



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: September 2, 2021

Record No.: 2020-006404CUA
Project Address: 3757 21st Street
Zoning: RH-1 (Residential – House, One Family) Zoning District
40-X Height and Bulk District
Dolores Heights Special Use District
Block/Lot: 3621/075
Project Sponsor: Lily Fang
3757 21st Street
San Francisco, CA 94114
Property Owner: Lily Fang
3757 21st Street
San Francisco, CA 94114
Staff Contact: Jeffrey Speirs – (628) 652-7357
jeffrey.speirs@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is to demolish an existing single-family residence and construct a new 4,033 square foot one-family dwelling with a 360 square foot Accessory Dwelling Unit (ADU) [collectively measuring 4,393 gross square feet]. The new primary dwelling unit will have five-bedrooms, with the ADU proposed as a studio. The proposed building will be 34 feet 6 inches tall and will include roof decks and garage parking for two cars..

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, 303, and 317, to allow the demolition of an existing dwelling unit and the new construction of a new two-unit dwelling.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received 0 letters in support and 3 letters in opposition to the Project.
 - The opposition to the Project is centered on the size and character of the proposal.
- **Outreach:** The Sponsor has hosted one meeting within the community, on June 16, 2020.

- **Tenant History:**

- **Are any units currently occupied by tenants:** No
- **Have Any tenants been evicted within the past 10 years:** No
- **Have there been any tenant buyouts within the past 10 years:** No

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

- Reduced height to under 35 feet; reduce overall height and height at primary facade to make overall massing more compatible with surrounding buildings and meet the topography guidelines.
- Reduced above-grade rear pop-out and side bay window to avoid privacy issues with neighboring buildings and meet rear common open space guidelines.
- Reduced glazing and adjusted windows at the front to be more compatible with surrounding buildings.
- Reduced number of materials and adjusted proposed materials to be more compatible with neighborhood buildings.
- Reduced garage structure overall height and presence at the front.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in a loss of an existing sound dwelling, the Project does provide a well-designed replacement dwelling and an additional accessory dwelling unit through the ADU program, which is a goal for the City. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303, AND 317, TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND THE NEW CONSTRUCTION OF A SINGLE-FAMILY DWELLING WITH AN ACCESSORY DWELLING UNIT (ADU) LOCATED AT 3757 21ST STREET, LOT 075 OF ASSESSOR'S BLOCK 3621, WITHIN THE RH-1 (RESIDENTIAL- HOUSE, ONE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 24, 2021, Lily Fang (hereinafter "Project Sponsor") filed Application No. 2020-006404CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish a two-story single-family dwelling and to construct a new four-story-over-basement, 34 feet 6 inch tall, residential building with one primary dwelling unit and one accessory dwelling unit (hereinafter "Project") at 3757 21st Street, Block 3621 Lot 075 (hereinafter "Project Site").

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

On September 2, 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. 2020-006404CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-006404CUA 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. 2020-006404CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposal is to demolish an existing single-family residence and construct a new 4,033 square foot one-family dwelling with a 360 square foot Accessory Dwelling Unit (ADU) [collectively measuring 4,393 gross square feet]. The new primary dwelling unit will have five-bedrooms, with the ADU proposed as a studio. The proposed building will be 34 feet 6 inches tall and will include roof decks and garage parking for two cars.
- 3. Site Description and Present Use.** The Project is located on a 2,848 square foot parcel with 25-feet of frontage along 21st Street. The Project Site contains an existing two-story, 1,585 square foot single-family residence.
- 4. Surrounding Properties and Neighborhood.** The Project Site and all surrounding properties are located within the RH-1 Zoning District. Buildings in the area are predominantly two-to-three-stories tall and are either single-family residences or duplexes. There is a public park a few blocks to the northeast from the Project Site.
- 5. Public Outreach and Comments.** The Sponsor hosted a Pre-Application meeting June 25, 2020 which six people attended. Questions were raised about massing, light, air, privacy impacts on neighboring properties and construction concerns. The Department has received no letters of support and three letters of opposition to the Project:
 - A. Opposition to the Project includes concerns about the size, character, and neighborhood compatibility, as well as construction-related noise. Opposition to the Project also includes preference for the Project to remain an Alteration permit.
- 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.** Planning Code Section 209.1 permits one-family homes in RH-1 Zoning District. Planning Code Section 207 allows an Accessory Dwelling Unit within a proposed single-family home.

The Project would construct one primary dwelling unit, and one Accessory Dwelling Unit.
 - B. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in a RH-1 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

The Project proposes the demolition of an existing single-family and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in

Subsection 8 below.

- C. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

The adjacent properties have front setbacks of 14-feet 4-inches. The Project is proposing a 14-foot 4-inch front setback. Therefore, the Project meets the front setback requirements of the Planning Code.

- D. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. For the purposes of this Section 132, permitted obstructions as defined by Section 136(c)(14) steps, and Section 136(c)(26) underground garages, shall be excluded from the front setback area used to calculate the required landscape and Permeable Surface area.

The subject property has a 358 square foot front setback; however, the project proposes a garage and steps as permitted obstructions per Section 136 and are excluded from the area calculation. Therefore, approximately six square feet of landscape is proposed in the public right-of-way, and approximately sixteen square feet of permeable paving is proposed at the bottom of the front steps, thus the Project is compliant with this requirement.

- E. **Rear Yard.** Planning Code Section 241 (Dolores Heights Special Use District) requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-1 Zoning Districts.

The subject property's required rear yard is 51 feet 4 inches. The Project is proposing below grade rooms in the rear yard as a permitted obstruction per Section 136(c)26. Thus, the Project provides a Code-compliant rear yard.

- F. **Useable Open Space.** In the RH-1 Zoning District, Planning Code Section 135 requires 300 square feet of useable open space for each dwelling unit if all private, or 399 square feet of common usable open space per unit.

The Project contains one primary dwelling unit and one Accessory Dwelling Unit (ADU). The primary dwelling unit will have private access to the 1,275 square foot rear yard and the 155 square foot roof deck at the top floor. The ADU will have private access to the approximately 300 square foot roof deck above the garage. Thus, the Project provides Code-compliant usable open space.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

The primary dwelling unit has direct exposure onto both the public street and a Code-compliant rear yard, and the ADU has direct exposure to the public street.

- H. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width. Section 144(b)(1)(A) states an exception from this requirement if the lot has an upward or downward slope from the front lot line to the forward edge of the required rear yard, along the centerline of the building, of more than 20 percent.

The Project Site has a slope of 31 percent from the front lot line to the forward edge of the required rear yard. The Project proposes a Code-complying garage door width of 14-feet.

- I. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit. Section 153 allows fractions of ½ or more to be rounded up to the next whole number, thus allowing 2.0 parking spaces.

The Project will provide two off-street parking spaces.

- J. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

The Project proposes two Class 1 bicycle parking spaces in the garage.

- K. **Residential Child Care Fee.** Planning Code Section 414A is applicable to any residential development that results in at least one new residential unit, or additional space in an existing dwelling unit of more than 800 gross square feet.

The Project is subject to the Child-Care Impact Fee, as outlined in Section 414A, and must be paid prior to the issuance of the building permit application.

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 use and size of the proposed building are compatible with the immediate residential neighborhood. While the Project proposes demolition of an existing single-family residence, the Project increases the number of dwelling units on-site. The Project is consistent with the adopted Residential Design Guidelines in that the project's height, above grade depth, and materials are compatible and responsive to its surrounding context. Therefore, the Project is considered to be necessary and desirable given the quality and design of the new building and increase in the number of residential units.

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

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

The proposed building is compliant with the controls of the RH-1 Zoning District and the Residential Design Guidelines. The proposed building massing is typical for lots in the RH-1 Zoning District. The proposed building is neither deeper at the rear (above grade), nor greater in height at the primary facade than its adjacent neighbors. The upper floor setback is adequate in reducing the visibility at street level. The massing at the rear meets the rear common open space guidelines and preserves mid-block sightlines.

- (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 automobile parking or loading for this Project. The Project provides a new vehicular garage designed to accommodate two accessory off-street parking spaces and two Class 1 bicycle parking spaces.

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

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

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

Sufficient open space has been provided for both units, and includes the rear yard, front deck and roof deck. A green roof with landscaping is also proposed above the garage at the front deck.

- 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 on balance consistent with Objectives and Policies of the General Plan, as detailed below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed Project is consistent with the stated purpose of RH-1 Zoning District in that it proposes one primary dwelling unit and one Accessory Dwelling Unit. The primary single family residence will include private open space provided at the rear yard and on the upper roof deck. The ADU will have private

usable open space on a private deck above the garage.

- 8. Residential Demolition Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met pursuant to Section 317(g)(6).

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

There are no active enforcement cases against the Property. Two previous Department of Building Inspection Complaints were filed in 2001 and 2002 regarding unsafe conditions; however, the cases were closed within the same year.

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

There are no active enforcement cases against the Property. The existing building is over 100 years old and has been maintained in a decent, safe, and sanitary condition.

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

The existing home is not a historic resource under CEQA.

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

The existing home is not a historic resource under CEQA.

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

The existing home is owner occupied; thus, the Project does not change rental housing to other forms of tenure.

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

The Planning Department cannot determine whether a specific unit is subject to the Residential Rent Stabilization and Arbitration Ordinance; however, single-family homes are generally exempt from the Ordinance. The existing unit is not an Affordable Housing unit.

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

The Project removes an existing single-family home. While older housing stock may be more affordable than new construction on a per square-foot basis, in general single-family homes do not provide affordable housing stock for the City or further economic neighborhood diversity. Adding density to the site will help to support greater economic diversity within the neighborhood.

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

economic diversity;

The Project removes an existing non-historic single-family home. The replacement structure is of a high-quality contemporary architectural design with materials and details that are of its time but complementary to the material palette and fenestration pattern found throughout the surrounding neighborhood. The massing of the building and siting of the garage are compatible with the surrounding buildings and thus contributes to, and is complementary of, the existing neighborhood character.

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

No existing affordable housing will be removed by the Project; the increased density through the inclusion of an ADU in this Project contributes to a greater supply of relative affordable housing within the Dolores Heights SUD, which has a significance number of large unaffordable single-family homes.

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

The Project is not subject to Planning Code Section 415 and will not be constructed as permanent affordable housing.

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

The Project provides in-fill housing within the Dolores Heights neighborhood by increasing the number of units on-site by one.

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

The Project removes a 1,585 square foot single-family home that has two bedrooms and replaces it with a five-bedroom structure that also contains a studio Accessory Dwelling Unit. The Department typically considers family-sized units to include at least two bedrooms, and as such, the Project maintains the number of family sized units and increases overall density.

- M. Whether the project creates new supportive housing;

The Project does not create new supportive housing.

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

The replacement structure is contextually appropriate and well designed, meeting the Residential Design Guidelines thereby enhancing the neighborhood character.

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

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

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

The Project increases the number of on-site bedrooms from two-to-five, plus a studio ADU.

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

The Project achieves maximum principally permitted residential density (one dwelling unit) within the RH-1 Zoning District. In addition, the Project proposes an ADU.

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

The Project will replace an existing two-bedroom single-family home with a larger five-bedroom single-family home.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

OBJECTIVE 12

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

Policy 12.2

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

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 proposes demolition of a sound residential structure containing a non-complying two-story two-bedroom single-family dwelling. However, the Project will provide two new housing units that will contain a 5-bedroom primary dwelling and an Accessory Dwelling Unit and thus will result in a net increase of housing. The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of materials, scale, proportions, and massing for the surrounding neighborhood. The Project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage and will contribute to the neighborhood's mixed character. Furthermore, the proposal maximizes the dwelling unit density for the lot, while bringing the property into full compliance with the requirements of the Planning Code.

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

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

The Project 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 removes one existing housing unit to create two new housing units. The Project preserves the cultural and economic diversity of the neighborhood by complying with the Residential Design Guidelines and adding new housing to the City's housing stock.

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

The Project does not currently possess any existing affordable housing. The Project removes one market-rate single-family home and replaces it with a new single-family home and an ADU, which is naturally more affordable.

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

The Project Site is served by nearby public transportation options. Although the Planning Code does not require parking for any uses, a two-car garage is included in the Project.

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

The Project does not include commercial office development.

- 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 constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The Project does not adversely affect any public parks, open spaces, or scenic vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-006404CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 10, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 2, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 2, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a demolition of a dwelling unit located at 3757 21st Street, Block 3621, Lot 075, pursuant to Planning Code Sections 303, and 317 within the RH-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated August 10, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2020-006404CUA and subject to conditions of approval reviewed and approved by the Commission on September 2, 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 September 2, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7357, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7357, www.sfplanning.org

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

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

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

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

- 10. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than two (2) off-street parking spaces.

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

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

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7357, www.sfplanning.org

For information about compliance, contact the Planning Department at 628.652.7600, www.sfplanning.org

Monitoring - After Entitlement

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

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

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

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

Operation

- 15. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

- 16. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning

Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

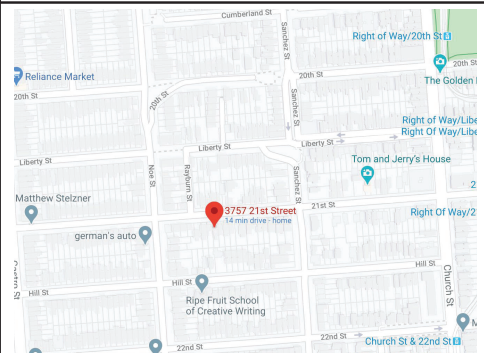
- 17. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

NEW RESIDENCE

3757 21ST STREET
SAN FRANCISCO, CA 94114

VICINITY MAP



SHEET INDEX

A0.0	INDEX, PROJECT INFORMATION
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A2.0	EXISTING/DEMO FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A3.0	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A4.0	EXISTING AND PROPOSED LONGITUDINAL BUILDING SECTIONS
A4.1	EXISTING TRANSVERSE BUILDING SECTIONS
A4.2	PROPOSED TRANSVERSE BUILDING SECTIONS
A4.3	WALL SECTIONS, DETAILS
A5.0	EXTERIOR RENDERINGS
GB1	GREEN BUILDING FORM

S1. SURVEY

EXHIBIT

B

04.15.20	COORDINATION SET
05.14.20	DRAFT PREAPP
06.01.20	PREAPP
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ABBREVIATIONS

