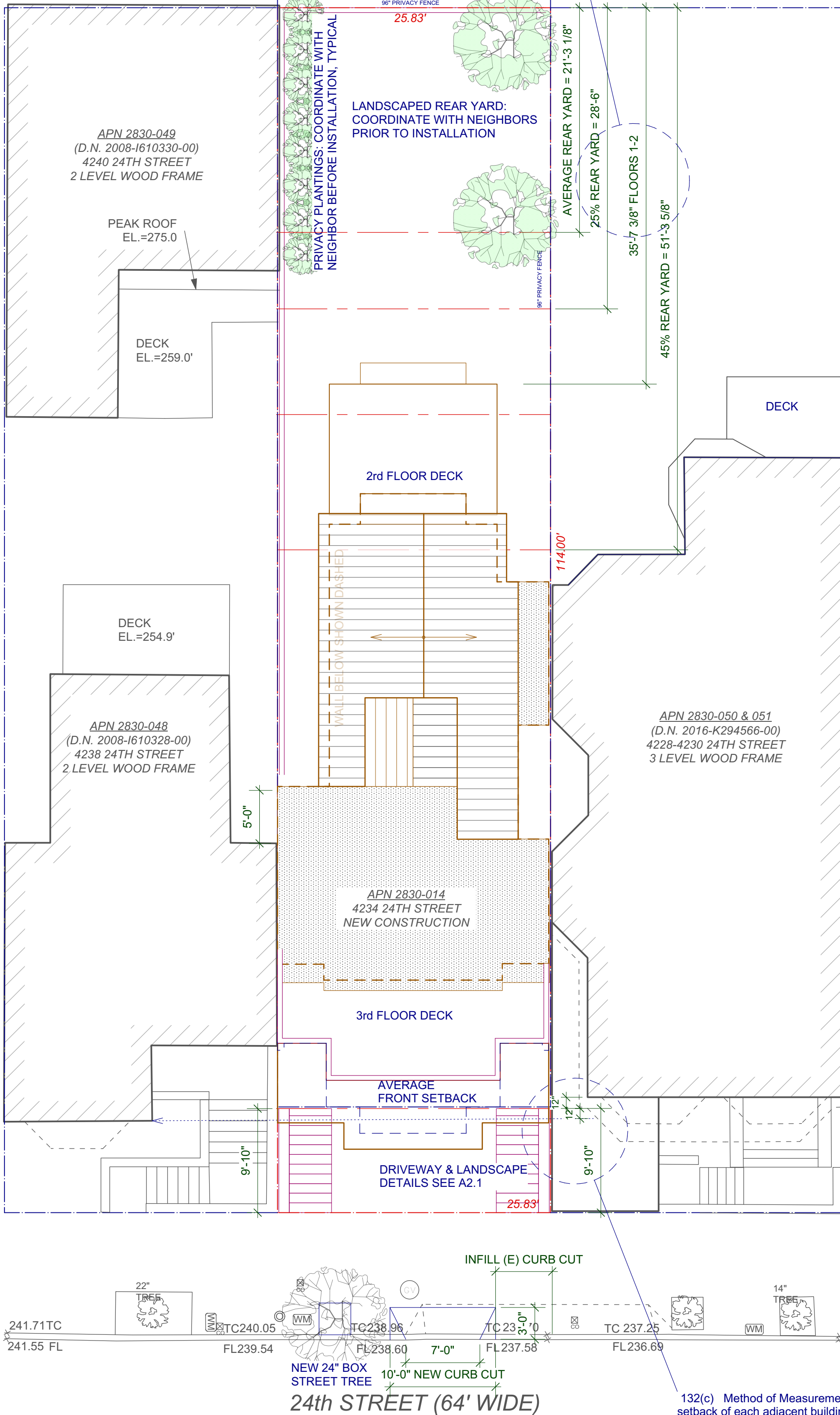
2 SITE PLAN - EXISTING
A1.1 Scale: 1/8" = 1'-0"

- 1) ENGINEER TO REVIEW AND APPROVE ALL ASPECTS OF GRADING, DRAINAGE, FOUNDATIONS, AND ALL ASSOCIATED UNDERGROUND IMPROVEMENTS AND CONDITIONS. ENGINEER TO TEST AND INSPECT ALL SYSTEMS AS REQUIRED, TYP.
- 2) EROSION AND SURFACE RUN-OFF SHALL BE CONTAINED AND CONTROLLED WITHIN THE SITE.
- 3) 2:1 MAX. SLOPE OF UNRESTRAINED EARTH. NO GRADING AT PROPERTY LINE
- 4) ALL WORK SHALL CONFORM TO COUNTY AND CITY STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS.

WORK AT PROPERTY LINE:
1) ARCHITECTURAL PLANS ARE SCHEMATIC IN NATURE; ALL WORK TO BE PERFORMED WITHIN THE SUBJECT PROPERTY

2) ALL WORK INCLUDING RETAINING WALLS; PIERS; DRAIN LINES; WATERPROOFING; BACK FILLING; ETC. SHALL BE CONTAINED WITHIN THE PROPERTY LINES. THE SUBJECT PROPERTY

3) NO EQUIPMENT, PERSONNEL, OR MATERIAL ARE ALLOWED ON THE NEIGHBORING PROPERTY WITHOUT PRIOR WRITTEN CONSENT.



1 SITE PLAN - PROPOSED
A1.1 Scale: 1/8" = 1'-0"

REAR YARD CALCULATION

134(e)(3)...In all cases the location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of any portion of the adjacent building which occupies at least one-half the width between the side lot lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet above grade, or two Stories, whichever is less,...

GIVEN THE PRECEDING, THE REAR COTTAGE AT THE NEIGHBORING PROPERTY CONSTITUTES THE MAXIMUM REAR YARD. THE AVERAGE BETWEEN ADJACENT PROPERTIES IS 21'-3" LESS THAN 25% OF PROPERTY LENGTH, 28'-6"; CODE MINIMUM OF 25% APPLIES.

APPLICATION PROPOSES 29% REAR YARD OF 32'-8"

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HISTORY	BY
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LICENSED ARCHITECT
E.E. WEISS
No. C-22416
04-23
REN DATE
STATE OF CALIFORNIA

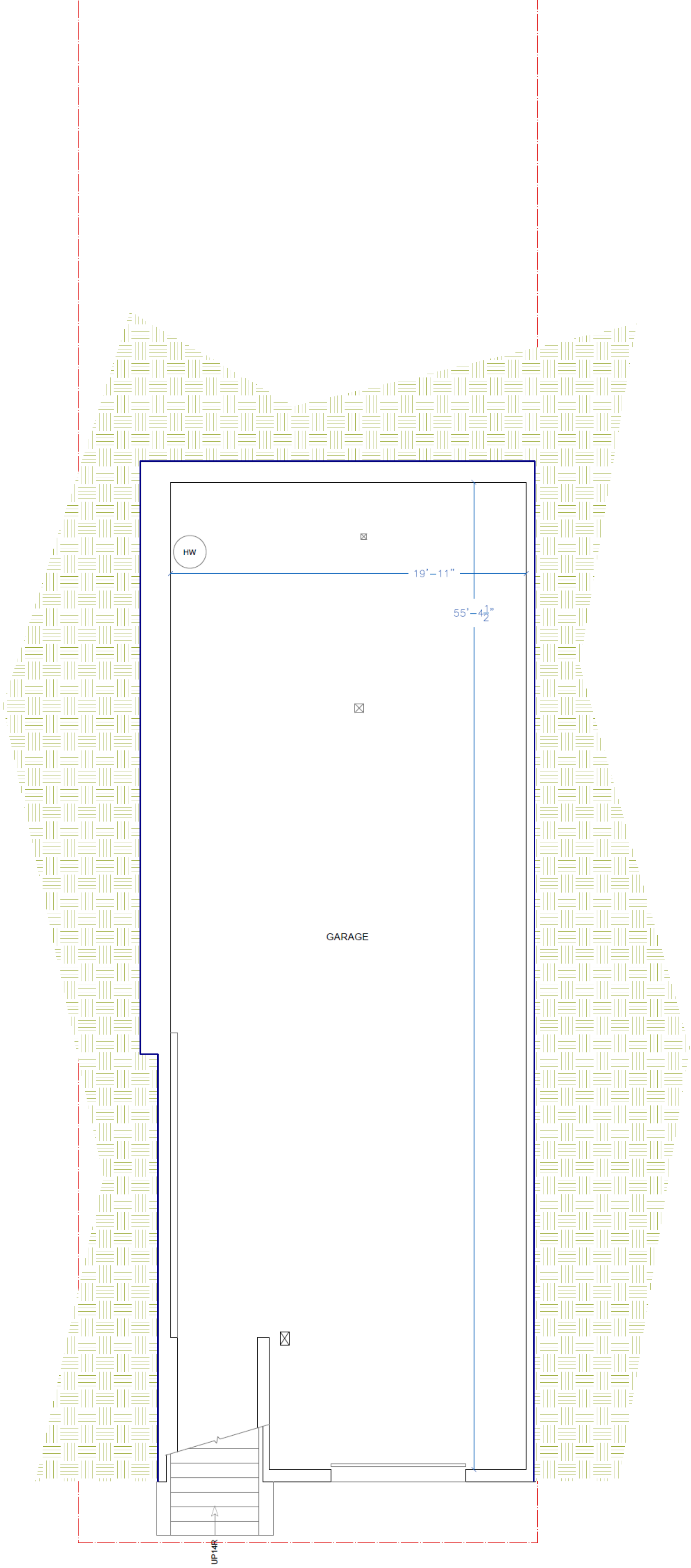
SITE PLAN
SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

