



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: January 21, 2021

Date: January 14, 2021
Record No.: 2019-018013CUA
Project Address: 2027 20th Avenue
Zoning: Residential- House, One-Family (RH-1) Zoning District
40-X Height and Bulk District/
Block/Lot: 2140/004A
Project Sponsor: Thomas Tunny
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Lee Family Trust
390 Magellan Avenue
San Francisco, CA 94116
Staff Contact: Gabriela Pantoja – (628) 652-7380
Gabriela.Pantoja@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for the demolition of an existing one-story, single-family residence and a one-story, detached garage structure and the construction of a three-story, single-family residence with an Accessory Dwelling Unit for a total of two dwelling units. The residential building will be approximately 4,347 square feet in area, contain two Class 1 bicycle parking spaces, two off-street parking spaces, and 529 square feet of private and 750 square feet of common useable open space. The proposed one-bedroom, Accessory Dwelling Unit will be located at the rear of the subject building's ground floor and occupy approximately 692 square feet in area. Additionally, the proposal will abate Code Enforcement Case No. 2019-004623ENF for the complete demolition of an existing one-story, single-family residence without the proper issuance of land-use entitlements and permits.

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 for the demolition of an existing one-story, single-family residence and one-

story, detached garage structure and the construction of a three-story, single-family residence with an Accessory Dwelling Unit pursuant to Planning Code Section 207(c)(6).

Issues and Other Considerations

- **Code Enforcement No. 2019-004623ENF** : Prior to the listed Project, the subject property owners applied and were issued Building Permit Application No. 2008.0404.8918 for the demolition of the subject existing one-story, detached garage structure and the alteration of subject existing one-story, single-family residence into a three-story, single-family residence. The subject residential building was not to be demolished but expanded via horizontal and vertical residential additions. Building Permit Application No. 2008.0404.8918 was issued by the Department of Building Inspection (DBI) on September 20, 2016.

On **October 17, 2018**, a complaint was filed with the DBI regarding the potential exceeding of scope of work of the previously issued alteration permit. On October 19, 2018, a Building Inspector visited the site and determined that the work at the site had exceed the approved scope of work including the demolition of additional walls of the subject residential building. A Notice of Violation (NOV) was issued by DBI as a result of the Inspector's findings. In response, the Applicants filed Building Permit Application No. 2018.1101.4764 which intended to capture the additional scope of work not listed in the initially issued Building Permit Application (No. 2008.0404.8918). The Building Permit Application was to include the removal of additional walls of the existing subject residential building. The Building Permit Application was reviewed and approved by the Planning Department and determined to be in compliance with Planning Code Section 317, as portions of the subject building's side walls and roof were to remain according to the provided plan set. On February 15, 2019, Building Permit Application No. 2018.1101.4764 was issued.

On **March 25, 2019**, a complaint was filed with the Planning Department regarding the potential exceeding of scope of work of the previously issued alteration Building Permit Applications. At this time, photographic evidence dated October of 2018 was also provide to our Department which illustrated the complete demolition of the subject residential building.

On **April 1, 2019**, DBI suspended both previously issued Building Permit Applications Nos. 2008.0404.8918 and 2018.1101.4764 as requested by the Planning Department due to exceeding the scope of work of previously issued Building Permits.

On **April 9, 2019**, the Planning Department issued a Notice of Complaint to the subject property owners.

On **April 11, 2019**, the Planning Department issued a Notice of Enforcement to the subject property owners and requested that the owners take the appropriate actions to correct and abate the violation at the property.

On **April 25, 2019**, the Planning Department conducted a site visit of the subject property and confirmed the identified violation at the property.

On **May 14, 2019**, the Planning Department issued a Notice of Violation to the subject property owners and requested the owners take the appropriate actions to correct and abate the violation at the property.

On **May 29, 2019**, the subject property owners appealed the issuance of the Planning Department's Notice of Violation issued on May 14, 2019 to the Board of Appeals (Appeal No. 19-058).

On **July 31, 2019**, the Board of Appeals denied the appeal and upheld the Planning Department's Notice of Violation.

On **October 9, 2019**, the listed Conditional Use Authorization was submitted to abate Code Enforcement Case

No. 2019-004623ENF and legalize the complete demolition of an existing one-story, single-family dwelling unit and construction of a new three-story, residential building.

- **Public Comment & Outreach.** Prior to the submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted and completed a Pre-Application Meeting on August 13, 2020. No members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondence in support or opposition of the Project.
- **Tenant History:** Based on the San Francisco Rent Board’s available records, there is no known evidence of any evictions at the subject property. See Exhibit F for Eviction History Documentation. The existing single-family residence was formerly vacant.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 Categorical Exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maximize the use of an underdeveloped lot and will provide one additional dwelling unit to the City’s housing stock. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct a residential building that is compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. 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
- Exhibit A – 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 – Project Sponsor Brief
- Exhibit G – Eviction History Documentation



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE DEMOLITION OF AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE AND ONE-STORY, DETACHED GARAGE STRUCTURE AND THE CONSTRUCTION OF A THREE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ACCESSORY DWELLING UNIT FOR A TOTAL OF TWO DWELLING UNITS, APPROXIMATELY 4,347 SQUARE FEET IN AREA, TWO CLASS 1 BICYCLE PARKING SPACES, AND TWO OFF-STREET PARKING SPACES, LOCATED AT 2027 20TH AVENUE, LOT 004A IN ASSESSOR'S BLOCK 2140, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 11, 2019, Thomas Tunny of Reuben, Junius & Rose LLP (hereinafter "Project Sponsor") filed Application No. 2019-018013CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the demolition of an existing one-story, single-family residence and a one-story, detached garage structure and the construction of a new three-story, single-family residence with an Accessory Dwelling Unit (hereinafter "Project") at 2027 20th Avenue, Block 2140, Lot 004A (hereinafter "Project Site").

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

On January 21, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-018013CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-018013CUA 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. 2019-018013CUA, 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 proposal is for the demolition of an existing one-story, single-family residence and one-story, detached garage structure and the construction of a three-story, single-family residence with an Accessory Dwelling Unit for a total of two dwelling units. The residential building will be approximately 4,347 square feet in area, contain two Class 1 bicycle parking spaces, two off-street parking spaces, and 529 square feet of private and 750 square feet of common useable open space. The proposed one-bedroom, Accessory Dwelling Unit will be located at the rear of the subject building's ground floor and occupy approximately 692 square feet in area. Additionally, the proposal will abate Code Enforcement Case No. 2019-004623ENF for the complete demolition of an existing one-story, single-family residence and construction of a new three-story, residential building without the proper issuance of land-use entitlements and permits.
- 3. Site Description and Present Use.** The 3,000 square-foot property is located on the west side of 20th Avenue Street, between Pacheco and Quintara Streets; Lot 004A of Assessor's Block 2140. The property was developed with a one-story, single-family dwelling unit which measured 39 feet in length and 20 feet 8 inches in width and a one-story, detached garage structure which measured 22 feet 6 inches in length and 12 feet 4 inches in width. The approximately 796 square-foot single-family dwelling unit was located at the rear of the subject property and occupied approximately 27 percent of the existing property's total area. The approximately 277 square foot garage structure was located at the front of the subject property. The subject buildings, constructed in 1925, are not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject buildings were formerly vacant. The subject property is currently developed with a new unfinished, three-story, residential building.
- 4. Surrounding Properties and Neighborhood.** The subject property is located within the RH-1 (Residential-House, One Family) Zoning District, the 40-X Height and Bulk District, and Outer Sunset neighborhood, adjacent to the Inner Sunset and Parkside neighborhoods. The RH-1 (Residential-House, One-Family) is located to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments specifically single-family dwelling units. Directly to the north, west, and south of the subject property are single-family dwelling units.
- 5. Public Outreach and Comments.** Prior to the submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted and complete a Pre-Application Meeting on August 13, 2020. No members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondence in support or opposition of the Project.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. Residential Demolition.** Pursuant to Planning Code Section 317(c)(1), any application for a permit

that would result in the removal of one or more Residential Units or Unauthorized Units is required to obtain Conditional Use Authorization. "Removal" shall mean, with reference to a Residential or Unauthorized Unit, its Conversion, Demolition, or Merger. Section 317(g)(6) establishes the criteria which the Planning Commission shall consider in the review of applications for Residential Demolition.

The Project will demolish an existing one-story, single-family dwelling unit, and therefore requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Sections 303 and 317. The additional criteria specified in Section 317(g)(6) have been incorporated as findings of this motion. See Item No. 8, "Residential Demolition Findings."

- B. Dwelling Unit Density.** Pursuant to Planning Code Sections 207 and 209.1 properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot area or conditionally permitted to contain one dwelling unit per 3,000 square feet of lot area with no more than three units per lot.

The Project will construct a three-story, single-family dwelling unit with an Accessory Dwelling Unit pursuant to Planning Code Section 207(c)(6), and therefore complies with this requirement.

- C. Rear Yard.** Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 30 percent of the lot's depth, but in no case less than 15 feet.

The Project complies with this requirement. The subject property is required to maintain a rear yard equal to 36 feet. The proposed residential building will not encroach into the subject property's required rear yard beyond the permitted obstructions envelope listed in Planning Code Section 136(c)(25).

- D. Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

All proposed dwelling units will contain a room measuring at minimum 120 square feet in area with required windows facing onto 20th Avenue or a conforming rear yard.

- E. Usable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-1 Zoning District contain access to at minimum 300 square feet of private usable open space or at minimum 400 square feet of common usable open space.

The Project will comply with this requirement. The proposed Accessory Dwelling Unit will contain access to at minimum 400 square feet of common usable open space, and the proposed single-family dwelling unit will contain access to at minimum 529 square feet of private useable open space.

- F. Residential Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking

space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

The subject building will contain a maximum of two Class 1 bicycle parking spaces, each dwelling unit will have access to one bicycle parking space. Therefore, the Project complies with this requirement.

- G. Accessory Dwelling Unit.** Pursuant to Planning Code Section 207(c)(6), an Accessory Dwelling Unit (ADU) may be constructed in an existing and proposed single-family on the same lot if the ADU meets the requirements of subsection (c)(6)(B) including not requiring a complete or partial waiver of the bicycle parking, rear yard, exposure, and/or open space standards of the Planning Code.

The Project will comply with this requirement. The proposed Accessory Dwelling Unit will be constructed within a proposed single-family and meet all applicable Planning Code requirements without the need for a complete or partial waiver from the bicycle parking, rear yard, exposure, and usable open space requirements.

- H. Building Height.** Pursuant to Planning Code Section 260 and 261, the subject property is limited to a building height of 35 feet in height.

The Project will comply with this requirement. The proposed residential buildings will measure no more than 35 feet in height.

- I. Child Care Fee.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

The Project will construct seven new dwelling units and therefore is subject to the Child Care Fee. The fee will be paid for prior to the issuance of the first construction document.

- 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 Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underdeveloped property and will provide one additional dwelling units to the City's housing stock. Furthermore, the Project will provide a use compatible with the RH-1 Zoning District and construct a building that is compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest-sized single-family dwelling unit, under 40 feet in height, similar to

the proposed residential buildings in the listed Project.

- 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 will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The proposed demolition of an existing one-story, single-family residence and construction of a new three-story, single-family residence with an Accessory Dwelling Unit will be compatible to the development pattern, density, and height of the immediate neighborhood. The proposed new residential building will have features similar to that of other residential buildings within the immediate neighborhood.

- (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 Project is not expected to impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located approximately less than a block from the 28, 28-R, 48, and 66 bus lines. Additionally, the Project will not remove on-street parking spaces from the immediate neighborhood. Two Class 1 bicycle parking spaces and two off-street parking spaces, one for each respective dwelling unit, will also be provided.

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

The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.

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

The proposed Project will provide adequate usable open space, landscaping, and bicycle parking spaces for each dwelling unit. Additionally, the Project will preserve the walkability of the sidewalk directly adjacent to the subject property.

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

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

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

The Project is consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling units will be consistent with the characteristics of the listed Zoning District.

- 8. Residential Demolition Findings.** Planning Code Section 317(g)(6) establishes criteria for the Planning Commission to consider when reviewing applications for the demolition of a residential unit. On balance, the project complies with said criteria in that:

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

Based on a review of the Department of Building Inspection's and Planning Department's databases, the subject property has history of continuing Code violations dating back to the issuance of Building Permit Application No. 2008.0404.8918 in 2016. A total of five complaints have been filed against the subject property with the Department of Building Inspection since 2016 in relation to the construction at the site per Building Permit Application No. 2008.0404.8918. Of the five complaints filed against the property, three complaints have led to the issuance of Notice of Violations from the Department of Building Inspection and the need for subsequent Building Permit Applications or land-use entitlements for abatement of identified Code Violations. In particular, the listed Conditional Use Authorization is in response to Complaint No. 201904701 and Planning Code Enforcement Case No. 2019-004623ENF for the complete demolition of an existing single-family residence and construction of a new residential building without the proper issuance of land-use entitlements or permits.

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

Based on the information available to the Department, the existing subject residential building was maintained in decent, safe, and sanitary conditions.

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

The subject buildings and property are not identified as a historical resource. Pursuant to CEQA, a Historic Resource Evaluation (HRE) was prepared to evaluate the existing subject buildings, constructed in 1925, whether they would meet CEQA section 15064.5 criteria for listing on the California Register or in an adopted local historic register. The subject buildings 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.

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

Given the Historical Resource Evaluation (HRE), the demolition of the subject buildings will not create significant impacts to a historical resource.

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

The Project will not convert rental housing to other forms of tenure or occupancy.

- F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The existing single-family residence is not a deed-restricted, tax-credit funded affordable housing. The subject building was constructed in 1925 as a single-family home. Although the Planning Department does not have the authority to make a determination on the applicability of the Rent Ordinance to a subject property, it is the Planning Department's position to assume that single-family homes are not subject to rent regulations, but other provisions of the Residential Rent Stabilization and Arbitration Ordinance (Rent Ordinance) may apply.

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

Although the Project will demolish an existing single-family dwelling unit, the Project will enhance and reinforce the existing cultural and economic diversity of the immediate neighborhood by providing an additional dwelling unit. In particular, the proposed residential building will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood.

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

The Project will conserve the existing neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing one-story, single-family residential building and a one-story, detached garage structure and construct a three-story, single-family residence with an Accessory Dwelling Unit within a neighborhood characterized by residential uses.

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

The Project will demolish an aged, existing, single-family dwelling unit which is generally considered more affordable than new dwelling units, and therefore the Project will not preserve the relative affordability of existing housing. However, the Project will provide one additional dwelling unit in the form of an Accessory Dwelling Unit pursuant to Planning Code Section 207(c)(6).

- J. Whether the project increases the number of permanently affordable units as governed by Section [415](#);

The Project is not subject to Planning Code Section 415, as the Project will construct less than ten dwelling units.

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

The Project will develop an underdeveloped property within close proximity to public transportation and provide one additional dwelling unit to the City's housing stock.

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

The Project will provide one additional family-sized dwelling unit to the City's housing stock.

- M. Whether the project creates new supportive housing;

The Project will 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 Project will construct a three-story, single-family residence with an Accessory Dwelling Unit for a total of two dwelling units that will be compatible with the development pattern, density, and height of the immediate neighborhood. The proposed new residential building will have features similar to that of other residential buildings within the immediate neighborhood.

- O. Whether the project increases the number of on-site Dwelling Units;

The Project will increase the number of on-site dwelling units at the subject property from one to two dwelling units, for a net gain of one dwelling unit.

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

The Project will increase the number of on-site bedrooms at the subject property from one to six bedrooms, for a net gain of five bedrooms.

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

The Project will maximize the density of the subject property by providing a single-family residence with an Accessory Dwelling Unit. The subject property measures approximately 3,000 square feet in area and is located within the RH-1 Zoning District which permits one residential unit per lot. Therefore, the subject property is principally permitted one dwelling unit and Accessory Dwelling Units pursuant to Planning Code Sections 207(c)(4) and 207(c)(6).

- 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 subject building was constructed in 1925 as a single-family residence. Although the Planning Department does not have the authority to make a determination on the applicability of the Rent Ordinance to a subject property, it is the Planning Department's position to assume that single-family homes are not subject to rent regulations, but other provisions of the Residential Rent Stabilization and Arbitration Ordinance (Rent Ordinance) may apply. Nonetheless, the Project will demolish a one-story, one-bedroom, approximately 796 single-family residence and a one-story, detached garage structure and construct a single-family residence with an Accessory Dwelling Unit for a total of two dwelling units, six bedrooms, and approximately 4,347 square feet.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

Policy 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12:

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

Policy 12.2

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

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

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 1.3

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

The Project will demolish an existing one-story, single-family residence and a one-story, detached garage structure and construction of a new three-story, single-family residence with an Accessory Dwelling Unit within a close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing one additional dwelling unit while simultaneously enhancing and preserving the immediate neighborhood's character. Furthermore, the proposed dwelling units will be developed to meet the needs and necessities of families. The Project will also provide a use compatible the RH-1 Zoning District and neighborhood in that the proposed residential building will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed residential building in the listed Project.

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 will not remove or displace existing neighborhood serving retail uses nor will it impact employment and ownership opportunities of such businesses. The Project site does not contain a neighborhood serving retail use and is currently occupied by a single-family residence and garage structure. Nonetheless, the Project will introduce new patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

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

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing one-story, single-family residential building and a one-story, garage structure and construct a three-story, single-family residence with an Accessory Dwelling Unit for a total of two new dwelling units. The proposed single-family residence will be family friendly dwelling unit with five or more bedrooms and located in close proximity to amenities (i.e. usable open space, bicycle parking).

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

The Project will not negatively affect the City's supply of affordable housing; no affordable housing units will be removed. Rather, the Project will provide one net dwelling unit to the City's housing stock.

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

neighborhood parking.

