



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: MARCH 11, 2021

Date: March 4, 2021
Record No.: 2020-005251CUA
Project Address: 1271 46th Avenue
Zoning: Residential-House, Two-Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 1704/015
Project Sponsor: Jody Knight
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Patricia Buse Living Trust
Sonoma, CA 95476
Staff Contact: Gabriela Pantoja – (628) 652-7380
Gabriela.Pantoja@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for the demolition of an existing two-story, single-family residence and the construction of a four-story, single-family residence located at the front of the subject property. The new residential building will be approximately 2,500 square feet in area, contain two Class 1 bicycle parking spaces, two off-street parking spaces, and 767 square feet of private usable open space. The proposal will also alter an existing one-story, detached dwelling unit located at the rear of the subject property.

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 the demolition of an existing two-story, single-family residence and the construction of a new four-story, single-family residence located at the front of the subject property within the Residential-House, Two-Family (RH-2) Zoning District and 40-X Height and Bulk District.

Issues and Other Considerations

- **Public Comment & Outreach.** Prior to the submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted and completed a Pre-Application Meeting on April 29, 2020. No members of the public attended the Pre-Application Meeting. Leading up to the hearing, the Project Sponsors have conducted two additional neighborhood meetings on February 7, 2021 and February 14, 2021. Following the February 14th meeting, the Project Sponsors have continued to engage with the neighborhood. To date, the Department has received one correspondence in support of the Project. To date, the Department has not received any correspondence in opposition of the Project.
- **Tenant History:** Based on the San Francisco Rent Board’s available records, there is no known evidence of any evictions or buyouts at the subject property. See Exhibit G for Eviction History Documentation. The existing single-family residences are vacant.

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 Project will demolish an existing two-story, single-family residence, construct a new four-story, single-family residence, and alter an existing one-story, detached dwelling unit within close proximity to public transportation, commercial corridors, and jobs. While simultaneously enhancing and preserving the immediate neighborhood’s character, the proposed residential building will be developed to meet the needs and necessities of families. The Project will also provide a use compatible with the RH-2 Zoning District and the immediate neighborhood in that the proposed residential building will be compatible with the development pattern, size, density, and height of the neighborhood. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: MARCH 11, 2021

Date: March 4, 2021
Record No.: 2020-005251CUA
Project Address: 1271-1273 46th Avenue
Zoning: Residential-House, Two-Family (RH-2) Zoning District
40-X Height and Bulk District
Block/Lot: 1704/015
Project Sponsor: Jody Knight
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Patricia Buse Living Trust
Sonoma, CA 95476
Staff Contact: Gabriela Pantoja – (628) 652-7380
Gabriela.Pantoja@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE DEMOLITION OF AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT THE FRONT OF SUBJECT PROPERTY AND THE CONSTRUCTION OF A FOUR-STORY, SINGLE-FAMILY RESIDENCE APPROXIMATELY 2,500 SQUARE FEET IN AREA, TWO CLASS 1 BICYCLE PARKING SPACES, TWO OFF-STREET PARKING SPACES, AND 767 SQUARE FEET OF PRIVATE USABLE OPEN SPACE LOCATED AT 1271-1273 46TH AVENUE, LOT 015 IN ASSESSOR'S BLOCK 1704, WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 27, 2020, Jody Knight of Reuben, Junius, & Rose LLP (hereinafter "Project Sponsor") filed Application No. 2020-005251CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the demolition of an existing two-story, single-family residence located at the front of the subject property, the construction of a four-story, single-family residence, and the alteration of an existing one-story, detached dwelling unit (hereinafter "Project") at 1271- 1273 46th Avenue, Block 1704 Lot 015 (hereinafter "Project Site").

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

On March 11, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-005251CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-005251CUA 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. 2020-005251CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The proposal is for the demolition of an existing two-story, single-family residence and the construction of a four-story, single-family residence located at the front of the subject property. The new residential building will be approximately 2,500 square feet in area, contain two Class 1 bicycle parking spaces, two off-street parking spaces, and 767 square feet of private usable open space. The proposal will also alter an existing one-story, detached dwelling unit located at the rear of the subject property.
3. **Site Description and Present Use.** The 3,000 square-foot property is located on the west side of 46th Avenue Street, between Irving Street and Lincoln Way; Lot 015 of Assessor's Block 1704. The property is developed with a two-story, approximately 1,200 square foot, single-family residence which measures 37 feet 1 inch in length and 22 feet 5 inches in width located at the front of the subject property and a one-story, approximately 600 square-foot, detached dwelling unit which measures 28 feet 7 inches in length and 22 feet 8 inches in width located at the rear of the subject property. Approximately 39 percent of the existing property's total area is occupied by the subject buildings. The subject buildings, constructed in 1906, are not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject buildings are currently vacant.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the RH-2 (Residential-House, Two Family) Zoning District, the 40-X Height and Bulk District, and Outer Sunset neighborhood, adjacent to the Inner Sunset and Parkside neighborhoods. The RH-2 (Residential-House, Two-Family) is located directly to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments specifically multi-unit and single-family dwelling units. Directly to the south, west, and east of the subject property are multi-unit residential buildings. Directly to the north of the subject property is a single-family residence.
5. **Public Outreach and Comments.** Prior to the submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted and completed a Pre-Application Meeting on April 29, 2020. No members of the public attended the Pre-Application Meeting. Leading up to the hearing, the Project Sponsors have conducted two additional neighborhood meetings on February 7, 2021 and February 14, 2021. Following the February 14th meeting, the Project Sponsors have continued to engage with the neighborhood. To date, the Department has received one correspondence in support of the Project. To date, the Department has not received any correspondence in opposition of the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition.** Pursuant to Planning Code Section 317(c)(1), any application for a permit that would result in the removal of one or more Residential Units or Unauthorized Units is required to obtain Conditional Use Authorization. "Removal" shall mean, with reference to a Residential or

Unauthorized Unit, its Conversion, Demolition, or Merger. Section 317(g)(6) establishes the criteria which the Planning Commission shall consider in the review of applications for Residential Demolition.

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

- B. Dwelling Unit Density.** Pursuant to Planning Code Sections 207 and 209.1 properties within the RH-2 Zoning District are principally permitted to contain two dwelling units per lot area or conditionally permitted to contain one dwelling unit per 1,500 square feet of lot area.

The Project will construct a new four-story, single-family dwelling unit and maintain an existing one-story, detached dwelling unit for a total of two dwelling units at the subject property, and therefore complies with this requirement.

- C. Rear Yard.** Planning Code Section 134 requires the subject lot to maintain a minimum rear yard equal to 45 percent of the total lot depth. However, the rear yard may be reduced to a line representing the average between the buildings' depths on adjacent lots, but in no case shall the required rear yard be less than 25 percent of the subject lot's depth or 15 feet, whichever is greater.

The Project complies with this requirement. The subject property is required to maintain a rear yard equal to 54 feet. The subject property's rear building currently projects 28 feet 9 inches into the required rear yard, and therefore is legal non-conforming with respect to the rear yard requirement. However, the Project will not intensify the subject property's compliance with the rear yard requirement. The Project will develop the subject property in a manner compatible with the established adjacent development pattern and will provide an area measuring approximately 25 feet in depth and in width at the rear of the subject property pursuant to Planning Code 134, Interpretation dated 3/10.

- D. Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: an open area which is unobstructed and is no less than 25 feet in every horizontal dimension, a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

All proposed dwelling units will contain a room measuring at minimum 120 square feet in area with required windows facing onto 46th Avenue or an unobstructed open area measuring 25 feet in every horizontal dimension.

- E. Usable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-2 Zoning District contain access to at minimum 125 square feet of private usable open space or at minimum 166 square feet of common usable open space.

The Project will comply with this requirement. The proposed residential building will contain access to

at minimum 645 square feet of private usable open space and the existing one-story, rear detached dwelling unit will maintain access to at minimum 631 square feet of common usable open space.

- F. **Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required. However, 1.5 off-street parking spaces are principally permitted per dwelling unit.

The Project will comply with this requirement. The subject building will contain a maximum of two off-street parking spaces, each dwelling unit will have access to one off-street parking space

- G. **Residential Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

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

- H. **Building Height.** Pursuant to Planning Code Section 260 and 261, the subject property is limited to a building height of 40 feet in height.

The Project will comply with this requirement. The proposed residential building will measure no more than 40 feet in height.

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

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

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

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

The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will provide a use compatible with the RH-2 Zoning District and construct a four-story, single-family residence that is compatible with the development pattern, size, density, and height of the immediate neighborhood. The immediate neighborhood is developed with one-to-three story residential developments specifically multi-unit and single-family 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 Project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The proposed demolition of an existing two-story, single-family residence and construction of a new four-story, single-family residence will be compatible to the development pattern, density, and height of the immediate neighborhood. The proposed residential building will be designed to preserve the existing mid-block open space and adjacent properties' access to light and air, while providing a family sized dwelling unit. Therefore, the shape and size of development on the subject property will not be detrimental to persons or adjacent properties in the vicinity.

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

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

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

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

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

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

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

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

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

applicable Zoning District.

The Project is consistent with the stated purpose of the RH-2 (Residential-House, Two Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling unit will be consistent with the characteristics of the listed Zoning District.

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

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

Based on a review of the Department of Building Inspection's and Planning Department's databases, the subject property has no history of serious continuing Code violations.

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

Based on the information available to the Department, the existing subject residential buildings have been maintained in decent, safe, and sanitary conditions.

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

The subject buildings and property are not identified as a historical resource. Pursuant to CEQA, a survey (Oceanside Survey II) was conducted and adopted which evaluated the existing subject buildings, constructed in 1906, whether they would meet CEQA section 15064.5 criteria for listing on the California Register or in an adopted local historic register. The subject buildings and property were determined to not be eligible for listing in the California Register under any criteria, individually or as part of a historic district.

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

Given the adopted Oceanside Survey II, the demolition of the subject building will not create significant impacts to a historical resource.

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

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

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

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

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

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

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

The Project will conserve the existing neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing two-story, single-family residential building, construct a new four-story, single-family residence, and alter an existing one-story, detached dwelling unit within a neighborhood characterized by residential uses.

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

The Project will demolish an aged, existing, single-family dwelling unit which is generally considered more affordable than new dwelling units, and therefore the Project will not preserve the relative affordability of existing housing.

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

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

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

The Oceanside neighborhood is an established residential neighborhood. The Project has been designed to be compatible with the scale and development pattern of the established neighborhood character.

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

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

- M. Whether the project creates new supportive housing;

The Project will not create supportive housing.

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

The Project will be responsive to the scale, development pattern, and architectural expression of the immediate neighborhood. The Project will maintain and preserve an existing one-story, detached dwelling unit and construct a new four-story, single-family residence that will compliment the existing neighborhood character with a design that is contemporary but contextual.

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

The Project will maintain the number of on-site dwelling units at the subject property.

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

The Project will not increase the number of on-site bedrooms at the subject property. The Project will reduce the number of on-site bedrooms at the subject property from three to two bedrooms. However, the Project will remove an on-site bedroom at the existing rear detached dwelling unit to provide a more efficient studio dwelling unit. Additionally, the Project will construct an accordion divider at the proposed front residential building's second floor so as to separate one bedroom space into two practical spaces for a total of three practical bedroom spaces at the site. The lack of a permanent floor to ceiling wall between the spaces excludes the addition of the third bedroom space to the site's on-site bedroom count.

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

The Project will maximize the density of the subject property. The subject property measures approximately 3,000 square feet in area and is located within the RH-2 Zoning District which permits two residential units per lot.

- 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.

Although the Planning Department does not have the authority to make a determination on the applicability of the Rent Ordinance to a subject property, it is the Planning Department's position to assume that single-family residences are not subject to rent regulations, but other provisions of the Residential Rent Stabilization and Arbitration Ordinance (Rent Ordinance) may apply. Nonetheless, the Project will demolish a two-story, two-bedroom, approximately 1,200 square foot single-family residence and construct a new four-story, two-bedroom, approximately 2,500 square foot single-family residence.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

Policy 4.6

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

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12:

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

Policy 12.2

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

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

The Project will demolish an existing two-story, single-family residence, construct a new four-story, single-family residence, and alter an existing one-story, detached dwelling unit within close proximity to public

transportation, commercial corridors, and jobs. While simultaneously enhancing and preserving the immediate neighborhood's character, the proposed residential building will be developed to meet the needs and necessities of families. The Project will also provide a use compatible with the RH-2 Zoning District and the immediate neighborhood in that the proposed residential building will be compatible with the development pattern, size, density, and height of the neighborhood.

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

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

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

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

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing two-story, single-family residential building, construct a new four-story, single-family residence, and alter an existing one-story, detached dwelling unit.

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

The Project will not negatively affect the City's supply of affordable housing; no affordable housing units will be removed.

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

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

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

The Project will not displace any service or industry sectors due to commercial office and will not affect

residents' employment and ownership opportunities of industrial and service sector. The subject building is an existing two-story, single-family residence and the proposed Project will construct a new four-story, single-family residence and maintain an existing one-story, detached single family residence for a total of two dwelling units at the subject property.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-005251CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 3, 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 March 11, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 11, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of an existing two-story, single-family residence, construction of a four-story, single-family residence, and alteration of an existing one-story, detached dwelling unit located at 1271-1273 46th Avenue, Lot 015 of Assessor's Block 1704, pursuant to Planning Code Sections 303 and 317 within the RH-2 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated March 3, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-005251CUA and subject to conditions of approval reviewed and approved by the Commission on March 11, 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 March 11, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

www.sfplanning.org

Design – Compliance at Plan Stage

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

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

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

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

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

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

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

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

Parking and Traffic

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

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

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

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

Provisions

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

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

Monitoring - After Entitlement

- 13. 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.

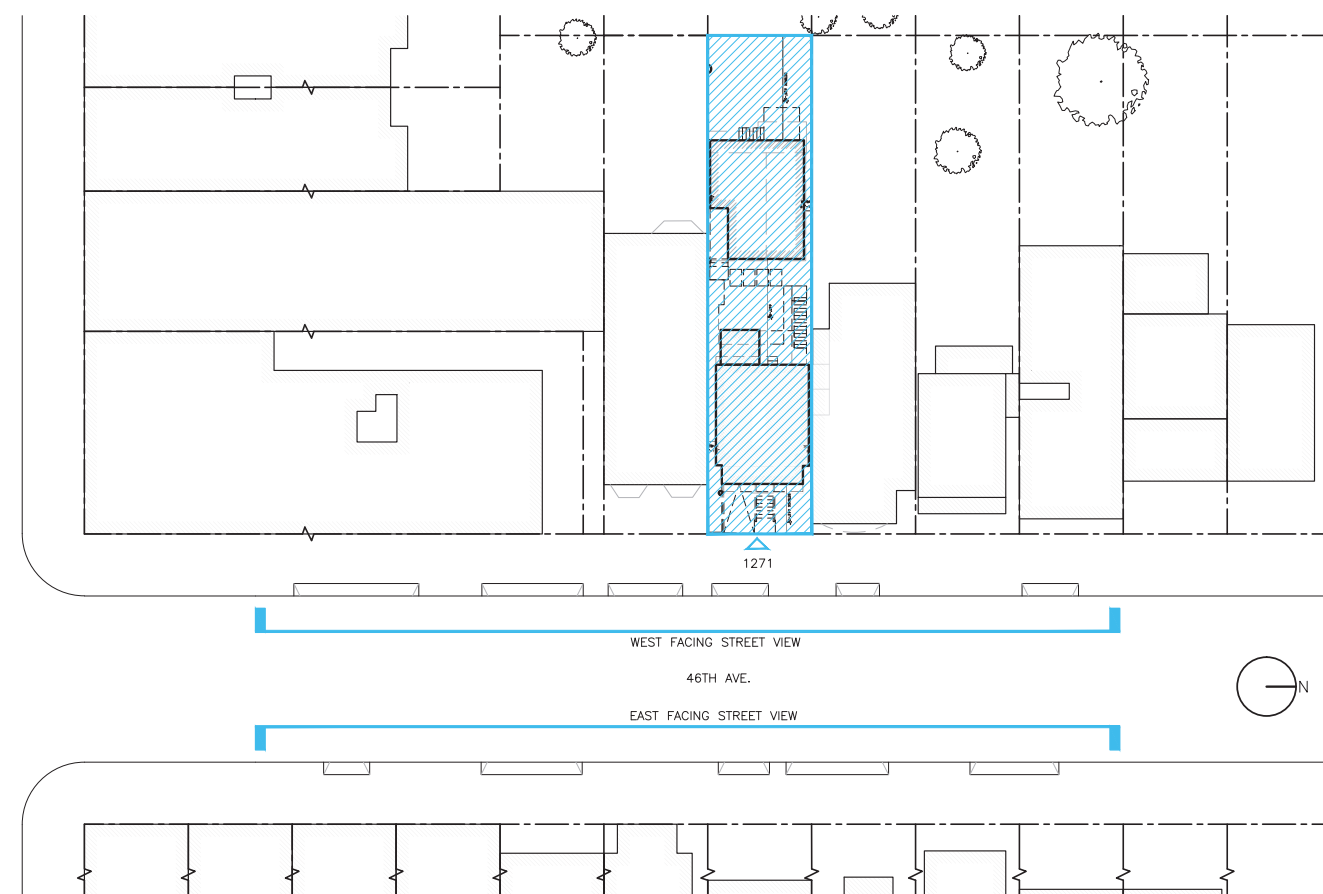
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 14. 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.

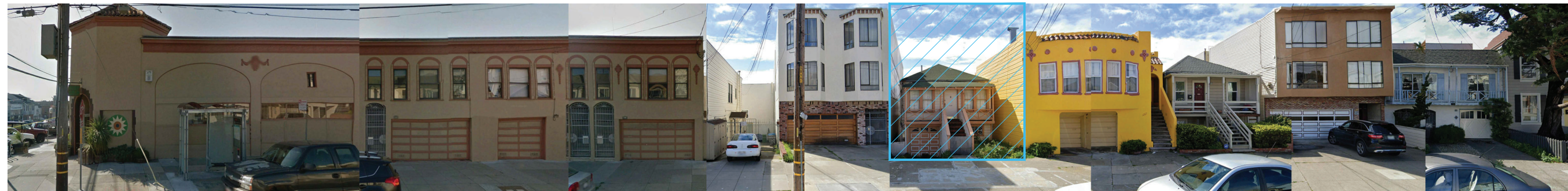
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



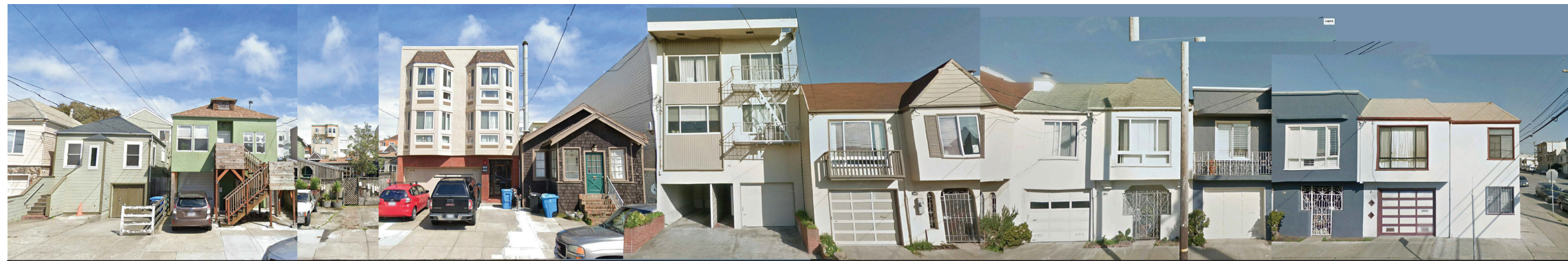
AREA REFERENCE MAP 4



STREET VIEW REFERENCE MAP 3



46TH AVE. FACING WEST 2



46TH AVE. FACING EAST 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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ARCHITECT:
STANLEY SAIKOWITZ /
NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103

CIVIL

STRUCTURAL

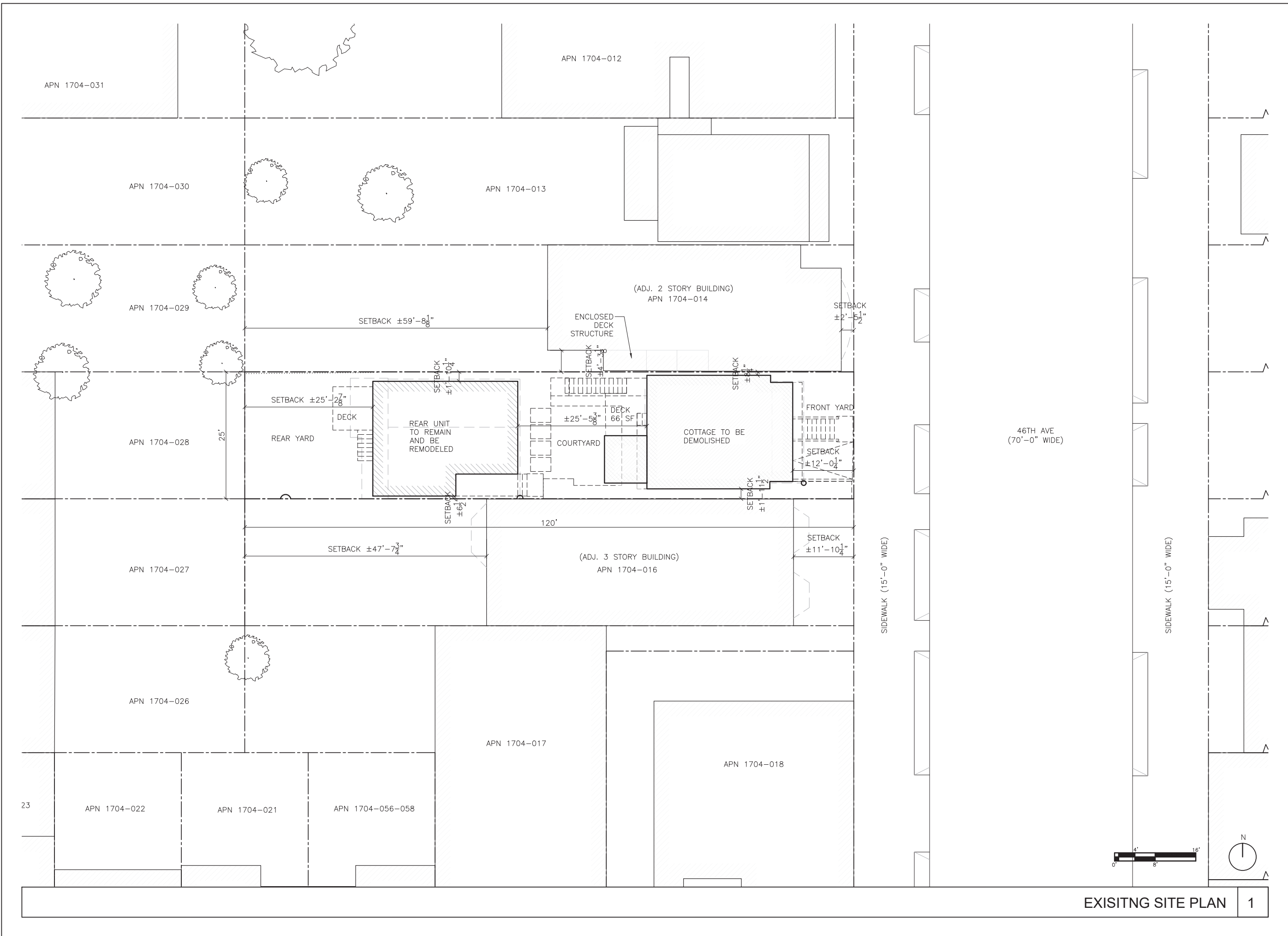
MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
SITE IMAGES
/ LOCATION

