



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

**HEARING DATE: DECEMBER 17, 2020**

## CONSENT

**Record No.:** 2020-003003CUA  
**Project Address:** 1455-1459 Underwood Avenue  
**Zoning:** RH-1 (Residential House, One Family) Zoning District  
**Block/Lot:** 4810/039  
**Project Sponsor:** Jeremy Schaub  
1360 9<sup>th</sup> Ave #210  
San Francisco, CA 94122  
**Property Owner:** Michael Zhen  
318 Westlake Center #237  
Daly City, CA 94105  
**Staff Contact:** Elton Wu– (628) 652-7415  
[elton.wu@sfgov.org](mailto:elton.wu@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The proposed project (Project) would subdivide the existing 47 foot wide lot into two 23 feet 6 inch-wide lots and construct two new single family dwelling units (one on each new lot). Each new dwelling unit measures approximately 3,701 square foot in size, with a height of 32 feet 6 inches (or three-stories tall) and includes one off-street automobile parking space.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121 and 303, to subdivide the existing 47 foot wide lot into two lots each measuring 23 feet 6-inch-wide where the Planning Code requires a minimum lot width of 25 feet.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received no letters in support and no letters in opposition to the Project.
  - The Project Sponsor has held a pre-application meeting on February 29, 2020. One member of the public attended the meeting.

- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:

- Clarification on window material on front facade. Window material on front facade windows will be fiberglass.

## 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 Bayview Hunters Point Area Plan and the Objectives and Policies of the General Plan. The Project provides two new dwelling units. New housing is a top priority for the City. 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 A)  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos



# PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 121 AND 303, TO SPLIT AN EXISTING LOT (LOT 039 IN ASSESSOR'S BLOCK 4810) AND CREATE TWO 23 FEET 6 INCH WIDE LOTS FOR TWO SINGLE FAMILY DWELLING UNITS (ONE PER LOT), LOCATED AT 1455-1459 UNDERWOOD AVENUE, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AN BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On July 22, 2020, Jeremy Schaub (hereinafter "Project Sponsor") filed Application No. 2020-003003CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to subdivide the existing 47 foot wide lot into two 23 feet 6 inch wide lots and construct two single family dwelling units (one on each new lot) at 1455-1459 Underwood Ave, Block 4810 Lot 039 (hereinafter "Project").

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

On December 17, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization No. 2020-003003CUA.

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. 2020-003003CUA, 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 proposed project would subdivide the existing 47 foot wide lot into two lots measuring 23 feet 6 inches wide and would construct two single family dwelling units (one on each new lot). Each new dwelling unit measures approximately 3,701 square foot in size, with a height of 32 feet 6 inch (three stories tall) and includes one off-street automobile parking space.
- 3. Site Description and Present Use.** The Project is located on Lot 039 in Assessor's Block 4810 on the southwest side of Underwood Avenue between Keith Street and Jennings Street. The site is currently a vacant lot with no prior construction. The current lot size is 47 feet wide by 100 feet deep.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 Zoning District in the Bayview Hunters Point Area Plan. The immediate context is mixed in character with low-rise residential uses and industrial uses on adjacent blocks. The immediate neighborhood is characterized by two- to three-story residential dwelling units.
- 5. Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application Meeting on February 29, 2020, which was attended by one person. The attendee was a concerned neighbor who asked about basic program of the project, dimensions, and the amount of parking added. To date, Department staff have no received any correspondence about this 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. Minimum Lot Width.** Planning Code Section 121 requires that any newly created lot within the RH-1 Zoning District has a minimum lot width of 25 feet and a minimum lot area of 2,500 sq ft. Additionally, the Section permits the Planning Commission to permit one or more lots of lesser width to be created, with each lot containing only a one-family dwelling and having a lot area of not less than 1,500 square feet, according to the procedures and criteria for conditional use approval in Section 303 of this Code.

*The Project is requesting Conditional Use Authorization pursuant to Section 121 and 303 to authorize the creation of two lots, each with lot widths of 23.5 feet and lot sizes of 2,350 sq ft.*
  - B. Use:** The RH-1 Zoning District permits a total of one dwelling unit for each development lot.

*The Project would construct one new single-family dwelling on each of the proposed lots.*
  - C. Bicycle Parking.** Per Section 155.2, one on-site bike parking space is required per dwelling unit.

*The Project will include one Class One bike parking space within the garage of each dwelling unit.*

- D. **Rear Yard.** The RH-1 Zoning District requires a rear yard equal to 30% of lot depth.

*Each lot has a total depth of 100 ft so the required Rear Yard is equal to the rear 30 ft of each proposed lot. Both proposed buildings comply with the required Rear Yard.*

- E. **Open Space.** A minimum of 300 square feet of private outdoor space are required for each residential unit within the RH-1 Zoning District.

*The proposed project has approximately 449 square feet of open space in the rear and front deck per unit. The rear yard provides 704 square feet of open space per unit. The total amount of open space would be approximately 1,153 square feet per unit.*

- F. **Dwelling Unit Exposure.** Section 140 of the Planning Code requires all dwelling units have at least one room that faces a street, rear yard, or qualified open space.

*Both units face onto code compliant rear yards. The third floor includes a front deck and rear deck.*

- G. **Residential Child Care Fee.** The Project includes the creation of at least one new residential unit and is therefore subject to the Residential Child Care Impact Fee per Section 414A.

*The Residential Child Care Fee shall be assessed on the associated building permit applications for the net new residential square footage.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project provides two new two-story dwelling units to the City's housing stock at a size and intensity that is typical for the neighborhood, and thus provides a development that is necessary or desirable, and compatible with, the neighborhood or the community. The surrounding neighborhood is characterized by two- to three-story residential dwelling units.*

- 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 existing lot measuring 47 feet by 100 feet will be split in half to create two lots which will be 23 feet 6 inches in width and 100 feet in depth. The height of the proposed building is 32 feet*

*and 7 inches, and the building occupies 23 feet in width. The size, shape and arrangement of the new dwelling units are designed to meet the Residential Design Guidelines. While the proposed lots are smaller than standard, the degree of deviation is minimal, and the proposed structures will not be detrimental to the health, safety or convenience of those residing or working the area. The new residences will be comparable to residences within the surrounding neighborhood.*

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

*The Planning Code does not require off-street parking for residential uses. However, the proposed buildings will propose one off-street parking space per dwelling unit. The Project will not create impactful traffic patterns in the surrounding neighborhood.*

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

*The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. Residential uses are unlikely to cause such impacts.*

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

*The Project's front setback includes landscaped area and permeable paving. Each dwelling unit includes three decks and a private rear yard to meet open space. Off-street automobile parking spaces are screened from view. Therefore, the Project undertakes an appropriate landscaping and street treatment for the neighborhood.*

- 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 Zoning District.

*The Project will provide new two new single-family housing dwelling units. The Project Site is located in the RH-1 Zoning District so the creation of two new single-family dwelling units is suitable in this district. Residential uses are principally permitted within the RH-1 Zoning District.*

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

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 1

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

##### POLICY 1.1

PLAN FOR THE FULL RANGE OF HOUSING NEEDS IN THE CITY AND COUNTY OF SAN FRANCISCO, ESPECIALLY AFFORDABLE HOUSING.

##### POLICY 1.10

SUPPORT NEW HOUSING PROJECTS, ESPECIALLY AFFORDABLE HOUSING, WHERE HOUSEHOLDS CAN EASILY RELY ON PUBLIC TRANSPORTATION, WALKING AND BICYCLING FOR THE MAJORITY OF DAILY TRIPS.

#### OBJECTIVE 4

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

##### POLICY 4.1

PROMOTE HOUSING FOR FAMILIES WITH CHILDREN IN NEW DEVELOPMENT BY LOCATING MULTIBEDROOM UNITS NEAR COMMON OPEN SPACE AND AMENITIES OR WITH EASY ACCESS TO THE STREET; AND BY INCORPORATING CHILD-FRIENDLY AMENITIES INTO COMMON OPEN AND INDOOR SPACES.

#### OBJECTIVE 11

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

##### POLICY 11.1

PROMOTE THE CONSTRUCTION AND REHABILITATION OF WELL-DESIGNED HOUSING THAT EMPHASIZES BEAUTY, FLEXIBILITY, AND INNOVATIVE DESIGN, AND RESPECTS EXISTING NEIGHBORHOOD CHARACTER.

##### POLICY 11.2

ENSURE IMPLEMENTATION OF ACCEPTED DESIGN STANDARDS IN PROJECT APPROVALS.

##### POLICY 11.3

ENSURE GROWTH IS ACCOMMODATED WITHOUT SUBSTANTIALLY AND ADVERSELY IMPACTING EXISTING RESIDENTIAL NEIGHBORHOOD CHARACTER.

##### POLICY 11.4

CONTINUE TO UTILIZE ZONING DISTRICTS WHICH CONFORM TO A GENERALIZED RESIDENTIAL LAND USE AND DENSITY PLAN AND THE GENERAL PLAN.



POLICY 11.6

FOSTER A SENSE OF COMMUNITY THROUGH ARCHITECTURAL DESIGN, USING FEATURES THAT PROMOTE COMMUNITY INTERACTION.

POLICY 11.8

CONSIDER A NEIGHBORHOOD'S CHARACTER WHEN INTEGRATING NEW USES, AND MINIMIZE DISRUPTION CAUSED BY EXPANSION OF INSTITUTIONS INTO RESIDENTIAL AREAS.

**OBJECTIVE 12**

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

POLICY 12.1

ENCOURAGE NEW HOUSING THAT RELIES ON TRANSIT USE AND ENVIRONMENTALLY SUSTAINABLE PATTERNS OF MOVEMENT.

