



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Memo to the Planning Commission

HEARING DATE: MAY 21, 2020
CONTINUED FROM: APRIL 23, 2020

DATE: May 21, 2020
TO: Planning Commission
FROM: Bridget Hicks, Planner
RE: 4118 21st Street Update (Case No. 2020-000215CUA)

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BACKGROUND

The Project includes the legalization of the demolition of a 3,025 square foot, two-story over basement single-family home and the construction of a 4,481 square foot, three-story over basement two-family home within the RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. Unit 1 will be located at the basement level and first floor and will contain two bedrooms and two full bathrooms, one bicycle parking space, and a 213 square foot deck. Unit 2 will be located on the second and third levels and will contain three bedrooms and 2.5 bathrooms, one vehicle parking space and one bicycle parking space, and a 140 square foot deck.

On April 23, 2020, the Planning Commission heard and continued the Conditional Use Authorization for 4118 21st Street to the public hearing on May 21, 2020, with direction to meet with the neighbors through the facilitation of the Supervisor Mandelman's office.

Since the last hearing, the Sponsors have held a series of meetings with the Supervisor's office and the neighbors to discuss the neighbors' concerns. During those meetings, the neighbors requested a reduction in the glazing at the rear of the building and the removal of the east window on the rear bay to address privacy concerns. The neighbors also noted concerns of potential construction over the property line at 4124 21st Street and requested a new site survey.

The Project Sponsors have since submitted revised plans with the following changes:

- The east window on the rear bay has been removed in response to privacy concerns
- The Sponsors have reduced the amount of glazing at the rear (north) of the building in response to privacy concerns

Since the last hearing, the Department has received 10 follow-up letters of opposition from members of the public who had written letters of opposition for the first hearings. The concerns in these letters note

the request for an updated site survey (previous survey conducted September 2019) and the claim that the existing home was a two-family dwelling.

In addition, the Department has received comments from the public concerning the relative affordability of the Project. It is noted that according to records from the Assessor's Office the existing home transacted at \$2.2 million dollars in 2018, thus there is no loss of affordable housing stock as a result of the Project.

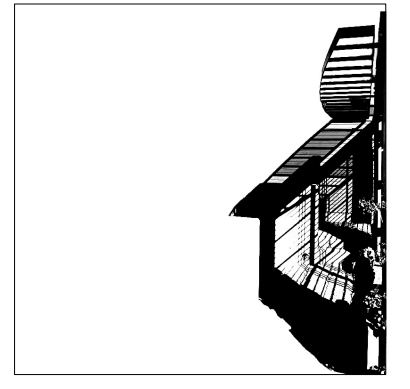
Exhibit D of the attached Draft Motion has been corrected to remove the typo that noted there was commercial square footage in the Project.

Attachments:

- Revised Plans

2 - UNIT BUILDING KARAMANOS RESIDENCE

4118 21st Street • San Francisco, CA 94114



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STREET VIEW FROM SOUTHWEST



REAR YARD VIEW FROM NORTHWEST



REAR YARD VIEW FROM NORTHEAST

GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK, CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
AD.	AREA DRAIN	MED.	MEDICINE CABINET
ADJ.	ADJACENT	MECH.	MECHANICAL
ACT.	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF.	ABOVE FINISH FLOOR	MTL.	METAL
ALUM.	ALUMINUM	MV.	MICROWAVE
BLKG.	BLOCKING	(N)	NEW
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BD.	BOARD	NTS.	NOT TO SCALE
C.	CENTERLINE	O.C.	ON CENTER
CLR.	CLEAR	O/	OVER
CONC.	CONCRETE	OD.	OVERFLOW DRAIN
CONT.	CONTINUOUS	OH.	OPPOSITE HAND
CPT.	CARPET	PLAM.	PLASTIC LAMINATE
CT.	CERAMIC TILE	PLY.	PLYWOOD
DIA.	DIAMETER	PTD.	PAINTED
DIM.	DIMENSION	REF.	REFRIGERATOR
DIMS.	DIMENSIONS	REQ.	REQUIRED
DN.	DOWN	RB.	RUBBER BASE
DWG.	DRAWING	RM.	ROOM
(E), EX.	EXISTING	RO.	ROUGH OPENING
EA.	EACH	RWDW.	REDWOOD
EJ.	EXPANSION JOINT	SC.	SOLID CORE
ELEC.	ELECTRIC	SHTG.	SHEETING
EL.ELEV.	ELEVATION	SHT.	SHEET
EQ.	EQUAL	SH.	SIMILAR
EXT.	EXTERIOR	SQ.	SQUARE
FA.	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD.	FLOOR DRAIN	STL.	STEEL
FF.	FINISH FLOOR	ST.STL.	STAINLESS STEEL
FLR.	FLOOR	STOR.	STORAGE
F.O.S.	FACE OF STUD	STR.	STRUCTURAL
F.O.M.	FACE OF MASONRY	T&G.	TONGUE AND GROOVE
GA.	GALVE	T.C.	TELEPHONE
GALV.	GALVANIZED	TEL.	TOP OF CURB
GL.	GLASS	T.O.S.	TOP OF STEEL
GND.	GROUND	T.O.W.	TOP OF WALL
GSM.	GALVANIZED SHEET METAL	TYP.	TYPICAL
GYP.BD.	GYP.SUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GWB.	GYP.SUM WALLBOARD	VERT.	VERTICAL
HB.	HOSE BIB	V.I.F.	VERIFY IN FIELD
HC.	HANDICAPPED	WD.	WOOD
HM.	HOLLOW METAL	WID.	WASHER AND DRYER
H.P.	HOUSE PANEL	W/	WITH
HT.	HEIGHT	WC.	WATER CLOSET
INSUL.	INSULATION	WH.	WATER HEATER
INT.	INTERIOR	WP.	WATERPROOF
JAN.	JANITOR CLOSET		
KIT.	KITCHEN		
LAV.	LAVATORY		
LT.	LIGHT		

SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

PERMITS

- SITE PERMIT
- ADDENDA FOR STRUCTURE, ARCHITECTURE, MEP, FIRE SPRINKLERS
- FIRE SPRINKLER WORK TO BE DESIGN/BUILD
- APPLICATION FOR THOSE PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (FC) WITH CITY OF SAN FRANCISCO AMENDMENTS
- CURRENT NFPA 13R
- 2016 CALIFORNIA ENERGY CODE

SCOPE OF WORK:

RENOVATION AND ADDITION OF A SINGLE-FAMILY RESIDENCE INTO A 2-UNIT BUILDING

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 4118 21ST STREET
 BLOCK/LOT: 2750 / 017
 LOT SIZE: 25.0' X 97.5'
 TOTAL LOT AREA: 2,435 SF
 ZONING: RH-2
 EXISTING BUILDING USE: 1-FAMILY RESIDENTIAL
 PROPOSED BUILDING USE: 2-FAMILY RESIDENTIAL

REQUIRED SETBACKS:
 FRONT: AVERAGE OF NEIGHBORING PARCELS
 SIDE: NONE
 REAR: 45% OF LOT DEPTH (97'-6" X 45% = 43'-10 1/2")

EXISTING SETBACKS:
 FRONT: NONE
 SIDE: NONE
 REAR: 32'-9"

PROPOSED SETBACKS:
 FRONT: 2'-6"
 SIDE: NONE
 REAR: 32'-9"

HEIGHT & BULK:
 (E) BUILDING HEIGHT: 20'-1"
 (N) BUILDING HEIGHT: 29'-9"
 EXISTING PARKING: 1-CAR
 PROPOSED PARKING: 1-CAR
 BICYCLE SPACES: 2

BUILDING AREA:	EXISTING	PROPOSED
BASEMENT:	730 SF	748 SF
1ST FLOOR:	980 SF	1,189 SF (300 SF GARAGE)
2ND FLOOR:	1,315 SF	1,302 SF
3RD FLOOR:	-	1,122 SF (150 SF DECK)
TOTAL:	3,025 SF	4,481 SF

UNIT SUMMARY

UNIT 1:	1,473 SF	2 BEDROOM / 2 BATH
UNIT 2:	2,614 SF	3 BEDROOM / 2.5 BATH
GARAGE:	300 SF	
COMMON AREA:	94 SF	
TOTAL:	4,481 SF	

BUILDING DEPARTMENT NOTES

- ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R
- OCCUPANCY CLASSIFICATION: R-3
- OCCUPANCY SEPARATION: 1 HR BETWEEN UNITS & 1 HR BETWEEN UNITS AND GARAGE
- CONSTRUCTION TYPE: V-B
- NUMBER OF FLOORS: 3 FLOORS OVER BASEMENT
- EGRESS REQUIREMENTS: 1 MEANS OF EGRESS FROM UNITS

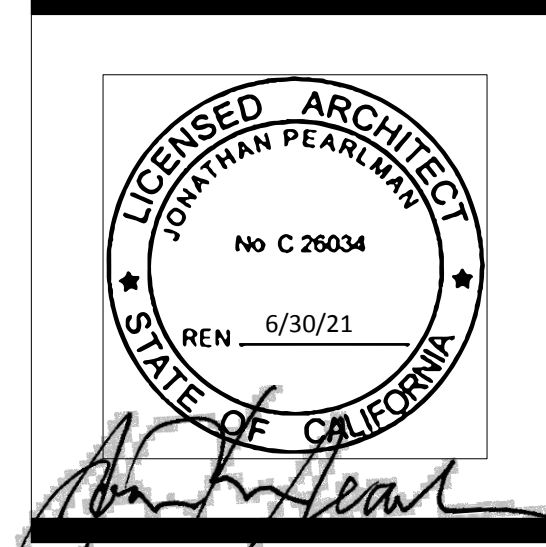
PROJECT TEAM

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Jonathan Pearman

Karamanos Residence
4118 21st Street
San Francisco, CA 94114
APP#: 2018.0227.2279 S R

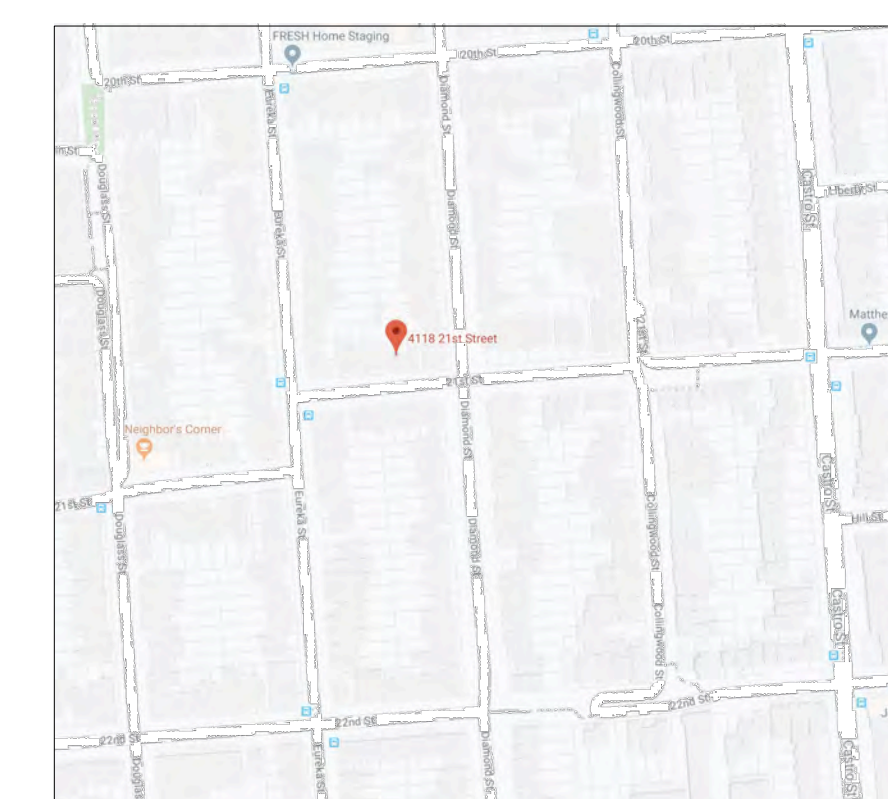
#	date	issue
5.13.20	CU + NBR RESPONSE	

Cover Sheet

project: 19.12
 drawn by: JP
 checked by:
 date: 12.16.19
 scale:

A-0.1

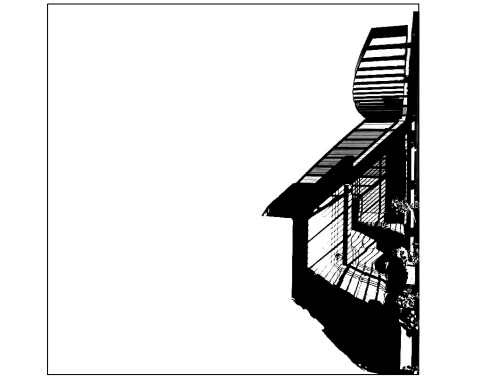
VICINITY MAP



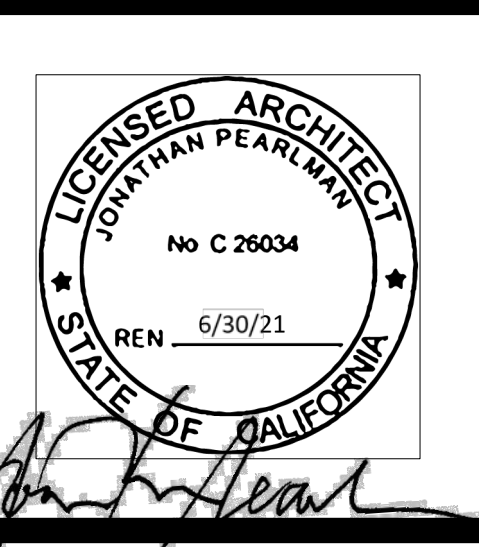
GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

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

INSTRUCTIONS:				NEW CONSTRUCTION			ALTERATIONS + ADDITIONS			REFERENCES	VERIFICATION		
1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A". 2. Provide project information in the Verification box at the right. 3. Attach LEED or GreenPoint Rated Scorecard on separate sheet. 4. Submittal must be a minimum of 24" x 36". 5. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →			<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A B E I M 25,000 sq. ft. or greater	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq. ft. or greater	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B M 25,000 sq. ft. or greater	<input type="checkbox"/> 1ST TIME NON-RESIDENTIAL INTERIORS B M 25,000 sq. ft. or greater	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A")
TITLE	SOURCE OF REQUIREMENT	FOR REFERENCE LEED v4 GPR v7	DESCRIPTION OF REQUIREMENT										
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.										
	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.										
	Points on Current Scorecard		Enter current expected score in box at right as appropriate.	LEED GPR									
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	EQc2, K2, K3, L2 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	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2			
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	WEP2, WEC2, G2 Meet flush/low 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).		4.303.1	4.303.1	LEED Wec2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable	SF Building Code ch.13A if applicable			
	NON-POTABLE WATER REUSE	Health Code art 12C	WEC2 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 for toilet and urinal flushing and irrigation.		n/r	•	•	n/r	n/r	n/r			
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEP1, WEC1 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		•	•	•	•	•	•			
	WATER METERING	CALGreen 5.303.1	WEC4 Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.)		n/r	n/r	•	n/r	•	•			
ENERGY	ENERGY EFFICIENCY	CA Energy Code	EAp2, c2, J5 Comply with all provisions of the CA Energy Code.		•	•	•	•	•	•			
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2	EAc5, EAc2, I3 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			
	RENEWABLE ENERGY	SFGBC 5.201.1.3	EAc2 Non-residential buildings ≥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			
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	EAp1, EAc1 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.		n/r	n/r	LEED EAc1 opt. 1	n/r	•	•			
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	LTc6, N3.5, N3.6 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.		Planning Code 155.1-2	Planning Code 155.1-2	•	Planning Code 155.1-2	•	•			
	DESIGNATED PARKING	CALGreen 5.106.5.2	LTc7 Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.		n/r	n/r	•	n/r	•	•			
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	LTc8 Permit application January 2018 or after: Construct all 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. 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). All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.		•	•	•	applicable for permit application January 2018 or after	applicable for permit application January 2018 or after	n/r			
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	MRp1, M4 Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.		•	•	•	•	•	•			
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	MRp2, MRc5, A2.1 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	CALGreen 702.1			•	•	n/r	•	n/r	n/r			
	HVAC DESIGN	CALGreen 4.507.2			•	•	n/r	•	n/r	n/r			
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAc6 Use no halons or CFCs in HVAC.		n/r	n/r	•	n/r	•	•			
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code, CALGreen 5.106.8	SSc6 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	•	•			
	BIRD-SAFE BUILDINGS	Planning Code sec.139			•	•	•	•	•	•			
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	EQp2 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	Public Works Code art.4.2 sec.147	SSc4, A6 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.		•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	SSp1 Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <5,000 sq. ft.		if disturbing ≥5,000 sq. ft.	•	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9 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	•	•			
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1 & 5.504.1-3	EQc3 Seal permanent HVAC ducts/equipment stored onsite before installation.		•	•	•	•	•	•			
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Health Code art.38	EQc1 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	•	•			
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	EQc3 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			
RESIDENTIAL-ONLY	GRADING & PAVING	CALGreen 4.106.3			•	•	n/r	if applicable	n/r	n/r			
	RODENT PROOFING	CALGreen 4.406.1			•	•	n/r	•	n/r	n/r			
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1			•	•	n/r	•	n/r	n/r			
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2			•	•	n/r	•	n/r	n/r			
	MOISTURE CONTENT	CALGreen 4.505.3			•	•	n/r	•	n/r	n/r			
	BATHROOM EXHAUST	CALGreen 4.506.1			•	•	n/r	•	n/r	n/r			



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Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

Karamanos Residence
PROJECT NAME
4118 21st Street
ADDRESS
4,517 GSF
GROSS BUILDING AREA

2750 / 017
BLOCK/LOT
RESIDENTIAL
PRIMARY OCCUPANCY

Option 1:
Green Building Compliance Professional of Record will verify compliance.

PERMIT APPLICANT (sign & date)

Option 2: LEED GBCPR
Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a LEED Accredited Professional
 I have completed one or more LEED projects

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL (sign & date)

AFFIX STAMP BELOW:

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a GreenPoint Rater I am not a GreenPoint Rater
 I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required.

GreenPoint Rater (print name) (contact phone #)

(sign & date)

AFFIX STAMP BELOW:

LICENSED PROFESSIONAL (sign & date)

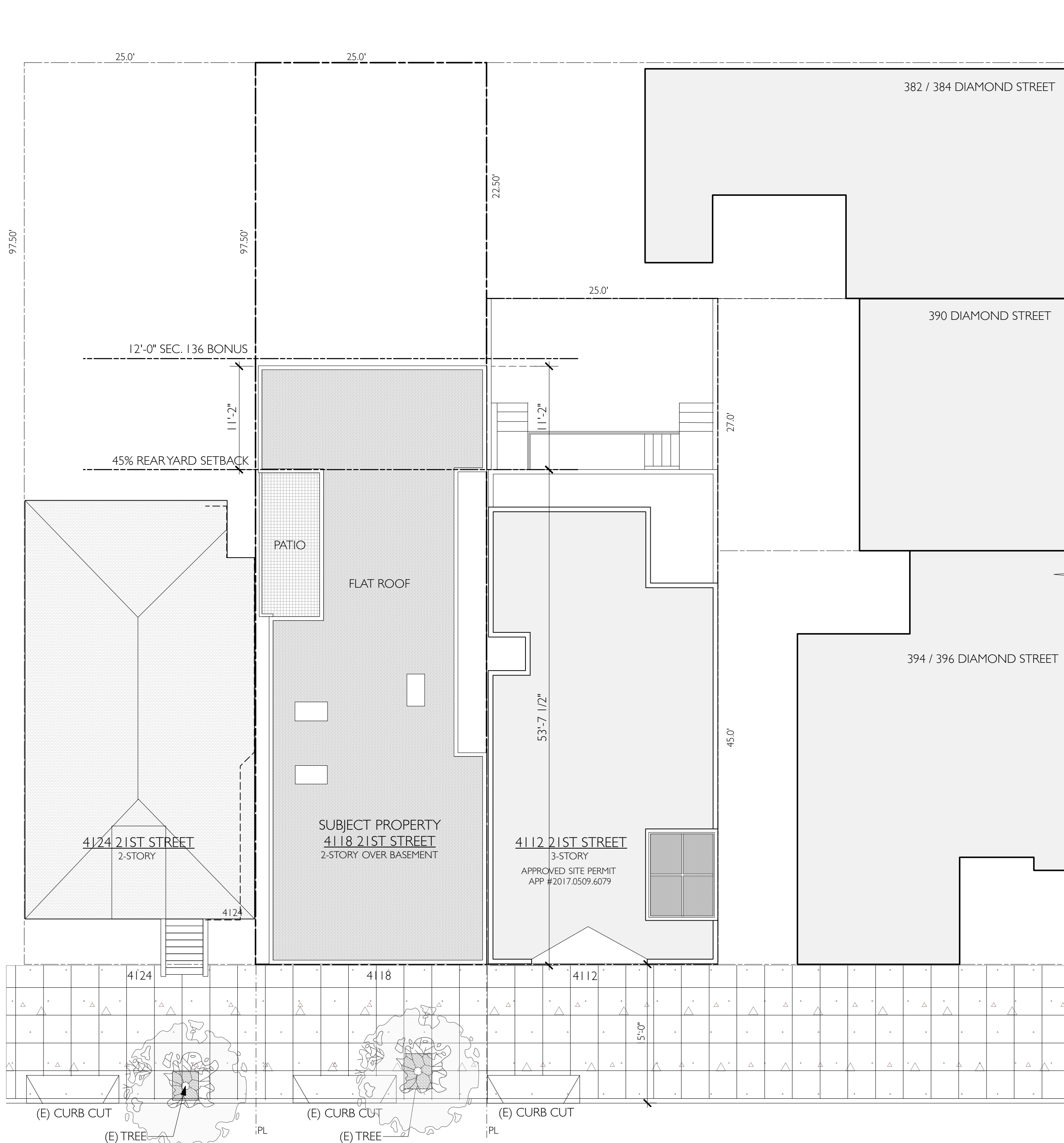
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

date issue
3.2.20 RDT RESPONSE

Attachment C-2

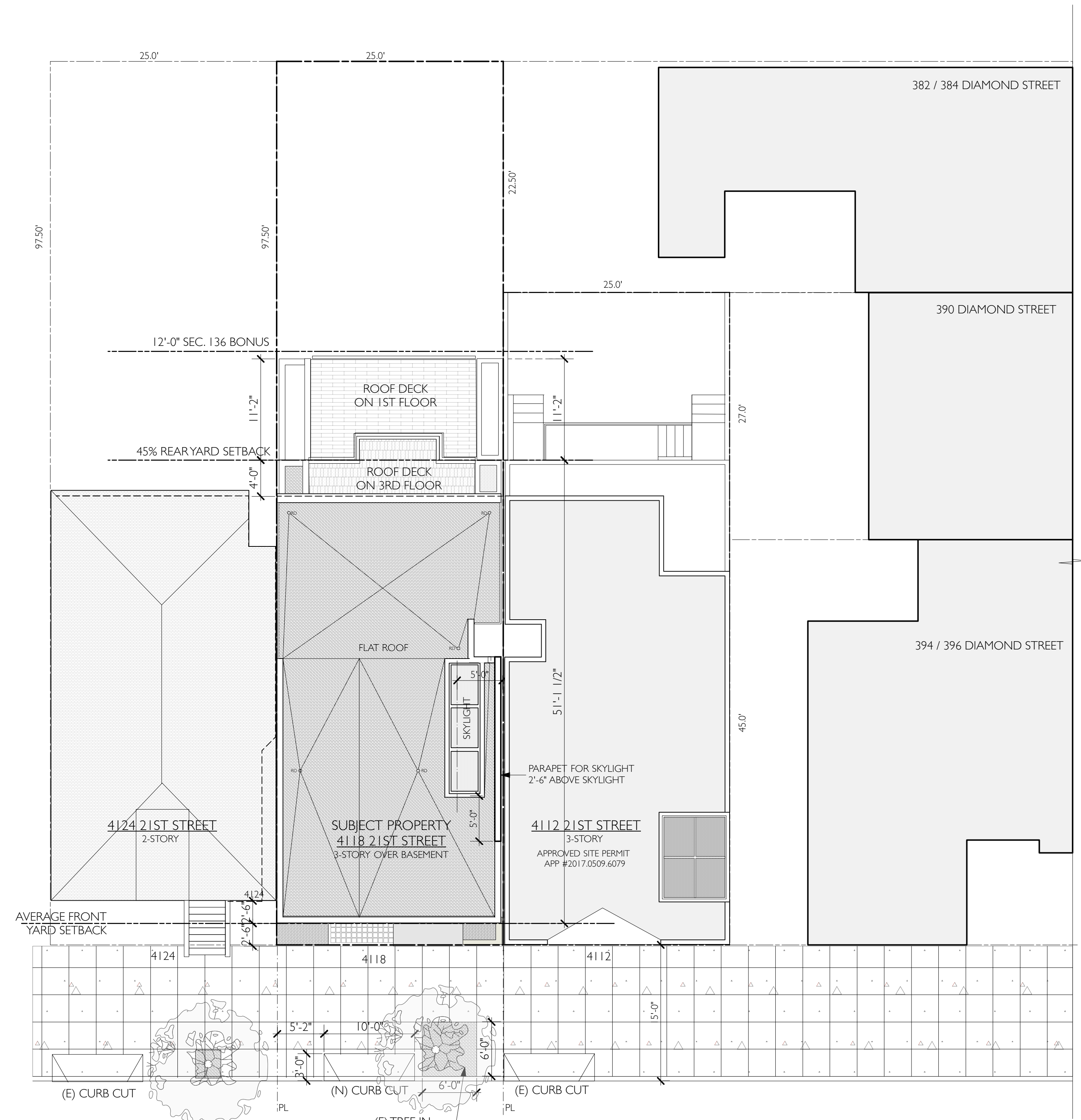
project: 19.12
drawn by: JP
checked by:
date: 12.16.19
scale:

A-0.2



21ST STREET

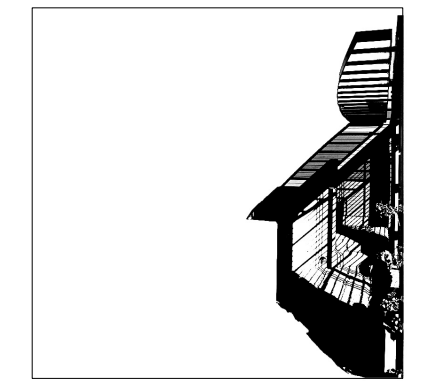
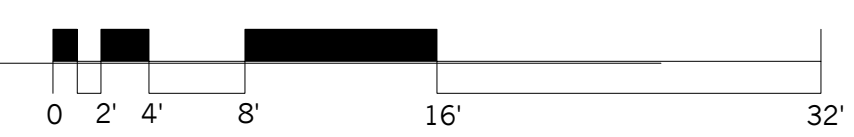
1 EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



21ST STREET

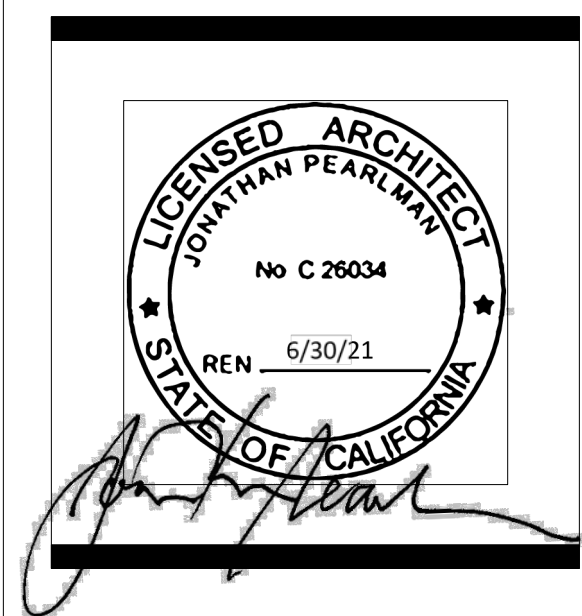
2 PROPOSED SITE / ROOF PLAN
Scale: 1/8" = 1'-0"

SETBACK PLANTING
 FRONT SETBACK AREA: 62.5 SQ. FT.
 REQ. 20% LANDSCAPE: 12.5 SQ. FT.
 REQ. 50% PERMEABLE: 31 SQ. FT.
 PROVIDED LANDSCAPE: 17 SQ. FT.
 PROVIDED PERMEABLE: 37 SQ. FT.
 FOR MORE DETAIL: SEE A-2.1



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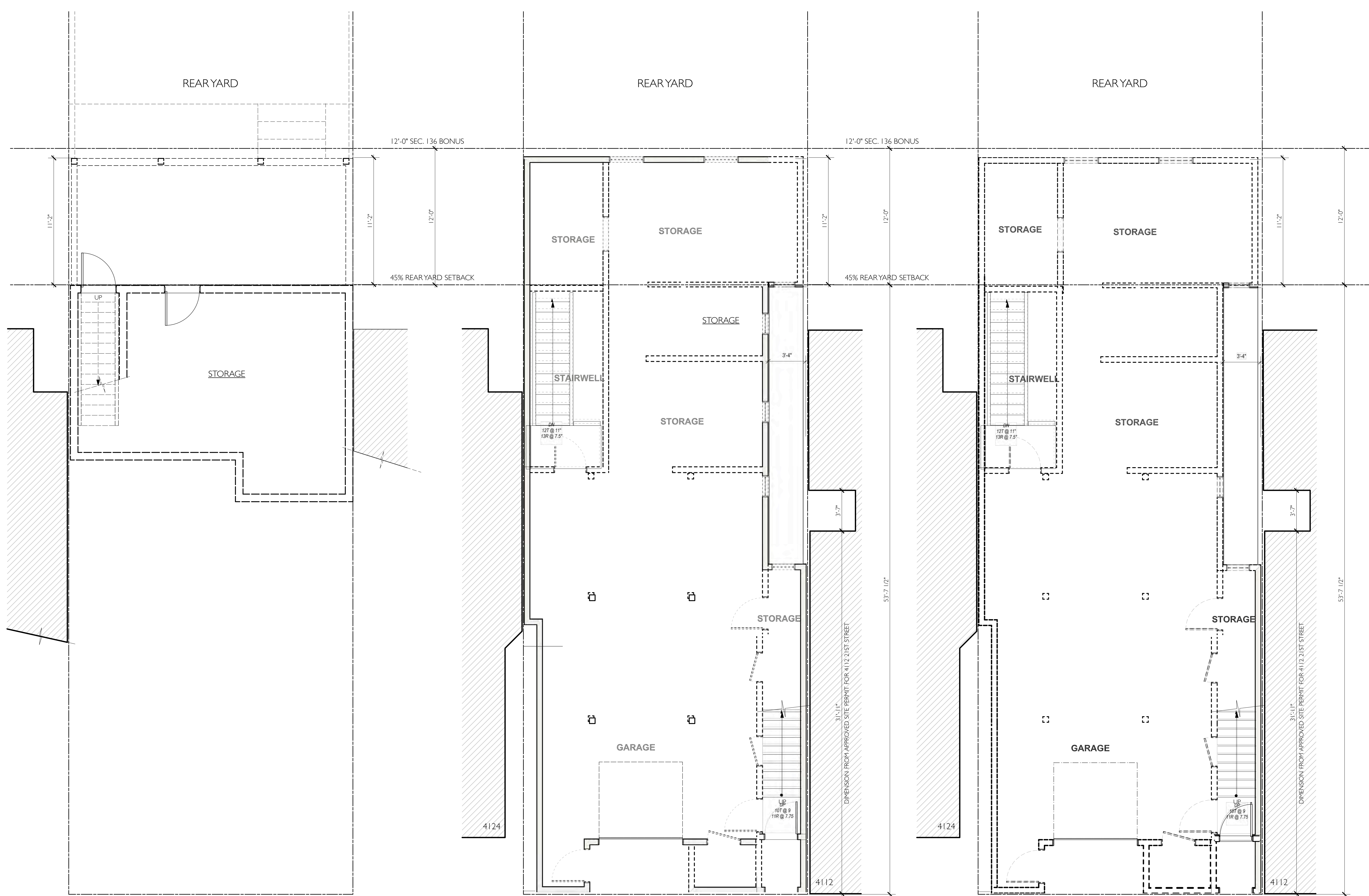
Karamanos Residence
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 San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Proposed Site Plan

project:	19.12
drawn by:	JP
checked by:	
date:	12.4.19
scale:	

A-1.1



REAR YARD

REAR YARD

REAR YARD

12'-0" SEC. 136 BONUS

12'-0" SEC. 136 BONUS

45% REAR YARD SETBACK

45% REAR YARD SETBACK

STORAGE

STORAGE

STORAGE

STORAGE

STORAGE

STORAGE

STAIRWELL

STORAGE

STAIRWELL

STORAGE

STORAGE

STORAGE

GARAGE

GARAGE

21ST STREET

21ST STREET

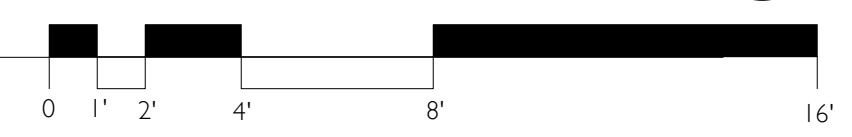
21ST STREET

WALL KEY	
	(E) WALL TO BE DEMOLISHED
	(E) WALL TO REMAIN

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

2 APPROVED DEMO 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

3 DEMOLISHED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



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#	date	issue
3.3.20		RDT RESPONSE

Demolition Floor Plans

project: 19.12
drawn by: JP
checked by:
date: 12.1.19
scale:

A-2.01



WALL KEY	
	(E) WALL TO BE DEMOLISHED
	(E) WALL TO REMAIN

1 APPROVED DEMO 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

2 DEMOLISHED 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

Based on excerpts from the San Francisco Planning Department publication:
Zoning Controls on the Removal of Dwelling Units updated February 2014

SECTION 317(b) THRESHOLDS:

Removal of more than 50% of the sum of the Front Façade and Rear Façade, and also Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or ==> work exceeds these thresholds

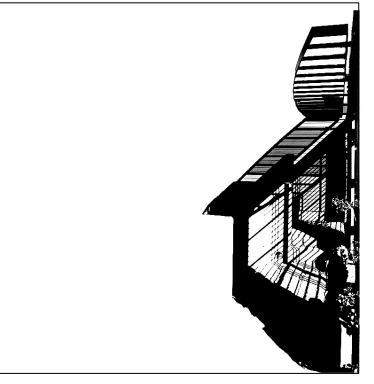
Removal of more than 50% of the above-grade Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area. ==> work exceeds these thresholds

The project is tantamount to demolition

The Applicant must demonstrate that the proposed project is in conformity with a preponderance of other General Plan policies to outweigh this predisposition if the building is sound. Planning Code Section 317(d)(3)(C) identifies these criteria for consideration, in addition to building soundness:

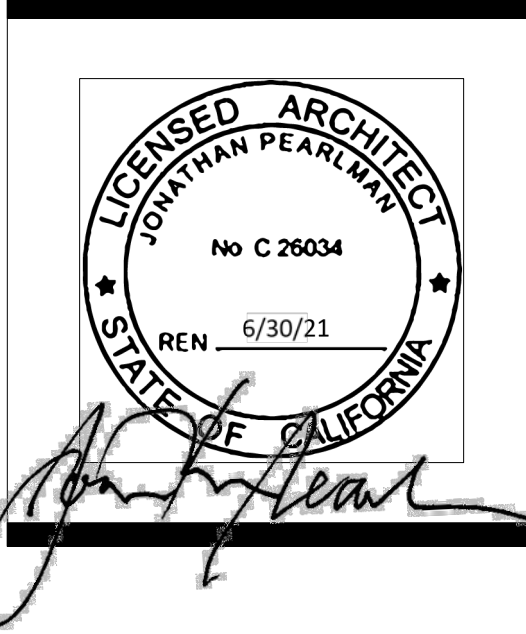
- (i) whether the property is free of a history of serious, continuing Code violations;
==> Yes, the property is free of Code violations
- (ii) whether the housing has been maintained in a decent, safe, and sanitary condition;
==> Yes, the property has been maintained in a decent, safe and sanitary condition
- (iii) whether the property is an "historical resource" under CEQA;
==> The property is rated as "C", not a historical resource
- (iv) whether the removal of the resource will have a substantial adverse impact under CEQA;
==> The removal will have no adverse impact since this is not a historical resource and not in a historic district.
- (v) whether the project converts rental housing to other forms of tenure or occupancy;
==> The existing building is not currently rental housing so there is no conversion to other forms of tenure or occupancy.
- (vi) whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;
==> No, there are no rental units on this site.
- (vii) whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
==> The project conserves the cultural and economic neighborhood diversity by replacing an aging single-family home with a two-family home in an RH-2 district.
- (viii) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
==> The project conserves neighborhood character with a design that is evocative of early 20th-century San Francisco housing from the time that this neighborhood was first developed.
- (ix) whether the project protects the relative affordability of existing housing;
==> The existing house has an assessed value of \$2.2 million so is not considered affordable, therefore, this does not apply.
- (x) whether the project increases the number of permanently affordable units as governed by Section 415;
==> While there is an increase of one unit on this property, it will not be permanently affordable.
- (xi) whether the project locates in-fill housing on appropriate sites in established neighborhoods;
==> Yes, this 2-unit building is an infill project on a site with RH-2 zoning in a well-established neighborhood.
- (xii) whether the project increases the number of family-sized units on-site;
==> Yes, the project adds one family-sized units to the site with a 2-bedroom, 3-bath unit.
- (xiii) whether the project creates new supportive housing;
==> No, the project does not add supportive housing to this site.
- (xiv) whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
==> This project enhances the neighborhood character by replacing a non-descript, vaguely Mediterranean 2-story house with a new 3-story building that is evocative of classic, early 20th-century San Francisco residential design with its brick and shingle cladding and dark painted classically-derived trim. In addition, the new building enhances the mid-block open space by removing a non-complying rear yard portion of the structure and replacing it with a code-complying design. The project removes significant massing in the rear yard.
- (xv) whether the project increases the number of on-site dwelling units;
==> Yes, the project adds one family-sized units to the site with a 2-bedroom, 3-bath unit.
- (xvi) whether the project increases the number of on-site bedrooms.
==> Yes, the project increases the number of bedrooms on site from two to five.

The proposed project is in conformance with a preponderance of these criteria.