SET: PLANNING
 DATE: 03-01-2021
 SCALE: N.T.S.
 DRAWN: SS/NAI

SHEET NO:
A0.1



REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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STRUCTURAL

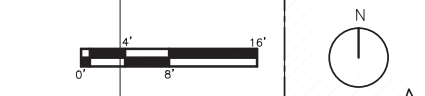
MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

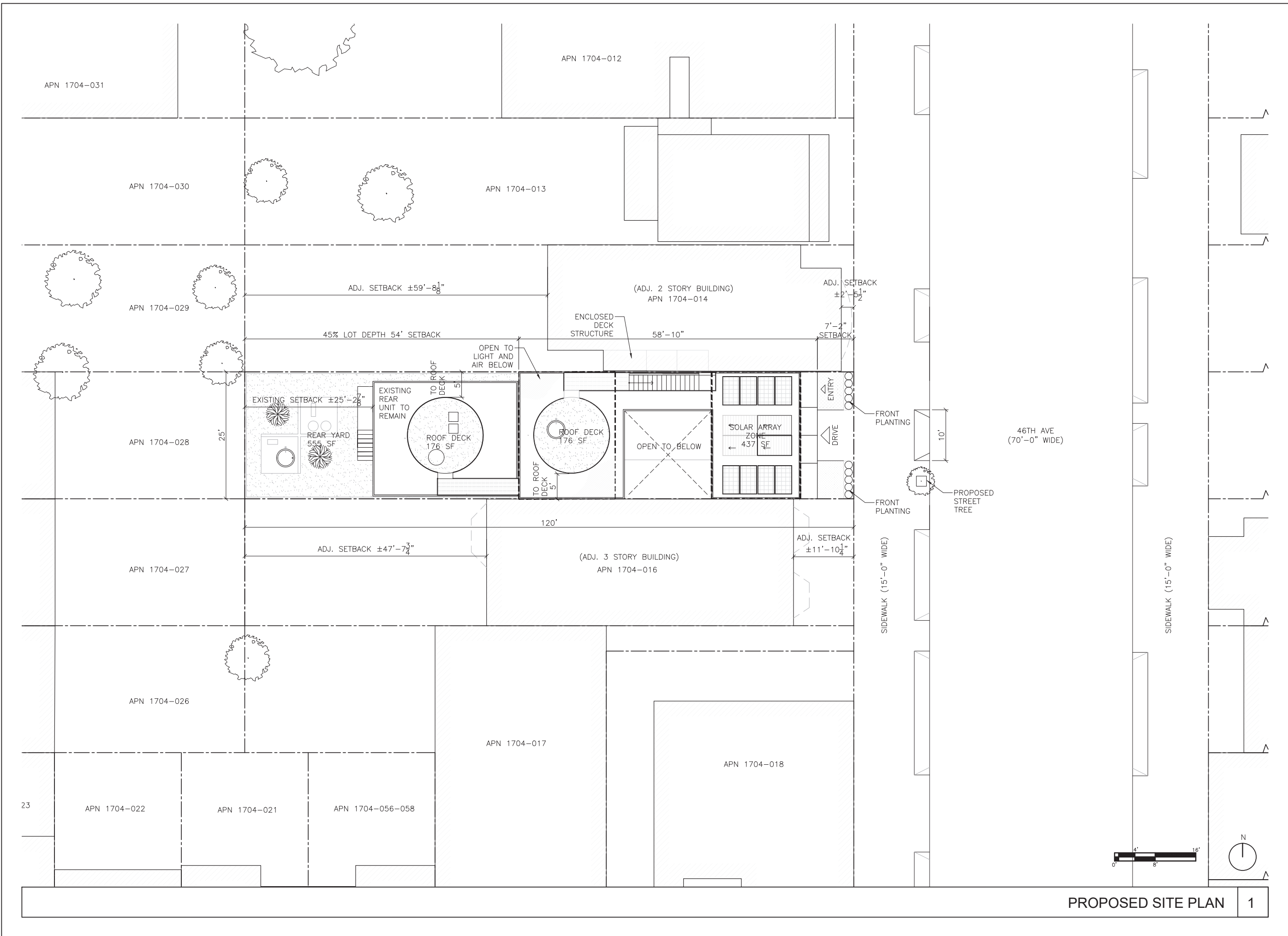
TITLE:
EXISTING SITE PLAN

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 1/8" = 1'-0"
 DRAWN: SSJ/NAI

SHEET NO:
A0.2



EXISTING SITE PLAN 1



REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
PROPOSED SITE PLAN

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 1/8" = 1'-0"

DRAWN: SS/NAI
 SHEET NO: **A0.3**



VIEW FROM 46TH STREET 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
**STREETVIEW
 RENDERING**

SET: PLANNING

DATE: 03-01-2021

SCALE: N.T.S.

DRAWN: SSJAI
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SHEET NO:

A0.4



VIEW FROM 46TH STREET 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
**STREETVIEW
 RENDERING**

SET:	PLANNING
DATE:	03-01-2021
SCALE:	N.T.S.
DRAWN:	SS/NAI <small>© 2021 STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.</small>

SHEET NO:
A0.5



ADDITIONAL VIEW FROM 46TH STREET 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
STREETVIEW RENDERING

SET: PLANNING

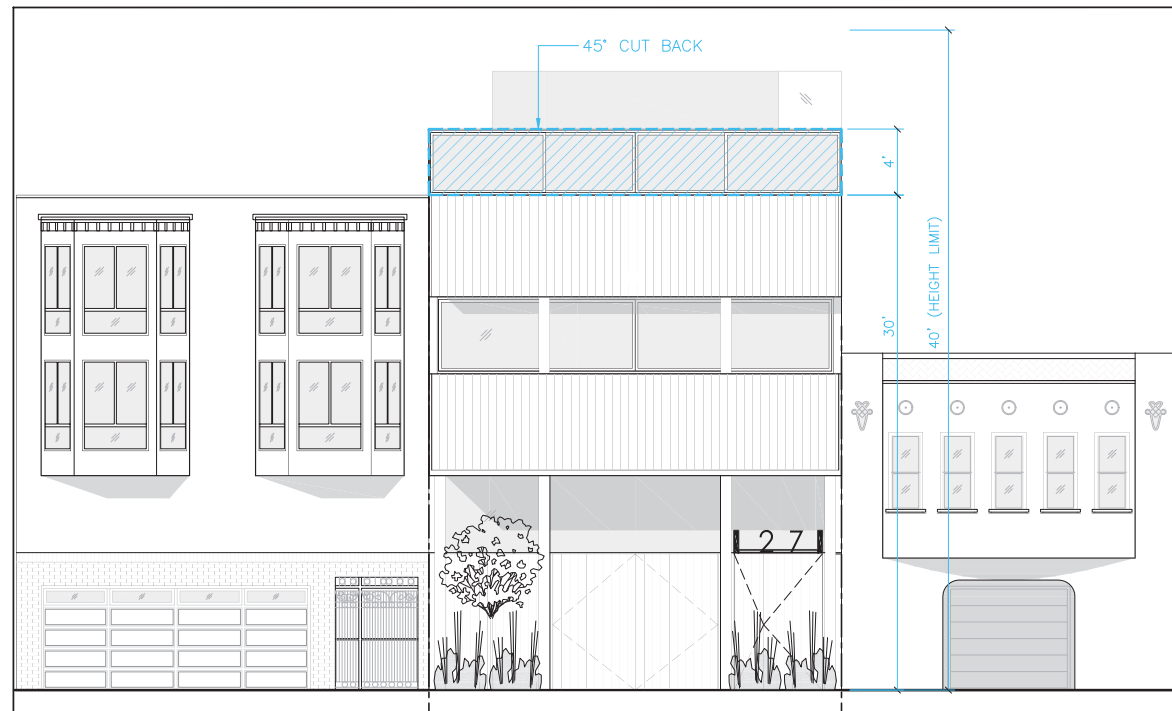
DATE: 03-01-2021

SCALE: N.T.S.

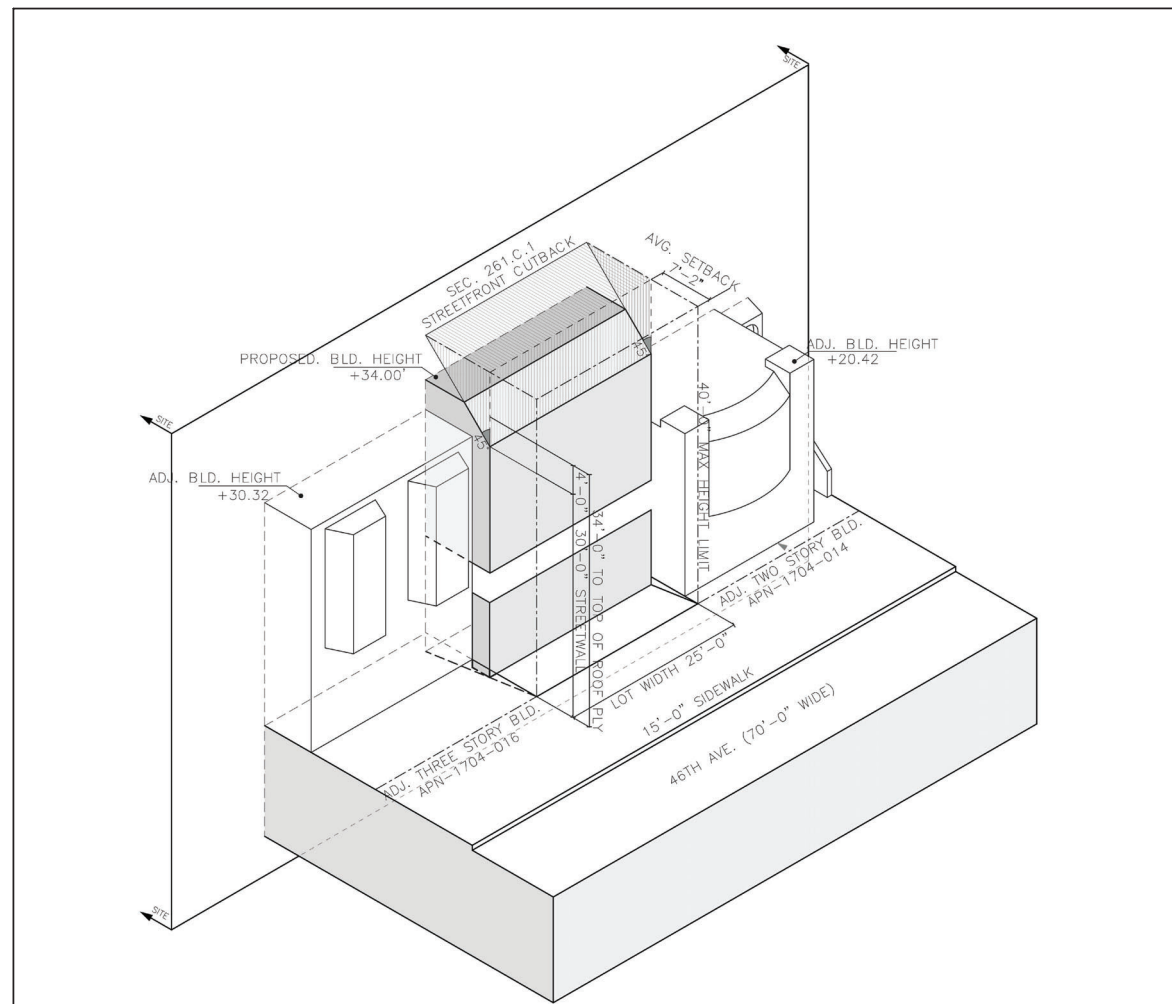
DRAWN: SSJ/NAI

SHEET NO:

A0.6



STREET FRONT AND BUILDING HEIGHT ELEVATION 3



STREET FRONT SETBACK AND MASSING 2



VIEW FROM 46TH AVE 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
FACADE AND MASSING

SET: PLANNING

DATE: 03-01-2021

SCALE: N.T.S.

DRAWN: SSJ/NAI

SHEET NO:

A0.7



REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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ARCHITECT:
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 San Francisco, CA 94103

CIVIL

STRUCTURAL

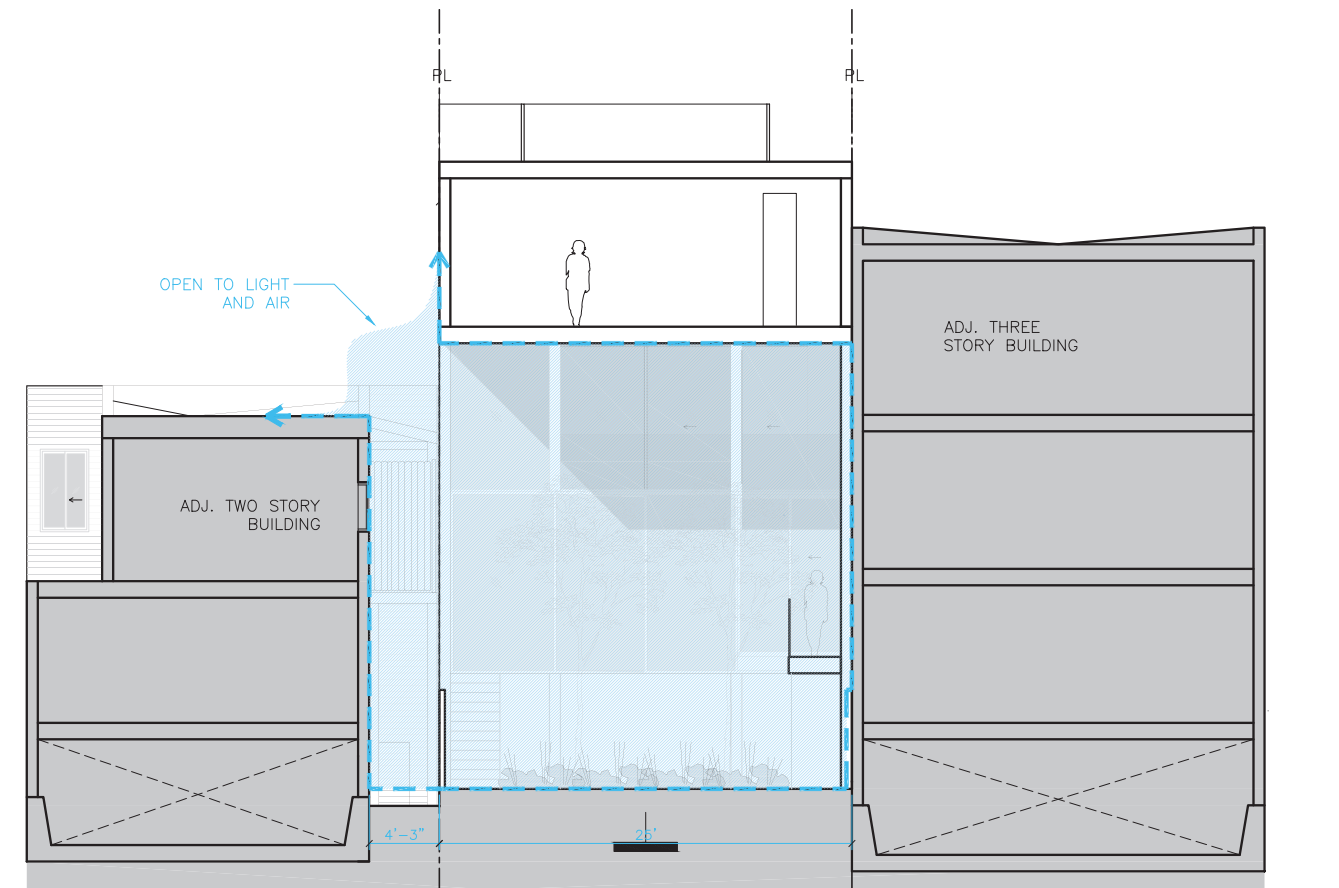
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1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

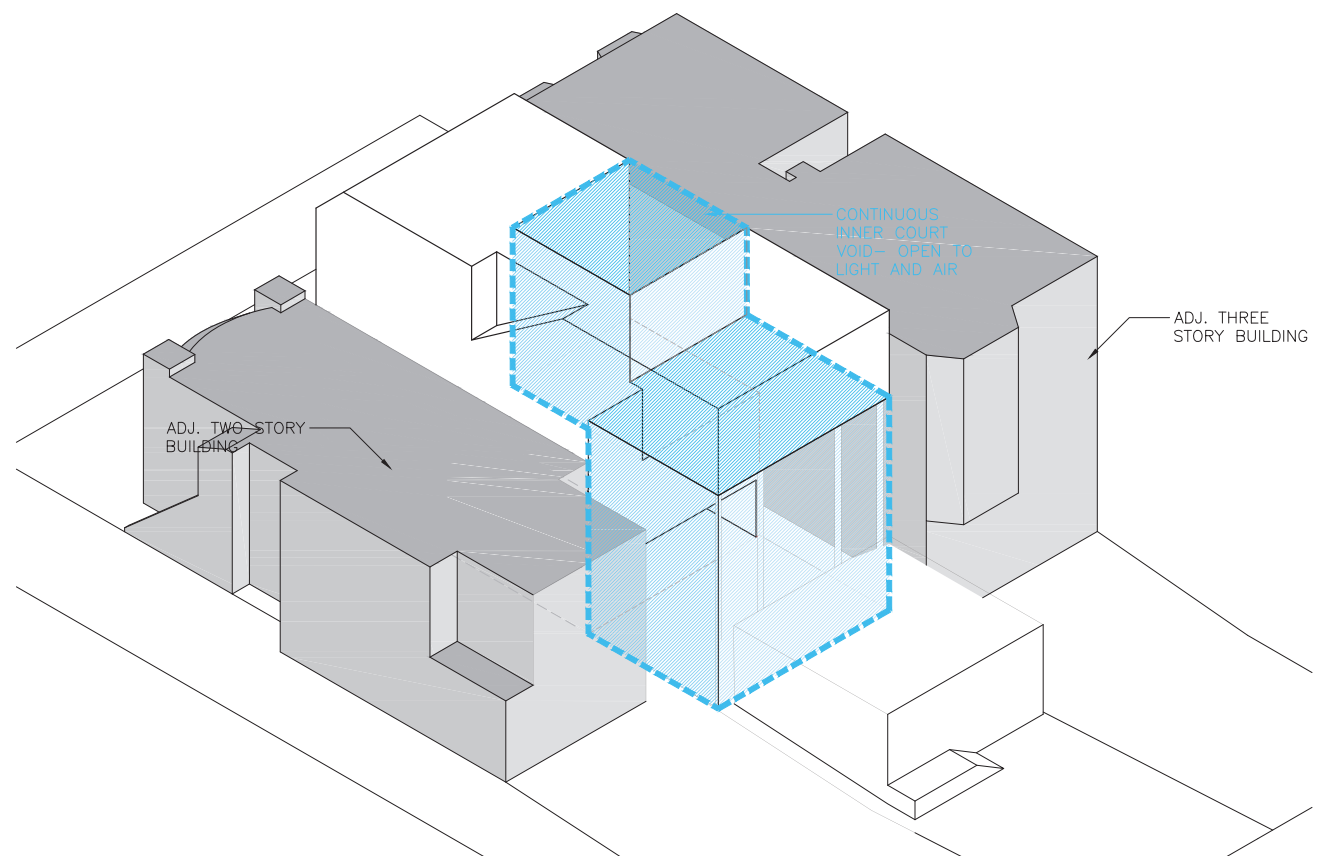
TITLE:
FACADE

SET: PLANNING
 DATE: 03-01-2021
 SCALE: N.T.S.
 DRAWN: SSJNAI

SHEET NO:
A0.8



LIGHT AND AIR SECTION DIAGRAM 2



LIGHT AND AIR MASSING VOID DIAGRAM 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
MASSING AND BULK

SET: PLANNING

DATE: 03-01-2021

SCALE: N.T.S.

DRAWN: SS/NAI

SHEET NO:

A0.9

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
 EXISTING/
 DEMO
 PLANS

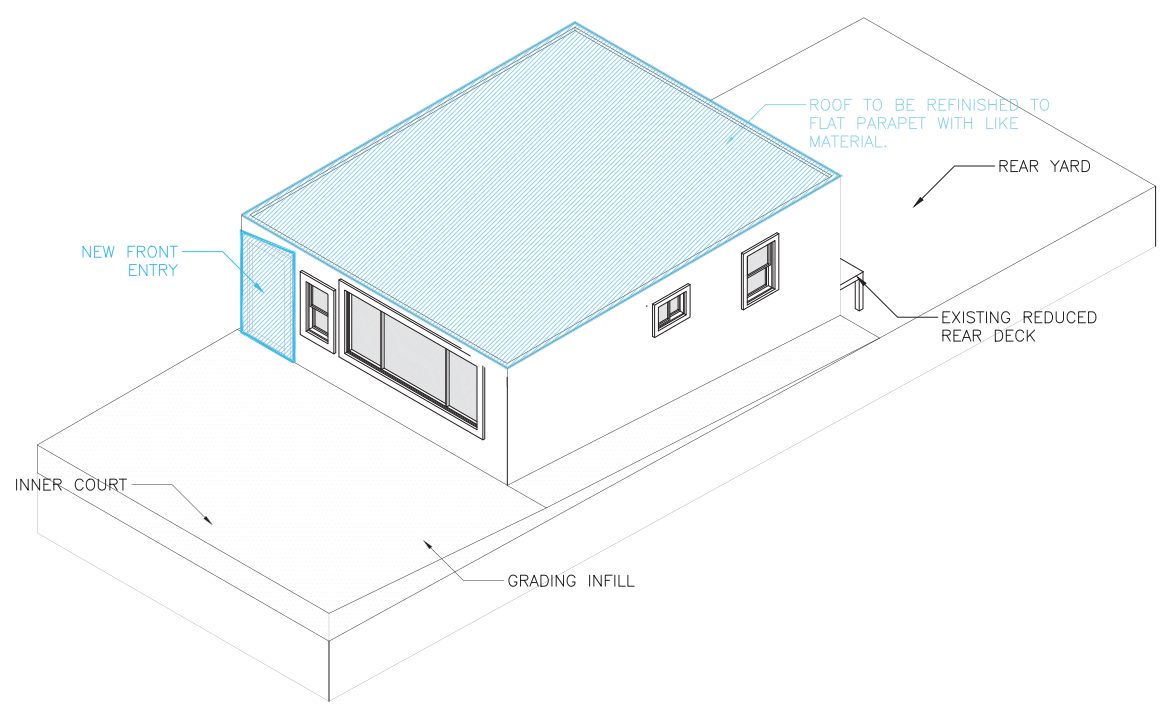
SET: PLANNING

DATE: 03-01-2021

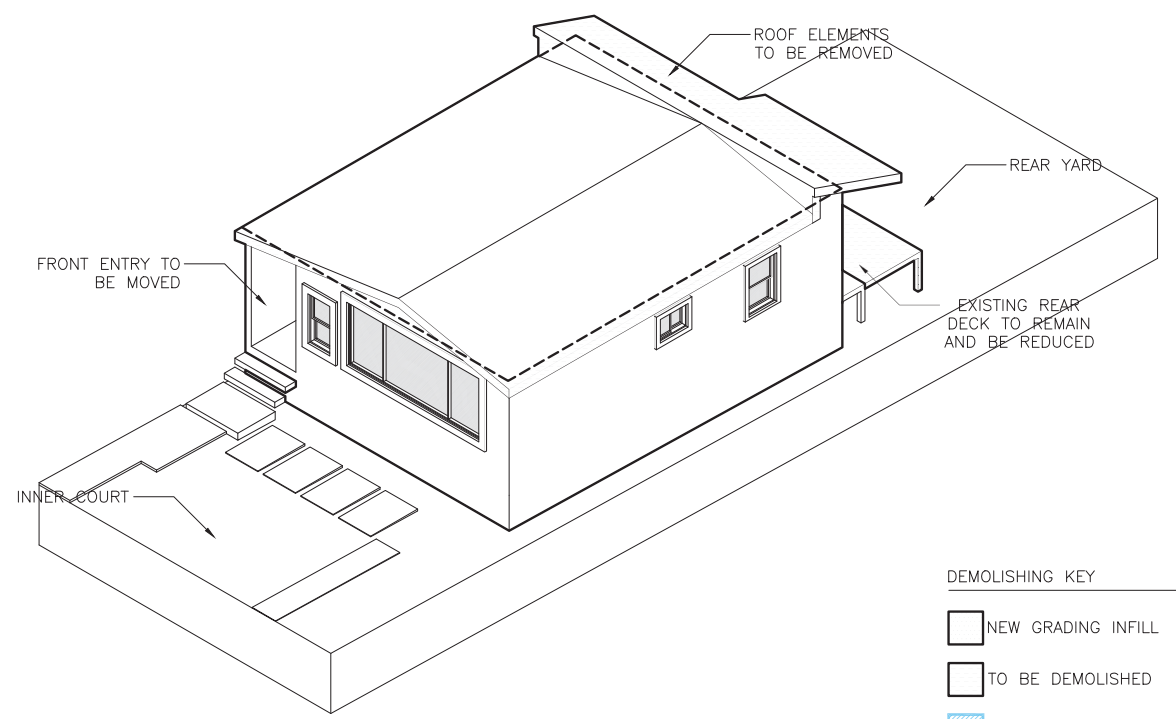
SCALE: 3/16" = 1'-0"