GENERAL			
&	AND	D	DOUBLE
<	ANGLE	DBL	DOUBLE
@	AT	DEM	DEMOLISH
#	NUMBER	DET	DETAIL
		DF	DOUGLAS FIR
C.L.	CENTERLINE	DIA	DIAMETER
P.L.	PROPERTY LINE	DIM	DIMENSION
		DIV	DIVISION, DIVIDED
(E)	EXISTING	DN	DOWN
(N)	NEW	DP	DOUBLE POLE
		DS	DOWNSPOUT
		DW	DISHWASHER
		DWG	DRAWING
A		E	EAST
AB	ANCHOR BOLT	EA	EACH
ABV	ABOVE	EJ	EXPANSION JOINT
AD	AREA DRAIN	EL	ELEVATION
ADJ	ADJACENT	ELEC	ELECTRICAL
AFF	ABOVE FINISHED FLOOR	ELEV	ELEVATOR
ALT	ALTERNATE	EO	ELECTRICAL PANELBOARD
ALUM	ALUMINUM	EQ	EQUAL
ANOD	ANNODIZED	EST	ESTIMATE
AP	ACCESS PANEL	EXH	EXHAUST
APX,APROX	APPROXIMATE	EXP	EXPOSED
ARCH	ARCHITECT, ARCHITECTURAL	EXT	EXTERIOR
ASPH	ASPHALT		
B		F	FOUNDATION
BD	BOARD	FDN	FOUNDATION
BIT	BITUMINOUS	FF	FINISHED FLOOR
BLDG	BUILDING	FIN	FINISH
BLK	BLOCK	FLR	FLOOR, FLOORING
BLKG	BLOCKING	FLUOR	FLUORESCENT
BOT	BOTTOM	FOC	FACE OF CONCRETE
B.O.	BOTTOM OF	FOM	FACE OF MASONRY
BM	BEAM	FOP	FACE OF PLYWOOD
B.U.	BUILT-UP	FOS	FACE OF STUD
C		FPL	FIREPLACE
CAB	CABINET	FTG	FOOTING
CJ	CONTROL JOINT	FURN	FURNISH, FURNISHED
C.L.	CENTERLINE		
CLG	CEILING	G	GAUGE
CLR	CLEAR	GA	GAUGE
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED
CNTL	CONTROL	GC	GENERAL CONTRACTOR
COL	COLUMN	GL	GLAZING
CONT	CONTINUOUS	GLB	GLASS BLOCK
CPT	CARPET	GND	GROUND
CT	CERAMIC TILE	GYP BD	GYPSUM BOARD
CTR	CENTER		
		H	HOSE BIB
		HC	HOLLOW CORE
		HCP	HANDICAP
		HDR	HEADER
		HDWD	HARDWOOD
		HVAC	HEATING, VENTILATION, AIR CONDITIONING
		HW, HWH	HOT WATER HEATER
		I	INSIDE DIMENSION
		ID	INSIDE DIMENSION
		INS, INSUL	INSULATION
		INT	INTERIOR
		INV	INVERT
		J	JOINT
		JT	JOIST
		JST	JOIST
		K	KITCHEN
		KIT	KITCHEN
		L	LAMINATE, LAMINATED
		LAM	LAVATORY
		LAV	LAVATORY
		LW	LIGHTWEIGHT
		LWC	LIGHTWEIGHT CONCRETE
		M	MIRRORED
		MANUF	MANUFACTURER
		MAX	MAXIMUM
		MC	MEDICINE CABINET
		MDF	MEDIUM DENSITY FIBERBOARD
		MECH	MECHANICAL
		MEMB	MEMBRANE
		MIN	MINIMUM
		MIR	MIRROR
		MTL	METAL
		N	NORTH
		N/A	NOT APPLICABLE
		NIC	NOT IN CONTRACT
		NO	NUMBER
		NTS	NOT TO SCALE
		O	OVER
		O/	ON CENTER
		OC	OUTSIDE DIMENSION
		OD	OVERFLOW DRAIN
		OFD	OVERFLOW SCUPPER
		OFS	OPENING
		OPNG	OPENING
		P	PERFORATED
		PERF	PERFORATED
		PL	PLATE
		PLY	PLYWOOD
		PT	PRESSURE TREATED
		PTD	PAINTED
		R	RISER
		R	RADIUS
		RAD	RADIUS
		RDWD	REDWOOD
		REF	REFER, REFERENCE
		RET	RETURN
		REV	REVISED, REVISION
		RM	ROOM
		RO	ROUGH OPENING
		RWL	RAINWATER LEADER
		S	SOUTH
		S	SOLID CORE
		SC	SEE CIVIL ENGINEERING
		SCD	DRAWINGS
		SECT	SECTION
		SF	SQUARE FEET
		SHT	SHEET
		SIM	SIMILAR
		SLD	SEE LANDSCAPE DRAWINGS
		SP	SINGLE POLE
		SQ	SQUARE
		SSD	SEE STRUCTURAL DRAWINGS
		SSTL	STAINLESS STEEL
		STC	SOUND TRANSMISSION
		STL	COEFFICIENT
		T	TELEPHONE
		TEL	TEMPERED
		TEMP	TEMPERED
		T.O.	TOP OF
		T.O.F	TOP OF FINISH FLOOR
		T.O.P	TOP OF
		T.O.S	TOP OF SLAB
		T.O.W	TOP OF WALL
		TP	TOILET PAPER HOLDER
		TR	TOWEL RACK
		TV	TELEVISION
		TYP	TYPICAL
		U	UNLESS OTHERWISE NOTED
		UON	UNLESS OTHERWISE NOTED
		UR	URINAL
		V	VARIES
		VAR	VARIES
		VCT	VINYL COMPOSITE TILE
		VERT	VERTICAL
		VIF	VERIFY IN FIELD
		W	WEST
		WC	WATER CLOSET
		WD	WOOD
		WIN	WINDOW
		WWF	WELDED WIRE FABRIC

SYMBOLS

ALIGN WALLS OR OBJECTS	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DATUM LINE	
FINISH NOTE MARKER - FLOOR	
FINISH NOTE MARKER - WALL	
WINDOW SYMBOL	
DOOR SYMBOL	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
ENLARGED DETAIL MARKER	
REVISION MARKER	

APPLICABLE CODES

ALL DRAWINGS, REGARDLESS OF DETAILS ON DRAWINGS, SHALL COMPLY WITH THE FOLLOWING CODE AND ANY LOCAL AMENDMENTS

2019 CALIFORNIA BUILDING CODE AND SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE AND SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA ENERGY CODE AND SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA GREEN BUILDING CODE AND SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA PLUMBING CODE AND SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE AND SAN FRANCISCO AMENDMENTS

PROJECT INFO

OWNER: LILY FANG AND JACK CHEN
3757 21ST STREET
SAN FRANCISCO CA 94114

ARCHITECT: RYAN KNOCK
KNOCK ARCHITECTURE AND DESIGN
2169 UNION STREET SUITE #5
SAN FRANCISCO, CA 94123

Project Description: DEMOLISH EXISTING 2 STORY SINGLE FAMILY HOME. REPLACE WITH NEW 4 STORY, SINGLE FAMILY HOME WITH ADU OVER BASEMENT WITH NEW 2 CAR PARKING AND 2 BIKE PARKING GARAGE. SPRINKLER NEW BUILDING TO NFPA 13R.

Project Stats:

Block and Lot	3621/075	
Zoning	RH-1	
Historic Resource Status	C	
Year Built	1908	

	Existing	Proposed
Use	Single Family	Single Family+ADU
Occupancy	R-3	R-3
Construction Type	V-B	V-B
Stories	2 (no basement)	4+basement
Building Height	22'-8"	34'-6"
Sprinklering	not sprinklered	NFPA 13R

	Existing	Proposed
Off Street Parking Spots	0	2
Bike Parking	0	2
Lot Area	2850	2850
Living Space per Dolores Heights SUD	720	1714
Gross Building Area (garage NIC)	1585	4393
ADU Area	0	360
-Garage	0	515
-Decks over living space	0	633
-Rear Yard	1160	1300

NEW RESIDENCE
3757 21ST STREET, SAN FRANCISCO CA

permit #:

PROJECT INFO

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A0.0

SCALE:

PLOT DATE:

04.15.20	COORDINATION SET
05.14.20	DRAFT PREAPP
06.01.20	PREAPP
06.24.20	REVISIONS
04.23.21	REV
06.14.21	CUA APPLICATION
08.10.21	CUA HEARING



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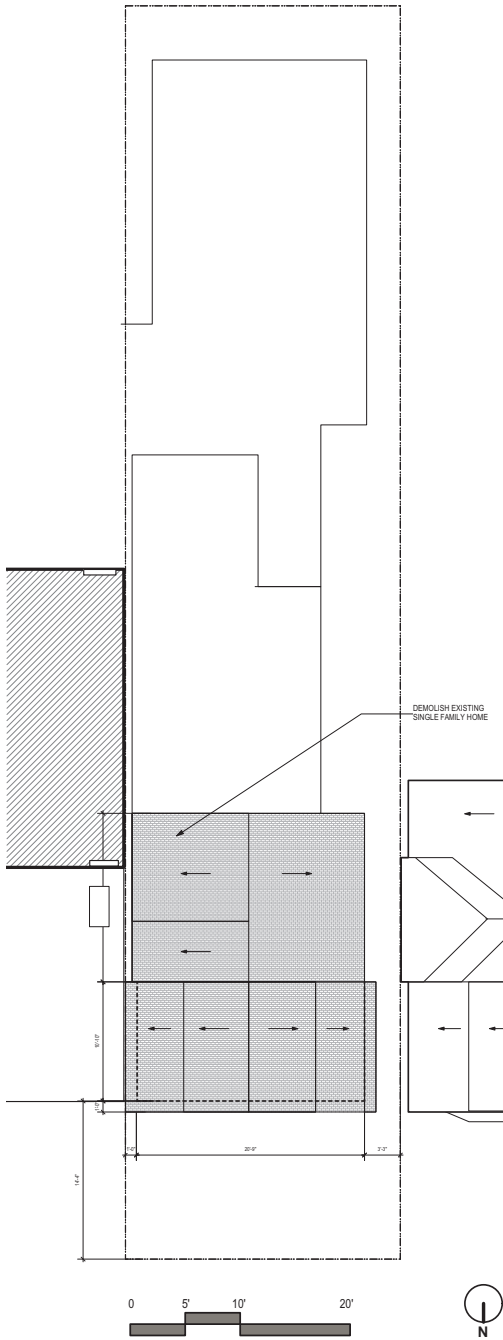
EXISTING FLOOR PLAN

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A2.0

SCALE:

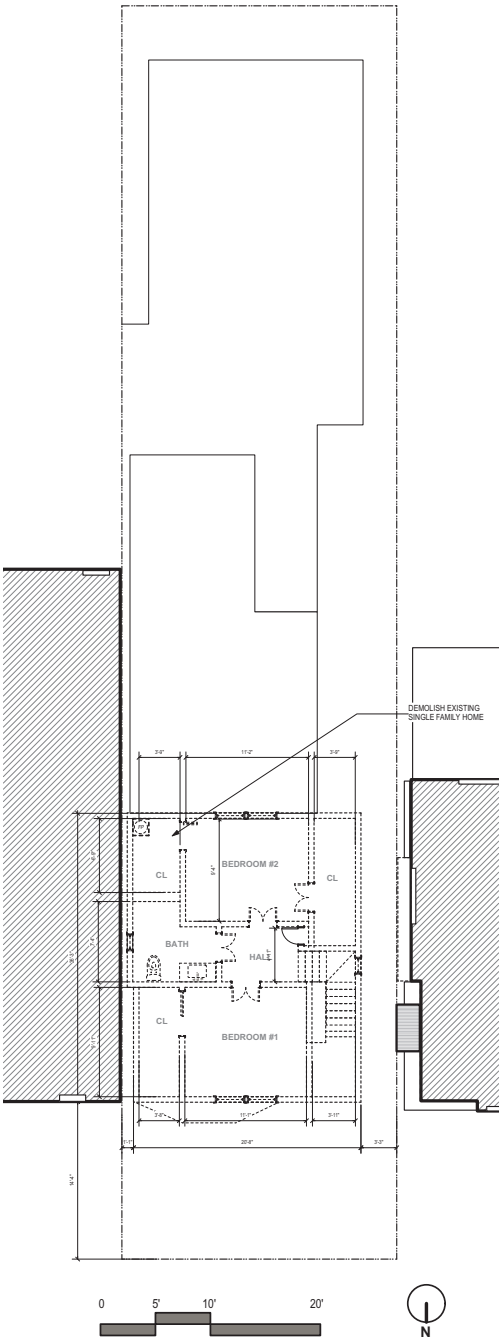
PLOT DATE:



(E) ROOF PLAN
1/8" = 1'-0"

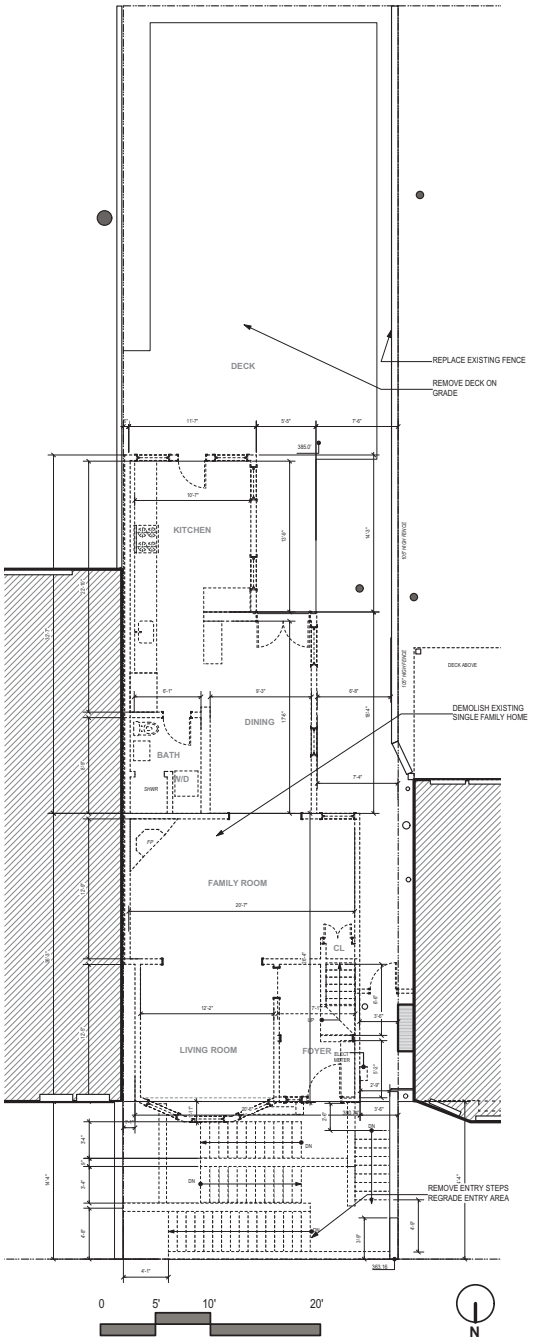
3

WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



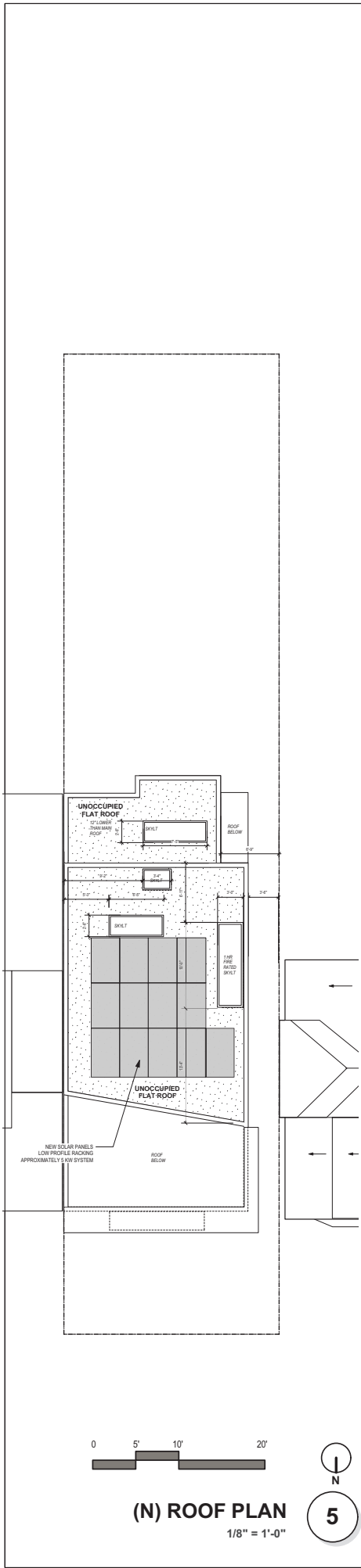
(E)/DEMO 2ND FLOOR PLAN
1/8" = 1'-0"

2



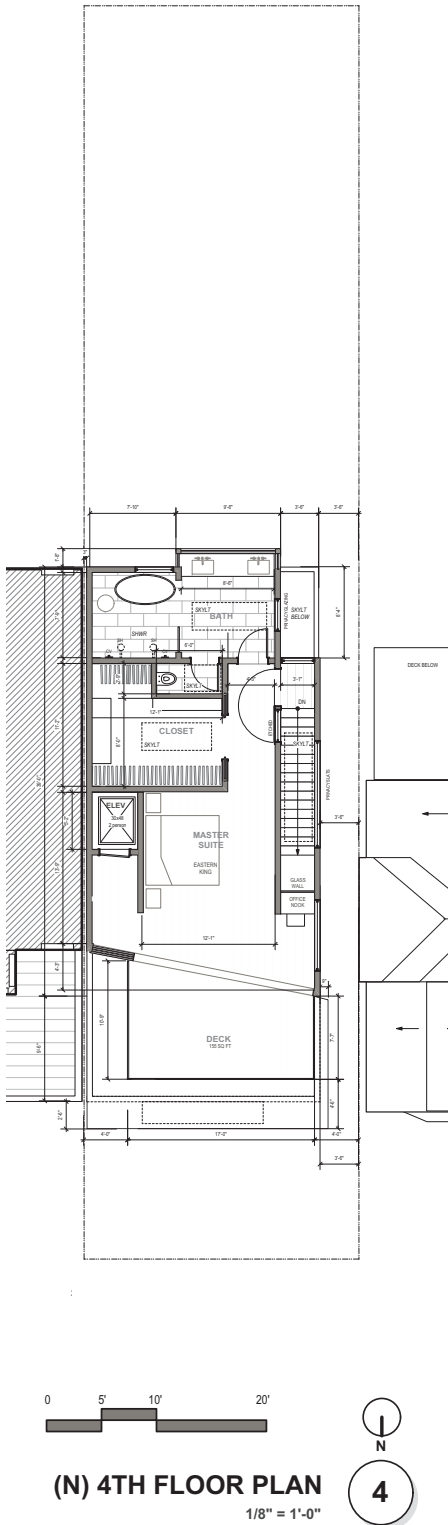
(E)/DEMO 1ST FLOOR PLAN
1/8" = 1'-0"