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located approximately less than a block from the 28, 28-R, 48, and 66 bus lines. Additionally, the Project will not remove on-street parking spaces from the immediate neighborhood. Two Class 1 bicycle parking spaces and two off-street parking spaces, one for each respective dwelling unit, will also be provided.

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

The Project will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector. The subject building is an existing one-story, residential building and the proposed Project will construct a three-story, residential building with a total of two dwelling units.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-018013CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 7, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 21, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 21, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of an existing one-story, single-family residence and one-story, detached garage structure and the construction of a three-story, single-family residence with an Accessory Dwelling Unit located at 2027 20th Avenue, Lot 004A of Assessor's Block 2140 pursuant to Planning Code Sections 303 and 317 within the RH-1 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated December 7, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2019-018013CUA and subject to conditions of approval reviewed and approved by the Commission on **January 21, 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 **January 21, 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. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

- 8. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

- 9. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

- 10. 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 628.652.7380, www.sfplanning.org

- 11. Bicycle Parking.** The Project shall provide no fewer than two 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

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

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

Provisions

- 13. 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 628.652.7380, www.sfplanning.org

Monitoring - After Entitlement

- 14. 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.

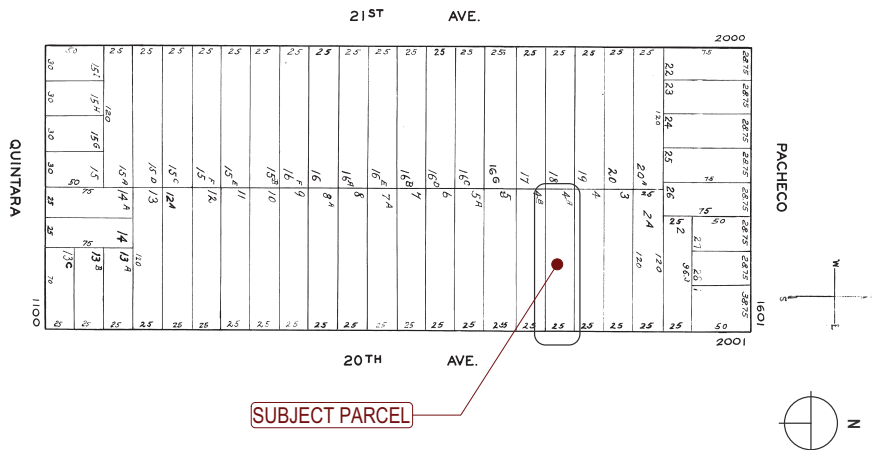
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 15. 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

Exhibit B

ASSESSOR'S MAP



DRAWING INDEX

ARCHITECTURAL:

- A-0.1 COVER SHEET
- A-1.1 (E) & (N) SITE PLANS
- A-2.1 DEMOLITION & (N) FIRST FLOOR PLANS
- A-2.2 (N) SECOND & THIRD AND ROOF PLAN
- A-3.1 (E) & (N) FRONT & REAR ELEVATIONS
- A-3.2 (E) & (N) NORTH ELEVATION
- A-3.3 (E) & (N) SOUTH ELEVATION
- A-4.1 SECTION
- A-5.0 GENERAL NOTES & TYPICAL DETAILS
- A-5.1 TYPICAL DETAILS
- EG-1.0 EG-05 FORMS
- G-1.0 GREEN BUILDING CHECKLIST

SCOPE OF WORK

REVISION TO APPROVED PERMIT #2008-0404-8918 TO COMPLY WITH:
 - NOS.2018.1101.4764 & 2008.0404.8918.
 - ADDITION OF AN ADU

NOTES:

- BLDG. TO BE FULLY SPRINKLERED.
- WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

PROJECT NAME
2027 20TH AVE.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 4742 MISSION STREET
 SAN FRANCISCO CA 94112
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW. SIACONSULT.COM

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FOUND SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER. ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES. ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
12. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES. AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS. WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.
17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.

NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

ABBREVIATION

# & @	POUND OR NUMBER AND	H.C.	HANDICAPPED
ABV	ABOVE	HI	HIGH
ACT	ACOUSTIC CEILING TILE	HM	HOLLOW METAL
AD	AREA DRAIN	HP	HIGH POINT
AFF	ABOVE FINISHED FLOOR	HR	HOUR
ALUM	ALUMINUM	HVAC	HEATING, VENTILATING, & AIR CONDITIONING
APPROX	APPROXIMATE	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ANOD	ANODIZED	ILO	IN LIEU OF
ASPH	ASPHALT	INSUL	INSULATED
BD	BOARD	INT	INTERIOR
BLDG	BUILDING	LO	LOW
BLKG	BLOCKING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BSMT	BASEMENT	MEMBR	MEMBRANE
BST	BOTTOM OF STAIRS	MIN	MINIMUM
BYND	BEYOND	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTL	METAL
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ	OUNCE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYD	PLYWOOD
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTR	CENTER	PNT	PAINT/PAINTED
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN
DET	DETAIL	RD	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD
DIA	DIAMETER	REQD	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	S.F.	SQUARE FOOT
DR	DOOR	SIM	SIMILAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
(E)	EXISTING	SPK	SPRINKLER
EA	EACH	SSTL	STAINLESS STEEL
EL	ELEVATION	STC	SOUND TRANSMISSION
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATOR/ELEVATION	STL	STEEL
EQ	EQUAL	STRUCT	STRUCTURAL
EXT	EXTERIOR	SQ.	SQUARE
EXP JT	EXPANSION JOINT	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
F.D.	FLOOR DRAIN	TELE	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TLT	TOILET
FIXT	FIXTURE	TO	TOP OF
FLR	FLOOR	TOC	TOP OF CONCRETE
FLUOR	FLUORESCENT	TOS	TOP OF STEEL
FM	FILLED METAL	TP	TOILET PAPER DISPENSER
FND	FOUNDATION	T/D	TELEPHONE/DATA
FO	FACE OF	TST	TOP OF STAIRS
F.O.F.	FACE OF FINISH	TYP	TYPICAL
FURR	FURRING	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
G.B.	GRAB BAR	VP	VISION PANEL
GND	GROUND	W/	WITH
GRP	GROUP	WD	WOOD
GWB	GYPSUM WALL BOARD	W.H.	WATER HEATER
GYP	GYPSUM		

PROJECT DATA

BLOCK / LOT: 2140 / 004A
 LOT AREA: 3,000 ± S.F.
 ZONING: RH-1
 HISTORIC STATUS: C
 (E) # OF STORIES: 1
 (N) # OF STORIES: 3

(E) # OF UNITS: 1
 (N) # OF UNITS: (N) 1 + 1 ADU

BUILDING HEIGHT:
 ALLOWED: 40-X
 PER APPROVED HEIGHT: 31'-6"

PARKING SUMMARY:
 (E) CAR PARKING: 1
 (N) CAR PARKING: 2
 (N) BIKE PARKING: 2 (CLASS I)

CONSTRUCTION TYPE: TYPE "V-B"
 OCCUPANCY GROUP: R-3

APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE & SAN FRANCISCO AMENDMENTS

GROSS FLOOR AREA:
 (E) PER APPROVED: 618 ± S.F.
 GROUND FLOOR PLAN: 352 ± S.F.
 (E) TOTAL: 970 ± S.F.

(N) 1ST FLOOR: 1,708 ± S.F.
 (N) 2ND FLOOR: 1,549 ± S.F.
 (N) 3RD FLOOR: 1,090 ± S.F.
 (N) TOTAL: 4,347 ± S.F.

PROPOSED FLOOR AREA MATRIX

RESIDENTIAL UNIT	FLOOR LEVEL			HABITABLE FLOOR AREA	COMMON OPEN SPACE	PRIVATE OPEN SPACE
	1ST FLR	2ND FLR	3RD FLR			
ADU	692 ± SF	-	-	692 ± S.F.	629 ± S.F.	72 ± S.F.
UNIT 1	41 ± S.F.	1,549 ± S.F.	1,090 ± S.F.	2,680 ± S.F.		529 ± S.F.
TOTAL	733 ± SF	1,549 ± SF	1,090 ± SF	3,372± S.F.	629 ± S.F.	601 ± S.F.
GARAGE/ UTILITY/ CIRC.	975 ± S.F.				TOTAL OPEN SPACE	1,230 ± S.F.

SHEET TITLE

Cover Sheet

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.H.K.

CHECKED R.K.

DATE 08/10/2019

REVISED DATE 12/07/2020

JOB NO. 19-1853

SHEET NO. **A-0.1**

BLOCK & LOT: 2140 / 004A

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBOR BUILDING:

NOTE:
SITE PLAN HAS BEEN PREPARED BY ESTIMATED LOCATIONS OF ADJACENT PROPERTIES & BY NO MEANS SHOW ACCURATE LOCATIONS OF THE SUBJECT BUILDING & PROPERTY LINES. FOR ACCURATE LOCATIONS, A LICENSED LAND SURVEYOR SHOULD BE HIRED.

REQUIRED FRONT SETBACK AREA: 230 Sq.Ft.
PROVIDED: 252 Sq.Ft.

20% LANDSCAPING:
20% of Front Setback Area: 50.4 S.F.
Landscaping Prov.: 63 S.F.

50% PERMEABLE:
50% of Front Setback Area: 126 S.F.
Total New Permeable Area Prov.: 164 S.F.

Door Schedule									
Mark	Nominal Size			Configuration	Door Style			Comments	
	Width	Height	Thickness		Slab Style	Glaz. Style			
D-01	9'0"	7'0"	1 1/2"	Overhead	N/A	Solid	None		
D-02	3'0"	6'8"	1 1/2"	Swing Simple	N/A	Solid	None	Wood Door	
D-03	3'0"	6'8"	1 1/2"	Swing Simple	N/A	Solid	None	Wood Door	
D-04	2'6"	6'8"	1 1/2"	Swing Simple	N/A	Solid	None		
D-05	6'0"	6'8"	1 1/2"	Slider	XO	Solid	None		
D-06	3'0"	6'8"	1 1/2"	Swing Simple	N/A	Glass	Safety Glass		
D-07	2'6"	6'8"	1 1/2"	Swing Simple	N/A	Panel	None		
D-08	4'0"	6'8"	1 1/2"	Slider	XO	Panel	None		
D-09	6'0"	6'8"	1 1/2"	Slider	XO	Glass	Safety Glass		
D-10	2'8"	6'8"	1 1/2"	Swing Simple	N/A	Panel	None		
D-11	3'0"	6'8"	1 1/2"	Slider	XO	Panel	None		
D-12	8'0"	6'8"	1 1/2"	Slider	XO	Glass	Safety Glass		
D-14	5'0"	6'8"	1 1/2"	Bi-fold Bi-part	N/A	Panel	None		
D-15	2'8"	6'8"	1 1/2"	Bi-fold Simple	N/A	Panel	None		

Window Schedule								
Mark	Nominal Size		Window Style	Configuration	Glass			Comments
	O.A. Width	O.A. Height			Slab Style	Glaz. Style		
W-01	3'0"	4'0"	Single Hung	N/A	Safety Glass			
W-02	4'0"	4'0"	Horizontal Slider	OX	Safety Glass			
W-03	6'0"	6'0"	Custom	N/A	Safety Glass			
W-04	1'6"	6'0"	Custom	N/A	Safety Glass			
W-05	7'8"	6'0"	Custom	N/A	Safety Glass			
W-06	2'0"	4'0"	Single Hung	N/A	Safety Glass			

NOTE:
- ALL FRONT FACADE DOOR & WINDOWS TO BE ALUMINIUM CLAD WINDOWS.
- NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1030, IF APPLICABLE
- SEE ELEVATIONS FOR WINDOW DETAILS & OPERATION

PROJECT NAME
2027 20th AVE.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

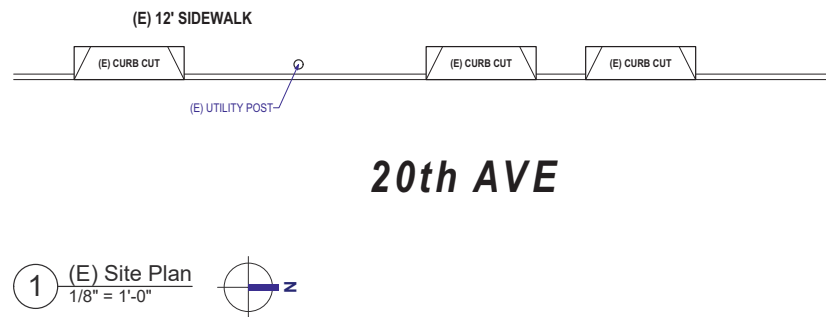
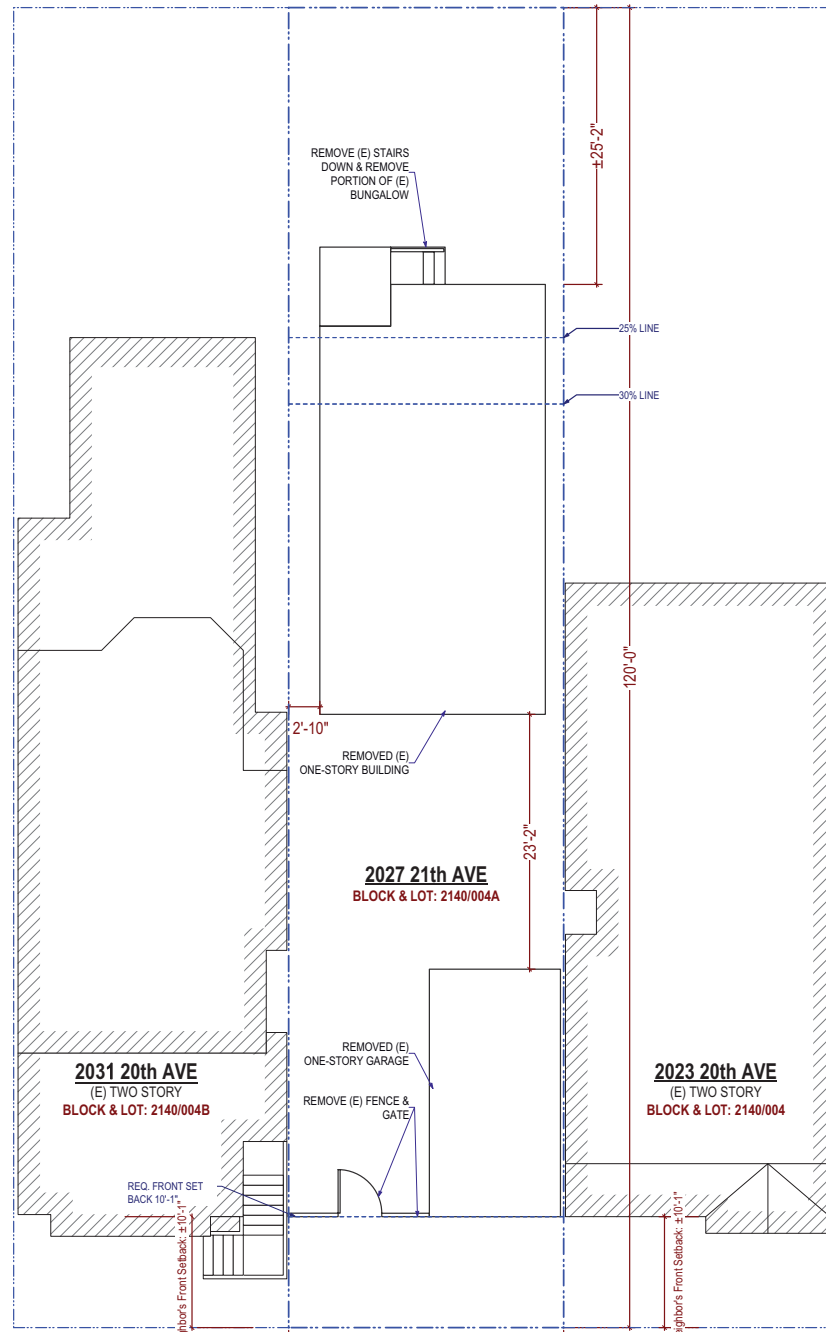
SHEET TITLE

