



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: JANUARY 28, 2021

Record No.: 2020-006234CUA
Project Address: 653-655 Fell Street
Zoning: RH-3 (Residential-House, Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0829/041
Project Sponsor: Jon Bradley (EAG Studio)
1553 Folsom Street
San Francisco, CA 94103
Property Owner: Redwood Property Investors LLC
Oakland, CA 94610
Staff Contact: Katie Wilborn – (628) 652-7355
katherine.wilborn@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes legalizing residential demolition under Planning Code Section 317 and bringing the existing condition into conformance with the Planning Code, Residential Design Guidelines, and the California Register eligible Hayes Valley Residential Historic District. The current condition of the building is the result of work which exceeded approved scopes of work from previously issued permits. The Project would reinstate features and uses at the property which were previously lost, resulting in a 3-story, 40-ft tall residential building with 2 dwelling units (approximately 1,700 square feet (sq. ft.) per unit, plus a 600 sq.ft. shared garage space, totaling 4,000 sq.ft.) with 2 car-parking spaces, 2 bicycle-parking spaces, and 4 decks to meet Usable Open Space requirements.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 317, and 303 to allow residential demolition within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

Issues and Other Considerations

- **Background.**

- **Lot Subdivision (2016).** The property received a Variance from the Rear Yard Setback requirements for a lot line adjustment and lot subdivision in 2016 (under Project Record No. 2015-001256PRJ/VAR/ENV and building Permit Application No. 2015-0123-6592), which resulted in a substandard rear yard, less than the 24% and 15-foot minimum, typically required. The existing massing and rear yard is therefore permitted, and the proposed massing does not intensify or expand this nonconformance.
- **Enforcement Action (March 2019).** Under previous ownership and contract management, the property exceeded the scopes of work previously approved under Building Permit Application (BPA) Numbers: 2015-0123-6592; 2015-0807-3727; and 2017-0606-8533. The exceeded scope of work resulted in Tantamount to Demolition for the purposes of Planning Code Sections 317. Enforcement action for the *Demolition by Serial Permitting* and *Exceeding Scope of Work* began in March of 2019. There was also Enforcement Action in 2017 for illegal short-term rentals at the property, which has since been abated.
- **Ownership (December 2019).** The property was sold in December of 2019, shortly after Enforcement Action began, and the current property managers are bringing the Project forward to legalize and restore the property.

- **Public Comment & Outreach.**

- **Support/Opposition:** At the time of publishing this report, the Department has not received any letters in support or in opposition to the Project.
- **Outreach:** The Sponsor hosted a virtual Pre-Application meeting with the community, on May 12, 2020, to which no members of the community joined.

- **Tenant History:**

- Are any units currently occupied by tenants: (N)
- Have Any tenants been evicted within the past 10 years: (Y)
 - On 04/05/2004, an Owner Move-In Eviction was issued to the tenants of Unit 655
 - On 10/11/2012, a Decrease in Service Eviction was issued to the tenants of Unit 655
 - See Exhibit G for Eviction History documentation.
- Have there been any tenant buyouts within the past 10 years: (N)

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the RH-3 (Residential-House, Three-Family) Zoning District and the Objectives and Policies of the General Plan. The Project reinstates the 2 residential units, adds a 2-car garage, and restores the front façade to be more consistent with the Character-Defining Features of the Hayes Valley Residential Historic District. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 317, TO PERMIT RESIDENTIAL DEMOLITION AS PART OF A PROJECT THAT WOULD REINSTATE TWO RESIDENTIAL UNITS IN AN EXISTING THREE-STORY, 40-FT TALL, RESIDENTIAL BUILDING (APPROXIMATELY 4,000 SQUARE FEET), LOCATED AT 653-655 FELL STREET, LOT 041 IN ASSESSOR'S BLOCK 0829, WITHIN A RH- (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICTS AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 29, 2020, Jon Bradley of EAG Studio (hereinafter "Project Sponsor") filed Application No. 2020-006234PRJ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to permit Residential Demolition and construction at an existing three-story, 40-ft tall, residential building with two dwelling units (hereinafter "Project") at 653-655 Fell Street, Block 0829, Lot 041 (hereinafter "Project Site").

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

On January 28, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-0066234CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2014-000601ENX 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. 2020-0066234CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes legalizing residential demolition under Planning Code Section 317, to bring existing condition into conformance with the Planning Code, Residential Design Guidelines, and the California Register eligible Hayes Valley Residential Historic District. The current condition of the building is the result of work which exceeded approved scopes of work from previously issued permits. The Project would reinstate features and uses at the property which were previously lost, resulting in a 3-story, 40-ft tall residential building with 2 dwelling units (approximately 1,700 square feet (sq. ft.) per unit, plus a 600 sq.ft. shared garage space, totaling 4,000 sq.ft.) with 2 car-parking spaces, 2 bicycle-parking spaces, and 4 decks to meet Usable Open Space requirements.
- 3. Site Description and Present Use.** The Project Site was subdivided with a Variance from the Rear Yard Requirement in 2016 and the lot is now considered substandard in size, with a 25-foot width and 70-foot depth. The Project includes one existing building with three-stories, totaling 40-feet in height. The existing structure was subject to enforcement action due to construction that exceeded the scopes of approved permits. The current condition of the property is considered “Residential Demolition” for the purposes of Planning Code Section 317.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within a RH-3 (Residential, House, Three-Family) Zoning District within the Hayes Valley Residential Historic District between Webster and Buchanan Streets. The immediate context is predominantly residential in character, with 2-4 story structures including apartments, multi-family residences and condos. Nearby Zoning Districts include: RM-1 (Residential-Mixed, Low Density) RM-2 (Residential-Mixed, Moderate Density), RM-3 (Residential-Mixed, Medium Density), (P (Public), and RTO (Residential, Transit Oriented).
- 5. Public Outreach and Comments.** The Department has not received any correspondence from community regarding the proposed project, at the time of writing this report. The Project Sponsor conducted a virtual Pre-Application Meeting on May 12th, 2020, where no members of the community attended.
- 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. Use.** The proposed two-unit residential use is principally permitted within the subject property’s RH-3 (Residential-House, Three Family) Zoning District.
 - B. Residential Demolition.** Planning Code Section 209.1 states that a Conditional Use Authorization is required for Residential Demolition, as defined by Planning Code Section 317. The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

- (1) whether the property is free of a history of serious, continuing Code violations;

No, the property has a history of code violations, related to serial permitting and work done which exceeded the approved scopes of work; however, this Conditional Use Authorization seeks to rectify these previous violations and restore the property to its legal use and historic design.

- (2) whether the housing has been maintained in a decent, safe, and sanitary condition;

The property has already been demolished. The Project would restore the property to a safe condition.

- (3) whether the property is an "historical resource" under CEQA;

Yes, the property has a Planning Department Resource Code status of "Category A (Historic Resource Present)" because it is located within the Hayes Valley Residential Historic District.

- (4) whether the removal of the resource will have a substantial adverse impact under CEQA;

No, the project seeks to restore the historic design and detailing, based of photographic evidence and material scarring.

- (5) whether the project converts rental housing to other forms of tenure or occupancy;

No, the project proposes to reinstate two residential units to the property. These units could be used for rental housing or could apply for Condo Conversion. A Condo Conversion and Subdivision application is not part of this application or approval.

- (6) whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

No, the project reinstates the legal, two residential units back to the structure that underwent residential demolition and conversion.

- (7) whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Yes, the project reinstates the residential use.

- (8) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Yes, the project reinstates the architectural detailing that was precious removed; thus, restoring the structures contribution to the neighborhood's architectural character, and the two residential units contribute to the diverse housing stock in the immediate area.

- (9) whether the project protects the relative affordability of existing housing;

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

Not Applicable. The Project does not create a net increase of permanently affordable housing units, but will reinstate (2) residential units back into the general housing stock.

- (11) whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The neighborhood context is primarily residential in nature, with nearby commercial and institutional uses located at corner lots. Therefore, the subject property's residential use is an appropriate use for the site.

- (12) whether the project increases the number of family-sized units on-site;

The project site previously contained (2) residential units, with (2) bedrooms in Unit 653 and (2) bedroom in Unit 655. The Project proposes (3) bedrooms in Unit 653 and (2) bedrooms in Unit 655, resulting in a net increase of (1) bedroom. Per the definition of a "Family-Sized Unit", a (2) bedroom qualifies. Therefore, the site contains (2) "Family-Sized" Units.

- (13) whether the project creates new supportive housing;

Not Applicable.

- (14) whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project complies with all relevant Residential Design Guidelines and Historic Preservation standards. The design is considered compatible with the surrounding context and an enhancement to the block's character.

- (15) whether the project increases the number of on-site Dwelling Units;

The project reinstates the (2) legal residential units which were merged into (1) residential unit through unpermitted demolition through serial permitting. Therefore, the Project creates a net increase of (1) residential unit from the current condition, but does not create a net increase of residential units from what is legally permitted at the site.

- (16) whether the project increases the number of on-site bedrooms;

The Project creates a net increase of (1) bedroom, resulting in a 2-bedroom Unit and a 3-bedroom Unit on site.

- (17) whether or not the replacement project would maximize density on the subject lot; and

The Project does not maximize the density in this Zoning District, which would permit (3)

Residential units at the Project Site. However, the Project creates (2) Family-Sized Units on site, whereas maximum density may limit the number of Family-Sized Units able to be constructed within the existing envelope at the subject property. Additionally, the structure has maximized its buildable area and currently does not have a code compliant rear yard. Therefore, if the Project were to seek maximum density, a Variance for the Rear Yard Requirement and Usable Open Space would be required.

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

The Project would reinstate the number of residential units (two) previously approved for the site. The Project would make use of the ground floor to expand both units and offer an off-street car parking space for each unit. Therefore, the replacement housing is equal to that which was previously removed and increases the livability, size, and number of bedrooms of each unit..

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 size of the proposed use is to remain as is. There is no expansion of the building envelope proposed beyond what previous permits have permitted.

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

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will restore the building's appearance and arrangement.

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

The Planning Code does not require parking or loading for a residential site. However, a 2-car garage is proposed at the ground floor, which is consistent with the neighborhood character and should not cause a hinderance to vehicular trips or parking in the immediate

neighborhood or citywide. The proposal would remove one on-streetcar-parking space but would provide two off-street parking spaces for the two-unit residential use.

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

The proposed use will not generate emissions which would warrant further review. .

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

The proposed residential demolition and construction provides adequate landscaping and permeability, as required under Planning Code Section 132(g) and 132(h). .

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

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

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

The proposed project is consistent with the stated purposes of RH-3 Zoning Districts in that the two residential units will be reinstated at the property. .

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a new increase in affordable housing.

Policy 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly create new family housing.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

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.

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.

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 supports the retention of existing residential units by reinstating two units which were compromised through Residential Demolition through serial permitting under previous ownership. The Project provides 2 dwelling units, 2 car-parking spaces, 2 bicycle-parking spaces, and private Usable Open Space for each unit through the use of 4 decks. The Project reintroduces an architectural vocabulary to the front façade which brings the structure into a higher compatibility with the neighborhood character, scale, architectural elements and the character-defining features of the Historic District, while also being sensitive and differentiated from the to the existing historic fabric so as not to create a false sense of historicism. The Project also improves the public rights of way with new permeable pavers and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The project site does not possess any neighborhood-serving retail uses.

- 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 site would reinstate and improve the two existing residential units with an expressive and compatible design that relates well to the scale, form, materials, and detailing of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The property was constructed in 1880 and will comply with the City's Rent Control protections, where applicable. Therefore, the Project will increase the stock of affordable housing units in the City.

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

The Project's 2-unit residential use will not generate traffic to the degree that would impede transit. The Project provides 2 off-street parking spaces at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

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

The Project does not remove or include commercial office development.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks, however the Site is within the Hayes Valley Residential Historic District. The structure currently has low integrity due to its Residential Demolition, but the Project proposes to reinstate compatible features which will bring the property into closer conformance with the Character-Defining Features of the Historic District.

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

The Project Site does not affect any nearby Public Parks.

- 10.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

The Project would legalize the Residential Demolition that already took place through serial permitting, but would also reinstate the two residential units and create a more articulated and compatible design to the surrounding neighborhood character. The Project would allow the structure to be brought into greater conformance with the Residential Design Guidelines, Historic District's Character-Defining Features, and with the Goals and Objective of the General Plan.

- 11.** 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. 2020-006234CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 6, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329/309 Large/Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329/309 Large/Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103, or 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 January 28, 2021

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 28, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to legalize a Residential Demolition located at 653-655 Fell Street, Block 0829, and Lot 041 pursuant to Planning Code Section(s) 209.1 and 317 within a RH-3 (Residential -House, Three-Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated XXXXXX, and stamped "EXHIBIT B" included in the docket for Record No. 2020-006234CUA and subject to conditions of approval reviewed and approved by the Commission on January 28, 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 January 28, 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

6. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. 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

7. **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

8. **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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

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

9. **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

10. **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

- 11. 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 628.652.7355, www.sfplanning.org

- 12. 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 628.652.7355, www.sfplanning.org

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

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

- 14. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: private site area within the site's garage or affixed to the Eastern side façade, where a small, below-grade landing can be accessed from the public-right-of-way. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpbpublicworks.org

- 15. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 16. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, “Background Noise Levels,” of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- 17. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652. 7355. www.sfplanning.org

- 18. 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 628.652.7355, www.sfplanning.org

- 19. Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7355, www.sfplanning.org

- 20. Landscaping, Permeability.** Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. 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 628.652.7355,

www.sfplanning.org

21.

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

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

www.sfplanning.org

23. Parking Maximum. Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than 3 off-street parking spaces.

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

Monitoring - After Entitlement

24. 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

25. Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

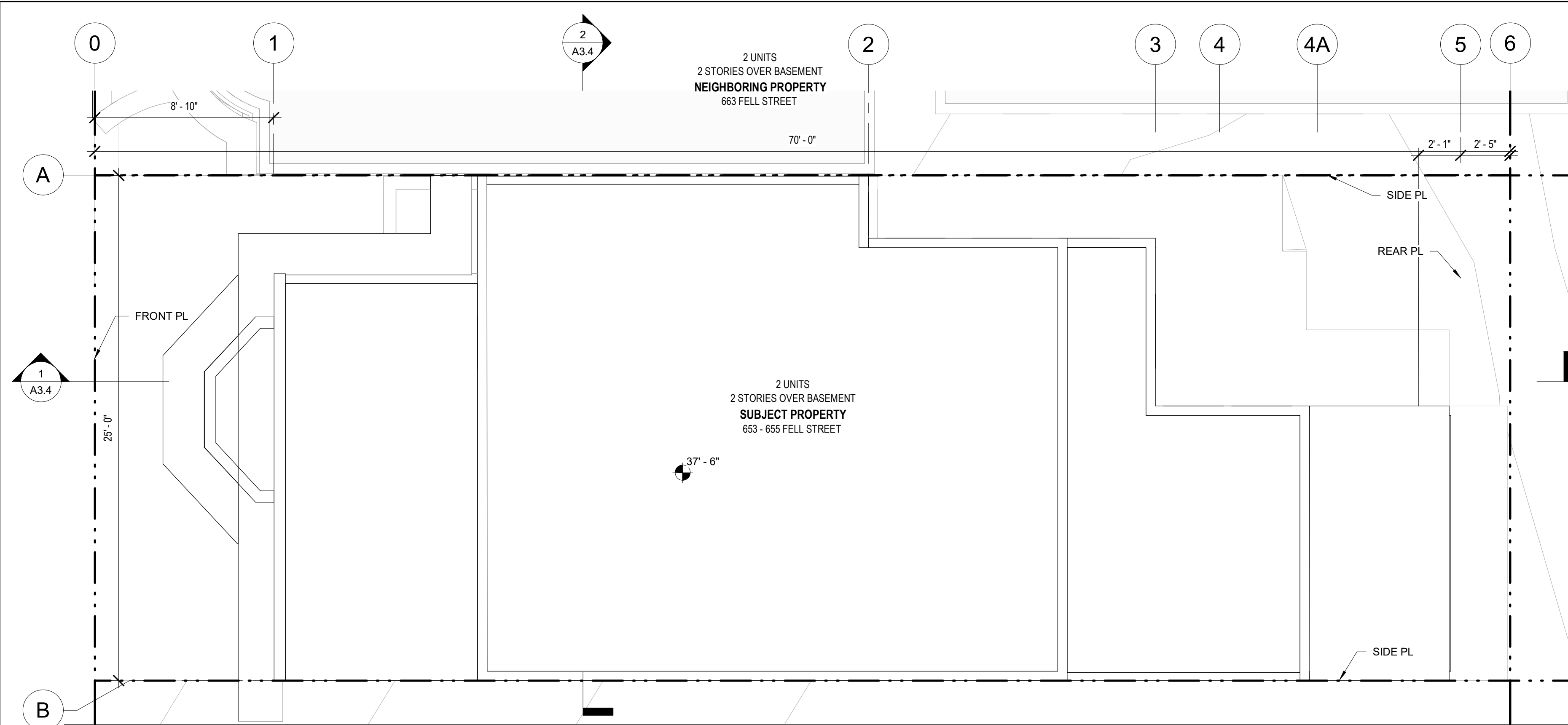
26. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of 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*

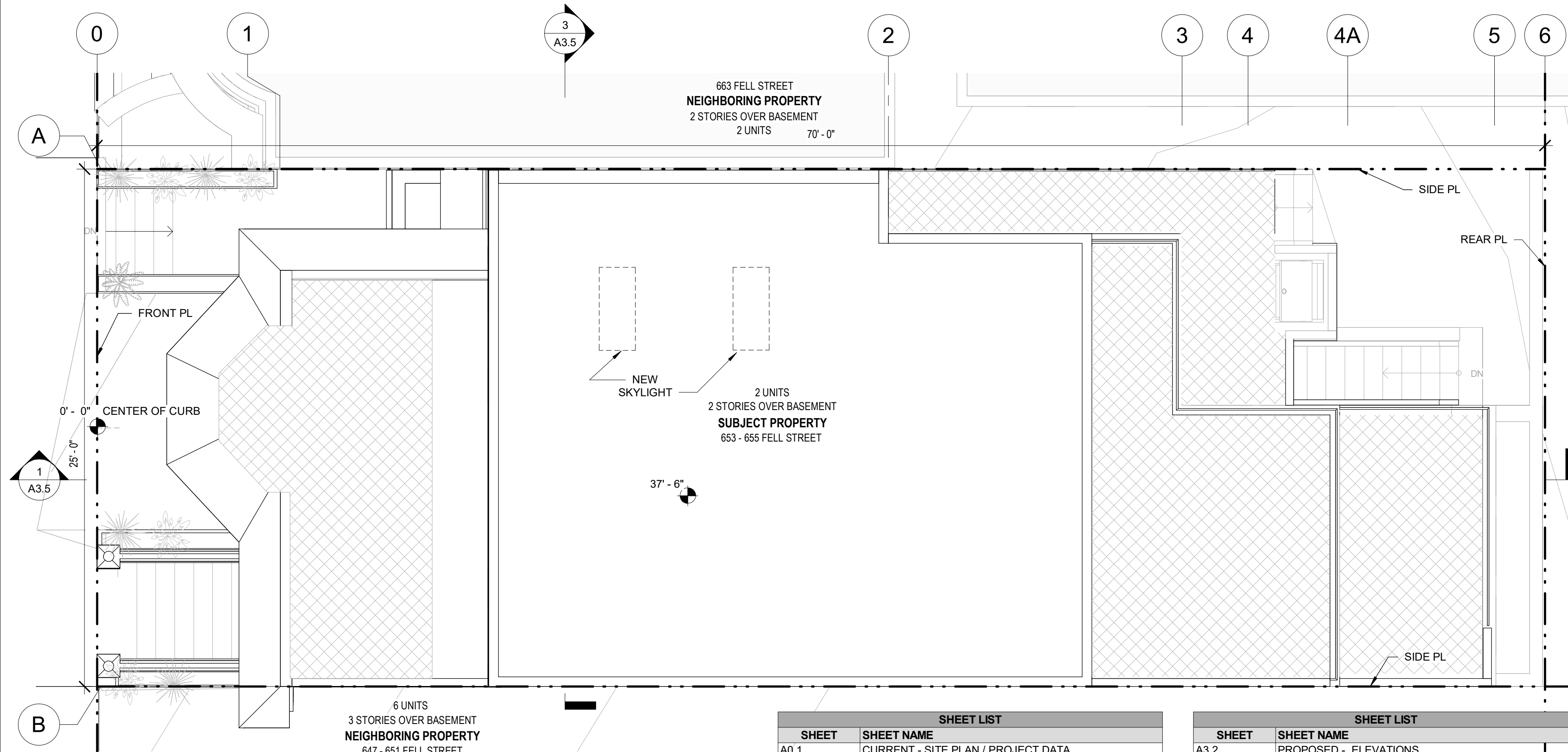
Exhibit B

Plans and Renderings





2 SITE - CURRENT CONDITION - 1/9/2000
1/4" = 1'-0"



1 SITE - PROPOSED
1/4" = 1'-0"

CONSTRUCTION RULES

PROVIDE DUST ABATEMENT BY SPRAYING DURING EXCAVATION

MAINTAIN A CLEAN JOBSITE IN GENERAL TO MINIMIZE INCONVENIENCE TO NEIGHBORS

CONSTRUCTION NOISE TO BE LIMITED TO THE TIME DICTATED IN THE SF RULES

PORTABLE TOILET TO BE CONCEALED WITH DECORATIVE HOUSING OR TO BE LOCATED BEHIND CONSTRUCTION BARRIER

CONTRACTOR TO VERIFY SITE CONDITIONS TO ENSURE IF CITY MONUMENT IN LOCATED IN PUBLIC RIGHT OF WAY THAT CARE IS TAKEN TO ENSURE

SHEET LIST	
SHEET	SHEET NAME
A0.1	CURRENT - SITE PLAN / PROJECT DATA
A0.2	DEMOLITION PLANS
A0.3	DEMOLITION PLANS
A0.4	EXISTING - SITE PLAN AS PER #201501236592
A0.5	EXISTING - FLOOR PLANS AS PER #201501236592
A0.6	EXISTING - FLOOR PLANS AS PER #201501236592
A0.7	EXISTING - ROOF AS PER #201501236592
A1.1	CURRENT - FLOOR PLANS
A1.2	CURRENT - FLOOR PLANS
A1.3	CURRENT - ROOF PLAN
A2.0	PROPOSED - FLOOR PLANS
A2.1	PROPOSED - FLOOR PLANS
A2.2	PROPOSED - ROOF PLANS
A3.0	EXISTING - ELEVATIONS AS PER #201501236592
A3.1	CURRENT - ELEVATIONS

SHEET LIST	
SHEET	SHEET NAME
A3.2	PROPOSED - ELEVATIONS
A3.3	EXISTING - SECTIONS AS PER #201501236592
A3.4	CURRENT - SECTIONS
A3.5	PROPOSED - SECTIONS
A3.6	SCHEDULE - DOORS/WINDOW
A4.0	FACADE RESTORATION 1
A4.1	FACADE RESTORATION 2
A4.2	FACADE RESTORATION 3
A4.3	WALL SECTIONS RESTORATION
A4.4	PERMIT HISTORY AND HISTORICAL PRECEDENTS
A4.5	SCARRED AND GHOST ELEMENTS 1
A4.6	SCARRED AND GHOST ELEMENTS 2
A4.7	NEIGHBORHOOD PRECEDENTS
A4.8	SIGHTLINE STUDY
A4.9	RESTORED AND NEW ELEMENTS

3 BLOCK PLAN
1" = 40'-0"

OWNER			
REDWOOD PROPERTIES			
653-655 FELL STREET, SAN FRANCISCO, CA 94102			
TEAM		ENGINEER	
ARCHITECT		ENGINEER	
EAG STUDIO		DOUBLE D ENGINEERING	
3 FOLSOM STREET, SAN FRANCISCO, CA 94103		72 OTIS STREET, SAN FRANCISCO, CA 94103	
PHONE: (415) 300-0585		PHONE: (415) 551-5150	
EMAIL@EAGSTUDIO.COM		TONY@DOUBLEDENGINEERING.COM	
PROJECT DATA			
653 - 655 FELL STREET			
SAN FRANCISCO, CA 94102			
0829			
041			
RH3			
ULT / PRESERVATION STATUS	1874 / A		
UMENT IN PUBLIC RIGHT OF WAY	YES - MID# 28576		
CY	R-3		
MIT	40'-X		
VE SETBACKS	NONE		
IONS	3 OVER BASEMENT		
CTION TYPE	2015-001256PRJ		
	V		
PROJECT FEATURES			
	EXISTING	NET NEW	PROJECT TOTALS
3 UNITS	2	0	2
SPACES	2	0	2
OF BUILDINGS	1	0	1
F BUILDING(S)	37'-6"	1' - 9"	39'-3"
OF STORIES	3	0	3
GROSS SQUARE FOOTAGE			
635 FELL ST		655 FELL ST	
	EXISTING	NET NEW	TOTALS
T LEVEL	600	0	0
EL	1091	0	0
LEVEL	0	0	0
EL	0	0	0
EL	0	0	0
GROSS SQUARE FOOTAGE	1691	0	1691
OR GARAGE		590	1717
SUMMARY			
ARE FOOTAGE		0	
SQFT		SQFT	
D FLOOR AREA RATIO		0	

4 PROPOSED FACADE

SCOPE OF WORK

REVISION TO PA# 201501236592
COMPLY WITH PLANNING ENFORCEMENT CASE NO.
2018-014623ENF. DEMOLITION OF AN EXISTING (2)-FAMILY
DWELLING PER SECTION 317 OF PLANNING CODE. RESTORATION
OF THE BUILDING EXTERIOR.

APPLICABLE CODES

2013 CA BUILDING CODE W/ SF AMENDMENTS

2013 CA ENERGY CODE (TITLE 24)

2013 CA PLBG CODE W/ SF AMENDMENTS

2013 CA ELECT CODE W/ SF AMENDMENTS

2013 CA MECHANICAL CODE W/ SF AMENDMENTS

2013 CALIFORNIA FIRE CODE W/ SF AMENDMENTS

EAG
STUDIO

PHONE
415-300-0585
EMAIL
EMAIL@EAGSTUDIO.COM
ADDRESS
1553 FOLSOM STREET,
SAN FRANCISCO, CA 94103

#	REVISIONS	DATE
1	CU PLAN SET	1/3/20
2	PLANNING REVISIONS	04/06/20

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

CURRENT - SITE PLAN
/ PROJECT DATA

A0.1

DEMOLITION CALCULATION

MATRIX: SECTION 1005 OF THE PLANNING CODE:				MAX. PERMITTED	MEET CODE?
1005(F)(1): ALL "PUBLIC FACING" EXTERIOR WALLS:					
ELEVATION.	(E) SF	DEMO SF	% DEMO		
NORTH (FRONT) FACADE	736	557			
SOUTH (REAR) ELEVATION, IF APPLICABLE					
EAST (SIDE) ELEVATION, IF APPLICABLE					
WEST (SIDE) ELEVATION, IF APPLICABLE					
TOTAL	736	557	75.6%	25.0%	N
AND					
1005(F)(2) ALL EXTERIOR WALLS FROM FUNCTION AS EXTERIOR WALL				MAX. PERMITTED	MEET CODE?
ELEVATION.	(E) SF	DEMO SF	% DEMO		
NORTH (FRONT) FACADE	736	557	75.6%	25.0%	N
SOUTH (REAR) ELEVATION	683	683			
EAST (SIDE) ELEVATION	1595	1529			
WEST (SIDE) ELEVATION	1658	333			
TOTAL	4692	3102	66.1%	50.0%	N
1005(F)(3) ALL EXTERIOR WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS					
ELEVATION.	(E) SF	DEMO SF	% DEMO		
NORTH (FRONT) FACADE	736	557			
SOUTH (REAR) ELEVATION	683	683			
EAST (SIDE) ELEVATION	1595	1529			
WEST (SIDE) ELEVATION	1658	333			
TOTAL	4692	3102	66.1%	25.0%	N
1005(F)(4) HORIZONTAL ELEMENTS					
FLOOR PLATE	(E) SF	DEMO SF	% DEMO		
2ND FLOOR	N/A	N/A			
3RD FLOOR	938	234			
4TH FLOOR	938	234			
ROOF	925	925			
TOTAL	2097	1393	66.4%	75.0%	Y
OR					
1005(F)(5) INTERNAL STRUCTURAL FRAMEWORK					
WALLS	(E) LF	DEMO LF	% DEMO		
2ND FLOOR	96'-1"	96'-1"			
3RD FLOOR	54'-7"	54'-7"			
4TH FLOOR	4'-7"	4'-7"			
TOTAL	155'-3"	155'-3"	100%	50.0%	N

DEMOLITION CALCULATION

PLANNING CODE SECTION 317				MAX. PERMITTED	MEET CODE?
317(B)(2)(B): FRONT AND REAR FACADES - LINEAR FOUNDATION MEASUREMENTS					
ELEVATION	(E) LF	REMOVED	%REMOVED		
NORTH (FRONT)	20.25	0			
SOUTH (REAR)	20.25	20.25			
TOTAL	40.5	40.5	50%	50.0%	Y
AND					
317(B)(2)(B): EXTERIOR WALLS- LINEAL FOUNDATION MEASUREMENTS					
ELEVATION	(E) LF	REMOVED	%REMOVED		
NORTH (FRONT)	20.25	0			
SOUTH (REAR)	20.25	20.25			
EAST	63.5	63.5			
WEST	64	7.833			
TOTAL	168	91.583	54.5%	65.0%	Y
317(B)(2)(C): VERTICAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS					
VERTICAL ELEMENTS	(E) SF	REMOVED	%REMOVED		
NORTH (FRONT)	736	350			
SOUTH (REAR)	703	703			
EAST	1595	1595			
WEST	1658	227			
TOTAL	4692	2875	61.2%	50.0%	N
AND					
317(B)(2)(C): HORIZONTAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS					
HORIZONTAL ELEMENTS*	(E) SF	REMOVED	%REMOVED		
LEVEL 2	N/A	N/A			
LEVEL 3	938	234			
LEVEL 4	938	234			
ROOF	925	925			
TOTAL	2097	1393	66.4%	50.0%	N

* PER SECTION 317(B)(5), HORIZONTAL ELEMENTS SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELLOW LEVEL 1
CURRENT CONDITION OF 635 655 FELL STREET IS TANTAMOUNT TO DEMOLITION AS PER PLANNING CODE SECTION 317 AND PLANNING CODE SECTION 1005

