



## EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: MARCH 25, 2021**

**Record No.:** 2020-007383CUA  
**Project Address:** 666 Hamilton Street  
**Zoning:** Residential-House, One Family (RH-1) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 6115 / 040  
**Project Sponsor:** Jamie Pratt, Architect Mason Kirby, Inc.  
306 Precita Avenue  
San Francisco, CA 94110  
**Property Owner:** Carlmai LLC  
Henderson, NV 89052  
**Staff Contact:** David Weissglass – (628) 652-7307  
[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)

**Recommendation:** Approval with Conditions

### Project Description

The Project includes the demolition of an existing 2,102 square-foot single-family residence, subdivision of the lot into three equally-sized lots, and construction of a new single-family dwelling with an Accessory Dwelling Unit (ADU) in each new lot, for a total of six new units. Proposed lot A will have a 1,950 square-foot three-bedroom unit and a 672 square-foot one-bedroom ADU, proposed lot B will have a 1,837 square-foot four-bedroom unit and a 1,045 square-foot two-bedroom ADU, and proposed lot C will have a 2,158 square-foot three-bedroom unit and a 830 square-foot one-bedroom ADU. Lots A and C will each have one off-street vehicular parking space.

### Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing single-family home and the new construction of three two-unit residences.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has not received any public correspondence regarding the project.
- **Outreach:** The Sponsor hosted two pre-application meetings over Zoom on June 12<sup>th</sup> and July 21<sup>st</sup>, 2020. Items discussed at these meetings included neighborhood character and scale, impacts of the buildings on neighbors' privacy, light, and views, parking, and the number of dwelling units proposed. Neighbors were also concerned with the large redwood tree on the property and requested that the tree be preserved. As a result, the sponsor modified the proposal to ensure the redwood tree would be retained.

- **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
- See Exhibit G for Eviction History documentation.

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

- The proposed building on Lot B was pushed back to allow for the existing redwood tree to remain on the property in its current location.
- The massing at the 3<sup>rd</sup> story of the proposed building on Lot B was set back 6 feet from the rear and replaced with a deck.

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the loss of a dwelling unit, the existing unit had fallen into a deteriorated state and did not have any tenants. The proposal replaces the abandoned dwelling unit with a total of six new dwelling units, three of which are Accessory Dwelling Units. 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

**Executive Summary**  
**Hearing Date: March 25, 2021**

**RECORD NO. 2020-007383CUA**  
**666 Hamilton Street**

Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Project Sponsor Brief  
Exhibit G – Eviction History Documentation



## PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH AN EXISTING 2,102 SQUARE-FOOT, SINGLE-FAMILY DWELLING, SUBDIVIDE THE LOT INTO THREE EQUALLY-SIZED LOTS, AND CONSTRUCT A NEW SINGLE-FAMILY DWELLING WITH AN ACCESSORY DWELLING UNIT ON EACH NEW LOT (FOR A TOTAL OF SIX RESIDENTIAL UNITS), LOCATED AT 666 HAMILTON STREET, LOT 040 IN ASSESSOR'S BLOCK 6115, 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 August 21, 2020, Jamie Pratt of Architect Mason Kirby, Inc. (hereinafter "Project Sponsor") filed Application 2020-007383CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing 2,102 single-family residence, subdivide the lot into three equally-sized lots, and construct a new single-family residence with an Accessory Dwelling Unit on each new lot (for a total of six new residential units) at 666 Hamilton Street, Block 6115 Lot 040 (hereinafter "Project Site").

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

On March 25, 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. 2020-007383CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-007383CUA 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. 2020-007383CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project proposes the demolition of an existing 2,102 single-family residence, subdivision of the lot into three equally-sized lots, and construction of a new single-family residence with an Accessory Dwelling Unit on each new lot, for a total of 6 new units. Proposed lot A will have a 1,950 square-foot three-bedroom unit and a 672 square-foot one-bedroom ADU, proposed lot B will have a 1,837 square-foot four-bedroom unit and a 1,045 square-foot two-bedroom ADU, and proposed lot C will have a 2,158 square-foot three-bedroom unit and a 830 square-foot one-bedroom ADU. Lots A and C will each have one off-street vehicular parking space. The ADUs are to be added per California Government Code Section 65852.2.
3. **Site Description and Present Use.** The Project is located on a rectangular lot measuring 9,960 sf with a frontage of 83 feet 4 inches along Hamilton Street. The project site contains an existing abandoned 2,102 square-foot single-family residence.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 (Residential-House, One Family) Zoning District in the Portola neighborhood. The immediate context is largely residential. The immediate neighborhood includes predominantly two-story residences to the north, east, south, and west. One block to the south is the Phillip and Sala Burton Academic School, one block to the northwest is the University Mound Reservoir, and five blocks to the west is John McLaren Park. Other zoning districts in the vicinity of the project site include: San Bruno Avenue NCD (Neighborhood Commercial), RH-3 (Residential-House, Two Family), and P (Public).
5. **Public Outreach and Comments.** Two pre-application meetings were held over Zoom on June 12<sup>th</sup> and July 21<sup>st</sup>, 2020. Items discussed at these meetings included neighborhood character and scale, impacts of the buildings on neighbors' privacy, light, and views, parking, and the number of dwelling units proposed. Neighbors were also concerned with the large redwood tree on the property and requested that the tree be preserved. As a result, the sponsor modified the proposal to ensure the redwood tree would be retained. Since these meetings, the Department has not received any public correspondence on the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Planning Code Section 209.1 permits single-family residences in the RH-1 Zoning District.

*The three lots resulting from the proposed subdivision will each contain one single-family residence and one Accessory Dwelling Unit. California Government Code Section permits Accessory Dwelling Units to be added within new construction single-family homes. A total of six units is proposed as a part of the project.*

- B. Lot Size.** Pursuant to Planning Code Section 121, the minimum lot width in the RH-1 Zoning District is 25 feet and the minimum lot area in the RH-1 Zoning District is 2,500 square-feet

*The Project proposes the subdivision of the lot into three equally-sized lots, each of which is to have a frontage of approximately 27.78 feet and a lot size of approximately 3,333.6 square-feet.*

- C. Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an 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 dwelling and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.*

- D. 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 northerly property has a front setback of 7 feet inches and the adjacent southerly property has a front setback of 2 feet 8 inches. When subdivided, Lot A will have a front setback of 2 feet 8 inches, Lot B will have a front setback of 34 feet 11 inches to accommodate the retention of the redwood tree, and Lot C Will have a front setback of 7 feet. As such, the average front setback is maintained.*

- E. 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. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement.

*Lot A must have a required front setback area of approximately 75.1 square feet, of which 15 square feet must be landscaped and 37.6 square feet must be permeable. Lot A is designed to have 15.4 square feet of landscaping and 60.3 square feet of permeability in the front setback.*

*Lot B must have a required front setback area of approximately 133.3 square feet, of which 26.7 square feet must be landscaped and 66.7 square feet must be permeable. Lot B is designed to have 78.7 square feet of landscaping and 108.7 square feet of permeability in the front setback.*

*Lot C must have a required front setback area of approximately 194.5 square feet, of which 38.9 square feet must be landscaped and 97.25 square feet must be permeable. Lot C is designed to have 47.7 square feet of landscaping and 166.6 square feet of permeability in the front setback.*

*Therefore all proposed lots will maintain code-compliant levels of landscaping and permeability in their required front setback areas.*

- F. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 30 percent of the total depth, at grade and above, for properties containing dwelling units in RH-1 Zoning Districts.

*After subdivision, all three lots will maintain a lot depth of 120 feet. As such the required rear yard is 36 feet. Lot A will have a rear yard of 60 feet 1 inch, Lot B will have a rear yard of 36 feet, and Lot C will have a rear yard of 55 feet 3 inches. Thus, all proposed lots of the Project provide a code-compliant rear yard.*

- G. **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 400 square feet of usable open space if common.

*Each proposed lot will contain a single-family home and an Accessory Dwelling Unit pursuant to California Government Code Section 65852.2, which allows ADUs in new single-family homes whether those ADUs are compliant with local Code requirements or whether they require waivers from certain requirements. Regardless, each lot is to provide sufficient usable open space for the primary dwelling units and the ADU.*

*Lot A will include 500 square feet of private open space for the main dwelling unit and 301 square feet of private open space for the ADU. Lot B will include 356 square feet of private open space for the main dwelling unit and 346 square feet of private open space for the ADU. Lot C will include 451 square feet of private open space for the main dwelling unit and 301 square feet of private open space for the ADU. As such, sufficient open space is provided for all dwelling units and ADUs.*

- H. **Permitted Obstructions.** Planning Code Section 136 allows certain features including architectural projections, uncovered stairways and decks as permitted obstructions into the required rear yard so long as certain dimensional requirements are met.

*Lot C will have code-compliant stairs in the required front setback per Planning Code Section 136(c)(14). Lot B will have a deck within the required rear yard under three feet in height above grade, compliant with Planning Code Section 136(c)(24).*

- I. **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.

*Each Lot's primary dwelling unit is to face Hamilton Street and a code-compliant rear yard. The ADUs proposed for Lot A and Lot C will have sufficient exposure to a code-compliant rear yard, whereas the ADU proposed for Lot B will have sufficient exposure to Hamilton Street.*

- J. **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.

*The Project proposes code-complying garage doors with widths of eight feet on Lot A and Lot C. Lot B will not include any off-street parking.*

- K. **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.

*The Project will provide one off-street parking space in Lot A and Lot C.*

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

*The Project proposes two bicycle parking spaces on each lot for a total of six bicycle parking spaces on the project site.*

- M. **Residential Child-Care Impact Fee.** Planning Code Section 411 is applicable to any residential development that results in at least one new residential unit.

*The Project includes approximately 8,492 gross square feet of new residential use. This use is subject to Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A. This fee 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 sizes of the proposed buildings are in keeping with other residential properties in the neighborhood. The Project is compliant with the Residential Design Guidelines, albeit modern in appearance. The neighborhood consists primarily of two-story single-family residences and while the proposed buildings will each be three stories tall, they are designed appropriately and with sufficient setbacks so as to be compatible in the context. As such, the Project contributes to the mixed visual character of the neighborhood and minimizes light and privacy impacts to surrounding properties. The introduction of a single-family home with an ADU on the three newly-created lots will provide additional housing to the neighborhood without negatively affecting the character of the neighborhood. Overall, the Project is necessary and desirable, and compatible with the surrounding neighborhood. New housing is top priority for the City, and the Project maximizes the potential for new dwelling units.*

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

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

*The proposed building will be similar in size to the existing adjacent buildings. The adjacent properties to the north and south are developed with two-story single-family homes. The proposed lots will have adequate front setbacks to transition between the two adjacent buildings. The location of the proposed buildings will allow for rear yards that will contribute to the midblock open space and retain a sense of privacy for adjacent neighbors.*

- (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; however, the Project is proposed to provide one vehicular parking space on Lots A and C. All three proposed lots will provide 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 all primary units and ADUs, and includes the rear yards, rear decks, and roof decks. The front setbacks have been appropriately landscaped.*

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

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

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

*The Project is consistent with the stated purpose of RH-1 Zoning District in that it proposes three new single-family homes, each with an ADU, on three newly-created lots with adequate open space for all primary dwelling units and ADUs.*

8. **Dwelling Unit Removal 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:

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

*There is no history of Planning Department enforcement cases. The Department of Building Inspection has a history of complaints about the existing abandoned building being in a state of disrepair. The Project includes the demolition of the existing abandoned building.*

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

*Per the Department of Building Inspection enforcement history, the existing dwelling units has been abandoned for a number of years and has fallen into a dilapidated state.*

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

*After review, the property has been reclassified to a Category C building and is not an historic resource.*

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

*The structure is not a historical resource and its removal will not have any substantial adverse impacts.*

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

*The Project Sponsor and DBI record history has indicated that the existing single-family dwelling is currently abandoned and not occupied by a tenant.*

- F. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

*The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The Project Sponsor has indicated that the existing single-family dwelling is not tenant occupied.*

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

*Although the Project proposes the removal of a dwelling unit, the unit is currently unoccupied and in a deteriorated state. Further, the new construction will result in the creation of six new dwelling units: three primary units and three ADUs.*

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

*The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing six dwelling units that are consistent with the Residential Design Guidelines and the provisions of the RH-1 Zoning District.*

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

*The Project removes an old, abandoned, and deteriorated dwelling unit. The renovation of the existing building would preserve the unit but the additional cost put into the renovation may result in a unit that is not as affordable as many units built during in the same time period. The Project also results in an additional six units, greater habitable floor area, and more bedrooms that contribute positively to the City's housing stock.*

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

*The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes fewer than ten units.*

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

*The Project represents the redevelopment of an underutilized parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the RH-1 Zoning District.*

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

*The Project proposes enhanced opportunities for family-sized housing on-site by constructing six dwelling units, four of which have two or more bedrooms, whereas the property currently contains only one two-bedroom dwelling unit.*

- M. Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

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

*On balance, the overall scale, design, and materials of the proposed buildings are consistent with the block face and compliment the neighborhood character with traditional building materials and a contemporary design.*

- O. Whether the Project increases the number of on-site dwelling units;

*The Project would add five additional dwelling units, three of which are ADUs, to the site.*

- P. Whether the Project increases the number of on-site bedrooms.

*The existing dwelling contains two bedrooms. The proposal includes the creation of one three-bedroom unit and one one-bedroom ADU on Lot A, one four-bedroom unit and one two-bedroom ADU on Lot B, and one three-bedroom ADU and one one-bedroom ADU on Lot C.*

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

*The Project will maximize the allowed density on-site by subdividing the lot into three smaller properties, each of which will have a single-family home, maximizing the dwelling unit density per RH-1 Zoning District restrictions, and adding an ADU on each property.*

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

*The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The new project will replace the existing two-bedroom single-family dwelling with six dwelling units, four of which have two or more bedrooms.*

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.

Policy 1.7

Recognize the natural boundaries of districts and promote connections between districts.

*The Project proposes demolition of an abandoned and deteriorated residential structure containing a two-bedroom single-family dwelling. The Project will result in three new adequately-sized city lots, each with one standard single-family home with an Accessory Dwelling Unit for a total of six dwelling units. The Project will include bicycle parking, and the subject property is located within close proximity of public transit. 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 scales are 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 in addition to adding ADUs, 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. Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal.*

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

*While the existing single-family dwelling is proposed to be demolished, the Project will provide a net increase of five dwelling units. The Project proposes a height and scale compatible with the surrounding neighborhoods and is consistent with the Planning Code.*

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

*The Project will result in six total units (three primary units and three ADUs), none of which will be designated as affordable housing units. The property does not currently possess any existing affordable housing units.*

- 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. Specifically, the property is located within ¼ mile of the 29 and 54 MUNI lines. Two of the three proposed buildings will provide one off street automobile spots and two Class 1 bicycle spots will be provided in each building.*

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

- G. That landmarks and historic buildings be preserved.

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

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

*The Project will have no negative impact on existing parks and open space.*

- 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. 2020-007383CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 12, 2021, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 25, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 25, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the demolition of an existing 2,102 single-family residence, subdivision of the lot into three equally-sized lots, and construction of a new single-family residence with an Accessory Dwelling Unit per California Government Code 65852.2 on each new lot (for a total of six residential units) located at 666 Hamilton Street, Assessor's Block 6115, and Lot 040, 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 January 12, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-007383CUA and subject to conditions of approval reviewed and approved by the Commission on March 25, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 25, 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](http://www.sfplanning.org)*

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

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

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

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

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

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

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

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

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7307, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7307, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 8. Bicycle Parking.** The Project shall provide no fewer than **2** Class 1 bicycle parking spaces per proposed lot as required by Planning Code Sections 155.1 and 155.2.

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

- 9. Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than **two (2)** off-street parking spaces per proposed lot.