POLICY 12.2

CONSIDER THE PROXIMITY OF QUALITY OF LIFE ELEMENTS SUCH AS OPEN SPACE, CHILD CARE, AND NEIGHBORHOOD SERVICES, WHEN DEVELOPING NEW HOUSING UNITS.

**OBJECTIVE 13**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

POLICY 13.1

SUPPORT "SMART" REGIONAL GROWTH THAT LOCATES NEW HOUSING CLOSE TO JOBS AND TRANSIT.

POLICY 13.3

PROMOTE SUSTAINABLE LAND USE PATTERNS THAT INTEGRATE HOUSING WITH TRANSPORTATION IN ORDER TO INCREASE TRANSIT, PEDESTRIAN, AND BICYCLE MODE SHARE.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

POLICY 1.2

RECOGNIZE, PROTECT AND REINFORCE THE EXISTING STREET PATTERN, ESPECIALLY AS IT IS RELATED TO TOPOGRAPHY.

POLICY 1.3

RECOGNIZE THAT BUILDINGS, WHEN SEEN TOGETHER, PRODUCE A TOTAL EFFECT THAT CHARACTERIZES THE CITY AND ITS DISTRICTS.

POLICY 1.7

RECOGNIZE THE NATURAL BOUNDARIES OF DISTRICTS, AND PROMOTE CONNECTIONS BETWEEN DISTRICTS.

POLICY 4.12

INSTALL, PROMOTE AND MAINTAIN LANDSCAPING IN PUBLIC AND PRIVATE AREAS.

**TRANSPORTATION ELEMENT**

POLICY 28.1

PROVIDE SECURE BICYCLE PARKING IN NEW...DEVELOPMENTS.

POLICY 28.3

PROVIDE PARKING FACILITIES WHICH ARE SAFE, SECURE, AND CONVENIENT.

**BAYVIEW HUNTERS POINT AREA PLAN**

POLICY 5.1

PRESERVE AND ENHANCE THE EXISTING CHARACTER OF RESIDENTIAL NEIGHBORHOODS.

POLICY 6

ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.

POLICY 11.1

Recognize and enhance the distinctive features of Bayview Hunters Point as an interlocking system of diverse neighborhoods.

*The Project is to subdivide the existing 47-foot-wide lot into 23.5 foot wide lots to construct two single family dwelling units. One dwelling unit on each lot. Each dwelling unit measures approximately 3,701 square foot in size, with a height of 32.652 feet and includes one off street parking space for each unit.*

*The reactivation of an empty lot will benefit the immediate area by providing two additional single-family dwelling units to this area, which aligns with San Francisco's Housing goals. This project will provide additional housing the City needs.*

*The Project will best utilize the site to provide for the maximum amount of allowed housing. This authorization is to permit the creation of two 23 foot 6 inch wide lots, which is not a major deviation from the typical requirement (minimum of 25 feet).*

*The design of the Project has taken in the context of the surrounding neighbors. The buildings are well-designed houses that have their own identity and respect the existing neighborhood. The proposal aligns with the goals of the Bayview Hunter Point Area Plan. In addition, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*The project site does not possess any neighborhood-serving retail uses. The Project provides two new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.*

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

*The Project is not anticipated to adversely affect the character or diversity of the neighborhood. The Project will create two new housing units.*

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

*The Project would not have any adverse effect on 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 along a Muni bus line (54-Felton/KT Third Street). Future residents would be afforded proximity to a bus line. The Project also provides off-street parking at the principally permitted amounts and one bicycle parking for residents and their guests.*

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

*The Project will not displace or adversely affect any service sector or industrial businesses and it does not include any commercial office development.*

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

*This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

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

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

*The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.*

- 10.** 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.
- 11.** The Commission hereby finds that approval of the Conditional Use 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. 2020-003003CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 2, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 17, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 17, 2020

## EXHIBIT A

### Authorization

This authorization is for a conditional use to subdivide an existing 47 foot wide lot into two lots measuring 23 feet 6 inches wide and construct two new single family dwelling units (one on each new lot), located at 1455-1459 Underwood Ave, Lot 039 of Block 4810, pursuant to Planning Code Sections 121, 209.1, and 303, within the RH-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 2, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-003003CUA and subject to conditions of approval reviewed and approved by the Commission on December 17, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 17, 2020 under Motion No XXXXXX.

### Printing of Conditions of Approval on Plans

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

### Severability

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

### Changes and Modifications

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

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://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](http://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](http://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](http://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](http://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 628.652.7415,  
[www.sfplanning.org](http://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 628.652.7415,  
[www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7415,  
[www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than **one** Class 1 bicycle parking spaces per dwelling unit 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](http://www.sfplanning.org)*

- 10. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than one off-street parking spaces per dwelling unit.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,  
[www.sfplanning.org](http://www.sfplanning.org)*



## Provisions

- 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 628.652.7415, [www.sfplanning.org](http://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](http://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](http://www.sfplanning.org)*

## Operation

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



**SHEET INDEX**

- A-0 RENDERING & PROJECT INFORMATION
- A-1.0 EXISTING & PROPOSED SITE PLANS
- A-2.0 FIRST FLOOR PLANS
- A-2.1 SECOND FLOOR PLANS
- A-2.2 THIRD FLOOR PLANS
- A-2.3 ROOF PLANS
- A-3.0 FRONT ELEVATIONS & DETAILS
- A-3.1 REAR & SIDE ELEVATIONS
- A-3.2 SECTIONS
- 1 SURVEY

**EXISTING PROPERTY INFORMATION**

ADDRESS	1455 & 1459 UNDERWOOD AVE
BLOCK / LOT	4810 / 039
LOT WIDTH x DEPTH	47' X 100'
LOT AREA	4,700 S.F.
# OF RESIDENTIAL UNITS	0 (VACANT LOT)

**PROPOSED PROJECT INFORMATION**

	LOT 039A	LOT 039B
ADDRESS	1455 UNDERWOOD AVE	1459 UNDERWOOD AVE
LOT SIZE BY SUBDIVISION	23.5' X 100'	23.5' X 100'
LOT AREA	2,350 S.F.	2,350 S.F.
# OF RESIDENTIAL UNITS	1	1
# OF STORIES	3	3
BUILDING HEIGHT	33'-0"	33'-0"

**ZONING INFORMATION**

ZONING	RH-1	§209.1
HEIGHT LIMIT	40-X	§261(b)(1)(A)
CONDITIONAL USE	MINIMUM LOT FRONTAGE	§ 121(f)
	MINIMUM LOT WIDTH	§ 121(d)

**1455 UNDERWOOD AVE LOT 039A**

**AREA CALCULATION (IN SQUARE FEET):**

	LIVING	GARAGE	TOTAL
3RD FLOOR	938		938
2ND FLOOR	1,299		1,299
1ST FLOOR	1,139	325	1,464
<b>TOTAL</b>	<b>3,376</b>	<b>325</b>	<b>3,701</b>

TOTAL LIVING AREA = 3,376 S.F.  
 TOTAL GARAGE AREA = 325 S.F.  
 TOTAL GROSS AREA = 3,701 S.F.

AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

**1459 UNDERWOOD AVE LOT 039B**

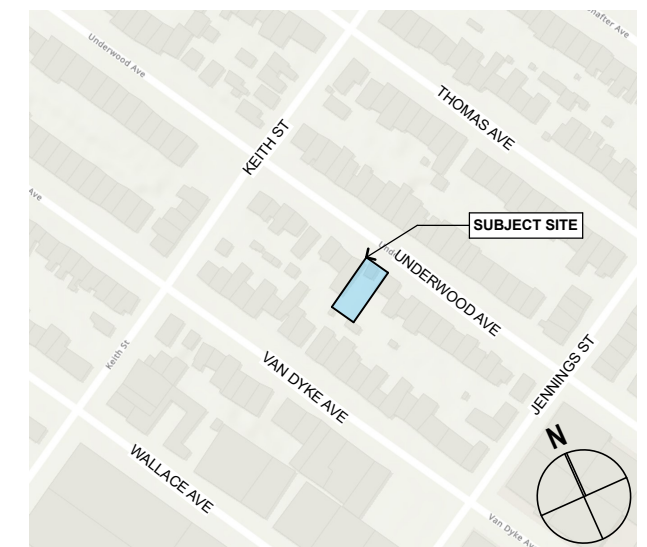
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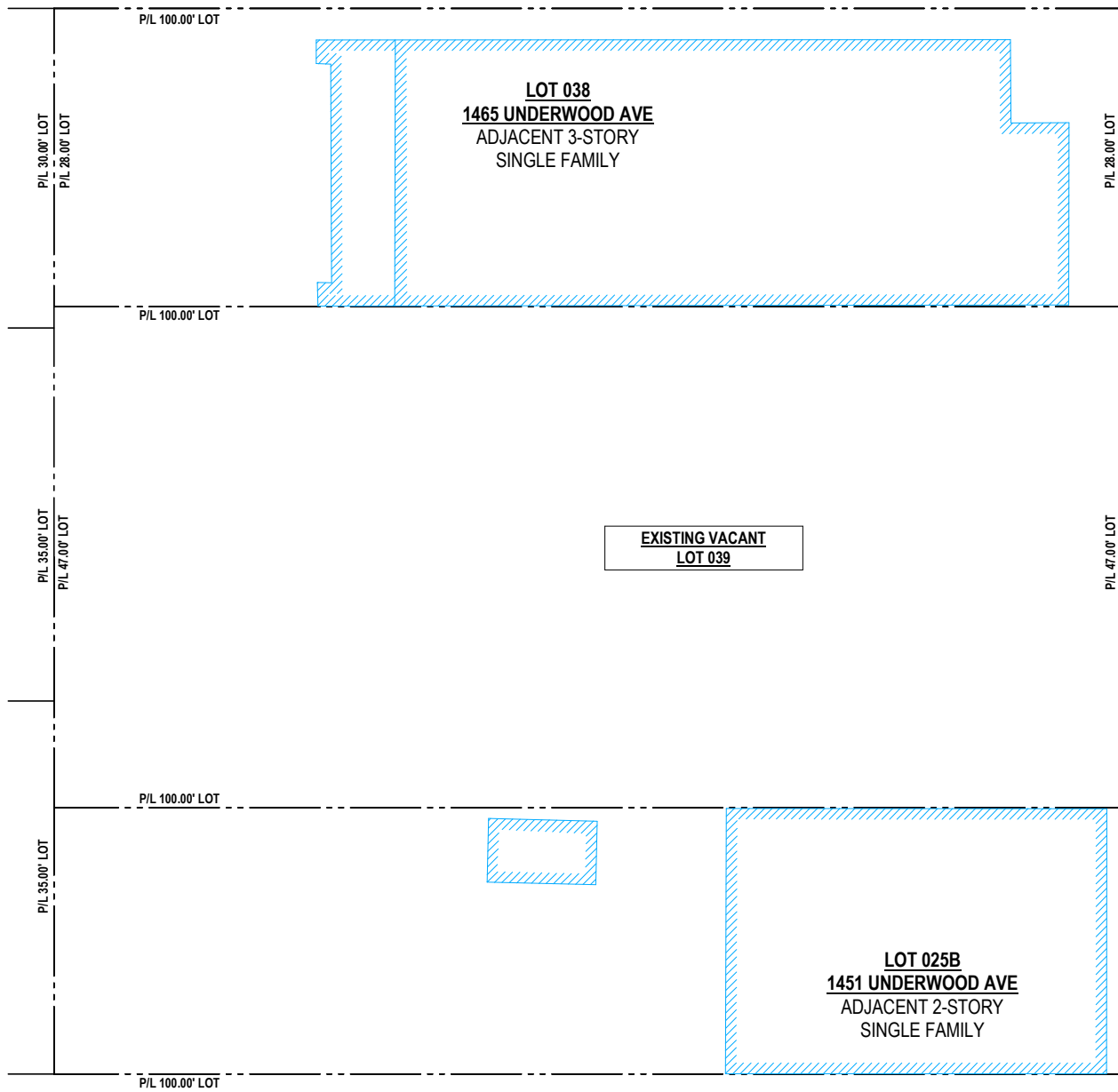
	LIVING	GARAGE	TOTAL
3RD FLOOR	938		938
2ND FLOOR	1,299		1,299
1ST FLOOR	1,139	325	1,464
<b>TOTAL</b>	<b>3,376</b>	<b>325</b>	<b>3,701</b>

TOTAL LIVING AREA = 3,376 S.F.  
 TOTAL GARAGE AREA = 325 S.F.  
 TOTAL GROSS AREA = 3,701 S.F.

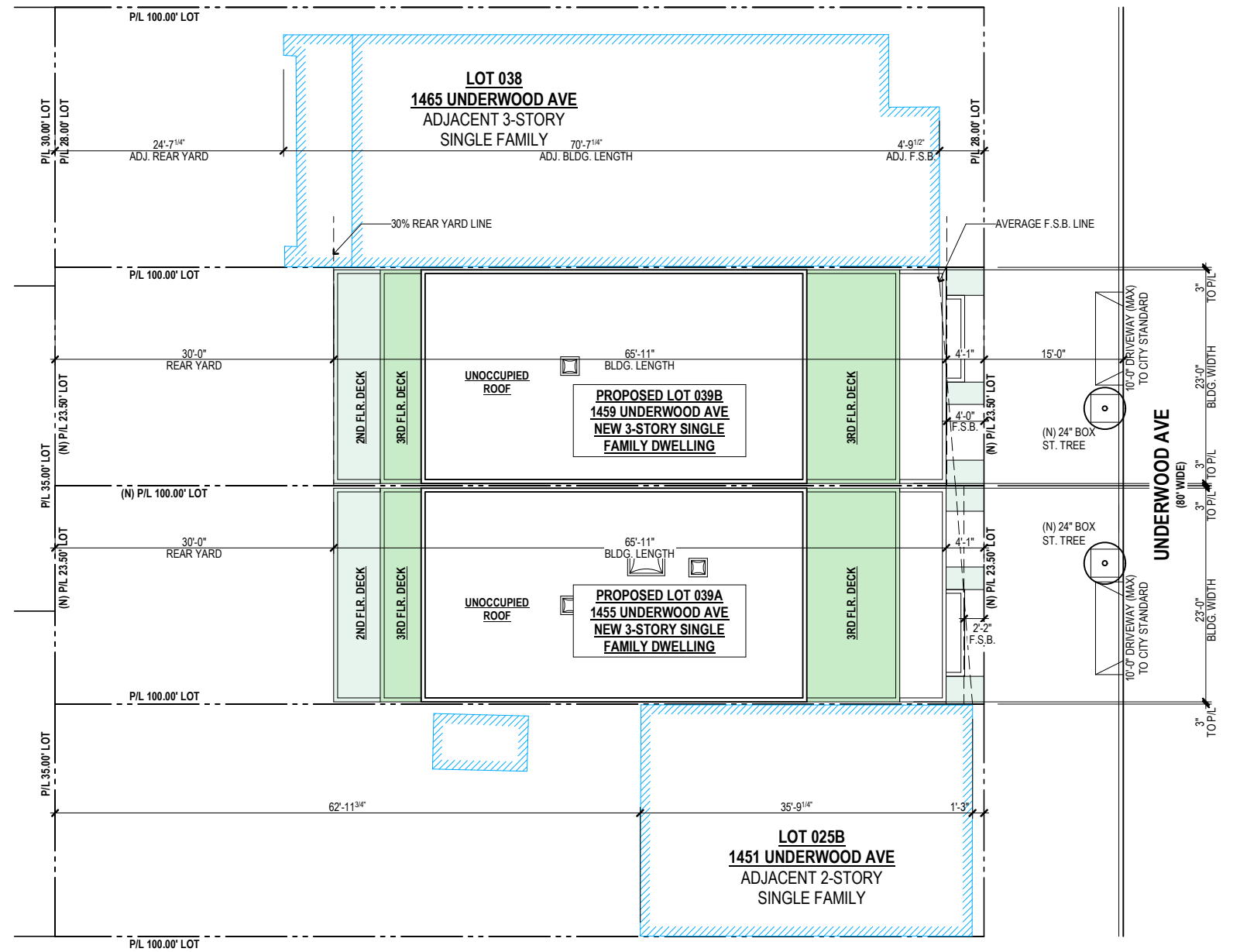
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

**VICINITY MAP**

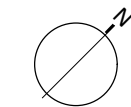


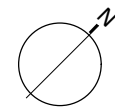
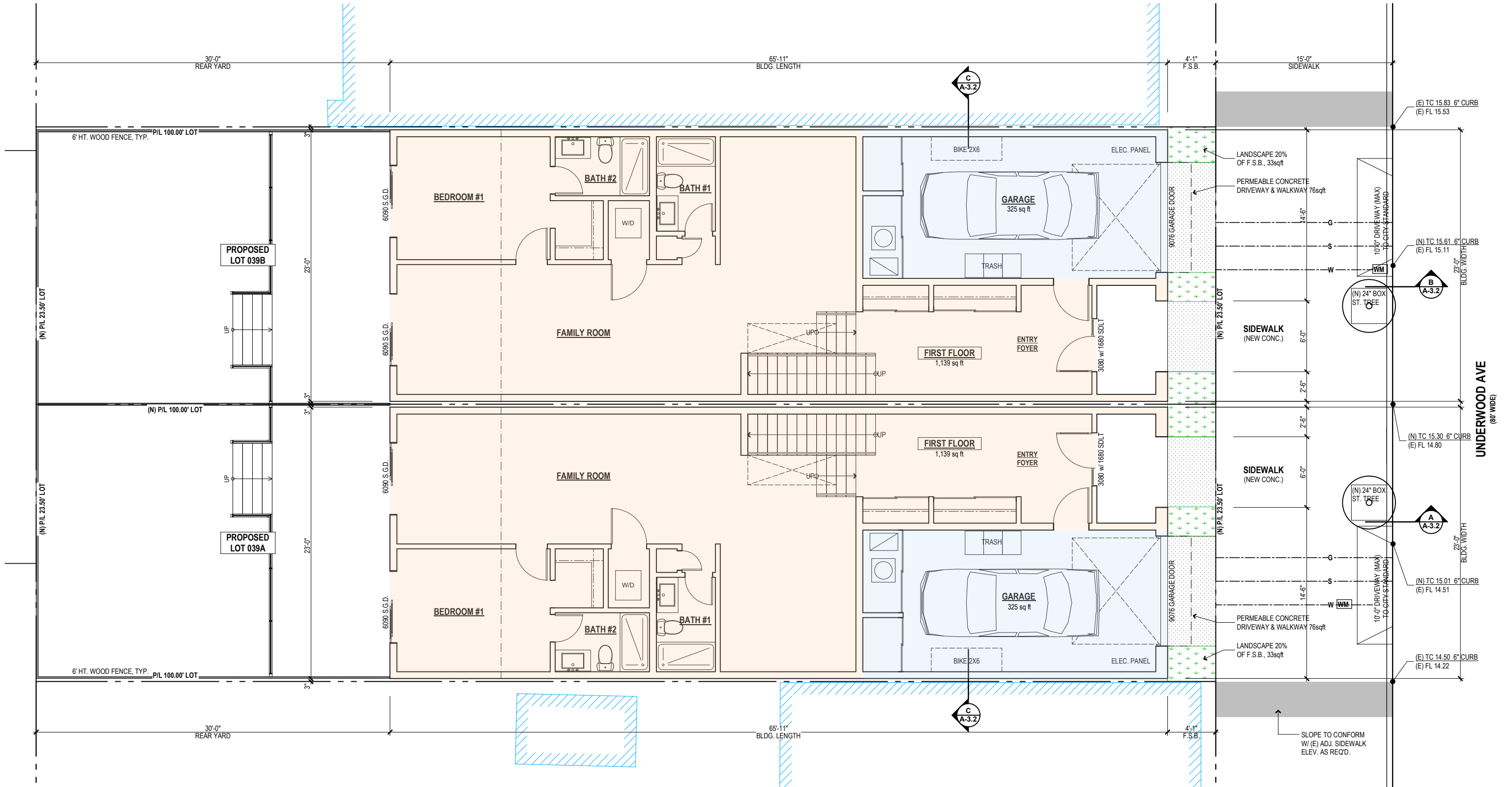


