



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: FEBRUARY 4, 2021

Record No.: 2020-001286CUA
Project Address: 576 27th Avenue
Zoning: RH-2 (Residential, House – Two-Family) Zoning District
Block/Lot: 1518/017
Project Sponsor/ Amy Lee
Owner: 320 29th Avenue
San Francisco, CA 94121
Staff Contact: Matt Dito – (628) 652-7358
matthew.dito@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the demolition of an existing 1,460 square foot two-story single-family dwelling and the construction of a 4,721 square foot four-story over basement two-family dwelling. One dwelling unit occupies the basement, first, and second stories and totals 2,653 square feet. The second dwelling unit occupies the third and fourth stories and totals 2,372 square feet. The fourth floor will be setback 15 feet from the front building wall. The Project includes a two-car garage, a 250 square foot roof deck, and a 1,350 square foot rear yard.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 to allow the demolition of a residential unit and new construction of a replacement residential building.

Issues and Other Considerations

- **Public Comment & Outreach.** The Department has not received any public comments on the Project.
- **Tenant History:** The property is owner-occupied and intended for future owner occupancy. The existing dwelling unit is not subject to the Residential Rent Stabilization and Arbitration Ordinance.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing dwelling unit, the Project does provide one net additional dwelling unit. 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 - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: FEBRUARY 4, 2021

Record No.: 2020-001286CUA
Project Address: 576 27TH AVENUE
Zoning: RH-2(Residential, House – Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1518/017
Project Sponsor/ Amy Lee
Owner: 320 29th Avenue
San Francisco, CA 94121
Staff Contact: Matt Dito – (628) 652-7358
matthew.dito@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW TWO-FAMILY DWELLING LOCATED AT 576 27TH AVENUE, LOT 017 IN ASSESSOR'S BLOCK 1518, WITHIN AN RH-2 (RESIDENTIAL, HOUSE – TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT.

PREAMBLE

On January 29, 2020, Amy Lee (hereinafter "Project Sponsor") filed Application No. 2020-001286CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to demolish an existing single-family dwelling and construct a new two-family dwelling (hereinafter "Project") at 576 27th Avenue, Block 1518, Lot 017 (hereinafter "Project Site") within an RH-2 (Residential, House – Two-Family) Zoning District and a 40-X Height & Bulk District.

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

On February 4, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-001286CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-001286CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-001286CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes the demolition of an existing 1,460 square foot two-story single-family dwelling and the construction of a 4,721 square foot four-story over basement two-family dwelling. One dwelling unit occupies the basement, first, and second stories and totals 2,653 square feet. The second dwelling unit occupies the third and fourth stories and totals 2,372 square feet. The fourth floor will be setback 15 feet from the front building wall. The Project includes a two-car garage, a 250 square foot roof deck, and a 1,350 square foot rear yard.
3. **Site Description and Present Use.** The Project Site is located on the east side of 27th Avenue between Anza Street and Geary Boulevard, Lot 017 in Assessor's Block 1518, and in an RH-2 (Residential, House – Two-Family) Zoning District and a 40-X Height & Bulk District. The Project Site is in the Outer Richmond neighborhood and Supervisorial District 1.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RH-2 Zoning District in the Outer Richmond neighborhood. The immediate, as well as surrounding, context is consistently residential in character and use. The one exception to this is Geary Boulevard, which is a half-block to the north. The portion of Geary Boulevard closest to the Project Site is predominantly residential, though mixed-use residential over commercial buildings are frequent. The immediate surrounding block is characterized by three- and four-story buildings with one or two dwelling units.
5. **Public Outreach and Comments.** The Department has not received any correspondence from members of the public regarding the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Density.** The Project Site is located in an RH-2 Zoning District, which principally permits two dwelling units per lot, pursuant to Planning Code Section 209.1
The Project will maximize permitted density with two proposed dwelling units.
 - B. **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 provides a rear yard equal to 45 percent of the total depth of the lot on which the new construction is proposed.
 - C. **Open Space.** Planning Code Section 135 requires either 100 square feet of private open space per dwelling unit, or 133 square feet of common open space per dwelling unit.

The Project proposes a rear yard that is 54' deep by 25' wide, totaling 1,350 square feet. Both dwelling units are proposed to have access to the rear yard. Additionally, there is an approximately 250 square foot roof deck proposed. The Project is compliant with the open space requirement.

- D. **Street Exposure.** Planning Code Section 140 requires that in each dwelling unit in any use district, the required windows of at least one room that meets the 120-square-foot minimum superficial floor area requirements of Section 503 of the Housing Code shall face directly onto an open area of either a public street, alley at least 20 feet in width, side yard at least 25 feet in width, rear yard meeting the requirements of the Planning Code, or an open area (whether an inner court or space between separate buildings on the same lot) which is unobstructed for no less than 25 feet in every horizontal dimension.

All proposed dwelling units face directly onto the rear yard, which meets the requirements of the Planning Code, or directly onto 27th Avenue.

- E. **Off-Street Parking.** Planning Code Section 151 permits 1.5 off-street automobile parking spaces for every dwelling unit provided.

The Project includes two off-street parking spaces. A maximum of 3 off-street parking spaces is permitted for building with two dwelling units.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one weather-protected bicycle parking space per dwelling unit.

The Project includes two weather-protected bicycle parking spaces, providing one space per dwelling unit.

- G. **Height.** Planning Code Section 250 states that no building or structure or part thereof shall be permitted to exceed the height and bulk limits for the district in which it is located. The Project Site is located in a 40-X Height & Bulk District, which permits a maximum building height of 40 feet.

The proposed building is 40 feet tall from the front property line. The Project includes a 42 inch railing on the roof deck that exceeds the 40 feet height limit; however, railings for roof decks are excluded from height calculations..

- H. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing dwelling unit of more than 800 gross feet, or proposes a net increase in the number of dwelling units on the property, shall be subject to the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes a net increase of one dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee.

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 no historic of serious Code violations.

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

The Project Site has been maintained in a decent, safe, and sanitary condition.

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

The Project Site has been determined to not be an “historical resource” under CEQA (Historic Resource Evaluation enclosed).

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

The Project Site is not an historical resource under CEQA and the Project qualifies for a categorical exemption under CEQA, as there would not be any substantial adverse impacts.

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

The Project Site contains one owner-occupied unit. The proposed Project will include two owner-occupied units.

- 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.

- 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, there will be a net gain of one dwelling unit.

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

The Project will conserve neighborhood character with appropriate scale, design, and materials. It will improve cultural and economic diversity by appropriately increasing the number of dwelling units and bedrooms in the building. The Project would maximize the number of dwelling units permitted on the Project Site, and also increase the total number of bedrooms provided.

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

The Project removes an older dwelling unit and replaces it with a newly constructed dwelling unit. Older dwelling units are generally considered to be more affordable than a recently constructed unit. The Project will include one additional new dwelling units.

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 with a total of two dwelling units, which is appropriate given the zoning, neighborhood density, and proximity to a rapid transit street in Geary Boulevard.

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

The Project will increase the number of family-sized units on-site. Currently, the Project Site contains a single-family dwelling unit. The Project includes two dwelling units, with both being three-bedroom units and suitable for families.

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 overall scale, design, and materials of the Project are consistent with the block-face and complement the neighborhood character with a contemporary design. The proposed residential development is in character of other existing residential uses in the surrounding neighborhood.

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

The Project will increase the number of on-site dwelling units from one to two.

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

The existing dwelling unit contains one bedroom. The Project proposes a total of six bedrooms between eight dwelling units.

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

The maximum density for the Project Site is two dwelling units. The Project proposes new construction with two dwelling units maximizing the density permitted.

- 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 will replace the existing single-family dwelling with two new dwelling units. The existing single-family dwelling is approximately 1,500 square feet and has one bedroom. The proposed dwelling units range in size from 2,300 to 2,600 square feet. The Project includes two dwelling units with three-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 use and size of the Project is compatible with the surrounding neighborhood. The Project would demolish an existing 1,500 square foot single-family dwelling unit. The new building will contain two dwelling units, ranging in size from 2,300 to 2,600 square feet. The Project includes two three-bedroom units. The building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of one additional dwelling unit is necessary, desirable, and compatible with the surrounding neighborhood and City at-large.

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

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

The Project includes four-story massing along 27th Avenue, with a basement that is grade level at the rear façade. The immediate surrounding neighborhood is predominantly three- and four-story buildings at the front façade. The proposed building provides an irregular, Code-compliant rear yard.

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

The Planning Code does not require off-street parking or loading, and allows a maximum of 1.5 automobile spaces per dwelling unit. The garage provides two off-street parking spaces, in addition to two Class 1 bicycle spaces.

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

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

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

The Project is residential and will 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.

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

The Project is consistent with the stated purpose of the RH-2 Zoning District, which is characterized by three- and four-story buildings with one or two dwelling units.. Additionally, the Project is consistent with the Planning Code requirements for dwelling units in the RM-1 Zoning District.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

Policy 1.10

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

The Project provides new housing, with two three-bedroom units provided. The Project Site's proximity to major Muni bus lines (31 – Balboa and 38 – Geary) will allow for future tenants to rely on public transportation for the majority of daily trips. Additionally, the Project contains bicycle parking for all dwelling units.

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 contribute one net new dwelling unit. The existing single-family dwelling unit is not rent controlled.

OBJECTIVE 4

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

Policy 4.1

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

The Project proposes to demolish a single-family residence with one bedroom to construct two new dwelling units. There will be two three-bedroom units.

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 subject property is within an RH-2 Zoning District which allows for two-dwelling units. The Project proposes a total of two dwelling units with two off-street parking spaces. 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.

The Project proposes demolition of an existing single-family building to construct a two-family building with off-street parking. Similar to other existing structures on the block-face, the new building proposes garage access that is subordinate to the existing building façade.

Policy 1.3:

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

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 and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the ground floor entries of adjacent neighbors in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character, and incorporates a moderated front façade 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 massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. 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.

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

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

While the existing housing is proposed to be demolished, the replacement building would provide two dwelling units in a manner that is compatible with the neighborhood.

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

The Project Site does not currently possess affordable housing units. The Project does not propose any units designated as affordable housing. Therefore, the Project will not impact the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located within a quarter-mile of two Muni bus lines (31/31AX – Balboa and 38/38R/38BX – Geary) that connect the neighborhood to downtown San Francisco. The Project provides two off-street automobile spaces, though none are required, in addition to two bicycle parking spaces. The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood.