1 DEMO TABLE
1/4" = 1'-0"

DEMOLITION LEGEND

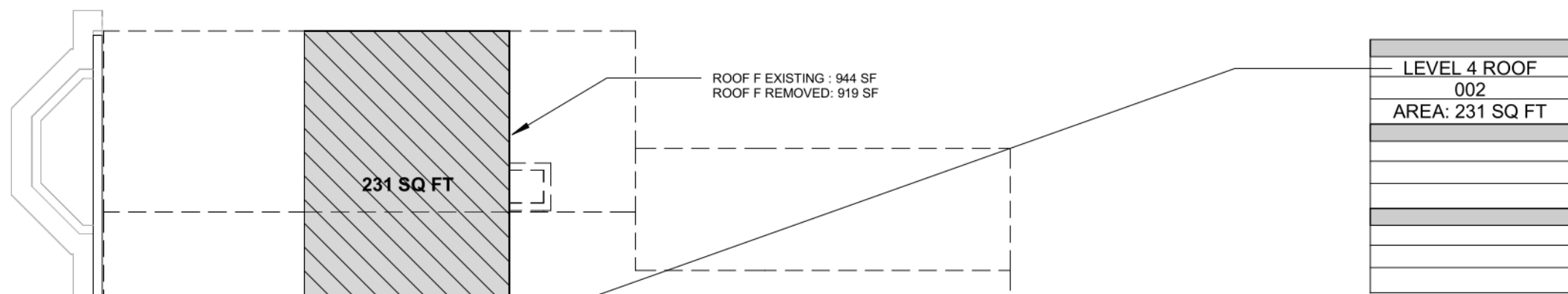
KEY

PLAN VIEW

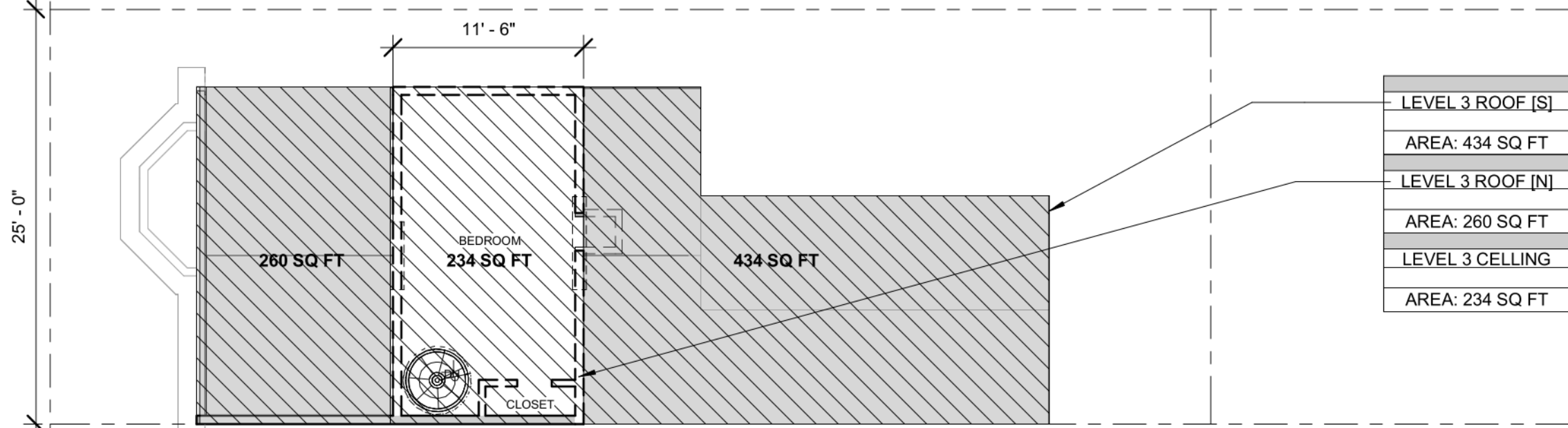
- EXISTING WALL
- DEMOLISHED WALL
- DEMOLISHED ROOF
- DEMOLISHED FLOOR

ELEVATION VIEW

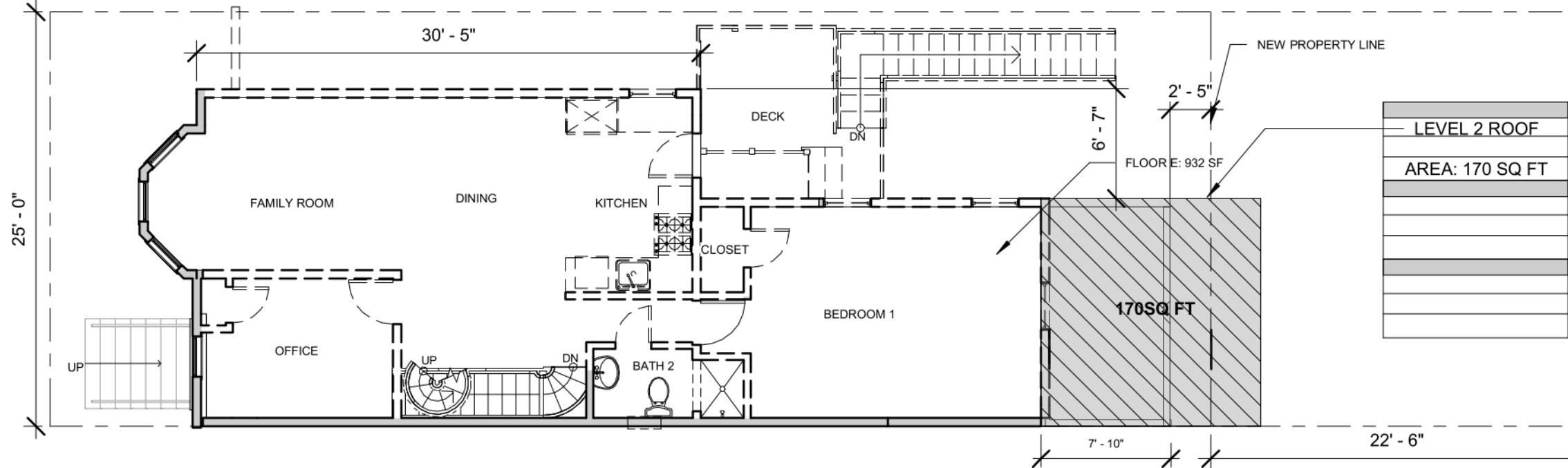
- DEMOLISHED WALL INCLUDING STUDS
- EXISTING SIDING REMOVED



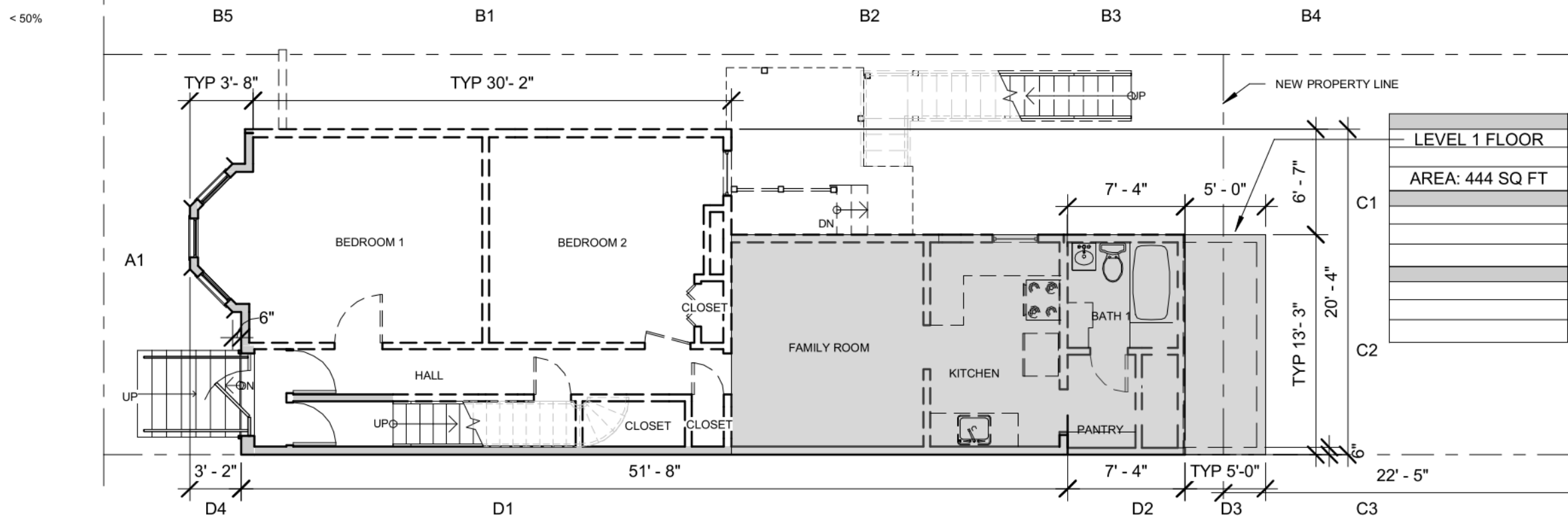
2 DEMO CALCS - ROOF
1/8" = 1'-0"



3 LEVEL 4 DEMOLITION
1/8" = 1'-0"



4 LEVEL 3 DEMOLITION
1/8" = 1'-0"



5 LEVEL 2 DEMOLITION
1/8" = 1'-0"

#	REVISIONS	DATE
1	CU PLAN SET	1/3/20
2	PLANNING REVISIONS	04/06/20

DEMOLITION LEGEND

KEY

PLAN VIEW

EXISTING WALL

DEMOLISHED WALL

DEMOLISHED ROOF

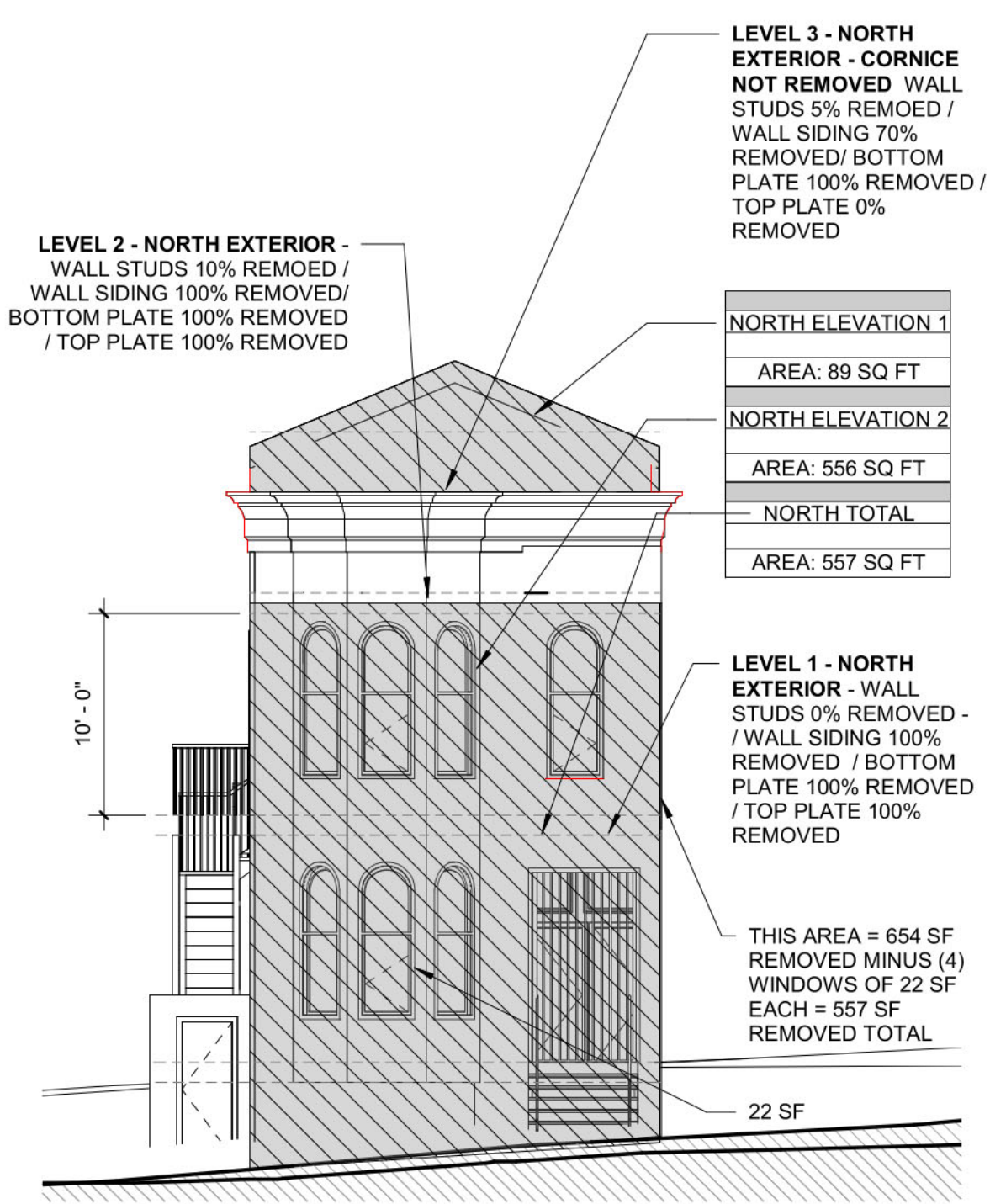
DEMOLISHED FLOOR

MISCELLANEOUS DEMOLISHED NON-STRUCTURAL ELEMENTS

ELEVATION VIEW

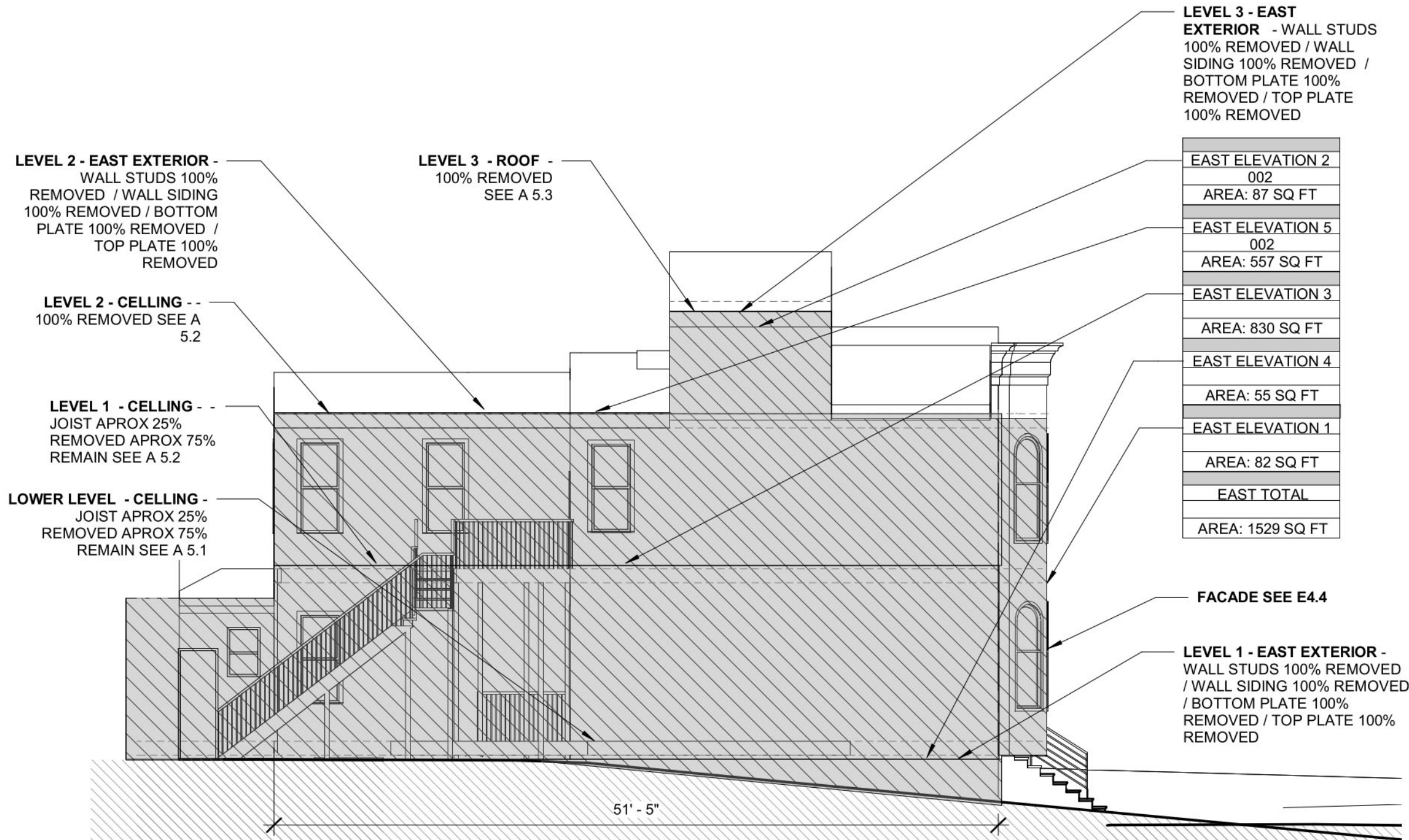
DEMOLISHED WALL INCLUDING STUDS

EXISTING SIDING REMOVED



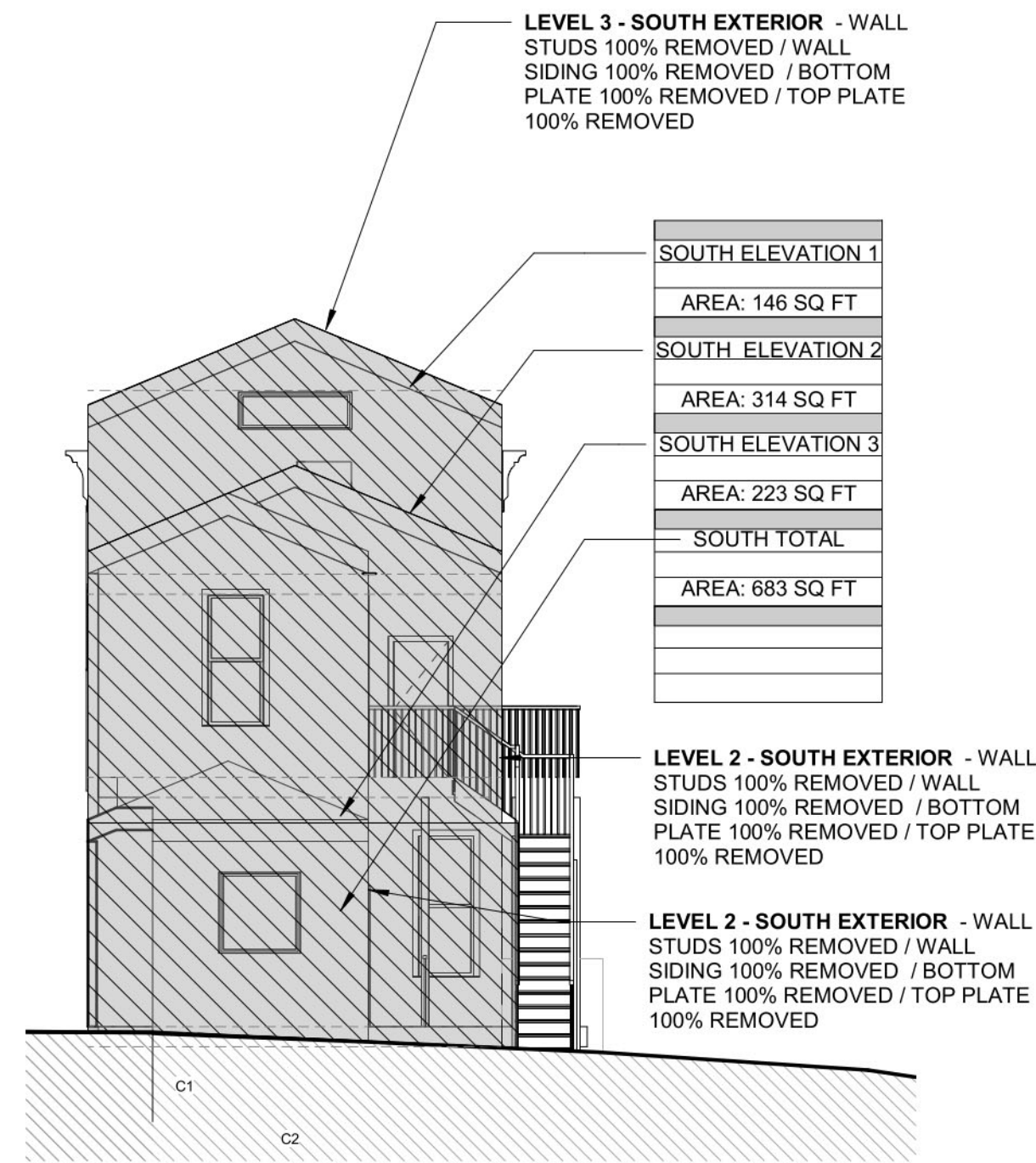
2 DEMO CALCS - FRONT FACADE - NORTH

1/8" = 1'-0"



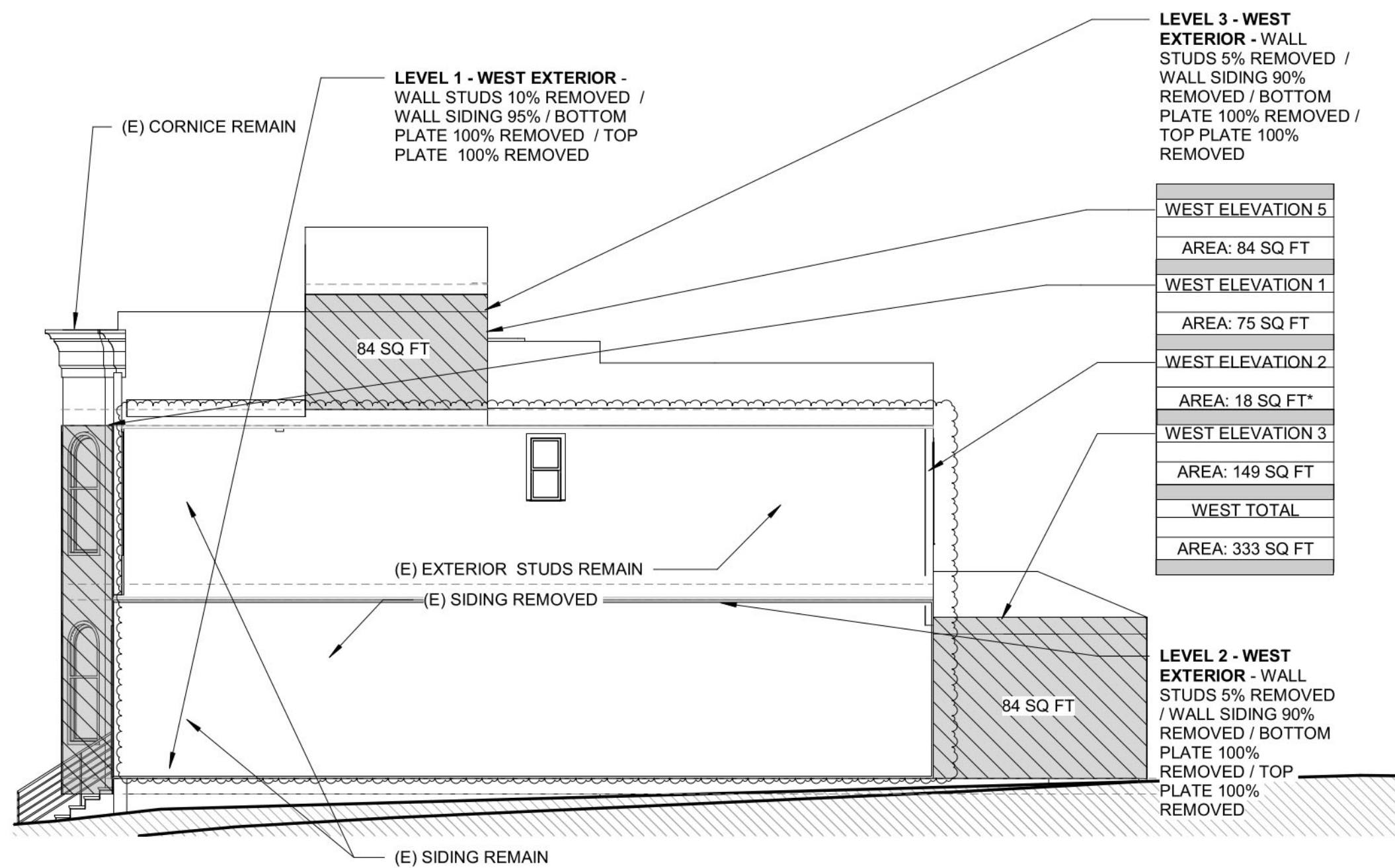
3 DEMO CALCS - SIDE FACADE - EAST

1/8" = 1'-0"



1 DEMO CALCS - REAR FACADE - SOUTH

1/8" = 1'-0"



4 DEMO CALCS - SIDE FACADE - WEST

1/8" = 1'-0"

EAG STUDIO

PHONE

415-300-0585

EMAIL

EMAIL@EAGSTUDIO.COM

ADDRESS

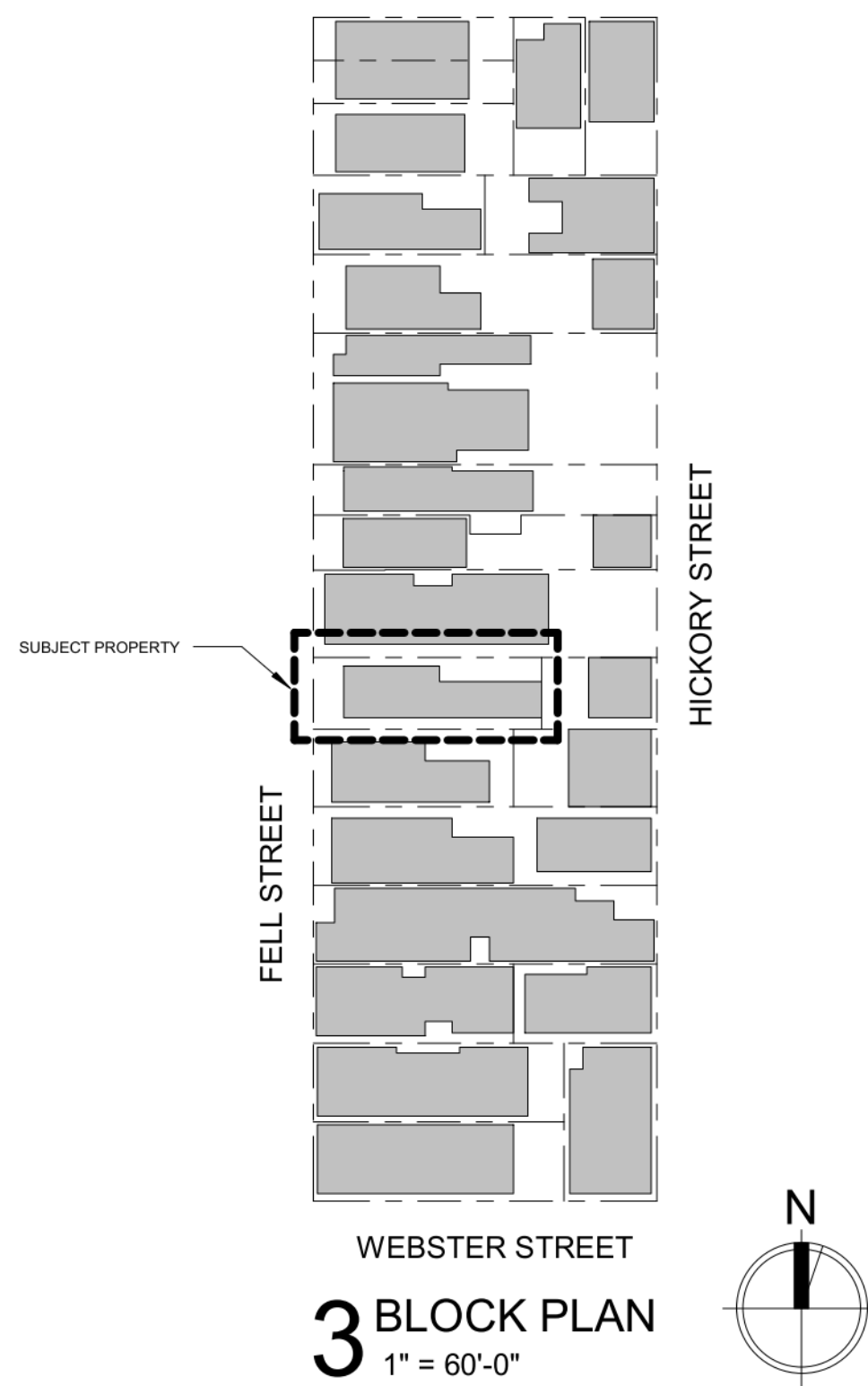
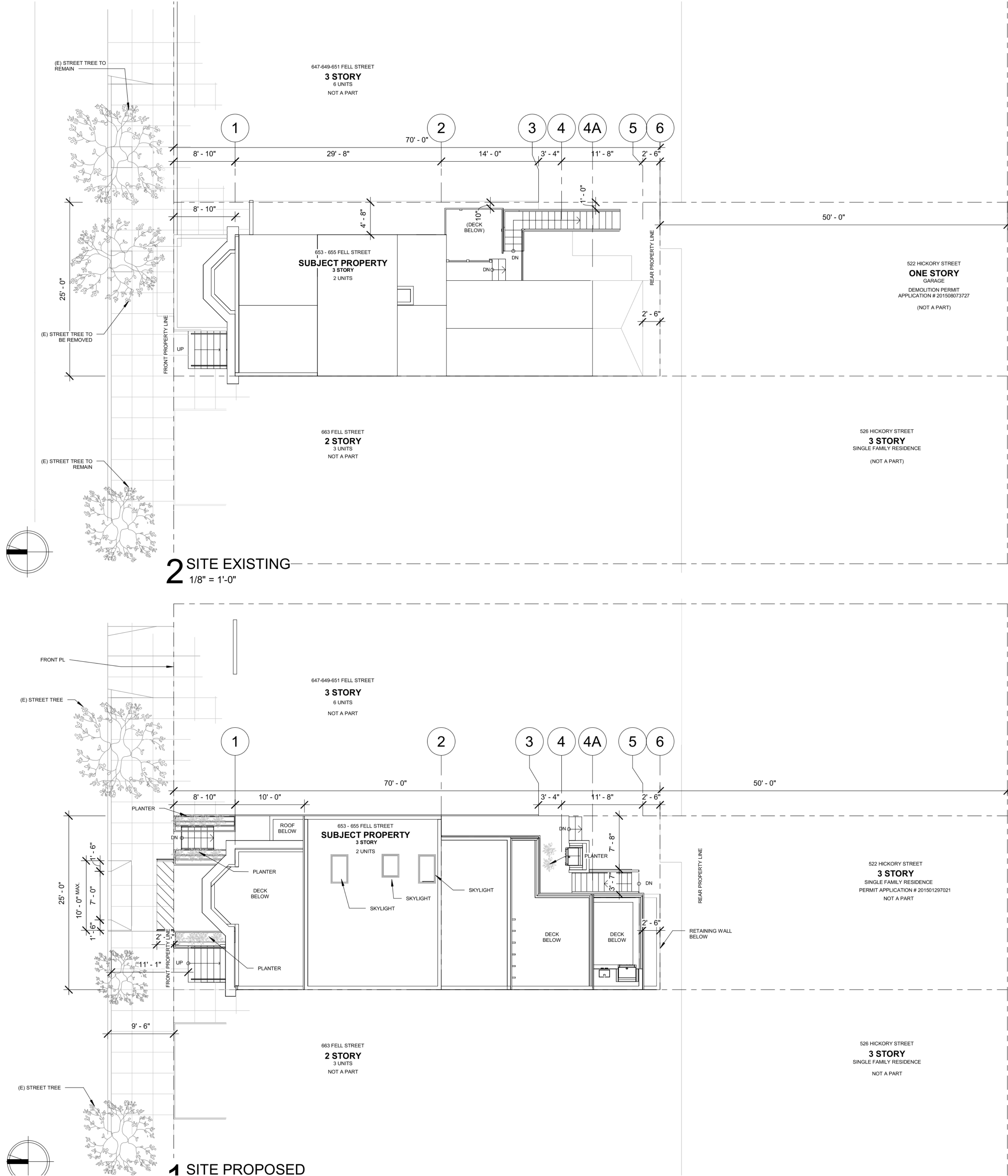
1553 FOLSOM STREET,
SAN FRANCISCO, CA 94103

#	REVISIONS	DATE
1	CU PLAN SET	1/3/20
2	PLANNING REVISIONS	04/06/20

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

DEMOLITION PLANS

A0.3



SCOPE OF WORK

NO WORK - TO REFLECT PERMIT #201501236592 :