4234 24th STREET
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2830014

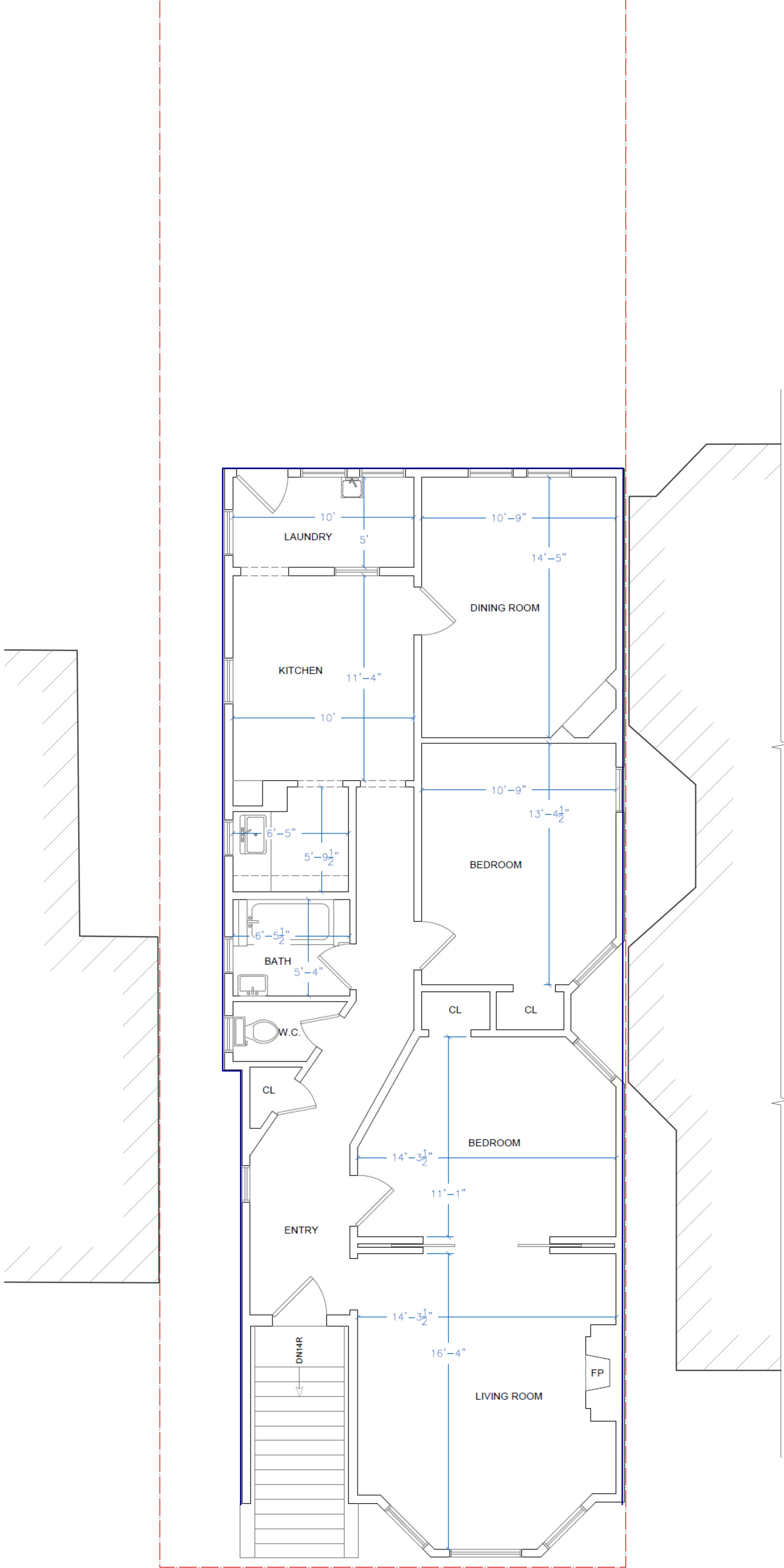
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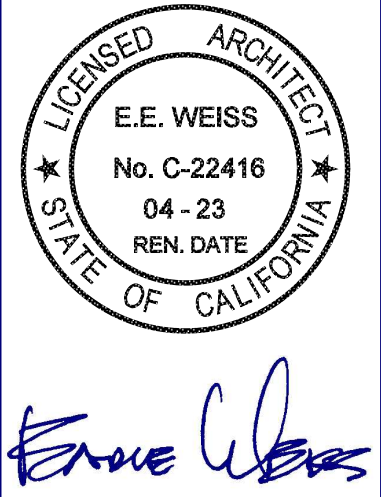


1 FIRST FLOOR PLAN - EXISTING
A2.0 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - EXISTING
A2.0 Scale: 1/4" = 1'-0"

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EXISTING BUILDING PLANS

SITE PERMIT SET
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A2.0

WALL SCHEDULE

PLATE SIZE GRAPHIC KEY:
2x6's ARE CROSS-HATCHED

2x4's ARE HATCHED

2x6 ONE-HOUR EXTERIOR WALL: 5/8" TYPE X GWB ON INTERIOR. 5/8" GYP SHEATHING OVER STUDS. BUILDING PAPER OVER GYP SHEATHING. EXT T&G P.T. PLYWOOD PER STRUCTURAL. 7" FLASHING AT HORIZONTAL JOINTS. ADDITIONAL FINISH OVER PLYWOOD WHERE PLYWOOD IS VISIBLE.

2x6 NON-RATED EXTERIOR WALL: 5/8" TYPE X GWB ON INTERIOR SIDE ONLY. PLYWOOD/SHEATHING PER STRUCTURAL EXTERIOR FACE OF STUD. 2" FLASHING AT HORIZONTAL JOINTS. BUILDING PAPER OVER SHEATHING. FINISH PER ELEVATIONS. NOTE: NON-RATED WALLS NOT ALLOWED WITHING 60" OF PROPERTY LINE WHERE SUBJECT WALL IS NOT PERPENDICULAR TO PROPERTY LINE.

2x6 TWO-HOUR SOUND WALLS: STAGGER 2x4 STUDS ON 2x6 PLATES. SOUND INSULATION IN ALL VOIDS. TWO LAYERS 5/8" TYPE X EACH SIDE OF WOOD STUDS; STAGGER SEAMS. SEE DETAIL 90 MINUTE DOORS

2x6 ONE-HOUR WALLS: ONE LAYER 5/8" TYPE X EACH SIDE OF WOOD STUDS

2x4 TWO-HOUR WALLS: TWO LAYERS 5/8" TYPE X EACH SIDE OF WOOD STUDS; STAGGER SEAMS 90 MINUTE DOORS

2x4 ONE-HOUR WALLS: ONE LAYER 5/8" TYPE X EACH SIDE OF WOOD STUDS

2x4 ONE-HOUR PARAPET: 30" MIN. HEIGHT WALL ABOVE ROOFS. 42" AT DECKS. WITHIN 60" OF PROPERTY LINE. ONE LAYER 5/8" TYPE X EXT SHEATHING EACH SIDE OF WOOD STUDS. BUILDING PAPER, P.T. PLYWOOD PER STRUCTURAL. EXTERIOR FINISHES WHERE PLY IS EXPOSED. NON-COMBUSTIBLE FINISH TOP 18").

6-17

STAIR NOTES

IF STAIR LAYOUT DOES NOT CONFORM TO THE FOLLOWING, OR VARIES SIGNIFICANTLY FROM DRAWINGS, CONTACT THE ARCHITECT BEFORE INSTALLATION.

- 7" RISER AND 11" TREAD (7.75" MAXIMUM RISER AND 10" MINIMAL TREAD AT PRIVATE STAIRS) MAXIMUM.
- NOSING TO BE NOT LESS THAN 3/4" BUT NO MORE THAN 1 1/2" WHERE TREAD DEPTH IS LESS THAN 11"
- RISER TO PREVENT PASSAGE OF A 4" SPHERE
- THE HIGHEST RISER SHALL NOT BE MORE THAT 3/8" MORE THAN THE LOWEST RISER. THE GREATEST TREAD DEPTH SHALL NOT BE GREATER THAN 3/8" THAN THE SHALLOWEST TREAD
- 5/8" TYPE 'X' GWB AT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS. DRAFT STOP BLOCKS AT STUDS BEHIND STRINGER WHERE GWB IS NOT CONTINUOUS.
- WOOD STAIRS TO BE 1 1/8" PLYWOOD SCREWED 3" ON. CENTER AND GLUED AT ALL JOINTS WITH UNDERLAYMENT ADHESIVE AT INTERIOR. SEE EXTERIOR STAIR NOTES FOR ADDITIONAL NOTES

6-17

GUARD AND HAND RAIL NOTES:

HANDRAILS TO BE 36" ABOVE NOSING, BRACKETS INTO FRAMING OR BLOCKING; EXTEND 6" TOP & BOTTOM. 1 1/2" DIAMETER CROSS-SECTION. RAIL TO WITHSTAND 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON RAIL, TYPICAL

GUARDS TO BE 42" ABOVE FINISH AND SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING

INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL). BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS

6-18

CLASS ONE BIKE STORAGE NOTES:

- DIMENSIONS: 24" wind x 72" long, and 48" high. 84" CEILING ABOVE BIKE. PER REQUIRED BIKE, MIN.
- SLOPE: FLAT AS POSSIBLE
- ACCESS ROUTE: 60" WIDE. NO MORE THAN (2) 36" DOORS 151.1(b)(1)(A)

SECTION 155.2 and ZA BULLETIN NO. 9
7-16

FRONT LANDSCAPING:

GROSS AREA = 25.85' x 9.75' = 252.8sf

REQUIRED LANDSCAPE = 20% OF 252.8sf = 50.6 sf
(2) PLANTERS (30" ABOVE NATURAL GRADE) = 68.0sf

60.0 sf > 50.6sf : PERMEABILITY COMPLIES

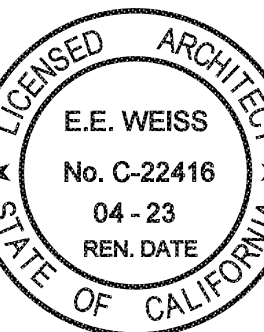
ADDITIONALLY, DRIVEWAY = 122sf PERMEABLE PAVERS

1 BASEMENT PLAN
A2.1 Scale: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
A2.1 Scale: 1/4" = 1'-0"

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Enne Weiss

BASEMENT & FIRST PLANS
SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

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A2.1

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1 SECOND FLOOR PLAN
A2.2 Scale: 1/4" = 1'-0"

2 THIRD FLOOR PLAN
A2.2 Scale: 1/4" = 1'-0"

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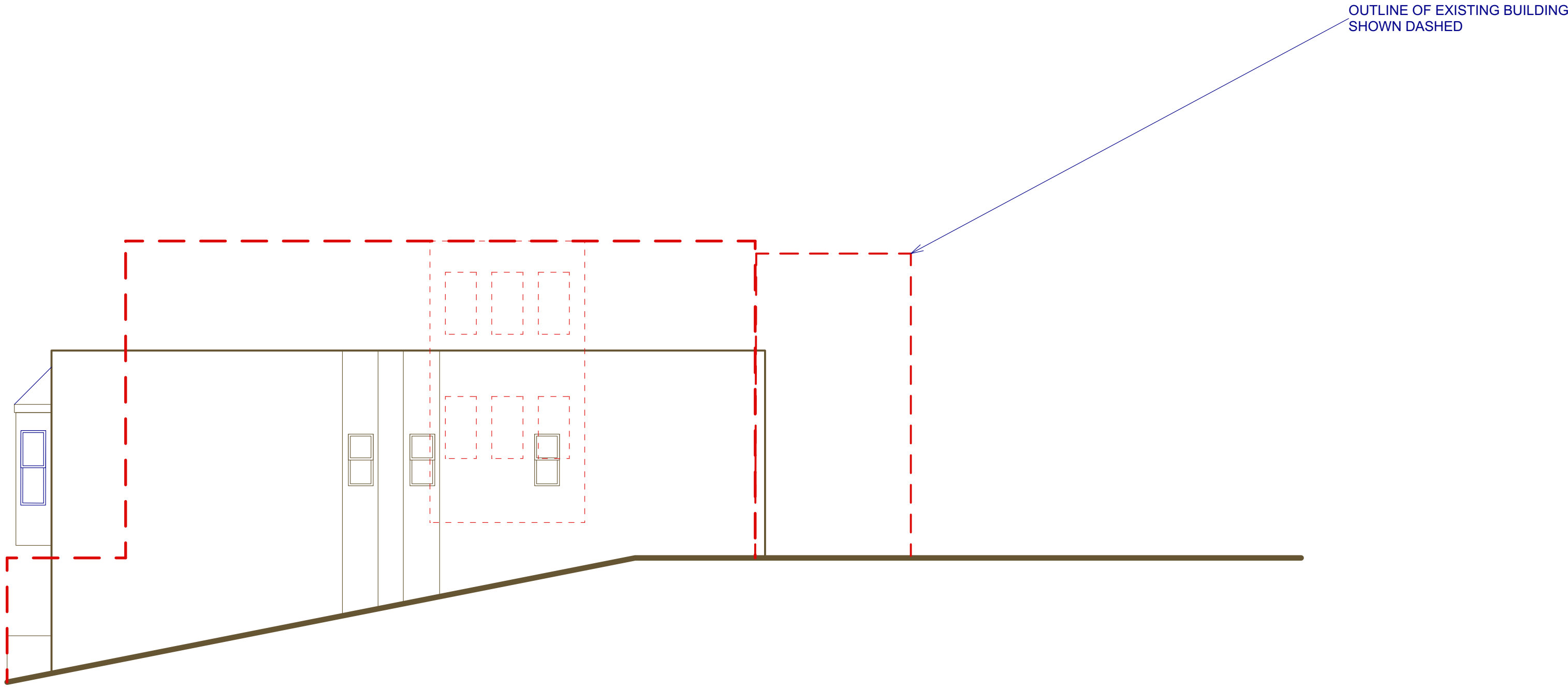
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E.E. WEISS
No. C-22416
04-23
REN. DATE
STATE OF CALIFORNIA
ARCHITECT