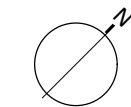
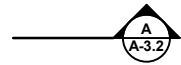
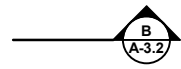
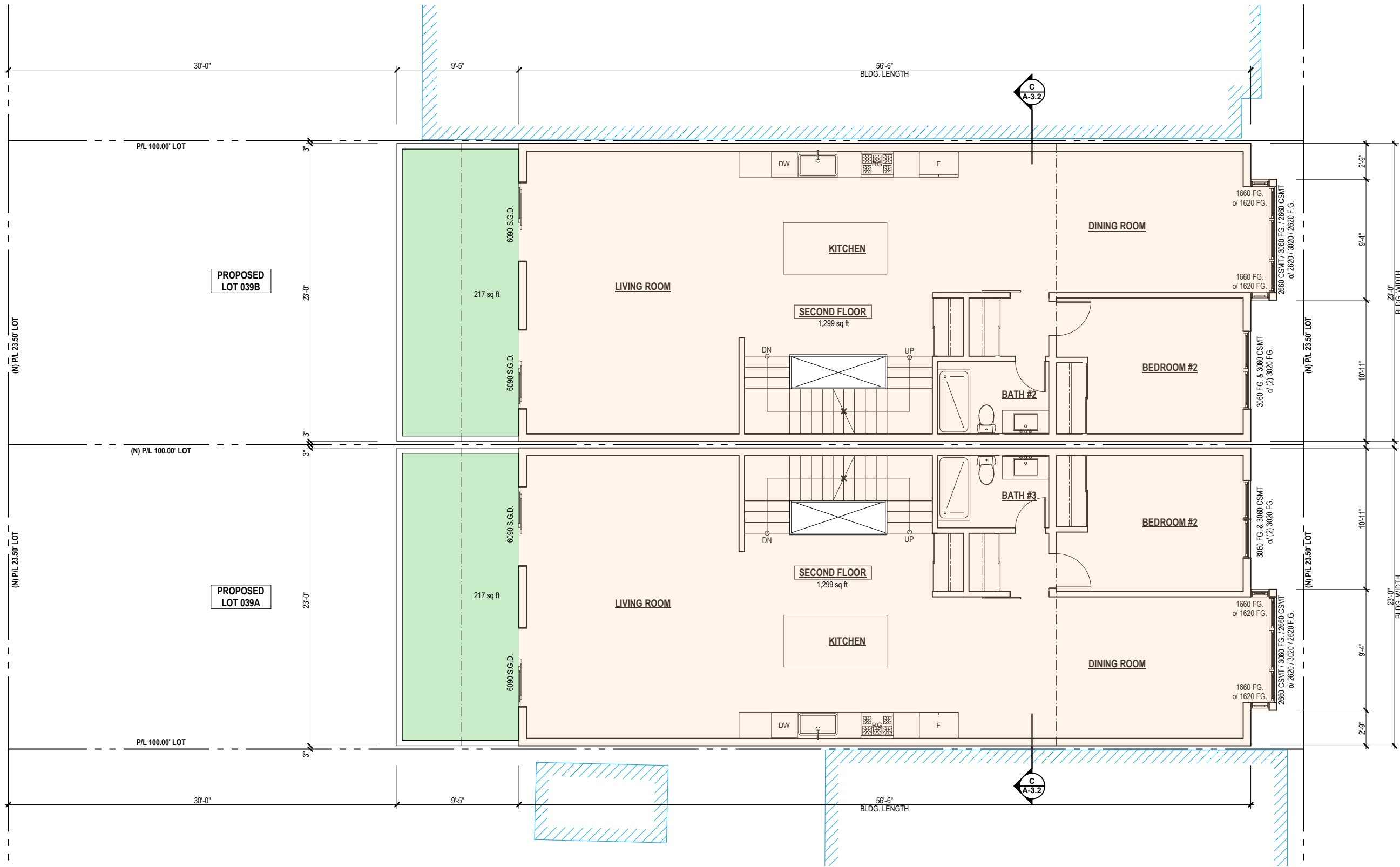
EXISTING SITE PLAN

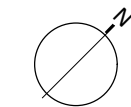
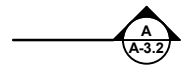
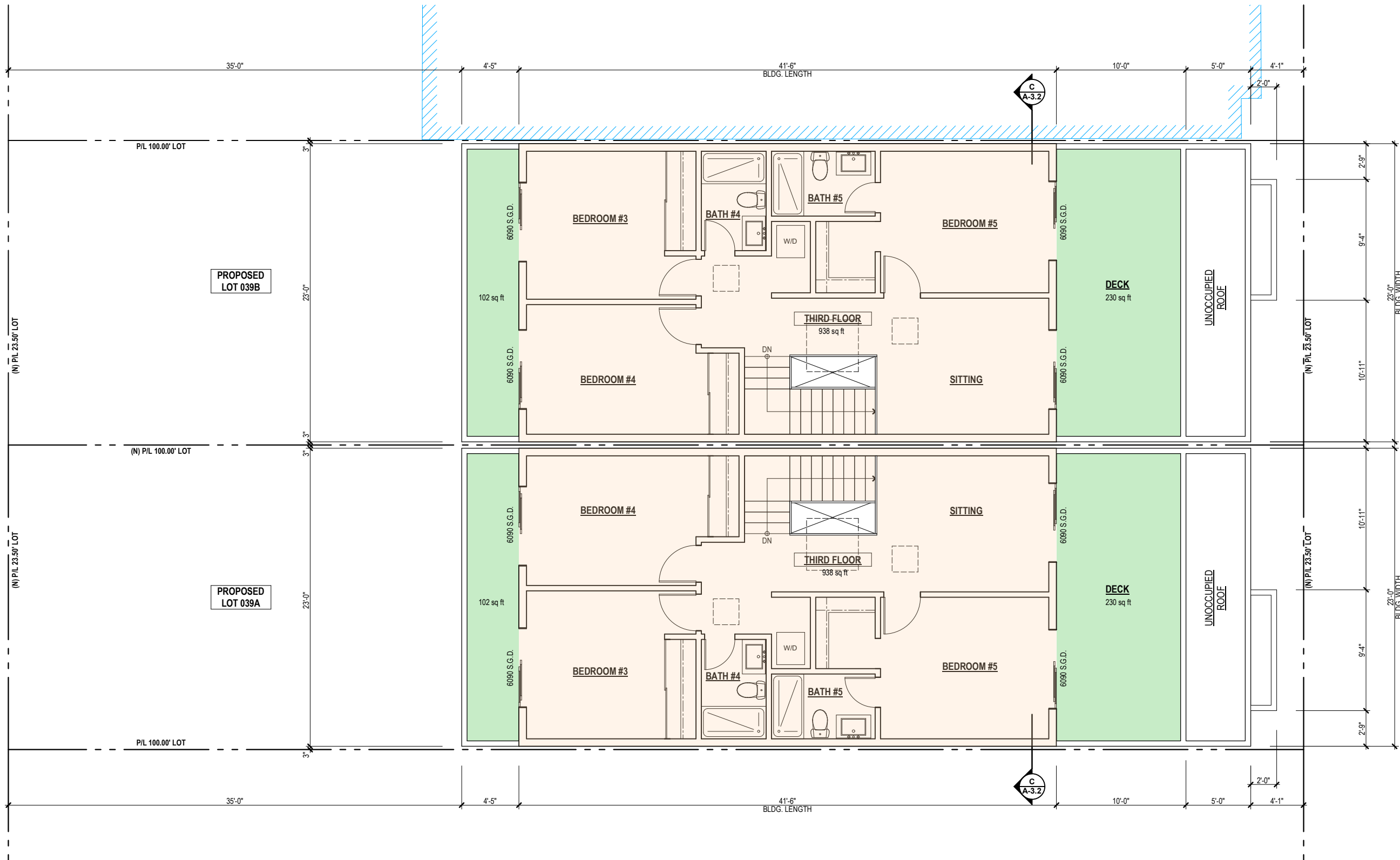