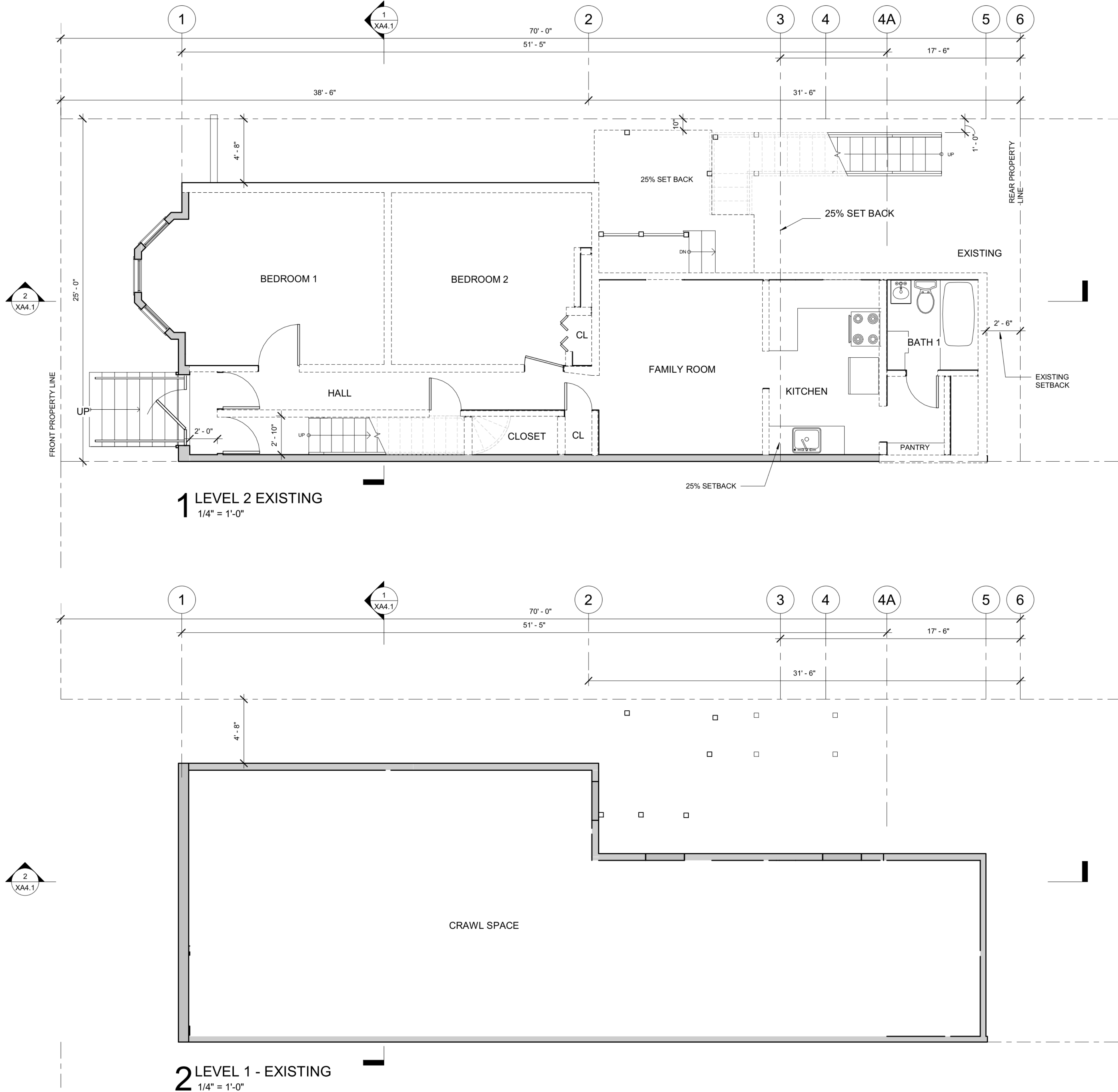
APPLICABLE CODES

2013 CA BUILDING CODE W/ SF AMENDMENTS
2013 CA ENERGY CODE (TITLE 24)
2013 CA PLBG CODE W/ SF AMENDMENTS
2013 CA ELECT CODE W/ SF AMENDMENTS
2013 CA MECHANICAL CODE W/ SF AMENDMENTS
2013 CALIFORNIA FIRE CODE W/ SF AMENDMENTS



5 PROPOSED STREET VIEW

OWNER			
RWW PROPERTIES			
6114 LA SALLE AVENUE #535, OAKLAND, CA 94611			
TEAM			
ARCHITECT	ENGINEER		
EAG STUDIO	DOUBLE-D ENGINEERING, INC		
2443 FILLMORE #215, SAN FRANCISCO, CA 94115	72 OTIS ST., SAN FRANCISCO, CA 94103		
PHONE: (415) 300-0585	PHONE: (415) 551-5150		
EMAIL@EAGSTUDIO.COM	TONY@DOUBLEENGINEERING.com		
HISTORIC CONSULTANT	SOIL ENGINEER		
RICHARD BRANDI			
125 DORCHESTER WAY, SAN FRANCISCO, CA			
PHONE: (415) 753-5130			
RBRANDI@EARTHLINK.NET.COM			
PROJECT DATA			
ADDRESS	653-655 FELL STREET		
	SAN FRANCISCO, CA 94102		
BLOCK	829		
LOT	024		
HISTORICAL	A		
YEAR BUILT	1900		
ZONING	RH-3		
OCCUPANCY	R3		
HEIGHT LIMIT	40-X		
LEGISLATIVE SETBACKS	NONE		
STORIES	3 OVER GARAGE		
RESTRICTIONS	NONE		
TYPE	VB		
PROJECT FEATURES			
EXISTING	NET NEW	PROJECT TOTALS	
DWELLING UNITS	2	2	
PARKING SPACES	0	1	
NUMBER OF BUILDINGS	1	1	
HEIGHT OF BUILDING(S)	37'-10"	37'-6"	
NUMBER OF STORIES	3	3	
GROSS SQUARE FOOTAGE			
653 FELL ST	EXISTING	NET NEW	TOTALS
BASEMENT	600	0	600
LEVEL 1	1091	0	1091
LEVEL 2	-	-	-
LEVEL 3	-	-	-
TOTAL	1691	-	1691
653 FELL ST	EXISTING	NET NEW	TOTALS
BASEMENT	-	-	-
LEVEL 1	-	-	-
LEVEL 2	1058	0	1058
LEVEL 3	659	0	659
TOTAL	1717	0	1717
COMBINED GARAGE			590



DEMOLITION LEGEND

KEY

PLAN VIEW

- EXISTING WALL
- DEMOLISHED WALL
- DEMOLISHED ROOF
- DEMOLISHED FLOOR
- MISCELLANEOUS DEMOLISHED NON-STRUCTURAL ELEMENTS

ELEVATION VIEW

- DEMOLISHED WALL INCLUDING STUDS
- EXISTING SIDING REMOVED

WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW 1 HR FIRE RATED WALL. EXTERIOR WALLS: 3/4 & 5/A11.1 INTERIOR WALLS: 6/7 & 8/A11.1 FLOOR/CEILING: 8/A11.1
- NEW CONCRETE WALL . SEE SSD
- NEW 2 HR FIRE RATED WALL. EXTERIOR WALLS: 2/A11.2 INTERIOR WALLS: 1/A11.2 FLOOR/CEILING: 3 & 4/A11.2 CONCRETE WALL PER SSD: 6/A11.2
- RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5
- INTERIOR SIDE OF WALL
- NEW 1-HR FIRE RATED ROOF ASSEMBLY

NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE I
INSTALL (2) LAYER TYPE "X" GYP. BD. AT INTERIOR SIDE OF EXISTING WALLS.
STRUCTURAL ELEMENTS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS
WHERE OCCURS PARAPET SHALL BE MIN. 30"
NON FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602

EAG
STUDIO

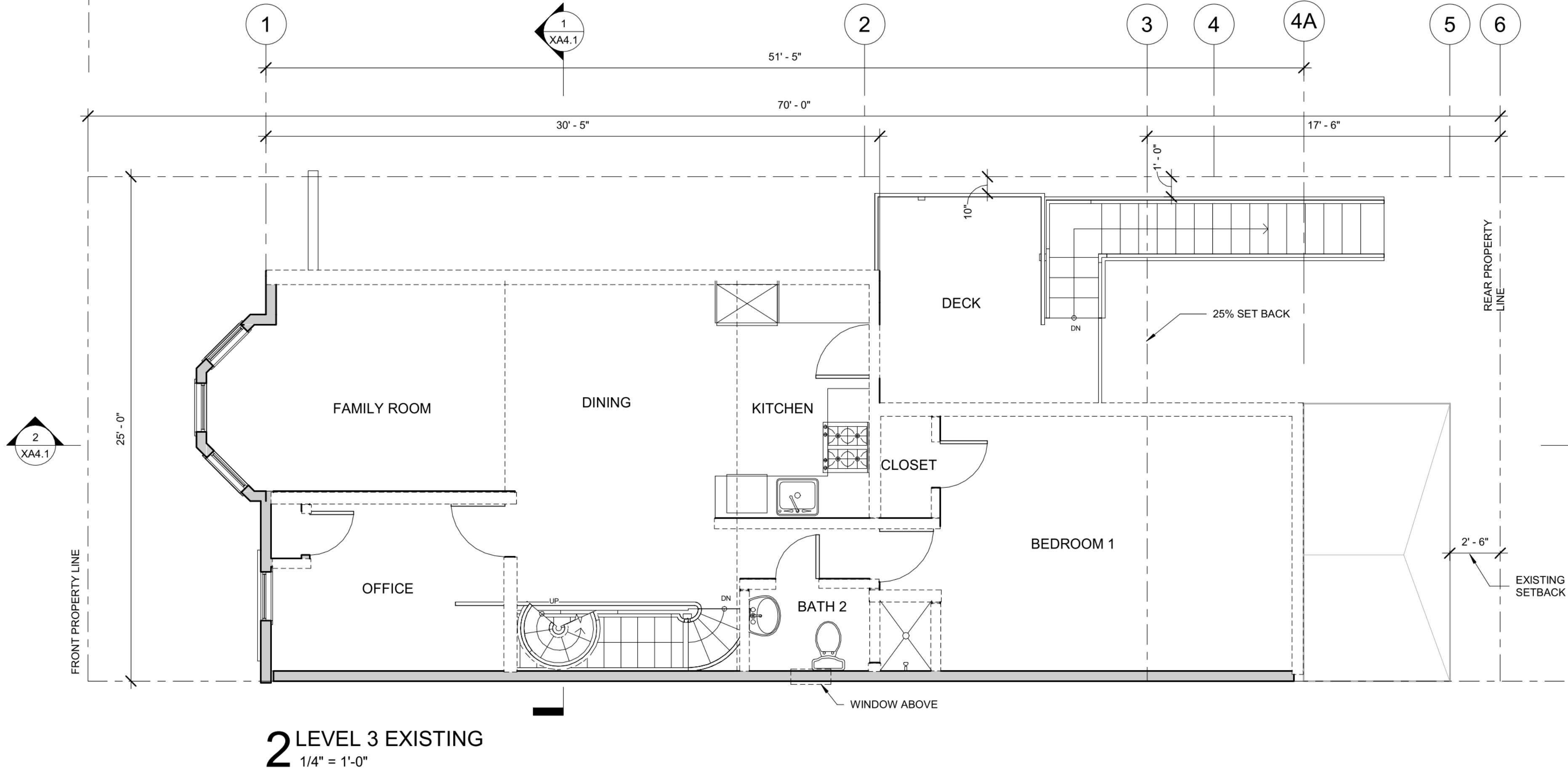
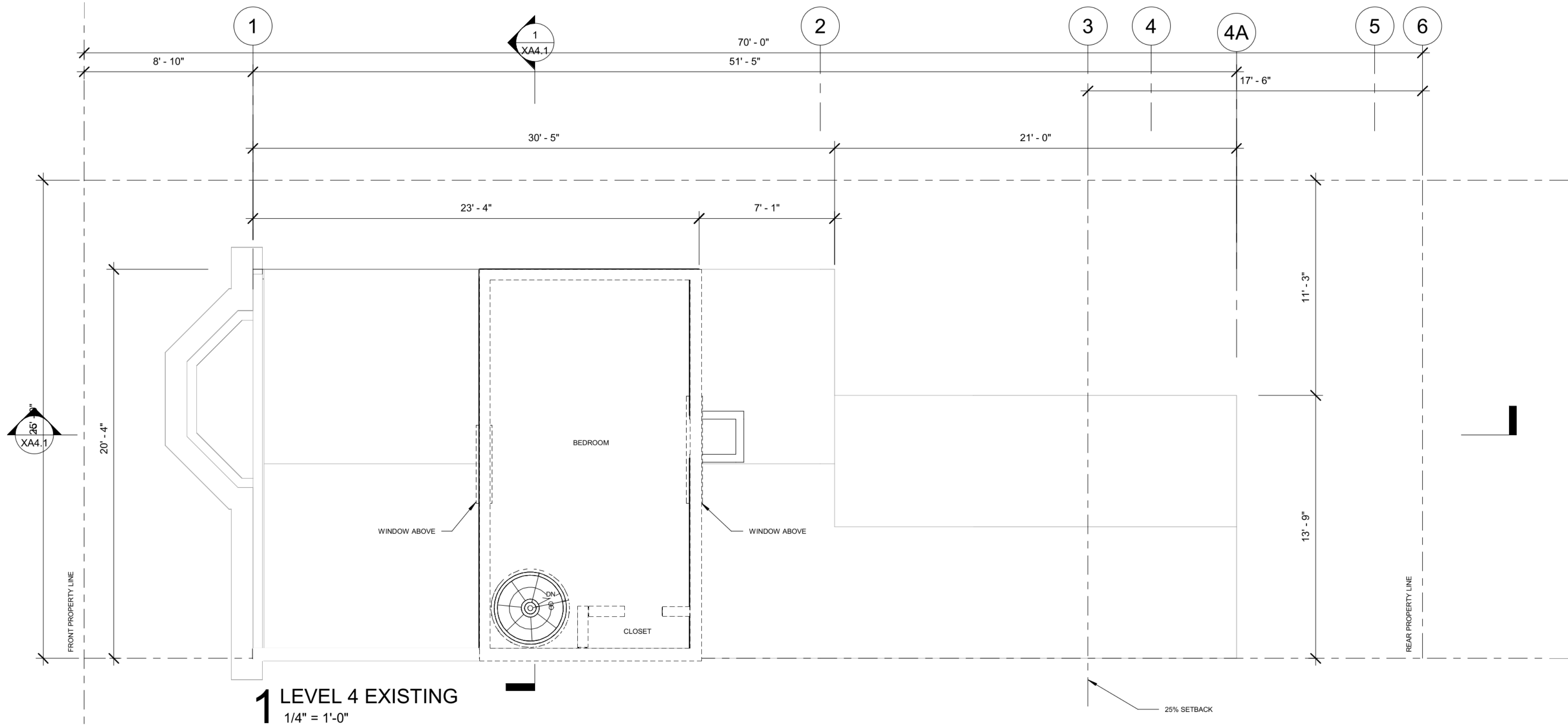
PHONE
415-300-0585
EMAIL
EMAIL@EAGSTUDIO.COM
ADDRESS
1553 FOLSOM STREET,
SAN FRANCISCO, CA 94103

#	REVISIONS	DATE
1	CU PLAN SET	1/3/20
2	PLANNING REVISIONS	04/06/20

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

EXISTING - FLOOR
PLANS AS PER
#201501236592

A0.5



GENERAL NOTES

1. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK PERFORMED COMPLIES WITH THE CBC, CPC, CMC, CPG, CEC, ALL LOCAL AMENDMENTS AND CONFORMS WITH INDUSTRY BEST PRACTICES
2. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES & REGULATIONS OF ALL GOVERNING AGENCIES
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE & MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CERTIFICATIONS SHALL NAME THE OWNER AS ADDITIONALLY INSURED.
4. DRAWINGS & SPECIFICATIONS ARE INTENDED AS ASSISTANCE AND GUIDANCE BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS & SHALL BE CHECKED BY CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK INCLUDING BUT NOT LIMITED TO THE PROTECTION OF PEDESTRIANS & ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE MAY INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
7. SHOP & FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN & WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST ESTABLISHED PRACTICE OF THE INDUSTRY.
8. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND REPORT DISCREPANCIES WITH THIS PLANS AUTHOR WHENEVER APPROPRIATE.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE WORK PERFORMED AND FOR THE METHODS AND MATERIALS USED.
10. CONTRACTOR SHALL SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ANY OVERTIME REQUIRED SHALL BE INCLUDED IN THE BID. NO CHANGES TO THE CONTRACT AMOUNT WILL BE AUTHORIZED AS A RESULT OF OVERTIME INCURRED.
11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING & PREVENT DUST & DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREA. REMOVE AND LAWFULLY DISPOSE OF ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR'S OPERATIONS DAILY. REMOVE RUBBISH AND DEBRIS AS IT ACCUMULATES AND KEEP AREA BROOM CLEAN. CONTRACTOR SHALL NOT STORE RUBBISH ON SITE FOR ANY EXTENDED PERIOD OF TIME.
12. WHEN WORK IS PERFORMED WITHIN OR IN PROXIMITY OF OCCUPIED BUILDINGS, THE CONTRACTOR SHALL EMPLOY ALL AVAILABLE TECHNIQUES FOR NOISE ABATEMENT, INCLUDING BUT NOT LIMITED TO MUFFLERED AIR COMPRESSORS AND NOISE SUPPRESSED PNEUMATIC & ELECTRIC TOOLS.
13. CONTRACTOR SHALL PROVIDE PROTECTION TO FINISHES & FIXTURES TO REMAIN OR NEWLY INSTALLED FINISHES & FIXTURES SO AS TO KEEP THEM IN THEIR BEST POSSIBLE CONDITION AT DELIVERY OF THE CONCLUDED PROJECT.
14. THE CONTRACTOR SHALL FAVOR GREEN BUILDING METHODS AND ENVIRONMENTALLY PREFERRED PRODUCTS AND MATERIALS.
15. ALL PRODUCTS AND MATERIALS ARE TO BE STORED IN MOISTURE-FREE ENVIRONMENT DURING THE ENTIRE CONSTRUCTION PROCESS.
16. THERE SHALL BE NO DUMPING OF ANY KIND IN THE GROUND OR IN THE DRAINS. PLANTS, SHRUBS AND TREES ARE TO BE PROTECTED AND PRESERVED UNLESS OTHERWISE AGREED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL INFORM THE OWNER AND THE OWNER'S REPRESENTATIVE OF THE TIMELINE DURING CONSTRUCTION IN SUCH A WAY THAT CONSTRUCTION DOCUMENTS AND ORDER SHEETS CAN BE UPDATED AND PRODUCED IN ADVANCE TO ASSIST THE CONTRACTOR.
18. TO ENSURE GOOD COORDINATION, CONTRACTOR SHALL PROVIDE THIS PLANS AUTHOR APPROXIMATELY NO MORE AND NO LESS THAN 10 DAYS OF NOTICE TO REQUEST ROUGH PLUMBING FIXTURE ORDER SHEET, ROUGH ELECTRICAL FIXTURE SELECTION SHEET, APPLIANCE ORDER SHEET, FINISH PLUMBING ORDER SHEET, BATH HARDWARE ORDER SHEET, LIGHTING FIXTURES ORDER SHEET, GROUT AND PAINT/STAIN COLOR SELECTION SHEET, ETC.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER CONTRACTOR'S SUPERVISION AND SHALL MAINTAIN CURRENT CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
20. FINAL LOCATIONS OF ALL EQUIPMENT, SERVICES, PANEL BOARDS, FIXTURES, SWITCHES AND OUTLETS, WATER HEATER, FURNACES, BOILERS, ETC. SHALL BE APPROVED BY THIS PLANS AUTHOR PRIOR TO INSTALLATION.
21. ALL INSTALLED PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY & FREE OF VIBRATION. SEE MANUFACTURERS' RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
22. CONTRACTOR IS TO DISCUSS WITH OWNER OR THE OWNER'S REPRESENTATIVE THE VARIOUS INSULATION OPTIONS PRIOR TO ENGAGING THE SUB, INCLUDING BUT NOT LIMITED TO BATS, FOAM AND CELLULOSE. THE OWNER OR THE OWNER'S REPRESENTATIVE SHOULD BE ENABLED TO VALUE-ENGINEER THEIR DECISION GIVEN THAT, WHILE CONCEALED, INSULATION MATTERS IN THE LONG-TERM ENERGY PERFORMANCE OF THE BUILDING.
23. CONTRACTOR IS TO ENSURE THAT INSULATION IS INSTALLED SO THAT IT IS THE MOST EFFECTIVE. PRIOR TO CLOSING UP THE WALLS, INSULATION INSTALLATION IS TO BE VERIFIED BY A THIRD-PARTY PROFESSIONAL AND/OR THIS PLANS AUTHOR.
24. THE CONTRACTOR SHALL FURNISH TO THE OWNER AN OWNER MANUAL FOR THE HOME, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO MANUFACTURER'S INSTRUCTION, OPERATION & MAINTENANCE MANUALS FOR PRODUCTS & EQUIPMENT, SPECIAL TOOLS, ACCESSORIES, SPARE PARTS, ETC.
25. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE OWNER AND THE OWNER'S REPRESENTATIVES (ARCHITECT, DESIGNER, ENGINEERS) TO PREPARE PUNCH LIST OF CORRECTIONS.
26. ALL WORK SHALL ACCOUNT FOR MATERIAL EXPANSION & CONTRACTION, SHRINKAGE, BUILDING MOVEMENTS, ETC. SUFFICIENT TO PREVENT CRACKS, BUCKLING, WARPING OR OTHER DEFORMATION DUE TO HUMIDITY & TEMPERATURE CHANGE & NORMAL LOADING.
27. MOISTURE BARRIERS AND MOISTURE REDUCTION SYSTEMS SHALL BE USED WHENEVER APPROPRIATE, ACCORDING TO INDUSTRY'S BEST PRACTICE AND/OR MANUFACTURER'S RECOMMENDATIONS.
28. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE.

DEMOLITION LEGEND

KEY

PLAN VIEW

EXISTING WALL

DEMOLISHED WALL

DEMOLISHED ROOF

DEMOLISHED FLOOR

MISCELLANEOUS DEMOLISHED NON-STRUCTURAL ELEMENTS

ELEVATION VIEW

DEMOLISHED WALL INCLUDING STUDS

EXISTING SIDING REMOVED

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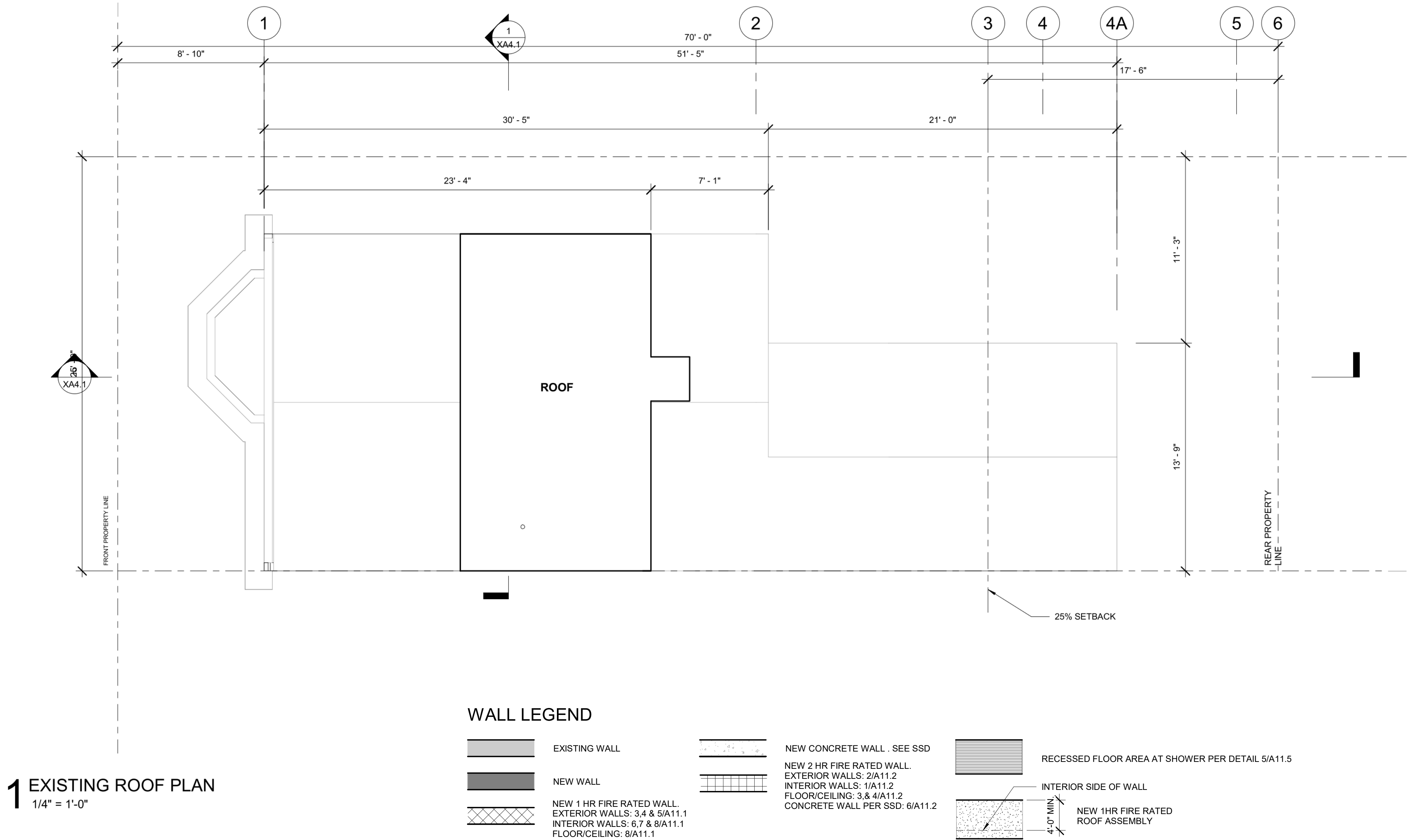
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BLOCK 0829 - LOT 041

EXISTING - FLOOR
PLANS AS PER
#201501236592

A0.6



1 EXISTING ROOF PLAN
1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW 1 HR FIRE RATED WALL.
EXTERIOR WALLS: 3.4 & 5/A11.1
INTERIOR WALLS: 6.7 & 8/A11.1
FLOOR/CEILING: 8/A11.1
- NEW 2 HR FIRE RATED WALL.
EXTERIOR WALLS: 2/A11.2
INTERIOR WALLS: 1/A11.2
FLOOR/CEILING: 3.8 & 4/A11.2
CONCRETE WALL PER SSD: 6/A11.2
- NEW CONCRETE WALL . SEE SSD
- RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5
- INTERIOR SIDE OF WALL
- NEW 1HR FIRE RATED ROOF ASSEMBLY

NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE I
INSTALL (2) LAYER TYPE "X" GYP. BD. AT INTERIOR SIDE OF EXISTING WALLS.
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WHERE OCCURS PARAPET SHALL BE MIN. 30"
NON FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602

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EXISTING - ROOF AS
PER #201501236592

A0.7

WALL LEGEND

EXISTING WALL

NEW WALL

NEW 1 HR FIRE RATED WALL.
EXTERIOR WALLS: 3,4 & 5/A11.1
INTERIOR WALLS: 6,7 & 8/A11.1
FLOOR/CEILING: 8/A11.1

NEW CONCRETE WALL . SEE SSD

NEW 2 HR FIRE RATED WALL.
EXTERIOR WALLS: 2/A11.2
INTERIOR WALLS: 1/A11.2
FLOOR/CEILING: 3, & 4/A11.2
CONCRETE WALL PER SSD: 6/A11.2

RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5

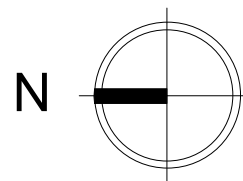
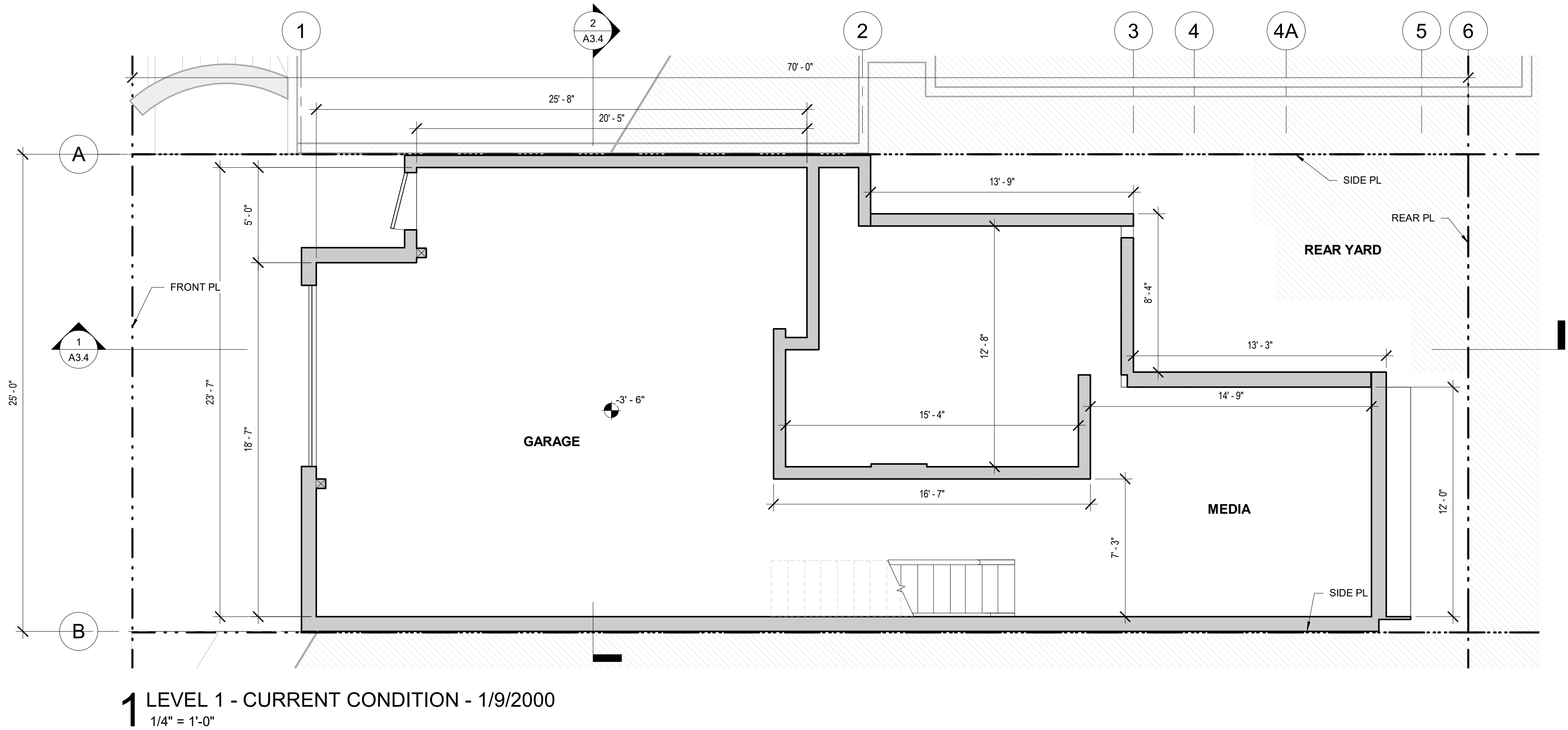
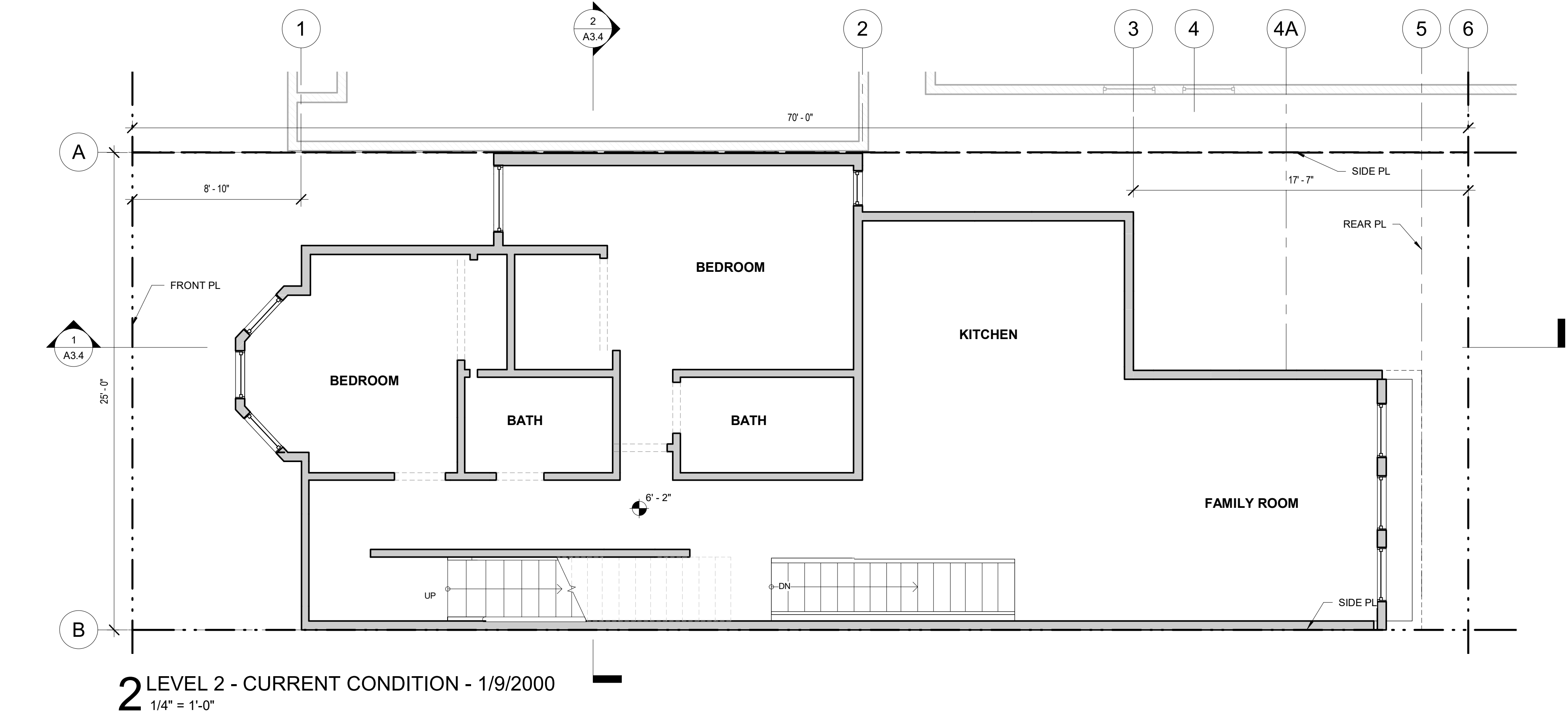
INTERIOR SIDE OF WALL