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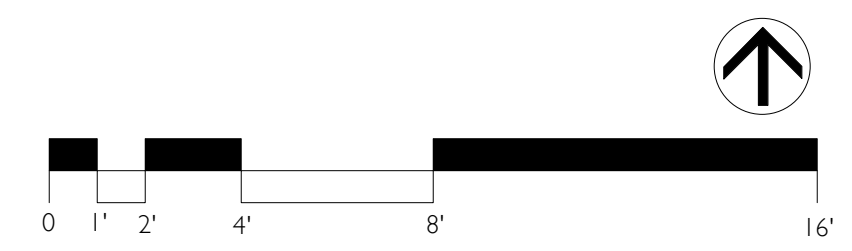


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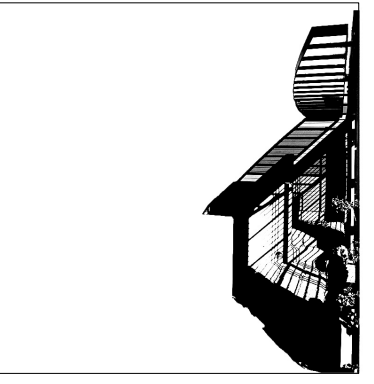
#	date	issue
3.3.20		RDT RESPONSE

Demolition Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

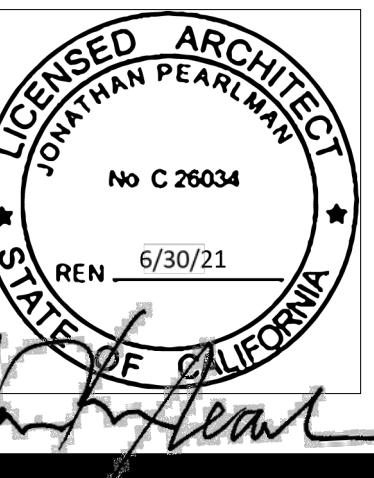


A-2.02



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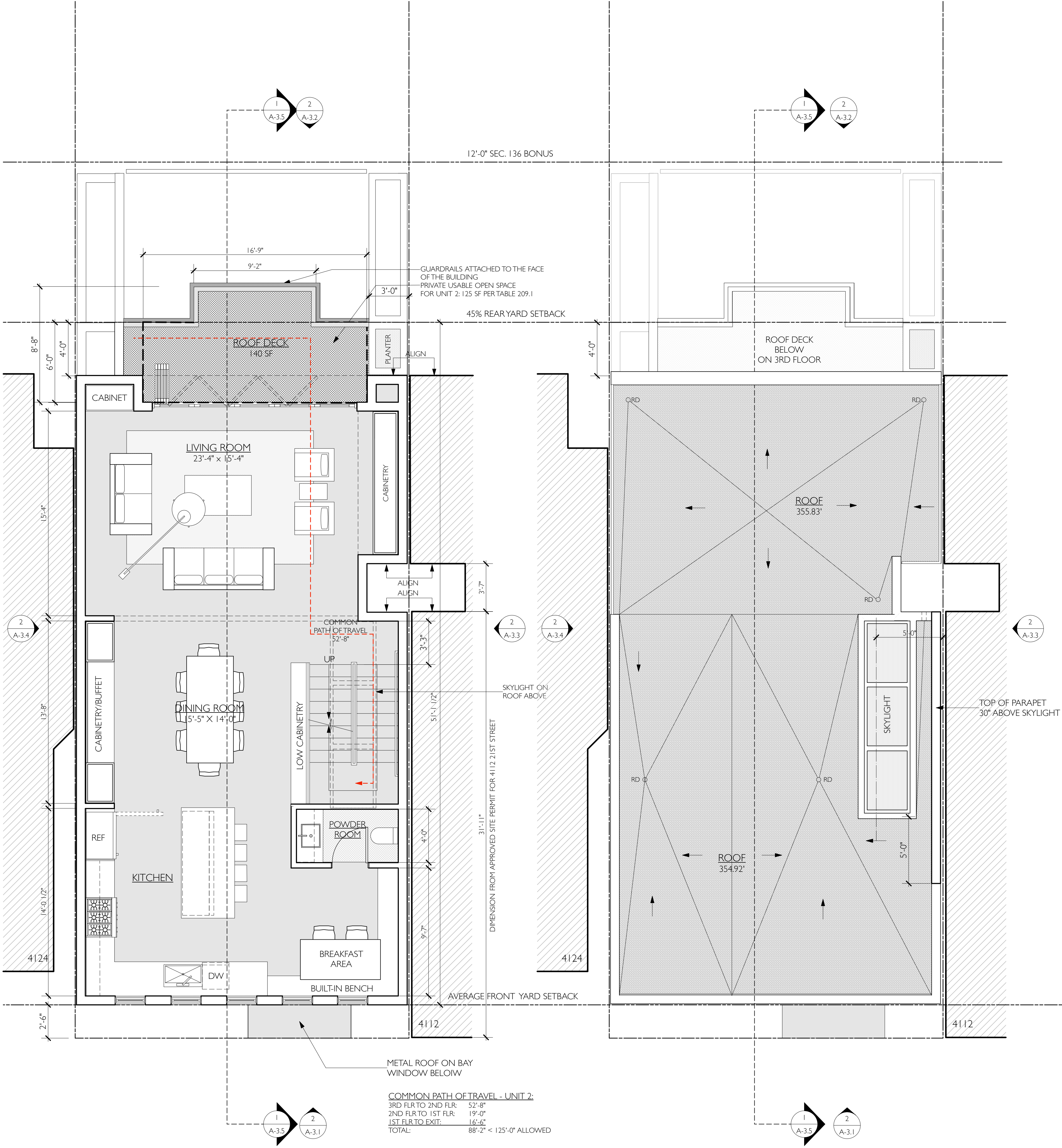
Karamanos Residence
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#	date	issue
3.3.20		RDT RESPONSE

Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

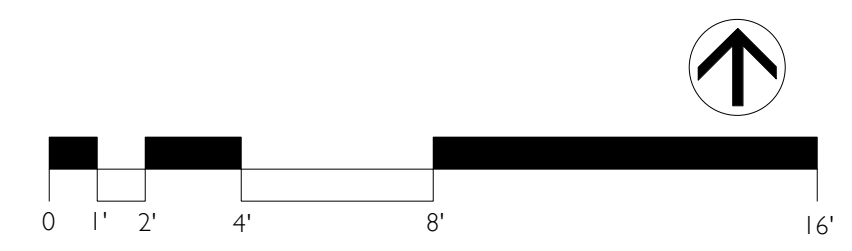
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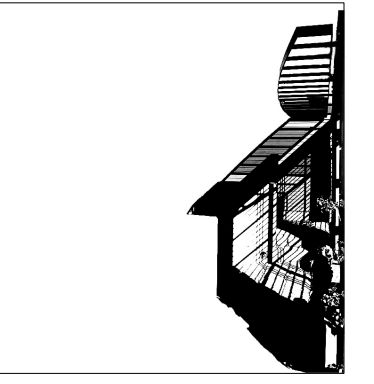


3RD FLOOR
 Scale: 1/4" = 1'-0"

UNIT 2: 1,122 SQ. FT.

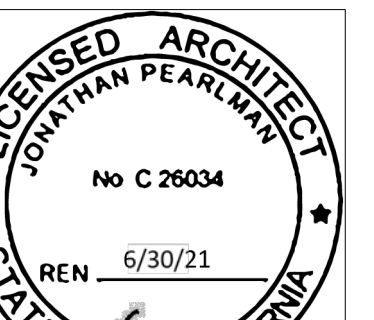
ROOF PLAN
 Scale: 1/4" = 1'-0"



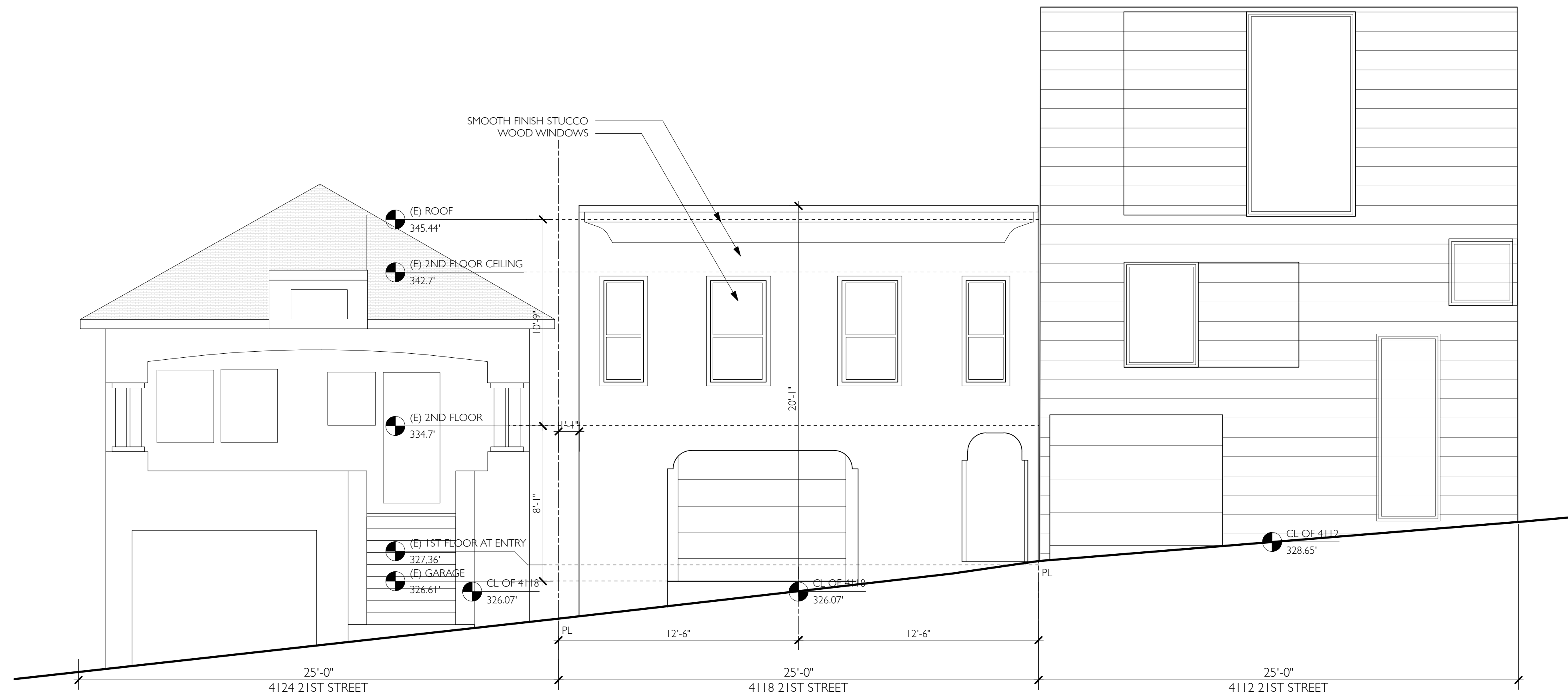


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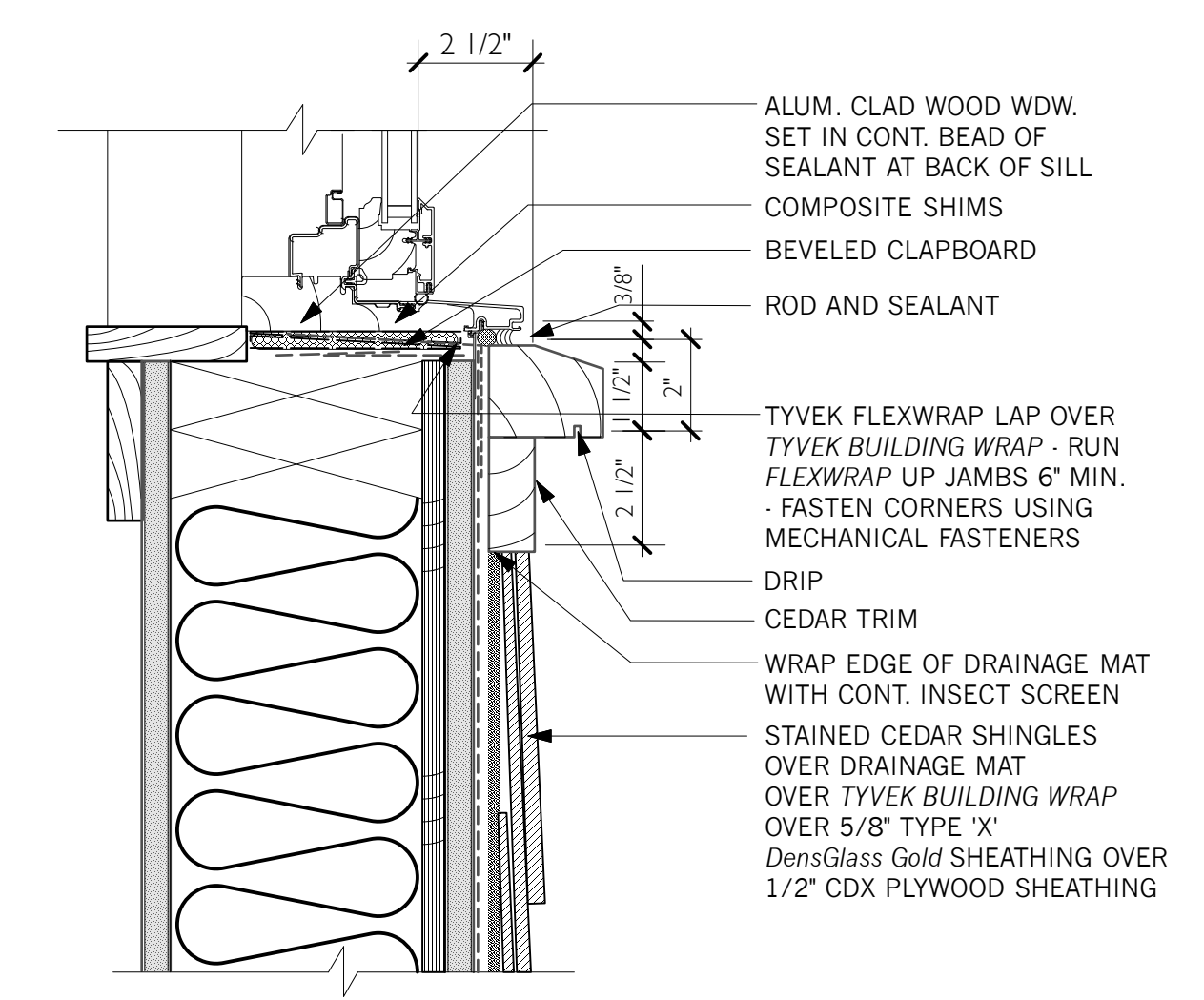
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1 EXISTING SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

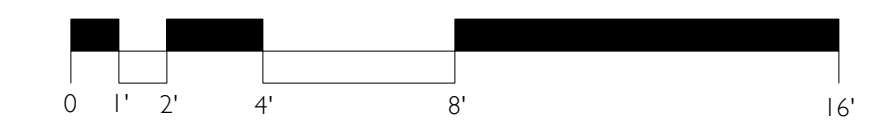


3 WINDOW DETAIL
 Scale: 3" = 1'-0"

- ALUM. CLAD WOOD WDW. SET IN CONT. BEAD OF SEALANT AT BACK OF SILL
- COMPOSITE SHIMS
- BEVELED CLAPBOARD
- ROD AND SEALANT
- TYVEK FLEXWRAP LAP OVER TYVEK BUILDING WRAP - RUN FLEXWRAP UP JAMBS 6" MIN. FASTEN CORNERS USING MECHANICAL FASTENERS
- DRIP
- CEDAR TRIM
- WRAP EDGE OF DRAINAGE MAT WITH CONT. INSECT SCREEN
- STAINED CEDAR SHINGLES OVER DRAINAGE MAT OVER TYVEK BUILDING WRAP OVER 5/8" TYPE 'X' DensGlass Gold SHEATHING OVER 1/2" CDX PLYWOOD SHEATHING



2 (N) SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

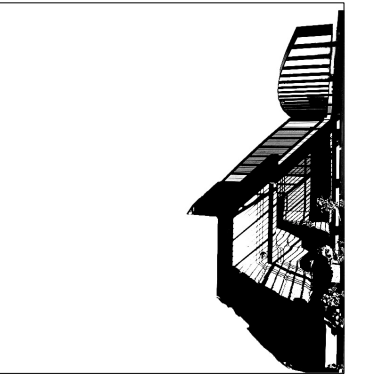


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#	date	issue
3.3.20		RDT RESPONSE

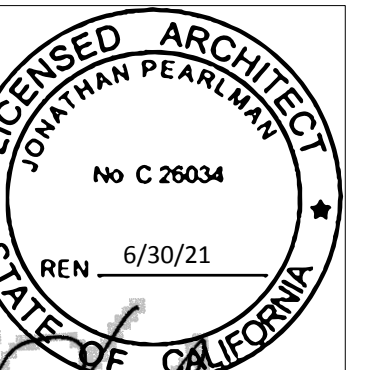
West Elevation
 project: 19.12
 drawn by: jJP
 checked by:
 date: 12.16.19
 scale:

A-3.1



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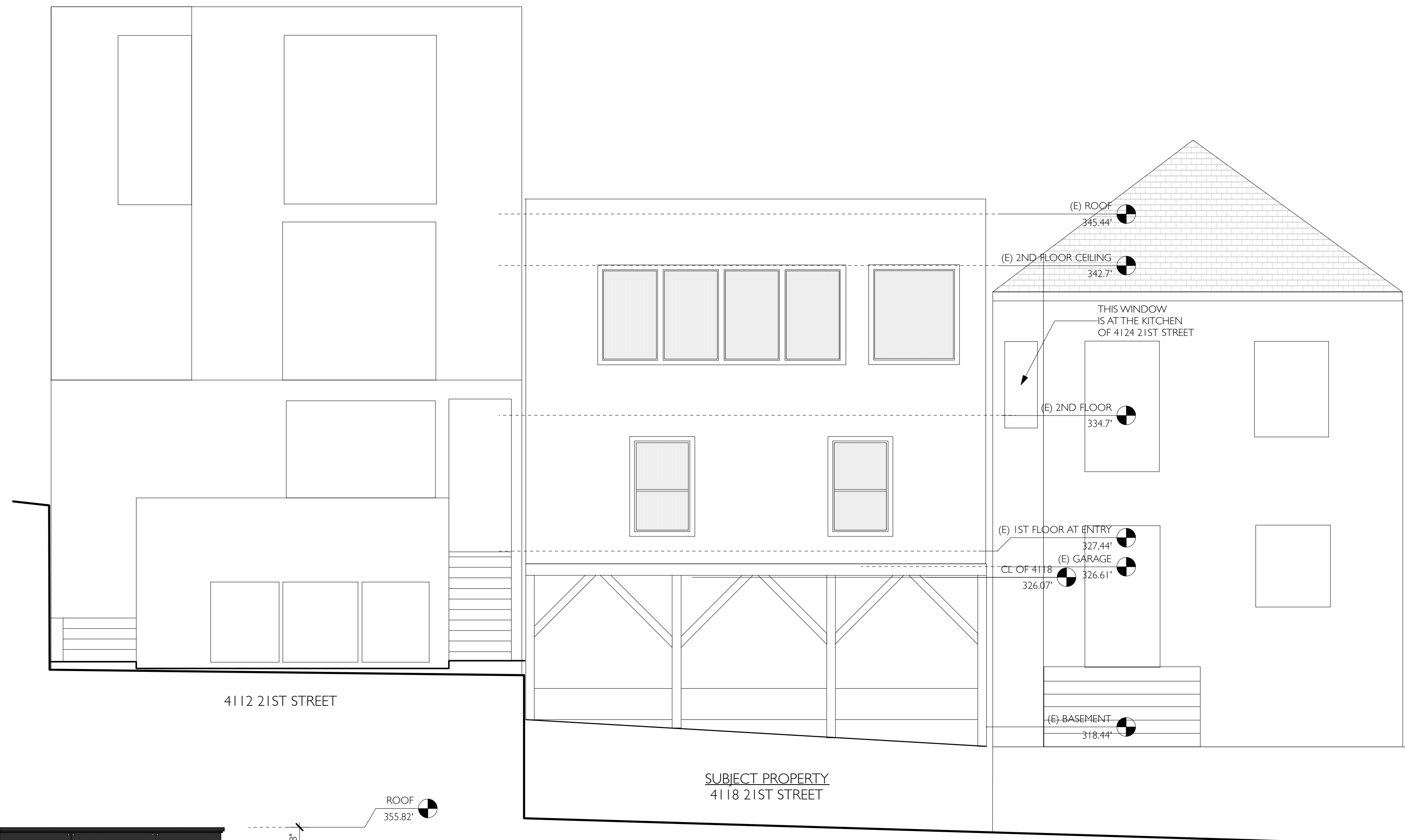
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#	date	issue
5.13.20		CU + NBR RESPONSE

East Elevation

project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.2

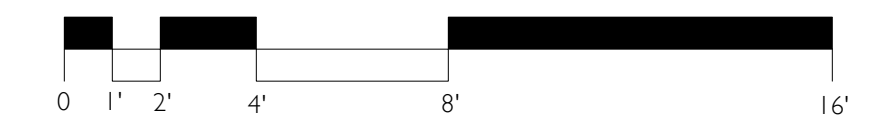


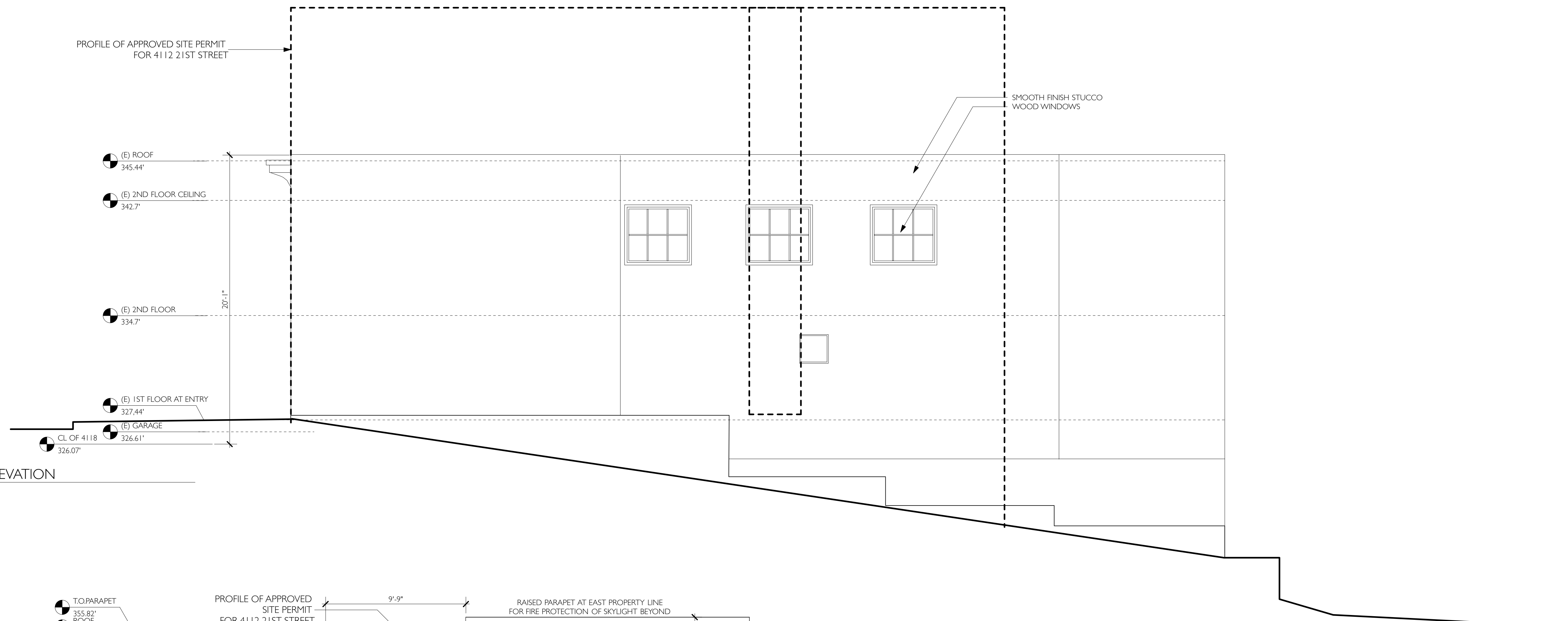
NOTE:
 WINDOWS WERE REVISED AT REQUEST OF NEIGHBORS

GLASS AREA:
 BEFORE: 333.88 SQ. FT.
 AFTER: 271.25 SQ. FT.
 DIFFERENCE: -62.63 SQ. FT.

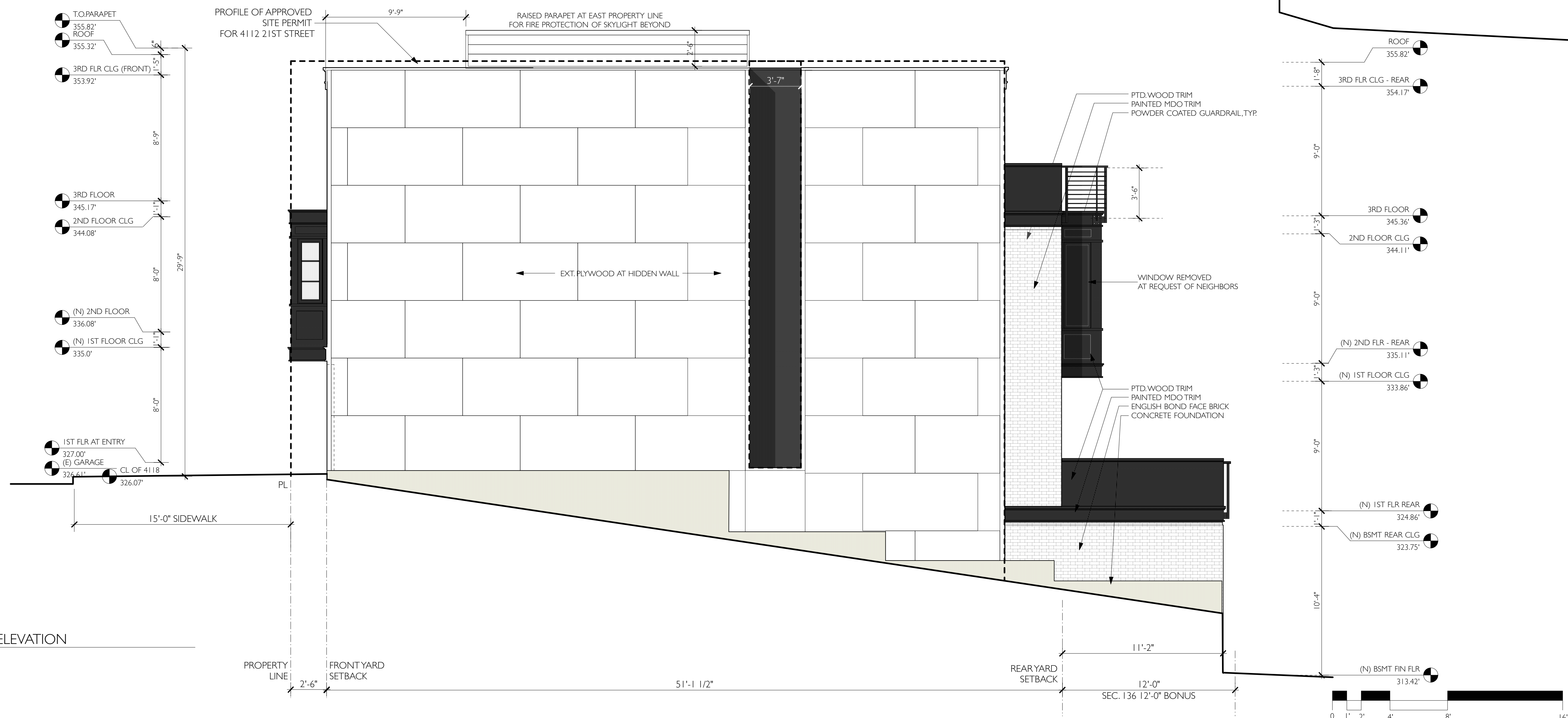
19% LESS GLASS AREA

DOORS AND WINDOWS SHOWN ARE
 MARVIN SIGNATURE ULTIMATE COLLECTION

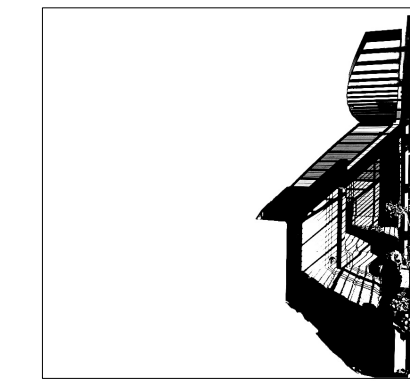




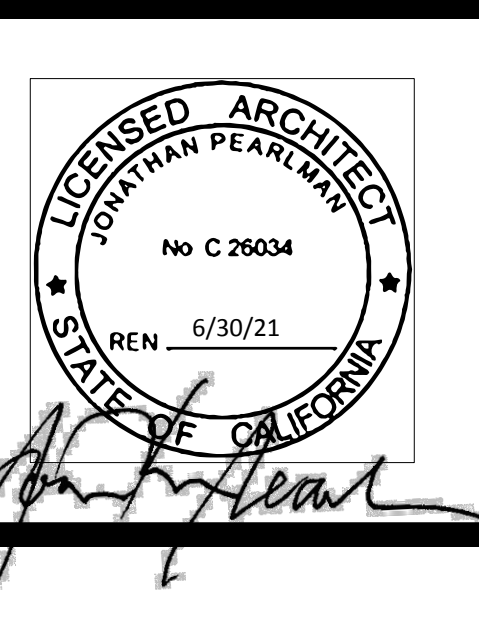
1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



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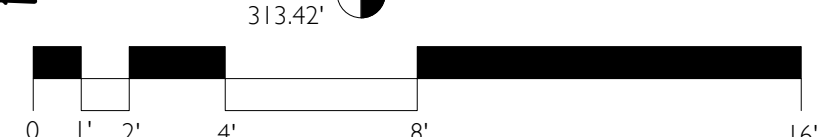
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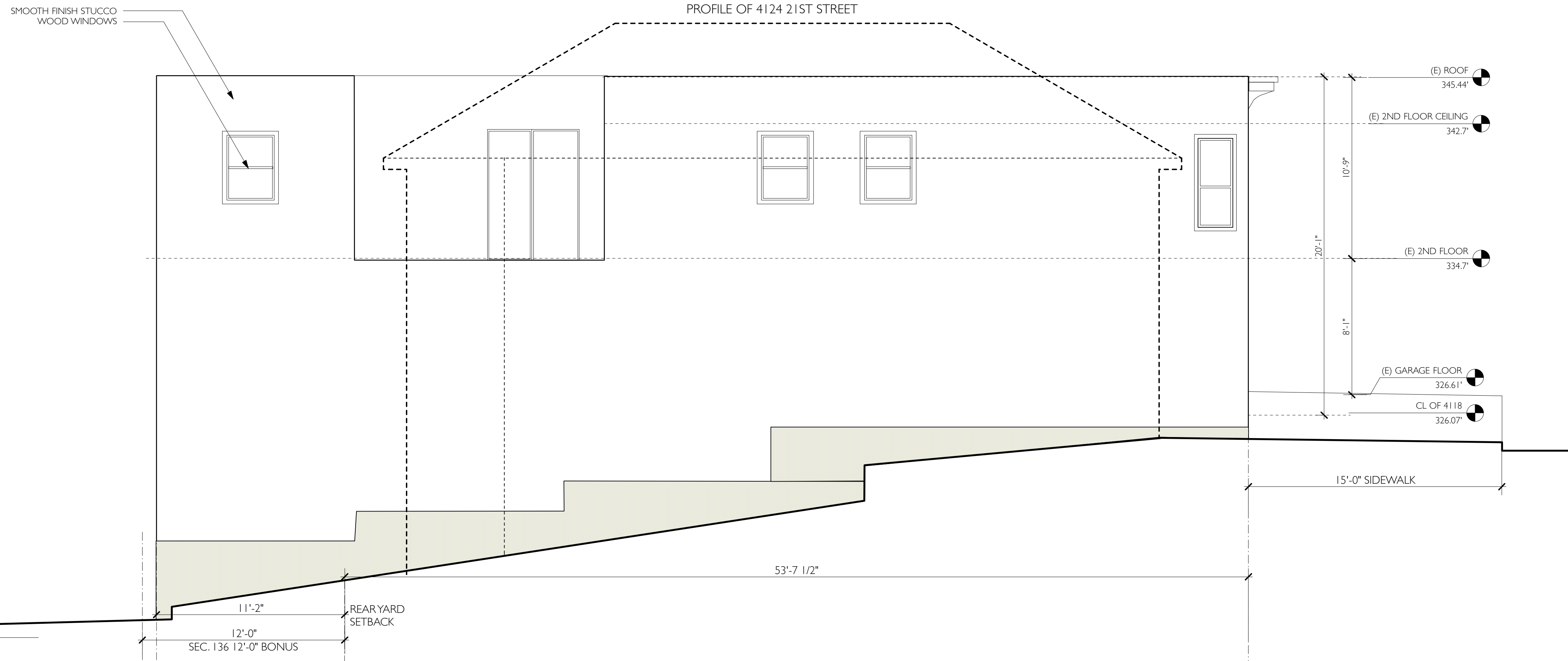
#	date	issue
5.13.20		CU + NBR RESPONSE

North Elevation

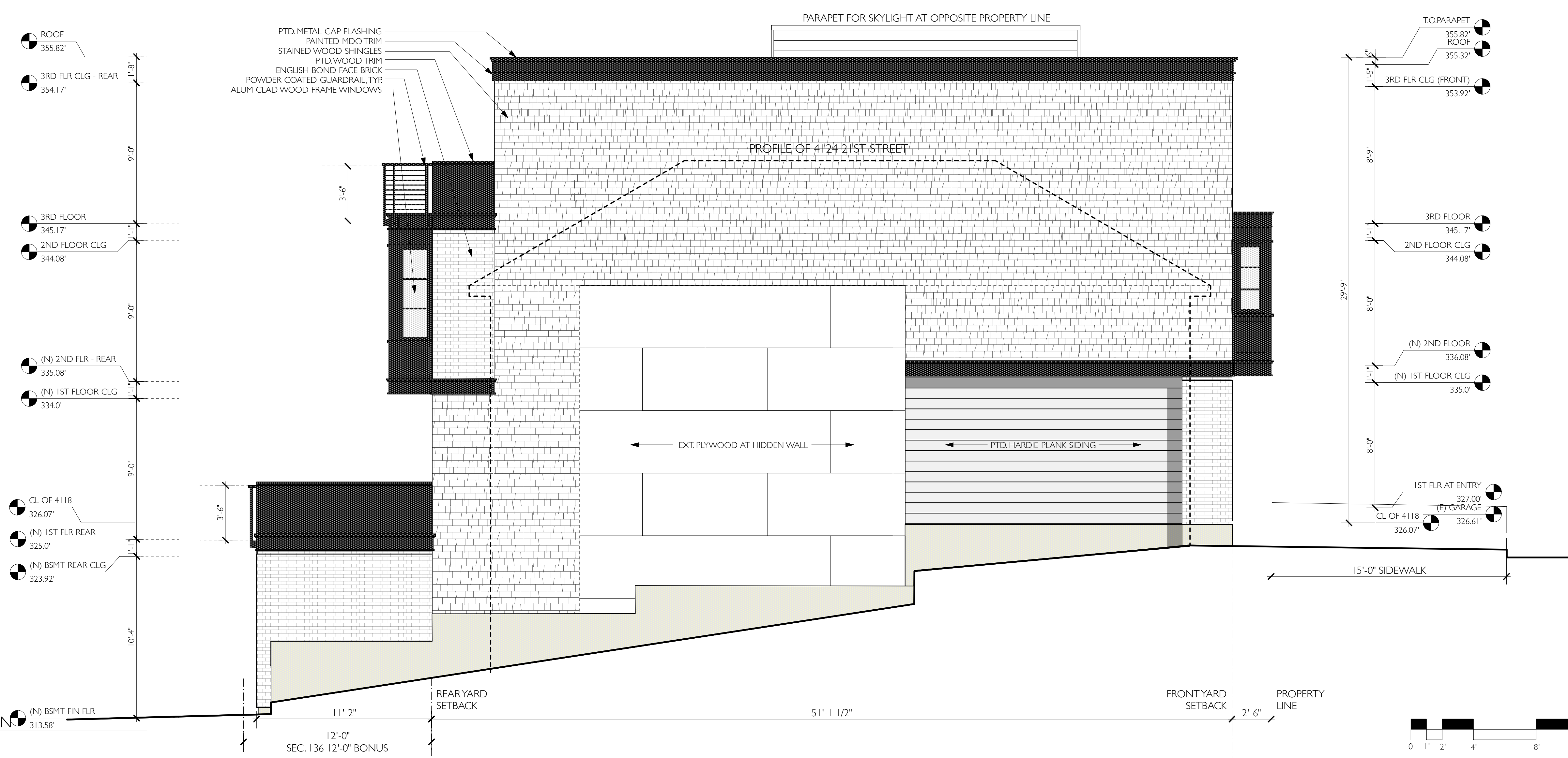
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drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.3

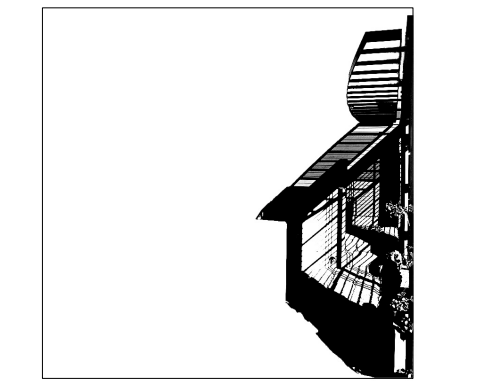




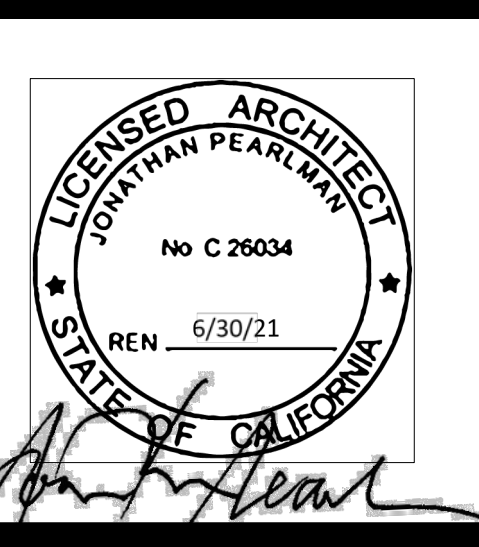
1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



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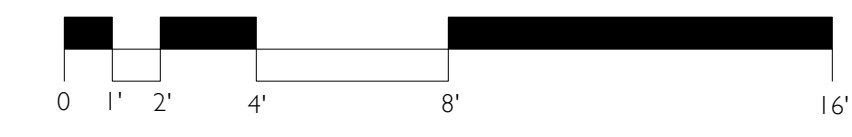


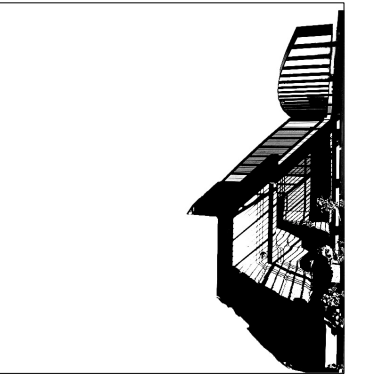
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#	date	issue
3.3.20		RDT RESPONSE

West Elevation
project: 19.12
drawn by: jP
checked by:
date: 12.16.19
scale:

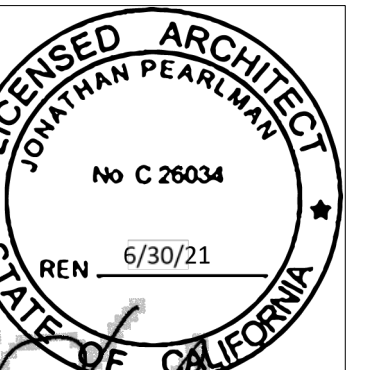
A-3.4





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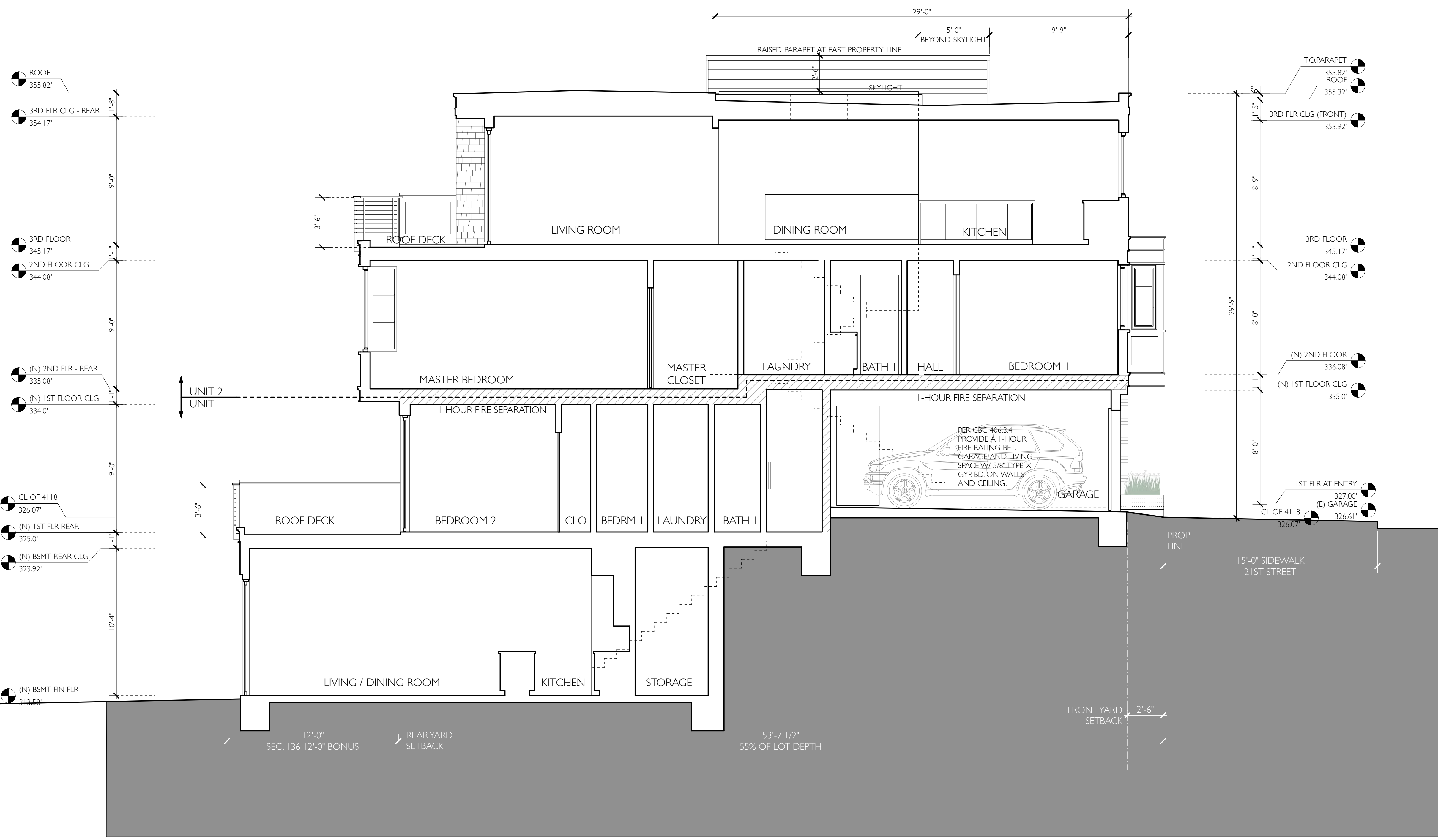
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#	date	issue
3.3.20		RDT RESPONSE

N-S Building Section

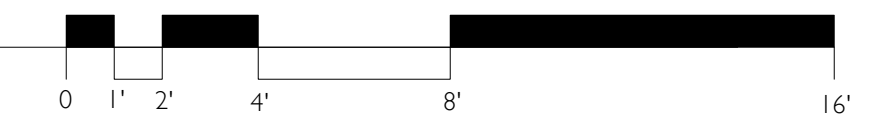
project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.5



NOTE:
 1 HOUR FIRE RATING SEPARATION BETWEEN UNITS
 AND BETWEEN GARAGE AND LIVING SPACE

NORTH - SOUTH SECTION LOOKING EAST
 Scale: 1/4" = 1'-0"





FRONT VIEW FROM SOUTHEAST



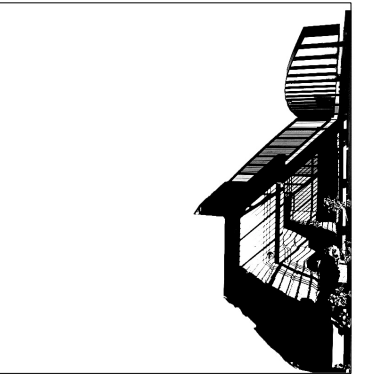
FRONT VIEW FROM SOUTHWEST



REAR VIEW FROM NORTHWEST



REAR VIEW FROM NORTHEAST



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San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

3D Views

project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.6



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 23, 2020

Record No.: 2020-000215CUA
Project Address: 4118 21st Street
Zoning: RH-2 (Residential-House, Two- Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2750 / 017
Project Sponsor: Amy Lee
3S Consulting
318 29th Avenue
San Francisco, CA 94121
Property Owner: George Karamanos
32 Newburg Street
San Francisco, CA 94131
Staff Contact: Bridget Hicks-- (415) 575-9054
Bridget.Hicks@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes the legalization of the demolition of an existing 3,025 square foot, two-story over basement single-family home and the construction of a 4,481 square foot, three-story over basement two-family home within the RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. Unit 1 will be located at the basement level and first floor and will contain two bedrooms and two full bathrooms, one bicycle parking space, and a 213 square foot deck. Unit 2 will be located on the second and third levels and will contain three bedrooms and 2.5 bathrooms, one vehicle parking space and one bicycle parking space, and a 140 square foot deck.