SECOND & THIRD FLOOR PLANS
SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

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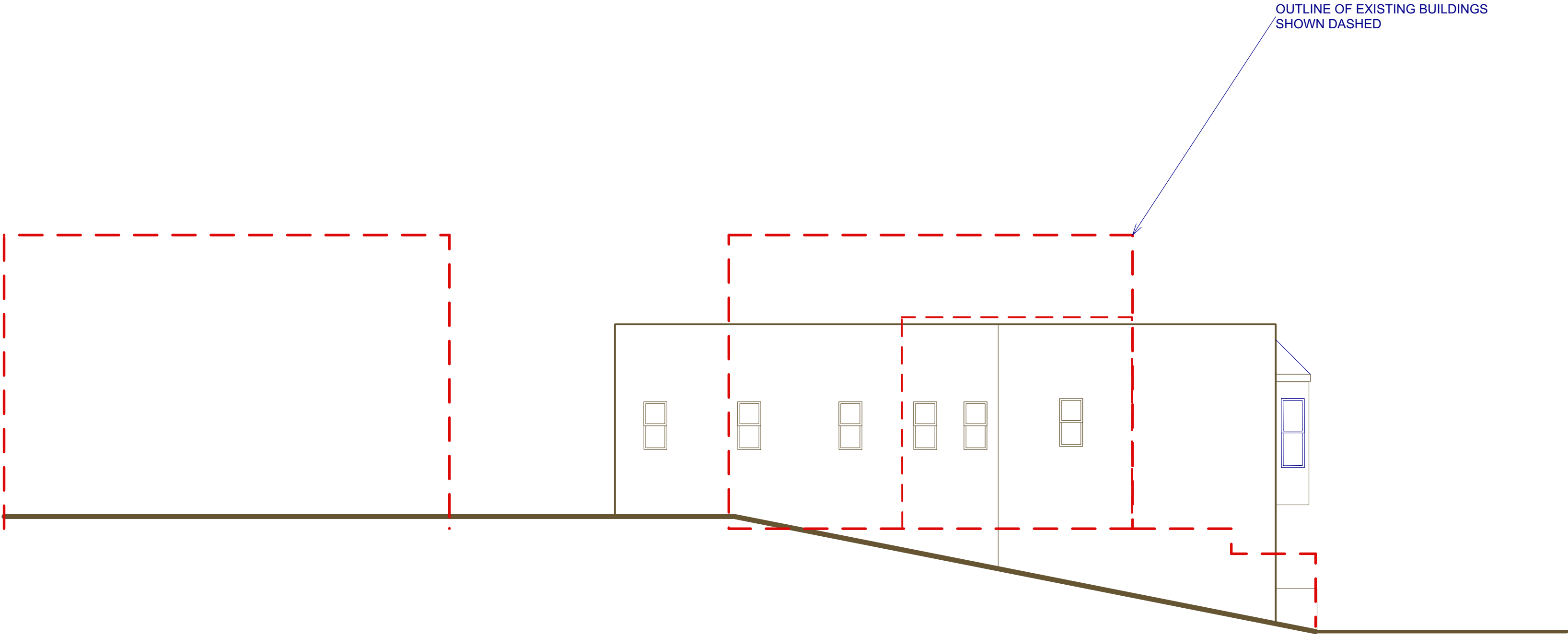
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29 APR 21
A2.2



4 EXISTING ELEVATION : EAST
A3.0 Scale: 1/8" = 1'-0"



2 EXISTING ELEVATION : REAR
A3.0 Scale: 1/8" = 1'-0"



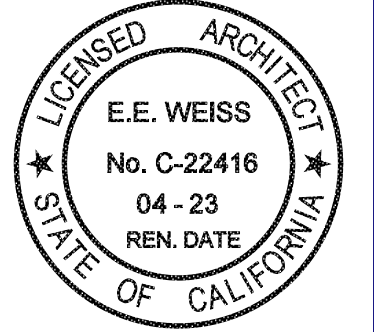
3 EXISTING ELEVATION : WEST
A3.0 Scale: 1/8" = 1'-0"



1 EXISTING ELEVATION : FRONT
A3.0 Scale: 1/8" = 1'-0"


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Tel 415.381.8700

HISTORY	BY
PLANNING PERMIT 2019.0926.2861	



E.E. Weiss

EXISTING ELEVATIONS
SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

4234 24th STREET
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2830014

Date: 4/29/21
Time: 2:27:41 PM

29 APR 21

A3.0

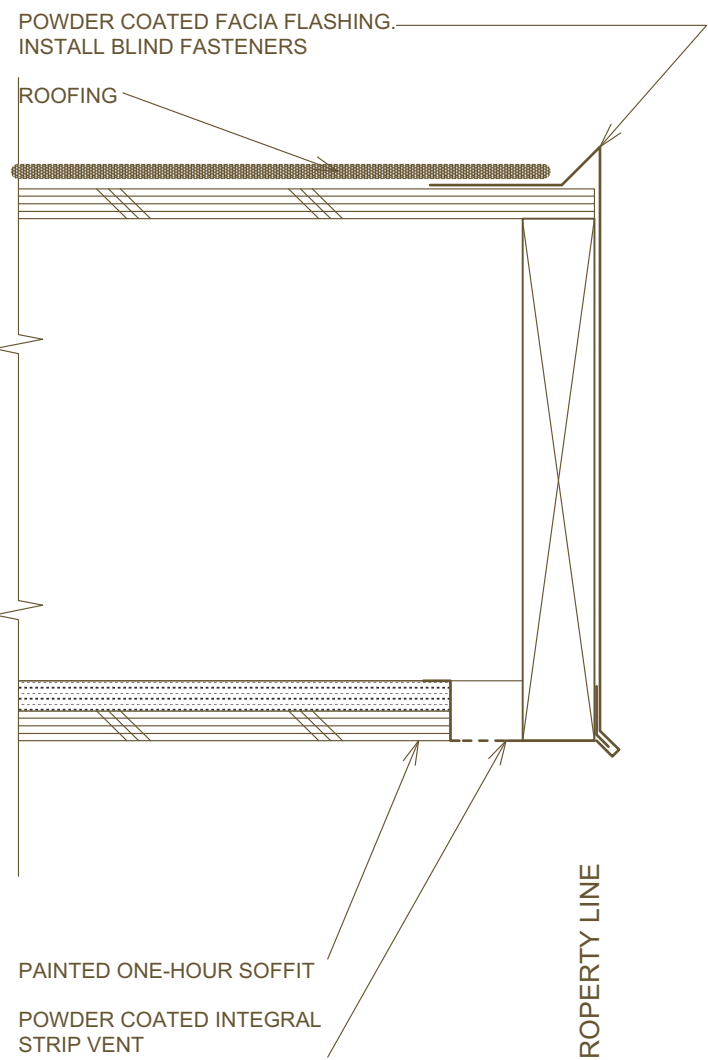


2 FACADE PERSPECTIVE
A3.1 Scale: 1/4" = 1'-0"



2 FACADE PERSPECTIVE
A3.1 Scale: 1/4" = 1'-0"

CORNICE SECTION



PLANE IN PERSPECTIVE

SET BACK 24'-9" FROM SIDEWALK



GUARDRAIL NOTES:

42" MIN. HEIGHT ABOVE HIGHEST FLOOR/DECK LEVEL;
SPACE ALL INTERMEDIATE RAILS TO PREVENT A
4" SPHERE FROM PASSING THROUGH RAIL.

GUARDRAIL TO BE REDWOOD OR CEDAR
REFER TO STRUCT DWGS/CALCS. 2x2 HORIZONTAL RAILS
WITH 4x4 POSTS

SEE ADDITIONAL NOTES SHEET A0.1

1 PROPOSED SOUTH (STREET) ELEVATION
A3.1 Scale: 1/4" = 1'-0"

FINISH SCHEDULE:

- 1 NATURAL STONE BRICKS, 8"x14". UNPOLISHED SURFACE. 1/8" SANDED GROUT. LIGHT GREY STONE WITH MEDIUM GREY GROUT. FINAL COLOR TBD
- 2 SLAB GRANITE TREADS, RISERS, AND CAP AT STONE WALL. ROUGH TREAD, HONED RISER. FINAL COLOR TBD
- 3 FINISH REMOVED
- 4 PAINTED V-GROOVE 1x8 SIDING. MITER ALL CORNERS. CREAM COLOR TBD IN FIELD
- 5 HIGH PROFILE WOOD PROFILE WINDOWS. LOW-E THERMOPANES. SEE A3.3. DARK SLATE COLOR; ARCHITECT APPROVAL PRIOR TO ORDERING
- 6 NATURAL WOOD DOOR WITH LIGHT WHITE TRANSPARENT STAIN.
- 7 EXPOSED PROPERTY LINE WALLS IN CEMENTIOUS SIDING; PAINT TO MATCH ADJACENT SIDING
- 8 CONCEALED PROPERTY LINE WALLS TO BE PRESSURE TREATED PLYWOOD. 2" BAR FLASHING AT HORIZONTAL JOINTS
- 9 BLACK STAINLESS CABLE RAIL
- 10 SOLID RAIL. FINISH SIMILAR TO EXTERIOR WALLS

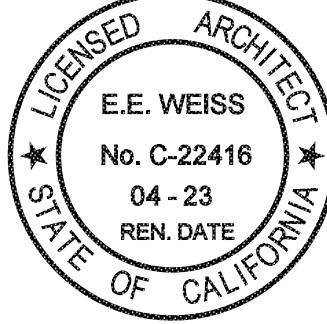
COLOR DETERMINATION ORDER:

1. WINDOWS
2. STONE BASE
3. STONE ENTRY PAVERS
4. CLEAR WOOD STAIN
5. PAINTED SURFACES

SUBMIT COLORS TO ARCHITECT BEFORE ORDERING.
TYPICAL


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FRONT ELEVATIONS
SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

4234 24th STREET
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2830014

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A3.1



3 PROPOSED NORTH ELEVATION PERSPECTIVE
A3.2 Scale: 1/4" = 1'-0"



2 REAR SITE AXIO
A3.2 Scale: 1/4" = 1'-0"



1 PROPOSED NORTH (REAR) ELEVATION
A3.1 Scale: 1/4" = 1'-0"

- FINISH SCHEDULE:**
- 1 NATURAL STONE BRICKS, 8"x14". UNPOLISHED SURFACE. 1/8" SANDED GROUT. LIGHT GREY STONE WITH MEDIUM GREY GROUT. FINAL COLOR TBD
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HISTORY	BY
PLANNING PERMIT 2019.0926.2861	

E.E. WEISS
No. C-22416
04-23
REN. DATE
STATE OF CALIFORNIA
ARCHITECT
E.E. WEISS
No. C-22416
04-23
REN. DATE
STATE OF CALIFORNIA
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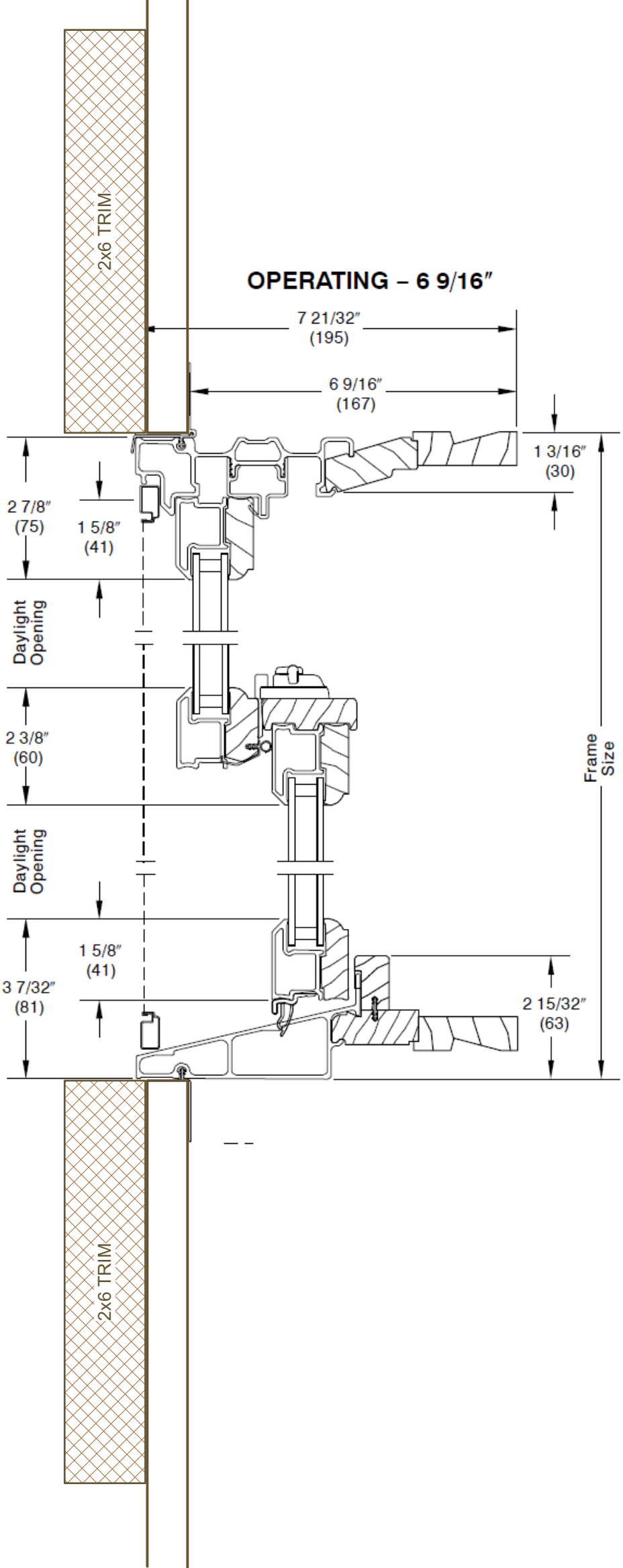
REAR ELEVATIONS
SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

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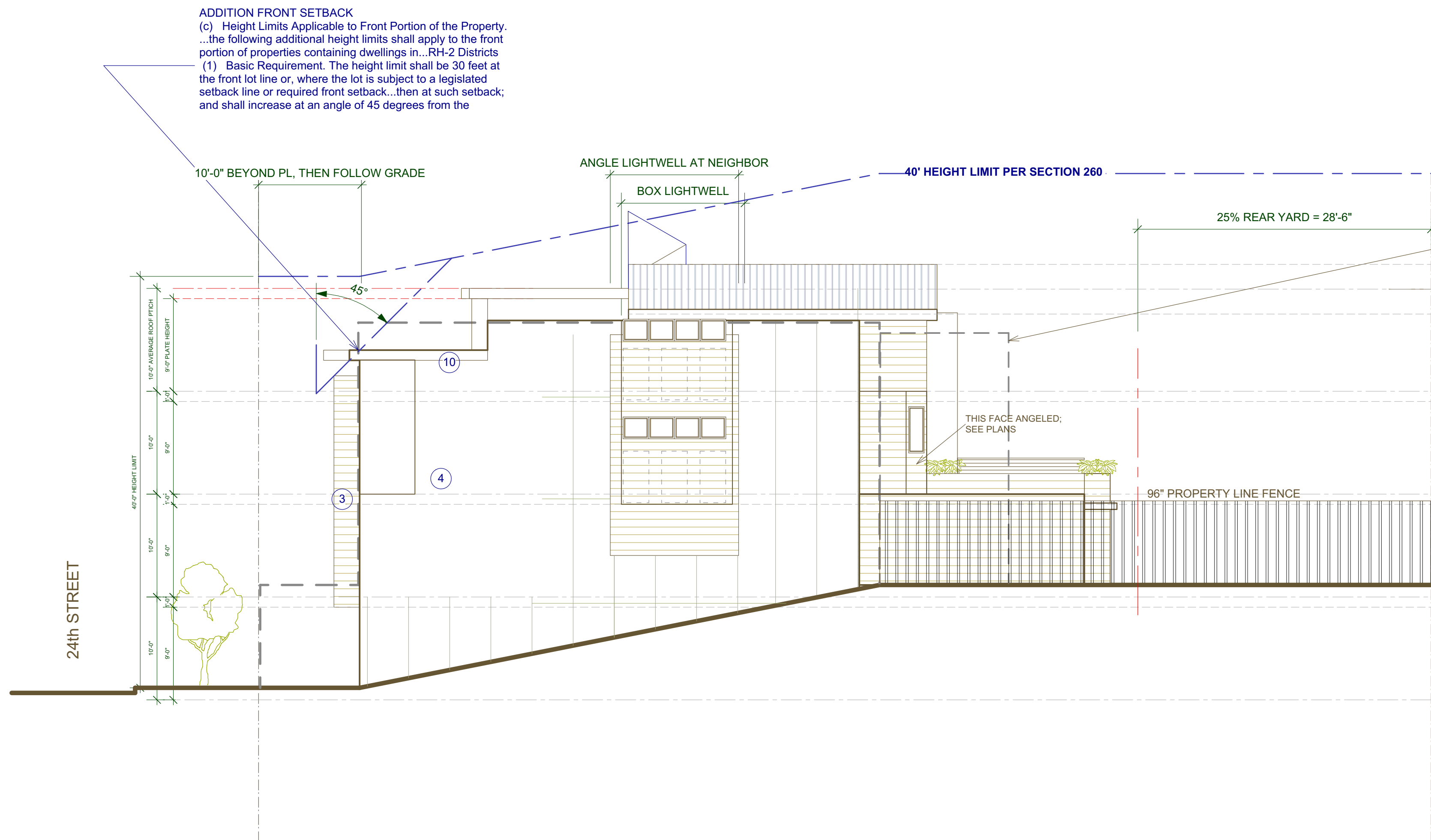
A3.2