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

## Provisions

- 10. 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 628.652.7307, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

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

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

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

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

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

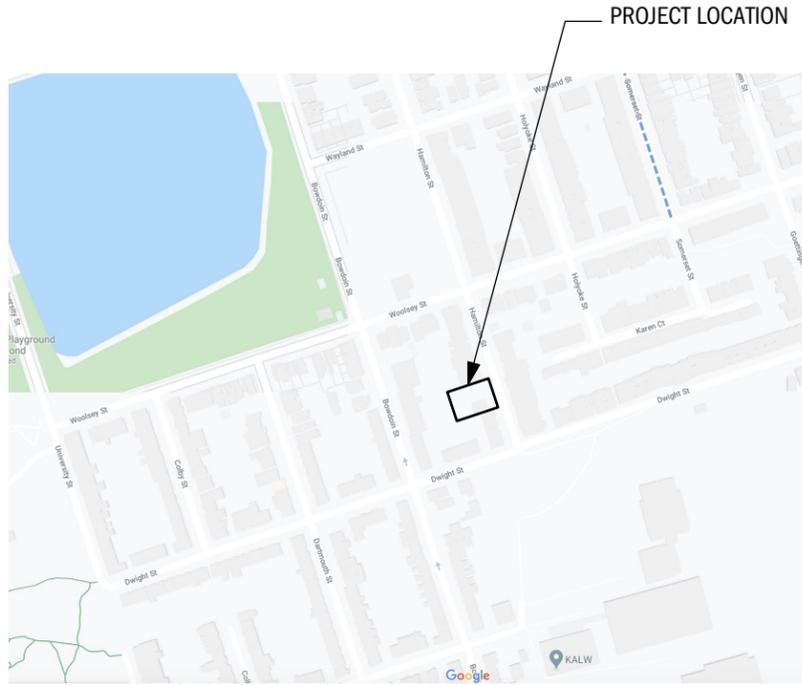


**PROJECT APPLICATION**

SUBMITTAL DATE: 8/14/20  
REVISION 1 DATE: 11/23/20  
REVISION 2 DATE: 1/6/21  
REVISION 3 DATE: 1/12/21

**666 HAMILTON ST**  
ARCHITECT MASON KIRBY, INC.

# VICINITY MAP



# PROJECT INFO

**(E) ADDRESS**  
666 HAMILTON ST  
SAN FRANCISCO, CA 94134

**PROPOSED ADDRESSES**  
662, 664, 668, 668A, 670, 672 HAMILTON ST  
SAN FRANCISCO, CA 94134

**PROJECT SCOPE/DESCRIPTION:**  
- DEMOLISH (E) ABANDONED SINGLE FAMILY HOUSE  
- SUBDIVIDE (E) LOT INTO 3 EQUAL WIDTH LOTS  
- CONSTRUCT 3 NEW SINGLE FAMILY HOMES WITH 3 NEW ADUS, CONSTRUCTION TYPE 5B  
- EXISTING REDWOOD TO REMAIN. REMOVAL OF 3 OTHER TREES ON PROPERTY, INCLUDING PEPPER TREE WITHIN 10' OF PROPERTY LINE.

**BLOCK/LOT:** 6115/040      **OCCUPANCY:** R-3

**TYPE OF CONST.:** 5B      **ZONING:** RH-1

**NEIGHBORHOOD:** EXCELSIOR      **HEIGHT AND BULK:** 40-X  
**HISTORIC STATUS:** 'B'

**# OF (E) STORIES:** 1 OVER BASEMENT      **# OF (N) STORIES:** 3

# SHEET INDEX

- A.1 PROJECT INFO
- A.2 CIVIL SURVEY (AS EXHIBIT)
- A.3 EXISTING SITE PLAN
- A.4 EXISTING FLOOR PLANS
- A.5 EXISTING ELEVATIONS
- A.6 EXISTING SITE SECITON
- A.7 EXISTING SITE PHOTOS
- A.8 EAST HAMILTON ST ELEVATION
- A.9 PROPOSED SITE PLAN
- A.10 PROPOSED REDNERINGS
- A.10A PROPOSED REDNERING
- A.11 PERMEABILITY + LANDSCAPE PLAN
- A.12 PROPOSED LANDSCAPE PLAN
- A.13 LANSCAPE PLAN INSPIRATION IMAGES
- A.14 LOT A - PROPOSED PLANS
- A.15 LOT A - PROPOSED PLANS
- A.16 LOT A - PROPOSED LONGITUDINAL SECTION
- A.17 LOT A - PROPOSED TRANSVERSE SECTION
- A.18 LOT A - PROPOSED EAST, WEST ELEVATIONS
- A.19 LOT A - PROPOSED NORTH SIDE ELEVATION
- A.20 LOT A - PROPOSED SOUTH SIDE ELEVATION
- A.21 LOT B - PROPOSED PLANS
- A.22 LOT B - PROPOSED PLANS
- A.23 LOT B - PROPOSED LONGITUDINAL SECTION
- A.24 LOT B - PROPOSED TRANSVERSE SECTION
- A.25 LOT B - PROPOSED EAST ELEVATIONS
- A.26 LOT B - PROPOSED WEST ELEVATION
- A.27 LOT B - PROPOSED NORTH SIDE ELEVATION
- A.28 LOT B - PROPOSED SOUTH SIDE ELEVATION
- A.29 LOT C - PROPOSED PLANS
- A.30 LOT C - PROPOSED PLANS
- A.31 LOT C - PROPOSED LONGITUDINAL SECTION
- A.32 LOT C - PROPOSED TRANSVERSE SECTION
- A.33 LOT C - PROPOSED EAST, WEST ELEVATIONS
- A.34 LOT C - PROPOSED NORTH SIDE ELEVATION
- A.35 LOT C - PROPOSED SOUTH SIDE ELEVATION
- A.36 WINDOW DETAILS

# PROJECT DIRECTORY

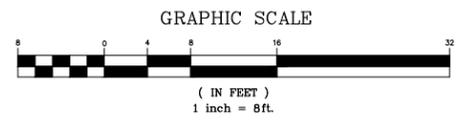
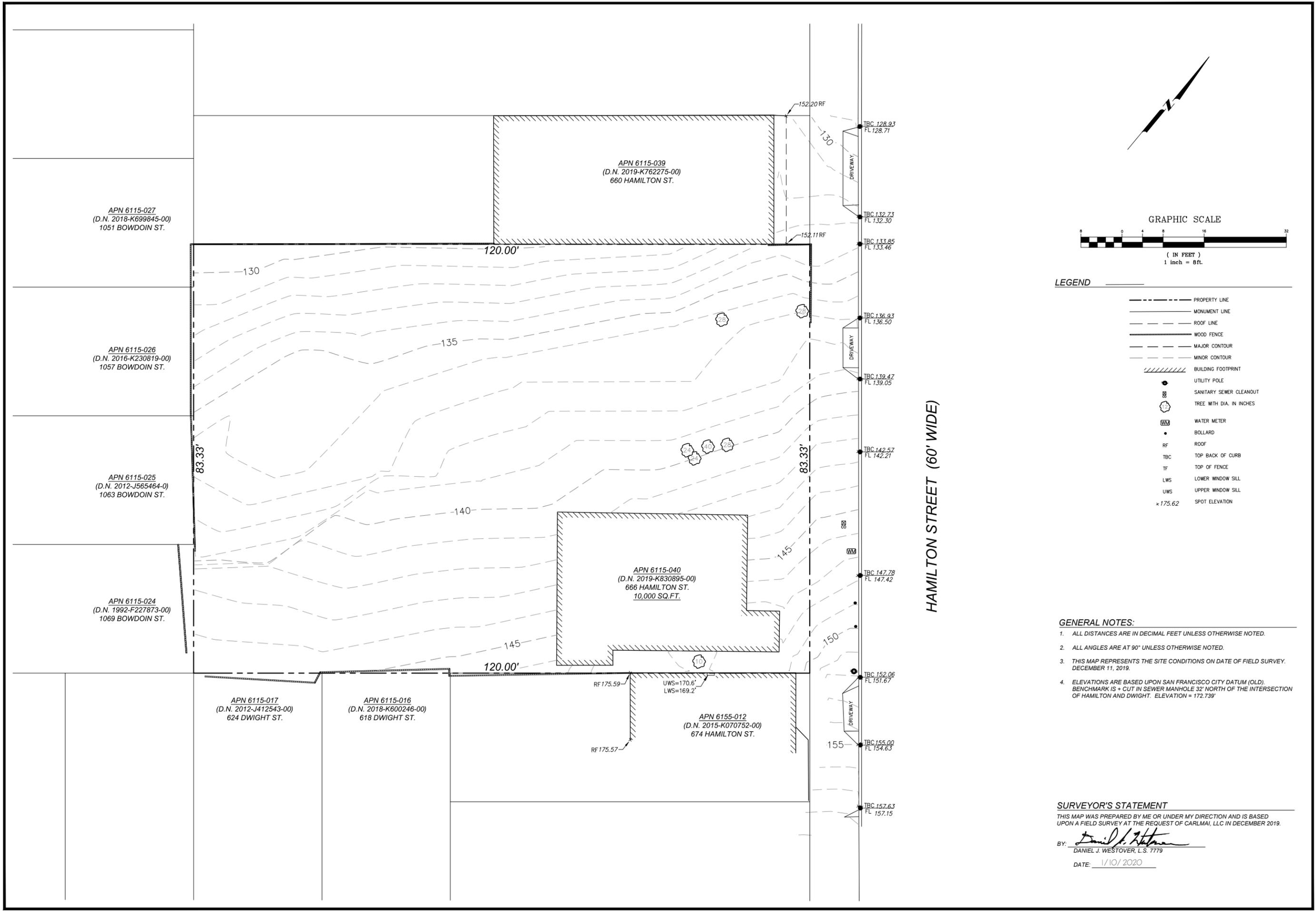
<p><b>OWNER</b> CARLMAI, LLC 2057 CROWN VIEW ST HENDERSON, NV 89052 (T) 702.910.7598</p> <p><b>ARCHITECT</b> ARCHITECT MASON KIRBY INC 306 PRECITA AVE SAN FRANCISCO, CA 94110 (T) 415.867.5357</p> <p><b>SOUNDNESS ENGINEER</b> BONZA ENGINEERING, INC. 356 NOE STREET SAN FRANCISCO, CA 94114 (C) 415.516.3569</p> <p><b>ARBORIST</b> URBAN FORESTRY ASSOCIATES, INC. 8 WILLOW ST SAN RAFAEL, CA 94901 (415) 454-4212</p>	<p><b>CIVIL SURVEYOR</b> WESTOVER SURVEYING 336 CLAREMONT BLVD, STE 1 SAN FRANCISCO, CA 94127 (T) 415.242.5400</p> <p><b>GEOTECHNICAL ENGINEER</b> DIVIS CONSULTING, INC. 4398 MISSION ST SAN FRANCISCO, CA 94110 (T) 415.420.3498</p> <p><b>HISTORICAL CONSULTANT</b> TIM KELLEY CONSULTING, LLC 2912 DIAMOND STREET #330 SAN FRANCISCO, CA 94131 (T) 415.337-5824</p>
---	---

# SQUARE FOOTAGE

<b>EXISTING</b>					
<b>LOT SIZE:</b>		9999.96 SF +/-			
<b>BUILDING:</b>					
BASEMENT		1022 SF +/-			
MAIN FLOOR		1080 SF +/-			
GROSS		2102 SF +/-			
<b>LOT A</b>		<b>LOT B</b>		<b>LOT C</b>	
<b>LOT SIZE:</b>		<b>LOT SIZE:</b>		<b>LOT SIZE:</b>	
3333.32 SF +/-		3333.32 SF +/-		3333.32 SF +/-	
ADU: 672 SF +/-		ADU: 1045 SF +/-		ADU: 830 SF +/-	
MAIN UNIT: 1950 SF +/-		MAIN UNIT: 1837 SF +/-		MAIN UNIT: 2158 SF +/-	
GROSS: 2622 SF +/-		GROSS: 2882 SF +/-		GROSS: 2988 SF +/-	

**WALL LEGEND**

- EXISTING WALL/PARTITION TO BE REMOVED
- PROPOSED WALL/PARTITION
- PROPOSED 1-HR FIRE RATED WALL/PARTITION



**LEGEND**

---	PROPERTY LINE
---	MONUMENT LINE
---	ROOF LINE
---	WOOD FENCE
---	MAJOR CONTOUR
---	MINOR CONTOUR
///	BUILDING FOOTPRINT
●	UTILITY POLE
⊗	SANITARY SEWER CLEANOUT
⊙	TREE WITH DIA. IN INCHES
⊕	WATER METER
•	BOLLARD
RF	ROOF
TBC	TOP BACK OF CURB
TF	TOP OF FENCE
LWS	LOWER WINDOW SILL
UWS	UPPER WINDOW SILL
x 175.62	SPOT ELEVATION

HAMILTON STREET (60' WIDE)

- GENERAL NOTES:**
- ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
  - ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
  - THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, DECEMBER 11, 2019.
  - ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (OLD). BENCHMARK IS + CUT IN SEWER MANHOLE 32' NORTH OF THE INTERSECTION OF HAMILTON AND DWIGHT. ELEVATION = 172.739'

**SURVEYOR'S STATEMENT**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF CARLMAI, LLC IN DECEMBER 2019.

BY: *Daniel J. Westover*  
 DANIEL J. WESTOVER, L.S. 7779  
 DATE: 1/10/2020

**WS**  
 Westover  
 Surveying  
 336 CLAREMONT BLVD, STE 1  
 SAN FRANCISCO, CA 94127  
 (415) 242-5400  
 www.westoversurveying.com