REQUIRED COMMISSION ACTION

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

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition:**
 - The Department has received 4 letters of support which describe the benefits of adding a second unit to the City's housing stock and providing an upgraded

building structure. The support also notes that the proposal will not extend as far into the rear yard as the previous structure did, thereby increasing the mid-block open space.

- The Department has received one letter requesting the item to be heard at a later date due to the online requirements of the current Shelter-In-Place City order.
- **Outreach:** The Sponsors sent their initial submittal of the plan set to the neighbors on January 13, 2020.
- **Existing Tenant & Eviction History:** The existing single-family home was most recently owner occupied. There was a buyout agreement in 2017, however the records did not specify if it was for a separate unit or the entire tenancy. See Exhibit F for Eviction History documentation.
- **Project History:**
 - A complaint was filed with the Planning Department on December 31, 2018 that the Project exceeded the scope of Building Permit # 201802272279 and demolished the existing single-family home.
 - In response, a Conditional Use Application (2018-002602CUA) and Variance Application (2018-002602VAR) were heard on August 29, 2019 and continued to September 19, 2019 to legalize the demolition of the existing single-family home and construction of a 3,840 square foot, three-story over basement, single-family home. That 2018-002602CUA Conditional Use Application was denied on September 19, 2019.
 - The Project Sponsors are able to proceed with a new Conditional Use Application within one year of the previous denial because the new application contains a substantially different Project per Planning Code Section 305.
 - Concerns were raised at the past hearings about the potential of an Unauthorized Dwelling Unit (UDU). A UDU search had been completed and the Department determined that there was no UDU.
 - Design Review Comments: The project has changed in the following significant ways since the original submittal to the Department:
 - The building has been re-designed to not require a variance
 - A second unit has been added to the proposal
 - Removal of rooftop stair penthouse and roofdeck;
 - Decrease in ceiling heights;

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and a Class 3 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing single-family home, the proposal includes 2 residential dwelling units, resulting in one additional unit added to the housing stock, which is a goal for the City’s. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 23, 2020

Record No.: 2020-000215CUA
Project Address: 4118 21st STREET
Zoning: RH-2 (Residential – House, Two Family) Zoning District
40-X Height and Bulk District
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO LEGALIZE THE DEMOLITION OF AN EXISTING 3,025 SQUARE FOOT, TWO-STORY OVER BASEMENT, SINGLE-FAMILY HOME AND THE CONSTRUCTION OF A NEW 4,481 SQUARE FOOT, 29 FOOT 9 INCH TALL, THREE-STORY OVER BASEMENT, TWO-FAMILY HOME WITH ONE VEHICLE PARKING SPACE AND TWO BICYCLE PARKING SPACES LOCATED AT 4118 21st STREET, LOT 017 IN ASSESSOR'S BLOCK 2750, WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 17, 2018, the Department of Building Inspection (hereinafter "DBI") opened Complaint Case No. 201813931 regarding the detached single-family home at 4118 21st Street, Assessor's Block 2750, Lot 017 (hereinafter "Project Site"). The complaint stated that construction on site exceeded the scope approved under Building Permit Application No. 2018.02.27.2279. The referenced permit approved first floor interior remodeling and basement-level excavation/infill under a legal nonconforming enclosed projection within the required rear yard; the permit specifically noted that no alterations to the façade or work visible from the street were proposed. Upon site inspection, DBI documented that the entire front façade was removed.

On January 10, 2019, the Planning Department (hereinafter "Department") opened Code Enforcement Case No. 2018-017368ENF based on a complaint that significant demolition of the structure had occurred. The Department subsequently confirmed that the structure was demolished without authorization.

On March 19, 2019, Ryan Knock filed Application No. 2018-002602CUA within the Department for Conditional Use Authorization to legalize the demolition of the detached single-family home at the Project Site and construct a replacement single-family dwelling.

On August 29, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-002602CUAVAR and continued the item to September 19, 2019.

On September 19, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-002602CUAVAR and disapproved the item.

On January 7, 2020, Amy Lee of 3S Consulting (hereinafter "Project Sponsor") filed Application No. 2020-000215CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new 4,481 square foot, 29 foot 9 inch tall, three-story over basement, two-family home (hereinafter "Project") at 4118 21st Street, Block 2750 Lot 017 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

On April 23, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Project Authorization Application No. 2020-000215CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-000215CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-000215CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the legalization of the demolition of an existing 3,025 square foot, two-story over basement single-family home and the construction of a 4,481 square foot, three-story over basement two-family home within the RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. Unit 1 will be located at the basement

level and first floor and will contain two bedrooms and two full bathrooms, one bicycle parking space, and a 213 square foot deck. Unit 2 will be located on the second and third levels and will contain three bedrooms and 2.5 bathrooms, one vehicle parking space and one bicycle parking space, and a 140 square foot deck.

3. **Site Description and Present Use.** The Project site is located on the north side of 21st Street, between Eureka and Diamond Streets, Lot 017 in Assessor's Block 2750 and in the RH-2 (Residential-House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The approximately 2,435 square foot downward and lateral sloping lot has 25' of frontage and a depth of 97'6". The lot contains a mostly demolished single-family, two-story over basement residential building constructed circa 1908. The subject building is not subject to rent control as it is considered a single-family detached residence.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the southern portion of Castro/Upper Market bordering Noe Valley and within District 8. Parcels within the immediate vicinity consist of residential single-, two- and multi-family dwellings of varied design and construction dates. The block-face is characterized by two- to three-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings.
5. **Public Outreach and Comments.** The Department has received four letters of support from neighbors referencing the benefits of adding a new unit to the housing stock, building an updated and modern structure, and how the Project will increase the amount of mid-block open space. The Department has received one letter requesting the item to be heard at a later date due to the online requirements of the current Shelter-In-Place City order.
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. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

The Project proposes a building that will be approximately 29 feet 9 inches tall and, therefore complies with Planning Code Section 260.
 - B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15 foot maximum).

The Project will construct a dwelling unit with a front setback of 2 feet 6 inches which is the average of adjacent front setbacks. Therefore, the Project complies with Planning Code Section 132.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth of 45 percent of the total lot depth on which the building is situated, except to the extent that a reduction is permitted using the average between the depths of the rear building walls of the two adjacent buildings.

The Project proposes a rear yard of 43 feet 10 ½ inches, which is 45% of the lot depth and therefore complies with Planning Code Section 134.

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

The Project complies with Section 132 as it provides approximately 17 square feet of landscaping and approximately 37 square feet of permeable surface in the required front setback area.

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

The Project complies with the street frontage requirement as it exceeds the visual relief minimum and adheres to the off-street entrance maximum.

- F. **Street Frontage, Parking and Loading Access Restrictions.** Off-street parking shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

Proposed off-street parking for one vehicle will be located wholly within the property, comply with access, arrangement and street frontage dimensional standards. Therefore, the Project complies with Planning Code Section 155.

- G. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (125 square feet per unit if private, or 166 square if shared).

The Project provides over 1,000 square feet of useable open space for Unit 1 and 140 square feet of private useable open space for Unit 2, exceeding the minimum amount required.

- H. **Off-Street Parking.** Planning Code Section 151 does not require off-street parking, and permits 1.5 parking spaces for every dwelling unit provided.

The Project proposes one off-street vehicle parking space and thus, complies with Planning Code Section 151.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one weather-protected bicycle parking space per dwelling unit. The requirements apply when constructing a new building.

The Project proposes two bicycle parking spaces, one per dwelling unit and, therefore complies with Planning Code Section 155.2.

- J. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to two units per lot are principally permitted in RH-2 Districts and up to one unit per 1,500 square feet of lot area is allowed with Conditional Use Authorization.

The Project proposes demolition of the existing single-family residence and the construction of two dwelling units. Therefore, the Project complies with Planning Code Section 209.1.

7. **Loss of Residential Unit through Demolition.** Planning Code Section 317(g)(5) establishes additional criteria for the Planning Commission to consider when reviewing applications for the loss of a residential unit as the result of a demolition. The Planning Commission shall consider the following:

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

The Project Site has serious, continuing Code violations. In 2018, DBI determined that the subject single-family dwelling exceeded the scope of work approved and required proper documentation and permitting. Following a site visit in 2019, Planning determined that the Project violated Planning Code Section 174 (Unpermitted Alterations), Section 311 (Permit Review Procedures), and Section 317 (Demolition) without authorization. The proposed Project would abate all violations.

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

A February 2019 Structural Inspection Report prepared by Enertia Designs (Exhibit F) documented dry rot, termite damage and non-continuous framing on site. The structural engineer determined that much of the structure could not be salvaged or reinforced and recommended removal/replacement. Planning was unable to verify whether the structure was in decent condition due to the substantial amount of demolition and replacement already performed.

C. **Whether the property is an “historical resource” under CEQA.**

The Planning Department reviewed the Historic Resource Evaluation submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

The existing single-family residence is presently owner-occupied. There are no restrictions on whether the constructed units will be rental or ownership.

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

The Project proposes to demolish an existing single-family dwelling, which is generally not subject to the Residential Rent Stabilization and Arbitration Ordinance. Definitive determinations on the applicability of the Residential Rent Stabilization and Arbitration Ordinance are the purview of the Rent Board. The existing dwelling unit is not an affordable housing unit. Planning staff requested the eviction history from the Rent Board and there was evidence of a buy-out in 2017. The records did not indicate if there was separate unit or if the buy-out was for the entire residence. The existing single-family home is presently owner-occupied.

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

Although the Project proposes the demolition of an existing single-family dwelling unit, the existing unit is not habitable and the reconstruction would restore the dwelling unit and add one net new dwelling unit to the site.

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

The Project will improve cultural and economic diversity by increasing the number of dwelling units in the neighborhood. The Project design meets the Residential Design Guidelines. The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two dwelling units that are consistent with the RH-2 Zoning District. The proposed residential development is characteristic of other existing residential buildings located along 21st Street; one net new dwelling unit would be added to the City's Housing Stock.

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

The Project removes an older dwelling unit and replaces it with two newly constructed dwelling units. Older dwelling units are generally considered to be more affordable than recently constructed units. However, the existing dwelling unit is not habitable, making the effect reconstruction has on affordability difficult to quantify.

J. Whether the project increases the number of permanently affordable units as governed by Section 415.

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than 10 dwelling units.

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

The Project proposes in-fill housing, by reconstructing a dwelling unit and adding a new dwelling unit in the same general area as it was previously, in keeping with the established topography of the site.

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

The Project proposes an opportunity for family-sized housing by constructing two units, one with 2 bedrooms and one with 3 bedrooms, to replace the previous two bedroom unit.

M. Whether the project creates new supportive housing.

The Project does not create new supportive housing.

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

The Planning Department determined that the replacement building is keeping with the overall scale, massing and design of the immediately surrounding development and meets all relevant design guidelines to enhance existing neighborhood character.

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

The Project will increase the number of on-site dwelling units, with the addition of one net new dwelling unit for a total of two dwelling units proposed.

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

The existing dwelling unit contained two bedrooms, while the proposed reconstruction proposes two units one with two bedrooms and one with three bedrooms, resulting in an increase of 3 bedrooms.

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

The Project proposes to maximize density with 2 units in the RH-2 Zoning District.

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

The Project proposes to replace the existing dwelling unit and add one net new dwelling unit. The existing unit is not subject to the Residential Rent Stabilization and Arbitration Ordinance and contained two bedrooms. The proposed units will be of a larger size than the existing unit and will contain 2 bedrooms and 3 bedrooms.

8. 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 size of the proposed use is in keeping with other homes on the block face. The proposed two-family home will be 29 feet 9 inches tall at the street, in keeping with the neighboring two- and three-story buildings. The new home will be larger than the existing home, but will contain two family sized dwelling units and result in a smaller building depth. The building will be in conformity with the Residential Design Guidelines. Overall, the reconstruction of an uninhabitable dwelling unit is necessary and desirable for the surrounding community.

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

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

The height and bulk of the proposed Project will be larger than the existing single-family home but will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

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

The Planning Code does not require off-street vehicle parking for a two-family home. The Project proposes adequate off-street parking with one off-street vehicle parking space and two bicycle parking spaces.

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

The proposed residential use is not considered to have the potential to create noxious or offensive emissions.

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

The Project is residential and will be landscaped accordingly.

- 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.

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 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.

Policy 2.5:

Encourage and support the seismic retrofitting of the existing housing stock.

The proposal, though a demolition, is necessary for the repair and rehabilitation of the subject building. The Project will add a new dwelling unit and restore a unit of housing that was found to have dry rot, termite damage and non-continuous framing, as documented in a February 2019 Structural Inspection Report. The proposal includes seismic upgrades that will bring the subject building up to current Building Code standards.

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.3:

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

Policy 3.4:

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

While the Project will demolish an existing single-family dwelling, the new construction will result in an increase in the density of the property and contributes one net new dwelling units, a net addition of five bedrooms, to the existing housing stock.

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 proposal will demolish an existing two-bedroom dwelling unit and construct two family sized dwelling units, one with two bedrooms and one with three bedrooms.

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 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The Project will meet the intent of the RH-2 (Residential-House, Two Family) Zoning District by constructing a two-family home in a neighborhood consisting of two- to three-story single- and multi-family dwellings. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.2:

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

Policy 1.3

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

The proposed replacement building reflects the existing mixed architectural character, varying heights along the block face and with further design modifications recommended by the Planning Department, the Project would be in keeping with the neighborhood development pattern. The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.

OBJECTIVE 2:

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE,
CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The replacement buildings has been designed to be compatible with the prevailing street wall heights and building depths. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

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

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

The Project site does not possess nor will it affect any neighborhood-serving retail uses.

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

While the Project will demolish an existing single-family home, it will also construct a new two-family home which will increase the amount of housing units on site. In addition, the Project has been designed to integrate with the existing neighborhood to preserve the character of the street.

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

The Project does not possess any existing nor propose any affordable housing. The Project will add one net new dwelling unit to increase the City's supply of housing.

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

The Project Site is served by nearby public transportation options. The Project is located within walking distance of the 24 and MUNI bus lines and the K, L, and M Muni subway lines. The Project also provides one off-street vehicle parking space and two bicycle parking spaces.

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

The Project does not include commercial office development nor should it affect industrial and service sectors.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

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

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

The project will not affect access to sunlight and vistas of nearby parks and open space. The height of the proposed structure is compatible with the established neighborhood development.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-000215CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 2, 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 April 23, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 23, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to legalize the demolition of an existing 3,025 square foot, two-story over basement single-family home and the construction of a 4,481, three-story over basement, two-family home located at 4118 21st Street, Block 2750, and Lot 017 pursuant to Planning Code Section(s) 303 and 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 2, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-000215CUA and subject to conditions of approval reviewed and approved by the Commission on April 23, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 23, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

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

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

PROVISIONS

9. **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 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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

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

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

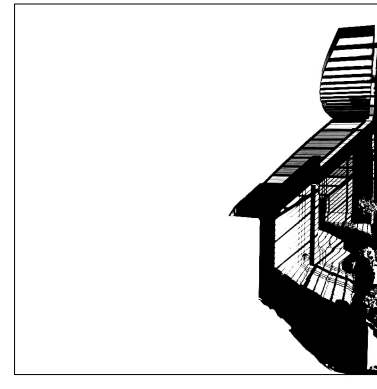
OPERATION

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

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

2 - UNIT BUILDING KARAMANOS RESIDENCE

4118 21st Street • San Francisco, CA 94114



Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com



STREET VIEW FROM SOUTHWEST



REAR YARD VIEW FROM NORTHWEST



REAR YARD VIEW FROM NORTHEAST

GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK, CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
AD.	AREA DRAIN	MED	MEDICINE CABINET
ADJ.	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	OH.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	PTD.	PAINTED
DIM.	DIMENSION	REF	REFRIGERATOR
DIMS.	DIMENSIONS	REQ	REQUIRED
DN	DOWN	RB	RUBBER BASE
DWG	DRAWING	RM	ROOM
(E), EX.	EXISTING	RO	ROUGH OPENING
EA	EACH	RWDW	REDWOOD
EJ	EXPANSION JOINT	SC	SOLID CORE
ELEC	ELECTRIC	SHTG	SHEETING
EL.ELEV.	ELEVATION	SHT	SHEET
EQ	EQUAL	SM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST.STL	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STR	STRUCTURAL
F.O.M.	FACE OF MASONRY	T&G	TONGUE AND GROOVE
GA	GALVE	T.C.	TOP OF CURB
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS	T.O.S.	TOP OF STEEL
GND	GROUND	T.O.W.	TOP OF WALL
GSM	GALVANIZED SHEET METAL	TYP.	TYPICAL
GYP.BD.	GYPSPUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GWB	GYPSPUM WALLBOARD	VERT	VERTICAL
HB	HOSE BIB	V.I.F.	VERIFY IN FIELD
HC	HANDICAPPED	WD	WOOD
HM	HOLLOW METAL	WID	WASHER AND DRYER
H.P.	HOUSE PANEL	W/	WITH
HT	HEIGHT	WC	WATER CLOSET
INSUL	INSULATION	WH	WATER HEATER
INT	INTERIOR	WP	WATERPROOF
JAN	JANITOR CLOSET		
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

PERMITS

- SITE PERMIT
- ADDENDA FOR STRUCTURE, ARCHITECTURE, MEP, FIRE SPRINKLERS
- FIRE SPRINKLER WORK TO BE DESIGN/BUILD
- APPLICATION FOR THOSE PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (FC) WITH CITY OF SAN FRANCISCO AMENDMENTS
- CURRENT NFPA 13R
- 2016 CALIFORNIA ENERGY CODE

SCOPE OF WORK:

RENOVATION AND ADDITION OF A SINGLE-FAMILY RESIDENCE INTO A 2-UNIT BUILDING

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 4118 21ST STREET
BLOCK/LOT: 2750 / 017
LOT SIZE: 25.0' X 97.5'
TOTAL LOT AREA: 2,435 SF
ZONING: RH-2
EXISTING BUILDING USE: 1-FAMILY RESIDENTIAL
PROPOSED BUILDING USE: 2-FAMILY RESIDENTIAL

REQUIRED SETBACKS:
FRONT: AVERAGE OF NEIGHBORING PARCELS
SIDE: NONE
REAR: 45% OF LOT DEPTH (97'-6" X 45% = 43'-10 1/2")

EXISTING SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: 32'-9"

PROPOSED SETBACKS:
FRONT: 2'-6"
SIDE: NONE
REAR: 32'-9"

HEIGHT & BULK:
(E) BUILDING HEIGHT: 40'-X
(N) BUILDING HEIGHT: 20'-1"
EXISTING PARKING: 1-CAR
PROPOSED PARKING: 1-CAR
BICYCLE SPACES: 2

BUILDING AREA:	EXISTING	PROPOSED
BASEMENT:	730 SF	748 SF
1ST FLOOR:	980 SF	1,189 SF (300 SF GARAGE)
2ND FLOOR:	1,315 SF	1,302 SF
3RD FLOOR:	-	1,122 SF (150 SF DECK)
TOTAL:	3,025 SF	4,481 SF

UNIT SUMMARY

UNIT 1:	1,473 SF	2 BEDROOM / 2 BATH
UNIT 2:	2,614 SF	3 BEDROOM / 2.5 BATH
GARAGE:	300 SF	
COMMON AREA:	94 SF	
TOTAL:	4,481 SF	

BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R

OCCUPANCY CLASSIFICATION: R-3
OCCUPANCY SEPARATION: 1 HR BETWEEN UNITS & 1 HR BETWEEN UNITS AND GARAGE

CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 3 FLOORS OVER BASEMENT

EGRESS REQUIREMENTS: 1 MEANS OF EGRESS FROM UNITS

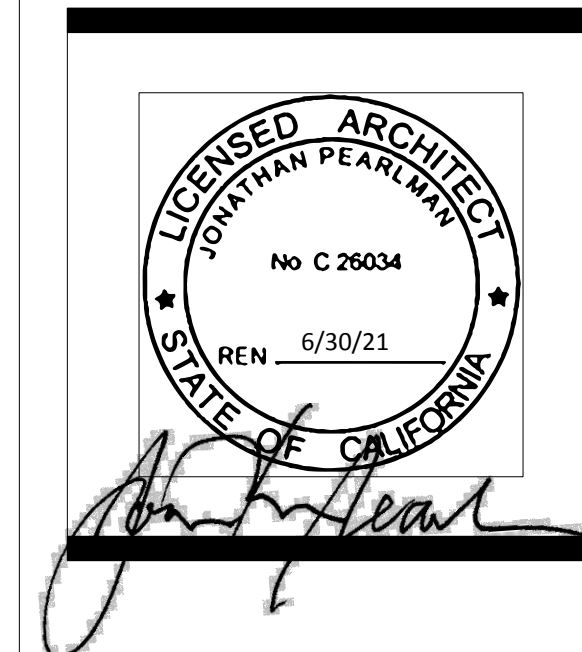
PROJECT TEAM

Building Owner:
George and Jenna Karamanos
32 Newburg Street
San Francisco, CA 94131
Contact: George Karamanos
Email: george.karamanos@gmail.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearman
415.537.1125 x101
jonathan@elevationarchitects.com

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Karamanos Residence
4118 21st Street
San Francisco, CA 94114

APP#: 2018.0227.2279 S R

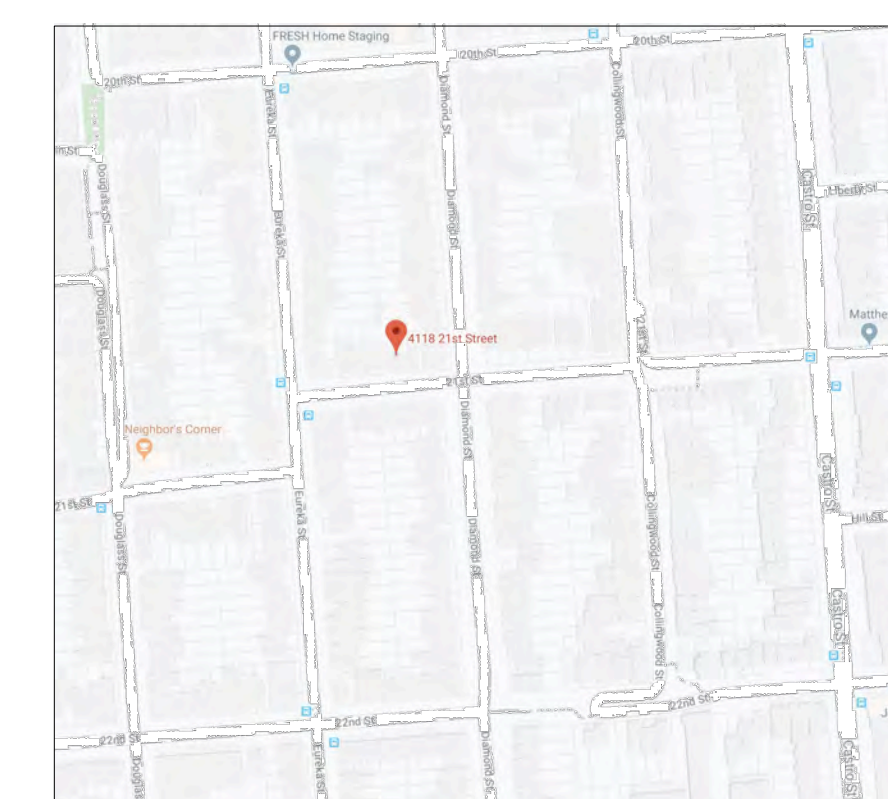
#	date	issue
3.2.20		RDT RESPONSE

Cover Sheet

project: 19.12
drawn by: JP
checked by:
date: 12.16.19
scale:

A-0.1

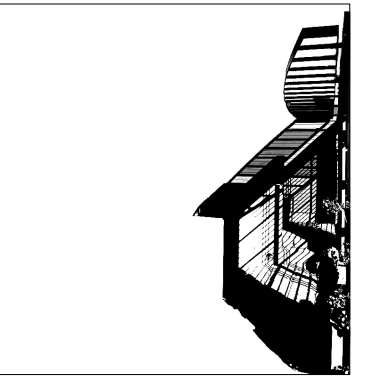
VICINITY MAP



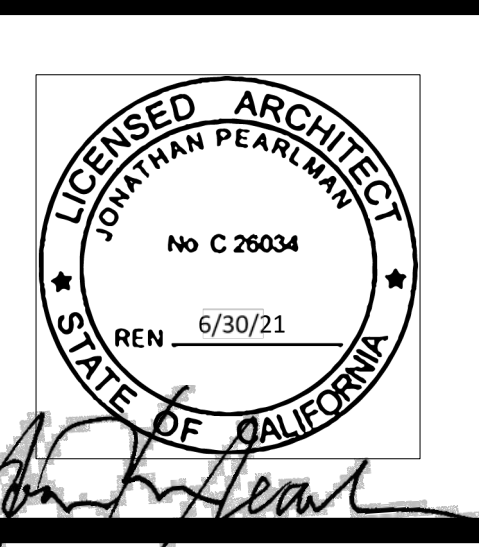
GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

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

INSTRUCTIONS:				NEW CONSTRUCTION			ALTERATIONS + ADDITIONS			REFERENCES	VERIFICATION		
1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A". 2. Provide project information in the Verification box at the right. 3. Attach LEED or GreenPoint Rated Scorecard on separate sheet. 4. Submittal must be a minimum of 24" x 36". 5. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →			<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A B E I M 25,000 sq. ft. or greater	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq. ft. or greater	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B M 25,000 sq. ft. or greater	<input type="checkbox"/> 1ST TIME NON-RESIDENTIAL INTERIORS B M 25,000 sq. ft. or greater	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A")
TITLE	SOURCE OF REQUIREMENT	FOR REFERENCE LEED v4 GPR v7	DESCRIPTION OF REQUIREMENT										
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.										
	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.										
	Points on Current Scorecard		Enter current expected score in box at right as appropriate.										
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6 SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	EQc2, K2, K3, L2 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	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2				
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	WEP2, WEC2, G2 Meet flush/low 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).	4.303.1	4.303.1	LEED Wec2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable	SF Building Code ch.13A if applicable				
	NON-POTABLE WATER REUSE	Health Code art 12C	WEC2 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 for toilet and urinal flushing and irrigation.	n/r	•	•	n/r	n/r	n/r				
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEP1, WEC1 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	•	•	•	•	•	•				
	WATER METERING	CALGreen 5.303.1	WEC4 Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.)	n/r	n/r	•	n/r	•	•				
ENERGY	ENERGY EFFICIENCY	CA Energy Code	EAp2, c2, J5 Comply with all provisions of the CA Energy Code.	•	•	•	•	•	•				
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2	EAc5, EAc2, I3 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				
	RENEWABLE ENERGY	SFGBC 5.201.1.3	EAc2 Non-residential buildings ≥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				
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	EAp1, EAc1 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.	n/r	n/r	LEED EAc1 opt. 1	n/r	•	•				
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	LTc6, N3.5, N3.6 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.	Planning Code 155.1-2	Planning Code 155.1-2	•	Planning Code 155.1-2	•	•				
	DESIGNATED PARKING	CALGreen 5.106.5.2	LTc7 Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	n/r	•	•				
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	LTc8 Permit application January 2018 or after: Construct all 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. 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). All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.	•	•	•	applicable for permit application January 2018 or after	applicable for permit application January 2018 or after	n/r				
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	MRp1, M4 Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•				
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	MRp2, MRc5, A2.1 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	CALGreen 702.1	• Installers must be trained and certified in best practices.	•	•	n/r	•	n/r	n/r				
	HVAC DESIGN	CALGreen 4.507.2	• HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	•	n/r	n/r				
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAc6 Use no halons or CFCs in HVAC.	n/r	n/r	•	n/r	•	•				
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code, CALGreen 5.106.8	SSc6 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	•	•				
	BIRD-SAFE BUILDINGS	Planning Code sec.139	• Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•				
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	EQp2 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	Public Works Code art.4.2 sec.147	SSc4, A6 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.	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope				
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	SSp1 Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	•	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope				
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9 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	•	•				
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1 & 5.504.1-3	EQc3 Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•				
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Health Code art.38	EQc1 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	•	•				
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	EQc3 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				
RESIDENTIAL-ONLY	GRADING & PAVING	CALGreen 4.106.3	• Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	if applicable	n/r	n/r				
	RODENT PROOFING	CALGreen 4.406.1	• Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	•	n/r	n/r				
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	• Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	•	n/r	n/r				
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	• 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.	•	•	n/r	•	n/r	n/r				
	MOISTURE CONTENT	CALGreen 4.505.3	• Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	•	n/r	n/r				
	BATHROOM EXHAUST	CALGreen 4.506.1	• 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).	•	•	n/r	•	n/r	n/r				



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Karamanos Residence
PROJECT NAME
4118 21st Street
ADDRESS
4,517 GSF
GROSS BUILDING AREA

2750 / 017
BLOCK/LOT
RESIDENTIAL
PRIMARY OCCUPANCY

Option 1:
Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

PERMIT APPLICANT (sign & date)

Option 2: LEED GBCPR
Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a LEED Accredited Professional
 I have completed one or more LEED projects

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL AFFIX STAMP BELOW:
(sign & date)

Option 3: GreenPoint Rated GBPCR
Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a GreenPoint Rater I am not a GreenPoint Rater
 I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required.

date issue
GreenPoint Rater (print name) (contact phone #)

(sign & date)

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

AFFIX STAMP BELOW:
LICENSED PROFESSIONAL (sign & date)

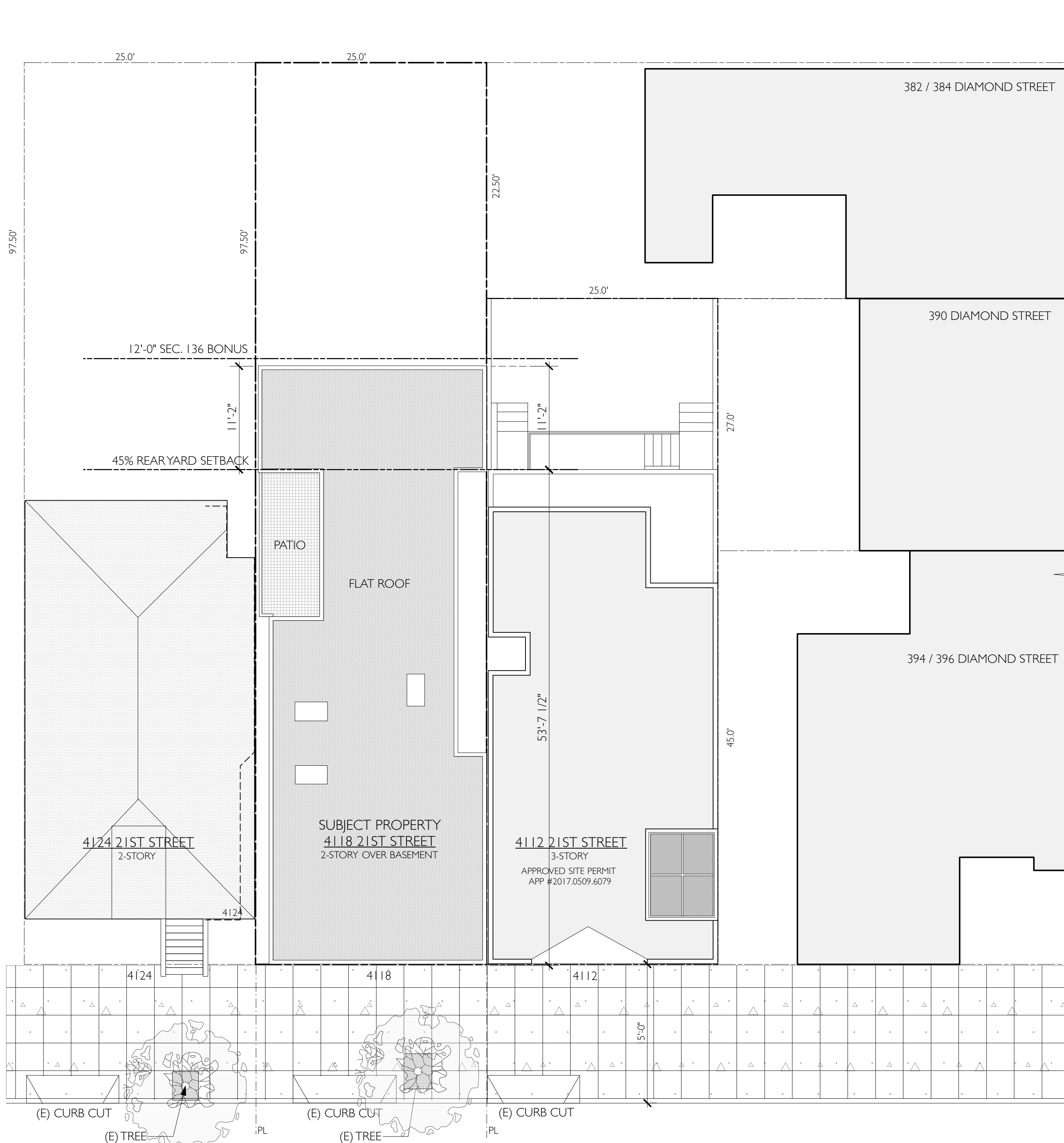
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

date issue
3.2.20 RDT RESPONSE

Attachment C-2

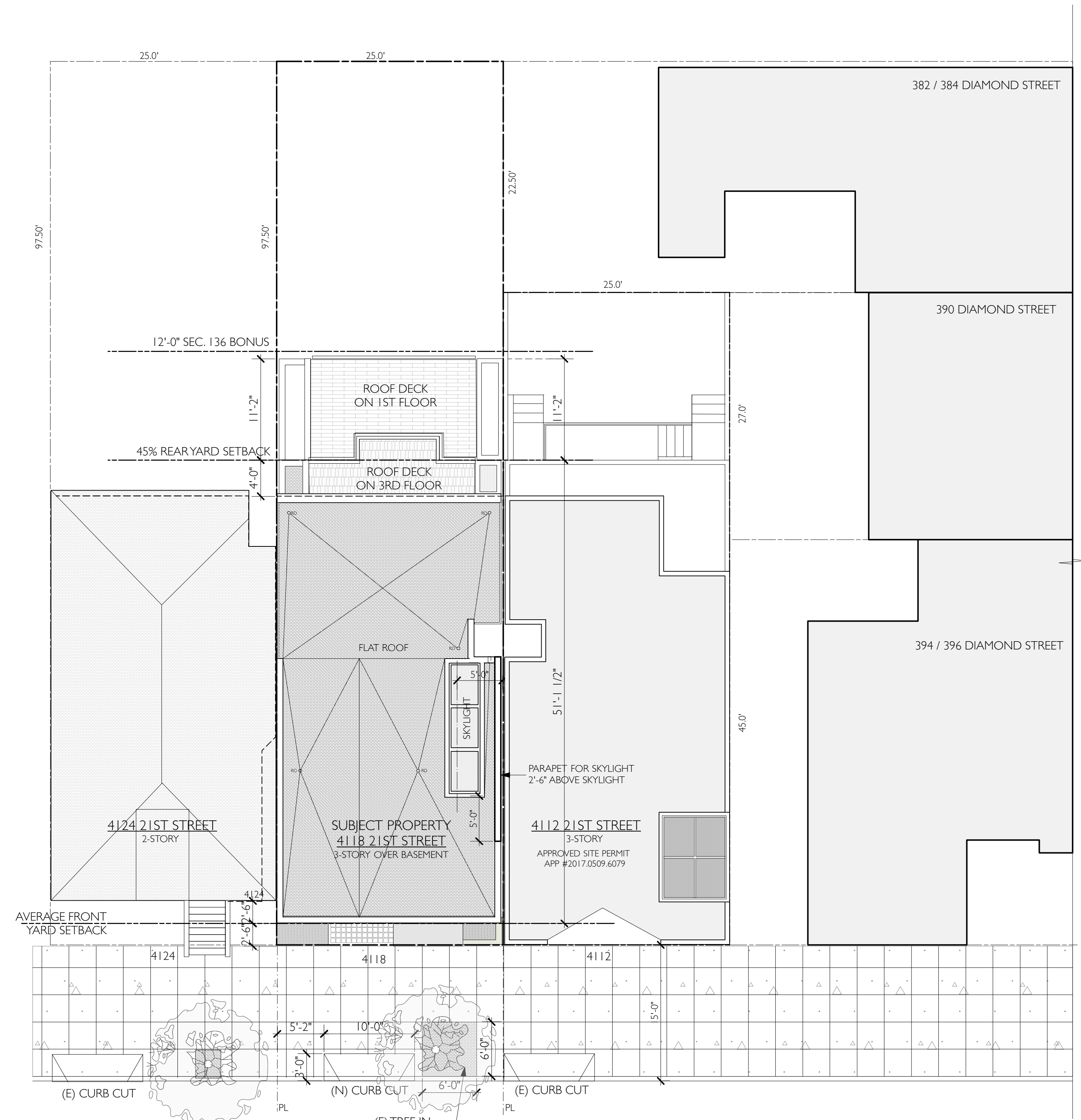
project: 19.12
drawn by: JP
checked by:
date: 12.16.19
scale:

A-0.2



21ST STREET

1 EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



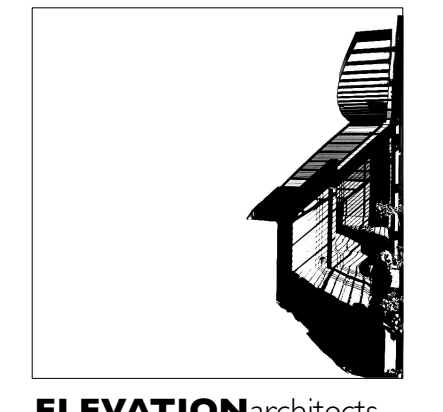
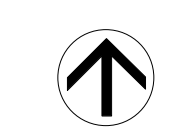
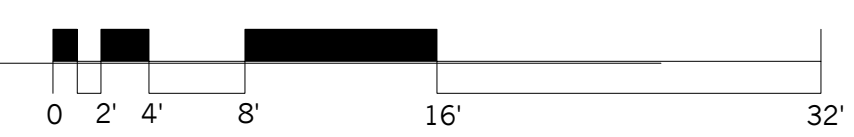
21ST STREET

2 PROPOSED SITE / ROOF PLAN
Scale: 1/8" = 1'-0"

SETBACK PLANTING
FRONT SETBACK AREA: 62.5 SQ. FT.
REQ. 20% LANDSCAPE: 12.5 SQ. FT.
REQ. 50% PERMEABLE: 31 SQ. FT.