- 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. The Project is a residential project in an RH-2 Zoning District. Therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector uses would not be affected by the Project.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-001286CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 14, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, 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 February 4, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: February 4, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of an existing single-family dwelling and construction of an eight-family dwelling located at 576 27th Avenue, Lot 017 within Assessor's Block 1518, pursuant to Planning Code Sections **303 & 317** within a Residential, House – Two-Family (RH-2) Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **January 14, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-001286CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 4, 2021** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 4, 2021** under Motion No. **XXXXXX**.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

- 8. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

Parking and Traffic

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

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

Provisions

- 10. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

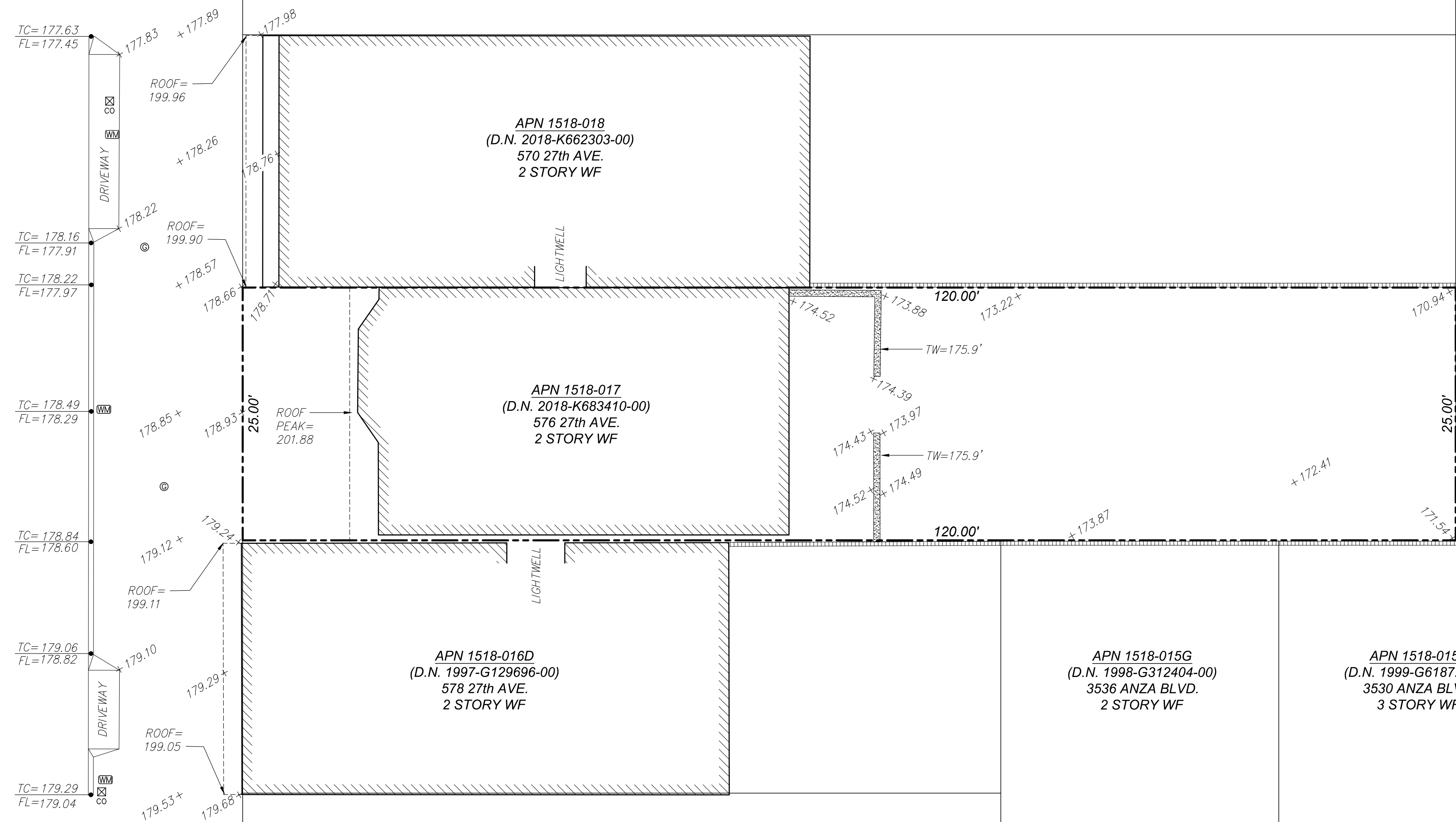
- 12. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176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

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

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

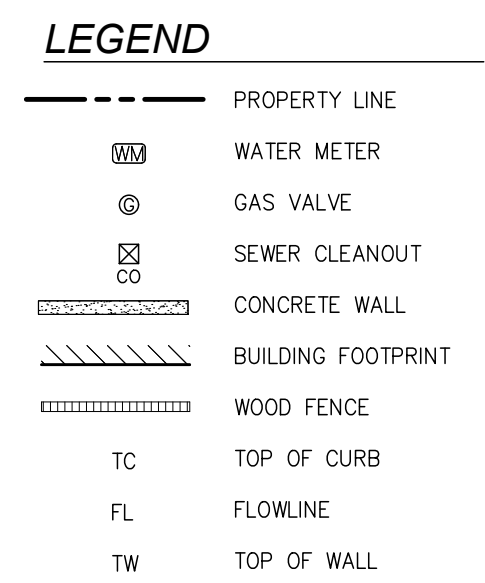
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