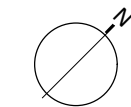
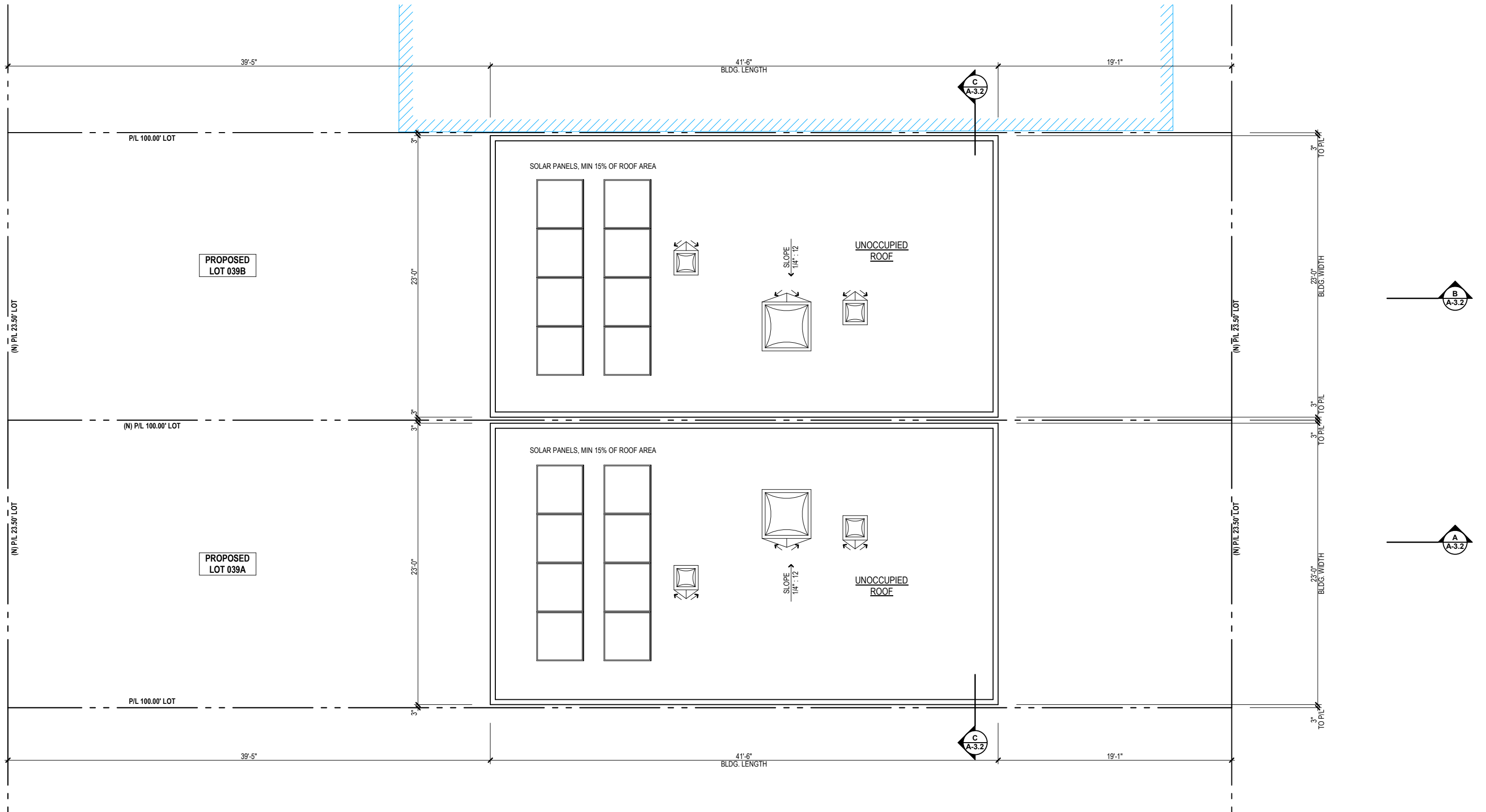
PROPOSED SITE PLAN