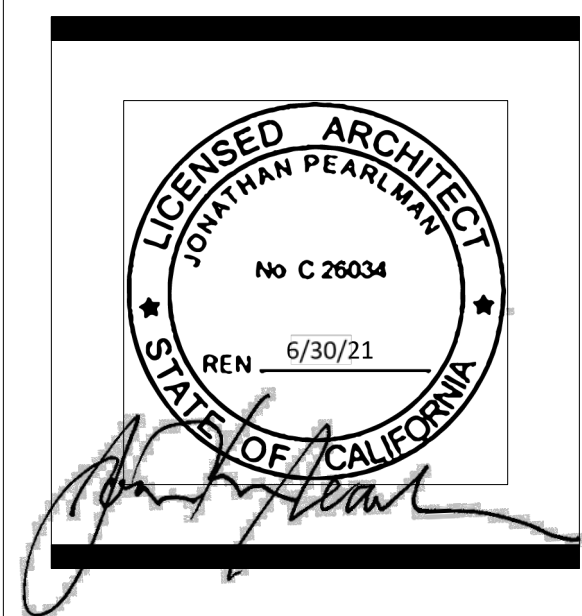
PROVIDED LANDSCAPE: 17 SQ. FT.
PROVIDED PERMEABLE: 37 SQ. FT.

FOR MORE DETAIL: SEE A-2.1



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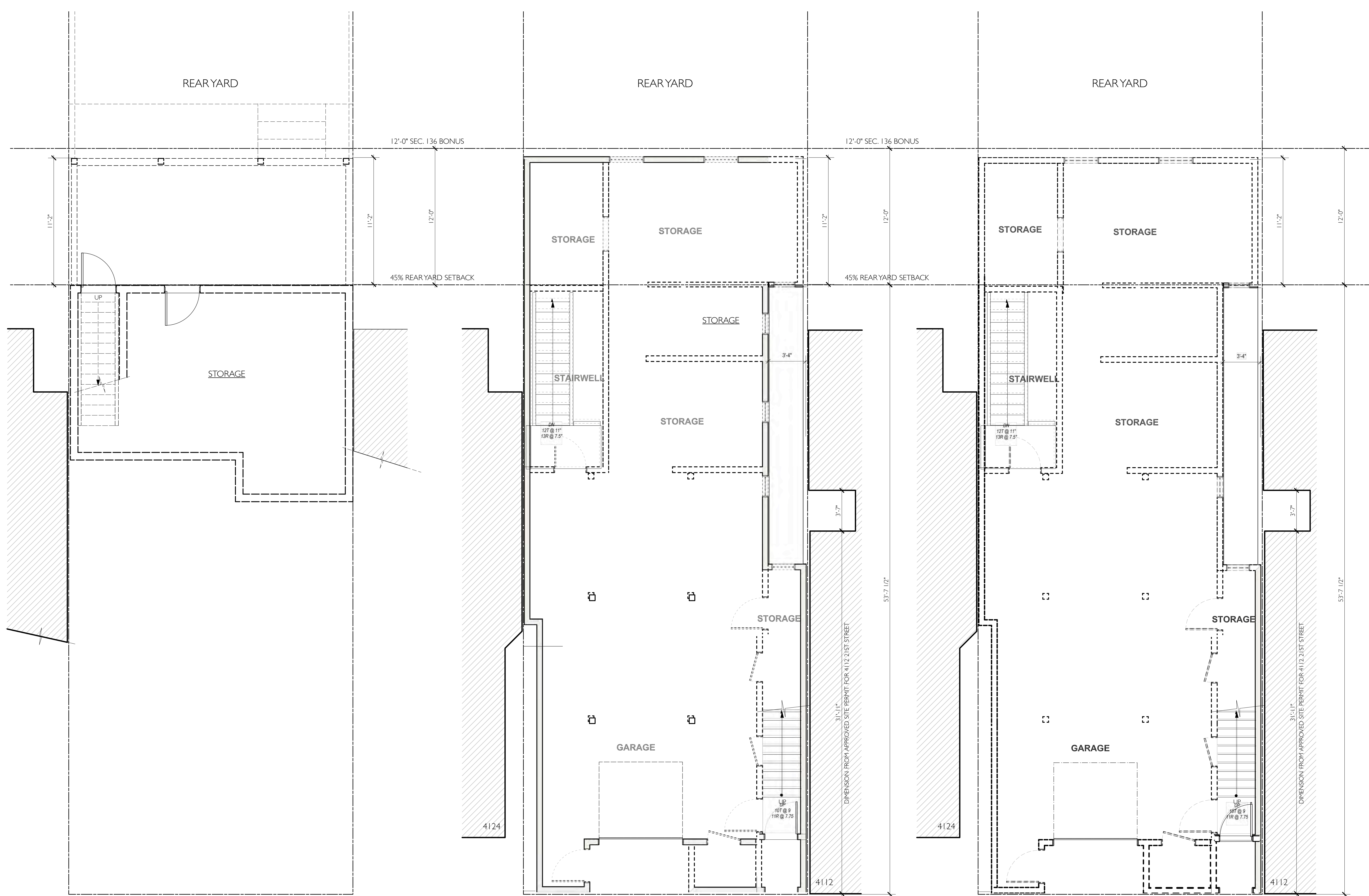
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San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Proposed Site Plan

project:	19.12
drawn by:	JP
checked by:	
date:	12.4.19
scale:	

A-1.1



REAR YARD

REAR YARD

REAR YARD

12'-0" SEC. 136 BONUS

12'-0" SEC. 136 BONUS

45% REAR YARD SETBACK

45% REAR YARD SETBACK

STORAGE

STORAGE

STORAGE

STORAGE

STORAGE

STORAGE

STAIRWELL

STAIRWELL

STORAGE

STORAGE

STORAGE

STORAGE

GARAGE

GARAGE

21ST STREET

21ST STREET

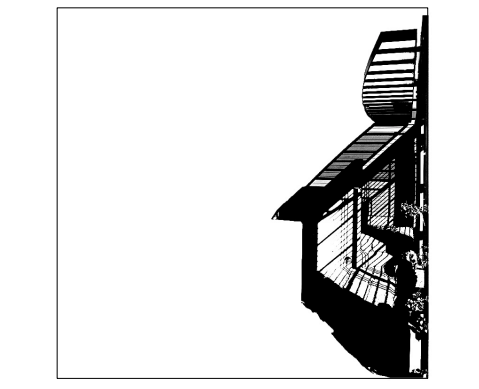
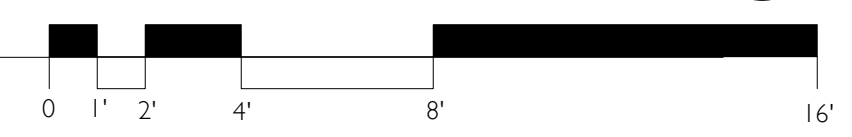
21ST STREET

WALL KEY	
	(E) WALL TO BE DEMOLISHED
	(E) WALL TO REMAIN

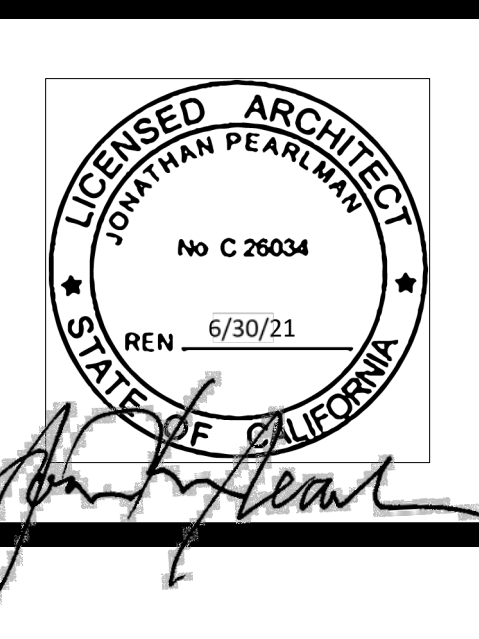
1 DEMOLISHED BASEMENT PLAN
Scale: 1/4" = 1'-0"

2 APPROVED DEMO 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

3 DEMOLISHED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



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#	date	issue
3.3.20		RDT RESPONSE

Demolition Floor Plans

project: 19.12
drawn by: JP
checked by:
date: 12.1.19
scale:

A-2.01



WALL KEY	
	(E) WALL TO BE DEMOLISHED
	(E) WALL TO REMAIN

1 APPROVED DEMO 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

2 DEMOLISHED 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

Based on excerpts from the San Francisco Planning Department publication:
Zoning Controls on the Removal of Dwelling Units updated February 2014

SECTION 317(b) THRESHOLDS:

Removal of more than 50% of the sum of the Front Façade and Rear Façade, and also Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or ==> work exceeds these thresholds

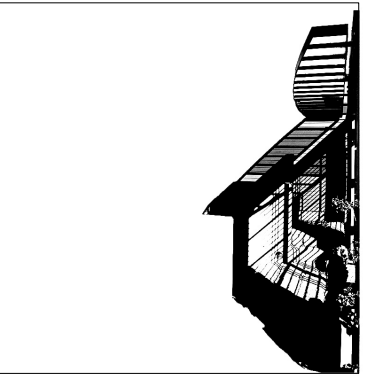
Removal of more than 50% of the above-grade Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area. ==> work exceeds these thresholds

The project is tantamount to demolition

The Applicant must demonstrate that the proposed project is in conformity with a preponderance of other General Plan policies to outweigh this predisposition if the building is sound. Planning Code Section 317(d)(3)(C) identifies these criteria for consideration, in addition to building soundness:

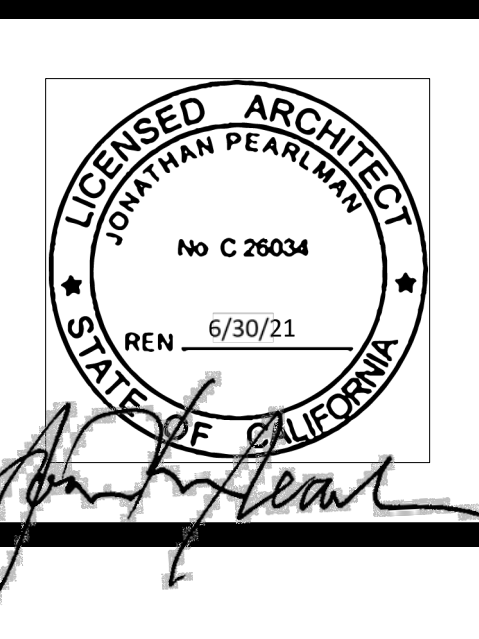
- (i) whether the property is free of a history of serious, continuing Code violations;
==> Yes, the property is free of Code violations
- (ii) whether the housing has been maintained in a decent, safe, and sanitary condition;
==> Yes, the property has been maintained in a decent, safe and sanitary condition
- (iii) whether the property is an "historical resource" under CEQA;
==> The property is rated as "C", not a historical resource
- (iv) whether the removal of the resource will have a substantial adverse impact under CEQA;
==> The removal will have no adverse impact since this is not a historical resource and not in a historic district.
- (v) whether the project converts rental housing to other forms of tenure or occupancy;
==> The existing building is not currently rental housing so there is no conversion to other forms of tenure or occupancy.
- (vi) whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;
==> No, there are no rental units on this site.
- (vii) whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
==> The project conserves the cultural and economic neighborhood diversity by replacing an aging single-family home with a two-family home in an RH-2 district.
- (viii) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
==> The project conserves neighborhood character with a design that is evocative of early 20th-century San Francisco housing from the time that this neighborhood was first developed.
- (ix) whether the project protects the relative affordability of existing housing;
==> The existing house has an assessed value of \$2.2 million so is not considered affordable, therefore, this does not apply.
- (x) whether the project increases the number of permanently affordable units as governed by Section 415;
==> While there is an increase of one unit on this property, it will not be permanently affordable.
- (xi) whether the project locates in-fill housing on appropriate sites in established neighborhoods;
==> Yes, this 2-unit building is an infill project on a site with RH-2 zoning in a well-established neighborhood.
- (xii) whether the project increases the number of family-sized units on-site;
==> Yes, the project adds one family-sized units to the site with a 2-bedroom, 3-bath unit.
- (xiii) whether the project creates new supportive housing;
==> No, the project does not add supportive housing to this site.
- (xiv) whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
==> This project enhances the neighborhood character by replacing a non-descript, vaguely Mediterranean 2-story house with a new 3-story building that is evocative of classic, early 20th-century San Francisco residential design with its brick and shingle cladding and dark painted classically-derived trim. In addition, the new building enhances the mid-block open space by removing a non-complying rear yard portion of the structure and replacing it with a code-complying design. The project removes significant massing in the rear yard.
- (xv) whether the project increases the number of on-site dwelling units;
==> Yes, the project adds one family-sized units to the site with a 2-bedroom, 3-bath unit.
- (xvi) whether the project increases the number of on-site bedrooms.
==> Yes, the project increases the number of bedrooms on site from two to five.

The proposed project is in conformance with a preponderance of these criteria.



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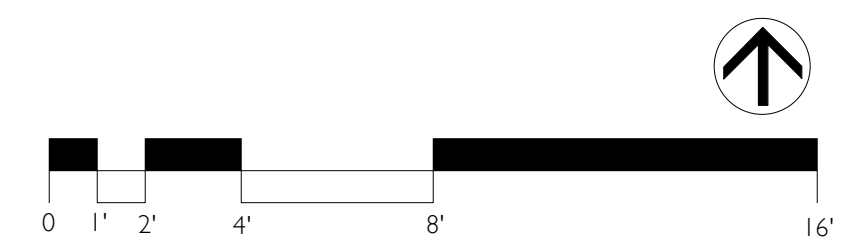


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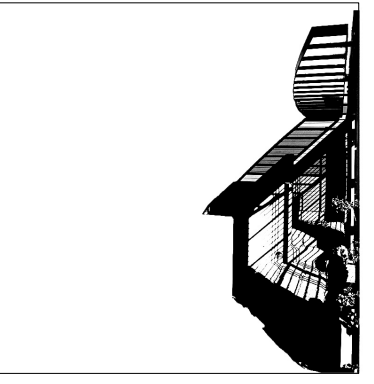
#	date	issue
3.3.20		RDT RESPONSE

Demolition Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

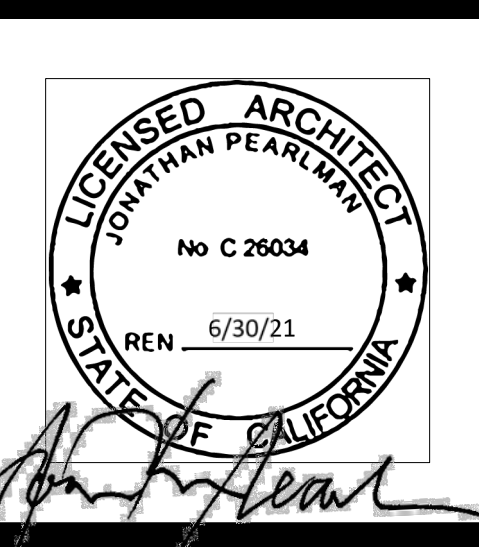


A-2.02



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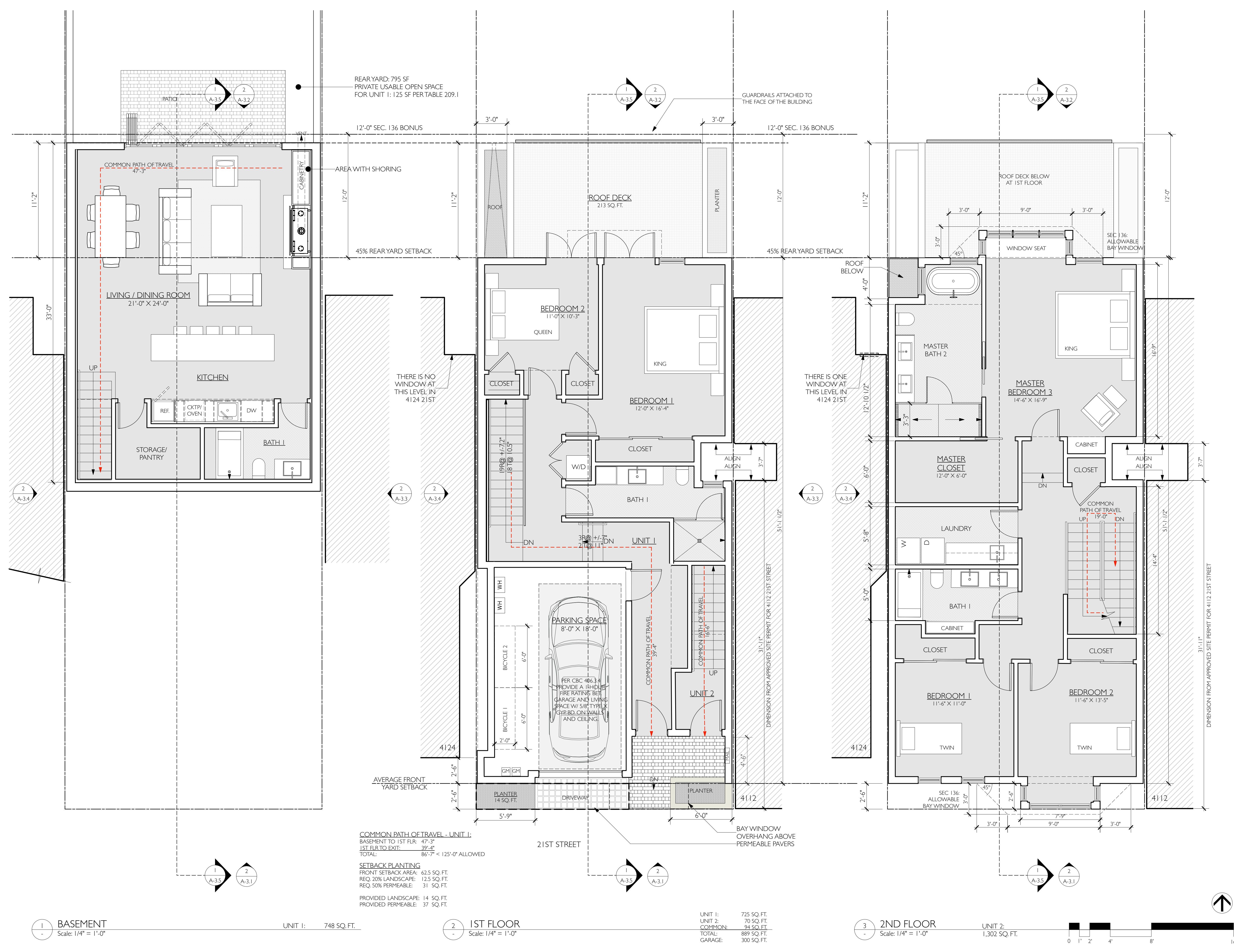
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San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

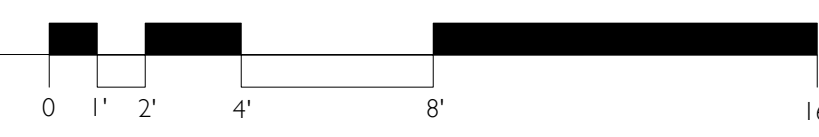
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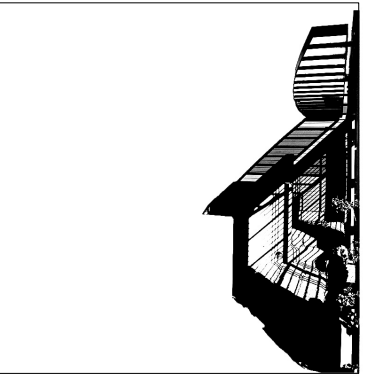


1 BASEMENT
Scale: 1/4" = 1'-0"

2 1ST FLOOR
Scale: 1/4" = 1'-0"

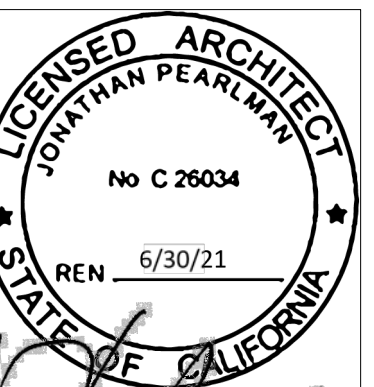
3 2ND FLOOR
Scale: 1/4" = 1'-0"





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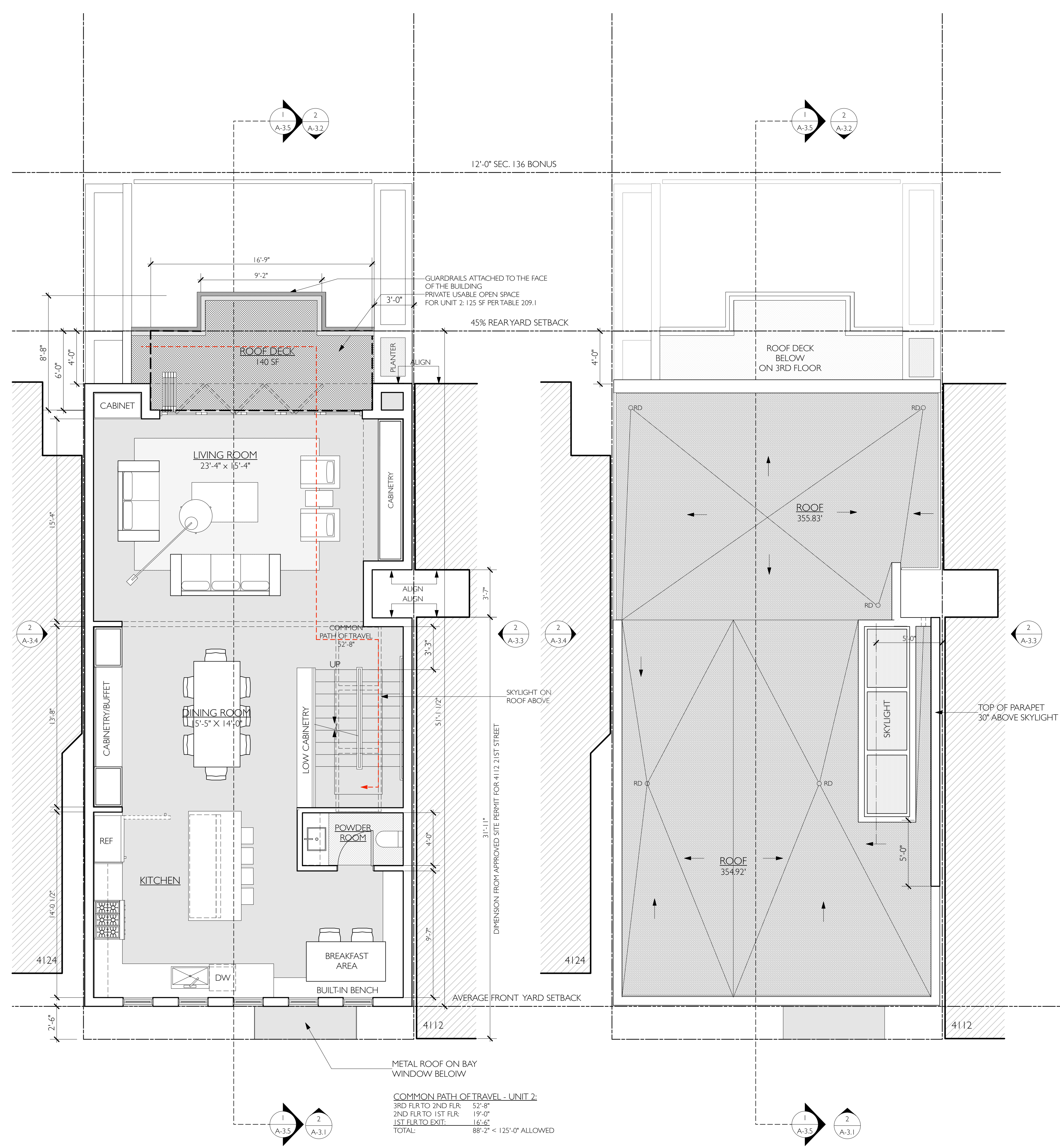
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 San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

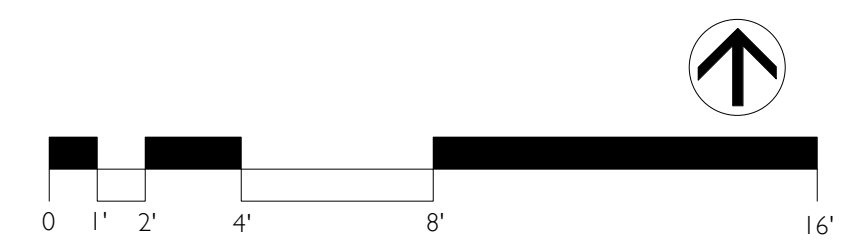
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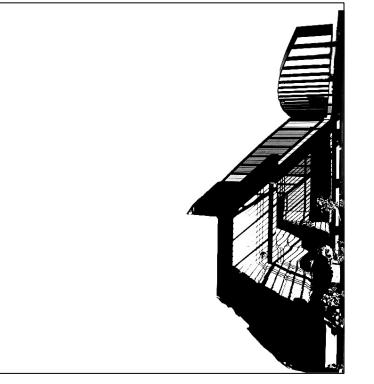


1 3RD FLOOR
 Scale: 1/4" = 1'-0"

UNIT 2: 1,122 SQ. FT.

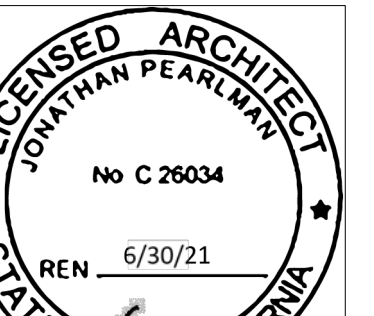
2 ROOF PLAN
 Scale: 1/4" = 1'-0"



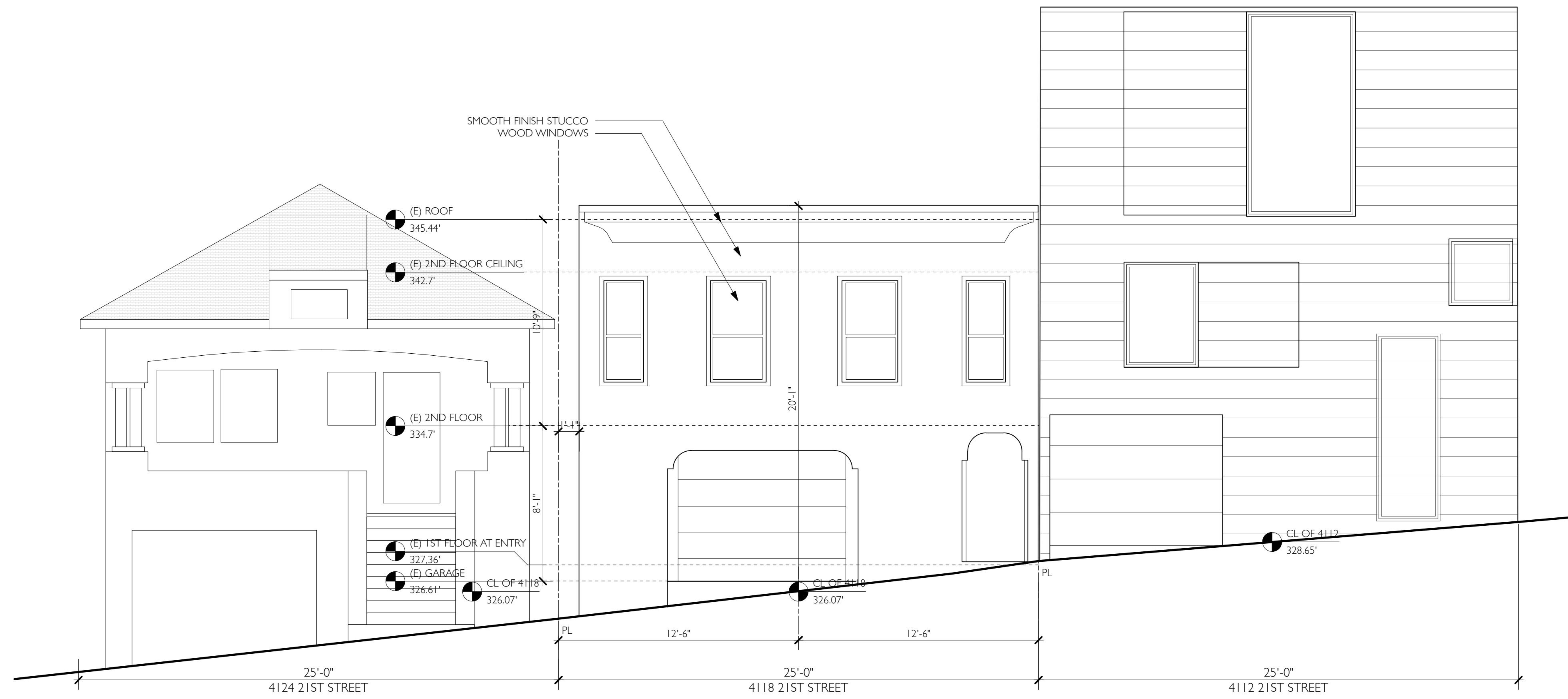


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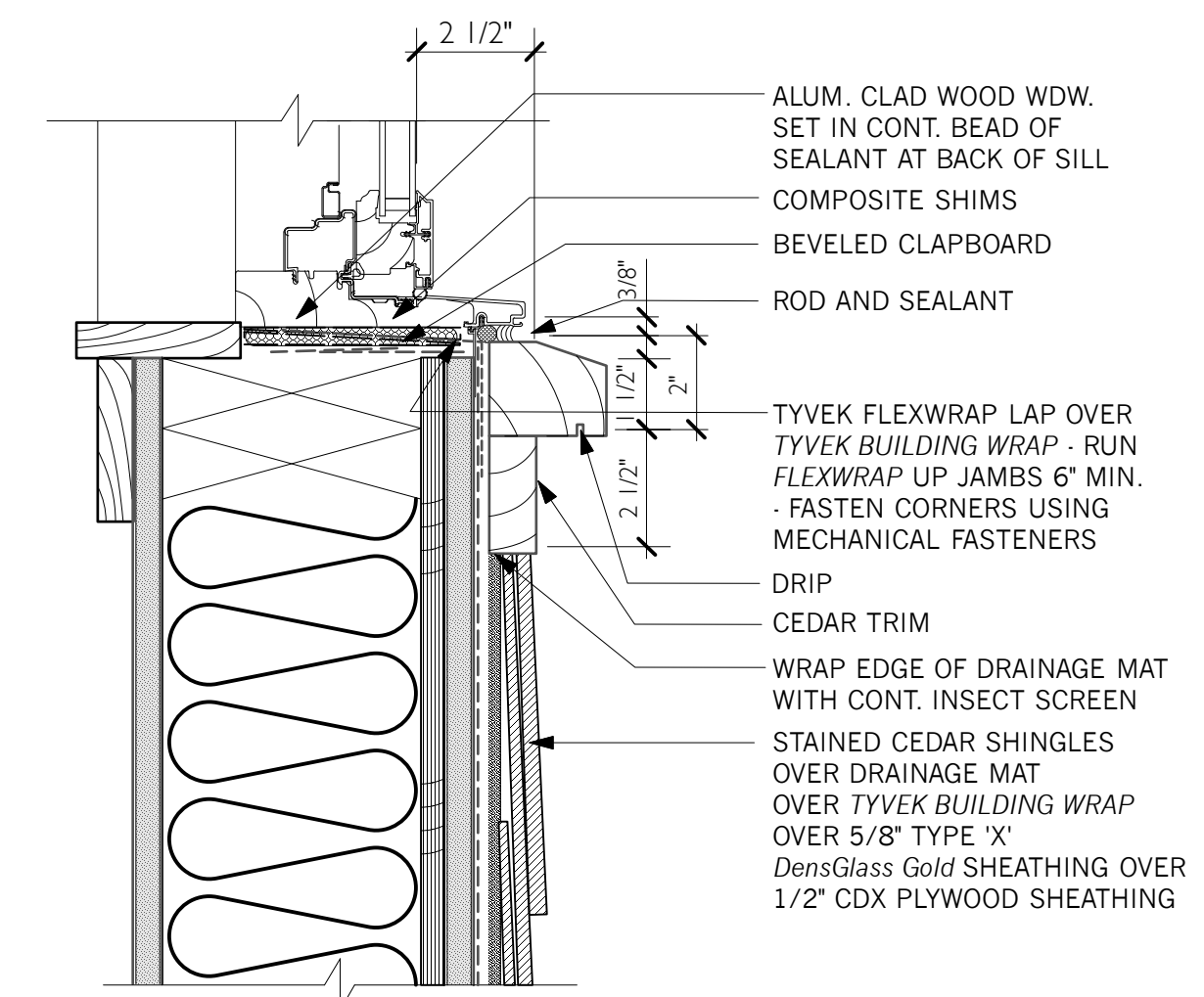
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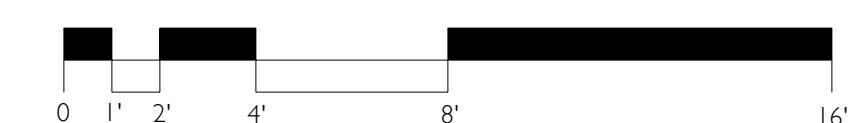
1 EXISTING SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



3 WINDOW DETAIL
 Scale: 3" = 1'-0"



2 (N) SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



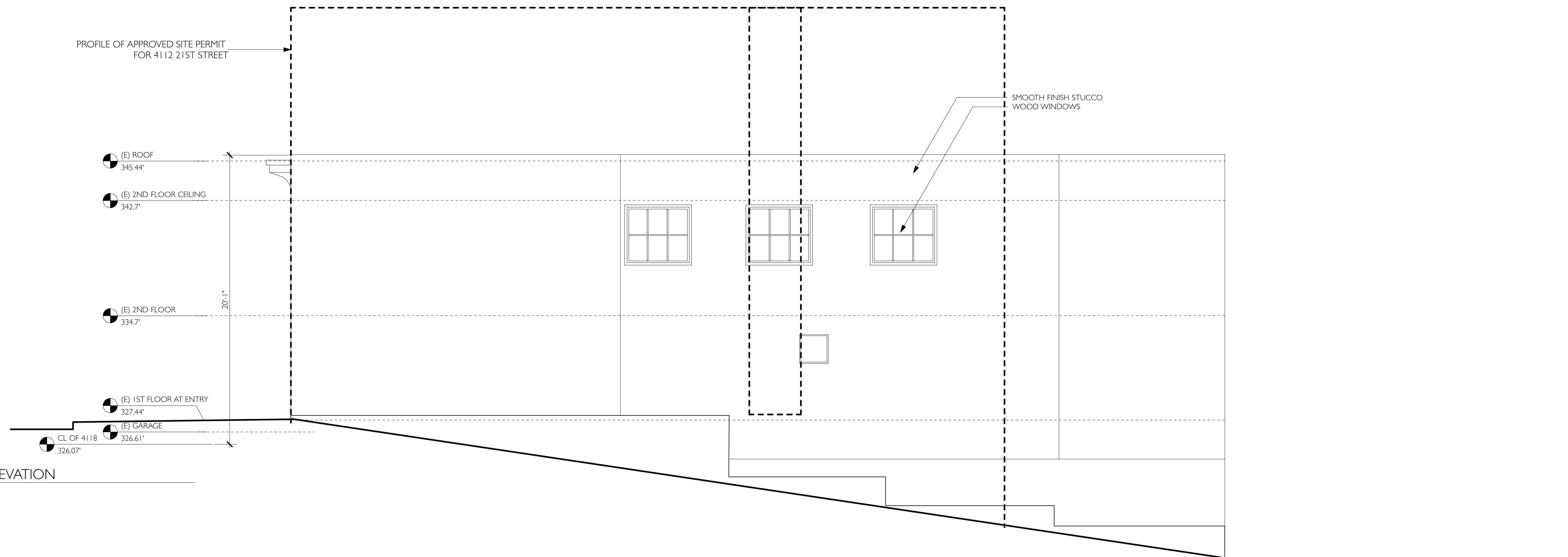
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#	date	issue
3.3.20		RDT RESPONSE

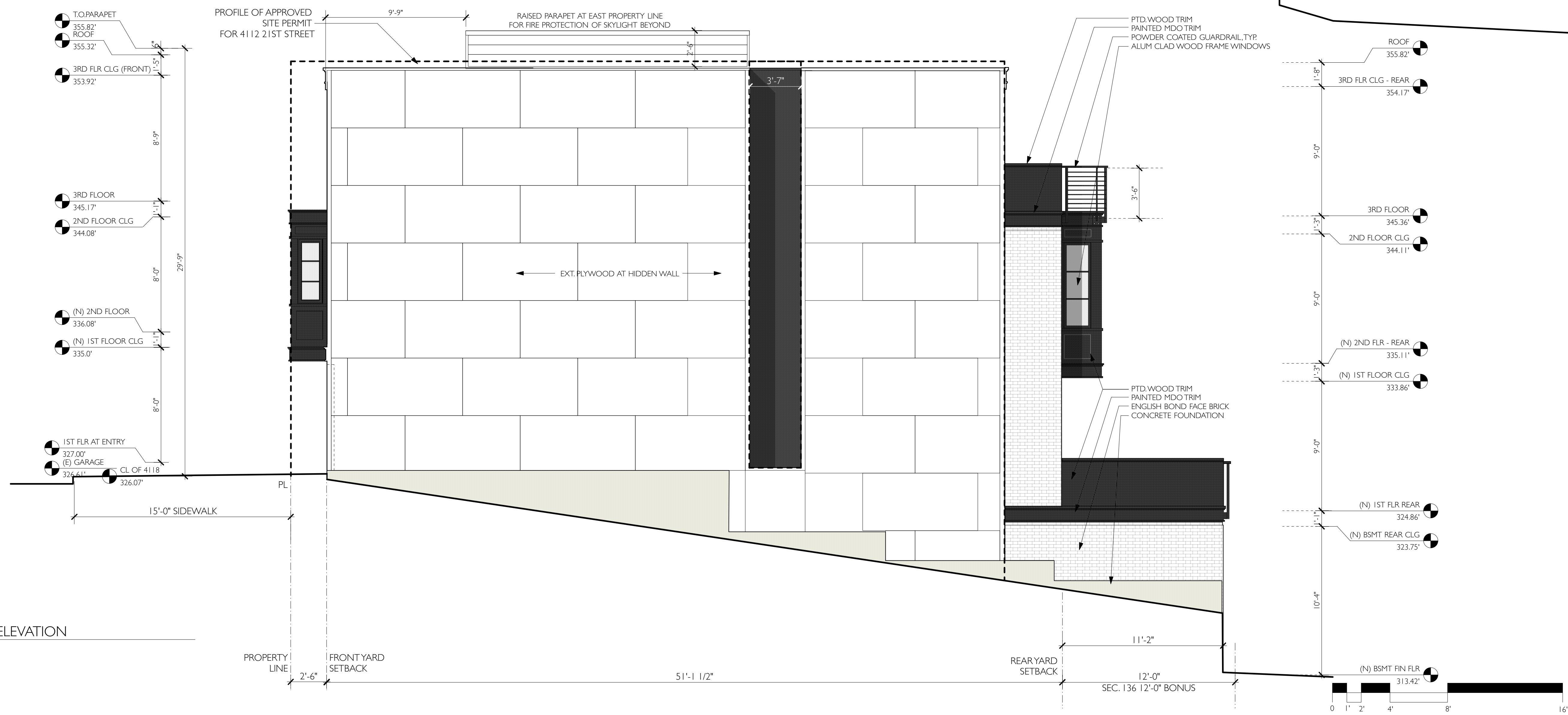
West Elevation

project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

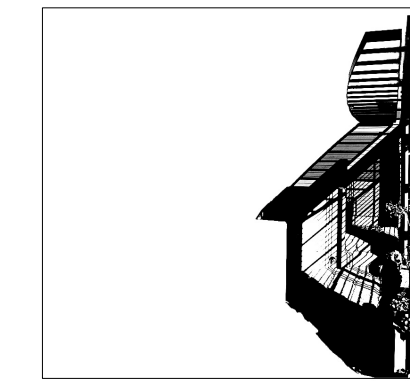
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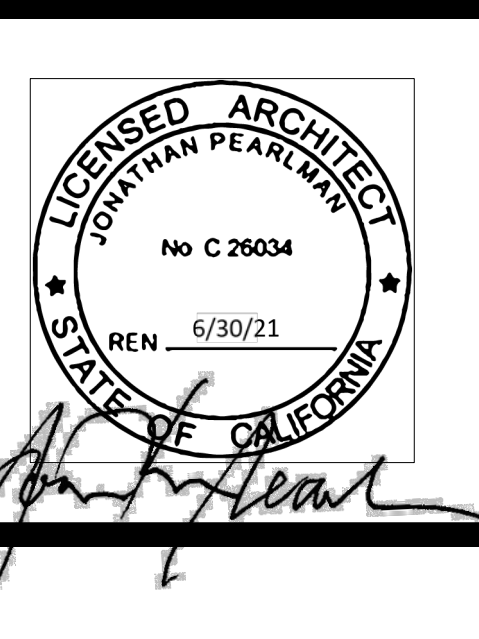
1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