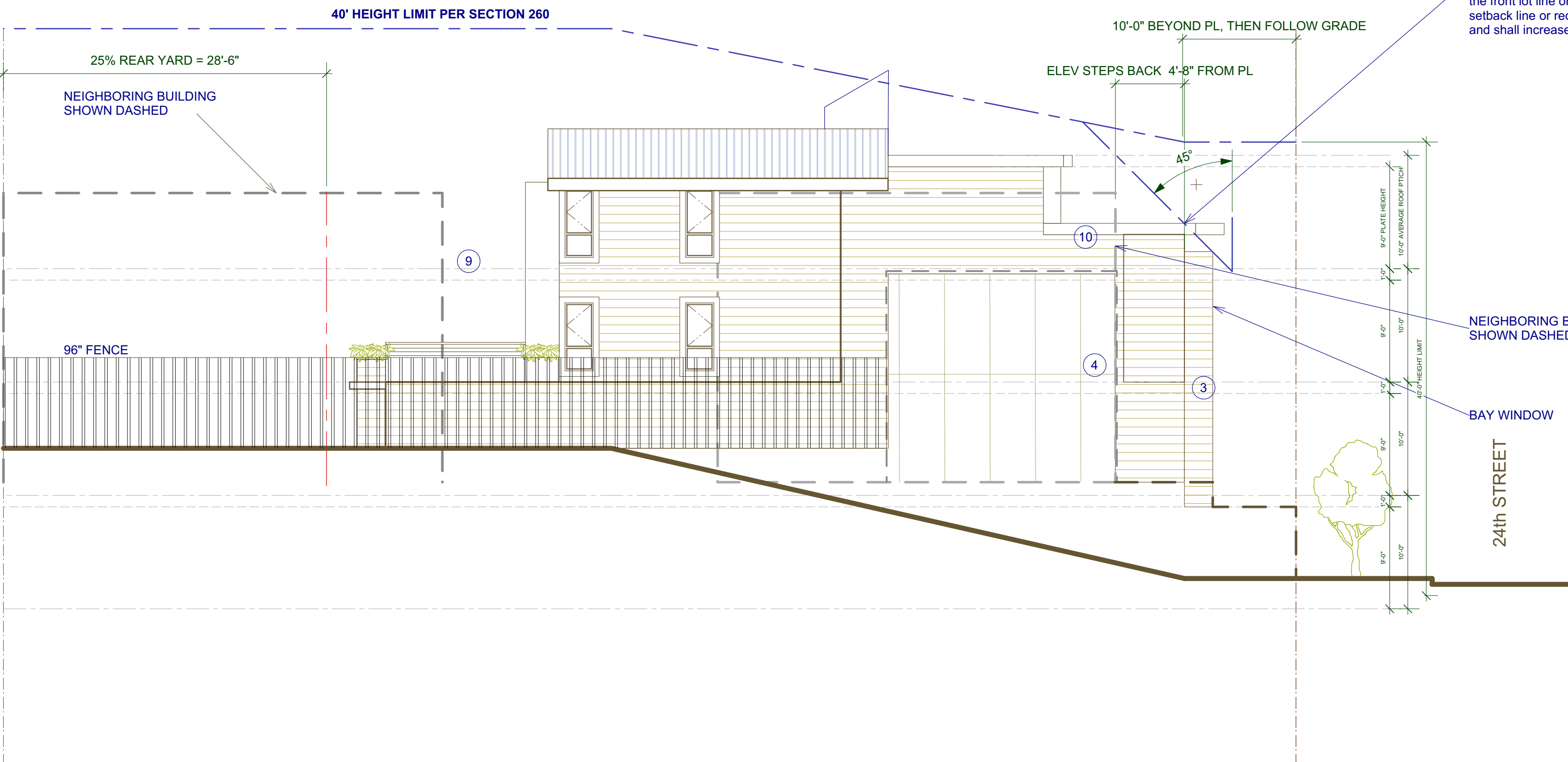
3
A3.3 PAINTED WINDOW SECTION



4
A3.3 PERSPECTIVE WEST MID BLOCK



1
A3.2 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"



1
A3.2 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"

NEIGHBORING BUILDING SHOWN DASHED

EXTERIOR FENESTRATION AND FINISHES TO MEET U-FACTOR IN TITLE -24 ENERGY REPORT, TYPICAL

1 HR. CONSTRUCTION WITHIN 60" OF PROPERTY LINE AND UNDER ALL BAY WINDOWS.

PROPERTY LINE WALL NOTES
1 ALL WALLS WITHIN 60" OF PROPERTY LINE TO BE ONE-HOUR; CONTINUOUS 5/8" GWB BOTH SIDE OF WALLS. FIRE TAPE WHERE TONGUE AND GROVE NOT USED.
2 DECAY RESISTANT FINISHES; REDWOOD, CEDAR PRESSURE TREATED PLYWOOD, TYP. ACCESSIBLE SIDES MAY HAVE AN ADDITIONAL LAYER OF SIDING.
3 12" BAR FLASHING AT ALL HORIZONTAL NON-LAPPED SEAMS.
4 EXPOSED WALLS TO BE FINISHED; METAL OR CEMENTIOUS SIDING OR STUCCO WITH MAINTENANCE FREE FINISH

SUBJECT PROPERTY WINDOWS TO HAVE OBSCURE GLAZING FOR PRIVACY

THESE WINDOWS SET ON 45 DEGREE ANGLE TO PROPERTY LINE

OBSCURE GLAZING AT WINDOWS IN COMMON AREAS

ADDITION FRONT SETBACK
(c) Height Limits Applicable to Front Portion of the Property. ...the following additional height limits shall apply to the front portion of properties containing dwellings in...RH-2 Districts
(1) Basic Requirement. The height limit shall be 30 feet at the front lot line or, where the lot is subject to a legislated setback line or required front setback...then at such setback; and shall increase at an angle of 45 degrees from the

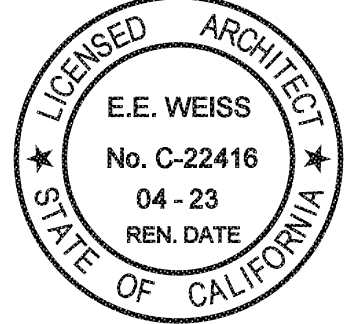
NEIGHBORING BUILDING SHOWN DASHED

BAY WINDOW



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Kenne Weiss

SIDE ELEVATIONS

SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

4234 24th STREET

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A3.3

FIRE BLOCKS
IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.

WHERE REQUIRED:
1. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
708.2.1

FIRE BLOCK CONSTRUCTION, EXCEPT AS PROVIDED IN ITEM 4 ABOVE, FIRE BLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER. FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER, LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED TO RETARD FLAME SPREAD.
708.2.2

DRAFT STOPS
WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
708.3.1.1.1

INSULATION NOTE:
1) INSULATE ALL CAVITIES BETWEEN CONDITIONED SPACES AND EXTERIOR PER MF-1R ON ENERGY CALCULATION SHEET, TYPICAL.
2) R-30 AT ROOF(S); R-13 AT WALLS, R-19 AT FLOORS UNLESS OTHERWISE NOTED
3) VENTILATE (PROVIDE FREE AIR SPACE TO EXTERIOR) ROOF AND AREAS BETWEEN CONDITIONED AND EXTERIOR SPACES
4) R-13 AT ALL INTERIOR WALLS, R-19 AT ALL FLOORS BETWEEN LIVING SPACES
5) ENERGY FORM CF-6R, INSULATION CERTIFICATES AND INSTALLATION REQ'S BE POSTED ON THE JOB SITE DURING CONSTRUCTION, AS REQ'D.

40' HEIGHT LIMIT PER SECTION 260

FINISH SCHEDULE:

- NATURAL STONE BRICKS, 8"x14". UNPOLISHED SURFACE. 1/8" SANDED GROUT. LIGHT GREY STONE WITH MEDIUM GREY GROUT. FINAL COLOR TBD
- SLAB GRANITE TREADS, RISERS, AND CAP AT STONE WALL. ROUGH TREAD, HONED RISER. FINAL COLOR TBD
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- BLACK STAINLESS CABLE RAIL
- SOLID RAIL. FINISH SIMILAR TO EXTERIOR WALLS

FIRE RATING AND CONSTRUCTION TYPE KEY

TYPE V: 1-HOUR (MINIMUM RATING) WALL & CEILING

TYPE V: 2-HOUR WALLS AND CEILING

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STATE OF CALIFORNIA

ARCHITECT

E.E. WEISS
No. C-22416
04-23
REN. DATE

★

★

SECTION: LONGITUDINAL

SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

4234 24th STREET

SAN FRANCISCO, CA 94114
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A4.1

FINISH SCHEDULE:

- 1

NATURAL STONE BRICKS, 8"x14". UNPOLISHED SURFACE. 1/8" SANDED GROUT. LIGHT GREY STONE WITH MEDIUM GREY GROUT. FINAL COLOR TBD
- 2

SLAB GRANITE TREADS, RISERS, AND CAP AT STONE WALL. ROUGH TREAD, HONED RISER. FINAL COLOR TBD
- 3

FINISH REMOVED

- 4

PAINTED V-GROOVE 1x8 SIDING. MITER ALL CORNERS. CREAM COLOR TBD IN FIELD
- 5

HIGH PROFILE WOOD PROFILE WINDOWS. LOW-E THERMOPANES. SEE A3.3. DARK SLATE COLOR; ARCHITECT APPROVAL PRIOR TO ORDERING
- 6

NATURAL WOOD DOOR WITH LIGHT WHITE TRANSPARENT STAIN.
- 7

EXPOSED PROPERTY LINE WALLS IN CEMENTIOUS SIDING; PAINT TO MATCH ADJACENT SIDING
- 8

CONCEALED PROPERTY LINE WALLS TO BE PRESSURE TREATED PLYWOOD. "Z" BAR FLASHING AT HORIZONTAL JOINTS
- 9

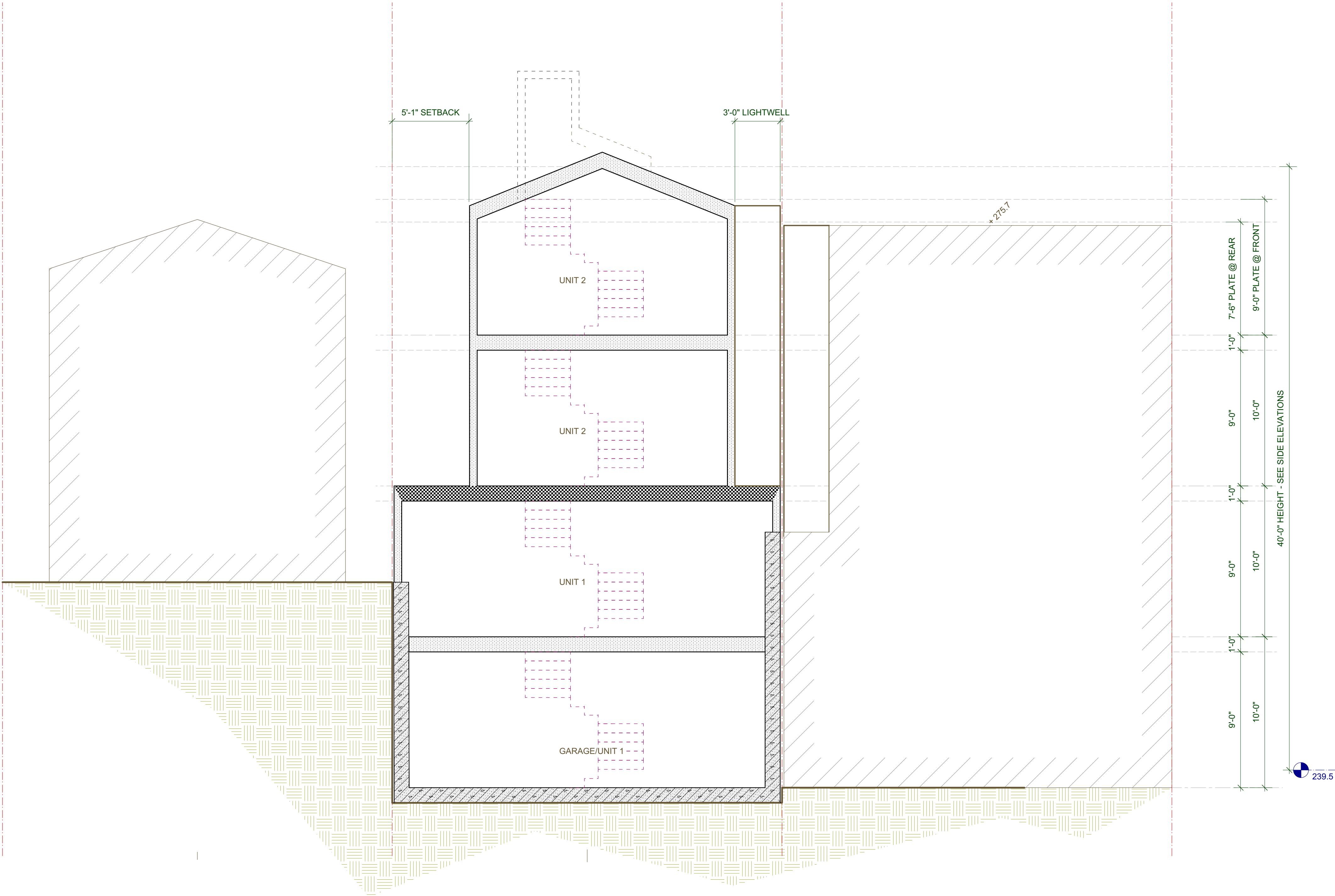
BLACK STAINLESS CABLE RAIL
- 10

SOLID RAIL. FINISH SIMILAR TO EXTERIOR WALLS

FIRE RATING AND CONSTRUCTION TYPE KEY

TYPE V: 1-HOUR (MINIMUM RATING) WALL & CEILING

TYPE V: 2-HOUR WALLS AND CEILING

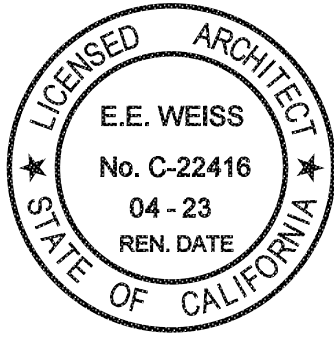


1 LATERAL SECTION
A4.2 Scale: 1/4" = 1'-0"



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LATERAL SECTION

SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

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A4.2

Green Building: Site Permit Checklist

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

Project Name	4234 24th St	Block/Lot	2830/014	Address	4234 24th Street
Proposed Building Area	4792	Primary Occupancy	R2 CONDO	Design Professional/Applicant: Sign & Date	EE WEISS
# of Dwelling Units	2	Height to highest occupied floor	40'	Number of occupied floors	4

Instructions:
As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 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 such tools are strongly recommended to be used.
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. This form is a summary; see San Francisco Building Code Chapter 13C for details.