1	2	3	4	5	6	7	8	9	10																																																																																																																																																																																																																																																																																								
SCOPE OF WORK			ABBREVIATION		DRAWING INDEX		PLANNING DATA		PROJECT NAME																																																																																																																																																																																																																																																																																								
<p>PROPOSED NEW CONSTRUCTION OF TWO UNIT RESIDENTIAL BUILDING.</p> <p><u>NOTE:</u></p> <p>AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.</p> <p>BUILDING TO BE FULLY SPRINKELRED.</p> <p>WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS.</p>			<table><tr><td>#</td><td>POUND OR NUMBER</td><td>H.C.</td><td>HANDICAPPED</td></tr><tr><td>&</td><td>AND</td><td>HI</td><td>HIGH</td></tr><tr><td>@</td><td>AT</td><td>HM</td><td>HOLLOW METAL</td></tr><tr><td>ABV</td><td>ABOVE</td><td>HP</td><td>HIGH POINT</td></tr><tr><td>ACT</td><td>ACOUSTIC CEILING TILE</td><td>HR</td><td>HOUR</td></tr><tr><td>AD</td><td>AREA DRAIN</td><td>HVAC</td><td>HEATING, VENTILATING, AND AIR CONDITIONING</td></tr><tr><td>AFF</td><td>ABOVE FINISHED FLOOR</td><td></td><td></td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>IRGWB</td><td>IMPACT RESISTANT</td></tr><tr><td>APPROX</td><td>APPROXIMATE</td><td></td><td>GYPSUM WALLBOARD</td></tr><tr><td>ANOD</td><td>ANODIZED</td><td>ILO</td><td>IN LIEU OF</td></tr><tr><td>ASPH</td><td>ASPHALT</td><td>INSUL</td><td>INSULATED</td></tr><tr><td>BD</td><td>BOARD</td><td>INT</td><td>INTERIOR</td></tr><tr><td>BLDG</td><td>BUILDING</td><td>LO</td><td>LOW</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>MAX</td><td>MAXIMUM</td></tr><tr><td>BOT</td><td>BOTTOM</td><td>MECH</td><td>MECHANICAL</td></tr><tr><td>BSMT</td><td>BASEMENT</td><td>MEMBR</td><td>MEMBRANE</td></tr><tr><td>BST</td><td>BOTTOM OF STAIRS</td><td>MIN</td><td>MINIMUM</td></tr><tr><td>BYND</td><td>BEYOND</td><td>MO</td><td>MASONRY OPENING</td></tr><tr><td>CIP</td><td>CAST IN PLACE</td><td>MTL</td><td>METAL</td></tr><tr><td>CHNL</td><td>CHANNEL</td><td>(N)</td><td>NEW</td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td>NIC</td><td>NOT IN CONTRACT</td></tr><tr><td>CLG</td><td>CEILING</td><td>NO</td><td>NUMBER</td></tr><tr><td>CLO</td><td>CLOSET</td><td>NOM</td><td>NOMINAL</td></tr><tr><td>CLR</td><td>CLEAR</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr><tr><td>CNTR</td><td>COUNTER</td><td>O.C.</td><td>ON CENTER</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>OFF</td><td>OFFICE</td></tr><tr><td>COL</td><td>COLUMN</td><td>OH</td><td>OPPOSITE HAND</td></tr><tr><td>COMPR</td><td>COMPRESSIBLE</td><td>OZ</td><td>OUNCE</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>PCC</td><td>PRE-CAST CONCRETE</td></tr><tr><td>CONT</td><td>CONTINUOUS</td><td>PL</td><td>PROPERTY LINE</td></tr><tr><td>CORR</td><td>CORRIDOR</td><td>PLUMB</td><td>PLUMBING</td></tr><tr><td>CPT</td><td>CARPET</td><td>PLYD</td><td>PLYWOOD</td></tr><tr><td>CT</td><td>CERAMIC TILE</td><td>PT</td><td>PRESSURE TREATED</td></tr><tr><td>CTR</td><td>CENTER</td><td>PNT</td><td>PAINT/PAINTED</td></tr><tr><td>CTYD</td><td>COURTYARD</td><td>PVC</td><td>POLYVINYL CHLORIDE</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>RBR</td><td>RUBBER</td></tr><tr><td>DEMO</td><td>DEMOLISH</td><td>RCP</td><td>REFLECTED CEILING PLAN</td></tr><tr><td>DET</td><td>DETAIL</td><td>RD</td><td>ROOF DRAIN</td></tr><tr><td>D.F.</td><td>DRINKING FOUNTAIN</td><td>RDWD</td><td>REDWOOD</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>REQD</td><td>REQUIRED</td></tr><tr><td>DIMS</td><td>DIMENSIONS</td><td>RM</td><td>ROOM</td></tr><tr><td>DN</td><td>DOWN</td><td>S.F.</td><td>SQUARE FOOT</td></tr><tr><td>DR</td><td>DOOR</td><td>SIM</td><td>SIMILIAR</td></tr><tr><td>DWG</td><td>DRAWING</td><td>SPEC</td><td>SPECIFIED OR SPECIFICATION</td></tr><tr><td>(E)</td><td>EXISTING</td><td>SPK</td><td>SPRINKLER</td></tr><tr><td>EA</td><td>EACH</td><td>SSTL</td><td>STAINLESS STEEL</td></tr><tr><td>EL</td><td>ELEVATION</td><td>STC</td><td>SOUND TRANSMISSION</td></tr><tr><td>ELEC</td><td>ELECTRICAL</td><td></td><td>COEFFICIENT</td></tr><tr><td>ELEV</td><td>ELEVATOR/ELEVATION</td><td>STD</td><td>STANDARD</td></tr><tr><td>EQ</td><td>EQUAL</td><td>STL</td><td>STEEL</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>STRUCT</td><td>STRUCTURAL</td></tr><tr><td>EXP JT</td><td>EXPANSION JOINT</td><td>SQ.</td><td>SQUARE</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>T&G</td><td>TONGUE AND GROOVE</td></tr><tr><td>F.D.</td><td>FLOOR DRAIN</td><td>TC</td><td>TOP OF CURB</td></tr><tr><td>FEC</td><td>FIRE EXTINGUISHER CABINET</td><td>TELE</td><td>TELEPHONE</td></tr><tr><td>FIXT</td><td>FIXTURE</td><td>TLT</td><td>TOILET</td></tr><tr><td>FLR</td><td>FLOOR</td><td>TO</td><td>TOP OF</td></tr><tr><td>FLUOR</td><td>FLUORESCENT</td><td>TOC</td><td>TOP OF CONCRETE</td></tr><tr><td>FM</td><td>FILLED METAL</td><td>TOS</td><td>TOP OF STEEL</td></tr><tr><td>FND</td><td>FOUNDATION</td><td>TP</td><td>TOILET PAPER DISPENSER</td></tr><tr><td>FO</td><td>FACE OF</td><td>T/D</td><td>TELEPHONEDATA</td></tr><tr><td>F.O.F.</td><td>FACE OF FININSH</td><td>TST</td><td>TOP OF STAIRS</td></tr><tr><td>FURR</td><td>FURRING</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>GA</td><td>GAUGE</td><td>U.N.O.</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>U/S</td><td>UNDERSIDE</td></tr><tr><td>G.B.</td><td>GRAB BAR</td><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr><tr><td>GND</td><td>GROUND</td><td>VP</td><td>VISION PANEL</td></tr><tr><td>GRP</td><td>GROUP</td><td>W/</td><td>WITH</td></tr><tr><td>GWB</td><td>GYPSUM WALL BOARD</td><td>WD</td><td>WOOD</td></tr><tr><td>GYP</td><td>GYPSUM</td><td>W.H.</td><td>WATER HEATER</td></tr></table>		#	POUND OR NUMBER	H.C.	HANDICAPPED	&	AND	HI	HIGH	@	AT	HM	HOLLOW METAL	ABV	ABOVE	HP	HIGH POINT	ACT	ACOUSTIC CEILING TILE	HR	HOUR	AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	AFF	ABOVE FINISHED FLOOR			ALUM	ALUMINUM	IRGWB	IMPACT RESISTANT	APPROX	APPROXIMATE		GYPSUM WALLBOARD	ANOD	ANODIZED	ILO	IN LIEU OF	ASPH	ASPHALT	INSUL	INSULATED	BD	BOARD	INT	INTERIOR	BLDG	BUILDING	LO	LOW	BLKG	BLOCKING	MAX	MAXIMUM	BOT	BOTTOM	MECH	MECHANICAL	BSMT	BASEMENT	MEMBR	MEMBRANE	BST	BOTTOM OF STAIRS	MIN	MINIMUM	BYND	BEYOND	MO	MASONRY OPENING	CIP	CAST IN PLACE	MTL	METAL	CHNL	CHANNEL	(N)	NEW	CJ	CONTROL JOINT	NIC	NOT IN CONTRACT	CLG	CEILING	NO	NUMBER	CLO	CLOSET	NOM	NOMINAL	CLR	CLEAR	N.T.S.	NOT TO SCALE	CNTR	COUNTER	O.C.	ON CENTER	CMU	CONCRETE MASONRY UNIT	OFF	OFFICE	COL	COLUMN	OH	OPPOSITE HAND	COMPR	COMPRESSIBLE	OZ	OUNCE	CONC	CONCRETE	PCC	PRE-CAST CONCRETE	CONT	CONTINUOUS	PL	PROPERTY LINE	CORR	CORRIDOR	PLUMB	PLUMBING	CPT	CARPET	PLYD	PLYWOOD	CT	CERAMIC TILE	PT	PRESSURE TREATED	CTR	CENTER	PNT	PAINT/PAINTED	CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE	DBL	DOUBLE	RBR	RUBBER	DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN	DET	DETAIL	RD	ROOF DRAIN	D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD	DIA	DIAMETER	REQD	REQUIRED	DIMS	DIMENSIONS	RM	ROOM	DN	DOWN	S.F.	SQUARE FOOT	DR	DOOR	SIM	SIMILIAR	DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION	(E)	EXISTING	SPK	SPRINKLER	EA	EACH	SSTL	STAINLESS STEEL	EL	ELEVATION	STC	SOUND TRANSMISSION	ELEC	ELECTRICAL		COEFFICIENT	ELEV	ELEVATOR/ELEVATION	STD	STANDARD	EQ	EQUAL	STL	STEEL	EXT	EXTERIOR	STRUCT	STRUCTURAL	EXP JT	EXPANSION JOINT	SQ.	SQUARE	EXT	EXTERIOR	T&G	TONGUE AND GROOVE	F.D.	FLOOR DRAIN	TC	TOP OF CURB	FEC	FIRE EXTINGUISHER CABINET	TELE	TELEPHONE	FIXT	FIXTURE	TLT	TOILET	FLR	FLOOR	TO	TOP OF	FLUOR	FLUORESCENT	TOC	TOP OF CONCRETE	FM	FILLED METAL	TOS	TOP OF STEEL	FND	FOUNDATION	TP	TOILET PAPER DISPENSER	FO	FACE OF	T/D	TELEPHONEDATA	F.O.F.	FACE OF FININSH	TST	TOP OF STAIRS	FURR	FURRING	TYP	TYPICAL	GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE	GALV	GALVANIZED	U/S	UNDERSIDE	G.B.	GRAB BAR	V.I.F.	VERIFY IN FIELD	GND	GROUND	VP	VISION PANEL	GRP	GROUP	W/	WITH	GWB	GYPSUM WALL BOARD	WD	WOOD	GYP	GYPSUM	W.H.	WATER HEATER	<p>ARCHITECTURE:</p> <p>A-0.1 COVER SHEET</p> <p>C-1.0 SURVEY</p> <p>A-0.2 3D RENDERINGS / SITE PHOTOS</p> <p>A-1.1 (E) & (N) SITE PLAN</p> <p>A-2.1 EXISTING /DEMO FLOOR PLANS</p> <p>A-2.2 PROPOSED BASEMENT & FIRST FLOOR PLAN</p> <p>A-2.3 PROPOSED SECOND & THIRD FLOOR PLAN</p> <p>A-2.4 PROPOSED FOURTH & ROOF PLAN</p> <p>A-3.1 FRONT & REAR ELEVATIONS</p> <p>A-3.2 LEFT ELEVATION</p> <p>A-3.3 RIGHT ELEVATION</p> <p>A-4.1 BUILDING SECTION</p> <p>G-1.0 GREENPOINT CHECKLIST</p>		<p>PLANNING DATA</p> <p>BLOCK / LOT: 1518 / 017</p> <p>LOTS AREA: 3,000 ± S.F.</p> <p>ALLOWED BUILDING HEIGHT: 40-X</p> <p>ZONING: RH-2</p> <p>PARKING SUMMARY</p> <p>CAR PARKING 2</p> <p>CLASS I BICYCLE PARKING 2</p> <p>BUILDING CODE SUMMARY</p> <p># OF STORIES 4 OVER BASEMENT</p> <p># OF UNITS: 2</p> <p>CONSTRUCTION TYPE TYPE "V-A"</p> <p>BUILDING HEIGHT LIMIT: 40-X</p> <p>BUILDING HEIGHT PROVIDED: 40'</p> <p>OCCUPANCY GROUP R-3</p> <p>USABLE OPEN SPACE</p> <p>REQUIRED: 100 S.F. PER UNIT</p> <p>PROVIDED: 1,640 S.F. (440 SF PRIVATE + 1,200 SF COMM)</p> <p>GROSS AREA:</p> <p>(N) BASEMENT -UNIT #1 -(INCL. CORRIDOR): 766 ± S.F.</p> <p>(N) 1ST FLOOR -UNIT #1-(INCL. GARAGE- LOBBY): 1,384 ± S.F.</p> <p>(N) 2ND FLOOR-UNIT #1: 1,423 ± S.F.</p> <p>(N) 3RD FLOOR: 1,401 ± S.F.</p> <p>(N) 4TH FLOOR: 1,004 ± S.F.</p> <p>TOTAL: 5,978 ± S.F.</p> <p>RESIDENTIAL UNITS AREA:</p> <p>- UNIT # 1: 2,733 ± S.F. (Four Bedroom)</p> <p>- UNIT # 2: 2,405 ± S.F. (Three bedroom)</p> <p>TOTAL RES. AREA: 5,138 ± S.F.</p> <p>APPLICABLE CODES</p> <p>2019 CALIFORNIA BUILDING CODE</p> <p>& SAN FRANCISCO AMENDMENTS</p> <p>NFPA 13 SPRINKLERS</p> <p>NFPA 14 STANDPIPES & FDC</p> <p>NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)</p>		<p>576 27th Ave. San Francisco, CA 94121</p> <p>SIA CONSULTING CORPORATION 4742 MISSION STREET SAN FRANCISCO CA 94112 TEL: (415) 741.1292 / FAX: (415) 849.1252</p> <p>SIA consulting</p> <p>SHEET TITLE</p> <p>Cover Sheet</p> <p>These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.</p>
#	POUND OR NUMBER	H.C.	HANDICAPPED																																																																																																																																																																																																																																																																																														
&	AND	HI	HIGH																																																																																																																																																																																																																																																																																														
@	AT	HM	HOLLOW METAL																																																																																																																																																																																																																																																																																														
ABV	ABOVE	HP	HIGH POINT																																																																																																																																																																																																																																																																																														
ACT	ACOUSTIC CEILING TILE	HR	HOUR																																																																																																																																																																																																																																																																																														
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING																																																																																																																																																																																																																																																																																														
AFF	ABOVE FINISHED FLOOR																																																																																																																																																																																																																																																																																																
ALUM	ALUMINUM	IRGWB	IMPACT RESISTANT																																																																																																																																																																																																																																																																																														
APPROX	APPROXIMATE		GYPSUM WALLBOARD																																																																																																																																																																																																																																																																																														
ANOD	ANODIZED	ILO	IN LIEU OF																																																																																																																																																																																																																																																																																														
ASPH	ASPHALT	INSUL	INSULATED																																																																																																																																																																																																																																																																																														
BD	BOARD	INT	INTERIOR																																																																																																																																																																																																																																																																																														
BLDG	BUILDING	LO	LOW																																																																																																																																																																																																																																																																																														
BLKG	BLOCKING	MAX	MAXIMUM																																																																																																																																																																																																																																																																																														
BOT	BOTTOM	MECH	MECHANICAL																																																																																																																																																																																																																																																																																														
BSMT	BASEMENT	MEMBR	MEMBRANE																																																																																																																																																																																																																																																																																														
BST	BOTTOM OF STAIRS	MIN	MINIMUM																																																																																																																																																																																																																																																																																														
BYND	BEYOND	MO	MASONRY OPENING																																																																																																																																																																																																																																																																																														
CIP	CAST IN PLACE	MTL	METAL																																																																																																																																																																																																																																																																																														
CHNL	CHANNEL	(N)	NEW																																																																																																																																																																																																																																																																																														
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT																																																																																																																																																																																																																																																																																														
CLG	CEILING	NO	NUMBER																																																																																																																																																																																																																																																																																														
CLO	CLOSET	NOM	NOMINAL																																																																																																																																																																																																																																																																																														
CLR	CLEAR	N.T.S.	NOT TO SCALE																																																																																																																																																																																																																																																																																														
CNTR	COUNTER	O.C.	ON CENTER																																																																																																																																																																																																																																																																																														
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE																																																																																																																																																																																																																																																																																														
COL	COLUMN	OH	OPPOSITE HAND																																																																																																																																																																																																																																																																																														
COMPR	COMPRESSIBLE	OZ	OUNCE																																																																																																																																																																																																																																																																																														
CONC	CONCRETE	PCC	PRE-CAST CONCRETE																																																																																																																																																																																																																																																																																														
CONT	CONTINUOUS	PL	PROPERTY LINE																																																																																																																																																																																																																																																																																														
CORR	CORRIDOR	PLUMB	PLUMBING																																																																																																																																																																																																																																																																																														
CPT	CARPET	PLYD	PLYWOOD																																																																																																																																																																																																																																																																																														
CT	CERAMIC TILE	PT	PRESSURE TREATED																																																																																																																																																																																																																																																																																														
CTR	CENTER	PNT	PAINT/PAINTED																																																																																																																																																																																																																																																																																														
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE																																																																																																																																																																																																																																																																																														
DBL	DOUBLE	RBR	RUBBER																																																																																																																																																																																																																																																																																														
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN																																																																																																																																																																																																																																																																																														
DET	DETAIL	RD	ROOF DRAIN																																																																																																																																																																																																																																																																																														
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD																																																																																																																																																																																																																																																																																														
DIA	DIAMETER	REQD	REQUIRED																																																																																																																																																																																																																																																																																														
DIMS	DIMENSIONS	RM	ROOM																																																																																																																																																																																																																																																																																														
DN	DOWN	S.F.	SQUARE FOOT																																																																																																																																																																																																																																																																																														
DR	DOOR	SIM	SIMILIAR																																																																																																																																																																																																																																																																																														
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION																																																																																																																																																																																																																																																																																														
(E)	EXISTING	SPK	SPRINKLER																																																																																																																																																																																																																																																																																														
EA	EACH	SSTL	STAINLESS STEEL																																																																																																																																																																																																																																																																																														
EL	ELEVATION	STC	SOUND TRANSMISSION																																																																																																																																																																																																																																																																																														
ELEC	ELECTRICAL		COEFFICIENT																																																																																																																																																																																																																																																																																														
ELEV	ELEVATOR/ELEVATION	STD	STANDARD																																																																																																																																																																																																																																																																																														
EQ	EQUAL	STL	STEEL																																																																																																																																																																																																																																																																																														
EXT	EXTERIOR	STRUCT	STRUCTURAL																																																																																																																																																																																																																																																																																														
EXP JT	EXPANSION JOINT	SQ.	SQUARE																																																																																																																																																																																																																																																																																														
EXT	EXTERIOR	T&G	TONGUE AND GROOVE																																																																																																																																																																																																																																																																																														
F.D.	FLOOR DRAIN	TC	TOP OF CURB																																																																																																																																																																																																																																																																																														
FEC	FIRE EXTINGUISHER CABINET	TELE	TELEPHONE																																																																																																																																																																																																																																																																																														
FIXT	FIXTURE	TLT	TOILET																																																																																																																																																																																																																																																																																														
FLR	FLOOR	TO	TOP OF																																																																																																																																																																																																																																																																																														
FLUOR	FLUORESCENT	TOC	TOP OF CONCRETE																																																																																																																																																																																																																																																																																														
FM	FILLED METAL	TOS	TOP OF STEEL																																																																																																																																																																																																																																																																																														
FND	FOUNDATION	TP	TOILET PAPER DISPENSER																																																																																																																																																																																																																																																																																														
FO	FACE OF	T/D	TELEPHONEDATA																																																																																																																																																																																																																																																																																														
F.O.F.	FACE OF FININSH	TST	TOP OF STAIRS																																																																																																																																																																																																																																																																																														
FURR	FURRING	TYP	TYPICAL																																																																																																																																																																																																																																																																																														
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE																																																																																																																																																																																																																																																																																														
GALV	GALVANIZED	U/S	UNDERSIDE																																																																																																																																																																																																																																																																																														
G.B.	GRAB BAR	V.I.F.	VERIFY IN FIELD																																																																																																																																																																																																																																																																																														
GND	GROUND	VP	VISION PANEL																																																																																																																																																																																																																																																																																														
GRP	GROUP	W/	WITH																																																																																																																																																																																																																																																																																														
GWB	GYPSUM WALL BOARD	WD	WOOD																																																																																																																																																																																																																																																																																														
GYP	GYPSUM	W.H.	WATER HEATER																																																																																																																																																																																																																																																																																														
3D RENDERING / IMAGE			VICINITY MAP		ASSESSOR'S PARCEL MAP																																																																																																																																																																																																																																																																																												
1	2	3	4	5	6	7	8	9	10																																																																																																																																																																																																																																																																																								