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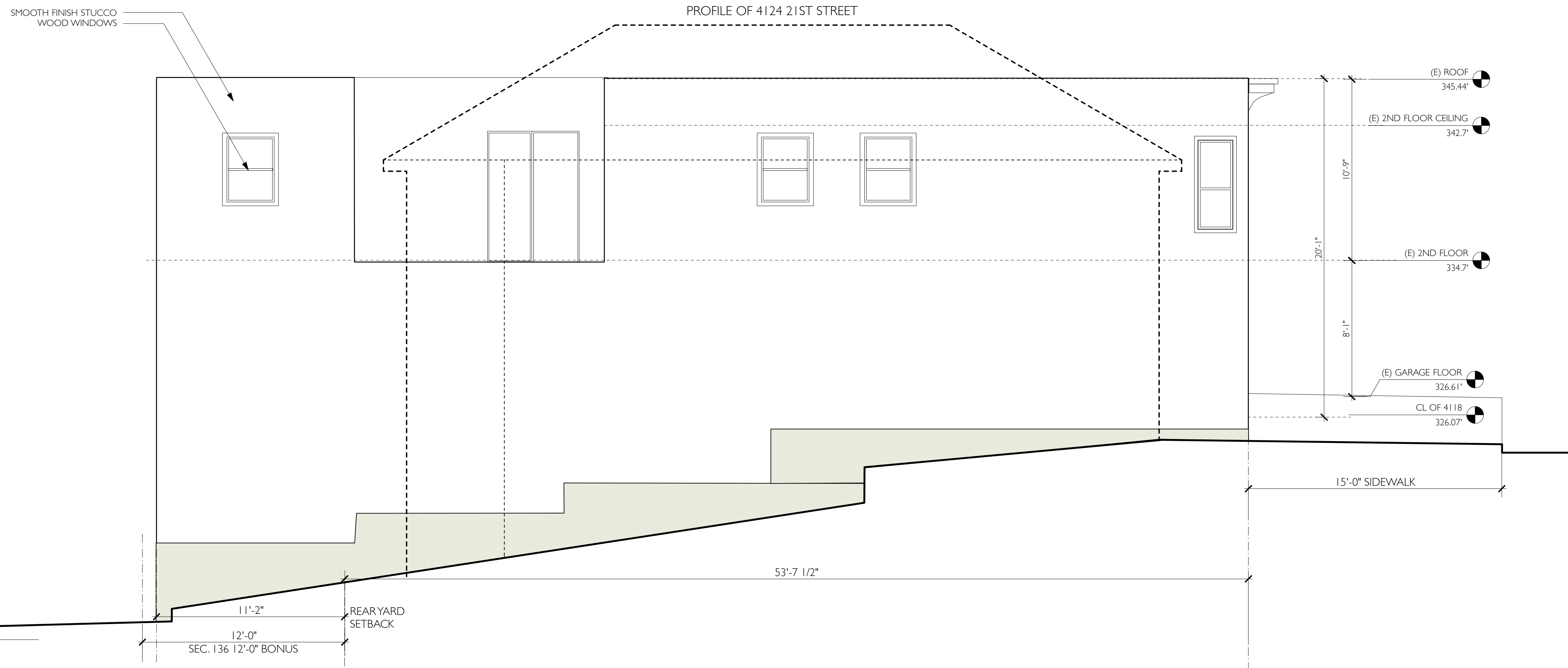
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San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

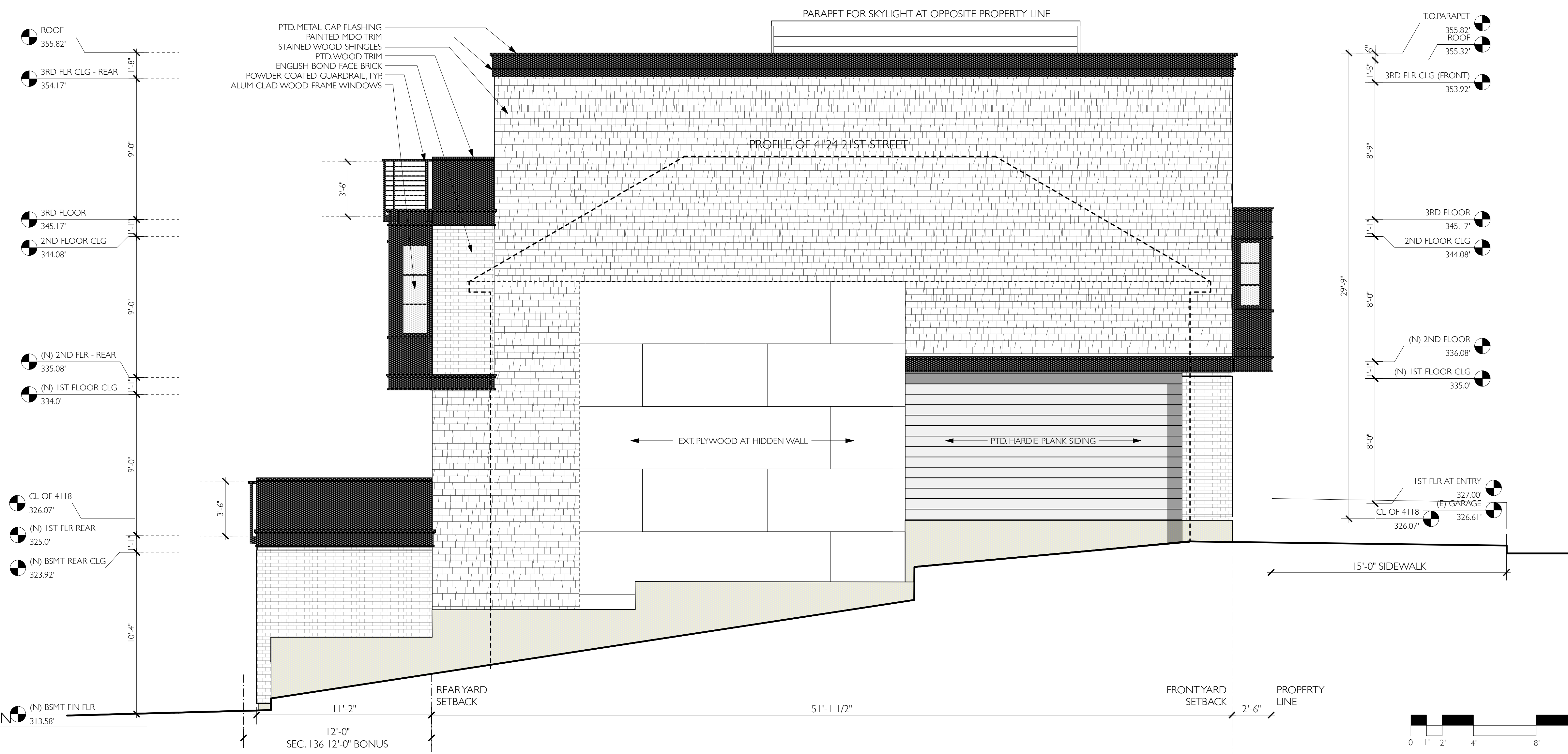
North Elevation

project: 19.12
drawn by: jP
checked by:
date: 12.16.19
scale:

A-3.3



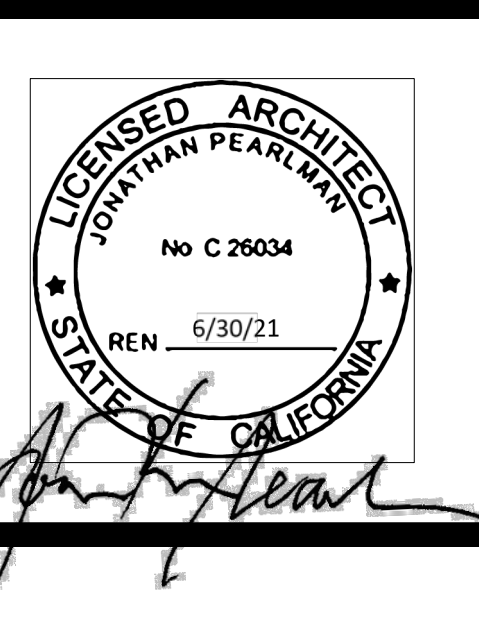
1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125
www.elevationarchitects.com



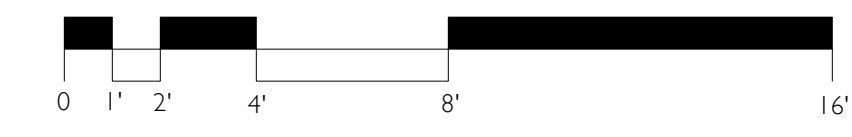
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

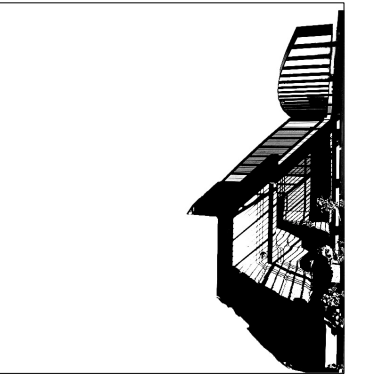
#	date	issue
3.3.20		RDT RESPONSE

West Elevation

project: 19.12
drawn by: JP
checked by:
date: 12.16.19
scale:

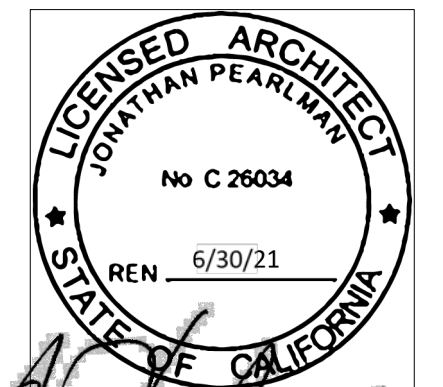
A-3.4





ELEVATIONarchitects
 1159 Green Street, Suite 4
 San Francisco, CA 94109

415.537.1125
 www.elevationarchitects.com



Jonathan Pearlman

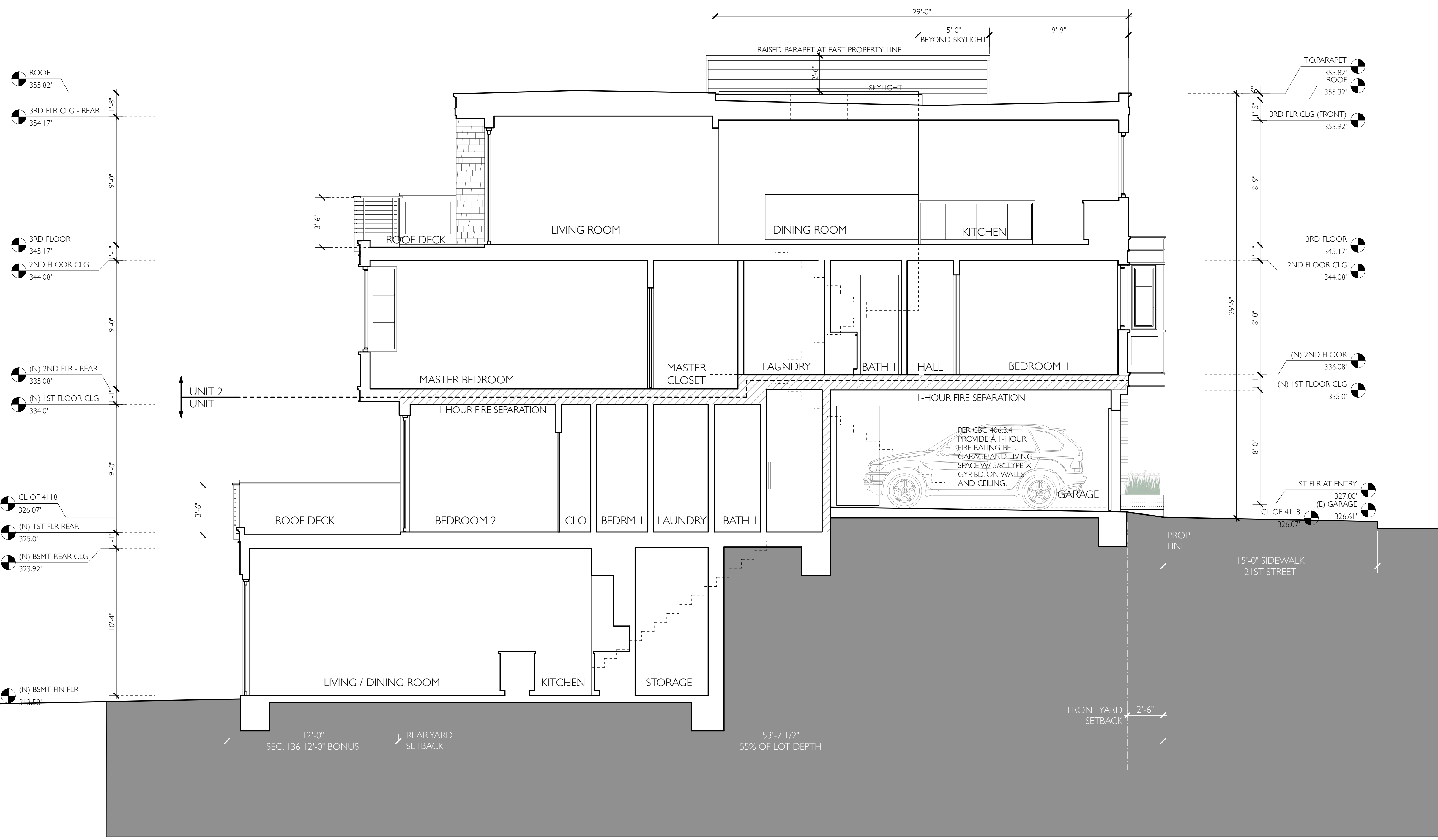
Karamanos Residence
 4118 21st Street
 San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

N-S Building Section

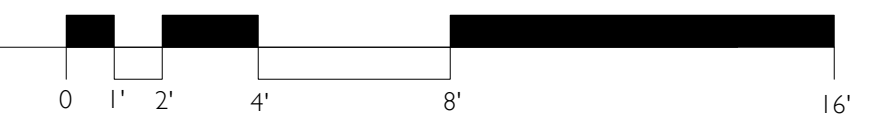
project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.5



NOTE:
 1 HOUR FIRE RATING SEPARATION BETWEEN UNITS
 AND BETWEEN GARAGE AND LIVING SPACE

NORTH - SOUTH SECTION LOOKING EAST
 Scale: 1/4" = 1'-0"





FRONT VIEW FROM SOUTHEAST



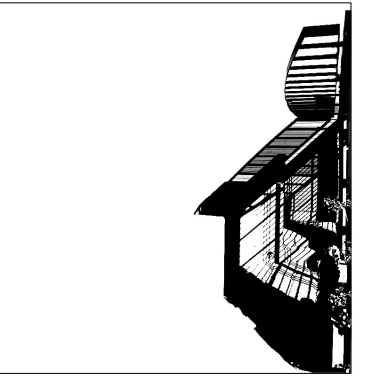
FRONT VIEW FROM SOUTHWEST



REAR VIEW FROM NORTHWEST



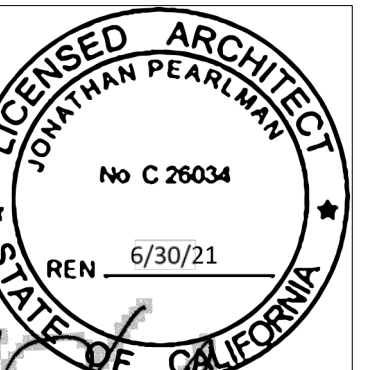
REAR VIEW FROM NORTHEAST



ELEVATIONarchitects

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San Francisco, CA 94109

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www.elevationarchitects.com



Jonathan Pearlmann

Karamanos Residence
4118 21st Street
San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

3D Views

project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.6



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4118 21ST ST		2750017
Case No.		Permit No.
2020-000215ENV		
<input checked="" 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. The project entails demolition of the existing two-story over basement, 3,025-square-foot, single-family residence and construction of a three-story over basement, 4,517-square-foot, two-unit residential building. The project would add a roof deck.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<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"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to <i>Property Information Map</i>)	
<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 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 type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

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

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/16/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>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.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
4118 21ST ST		2750/017
Case No.	Previous Building Permit No.	New Building Permit No.
2020-000215PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

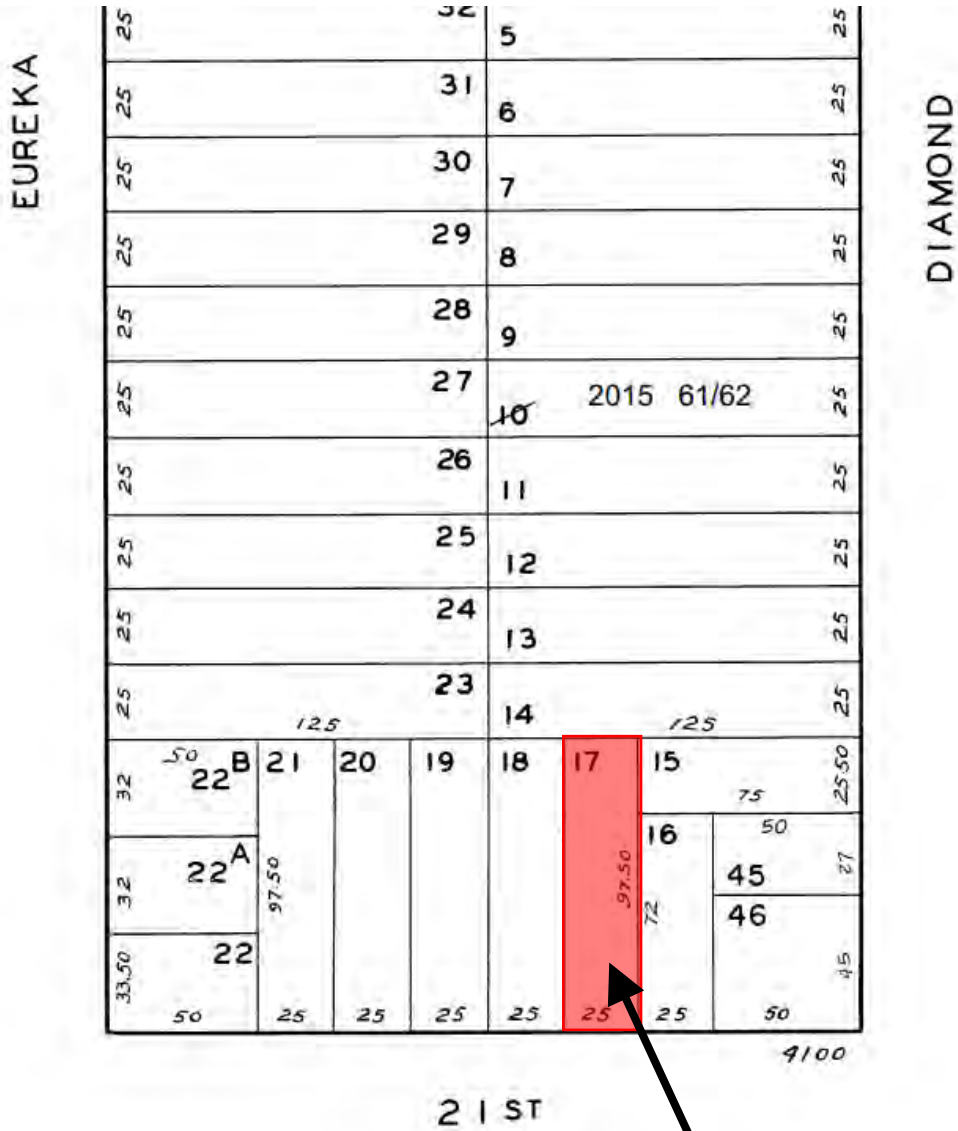
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Land Use Information

**Project Address: 4118 21st St
Record No.: 2020-000215PRJ**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	300	300	0
Residential GSF	3,025	4,481	1,456
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <small><i>Production, Distribution, & Repair</i></small>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space	800	1,425	625
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Total	1	1	2
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	2 over basement	1	3 over basement
Parking Spaces	1	0	1
Loading Spaces			
Bicycle Spaces	0	2	2
Car Share Spaces			
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units	1	1	0
Three Bedroom (or +) Units	0	1	1
Group Housing - Rooms			

Parcel Map

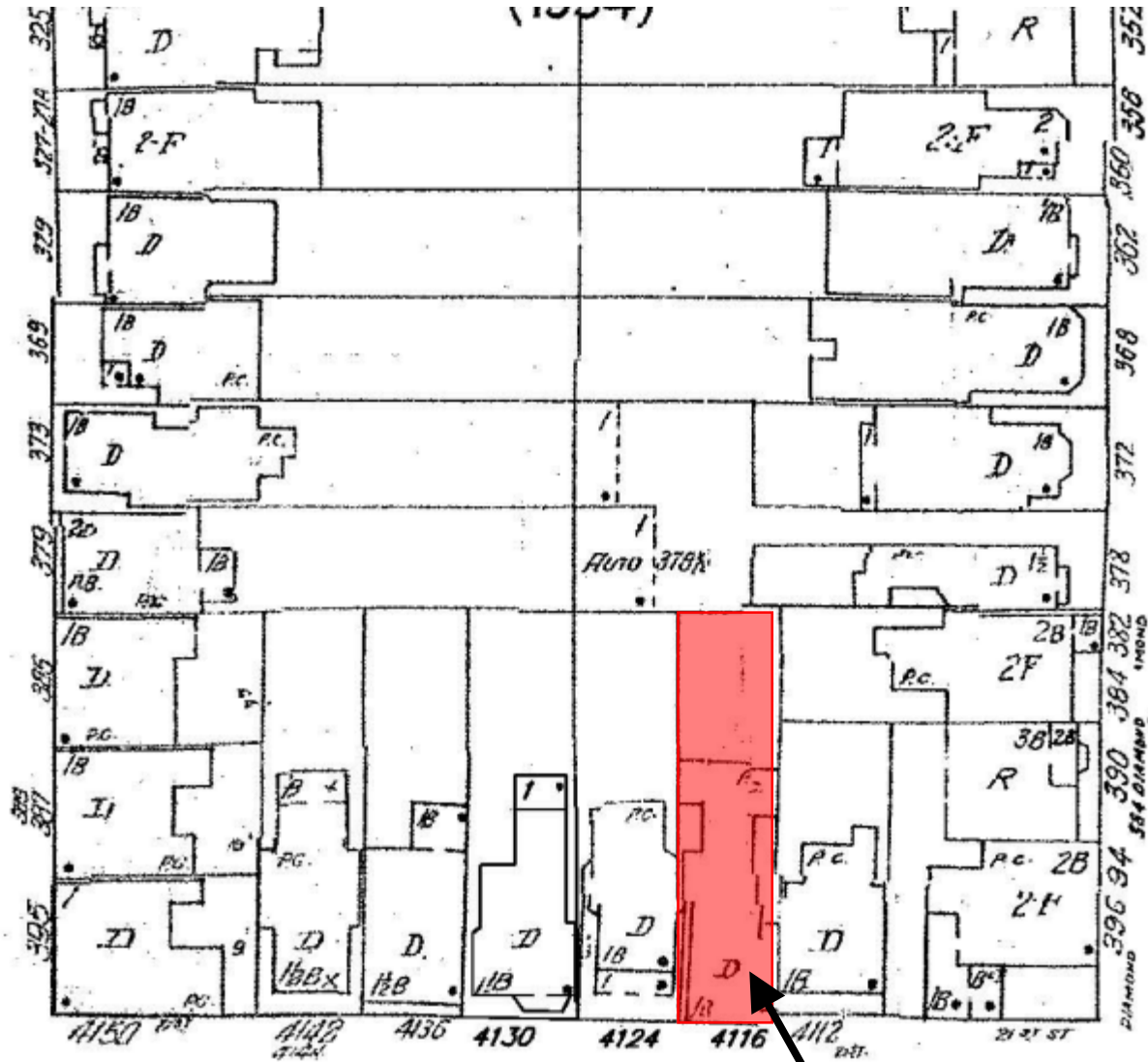


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2020-000215CUA
 4118 21st Street

Sanborn Map*



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

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Aerial Photo – Views 1 & 2



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Aerial Photo – Views 3 & 4

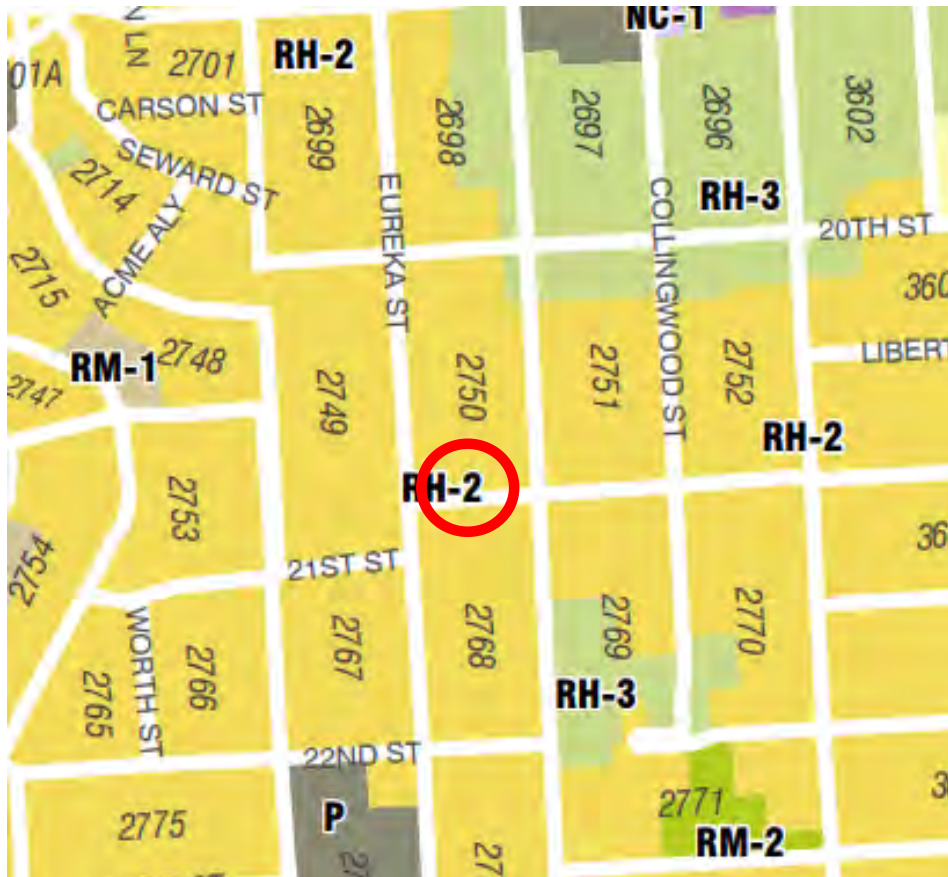


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Zoning Map

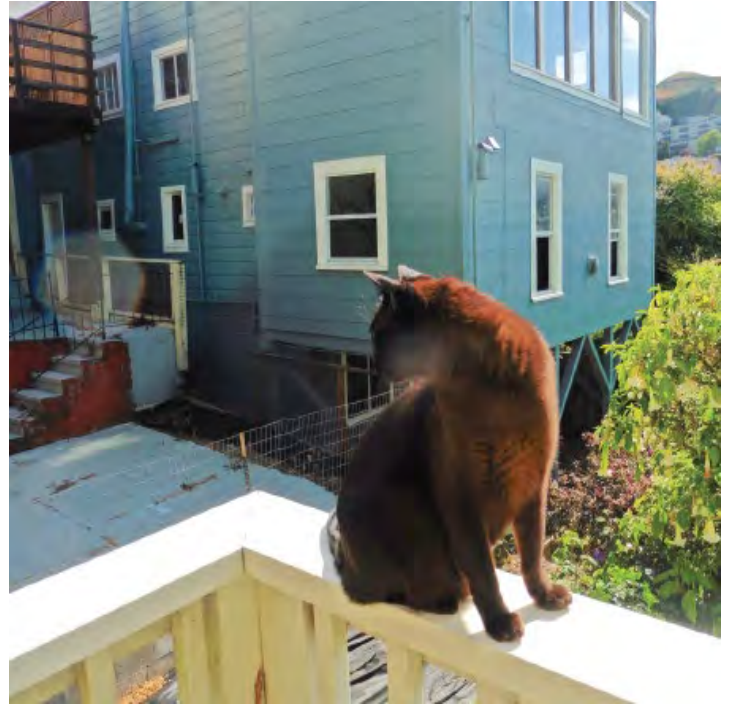


Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Context Photos



Aerial prior to alterations



Rear of subject building prior to alterations



Rear of subject building during alterations



Rear of subject building during alterations

Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Context Photos



Front of subject building prior to alterations



Front of subject building during alterations



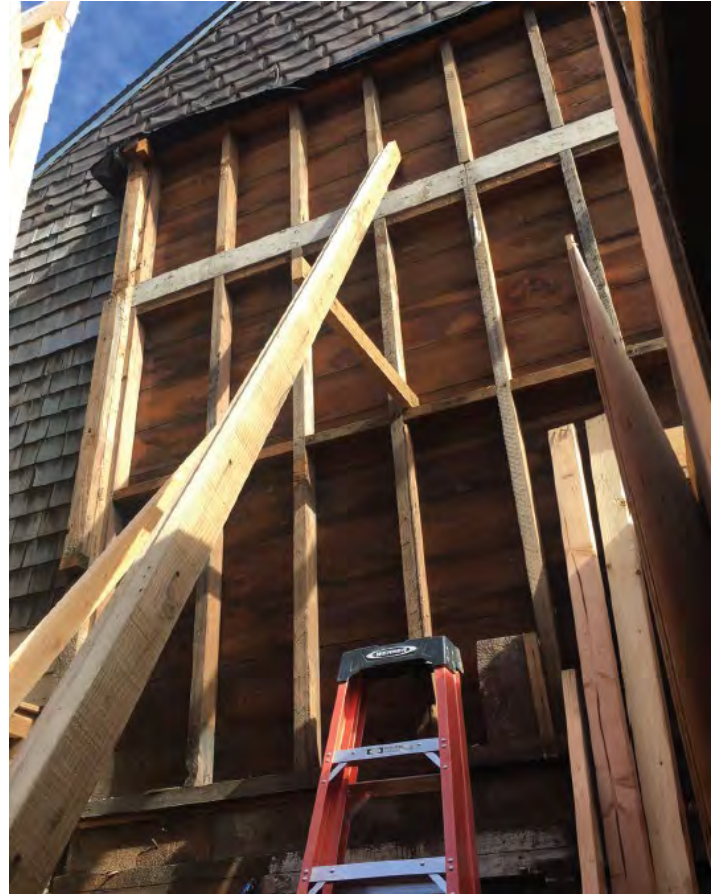
Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Context Photos



Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Context Photos



Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street

Context Photos



Conditional Use Authorization
Case Number 2020-000215CUA
4118 21st Street



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

(Date) 8/8/19

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 4118 21st St
Assessor's Block/Lot: 2750/017
BPA # / Case #: 2018.04.26.7433

Project Type

- Merger – Planning Code Section 317
- Enlargement / Alteration / Reconstruction – Planning Code Section 181
- Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible evictions at the above referenced unit(s) on or after:

- 12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3
(Search records for eviction notices under 37.9(a)(8) through (14))
- 3/13/14: for projects subject to Planning Code Section 207.3
(Search records for evictions notices under 37.9(a)(8) through (14))
- 10 years prior to the following date: _____
(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years))

Sincerely,

Planner

cc: Jennifer Rakowski- Rent Board Supervisor

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

4118 21st Street

Re: _____

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

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

- 12/10/13
 03/13/14
 10 years prior to the following date: _____

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

- 12/10/13
 03/13/14
 10 years prior to the following date: _____
 ○ See attached documents.

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

- 12/10/13
 03/13/14
 10 years prior to the following date: _____

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

- 12/10/13
 03/13/14
 10 years prior to the following date: _____
 ○ See attached documents.

Signed:



Dated:

8-8-19

Van Lam
Citizens Complaint Officer

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



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Action Log

***Buyout # B172367
4118 21st Street***

Date	Action	By
9/13/17	Declaration re Service of Disclosure Form filed	Candy Cheung
11/17/17	Buyout Amount is \$50,000 plus waiver of rent for Sept. & Oct. 2017	Cathy Helton
11/17/17	Buyout Agreement filed	Candy Cheung

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SAN FRANCISCO
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LOS ANGELES
TAIWAN
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HOUSTON
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HANOI
HO CHI MINH CITY

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OMAN
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OF DUANE MORRIS*
ALLIANCES IN MEXICO
AND SRI LANKA

April 3, 2020

Via Email

President Joel Koppel and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Re: Case No. 2020-000215CUA
Conditional Use Authorization for 4118 21st Street

Dear President Koppel:

Our office represents George and Jenna Karamanos ("Applicants"), the owners of 4118 21st Street ("Property"). The Applicants are seeking a Conditional Use Authorization ("CU") that would allow for the renovation, vertical expansion, and removal of the lawful non-complying rear yard portion of the existing two-story single-family home into a three-story two-unit building ("Project"). A CU is required pursuant to Planning Code Section 317 for a de facto demolition and replacement of the existing structure.

The current Project before the Commission has been revised from a design that was previously presented at the Planning Commission ("Commission"). The prior design was the renovation and expansion of the existing single-family home that required both a variance and a CU. The current Project does not require a variance and will add an additional housing unit to the City's housing stock.

THE APPLICANTS AND PROJECT HISTORY

The Applicants purchased the Property in January 2018, with the intention of renovating the building to provide a home for their family. The Applicants have one daughter, who is two years old and hope to add to their family. After purchasing the Property, the Applicants met with

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200
SAN FRANCISCO, CA 94105-1127
DM2\12487316.2

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

President Joel Koppel and Commissioners
April 3, 2020
Page 2

their architect to explore renovation of the existing building entirely within its existing envelope. The Applicants submitted Permit No. 201802272279 for renovation of the existing building, which was approved by the Planning Department and a building permit was issued in June 2018. The renovation of the Applicant's home began in July 2018.

After the interior finishes were demolished, the contractor discovered that overwhelming majority of the existing wall studs and floor joists in the home were extensively damaged by dry rot and termites and needed to be replaced. The district building inspector agreed during an inspection that the damaged wood needed to be replaced. The contractor was unaware, and the building inspector did not inform the contractor, that demolishing and replacing the damaged dry rot wood structural elements would require an alteration permit. After removal of the dry rotted structural members, only the west exterior wall was left intact; the contractor began the task of replacing the joist and studs. During this process, the district building inspector inspected and approved the contractor's work on five separate occasions¹ but never informed the contractor that he was working in excess of the scope of the issued permit. Pursuant to a letter of request from the Planning Department dated January 16, 2019, more than six months after removal of the three dry rotted exterior walls and replacement had started, the Department of Building Inspection ("DBI") issued a notice of violation for work in excess of the scope of the issued permit and stopped all construction at the site. A copy of the Permit Detail Record for Permit Application No. 201802272279 is attached hereto as **Exhibit 1**.

After construction work ceased, the Applicants began working with the Planning Department regarding the process to obtain permission to resume construction. The Applicants were informed by the Planning Department staff that they needed to apply for a conditional use permit. At the pre-application project review meeting, the Department stated that the non-conforming portion of the existing building that encroached into the required rear yard could not be rebuilt without a variance and that the building should be redesigned to reduce the building's depth and to recap the lost square footage by adding a third floor. The Applicants submitted a CU application (No. 2018-002602CUA) and a Variance application for deviation from the front setback requirements on March 14, 2019. The Variance Application was amended on July 2, 2019 and again on August 2, 2019.

On August 29, 2019, the Commission conducted a public hearing on the conditional use application, which was continued to September 19, 2019 at the suggestion of one of the Commissioners to allow the Applicants to revise the project to add an ADU. The Applicants continued to work with the Planning Department to make design revisions to the project. A revised design was provided to the Commission with a small second unit. The Applicants sought to continue the hearing in order to continue to work with the Department on additional design

¹ The dates and type of inspection were: August 14, 2018 - Rough Frame - Start Work; September 20, 2018 - Reinforcing Steel - OK to pour; September 27, 2018 - Reinforcing Steel - OK to pour; October 3, 2018 - Reinforcing Steel - Ok to pour; November 15, 2018 - Rough Frame, Partial.

modifications, but the motion to continue the hearing failed by a vote of 2-2 resulting in disapproval.

Following the denial of the prior project, the Applicants engaged the service of a new architect, and submitted a new CU application (No. 2020-000215CUA) with a revised design for a three-story over basement two-unit building in December 2019. This is the Project that will be before the Commission on April 23, 2020.

PROJECT BEFORE THE COMMISSION

The Project site (“Site”) is a 2,435 square foot (“sf. ft.”) lot (Assessor’s Block 2750, Lot 017) measuring 25' x 97.5'. The Site is on the north side of 21st Street, between Eureka and Diamond Streets and in an RH-2 Zoning District, which allows for the development of two dwelling units on the Site. The block map is attached hereto as **Exhibit 2**. The Site is developed with a three-bedroom, two-story, 20'-1" tall, 3,025 sq. ft. single-family home that was constructed prior to 1928, and that intrudes into the required rear yard. The Site slopes downhill from east to west, and from south to north.

The immediate neighborhood is developed with both single-family homes and multi-family residential buildings that are either two- or three-stories tall. The adjacent building to the west is two stories high, while a new three-story single-family home immediately to the east of the site has been approved by the City. Other existing buildings in the project vicinity have no uniform nor prevailing architectural vocabulary with the roof forms ranging from flat to sloped roofs of varying pitches. See the existing and proposed plans attached hereto as **Exhibit 3**. See also photographs of the site and Site vicinity photographs, attached as **Exhibit 4**.

The proposed Project is a de facto demolition, renovation and vertical expansion of the existing non-conforming single-family home into a code compliant, 29'-9" tall three-story two-unit, 4,481 sq. ft., inclusive of garage, building. The lower unit is a 1,473 sq. ft. two-bedroom townhouse located within the basement and first floor levels and the upper unit is a 2,614 sq. ft. three-bedroom townhouse on the second and third floors that will be occupied by the Applicants and their daughter. The Project provides the required front setback of 2'-6", which is the average of the two adjacent buildings.

The ground floor will contain a 300 sq. ft. garage suitable for the parking of one car and two bicycles, 94 sq. ft. of common circulation including the entry foyer, two bedrooms for the lower unit, and a 213 sq. ft. deck. The basement level consists of the kitchen, living and dining area and direct access to a code-conforming 795 sq. ft. rear yard. The rear of the basement level will be located, in part, in the permissible 12' intrusion into the rear yard. The rear yard and the first floor roof deck will be the private usable open space for the lower unit.

The upper unit will have a living room, dining/kitchen/family area, and a powder room on the third floor with a second floor consisting of two bedrooms, one bathroom, a laundry room, and

an *en suite* master bedroom. Private usable open space for the upper unit will be a 140 sq. ft. deck at the rear of the third floor.² The second and third floors will include a matching light well to preserve the light to the light well windows of the eastern neighbor (See Exhibit 2). A side setback on the third floor is incorporated to match the side set back of the building to the west to preserve the light access to the window next door.

THE PROPOSED PROJECT MEETS THE CONDITIONAL USE CRITERIA

The Project requires a Conditional Use Authorization for demolition of an existing dwelling unit pursuant to Planning Code Section 303 and Section 317. The Project meets the applicable criteria set forth in Planning Code Section 303(c), as follows:

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

The use, scale and massing of the proposed Project is compatible with the immediate neighborhood. The neighborhood is developed with a mix of single-family homes and apartment buildings that are two- to four-stories in height. The Project proposes a two-unit building that removes the encroachment of the existing building into the required rear yard and has a code complying front setback. (See **Exhibit 5**, showing the massing removed from the existing building that encroached into the required rear yard).

The massing and height of the proposed project is compatible with the existing two, three and four-story buildings in the Project vicinity (as shown in Exhibit 4) and is similar to the approved three-story building to be constructed in the adjacent lot east of the Site at 4112 21st Street (See Exhibit 5). The Project will add a new two-bedroom unit to the City's housing stock. Therefore, the proposed Project is necessary and desirable for, and compatible with the neighborhood.

2. ***The proposed use or feature 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.***

As stated above, the Project will be similar to the scale and massing of existing and proposed buildings in the neighborhood and will remove the lawful non-complying portion of the existing building that encroaches into the required rear yard area. A two-unit

² The roof deck was removed at the request of a neighbor.

building in a RH-2 district is a principally permitted use.

- 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.*

Similar to the existing building, the Project will provide one off-street parking space and will provide two bicycle parking spaces in the garage. Thus, the Project will not alter existing traffic patterns.