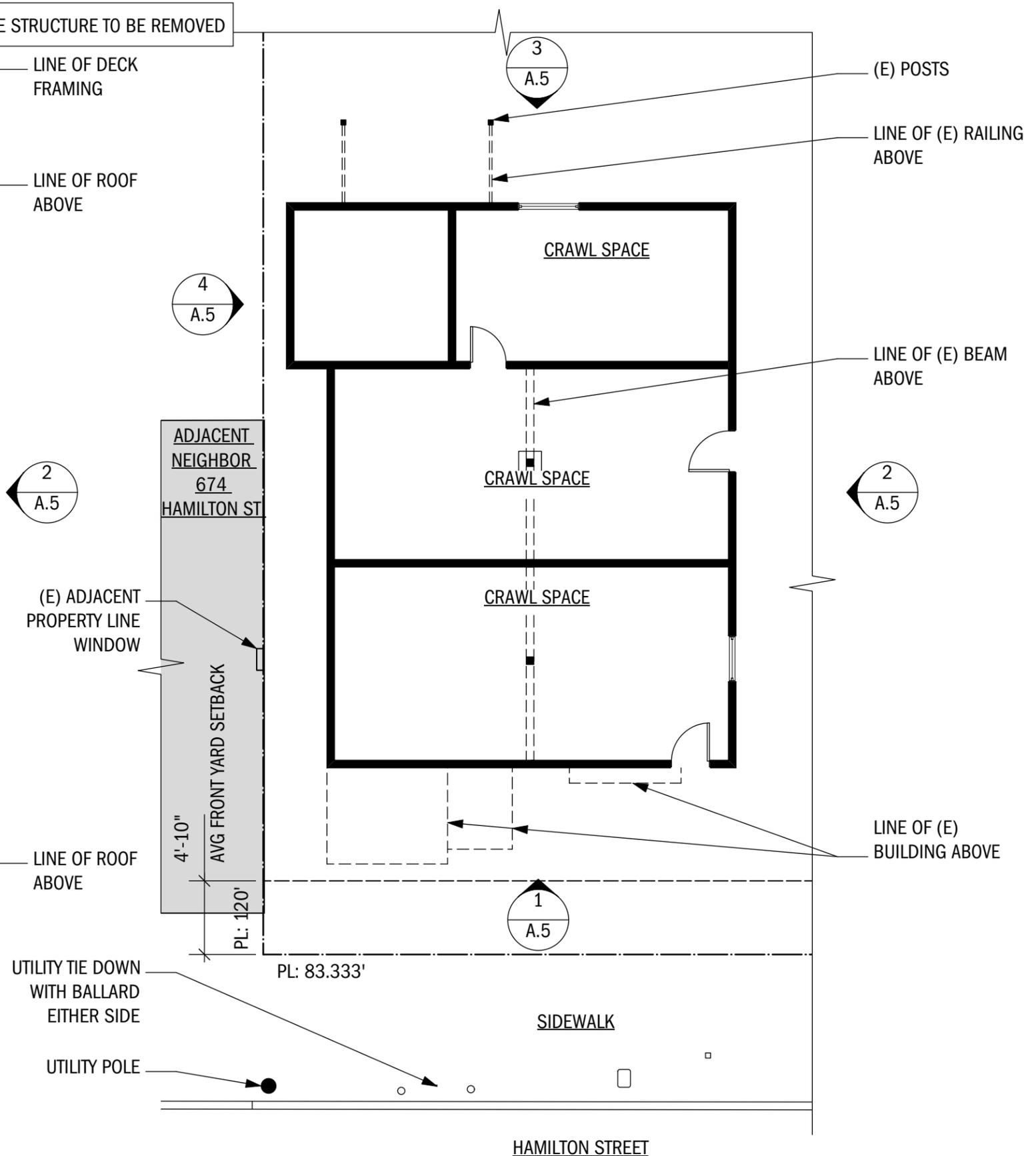
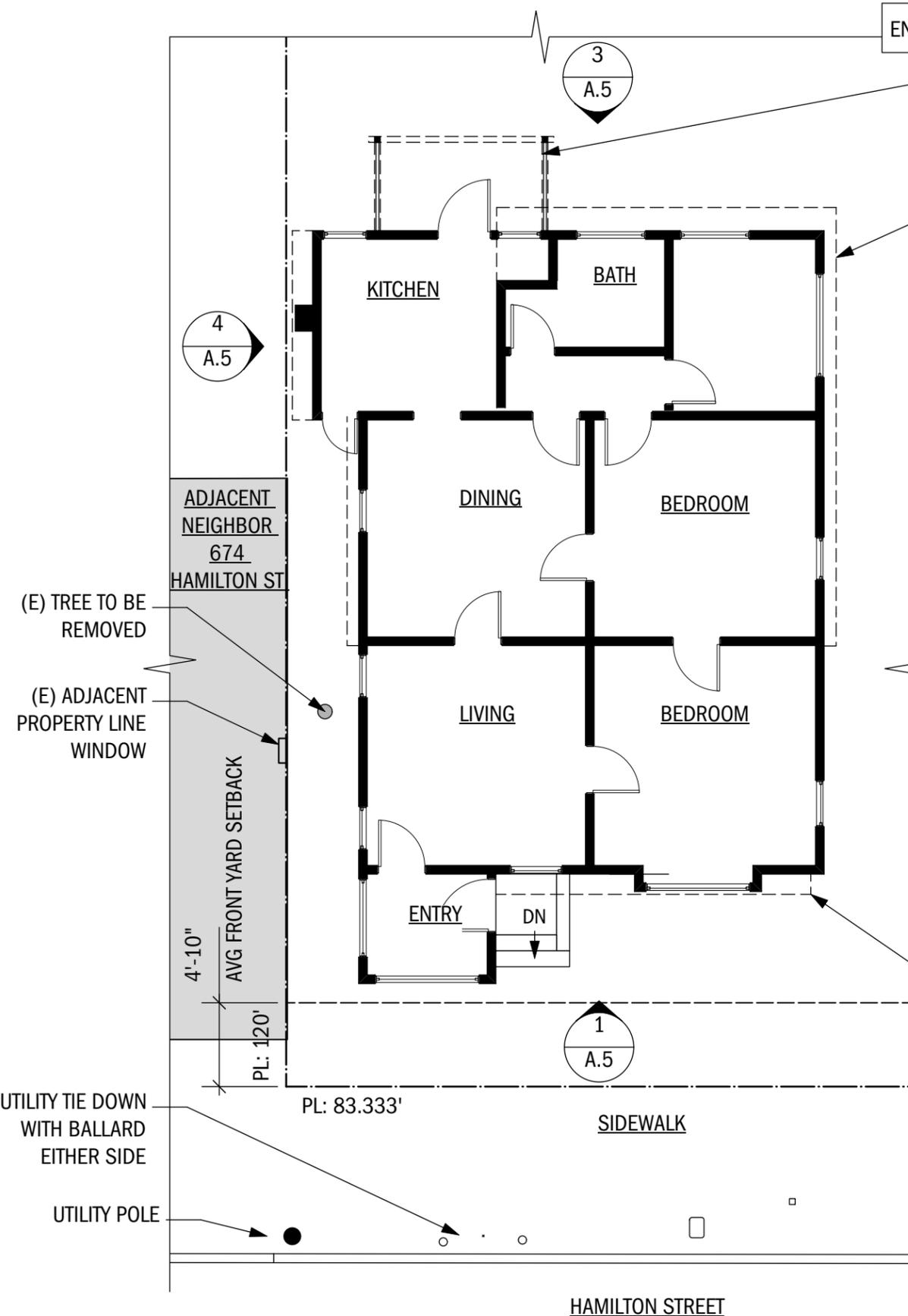
R. NO.	DATE	COMMENTS	JOB NO.
			19074

DRAWN BY: CF5  
 CHECKED BY: DJW  
 DATE: 12/25/2019  
 SCALE: 1"=8'

**SITE SURVEY**  
 666 HAMILTON STREET  
 LOT 040 OF ASSESSORS BLOCK 6155  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

**SHEET**  
 1 OF 1



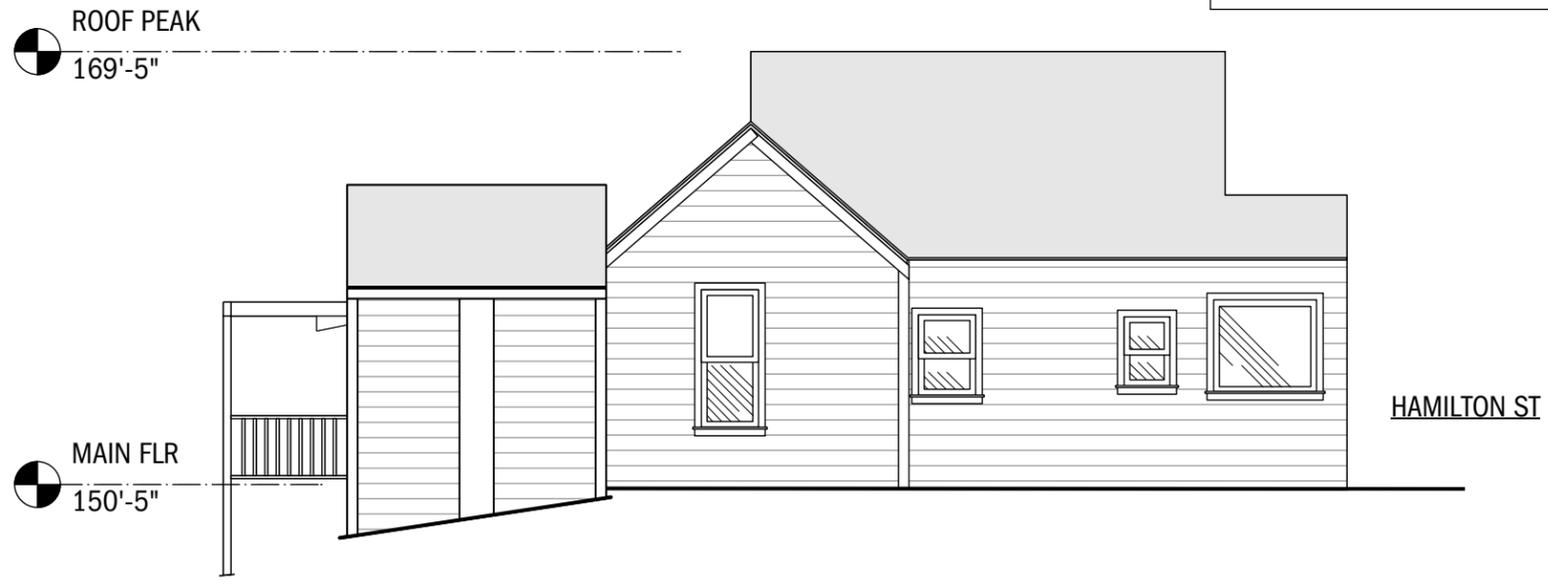


2 EXISTING MAIN FLOOR PLAN (NOT A SURVEY)  
Scale: 1/8" = 1'-0"

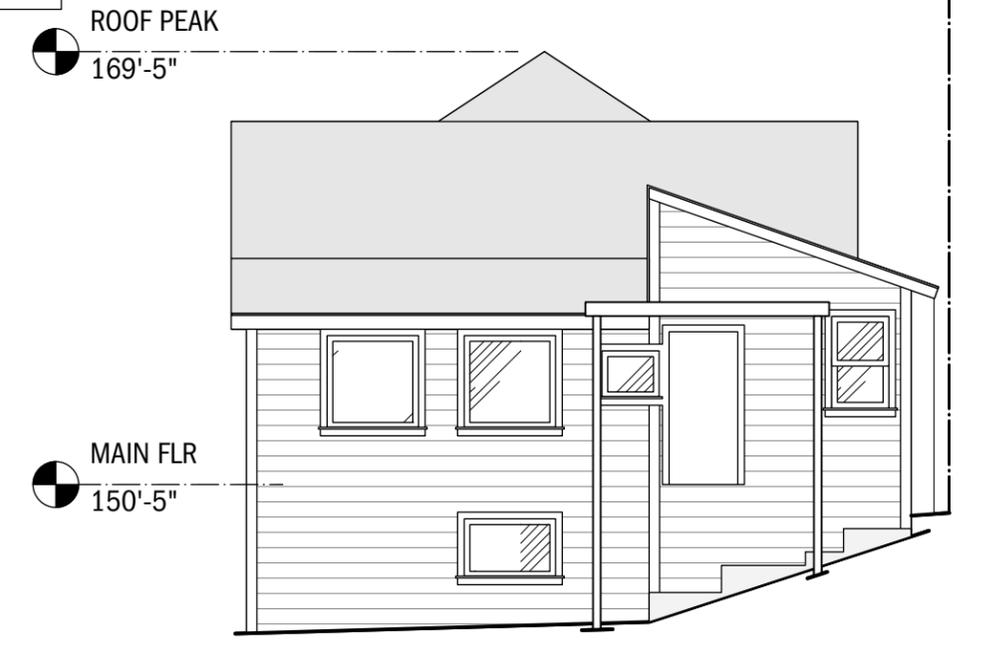
1 EXISTING BASEMENT/ CRAWL SPACE (NOT A SURVEY)  
Scale: 1/8" = 1'-0"



ENTIRE STRUCTURE TO BE REMOVED



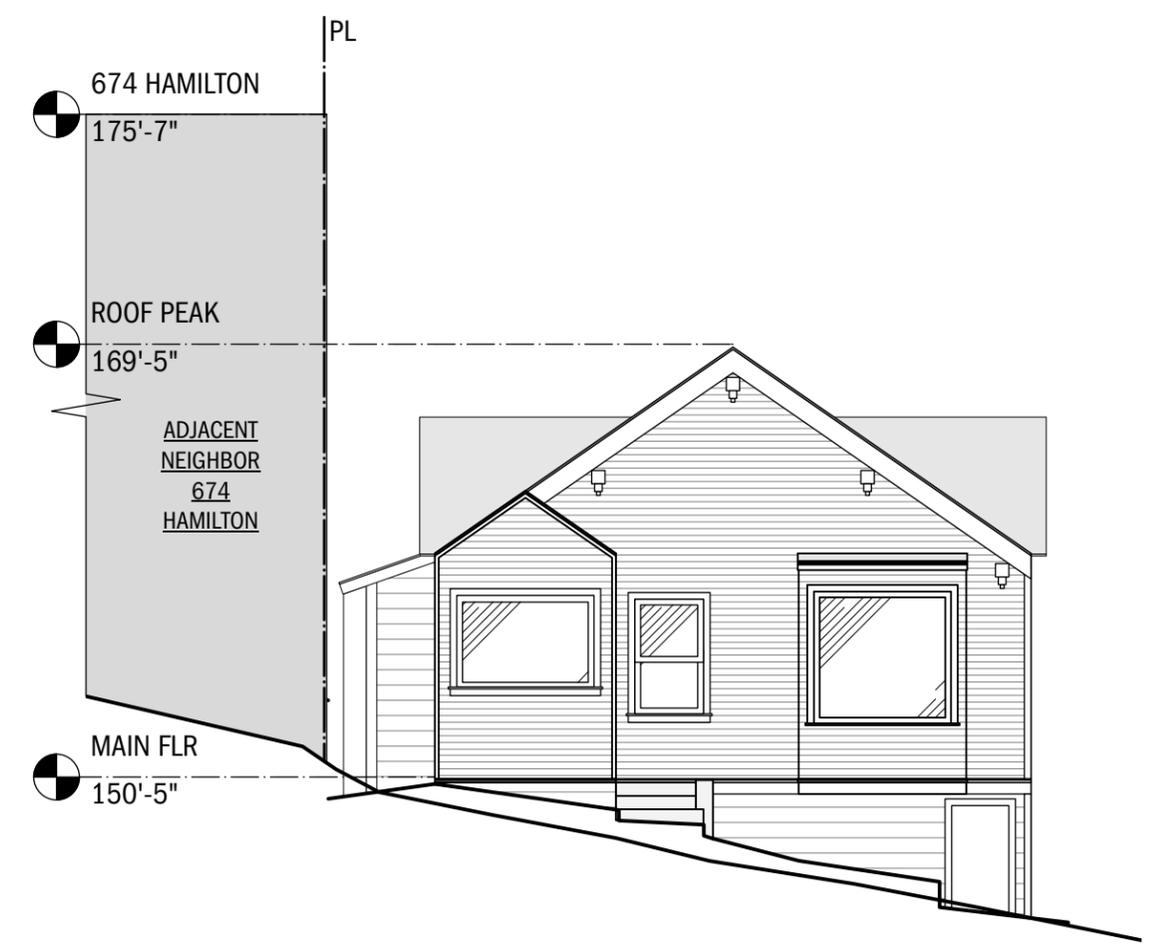
4 SIDE SOUTH ELEVATION (NOT A SURVEY)  
Scale: 1/8" = 1'-0"



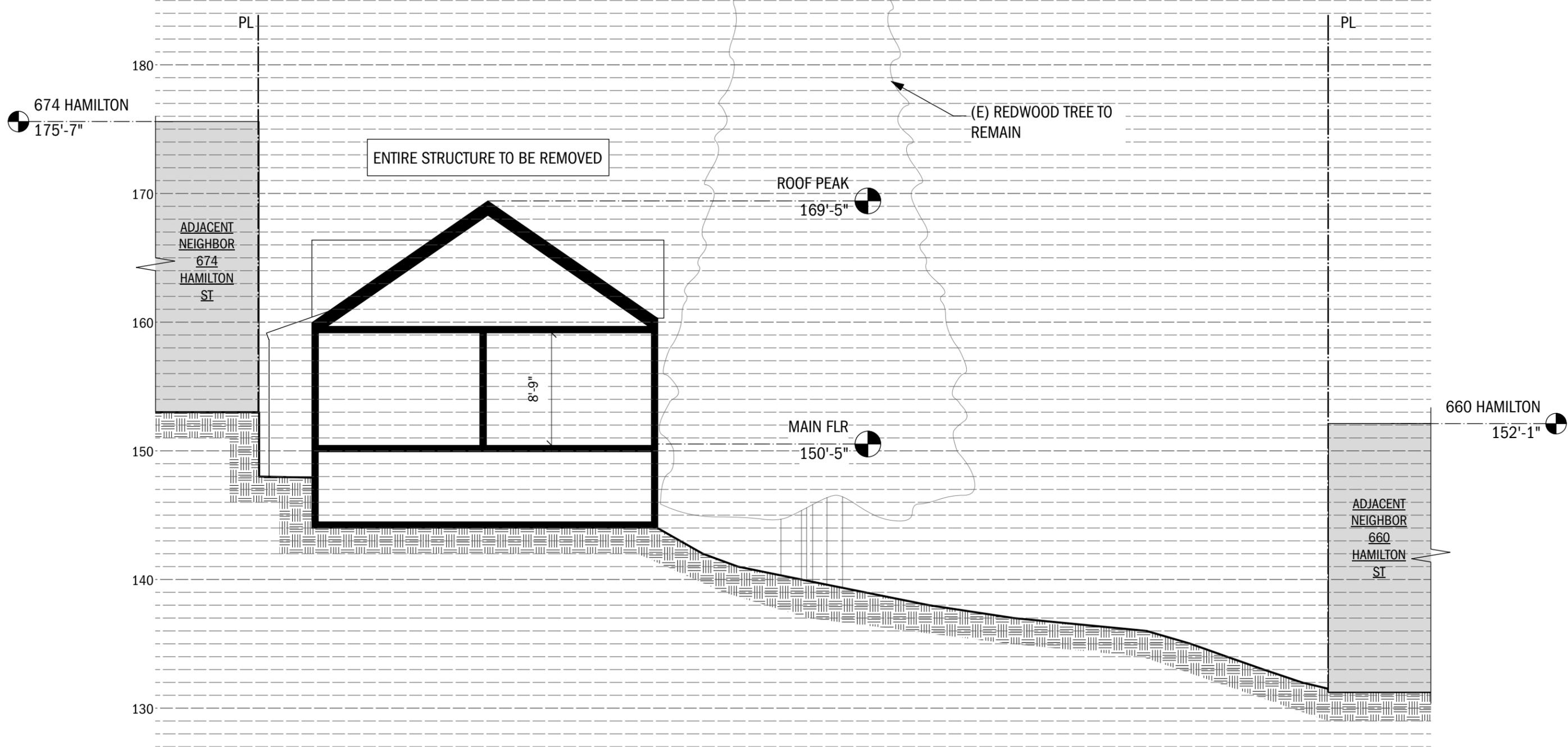
3 REAR WEST ELEVATION (NOT A SURVEY)  
Scale: 1/8" = 1'-0"