(E) & (N) Site Plan

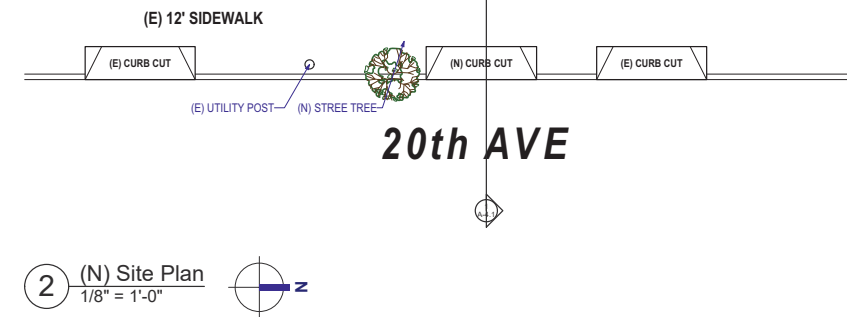
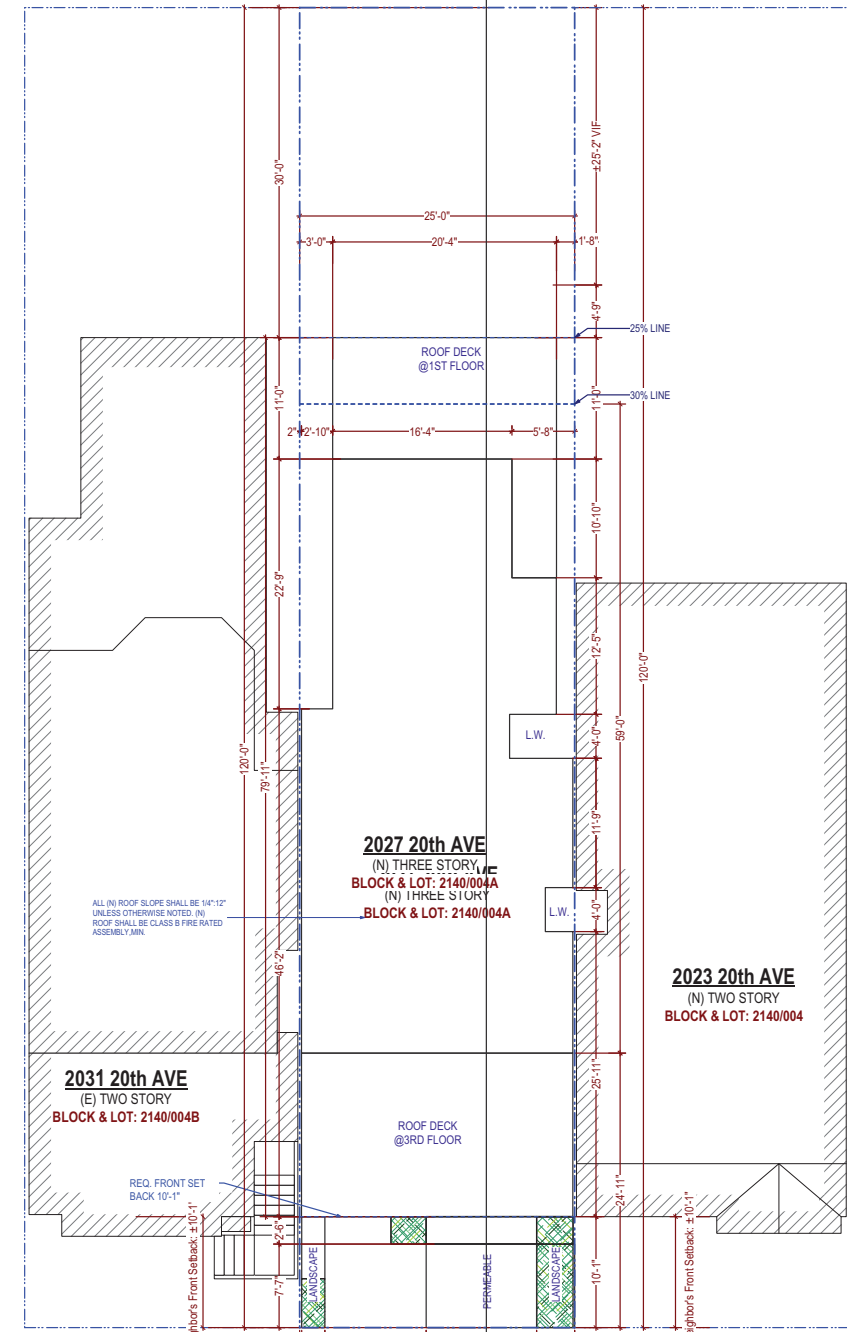
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JOB NO.: 19-1853
SHEET NO.: **A-1.1**



① (E) Site Plan
1/8" = 1'-0"



② (N) Site Plan
1/8" = 1'-0"

20th AVE

20th AVE

NOTE: ALL NEW LIGHTING (KITCHEN OR OTHERWISE) AS HIGH-EFFICACY PER THE 2016 CALIFORNIA ENERGY CODE.

	RECESSED LIGHTING FIXTURE (LED)
	HANGING LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	WALL-MOUNT HIGH-EFFICACY LIGHTING FIXTURE (OUTDOOR LIGHTING FIXTURE, MODEL #: TROY LIGHTING BB2363)
	SWITCH W/ DIMMER OR CERTIFIED OCCUPANT SENSOR(S)
	RESCUE WINDOW / EMERGENCY ESCAPE
	FLUORESCENT LIGHTING FIXTURE
	PROV. EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS
	CARBON MONOXIDE DETECT 110-V INTERCONNECTED WITH BATTERY BACKUP
	SMOKE DETECTOR OR ALARM IN ALL BEDROOMS

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	REPLACED WALL TO BE UPGRADED TO 1-HR FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(E) WALL TO BE REPLACED IN KIND
	(E) WALL TO BE UPGRADE TO 1-HR FIRE RATED

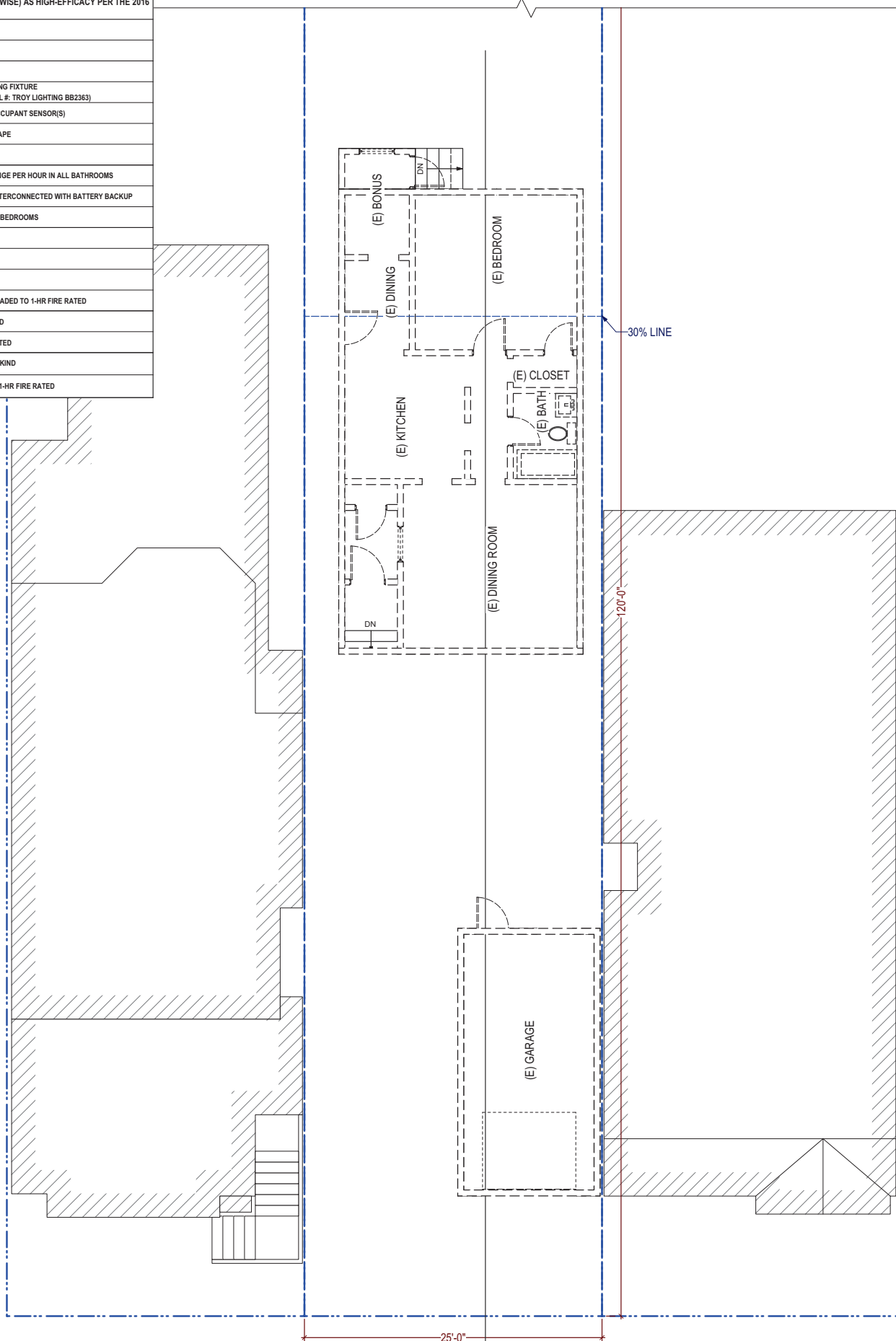
E

D

C

B

A



1 (E) / Demo First Floor Plan
3/16" = 1'-0"



PROJECT NAME
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SHEET TITLE

Demolition & (N) First Floor Plans

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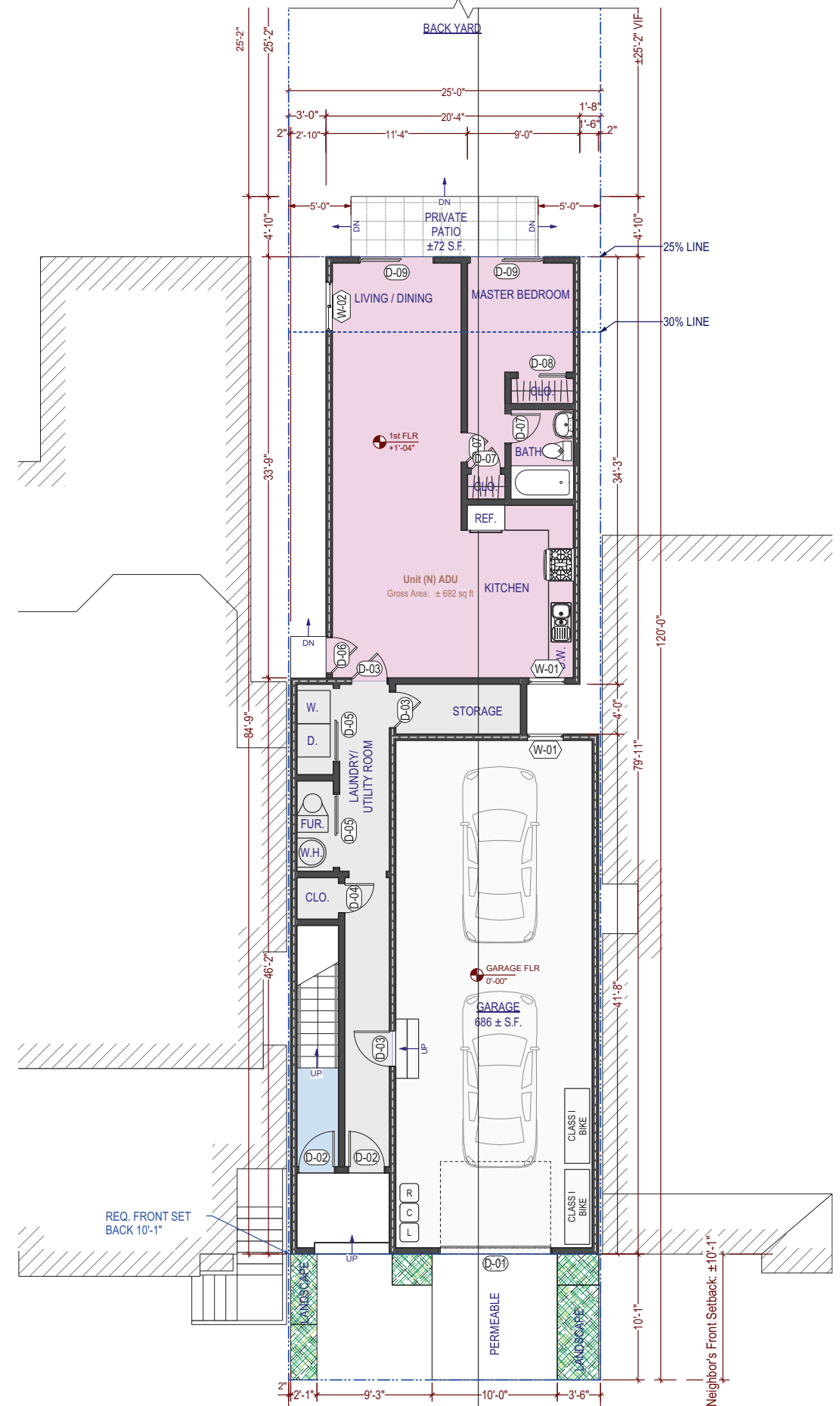
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SHEET NO. **A-2.1**



2 (N) First Floor Plan
3/16" = 1'-0"



1

2

3

4

5

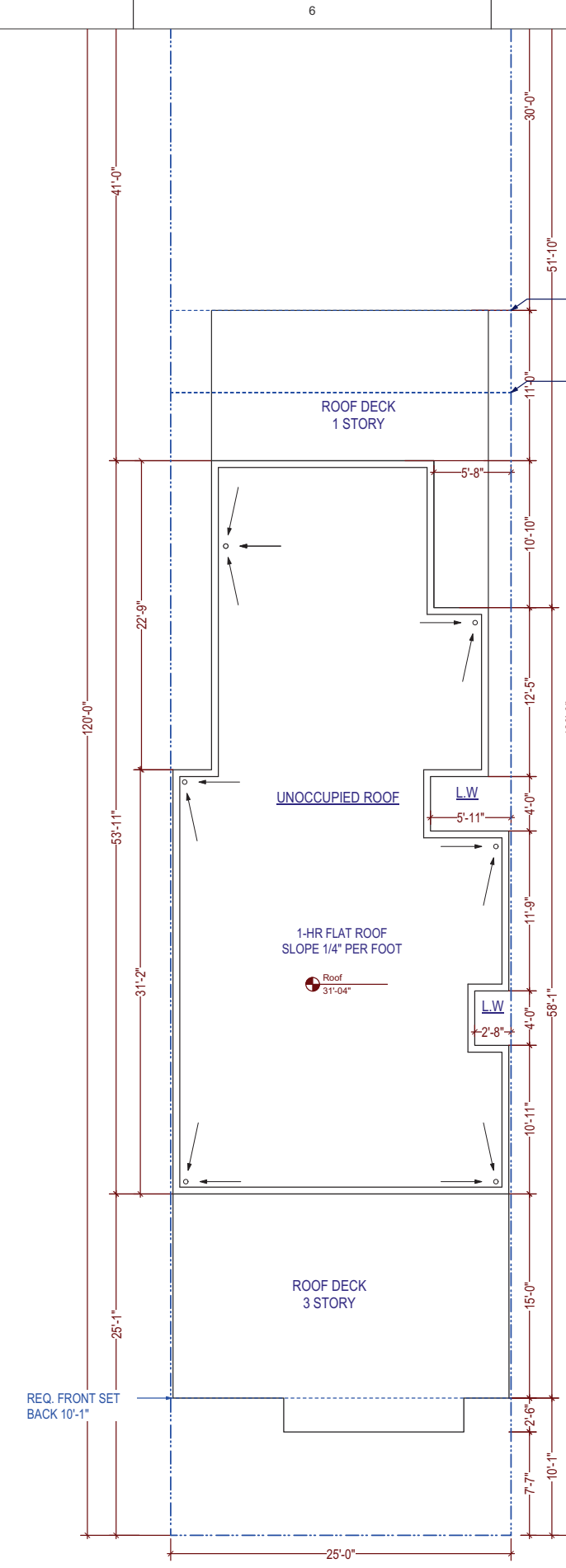
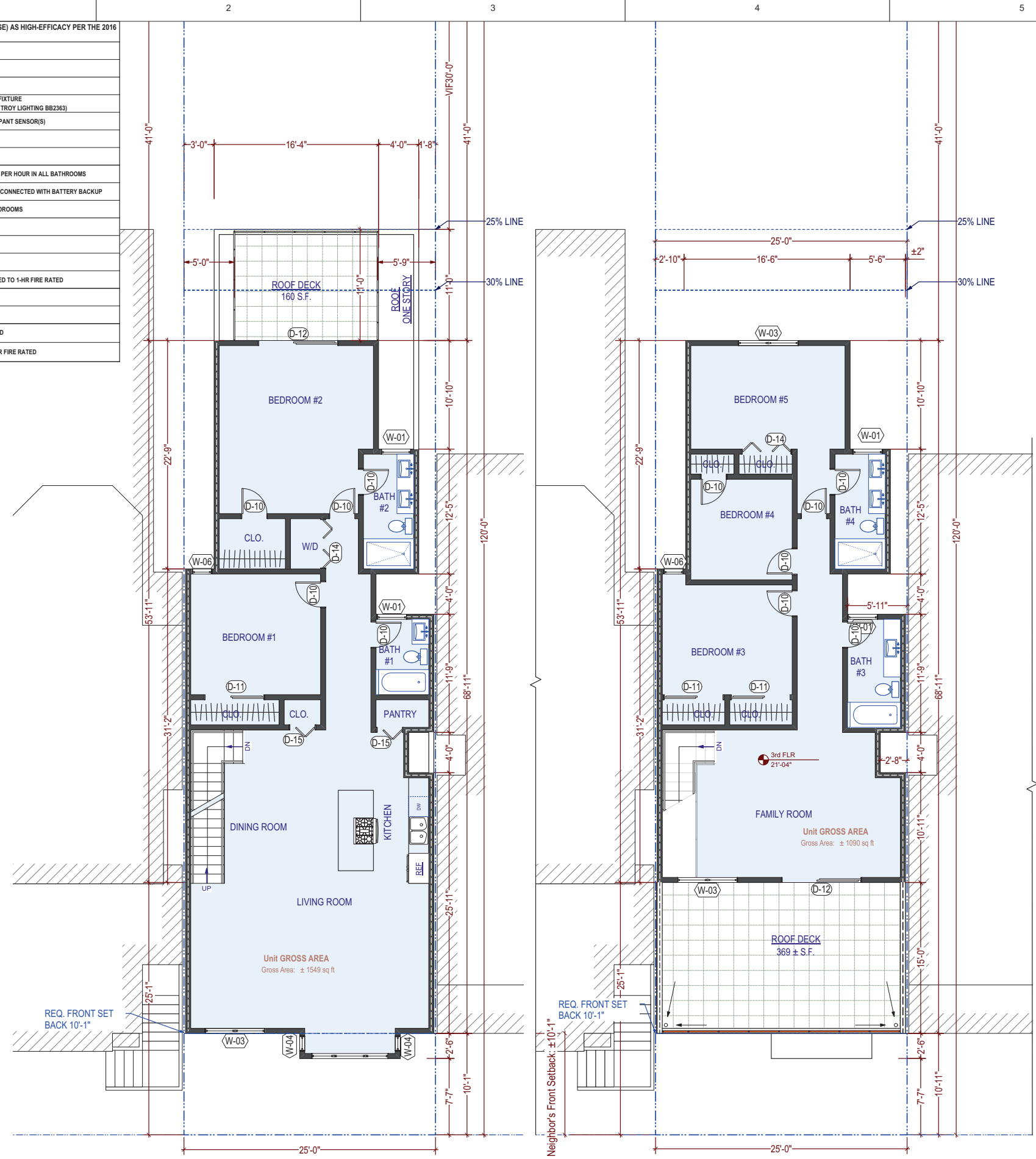
6

7

NOTE: ALL NEW LIGHTING (KITCHEN OR OTHERWISE) AS HIGH-EFFICACY PER THE 2016 CALIFORNIA ENERGY CODE.