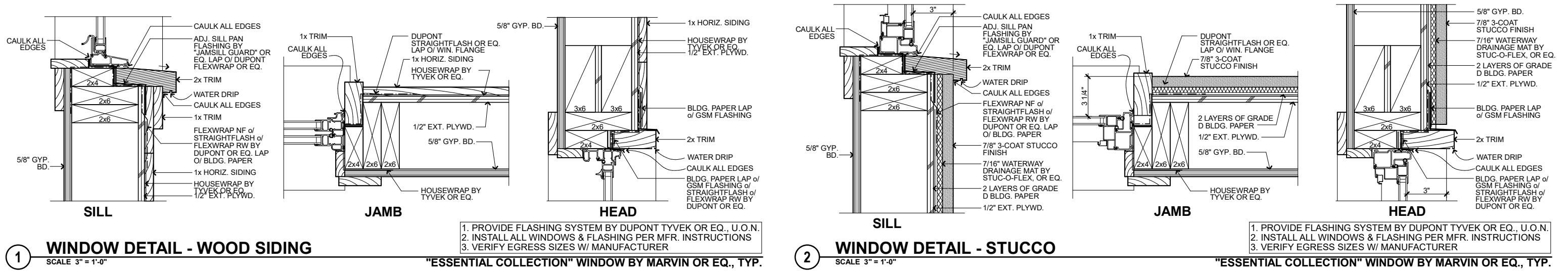








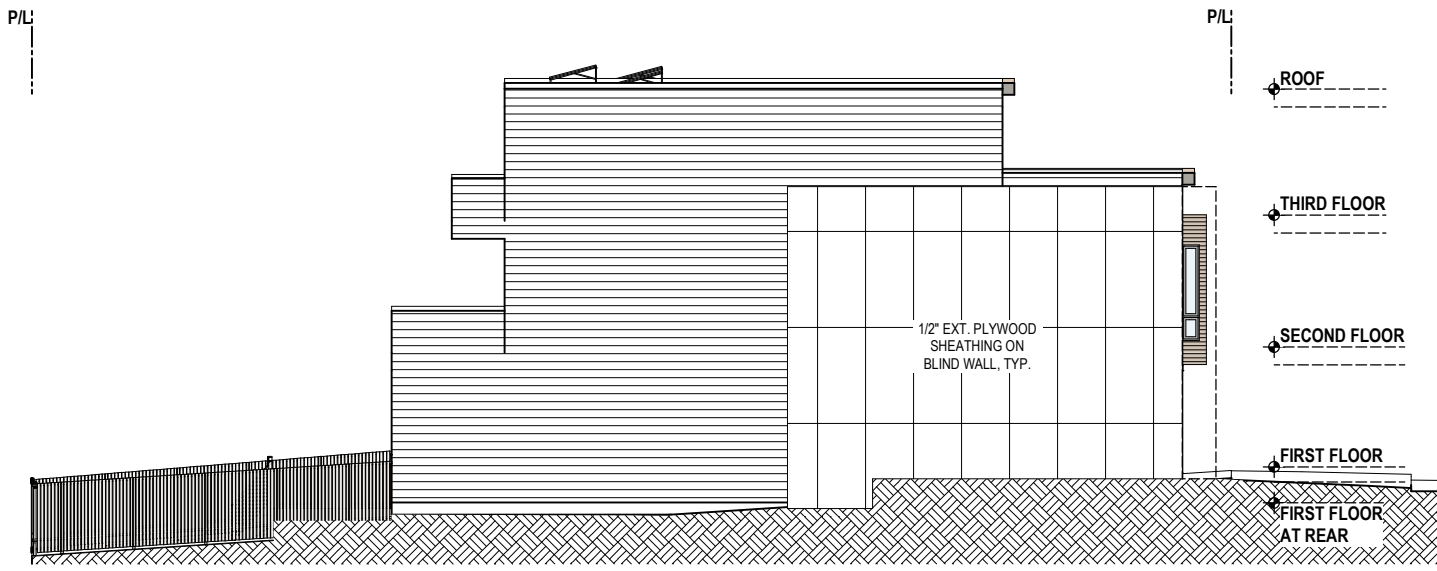
**FRONT ELEVATION**



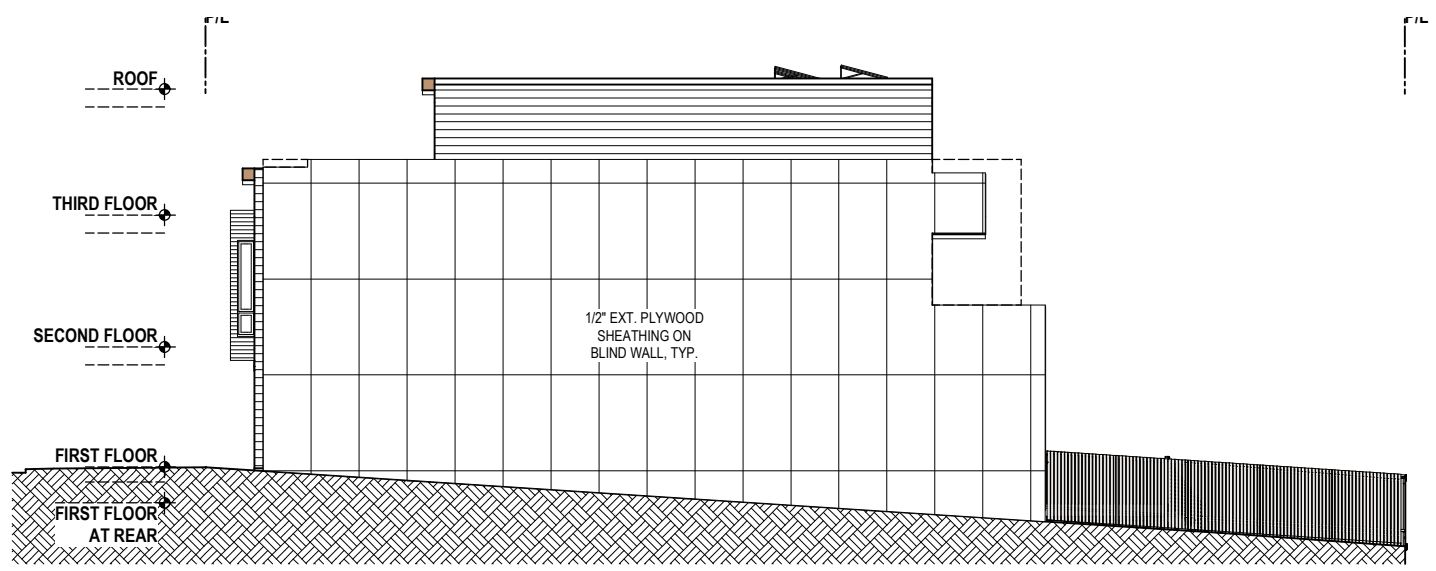




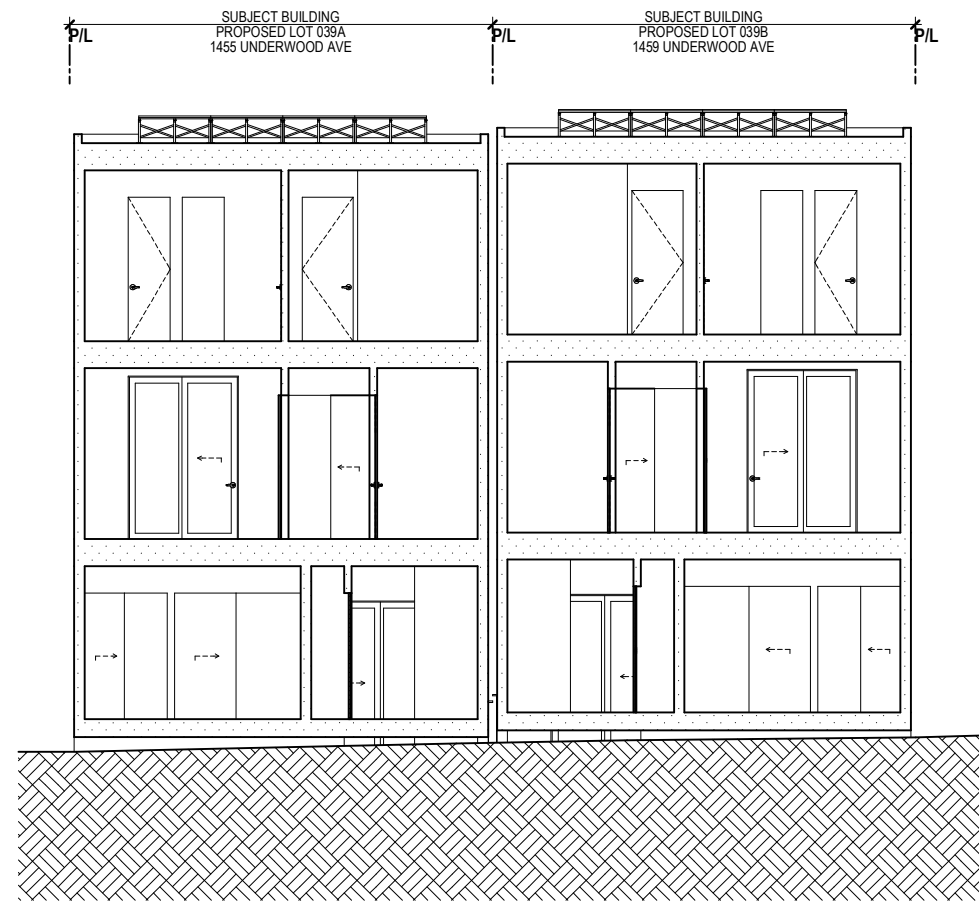
REAR ELEVATION



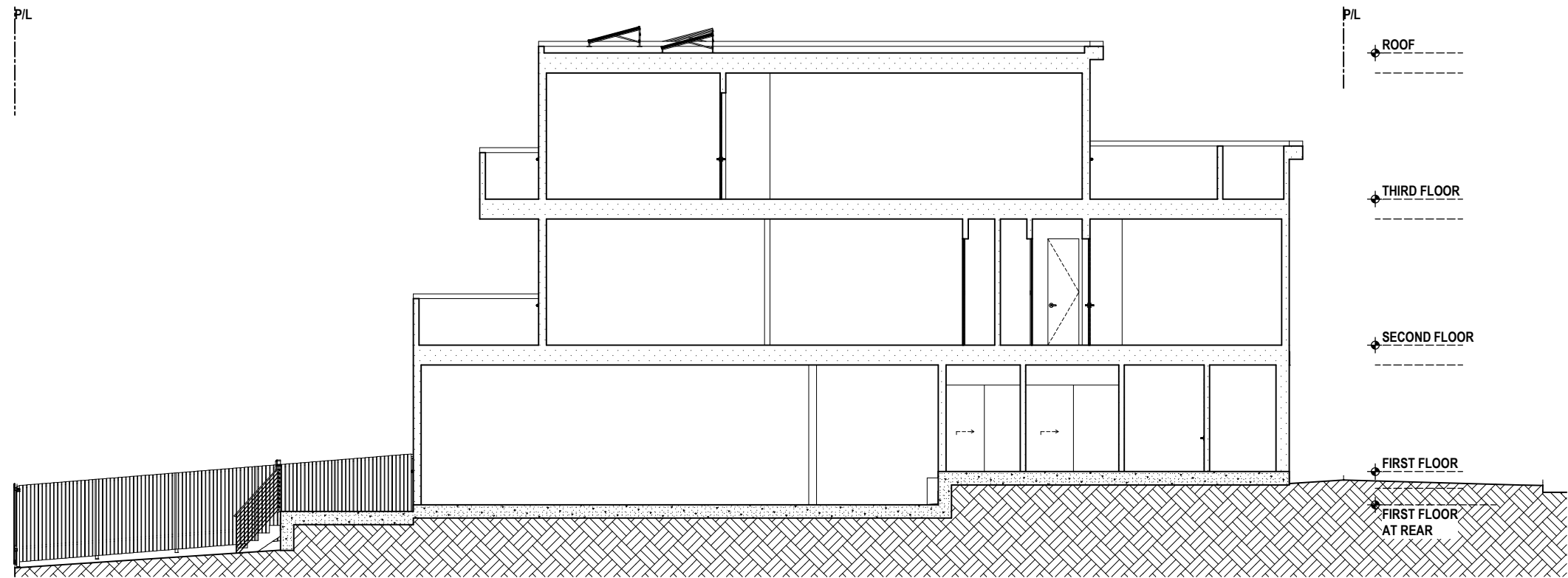
LEFT ELEVATION



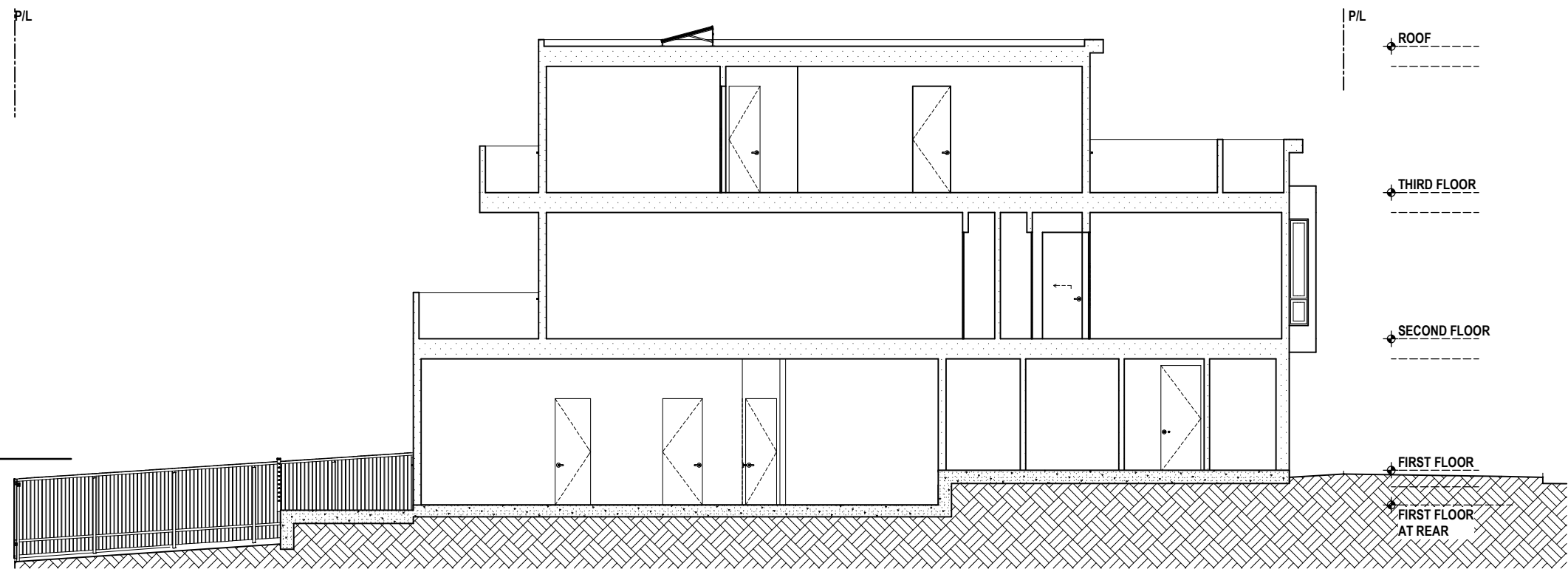
RIGHT ELEVATION



CROSS SECTION C



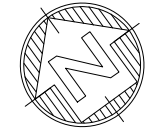
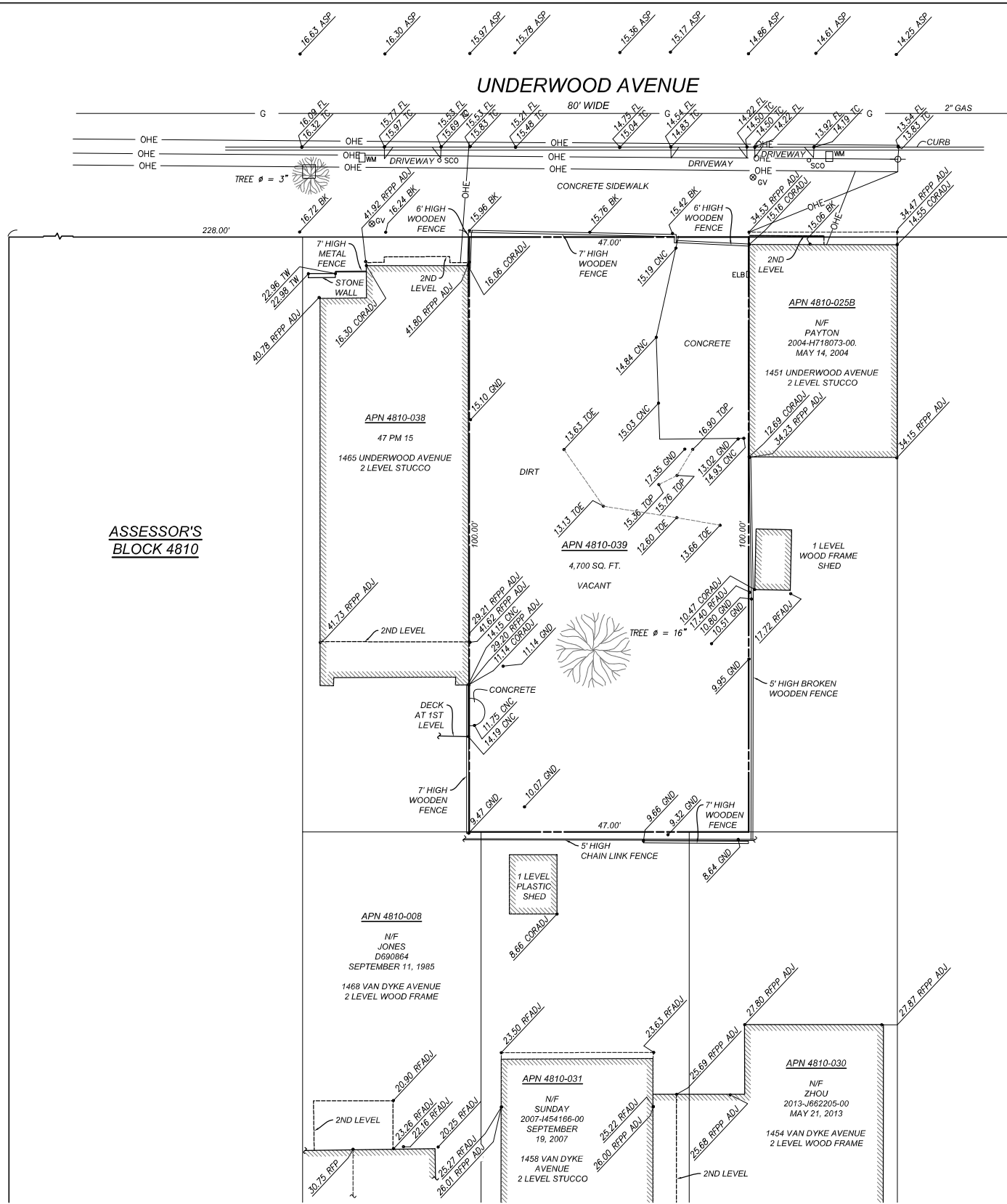
LONGITUDINAL SECTION A (1455)



LONGITUDINAL SECTION B (1459)

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR MICHAEL ZHEN AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES. INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



10' 0 10' 20'  
SCALE: 1" = 10'

**BOUNDARY NOTES:**

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED  
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**DATE OF FIELD SURVEY:**

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON OCTOBER 17, 2019.

**SURVEY REFERENCE:**

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING PARCEL MAP: APN 4810-039, RECORDED OCTOBER 26, 2006, IN BOOK 47 OF PARCEL MAPS, PAGE 15, SAN FRANCISCO COUNTY RECORDS.

**UTILITY NOTE:**

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

**PROJECT BENCHMARK - DESCRIPTION:**

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF VAN DYKE AVENUE AND KEITH STREET. ELEVATIONS ARE BASED ON OLD CITY AND COUNTY OF SAN FRANCISCO DATUM. S.E. CORNER, SURVEY MON IN WALK. ELEVATION = 8.819'

**GENERAL NOTE:**

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: 2-13-19

*Frederick T. Seher*  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216



- LEGEND**
- ADJ ADJACENT BUILDING
  - ASP ASPHALT
  - BK BACK OF WALK
  - CNC CONCRETE
  - COR CORNER
  - ELB ELECTRIC BOX
  - FL FLOW LINE
  - GND GROUND
  - GV GAS VALVE
  - RF ROOF
  - RFP ROOF PEAK
  - RFPF ROOF PARAPET
  - SCO SEWER CLEAN OUT/VENT