APN 1518-014
(D.N. 2003-H536396-00)
573 26th AVE.
2 STORY WF

APN 1518-015F
(D.N. 1999-G618727-00)
3530 ANZA BLVD.
3 STORY WF



- GENERAL NOTES:**
1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
 2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
 3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. JUNE 27, 2019.
 4. ELEVATIONS ARE BASED UPON THE CCSF 2013 NAVD88 VERTICAL DATUM.

BOUNDARY NOTE:
BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY. PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND EXISTING IMPROVEMENTS AND ARE NOT INTENDED TO BE A FINAL BOUNDARY SURVEY OF THE PROPERTY WHICH REQUIRES FILING A RECORD OF SURVEY OR SUBDIVISION MAP WITH THE COUNTY RECORDER. NO PROPERTY LINES OR CORNERS WERE SET ON THIS SURVEY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF AMY LEE IN JUNE 2019.

BY: 
DANIEL J. WESTOVER, L.S. 7779
DATE: 07/23/2019



INC.	DATE	COMMENTS	JOB NO.
			19046

DRAWN BY: DJW
CHECKED BY: DJW
DATE: 07/09/19
SCALE: 1"=8'

SITE SURVEY
576 27th AVENUE
LOT 017 OF ASSESSORS BLOCK 1518,
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SHEET~
1 OF 1



Proposed 3D View



Proposed Street View



Street View



Cross Street View

PROJECT NAME

576 27th Ave.
San Francisco, CA 94121

SIA consulting
SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 848.1252

SHEET TITLE

3D Rendering /
Images

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DRAWN BY A.A.
DESIGN BY R.K.
DATE 11/19/2018
REVISED DATE 01/14/2021
JOB NO. 18-1819
SHEET NO.

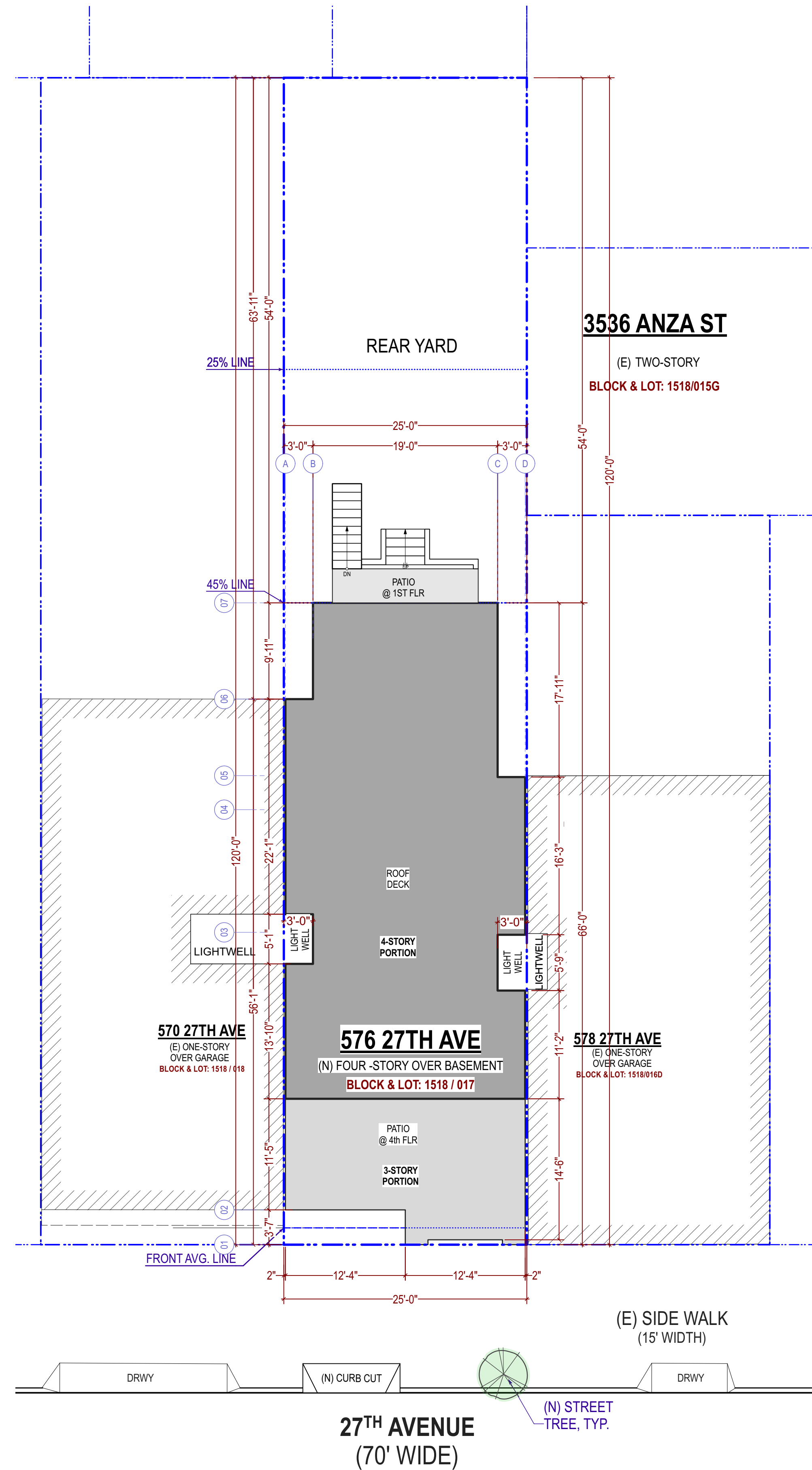
A-0.2

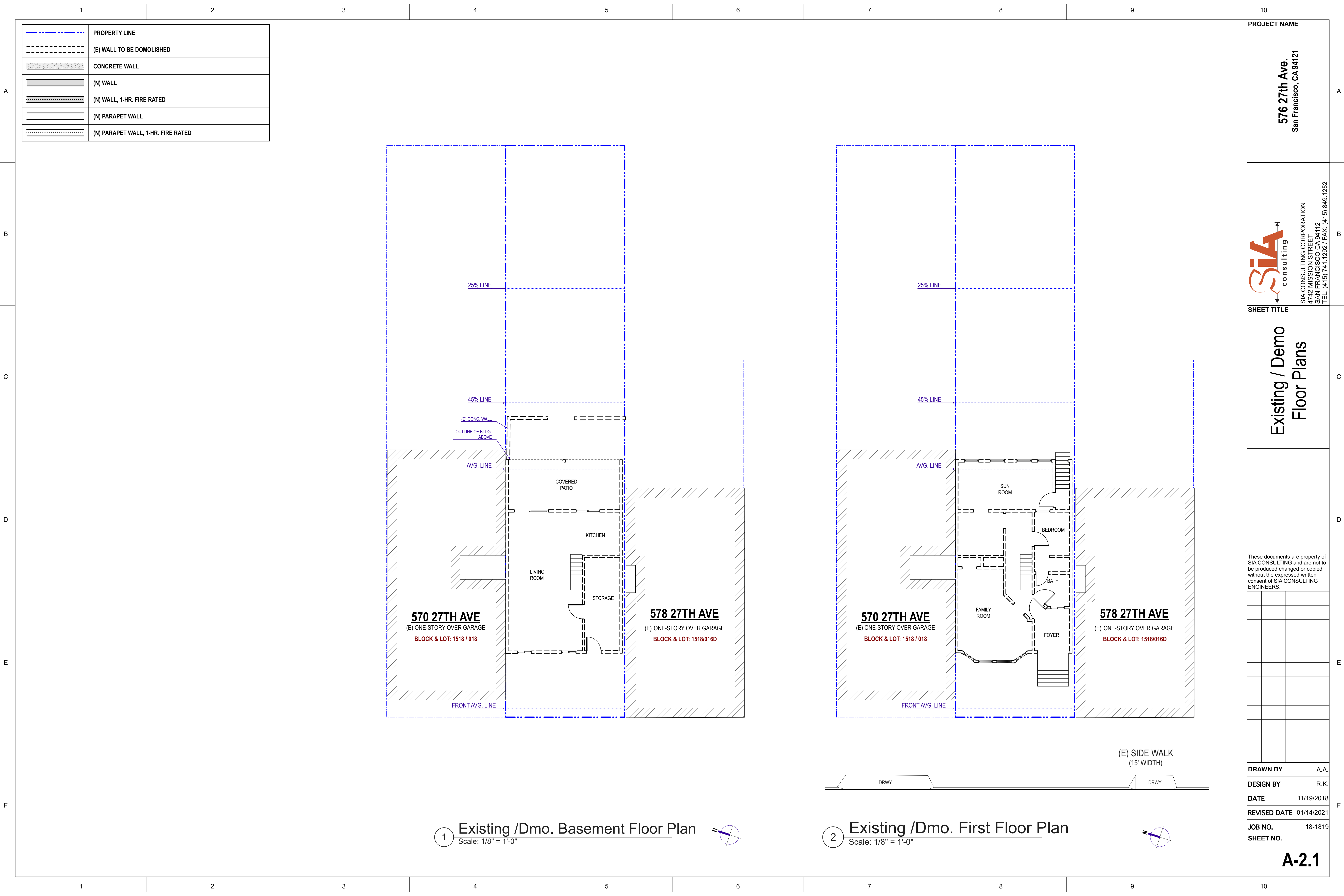
Proposed Site Plan

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

50% PERMEABLE:	
Provided Front Setback Area:	44 S.F.
50% of Front Setback Area:	22 S.F.
Total Permeable Area Prov.:	44 S.F.





	PROPERTY LINE
	(E) WALL TO BE DOMOLISHED
	CONCRETE WALL
	(N) WALL
	(N) WALL, 1-HR. FIRE RATED
	(N) PARAPET WALL
	(N) PARAPET WALL, 1-HR. FIRE RATED

PROJECT NAME

576 27th Ave.
San Francisco, CA 94121



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 849.1252

SHEET TITLE

Existing / Demo
Floor Plans

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DRAWN BY A.A.

DESIGN BY R.K.