NEW 1-HR FIRE RATED
ROOF ASSEMBLY

NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE I
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NON FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602



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CURRENT - FLOOR
PLANS

A1.1

WALL LEGEND

EXISTING WALL

NEW WALL

NEW 1 HR FIRE RATED WALL.
EXTERIOR WALLS: 3.4 & 5/A11.1
INTERIOR WALLS: 6.7 & 8/A11.1
FLOOR/CEILING: 8/A11.1

NEW CONCRETE WALL - SEE SSD

NEW 2 HR FIRE RATED WALL.
EXTERIOR WALLS: 2/A11.2
INTERIOR WALLS: 1/A11.2
FLOOR/CEILING: 3 & 4/A11.2
CONCRETE WALL PER SSD: 6/A11.2

RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5

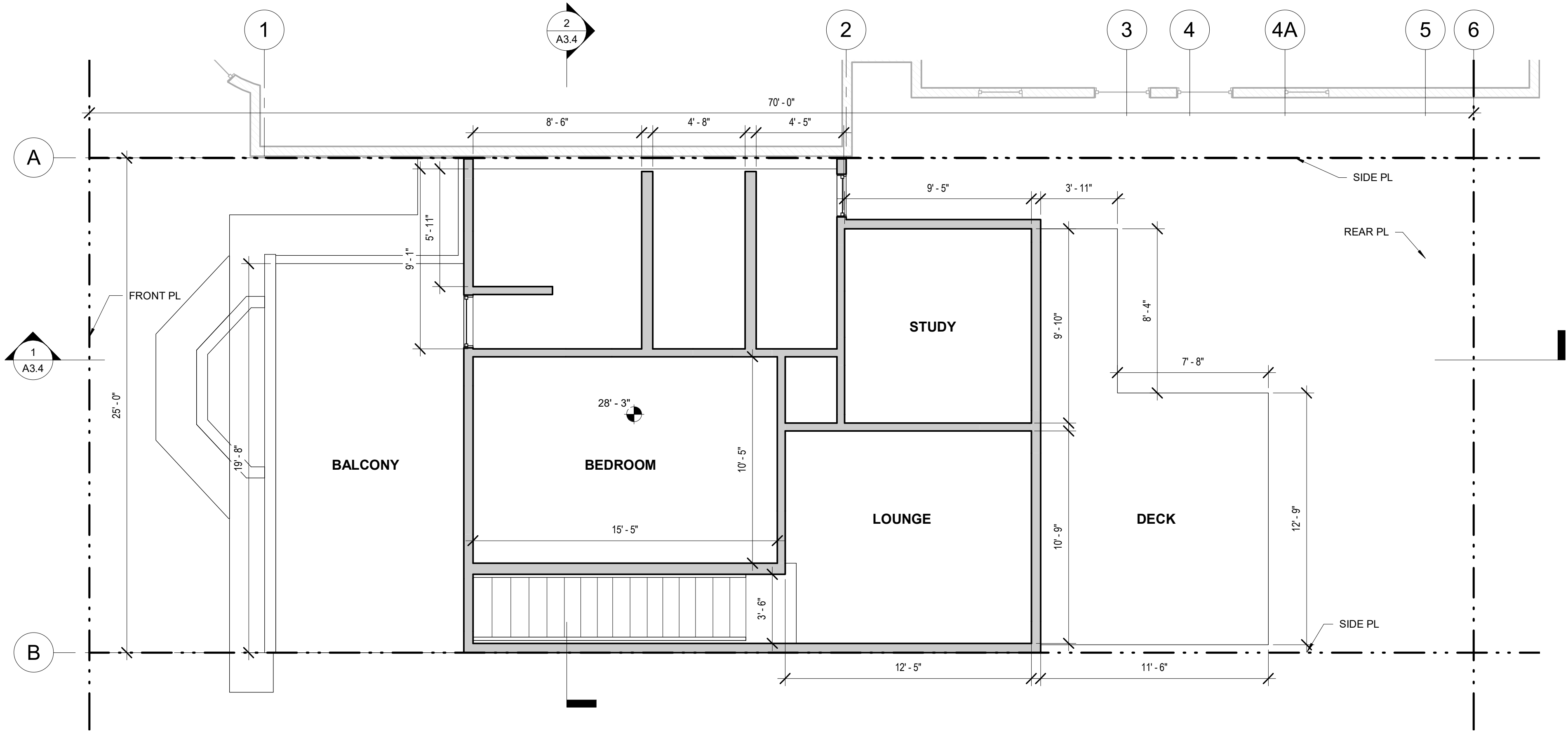
INTERIOR SIDE OF WALL

NEW 1-HR FIRE RATED
ROOF ASSEMBLY

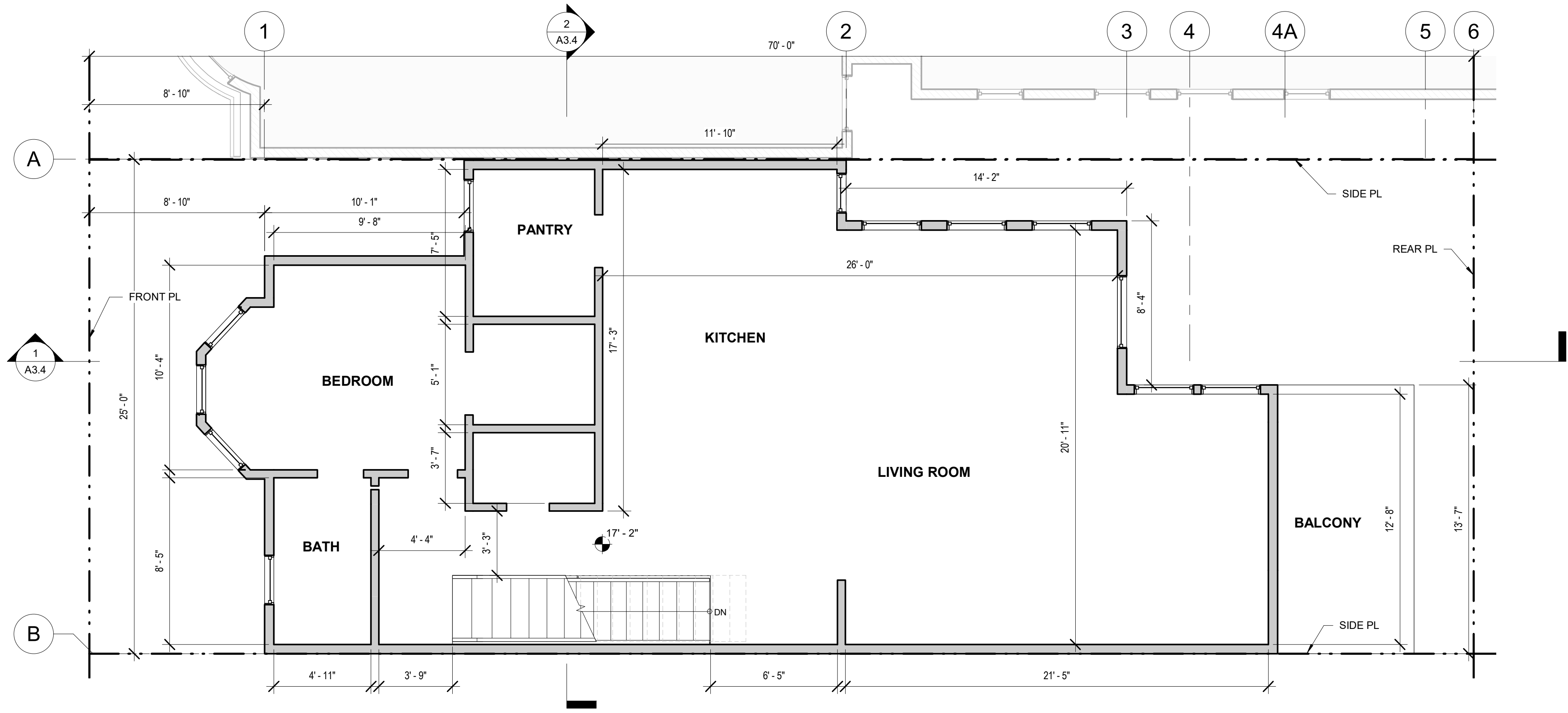
NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE 1
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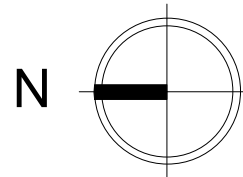
NON FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602



2 LEVEL 4 - CURRENT CONDITION - 1/9/2000
1/4" = 1'-0"



1 LEVEL 3 - CURRENT CONDITION - 1/9/2000
1/4" = 1'-0"



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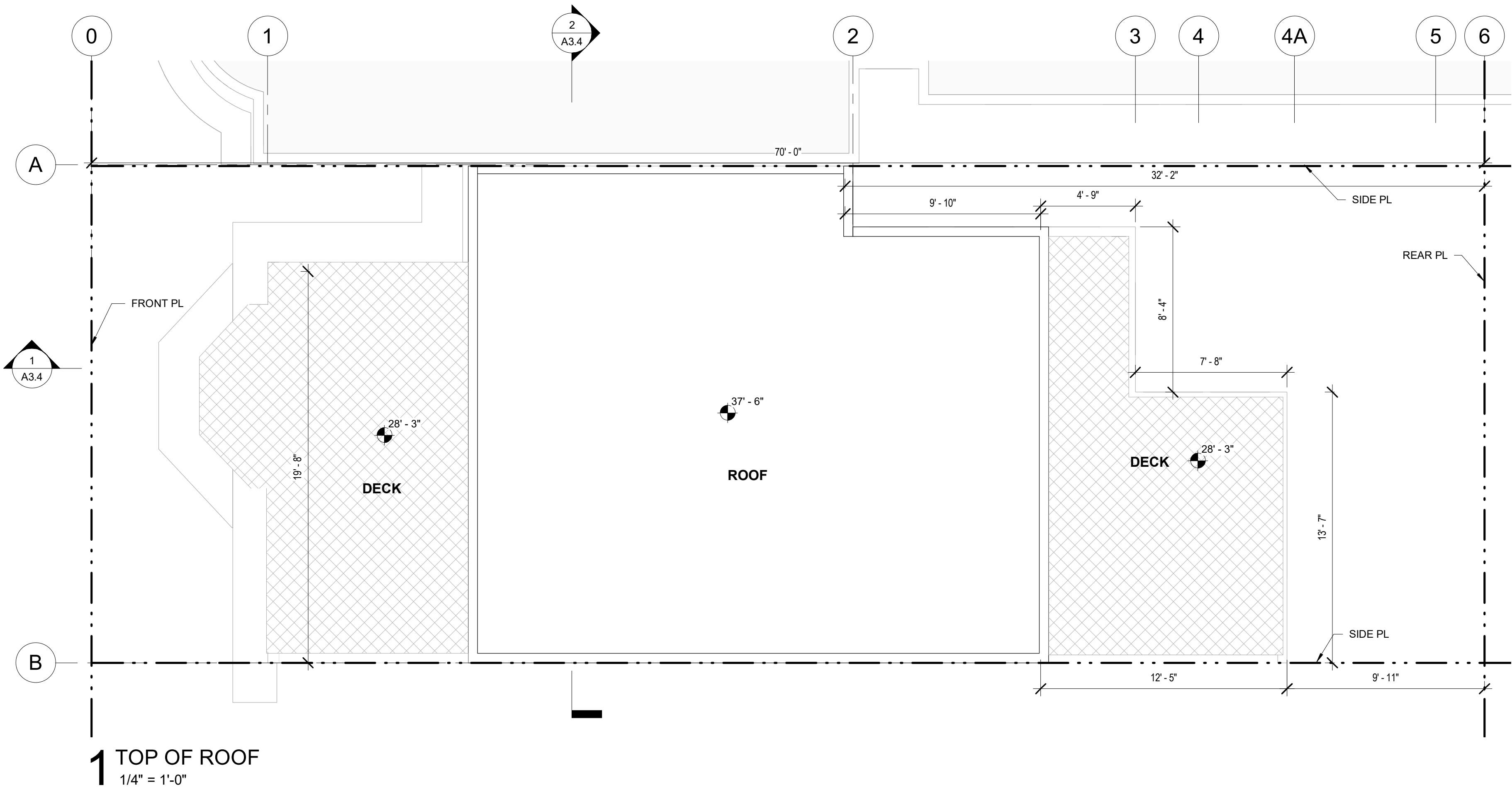
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CURRENT - FLOOR
PLANS

A1.2



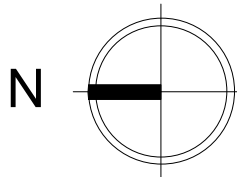
WALL LEGEND

	EXISTING WALL		NEW CONCRETE WALL - SEE SSD		RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5
	NEW WALL		NEW 2 HR FIRE RATED WALL. EXTERIOR WALLS: 2/A11.2 INTERIOR WALLS: 1/A11.2 FLOOR/CEILING: 3 & 4/A11.2 CONCRETE WALL PER SSD: 6/A11.2		INTERIOR SIDE OF WALL
	NEW 1 HR FIRE RATED WALL. EXTERIOR WALLS: 3,4 & 5/A11.1 INTERIOR WALLS: 6,7 & 8/A11.1 FLOOR/CEILING: 8/A11.1				NEW 1HR FIRE RATED ROOF ASSEMBLY

NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE I
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WHERE OCCURS PARAPET SHALL BE MIN. 30"

NON FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602



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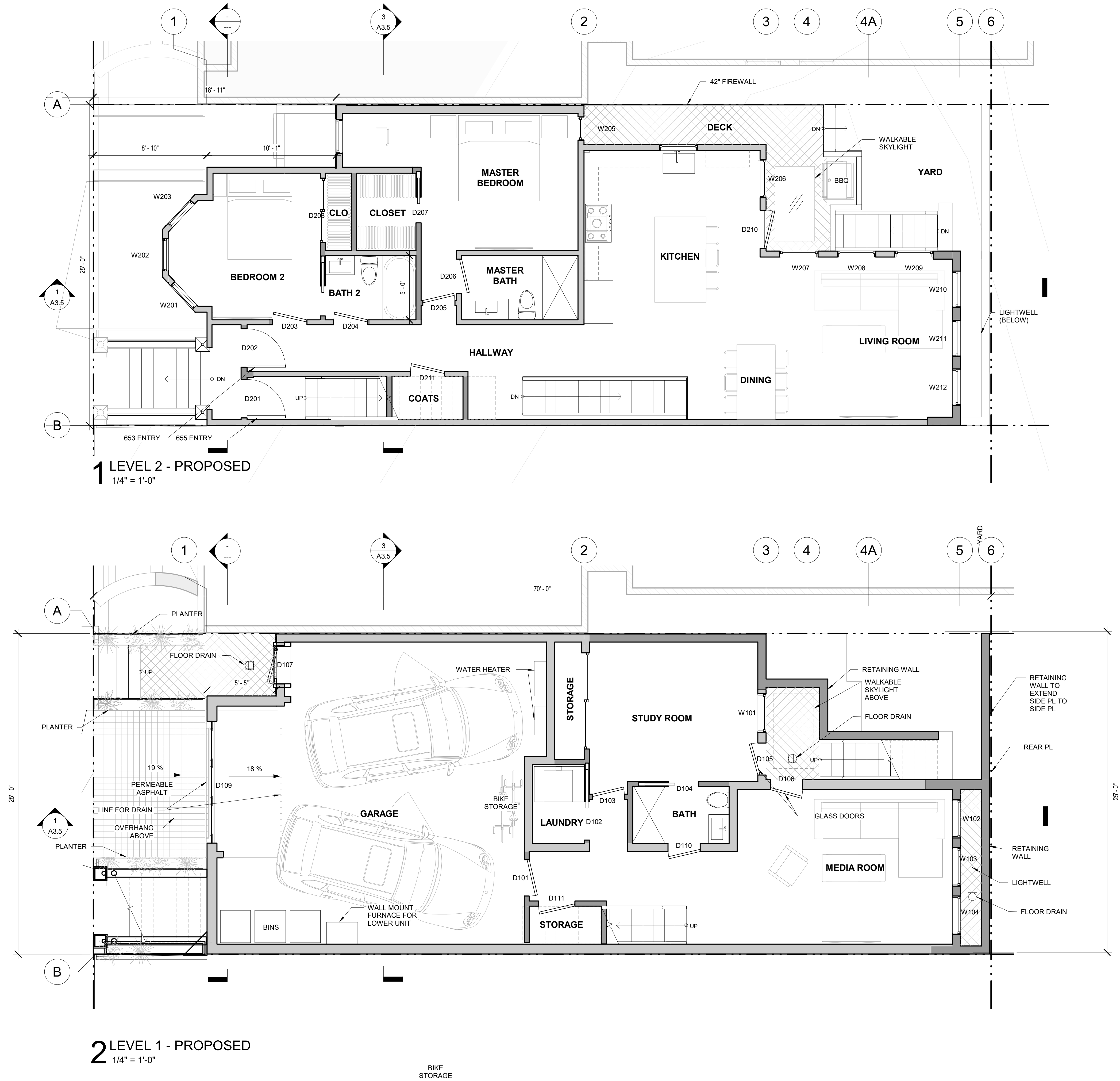
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CURRENT - ROOF
PLAN

A1.3



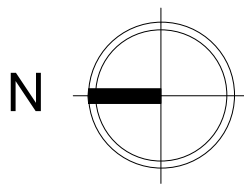
WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW 1 HR FIRE RATED WALL. EXTERIOR WALLS: 3.4 & 5/A11.1 INTERIOR WALLS: 6.7 & 8/A11.1 FLOOR/CEILING: 8/A11.1
- NEW CONCRETE WALL . SEE SSD
- NEW 2 HR FIRE RATED WALL. EXTERIOR WALLS: 2/A11.2 INTERIOR WALLS: 1/A11.2 FLOOR/CEILING: 3.4 & 4/A11.2 CONCRETE WALL PER SSD: 6/A11.2
- RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5
- INTERIOR SIDE OF WALL
- NEW 1-HR FIRE RATED ROOF ASSEMBLY

NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE 1
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NON FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602



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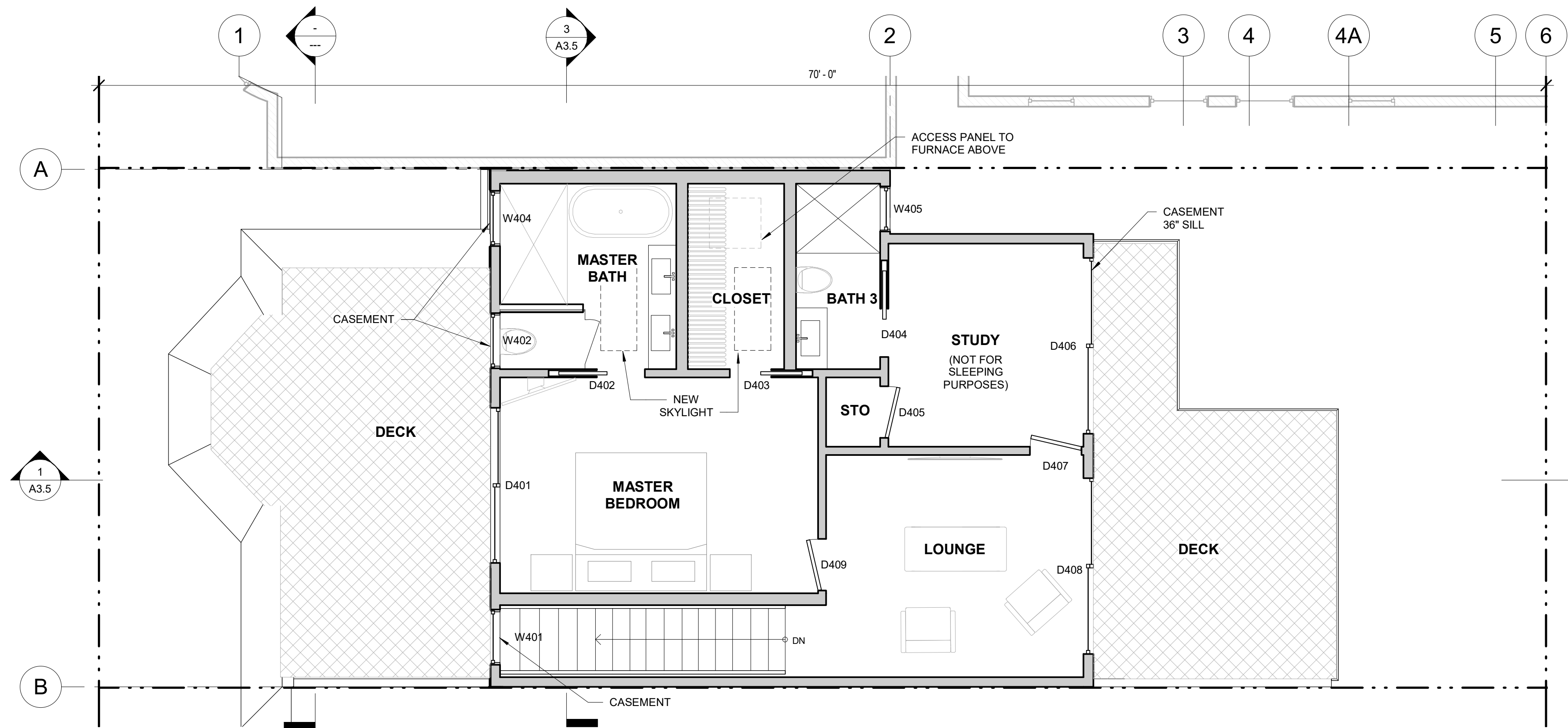
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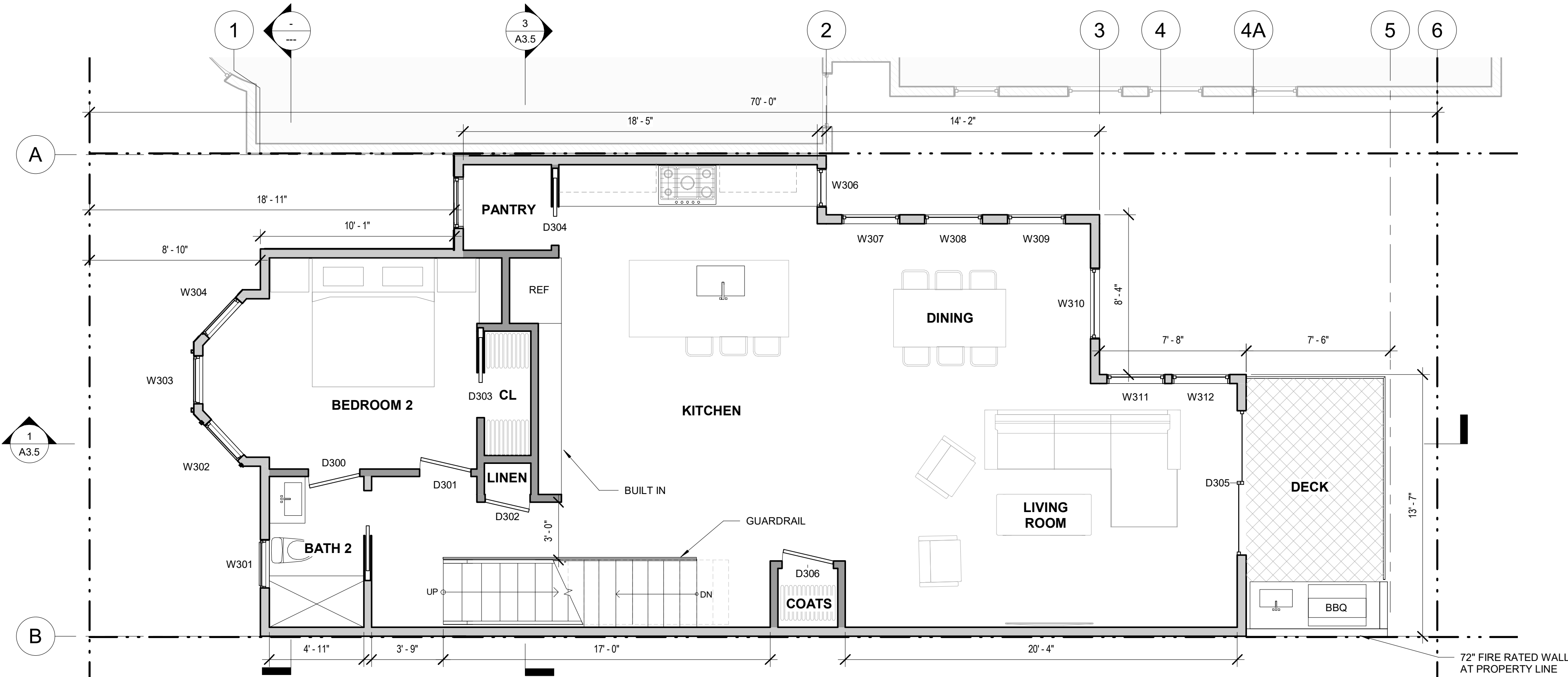
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PROPOSED - FLOOR
PLANS

A2.0



2 LEVEL 4 - PROPOSED
1/4" = 1'-0"



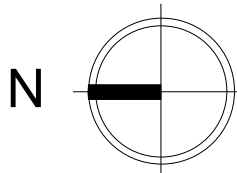
1 LEVEL 3 - PROPOSED
1/4" = 1'-0"

WALL LEGEND

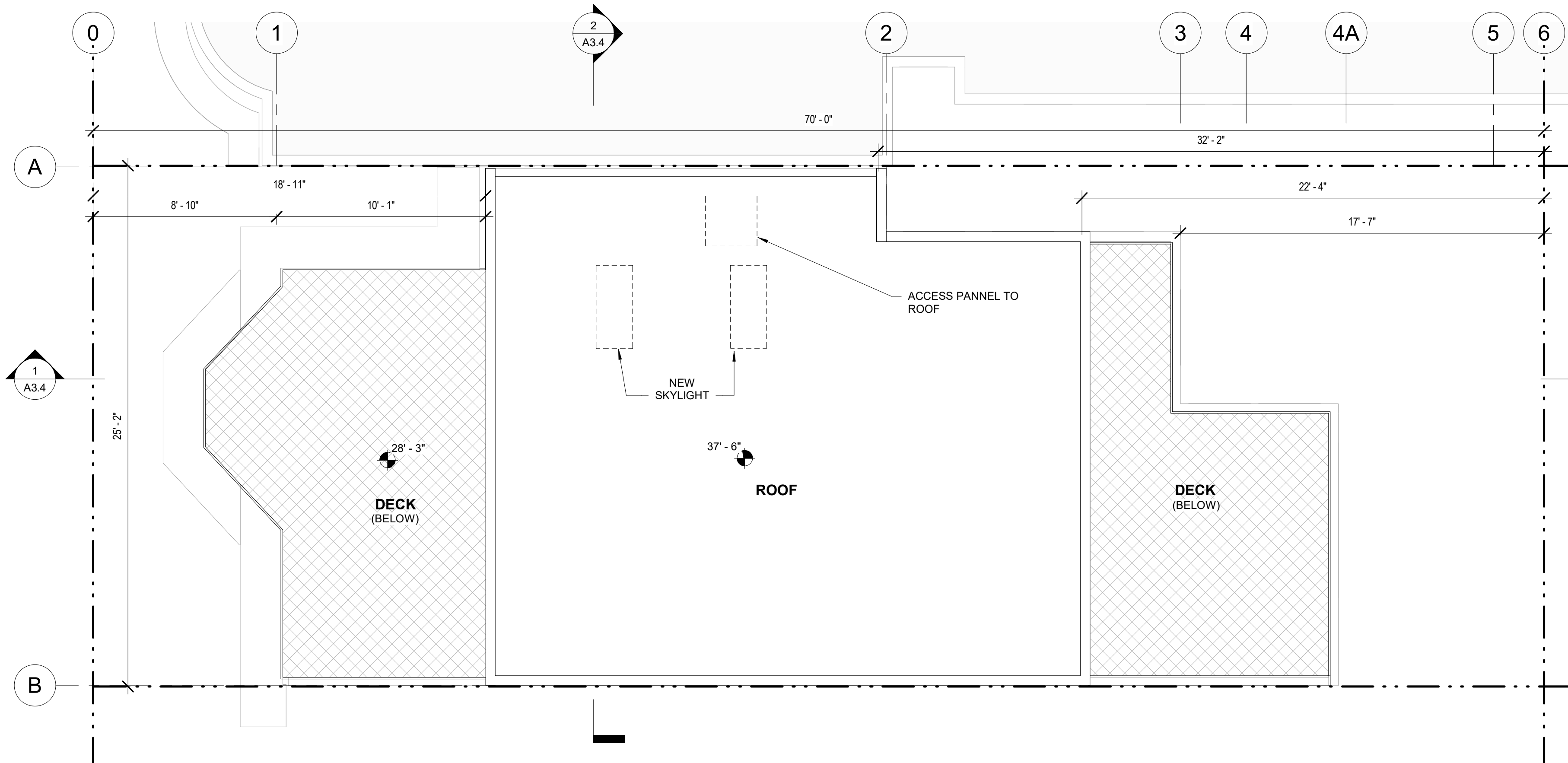
- EXISTING WALL
- NEW WALL
- NEW 1 HR FIRE RATED WALL
EXTERIOR WALLS: 3.4 & 5/A11.1
INTERIOR WALLS: 6.7 & 8/A11.1
FLOOR/CEILING: 8/A11.1
- NEW CONCRETE WALL . SEE SSD
- NEW 2 HR FIRE RATED WALL
EXTERIOR WALLS: 2/A11.2
INTERIOR WALLS: 1/A11.2
FLOOR/CEILING: 3. & 4/A11.2
CONCRETE WALL PER SSD: 6/A11.2
- RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5
- INTERIOR SIDE OF WALL
- NEW 1-HR FIRE RATED ROOF ASSEMBLY

NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE 1
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WHERE OCCURS PARAPET SHALL BE MIN. 30"
NON FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602



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1 ROOF LEVEL - PROPOSED
1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL		NEW CONCRETE WALL . SEE SSD		RECESSED FLOOR AREA AT SHOWER PER DETAIL 5/A11.5
	NEW WALL		NEW 2 HR FIRE RATED WALL. EXTERIOR WALLS: 2/A11.2 INTERIOR WALLS: 1/A11.2		INTERIOR SIDE OF WALL
	NEW 1 HR FIRE RATED WALL. EXTERIOR WALLS: 3, 4 & 5/A11.1 INTERIOR WALLS: 6, 7 & 8/A11.1 FLOOR/CEILING: 8/A11.1		FLOOR/CEILING: 3 & 4/A11.2 CONCRETE WALL PER SSD: 6/A11.2		NEW 1HR FIRE RATED ROOF ASSEMBLY

NOTE

FULLY SPRINKLERED BUILDING
1-HR FIRE RATED WALLS AT AREAS WITHIN 3'-0" OF SIDE LOT LINES. PER CBC TABLE 602 NOTE I
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1-HR FIRE RATED WALLS AT AREAS WITHIN 5'-0" OF SIDE LOT LINES. PER CBC TABLE 602