  - TC TOP OF CURB
  - TOE TOE OF SLOPE
  - TOP TOP OF SLOPE
  - TW TOP OF WALL
  - WM WATER METER
- G — GAS LINE
  - OHE — OVERHEAD ELECTRIC LINE
  - ∅ DIAMETER
  - POWER POLE
  - ELEV DESC SPOT ELEVATION
  - TREE TREE

DATE	BY	DATE	REVISIONS
FEBRUARY 2020	EF	2-13-20	REVISED ROOF ELEVATIONS #1451 UNDERWOOD AVENUE
SCALE: 1" = 10'			
DRAWN BY: FG			
DRAWING NAME: 2250-19			
SURVEYED BY: FTS			
CHECKED BY: JC			
CHECKED BY:			



FREDERICK T. SEHER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
SURVEYING & MAPPING  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
(415) 921-7690 FAX (415) 921-7655

**ARCHITECTURAL SITE SURVEY**  
**ASSESSOR'S PARCEL NUMBER: 4810-039**  
**1455 UNDERWOOD AVENUE, SAN FRANCISCO, CA**

SHEET	1
OF 1 SHEETS	
JOB NO.:	2250-19

**SLA**  
SCHAUB LY ARCHITECTS INC.  
1360 9TH AVENUE, SUITE 210  
SAN FRANCISCO, CA 94122  
415-682-8060

**TWO LOT SUBDIVISION & TWO NEW SINGLE FAMILY DWELLINGS**  
**1455 & 1459 UNDERWOOD AVE**  
BLOCK 4810, LOT 039  
1455 & 1459 UNDERWOOD AVE, SAN FRANCISCO, CA 94124

SURVEY  
SCALE: N.T.S.

7/22/20 YIP  
11/2/20 PCL YIP



## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1455 & 1459 UNDERWOOD AVE		4810039
<b>Case No.</b>		<b>Permit No.</b>
2020-003003PRJ		202003035977
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project is a subdivision of an existing vacant lot into two substandard parcels via conditional use. Each new parcel would be 23'-6" wide by 100'-0" deep, for a total area of 2,350 square feet. A new single family building would be constructed on each parcel. They would be 3 stories tall, approximately 33'-0" measured from the curb.</p>		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Elton Wu</p>	

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Elton Wu
		10/27/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### 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:**