DRAWN: SS/NAI

SHEET NO:
D1.1



(REAR UNIT) ELEMENTS ADDED ISOMETRIC 4



(REAR UNIT) ELEMENTS TO BE REMOVED ISOMETRIC 3

DEMOLISHING KEY

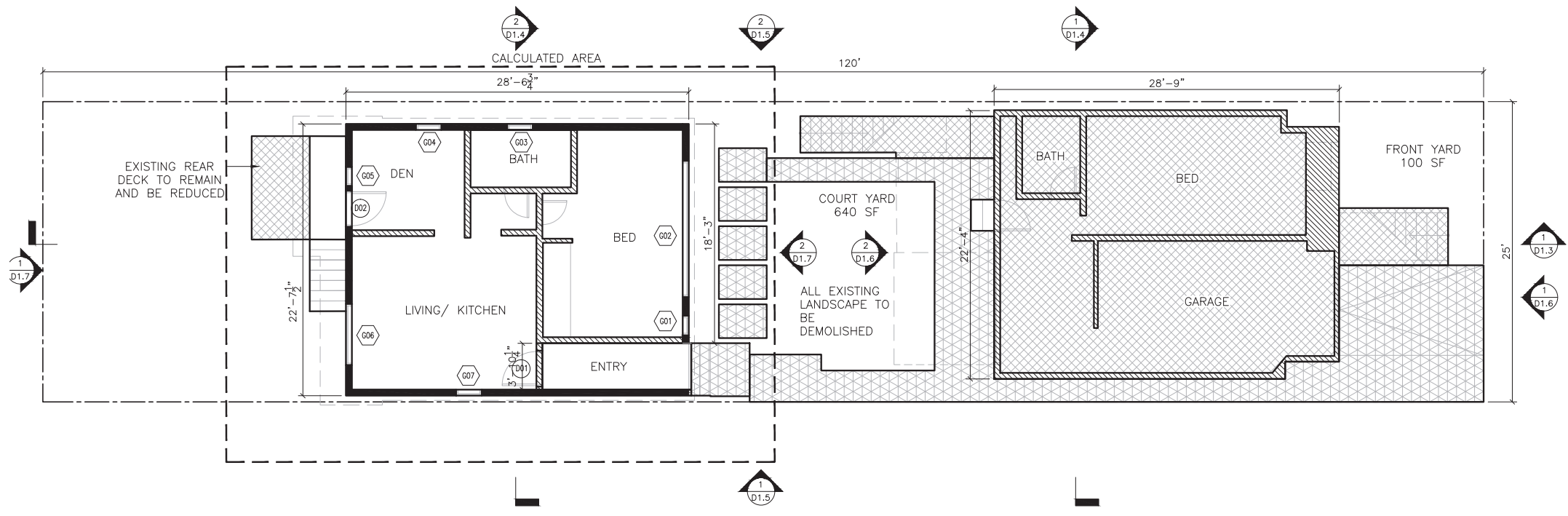
- NEW GRADING INFILL
- TO BE DEMOLISHED
- NEW ADDED ELEMENTS

EXISTING AND DEMOLITION PLAN KEY

- VERTICAL WALL TO REMAIN
- VERTICAL WALL TO BE REMOVED
- ADDITIONAL FLOOR AREA
- HORIZONTAL AREA TO BE REMOVED
- REAR DECK ELEMENTS TO BE REMOVED

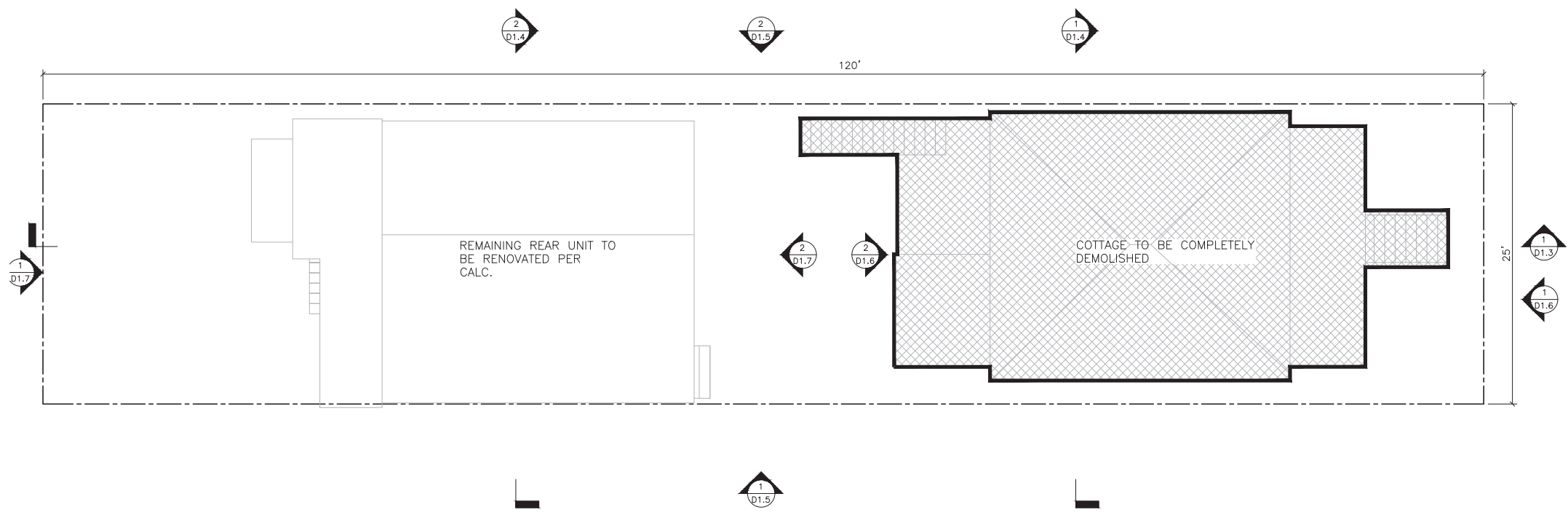
Rear Unit Demo Calculations			
Linear Footage Measurements at Perimeter Foundation			
Element	Length (FT)	Length Removed (FT)	% Removed
South	28.58	0	0%
North	28.58	0	0%
West	22.63	0	0%
East	22.63	3.85	17%
Building Total	102.41	3.85	4%
Code Allowance			50%
Horizontal Elements Areas			
Element	Area	Area Removed	% Removed
Roof	762	118	15%
Building Total	762	118	15%
Code Allowance			65%
Vertical Elements Areas			
Elevation	Area	Area Removed	% Removed
A	393	0	0%
B	393	0	0%
C	338	0	0%
D	280	36	13%
Building Total	1404	36	3%
Code Allowance			50%

[1] FLOOR PLATES AT GRADE ARE NOT CONSIDERED HORIZONTAL ELEMENTS TO BE CALCULATED, PER SF PLANNING "ZONING CONTROLS ON THE REMOVAL OF A DWELLING UNITS."

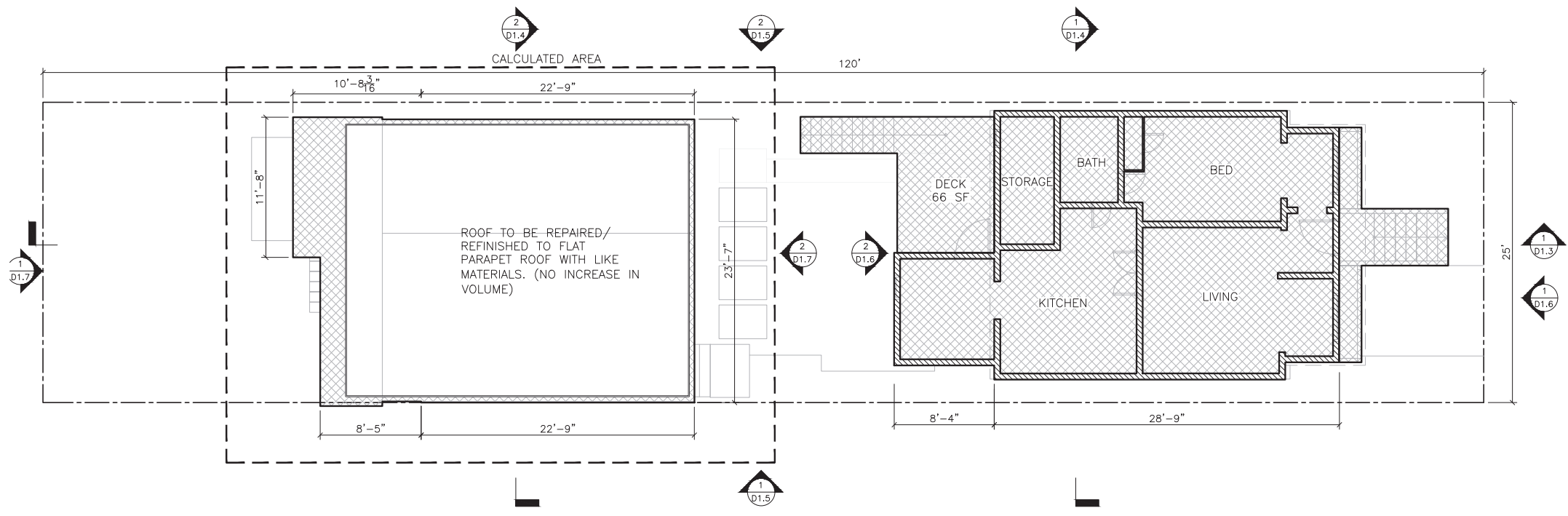


EXISTING/ DEMO GROUND FLOOR PLAN 2

DEMO. KEY AND CALCS 1



EXISTING/ DEMO ROOF PLAN 3



EXISTING/ DEMO LEVEL 2 FLOOR PLAN 2

- EXISTING AND DEMOLITION PLAN KEY
- VERTICAL WALL TO REMAIN
 - VERTICAL WALL TO BE REMOVED
 - ADDITIONAL FLOOR AREA
 - HORIZONTAL AREA TO BE REMOVED
 - REAR DECK ELEMENTS TO BE REMOVED

Rear Unit Demo Calculations			
Linear Footage Measurements at Perimeter Foundation			
Element	Length (FT)	Length Removed (FT)	% Removed
South	28.58	0	0%
North	28.58	0	0%
West	22.63	0	0%
East	22.63	3.85	17%
Building Total	102.41	3.85	4%
Code Allowance			50%
Horizontal Elements Areas			
Element	Area	Area Removed	% Removed
Roof	762	118	15%
Building Total	762	118	15%
Code Allowance			65%
Vertical Elements Areas			
Elevation	Area	Area Removed	% Removed
A	393	0	0%
B	393	0	0%
C	338	0	0%
D	280	36	13%
Building Total	1404	36	3%
Code Allowance			50%

[1] FLOOR PLATES AT GRADE ARE NOT CONSIDERED HORIZONTAL ELEMENTS TO BE CALCULATED, PER SF PLANNING "ZONING CONTROLS ON THE REMOVAL OF A DWELLING UNITS."

DEMO. KEY AND CALCS 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
 EXISTING/
 DEMO
 PLANS

SET: PLANNING

DATE: 03-01-2021

SCALE: 3/16" = 1'-0"

DRAWN: SSJAI

SHEET NO:

D1.2

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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CIVIL

STRUCTURAL

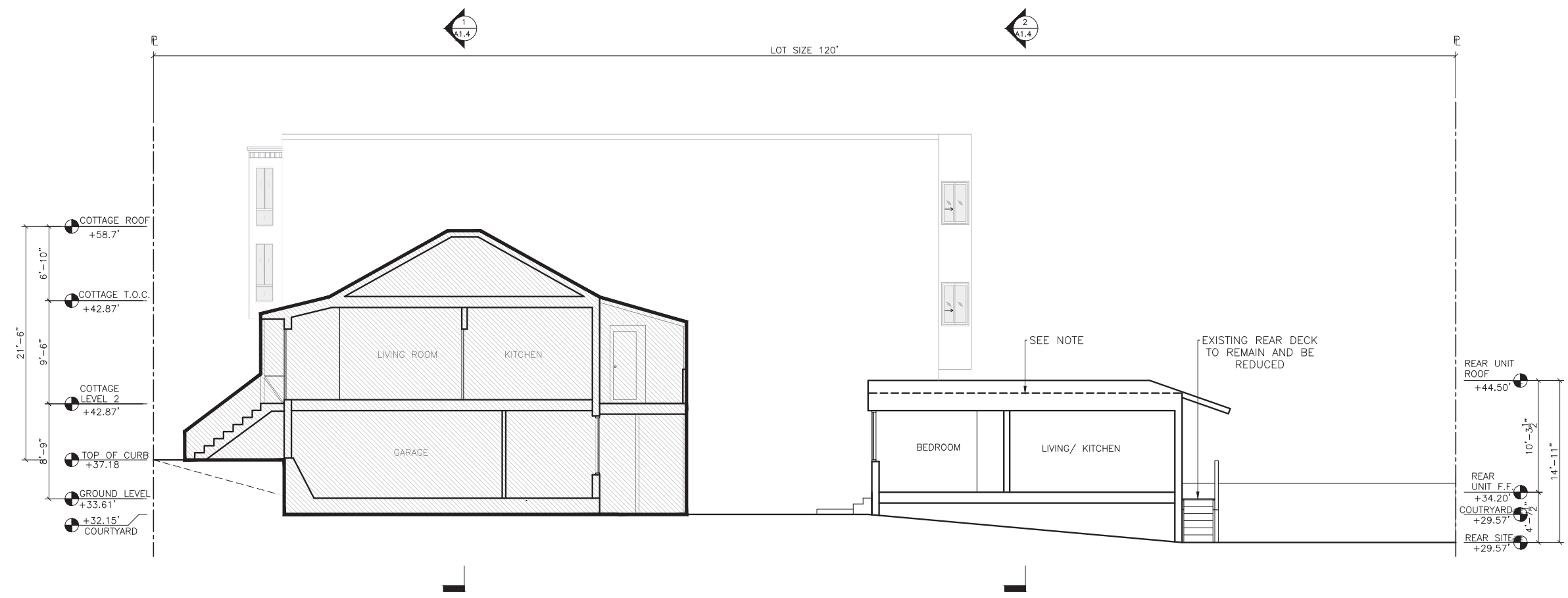
MEP

12711 46TH AVE.
 12711 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
 EXISTING/
 DEMO
 SECTIONS

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJNAI

SHEET NO:
D1.3



EXISTING AND DEMOLITION PLAN KEY

- VERTICAL WALL TO REMAIN
- VERTICAL WALL TO BE REMOVED
- ADDITIONAL FLOOR AREA
- HORIZONTAL AREA TO BE REMOVED
- REAR DECK ELEMENTS TO BE REMOVED

*REPAIR/ RENOVATION NOTE
 ROOF TO BE REPAIRED/ REFINISHED TO
 FLAT PARAPET ROOF WITH LIKE MATERIALS.
 (NO INCREASE IN VOLUME)

EXISTING PRIMARY/ SECONDARY UNIT LONGITUDINAL SECTION 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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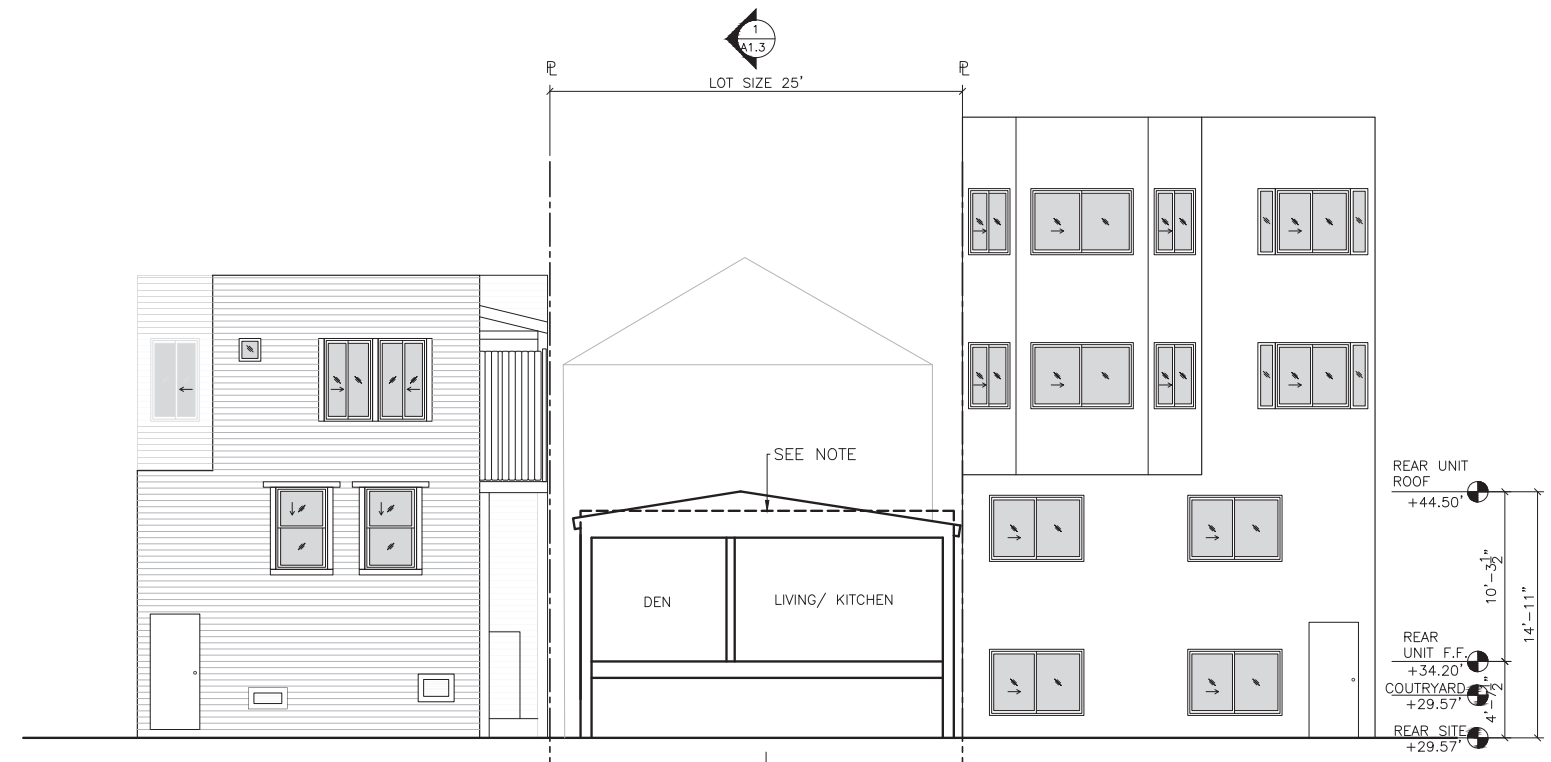
MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
EXISTING/ DEMO SECTIONS

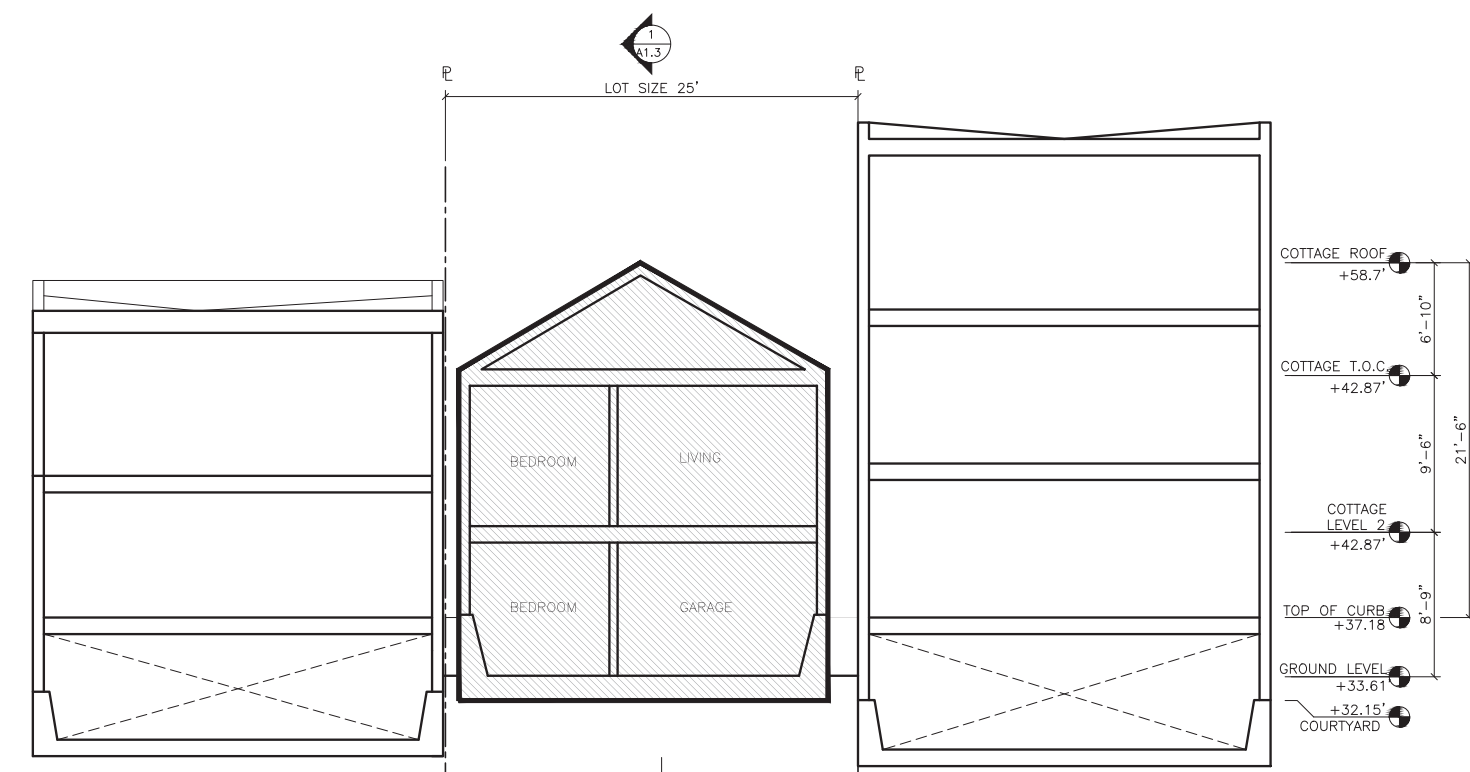
SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJAI

SHEET NO:
D1.4



*REPAIR/ RENOVATION NOTE
 ROOF TO BE REPAIRED/ REFINISHED TO FLAT PARAPET ROOF WITH LIKE MATERIALS. (NO INCREASE IN VOLUME)

EXISTING SECONDARY UNIT TRANSVERSE SECTION 2



EXISTING AND DEMOLITION PLAN KEY

- VERTICAL WALL TO REMAIN
- VERTICAL WALL TO BE REMOVED
- ADDITIONAL FLOOR AREA
- HORIZONTAL AREA TO BE REMOVED
- REAR DECK ELEMENTS TO BE REMOVED

EXISTING PRIMARY UNIT TRANSVERSE SECTION 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

OWNER:
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 patricia.buse@rcicloud.com
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ARCHITECT:
STANLEY SAIKOWITZ / NATOMA ARCHITECTS Inc.
 1022 Niskoma Street, No. 3
 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

12711 46TH AVE.
 12711 46TH AVE., SAN FRANCISCO, CA 94122

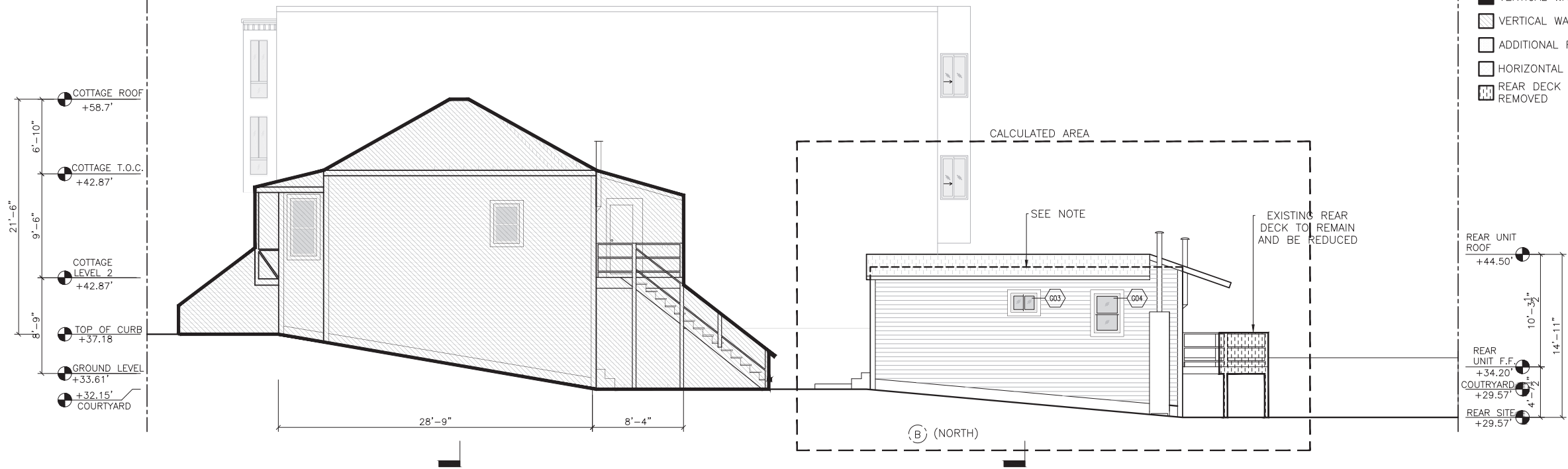
TITLE:
 EXISTING/
 DEMO
 ELEVATIONS

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJAI

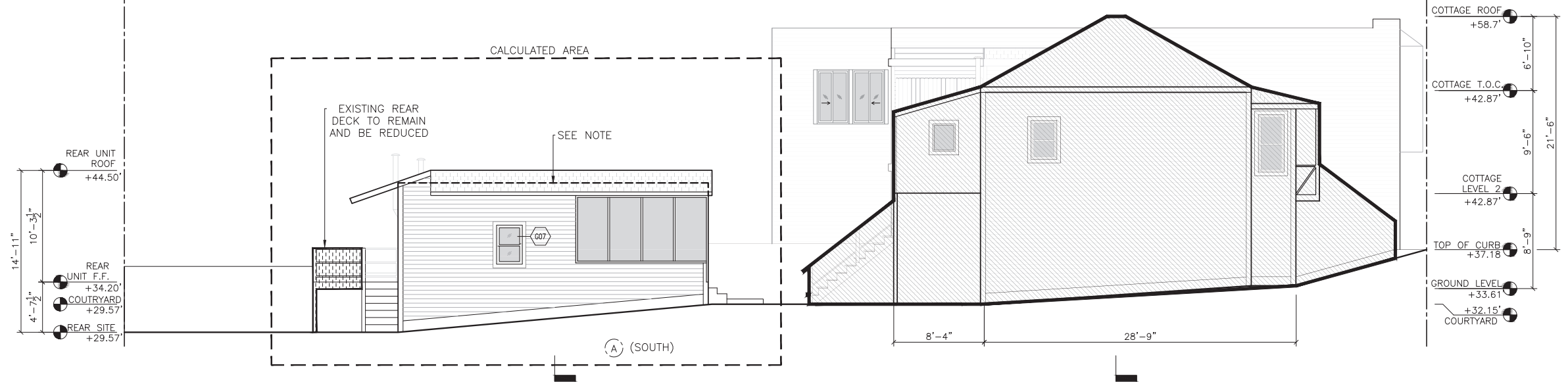
SHEET NO:
D1.5

- EXISTING AND DEMOLITION PLAN KEY
- VERTICAL WALL TO REMAIN
 - ▨ VERTICAL WALL TO BE REMOVED
 - ADDITIONAL FLOOR AREA
 - HORIZONTAL AREA TO BE REMOVED
 - ▩ REAR DECK ELEMENTS TO BE REMOVED

- COTTAGE ROOF +58.7'
- COTTAGE T.O.C. +42.87'
- COTTAGE LEVEL 2 +42.87'
- TOP OF CURB +37.18'
- GROUND LEVEL +33.61'
- +32.15' COURTYARD



EXISTING PRIMARY/ SECONDARY UNIT NORTH ELEVATION 2



*REPAIR/ RENOVATION NOTE
 ROOF TO BE REPAIRED/ REFISHED TO
 FLAT PARAPET ROOF WITH LIKE MATERIALS.
 (NO INCREASE IN VOLUME)

EXISTING PRIMARY/ SECONDARY UNIT SOUTH ELEVATION 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
 EXISTING/
 DEMO
 ELEVATIONS

SET: PLANNING

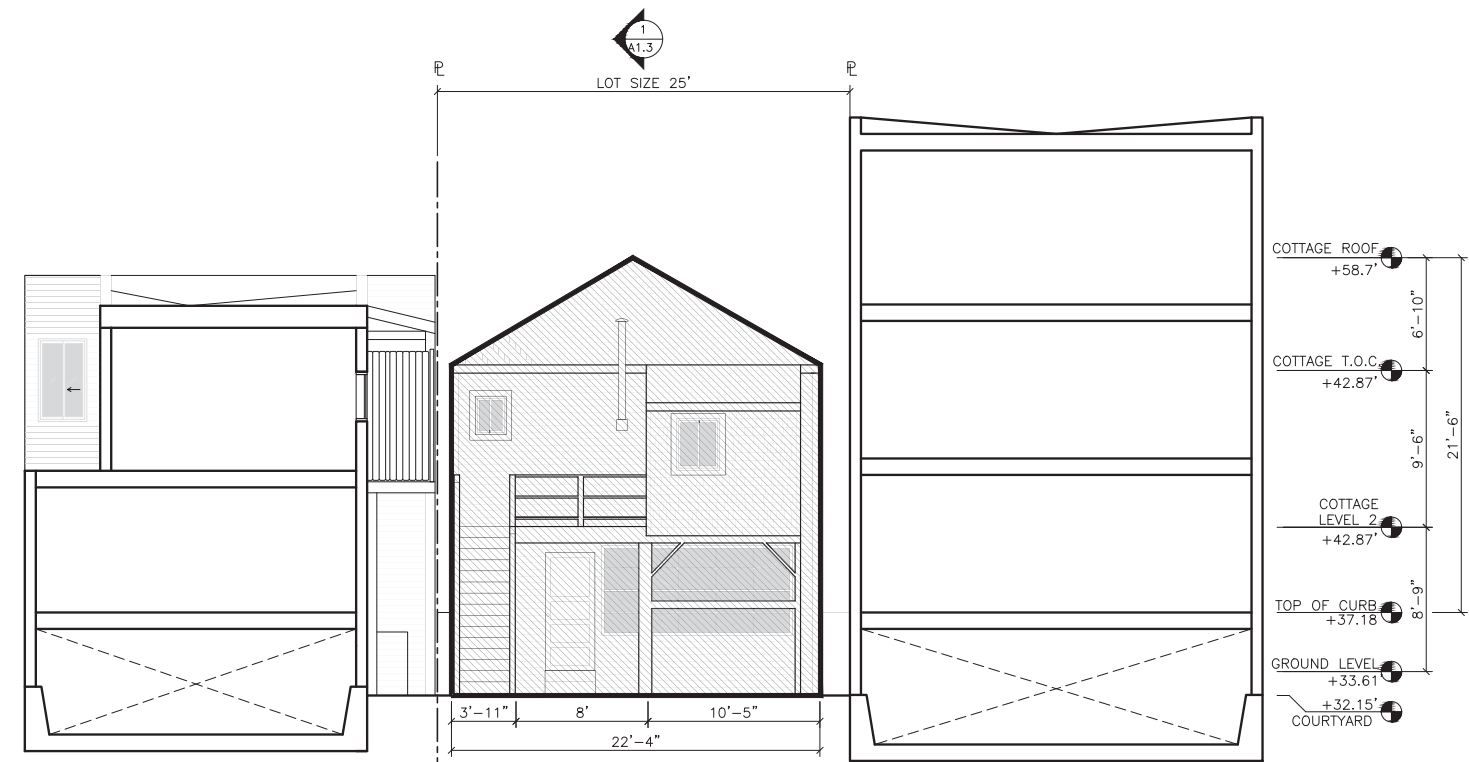
DATE: 03-01-2021

SCALE: 3/16" = 1'-0"

DRAWN: SS/NAI

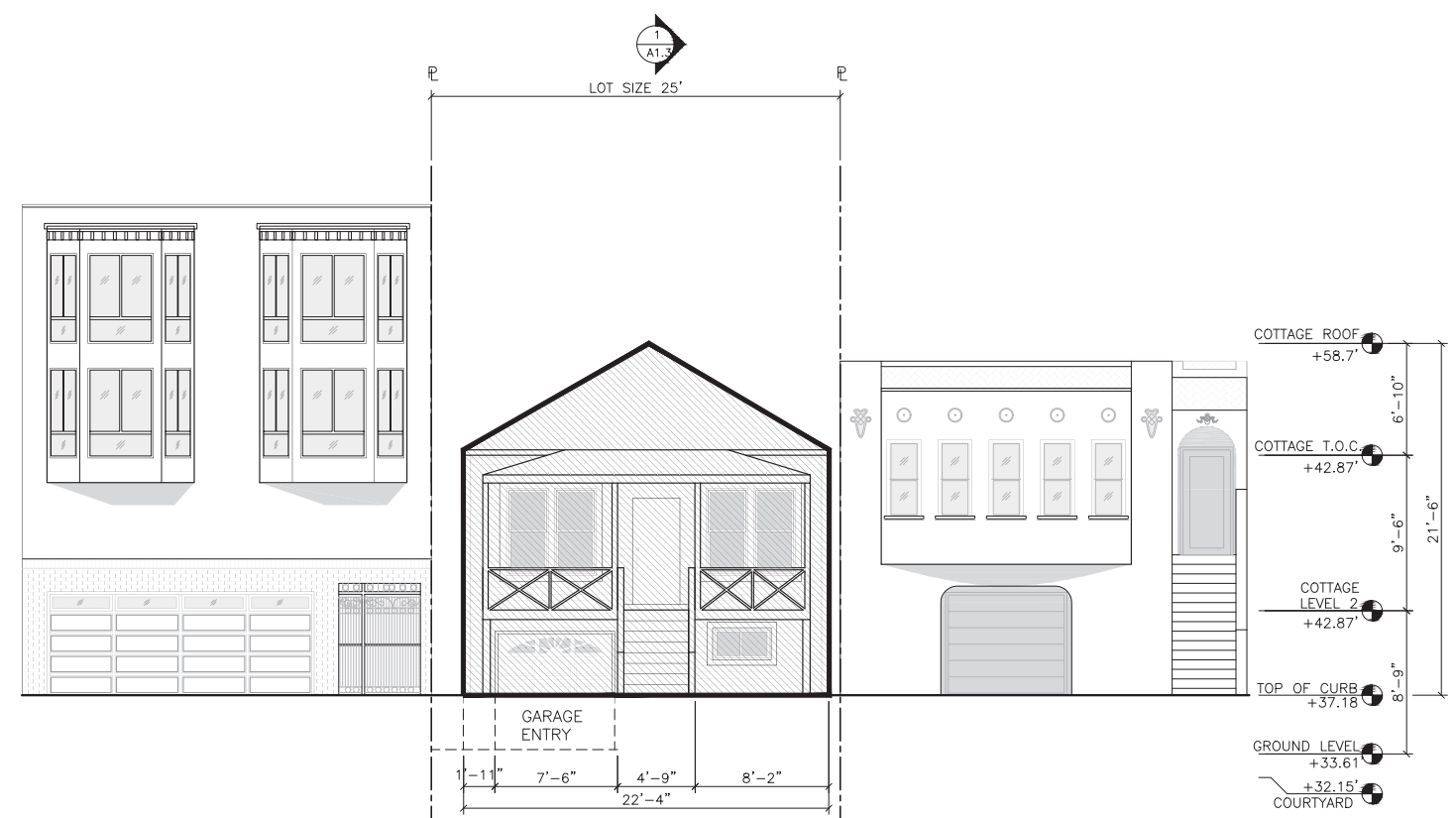
SHEET NO:

D1.6



EXISTING PRIMARY UNIT EAST ELEVATION 2

- EXISTING AND DEMOLITION PLAN KEY
- VERTICAL WALL TO REMAIN
 - VERTICAL WALL TO BE REMOVED
 - ADDITIONAL FLOOR AREA
 - HORIZONTAL AREA TO BE REMOVED
 - REAR DECK ELEMENTS TO BE REMOVED



EXISTING PRIMARY UNIT WEST ELEVATION 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
**EXISTING/
 DEMO
 ELEVATIONS**

SET: PLANNING

DATE: 03-01-2021

SCALE: 3/16" = 1'-0"

DRAWN: SSJAI






SHEET NO:

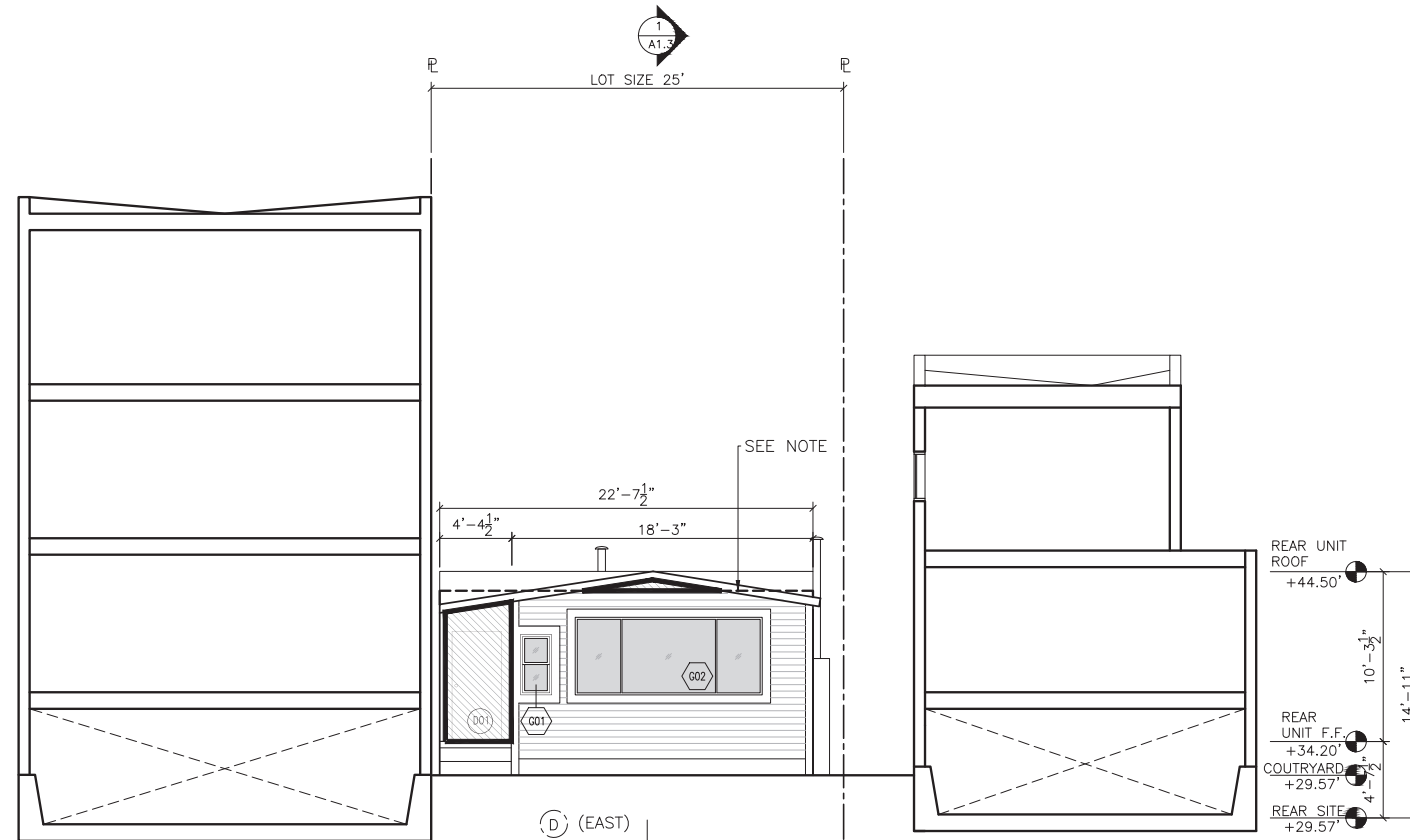
D1.7

***REPAIR/ RENOVATION NOTE**

ROOF TO BE REPAIRED/ REFINISHED TO
 FLAT PARAPET ROOF WITH LIKE MATERIALS.
 (NO INCREASE IN VOLUME)

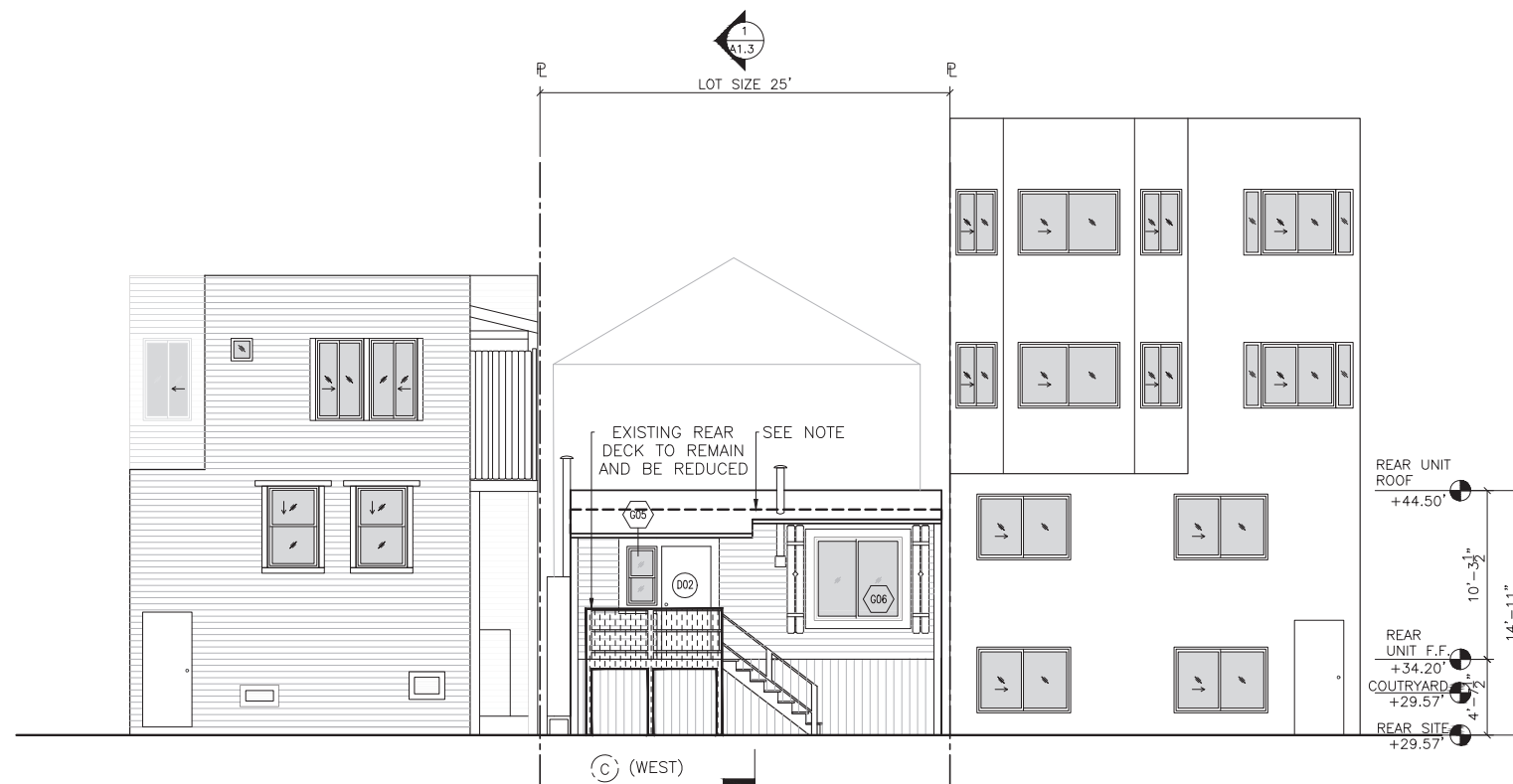
EXISTING AND DEMOLITION PLAN KEY

-  VERTICAL WALL TO REMAIN
-  VERTICAL WALL TO BE REMOVED
-  ADDITIONAL FLOOR AREA
-  HORIZONTAL AREA TO BE REMOVED
-  REAR DECK ELEMENTS TO BE REMOVED