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:

Final number of required points (base number +/- adjustment):

GreenPoint Rated (i.e. meets all prerequisites)

Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.

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 75' or greater must use the "New Residential High-Rise" column. New residential projects with ≥3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system. If so, you must use the "New Residential Mid-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.

3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS

	New Large Commercial	New Residential Mid-Rise ^a	New Residential High-Rise ^a	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
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		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/a 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	•
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	•	•	•	•	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-6). OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6-2008). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-6).	•	n/a	n/a	n/a	n/a	n/a
Enhanced Commissioning of Building Energy Systems LEED EA 3	•	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	•	n/a	•	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	•	n/a	n/a	n/a	n/a	n/a
Indoor Air Quality Management Plan LEED EQ 3.1	•	n/a	n/a	n/a	n/a	n/a
Low-Emitting Materials LEED EQ 4.1 & 4.2, 4.3, and 4.4	•	n/a	•	•	•	•
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 SS04.2 (13C 5.106.4)	•	n/a See San Francisco Planning Code 155		•	n/a	n/a
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpoolvan pool vehicles. (13C 5.106.5)	•			•	n/a	n/a
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. (13C 5.508.1)	•	n/a	n/a	n/a	n/a	n/a
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit EQ 5). (13C 5.504.5.3)	•	n/a	n/a	•	n/a	n/a
Air Filtration: Provide at least MERV-13 filters in residential buildings in air quality hot-spots (or LEED credit EQ 5). (SF Health Code Article 36 and SF Building Code 1203.5)	n/a	•	•	n/a	n/a	n/a
Acoustical Control: Wall and roof-ceilings STC ≥5, exterior windows STC ≥35, party walls and floor-ceilings STC ≥40. (13C 5.507.4)	•	See CBC 1207		•	n/a	n/a

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.

Type of Project Proposed (Check box if applicable)

Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C 5.501.1.1).

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 SS04.2). (13C 5.106.4)

Low-emitting vehicles and carpool parking: Minimize car parking for low-emitting, fuel efficient, and carpoolvan pool vehicles; approximately 8% of total parking stalls. (13C 5.106.5)

Water Meters: Provide submeters for spaces projected to consume ≥1,000 gpd/day, or ≥100 gpd/day for buildings over 50,000 sq ft.

Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C 5.504.3)

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. (13C 5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.

Protect duct openings and mechanical equipment during construction (13C 5.504.3)

Adhesives, sealants and caulks: Comply with VOC limits in SCAQMD Rule 1168 (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. (13C 5.504.4.3)

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 01390)
3. NSF/ANSI 140 at the Gold level
4. Scientific Certification Systems Sustainable Choice
AND Carpet cushion must meet CRI Green Label.
AND Carpet adhesive must not exceed 80 g/L VOC content. (13C 5.504.4.4)

Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C 5.504.4.5)

Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC emission limits printed in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFI) FloorScore program. (13C 5.504.4.6)

Environmental Tobacco Smoke: Prohibit smoking within 20 feet of building entries, outdoor air intakes, and operable windows. (13C 5.504.7)

Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C 5.504.5.3)

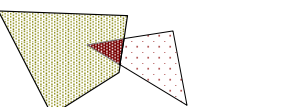
Acoustical Control: Wall and roof-ceilings STC ≥50, exterior windows STC ≥30, party walls and floor-ceiling STC ≥40. (13C 5.507.4)

CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C 5.508.1)

Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet

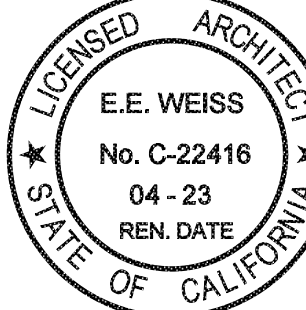
Construction Waste Management: Divert 75% of construction and demolition debris (i.e., 10% more than required by the San Francisco Construction & Demolition Debris Ordinance).

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-6). OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6-2008). OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-6).



E.E. WEISS
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Tel 415.381.8700

HISTORY	BY
PLANNING PERMIT 2019.0926.2861	



Ernie Weiss

FIRE FLOW, PRE-GREEN

SITE PERMIT SET
(NOPDR #3 / RDT RESPONSE)

4234 24th STREET

SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2830014

Date: 4/29/21
Time: 2:27:41 PM

29 APR 21

A6.0



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4234 24TH ST		2830014
Case No.		Permit No.
2019-017761ENV		201909262857
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The project would demolish the existing single-family residence and construct a new 3 story over basement, 4,792-square-foot residential building with two units. The project would require approximately 100 cubic yards of soil disturbance with an excavation depth of approximately 8 feet.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input checked="" type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? 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 > Maher layer).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>The San Francisco Department of Public Health granted a waiver from the requirement of Article 22A on April 2, 2020</p> <p>Planning department staff archaeologist cleared the project with no effects on 4/2/20.</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 05/04/2020 b. Other (specify): Per HRER signed on 5/4/2020. </div> <div style="width: 45%; text-align: right;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Charles Enchill
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	05/05/2020
	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:



LAND USE INFORMATION

PROJECT ADDRESS: 4234 24TH ST

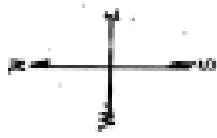
RECORD NO.: 2019-017761PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	1,132	590	-542
Residential GSF	1,190	4,966	3,776
Retail/Commercial GSF	-	-	-
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	1,363	1,324	39
Public Open Space	-	-	-
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	1	2	1
Dwelling Units - Total	1	2	1
Hotel Rooms	-	-	-
Number of Buildings	1	1	0
Number of Stories	2	4	2
Parking Spaces	2	2	0
Loading Spaces	-	-	-
Bicycle Spaces	2	2	0
Car Share Spaces	-	-	-
Other ()	-	-	-

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	-	-	-
One Bedroom Units	-	-	-
Two Bedroom Units	1	2	1
Three Bedroom (or +) Units	-	-	-
Group Housing - Rooms	-	-	-
Group Housing - Beds	-	-	-
SRO Units	-	-	-
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