	RECESSED LIGHTING FIXTURE (LED)
	HANGING LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	WALL-MOUNT HIGH-EFFICACY LIGHTING FIXTURE (OUTDOOR LIGHTING FIXTURE, MODEL #: TROY LIGHTING BB2363)
	SWITCH W/ DIMMER OR CERTIFIED OCCUPANT SENSOR(S)
	RESCUE WINDOW / EMERGENCY ESCAPE
	FLUORESCENT LIGHTING FIXTURE
	PROV. EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS
	CARBON MONOXIDE DETECT 110-V INTERCONNECTED WITH BATTERY BACKUP
	SMOKE DETECTOR OR ALARM IN ALL BEDROOMS

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	REPLACED WALL TO BE UPGRADED TO 1-HR FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(E) WALL TO BE REPLACED IN KIND
	(E) WALL TO BE UPGRADE TO 1-HR FIRE RATED



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**(N) Second,
 Third & Roof
 Plans**

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SHEET NO. **A-2.2**

1 (N) Second Floor Plan
 3/16" = 1'-0"



2 (N) Third Floor Plan
 3/16" = 1'-0"



3 (N) Roof Plan
 3/16" = 1'-0"



PROPERTY LINE

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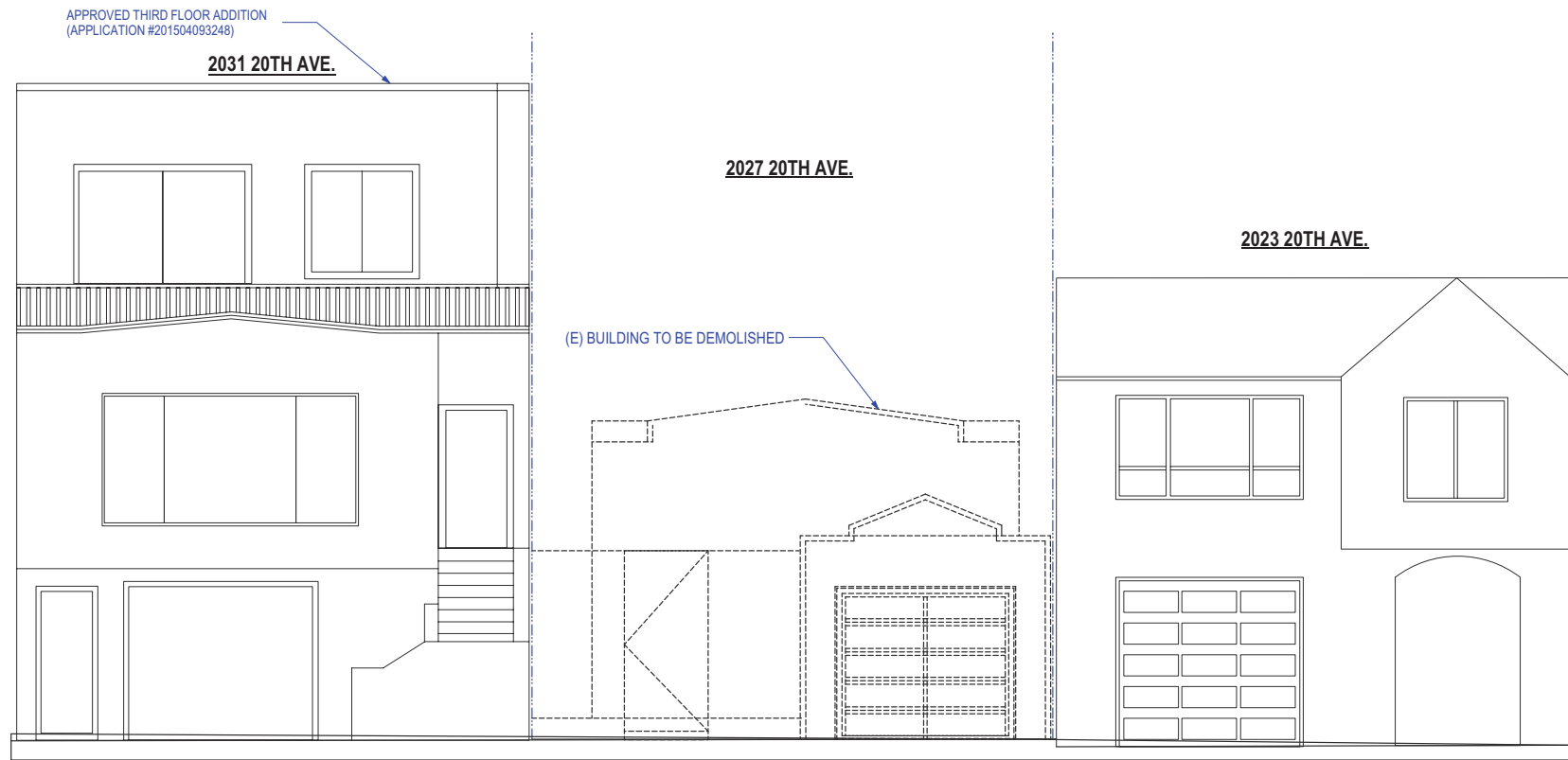
E

D

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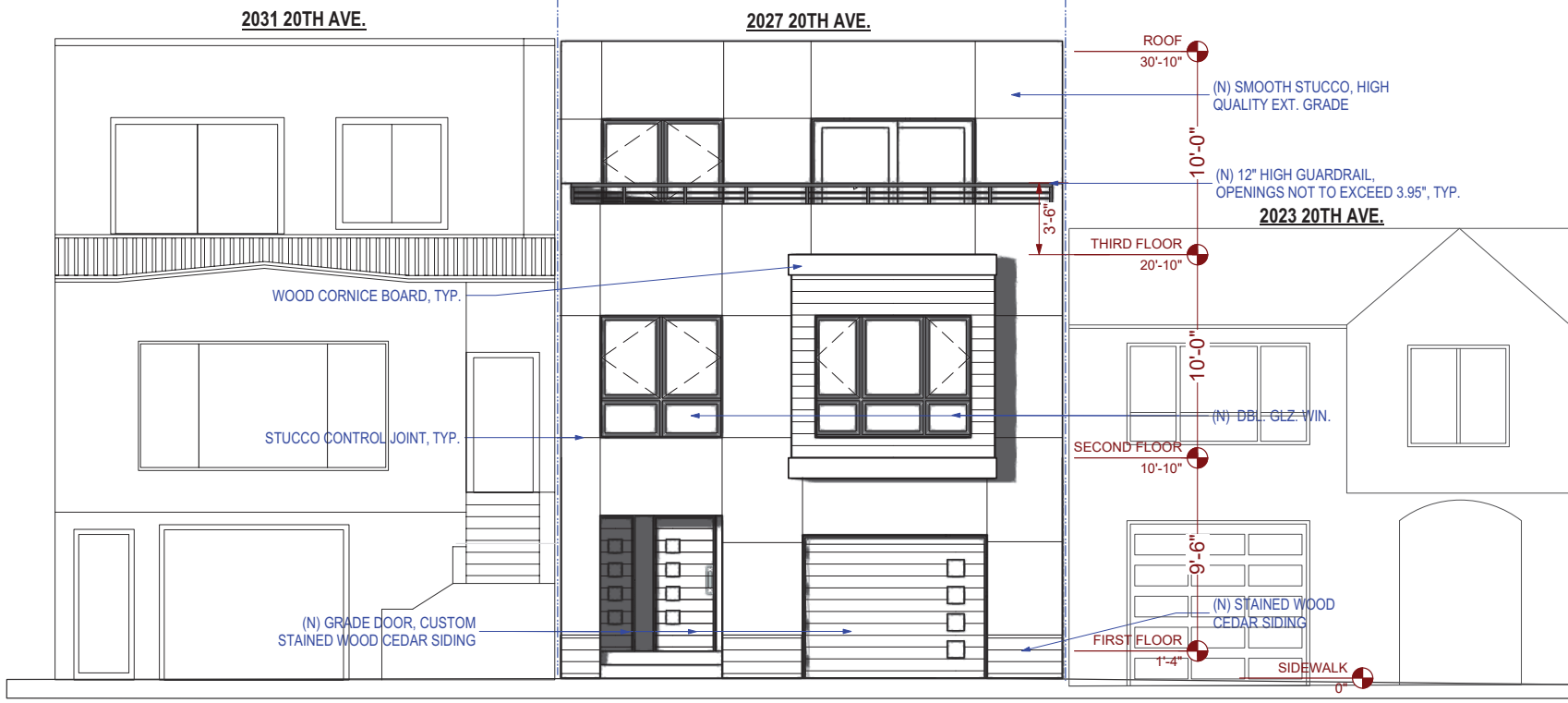
A



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SHEET TITLE
(E) & (N) Front Elevation

1 (E) Front Elevation
 1/4" = 1'-0"



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 SHEET NO. **A-3.0**

2 (N) Front Elevation
 1/4" = 1'-0"



1 (E) Rear Elevation
1/4" = 1'-0"



2 (N) Rear Elevation
1/4" = 1'-0"

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SHEET TITLE

(E) & (N) Rear Elevation

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SHEET NO. **A-3.1**

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SHEET TITLE

(E) & (N) North Elevation

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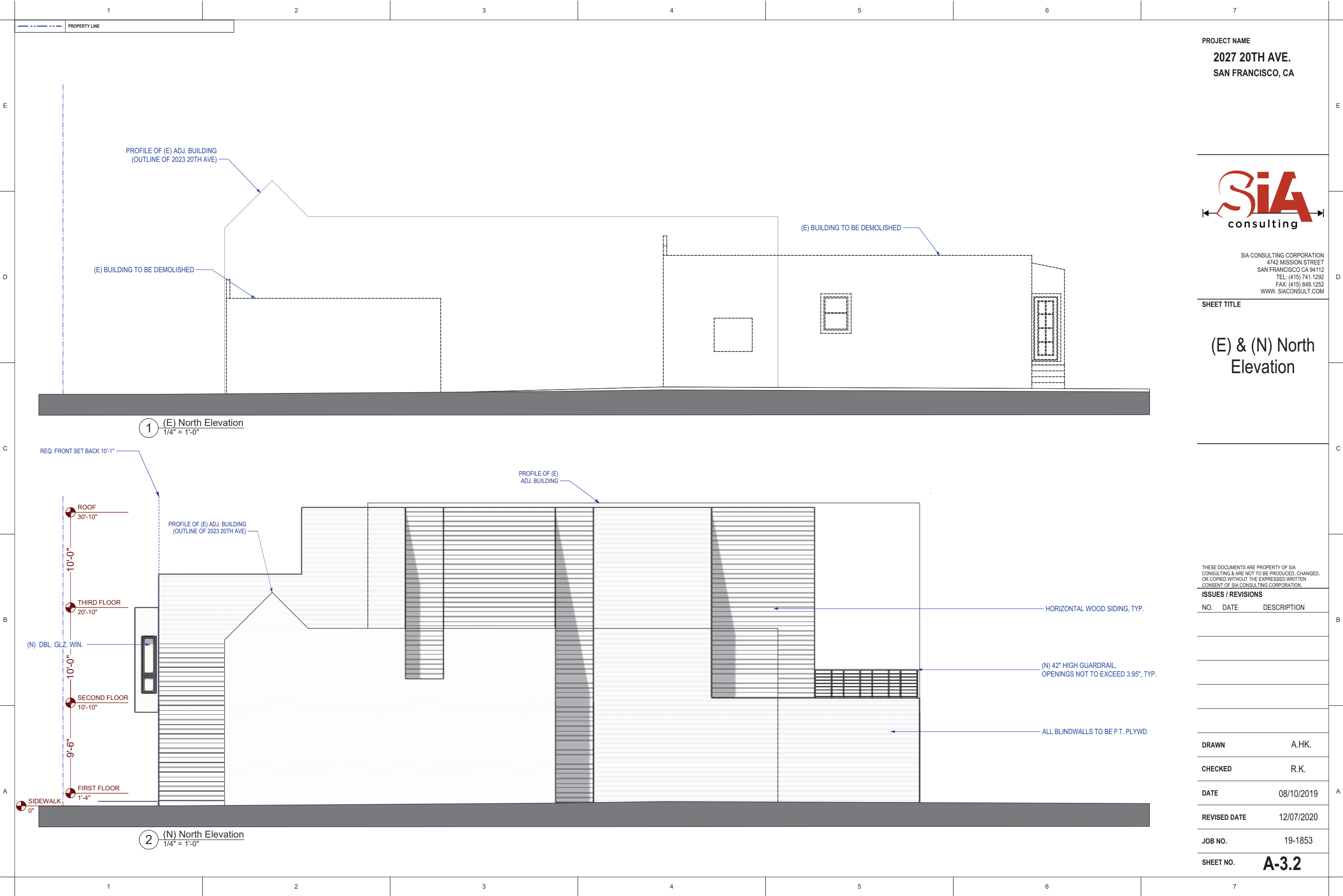
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SHEET NO. **A-3.2**



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SHEET TITLE

(E) & (N) South Elevation

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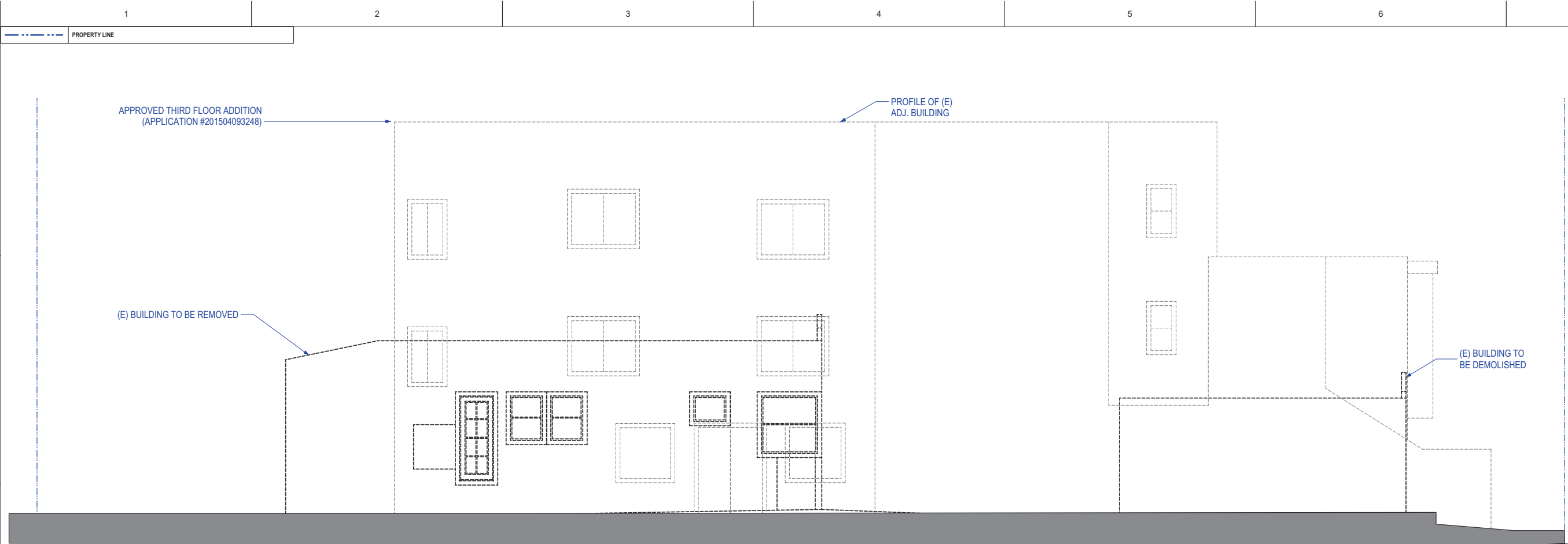
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DATE 08/10/2019

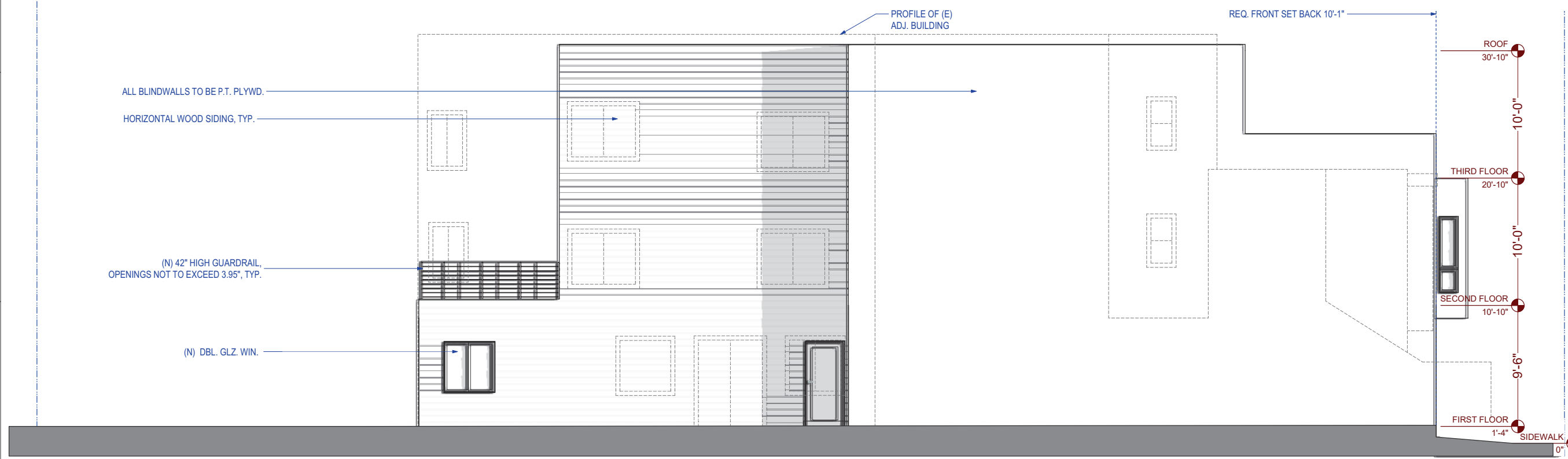
REVISED DATE 12/07/2020

JOB NO. 19-1853

SHEET NO. **A-3.3**



1 (E) South Elevation
 1/4" = 1'-0"