1



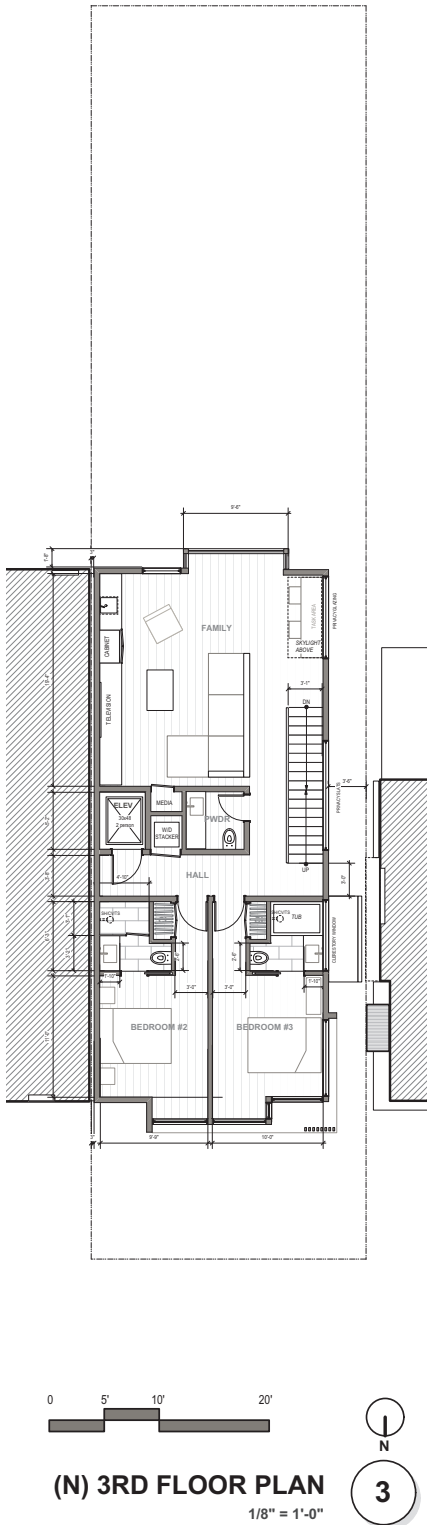
(N) ROOF PLAN
1/8" = 1'-0"

5



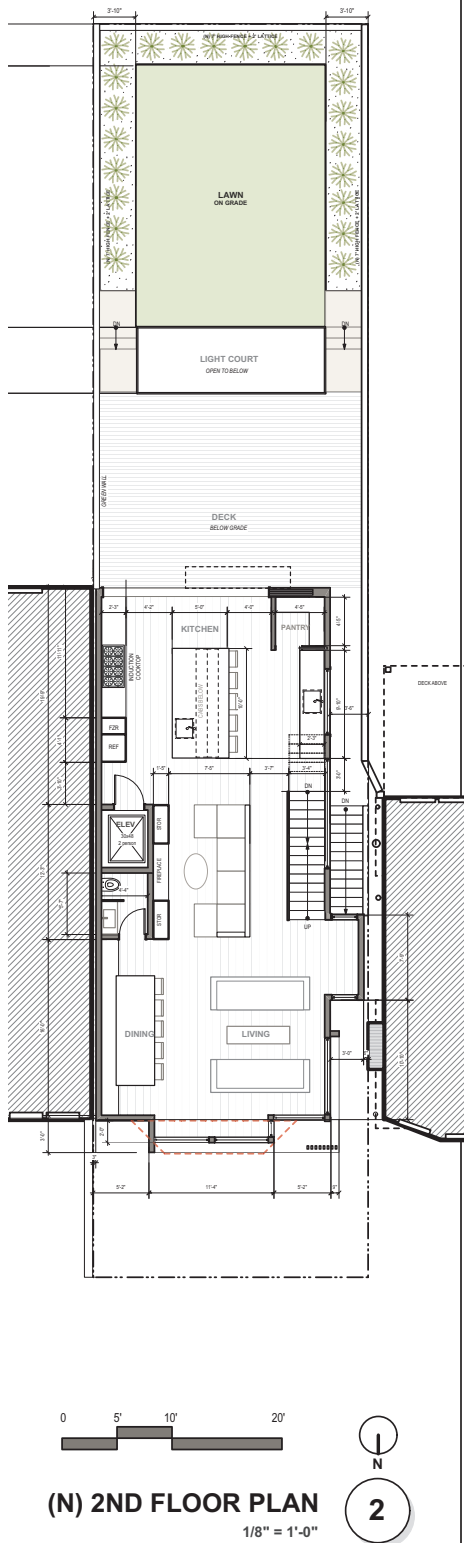
(N) 4TH FLOOR PLAN
1/8" = 1'-0"

4



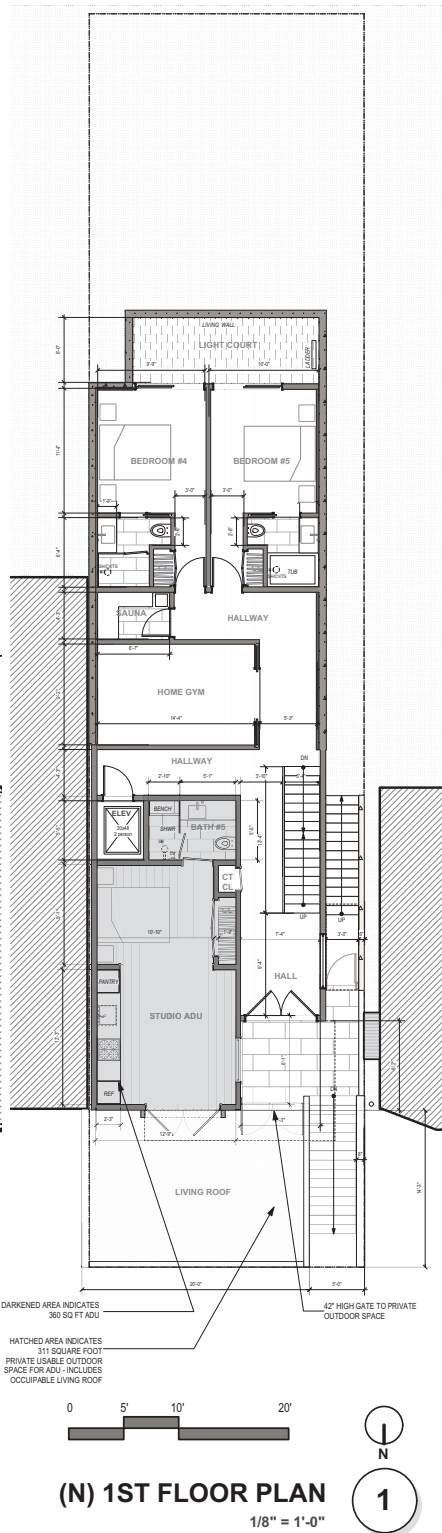
(N) 3RD FLOOR PLAN
1/8" = 1'-0"

3



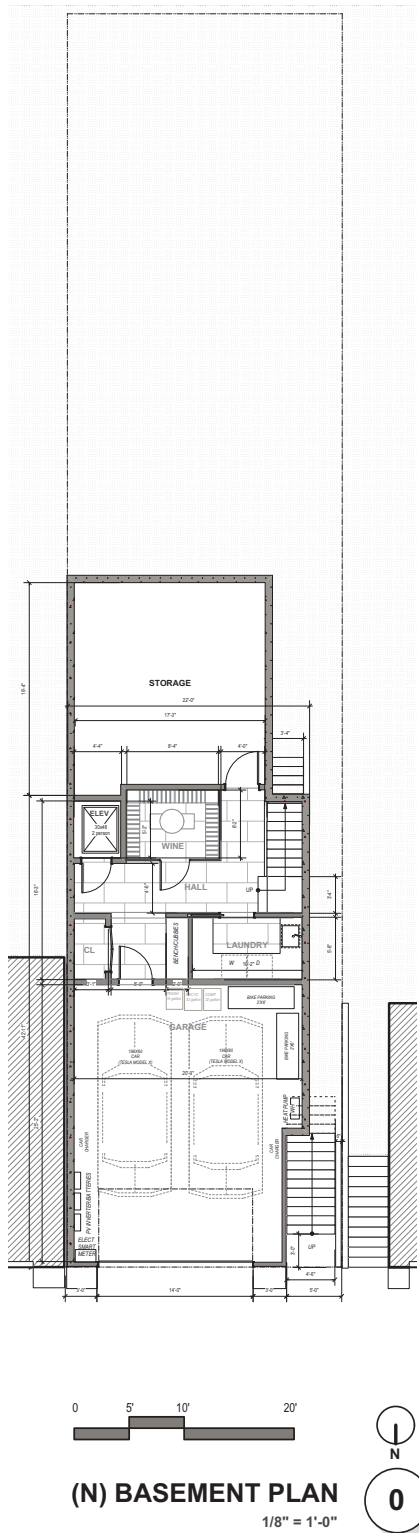
(N) 2ND FLOOR PLAN
1/8" = 1'-0"

2



(N) 1ST FLOOR PLAN
1/8" = 1'-0"

1



(N) BASEMENT PLAN
1/8" = 1'-0"

0

AREA CALCS					
AREA TABULATION					
Level	Living Space Area (DHSUD)	Gross Area	ADU area	Storage Area	Garage Area
BASEMENT	0	366		344	515
1ST	360	1106	360		
2ND	511	1073			
3RD	613	1088			
4TH	230	780			
TOTAL	1714	4393	360	344	515

02.26.20	CONCEPT SET
02.29.20	REV
03.16.20	REV
03.23.20	REV
04.15.20	COORDINATION SET
04.29.20	REV
05.14.20	DRAFT PREAPP
06.01.20	PREAPP
06.24.20	REVISIONS
07.06.20	REVISIONS
03.08.21	NOPDR DRAFT
03.18.21	REV
04.23.21	REV
05.27.21	REV
06.14.21	CUA APPLICATION
08.10.21	CUA HEARING



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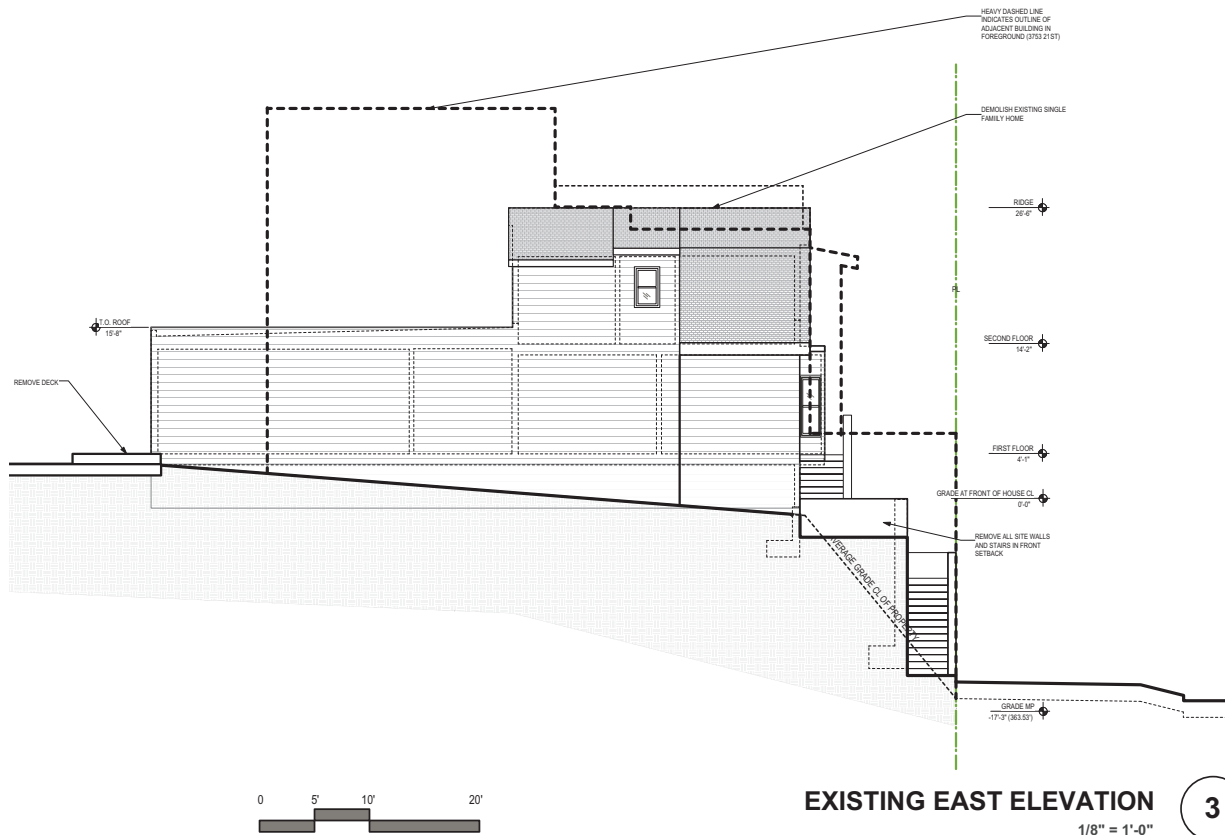
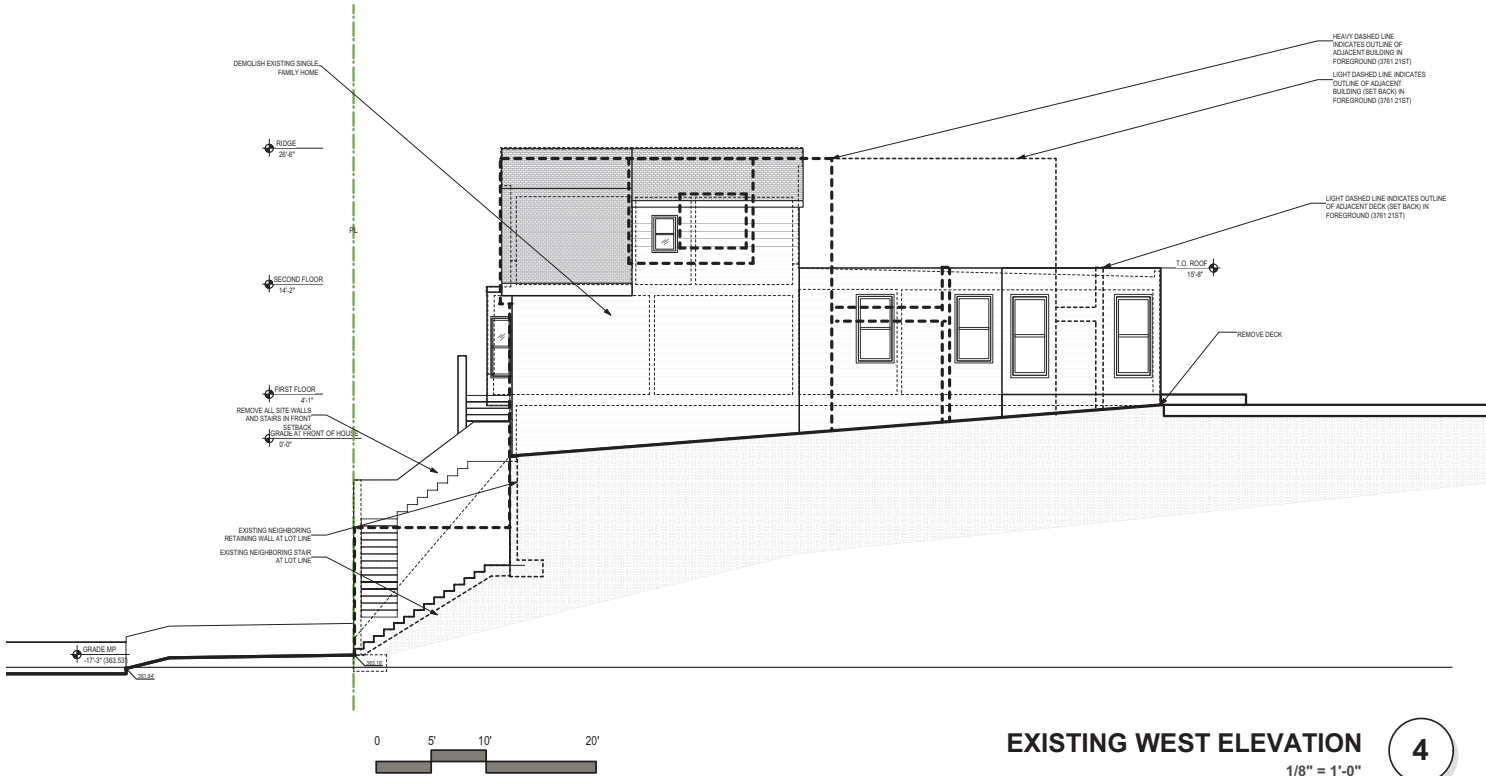
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NEW FLOOR PLANS

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A2.1

SCALE:
PLOT DATE:



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SECTIONS ELEVATIONS

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A3.0

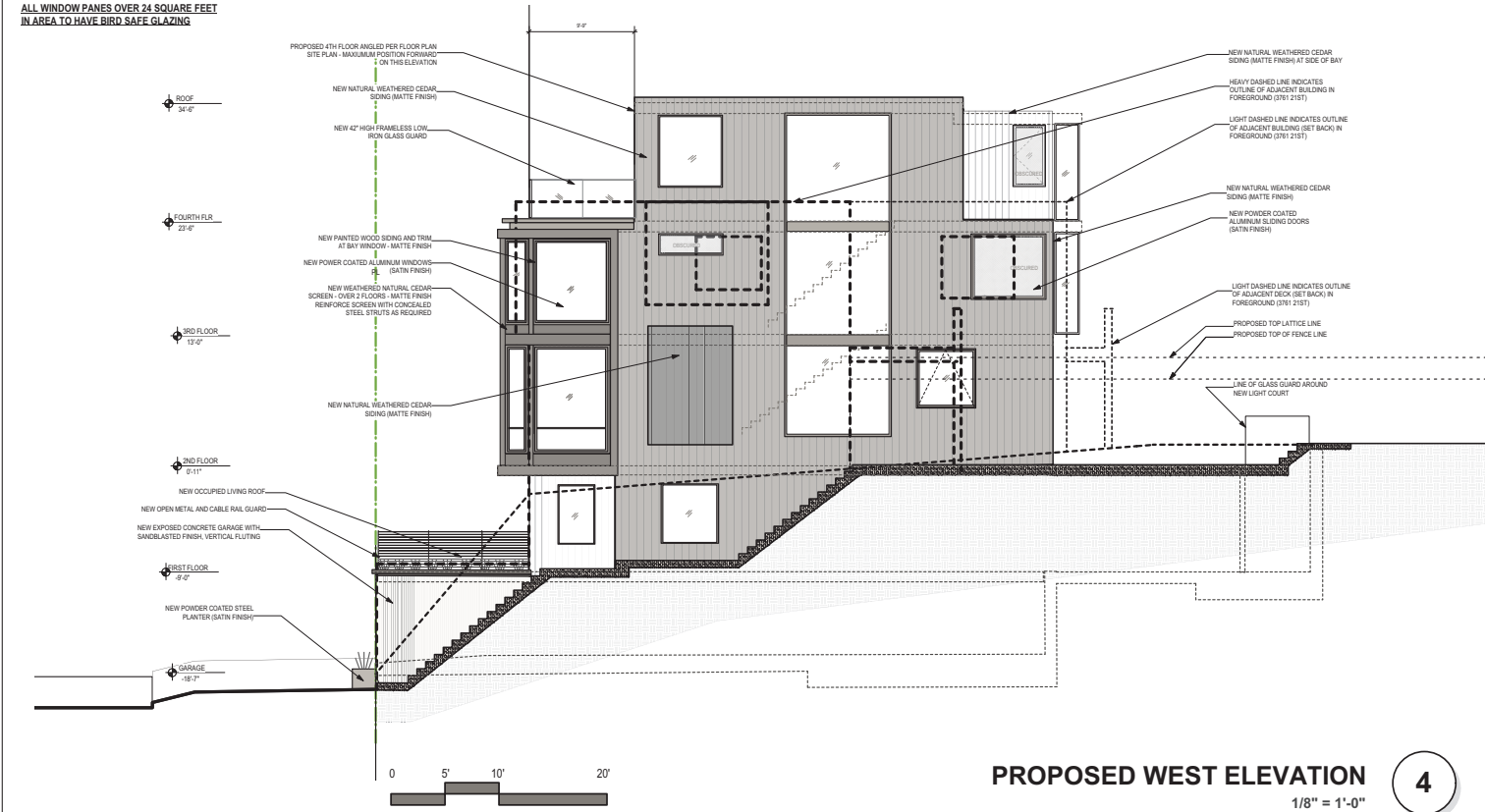
SCALE:

PLOT DATE:

LIMESTONE AND CEMENT PLASTER TO BE FRENCH GREY MATTE FINISH
POWDER COATED AND PAINTED METAL TO BE STEEL GREY SATIN FINISH
CEDAR SIDING TO BE WEATHERED GREY, 1X8 V-GROOVE SIDING, MATTE FINISH

ALL EXTERIOR FINISHES TO HAVE MATTE (TYPICAL) OR SATIN FINISH (AT WINDOWS/METAL)

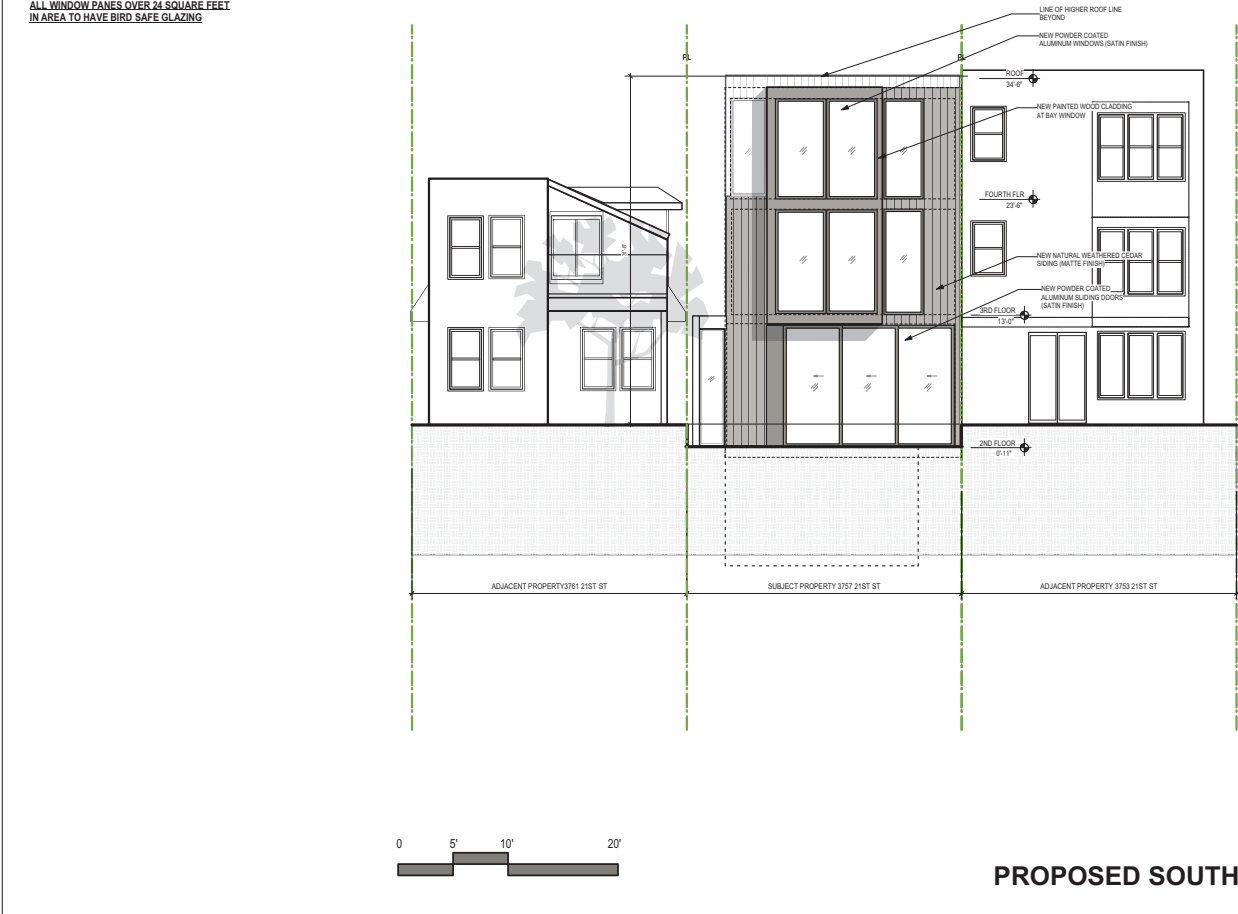
ALL WINDOW PANES OVER 24 SQUARE FEET
IN AREA TO HAVE BIRD SAFE GLAZING



LIMESTONE AND CEMENT PLASTER TO BE FRENCH GREY MATTE FINISH
POWDER COATED AND PAINTED METAL TO BE STEEL GREY SATIN FINISH
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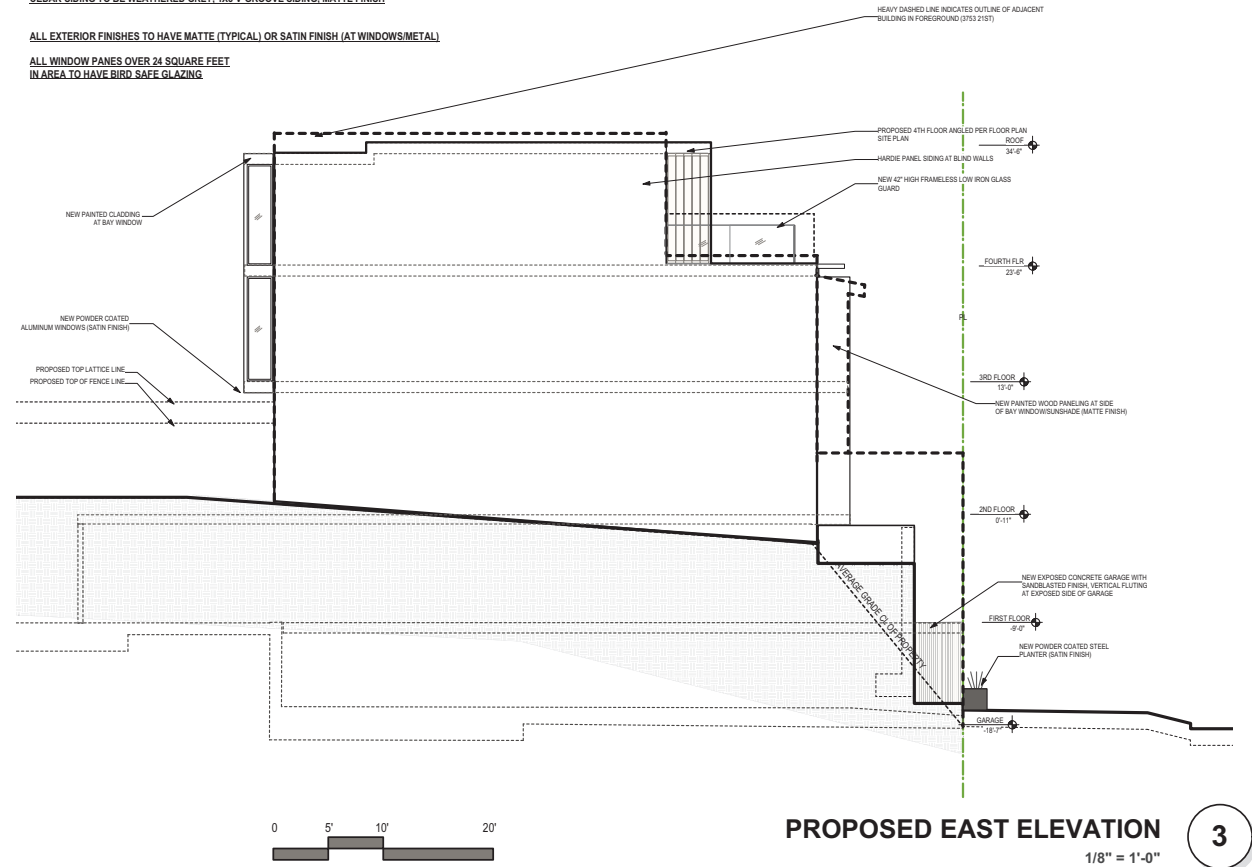
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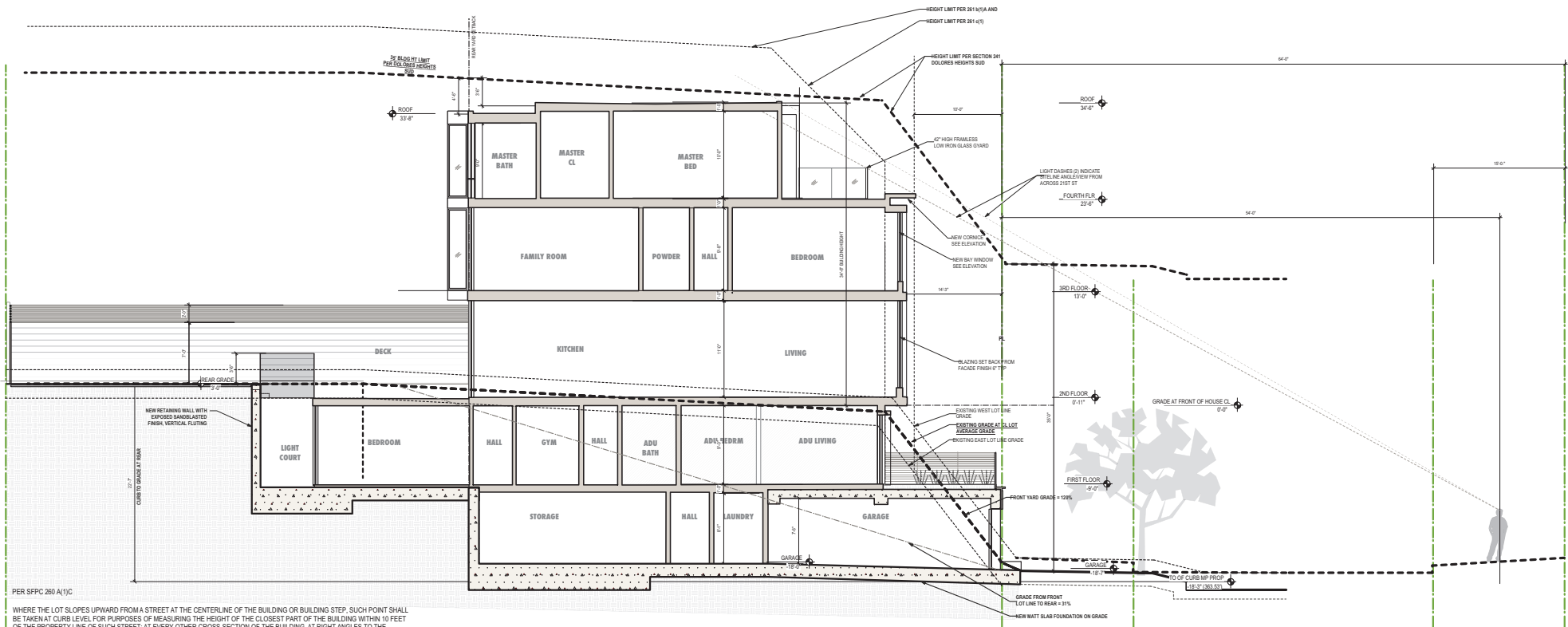
NEW RESIDENCE
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PROPOSED
ELEVATIONS

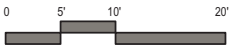
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and unpublished work of the
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written consent of the Architect.

A3.1

SCALE:
PLOT DATE:



PER SFPD 280 A(1)(C)
WHERE THE LOT SLOPES UPWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AT CURB LEVEL FOR PURPOSES OF MEASURING THE HEIGHT OF THE CLOSEST PART OF THE BUILDING WITHIN 10 FEET OF THE PROPERTY LINE OF SUCH STREET. AT EVERY OTHER CROSS-SECTION OF THE BUILDING, AT RIGHT ANGLES TO THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AS THE AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING OR BUILDING STEP AT THAT CROSS-SECTION. THE GROUND ELEVATIONS USED SHALL BE EITHER EXISTING ELEVATIONS OR THE ELEVATIONS RESULTING FROM NEW GRADING OPERATIONS ENCOMPASSING AN ENTIRE BLOCK. ELEVATIONS BENEATH THE BUILDING SHALL BE TAKEN BY PROJECTING A STRAIGHT LINE BETWEEN GROUND ELEVATIONS AT THE EXTERIOR WALLS AT EITHER SIDE OF THE ENTIRE BUILDING IN THE SAME PLANE.