EXISTING SECONDARY UNIT EAST ELEVATION

2



EXISTING SECONDARY UNIT WEST ELEVATION

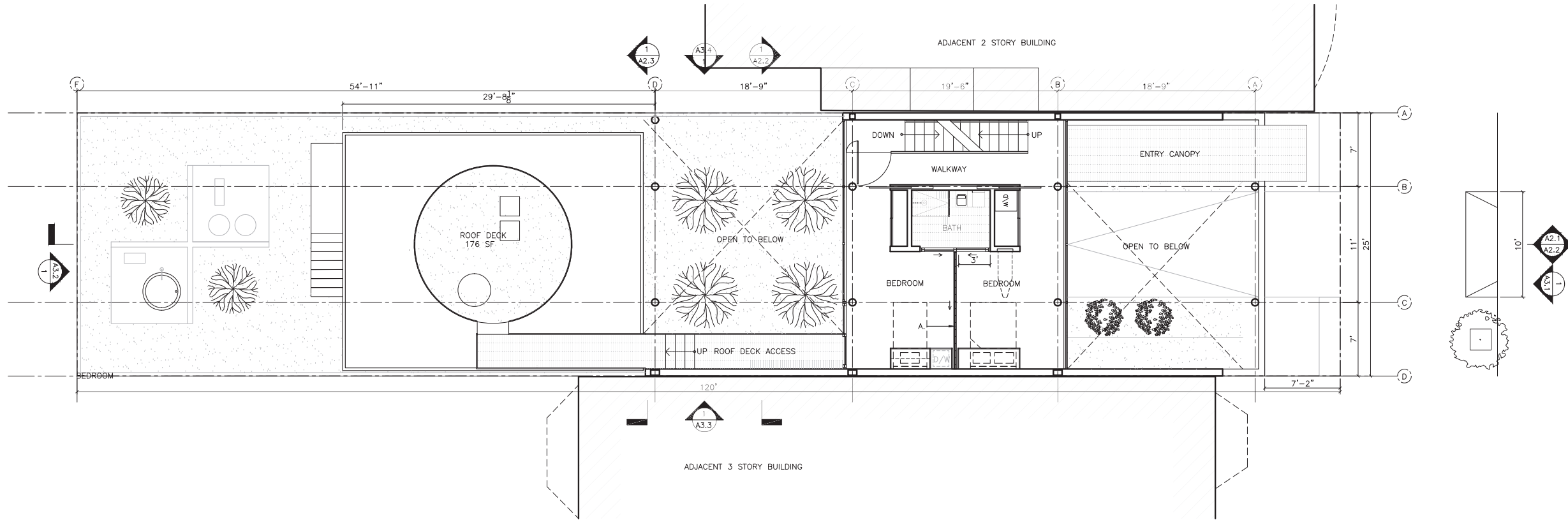
1

NOTE A:
WOODFOLD SERIES 220
ACCORDION WALL DIVIDER
FULLY ENCLOSED

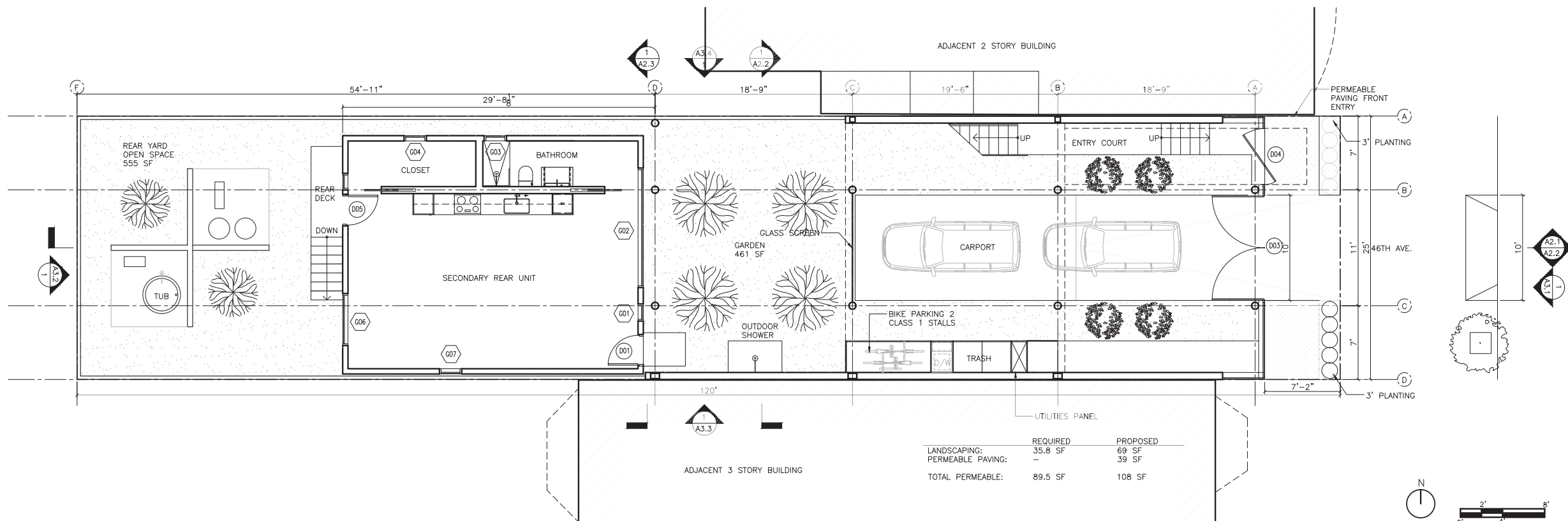
- DOUBLE SIDED ROOM DIVIDER
- VINYL-LAM OR VENEER
- ADA COMPLIANT
- MAGNETIC LATCH
- TOP SUSPENSION MOUNTING



Woodfold Manufacturing, Inc.
1811 18th Avenue
Forest Grove, OR 97116
Call us at 503.957.7181



PROPOSED LEVEL 2 FLOOR PLAN 2



PROPOSED GROUND FLOOR PLAN 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

OWNER:
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San Francisco, CA 94103

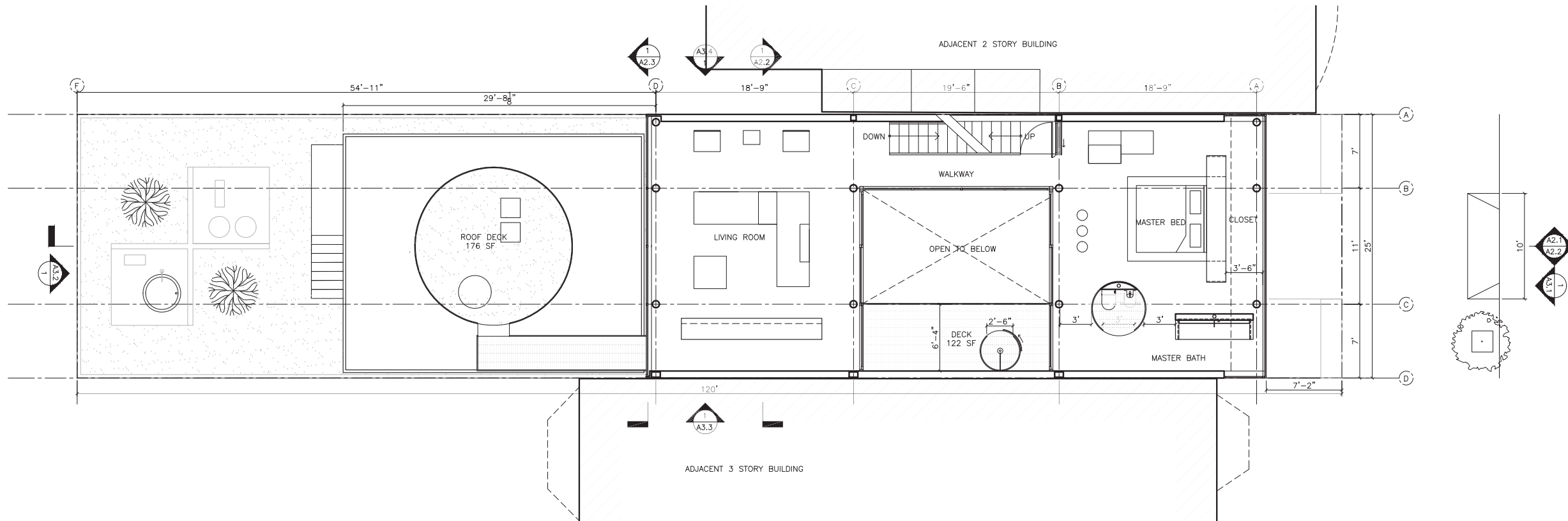
CIVIL
STRUCTURAL
MEP

1271 46TH AVE.
1271 46TH AVE., SAN FRANCISCO, CA 94122

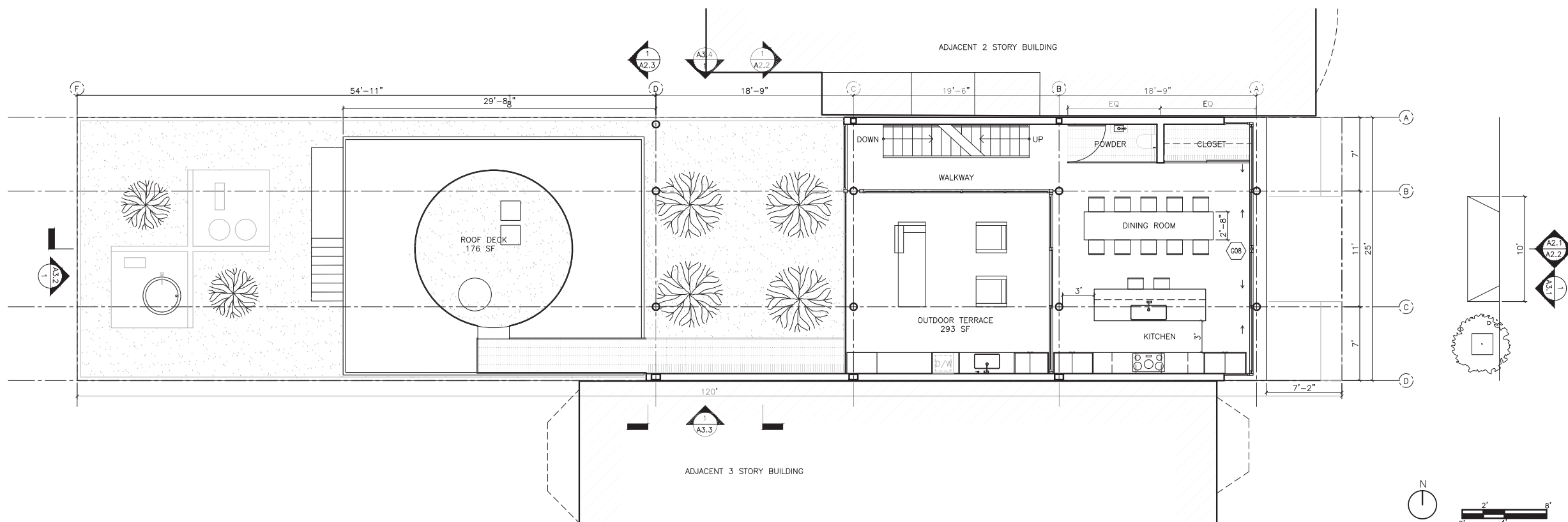
TITLE:
PROPOSED FLOOR PLAN

SET: PLANNING
DATE: 03-01-2021
SCALE: 3/16" = 1'-0"

DRAWN: SS/NAI
SHEET NO:
A1.1



PROPOSED LEVEL 4 FLOOR PLAN 2



PROPOSED LEVEL 3 FLOOR PLAN 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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 San Francisco, CA 94103

CIVIL

STRUCTURAL

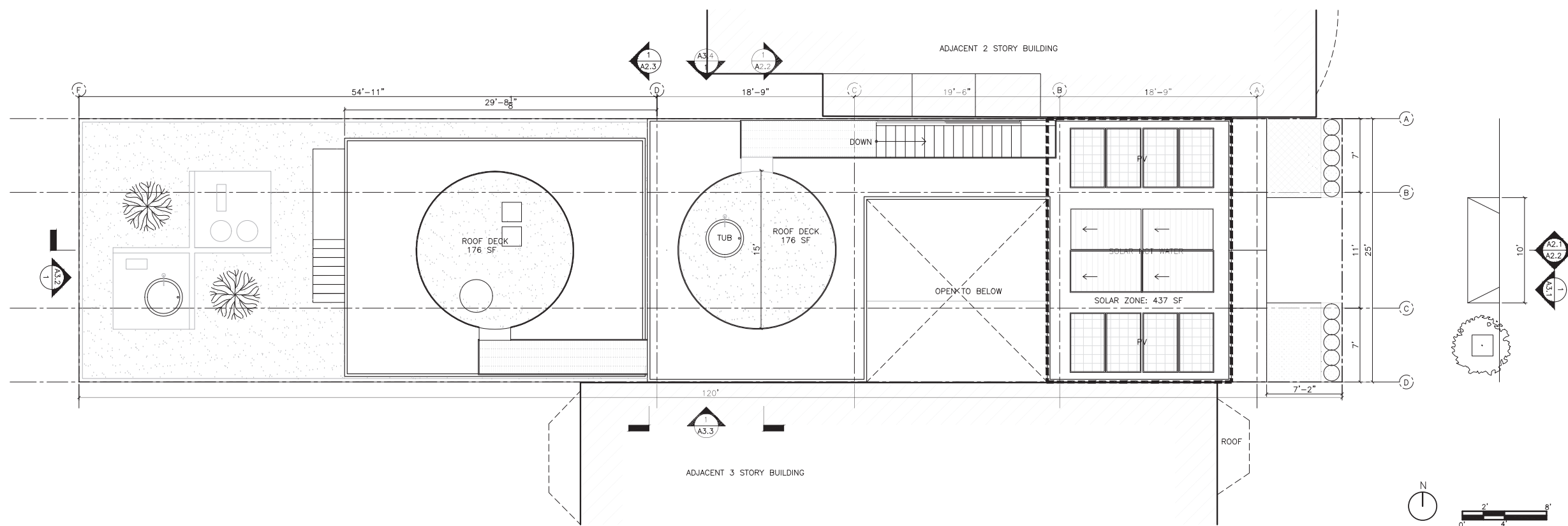
MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
PROPOSED FLOOR PLAN

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SS/NAI

SHEET NO:
A1.2



PROPOSED ROOF PLAN 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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ARCHITECT:
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STRUCTURAL

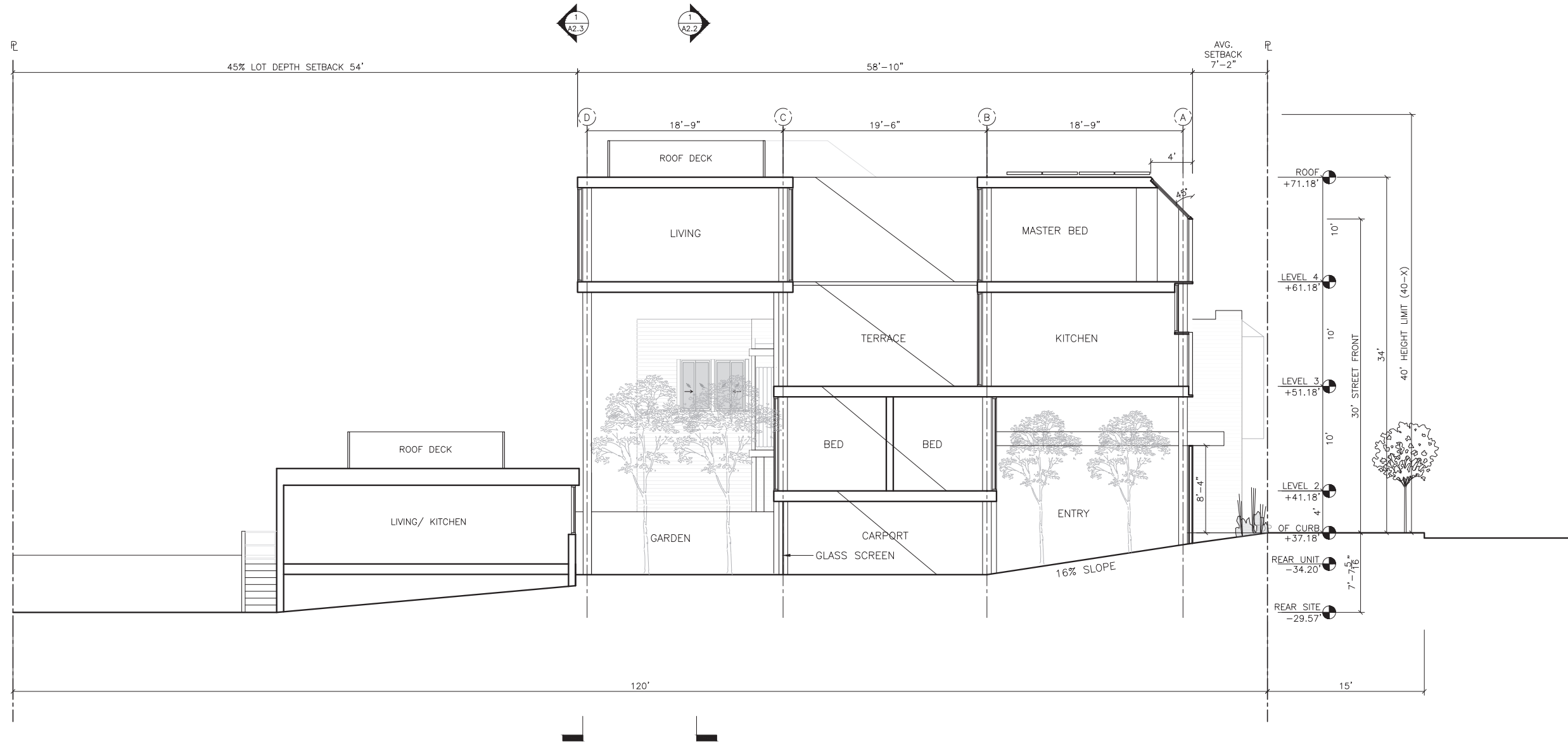
MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
PROPOSED FLOOR PLAN

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SS/NAI

SHEET NO:
A1.3



PROPOSED SECTION LOOKING NORTH 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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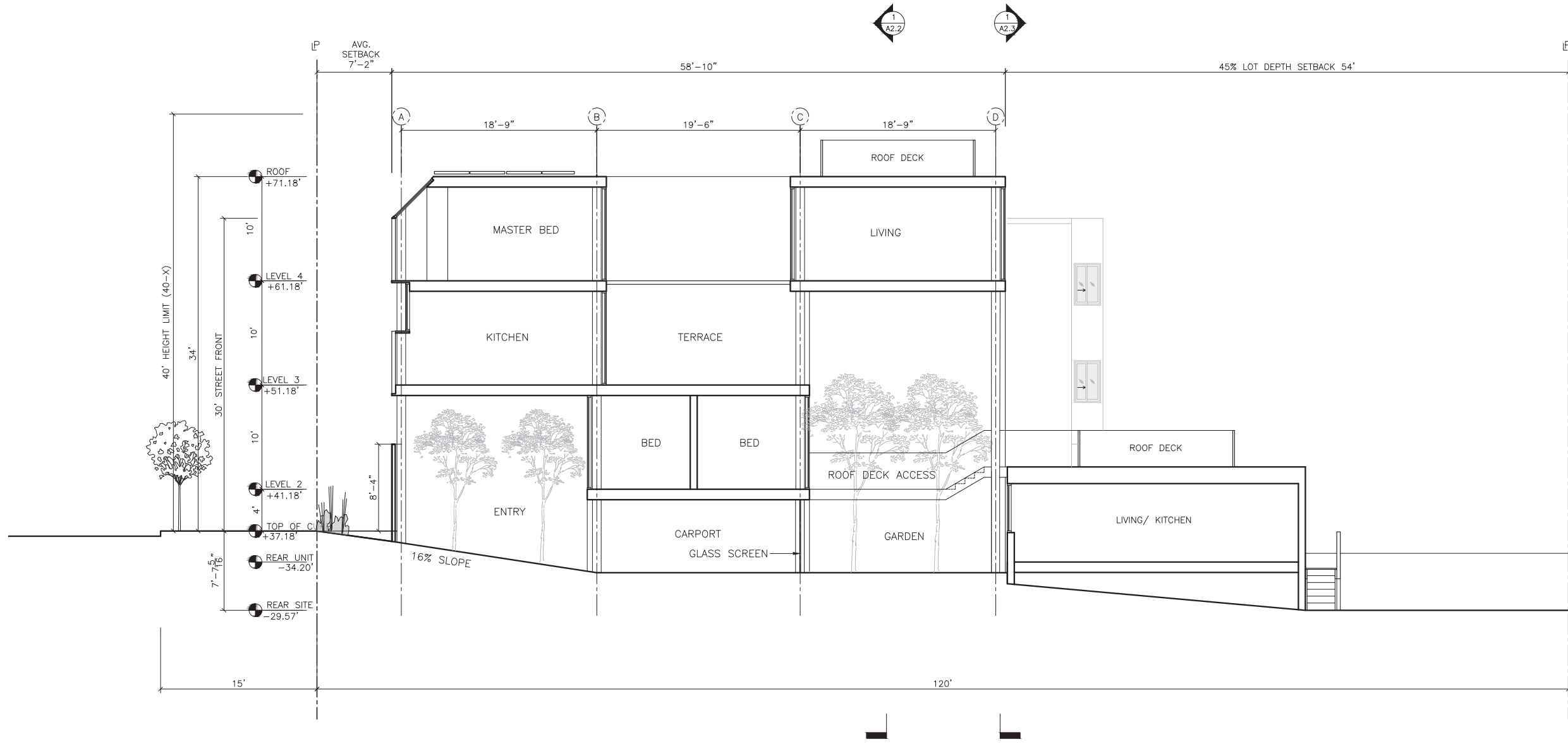
CIVIL
 STRUCTURAL
 MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
PROPOSED SECTION

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJNAI

SHEET NO:
A2.1



PROPOSED SECTION LOOKING SOUTH 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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ARCHITECT:
STANLEY SAIOWITZ |
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STRUCTURAL