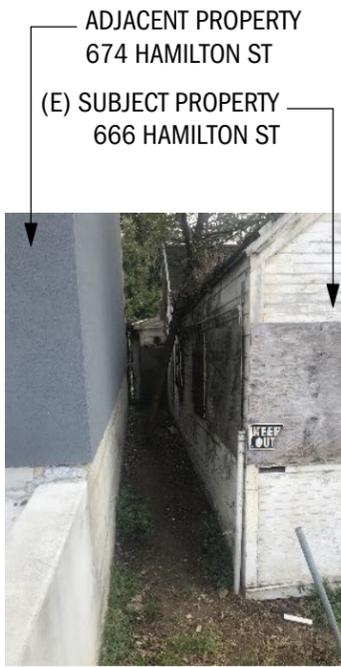
2 SIDE NORTH ELEVATION (NOT A SURVEY)  
Scale: 1/8" = 1'-0"



1 FRONT EAST ELEVATION (NOT A SURVEY)  
Scale: 1/8" = 1'-0"



1 EXISTING TRANSVERSE SITE SECTION  
 Scale: 1/8" = 1'-0"



VIEW WEST OF SOUTH PROPERTY FROM HAMILTON STREET

ADJACENT PROPERTY 674 HAMILTON ST  
(E) SUBJECT PROPERTY 666 HAMILTON ST



VIEW WEST OF SOUTH PROPERTY FROM HAMILTON STREET

ADJACENT PROPERTY 660 HAMILTON ST'S LIGHTWELL  
(E) SUBJECT PROPERTY 666 HAMILTON ST DRIVEWAY



VIEW SOUTH FROM HAMILTON STREET

ADJACENT PROPERTY 674 HAMILTON ST  
(E) SUBJECT PROPERTY 666 HAMILTON ST



VIEW EAST FROM REAR YARD

(E) SUBJECT PROPERTY 666 HAMILTON ST DRIVEWAY  
(E) SUBJECT PROPERTY 666 HAMILTON ST



VIEW WEST OF SUBJECT PROPERTY FROM HAMILTON STREET

ADJACENT PROPERTY 674 HAMILTON ST  
(E) SUBJECT PROPERTY 666 HAMILTON ST



VIEW SOUTHEAST OF EXISTING SUBJECT PROPERTY FROM REAR YARD

(E) SUBJECT PROPERTY 666 HAMILTON ST  
ADJACENT PROPERTY 674 HAMILTON ST



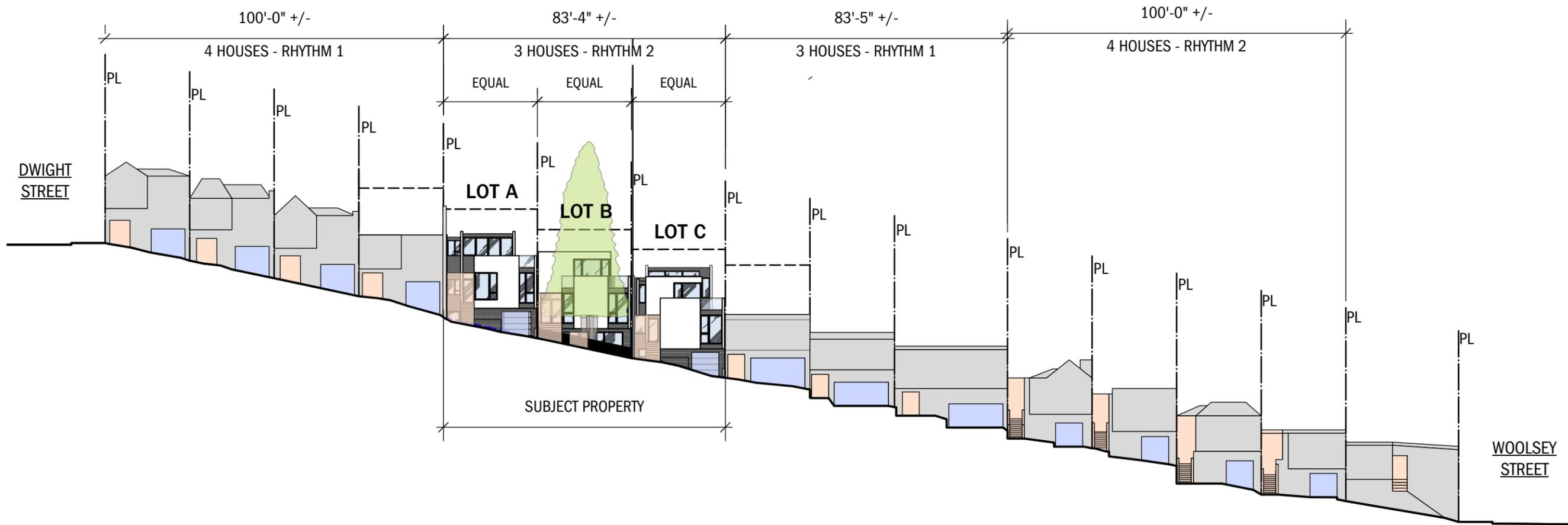
VIEW EAST FROM REAR PROPERTY LINE

ADJACENT PROPERTY 660 HAMILTON ST  
LIGHTWELL  
(E) SUBJECT PROPERTY 666 HAMILTON ST  
ADJACENT PROPERTY 674 HAMILTON ST

LEGEND	
	BUILDING ENTRY ON LEFT
	GARAGE DOOR ON RIGHT
	EXISTING STRUCTURES
	PROPOSED STRUCTURES

**RHYTHM 1 CHARACTERISTICS:**  
 - GROUND FLOOR BUILDING ENTRY AND GARAGE DOOR

**RHYTHM 2 CHARACTERISTICS:**  
 - 2ND FLOOR BUILDING ENTRY  
 - GROUND FLOOR GARAGE DOOR

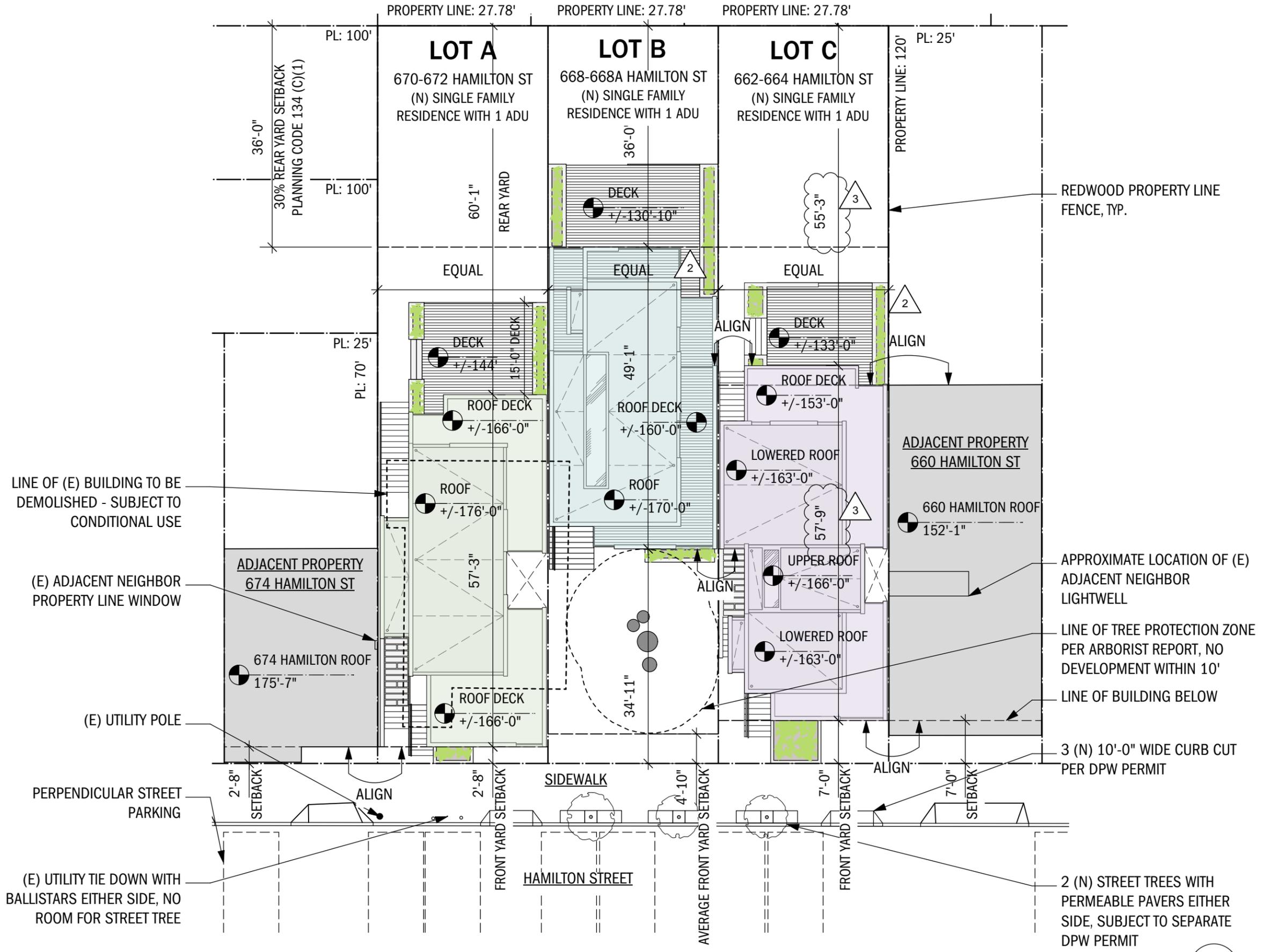


1 WEST HAMILTON STREET ELEVATION DIAGRAM  
 Scale: 1/32" = 1'-0"

**EAST HAMILTON ST ELEVATION**  
 SCALE: 1/32" = 1'-0"  
 DATE: 8/14/20  
 REVISION 1: 11/23/20  
 REVISION 2: 1/6/21  
 REVISION 3: 1/12/21

**PROJECT APPLICATION**  
 666 HAMILTON ST  
 SAN FRANCISCO, CA

**Architect Mason Kirby Inc.**  
 306 Precita Ave, San Francisco  
 California 94110 415.867.5357



LINE OF (E) BUILDING TO BE DEMOLISHED - SUBJECT TO CONDITIONAL USE

(E) ADJACENT NEIGHBOR PROPERTY LINE WINDOW

ADJACENT PROPERTY 674 HAMILTON ST  
674 HAMILTON ROOF  
175'-7"

(E) UTILITY POLE

PERPENDICULAR STREET PARKING

(E) UTILITY TIE DOWN WITH BALLISTARS EITHER SIDE, NO ROOM FOR STREET TREE

REDWOOD PROPERTY LINE FENCE, TYP.

ADJACENT PROPERTY 660 HAMILTON ST  
660 HAMILTON ROOF  
152'-1"

APPROXIMATE LOCATION OF (E) ADJACENT NEIGHBOR LIGHTWELL

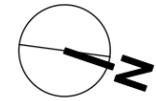
LINE OF TREE PROTECTION ZONE PER ARBORIST REPORT, NO DEVELOPMENT WITHIN 10'

LINE OF BUILDING BELOW

3 (N) 10'-0" WIDE CURB CUT PER DPW PERMIT

2 (N) STREET TREES WITH PERMEABLE PAVERS EITHER SIDE, SUBJECT TO SEPARATE DPW PERMIT

1 PROPOSED SITE PLAN  
Scale: 1/16" = 1'-0"





4 PROPOSED RENDER FROM REAR LOOKING NORTHEAST



3 PROPOSED RENDER FROM REAR LOOKING SOUTHEAST



2 PROPOSED RENDER FROM HAMILTON ST LOOKING NORTHEAST



1 PROPOSED RENDER FROM HAMILTON ST LOOKING SOUTHEAST



1

PROPOSED RENDER FROM REAR LOOKING EAST

**A.10A**



PROPOSED RENDERING

SCALE: N/A

DATE: 8/14/20

REVISION 1: 11/23/20

REVISION 2: 1/6/21

REVISION 3: 1/12/21

PROJECT APPLICATION

666 HAMILTON ST  
SAN FRANCISCO, CA

Architect Mason Kirby Inc.

306 Precita Ave, San Francisco  
California 94110 415.867.5357

**LOT A**  
 LANDSCAPE AND PERMEABILITY IN FRONT YARD SETBACK:

FRONT YARD SETBACK AREA = 75.1 SQ FT

REQUIRED 20% LANDSCAPING = 15 SQ FT  
 15.4 SQ FT LANDSCAPING PROVIDED

REQUIRED 50% PERMEABLE = 37.6 SQ FT  
 15.4 + 44.9 = 60.3 SQ FT PROVIDED

**LOT B**  
 LANDSCAPE AND PERMEABILITY IN FRONT YARD SETBACK:

FRONT YARD SETBACK AREA = 133.3 SQ FT

REQUIRED 20% LANDSCAPING = 26.7 SQ FT  
 19.1 + 59.6 = 78.7 SQ FT LANDSCAPING PROVIDED

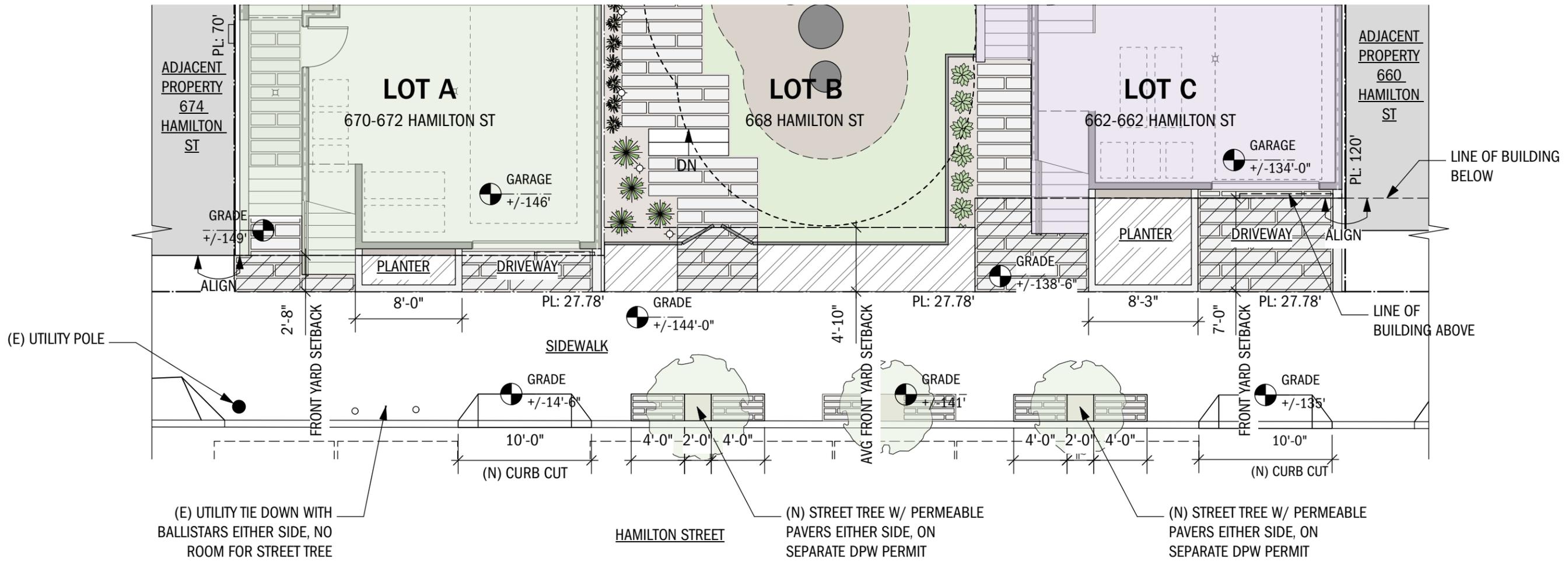
REQUIRED 50% PERMEABLE = 66.7 SQ FT  
 78.7 + 30 = 108.7 SQ FT PROVIDED