Parcel Map

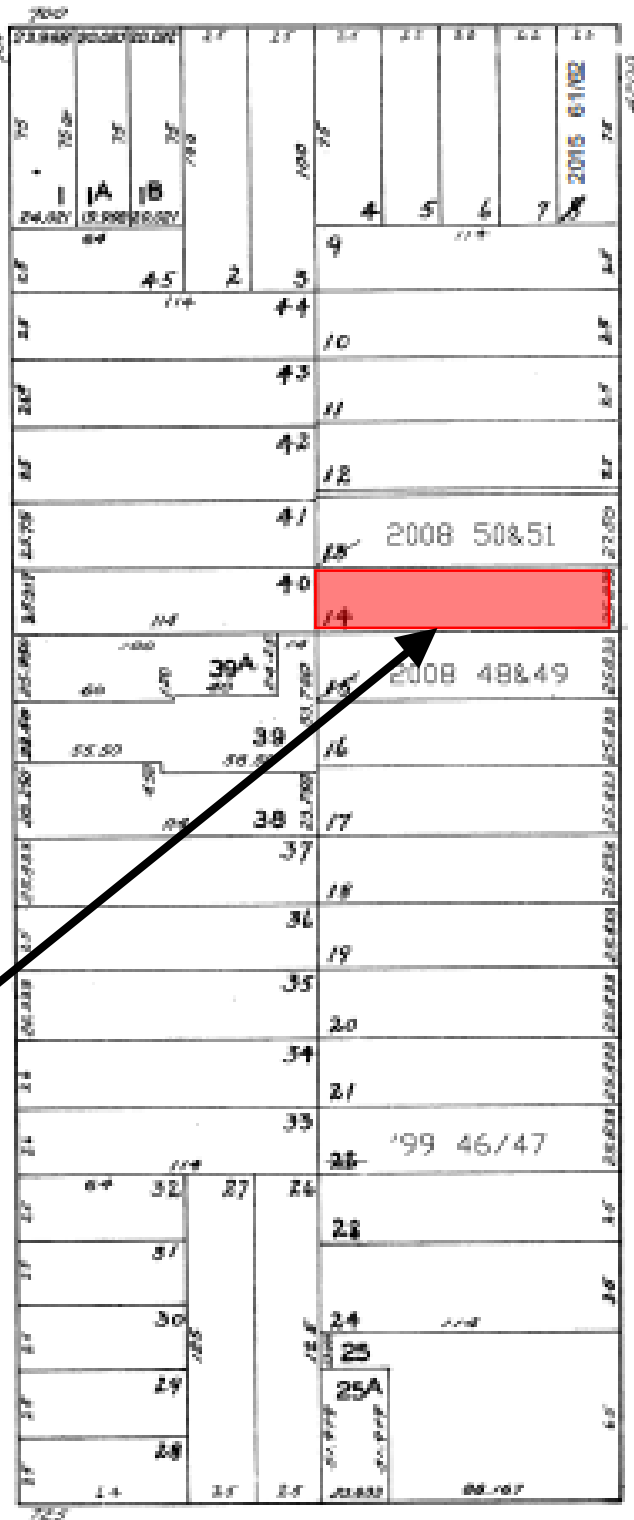
DIAMOND



ELIZABETH

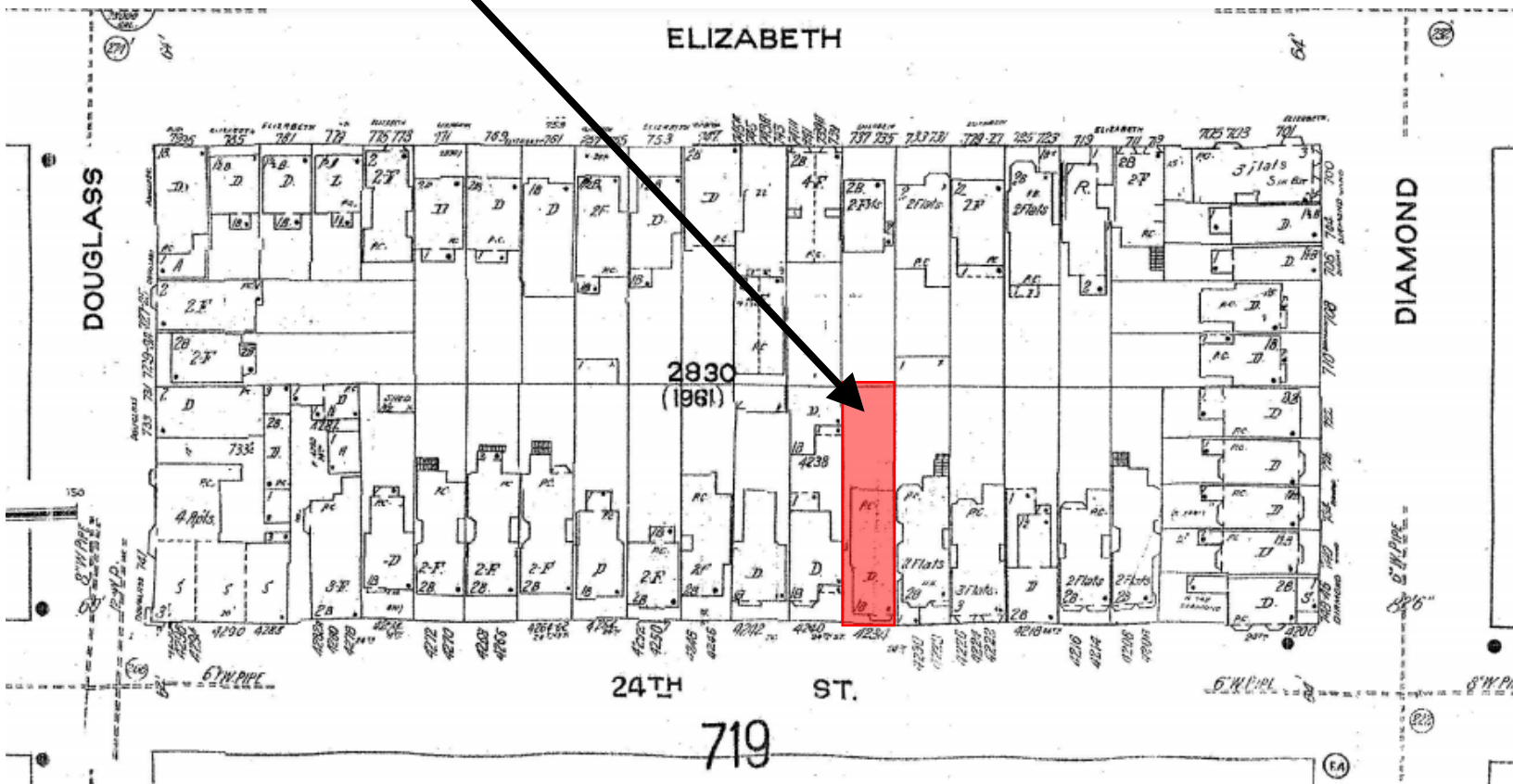
24TH

SUBJECT PROPERTY



Sanborn Map*

SUBJECT PROPERTY

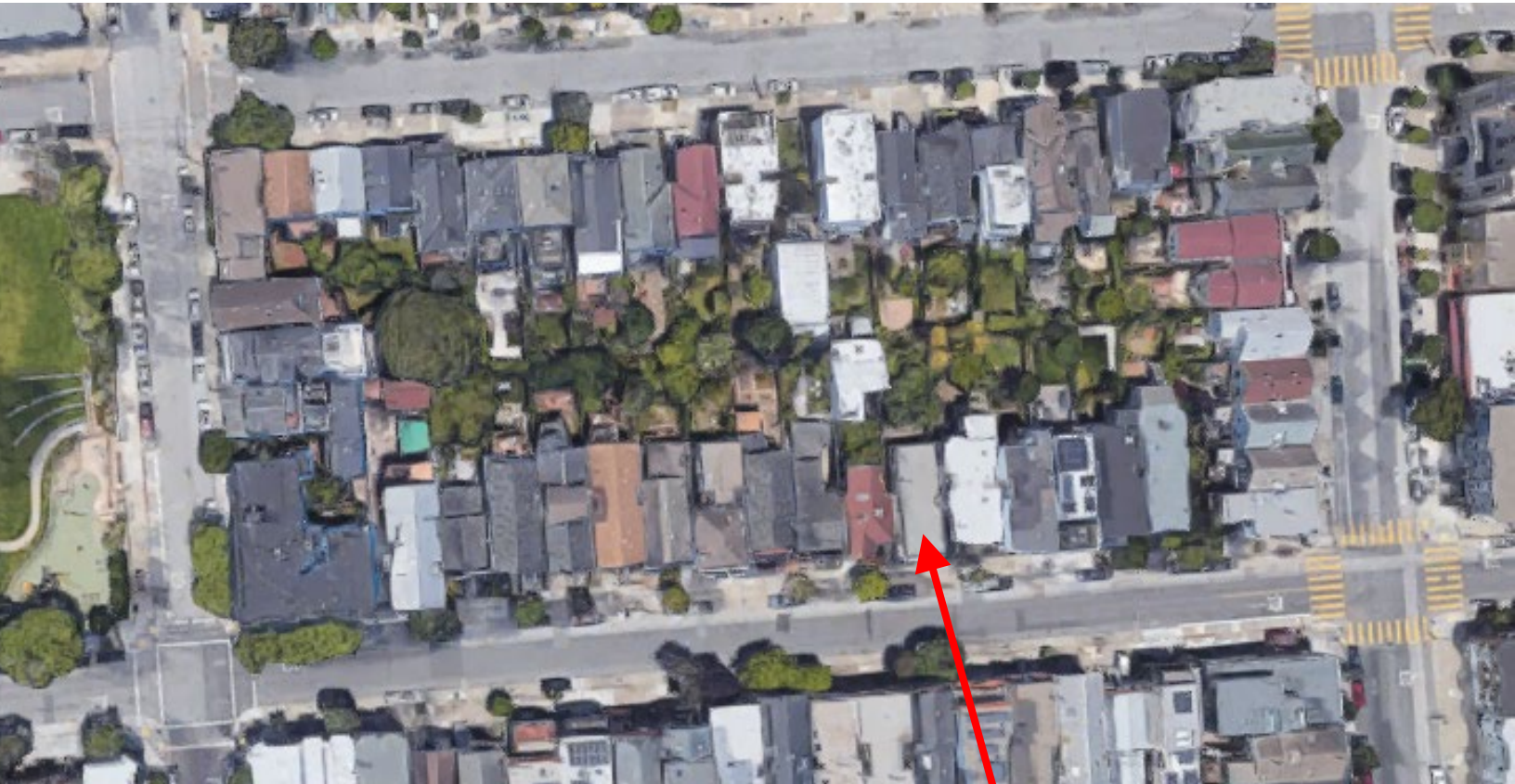


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2019-017761CUA
Residential Demolition New Construction
4234 24th Street

Aerial Photo – View 1



SUBJECT PROPERTY



Aerial Photo – View 3

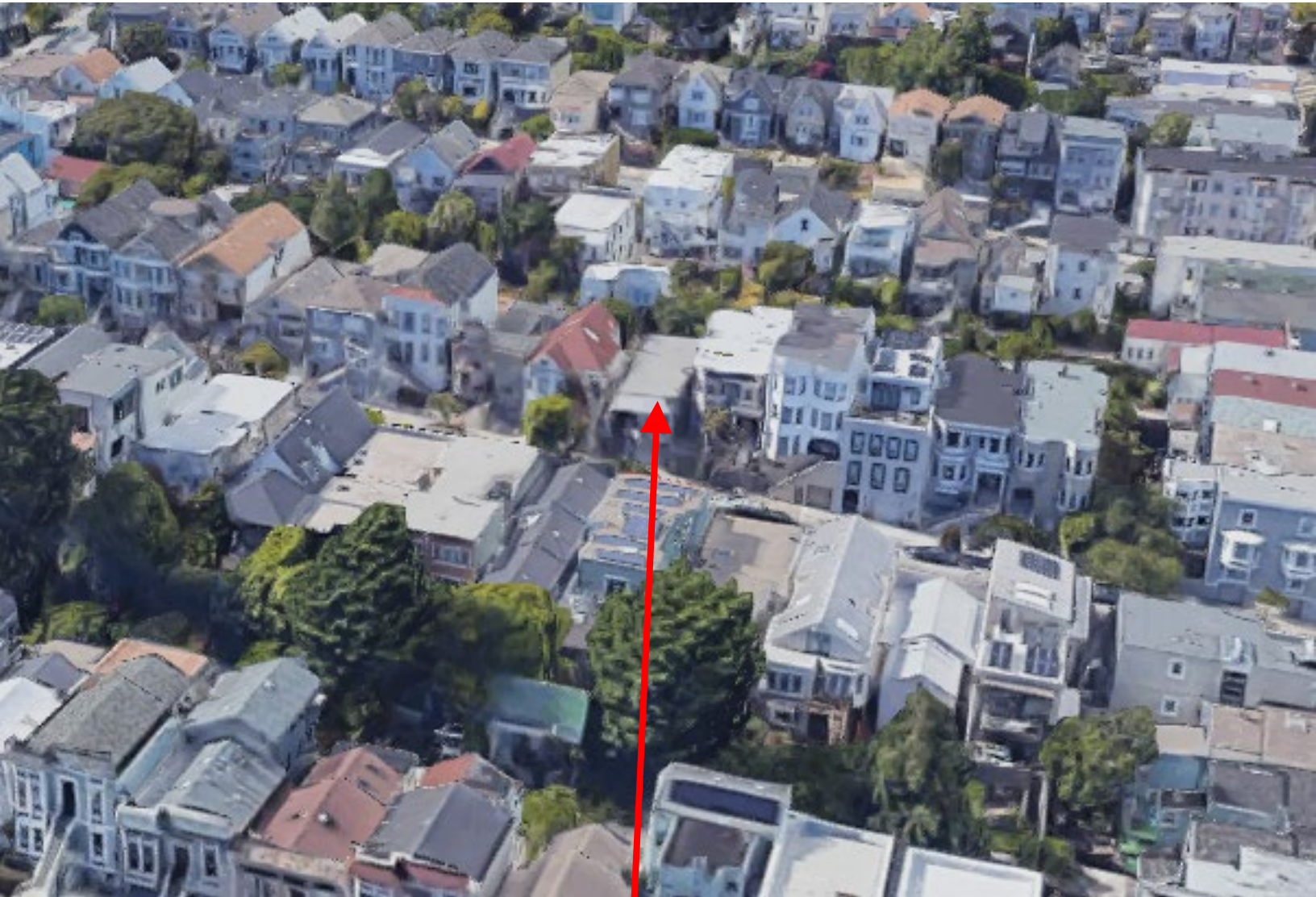


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2019-017761CUA
Residential Demolition New Construction
4234 24th Street

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2019-017761CUA
Residential Demolition New Construction
4234 24th Street