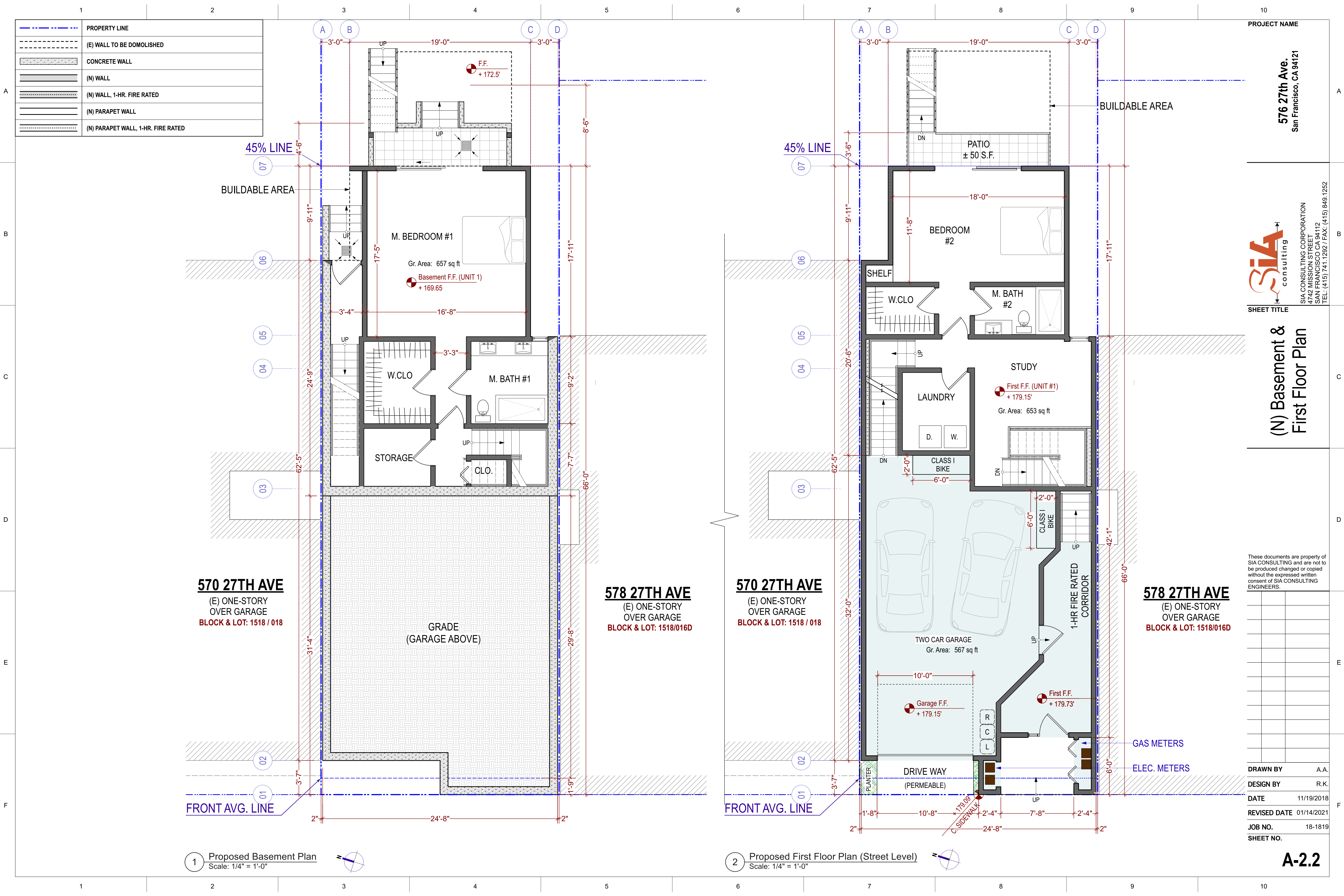
DATE 11/19/2018

REVISED DATE 01/14/2021

JOB NO. 18-1819

SHEET NO.

A-2.1



---	PROPERTY LINE
---	(E) WALL TO BE DOMOLISHED
---	CONCRETE WALL
---	(N) WALL
---	(N) WALL, 1-HR. FIRE RATED
---	(N) PARAPET WALL
---	(N) PARAPET WALL, 1-HR. FIRE RATED

PROJECT NAME

576 27th Ave.
San Francisco, CA 94121

SHEET TITLE

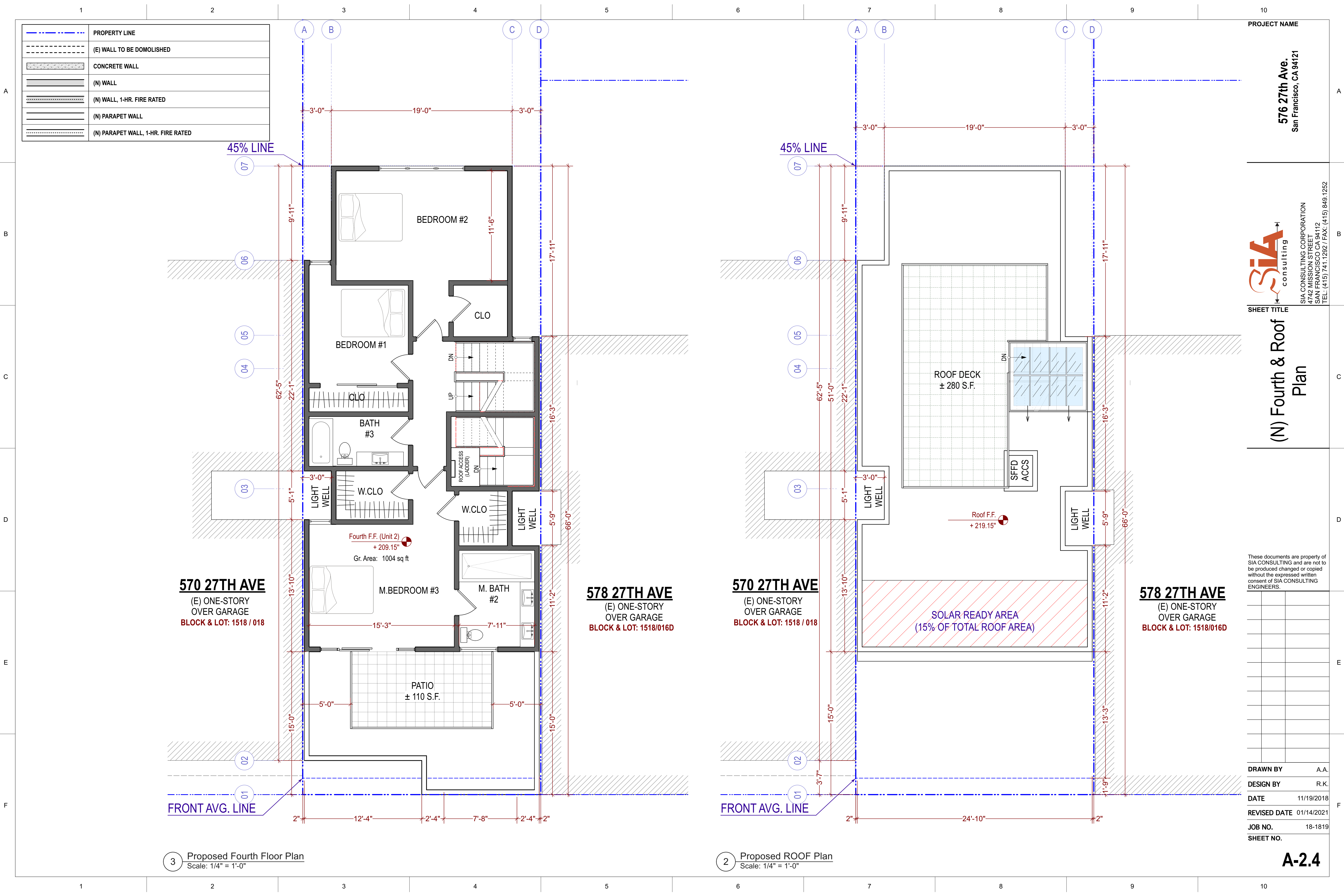
(N) Basement &
First Floor Plan

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DRAWN BY	A.A.
DESIGN BY	R.K.
DATE	11/19/2018
REVISED DATE	01/14/2021
JOB NO.	18-1819
SHEET NO.	

A-2.2

F



	PROPERTY LINE
	(E) WALL TO BE DOMOLISHED
	CONCRETE WALL
	(N) WALL
	(N) WALL, 1-HR. FIRE RATED
	(N) PARAPET WALL
	(N) PARAPET WALL, 1-HR. FIRE RATED