**LOT C**  
 LANDSCAPE AND PERMEABILITY IN FRONT YARD SETBACK:

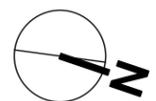
FRONT YARD SETBACK AREA = 194.5 SQ FT

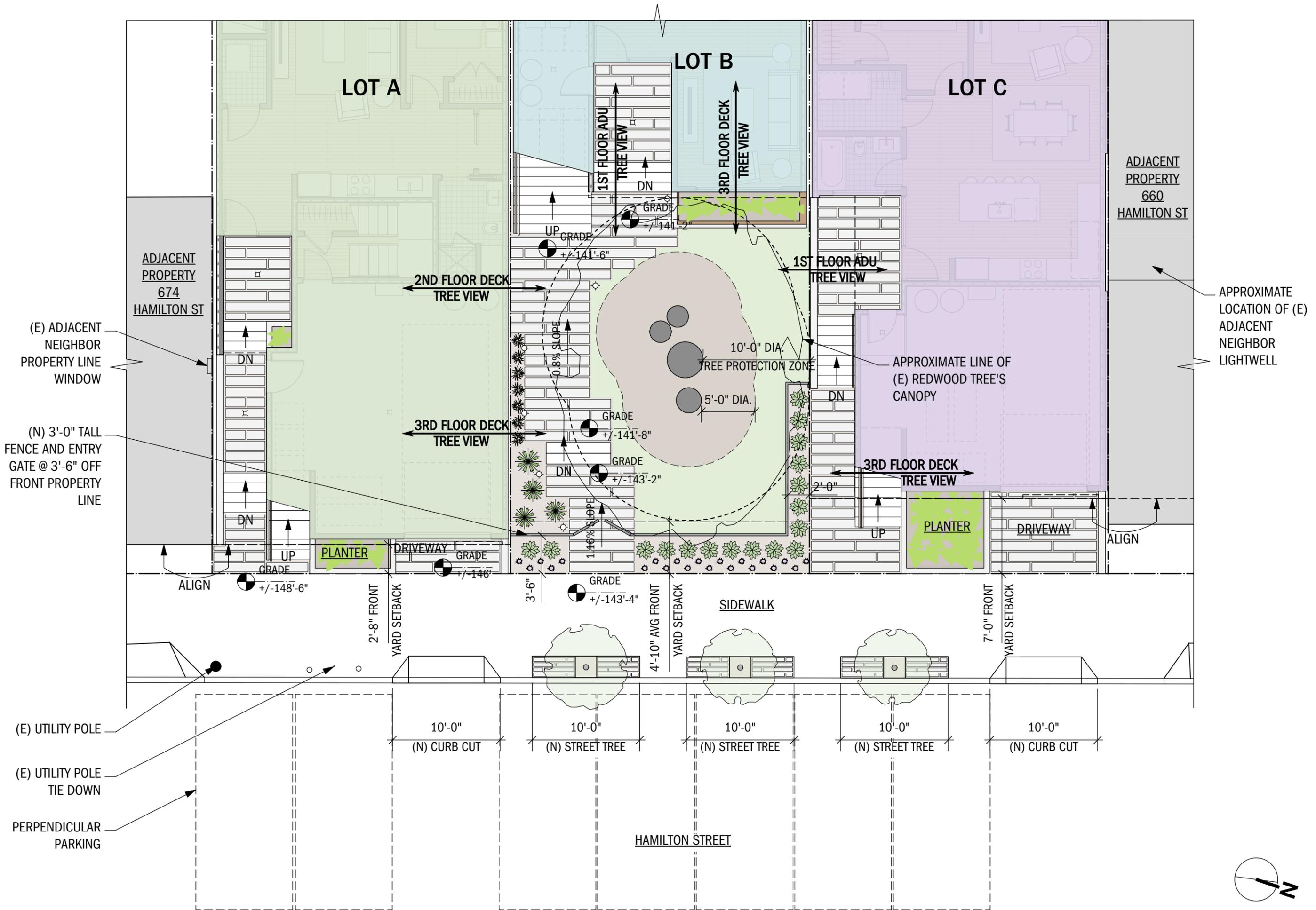
REQUIRED 20% LANDSCAPING = 38.9 SQ FT  
 47.7 SQ FT LANDSCAPING PROVIDED

REQUIRED 50% PERMEABLE = 97.25 SQ FT  
 47.7 + 118.9 = 166.6 SQ FT PROVIDED



1 PERMEABILITY AND LANDSCAPE PLAN  
 Scale: 1/8" = 1'-0"





(E) ADJACENT NEIGHBOR PROPERTY LINE WINDOW

(N) 3'-0" TALL FENCE AND ENTRY GATE @ 3'-6" OFF FRONT PROPERTY LINE

(E) UTILITY POLE

(E) UTILITY POLE TIE DOWN

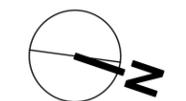
PERPENDICULAR PARKING

**Architect Mason Kirby Inc.**  
 306 Precita Ave, San Francisco  
 California 94110 415.867.5357

**PROJECT APPLICATION**  
 666 HAMILTON ST  
 SAN FRANCISCO, CA

**PROPOSED LANDSCAPE PLAN**  
 SCALE: 1/16" = 1'-0"  
 DATE: 8/14/20  
 REVISION 1: 11/23/20  
 REVISION 2: 1/6/21  
 REVISION 3: 1/12/21

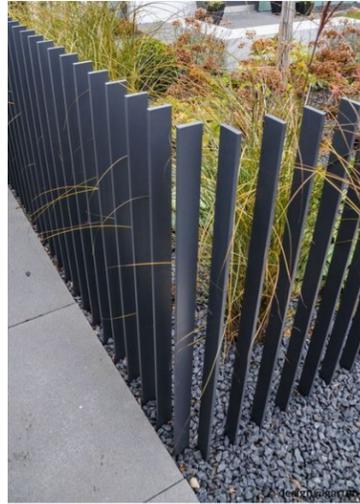
**A.12**



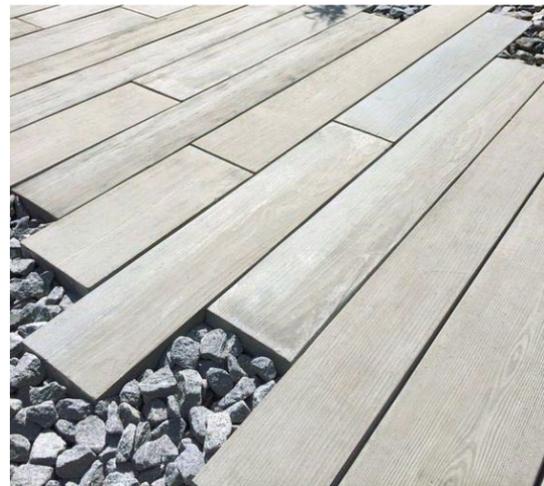
LANDSCAPE INSPIRATION IMAGES



MODERN BLACK 3'-0" TALL FENCE DESIGN OPTIONS

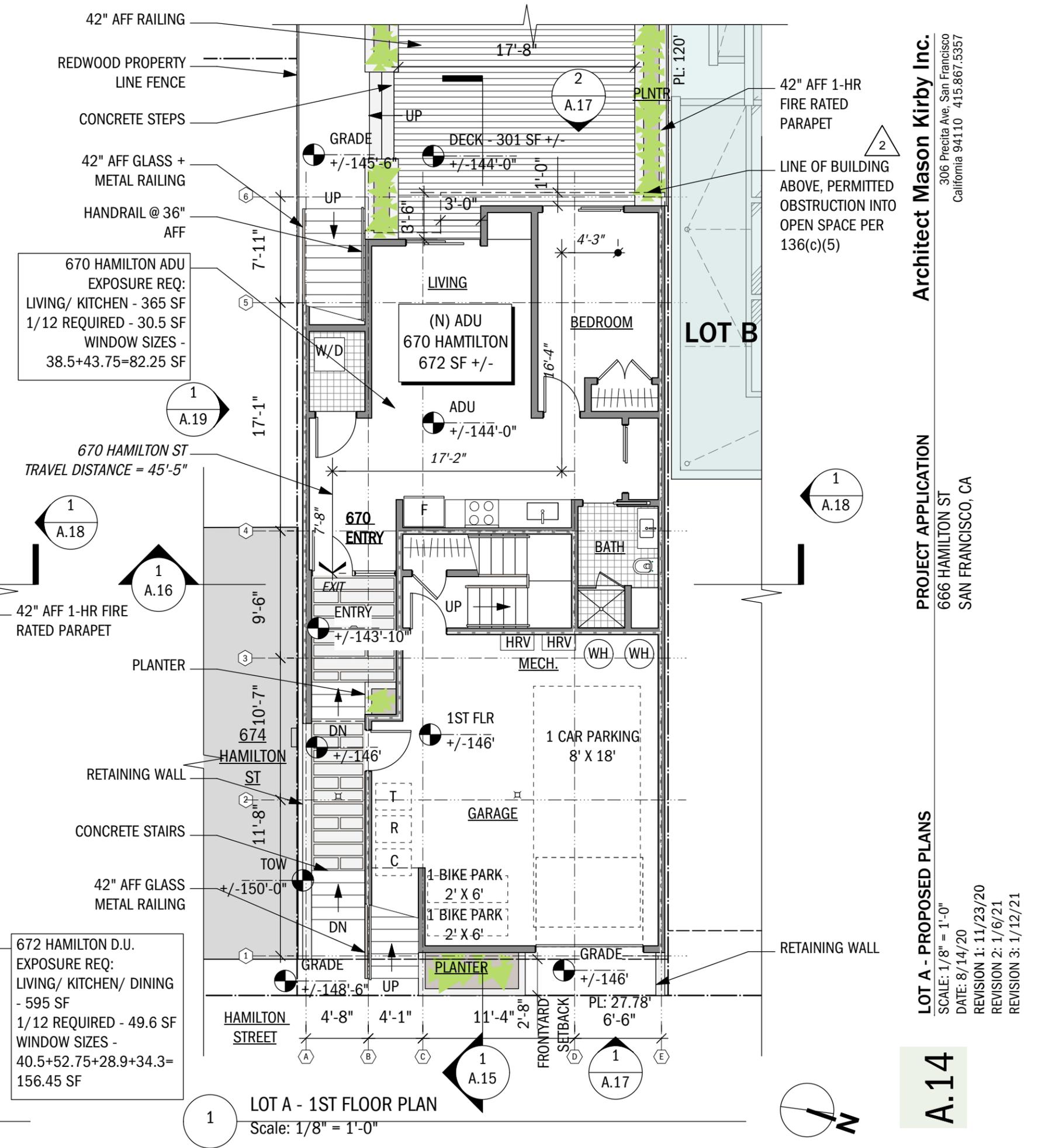
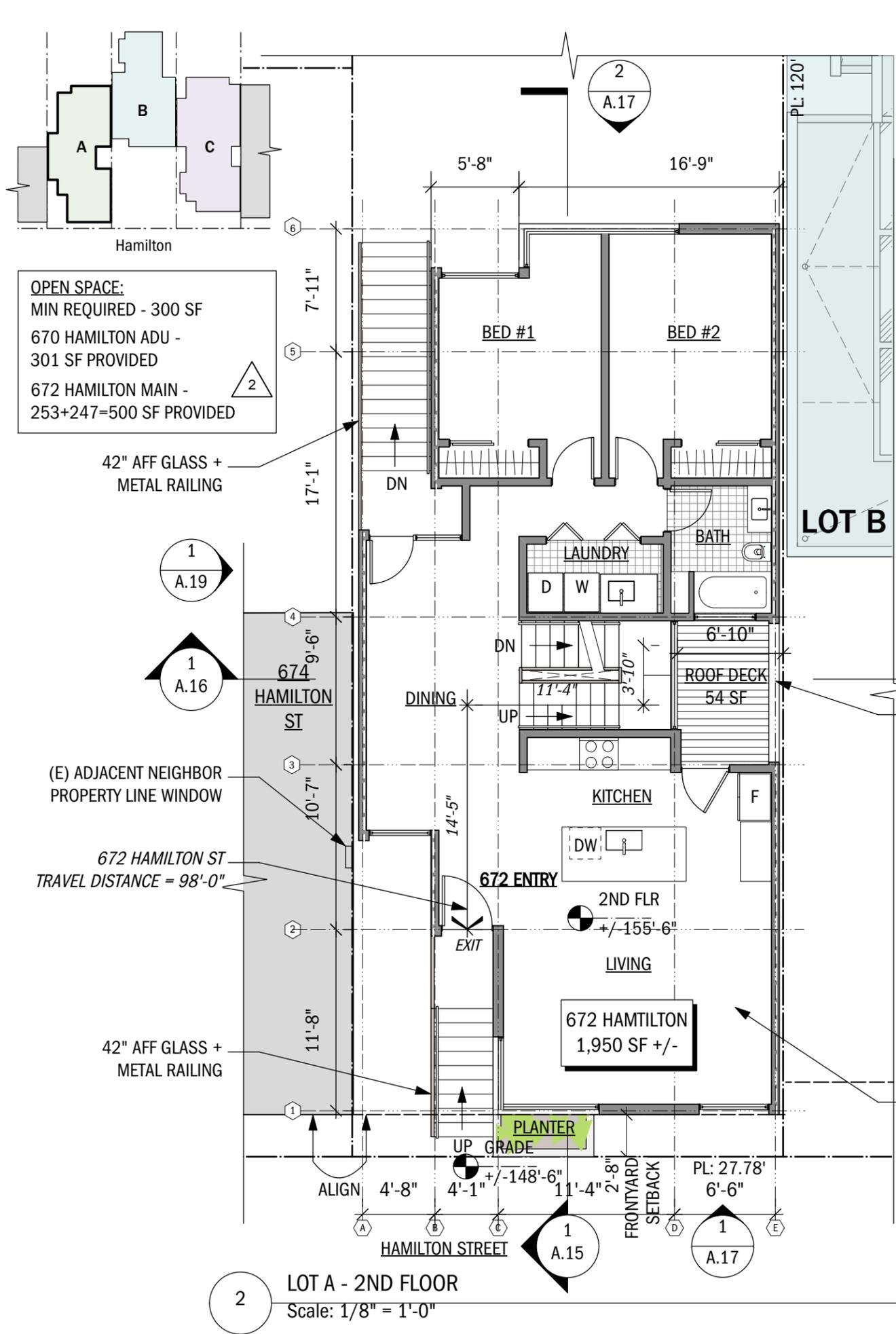