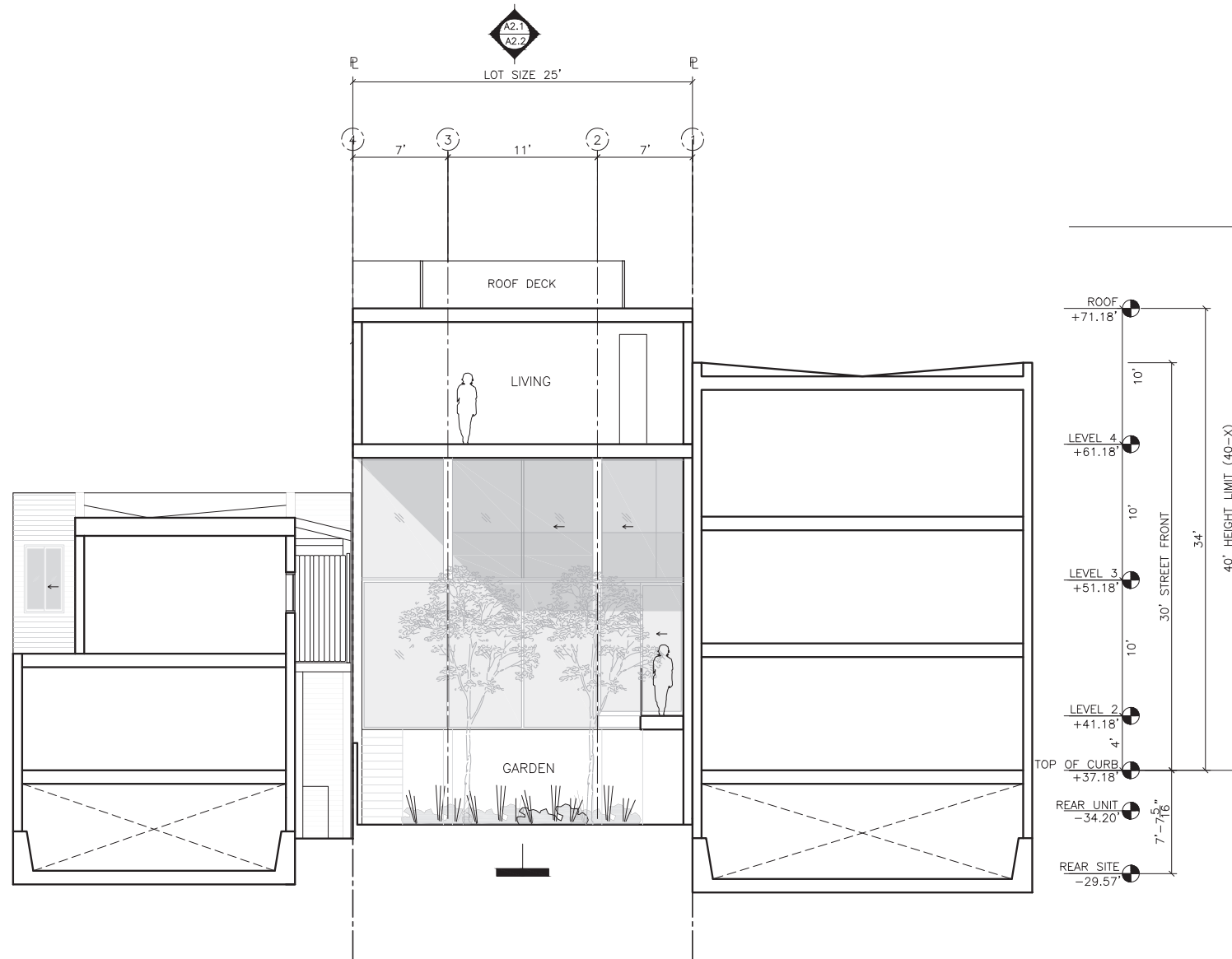
MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
PROPOSED SECTION

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJAI

SHEET NO:
A2.2



PROPOSED TRANSVERSE SECTION THROUGH COURTYARD 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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ARCHITECT:
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 1022 Natoma Street, No. 3
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CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
PROPOSED SECTION

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJAI

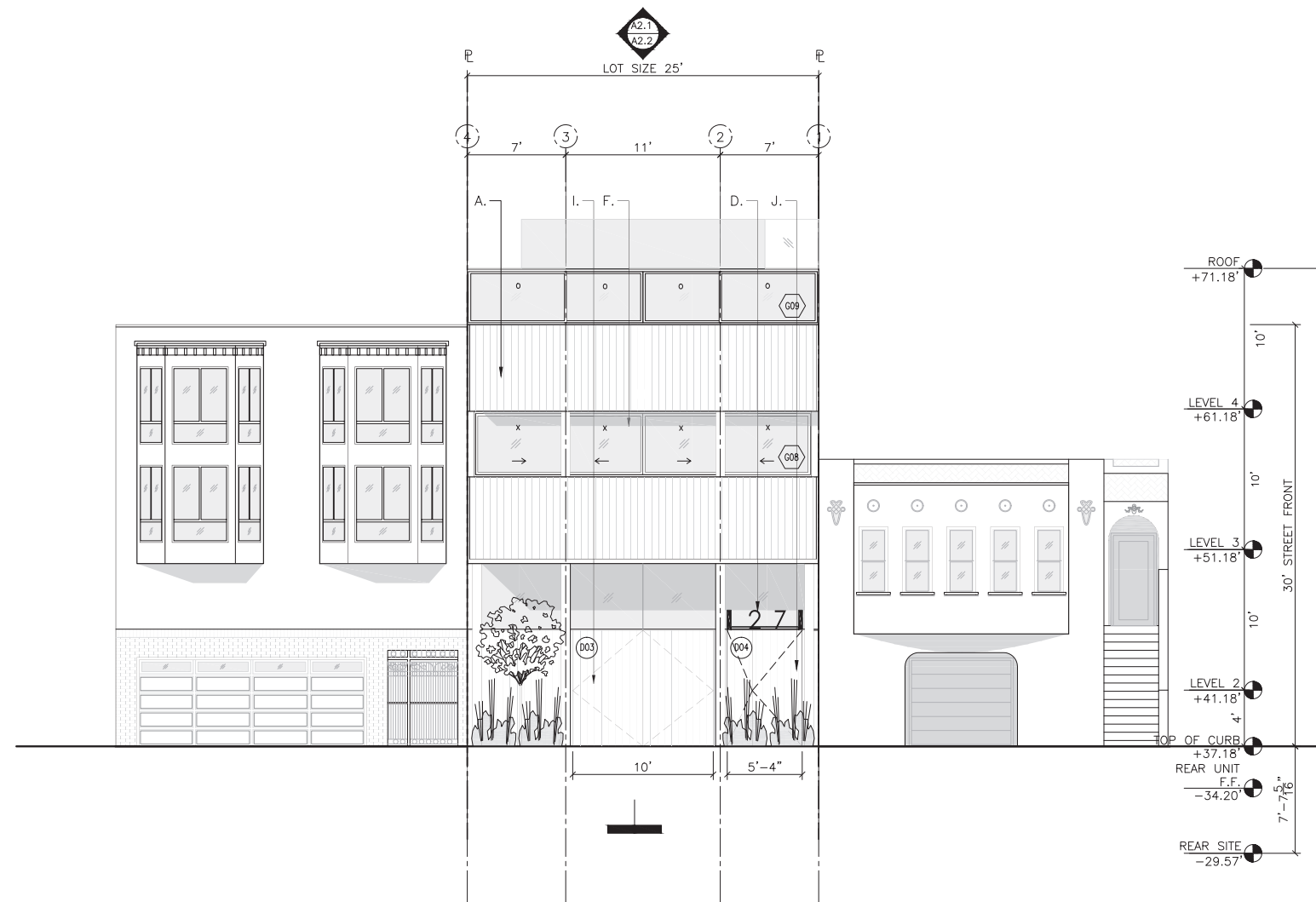
SHEET NO:
A2.3

ELEVATION LEGEND

- A. WHITE PLANK CHANNEL GLASS
- B. BRUSH ALUM. RAIN SCREEN
- C. BARGRATE CANOPY
- D. CAST ALUM. ADDRESS LETTERING
- F. ALUM. FRAMED GLAZING SEE GLAZING NOTE RE: BIRD-SAFE TREATMENT
- H. EXISTING REAR UNIT (TO REMAIN)
- I. WHITE PLANK CHANNEL GLASS SWING GARAGE DOOR
- J. WHITE PLANK CHANNEL GLASS PIVOT DOOR
- K. REARYARD FENCING LAPBOARD SIDING TO MATCH EXISTING REAR UNIT
- L. CUSTOM CURVED ALUM HANDRAIL
- M. GLASS GUARDRAIL

GLAZING NOTE

PER SFPC SEC 139, UNBROKEN GLAZED SEGMENTS 24 SQ FT AND LARGER IN SIZE SHALL BE TREATED WITH BIRD-SAFE GLAZING TREATMENT
 X = FIXED, O = OPERABLE



REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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 San Francisco, CA 94103

CIVIL
STRUCTURAL
MEP

1271 46TH AVE.
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TITLE:
PROPOSED ELEVATIONS

SET:	PLANNING
DATE:	03-01-2021
SCALE:	3/16" = 1'-0"
DRAWN:	SS/NAI

SHEET NO:
A3.1

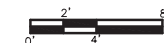
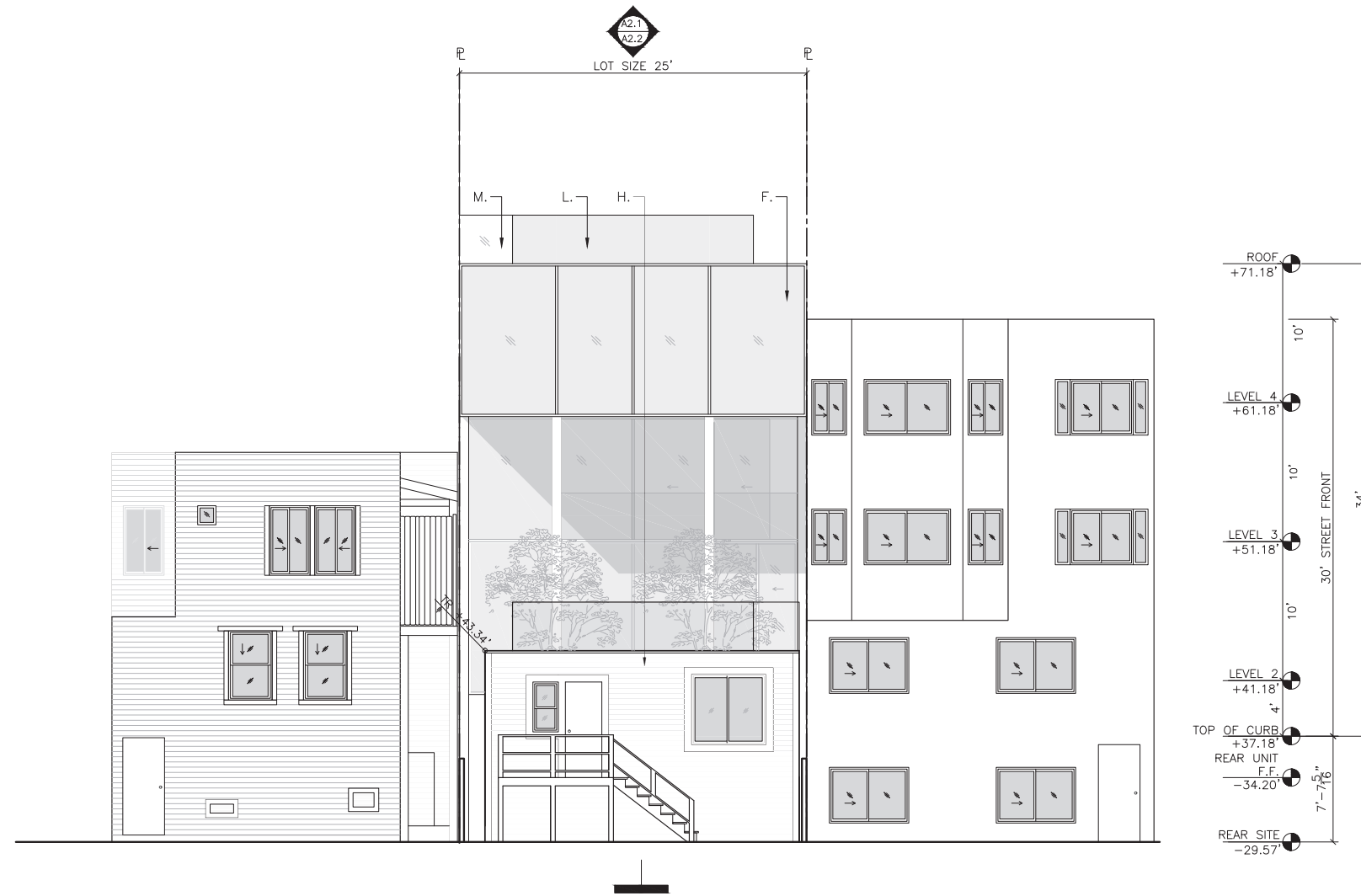
PROPOSED WEST ELEVATION 1

ELEVATION LEGEND

- A. WHITE PLANK CHANNEL GLASS
- B. BRUSH ALUM. RAIN SCREEN
- C. BARGRATE CANOPY
- D. CAST ALUM. ADDRESS LETTERING
- F. ALUM. FRAMED GLAZING SEE GLAZING NOTE RE: BIRD-SAFE TREATMENT
- H. EXISTING REAR UNIT (TO REMAIN)
- I. WHITE PLANK CHANNEL GLASS SWING GARAGE DOOR
- J. WHITE PLANK CHANNEL GLASS PIVOT DOOR
- K. REARYARD FENCING LAPBOARD SIDING TO MATCH EXISTING REAR UNIT
- L. CUSTOM CURVED ALUM HANDRAIL
- M. GLASS GUARDRAIL

GLAZING NOTE

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REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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CIVIL
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MEP

1271 46TH AVE.
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TITLE:
PROPOSED ELEVATIONS

SET:	PLANNING
DATE:	03-01-2021
SCALE:	3/16" = 1'-0"
DRAWN:	SS/NAI

SHEET NO:
A3.2

ELEVATION LEGEND

- A. WHITE PLANK CHANNEL GLASS
- B. BRUSH ALUM. RAIN SCREEN
- C. BARGRATE CANOPY
- D. CAST ALUM. ADDRESS LETTERING
- F. ALUM. FRAMED GLAZING SEE GLAZING NOTE RE: BIRD-SAFE TREATMENT
- H. EXISTING REAR UNIT (TO REMAIN)
- I. WHITE PLANK CHANNEL GLASS SWING GARAGE DOOR
- J. WHITE PLANK CHANNEL GLASS PIVOT DOOR
- K. REARYARD FENCING LAPBOARD SIDING TO MATCH EXISTING REAR UNIT
- L. CUSTOM CURVED ALUM HANDRAIL
- M. GLASS GUARDRAIL

GLAZING NOTE

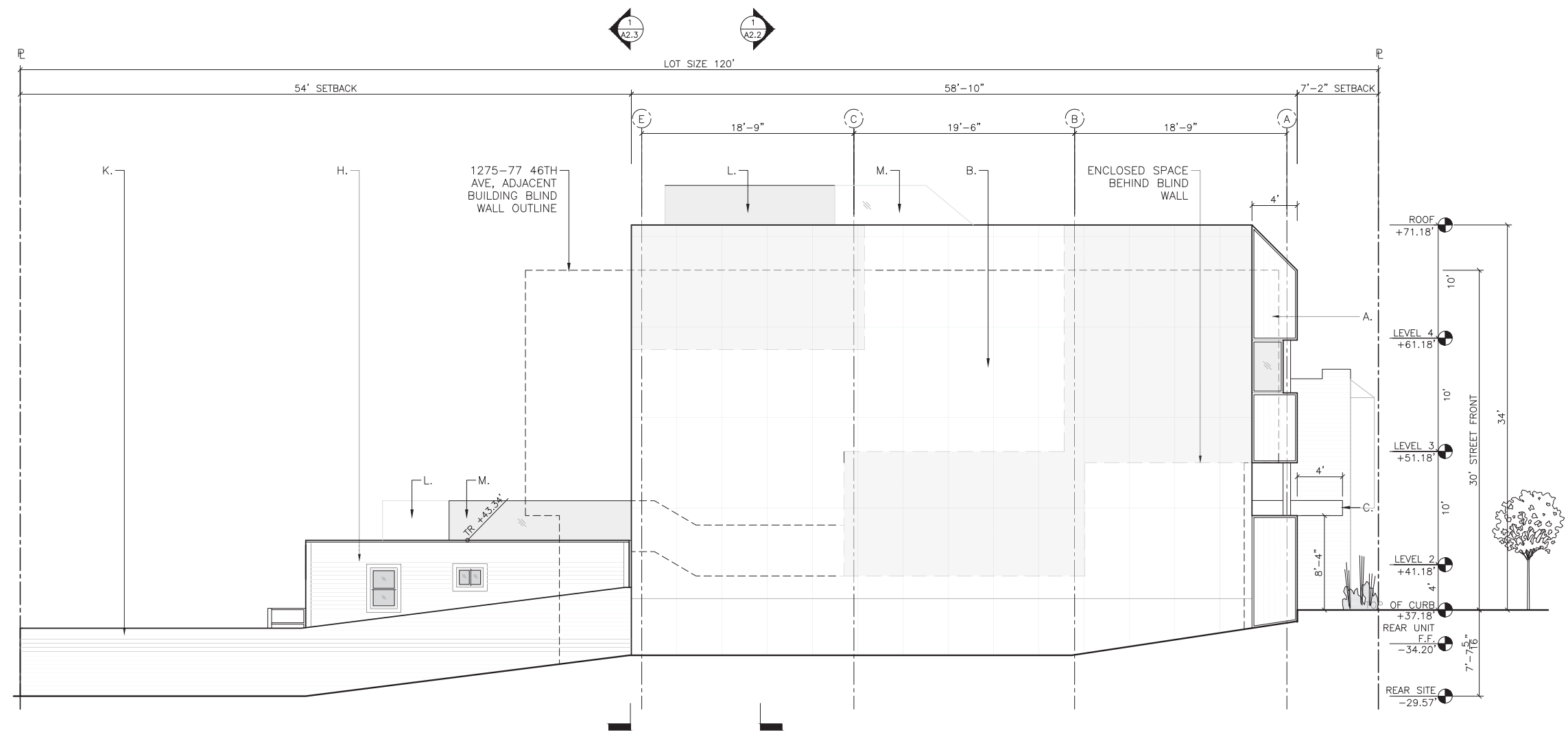
PER SFPC SEC 139, UNBROKEN GLAZED SEGMENTS 24 SQ FT AND LARGER IN SIZE SHALL BE TREATED WITH BIRD-SAFE GLAZING TREATMENT
 X = FIXED, O = OPERABLE

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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1271 46TH AVE.
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TITLE:
PROPOSED ELEVATIONS

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJAI

SHEET NO:
A3.3

ELEVATION LEGEND

- A. WHITE PLANK CHANNEL GLASS
- B. BRUSH ALUM. RAIN SCREEN
- C. BARGRATE CANOPY
- D. CAST ALUM. ADDRESS LETTERING
- F. ALUM. FRAMED GLAZING SEE GLAZING NOTE RE: BIRD-SAFE TREATMENT
- H. EXISTING REAR UNIT (TO REMAIN)
- I. WHITE PLANK CHANNEL GLASS SWING GARAGE DOOR
- J. WHITE PLANK CHANNEL GLASS PIVOT DOOR
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- M. GLASS GUARDRAIL

GLAZING NOTE

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 X = FIXED, O = OPERABLE

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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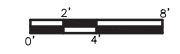
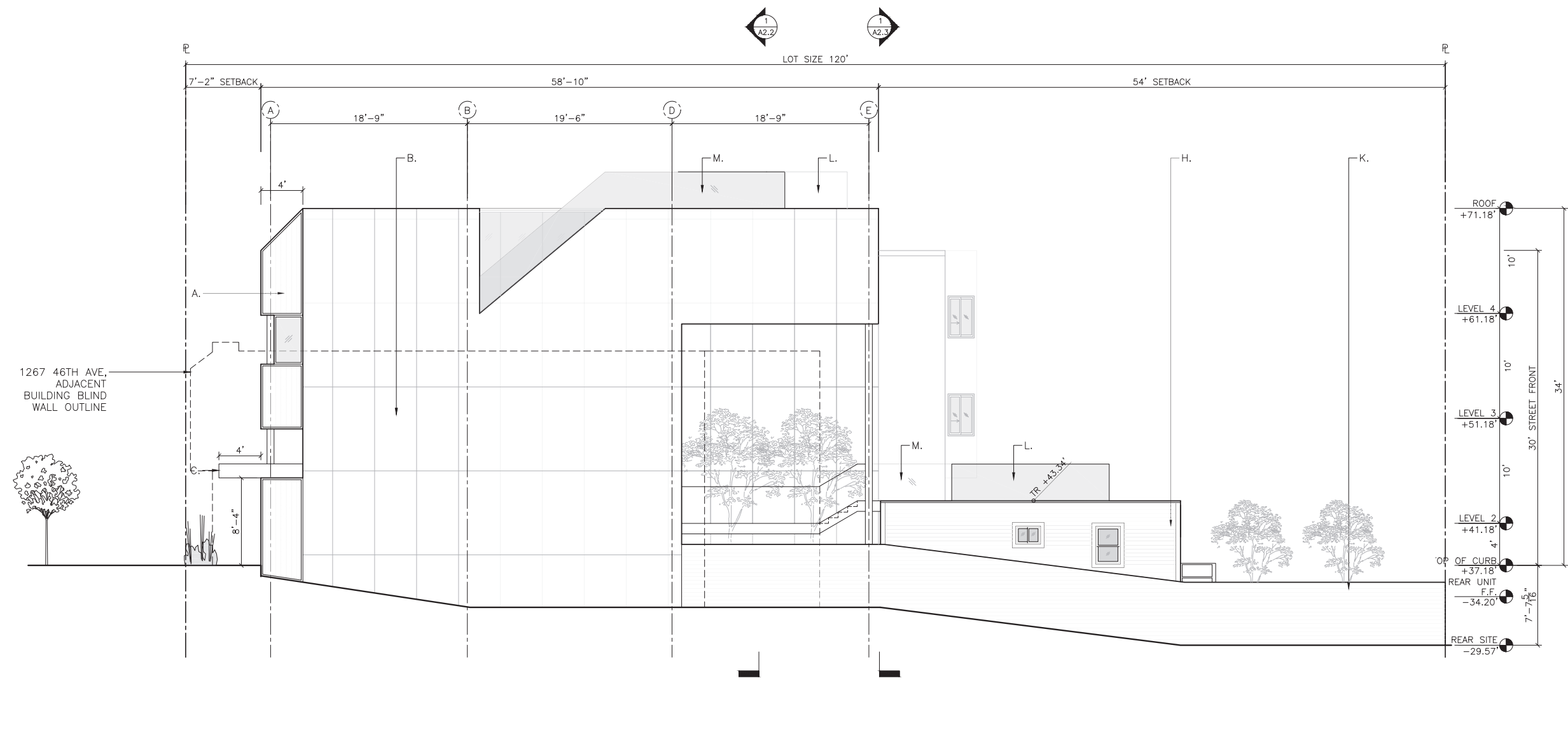
CIVIL
STRUCTURAL
MEP