PROJECT NAME

576 27th Ave.
San Francisco, CA 94121



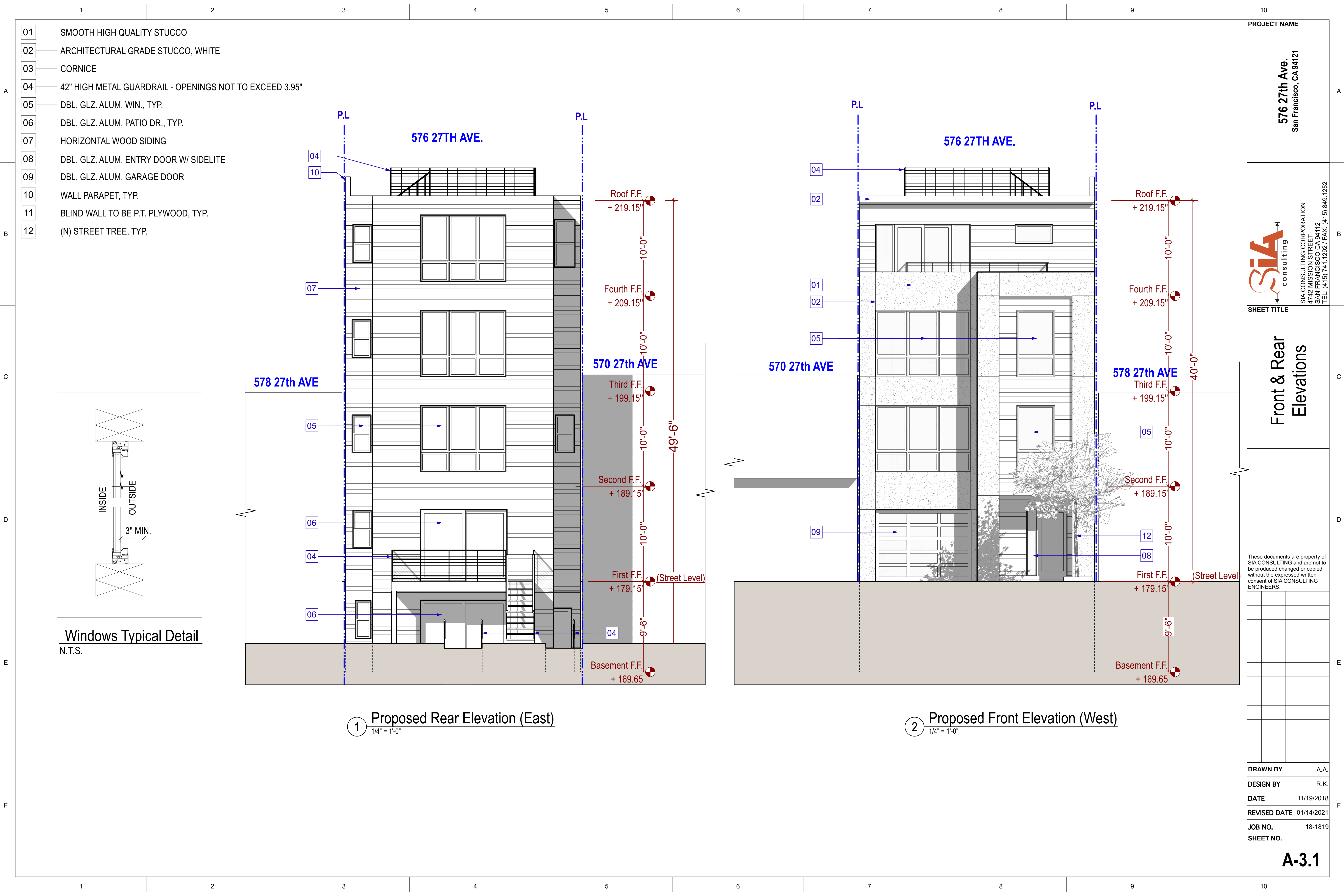
SHEET TITLE

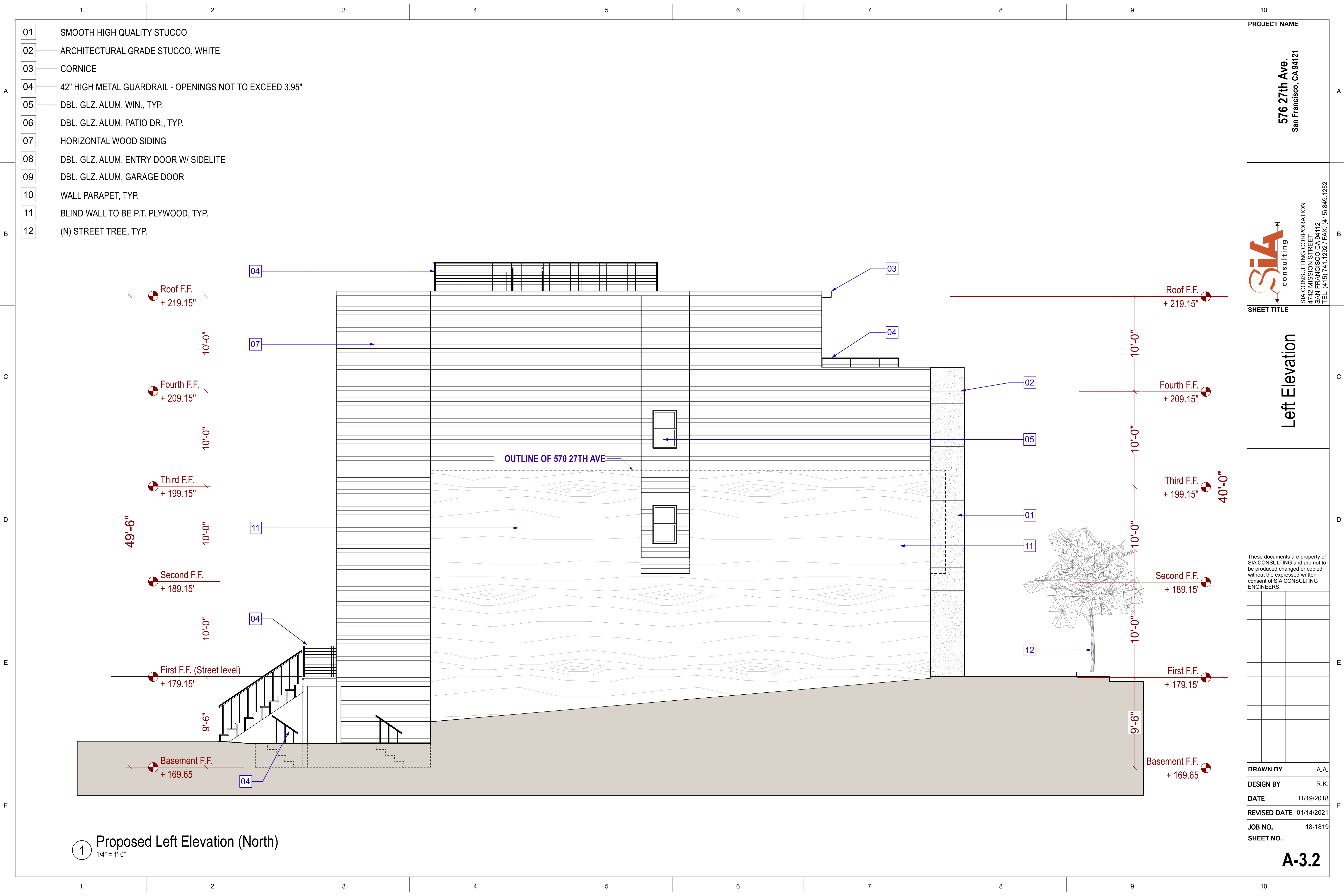
(N) Fourth & Roof
Plan

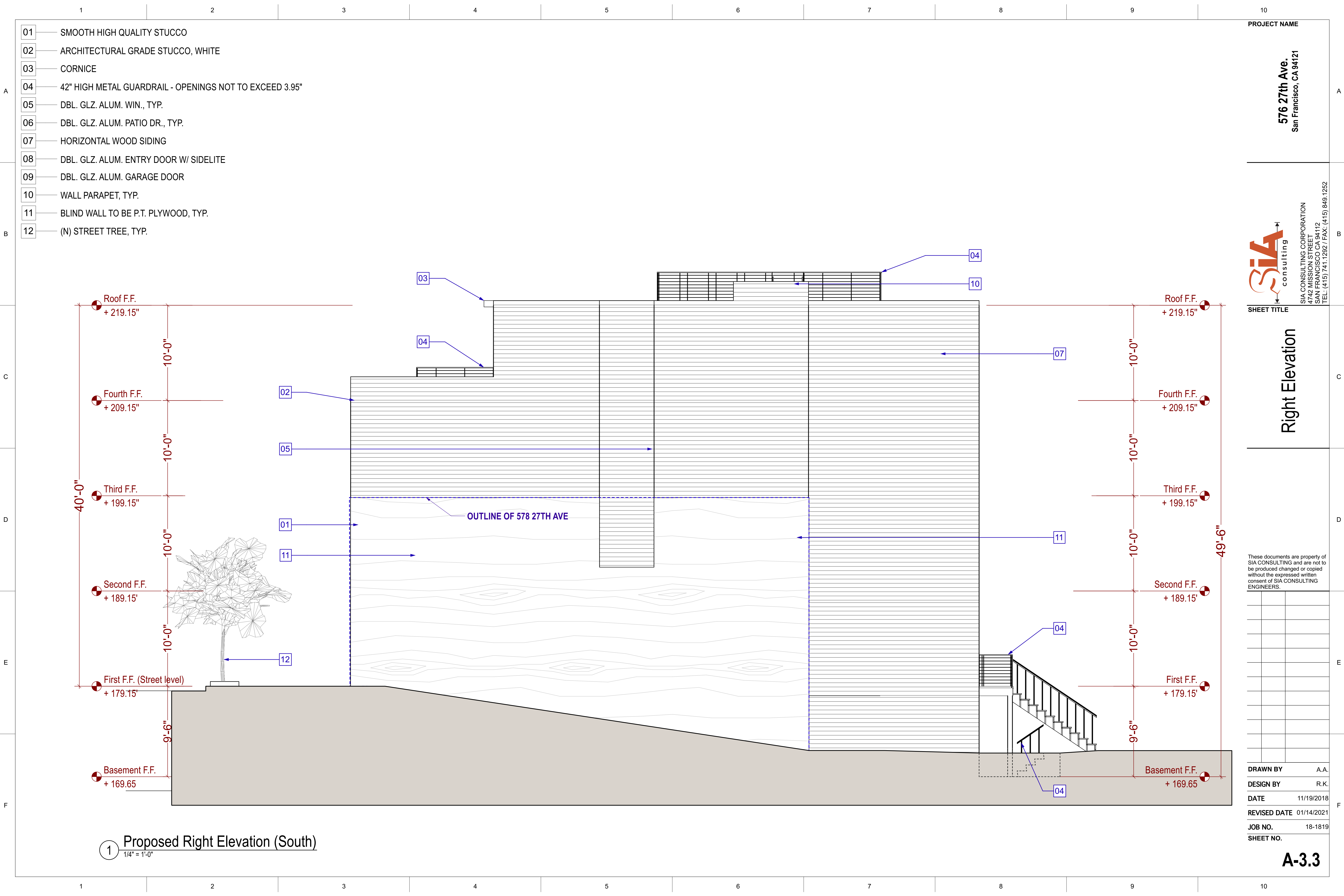
These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DRAWN BY	A.A.
DESIGN BY	R.K.
DATE	11/19/2018
REVISED DATE	01/14/2021
JOB NO.	18-1819
SHEET NO.	

A-2.4







- 01 — SMOOTH HIGH QUALITY STUCCO
- 02 — ARCHITECTURAL GRADE STUCCO, WHITE
- 03 — CORNICE
- 04 — 42" HIGH METAL GUARDRAIL - OPENINGS NOT TO EXCEED 3.95"
- 05 — DBL. GLZ. ALUM. WIN., TYP.
- 06 — DBL. GLZ. ALUM. PATIO DR., TYP.
- 07 — HORIZONTAL WOOD SIDING
- 08 — DBL. GLZ. ALUM. ENTRY DOOR W/ SIDELITE
- 09 — DBL. GLZ. ALUM. GARAGE DOOR
- 10 — WALL PARAPET, TYP.
- 11 — BLIND WALL TO BE P.T. PLYWOOD, TYP.
- 12 — (N) STREET TREE, TYP.

PROJECT NAME
576 27th Ave.
San Francisco, CA 94121

SIA consulting
SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 849.1252

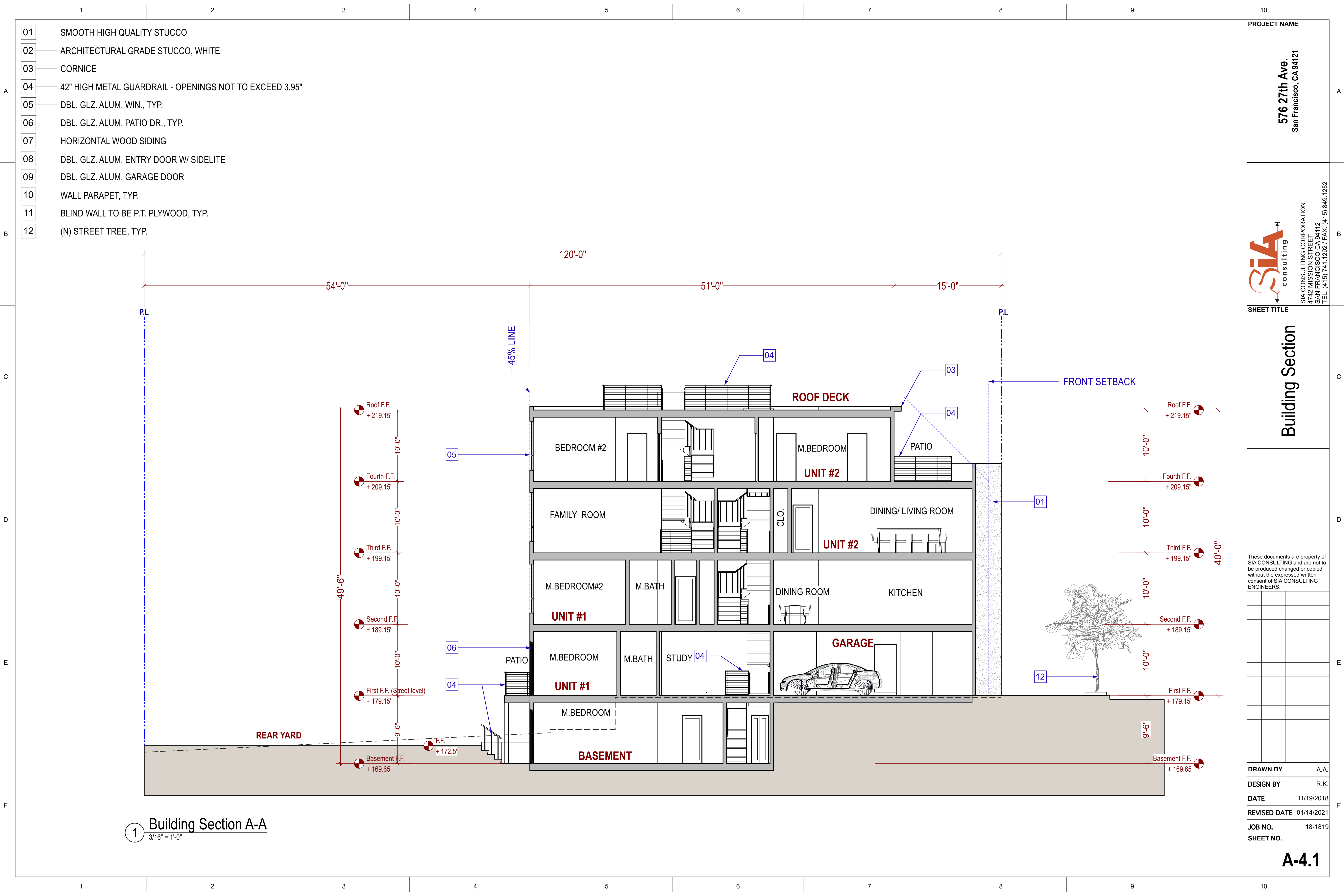
SHEET TITLE
Right Elevation

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DRAWN BY A.A.
DESIGN BY R.K.
DATE 11/19/2018
REVISED DATE 01/14/2021
JOB NO. 18-1819
SHEET NO.