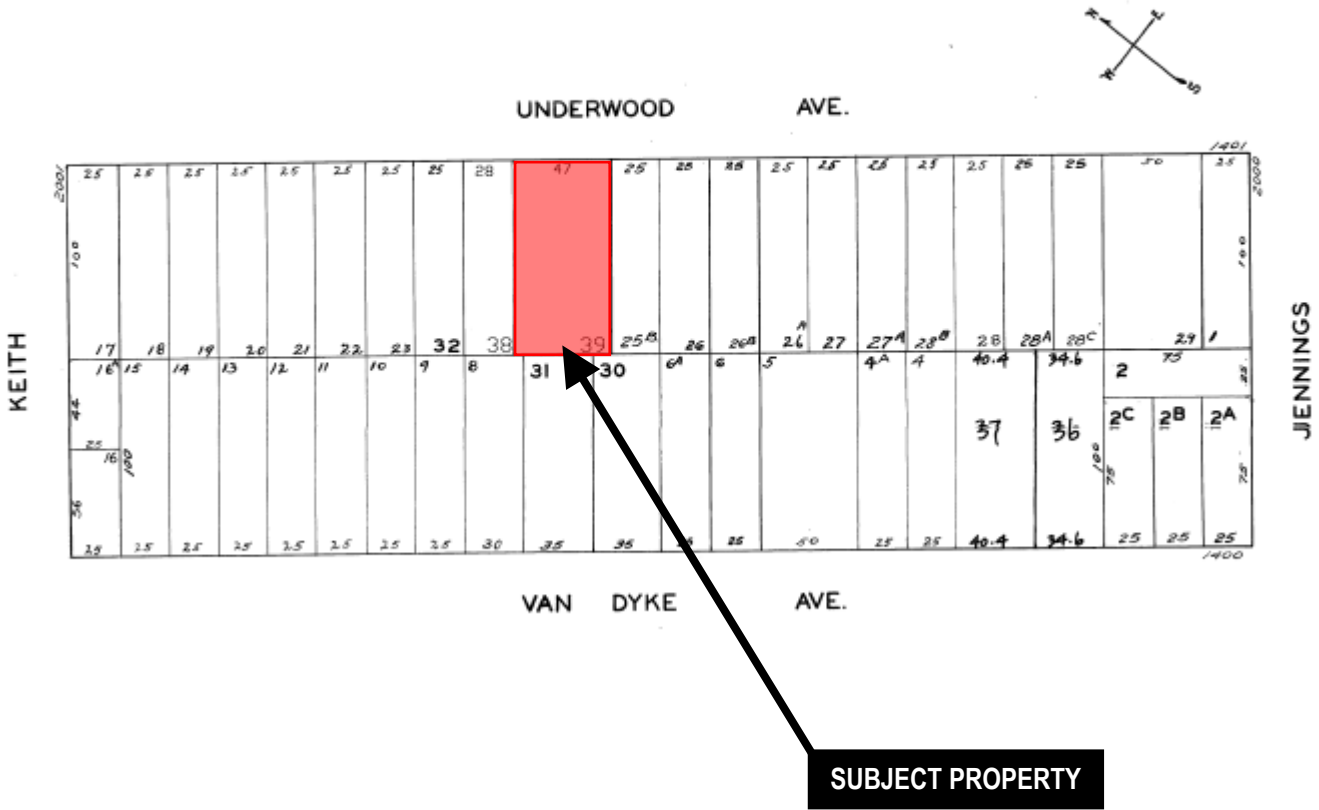


# LAND USE INFORMATION

PROJECT ADDRESS: 1455-1459 UNDERWOOD  
RECORD NO.: 2020-003003PRJ

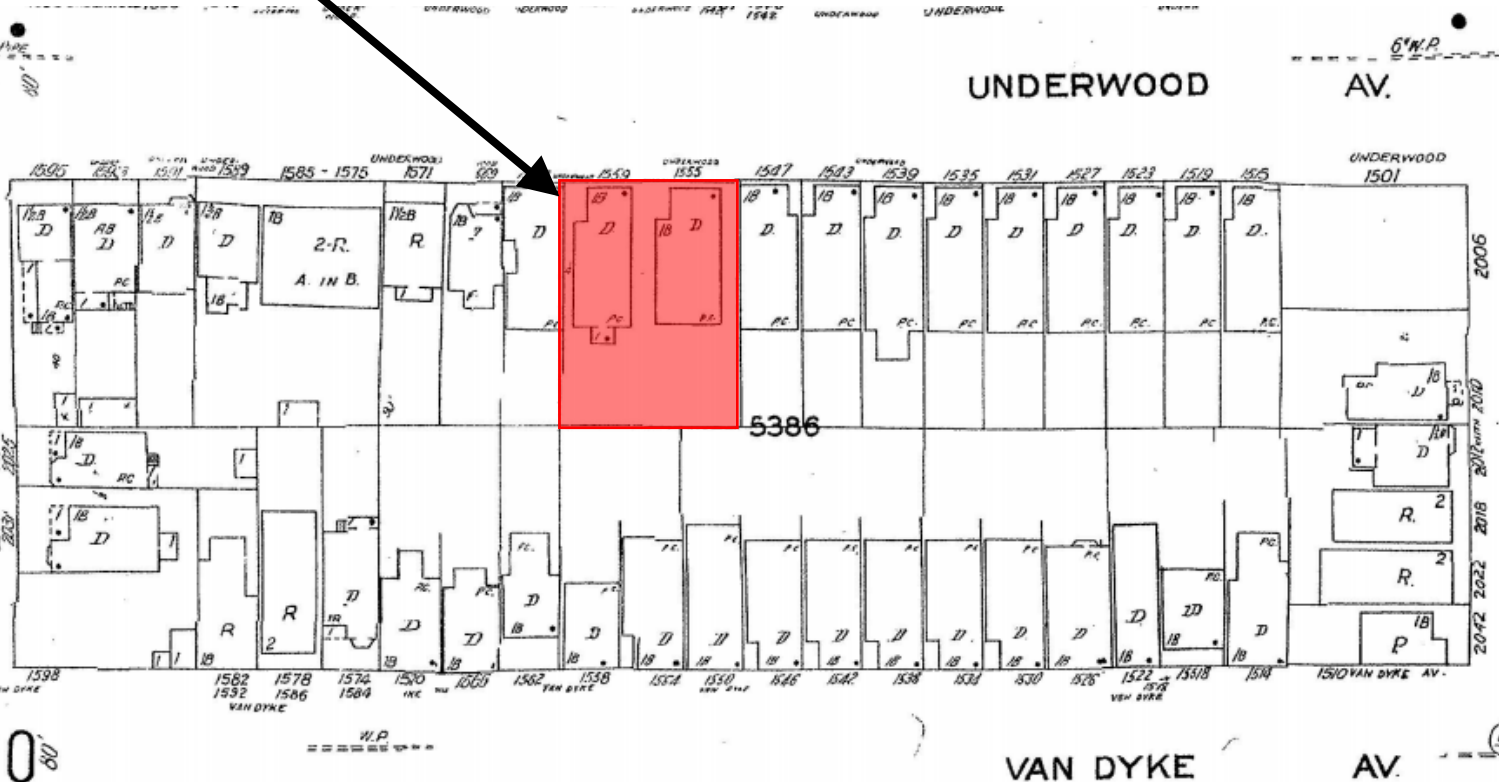
	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	650	650
Residential GSF	0	7,402	7,402
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	2,466	2,466
Public Open Space	0	0	0
Other ( )	0	0	0
<b>TOTAL GSF</b>	<b>0</b>	<b>7,402</b>	<b>7,402</b>
	<b>EXISTING</b>	<b>NET NEW</b>	<b>TOTALS</b>
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	2	2
Dwelling Units - Total	0	2	2
Hotel Rooms	0	0	0
Number of Buildings	0	2	2
Number of Stories	0	3	3
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
Other ( )	NA	NA	NA

# Parcel Map



# Sanborn Map\*

SUBJECT PROPERTY

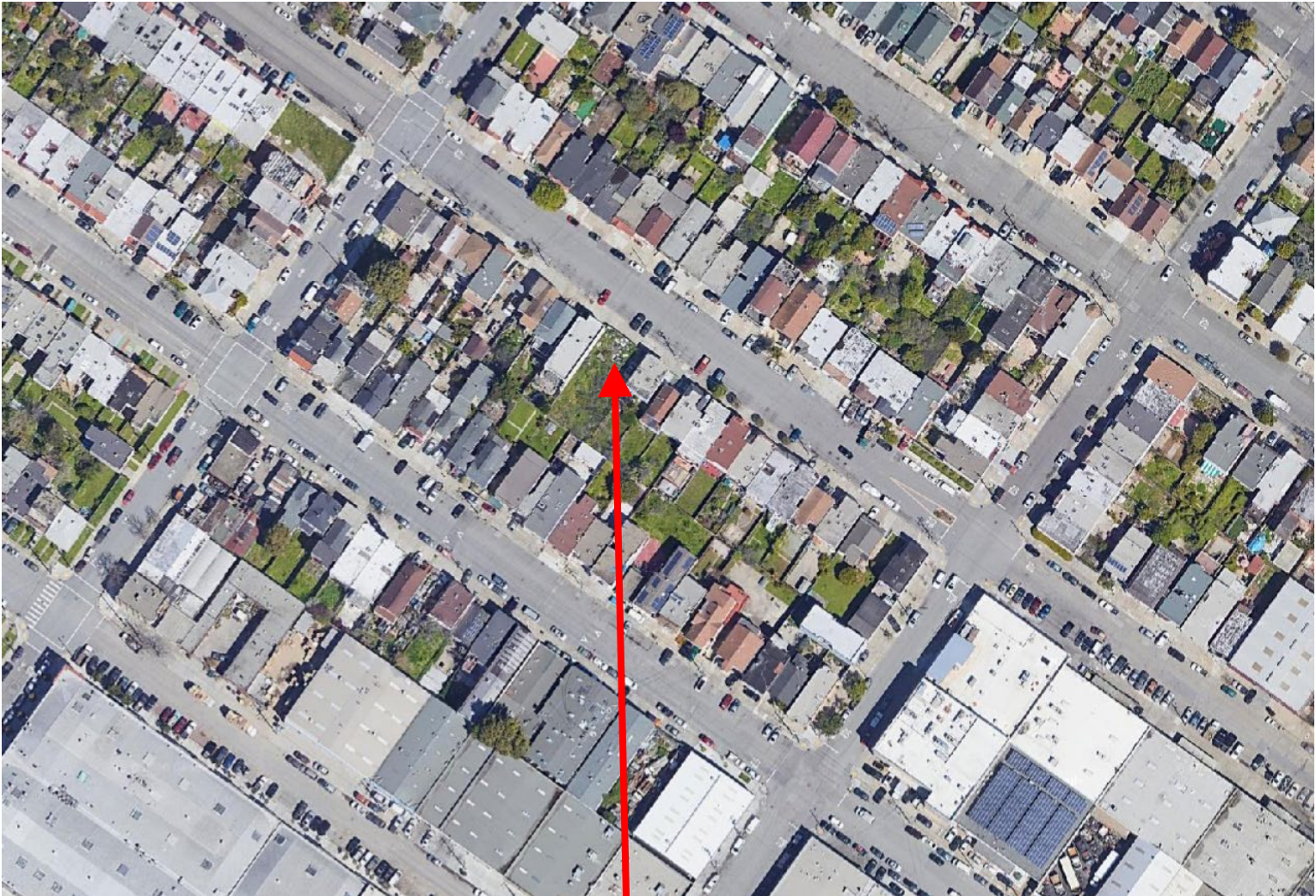


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Planning Commission Hearing  
Case Number 2020-003003PRJ  
RH-1 Residential House, One Family  
1455-1459 Underwood Avenue

# Aerial Photo – View 1



**SUBJECT PROPERTY**



Planning Commission Hearing  
Case Number 2020-003003PRJ  
RH-1 Residential House, One Family  
1455-1459 Underwood Avenue



# Site Photo



Planning Commission Hearing  
Case Number 2020-003003PRJ  
RH-1 Residential House, One Family  
1455-1459 Underwood Avenue