1271 46TH AVE.
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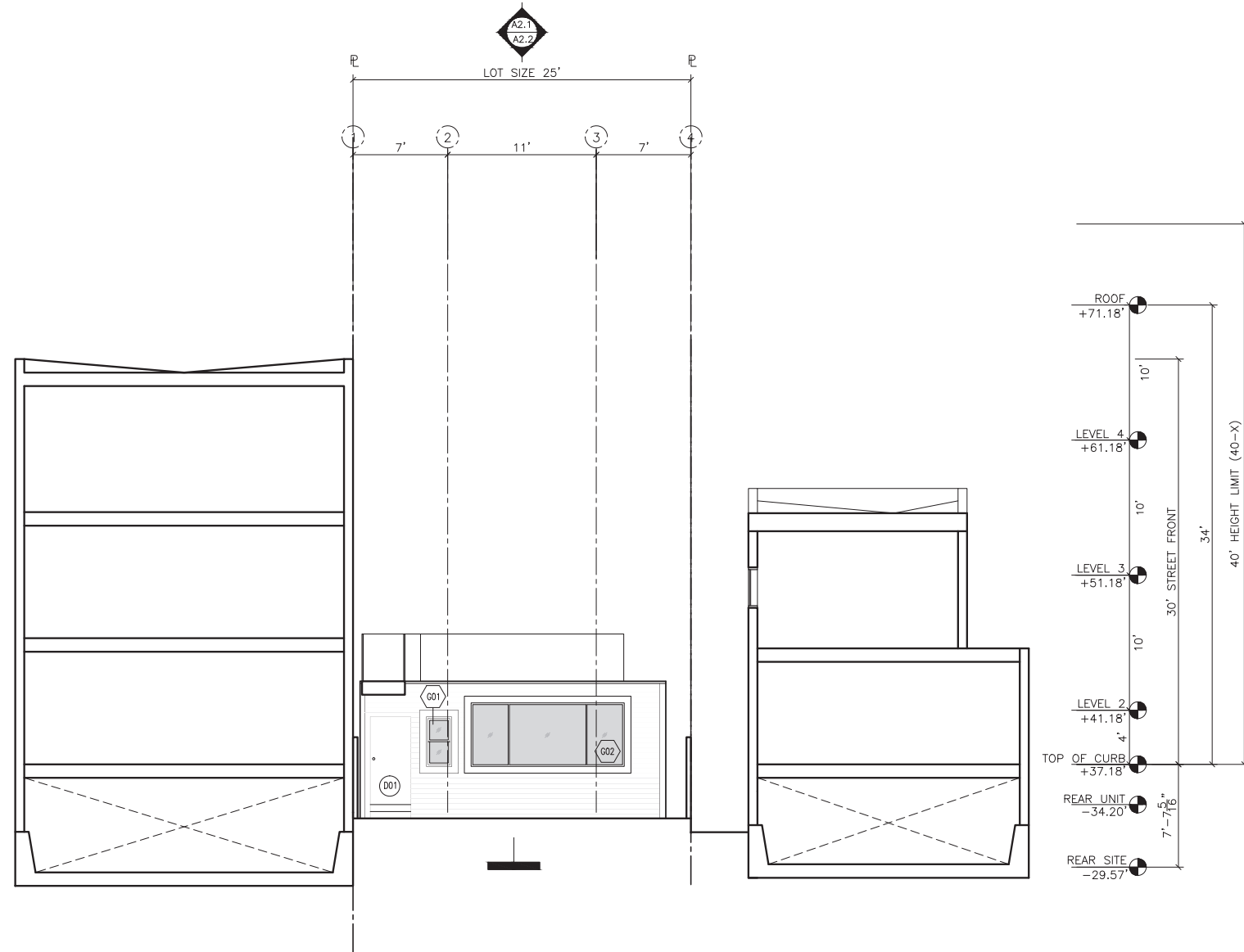
TITLE:
PROPOSED ELEVATIONS

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SS/NAI

SHEET NO:
A3.4



PROPOSED NORTH ELEVATION 1



PROPOSED REAR UNIT WEST ELEVATION 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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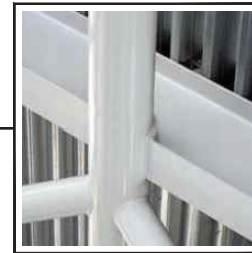
MEP

1271 46TH AVE.
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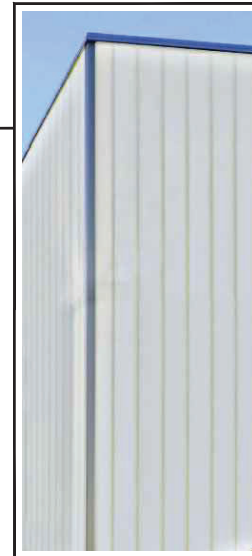
TITLE:
PROPOSED ELEVATION

SET: PLANNING
 DATE: 03-01-2021
 SCALE: 3/16" = 1'-0"
 DRAWN: SSJNAI

SHEET NO:
A3.5



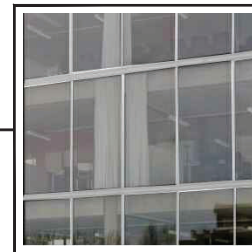
PAINTED WHITE HSS



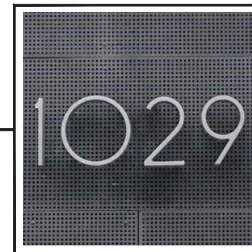
BENDHEIM VERTICAL 13" PLANK CHANNEL GLASS W/ WACOTECH THERMAL INSULATION (TRANSLUCENT WHITE AESTHETIC, U VALUE of 0.25), 6.5" MID-POINT INTERLOCK PATTERN



MID-POINT TO MID-POINT INTERLOCKING SEAM PROVIDE 6.5" CADENCE SIMILAR TO WOOD LAP SIDING PATTERNS



ANODIZED ALUM. FRAMED CLEAR GLAZED WINDOWS



ALUM CASE LETTERS 12"

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

OWNER:
PATRICIA BUSE
 patricia.buse@icloud.com

T 415.626.8977 F 415.626.8978

ARCHITECT:
STANLEY SAIOWITZ / NATOMA ARCHITECTS Inc.
 1022 Niskoma Street, No. 3
 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
MATERIAL ELEVATION

SET: PLANNING

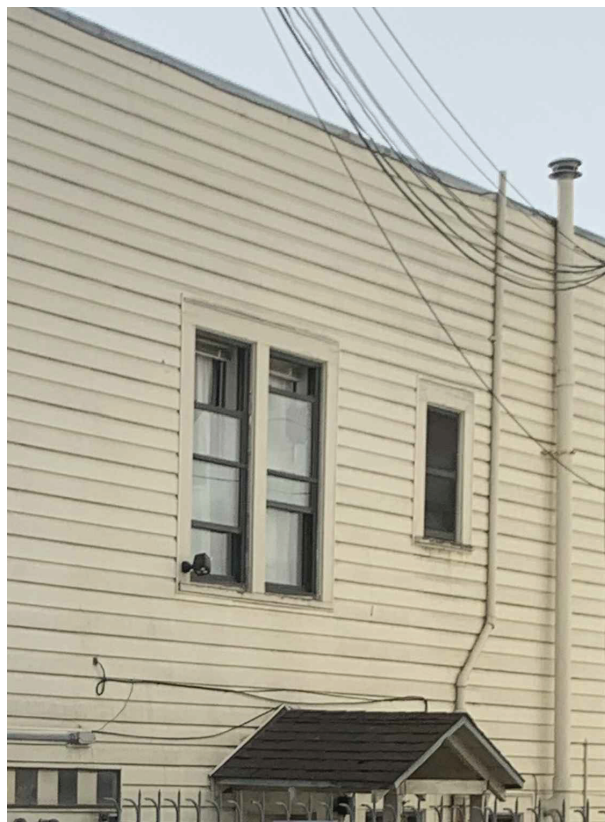
DATE: 03-01-2021

SCALE: N.T.S.

DRAWN: SSJNAI

SHEET NO:

A3.6



CONTEXT - LINEAR SIDING 2



LINEAR SIDING DETAIL VIEW 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

OWNER:
PATRICIA BUSE
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ARCHITECT:
STANLEY SAIOWITZ / NATOMA ARCHITECTS Inc.
 1022 Nisoma Street, No. 3
 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
ADJACENT MATERIALS

SET: PLANNING

DATE: 03-01-2021

SCALE: N.T.S.

DRAWN: SSJAI

SHEET NO:

A3.7



VIEW FROM 46TH STREET 1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

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 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
RENDERING

SET: PLANNING
 DATE: 03-01-2021
 SCALE: N.T.S.
 DRAWN: SSJNAI
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SHEET NO:
A4.1

REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

OWNER:
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 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE: GLAZING/ DOOR SCHEDULE	
SET:	PLANNING
DATE:	03-01-2021
SCALE:	N.T.S.
DRAWN:	SS/NAI <small>© 2021 STANLEY SAIKOWITZ NATOMA ARCHITECTS INC.</small>
SHEET NO: A6.0	

EXISTING REAR UNIT GLAZING/ DOOR SCHEDULE

WINDOW/ DOOR MARK	R.O SIZE WxH (VERIFY IN FIELD)	---	---	TYPE	VENTING	NOTES
D01	3'-0" X 6'-8"	---	---	E-SWG	-	TO BE MOVED TO THE EAST
D02	3'-0" X 6'-10"	---	---	E-SWG	-	TO REMAIN
W01	1'-7 1/2" X 3'-5"	---	---	E-SH	O X	TO REMIAN
W02	11'-4" X 4'-4 8 3/8"	---	---	E-SLD	OX	TO REMAIN
W03	2'-1 1/2" X 1'-6"	---	---	E-SH	OX	TO REMAIN
W04	3'-4 1/4" X 2'-1 1/2"	---	---	E-SH	OX	TO REMAIN
W05	1'-5 1/2" X 3'-4"	---	---	E-SH	OX	TO REMAIN
W06	5'-1 1/4" X 4'-9 3/4"	---	---	E-SLD	OX	TO REMAIN
W07	2'-1 1/2" X 3'-4 1/4"	---	---	E-SH	OX	TO REMAIN

PROPOSED CONSTRUCTION STREET GLAZING/ DOOR SCHEDULE

WINDOW/ DOOR MARK	R.O SIZE WxH (VERIFY IN FIELD)	---	---	TYPE	VENTING	NOTES
D03	10'-0" X 8'-3"	---	---	P-SWG	XX	VERTICAL PLANK CHANNEL GLASS
D04	5'-2 1/2" X 8'-3"	---	---	P-PVT	X	VERTICAL PLANK CHANNEL GLASS
W08	23'-10" X 4'-4"	---	---	P-SLD	XXXX	CLEAR ANODIZED FRAME
W09	24'-10" X 3'-6 1/4"	---	---	P-FX	0000	CLEAR ANODIZED FRAME

PLANNING GLAZING TYPES

P-FX
 NEW CONSTRUCTION
 ALUMINUM FRAMED FIXED WINDOW

- ALUM FRAME DEPTH TO BE 3"
- THERMALLY BROKEN, TEMPERED,
- CLEAR ANODIZED

P-SLD
 NEW CONSTRUCTION
 ALUMINUM FRAMED SLIDING WINDOW

- ALUM FRAME DEPTH TO BE 3"
- THERMALLY BROKEN, TEMPERED
- CLEAR ANODIZED

E-SLD
 EXISTING
 WOOD FRAMED WINDOW

- TO BE REPAIRED AND REFINISHED
- WINDOW HARDWARE TO BE REPLACED WITH EQUIVALENT HARDWARE

E-SH
 EXISTING
 WOOD FRAMED SINGLE HUNG WINDOW

- TO BE REPAIRED AND REFINISHED
- WINDOW HARDWARE TO BE REPLACED WITH EQUIVALENT HARDWARE

E-FX
 EXISTING
 WOOD FRAMED FIXED WINDOW

- TO BE REPAIRED AND REFINISHED
- WINDOW HARDWARE TO BE REPLACED WITH EQUIVALENT HARDWARE

PLANNING DOOR TYPES

P-PVT
 NEW CONSTRUCTION
 CUSTOM STEEL FRAMED OFFSET PIVOT DOOR

- PLANK CHANNEL GLASS TO BE MOUNTED FLUSH FLUSH WITH SIDING
- 24" TUBULAR PULL BAR
- PIVOT DOOR FRAME, ALUM. RADIUS TO ENSURE SIDING ALIGNMENT AND SIDE CLEARANCE

P-SWG
 NEW CONSTRUCTION
 CUSTOM STEEL FRAMED GARAGE SWING DOOR

- PLANK CHANNEL GLASS TO BE MOUNTED FLUSH WITH SIDING
- GARAGE DOOR FRAME, ALUM. RADIUS TO ENSURE SIDING ALIGNMENT AND SIDE CLEARANCE

E-SWG
 EXISTING

- EXISTING WOOD FRAMED DOORS TO BE REPAIRED AND REFINISHED
- EXISTING DOOR HARDWARE TO BE REPLACE.

*NOTE: EXISITNG REAR UNIT ENTRY DOOR TO BE RELOCATED TO THE EAST FOR NEW ENTRY.



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1271 46TH AVE		1704015
Case No.		Permit No.
2020-005251PRJ		
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The Project proposes to demolish the existing front two-bedroom house on the lot (1271 46th Avenue) and build a new three-bedroom home. The Project further proposes to renovate the rear one-bedroom unit (1273 46th Avenue) and create a studio unit. Open space for the front unit includes a 498 square-foot ground floor garden under the second level, a 323 square-foot third floor terrace. A 122 square-foot fourth floor deck and a 238 square-foot roof deck. Open space for the rear unit includes a 677 square-foot rear garden, a 111 square-foot covered deck, and a 238 square-foot roof deck. The rear unit will have access to the street through the front unit's ground floor garden. The front unit will contain two vehicle parking spaces for the front unit and two Class 1 bike parking spaces, one for each unit.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

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

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

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

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

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

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

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

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Gabriela Pantoja
		02/25/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

Step 5: Advanced Historical Review Comments

Preservation staff, who meet the Secretary of the Interior's Professional Qualifications, has reviewed the information outlined in the Oceanside Context and Survey, the DPR form for the subject site, and conducted further analysis on the methodology, and concurs with the findings. The building does not retain integrity and does not qualify as an historical resource under CEQA.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

Exhibit D

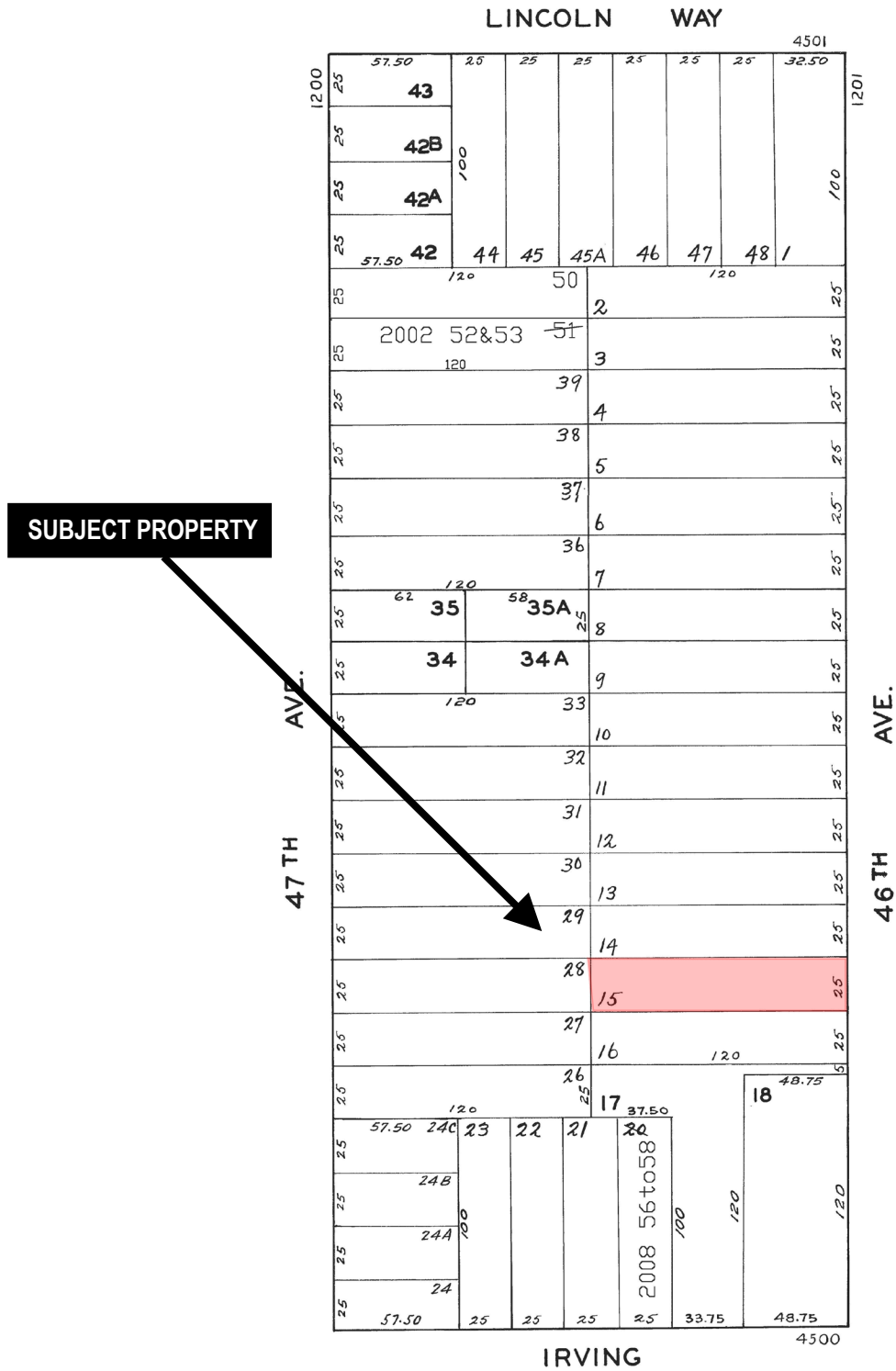


LAND USE INFORMATION

PROJECT ADDRESS: 1271-1273 46TH AVE
RECORD NO.: 2020-005251CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	208	376	168
Residential GSF	1,338	3,133	1,795
Usable Open Space	1,260	1,398	138
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	2	2	0
Dwelling Units - Total	2	2	0
Number of Buildings	2	2	0
Number of Stories	2	4	2
Parking Spaces	1	2	1
Bicycle Spaces	0	2	2
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	1	1
One Bedroom Units	1	0	-1
Two Bedroom Units	1	1	0
Three Bedroom (or +) Units	0	0	0

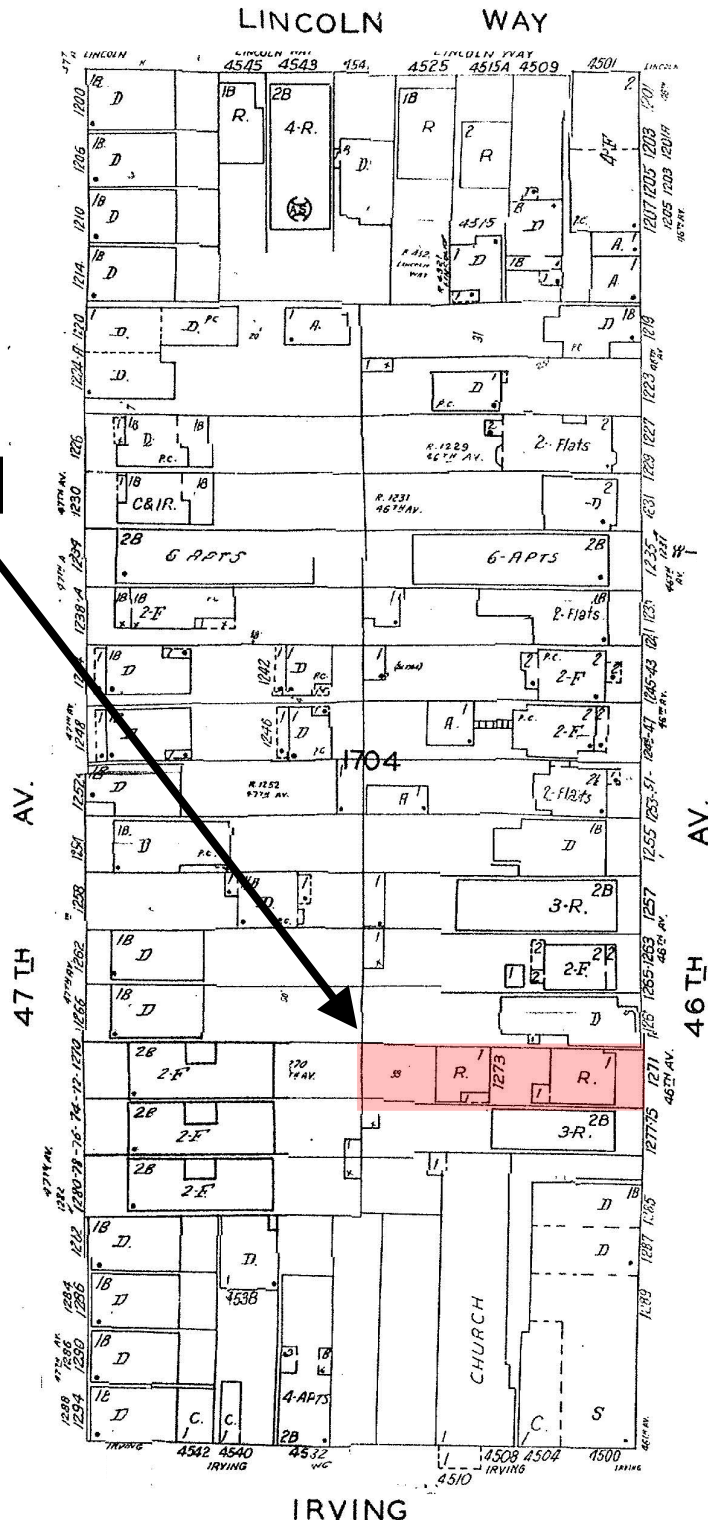
Parcel Map



Conditional Use Authorization
 Case No. 2020-005251CUA
 1271 46th Avenue

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.



Conditional Use Authorization
 Case No. 2020-005251CUA
 1271 46th Avenue

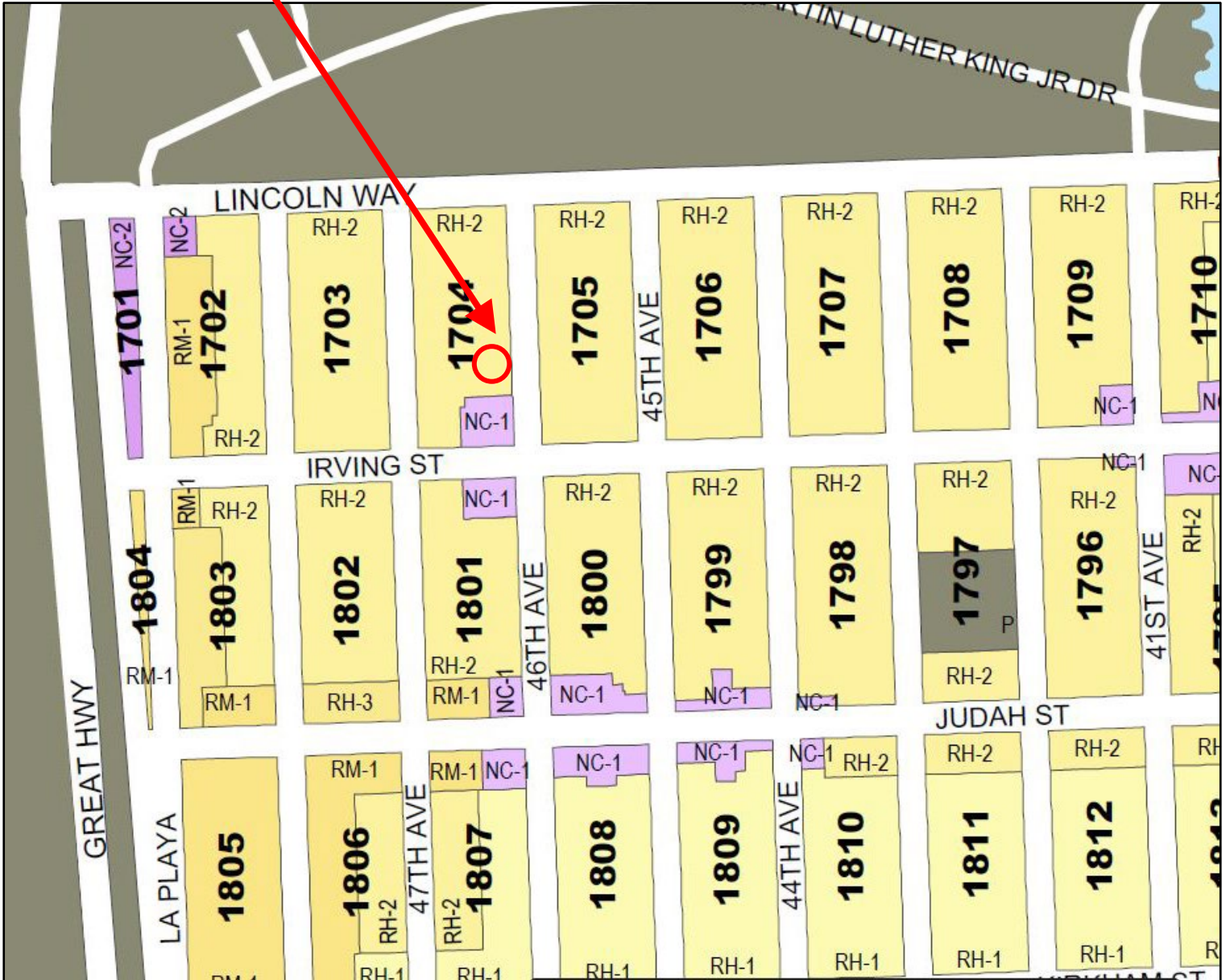
Aerial Photo



Conditional Use Authorization
Case No. 2020-005251CUA
1271 46th Avenue

Zoning Map

SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2020-005251CUA
1271 46th Avenue

Site Photo



Conditional Use Authorization
Case No. 2020-005251CUA
1271 46th Avenue

REUBEN, JUNIUS & ROSE, LLP

Jody Knight
jknight@reubenlaw.com

March 3, 2021

Delivered via Email (gabriela.pantoja@sfgov.org)

Joel Koppel, Commission President
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 1271-1273 46th Ave
Block/Lot: 1704/015
Planning Case Number: 2020-005251
Hearing Date: March 11, 2021
Our File: 11651.01

Dear President Koppel and Commissioners:

This office represents Patricia Buse (“**Buse**”), who seeks to improve the property at 1271-1273 46th Avenue (the “**Property**”). The Property currently contains a two-bedroom house at the street and a detached rear one-bedroom unit. The Property was uninhabited for many years prior to Buse’s purchase in late 2019 and it is in very poor condition. Buse proposes to demolish the front unit and build a new three-bedroom family home. The rear unit would receive internal renovations and a new roof to create a modern studio unit.