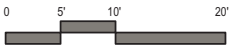
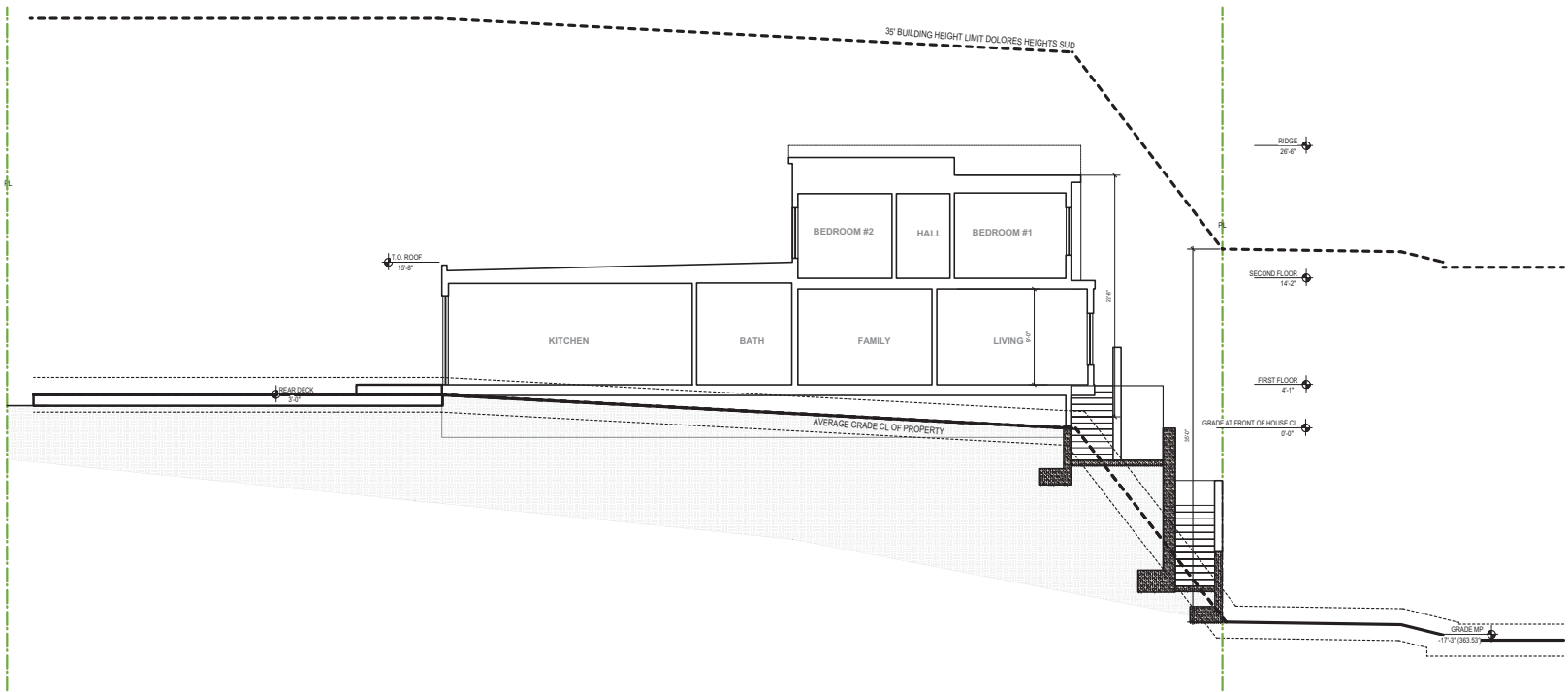


OVERALL PROJECT EXCAVATION AMOUNT - 900 CUBIC YARDS

PROPOSED SECTION

1/8" = 1'-0"

2



EXISTING SECTION

1/8" = 1'-0"

1

03.16.20	REV
05.14.20	DRAFT PREAPP
06.01.20	PREAPP
06.24.20	REVISIONS
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permit #:

LONGITUDINAL SECTIONS
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A4.0
SCALE:
PLOT DATE:

03.16.20	REV
05.14.20	DRAFT PREAPP
06.01.20	PREAPP
06.24.20	REVISIONS
07.06.20	REVISIONS
05.27.21	REV
06.14.21	CUA APPLICATION
08.10.21	CUA HEARING



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NEW RESIDENCE

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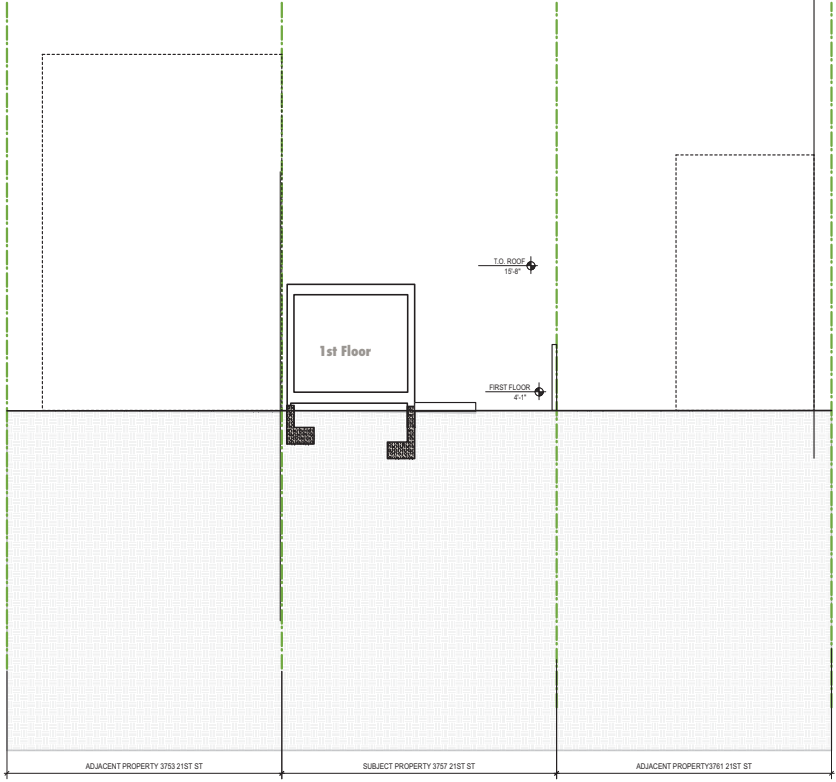
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(E) TRANSVERSE SECTIONS

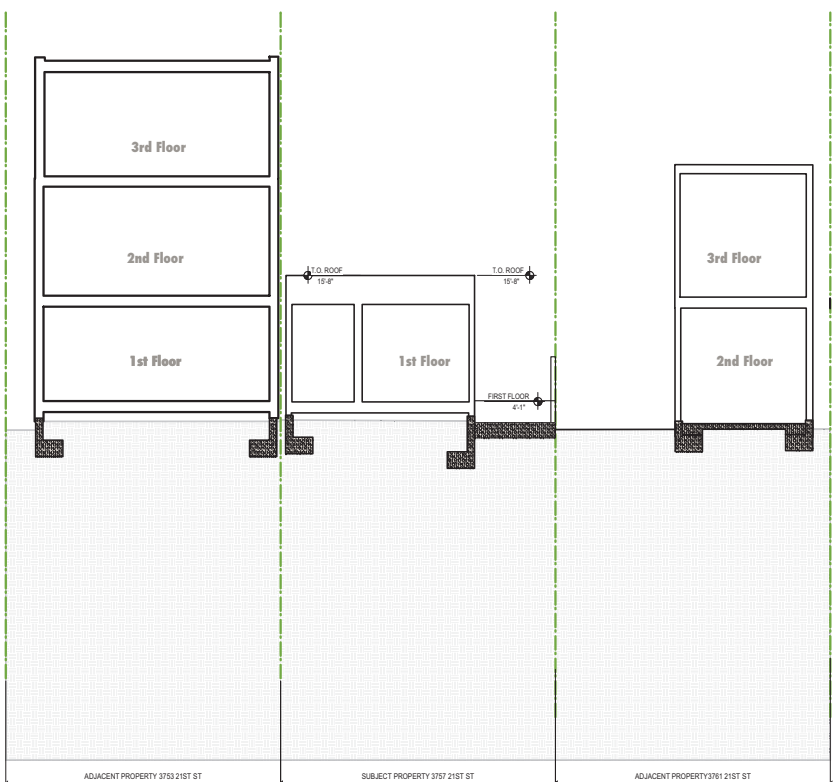
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A4.1

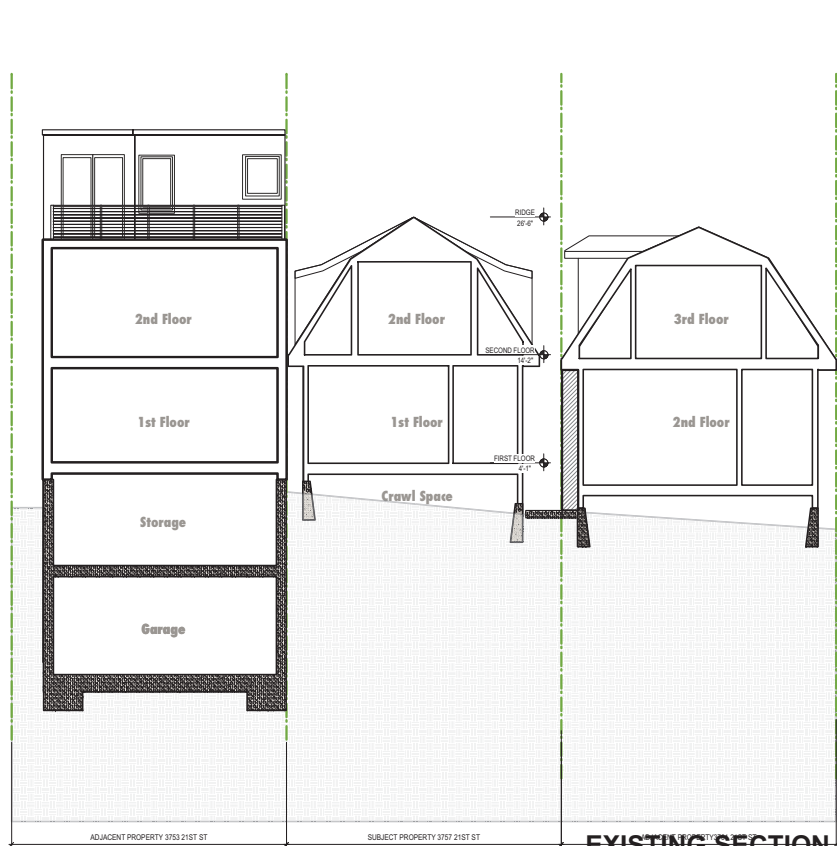
SCALE:
PLOT DATE:



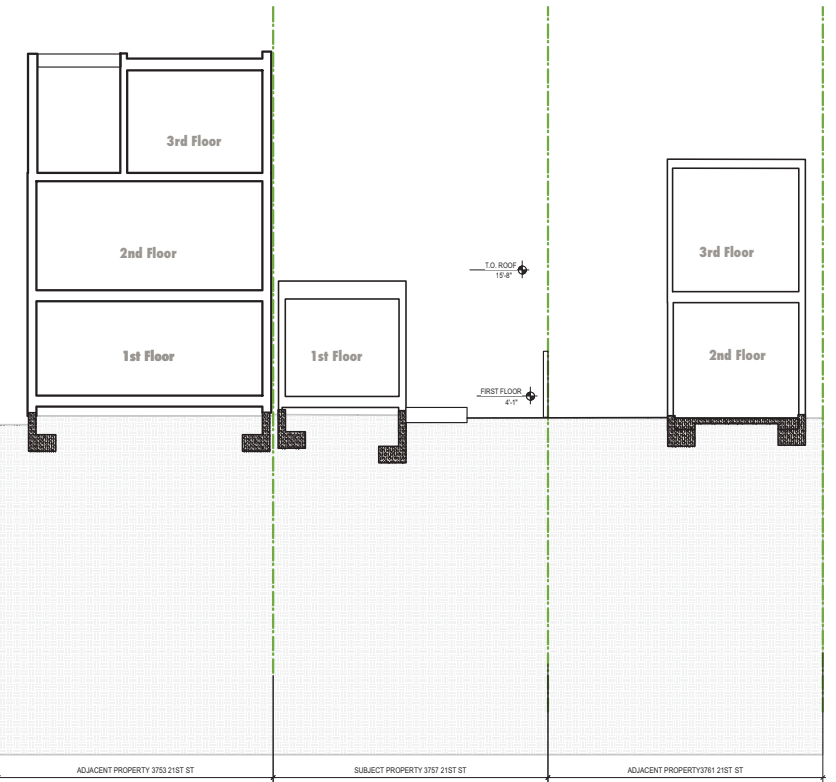
EXISTING SECTION 6
1/8" = 1'-0"



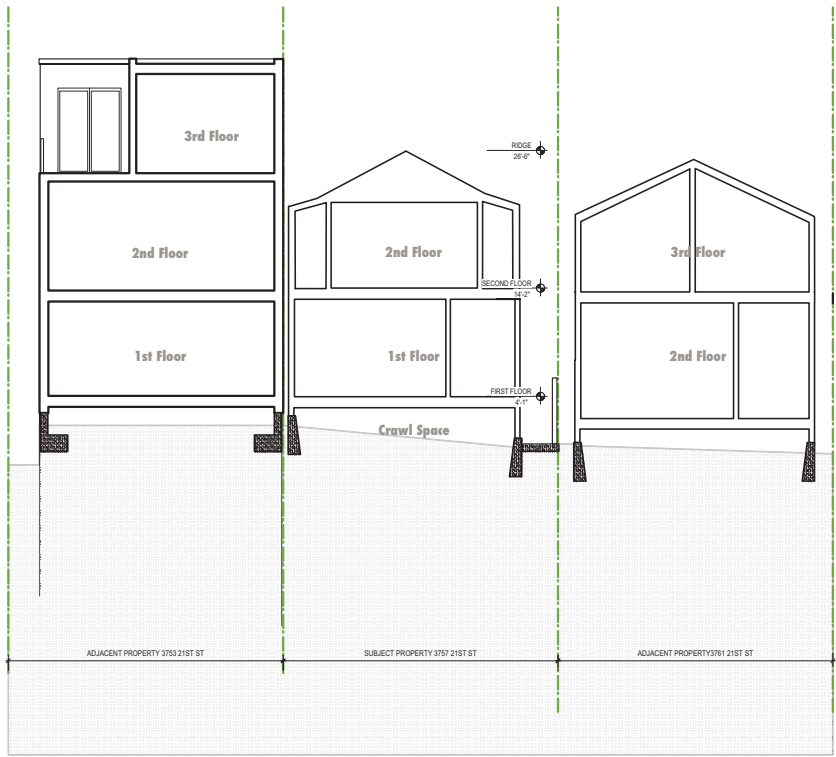
EXISTING SECTION 4
1/8" = 1'-0"



EXISTING SECTION 2
1/8" = 1'-0"



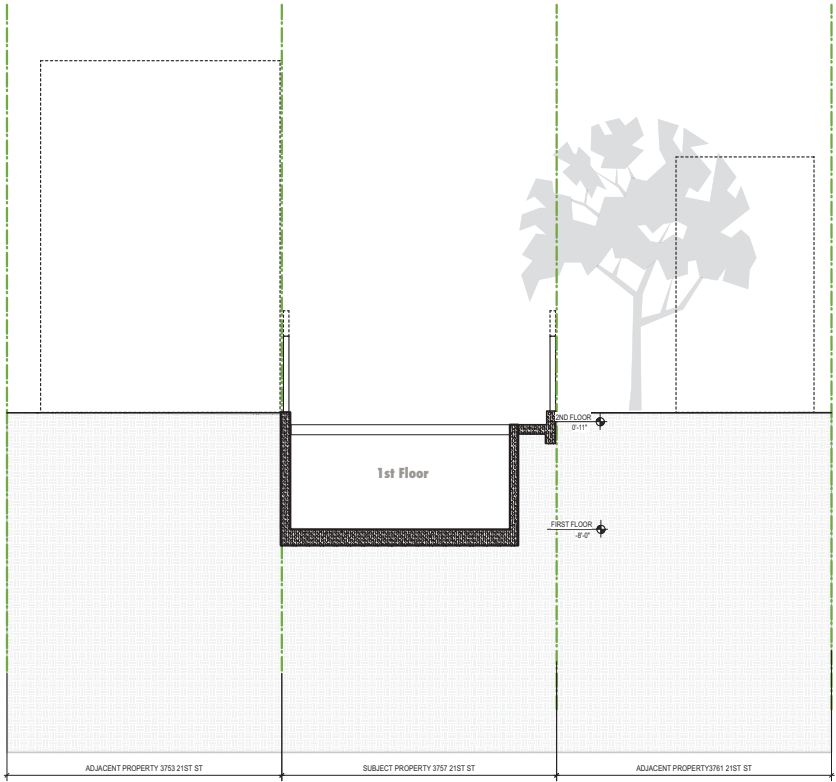
EXISTING SECTION 5
1/8" = 1'-0"



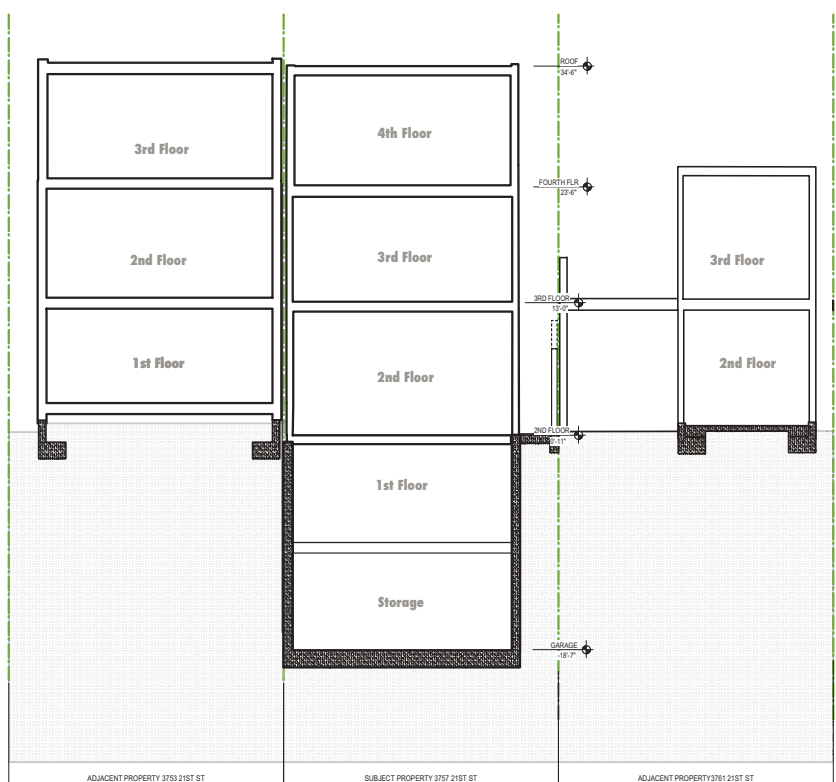
EXISTING SECTION 3
1/8" = 1'-0"