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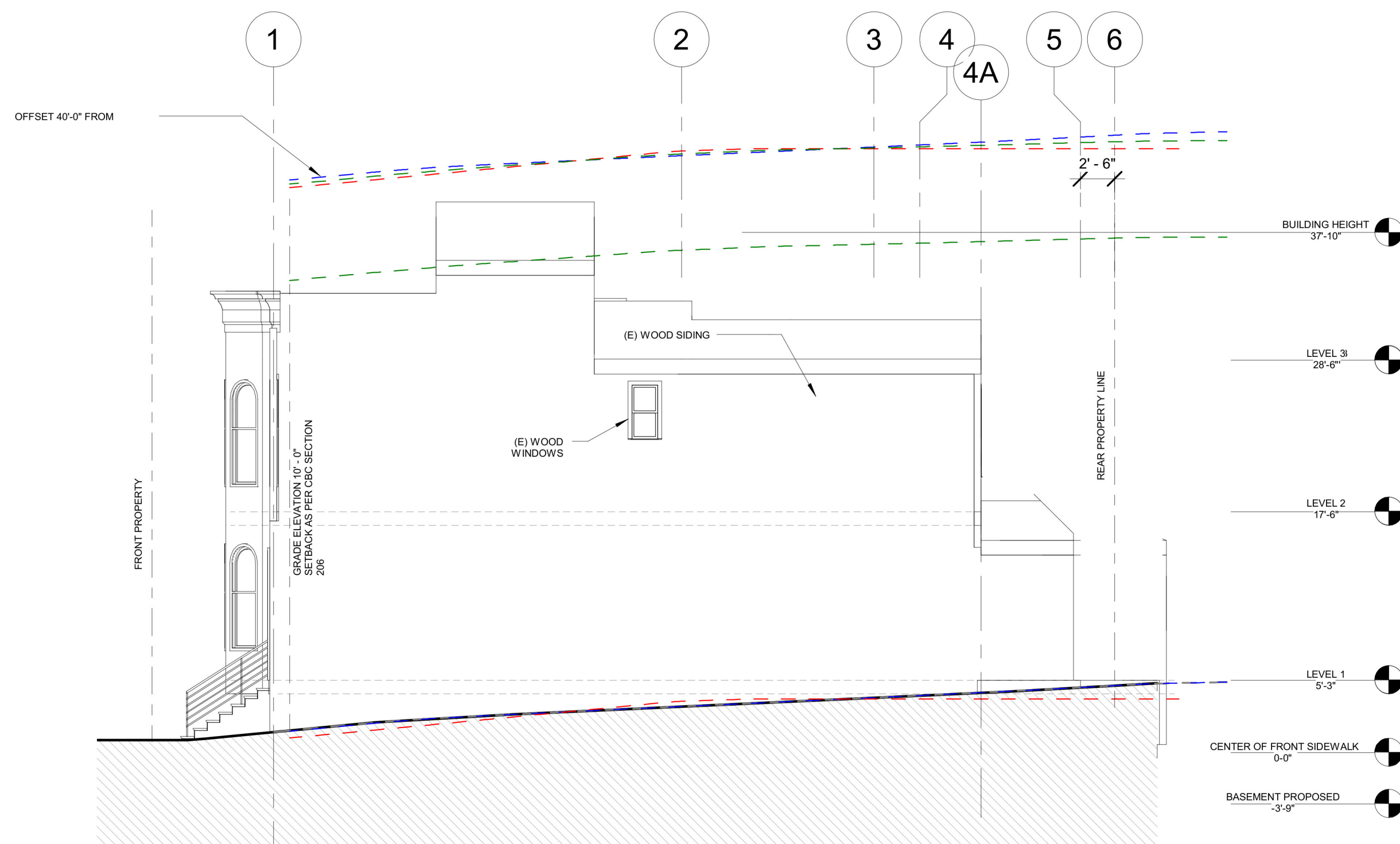
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PROPOSED - ROOF
PLANS

A2.2



4 (E) SIDE FACADE - EAST
1/8" = 1'-0"

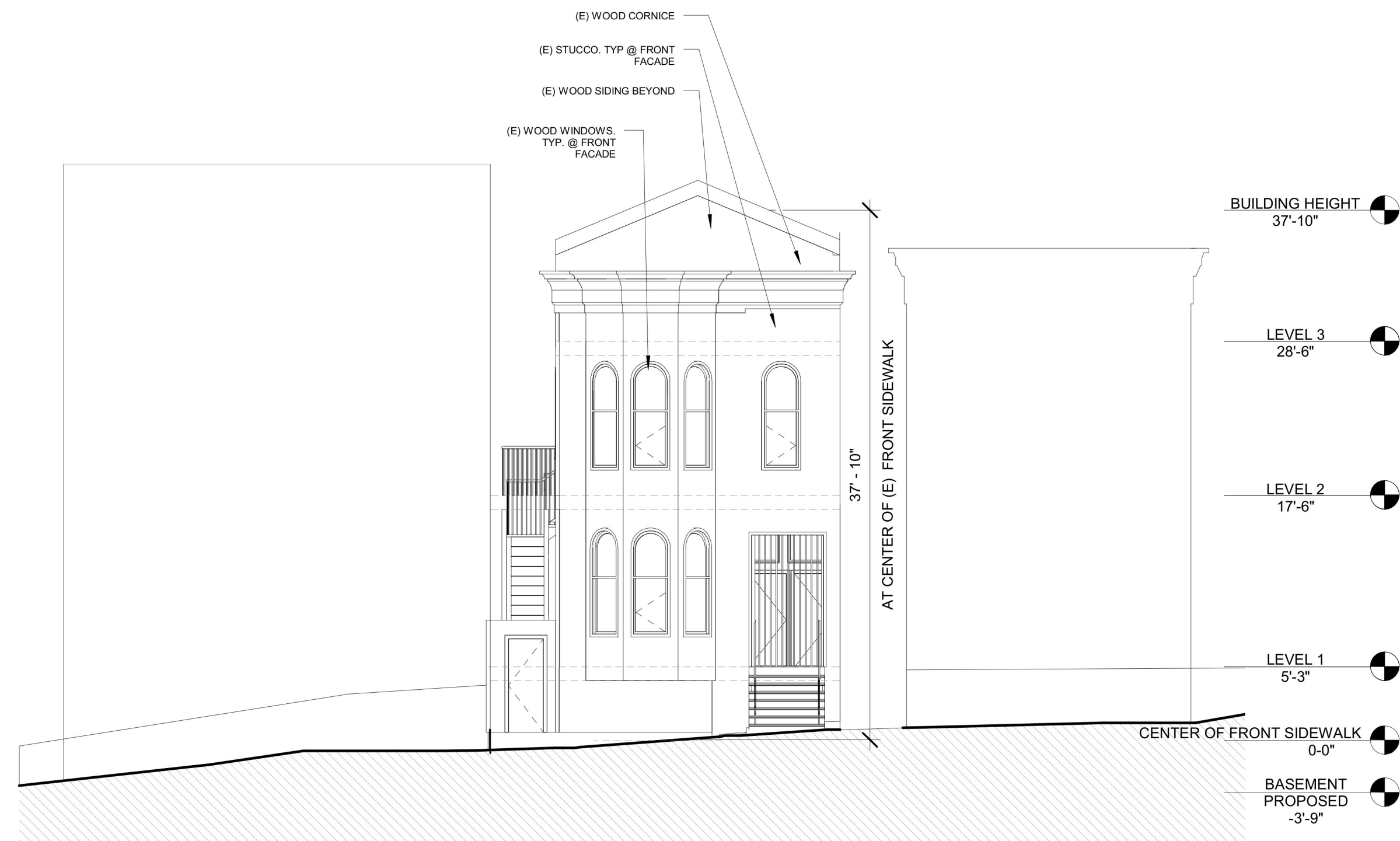


3 (E) SIDE FACADE - WEST
1/8" = 1'-0"

(E) GRADE @ EAST PROPERTY LINE
(E) GRADE @ WEST PROPERTY LINE
(E) AVERAGE



2 (E) REAR FACADE - SOUTH
1/8" = 1'-0"



1 (E) FRONT FACADE - NORTH
1/8" = 1'-0"

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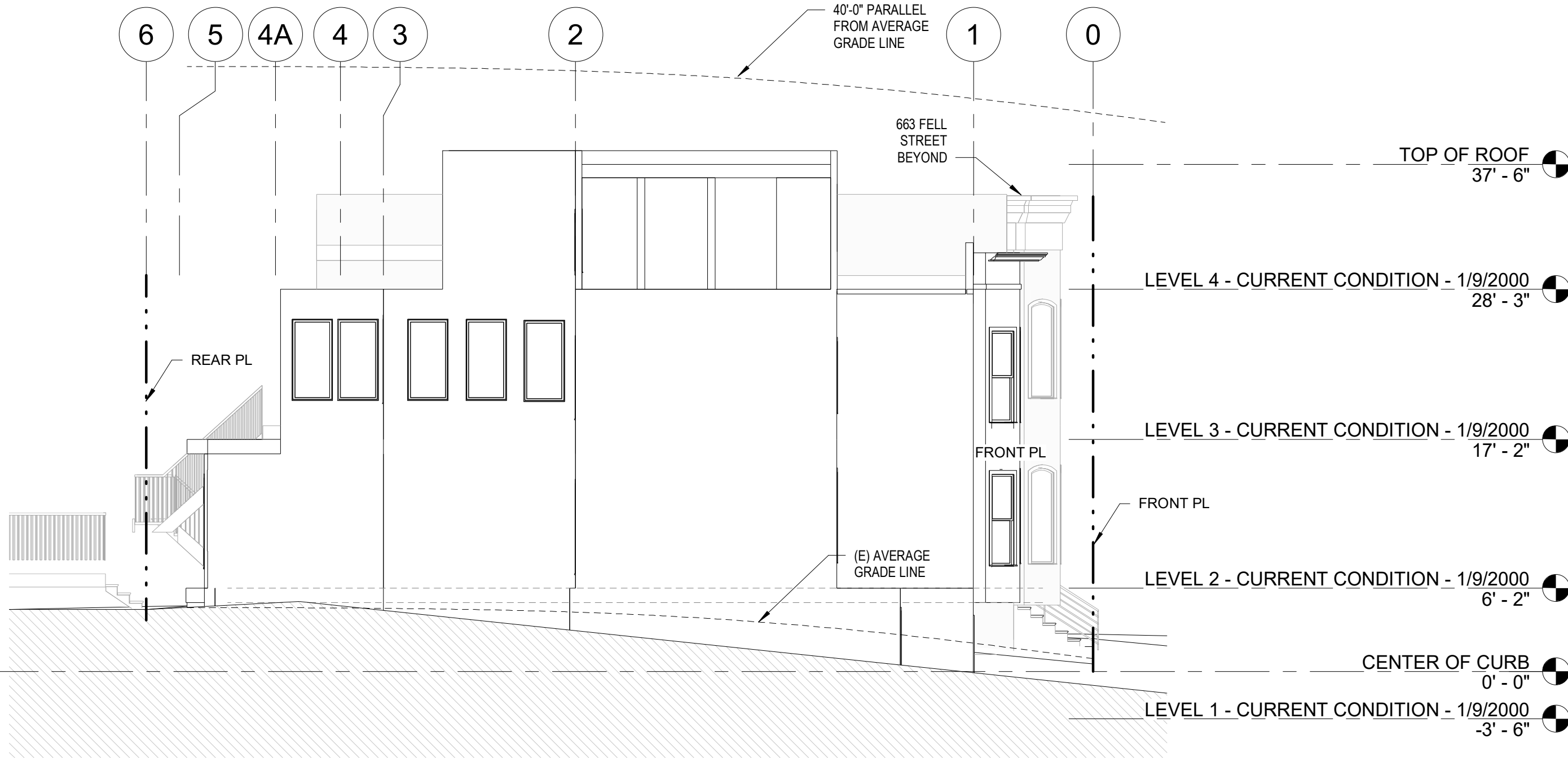
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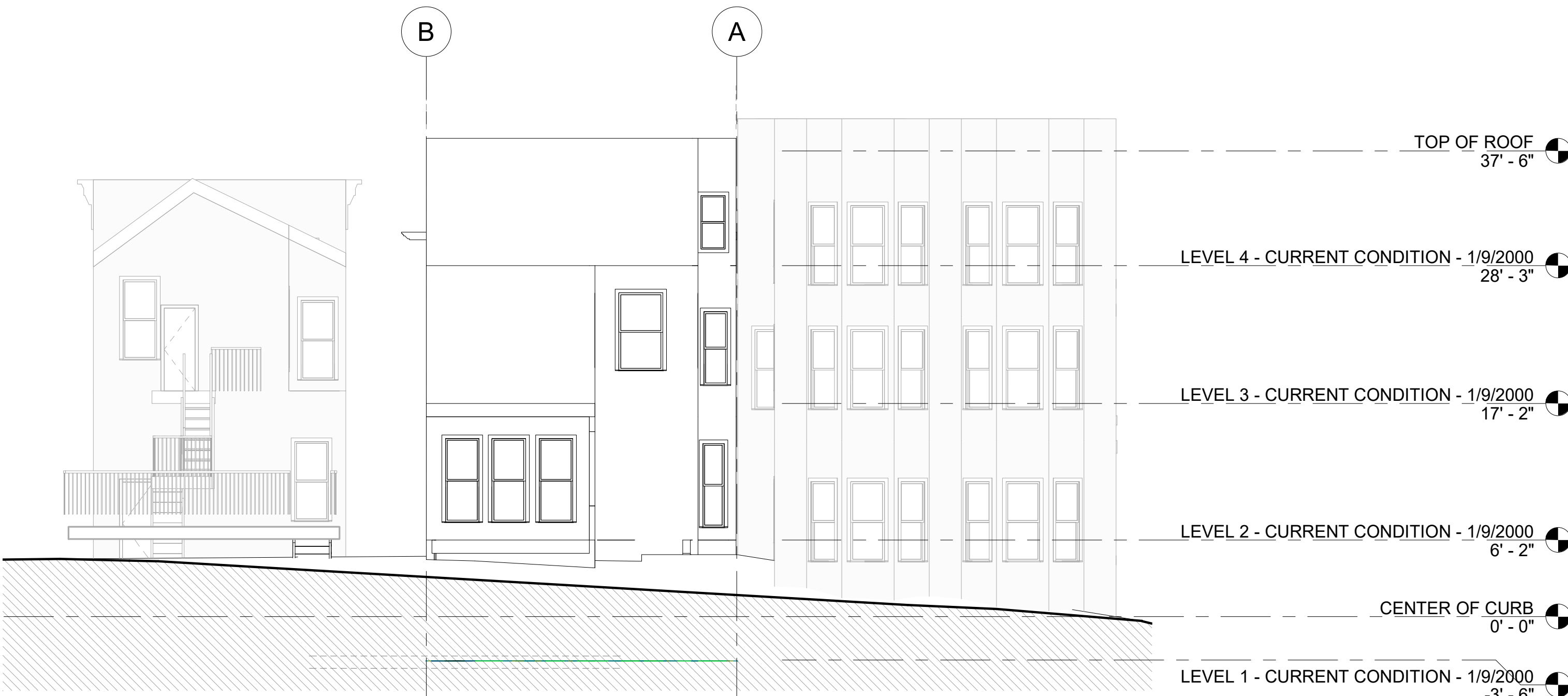
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CURRENT -
ELEVATIONS

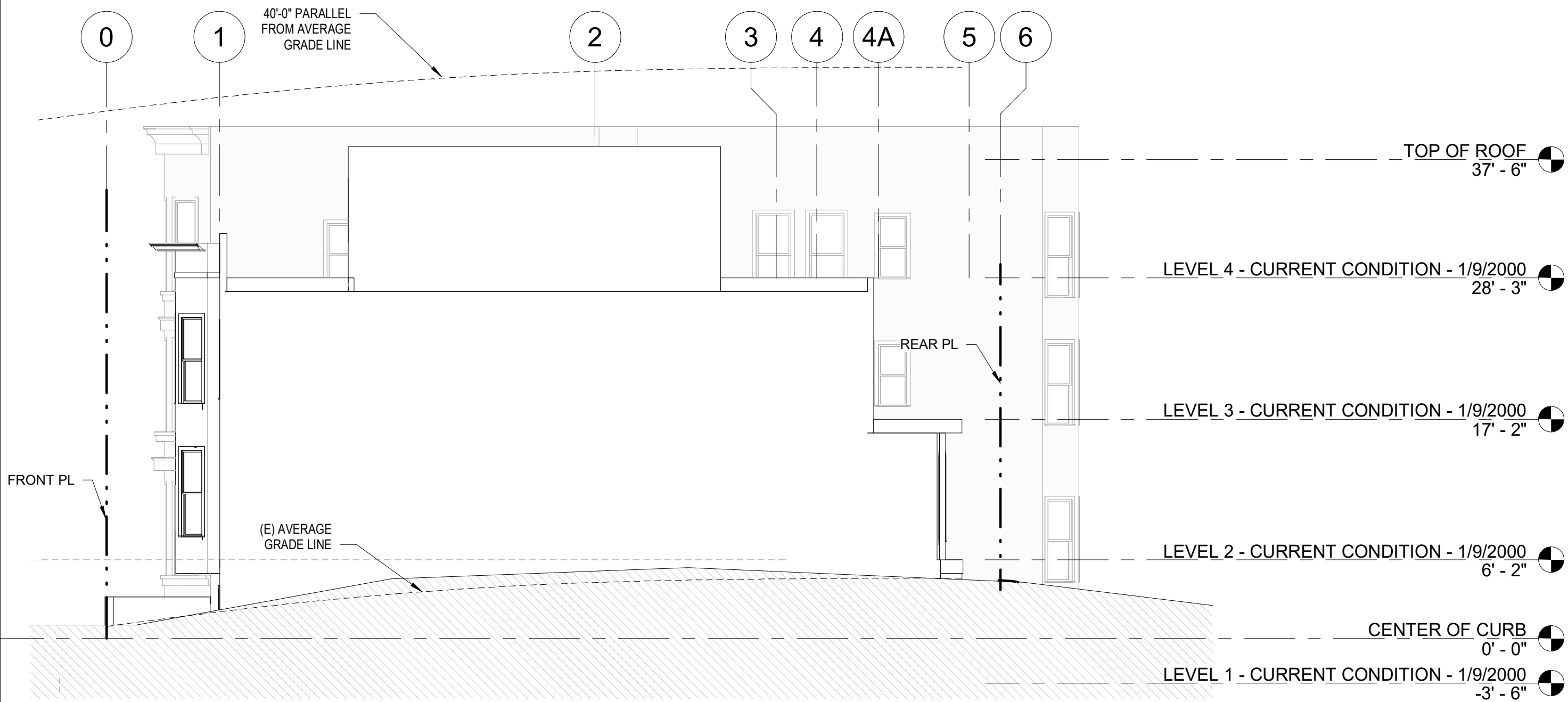
A3.1



1 WEST - CURRENT CONDITION
1/8" = 1'-0"



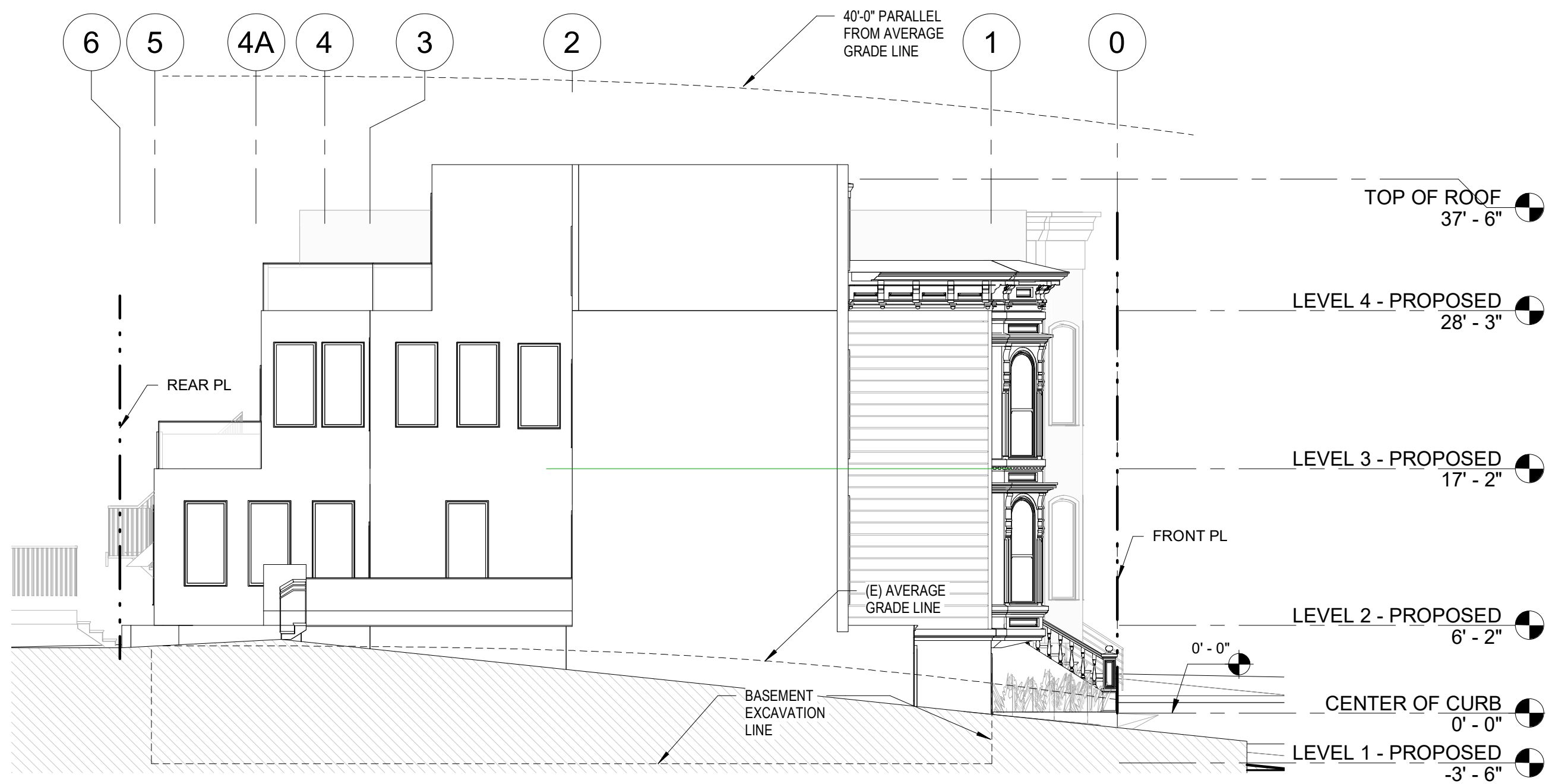
3 SOUTH - CURRENT CONDITION
1/8" = 1'-0"



2 EAST - CURRENT CONDITION
1/8" = 1'-0"



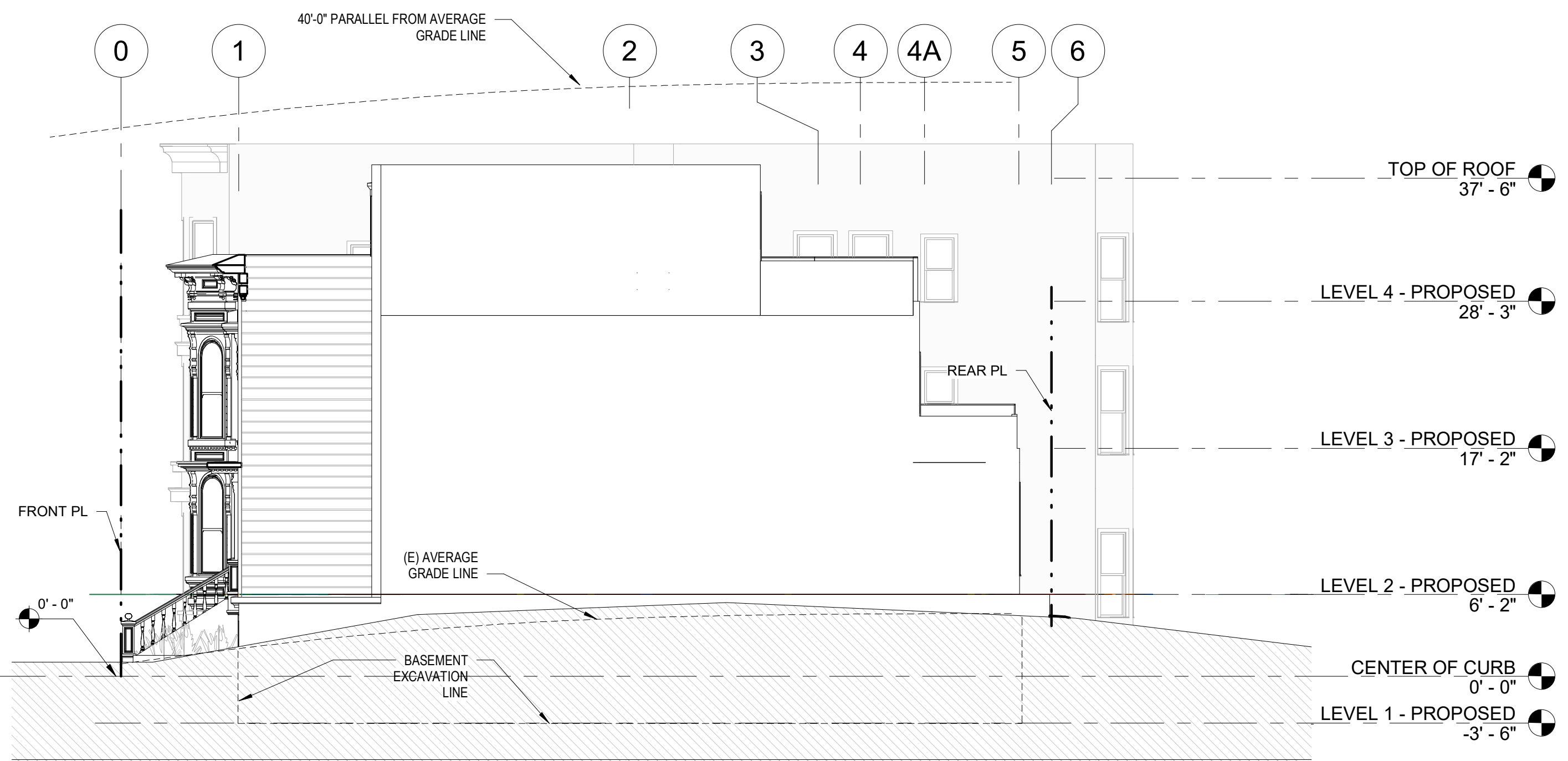
4 NORTH - CURRENT CONDITION
1/8" = 1'-0"



1 WEST - PROPOSED
1/8" = 1'-0"



3 NORTH - PROPOSED
1/8" = 1'-0"



2 EAST - PROPOSED
1/8" = 1'-0"

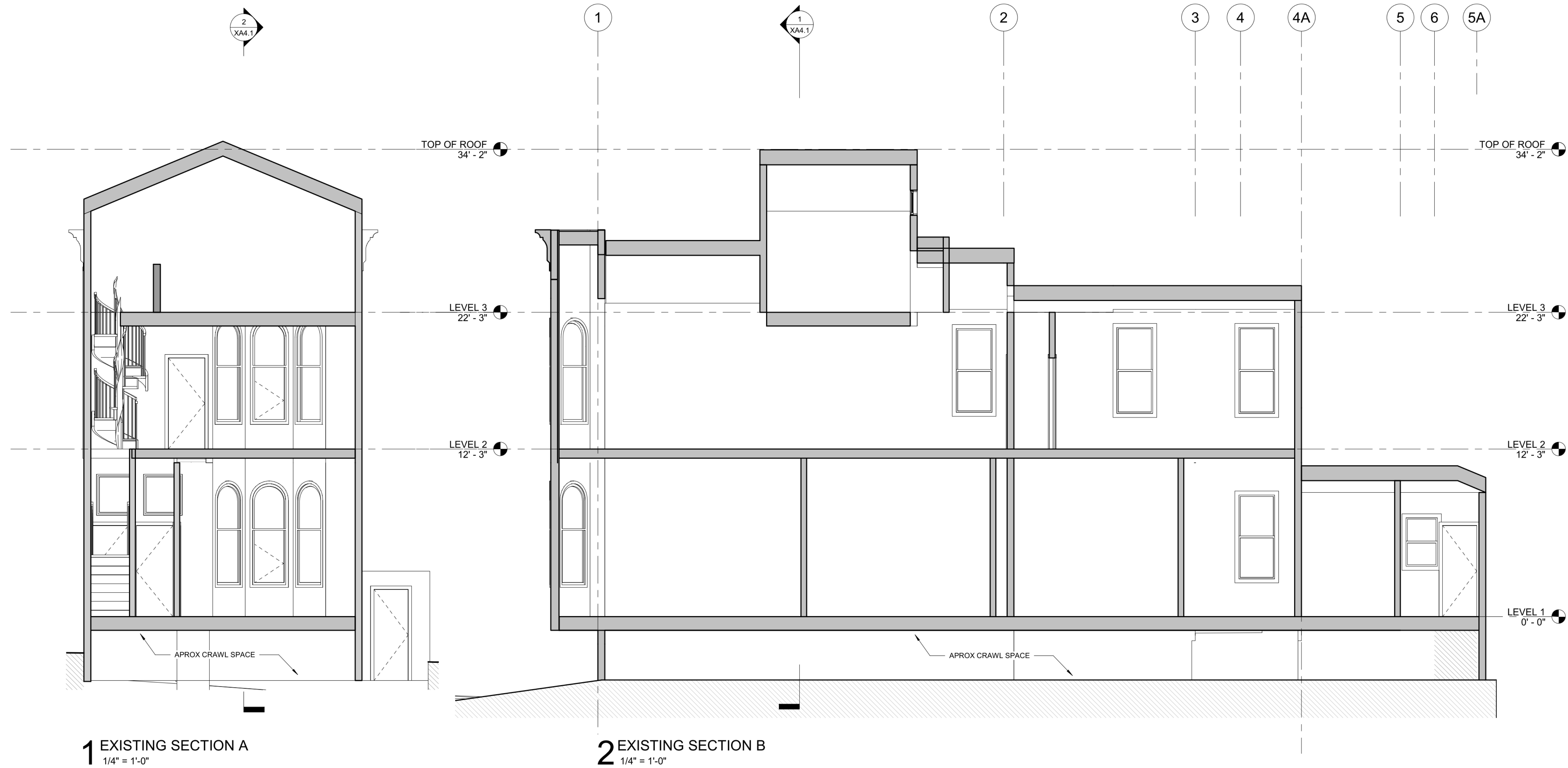


4 SOUTH - PROPOSED
1/8" = 1'-0"

#	REVISIONS	DATE
1	CU PLAN SET	1/3/20
2	PLANNING REVISIONS	04/06/20

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

**PROPOSED -
ELEVATIONS**



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1503 FOLSOM STREET
SAN FRANCISCO, CA 94103

#	REVISIONS	DATE
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655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

EXISTING - SECTIONS
AS PER
#201501236592

A3.3

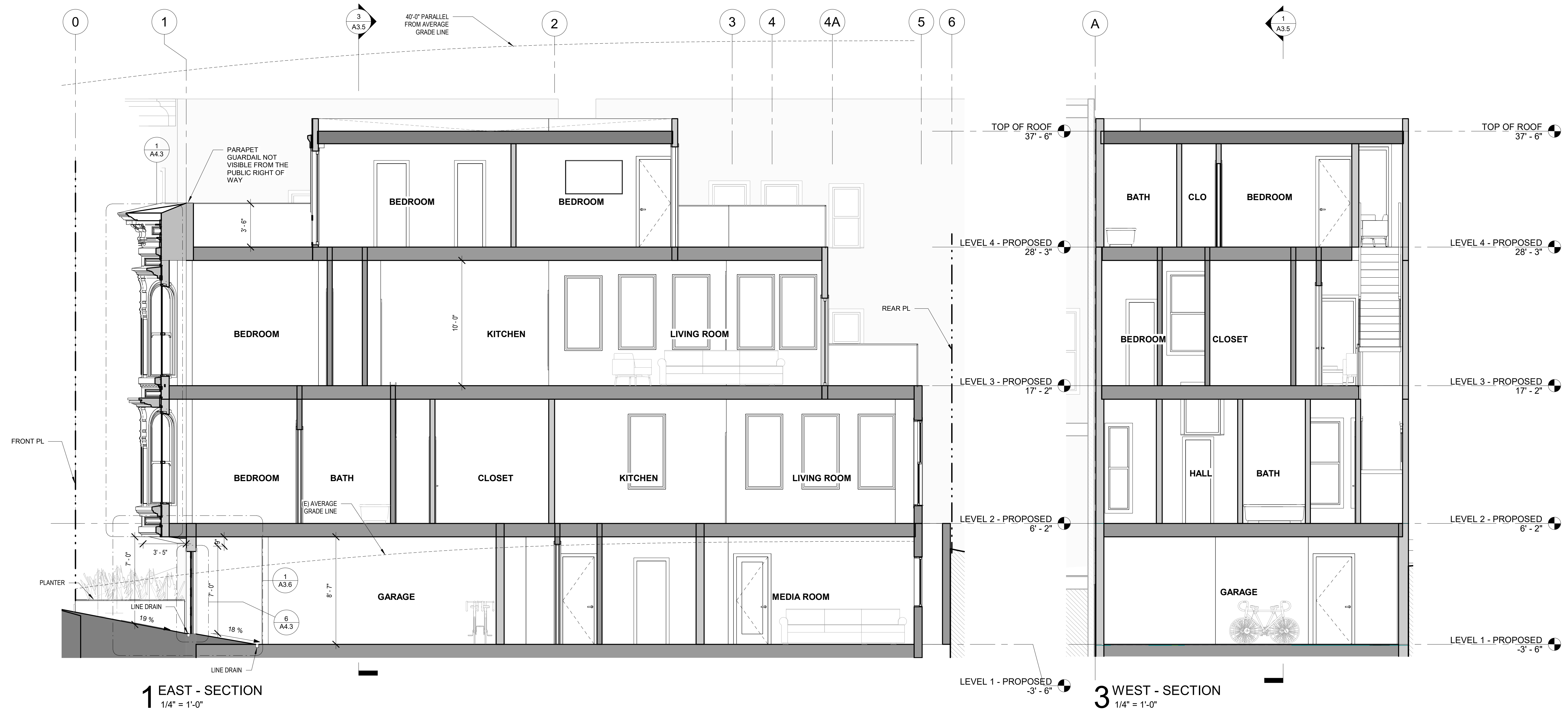


[illegible]

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

PROPOSED - SECTIONS

A3.5



DOOR AND WINDOW SCHEDULE NOTES

1. GENERAL CONTRACTOR TO VERIFY ROUGH OPENING WITH WINDOW AND DOOR MANUFACTURERS.
2. POCKET DOOR TRACK TO BE RECESSED. SEE POCKET DOOR HEAD DETAIL. NO VALENCE ALLOWED
3. SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE. (R308.4.2 & R308.4.3)
4. SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS. (R308.4.1)
5. SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM ANY STANDING OR WALKING SURFACE. (R308.4.5)
6. EXTERIOR DOOR AND WINDOW TOP TRIM SHALL ALIGN. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. CURB-MOUNTED SKYLIGHTS ARE TO BE INSTALLED SLOPED TO FACILITATE THE EVACUATION OF RAIN WATER.
8. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406).
9. ALL EGRESS WINDOWS REQUIRED BY CODE SHOULD COMPLY WITH CODE REQUIREMENTS.

