



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: March 4, 2021

CONTINUED FROM: February 4, 2021

Record No.: 2020-003223CUA
Project Address: 249 Texas Street
Zoning: Residential-House, Two Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 4001/017A
Project Sponsor: John Maniscalco, John Maniscalco Architecture
442 Grove St
San Francisco, CA 94102
Property Owner: Joanne Siu & Kerry Shapiro
San Francisco, CA 94107
Staff Contact: Alex Westhoff – (628) 652-7314
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Recommendation: Approval with Conditions

Project Description

The Project proposes the demolition of an existing three-story, single-family residence measuring approximately 3,098 square feet (sf) and the new construction of a three-story, 30-ft tall, residential building (measuring approximately 4,361 sf) with two dwelling units, two below-grade off street parking spaces, and 2 Class 1 bicycle parking spaces. The proposed structure would have a basement level requiring approximately 326 cubic yards of soil disturbance with a maximum depth of excavation approximately 8 feet below existing ground surface.

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 demolish the existing single-family residence and construct a new two-unit residential building.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** To date Department Staff have received verbal and/or written correspondence from five neighbors on the project, plus a representative from one community group. Concerns expressed have included:
 - the building's character, massing, and design;
 - light, air circulation, noise, and privacy impacts;
 - traffic, noise, and debris which may occur during demolition and construction;
 - environmental impacts/landslide vulnerability/topography;
 - limitations on future rental potential of neighboring properties;
 - tenant displacement (subject property);
 - lack of communication on behalf of the project sponsor;
 - difficulty in understanding architectural plans; and
 - challenges in communicating with neighbors during Shelter-in-Place.
- **Outreach:**
 - The Sponsor has hosted one pre-application meeting with the community, on October 18, 2019. Project sponsors responded to neighbor's comments at this meeting including allowable setbacks, building design and character, scale, and shadowing.
 - More recently the sponsor has reached out to each of the neighbors who have voiced concerns, via email and/or virtual meetings. Please see attached project sponsor brief which details the specifics of project communication.

- **Tenant History:** According to project sponsor, the existing single-family residence is currently rented to tenants on a short-term lease while the sponsors proceed through the permitting process. Pursuant to a search request with the San Francisco Rent Board, there have been no tenant evictions or tenant buyouts within the past 10 years.

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Additional landscaping incorporated in front of the garage
 - Roof deck area reduced at rear
 - Roof deck glass railing setback five feet at front of building edge
 - Direct access to the 2nd unit has been made more visible at the front.
 - Location of utility panels located beneath the entry stair to not be visible from sidewalk
 - Third floor front glazing has been reduced.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The proposed new building is designed to be in keeping with the existing development pattern and neighborhood character along Texas Street. Although the Project includes the demolition of a single-family home, a two-unit residential property will be built in its place, thus resulting in a net increase of one 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 A)
- 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