2 (N) South Elevation
 1/4" = 1'-0"

	PROPERTY LINE
	(E) WALL TO BE REPLACED IN KIND
	REPLACED WALL TO BE UPGRADED TO 1-HR FIRE RATED
	(N) WALL TO BE CONSTRUCTED

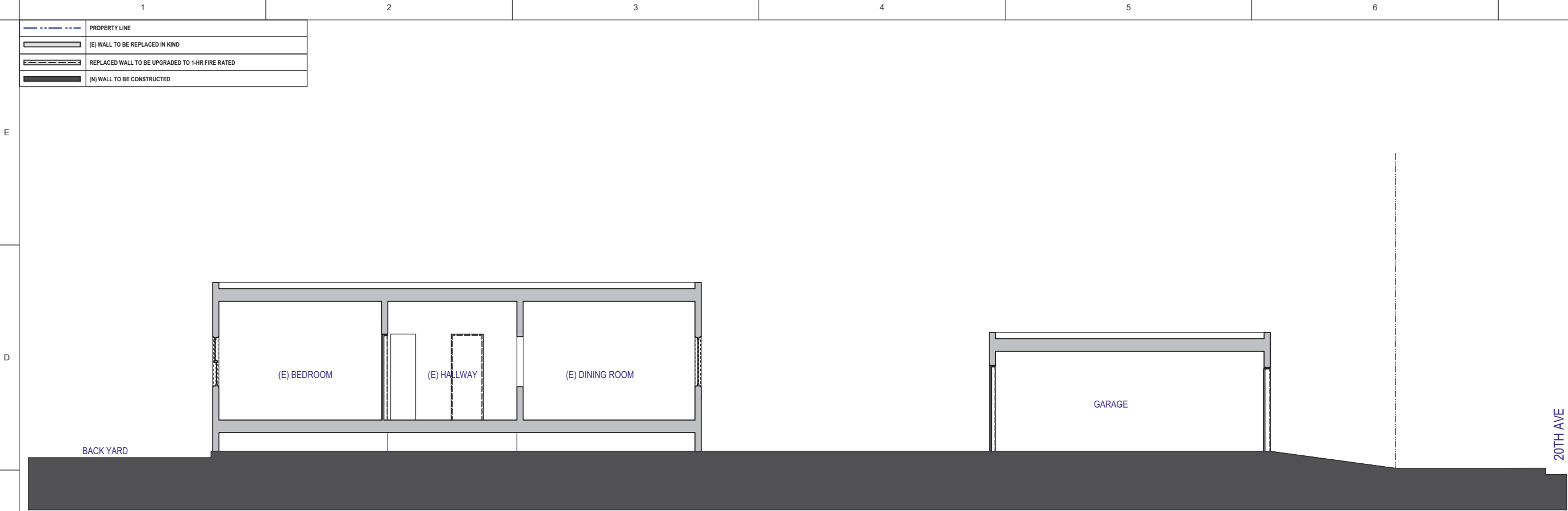
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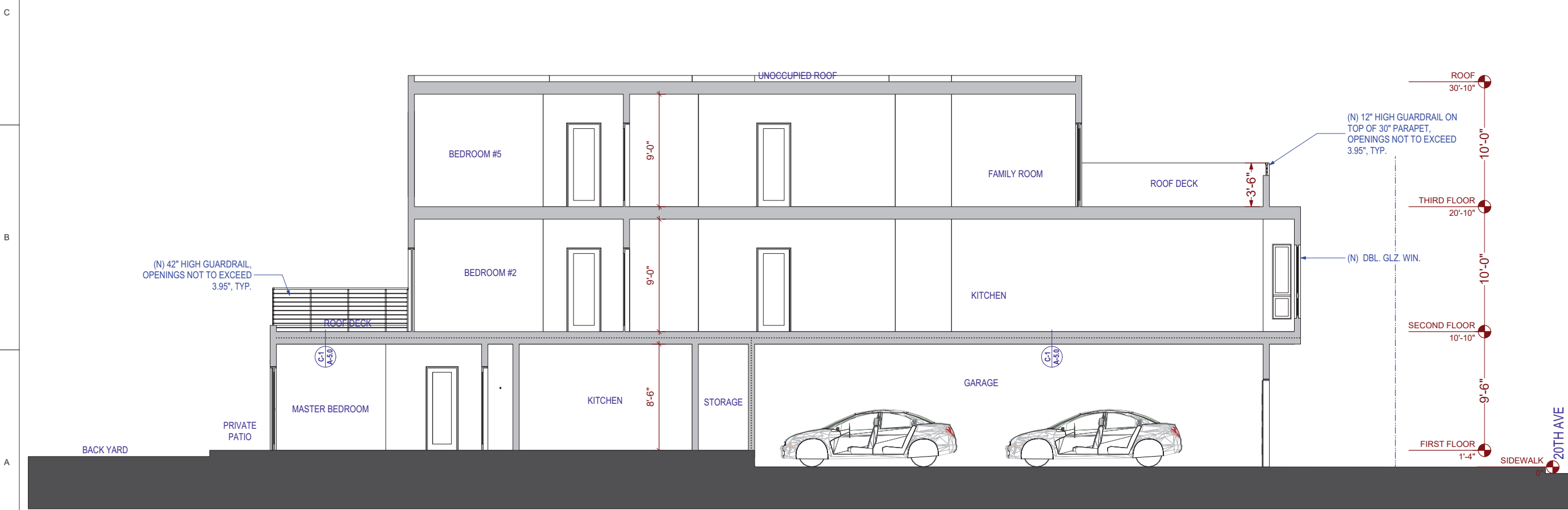
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SHEET TITLE

Section



1 Existing Section
 1/4" = 1'-0"



2 Proposed Section
 1/4" = 1'-0"

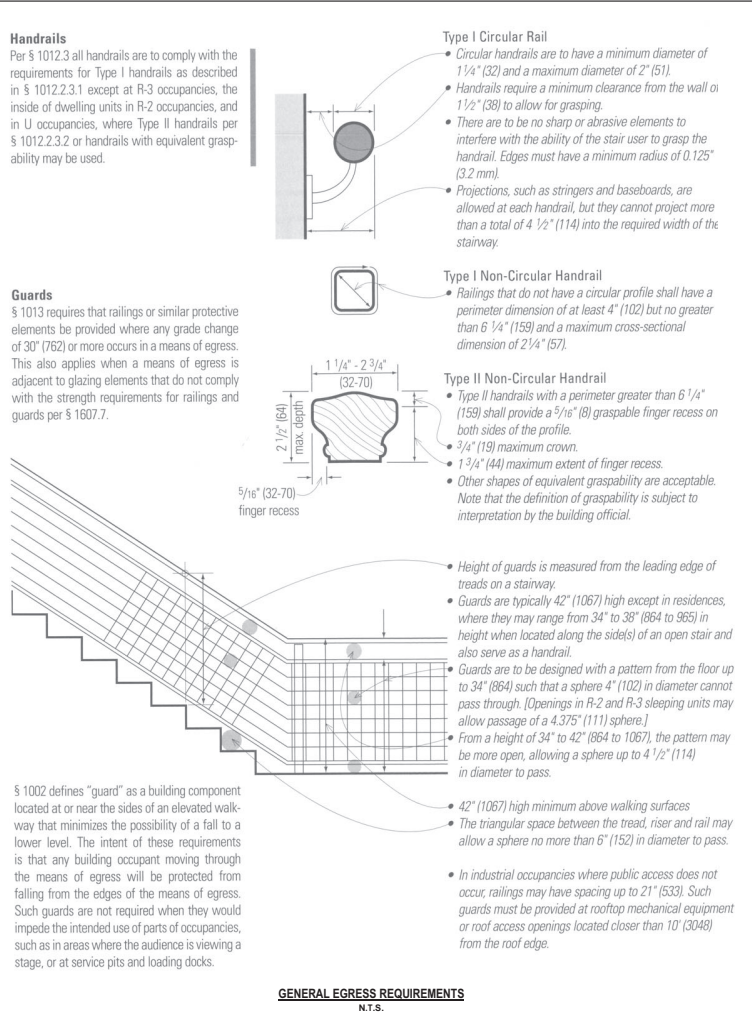
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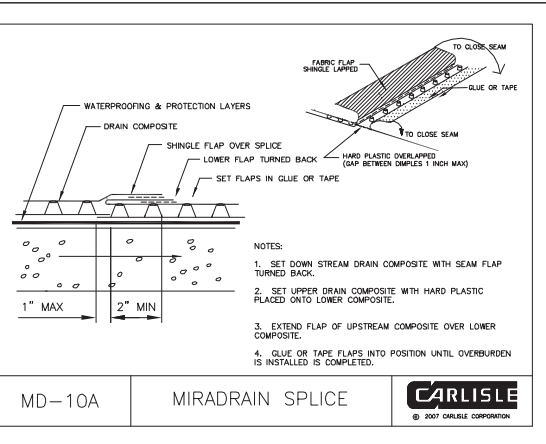
NO.	DATE	DESCRIPTION

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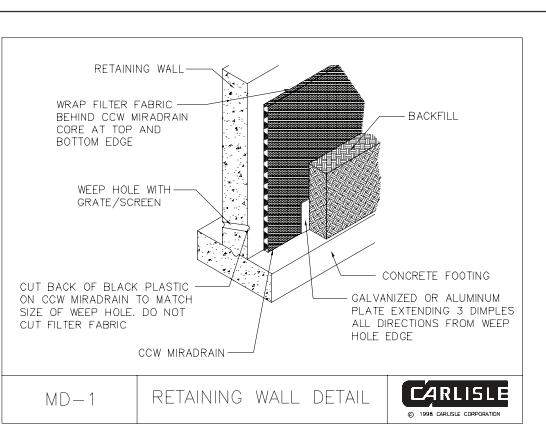
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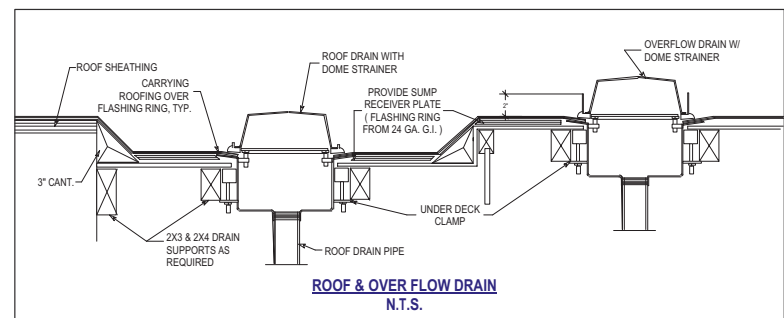
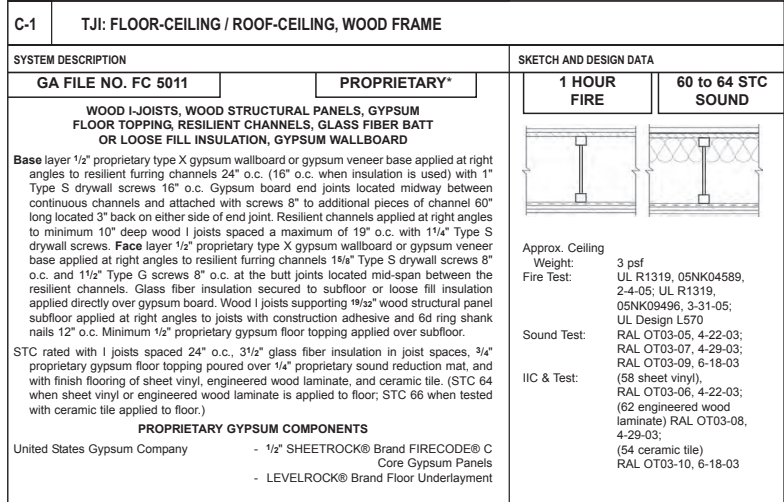
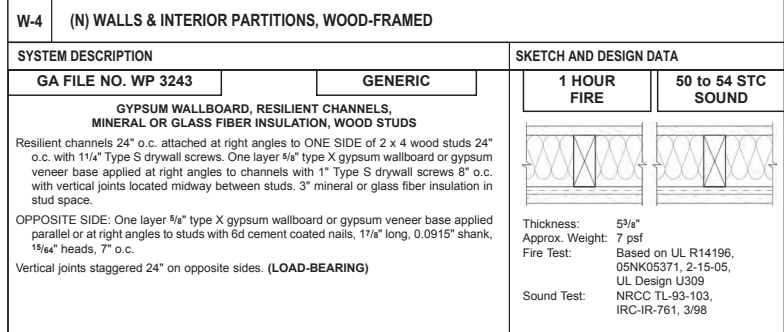
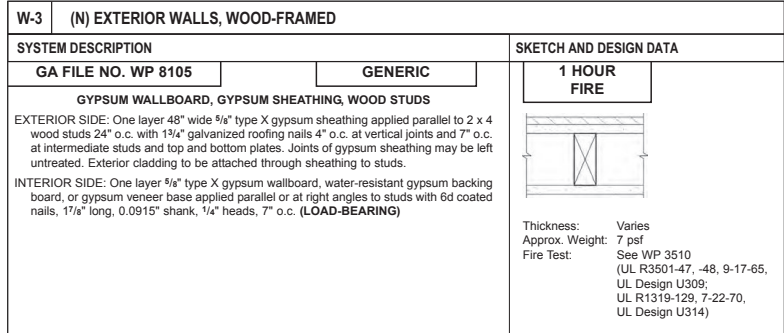
GENERAL EGRESS REQUIREMENTS
N.T.S.



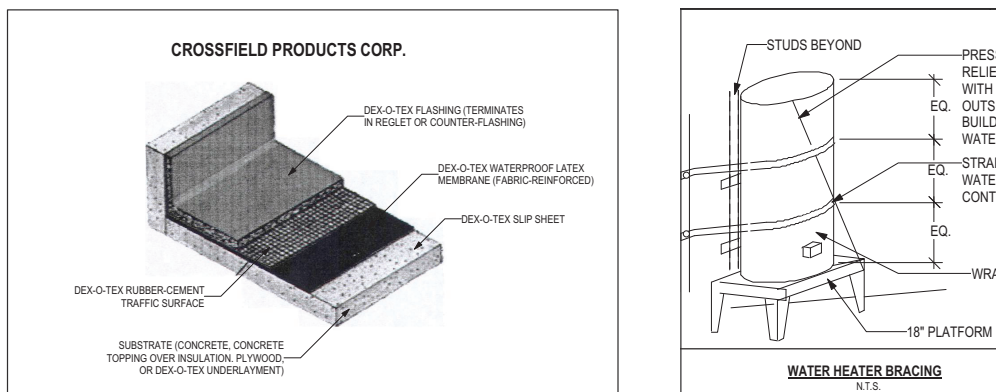
MD-10A MIRADRAIN SPLICE
CARLISLE
© 2007 CARLISLE CORPORATION



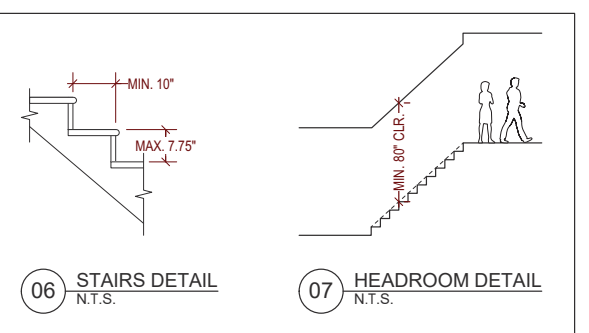
MD-1 RETAINING WALL DETAIL
CARLISLE
© 1994 CARLISLE CORPORATION



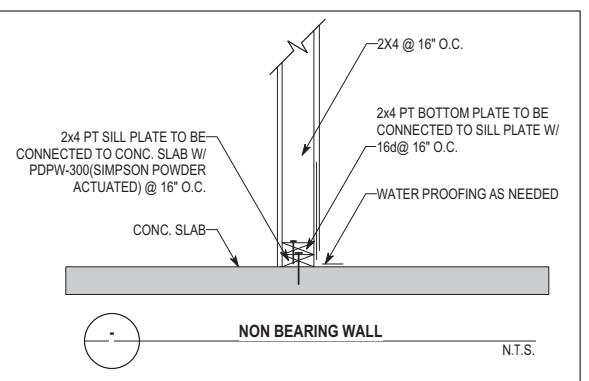
ROOF & OVER FLOW DRAIN
N.T.S.