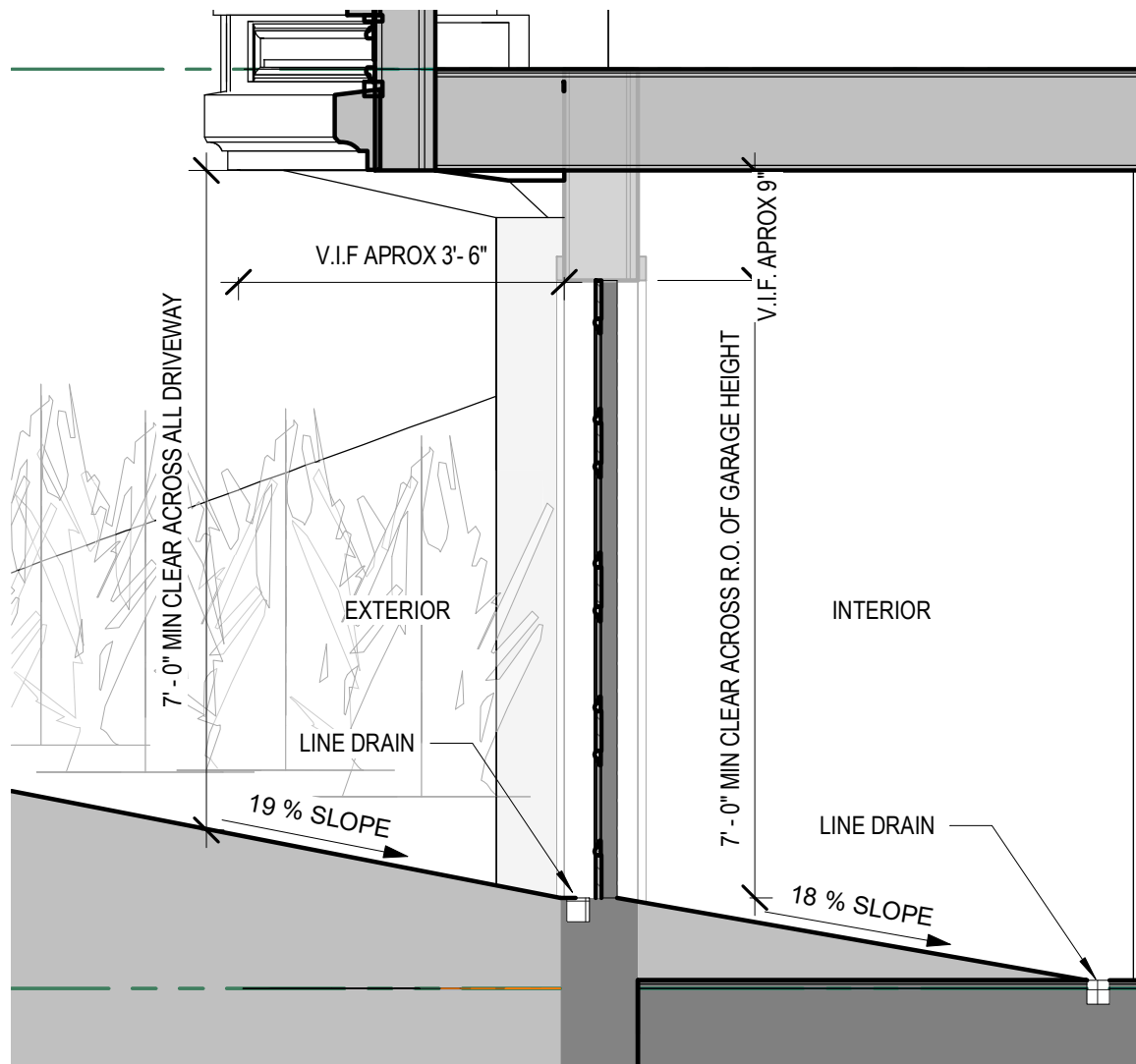
GENERAL CONTRACTOR TO USE DOOR AND WINDOW PURCHASE ORDER FOR ACTUAL DOOR AND WINDOW SIZES AND ROUGH OPENINGS

GLAZING NOTES

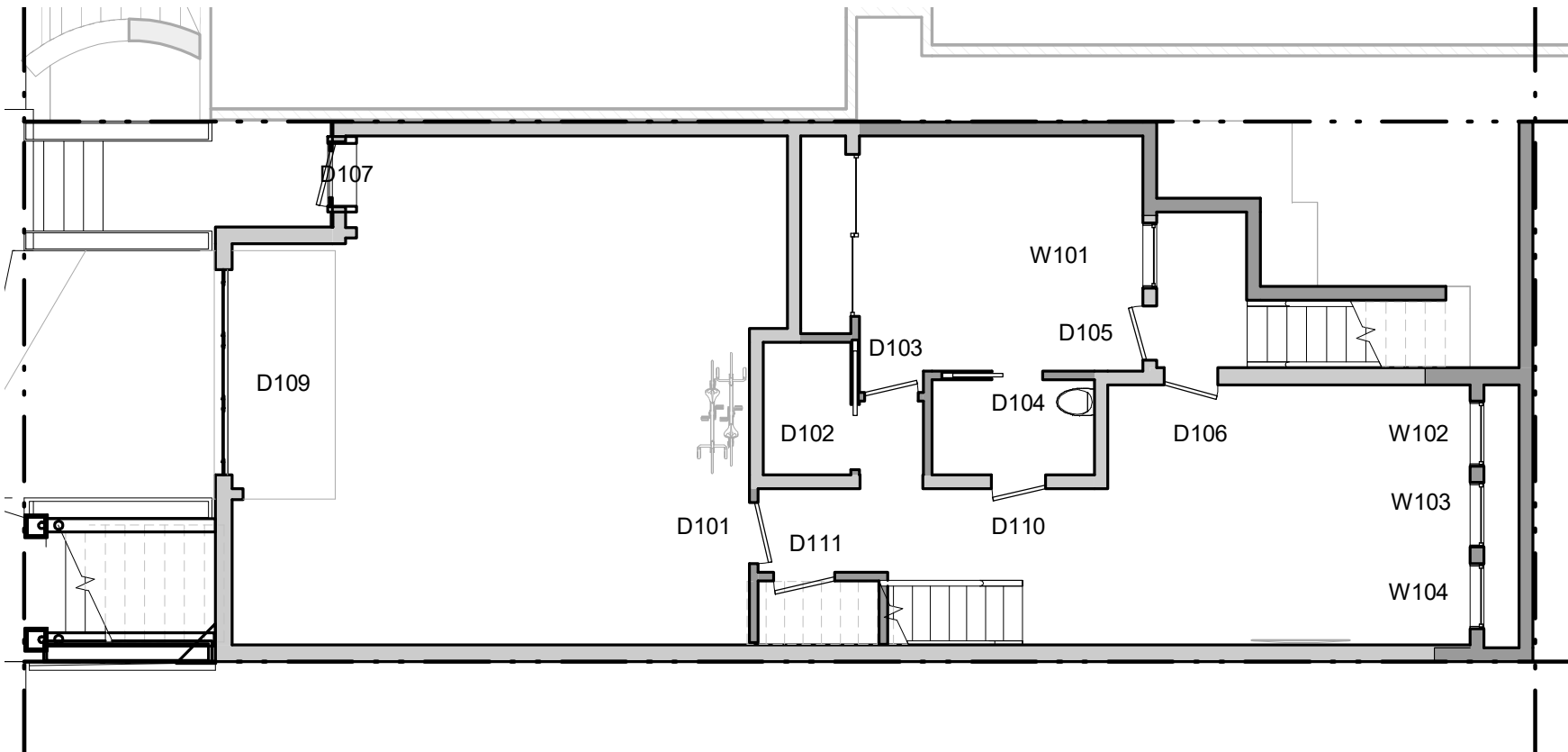
PROJECT IS LOCATED IN A STATE RESPONSIBLE AREA AND IT APPEARS THAT YOU ARE IN A HIGH TO VERY HIGH FIRE HAZARD SEVERITY ZONE. PROJECTS IN THE STATE RESPONSIBLE AREAS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE R337:

R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

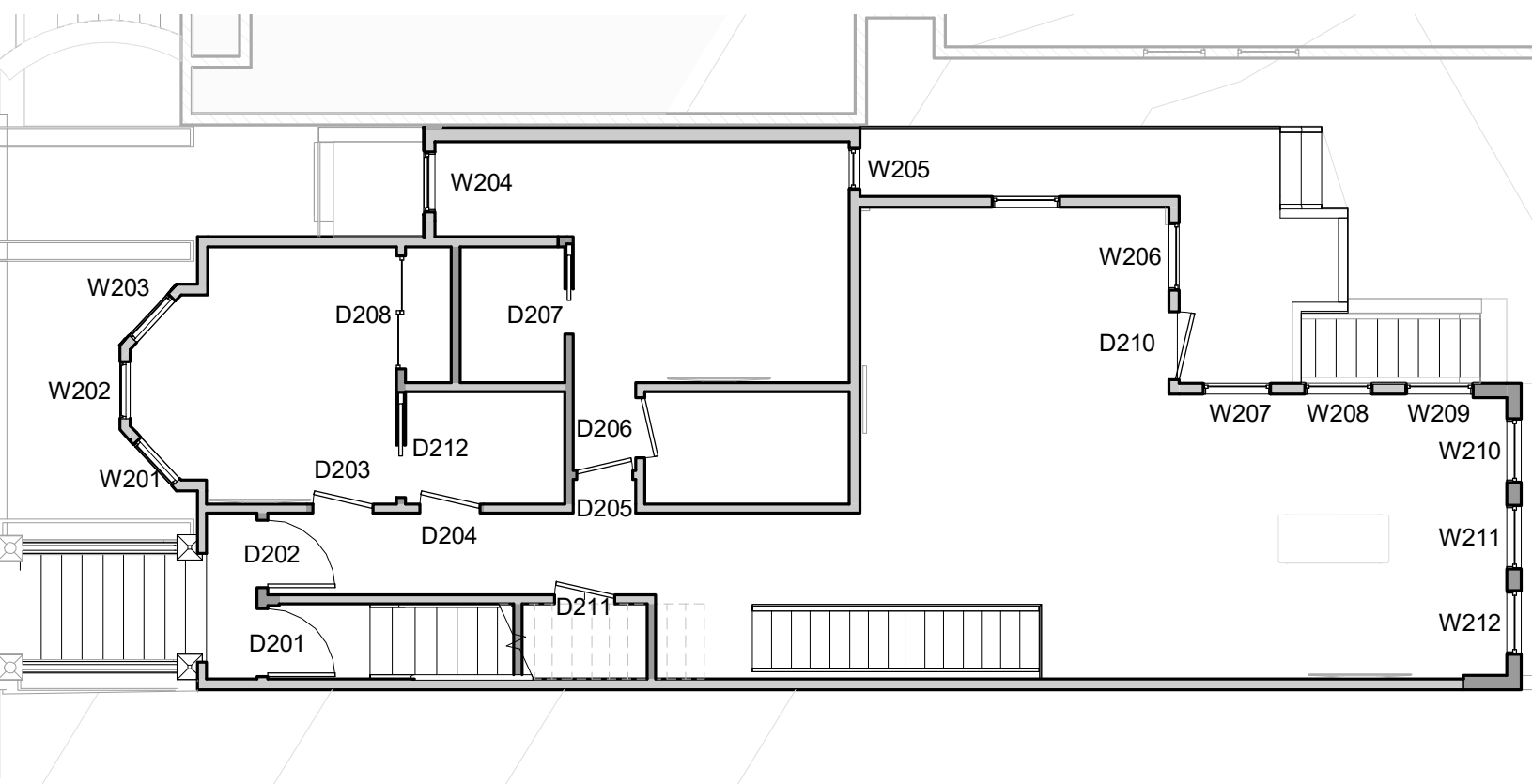
1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS. OR
3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-TA-2



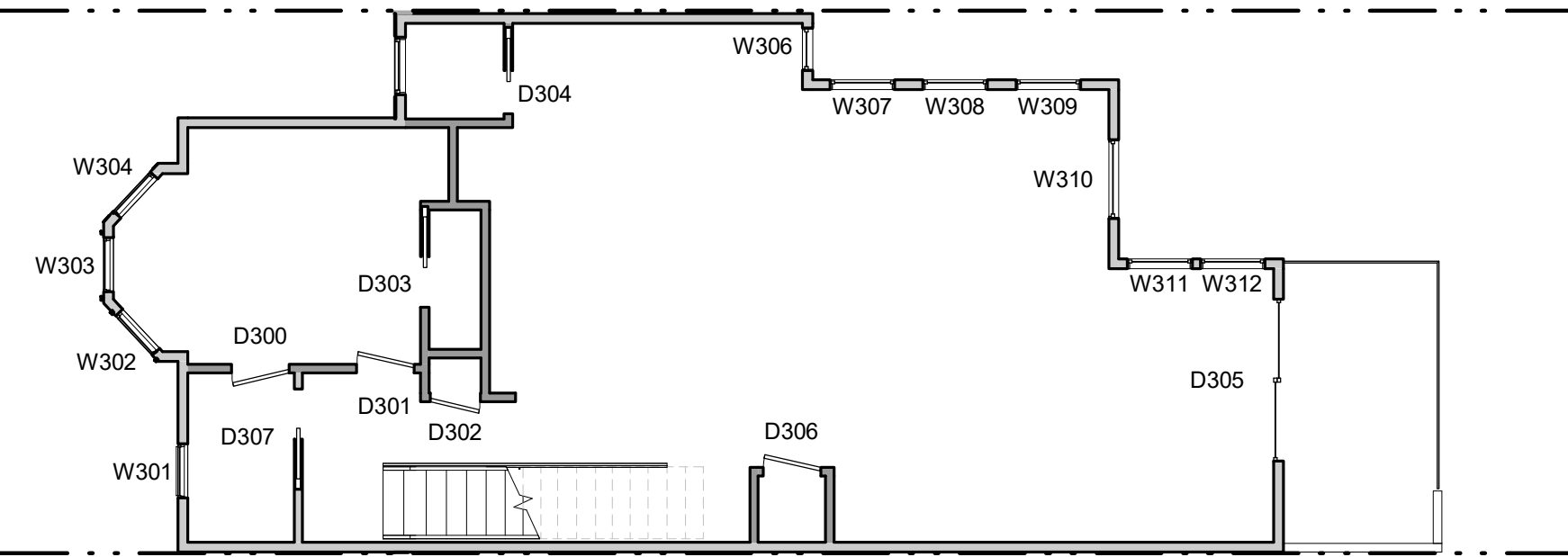
1 GARAGE DOOR - SECTION DETAIL
1/2" = 1'-0"



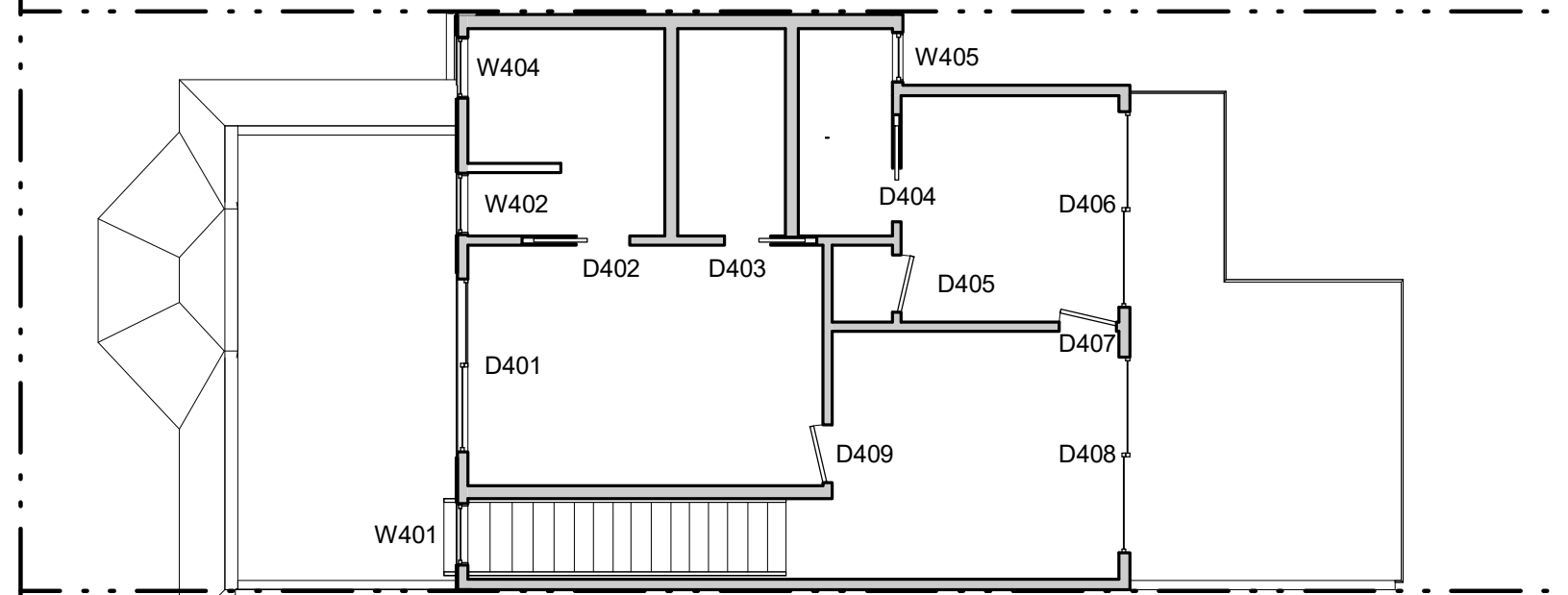
2 LEVEL 1 - PROPOSED SCHEDULE
1/8" = 1'-0"



4 LEVEL 2 - PROPOSED SCHEDULE
1/8" = 1'-0"



3 LEVEL 3 - PROPOSED SCHEDULE
1/8" = 1'-0"



5 LEVEL 4 - PROPOSED SCHEDULE
1/8" = 1'-0"

DOOR SCHEDULE							
TAG	LOCATION	TYPE	WIDTH	HEIGHT	THICKNESS	FINISH	COMMENTS
D101			2' - 10"	7' - 0"	2"		
D102			3' - 0"	8' - 0"	2"		
D103			2' - 6"	7' - 0"	2"		
D104			2' - 4"	6' - 8"	2"		
D105			2' - 6"	7' - 0"	2"		
D106			2' - 6"	7' - 0"	2"		
D107			3' - 0"	8' - 0"	2"		
D109			9' - 6"	8' - 0"	2"		
D110			2' - 6"	7' - 0"	2"		
D111			2' - 10"	7' - 0"	2"		
D201			3' - 0"	8' - 0"	2"		
D202			3' - 0"	8' - 0"	2"		
D203			2' - 8"	6' - 8"	2"		
D204			2' - 8"	6' - 8"	2"		
D205			2' - 6"	6' - 8"	2"		
D206			2' - 8"	6' - 8"	2"		
D207			2' - 0"	6' - 8"	2"		
D208			5' - 0"	8' - 0"	2"		
D210			3' - 0"	7' - 0"	2"		
D211			2' - 8"	6' - 8"	2"		
D212			2' - 4"	7' - 6"	2"		
D300			2' - 8"	6' - 8"	2"		
D301			2' - 8"	6' - 8"	2"		
D302			2' - 4"	8' - 0"	2"		
D303			2' - 4"	7' - 6"	2"		
D304			2' - 0"	6' - 8"	2"		
D305			7' - 6"	7' - 0"	2"		
D306			2' - 8"	6' - 8"	2"		
D307			2' - 4"	7' - 6"	2"		
D324			5' - 0"	6' - 10"	2"		
D325			5' - 0"	6' - 10"	2"		
D326			5' - 0"	6' - 10"	2"		
D327			5' - 0"	6' - 8"	2"		
D329			8' - 0"	9' - 0"	2"		
D401			7' - 6"	7' - 6"	2"		
D402			2' - 4"	6' - 8"	2"		
D403			2' - 0"	6' - 8"	2"		
D404			2' - 4"	6' - 8"	2"		
D405			2' - 6"	7' - 0"	2"		
D406			8' - 6"	8' - 0"	2"		
D407			2' - 6"	7' - 0"	2"		
D408			8' - 6"	8' - 0"	2"		
D409			2' - 6"	7' - 0"	2"		
D410			2' - 4"	7' - 6"	2"		
D411			7' - 6"	7' - 0"	2"		

NOTE
ALL DIMENSIONS ARE NOMINAL

WINDOW SCHEDULE								
TAG	LOCATION	TYPE	FRAME	FINISH	WIDTH	HEIGHT	SILL HEIGHT	COMMENTS
W101					3' - 0"	5' - 0"	1' - 0"	
W102					3' - 0"	4' - 0"	3' - 0"	
W103					3' - 0"	4' - 0"	3' - 0"	
W201					2' - 6"	3' - 9"	1' - 6 3/4"	
W202					2' - 6"	3' - 9"	1' - 6 3/4"	
W203					2' - 6"	3' - 9"	1' - 6 3/4"	
W204					2' - 8"	7' - 8"	1' - 4 3/4"	
W205					1' - 10"	6' - 10"	1' - 0"	
W206					3' - 0"	6' - 0"	1' - 4 3/4"	
W207					3' - 0"	6' - 0"	2' - 8 3/4"	
W208					3' - 0"	6' - 0"	2' - 8 3/4"	
W209					3' - 0"	6' - 0"	2' - 8 3/4"	
W210					2' - 10"	6' - 10"	1' - 4 3/4"	
W211					2' - 10"	6' - 10"	1' - 4 3/4"	
W212					2' - 10"	6' - 10"	1' - 4 3/4"	
W301					2' - 6"	3' - 9"	0' - 7"	
W302					2' - 6"	3' - 9"	0' - 9"	
W303					2' - 6"	3' - 9"	0' - 9 1/4"	
W304					2' - 6"	3' - 9"	0' - 9 1/2"	
W306					2' - 0"	6' - 0"	1' - 5 1/4"	
W307					3' - 0"	6' - 0"	2' - 9 1/2"	
W308					3' - 0"	6' - 0"	2' - 10 1/2"	
W309					3' - 0"	6' - 0"	2' - 10 1/2"	
W309					2' - 4"	4' - 11"	21' - 5 1/2"	
W310					3' - 8"	6' - 4"	2' - 7 1/2"	
W311					3' - 0"	6' - 0"	2' - 10 1/2"	
W312					3' - 0"	6' - 0"	2' - 10 1/2"	
W332					1' - 4"	6' - 0"	2' - 5 1/2"	
W333					1' - 4"	6' - 0"	22' - 3"	
W334					4' - 0"	6' - 8"	11' - 8"	
W335					4' - 0"	6' - 8"	11' - 8"	
W336					5' - 0"	6' - 0"	12' - 5 3/4"	
W337					2' - 0"	6' - 0"	12' - 5 3/4"	
W338					2' - 0"	6' - 0"	22' - 3"	
W339					5' - 0"	6' - 0"	22' - 3"	
W340					2' - 0"	6' - 0"	22' - 3"	
W341					2' - 0"	6' - 0"	22' - 3"	
W342					3' - 0"	4' - 0"	14' - 4 1/4"	
W343					3' - 0"	4' - 0"	14' - 4 1/4"	
W344					5' - 0"	5' - 0"	13' - 2 1/4"	
W345					1' - 4"	4' - 0"	23' - 11 3/4"	
W346					1' - 4"	4' - 0"	23' - 11 3/4"	
W347					1' - 4"	6' - 0"	12' - 5 1/4"	
W401					2' - 8"	5' - 0"	2' - 9 1/2"	
W402					2' - 8"	5' - 0"	2' - 9 1/2"	
W404					2' - 8"	5' - 0"	2' - 10"	
W405					2' - 2"	4' - 6"	1' - 2 3/4"	
W406					3' - 0"	4' - 0"	7' - 0 3/4"	
W407					2' - 8"	7' - 8"	0' - 7 1/2"	

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2	PLANNING REVISIONS	04/06/20

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

SCHEDULE -
DOORS/WINDOW



1 FACADE RESTORATION



2 PROPOSED RESTORATION



3 CURRENT CONDITION OF FRONT FACADE - 01/09/20

EAG
STUDIO

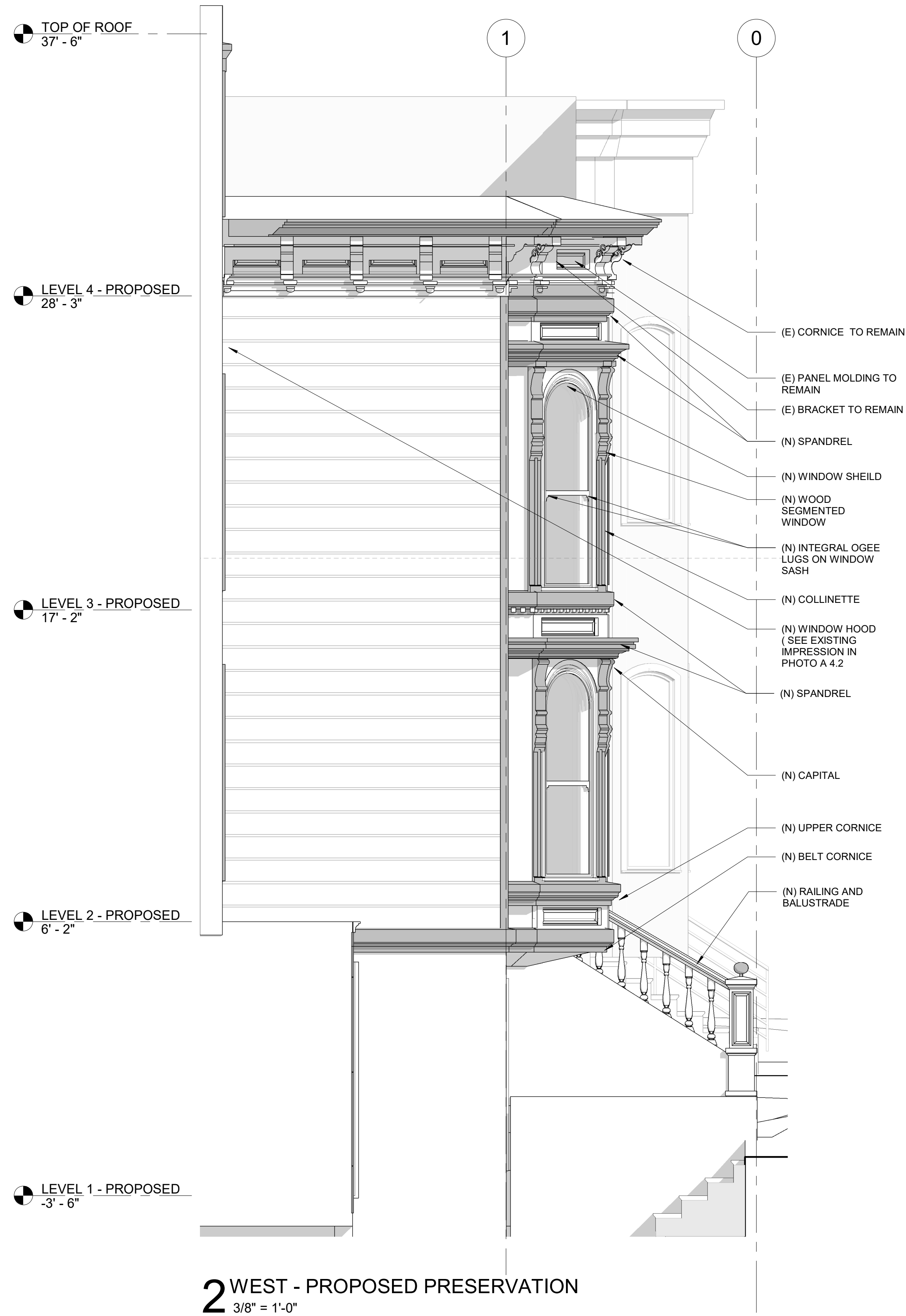
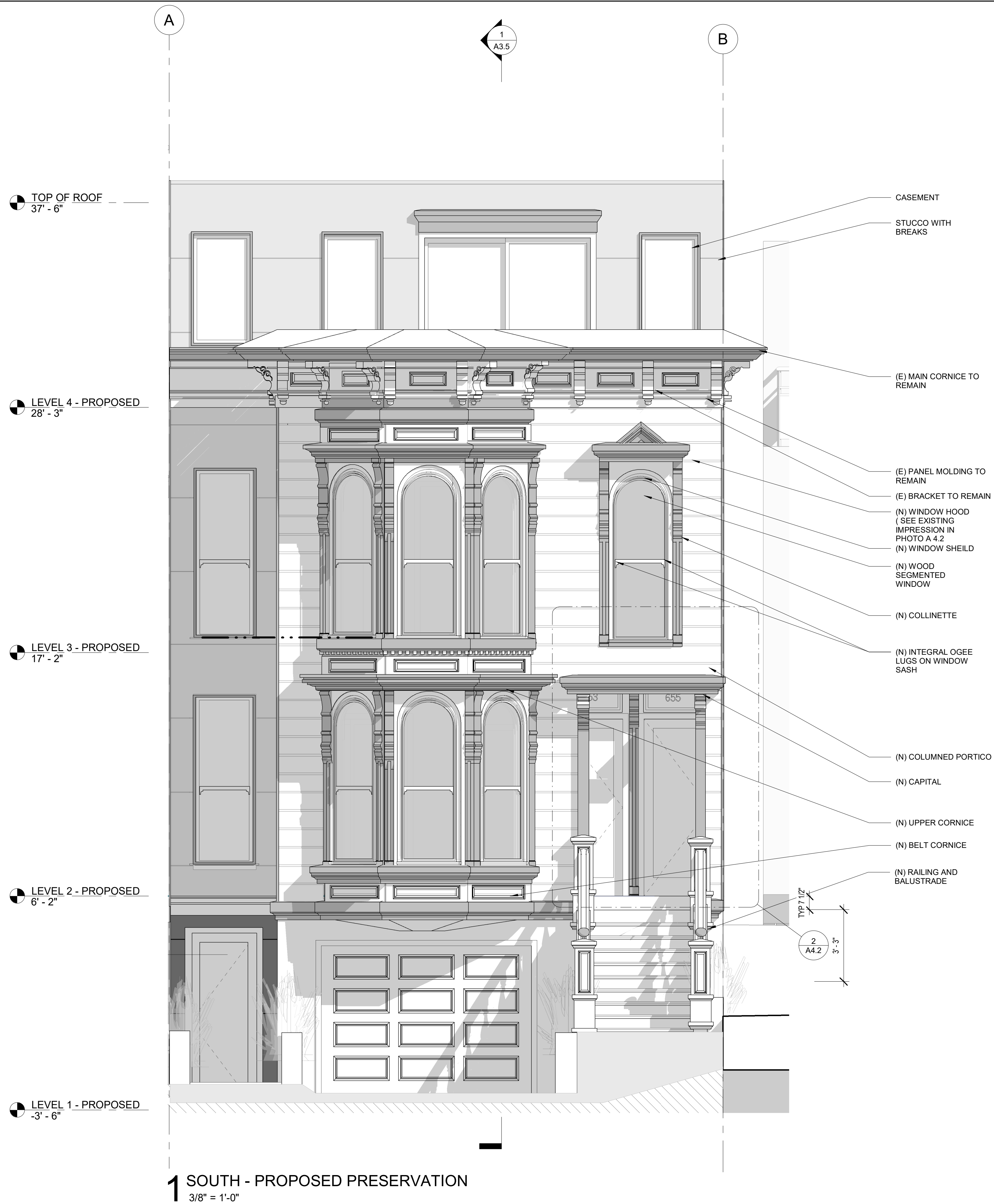
PHONE
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ADDRESS
1553 FOLSOM STREET
SAN FRANCISCO, CA 94103