RECTANGULAR CONCRETE PAVERS



PLANTER BETWEEN SIDEWALK AND FENCE



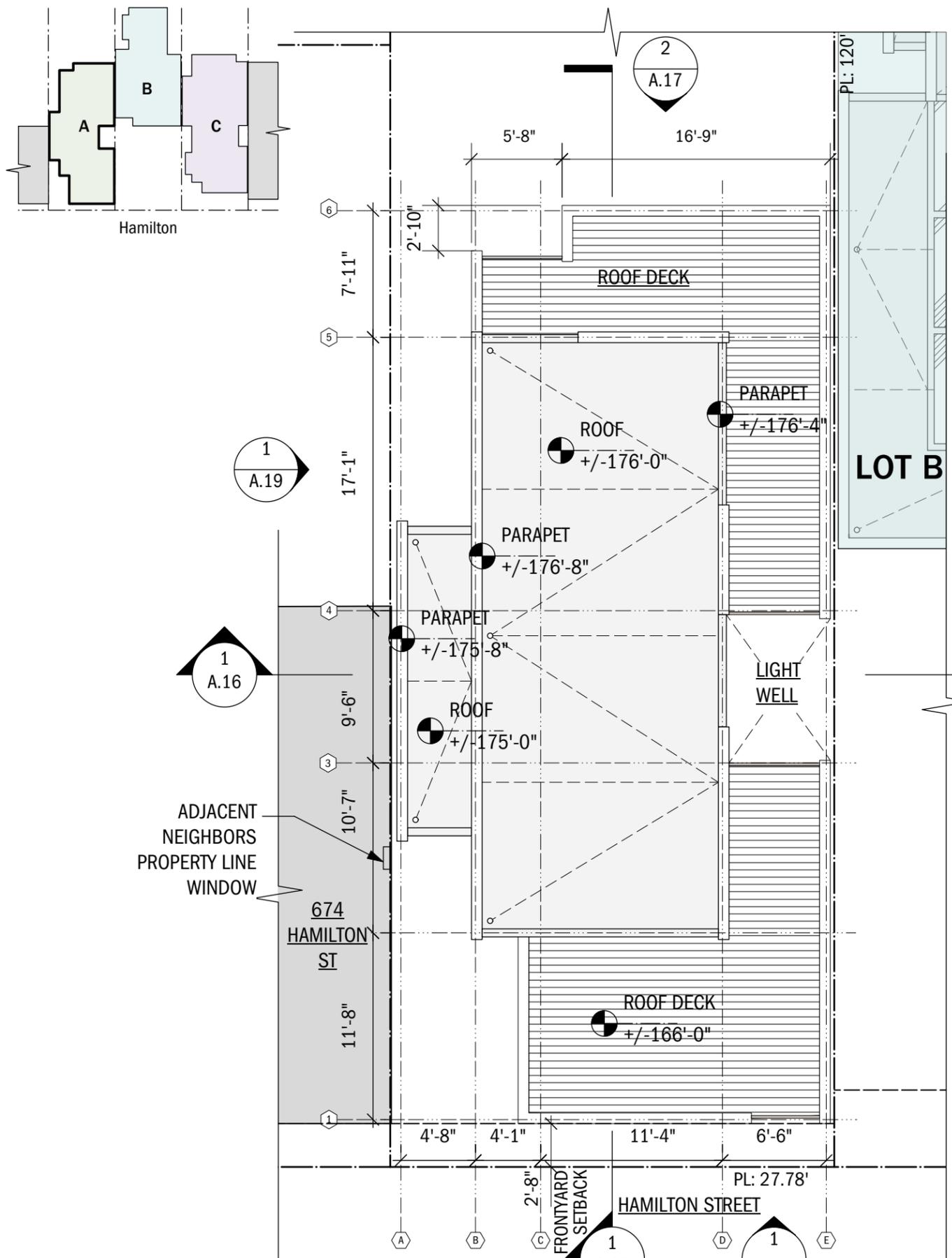


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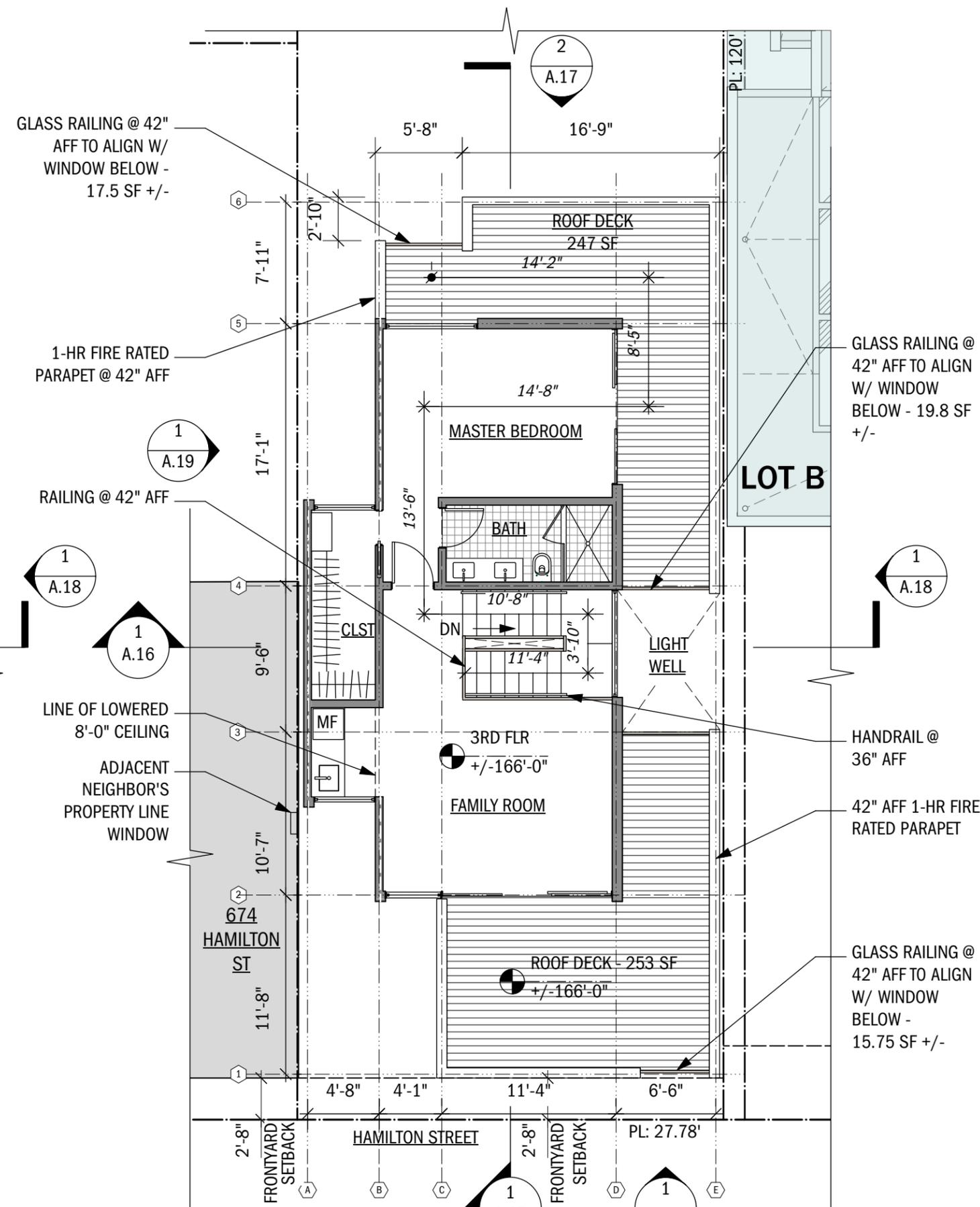
**PROJECT APPLICATION**  
666 HAMILTON ST  
SAN FRANCISCO, CA

**LOT A - PROPOSED PLANS**  
SCALE: 1/8" = 1'-0"  
DATE: 8/14/20  
REVISION 1: 11/23/20  
REVISION 2: 1/6/21  
REVISION 3: 1/12/21

**A.14**

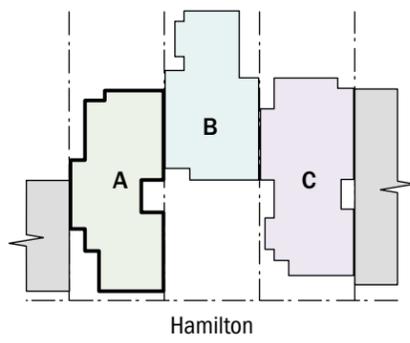


2 LOT A - ROOF FLOOR  
Scale: 1/8" = 1'-0"



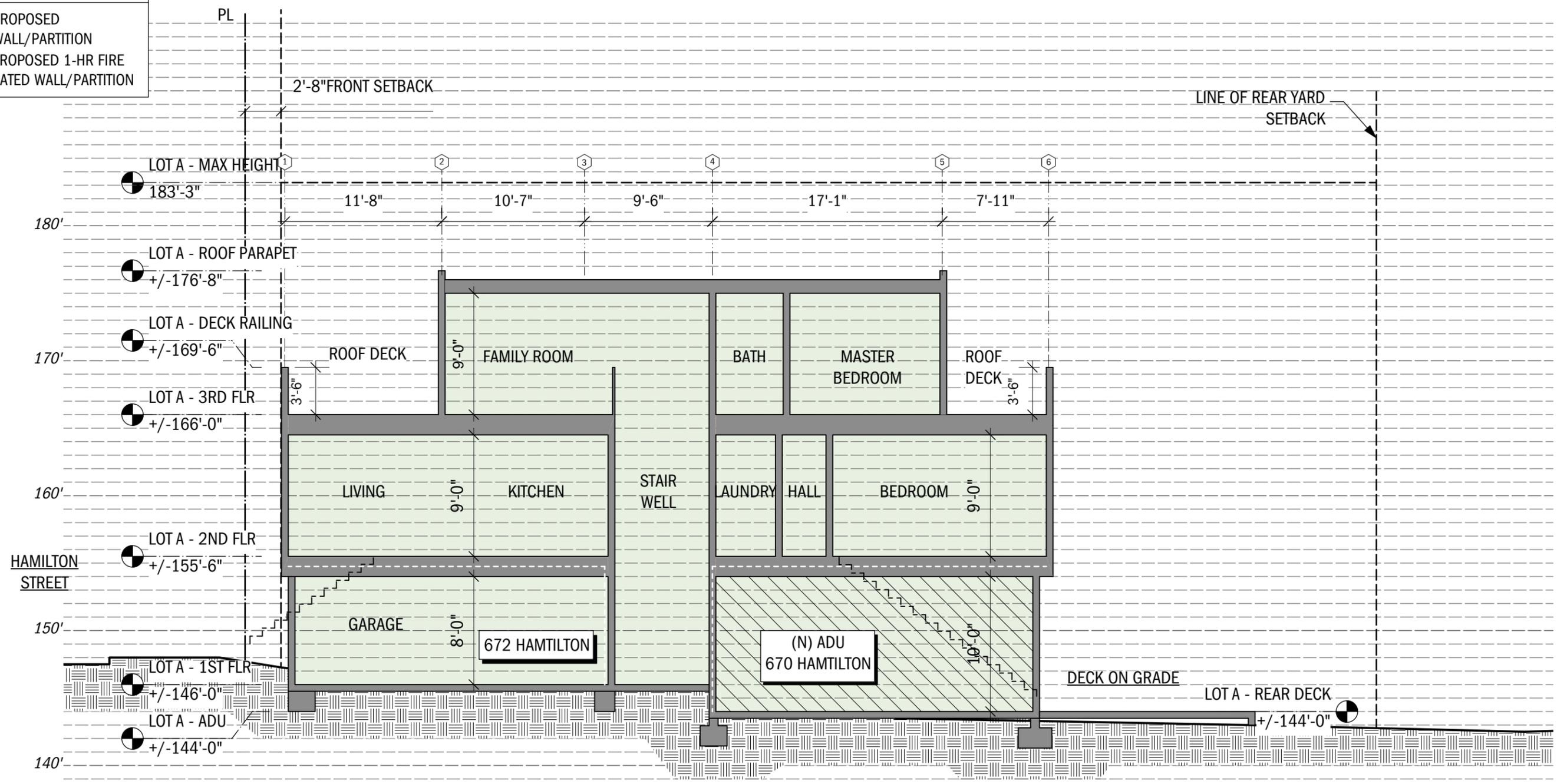
1 LOT A - 3RD FLOOR  
Scale: 1/8" = 1'-0"



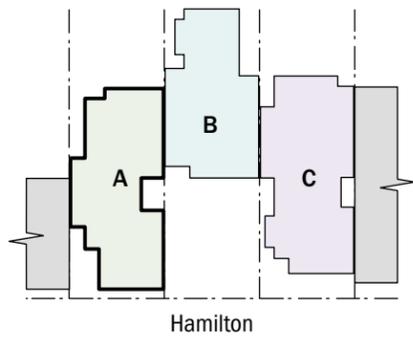


**WALL LEGEND**

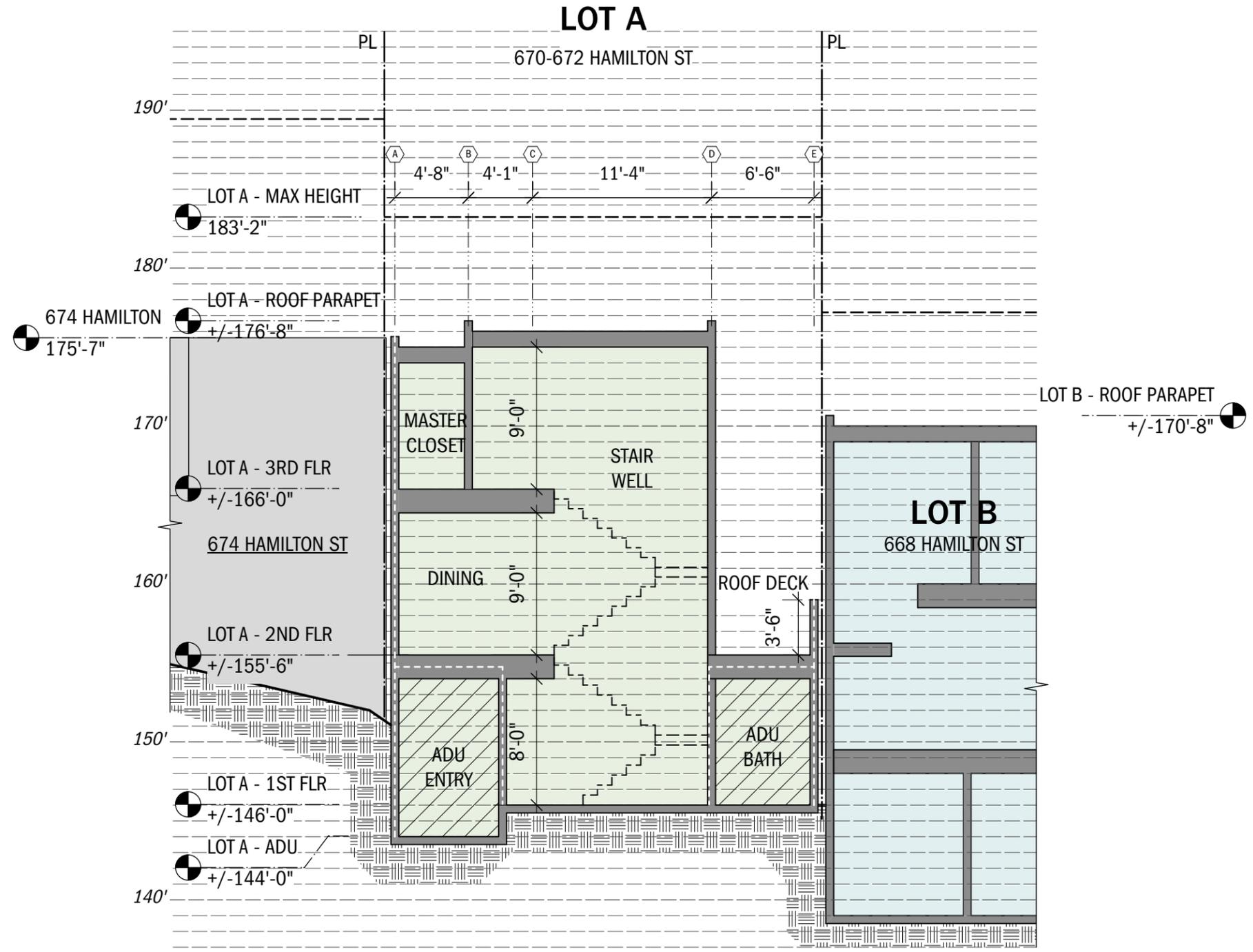
	PROPOSED WALL/PARTITION
	PROPOSED 1-HR FIRE RATED WALL/PARTITION



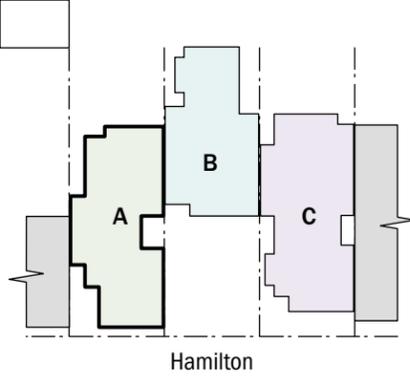
1 LOT A - PROPOSED LONGITUDINAL SECTION  
Scale: 1/8" = 1'-0"