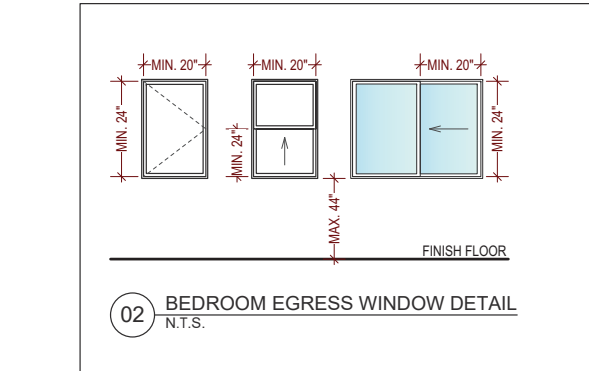
WATER HEATER BRACING
N.T.S.



06 STAIRS DETAIL N.T.S. 07 HEADROOM DETAIL N.T.S.



NON BEARING WALL
N.T.S.



02 BEDROOM EGRESS WINDOW DETAIL N.T.S.

WhisperGreen CEILING MOUNT FAN WITH DC MOTOR

Built-in Controls with Motion Sensor
FV-08VKM3 80/0 CFM 4" Duct
FV-13VKM3 130/0 CFM 6" Duct

Built-in Controls
FV-08VK33 80/0 CFM 4" Duct
FV-13VK33 130/0 CFM 6" Duct

Single Speed
FV-05VK3 50 CFM 4" Duct
FV-08VK3 80 CFM 4" Duct
FV-13VK3 130 CFM 6" Duct

Specification	FV-05VK3				FV-08VK3				FV-08VK33				FV-13VK3			
	CFM	Watts	Speeds	Remote	CFM	Watts	Speeds	Remote	CFM	Watts	Speeds	Remote	CFM	Watts	Speeds	Remote
CFM	50	10	3	Yes	80	15	3	Yes	80	15	3	Yes	130	25	3	Yes
Watts	10	10	3	Yes	15	15	3	Yes	15	15	3	Yes	25	25	3	Yes
Speeds	3	3	3	Yes	3	3	3	Yes	3	3	3	Yes	3	3	3	Yes
Remote	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Complete Specifications on page 40-45
Performance Overview

VENTILATION CALC. :
(N) ADU UNIT: 1,068 S.F. X 0.01 + (1 BEDROOMS + 1) X 7.5 = 25.68 CFM PROVIDED: 30 CFM
(N) UNIT: 2,745 S.F. X 0.01 + (5 BEDROOMS + 1) X 7.5 = 72.45 CFM PROVIDED: 79 CFM

PROJECT NAME
**2027 20TH AVE.
SAN FRANCISCO, CA**



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SHEET TITLE
Typical Details

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JOB NO. 19-1853

SHEET NO. **A-5.1**

INFORMATION SHEET

NO. EG-06
DATE : August 24, 2018
CATEGORY : Egress
SUBJECT : Local equivalencies for Accessory Dwelling Units (ADU) and Unit Legalization

REFERENCE : 2016 San Francisco Building Code (SFBC)
 2016 San Francisco Fire Code (SFFC)
 2016 San Francisco Housing Code (SFHC)
 Ordinance No. 43-14
 Ordinance No. 30-15
 Ordinance No. 162-16
 Ordinance No. 95-17
 Ordinance No. 162-17
 Information Sheet FS-05
 Information Sheet G-23
 Gas Design Standard (GDS) J-15, published by PG&E on 11/15/17:
<https://www.pge.com/includes/docs/pdfs/mybusiness/customerservice/startstop/newconstruction/greenbook/servicesrequirements/J-15.pdf>

INTENT : To clarify acceptable local equivalencies for single exit ground floor accessory dwelling units (ADU) and unit legalizations for projects resulting in Group R2 Occupancy only.

DISCUSSION :

- A.** ADU's on ground floor in some cases will have a shared path of travel for both:
1. Single exit from unit on given floor (See SFBC Section 1006.3.2), and
 2. Emergency Escape and Rescue Opening's (EERO) requiring travel through building to access the public way (See SFBC Section 1030.1)

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 1660 Mission Street - San Francisco CA 94103
 Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

REQUIREMENTS: Per SFBC, the entire building is required to be equipped throughout with a sprinkler system in order to use Table 1006.3.2(1). Providing fully sprinklered new units and the egress paths per FS-05 is considered a partial system, and the building is not considered to be equipped throughout with a sprinkler system. The other option is to provide two exits.

B. Acceptable local equivalencies are as follows:

1. In ADU or unit legalization projects, when a new sleeping room facing a rear yard less than 50 feet deep, access to the public way can re-enter the building and coincide with the unit's single exit in accordance with all of the following:
 - a. Entire ground floor shall be sprinklered per San Francisco Building Code and Fire Code Section 903, including any garages, laundry room, trash rooms, common areas, storage spaces and crawl spaces.
 - b. The entire building (3 units or more) will need to be provided with a manual fire alarm system per San Francisco Building Code and Fire Code Section 907.
 - c. The exit and emergency escape and rescue route shall be protected as a 1-hour passageway with full sprinkler coverage.
 - d. Gas and electric meters shall be relocated outside the exit passageway or protected in a 1-hour fire rated enclosure. The enclosure cabinet shall meet the requirements of Section E in PG&E's GDS J-15. PG&E is responsible for the design and final approval of the location for metering facilities. The enclosure cabinet shall not be placed in the minimum width or required capacity of a means of egress component (exit passageway).
 - e. New ground floor interior load bearing walls shall be 1-hour rated construction.
 - f. 1-hour horizontal separation from the level above shall be provided at the entire ground floor.
 - g. Toters (trashcans) shall not be stored in the exit passageway. Toter receptacle compartments shall be in accordance with SFHC Section 707. Pre-application meeting may be required.
 - h. The maximum common path of egress travel distance shall not exceed 125 feet.
2. Where new openings are created and/or existing opening utilized that are located below and within 10 feet of a fire escape, 45 minute rated opening protection is required.
 - a. In lieu of 45 minute rated opening protection, ordinary temperature quick-response type sprinkler heads installed within 18 inches of the openings and spaced no less than 6 feet on center or manufacturer's minimum recommended spacing, whichever is closer, and designed to flow at 3 gpm per linear foot.

C. This Information Sheet is applicable to any of the following:

1. Ordinance No. 43-14: Legalization of Dwelling Units Installed Without A Permit
2. Ordinance No. 49-14: Construction of In-law Units in Existing Residential Buildings of Auxiliary Structures on the Same Lot

3. Ordinance No. 30-15: Adding Dwelling Units to Existing Buildings Undergoing Seismic Retrofitting
4. Ordinance No. 162-16: Construction of Accessory Dwelling Units
5. Ordinance No. 95-17: Construction of Accessory Dwelling Units
6. Ordinance No. 162-17: Construction of Accessory Dwelling Units

D. These requirements do not alleviate and shall not diminish any other code requirements established in the SFBC and SFFC.

E. These requirements do not apply to ground floor units provided with 2 separate means of access.

OTHER CONDITIONS:

Other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager. Pre-application meeting and/or approval of AB-005 is required.

Daniel de Cossio 8/27/18
 Daniel de Cossio Date
 Fire Marshal & Assistant Deputy Chief
 San Francisco Fire Department

Tom C. Hui 9/27/18
 Tom C. Hui, S.E., C.B.O. Date
 Director
 Department of Building Inspection

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2027 20TH AVE.
SAN FRANCISCO, CA



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SHEET TITLE

EG-05 FORMS

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SHEET NO. **EG-1.0**

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

PROJECT NAME
2027 20TH AVE.
SAN FRANCISCO, CA

	INSTRUCTIONS:		CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO	
	1	2		LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON-RESIDENTIAL	OTHER NON-RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON-RESIDENTIAL INTERIORS ALTERATIONS + ADDITIONS	PROJECT NAME	
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A, B, E, I, M 25,000 sq. ft. or greater	F, H, L, S, U or A, B, E, I, M less than 25,000 sq. ft.	R 25,000 sq. ft. or greater	R adds any amount of conditioned area	B, M 25,000 sq. ft. or greater	A, B, I, M 25,000 sq. ft. or greater	A, B, E, F, H, L, I, M, S, U more than 1,000 sq. ft. or \$200,000	2027 20th Ave	2140/004A
E	LEED/GPR	Required LEED or GPR Certification Level	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	2027 20th Ave	
		LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r	Block/LOT 2140/004A
D	MATERIALS	LOW-EMITTING MATERIALS	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	2027 20th Ave	
		WATER	INDOOR WATER USE REDUCTION	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).			LEED WEC2 (2 pts)						ADDRESS R-3	
			NON-POTABLE WATER REUSE	Health Code art.12C New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.				n/r		n/r				PRIMARY OCCUPANCY 4,347 ± S.F.
C	ENERGY	BETTER ROOFS	New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r	GROSS BUILDING AREA 4,347 ± S.F.	
		RENEWABLE ENERGY	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).					n/r	n/r	n/r	n/r	n/r	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)	
		COMMISSIONING (Cx)	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.			LEED EAc1 opt. 1			n/r	n/r				
		WATER METERING	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).					n/r	n/r					
B	PARKING	BICYCLE PARKING	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2				if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2				
		DESIGNATED PARKING	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r				n/r	n/r				
		WIRING FOR EV CHARGERS	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r		
		WATER EFFICIENT IRRIGATION	Administrative Code ch.63 New construction projects with aggregated landscape area ≥500 sq. ft., or existing projects with modified landscape area ≥1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq. ft. of landscape area. See www.sfwater.org for details.					n/r	n/r					
A	WASTE DIVERSION	RECYCLING BY OCCUPANTS	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.											
		CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion						75% diversion		
		HVAC	HVAC INSTALLER QUALS HVAC DESIGN REFRIGERANT MANAGEMENT	Installers must be trained and certified in best practices. HVAC shall be designed to ACCA Manual J, D, and S. Use no halons or CFCs in HVAC.			n/r	n/r			n/r	n/r	n/r	
A	GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r					
		BIRD-SAFE BUILDINGS	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.											
		TOBACCO SMOKE CONTROL	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.											
		POLLUTION PREVENTION	STORMWATER CONTROL PLAN CONSTRUCTION SITE RUNOFF CONTROLS	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details. Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
A	INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r					
		AIR FILTRATION (CONSTRUCTION)	Seal permanent HVAC ducts/equipment stored onsite before installation.											
		AIR FILTRATION (OPERATIONS)	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.		if applicable	if applicable			if applicable	n/r				
		CONSTRUCTION IAQ MANAGEMENT PLAN	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.		n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
		RESIDENTIAL	GRADING & PAVING RODENT PROOFING FIREPLACES & WOODSTOVES CAPILLARY BREAK, SLAB ON GRADE MOISTURE CONTENT BATHROOM EXHAUST	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building. Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method. Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances. Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional. Wall and floor wood framing must have <19% moisture content before enclosure. Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).					if applicable	if applicable	n/r	n/r	n/r	



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Green Building Checklist

NO.	DATE	DESCRIPTION
ISSUES / REVISIONS		

THESE DOCUMENTS ARE PROPERTY OF SIA CONSULTING & ARE NOT TO BE PRODUCED, CHANGED, OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIA CONSULTING CORPORATION.

DRAWN A.HK.

CHECKED R.K.

DATE 08/10/2019

REVISED DATE 12/07/2020

JOB NO. 19-1853

SHEET NO. **G-1.0**



Exhibit C

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

628.652.7600

www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2027 20TH AVE		2140004A
Case No.		Permit No.
2019-018013PRJ		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization (per planning code section 317) and Variance request from the rear yard requirement to permit the following:</p> <p>The Project proposes to demolish a non-historic one-story cottage at 2027 20th Avenue (the "Property") and to construct a 2,809 square foot single family residence above a 797 square foot accessory dwelling unit ("ADU") on the ground floor.</p> <p>In 2008, the Project initially proposed to add two stories to the existing one-story cottage and to remodel the detached garage structure, for which Building Permit Application No. 200804048918 was issued on September 11, 2015. Construction subsequently began in 2016. Revision Permit Application No. 201811014764 was issued on February 15, 2019 to reflect the updated demolition figures. However, during construction, the contractor discovered extensive dry rot in the 90-year-old cottage. Unaware of the requirement to first contact DBI to inspect the dry rot and approve its replacement, the contractor replaced the dry rot. Therefore, the Project requires a Conditional Use Authorization for the dwelling unit demolition pursuant to Planning Code Section 317 in order to replace the nearly uninhabitable single-family cottage with a sound structure providing two residential units, including an ADU.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input 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"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

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

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

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

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

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER <input type="checkbox"/> Reclassify to Category C (No further historic review) b. Other (specify):
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Gabriela Pantoja
		01/11/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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.</p>		

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 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 to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



LAND USE INFORMATION

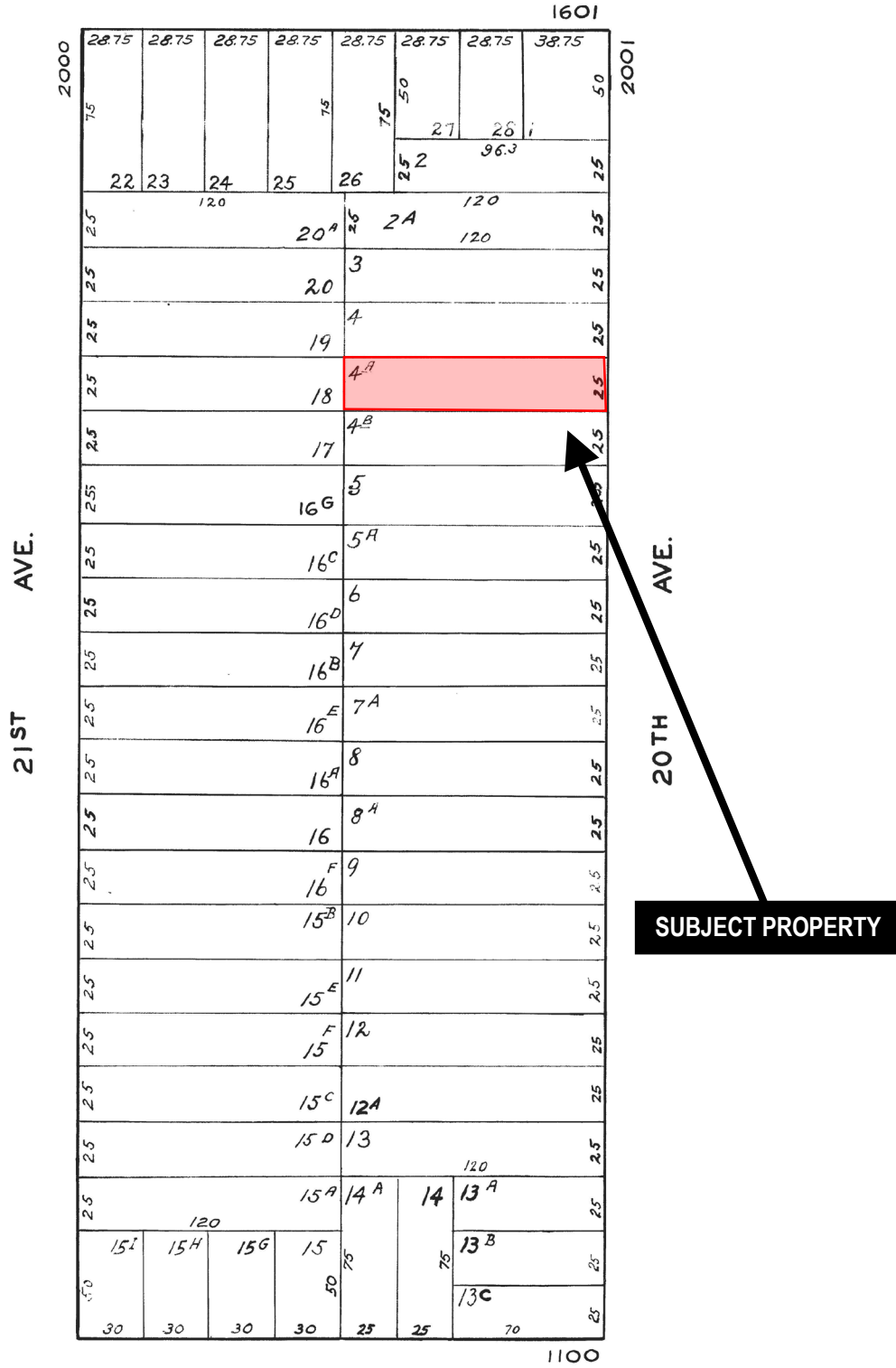
PROJECT ADDRESS: 2027 20TH AVE
RECORD NO.: 2019-018013CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	277	686	409
Residential GSF	796	3,606	2,810
Retail/Commercial GSF	796	3,606	2,810
Usable Open Space	1,207	1,279	72
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Total	1	1	2
Number of Buildings	2	1	-1
Number of Stories	1	3	2
Parking Spaces	1	2	1
Bicycle Spaces	0	1	1
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	1	1	1
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	1	1
Accessory Dwelling Units	0	1	1