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BLOCK 0829 - LOT 041

FACADE
RESTORATION 1

A4.0

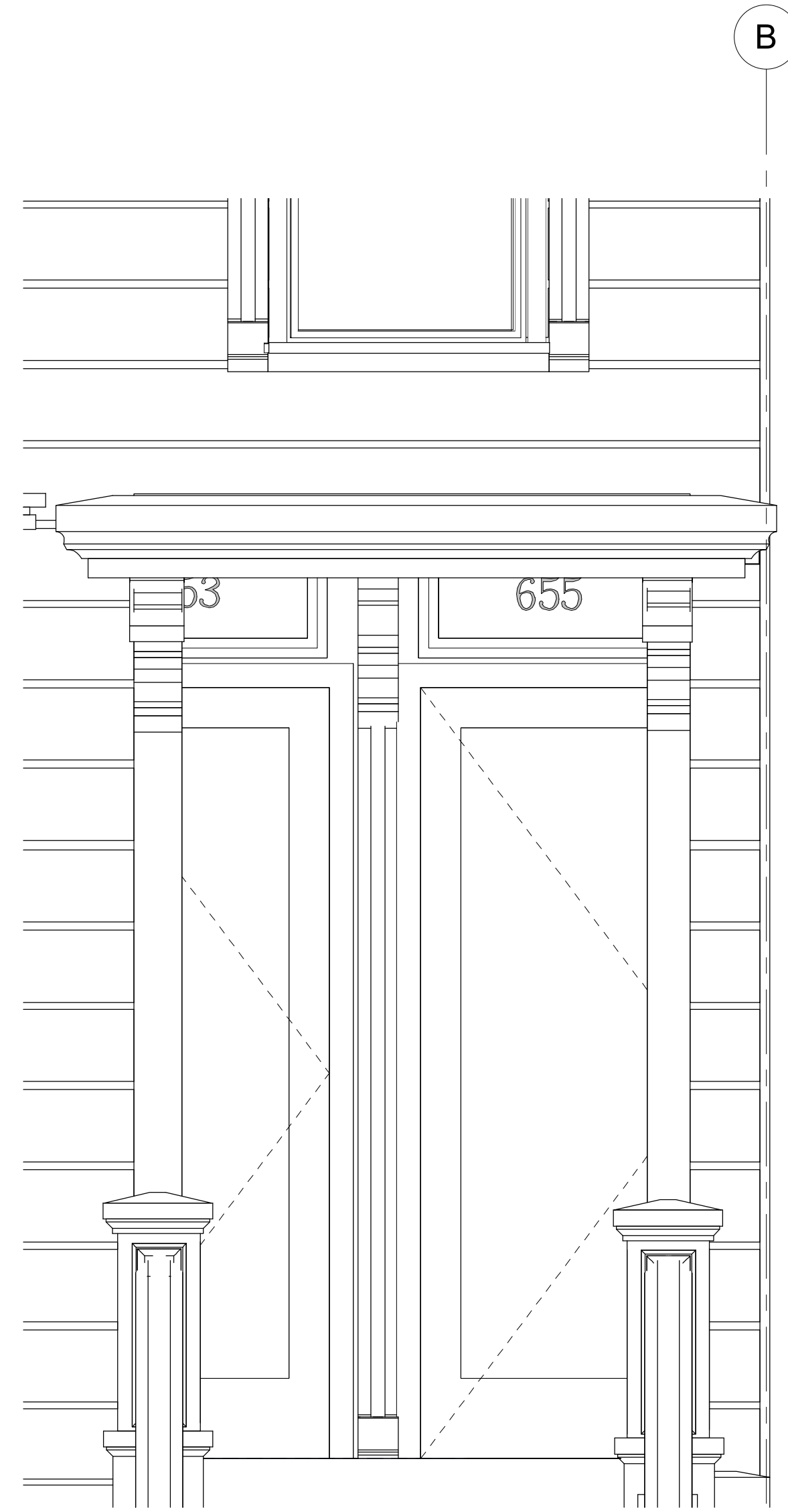


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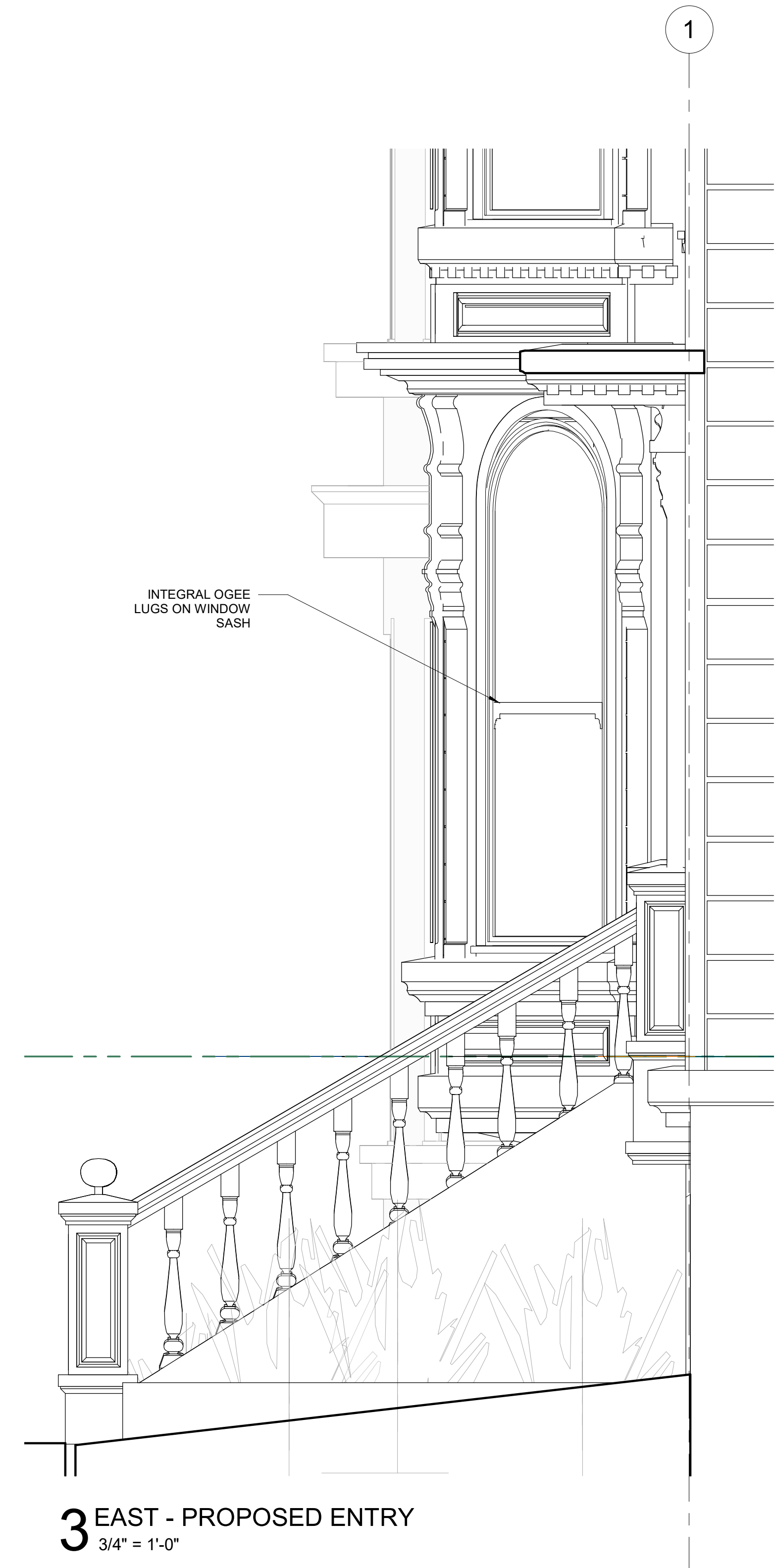


1 FACADE PERSPECTIVE

- INTEGRAL OGEE LUGS ON WINDOW SASH



2 SOUTH - PROPOSED PRESERVATION ENTRY

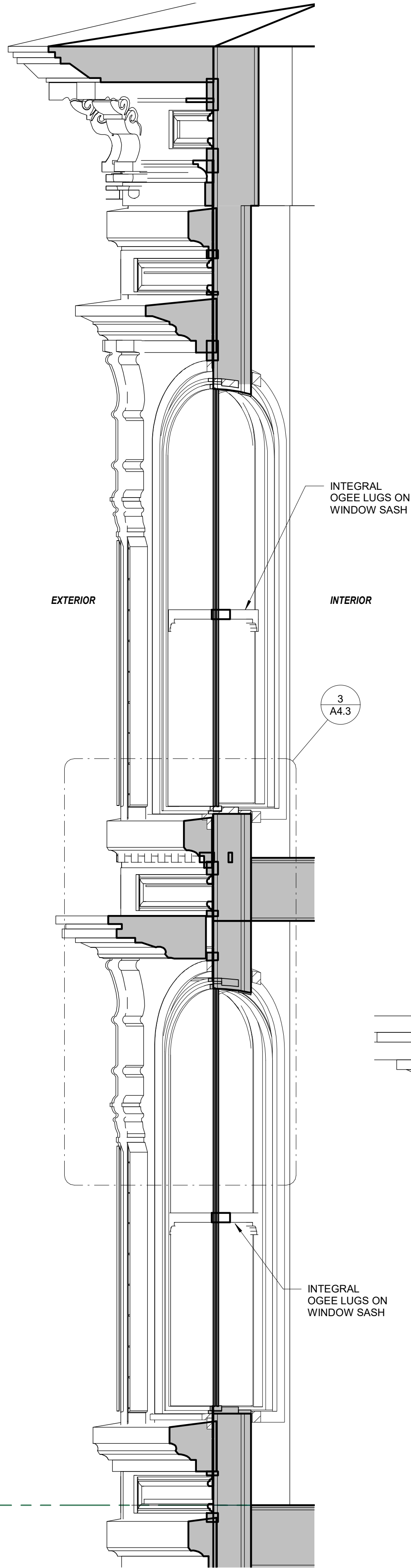


3 EAST - PROPOSED ENTRY

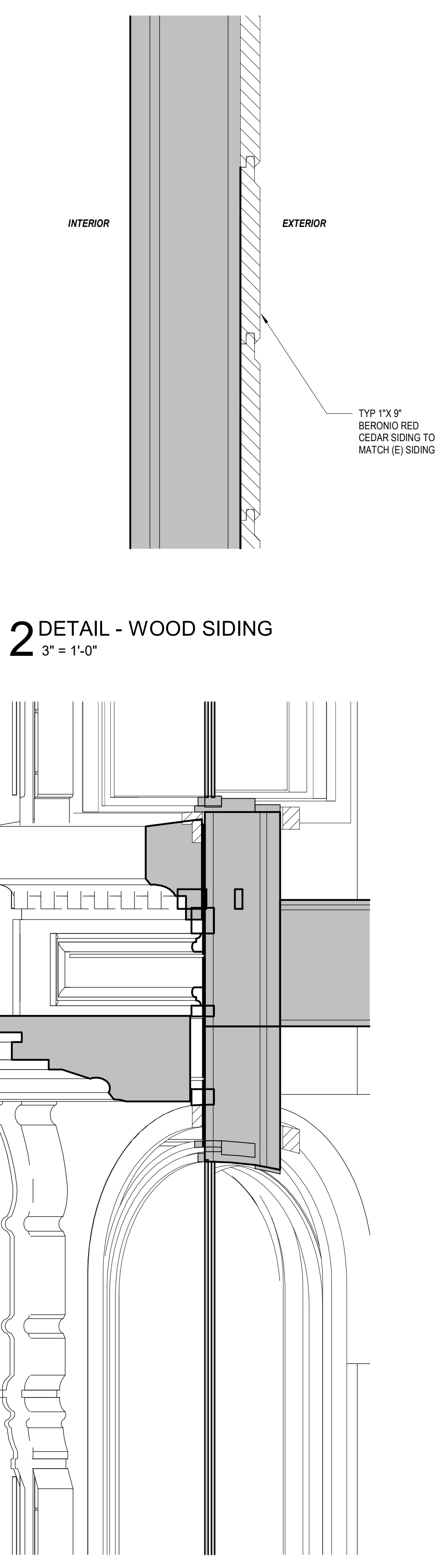
REVISIONS	DATE
CU PLAN SET	1/3/20
PLANNING REVISIONS	04/06/20

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

FACADE RESTORATION 3



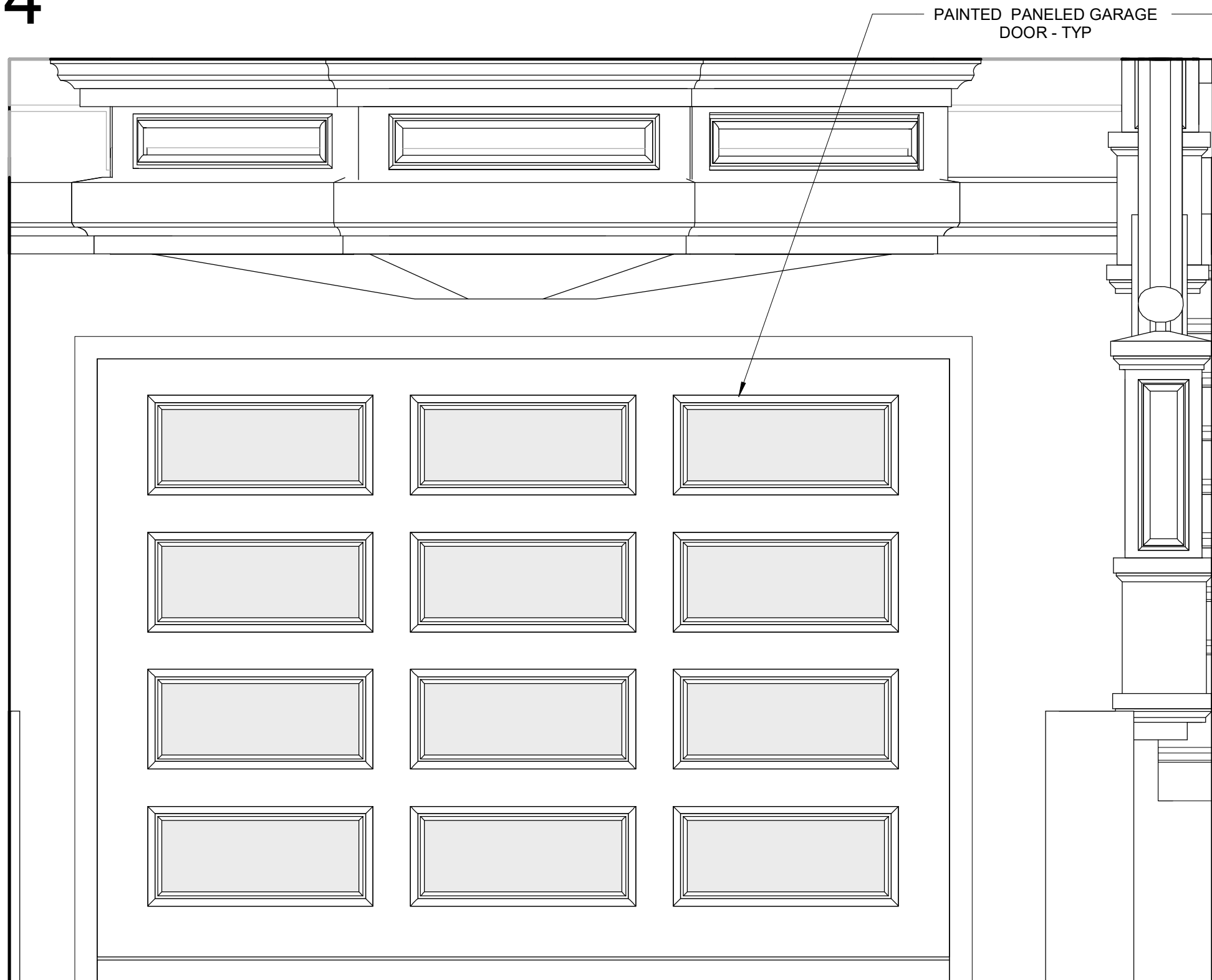
1 EAST - SECTION - WALL DETAIL
3/4" = 1'-0"



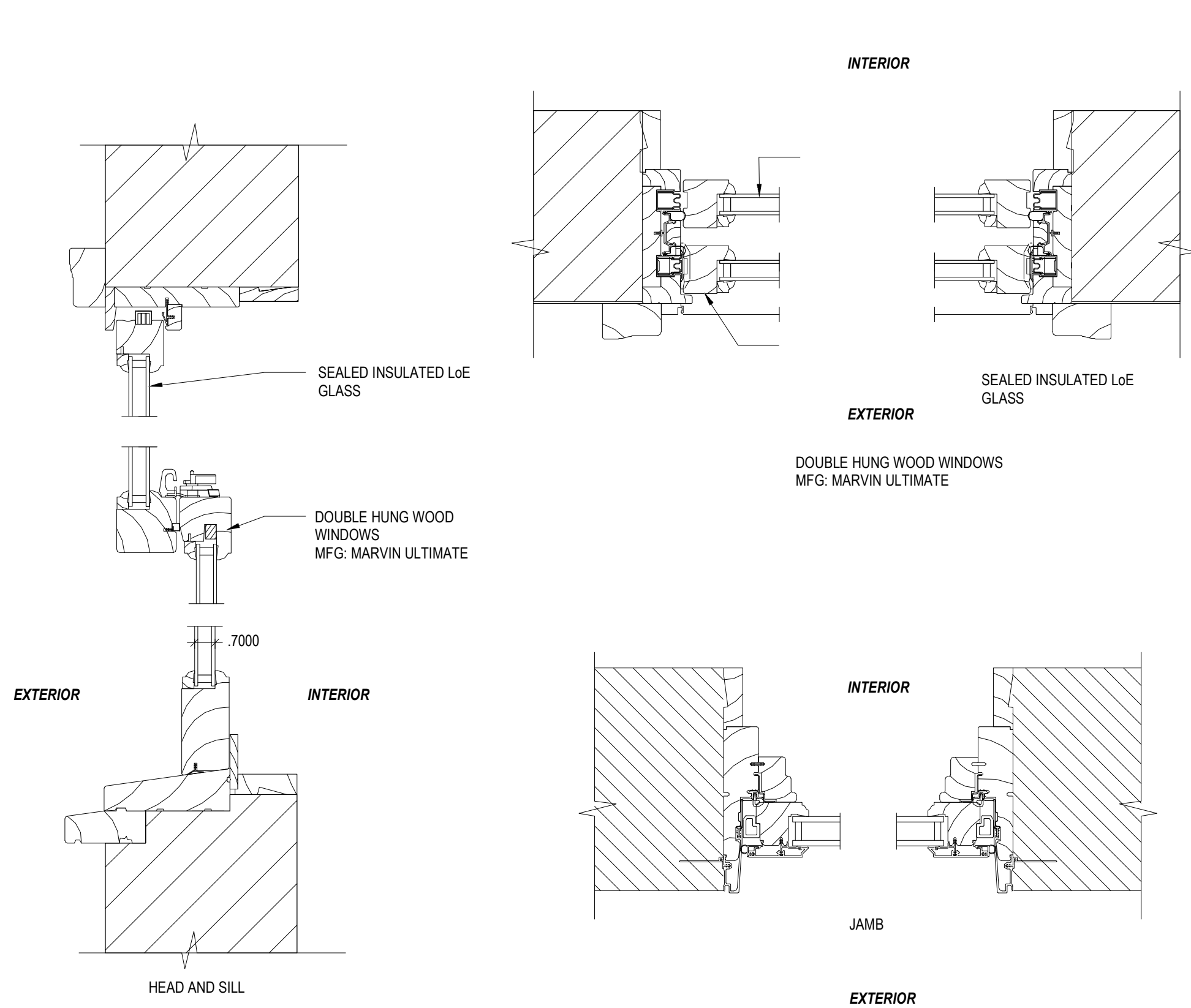
3 EAST - SECTION - SIDING DETAIL
1 1/2" = 1'-0"



4 FRONT DOOR



5 GARAGE DOOR



6 GARAGE DOOR - SECTION
1" = 1'-0"

7 WINDOW - WOOD DETAIL
3" = 1'-0"

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BLOCK 0829 - LOT 041

WALL SECTIONS
RESTORATION

A4.3



INTEGRAL OGEE LUGS ON WINDOW SASH

1 RESTORATION

FELL AND BUCHANAN - HISTORICAL PHOTO - 1929



601 FELL STREET CURRENT - 01/09/20



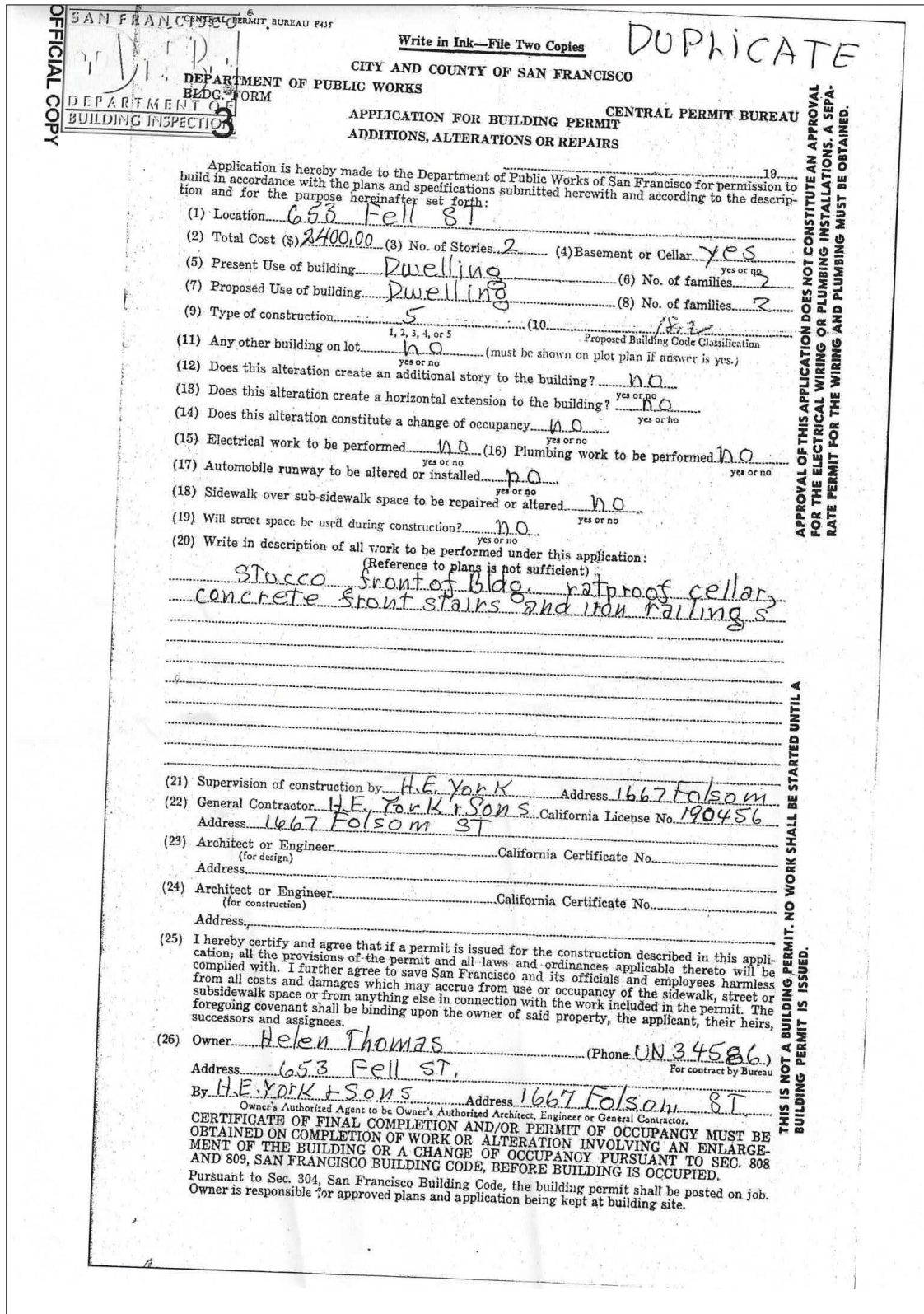
BRACKETS

SEMI CIRCULAR WINDOW WITH SIMILAR PROFILE

601 FELL STREET - HISTORICAL PHOTO - APROX -1960



PERMIT # 253107 STUCCO FRONT OF BLDG 6/11/63



SUBJECT - GHOSTS OF BRACKETS & WINDOWS - 01/09/20



BRACKETS



SEMI CIRCULAR WINDOW WITH SIMILAR PROFILE

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PERMIT HISTORY AND
HISTORICAL
PRECEDENTS

A4.4

SCARRED PORTIONS OF THE BUILDING

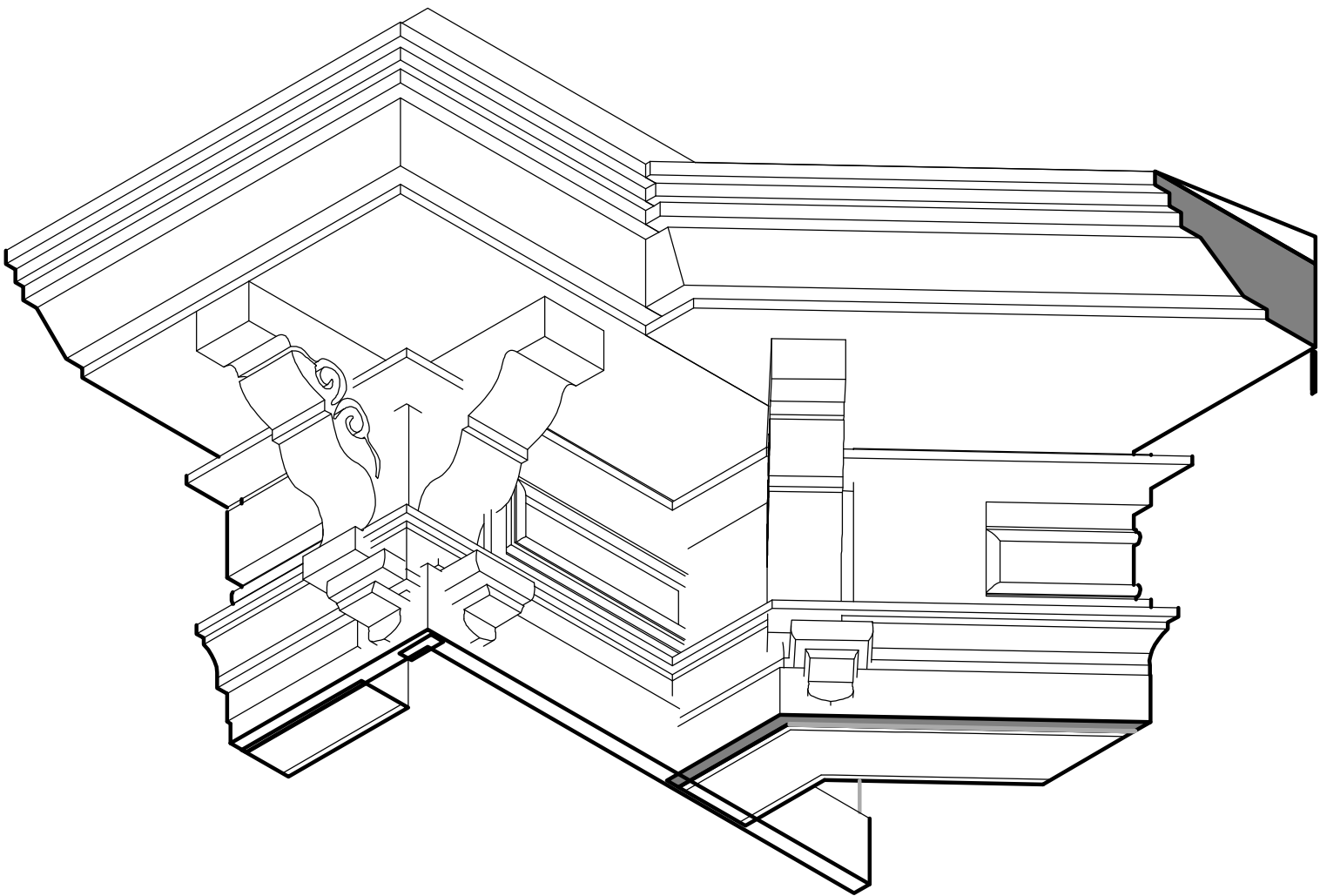


FACADE BUILDING EDGE

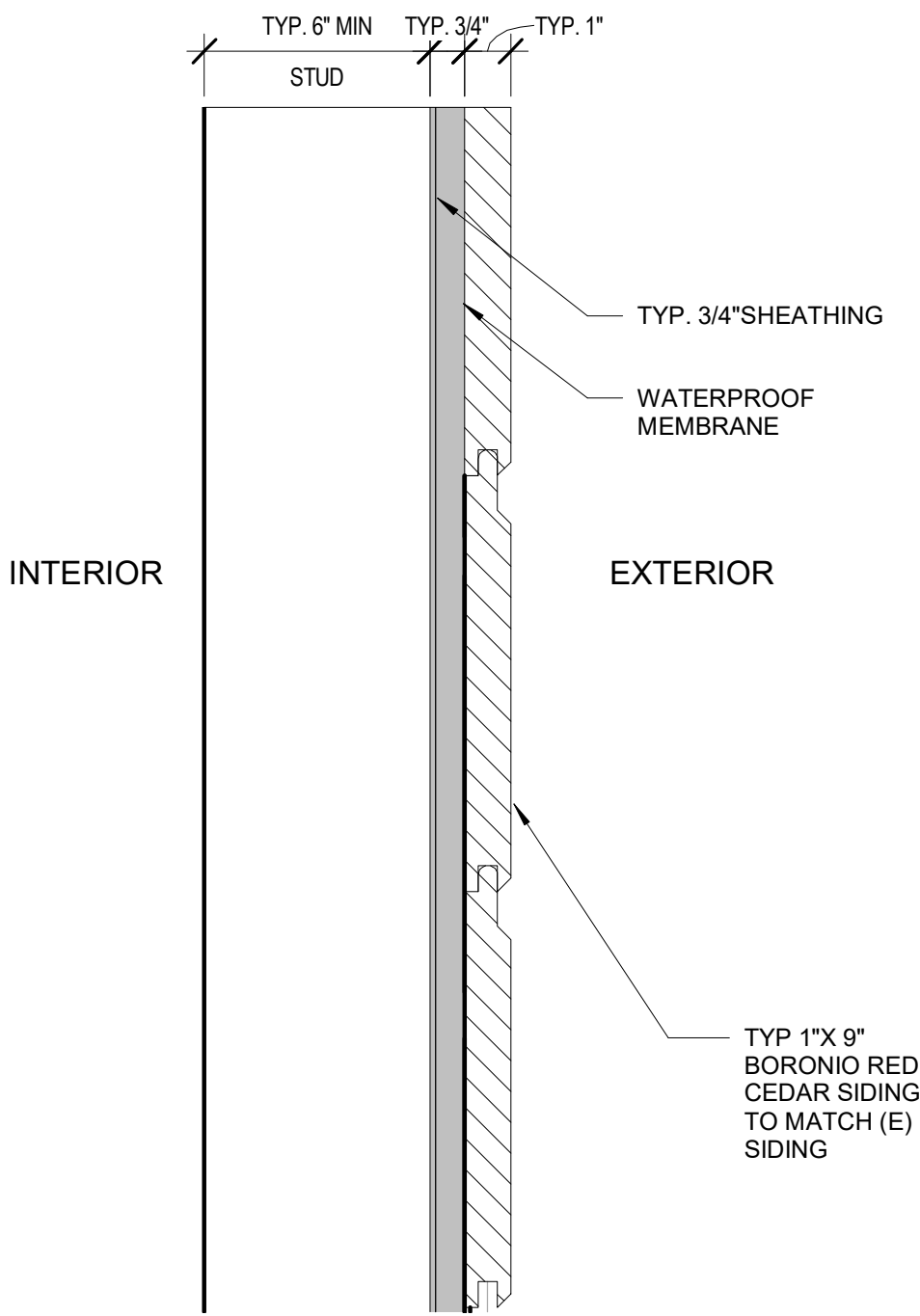


1 WINDOW HOOD DETAIL

BUILDING EDGE AT CORNICE



3 BRACKET AXON



2 DETAIL - WOOD SIDING 2
3\"/>

EAG
STUDIO

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1553 FOLSOM STREET
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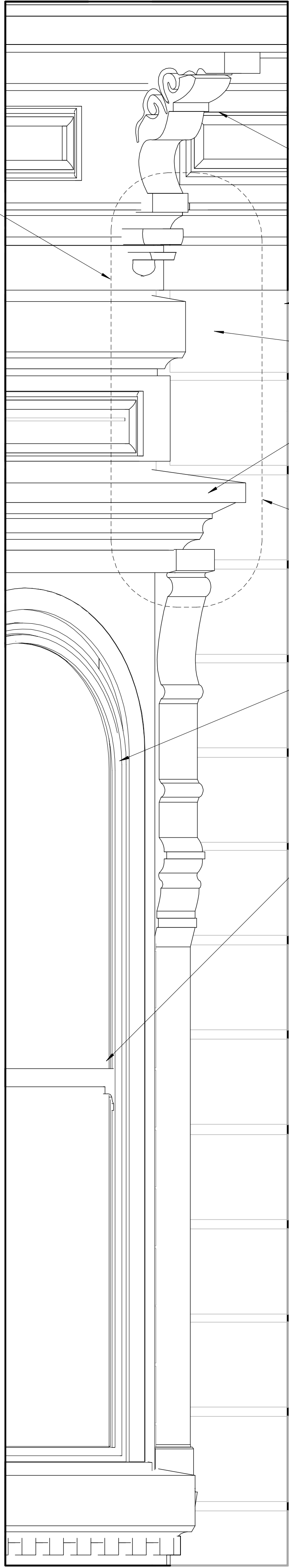
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1	CU PLAN SET	1/3/20
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655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