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

As a residential use, the Project will not generate noxious or offensive noise, glare, dust or odor. The off-street parking space will be in an enclosed garage. All exterior lighting will be down lighting to avoid glare into the windows of the adjacent neighbors.

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

Private usable open space for the lower unit of the Project will be in the rear yard and the 213 sq. ft. first floor roof deck. The upper unit will have a 140 sq. ft. third floor deck overlooking the rear yard as the private usable open space. The Project architect will submit landscaping plans to the Planning Department for review and approval. The Project will maintain the existing curb cut in the same location and the existing street tree will be maintained in place. The front setback will be landscaped. The private open space for each unit exceeds the code required 125 sq. ft.

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.***

Please refer to the case report and the draft motion of approval for the Project's compliance with all applicable provisions of the Planning Code, the applicable Objectives and Policies of the General Plan elements. See also Applicant's CU application for compliance with General Plan objectives and policies.

When considering a CU for an application for demolition of a dwelling unit, the Planning Commission must, in addition to the Conditional Use criteria set forth above, consider the criteria from Planning Code Section 317(g)(5).

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

Other than the inadvertent de facto demolition that led to the need for this CU application, there is no history of Code violations related to the building on the Site.

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

There is no history of complaints to DBI related to maintenance of the building on the Site. During construction under the originally approved permit, significant dry-rot and termite damage was discovered, leading to the additional demolition and issuance of the stop-work order.

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

The Applicants submitted a Historic Resource Evaluation ("HRE") with the original environmental review application. The property is rated "C" and is not located in a designated or an identified potential historic district. Therefore, the existing building is not historic resource under CEQA.

(D) ***Whether the removal of the resource will have a substantial adverse impact under CEQA.***

Inasmuch as the building on the Site is not a historic resource, demolition of the existing building will not have an adverse impact under CEQA.

(E) ***Whether the project converts 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.***

According to rent board records, the prior owner of the Property entered into a tenant buyout agreement with a tenant in September 2017. At the Planning Commission hearing for the previous design of the project, certain neighbors and project opponents presented materials suggesting that an illegal second unit existed at the Property at some point before the Applicants purchased the home. However, the Applicants purchased the Property with the understanding that it was a single-family home and was unaware of the buyout agreement. The Applicants had no knowledge of any illegal unit. The title report and other disclosure always states that the Property was a single-family home. See Page 5 of the Title Report used for the purchase of the property, attached as **Exhibit 6**.

- (G) ***Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity.***
- (H) ***Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity.***

The Project conserves the cultural and economic neighborhood diversity by replacing an aging dry rot damaged single-family home with a two-unit building suitable for families in an RH-2 district. The Project will add an additional family sized unit to the City's housing stock. The Project conserves neighborhood character with a design that is evocative of the early 20th-century San Francisco housing from when this neighborhood was first developed.

- (I) ***Whether the project protects the relative affordability of existing housing.***

The existing house has an assessed value of \$2.2 million, which is not considered affordable. Therefore, the Project does not adversely impact any existing affordable housing. See **Exhibit 7** for a copy of the appraisal report.

- (J) ***Whether the project increases the number of permanently affordable units as governed by Section 415.***

The Project will add one family sized unit to the City's housing stock. The Project is not subject to the requirements of Section 415 because it is a two-unit building.

- (K) ***Whether the project locates in-fill housing on appropriate sites in established neighborhoods.***

Yes, the Project is an in-fill project in an RH-2 zoned well-established neighborhood.

- (L) ***Whether the project increases the number of family-sized units on-site.***

The Project will increase the number of family sized units on the Site from one to two, with the addition of a 2-bedroom, 2-bath unit.

- (M) ***Whether the project creates new supportive housing.***

Similar to the existing building, there will be no supportive housing on the Site. However, the lower unit of the Project is designed to accommodate the life cycle of the Applicants' aging parents, which will allow them to live independently with the assistance of the Applicants.

- (N) ***Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character.***

This Project enhances the neighborhood character by replacing a non-descript, vaguely Mediterranean two-story house with a new three-story building that is evocative of the classic, early 20th-century California Shingle Style residential design with brick and shingle cladding and dark painted classically-derived trim. The new building will enhance the mid-block open space by removing the rear portion of the existing building in the required rear yard and replacing it with a code-complying design. The projects design will remove significant massing in the rear yard when compared with the existing structure.

- (O) ***Whether the project increases the number of on-site Dwelling Units.***

The Project adds one family-sized two-bedroom, two-bath unit to the Site.

- (P) ***Whether the project increases the number of on-site bedrooms.***

The Project increases the number of on-site bedrooms from three to five.

- (Q) ***Whether or not the replacement project would maximize density on the subject lot.***

The Project maximizes the allowable density under the Planning Code. The Site is zoned RH-2, and the Project proposed two units.

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

The Project proposes to replace the existing 3,025 sq. ft. three-bedroom single family home (including a 300 sq. ft. garage) with a new 2,614 sq. ft. three-bedroom unit and add a 1,473 sq. ft. two-bedroom unit and retain a single car garage.

Based on the above, the Project is consistent with these criteria from Section 317(g)(5).

CONCLUSION

The Project before the Commission is an excellent example of rehabilitation an existing, and old and damaged single-family residence. The Project improve the City's existing housing stock by replacing the existing structure with a well-designed building that is consistent with the scale and development pattern of the neighborhood, and also increases the number of dwelling units from one to two and the total bedrooms from three to five. Moreover, the Project is well-

President Joel Koppel and Commissioners
April 3, 2020
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supported in the neighborhood, as demonstrated by the letters of support attached hereto as **Exhibit 8**.

For all these reasons, we respectfully request that the Commission approve this Project as proposed.

Very truly yours,

Duane Morris LLP



William Fleishhacker

WMF/dm
Enclosures

cc: Commissioner Kathrin Moore, Vice President
Commissioner Sue Diamond
Commission Frank Fung
Commission Milicent Johnson
Commission Theresa Imperial
Rich Hillis, Planning Director
Corey Teague
Bridget Hicks
George and Jenna Karamanos
Jonathan Pearlman
Amy Lee
Alice Barkley

TABLE OF EXHIBITS

Exhibit 1	Detail Record for Permit Application no. 201802272279
Exhibit 2	Block Map of Project Site
Exhibit 3	Existing and Proposed Plans, Elevations, Sections.
Exhibit 4	Aerial photographs and Photographs of project site and site vicinity photographs
Exhibit 5	3D Graphics Showing Removed Areas.
Exhibit 6	Title Report
Exhibit 7	Appraisal of existing building
Exhibit 8	Letters of Support.

EXHIBIT 1

Application Number: 201802272279
 Form Number: 3
 Address(es): 2750/017 /0 4118 21ST ST
 Description: BASEMENT: EXCAVATE SPACE TO GAIN MORE CEILING HEIGHT, INFILL UNDER (E) FLOOR ABOVE, RECONFIGURE STAIR CONNECTION TO 1ST FLR, NEW DOOR OPENING TO YARD, NEW LIVING ROOM, BATHROOM, WETBAR. 1ST FLR - RECONFIGURE (E) SPACES, ADD 2 NEW BEDRMS, 2 BATHS, LAUNDRY NO FACADE WORK, NO WORK VISIBLE FROM ST
 Cost: \$310,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
2/27/2018	TRIAGE	
2/27/2018	FILING	
2/27/2018	FILED	
6/1/2018	APPROVED	
6/28/2018	ISSUED	
1/15/2019	SUSPEND	Suspend per letter of request from DCP dated January 16, 2019. O'Riordan

Contact Details:

Contractor Details:

License Number: 778837
 Name: BENONI MOCANU
 Company Name: M B DEVELOPMENT
 Address: 4646 CROW CANYON PL * CASTRO VALLEY CA 94552-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	2/27/18	2/27/18			2/27/18	CHAPMAN MARLA	
2	CP-ZOC	3/16/18	3/16/18			3/16/18	BANALES JULIAN	
3	MECH	3/16/18	3/16/18			3/16/18	LAI JEFF	
4	CPB	4/3/18	4/3/18			4/3/18	SECONDEZ GRACE	4/3/18: customer paid Premium Plan check. gs
5	BLDG	4/3/18	5/2/18			5/3/18	PANG DAVID	
6	SFPUC	5/3/18	5/11/18	5/11/18	5/16/18	5/16/18	CHUNG DIANA	Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. Route to PPC - 05/16/18. Requested documents and information

								received, hold released - 05/16/18. Requested additional information and pdfs from Architect/Designer - 05/11/18.
7	CP-ZOC	5/16/18	5/29/18			5/29/18	TRAN NANCY	Review basement/1st floor proposal drawings aagainst 2018.0426.7433 drawings. Routed back to DBI 5/25/18.NT
8	PPC	5/29/18	5/29/18			5/29/18	CHAN EDDIE MAN WAI	5/29/18: to CPB;EC. 5/16/18: To CP-ZOC; HP 5/3/18L to PUC;EC. 4/3/18: To BLDG; HP
9	CPB	5/29/18	6/1/18			6/28/18	SECONDEZ GRACE	6/28/18: issued. gs 6/1/18;SFUSD POSTED.NEED SAFETY PERMIT AND CONTRACTOR'S INFO. APPROVED BY NG 05/30/18: waiting for school fee calcs. ST

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
11/15/2018	William Walsh	ROUGH FRAME, PARTIAL	ROUGH FRAME, PARTIAL
10/3/2018	William Walsh	REINFORCING STEEL	OK TO POUR
9/27/2018	William Walsh	REINFORCING STEEL	OK TO POUR
<u>12</u>			
9/20/2018	William Walsh	REINFORCING STEEL	OK TO POUR
8/14/2018	William Walsh	ROUGH FRAME	START WORK
<u>12</u>			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
0			5A6	REINFORCING STEEL	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
0			20	HOLDOWNS	
0			24A	FOUNDATIONS	

0			24B	STEEL FRAMING	
0			24C	CONCRETE CONSTRUCTION	
0			24E	WOOD FRAMING	

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0			IB1	CF2R-ENV-01-E - FENESTRATION INSTALLATION	
0			IB3	CF2R-ENV-03-E - INSULATION INSTALLATION	
0			IB63	CF2R-MCH-27-H - INDOOR AIR QUALITY AND MECHANICAL VENTILATION	
0			VB54	CF3R-MCH-27-H - INDOOR AIR QUALITY AND MECHANICAL VENTILATION	
0			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
0			2	BOLTS INSTALLED IN CONCRETE	

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EXHIBIT 2

EXHIBIT 3

2 - UNIT BUILDING KARAMANOS RESIDENCE

4118 21st Street • San Francisco, CA 94114



Elevation Architects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com



STREET VIEW FROM SOUTHWEST



REAR YARD VIEW FROM NORTHWEST



REAR YARD VIEW FROM NORTHEAST

GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK, CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
AD.	AREA DRAIN	MED	MEDICINE CABINET
ADJ.	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	OH.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
		PTD	PAINTED
DIA	DIAMETER	REF	REFRIGERATOR
DIM.	DIMENSION	REQ	REQUIRED
DIMS.	DIMENSIONS	RB	RUBBER BASE
DN	DOWN	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
		RDWD	REDWOOD
(E), EX.	EXISTING	SC	SOLID CORE
EA	EACH	SHTG	SHEETING
EJ	EXPANSION JOINT	SHT	SHEET
ELEC	ELECTRIC	SM	SIMILAR
EL.ELEV.	ELEVATION	SQ	SQUARE
EQ	EQUAL	S.S.D.	SEE STRUCTURAL DWGS
EXT	EXTERIOR	STL	STEEL
FA	FIRE ALARM	ST STL	STAINLESS STEEL
FD	FLOOR DRAIN	STOR	STORAGE
FF	FINISH FLOOR	STR	STRUCTURAL
FLR	FLOOR		
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.M.	FACE OF MASONRY	T.C.	TEL
		TEL	TELEPHONE
GA	GALVE	T.O.S.	TOP OF STEEL
GALV	GALVANIZED	T.O.W.	TOP OF WALL
GL	GLASS	TYP.	TYPICAL
GND	GROUND	U.O.N.	UNLESS OTHERWISE NOTED
GSM	GALVANIZED SHEET METAL		
GYP.BD.	GYPSPUM BOARD		
GWB	GYPSPUM WALLBOARD		
HB	HOSE BIB	VERT	VERTICAL
HC	HANDICAPPED	V.I.F.	VERIFY IN FIELD
HM	HOLLOW METAL		
H.P.	HOUSE PANEL	WD	WOOD
HT	HEIGHT	WD	WASHER AND DRYER
		W/	WITH
		WC	WATER CLOSET
		WH	WATER HEATER
		WP	WATERPROOF
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR CLOSET		
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

PERMITS

- SITE PERMIT
- ADDENDA FOR STRUCTURE, ARCHITECTURE, MEP, FIRE SPRINKLERS
- FIRE SPRINKLER WORK TO BE DESIGN/BUILD
- APPLICATION FOR THOSE PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (FC) WITH CITY OF SAN FRANCISCO AMENDMENTS
- CURRENT NFPA 13R
- 2016 CALIFORNIA ENERGY CODE

SCOPE OF WORK:

RENOVATION AND ADDITION OF A SINGLE-FAMILY RESIDENCE INTO A 2-UNIT BUILDING

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 4118 21ST STREET
BLOCK/LOT: 2750 / 017
LOT SIZE: 2750' X 975'
TOTAL LOT AREA: 2,435 SF
ZONING: RH-2
EXISTING BUILDING USE: 1-FAMILY RESIDENTIAL
PROPOSED BUILDING USE: 2-FAMILY RESIDENTIAL

REQUIRED SETBACKS:
FRONT: AVERAGE OF NEIGHBORING PARCELS
SIDE: NONE
REAR: 45% OF LOT DEPTH (97'-6" X 45% = 43'-10 1/2')

EXISTING SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: 32'-9"

PROPOSED SETBACKS:
FRONT: 2'-6"
SIDE: NONE
REAR: 32'-9"

HEIGHT & BULK:
(E) BUILDING HEIGHT: 20'-1"
(N) BUILDING HEIGHT: 29'-9" (38'-10" AT STAIR PENTHOUSE)
EXISTING PARKING: 1-CAR
PROPOSED PARKING: 1-CAR
BICYCLE SPACES: 2

BUILDING AREA:	EXISTING	PROPOSED
BASEMENT:	730 SF	748 SF
1ST FLOOR:	980 SF	1,189 SF (300 SF GARAGE)
2ND FLOOR:	1,315 SF	1,302 SF
3RD FLOOR:	-	1,122 SF (150 SF DECK)
ROOF:	-	120 SF (200 SF ROOF DECK)
TOTAL:	3,025 SF	4,481 SF

UNIT SUMMARY

UNIT 1:	1,473 SF	2 BEDROOM / 2 BATH
UNIT 2:	2,614 SF	3 BEDROOM / 2.5 BATH
GARAGE:	300 SF	
COMMON AREA:	94 SF	
TOTAL:	4,481 SF	

BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R

OCCUPANCY CLASSIFICATION: R-3
OCCUPANCY SEPARATION: 1-HR BETWEEN UNITS & 1-HR BETWEEN UNITS AND GARAGE

CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 3 FLOORS OVER BASEMENT

EGRESS REQUIREMENTS: 1 MEANS OF EGRESS FROM UNITS

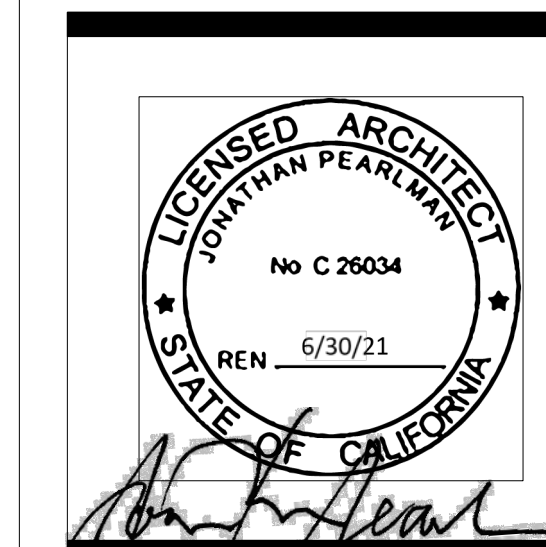
PROJECT TEAM

Building Owner:
George and Jenna Karamanos
32 Newburg Street
San Francisco, CA 94131
Contact: George Karamanos
Email: george.karamanos@gmail.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearman
415.537.1125 x101
jonathan@elevationarchitects.com

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Jonathan Pearman

Karamanos Residence
4118 21st Street
San Francisco, CA 94114

APP#: 2018.0227.2279 S R

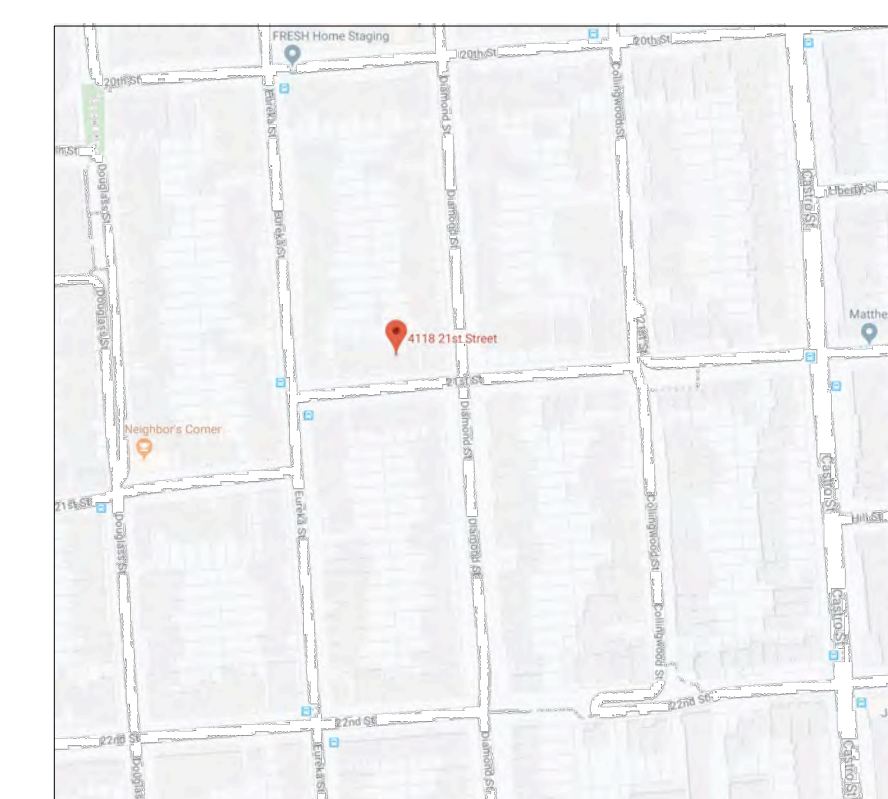
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3.2.20		RDT RESPONSE

Cover Sheet

project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-0.1

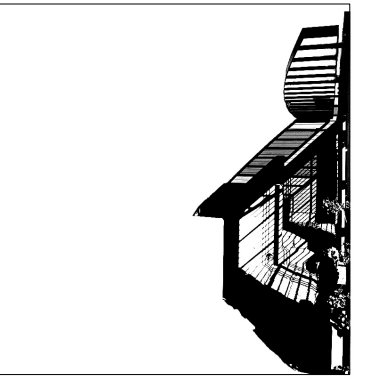
VICINITY MAP



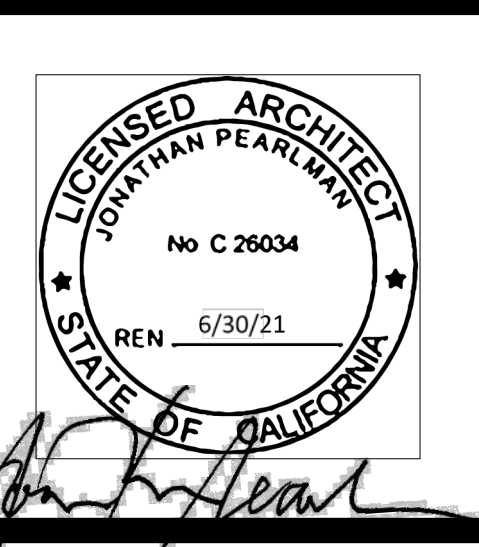
GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

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

INSTRUCTIONS:				NEW CONSTRUCTION			ALTERATIONS + ADDITIONS			REFERENCES	VERIFICATION		
1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A". 2. Provide project information in the Verification box at the right. 3. Attach LEED or GreenPoint Rated Scorecard on separate sheet. 4. Submittal must be a minimum of 24" x 36". 5. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →			<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A B E I M 25,000 sq. ft. or greater	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq. ft. or greater	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B M 25,000 sq. ft. or greater	<input type="checkbox"/> 1ST TIME NON-RESIDENTIAL INTERIORS B M 25,000 sq. ft. or greater	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A")
TITLE	SOURCE OF REQUIREMENT	FOR REFERENCE LEED v4 GPR v7	DESCRIPTION OF REQUIREMENT										
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.										
	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.										
	Points on Current Scorecard		Enter current expected score in box at right as appropriate.	LEED GPR									
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6 SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	EQc2 K2, K3, L2 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	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2	LEED EQc2			
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	WEP2, WEC2 G2 Meet flush/low 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).	4.303.1	4.303.1	LEED Wec2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable	SF Building Code ch.13A if applicable				
	NON-POTABLE WATER REUSE	Health Code art 12C	WEC2 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 for toilet and urinal flushing and irrigation.	n/r	•	•	n/r	n/r	n/r				
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEP1, WEC1 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	•	•	•	•	•	•				
	WATER METERING	CALGreen 5.303.1	WEC4 Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft).	n/r	n/r	•	n/r	•	•				
ENERGY	ENERGY EFFICIENCY	CA Energy Code	EAp2, c2 J5 Comply with all provisions of the CA Energy Code.	•	•	•	•	•	•				
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2	EAc5, EAc2 I3 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				
	RENEWABLE ENERGY	SFGBC 5.201.1.3	EAc2 Non-residential buildings ≥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				
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	EAp1, EAc1 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.	n/r	n/r	LEED EAc1 opt. 1	n/r	•	•				
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	LTc6 N3.5, N3.6 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.	Planning Code 155.1-2	Planning Code 155.1-2	•	Planning Code 155.1-2	•	•				
	DESIGNATED PARKING	CALGreen 5.106.5.2	LTc7 Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	n/r	•	•				
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	LTc8 Permit application January 2018 or after: Construct all 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. 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). All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.	•	•	•	applicable for permit application January 2018 or after	applicable for permit application January 2018 or after	n/r				
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	MRp1, M4 Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•				
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	MRp2, MRc5 A2.1 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	CALGreen 702.1	• Installers must be trained and certified in best practices.	•	•	n/r	•	n/r	n/r				
	HVAC DESIGN	CALGreen 4.507.2	• HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	•	n/r	n/r				
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAc6 Use no halons or CFCs in HVAC.	n/r	n/r	•	n/r	•	•				
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code, CALGreen 5.106.8	SSc6 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	•	•				
	BIRD-SAFE BUILDINGS	Planning Code sec.139	• Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•				
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	EQp2 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	Public Works Code art.4.2 sec.147	SSc4, A6 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.	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope				
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	SSp1 Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	•	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope				
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9 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	•	•				
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1 & 5.504.1-3	EQc3 Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•				
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Health Code art.38	EQc1 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	•	•				
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	EQc3 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				
RESIDENTIAL-ONLY	GRADING & PAVING	CALGreen 4.106.3	• Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	if applicable	n/r	n/r				
	RODENT PROOFING	CALGreen 4.406.1	• Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	•	n/r	n/r				
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	• Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	•	n/r	n/r				
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	• 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.	•	•	n/r	•	n/r	n/r				
	MOISTURE CONTENT	CALGreen 4.505.3	• Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	•	n/r	n/r				
	BATHROOM EXHAUST	CALGreen 4.506.1	• 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).	•	•	n/r	•	n/r	n/r				



Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125
www.elevationarchitects.com



Option 1:
Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

Karamanos Residence
PROJECT NAME
4118 21st Street
ADDRESS
4,517 GSF
GROSS BUILDING AREA

2750 / 017
BLOCK/LOT
RESIDENTIAL
PRIMARY OCCUPANCY

PERMIT APPLICANT (sign & date)

Option 2: LEED GBCPR
Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a LEED Accredited Professional
 I have completed one or more LEED projects

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL (sign & date) AFFIX STAMP BELOW:

Option 3: GreenPoint Rated GBPCR
Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a GreenPoint Rater I am not a GreenPoint Rater
 I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required.

date issue
GreenPoint Rater (print name) (contact phone #)

(sign & date)

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

AFFIX STAMP BELOW:
LICENSED PROFESSIONAL (sign & date)

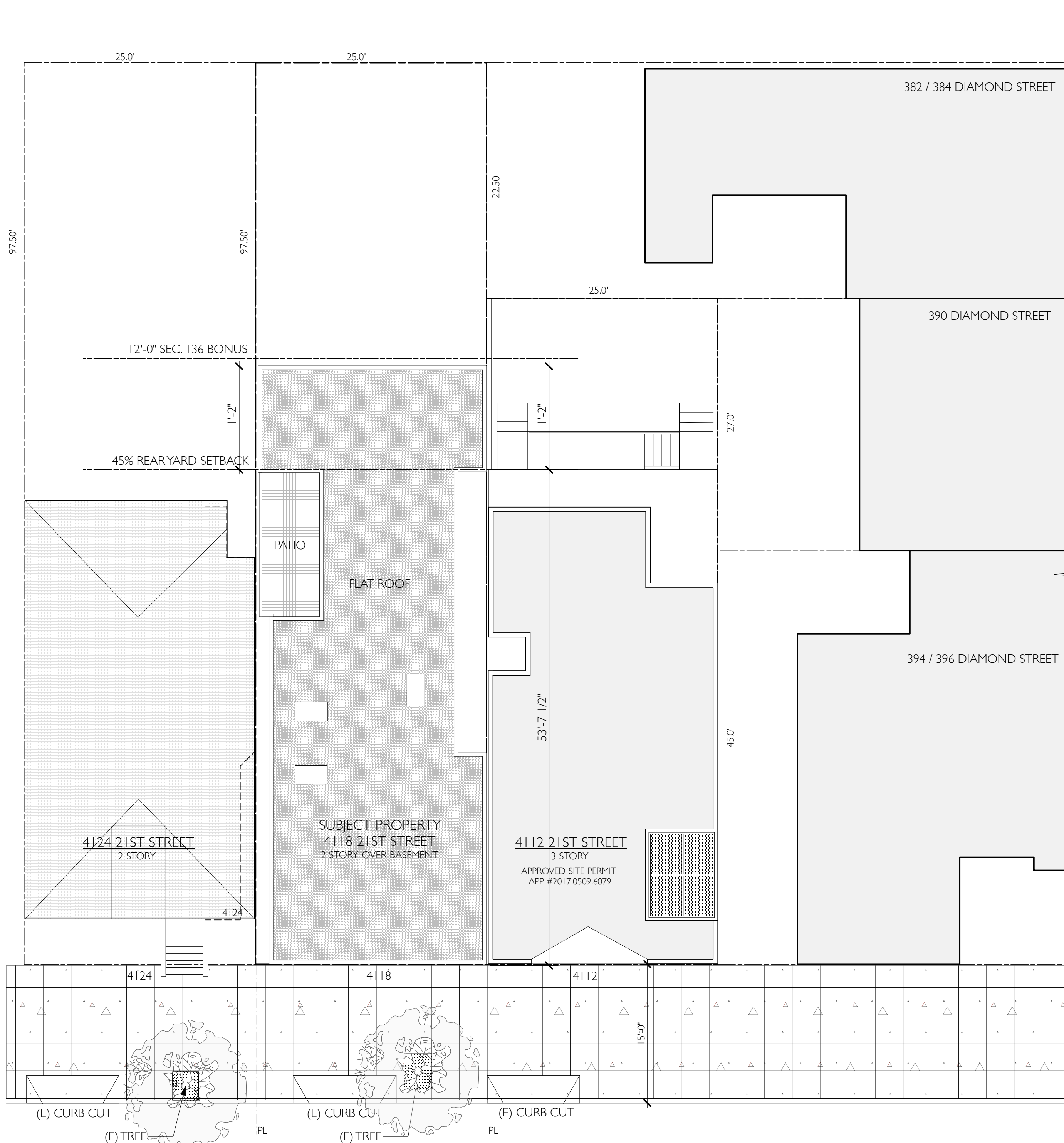
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

date issue
3.2.20 RDT RESPONSE

Attachment C-2

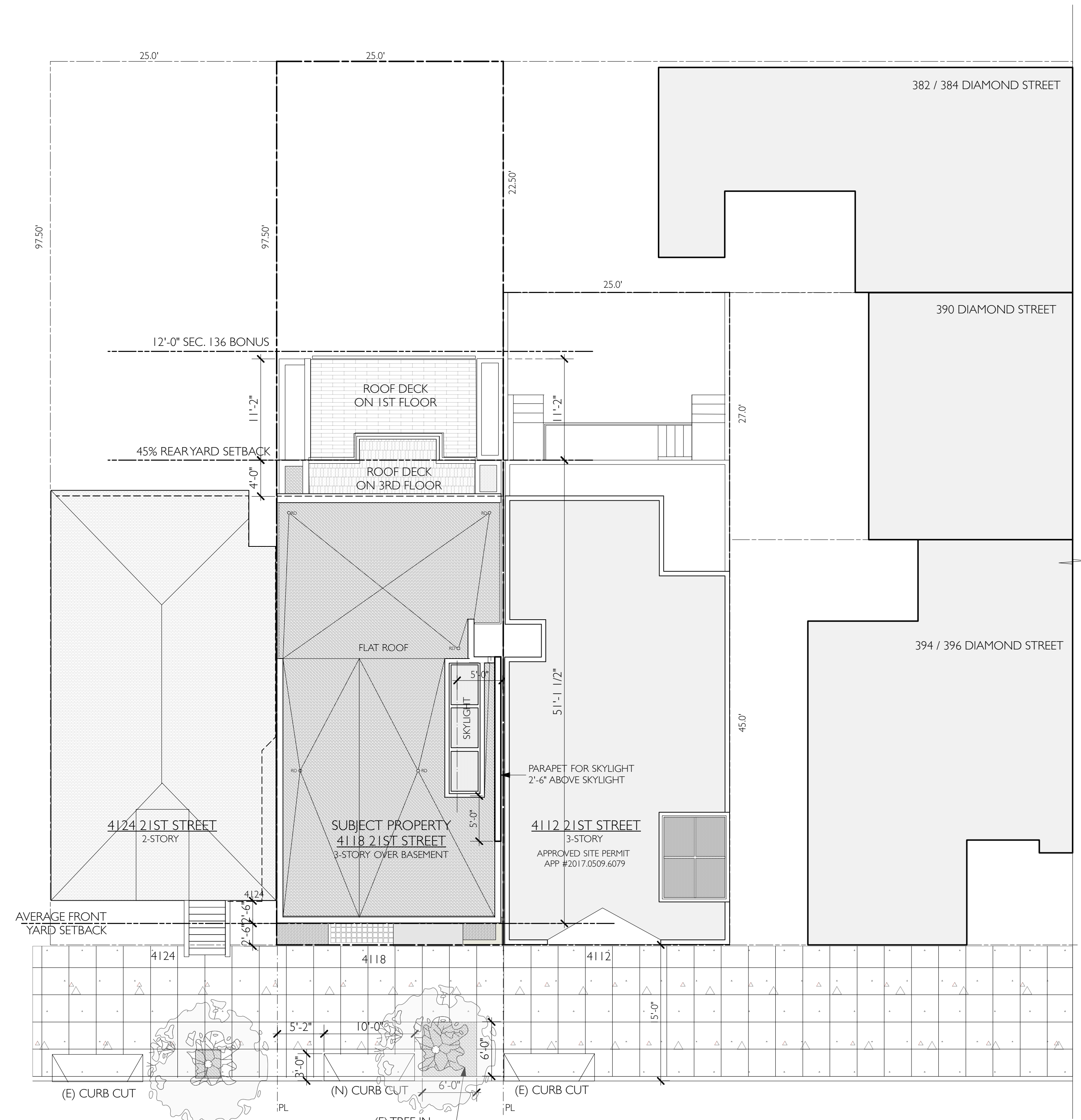
project: 19.12
drawn by: JP
checked by:
date: 12.16.19
scale:

A-0.2



21ST STREET

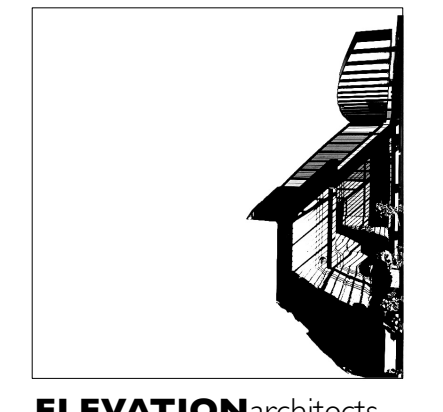
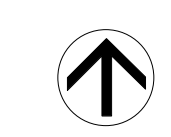
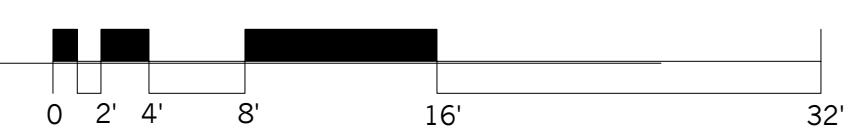
1 EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



21ST STREET

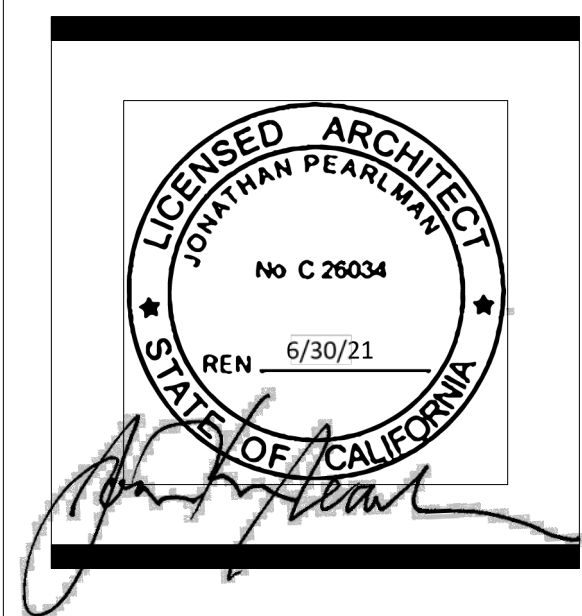
2 PROPOSED SITE / ROOF PLAN
Scale: 1/8" = 1'-0"

SETBACK PLANTING
 FRONT SETBACK AREA: 62.5 SQ. FT.
 REQ. 20% LANDSCAPE: 12.5 SQ. FT.
 REQ. 50% PERMEABLE: 31 SQ. FT.
 PROVIDED LANDSCAPE: 17 SQ. FT.
 PROVIDED PERMEABLE: 37 SQ. FT.
 FOR MORE DETAIL: SEE A-2.1



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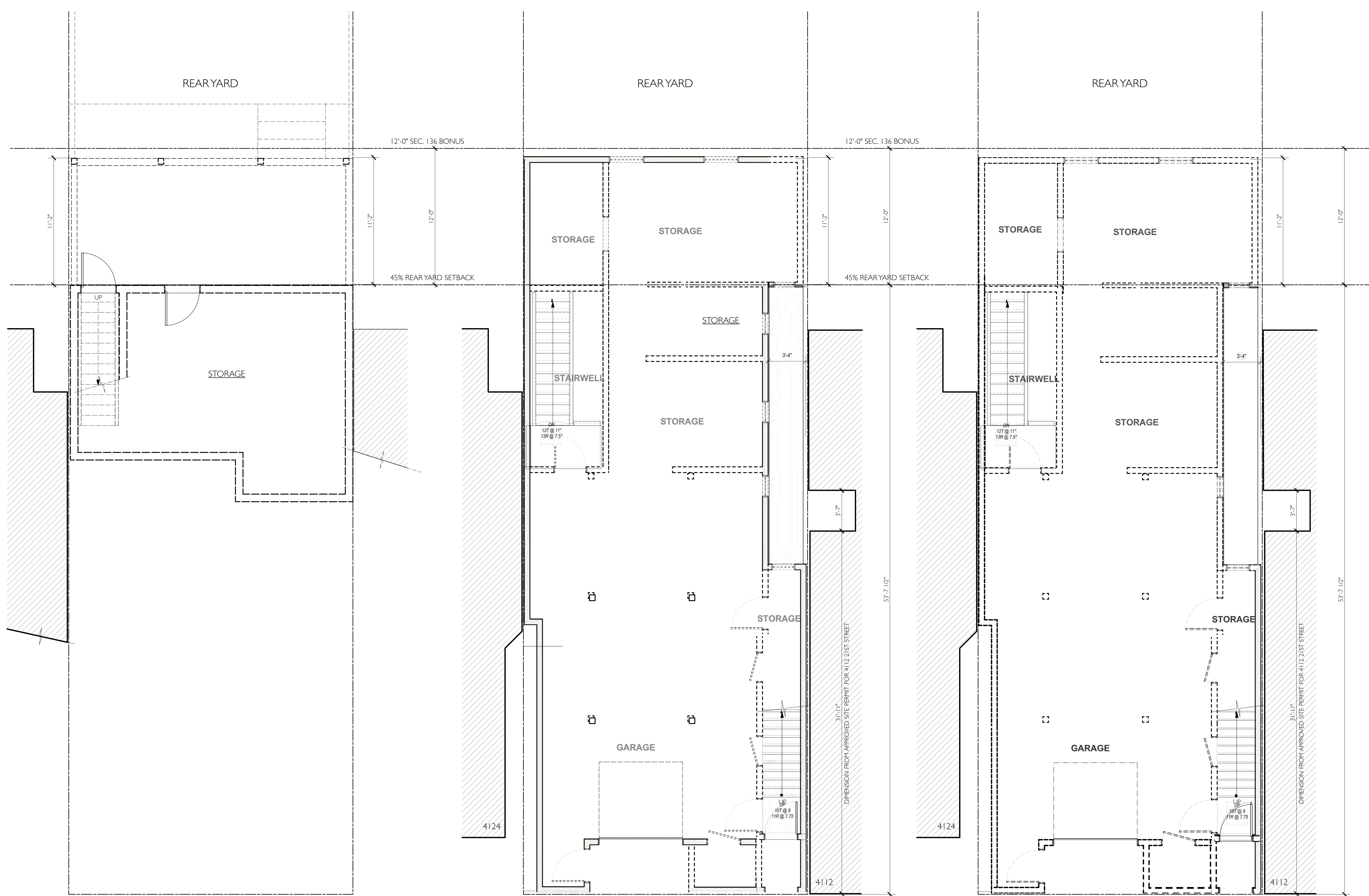
Karamanos Residence
 4118 21st Street
 San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Proposed Site Plan

project:	19.12
drawn by:	JP
checked by:	
date:	12.4.19
scale:	

A-1.1



REAR YARD

REAR YARD

REAR YARD

12'-0" SEC. 136 BONUS

12'-0" SEC. 136 BONUS

45% REAR YARD SETBACK

45% REAR YARD SETBACK

STORAGE

STORAGE

STORAGE

STORAGE

STORAGE

STORAGE

STAIRWELL

STAIRWELL

STORAGE

STORAGE

STORAGE

STORAGE

GARAGE

GARAGE

21ST STREET

21ST STREET

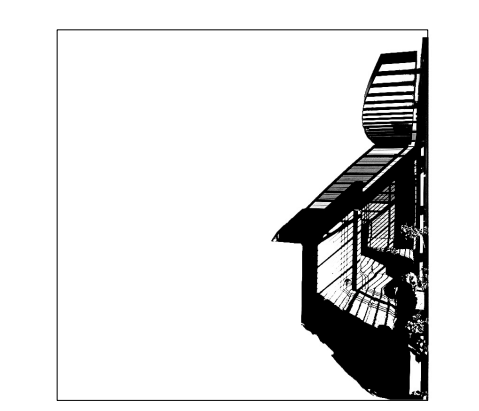
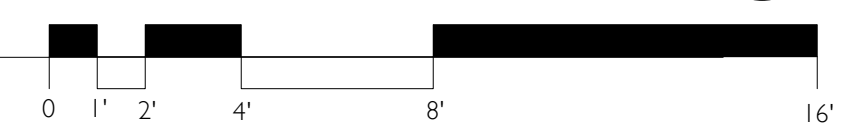
21ST STREET

WALL KEY	
	(E) WALL TO BE DEMOLISHED
	(E) WALL TO REMAIN

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

2 APPROVED DEMO 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

3 DEMOLISHED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



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Karamanos Residence
4118 21st Street
San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Demolition Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

A-2.01



WALL KEY	
	(E) WALL TO BE DEMOLISHED
	(E) WALL TO REMAIN

1 APPROVED DEMO 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

2 DEMOLISHED 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

Based on excerpts from the San Francisco Planning Department publication:
Zoning Controls on the Removal of Dwelling Units updated February 2014

SECTION 317(b) THRESHOLDS:

Removal of more than 50% of the sum of the Front Façade and Rear Façade, and also Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or ==> work exceeds these thresholds

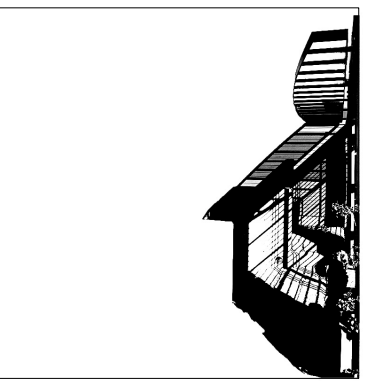
Removal of more than 50% of the above-grade Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area. ==> work exceeds these thresholds

The project is tantamount to demolition

The Applicant must demonstrate that the proposed project is in conformity with a preponderance of other General Plan policies to outweigh this predisposition if the building is sound. Planning Code Section 317(d)(3)(C) identifies these criteria for consideration, in addition to building soundness:

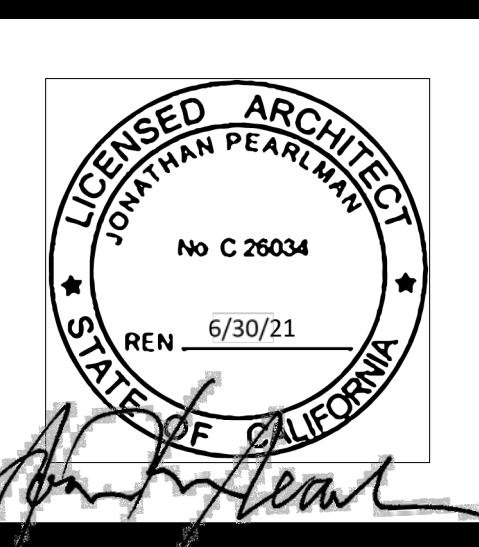
- (i) whether the property is free of a history of serious, continuing Code violations;
==> Yes, the property is free of Code violations
- (ii) whether the housing has been maintained in a decent, safe, and sanitary condition;
==> Yes, the property has been maintained in a decent, safe and sanitary condition
- (iii) whether the property is an "historical resource" under CEQA;
==> The property is rated as "C", not a historical resource
- (iv) whether the removal of the resource will have a substantial adverse impact under CEQA;
==> The removal will have no adverse impact since this is not a historical resource and not in a historic district.
- (v) whether the project converts rental housing to other forms of tenure or occupancy;
==> The existing building is not currently rental housing so there is no conversion to other forms of tenure or occupancy.
- (vi) whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;
==> No, there are no rental units on this site.
- (vii) whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
==> The project conserves the cultural and economic neighborhood diversity by replacing an aging single-family home with a two-family home in an RH-2 district.
- (viii) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
==> The project conserves neighborhood character with a design that is evocative of early 20th-century San Francisco housing from the time that this neighborhood was first developed.
- (ix) whether the project protects the relative affordability of existing housing;
==> The existing house has an assessed value of \$2.2 million so is not considered affordable, therefore, this does not apply.
- (x) whether the project increases the number of permanently affordable units as governed by Section 415;
==> While there is an increase of one unit on this property, it will not be permanently affordable.
- (xi) whether the project locates in-fill housing on appropriate sites in established neighborhoods;
==> Yes, this 2-unit building is an infill project on a site with RH-2 zoning in a well-established neighborhood.
- (xii) whether the project increases the number of family-sized units on-site;
==> Yes, the project adds one family-sized units to the site with a 2-bedroom, 3-bath unit.
- (xiii) whether the project creates new supportive housing;
==> No, the project does not add supportive housing to this site.
- (xiv) whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
==> This project enhances the neighborhood character by replacing a non-descript, vaguely Mediterranean 2-story house with a new 3-story building that is evocative of classic, early 20th-century San Francisco residential design with its brick and shingle cladding and dark painted classically-derived trim. In addition, the new building enhances the mid-block open space by removing a non-complying rear yard portion of the structure and replacing it with a code-complying design. The project removes significant massing in the rear yard.
- (xv) whether the project increases the number of on-site dwelling units;
==> Yes, the project adds one family-sized units to the site with a 2-bedroom, 3-bath unit.
- (xvi) whether the project increases the number of on-site bedrooms.
==> Yes, the project increases the number of bedrooms on site from two to five.