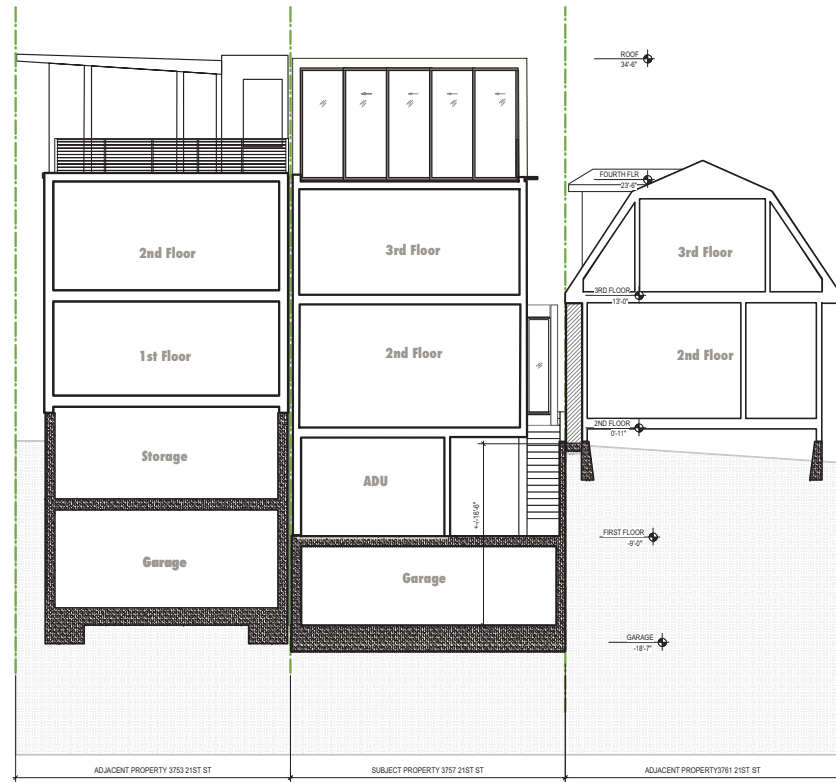
EXISTING SECTION 1
1/8" = 1'-0"



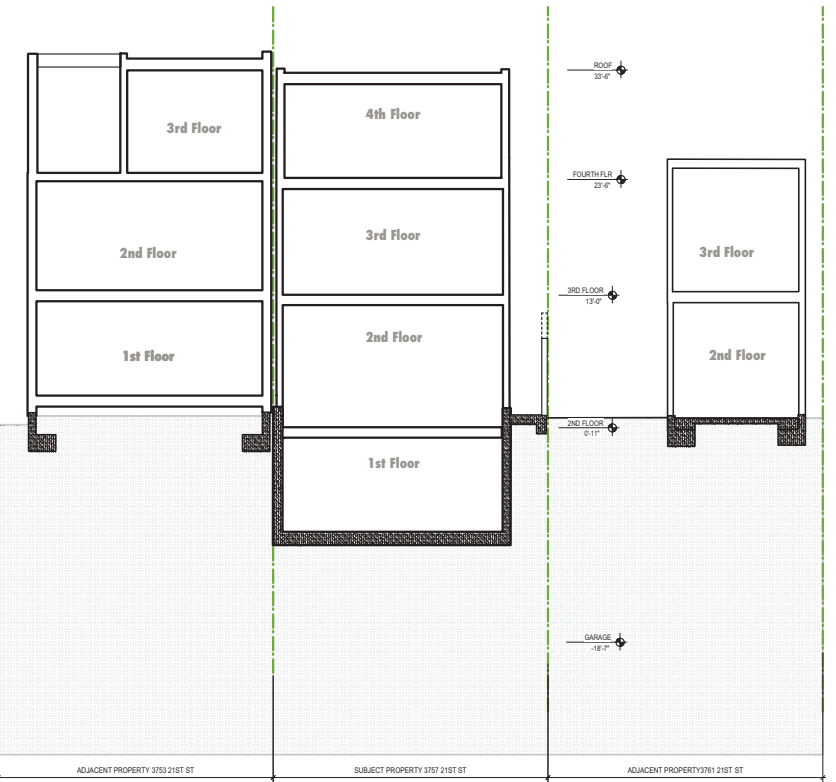
PROPOSED SECTION 6
1/8" = 1'-0"



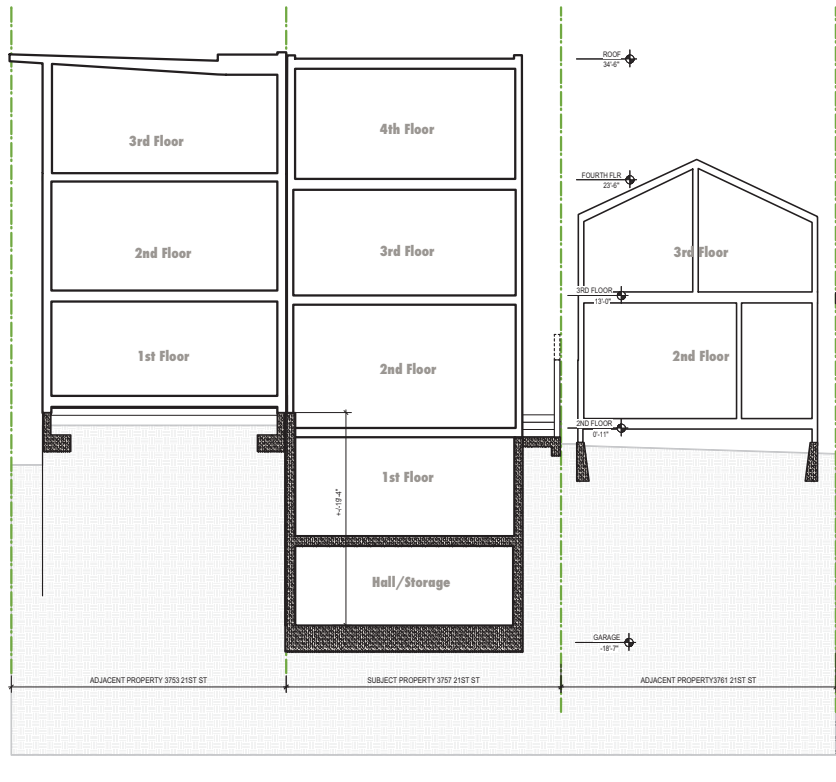
PROPOSED SECTION 4
1/8" = 1'-0"



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



PROPOSED SECTION 5
1/8" = 1'-0"



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



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

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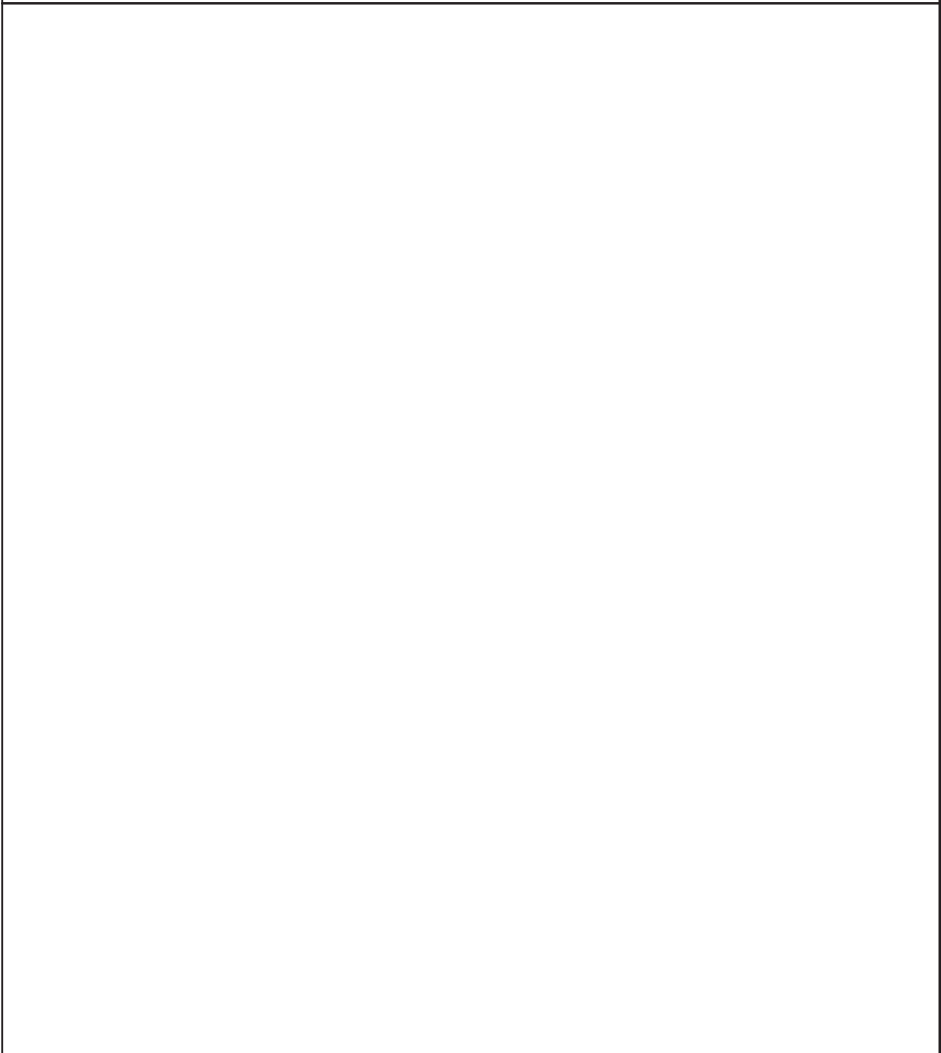
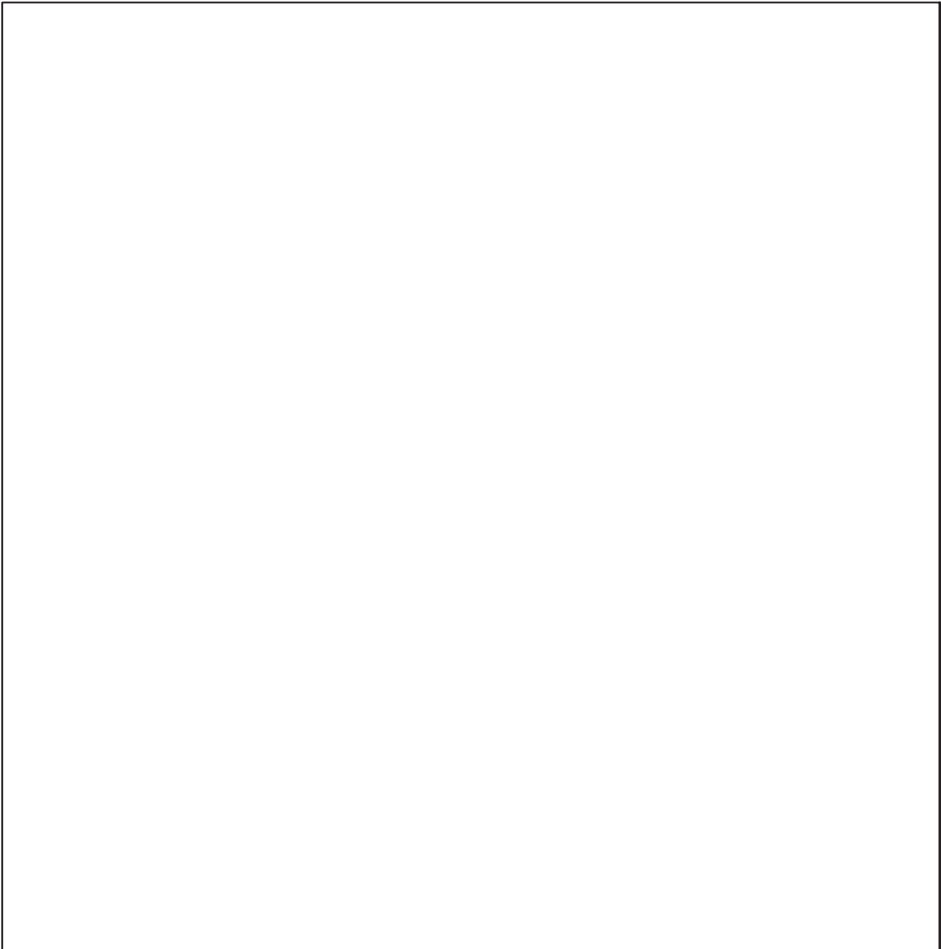
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(N) TRANSVERSE SECTIONS

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A4.2

SCALE:
PLOT DATE:



PROPOSED DOOR DETAIL @ FACADE

3" = 1'-0"

3

PROPOSED WINDOW DETAIL @ FACADE

3" = 1'-0"

2

PROPOSED SECTION AT FACADE

3/4" = 1'-0"

1

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(N) WALL SECTION DETAILS

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A4.3

SCALE:

PLOT DATE:



REAR YARD VIEW



AERIAL VIEW FROM NORTHEAST



VIEW FROM NORTH CLOSE UP



REAR YARD VIEW - AERIAL FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



VIEW FROM NORTH

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3D RENDERINGS
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SCALE:
PLOT DATE:

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.

2. Provide the Project Information in the box at the right.

To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

NEW CONSTRUCTION

LOW-RISE RESIDENTIAL

R

1-3 Floors

LEED SILVER (50+) or GPR (75+) CERTIFIED

HIGH-RISE RESIDENTIAL

R

4+ Floors

LEED SILVER (50+) or GPR (75+) CERTIFIED

LARGE NON-RESIDENTIAL

A,B,E,I,M

25,000 sq.ft. or greater

LEED GOLD (60+) CERTIFIED

OTHER NON-RESIDENTIAL

F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.

n/r

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

R

25,000 sq.ft. or greater

LEED GOLD (60+) or GPR (75+) CERTIFIED

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

R

adds any amount of conditioned area

n/r

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

B,M

25,000 sq.ft. or greater

LEED GOLD (60+) CERTIFIED

FIRST-TIME NON-RESIDENTIAL INTERIORS

A,B,I,M

25,000 sq.ft. or greater

LEED GOLD (60+) CERTIFIED

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000

n/r

PROJECT INFO

3757 21ST STREET

PROJECT NAME

3621/075

BLOCK/LOT

3757 21ST STREET

ADDRESS

R-3

PRIMARY OCCUPANCY

4753

GROSS BUILDING AREA

06.16.21

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT									
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.									
	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.									
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1.5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.	•	•	•	•	n/r	n/r	•	•	•
ENERGY	ENERGY EFFICIENCY	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	Application for Permit Jan 2 through Feb 16, 2020: Comply with Title 24 Part 6 (2019) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details. Application for permit Feb 17, 2020 or after: All-Electric buildings of any occupancy: Comply with all provisions of Title 24 2019. New low-rise residential with natural gas: Demonstrate Total Energy Design Rating ≤14. New buildings with natural gas of any occupancies excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2, T24 110.10.150.1(c)14, & 150.1(c)8.iv	New non-residential buildings >2,000 square feet and ≤ 10 floors, and new residential buildings of ≥4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of ≤3 floors must install photovoltaics.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
	RENEWABLE ENERGY	SFGBC 5.201.1.3	New commercial buildings ≥ 11 floors must Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EAc5), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EAc7).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec. 155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.sfdbi.org for details.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
	SHADE TREES	CALGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceillings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	ELECTRIC READY	Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2	For each gas water heater serving an individual dwelling unit, include a dedicated 125v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

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NEW RESIDENCE
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GREEN BUILDING

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GB1

SCALE:
PLOT DATE:

permit #:

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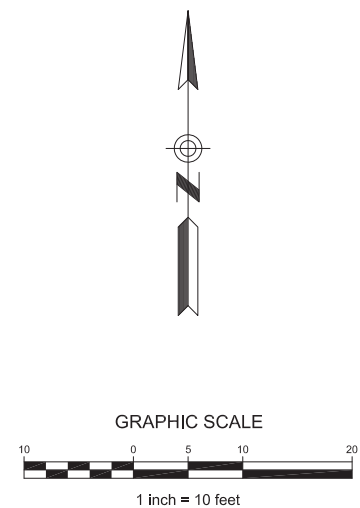
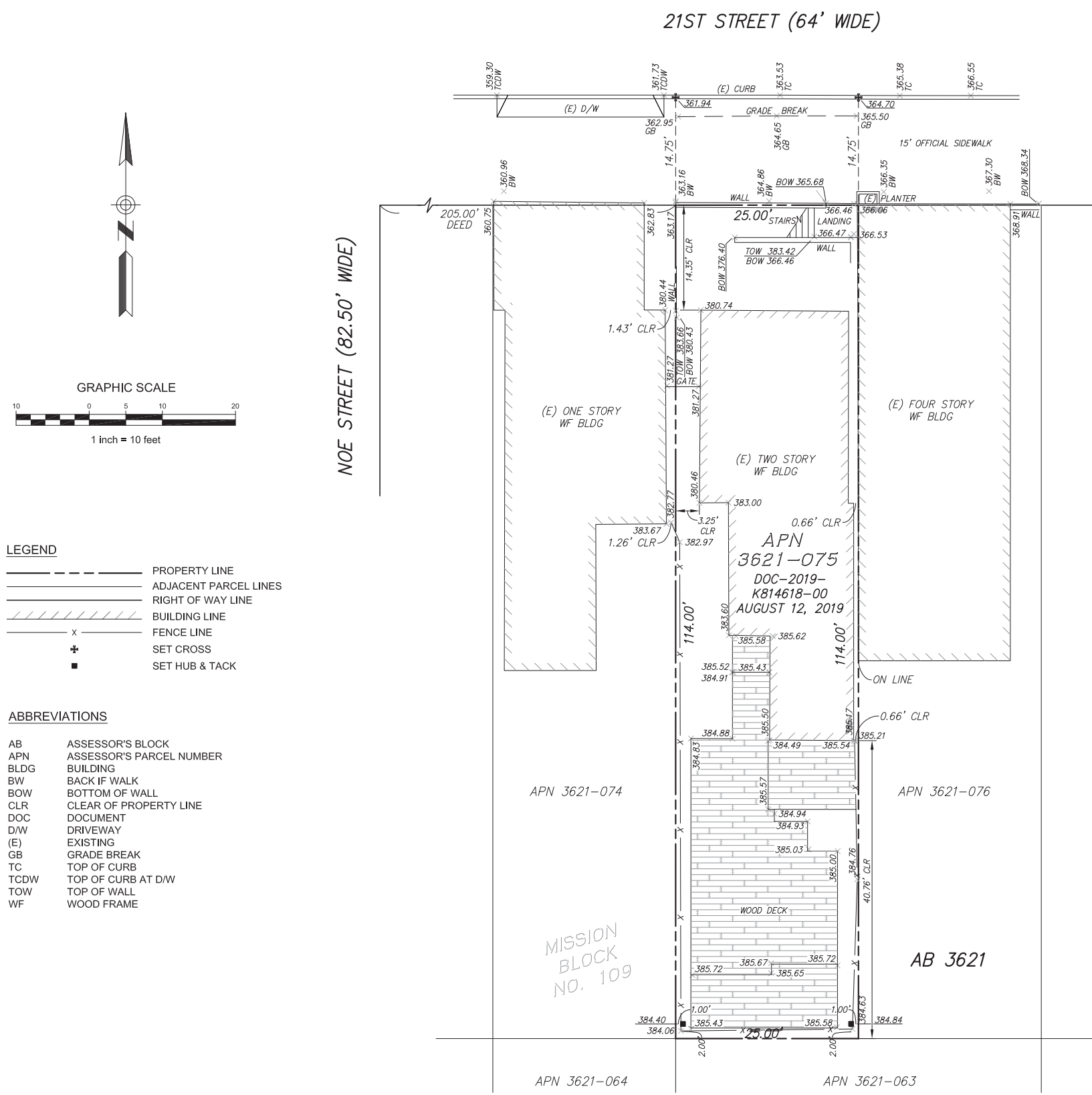
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SURVEY

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S1

SCALE:
PLOT DATE:



- LEGEND**
- PROPERTY LINE
 - ADJACENT PARCEL LINES
 - RIGHT OF WAY LINE
 - /// BUILDING LINE
 - x- FENCE LINE
 - + SET CROSS
 - SET HUB & TACK

- ABBREVIATIONS**
- AB ASSESSOR'S BLOCK
 - APN ASSESSOR'S PARCEL NUMBER
 - BLDG BUILDING
 - BW BACK IF WALK
 - BOW BOTTOM OF WALL
 - CLR CLEAR OF PROPERTY LINE
 - DOC DOCUMENT
 - D/W DRIVEWAY
 - (E) EXISTING
 - GB GRADE BREAK
 - TC TOP OF CURB
 - TCDW TOP OF CURB AT D/W
 - TOW TOP OF WALL
 - WF WOOD FRAME

SURVEYOR'S STATEMENT

THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYOR'S ACT AND LOCAL ORDINANCE.

BY: _____ DATE: _____

BARRY A. PIERCE L.S. 6975
MY LICENSE EXPIRES SEPTEMBER 30, 2021

- STAKING NOTES**
1. THE BUILDING CONTRACTOR IN CONSULTATION WITH THE ARCHITECT OR OTHER CONSULTANTS SHALL VERIFY ALL DIMENSIONS, LOCATIONS, ELEVATIONS AND OTHER INFORMATION HEREON PRIOR TO STARTING ANY WORK.
 2. THE INFORMATION HEREON IS PREPARED SOLELY TO AID THE CONTRACTOR TO LOCATE IMPROVEMENTS PER INDUSTRY STANDARDS AND IN CONFORMANCE WITH THE SURVEYOR'S INTERPRETATION OF PLANS OR PER DEVIATION THEREOF IN ACCORDANCE WITH THE CONTRACTOR'S OR ARCHITECT'S REVISIONS.

STAKING DIAGRAM

OF
NEW CONSTRUCTION AT
3757 21ST STREET
SAN FRANCISCO

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
MARCH 2020

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 1
APN 3621-075, ADDRESS: 3757 21ST STREET



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3757 21ST ST		3621075
Case No.		Permit No.
2020-006404ENV		202009234841
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project proposes to demolish an existing single-family residence and construct a new one-family dwelling with an Accessory Dwelling Unit (ADU). The new primary dwelling unit would have five-bedrooms, with the ADU proposed as a studio. The proposed building would be 34 feet 6 inches tall and would include roof decks and garage parking for two cars.		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i>
<input type="checkbox"/>	Hazardous Materials: <input type="checkbox"/> Mahe or <input type="checkbox"/> Cortese Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i> Note that a categorical exemption shall not be issued for a project located on the Cortese List
<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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<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? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.
<input checked="" type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis PLEASE SEE ATTACHED	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

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

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action:	Signature:
	Planning Commission Hearing	Don Lewis
		08/20/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an 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 to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>		

Step 2: Environmental Screening Comments

Planning department staff archeologist cleared the project with no effects on 10/22/2020.

A preliminary geotechnical report was prepared by Romig Engineers (dated 8/19/21). The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



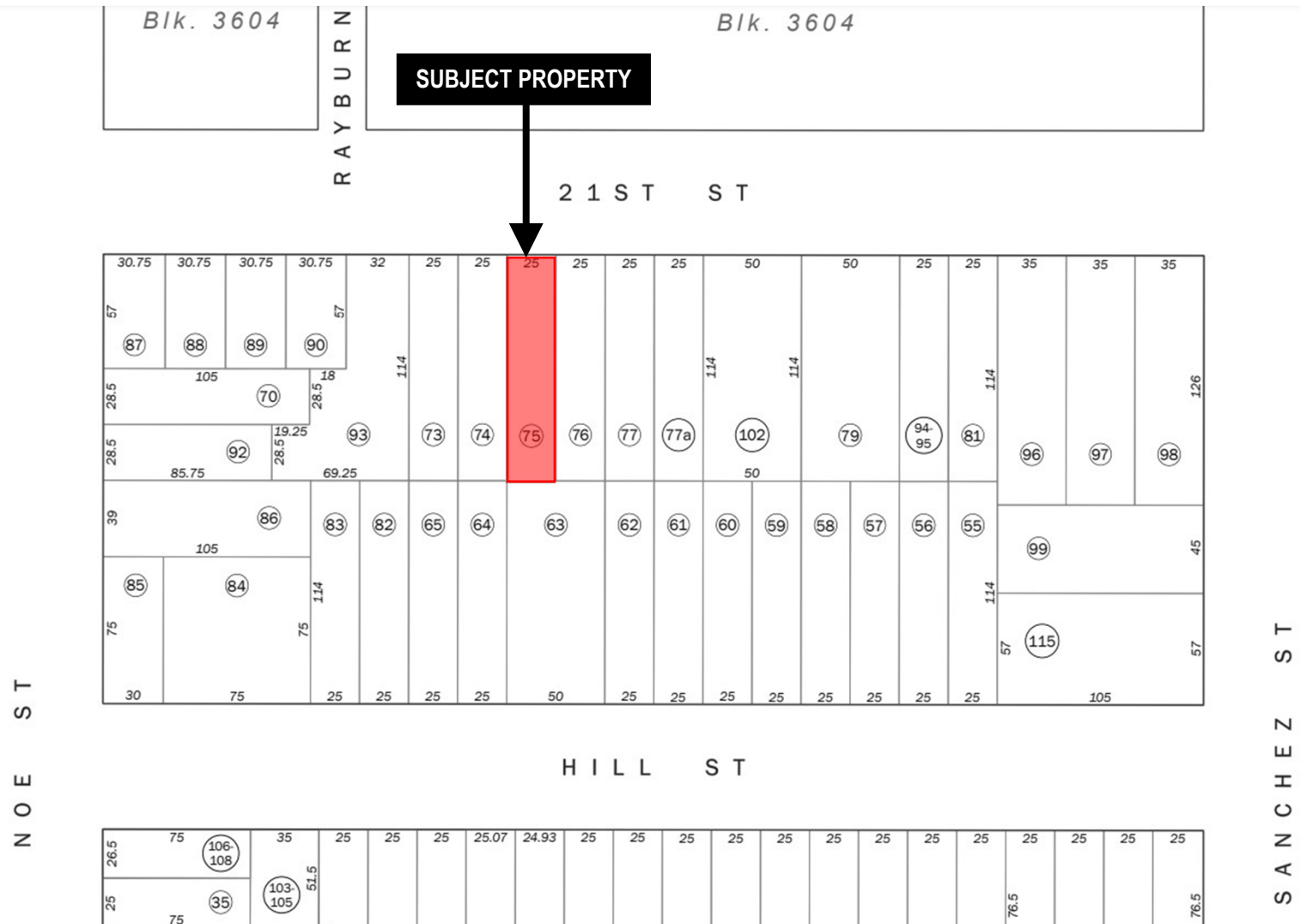
Land Use Information

PROJECT ADDRESS: 3757 21ST ST
RECORD NO.: 2020-006404PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	515	515
Residential GSF	1,585	4,393	2,808
Retail/Commercial GSF	1,585	4,393	2,808
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	1,160	2,074	914
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Total	1	1	2
Hotel Rooms	0	0	0
Number of Buildings	1	1	0
Number of Stories	2	4	2
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
Other ()			

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

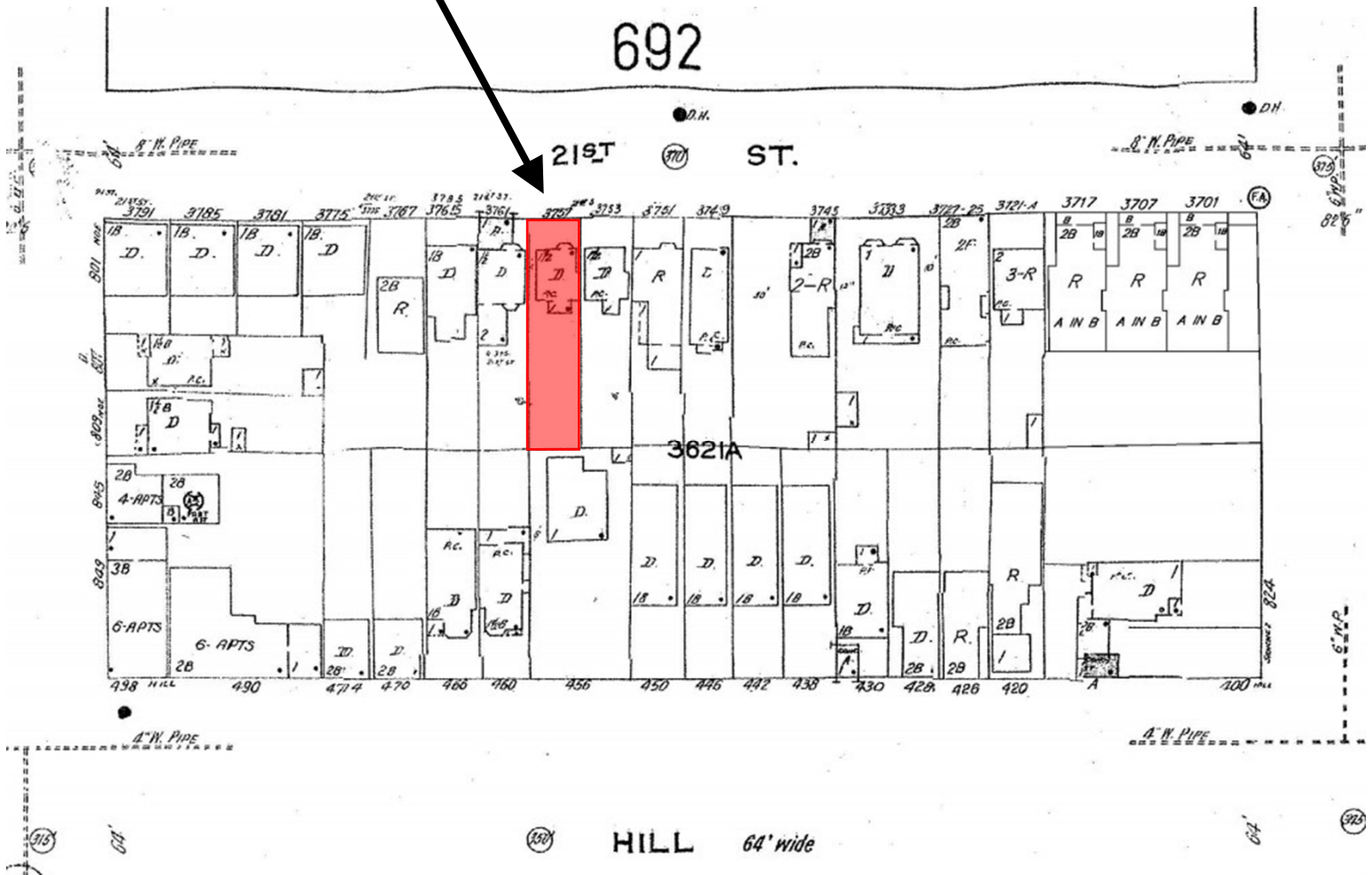
Parcel Map



Conditional Use Authorization
 Case Number 2020-006404CUA
 Demolition & New Construction
 3757 21st Street