A-3.3

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



PROJECT NAME

576 27th Ave.
San Francisco, CA 94121

SIA consulting

SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292 / FAX: (415) 848.1252

SHEET TITLE

Building Section

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DRAWN BY A.A.
DESIGN BY R.K.
DATE 11/19/2018
REVISED DATE 01/14/2021
JOB NO. 18-1819
SHEET NO.

A-4.1



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
576 27th Avenue		1518017
Case No.		Permit No.
2020-001286ENV		202001091562
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The project sponsor proposes the demolition of a two-story, single-family residence and the construction of a four-story residential building with two units and two off-street parking spaces. The proposed building would be approximately 4,721 square feet in size.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis Planning department staff archaeologist cleared the project with no effects on 7/1/2020.	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input checked="" type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation)</i> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 12/08/2020 b. Other (specify): Reclassify to Category C as per HRER Part I dated 12/8/2020 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C <i>(attach HRER or PTR)</i> </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Maggie Smith	

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: Maggie Smith 12/11/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



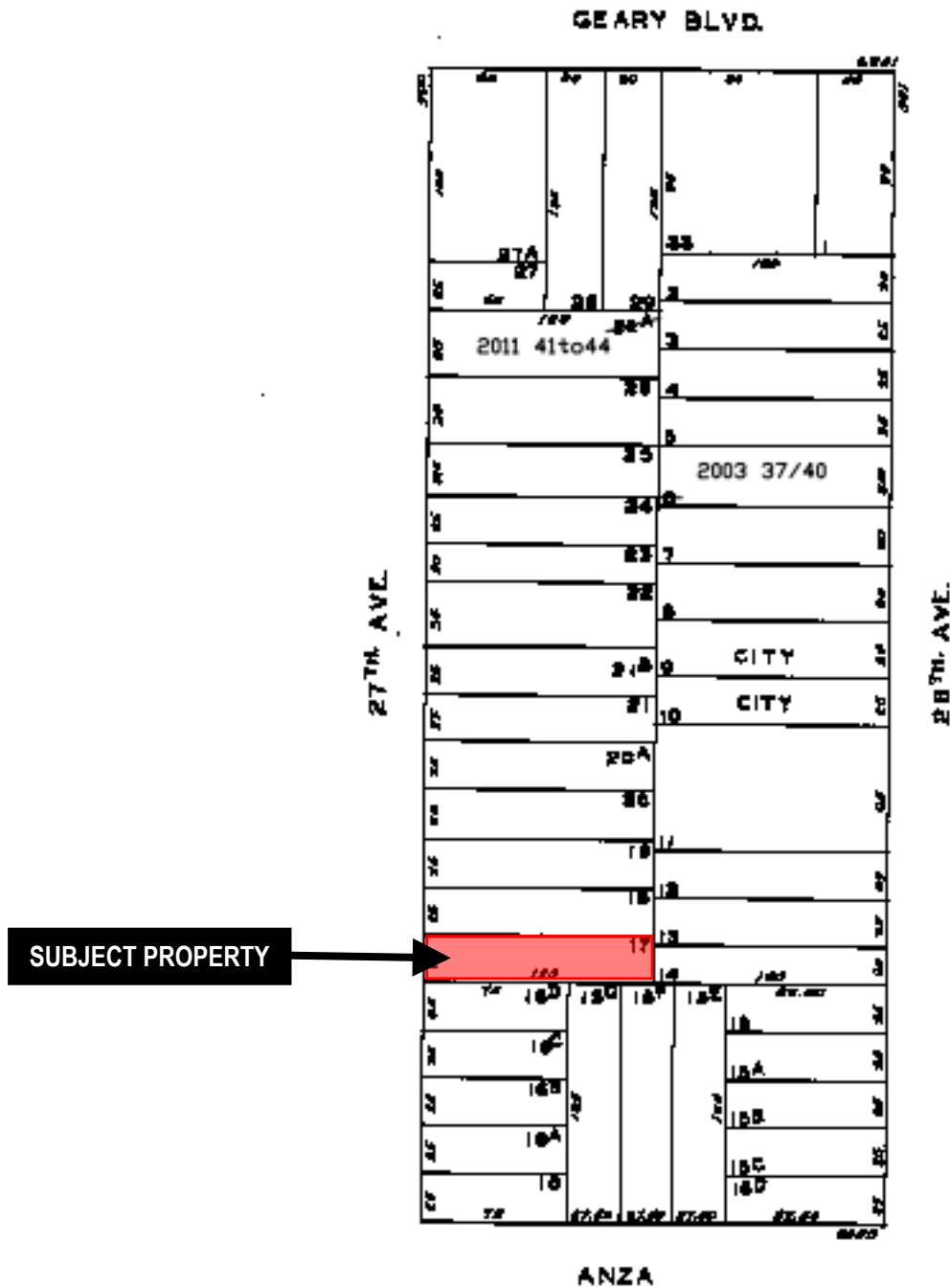
LAND USE INFORMATION

PROJECT ADDRESS: 576 27TH AVE
RECORD NO.: 2020-001286CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	559	559
Residential GSF	1460	5025	3565
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	1930	1930	0
Public Open Space	0	0	0
TOTAL GSF	0	5594	4134
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Total	1	1	2
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0

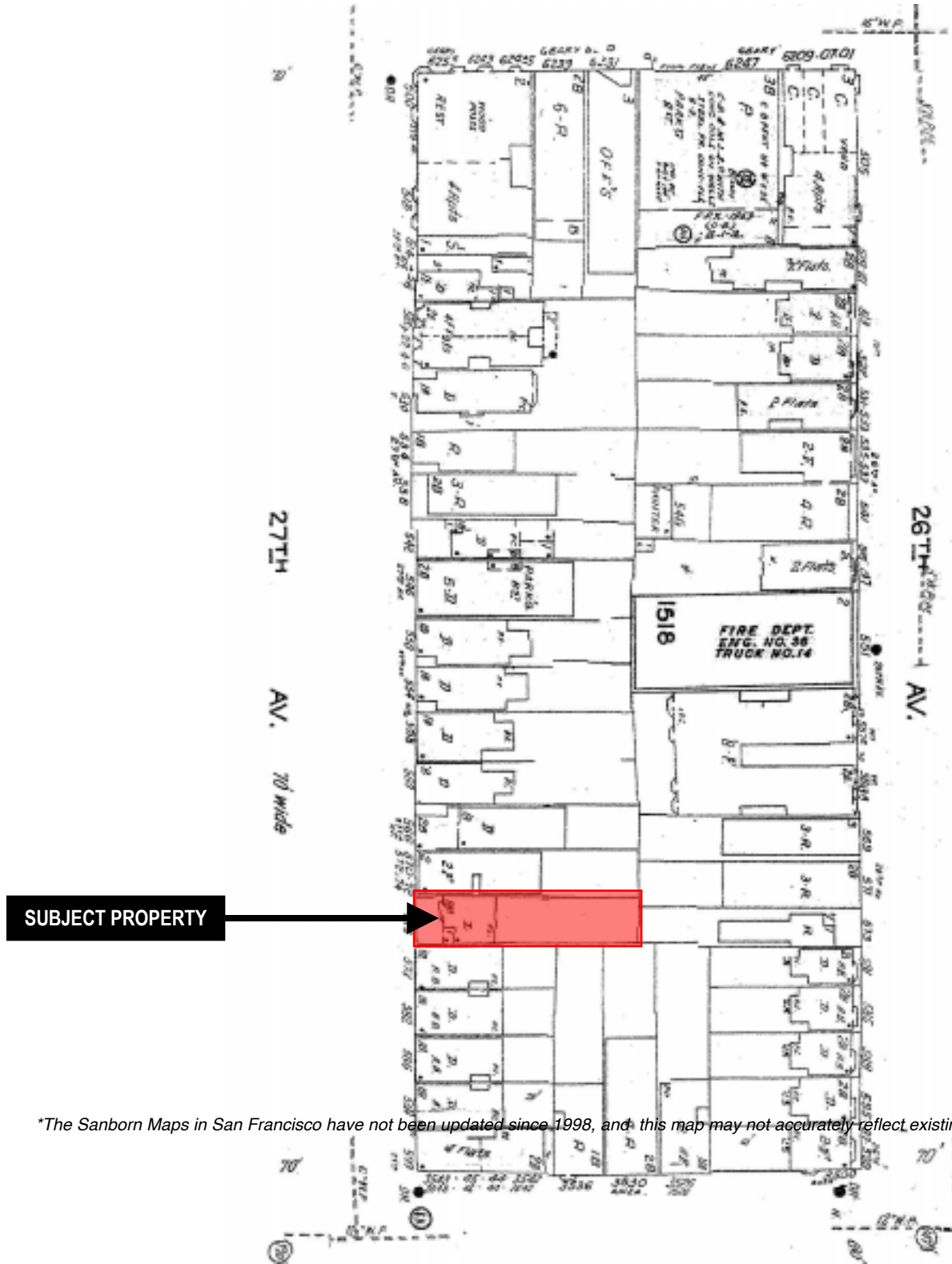
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	1	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	2	2
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map



Conditional Use Authorization
Case Number 2020-001286CUA
576 27th Avenue
February 4, 2021

Sanborn Map*



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



Conditional Use Authorization
Case Number 2020-001286CUA
576 27th Avenue
February 4, 2021

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-001286CUA
576 27th Avenue
February 4, 2021

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-001286CUA
576 27th Avenue
February 4, 2021

Zoning Map



Conditional Use Authorization
Case Number 2020-001286CUA
576 27th Avenue
February 4, 2021

Site Photo



Conditional Use Authorization
Case Number 2020-001286CUA
576 27th Avenue
February 4, 2021

January 26, 2021

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

Re: Case No. 2020-001286CUA

Conditional Use Authorization for 576 27th Avenue

Dear President Koppel:

Our office is working with the Lee families who are members of 576 27th LLC. The Applicants are seeking a Conditional Use Authorization ("CU") that would allow for the demolition of the existing two-story single-family home into a four-story two-unit building ("Project"). A CU is required pursuant to Planning Code Section 317 for the demolition and replacement of the existing structure. The current Project does not require a variance, is principally permitted and will add an additional housing unit to the City's current housing stock.

The proposal is for Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing one-story, approximately 1,460 square foot one-family dwelling as a four story, approximately 5138 residential square foot two-family dwelling.

THE APPLICANTS AND PROJECT HISTORY

Prior to the applicants purchasing this home in May 2019, the previous owner occupied the home since 1952 and it was vacant many years after she passed away in this home. The building at the time of purchase was and is unsafe, significantly damaged from water, mostly dry rotted in the entire rear of the house, and lacked any maintenance or repairs. It has also been difficult to isolate the entrance from homeless activities. The Project Sponsors purchased this home in its deteriorated condition and began the long process of demolition to build two units for their individual families, which also include one set of grandparents.

Most recently, in November 2019, there was a fire at 570 27th Avenue. As a result, 576 27th was damaged not only by fire itself, but the Fire Department had to use this site to fight the fire next door.

Neighbors have expressed their support of this project to the project sponsor and are eager to replace this vacant building.