SCARRED AND
GHOST ELEMENTS 1

A4.5

SCARRED PORTIONS OF THE BUILDING



1 MOLDING PROFILE

(E) CORNICE AND BRACKETS TO REMAIN

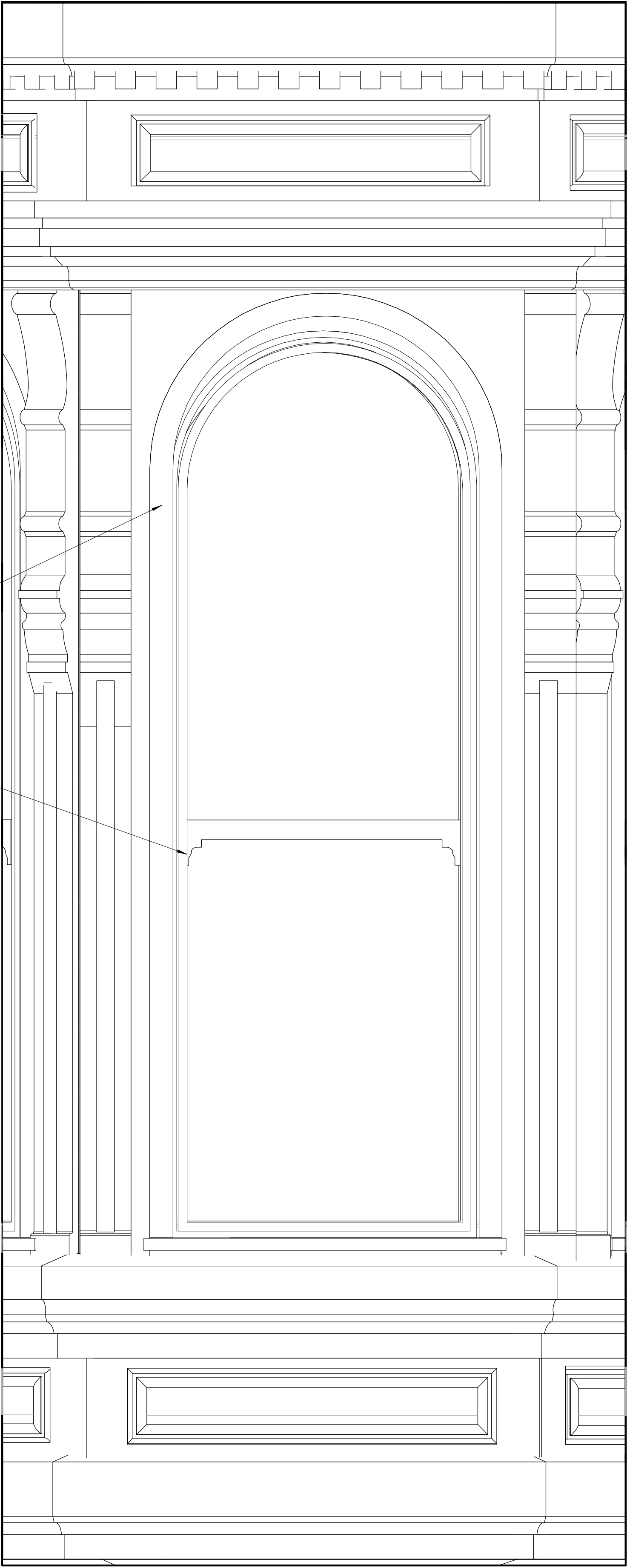
MATCH TYP. 9" WOOD SIDING

MATCH SCARD PROFILE AT TYP. ITALIATE HIERARICAL BUILDING ELEMENTS

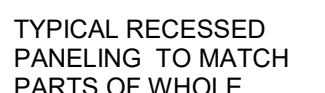
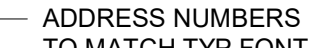
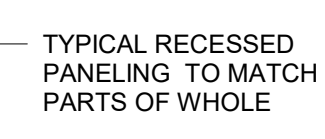
AREA OF SCARRED ELEMENT

SEMI CIRCULAR WINDOW TO MATCH EXISTING WITH SIMILALAR WOOD PROFILE

INTEGRAL OGEE LUGS ON WINDOW SASH



2 WINDOW DETAIL

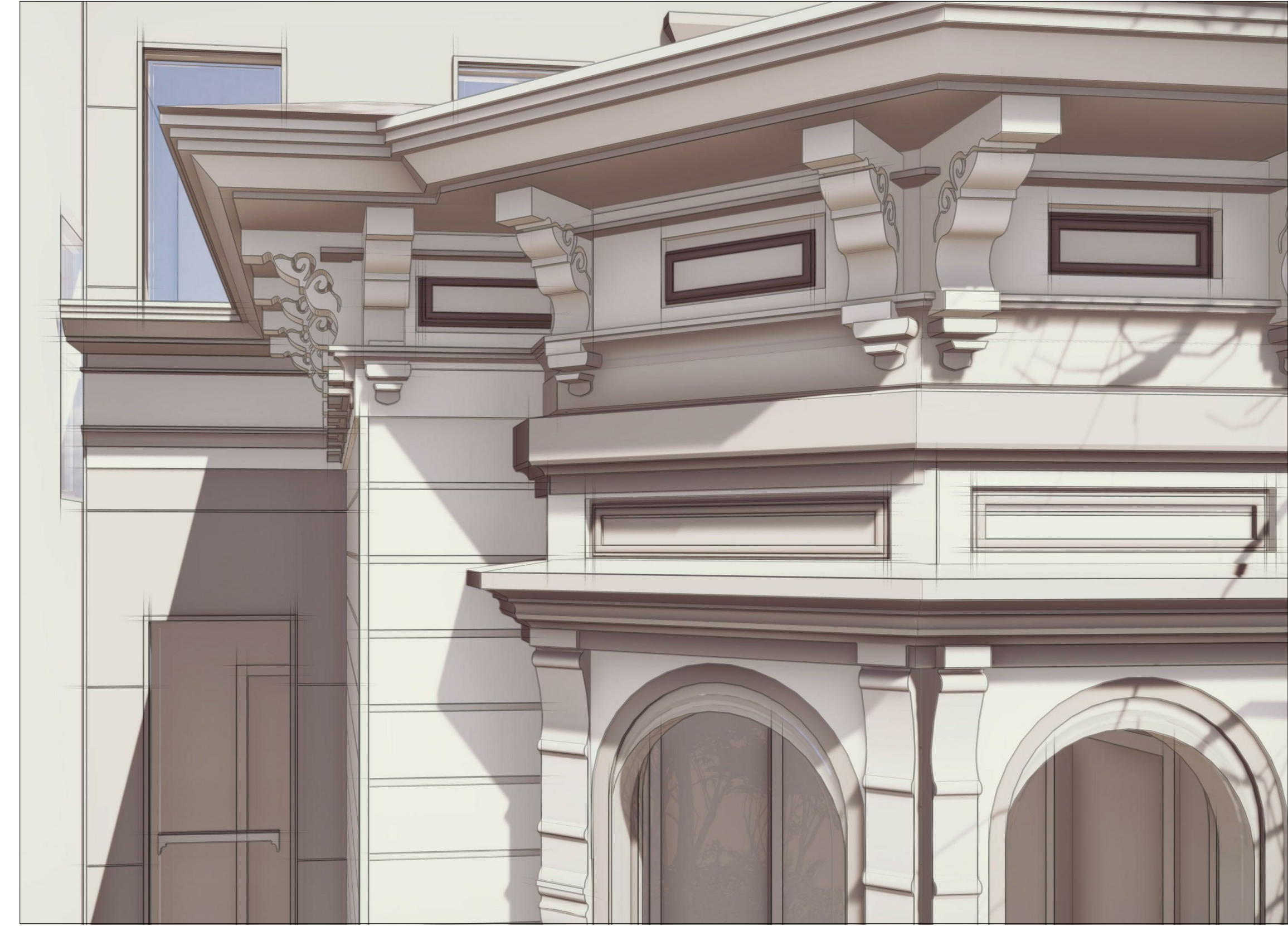
$$1'' = 100'-0''$$
[illegible]

655-653 FELL STREET
653-655 FELL STREET, SAN FRANCISCO, CA 94102
BLOCK 0829 - LOT 041

NEIGHBORHOOD PRECEDENTS

A4.7

[illegible]



1 RESTORED AND NEW ELEMENTS

[illegible]

Exhibit C

Environmental Determination





CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
653-655 FELL ST		0829041
Case No.		Permit No.
2020-006234ENV		202008282883
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization request to comply with NOV 2018-014623ENF. Demolition of an existing (2) Family dwelling Per Sec 317 of the Planning Code.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>structure is being restored after residential demolition per planning code section 317 and 1005 for the purposes of CEQA, and is being brought back / built back in greater conformance with the Historic District's Character-Defining Features.</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation)</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="margin-left: 20px;">a. Per HRER or PTR dated</p> <p style="margin-left: 20px;">b. Other (specify):</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category C</p> <p style="margin-left: 20px;"><i>(attach HRER or PTR)</i></p> </div> </div>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</p>	
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Katherine Wilborn</p>	

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

<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</p>	
	<p>Project Approval Action:</p> <p>Building Permit</p>	<p>Signature:</p> <p>Katherine Wilborn</p>
	<p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>12/18/2020</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:

Exhibit D

Land Use Data





LAND USE INFORMATION

PROJECT ADDRESS: 653-655 FELL ST

RECORD NO.: 2020-006234CUA

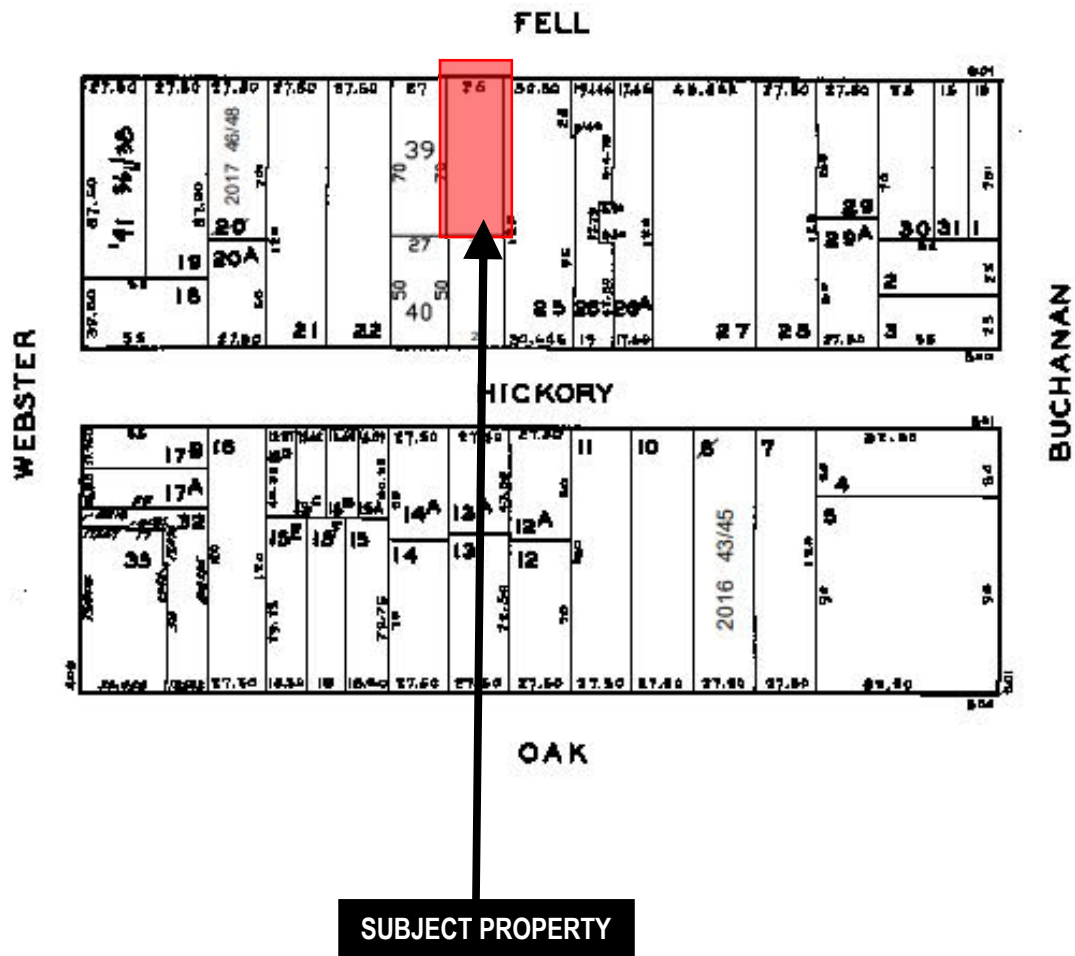
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	590	590
Residential GSF	3,408	0	3,408
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	
Usable Open Space	Approx. 640 sq.ft.	0	Approx. 640 sq.ft.
Public Open Space	0	0	0
TOTAL GSF	3,408	590	4,098
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Total	2	0	2
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0

Exhibit E

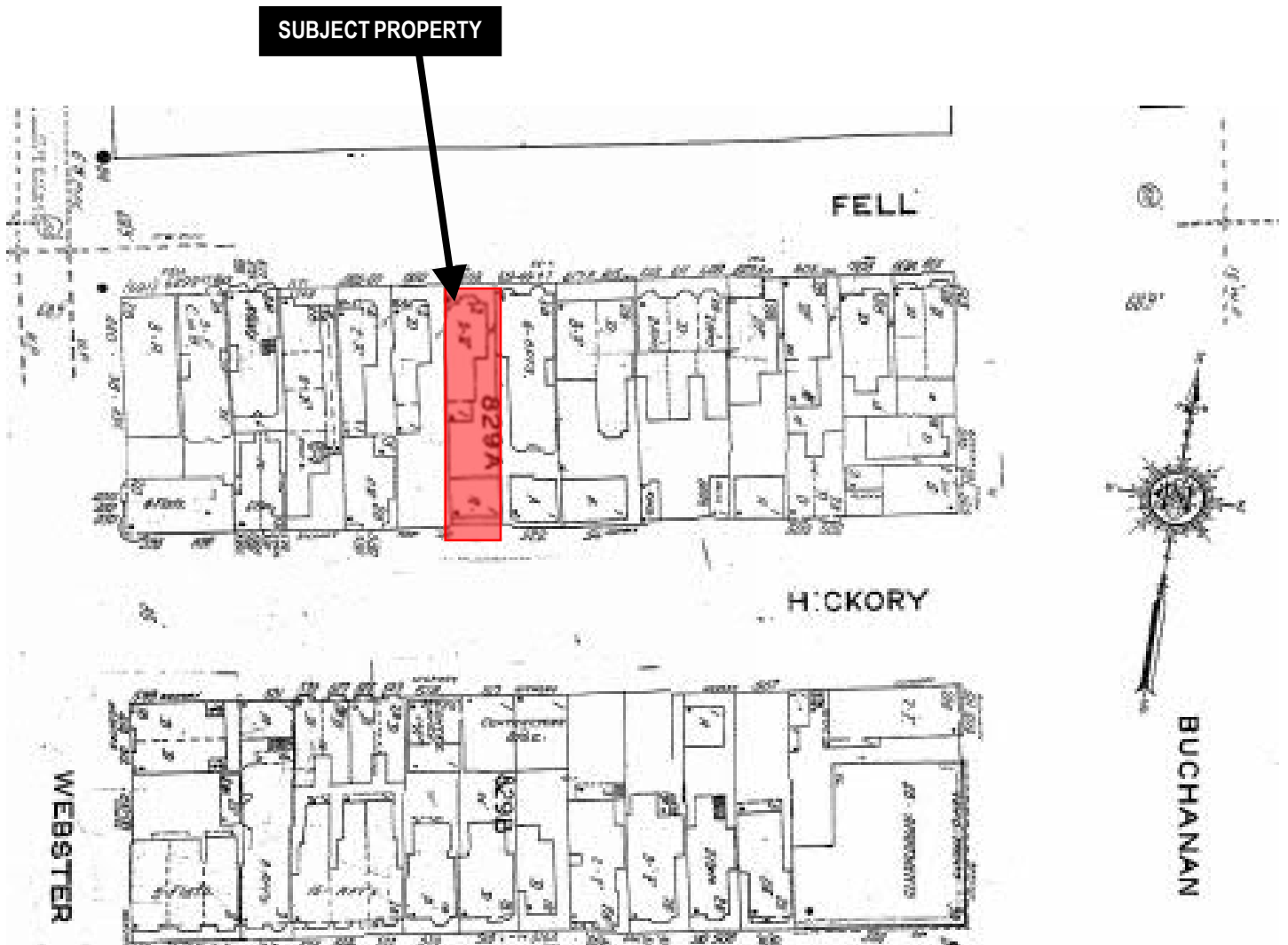
Maps and Context Photos



Parcel Map



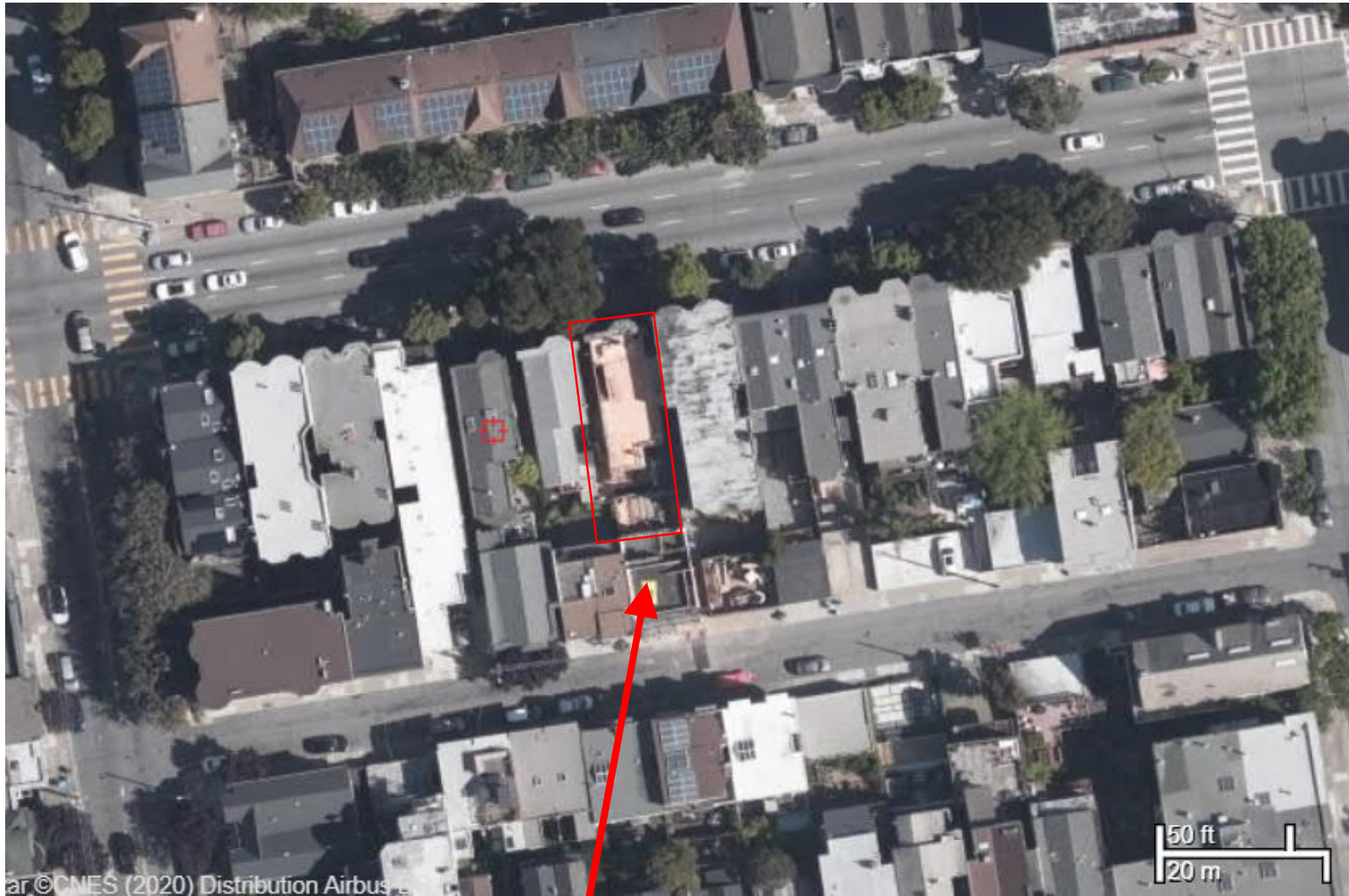
Sanborn Map*



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



Aerial Photo – View 1



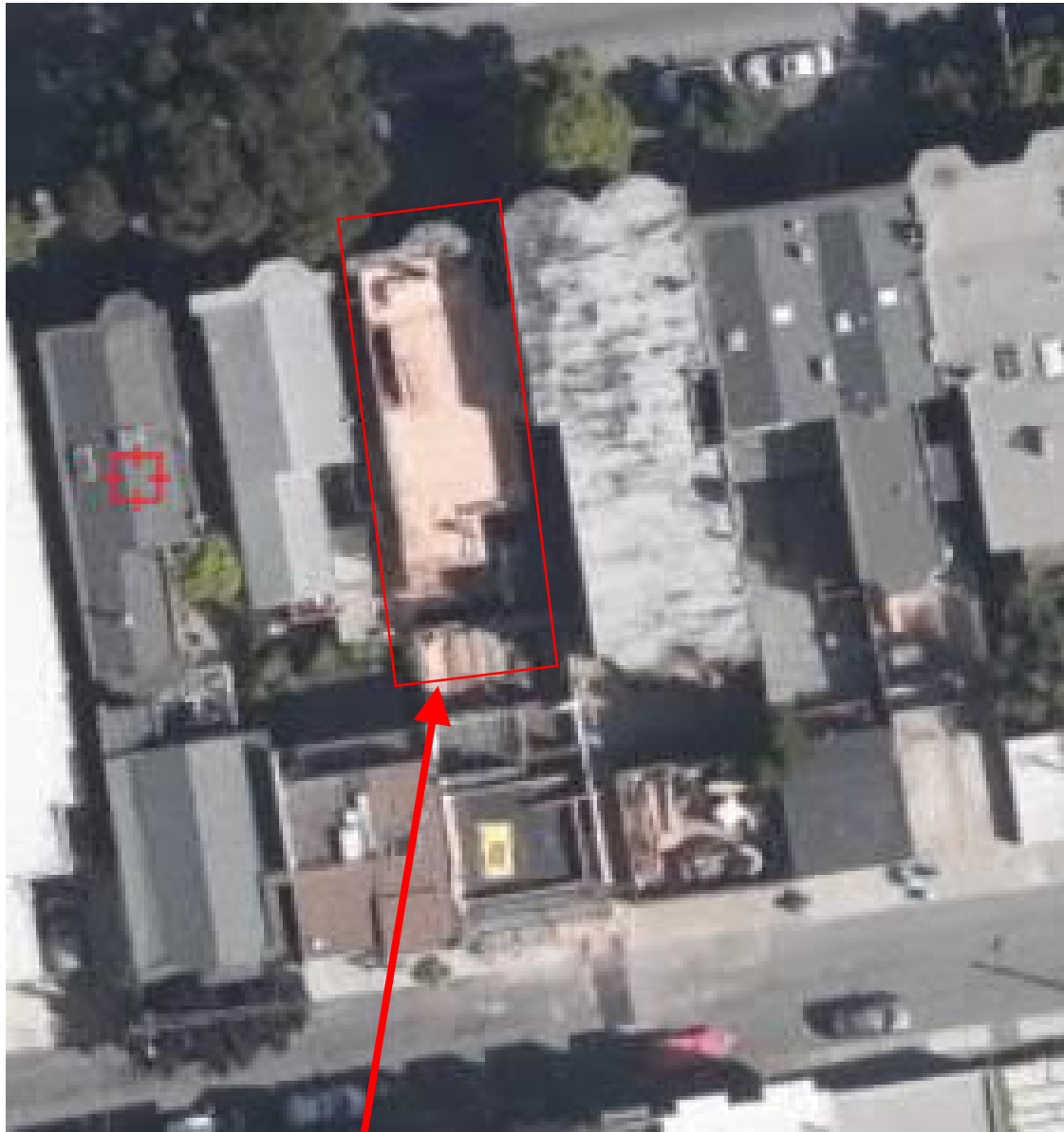
SUBJECT PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization
Case Number 2020-006234CUA
Residential Demolition (per PC Sect. 317)
653-655 Fell Street

Aerial Photo – View 2



SUBJECT PROPERTY



Aerial Photo – View 3



SUBJECT PROPERTY



Zoning Map



Site Photo

(Previous Condition)



Site Photo (Current Condition)



Exhibit F

Project Sponsor Brief



PROJECT SPONSOR BRIEF

PER PLANNING COMMISSION PACKET

REGARDING THE PROPERTY LOCATED AT:

1/11/2021

653-655 FELL STREET

LOT: 0829 / BLOCK: 041 / ZONING: R-3

To Whom it May Concern:

The work located at 653-655 Fell St. Addresses the requirements for the conditional use application to rectify the mistakes of the previous owner.

After the over-demolition took place, the new owner purchased this property with full awareness of the state at which the property was left with both Planning Enforcement violations and notice of violations from Building. Efforts to rectify began immediately.

Our proposal retains the previous agreed-upon requirements from permit application 201501236592.

The proposed permit does not increase the buildable volume of the structure in height or length, and it preserves the previously approved two-unit with minimal interior layout configuration.

In order to best comply with historical preservation and the properties category A listing requirements, we sought to restore the existing historically accurate façade to its original state and return the charm to this otherwise currently dilapidated building. We worked closely with Senior Preservationist Kelly Wong to ensure that our proposal most accurately represents the requirements of the Preservation Department.

The conditional use application also addresses the illegal demolition of existing units. Our proposal amends this condition by ensuring that the proposed number of dwelling units matches the existing approved number of dwelling units under permit application number 201501236592.

In sum, the proposed approach merely seeks to uphold and restore the requirements of the previous approved Planning and Building permit application. We believe as a result of this approach an overall better 2-unit building and a historic district contributor will be built. Our clients hope that the construction can resume as soon as possible since the property has been a blight in the neighborhood for some time.

Thank you for your time and consideration.

Respectfully,



Vin Leger
Principal and Founder
EAG Studio

Exhibit G

Eviction History Documentation



12/22/2020

Cause For Eviction

<input type="checkbox"/> Non-payment of Rent	<input type="checkbox"/> Unapproved Subtenant	<input type="checkbox"/> Lead Remediation
<input type="checkbox"/> Habitual Late Payment of Rent	<input checked="" type="checkbox"/> Owner Move In	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> Breach of Lease Agreement	<input type="checkbox"/> Condo Conversion	<input type="checkbox"/> Good Samaritan Tenancy Ends
<input type="checkbox"/> Nuisance	<input type="checkbox"/> Demolition	<input type="checkbox"/> Roommate Living in Same Unit
<input type="checkbox"/> Illegal Use of Unit	<input checked="" type="checkbox"/> Capital Improvement	<input type="checkbox"/> Other
<input type="checkbox"/> Failure to Sign Lease Renewal	<input type="checkbox"/> Substantial Rehabilitation	
<input type="checkbox"/> Denial of Access to Unit	<input type="checkbox"/> Ellis Act Withdrawal	<input type="checkbox"/> Severance of Housing Service

[illegible]

12/22/2020

Cause For Eviction

- [illegible]



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

Action Log

***Petition # T121601
653-655 Fell Street***

Date	Action	By
10/11/12	Petition Filed	Elvira James
10/12/12	File Sent to Screener	Elvira James
10/12/12	Reviewed and screened file	Vandnez Lam
10/12/12	To Clerical for Mailing	Vandnez Lam
10/15/12	Petition Sent to Other Parties	Elvira James
10/15/12	To Hearing Coordinator	Elvira James
11/ 5/12	Case tentatively scheduled for 12/7/12, file to Le for mailing of Notices.	Joey Koomas
11/13/12	Notice of Mediation Mailed	Le Nhi Huynh
12/ 7/12	med scheduled and held; case settled with RB MA, petition withdrawn	Hilary Winslow

12/22/2020

[illegible]