Sanborn Map*

SUBJECT PROPERTY

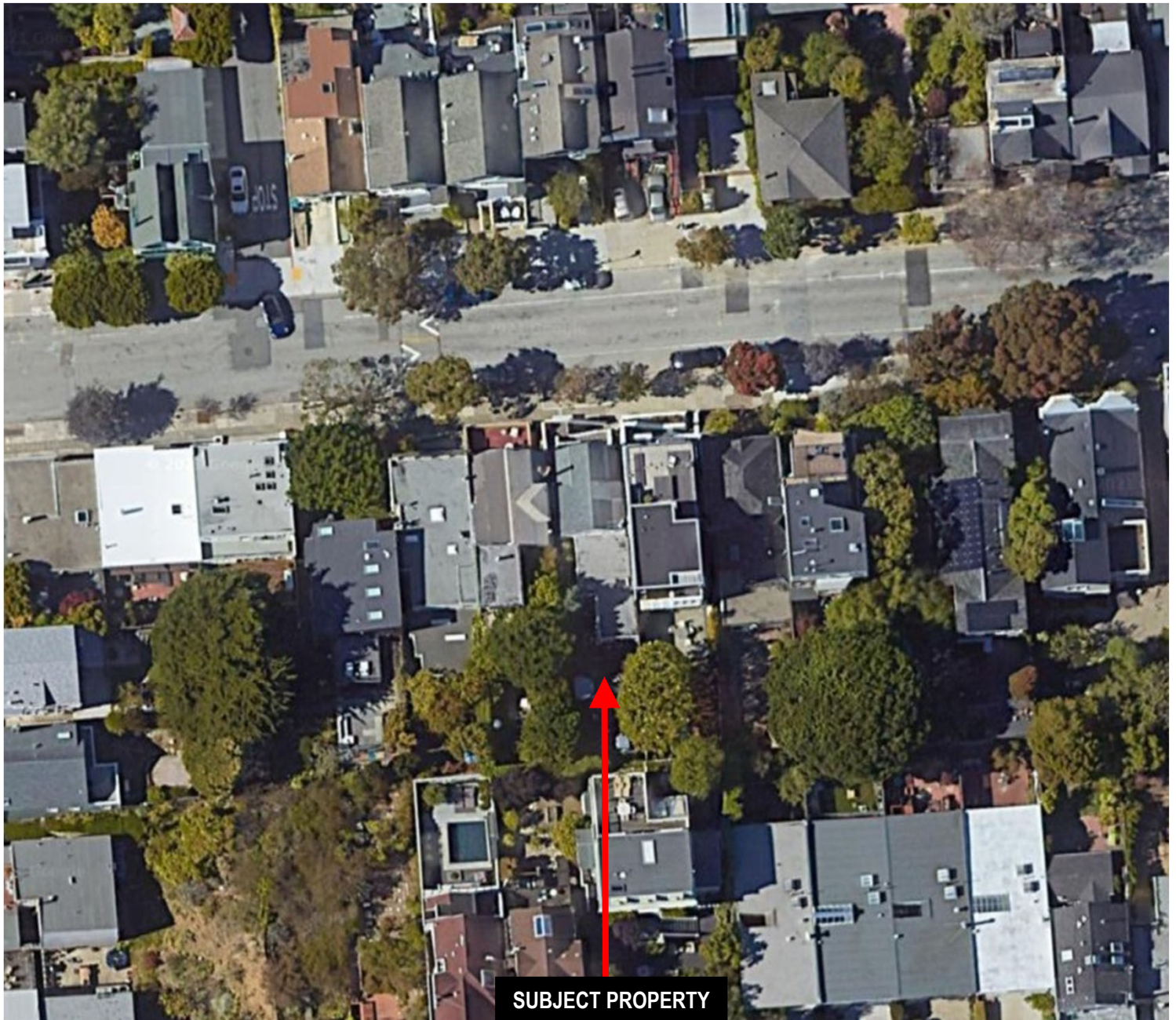


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



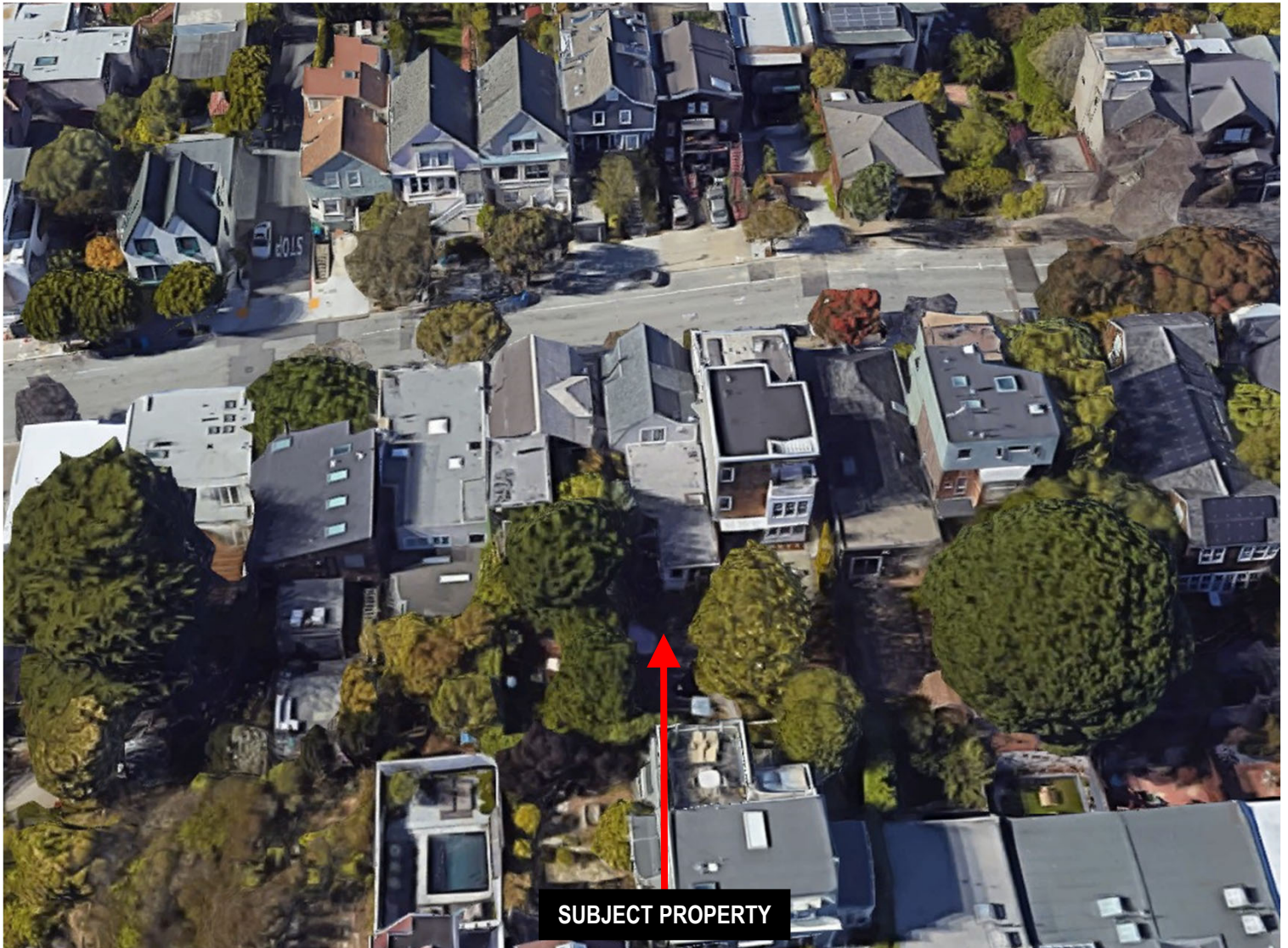
Conditional Use Authorization
Case Number 2020-006404CUA
Demolition & New Construction
3757 21st Street

Aerial Photo – View 1



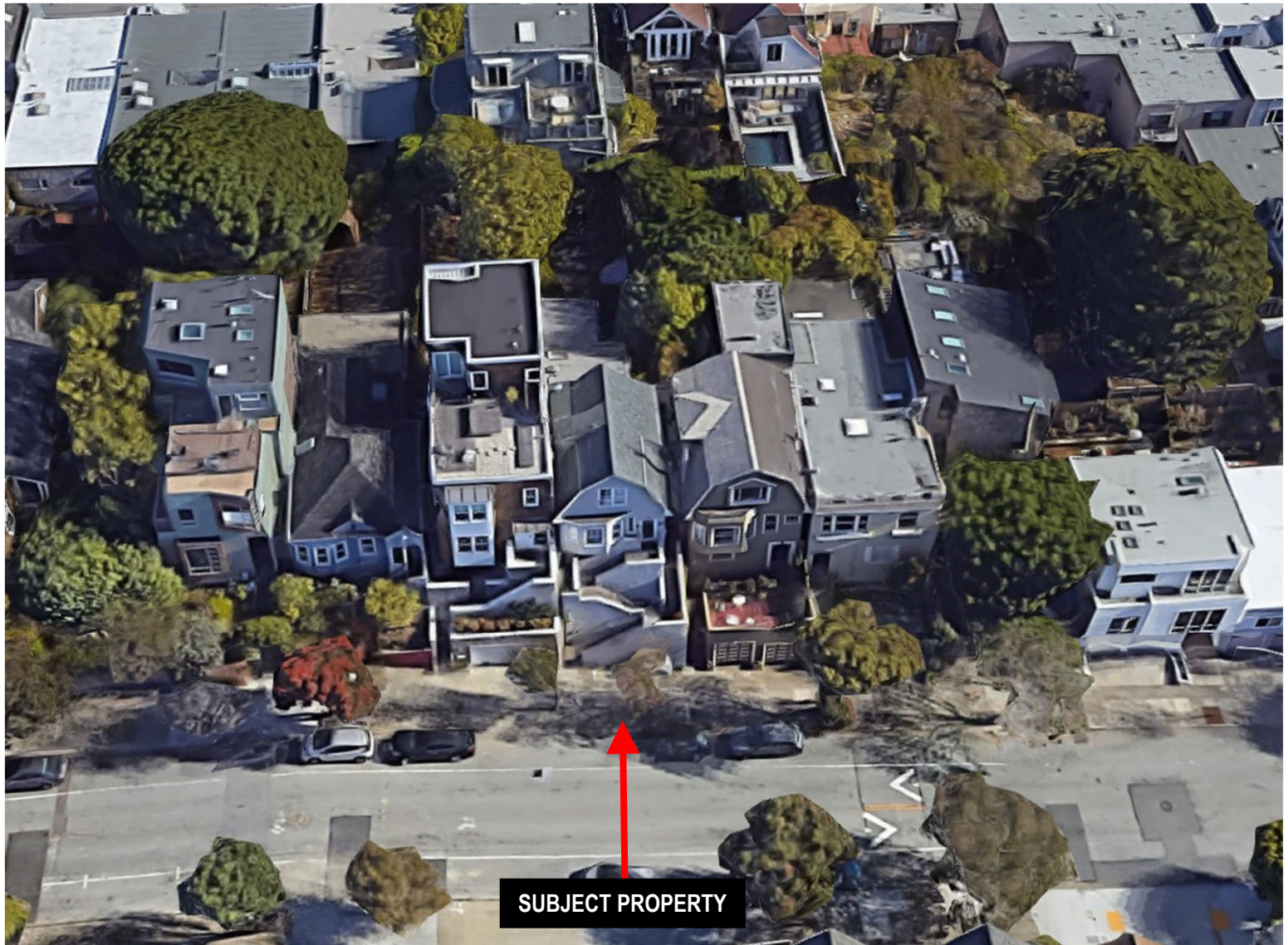
Conditional Use Authorization
Case Number 2020-006404CUA
Demolition & New Construction
3757 21st Street

Aerial Photo – View 2



Conditional Use Authorization
Case Number 2020-006404CUA
Demolition & New Construction
3757 21st Street

Aerial Photo – View 3



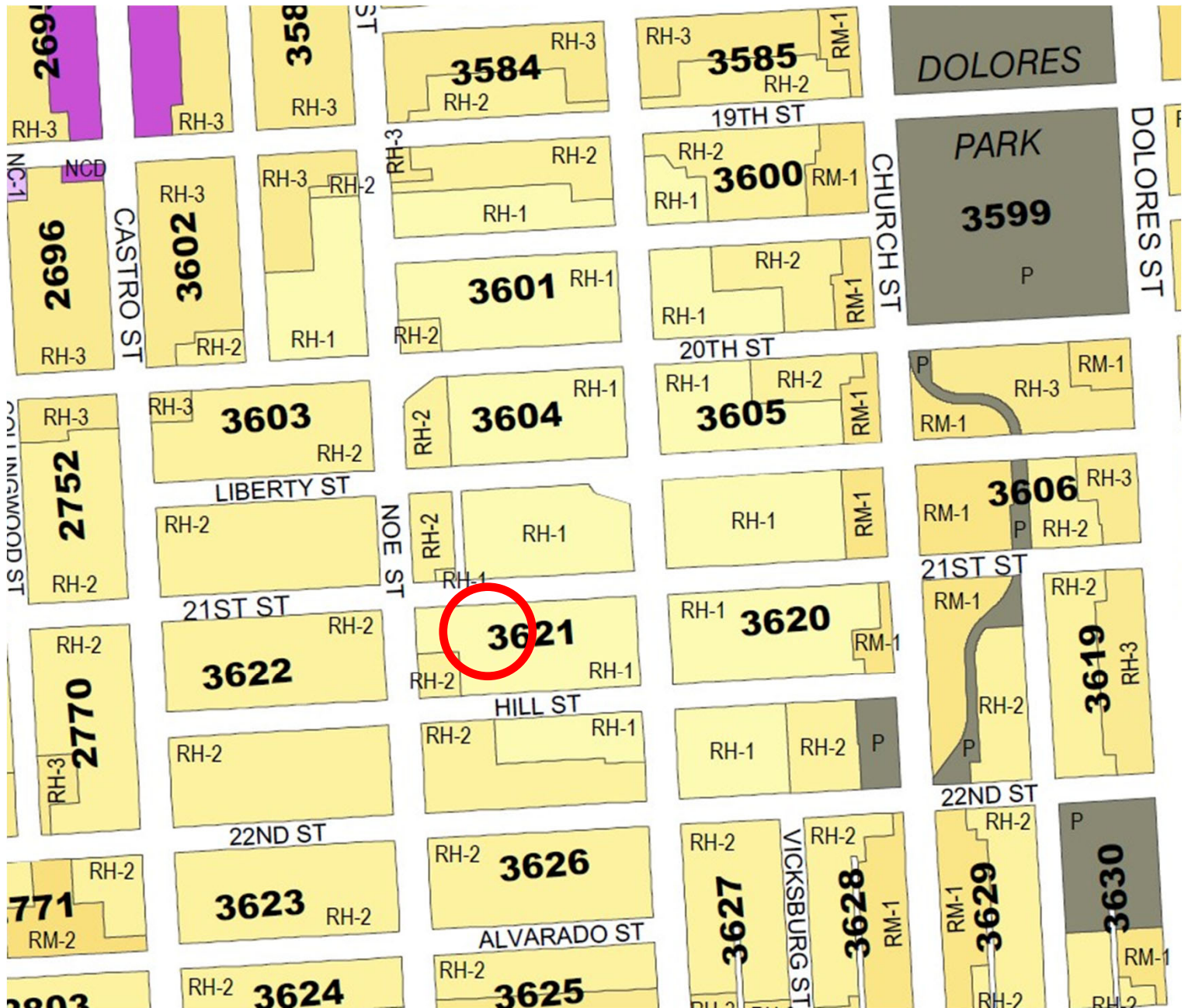
Aerial Photo – View 3



SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization
Case Number 2020-006404CUA
Demolition & New Construction
3757 21st Street

Site Photo



Conditional Use Authorization
Case Number 2020-006404CUA
Demolition & New Construction
3757 21st Street

08.20.21

CU Project Sponsor Supplemental Project Summary



A) CU Application and Findings:

The property at 3757 21st Street is not a historic resource.

It features a modest sized home on a foundation ill suited for an expansion

Features series of additions and modifications over the years that make it challenging to re-use the existing structure and framing

Features portions that are non-compliant from the planning code, in terms of extension into the rear yard per Dolores Heights SUD, that the adjacent property owners do not wish the owners to expand and repurpose into a deck or area expanded with exposure to the rear yard due to privacy issues

Is not possible to be retained or to meet the section 317 and meet the owners program and use for the property.

Cannot be updated to the envelope efficiency and standards desired for the proposed home.

The new design will meet the utmost standards, including design and green building standards

Features an accessory dwelling unit, thus maximizing the density for this RH-1 property.

Is sensitive to the adjacent neighboring properties, and has massing and features compatible with adjacent buildings in terms of size, scale, mass, materials and fenestration size.

Will not disrupt the block, the character of the block, interrupt the mid-block open space, or otherwise be obtrusive to the character of the street.

Will replace 1 on street parking space with 2 off street parking spaces.

B) The changes that have been made to the design to accommodate the planning department's design review include:

1)Revising the building height to be lower than the property uphill at the front, at 3753 21st Street

2)Reduced rear yard facing corner bay window, reduced massing at southwest corner to reduce impact to 3761 21st Street's building, deck and rear yard

3)Change materials of the facade to omit amount of metal, remove limestone, and replace with painted or stained vertical grain cedar siding.

4)Enhance garage to have less bulk, more detail - added cornice

5)Located all utility panels inside of garage

6)Utilized street planters as diverters required for sidewalk warping required for garage access (found on each adjacent property)

- 7) Created garage door and off street opening widths comparable to those found to parcels to each side
- 8) Reduced overall height to not have variance from SFPL for variance for height limit in Dolores Heights SUD
- 9) Set back 4th floor deck to not be visible from street
- 10) Changed overall expression of glazing on facade from horizontal to vertical
- 11) Changed proportions and pane sizes on facade, and set back windows on facade.

C) The changes that have been made to the design to accommodate the adjacent neighbor concerns include:

- 1) Removal of the deck proposed above the 2nd floor and facing the rear yard (3753 21st Street request)
- 2) Adjustment of the 4th floor to solve the privacy and massing issue with their proposed expansion forward - angled design to accommodate their design (3753 21st Street request)
- 3) Reduce the massing of the project and height - reduced the rear portion of the addition by 1' (3761 21st Street request)
- 4) Locate the windows and bay window in the side yard to maintain privacy and the exposure of their existing east facing windows (3761 21st Street request)
- 5) Relocate or remove stair to rear yard - consider privacy issue between properties include proposed deck above 2nd floor and facing the rear yard (3761 21st Street request)
- 6) Removed parapet along skylight on western side and used rated skylight instead (3761 21st Street request)
- 7) Provided additional drawings, diagrams, sections, information to the plans (3761 21st Street request)
- 8) Removed variance (request by DHIC and Noe Neighborhood Council)
- 9) Reached out to additional neighbors who emailed the project sponsor but were not invited to the meeting (Noe Neighborhood Council) - result is that neighbors emailed back to say they did not have questions about the project at that time.

Additionally, requests #B2 above address additional concerns for 3761 in regards to massing and impact to their property's access to light and air.