Parcel Map

PACHECO



QUINTARA

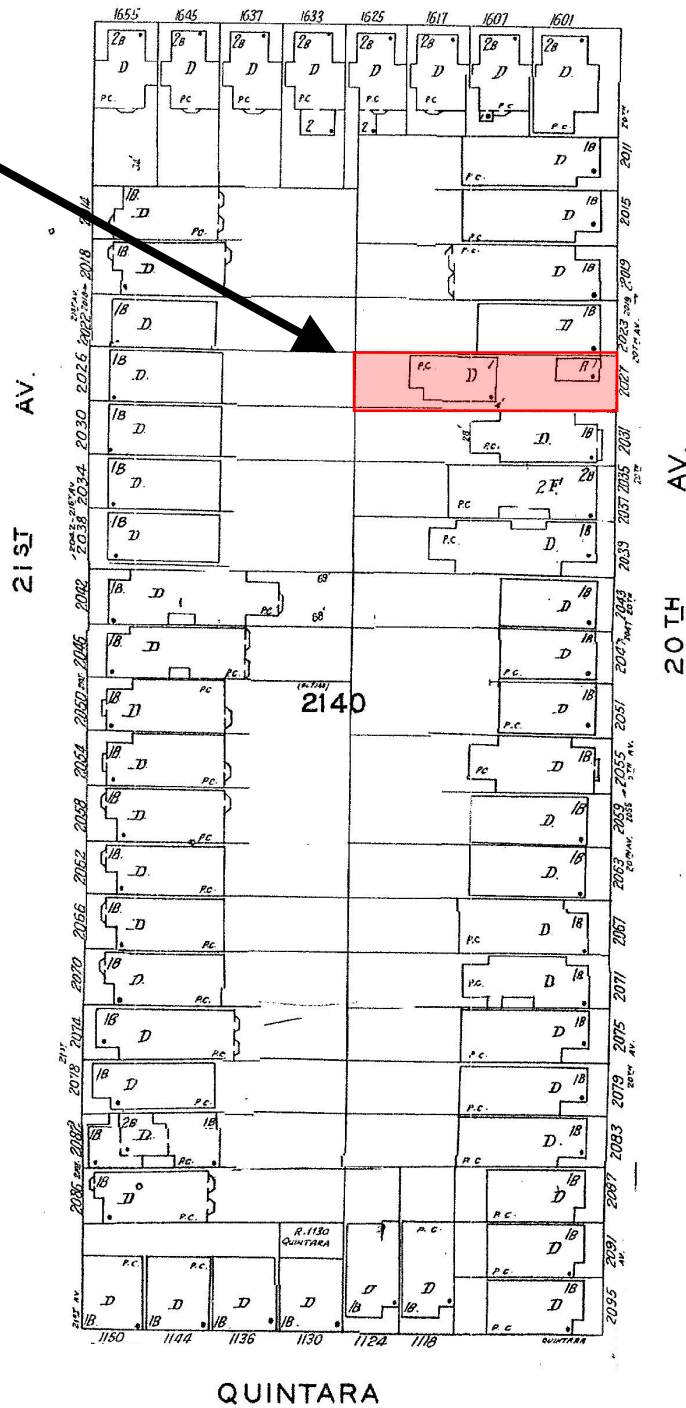


Conditional Use Authorization
 Case No. 2019-018013CUA
 2027 20th Avenue

Sanborn Map*

PACHECO

SUBJECT PROPERTY

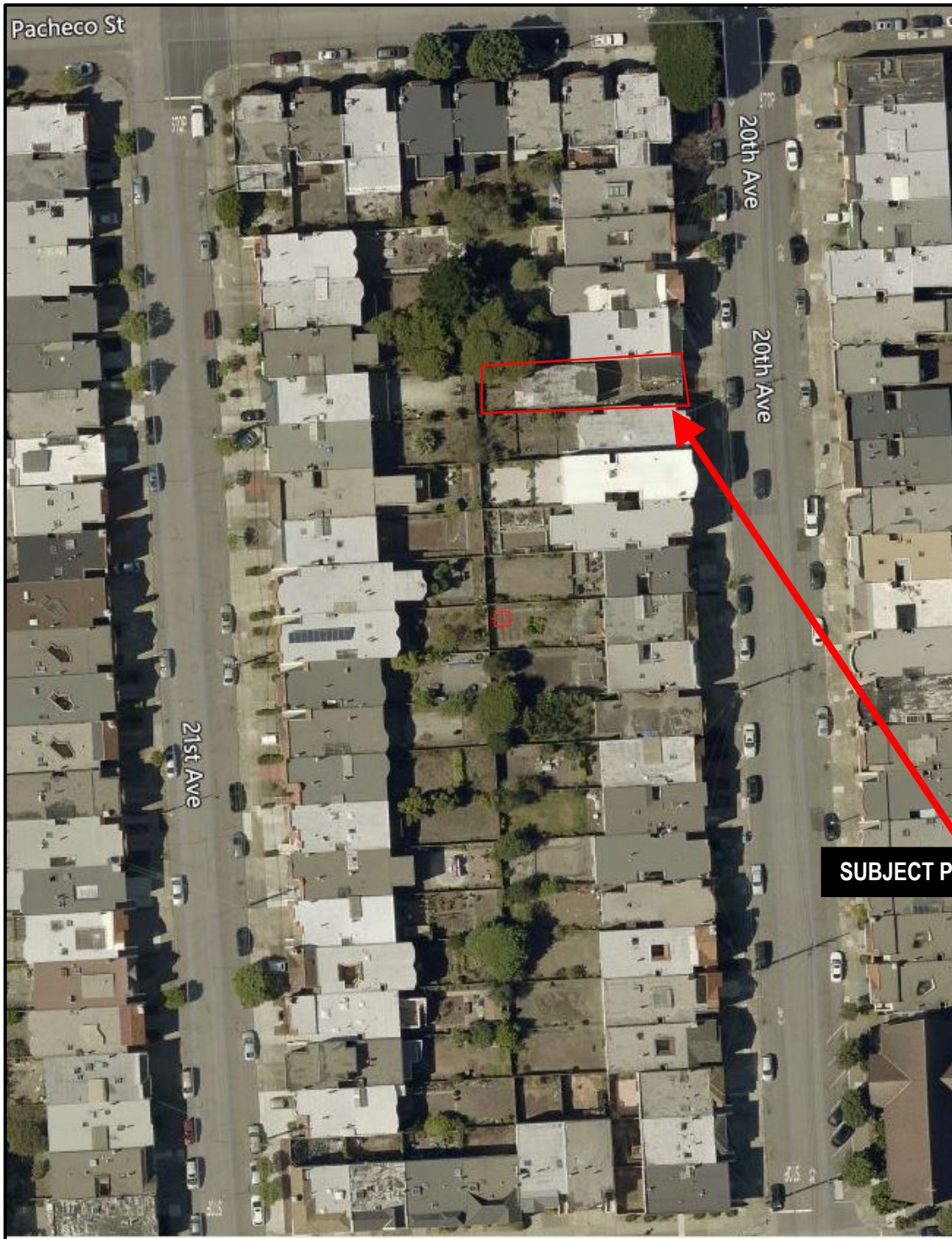


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case No. 2019-018013CUA
2027 20th Avenue

Aerial Photo – 2016



SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2019-018013CUA
2027 20th Avenue

Aerial Photo – 2020



SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2019-018013CUA
2027 20th Avenue

Zoning Map



Conditional Use Authorization
Case No. 2019-018013CUA
2027 20th Avenue

Site Photo- 2016



Conditional Use Authorization
Case No. 2019-018013CUA
2027 20th Avenue

Site Photo- 2020



Conditional Use Authorization
Case No. 2019-018013CUA
2027 20th Avenue

REUBEN, JUNIUS & ROSE, LLP

Thomas Tunny
ttunny@reubenlaw.com

January 11, 2021

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 2027 20th Avenue
Project Sponsor Submittal
Planning Department Case No. 2019-018013CUA
Hearing Date: January 21, 2021**

Dear President Koppel and Commissioners:

Our office is working with Andrew Lee, the project sponsor of the proposed project at 2027 20th Avenue (the "Property"). The project proposes to demolish a deteriorating, 90-year old, non-historic, noncomplying one-story cottage and to construct a 2,680 square-foot single-family residence above a 692 square-foot accessory dwelling unit ("ADU") on the ground floor (the "Project"). The Property is in the RH-1 zoning district and 40-X height and bulk district. The prior cottage was located in the rear yard with a one-story detached garage located at the front. Due to circumstances described below, the Project is in mid-construction (though currently suspended).

- In 2008, the Project initially proposed to add two stories to the existing one-story cottage and to remodel the detached garage structure, for which Building Permit Application No. 200804048918 was issued on September 11, 2015. Construction subsequently began in 2016.
- During construction, the contractor discovered extensive dry rot in the 90-year-old cottage. Unaware of the requirement to first contact DBI to inspect the dry rot and approve its replacement, the contractor replaced the dry rot. The Project was suspended due to an allegation of excessive demolition.
- The Project Sponsor brought an appeal to the Board of Appeals, seeking approval of the demolition. The Board denied the appeal, but based largely upon the understanding that the Project Sponsor would have a compelling case for a Conditional Use Authorization at the Planning Commission. Thus, the application before this Commission now. Renderings of the project are attached as Exhibit A.
- The Project would provide a reasonably-sized family residence in the Outer Sunset, which is replete with similarly sized homes. The Project is three stories where four are allowed,

with the family residence on two stories over a garage and the ADU. The third story is set back 15' from the front of the building to reduce the apparent massing. The Project requires no variances and the ADU adds a valuable unit to the City's housing stock. The Project would replace a noncomplying structure that was deteriorated and completely incompatible with the existing neighborhood character.

Staff recommends approval of the Project as proposed and we respectfully request the Planning Commission adopt Staff's recommendation.

I. THE FINDINGS OF PLANNING CODE SECTIONS 303 AND 317 ARE MET

A. Section 303

Under Planning Code section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented establish the following:

- 1. *That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.***

The Project is necessary and desirable because it will remove a non-historic 90-year-old single-family cottage that was nearly uninhabitable due to extensive dry rot and replace it with a single family residential building with an accessory dwelling unit. The Project is consistent with the RH-1 zoning district, which is characterized and occupied almost exclusively by single-family homes. R districts have large units suitable for family occupancy, open space, and limited non-residential uses. The Project will maintain the principally-permitted dwelling unit density of one unit per lot, and will add an ADU on the ground floor, which is permitted in RH-1 districts pursuant to Planning Code Section 207. The Project will provide open space in the form of a backyard and two roof decks.

The Project will provide a structurally sound building, which has been carefully designed to be compatible with the surrounding properties and overall neighborhood character.

- 2. *That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:***

- (a) *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.***

The Project will result in a residential structure that is appropriate in both size and shape for the neighborhood. In line with both Planning Code Section 132 and adjoining properties, the Project will provide a 10 foot, 1 inch setback from the front property line. Furthermore, the Project will conserve neighborhood character by providing a contextual, yet modern, structurally-sound

residential building that will replace a one-story, run down cottage with a single-family home with additional bedrooms suitable for a family, as well as an additional ADU on the ground floor.

- (b) **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 Project is well served by public transit. The Project site is in close proximity to the 7, 7X, 28, 28R, 48, and 66 bus lines, as well as the L Muni train line which stops 0.5 miles away. In addition, the Project would provide two off-street parking spaces and one Class 1 bicycle parking space, ensuring ample off-street parking for the residents and no resulting increase in the amount of traffic in the neighborhood.

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

The Project will comply with all applicable regulations regarding construction noise and dust, and will not produce, or include, any permanent uses that will generate substantial levels of noxious or offensive emissions, such as excessive noise, glare, dust, and odor.

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

The Project would maximize the dwelling units able to be constructed and close the gap in the street front, while remaining consistent with the surrounding properties. The Project will meet all relevant design guidelines, including the Residential Design Guidelines. The building materials will also be appropriately selected to be compatible with the surrounding neighborhood.

3. ***That such use or feature as proposed will comply with the applicable provisions of this 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:

General Plan

HOUSING

OBJECTIVE 2 **RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

Policy 2.1 Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The Project is in line with this policy because it proposes to demolish a small, noncomplying one bedroom cottage with extensive dry rot damage, rendering the structure nearly uninhabitable. The Project would result in a structurally sound single-family building above a ground floor ADU, resulting in a net increase of a much-needed, naturally affordable smaller housing unit.

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.

The Project proposes to replace a one-bedroom cottage with a five bedroom single-family home above a one bedroom ground-floor ADU. In line with Policy 4.1, the Project provides two residential units suitable for occupation by individuals, couples, and 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 11.3 Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The Project meets this objective and these policies. The Proposed three-story residential building is compatible with the adjacent properties, while providing an additional much-needed unit in the RH-1 zoning district.

OBJECTIVE 12 BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION

Policy 12.1 Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.3 Ensure new housing is sustainably supported by the City's public infrastructure systems.

The Project meets this objective and these policies. The Project site is located in close proximity to the 7, 7X, 28, 28R, 48, and 66 bus lines, as well as the L Muni train line which stops 0.5 miles away. In addition, the Project would provide two off-street parking spaces and one Class 1 bicycle parking space.

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

The provision a family-sized dwelling unit with an ADU is in conformity with the stated purpose of the RH-1 Zoning District. According to the Planning Code, this District is “occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height.”

B. Section 317

Under Planning Code Section 317(g)(6), The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

(A) *Whether the property is free of a history of serious, continuing Code violations;*

There is no history of serious or continuing Code violations at the Project site.

(B) *Whether the housing has been maintained in a decent, safe, and sanitary condition;*

The Property was not originally well-constructed and naturally fell into disrepair after many decades.

(C) *Whether the property is an "historical resource" under CEQA;*

The Project is not a “historical resource” under CEQA.

(D) *Whether the project converts rental housing to other forms of tenure or occupancy;*

The Project does not convert or eliminate any rental housing.

(E) Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The Project does not convert or eliminate any rental housing.

(F) Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project hoped to preserve and expand the existing one-story cottage, extensive dry rot damage discovered after construction commenced resulted in de-facto demolition and reconstruction of a structurally sound residential building at the Property.

(G) Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Project will conserve neighborhood character by providing a contextual, yet modern, structurally sound residential building. In addition, the Project will replace a one-story, run-down, noncomplying cottage with a single family home with additional bedrooms suitable for a family, as well as an additional ADU on the ground floor.

(H) Whether the project protects the relative affordability of existing housing;

The Project will protect the relative affordability of existing housing by providing an ADU.

(I) Whether the project increases the number of permanently affordable units as governed by Section 415;

The Project is not subject to the City's inclusionary housing program.

(J) Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Project would appropriately provide a larger single-family home suitable for a family, while also adding an ADU.

(K) Whether the project increases the number of family-sized units on-site;

The previous one-story, one-bedroom cottage was not suitable for a family. The Project proposes to increase the number of family-size units on-site by providing additional bedrooms in the single-family unit. In addition, the Project would add a new ADU that is designed to be more affordable and suitable for individuals and couples.

(L) Whether the project creates new supportive housing;

The Project does not involve new supportive housing.

(M) Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project is of excellent architectural and urban design, and will meet all relevant design guidelines, including the Residential Design Guidelines.

(N) Whether the project increases the number of on-site Dwelling Units;

The Project increases the number of units on-site by one net new unit in the form of an ADU, while also providing additional bedrooms for the single-family dwelling unit.

(O) Whether the project increases the number of on-site bedrooms;

The Project increases the number of bedrooms in the single-family unit from one bedroom to five bedrooms, ideal for a family with children. The Project also provides an additional new one-bedroom ADU on the ground floor.

(P) Whether or not the replacement project would maximize density on the subject lot; and

The Project site is zoned RH-1, where one dwelling unit is principally permitted on each lot. The Project will be consistent with this density limit and maximize density by providing an ADU.

(Q) 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.

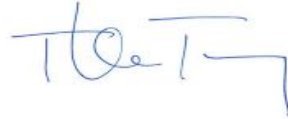
The Project replaces the 618 square foot, one-bedroom cottage with a 692 square foot, one-bedroom ADU and 2,680 square foot, five-bedroom single family unit. It will not eliminate any affordable housing, but will add family-sized housing and a naturally affordable ADU.

II. CONCLUSION

For all of the foregoing reasons, we respectfully request that the Planning Commission approve the Project as proposed.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in blue ink, appearing to read "T. Tunny", with a horizontal line above the first name and a vertical line extending downwards from the end.

Thomas Tunny

Enclosures

cc: Andrew Lee
SIA Consulting Corp.

EXHIBIT A

Project Renderings









SAN FRANCISCO PLANNING DEPARTMENT

PROJECT APPLICATION (PRJ)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
2027 20TH AVE	2140004A
Record No.	Building Permit No.
2019-018013PRJ	

Property Owner's Information

Name:

Address:

Applicant Information

Name:

Tunny, Thomas P

Company/Organization:

Reuben, Junius & Rose, LLP

Address:

One Bush Street, Suite 600, San Francisco, CA 94104

Email:

ttunny@reubenlaw.com

Phone:

4155679000

Billing Contact

Name:

Shing Kit Lee

Company/Organization:

Address:

1327 Taraval Street, San Francisco, CA 94116

Email:

sfna99@aol.com

Phone:

4157598880

Related Building Permit

Building Permit Application No:

Related Preliminary Project Assessment (PPA)

PPA Application No:

Project Information

Project Description:

The Project proposes to demolish a non-historic one-story cottage at 2027 20th Avenue (the "Property") and to construct a 2,809 square foot single family residence above a 797 square foot accessory dwelling unit ("ADU") on the ground floor. The Property is in the RH-1 zoning district and 40-X height and bulk district.

In 2008, the Project initially proposed to add two stories to the existing one-story cottage and to remodel the detached garage structure, for which Building Permit Application No. 200804048918 was issued on September 11, 2015. Construction subsequently began in 2016. Revision Permit Application No. 201811014764 was issued on February 15, 2019 to reflect the updated demolition figures. However, during construction, the contractor discovered extensive dry rot in the 90-year-old cottage. Unaware of the requirement to first contact DBI to inspect the dry rot and approve its replacement, the contractor replaced the

Project Details:

- | | | |
|---|--|--|
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| <input type="checkbox"/> Facade Alterations | <input type="checkbox"/> ROW Improvements | <input type="checkbox"/> Additions |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other: |
-

Estimated Construction Cost:

0.00

Residential:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Senior Housing | <input type="checkbox"/> 100% Affordable | <input type="checkbox"/> Student Housing | <input type="checkbox"/> Dwelling Unit Legalization |
| <input type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input checked="" type="checkbox"/> Accessory Dwelling Unit | |
| <input type="checkbox"/> Rental Units | <input checked="" type="checkbox"/> Ownership Units | <input type="checkbox"/> Unknown Units | |

Non-Residential:

- | | | |
|--|--|--|
| <input type="checkbox"/> Formula Retail | <input type="checkbox"/> Cannabis | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service | <input type="checkbox"/> Massage Establishment | <input type="checkbox"/> Other: |

General Land Use

	Existing	Proposed
Parking GSF	352	723
Residential GSF	618	3606
Retail/Commercial GSF	0	0
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	544	1066
Public Open Space GSF	0	0

Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	1	2
Dwelling Units - Total	1	2
Hotel Rooms	0	0
Number of Buildings	1	1
Number of Stories	1	3
Parking Spaces	1	2
Loading Spaces	0	0
Bicycle Spaces	0	1
Car Share Spaces	0	0
Other:	0	0

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	1	1
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	1
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

1a. Estimated construction duration (months):		
1b. Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Foundation Design Type:	
1c. Does the project involve a change of use of 10,000 sq ft or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
2. Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Would the project result in any construction over 40 feet in height?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4a. Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
5. Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Depth:	
6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Area:	
	Amount:	
6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8a. Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8b. Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Filed By:	File Date:
jlew	10/09/2019



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 2027 20th Avenue

Block/Lot(s): 2140/004A

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

The Project requires a Conditional Use Authorization for dwelling unit demolition pursuant to Planning Code Section 317.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

See attached.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. 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;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

See attached.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

See attached.