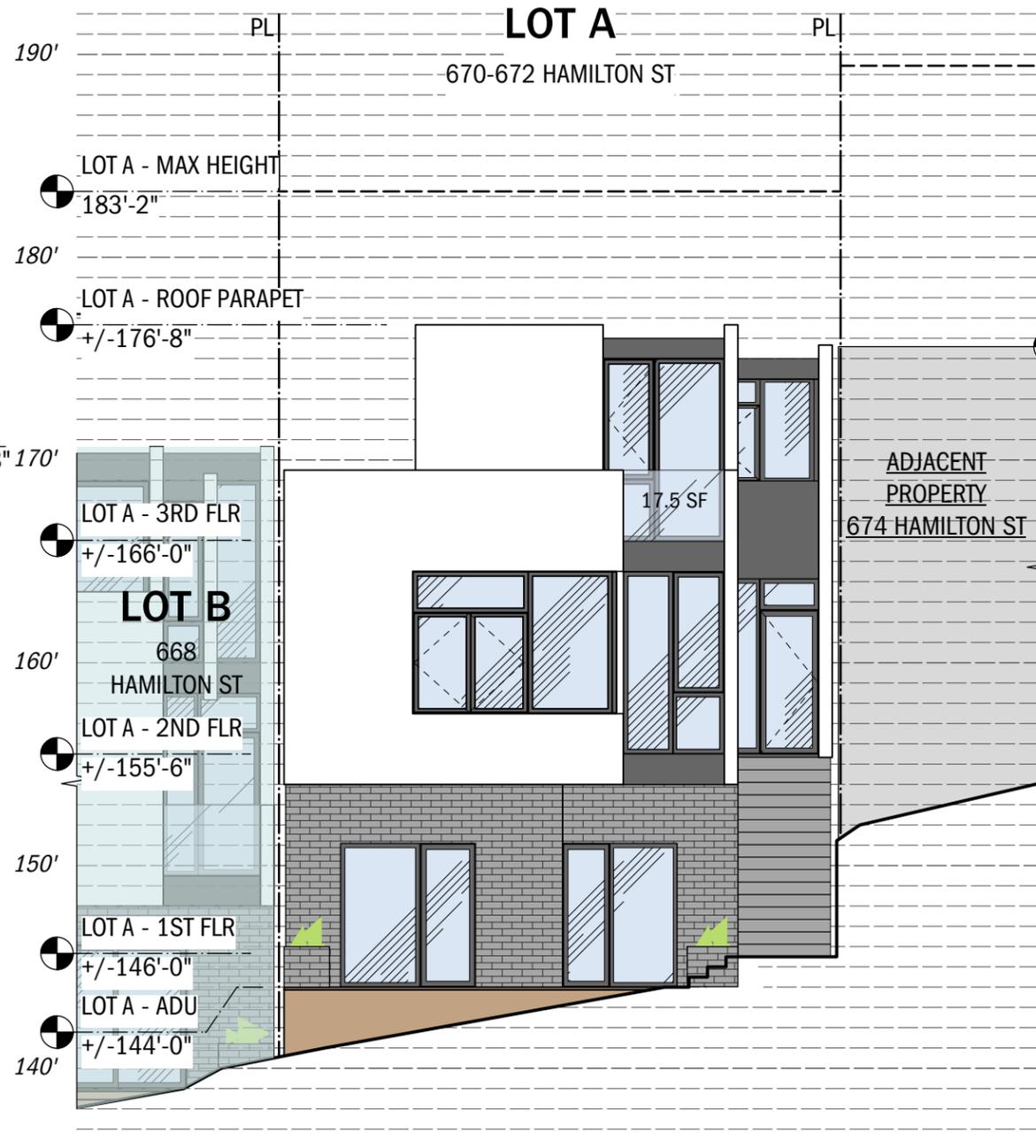
WALL LEGEND	
	PROPOSED WALL/PARTITION
	PROPOSED 1-HR FIRE RATED WALL/PARTITION



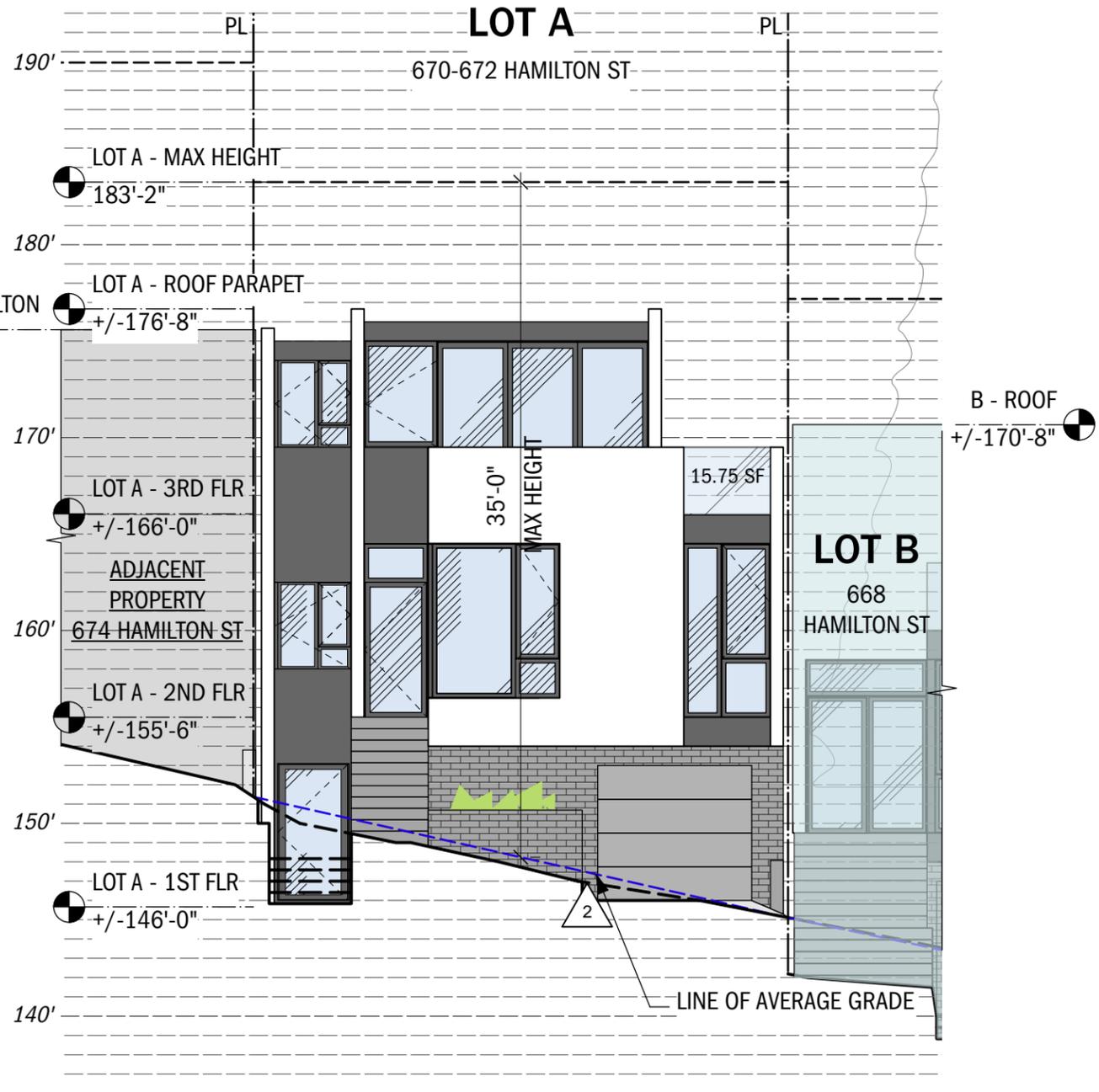
1 LOT A - PROPOSED TRANSVERSE SECTION  
Scale: 1/8" = 1'-0"



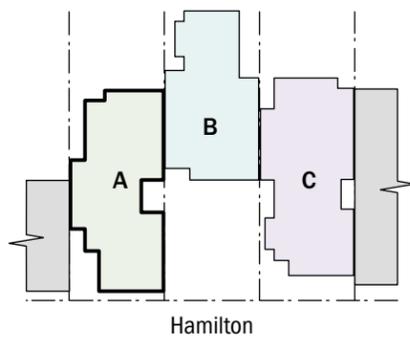
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



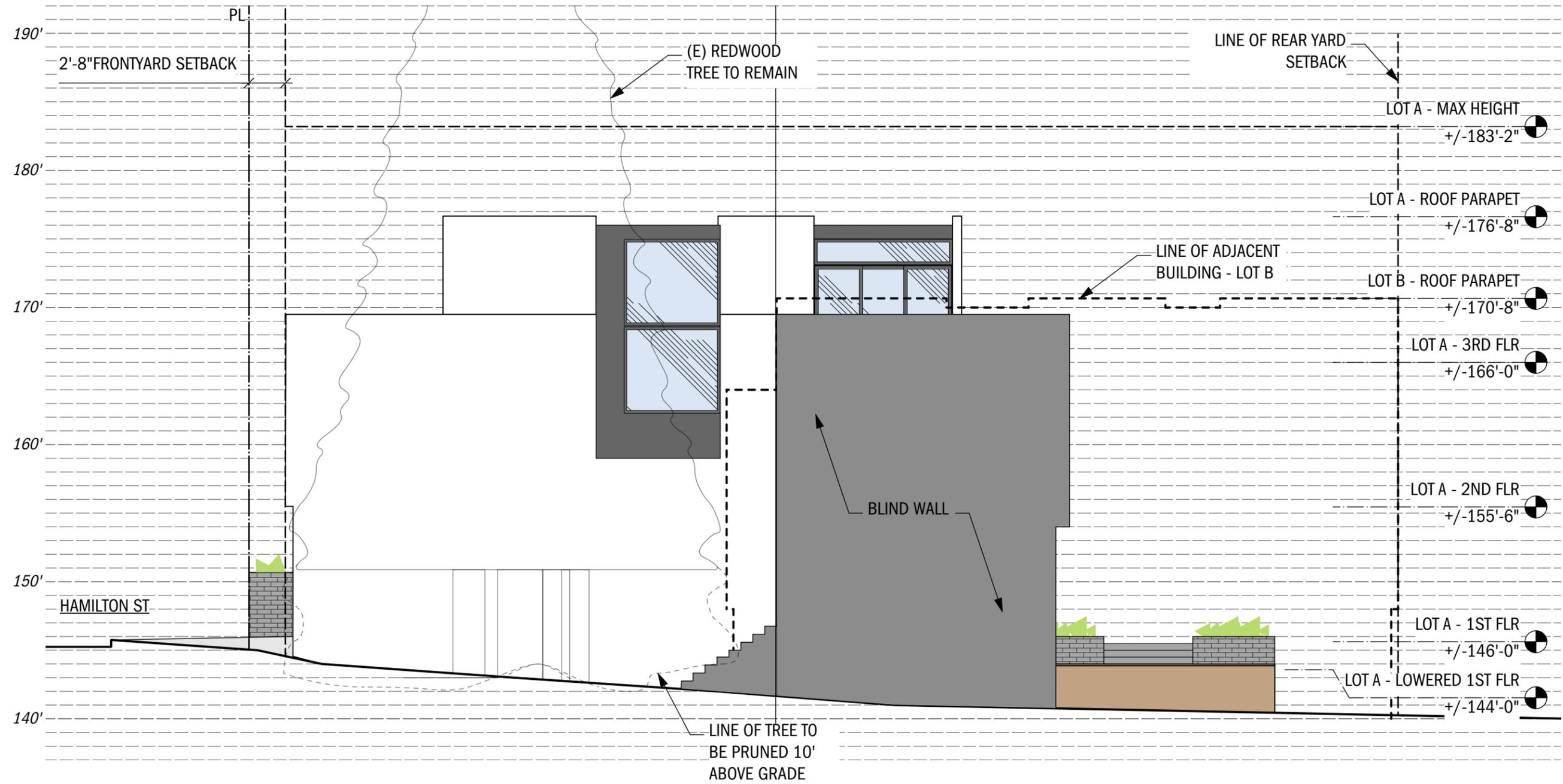
2 LOT A - PROPOSED WEST ELEVATION  
Scale: 1/8" = 1'-0"



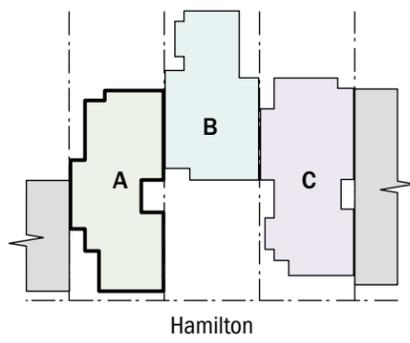
1 LOT A - PROPOSED EAST ELEVATION  
Scale: 1/8" = 1'-0"



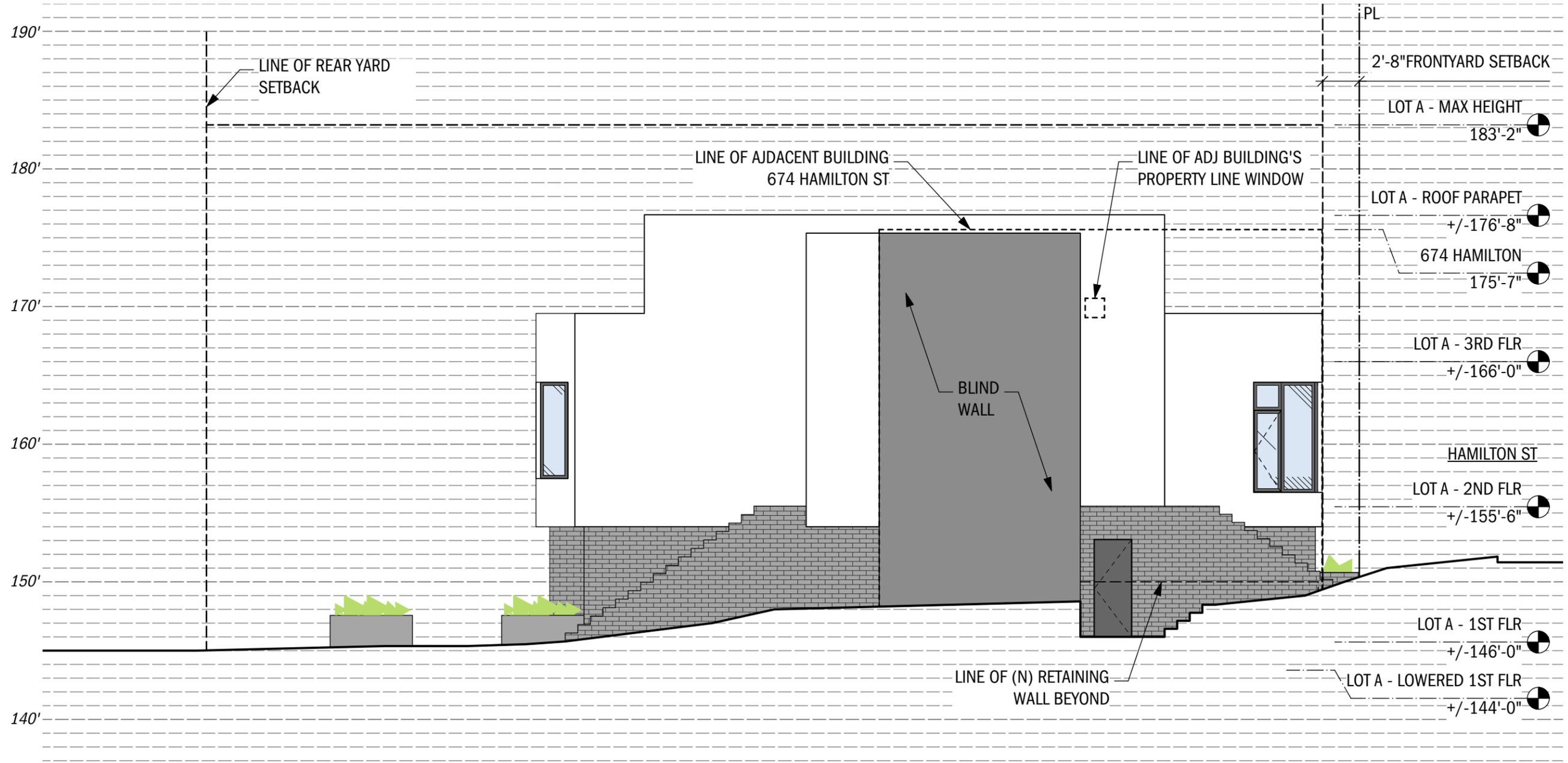
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



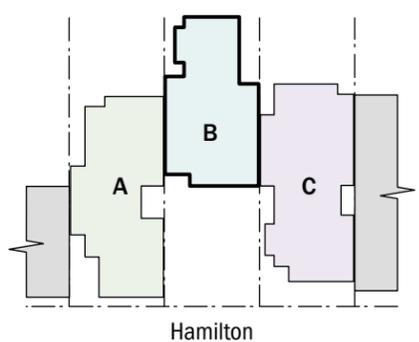
1 LOT A - PROPOSED NORTH SIDE ELEVATION  
Scale: 1/8" = 1'-0"