Buse is excited to make this her home, and she has submitted a statement about her connection to the neighborhood and the Property. (**Exhibit A.**) Buse has met with many of her new neighbors, who have expressed considerable support for replacing the dilapidated building with well-designed new housing. The neighbor to the north, at 1267 46th Avenue, has provided an email in support of the Project (**Exhibit B**), and, as described below, many other neighbors have expressed support. There is no known opposition to the Project. The Project is before the Planning Commission for conditional use approval of demolition of the front building.

I. Property and Project Description

The Property is on 46th Avenue between Lincoln Way and Irving Street. It is near the N Judah Muni line and near several major bus routes. It is close to the Great Highway and is within easy walking distance to the beach. The block contains a mix of building heights of between one and three stories and varied architectural styles.

The existing front building has undergone significant changes over time, including raising the structure to build a basement and garage, the addition of two balconettes flanking the entrance in place of the original front porch, and the addition of a garage door. It is also believed that the structure was relocated from the rear of the lot to the front of the lot. Because of the lack of historic integrity, the Property was determined by the Planning Department not to be a historic resource.

The Property had been vacant for many years and was in very poor condition outside and inside when purchased by Buse in 2019. The front building contains extensive dry rot, mold, a deteriorated foundation, and damage from leaks in the roof. The buildings have also suffered vermin infestations over the years, including racoons living in the house and birds have nesting in the eaves. Although the most deteriorated parts of the property are not safe to access, photographs of some of the deterioration are attached as **Exhibit C**. The Property is not habitable and could not easily be made habitable based on what remains of the structure.

The Project proposes to demolish the existing front two-bedroom house and build a new three-bedroom home. The Project further proposes to renovate the rear one-bedroom unit and create a studio unit. Open space for the front unit includes a 461 square-foot ground floor garden under the second level, a 293 square-foot third floor terrace, a 122 square-foot fourth floor deck, and a 176 square-foot roof deck. Open space for the rear unit includes a 555 square-foot rear garden and a 176 square-foot roof deck. Both of the round roof decks are set back five feet at the closest point to the edge of the roof. The rear unit will have access to the street through the front unit's ground floor garden. The front unit will contain two vehicle parking spaces and two Class 1 bike parking spaces.

The Project is designed to incorporate massing and voids in a way that preserves light and air to adjacent properties, while providing a family home that incorporates significant open space. It also provides a front façade that is both modern and compatible with adjacent buildings. (Street Front Façade Transitions, **Exhibit D**.) The horizontal window array reflects the bays of 1275 46th Avenue to the south and 1267 46th Avenue to the north. The projection of the proposed building is compatible with the bays of 1275 46th. The height of the roof at the property line is the same height as the building at 1275 46th, and the entry level of the building reflects the ground floors of the adjacent structures. The Project is both reflective of adjacent properties and aligned with the diversity of the architecture on the block. (View from 46th Street with Project, **Exhibit E**.)

II. Architecture Inspired by Place

Architecture today aims to be the expression of locale, amplifying geography and culture, mirroring place and time. Here, at the end of the continent in the clammy ecology of sand, fog and sea, a special opportunity exists. San Francisco's grid grew concentrically from the bay, first covering the hills and later reaching the flat avenues and beach before vanishing into the ocean. In the Sunset, simple shacks replaced the grand mansions of the heights, and the level grid was filled over generations with diverse architectural styles, resulting in a varied and mixed visual character. On this block of 46th Avenue, the only way to be consistent is to be different.

Buse named the Project “House of Fog” in recognition of the unique nature of the place. This led to the idea of a building embracing fog. Instead of a solid box, the Project proposes an array of rooms suspended in air, floating in mist both inside and out. The design is open to the neighboring buildings, and all of the buildings are free to breathe from the green spaces incorporated into the design.

A goal of the Project is to have views of the Pacific, and the house is organized with the living room occupying the prime location to fulfill this goal. The master bedroom looks through the living room frame to the same view. The house is compact, but also intertwined with the exterior to increase livability and provide generosity. The exterior spaces are woven and connected, threading grade, decks and rooftops in a continuous loop. Each inside area is matched with a similar size outside space.

The house is suspended over an entry court with a wall that matches neighboring houses, but once penetrated is again outside, opening to a sheltered garden of lush plants that is private but open to the street. The entire ground floor of the new house is open, extending to the roof of the rear unit. A stair connects the front door to the level above, winding up through the floors to the rooftop and linking the program elements of the house as it ascends.

The materials of the house acknowledge the context, which is characterized by diversity in architectural styles and variety in building materials and reflects the changing tastes and interests of the Sunset. The geography is flat, but the weather provides a distinctive foggy oceanfront, and the grey swirling tides of moisture are a key characteristic of the site. To optimize light in this cloudy world, the Project uses white plank channel glass that is of the scale and texture of common wood siding but is transparent to optimize and amplify light penetration. Within this overall cladding, conventional windows that match the scale and character of the diverse windows of the surrounding buildings are set into reveals, relating more to earlier stucco buildings than the present 1960’s dingbats. The proposed building’s appearance is both conventional and a contemporary reflection of its unique location and weather.

III. Project Outreach

Buse has conducted significant outreach to her new neighbors. The Project Team conducted a Zoom pre-application meeting on April 29, 2020. Buse later conducted two masked, socially distanced meetings at the Site and sent out multiple mailers.

On January 21, 2021, Buse posted notice at the Site inviting neighbors to meetings on February 7 and February 14. On that day, she also mailed out notices of the meetings to sixteen neighbors on 46th Avenue and the four closest neighbors on 47th Avenue. Buse then held a three-hour meeting with neighbors on February 7, 2021 and a two-hour meeting on February 14, 2021 (mailed and posted notice and photographs of the sidewalk meeting attached as **Exhibit F**). After

the February 14 meeting, she followed up with a letter to the neighbors encouraging anyone who had not been able to participate to follow up with questions or concerns. **(Exhibit G.)**

Neighbors have universally expressed support for replacing the dilapidated existing house with well-designed new housing. Neighbors also support greening the street, including the addition of a street tree and landscaping. The only concern expressed by one neighbor during the sidewalk meetings was about parking during construction. Buse responded that the Project Team would be sensitive to not negatively impact the neighbors during construction and would remain in contact throughout the Project.

Specific feedback received from the neighbors includes the following:

- Delia Chang lives at 1267 46th Avenue, the immediate neighbor to the north, where she and her extended family have resided for over 30 years; the family is supportive and Delia has provided an email in support of the Project and even offered to split the cost of the rear fence with Buse;
- Ben lives at 1262 46th Avenue across the street; he expressed excitement to see a new house in place of the existing building, which has been in a state of neglect and disrepair for years;
- Gillian and Michael live at 1275-1277 46th Avenue, just south of the Property, with an elderly mother; they witnessed the property deteriorate through neglect and look forward to not living next to a property that attracts vermin and squatters;
- Lana lives at 1266 46th Avenue and is a long-time resident of the neighborhood; she expressed support for the Project;
- Amanda Eckels, an ICU nurse, lives across the street with her husband and children; she asked whether the ADU might be available to be rented to one of her colleagues after the Project is complete;
- Joshua lives at 1274 46th Avenue; he reviewed the Project plans and wished Buse good luck;
- Jennie Chan owns 1263-1265 46th Avenue, two houses to the north; she called on February 23, 2021 to express support for the Project.

IV. Conclusion

The Project seeks to transform dilapidated buildings into much-needed family housing. Buse continues to reach out to her new neighbors and is excited to make her home in the neighborhood. Buse and Stanley Saitowitz have worked together to develop a unique design that

President Joel Koppel
San Francisco Planning Commission
March 3, 2021
Page 5

captures the spirit of the Sunset, improves the street, and preserves light and air to the adjacent homes.

Please let me know if you have any questions. I look forward to presenting this Project to you on March 11, 2021.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

Attachments

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachael Tanner, Commissioner

EXHIBIT A

Statement of Owner Patricia Buse
The House of Fog

1271-1273 46th Avenue came to my attention in late 2019. The building had been uninhabited for ten years. I was the only bidder. I closed on the property just as the pandemic began to gather.

For some time now, I had been thinking about an urban residential building location near the ocean. As a student, some decades ago, I had built fond memories in the Sunset and came to embrace its identity.

Despite the limited land mass of the city of San Francisco itself, the neighborhoods adjacent to Ocean Beach have a world-apart quality to them. The interface found between an urban residential grid and the many features of the natural world (i.e. blocks of housing abutting the fringe of a vast ocean, the edge of the continent, a proximate and active fault line) presents a truly compelling set of conditions.

It is endlessly intriguing to imagine how this area was experienced by the Ohlone tribes, no doubt attracted by its natural resources and beauty, not to mention San Francisco's early settlers who sought to cultivate and reside upon the land while battling the forces of wind-blown sand and all-enshrouding fog.

Culturally and ethnically diverse, the vernacular of the Sunset speaks of the urban setting yet presents a gentle but compelling rhythm that seems unconscious of the forces that are present all around. I am moved by the neighborhood's stark interface with the Pacific Ocean, as well as its nestling side-by-side with the historic cultivar of meandering urban gardens that are contained within the green rectangle of Golden Gate Park.

With its remoteness from the city center, the Ocean Beach zone has long been the recipient of relative cultural inattention and benign neglect. Its foggy weather tended to cement its original identity. This less hurried, wind-swept part of the city feels like a cultural and traditional time capsule within its urban environment. Its identity has legitimate historical depth, but the area also manages a relative lack of overt self-consciousness, one of its many enduring qualities.

I came upon this derelict and abandoned property on 46th Avenue and sensed that history and circumstances had not been kind to it; its intention to provide shelter and charm long gone. I sensed a unique opportunity to be a 'responsible party' for its future welfare. The site is distinctly deserving of a renewed life, one informed by the evolving circumstances of its greater urban setting and the contemporary standards that appropriately reference changing environmental, social and cultural realities.

With their generally uniform adherence to common building conventions, the architecture of many of the neighboring buildings does not pay homage to the proximity of the Pacific Ocean, the direction of the prevailing air currents, or the passage of the sun. I want this new structure to capture the distinctive confluence of the atmospheric conditions of light and fog (and their optical manifestations) that distinguishes this part of San Francisco. My fascination with these phenomena emanates from my experience both as a scientist and an artist, and I'm delighted to imagine a house whose various portal openings can be designed to allow light and moisture to be visually transcribed within the structure of the building as the path of the sun draws its diurnal arc.

Neighborhood change in the Sunset is driven by opportunities sought by the industrious nature of its historical residents and the energy of newly arriving residents. The menagerie of housing, enterprising

business, food ventures and historic crafts is openly on display, and so are the varying architectural and material expressions to accommodate these contemporary realities. The architectural identity of my home will reference these growing ideations, in material and design, including the awareness to create space for native landscaping not as an afterthought but alongside the conception for program and structure. The ground floor will in fact allow the former dune scape to emerge from beneath the home.

Stanley Saitowitz | Natoma Architects and Andrea Cochran Landscape Design have agreed to lend their talents to conceive this 'House of Fog'. Thank you for your time and consideration in helping me to create my home.

Patricia Buse

EXHIBIT B

From: Delia Chang <deliachang05@gmail.com>
Date: February 14, 2021 at 2:30:24 PM PST
To: PATRICIA BUSE <patricia.buse@icloud.com>
Subject: Re:

Thanks a lot Patricia, best wishes. Delia.

PATRICIA BUSE <patricia.buse@icloud.com>於 2021年2月14日 週日, 下午1:49寫道 :
Dear Delia,

Thank you Sooo much for your warm support. I look forward to being your neighbor :)

Best wishes,
Patricia
415.812.9442

Patricia Buse
Sent from my iPhone

> On Feb 14, 2021, at 12:29 PM, Delia Chang <deliachang05@gmail.com> wrote:

>

> Hi Patricia, My name Delia Chang ,nest Neighbor [1271 /1273 46th Av San Francisco Ca](#) 94122 , my
address [1267 46 Ave San Francisco Ca](#) 94122 ,We like you make new buildings, have great
neighbors. Delia Chang .

EXHIBIT C

























EXHIBIT D



REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

OWNER:
PATRICIA BUSE
 patricia.buse@cloud.com
 T 415.626.8977 F 415.626.8978

ARCHITECT:
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
FACADE

SET:	PLANNING
DATE:	03-01-2021
SCALE:	N.T.S.
DRAWN:	SSJNAI

SHEET NO:
A0.8

EXHIBIT E



REVISIONS	
04/13/2020	1
05/13/2020	2
09/30/2020	3
12/01/2020	4
12/29/2020	5
01/20/2021	6
01/28/2021	7

OWNER:
PATRICIA BUSE
 patricia.buse@icloud.com
 T 415.626.8977 F 415.626.8978

ARCHITECT:
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103

CIVIL

STRUCTURAL

MEP

1271 46TH AVE.
 1271 46TH AVE., SAN FRANCISCO, CA 94122

TITLE:
STREETVIEW RENDERING

SET:	PLANNING
DATE:	03-01-2021
SCALE:	N.T.S.
DRAWN:	SSJNAI <small>© 2021 NATOMA ARCHITECTS INC.</small>

SHEET NO:
A0.4

VIEW FROM 46TH STREET | 1

EXHIBIT F

January 21, 2021

NEIGHBORHOOD MEETINGS

**RE. NEWLY PROPOSED RESIDENTIAL PROJECT AT
1271/1273 46 TH AVENUE**

Dear Neighbor,

I am inviting you to join an informal street-side gathering at the site of my future home. My name is Patricia Buse. I reached out to you on April 29, 2020 with an invitation to join my architect and me for a Zoom meeting for purposes of introducing our project to the neighborhood.

While we are living in difficult times, I still look forward to meeting you, this time in person - albeit outside, with masks and respecting physical distancing.

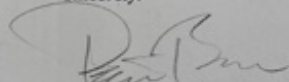
For your review, I attached the plans for the site. The two existing homes, which have remained unoccupied and even derelict for the better part of ten years, will be made livable again to join the Outer Sunset community of neighbors and businesses alike.

Sunday, February 7, noon - 2:00 pm

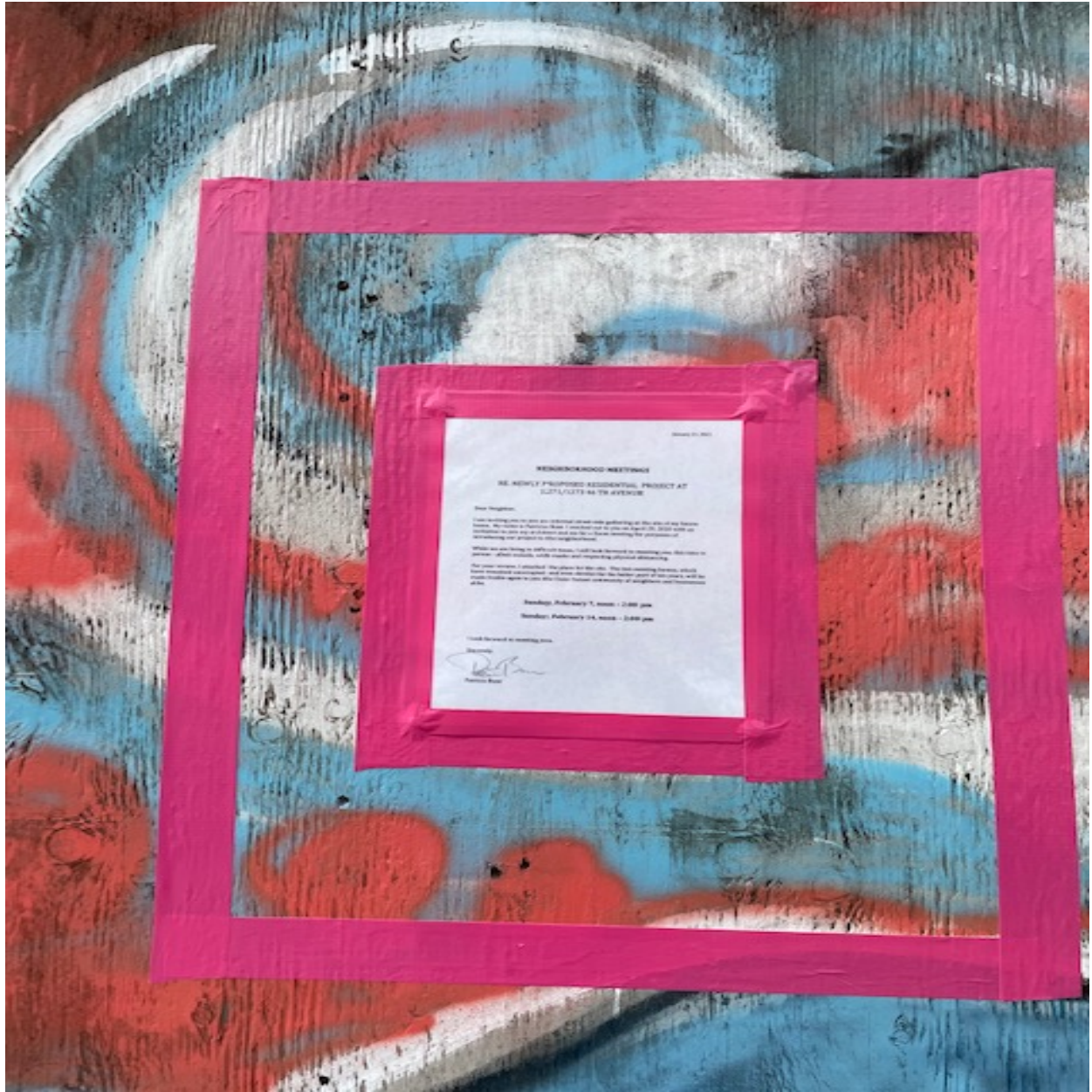
Sunday, February 14, noon - 2:00 pm

I look forward to meeting you.

Sincerely,



Patricia Buse



RENDERED BY THE
RENDERED BY THE
RENDERED BY THE

NEIGHBORHOOD MEETINGS
RE NEWLY PROPOSED RESIDENTIAL PROJECT AT
1274/1276 44TH AVENUE

Dear Neighbors,

Our goal is to provide you with an opportunity to share your views on the proposed project. We are holding these meetings to hear from you and to answer your questions. We will be holding these meetings on the following dates and times:

Monday, February 11, 7:00 pm
Tuesday, February 12, 7:00 pm

Look forward to meeting you.

[Signature]
[Name]

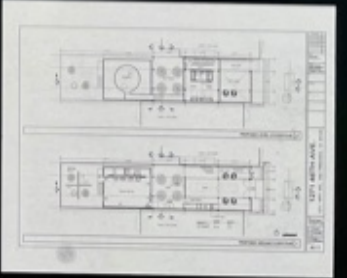
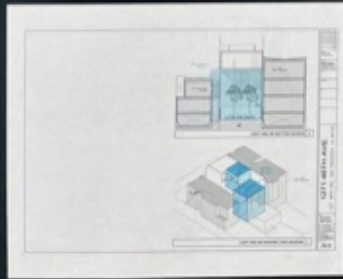
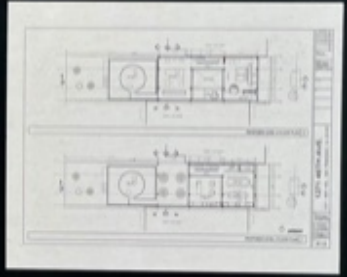
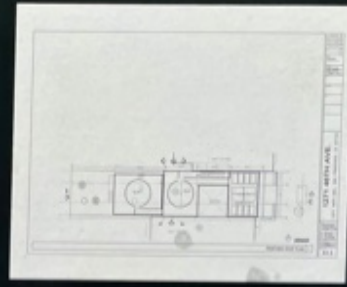




EXHIBIT G

February 14, 2021

Dear Neighbor,

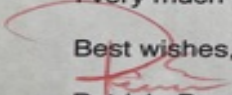
My name is Patricia Buse. A year ago I bought the 'abandoned' house at 1271/1273 46th Ave with the intention of restoring the site and making it my primary residence. The plans are still in progress and in the course of developing them I want to offer a chance for your opinion to be heard.

In April 2020 I contacted you via USPS with a mailing in which my San Francisco architect shared plans and perspectives with you. On April 29, 2020 we scheduled a Zoom forum with the neighborhood and several neighborhood organizations. Recently, on February 7 and 14, we held in person neighborhood meetings on site. I was pleased to meet a number of you and share my thoughts and enthusiasm for this project and the neighborhood. If you were not able meet me previously on one of these occasions to provide your thoughts, I want to give you the chance to weigh in by contacting me by email or phone.

Your support is critical for me as I aim to contribute to the overall neighborhood by converting a derelict building and return it to the City's safe and sound housing stock. I very much look forward to hearing from you and of course your support would be most appreciated. Please reach out to me by email to share your words of support. If you have any concerns, I encourage you to reach out as well. I can assure you that the contractors will be held to the highest standards such that they do not block driveways, adhere to business hours of operation, and keep the site, sidewalk and street tidy.

I very much look forward to hearing your support.

Best wishes,


Patricia Buse
Patricia.buse@icloud.com
415.812.9442

Rent Board Response to Request for Planning Department Records Search

Re: 1271 46th Ave. (1271-1273)

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

No database records were identified.

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

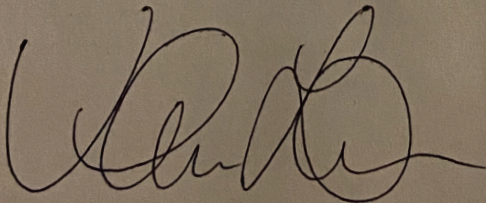
Yes, the following records were identified:

- o See attached documents.

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

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

Signed:



Dated:

2-18-21

Van Lam

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