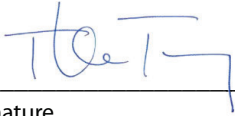
4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

See attached.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Thomas Tunny- Reuben, Junius & Rose, LLP

Name (Printed)

10/9/2019

Date

Authorized Agent

(415) 567-9000

ttunny@reubenlaw.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

2027 20th Avenue
Conditional Use Application – Attachment

A. Project Description

The Project proposes to demolish a non-historic one-story cottage at 2027 20th Avenue (the “Property”) and to construct a 2,809 square foot single family residence above a 797 square foot accessory dwelling unit (“ADU”) on the ground floor. The Property is in the RH-1 zoning district and 40-X height and bulk district.

In 2008, the Project initially proposed to add two stories to the existing one-story cottage and to remodel the detached garage structure, for which Building Permit Application No. 200804048918 was issued on September 11, 2015. Construction subsequently began in 2016. Revision Permit Application No. 201811014764 was issued on February 15, 2019 to reflect the updated demolition figures. However, during construction, the contractor discovered extensive dry rot in the 90-year-old cottage. Unaware of the requirement to first contact DBI to inspect the dry rot and approve its replacement, the contractor replaced the dry rot. Therefore, the Project requires a Conditional Use Authorization for the dwelling unit demolition pursuant to Planning Code Section 317 in order to replace the nearly uninhabitable single-family cottage with a sound structure providing two residential units, including an ADU.

B. Section 303 Conditional Use Findings

Under Planning Code section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented establish the following:

- 1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

The Project is necessary and desirable because it will remove a non-historic 90-year-old single-family cottage that was nearly uninhabitable due to extensive dry rot and replace it with a single family residential building with an accessory dwelling unit. The Project is consistent with the RH-1 zoning district, which is characterized and occupied almost exclusively by single-family homes. R districts have large units suitable for family occupancy, open space, and limited non-residential uses. The Project will maintain the principally-permitted dwelling unit density of one unit per lot, and will add an ADU on the ground floor, which is permitted in RH-1 districts pursuant to Planning Code Section 207. The Project will provide open space in the form of a backyard and two roof decks.

The Project will provide a structurally sound building, which has been carefully designed to be compatible with the surrounding properties and overall neighborhood character.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.

The Project will result in a residential structure that is appropriate in both size and shape for the neighborhood. In line with both Planning Code Section 132 and adjoining properties, the Project will provide a 10 foot, 1 inch setback from the front property line. Furthermore, the Project will conserve neighborhood character by providing a contextual, yet modern, structurally-sound residential building that will replace a one-story, run down cottage with a single-family home with additional bedrooms suitable for a family, as well as an additional ADU on the ground floor.

(b) 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 Project is well served by public transit. The Project site is in close proximity to the 7, 7X, 28, 28R, 48, and 66 bus lines, as well as the L Muni train line which stops 0.5 miles away. In addition, the Project would provide two off-street parking spaces and one Class 1 bicycle parking space, ensuring ample off-street parking for the residents and no resulting increase in the amount of traffic in the neighborhood.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

The Project will comply with all applicable regulations regarding construction noise and dust, and will not produce, or include, any permanent uses that will generate substantial levels of noxious or offensive emissions, such as excessive noise, glare, dust, and odor.

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

The Project would maximize the dwelling units able to be constructed and close the gap in the street front, while remaining consistent with the surrounding properties. The Project will meet all relevant design guidelines, including the Residential Design Guidelines. The building materials will also be appropriately selected to be compatible with the surrounding neighborhood.

3. That such use or feature as proposed will comply with the applicable provisions of this 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:

General Plan

HOUSING

OBJECTIVE 2 RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTAINANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1 Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The Project is in line with this policy because it proposes to demolish a small one bedroom cottage with extensive dry rot damage, rendering the structure nearly uninhabitable. The Project would result in a structurally sound single-family building above a ground floor ADU, resulting in a net increase of a much-needed, naturally affordable smaller housing unit.

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.

The Project proposes to replace a one-bedroom cottage with a five bedroom single-family home above a one bedroom ground-floor ADU. In line with Policy 4.1, the Project provides two residential units suitable for occupation by individuals, couples, and 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 11.3 Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The Project meets this objective and these policies. The Proposed three-story residential building is compatible with the adjacent properties, while providing an additional much-needed unit in the RH-1 zoning district.

OBJECTIVE 12 BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION

Policy 12.1 Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.3 Ensure new housing is sustainably supported by the City's public infrastructure systems.

The Project meets this objective and these policies. The Project site is located in close proximity to the 7, 7X, 28, 28R, 48, and 66 bus lines, as well as the L Muni train line which stops 0.5 miles away. In addition, the Project would provide two off-street parking spaces and one Class 1 bicycle parking space.

C. Priority General Plan Policies Findings

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Conditional Use application are consistent with each of these policies as follows:

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

The Project does not replace any existing neighborhood-serving retail uses.

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

The Project will maintain the appearance of a single-family dwelling, consistent with the character of the surrounding properties and RH-1 zoning district, while providing a structurally-sound building with a residential unit suitable for a family, and an additional naturally affordable ADU. The Project has been carefully and thoughtfully designed to be compatible with neighborhood character and will meet all relevant design guidelines, including the Residential Design Guidelines.

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

The Project will not remove existing affordable housing or rental housing, and is not subject to the City's inclusionary housing program.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The Project will not impede transit service, or overburden streets or neighborhood parking. The Project site is located in close proximity to the 7, 7X, 28, 28R, 48, and 66 bus lines, as well as the L Muni train line which stops 0.5 miles away. In addition, the Project would provide two off-street parking spaces and one Class 1 bicycle parking space.

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

The Project does not propose any commercial office development.

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

The Project will meet or exceed all current structural and seismic requirements under the San Francisco Building Code.

7. That landmarks and historic buildings be preserved.

The Property is not a historic resource. Therefore, no landmark or historic buildings will be affected by the Project.

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

The Project will not cast new shadows on parks or open space, and it will not adversely impact views from parks or open space.

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San Francisco, CA 94112

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2139/021G
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BRENTWOOD, CA 94513-6908

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FOREVER / USA

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2022 21ST AV
SAN FRANCISCO, CA 94116-1207

SIA Consulting Corporation
4742 Mission Street
San Francisco, CA 94112



FOREVER / USA

Anni Chung
Self-Help for the Elderly
407 Sansome Street
San Francisco, CA 94111

SIA Consulting Corporation
4742 Mission Street
San Francisco, CA 94112



FOREVER / USA

Flo Kimmerling
Mid-Sunset Neighborhood Association
1282 26th Avenue
San Francisco, CA 94122

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Gordon Mar
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

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Westside = best side!
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SPEAK (Sunset-Parkside Education and Action
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Housing Rights Committee of San Francisco
4301 Geary Boulevard
San Francisco, CA 94118

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Susan Pfeifer
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(OSPRA)
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San Francisco, CA 94122

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4742 Mission Street
San Francisco, CA 94112



FOREVER / USA

Doug Bird
Outlands Planning Council
1447 44th Avenue
San Francisco, CA 94122

NOTICE OF PRE-APPLICATION MEETING

Date: _____

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at _____, cross street(s) _____ (Block/Lot#: _____; Zoning: _____), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: _____

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

MEETING INFORMATION:

Property Owner(s) name(s): _____

Project Sponsor(s): _____

Contact information (email/phone): _____

Meeting Address*: _____

Date of meeting: _____ Time of meeting**: _____

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, Amir Afifi, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at ZOOM Meeting at https://us02web.zoom.us/j/81793126633 (location/address) on 08/13/2020 (date) from 6 pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 08/13, 2020 IN SAN FRANCISCO.

Amir Afifi

Digitally signed by Amir Afifi
Date: 2020.08.13 18:21:17 -07'00'

Signature

Amir Afifi

Name (type or print)

Designer, SIA Consulting Corp.

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

2027 20th Ave

Project Address

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: _____

Meeting Time: _____

Meeting Address: _____

Project Address: _____

Property Owner Name: _____

Project Sponsor/Representative: _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____
8.	_____	_____	_____	_____	_____
9.	_____	_____	_____	_____	_____
10.	_____	_____	_____	_____	_____
11.	_____	_____	_____	_____	_____
12.	_____	_____	_____	_____	_____
13.	_____	_____	_____	_____	_____
14.	_____	_____	_____	_____	_____
15.	_____	_____	_____	_____	_____
16.	_____	_____	_____	_____	_____

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: _____
 Meeting Time: _____
 Meeting Address: _____
 Project Address: _____
 Property Owner Name: _____
 Project Sponsor/Representative: _____

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

Project Sponsor Response: _____

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

2027 20th Ave

Pre-Application Neighborhood Meeting

When:

August 13, 2020

6:00 pm

Where/How:

Join Zoom Meeting

<https://us02web.zoom.us/j/81793126633>

Meeting ID:

817 9312 6633

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: **817 9312 6633**

Find your local number: <https://us02web.zoom.us/j/81793126633>

To Access Drawing Set:

Please Visit Link Below:

<https://tinyurl.com/y6327ftz>

or email admin@siaconsult.com to request a physical or electronic plan.

2027 20th Ave

Pre-Application Neighborhood Meeting

When:

August 13, 2020

6:00 pm

Where/How:

Join Zoom Meeting

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Meeting ID: **817 9312 6633**

Find your local number: <https://us02web.zoom.us/u/kmoKA9ybs>

To Access Drawing Set:

Please Visit Link Below:

<https://tinyurl.com/y6327ftz>

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NOTICE OF PRE-APPLICATION MEETING

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The development proposal is to: _____

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Existing bldg square footage: _____ Proposed: _____ Permitted: _____

Existing # of stories: _____ Proposed: _____ Permitted: _____

Existing bldg height: _____ Proposed: _____ Permitted: _____

Existing bldg depth: _____ Proposed: _____ Permitted: _____

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Project Sponsor(s): _____

Contact information (email/phone): _____

Meeting Address*: _____

Date of meeting: _____ Time of meeting**: _____

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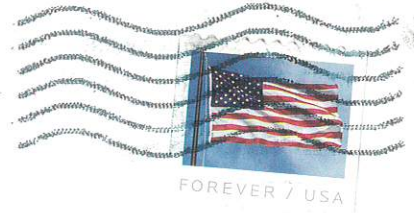
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SIA Consulting Corporation
4742 Mission Street
San Francisco, CA 94112

SAN FRANCISCO CA 940

27 JUL 2020 7:14 5 L



0001/004
SIA CONSULTING
4742 MISSION ST
SAN FRANCISCO, CA 94112

94112-274542



941122745
SAN FRANCISCO CA 94111
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FOREVER / USA
NIXIE 957 7E 1 0208/06/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 94112274542 * 2772-00797-06-20

Anni Chung
Self-Help for the Elderly
407 Sansome Street
San Francisco, CA 94111

94111-310701

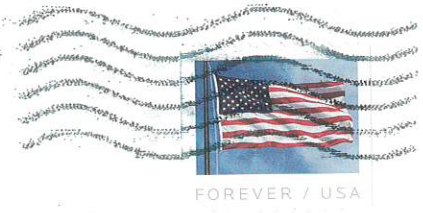


Faint handwritten text and markings on the right side of the envelope.

SIA Consulting Corporation
4742 Mission Street
San Francisco, CA 94112

SAN FRANCISCO CA 94112

27 JUL 2020 PM 5:1



2140/004A
OCCUPANT
2027 20TH AV
SAN FRANCISCO, CA 94118-1204

9327000036304992

VAC
94112 1204A

NIXIE 957 DE 1 0008/04/20
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 94112274542 *1540-03208-27-41

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 214004AT	2027 20TH AVE	SIA	20	0713
0001	002	.....	.....	.....	.	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	SIA CONSULTING	4742 MISSION ST	SAN FRANCISCO	CA	94112
0001	005	.....	.....	.....	.	..
2139	021B	MOY WONG SURVIVORS YET TRS	2030 20TH AV	SAN FRANCISCO	CA	94116-1203
2139	021C	JUDITH M SIMMONS	2026 20TH AV	SAN FRANCISCO	CA	94116-1203
2139	021G	REINKE TRS	647 BALDWIN DR	BRENTWOOD	CA	94513-6908
2139	021G	OCCUPANT	2020 20TH AV	SAN FRANCISCO	CA	94116-1203
2140	004	DENNIS KAYUE & WENDY W LEUNG	2023 20TH AV	SAN FRANCISCO	CA	94116-1204
2140	004	OCCUPANT	2023A 20TH AV	SAN FRANCISCO	CA	94116-1204
2140	004A	LEE TRS	390 MAGELLAN AV	SAN FRANCISCO	CA	94116-1469
2140	004A	OCCUPANT	2027 20TH AV	SAN FRANCISCO	CA	94116-1204
2140	004B	LEE TRS	2031 20TH AV	SAN FRANCISCO	CA	94116-1204
2140	004B	OCCUPANT	2031A 20TH AV	SAN FRANCISCO	CA	94116-1204
2140	017	LEUNG KIN CHUNG	2030 21ST AV	SAN FRANCISCO	CA	94116-1207
2140	018	MA C K SIMON	2026 21ST AV	SAN FRANCISCO	CA	94116-1207
2140	019	CERKONEY TRS	924 CEDARCREST DR	VACAVILLE	CA	95687-7883
2140	019	OCCUPANT	2022 21ST AV	SAN FRANCISCO	CA	94116-1207
9999	999

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

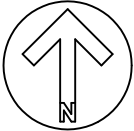
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9999	999



1221 Harrison Street Suite 18
San Francisco CA 94103-4449
(415) 391-4775

BLOCK 2140
LOT 4A

San Francisco, CA

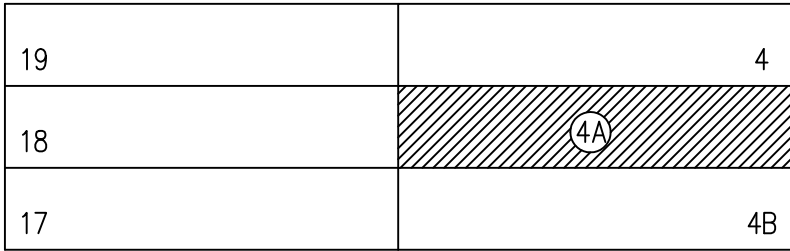


JOB NO:	DATE: 200713
214004AT	DRAWN: DC
	CHECKED: DC

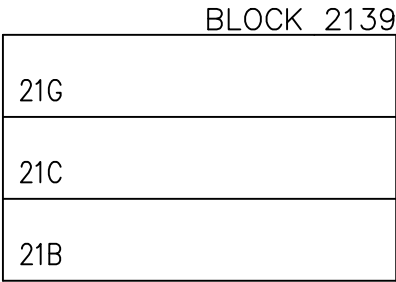
PREAPP
AREA MAP



21ST AVENUE



20TH AVENUE



The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

Outer Sunset (10)

Anni Chung
Self-Help for the Elderly
407 Sansome Street
San Francisco, CA 94111

Flo Kimmerling
Mid-Sunset Neighborhood Association
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Westside = best side!
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1447 44th Avenue
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Neighborhood Group: Outer Sunset (10)

<u>FIRST</u>	<u>LAST</u>	<u>ORGANIZATION</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>EMAIL</u>
Anni	Chung	Self-Help for the Elderly	407 Sansome Street	San Francisco	CA	94111	annic@selfhelpelderly.org
Flo	Kimmerling	Mid-Sunset Nighbhd Assoc	1282 26th Avenue	San Francisco	CA	94122	geokimm@sbcglobal.net
Gordon	Mar	Board of Supervisors	1 Dr Carlton B Goodlett Pl Rm #244	San Francisco	CA	94102-4689	marstaff@sfgov.org; Daisy.Quan@sfgov.org; Alan.Wong1@sfgov.org; Edward.W.Wright@sfgov.org
Francesca	Panullo	SPEAK	1329 7th Ave	San Francisco	CA	94122	speaksanfrancisco@yahoo.com
Deborah	Fischer-Brown	Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112	sw6644@sherwin.com
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Susan	Pfeifer	Housing Rights Comm of SF	4301 Geary Boulevard	San Francisco	CA	94118	joseph@hrcsf.org
Jimmy	La	Outer Sunset/Parkside Residents Assoc	1846 Great Highway	San Francisco	CA	94122	mediasusan2@gmail.com
Doug	Bird	Westside = best side!	1444 48th Avenue	San Francisco	CA	94122	westsidebestside1@gmail.com
		Outlands Planning Council	1447 44th Avenue	San Francisco	CA	94122	outlands.planning@gmail.com

Rent Board Response to Request for Planning Department Records Search

Re: 2027 20th Ave.

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

No database records were identified.

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

Yes, the following records were identified:

- o See attached documents.

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

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

Signed:

Dated:

11-25-20

Van Lam

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