Aerial Photo – View 3

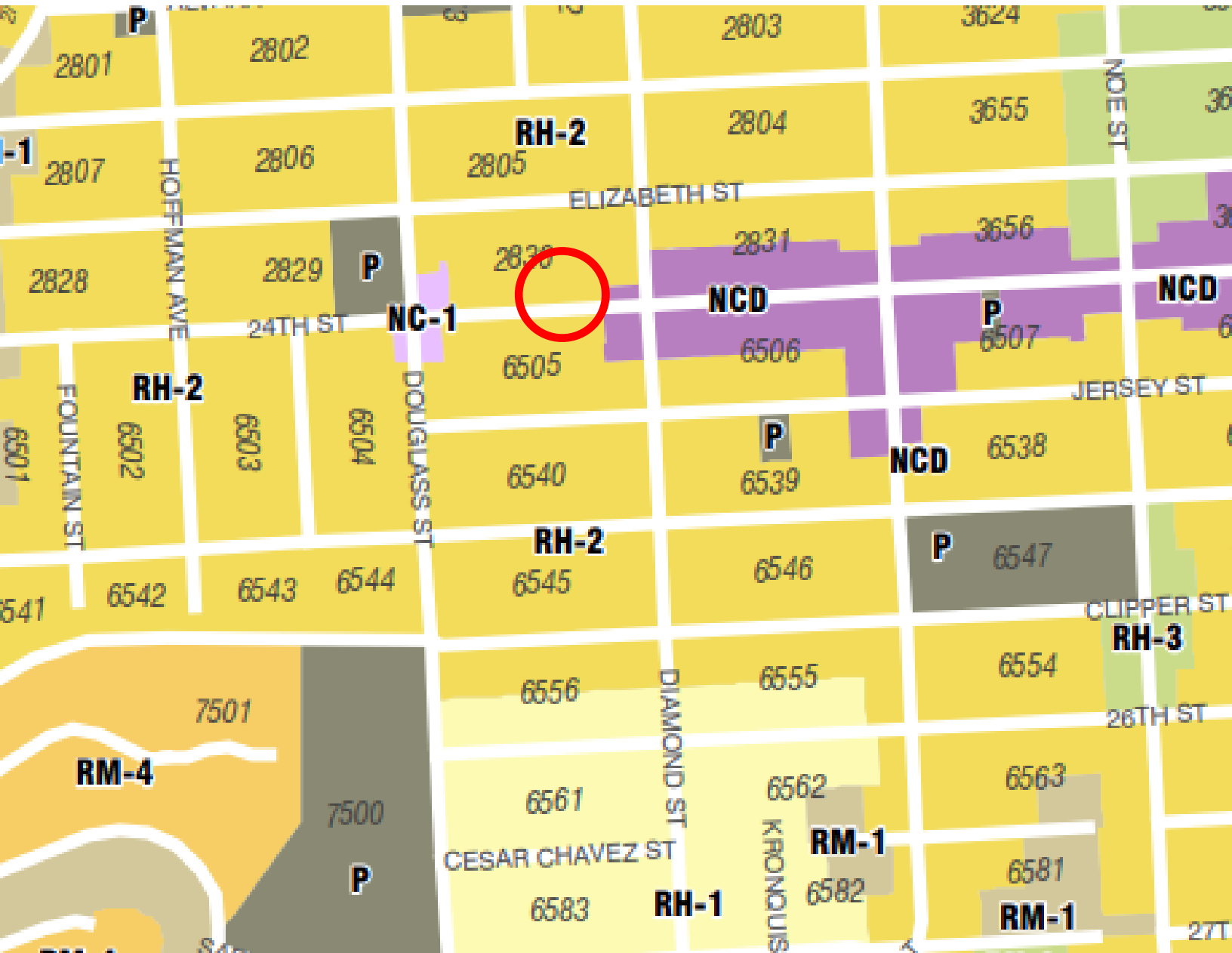


SUBJECT PROPERTY



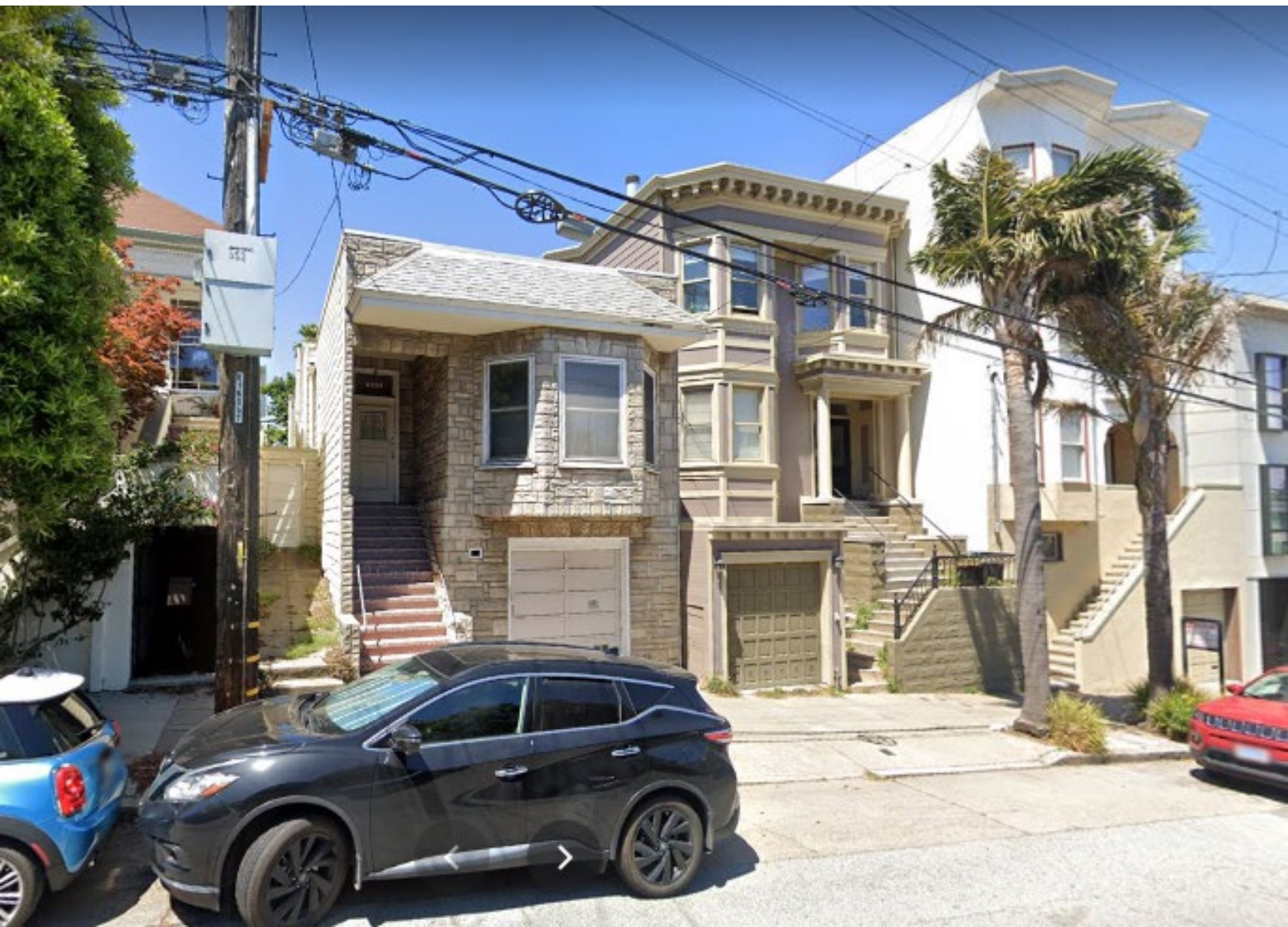
Conditional Use Authorization Hearing
Case Number 2019-017761CUA
Residential Demolition New Construction
4234 24th Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2019-017761CUA
Residential Demolition New Construction
4234 24th Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2019-017761CUA
Residential Demolition New Construction
4234 24th Street

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 4234 24th St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

☒ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____

○ See attached documents.

There are no other Rent Board records evidencing an eviction after:

☒ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing an eviction after:

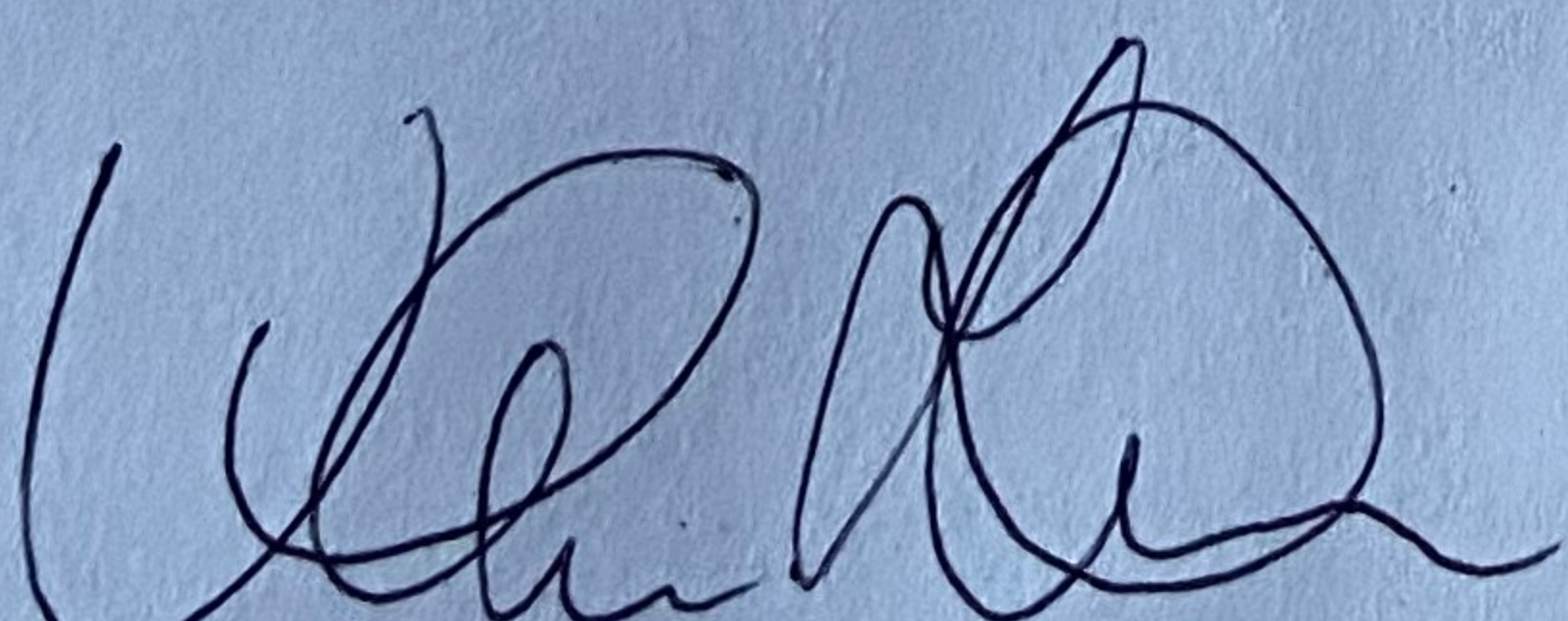
☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____

○ See attached documents.

Signed:



Dated:

5-27-21

Van Lam

Citizens Complaint Officer

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