PROJECT BEFORE THE COMMISSION

The Project site ("Site") is a 1,460 square foot ("sf. ft.") lot (Assessor's Block 1518, Lot 017) measuring 25' x 120'. The Site is on the east side of 27th Avenue between Geary and Anza Streets and in an RH-2 Zoning District, which allows for the development of two dwelling units on the Site. The Site currently has a one-bedroom, two-story, 20'-1" tall, 1,460 sq. ft. single-family home that was constructed prior in 1912. The building is significantly deteriorated and uninhabitable. The building was further damaged by a fire next door at 572-74 27th Avenue. The Site slopes downhill from east to west.

The immediate neighborhood is developed with both single-family homes and multi-family residential buildings that are either two- or three-stories tall. The majority of buildings on this block are three-story multi-family homes previously 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. The proposed Project is a demolition of a small and deteriorated single-family home into a code compliant, 40'-0" ft four-story two-family sized units, with approximately 5138 sq. ft. of residential space. The lower unit would be a 2405 sq. ft. three-bedroom unit located within the first and second floor levels and the upper unit is a 2733 sq. ft. four-bedroom unit on the third and fourth floors.

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 massing and height of the proposed project is compatible with the existing two, three and four-story buildings in the Project vicinity and is similar to the approved three-story building to be constructed across the street, west of the project. The project's facade is articulated, and the fourth floor is set back 15- feet from the property line to make the building's mass more compatible with the neighborhood. The Project will add family sized units of one three-bedroom and one four-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. A two-unit 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.

The Project will provide two 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 200 sq. ft. first and second floor deck. The upper unit will have a 110sq. ft. third floor deck overlooking the street and 280 sq. ft roof deck as the private usable open space. The Project architect will submit landscaping plans to the Planning Department for review and approval. The Project will install a new curb and the new street tree will be planted. 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 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.

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. A notice of violation was recently issued because of the Fire, but DBI has been informed that it will be abated once this conditional use is approved and the building is demolished.

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.

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

The Applicants submitted a Historic Resource Evaluation ("HRE") with the project 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.

In as much 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.

The subject single-family home is vacant and was owner occupied at the time of purchase.

(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 compatible with the mixed character of the neighborhood.

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

The existing house has an assessed value of \$1,400,000 million, which is not considered affordable. Therefore, the Project does not adversely impact any existing affordable housing.

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

The Project will add two 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 3-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, dry rotted two-story vacant house with a new four-story building that is compatible with the mixed character of the block. The building's massing is set back 15-feet on the 4th floor to be more compatible with the neighborhood.

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

The Project adds one net new unit. Three family-sized -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 one to seven.

(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 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 1460 sq. ft. one-bedroom single family home with a new 5138 sq.ft. Consisting of one 3-bedroom unit 2405 sq.ft and four-bedroom unit at 2733 sq.ft.

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 a project that benefits the city and the Outer Richmond neighborhood. The Project improves 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 increases the number of dwelling units from one to two and the total bedrooms from one to seven.

We respectfully request that the Commission approve this Project as proposed.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Amy Lee', with a stylized, cursive script.

Amy Lee

Enclosures

cc:

Commissioner Kathrin Moore, Vice President

Commission Deland Chan

Commissioner Sue Diamond

Commission Frank Fung

Commission Milicent Johnson

Commission Rachael Tanner

Rich Hillis, Planning Director



SAN FRANCISCO PLANNING DEPARTMENT

PROJECT APPLICATION (PRJ)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
576 27th Avenue	1518017
Record No.	Building Permit No.
2020-001286PRJ	202001091562

Property Owner's Information

Name:

Address:

Applicant Information

Name:

Szeto, Sally

Company/Organization:

SIA Consulting Corp.

Address:

4742 Mission Street 94112

Email:

admin@siaconsult.com

Phone:

4157411292

Billing Contact

Name:

576 27th LLC

Company/Organization:

576 27th LLC

Address:

320 29th Avenue

Email:

amyleegov@gmail.com

Phone:

Related Building Permit

Building Permit Application No:

202001091562

Related Preliminary Project Assessment (PPA)

PPA Application No:

Project Information

Project Description:

Demo a two story single family dwelling (type 5). Erect a 4 story, 1 basement single family dwelling (type r-3).

Project Details:

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

Estimated Construction Cost:

0.00

Residential:

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

Non-Residential:

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

General Land Use

	Existing	Proposed
Parking GSF	0	519
Residential GSF	1460	4202
Retail/Commercial GSF	0	0
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	1930	1930
Public Open Space GSF	0	0

Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	1	2
Dwelling Units - Total	1	2
Hotel Rooms	0	0
Number of Buildings	1	1
Number of Stories	2	4
Parking Spaces	0	2
Loading Spaces	0	0
Bicycle Spaces	0	2
Car Share Spaces	0	0
Other:	0	0

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	1	2
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

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

Filed By:	File Date:
Lorabelle Cook	01/29/2020



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Action(s) Requested

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

Conditional Use Findings

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

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

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.
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.
4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature

Name (Printed)

Date

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 317, the Planning Commission shall hear and make determinations regarding the loss of dwelling units including the loss of unauthorized dwelling units, with some codified exceptions.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A DWELLING UNIT REMOVAL APPLICATION?

The Dwelling Unit Removal application is intended for any requests involving the removal of existing housing. This application is designed to determine if the proposed dwelling unit removal is desirable, utilizing the review criteria set forth in Planning Code Section 317. The Dwelling Unit Removal application will be processed as a Conditional Use Authorization. The Code provides for some administrative exceptions where Planning staff may approve an application to remove dwelling units without a public hearing, but only if the project meets certain specific requirements. For more information, please refer to Planning Code Section 317, or consult a planner at the Planning Information Center.

WHEN IS A DWELLING UNIT REMOVAL APPLICATION NECESSARY?

The Planning Commission requires Conditional Use hearings for all projects that would result in the removal of existing housing units, whether by demolition, merger with other dwellings, or by conversion to non-residential uses. This application is also required when an alteration is considered tantamount to demolition.

Please note that pursuant to Planning Code Section 317(g)(2), the Planning Commission will not approve an application for a Residential Merger if any tenant has been evicted where the tenant was served with an eviction notice after December 10, 2013 and:

- pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) if the eviction notice was served within 10 years prior to filing this application for a merger; or
- pursuant to Administrative Code Section 37.9(a)(8) if the eviction notice was served within 5 years prior to filing this application for a merger.

Please consult a planner at the Planning Information Center (PIC) for additional information regarding these applications.

HOW DOES THE PROCESS WORK?

If the proposed project results in the loss or removal of one (1) or more residential dwelling units a Conditional Use Authorization application is required.

Fees

Please refer to the [Planning Department Fee Schedule](#) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



DWELLING UNIT REMOVAL: MERGER, CONVERSION OR DEMOLITION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:			
Rental Units:			
Total Units:			
Units subject to Rent Control:			
Vacant Units:			

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:			
Rental Bedrooms:			
Total Bedrooms:			
Bedrooms subject to Rent Control:			

Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY		ADDITIONAL CRITERIA (check all that apply)
EXISTING				OWNER OCCUPIED	RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED				OWNER OCCUPIED	RENTAL	
EXISTING				OWNER OCCUPIED	RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED				OWNER OCCUPIED	RENTAL	
EXISTING				OWNER OCCUPIED	RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED				OWNER OCCUPIED	RENTAL	

RESIDENTIAL MERGER (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(c), any application that would result in the removal of one or more residential units or unauthorized units is required to obtain a Conditional Use Authorization. In addition to filing a Conditional Use Authorization application, this Dwelling Unit Removal application, along with responses to the specific conditional use criteria listed below, as described in Planning Code Section 317(g)(2), must be submitted to the Planning Department.

Please note that pursuant to Planning Code Section 317(g)(2), the Planning Commission shall not approve an application for residential merger if any tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within 10 years prior to filing the application for merger. Additionally, the Planning Commission shall not approve an application for residential merger if any tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within five (5) years prior to filing the application for merger.

Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

DWELLING UNIT MERGER CRITERIA:		YES	NO
1	Does the removal of the unit(s) eliminate only owner-occupied housing? If yes, for how long was the unit(s) proposed for removal owner-occupied? _____ months or years (check one)		
2	Is the removal of the unit(s) and the merger with another intended for owner occupancy?		
3	Will the removal of the unit(s) remove an affordable housing unit as defined in Section 401 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance? If yes, will replacement housing be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed? YES NO		
4	If the unit(s) proposed for removal was occupied by a tenant or tenants, please specify the date of when it was last occupied: _____		
5	Will the number of bedrooms provided in the merged unit be equal to or greater than the number of bedrooms in the separate units?		
6	Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?		
7	If the merger does not involve an unauthorized unit, what is the appraised value of the least expensive unit to be merged? _____ Please include an attachment of the appraisal dated within six months of filing this application.		

RESIDENTIAL CONVERSION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(g) (3), the conversion of residential dwelling units to a non-residential use is required to obtain a Conditional Use Authorization.

In reviewing proposals for the conversion of residential dwelling units to other forms of occupancy, the Planning Commission will review the criteria below.

Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria:

DWELLING UNIT CONVERSION CRITERIA:		YES	NO
1	<p>Will the conversion of the unit(s) eliminate only owner occupied housing?</p> <p>If yes, for how long was the unit(s) proposed for removal owner-occupied?</p> <p>_____ months or years (check one)</p>		
2	<p>Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?</p>		
3	<p>Is the property located in a district where Residential Uses are not permitted?</p> <p>If yes, will the Residential Conversion bring the building closer into conformance with the uses permitted in the zoning distirt?</p> <p>YES NO</p>		
4	<p>Will the conversion of the unit(s) be detrimental to the City's housing stock?</p>		
5	<p>Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?</p>		
6	<p>Will the Residential Conversion remove Affordable Housing, or unit(s) subject to the Rent Stabilization and Arbitration Ordinance?</p>		

DWELLING UNIT DEMOLITION (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), residential demolition is subject to a Conditional Use Authorization or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal dated within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "*Dwelling Unit Removal: Current Numerical Values*" and the "*Zoning Controls on Dwelling Unit Removal Implementation*" documents..

The Planning Commission will consider the following criteria in the review of residential demolitions Please answer the following questions to inform the Planning Commission as to how the project does or does not meet the following criteria, as described in Planning Code Section 317(g)(5):

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal dated within the past six months is required with the application or if administrative approval (as outlined above) is being sought.		
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?		
3	Is the property free of a history of serious, continuing code violations?		
4	Has the housing been maintained in a decent, safe, and sanitary condition?		
5	Is the property a <i>historical resource</i> under CEQA?		
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?		
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?		
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?		
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?		
10	Does the Project protect the relative affordability of existing housing?		
11	Does the Project increase the number of permanently affordable units as governed by Section 415?		

RESIDENTIAL DEMOLITION

(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?		
13	Does the Project increase the number of family-sized units on-site?		
14	Does the Project create new supportive housing?		
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?		
16	Does the Project increase the number of on-site dwelling units?		
17	Does the Project increase the number of on-site bedrooms?		
18	Does the Project maximize density on the subject lot?		
19	If the building is not subject to Rent Stabilization and Arbitration Ordinance or affordable housing, will the Project replace all of the exiting units with new dwelling units of similar size and with the same number of bedrooms?		

REMOVAL OF UNAUTHORIZED UNIT(S) (SUPPLEMENTAL INFORMATION)

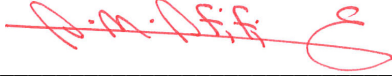
The Planning Commission will consider the following criteria in the review of applications for removal of unauthorized units, pursuant to Planning Code Section 317 (g)(6). Please fill out answers to the criteria below:

DWELLING UNIT REMOVAL OF UNAUTHORIZED UNIT(S) CRITERIA:		YES	NO
1	Is it financially feasible to legalize the unauthorized unit(s)? If no, please provide the cost to legalize the unauthorized unit(s) _____		
2	What is the appraised value of the building with the unauthorized unit(s)? _____ Please include an attachment of the appraisal dated within six months of filing this application.		
3	What is the appraised value of the building with the unit(s) legalized? _____ Please include an attachment of the appraisal dated within six months of filing this application.		

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

Name (Printed)

Relationship to Project

(i.e. Owner, Architect, etc.)

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____