The proposed project is in conformance with a preponderance of these criteria.



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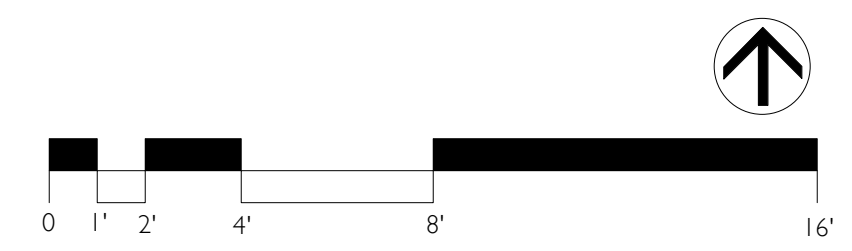
Jonathan Pearlman

Karamanos Residence
4118 21st Street
San Francisco, CA 94114

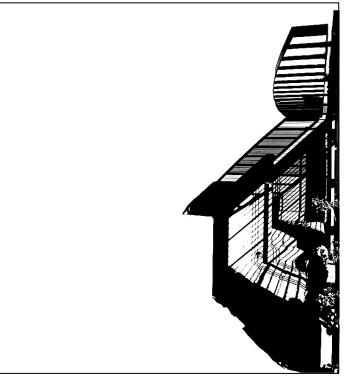
#	date	issue
3.3.20		RDT RESPONSE

Demolition Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	



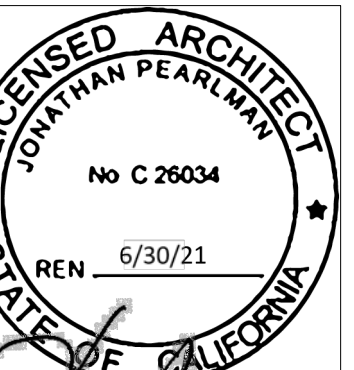
A-2.02



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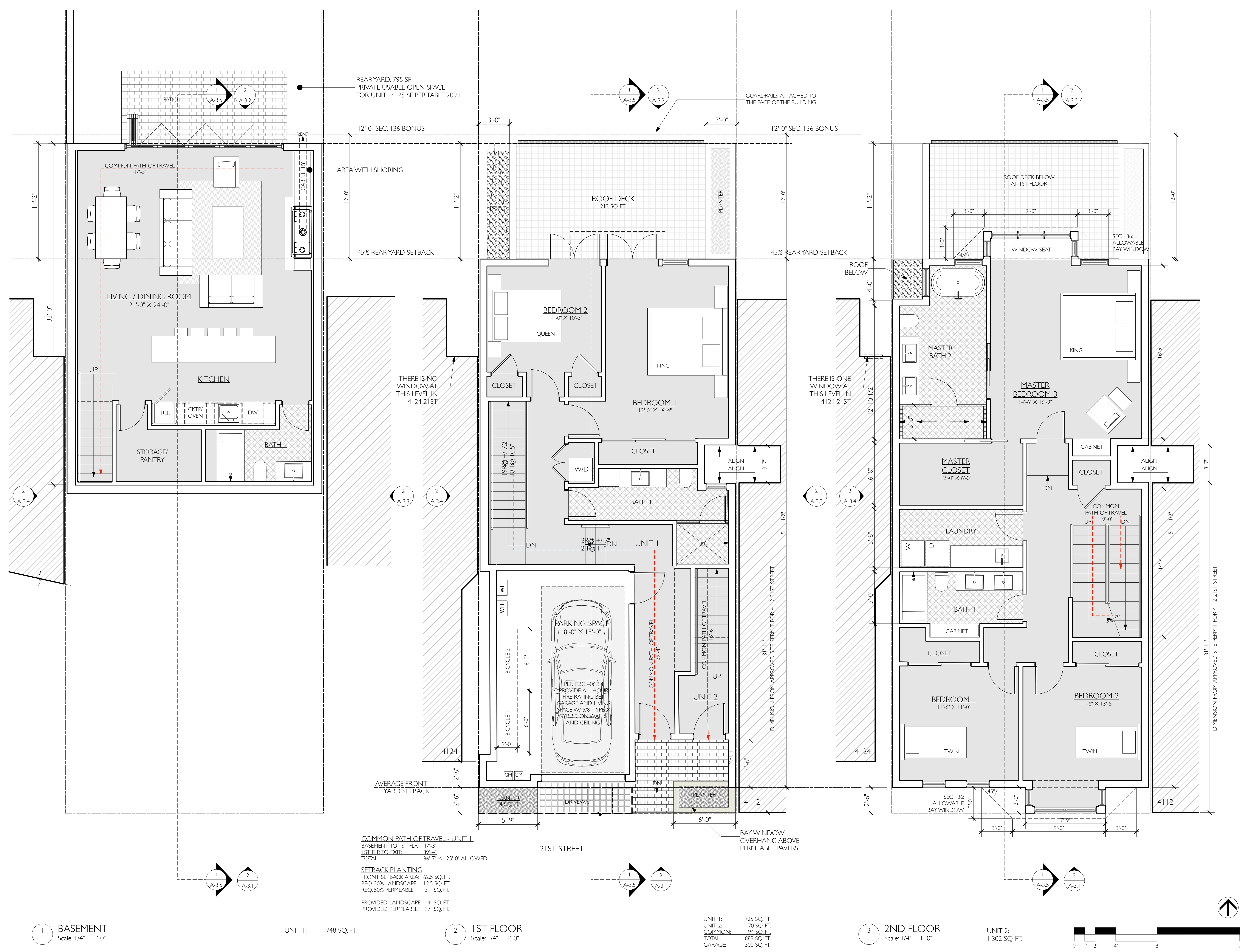
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

A-2.1



1 BASEMENT
Scale: 1/4" = 1'-0"

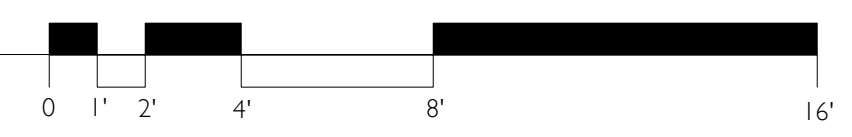
UNIT 1: 748 SQ. FT.

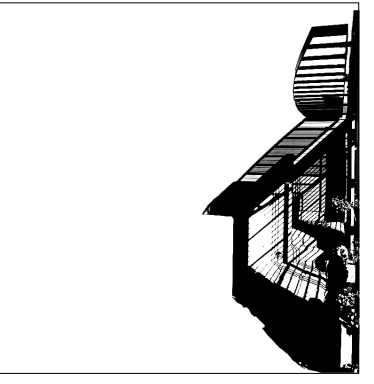
2 1ST FLOOR
Scale: 1/4" = 1'-0"

UNIT 1: 725 SQ. FT.
UNIT 2: 70 SQ. FT.
COMMON: 94 SQ. FT.
TOTAL: 889 SQ. FT.
GARAGE: 300 SQ. FT.

3 2ND FLOOR
Scale: 1/4" = 1'-0"

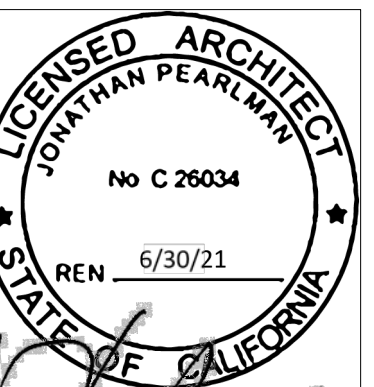
UNIT 2: 1,302 SQ. FT.





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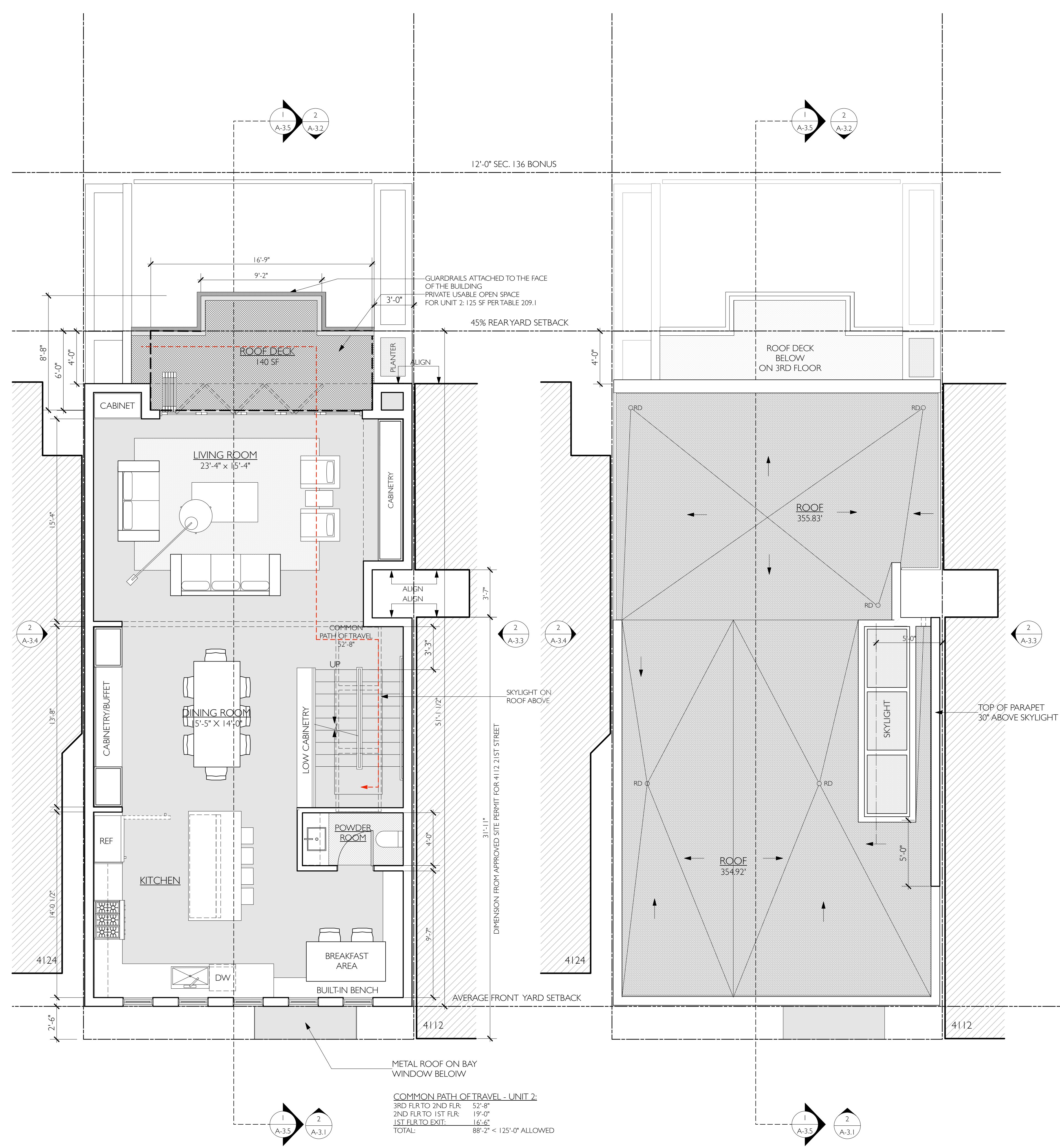
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

Floor Plans

project:	19.12
drawn by:	JP
checked by:	
date:	12.1.19
scale:	

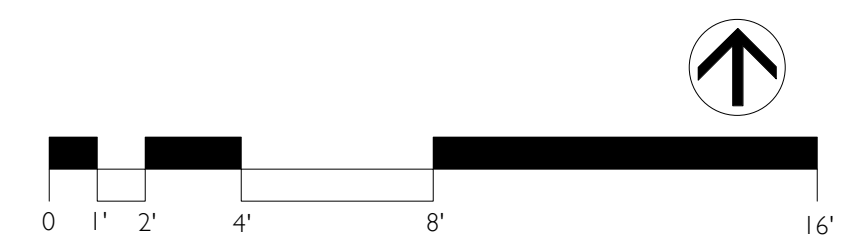
A-2.2

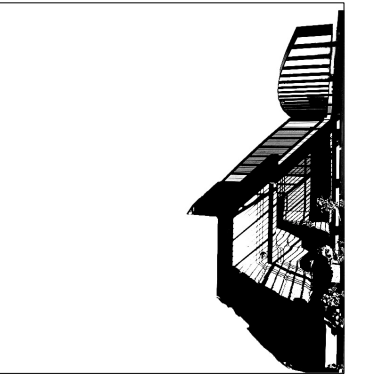


1 3RD FLOOR
Scale: 1/4" = 1'-0"

UNIT 2: 1,122 SQ. FT.

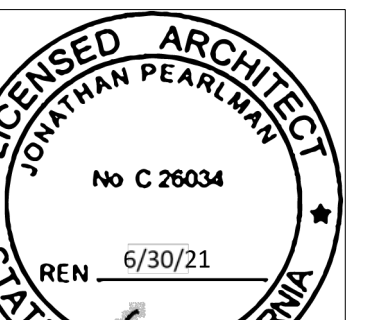
2 ROOF PLAN
Scale: 1/4" = 1'-0"



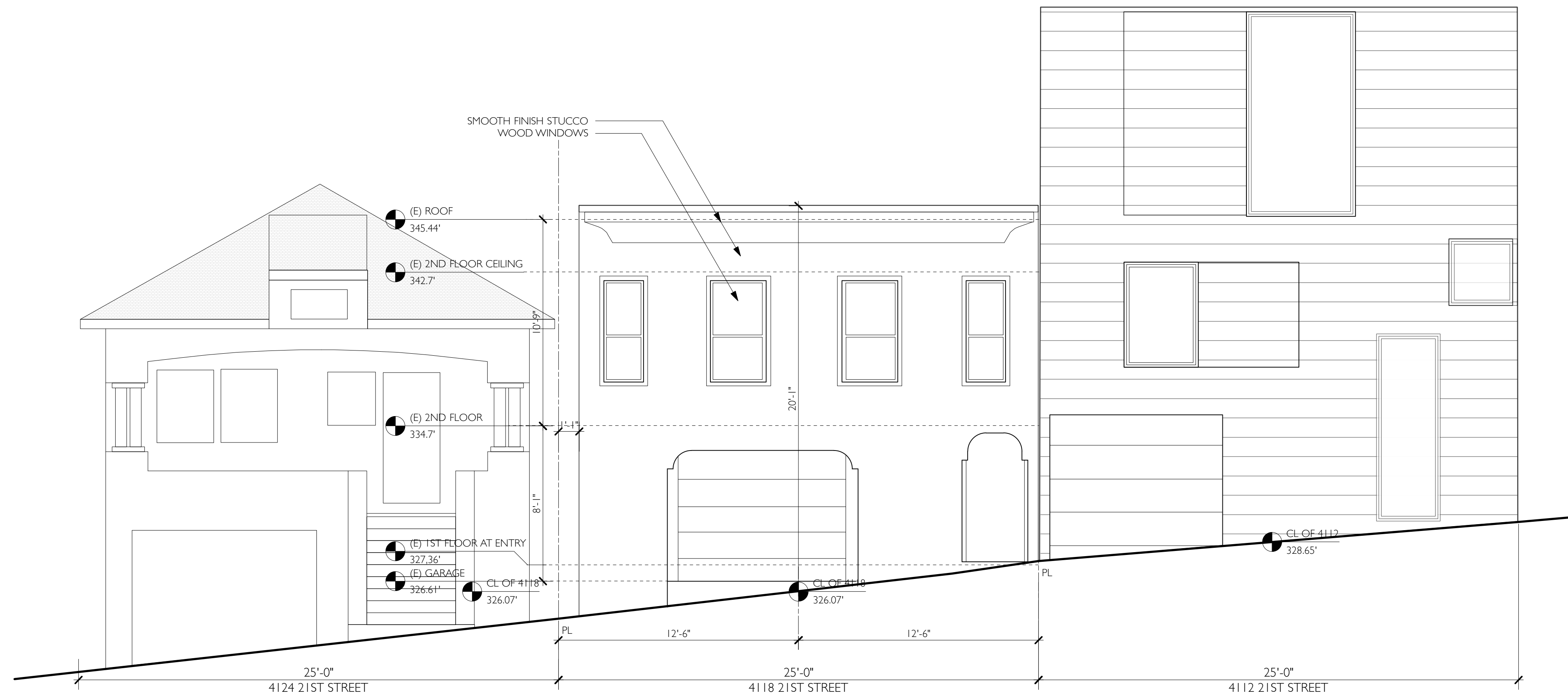


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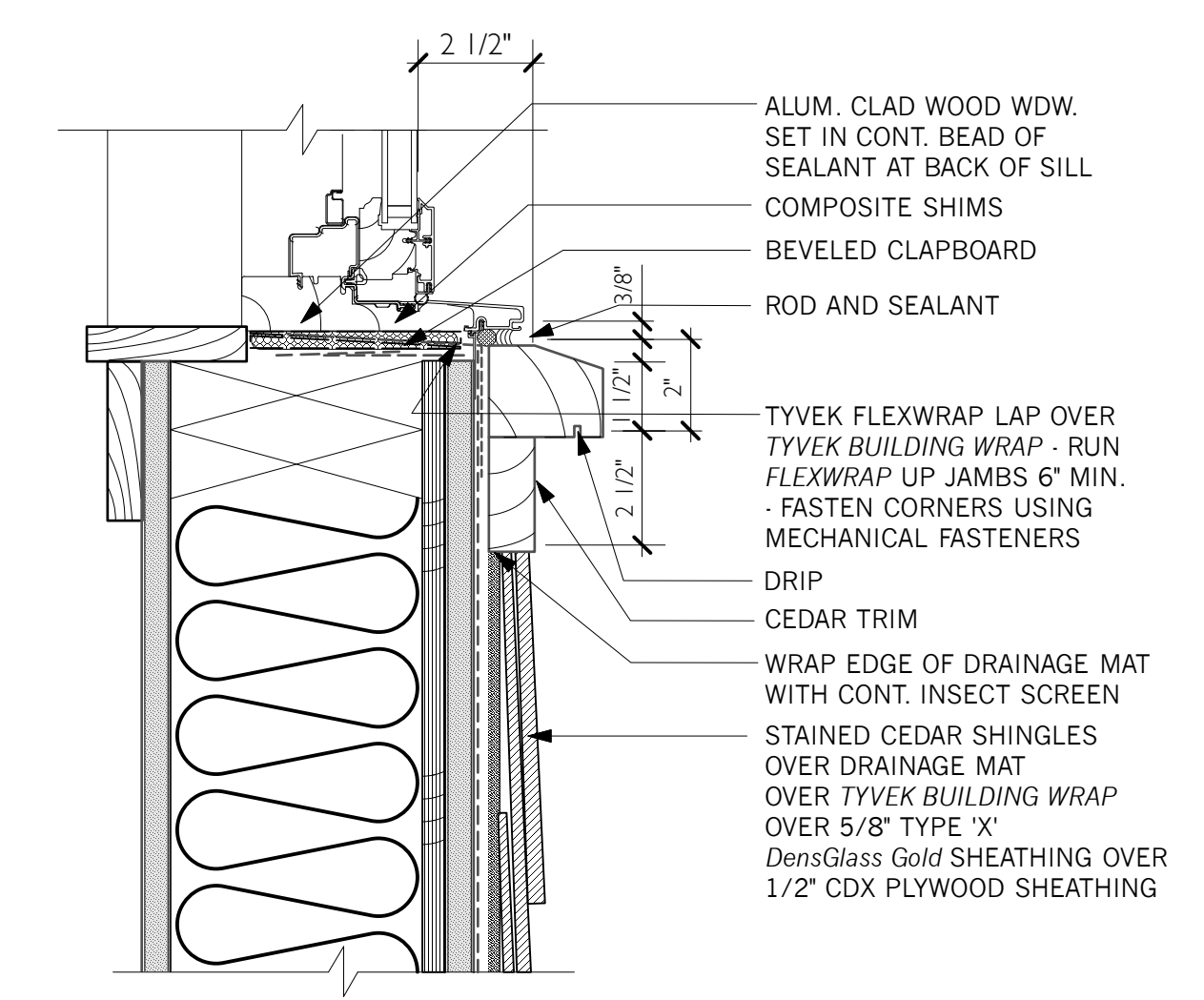
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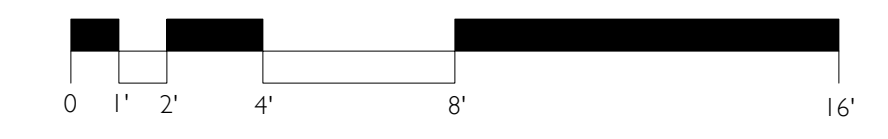
1 EXISTING SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



3 WINDOW DETAIL
 Scale: 3" = 1'-0"



2 (N) SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

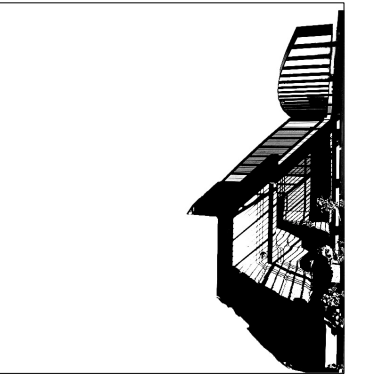


Karamanos Residence
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#	date	issue
3.3.20		RDT RESPONSE

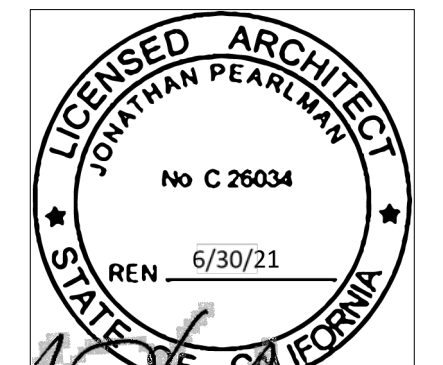
West Elevation
 project: 19.12
 drawn by: jJP
 checked by:
 date: 12.16.19
 scale:

A-3.1



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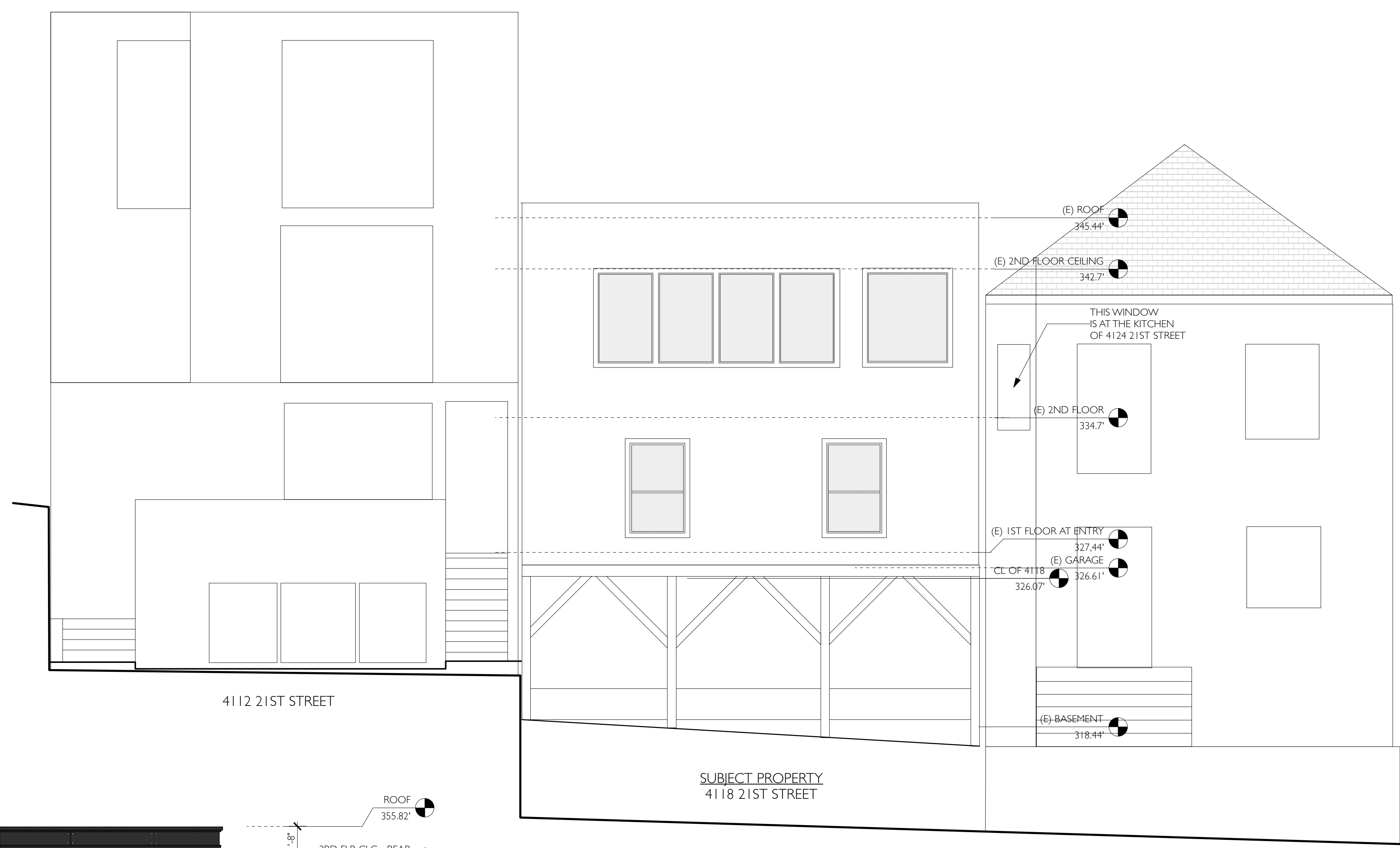
Karamanos Residence
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#	date	issue
3.3.20		RDT RESPONSE

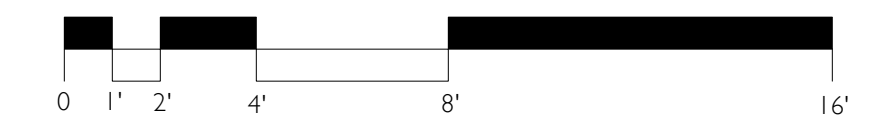
East Elevation

project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.2



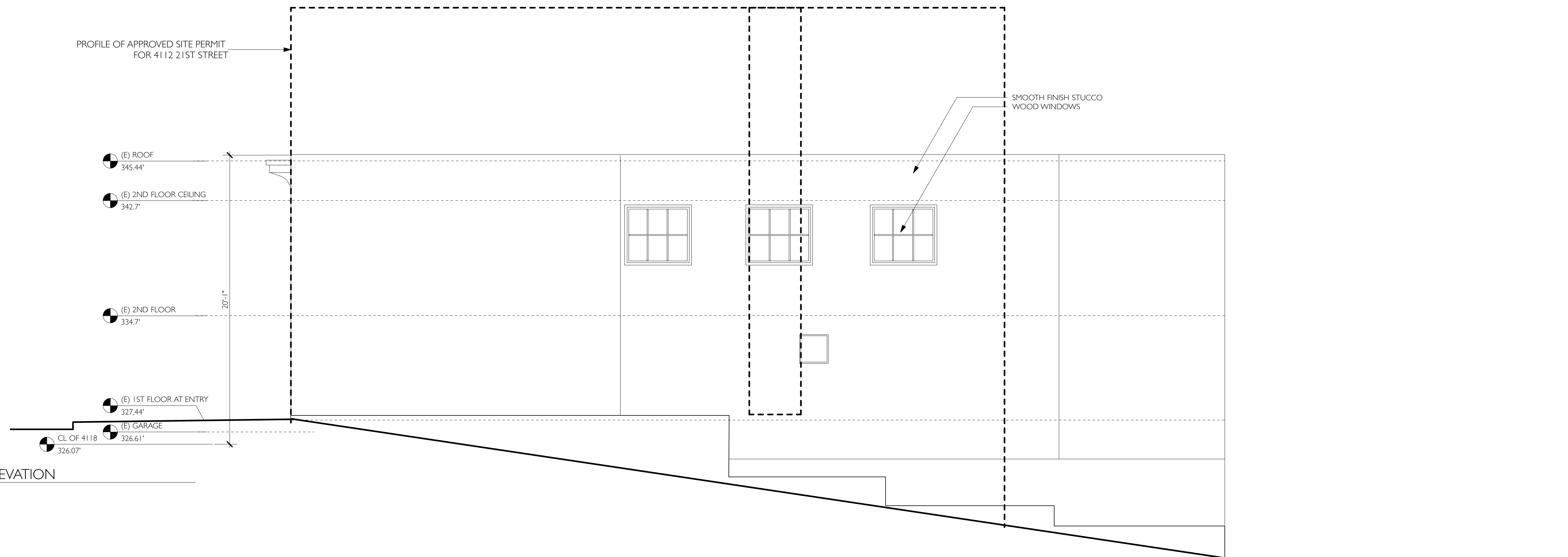
EXISTING NORTH ELEVATION
 Scale: 1/4" = 1'-0"



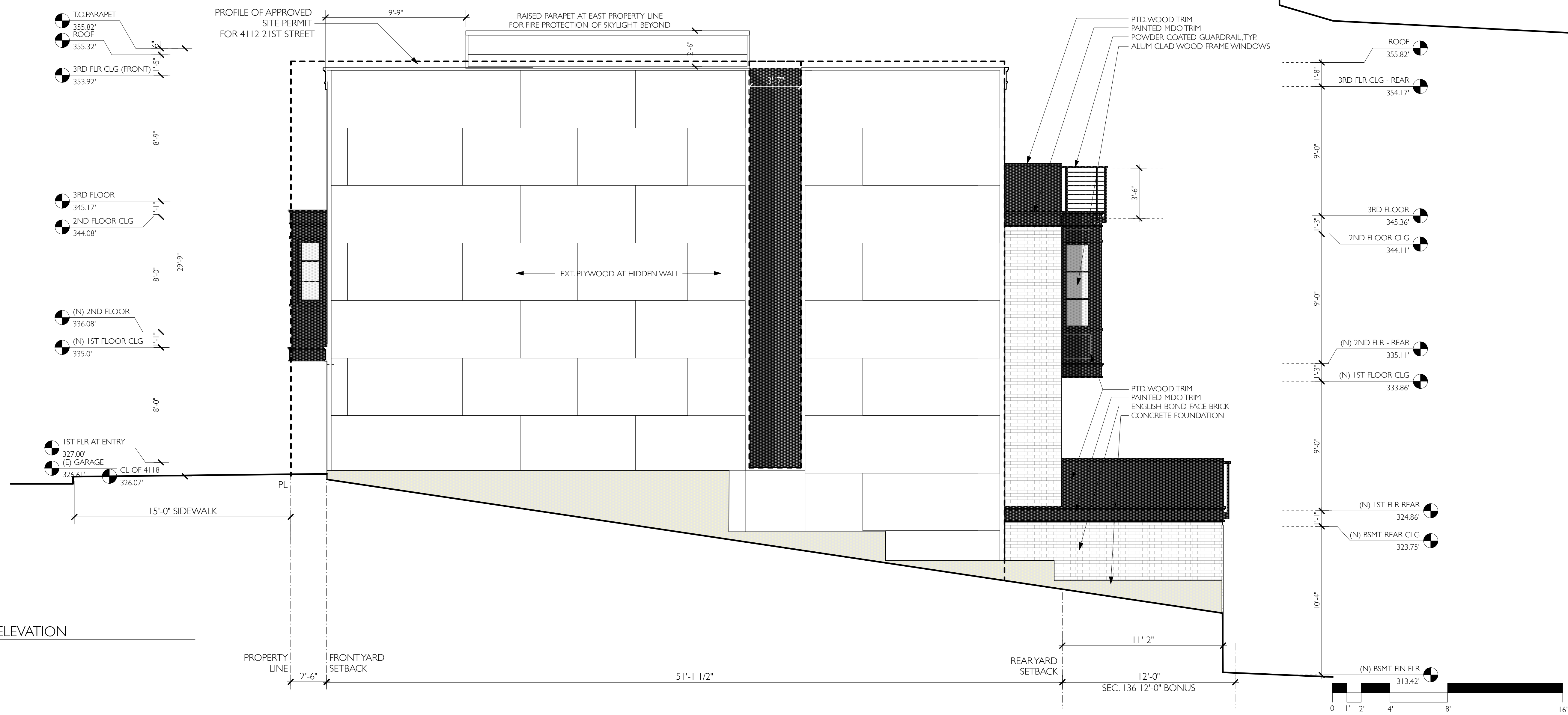
- PTD METAL CAP
- PAINTED MDO TRIM
- ALUM CLAD WOOD FRAME WINDOWS
- STAINED WOOD SHINGLES
- PARAPET FOR SKYLIGHT



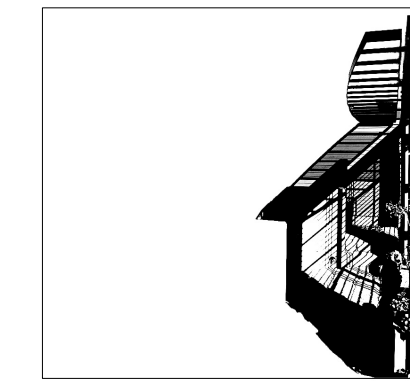
PROPOSED NORTH ELEVATION
 Scale: 1/4" = 1'-0"



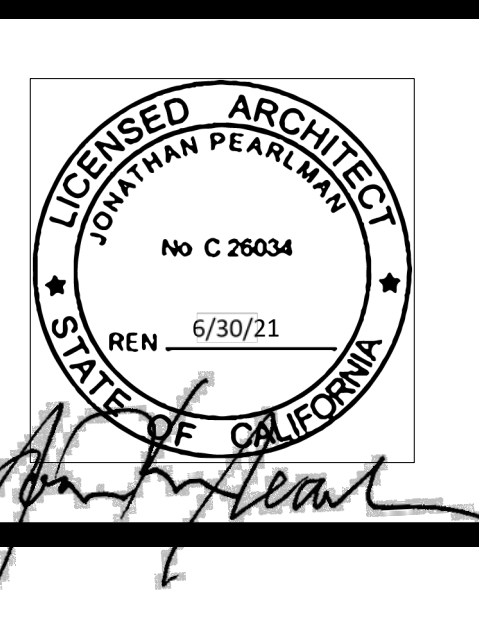
1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



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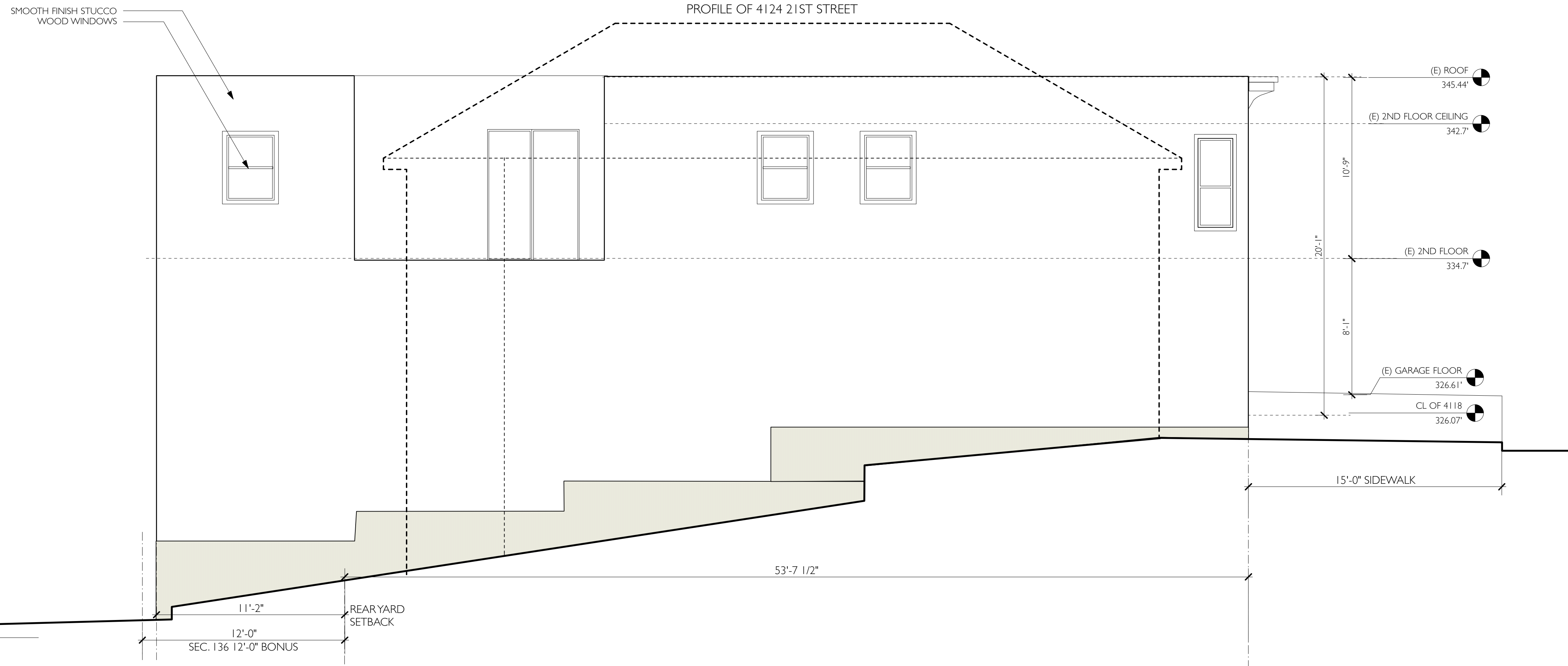
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

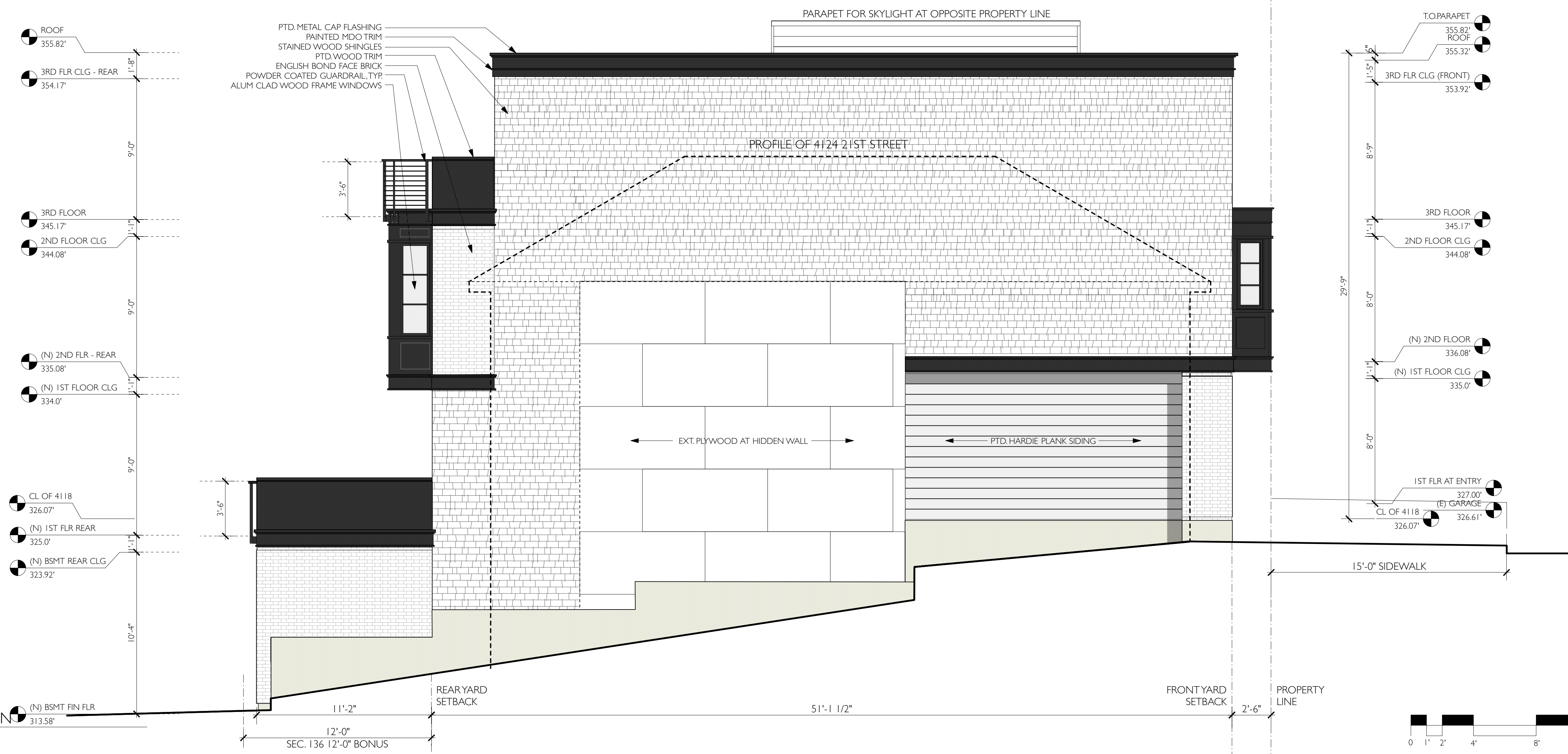
North Elevation

project: 19.12
drawn by: jP
checked by:
date: 12.16.19
scale:

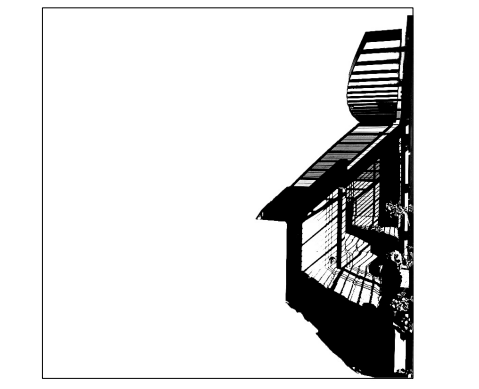
A-3.3



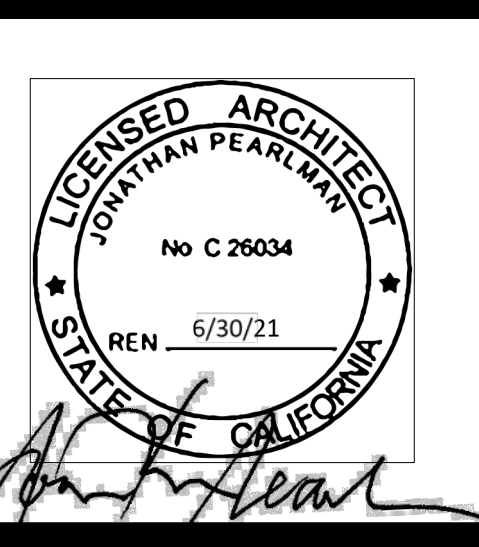
1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



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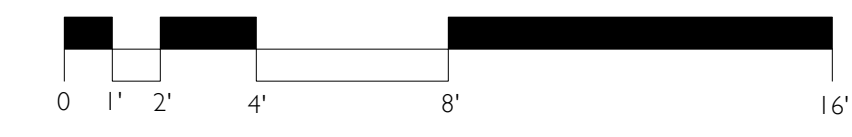


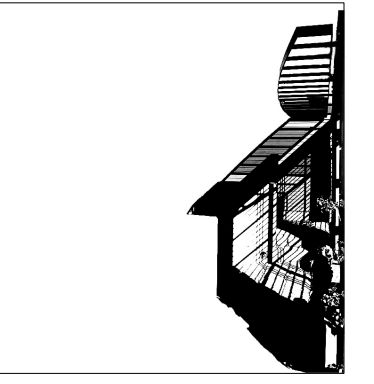
Karamanos Residence
4118 21st Street
San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

West Elevation
project: 19.12
drawn by: jP
checked by:
date: 12.16.19
scale:

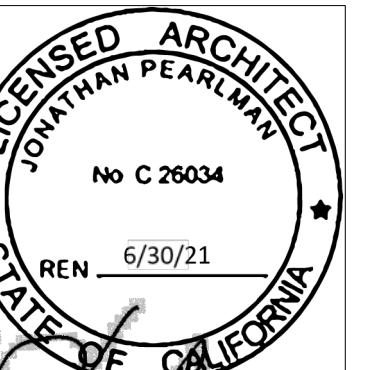
A-3.4





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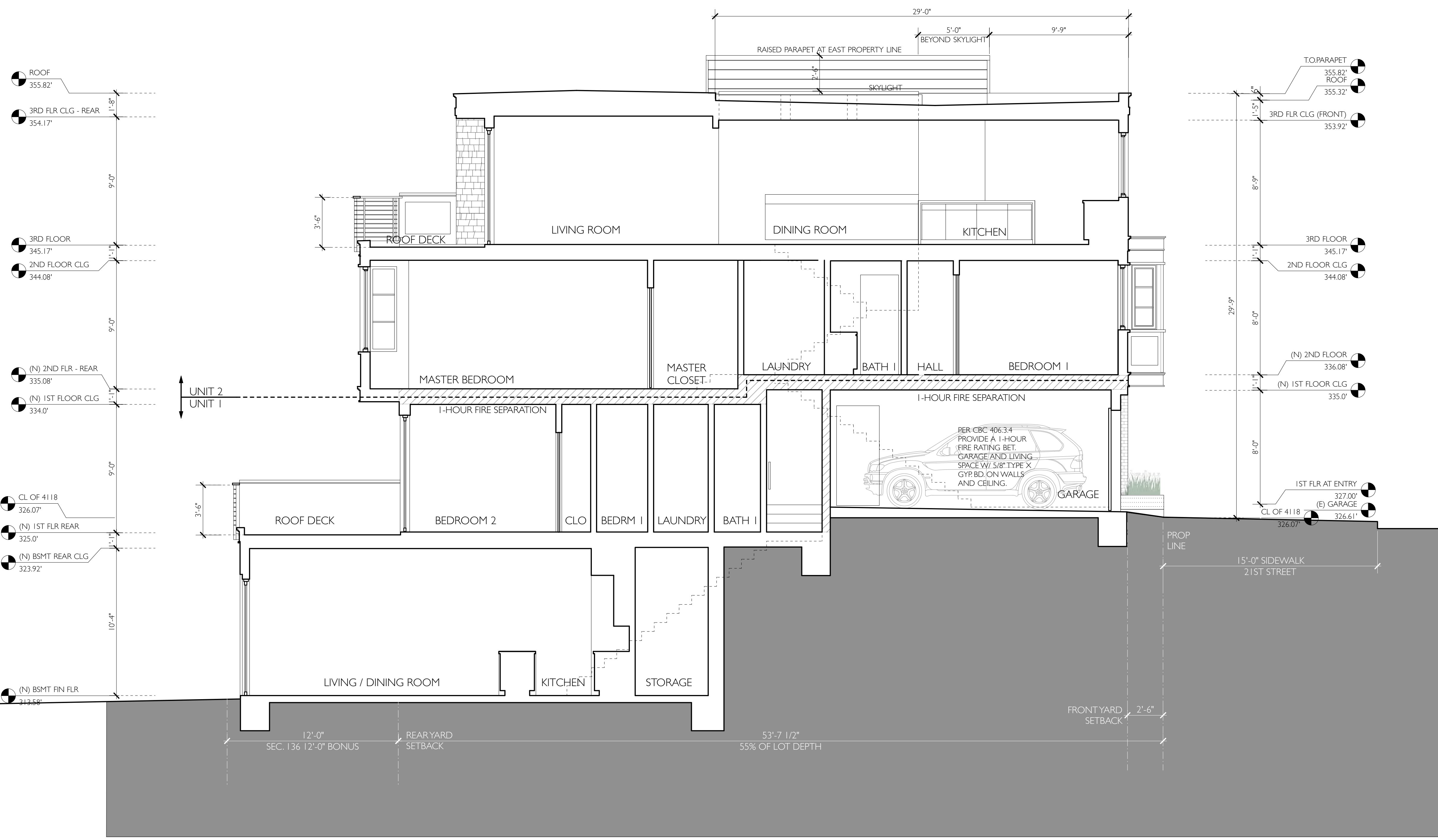
Karamanos Residence
 4118 21st Street
 San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

N-S Building Section

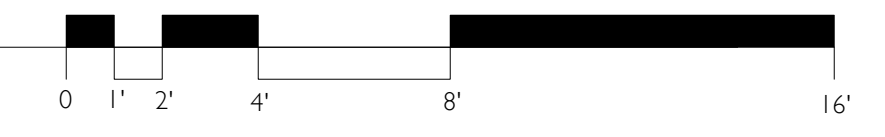
project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.5



NOTE:
 1 HOUR FIRE RATING SEPARATION BETWEEN UNITS
 AND BETWEEN GARAGE AND LIVING SPACE

NORTH - SOUTH SECTION LOOKING EAST
 Scale: 1/4" = 1'-0"





FRONT VIEW FROM SOUTHEAST



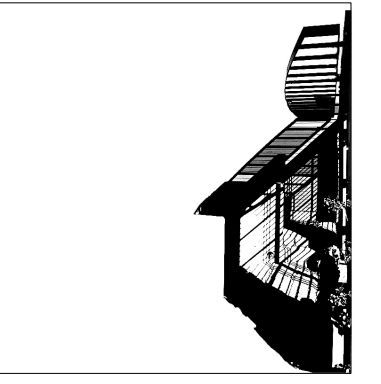
FRONT VIEW FROM SOUTHWEST



REAR VIEW FROM NORTHWEST



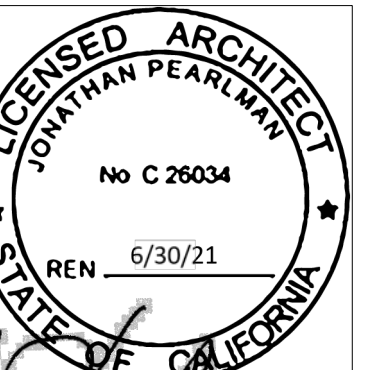
REAR VIEW FROM NORTHEAST



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Karamanos Residence
4118 21st Street
San Francisco, CA 94114

#	date	issue
3.3.20		RDT RESPONSE

3D Views

project:	19.12
drawn by:	JP
checked by:	
date:	12.16.19
scale:	

A-3.6

EXHIBIT 4

Aerial Photo – Views 1 & 2



SUBJECT PROPERTY



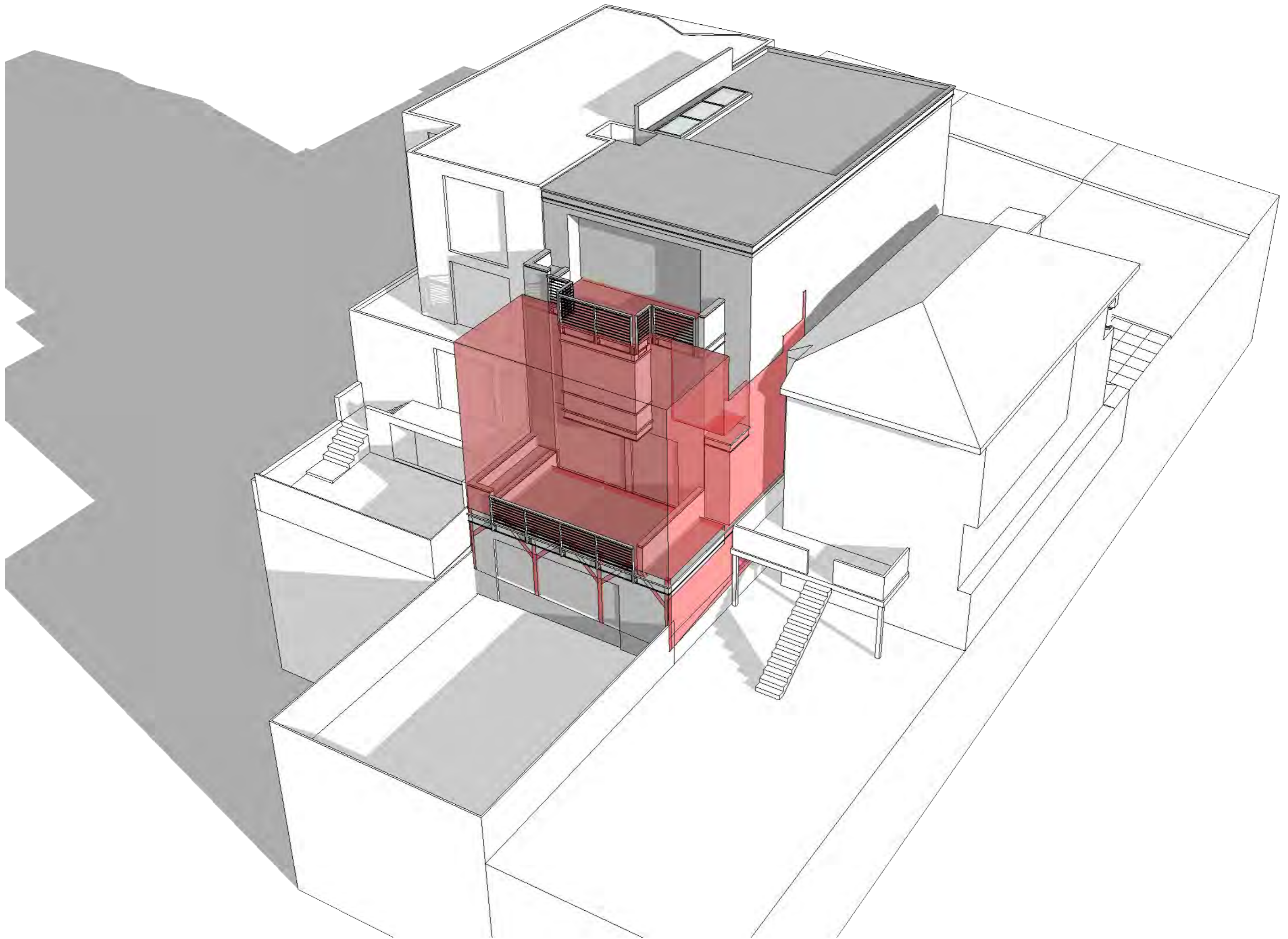
Aerial Photo – Views 3 & 4



SUBJECT PROPERTY



EXHIBIT 5



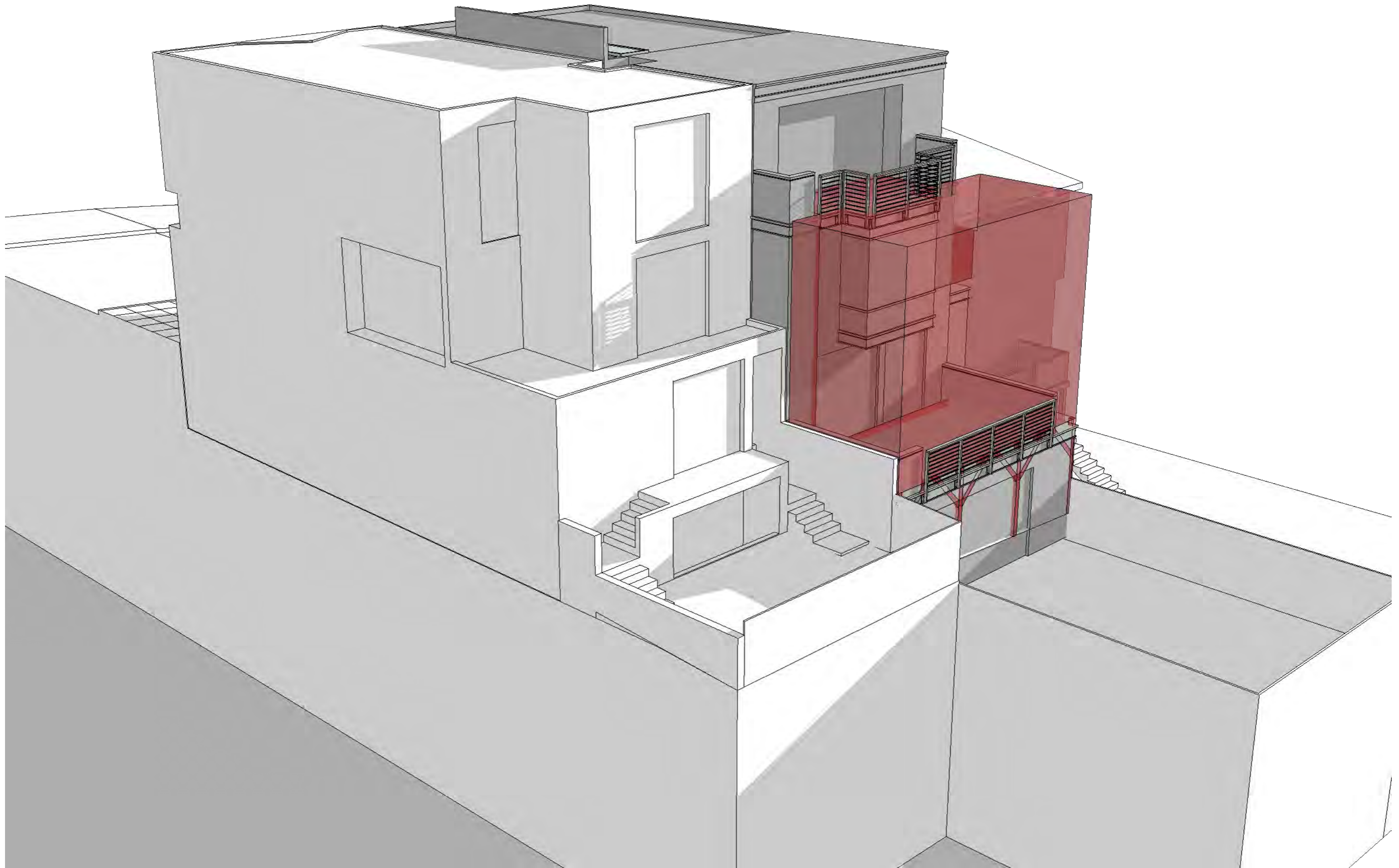


EXHIBIT 6

ORDER NO. : 0224044147

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Northerly line of 21st Street, distant thereon 75 feet Westerly from the Westerly line of Diamond Street; running thence Westerly along said line of 21st Street 25 feet; thence at a right angle Northerly 97 feet, 6 inches; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 97 feet, 6 inches to the point of beginning.

Being a portion of Horner's Addition Block No. 211

Lot 017 Block 2750



OLD REPUBLIC
TITLE COMPANY

601 California Street, Suite 900
San Francisco, CA 94108
(415) 421-9770 Fax: (415) 788-4237

PRELIMINARY REPORT

Our Order Number 0224044147-NS

VANGUARD PROPERTIES
2501 Mission St.
San Francisco, CA 94110

Attention: KEVIN K. HO

When Replying Please Contact:

Nick Shanta
NShanta@ortc.com
(415) 421-9770

Buyer: **Buyers have read and now understand,
acknowledge, and approve of this document.**

GEORGE KARAMANOS
JENNA KARAMANOS

DocuSigned by:
George Karamanos, husband 1/10/2018
Buyer: 66B68264FFD44E8... Date:

Property Address: 4118 21st Street, San Francisco, CA 94114
Buyer: *Jenna B. Karamanos, wife* 1/10/2018
DA6B71404643419... Date:

This Document is Read & Understood; Approved as a True & Correct Copy

DocuSigned by:
Henry Epstein 1/10/2018
A7A2EC69B34E1CD

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 5, 2017, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0224044147-NS

The form of policy of title insurance contemplated by this report is:

Homeowner's Policy of Title Insurance - 2013; and ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

4118 21st Street LLC, a California limited liability company

The land referred to in this Report is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Northerly line of 21st Street, distant thereon 75 feet Westerly from the Westerly line of Diamond Street; running thence Westerly along said line of 21st Street 25 feet; thence at a right angle Northerly 97 feet, 6 inches; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 97 feet, 6 inches to the point of beginning.

Being a portion of Horner's Addition Block No. 211

Lot 017 [Block 2750](#)

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	LOT 017; BLOCK 2750	
Bill No.	:	100562	
Code No.	:	01-000 - CITY OF SAN FRANCISCO	
1st Installment	:	\$3,161.37	NOT Marked Paid
2nd Installment	:	\$3,161.37	NOT Marked Paid
Land Value	:	\$293,426.00	
Imp. Value	:	\$200,378.00	

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

3. Any supplemental taxes due to change of ownership.

The affirmative coverage set forth in the Covered Risks is not being provided by the policy.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0224044147-NS

4. Any special tax which is now a lien and that may be levied within the City of San Francisco Unified School District Community Facilities District No. 90-1, notice(s) for which having been recorded.

NOTE: Among other things, there are provisions in said notice(s) for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

NOTE: The current annual amount levied against this land is \$36.78.

NOTE: Further information on said assessment or special tax can be obtained by contacting:

Name : San Francisco Unified School District
Telephone No. : (415) 241-6480

5. The herein described property lying within the proposed boundaries of the City and County of San Francisco Special Tax District No. 2009-1 (San Francisco Sustainable Financing), as follows:

District No. : 2009-1
For : San Francisco Sustainable Financing
Disclosed by : Map filed December 7, 2009, in Book 1 of Maps of Assessment and Community Facilities Districts, Page 33.

6. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$1,085,000.00
Trustor/Borrower : 4118 21st Street, LLC, a California limited liability company
Trustee : Fidelity National Title Insurance Company
Beneficiary/Lender : First Republic Bank
Dated : August 30, 2017
Recorded : [September 6, 2017 in Official Records under Recorder's Serial Number 2017-K510989](#)
Loan No. : 22-595517-4

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0224044147-NS

7. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to 4118 21st Street LLC, a California Limited Liability Company:
1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
 2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
 3. Recording a Certified copy of said LLC-1 and any "amendments thereto".

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a single family residence known as 4118 21st Street, San Francisco, CA 94114.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

Grant Deed executed by Susan B. Southwick, Trustee or Successor in Trust under the Susan B. Southwick Living Trust, dated June 25, 2008 and any amendments thereto and Jeanne Reinheimer, Trustee or Successor in Trust under the Jeanne Reinheimer Trust, dated August 23, 2001, and any amendments thereto to 4118 21st Street LLC, a California limited liability company recorded [September 6, 2017 in Official Records under Recorder's Serial Number 2017-K510988](#).

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0224044147-NS

C. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

D. NOTICE: FinCEN COMPLIANCE

Closing the residential purchase and/or issuing title insurance contemplated by this Preliminary Report may be subject to compliance with the recently issued Geographic Targeting Order (GTO) from the US Treasury's Financial Crimes Enforcement Network (FinCEN) requiring Old Republic National Title Insurance Company to report information about certain transactions involving residential property in the counties of Los Angeles, San Diego, San Francisco, San Mateo and Santa Clara.

FinCEN has the authority to compel this reporting under the USA PATRIOT Act. The reporting requirement only applies to so-called "Covered Transactions." Click on link to view the entire GTO promulgated by FinCEN.

<https://www.fincen.gov/sites/default/files/shared/Real Estate GTO Order - 8.22.17 Final for execution - Generic.pdf>

The failure and/or refusal of a party to provide information for a "covered transaction" will preclude Old Republic from closing the transaction and/or issuing title insurance.

ON
AT

Exhibit I

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12/02/13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 18:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00

Exhibit I

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.



OLD REPUBLIC TITLE

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Other Important Information

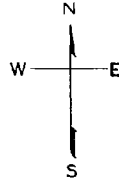
Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

2750

HORNERS ADDN BLK. 211
REVISED 1986



20TH

-1401											
301	25	25	25	25	25	25	25	25	25	25	300
	97.50									97.50	
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	-1100										

EUREKA

DIAMOND

21ST

EXHIBIT 7

November 17, 2017

George Karamanos, Jenna Karamanos
32 Newburg St
San Francisco, CA 94131

Re 4118 21ST STREET, San Francisco, CA 94114
Loan No 004775921150

Dear George Karamanos and Jenna Karamanos

Enclosed is a copy of the appraisal report that Citibank, N.A. has received in connection with your mortgage loan application. Please be aware that Citibank may not have yet reviewed the Report and that it may change prior to closing. Should a material change occur, you will be provided with a copy of the revised report.

Should you identify significant errors in your report, please contact your original Sales or Processing Representative for help in resolving the issue.

Sincerely,

Citibank, N.A.

Enclosures

APPRAISAL OF



SINGLE FAMILY RESIDENCE

LOCATED AT:

4118 21ST STREET
SAN FRANCISCO, CA 94114

FOR:

CITIBANK
1000 TECHNOLOGY DRIVE
O FALLON, MO 63368-2240

AS OF:

November 14, 2017

BY:

STEVEN I. VARON
AR010909

11/15/2017

SOLIDIFI
CITIBANK
1000 TECHNOLOGY DRIVE
O FALLON, MO 63368-2240

File Number: 171118

To Whom it May Concern:

In accordance with your request, I have appraised the real property at:

4118 21ST STREET
SAN FRANCISCO, CA 94114

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of **November 14, 2017** is:

\$2,250,000
Two Million Two Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

This complete appraisal is presented in a summary form report. It is prepared for use by Citibank N.A., their successors and assignees in a mortgage lending decision. The intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form and definition of market value. To the best of my knowledge it has been completed in conformity with the USPAP and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute

Sincerely,



STEVEN I. VARON
AR010909

Uniform Residential Appraisal Report

File No 171114

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property

Property Address 4118 21ST STREET City SAN FRANCISCO State CA Zip Code 94114
Borrower GEORGE/JENNA KARAMANOS Owner of Public Record 4118 21ST ST LLL County SAN FRANCISCO
Legal Description LOT 17 BLOCK 2750 HORNERS ADDN BLK 211
Assessor's Parcel # 2750-017 Tax Year 2016 R E Taxes \$ 25960
Neighborhood Name EUREKA VALLEY Map Reference 667-G3 Census Tract 205 00
Occupant [] Owner [] Tenant [X] Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [X] Purchase Transaction [] Refinance Transaction [] Other (describe)
Lender/Client CITIBANK Address 1000 TECHNOLOGY DRIVE, O FALLON, MO 63368 2240
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No
Report data source(s) used, offering price(s), and date(s) DOM Unk, SUBJECT WAS NOT LISTED IN THE LOCAL MLS OR OFFERED IN THE OPEN MARKETPLACE THIS IS AN OFF MARKET SALE

Contract Price \$ 2,200,000 Date of Contract 10/21/2017 Is the property seller the owner of public record? [X] Yes [] No Data Source(s) REALQUEST
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [X] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid \$6500, BUYERS AGENT WILL CREDIT BUYER \$6500 IN NON RECURRING CLOSING COSTS THROUGH ESCROW

Note Race and the racial composition of the neighborhood are not appraisal factors
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [X] Urban [] Suburban [] Rural Property Values [X] Increasing [] Stable [] Declining PRICE AGE One-Unit 70 %
Built Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [X] Shortage [] In Balance [] Over Supply \$(000) (yrs) 2-4 Unit 15 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 1450 Low 1 Multi-Family 10 %
Neighborhood Boundaries EUREKA VALLEY NORTH MARKET STREET, SOUTH 22ND STREET, EAST CHURCH STREET, WEST MARKET STREET SEE ATTACHED ADDENDUM 7350 High 130 Commercial 5 %
Neighborhood Description SEE ATTACHED ADDENDUM 2500 Pred 105 Other %

Market Conditions (including support for the above conclusions) SEE MARKET CONDITIONS SECTION

Dimensions 25 X 97 Area 2425 sq ft Shape RECTANGULAR View B, City Sky,
Specific Zoning Classification RH-2 Zoning Description LIMITED MULTI-FAMILY RESIDENTIAL 2 UNIT DISTRICT
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
Electricity [X] [] [] Water [X] [] Street ASPHALT [X] []
Gas [X] [] [] Sanitary Sewer [X] [] Alley NONE [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone NONE FEMA Map # NONE FEMA Map Date
Are the utilities and off site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe NO ADVERSE
EASEMENTS, ENCROACHMENTS, OR OTHER CONDITIONS NOTED SUBJECT SITE IS A RECTANGULAR, CONFORMING LOT SEE ATTACHED ADDENDUM

GENERAL DESCRIPTION FOUNDATION EXTERIOR DESCRIPTION materials/condition INTERIOR materials/condition
Units [X] One [] One with Accessory Unit [] Concrete Slab [X] Crawlspace Foundation Walls CONCRETE PERIM/GOOD Floors WOOD/AVG
of Stories 3 [] Full Basement [] Partial Basement Exterior Walls PLASTER/GOOD Walls PLASTER/AVG
Type [X] Det [] All [] S-Det/End Unit Basement Area 256 sq ft Roof Surface TAR&GRAVEL/JUNK Trim/Finish WOOD, PAINT/AVG
[X] Existing [] Proposed [] Under Const Basement Finish 100% Gutters & Downspouts METAL/AVG Bath Floor TILE/AVG
Design (Style) DT3, CONTEMPORARY [X] Outside Entry/Exit [] Sump Pump Window Type ALUM SLIDER/AVG Bath Wainscot TILE/AVG
Year Built 1908 Evidence of [] Infestation Storm Sash/Insulated NONE/CODE Car Storage [] None
Effective Age (Yrs) 25 [] Dampness [] Settlement Screens NONE/TYPICAL [] Driveway # of Cars 0
Attic Heating [X] FWA [] HWBB [] Radiant Amenities [X] Wood Slope(s) #1 Driveway Surface NA
[] Drop Stair [] Stairs [X] Other GRAVITY Fuel GAS [] Fireplace(s) # 0 [X] Fence WOOD [X] Garage # of Cars 2
[] Floor [] Scuttle Cooling [] Central Air Conditioning [X] Patio/Deck Deck [] Porch NONE [] Carport # of Cars 0
[] Finished [] Heated [] Individual [X] Other NONE [] Pool NONE [] Other NONE [] All [] Det [X] Built-in

Appliances [X] Refrigerator [X] Range/Oven [] Dishwasher [X] Disposal [] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains 6 Rooms 3 Bedrooms 2 0 Bath(s) 2,841 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) GOOD QUALITY CONFORMING HOME WOOD FLOORS VIEW OF CITY SKYLINE REMODELED BATH. LOWER LEVEL FEW UPGRADES, MOSTLY ORIGINAL COMPONENTS AND FINISHES. SEE ATTACHED ADDENDUM
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C4, No updates in the prior 15 years. OVERALL CONDITION RATED "AVERAGE" EXTERIOR IS IN GOOD CONDITION NORMAL INTERIOR WEAR AND TEAR EVIDENT FEW UPGRADES EVIDENT WITH ORIGINAL FINISHES INTACT NO FUNCTIONAL OR EXTERNAL OBSOLESCENCE NOTED NO ITEMS OF DEFERRED MAINTENANCE OR OTHER INADEQUACIES NOTED DETERIORATION IS DETERMINED USING THE EFFECTIVE AGE/LIFE METHOD FUNCTIONAL OBSOLESCENCE DEALS WITH POOR FLOOR PLANS, DESIGN OR OVER/UNDER IMPROVEMENTS EXTERNAL OBSOLESCENCE CONSIDERS EXTERNAL FACTORS THAT AFFECT VALUE
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe

EXHIBIT 8

March 29, 2020

Dear Commissioners,

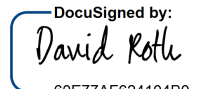
My name is David Roth. My family and I reside at 4130 21st Street, which is two houses over to the west (on the same block) of the project before the Commission. After reviewing the proposed plans for 4118 21st Street, we support the project submitted by George and Jenna Karamanos.

The proposed project will renovate an existing home that was in disrepair and will even add a new family sized two-bedroom unit to the City's housing stock. This project will upgrade the existing home to current fire and seismic safety standards making it safer for the whole neighborhood instead of its current condition when the City stopped the construction.

While the proposed project adds a partial third floor over basement, it considerably reduces the depth of the pre-existing building (by more than 12 feet), restoring a rear yard that complies with the Planning Code. Importantly, it also adds a much-needed new second unit to the neighborhood. This compromise will improve the neighborhood's interior open space formed by the rear yards.

We urge this Commission to approve the project so that the Karamanos family can enjoy their home and continue living in San Francisco.

Regards,

DocuSigned by:

60E77AF624104B0...
David Roth
Owner of 4130 21st Street
dxr@dxr.org

March 30, 2020

Dear Commissioners,


My name is Richard Craddock. I reside at 373 Eureka Street, overlooking the rear yard of the project before the Commission. After reviewing the proposed plans for 4118 21st Street, we support the project submitted by George and Jenna Karamanos.

The proposed project will renovate an existing home that was in disrepair and will even add a much-needed, new family sized two-bedroom unit to the City's housing stock.

Importantly, the proposed project significantly decreases the depth of the pre-existing building, removing more than 12 feet from multiple floors of the pre-existing building. The home's proposed design will thereby improve the neighborhood's interior open space formed by the rear yards, while also complementing the other buildings in the neighborhood from an architectural perspective.

We urge this Commission to approve the project so that the Karamanos family can enjoy their property and join our neighborhood.

Regards,

DocuSigned by:

60CFC7A4F52F402...
Richard Craddock
Owner of 373 Eureka Street
crad@cradworld.com

April 1, 2020

Dear Commissioners,

Our names are Jeff Baker and Bill O'Rourke. We reside at 396 Diamond Street, which is the second house to the east (on the same block) of the project before the Commission. After reviewing the proposed plans for 4118 21st Street, we support the project submitted by George and Jenna Karamanos.

The Karamanos family are trying to upgrade their home that was built in 1907, more than 100 years ago. The proposed project will renovate an existing home that was in disrepair and will add a much-needed, new family sized two-bedroom unit to the City's housing stock.

While the proposed project adds a partial third floor over basement, it reduces the depth of the pre-existing building by over 12 feet, restoring a rear yard that complies with the Planning Code. Importantly, it also adds a much-needed new second unit to the neighborhood. Further, George and Jenna have been very reasonable during this difficult process – when we raised a concern regarding the impact of a proposed roof deck on my views to Sutro Tower, they removed the roof deck in its entirety, which we very much appreciated. The compromises that the Karamanos family have been willing to make will be a substantial improvement to the existing home.

We urge this Commission to approve the project so that the Karamanos family can enjoy their home and continue living in San Francisco.

Regards,

A handwritten signature in cursive script, appearing to read "William L. O'Rourke".

Jeff Baker and Bill O'Rourke
Owners of 394-396 Diamond Street
jeffreywbaker@aol.com

Structural Inspection Report
4118 21st Street
Assesors Block/Lot: 2750/017
Report Date: February 10th, 2019

Dear Mr. and Mrs. Karamanos

Enertia Designs has furnished this report upon your request to document conditions that were observed by Enertia Designs during the demolition and construction process at your home at 4118 21st Street in San Francisco, California in July of 2018 and in November 2018..

A request for a site visit was made by the contractor MB development upon completion of removal of the existing wall finishes in July of 2018 in regards to the work related to BPA # 201802272279. For the subject building permit application, Enertia Designs was the Structural Engineer of Record for, and completed all of the drawings, details, specifications and calculations for regarding the structural design.

Enertia Designs engineer Gerry Chen visited the site at the time of finish removal but prior to demolition of any floors or walls to review the conditions, answer questions regarding the existing framing and discuss remediation due to existing conditions.

The estimated date of construction for the property per records is 1908, and the majority of the framing found was redwood 3x4 framing.

The following conditions were encountered during the engineer's walk through in July 2018:

1) Dry Rot

Dry rot was noticed throughout the structure. The most significant locations of the rot noticed at this visit were

- a) Along the entire first floor foundation at the east, north and west walls. Much of the structure was painted/primed at some point to assist in preserving the framing, but the rot was still exposed at the foundation entirely due to water intrusion.
- b) A large portion of the second floor framing at the back of the property was dry rotted due to equipment and plumbing being located in this area. Large portions of the facade were dry rotted, including the entire first floor, and the rim joist above that and sill plate and the bottom portion of the framing above that.
- c) The Lightwell facing the east was nearly entirely rotted due to exposure and all of the windows. The sill plate at the garage and storage space on the east side was rotted and required removal of the studs above.
- d) At the roof level, dry rot was encountered over the entry stair (where an access hatch was located) and around all of the skylights.

In addition under and adjacent to each window opening dry rot was encountered.

The dry rotted material could not be salvaged or additionally reinforced. Enertia recommended removal of all dry rotted material of any kind to prevent the spread of such material, and removal of such material immediately from the property to prevent spread.

2) Termite Damage

Termite damage was encountered in select locations through the structure. The most significant locations noticed during this visit were at the northwest and northeast corner of the house. The framing at the floor, rim joist and corners had to be removed in this area.

3) Non-Continuous Framing

Non-Continuous, not re-usable framing was encountered above the third floor on the east and west of the property for the entire extent of the addition north of the lightwells. This framing could not be safely reinforced or removed since it was two stud wood walls stacked on top of each other and breaking the plate would have compromised the wall. The west side was very rotted in addition. Enertia designs recommended this area be completely removed and replaced in the same location with a conventionally framed stud wall with platform framing for the roof above.

It also should be noted that during the design phase, it was discovered that the existing joists above the garage at the second floor were too insubstantial to be sistered and reused with new framing since they were 2x6's. 2x8 minimums would be required for the sistering of the new joists in this case.

The following conditions were encountered during the engineer's walk through in November 2018:

1) Dry Rot

Dry rot was noticed along the entire rim joist above the first floor, the entire facade below the second floor, and the sill plate above the second floor. The removal of this area entirely was required as the wall above could not be properly supported. In addition, some of the rotting turned the corner to the southwest corner of the house around/below the window.

2) Termite Damage

Termite damage was encountered at the rim joist and also encountered along the east facing wall, though to a lesser extent here.

Sincerely

Jefferson Chen
Enertia Designs

Cc: SF DBI Inspector, Bill Walsh
Cc: SF Planning Department, Chaska Berger
Cc: Benonim Mocanu, MB Development
Cc: Ryan Knock, Knock Architecture and Design