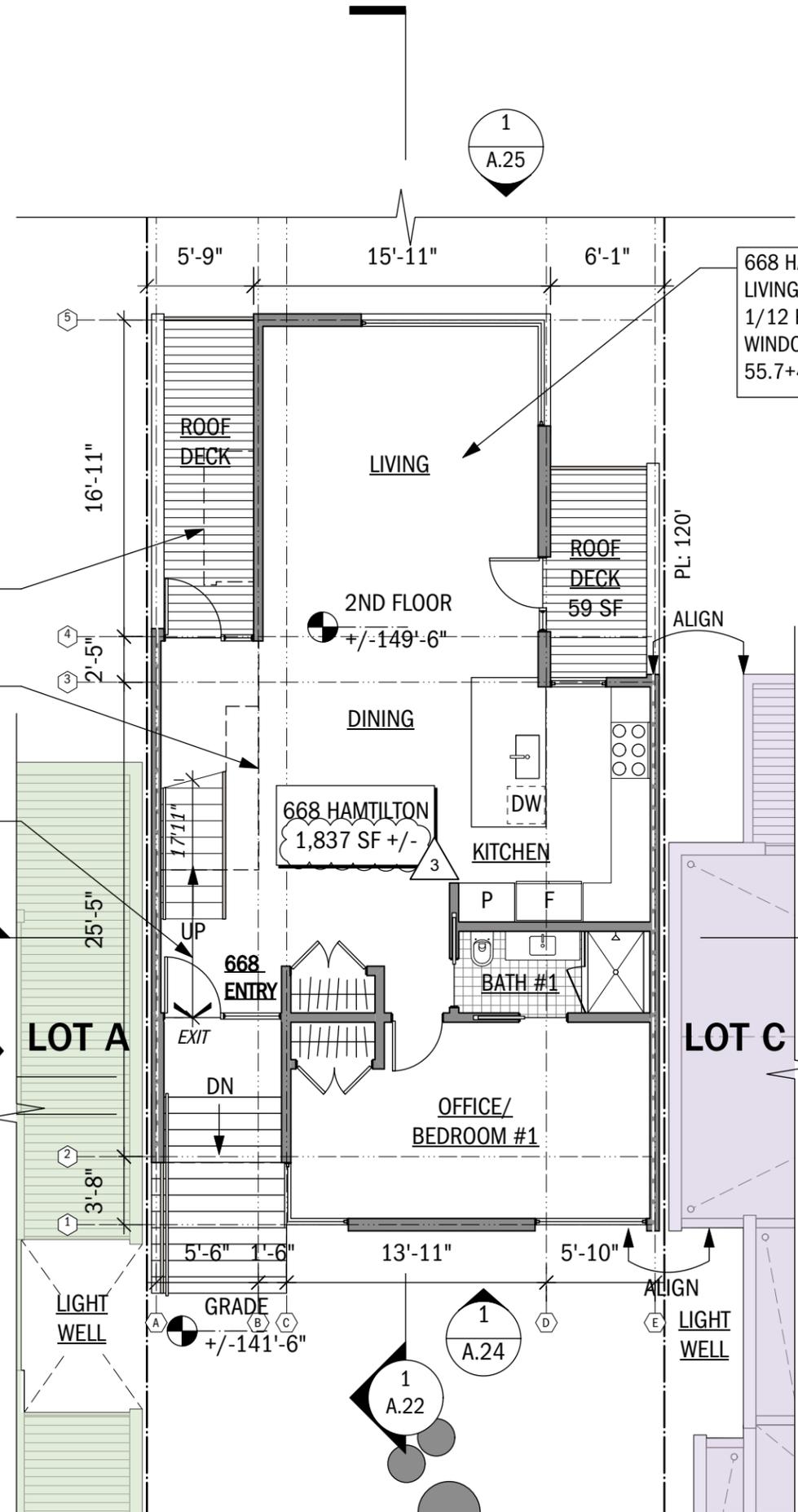
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



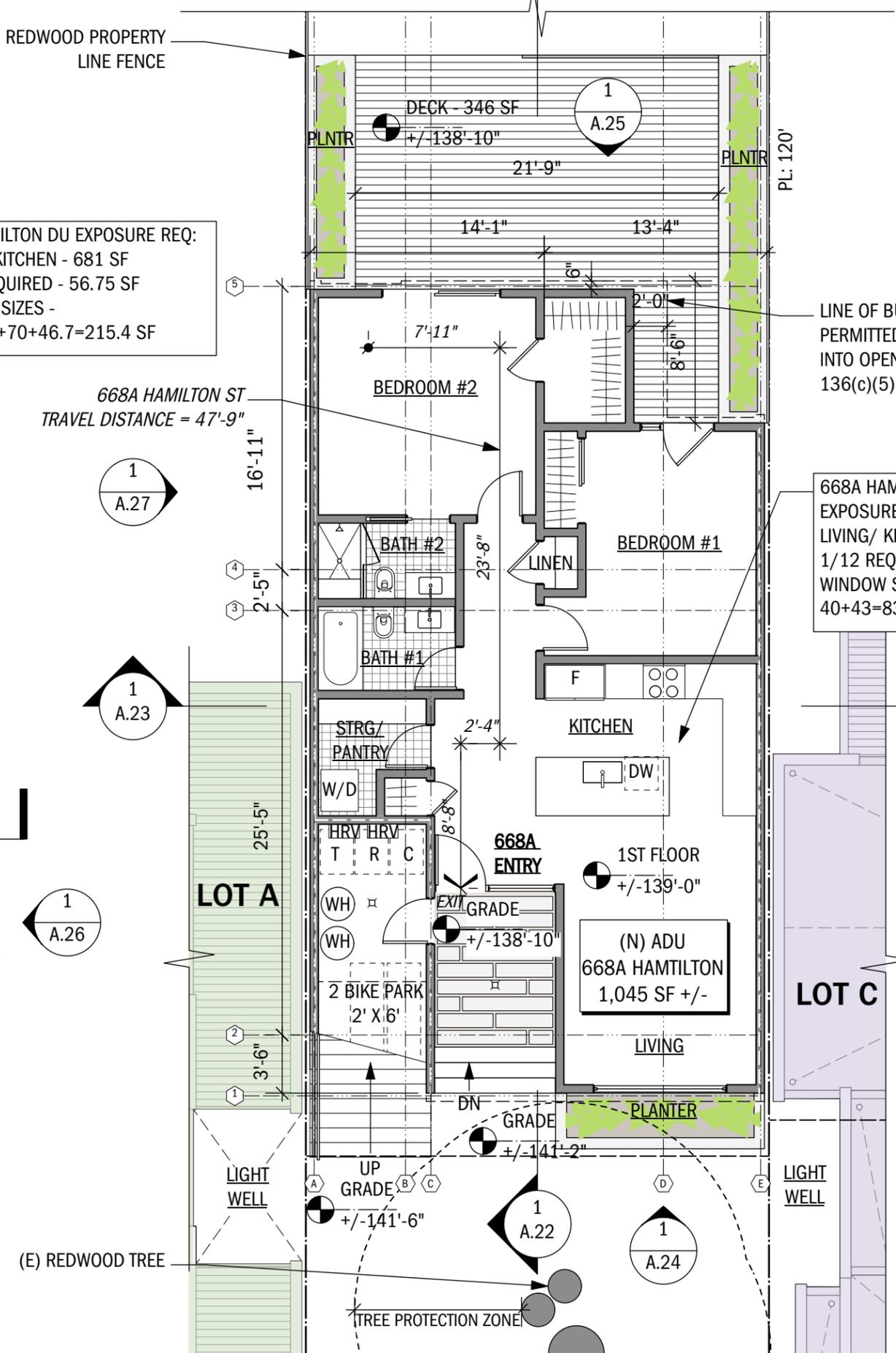
1 LOT A - PROPOSED SOUTH SIDE ELEVATION  
Scale: 1/8" = 1'-0"



OPEN SPACE:  
MIN REQUIRED - 300 SF  
668A HAMILTON ADU -  
346 SF PROVIDED  
668 HAMILTON MAIN -  
59+97+200=356 SF PROVIDED

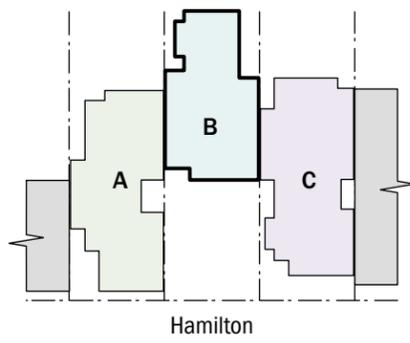


2 LOT B - 2ND FLOOR PLAN  
Scale: 1/8" = 1'-0"

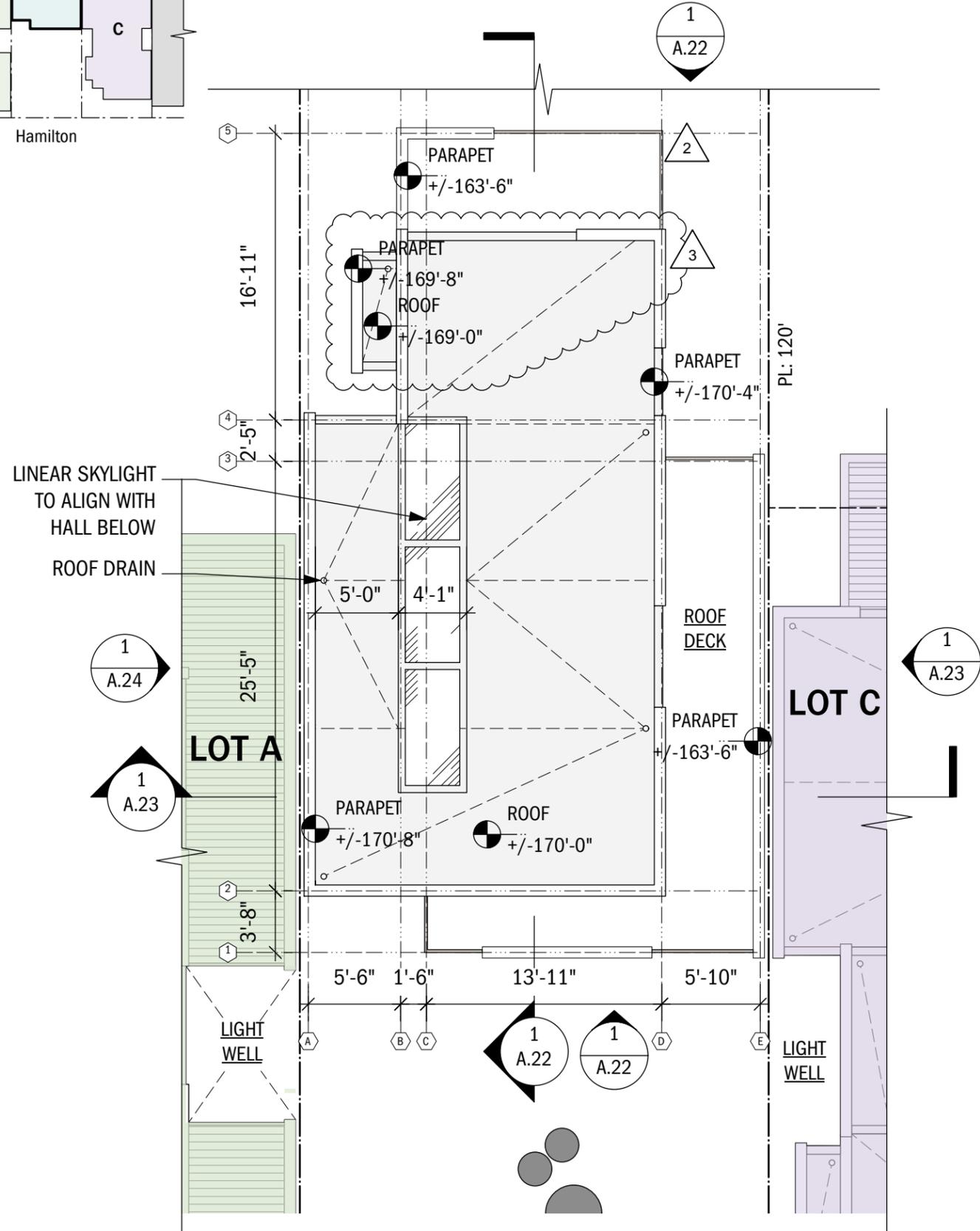


1 LOT B - 1ST FLOOR  
Scale: 1/8" = 1'-0"

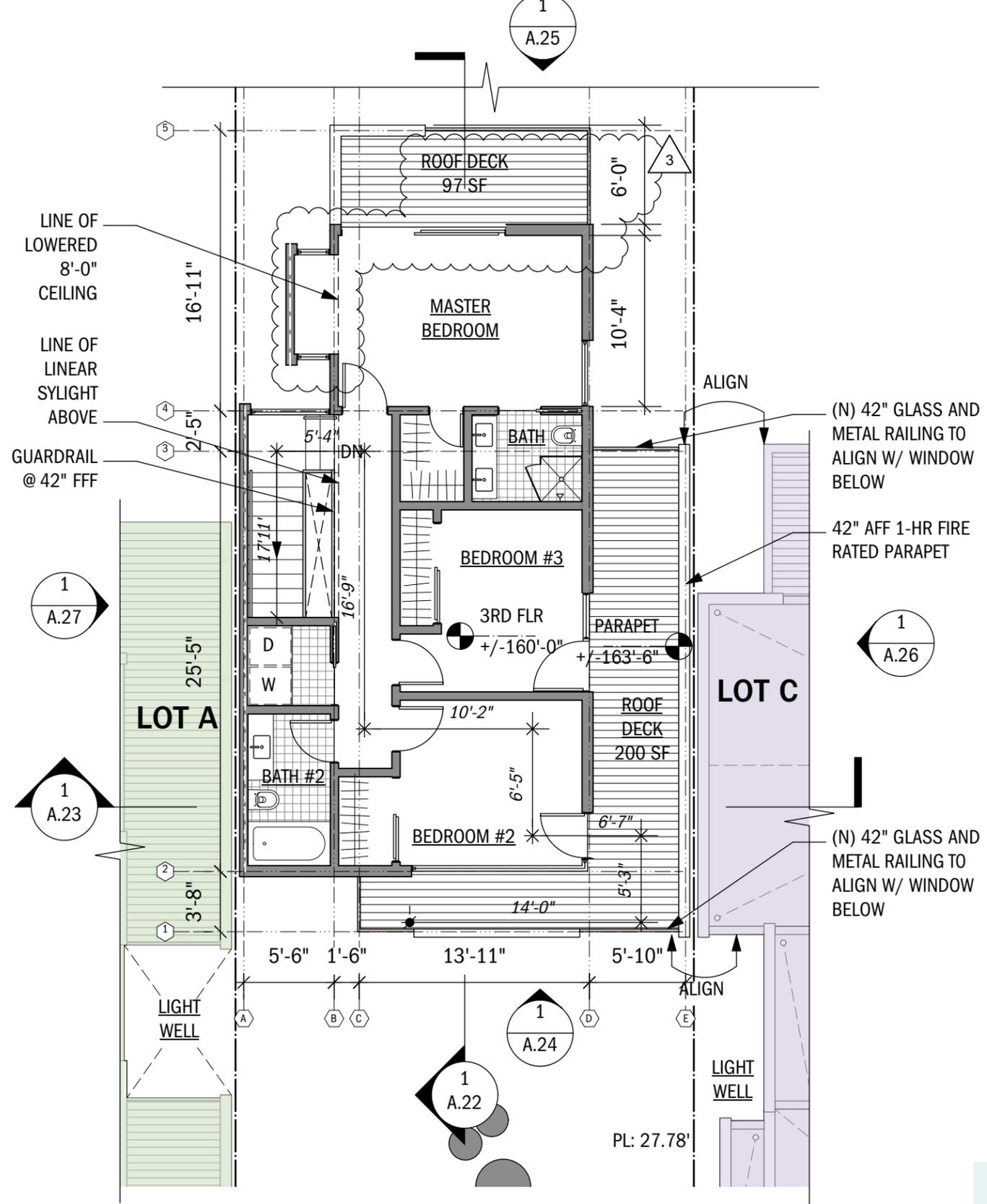




Hamilton



2 LOT B - ROOF PLAN  
Scale: 1/8" = 1'-0"



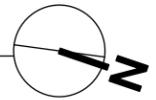
1 LOT B - 3RD FLOOR PLAN  
Scale: 1/8" = 1'-0"

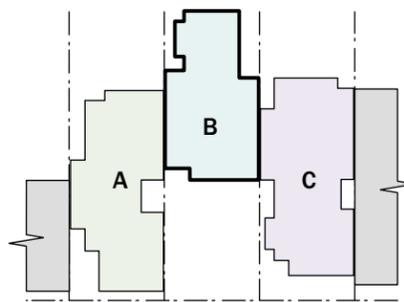
Architect Mason Kirby Inc.  
306 Precita Ave, San Francisco  
California 94110 415.867.5357

PROJECT APPLICATION  
666 HAMILTON ST  
SAN FRANCISCO, CA

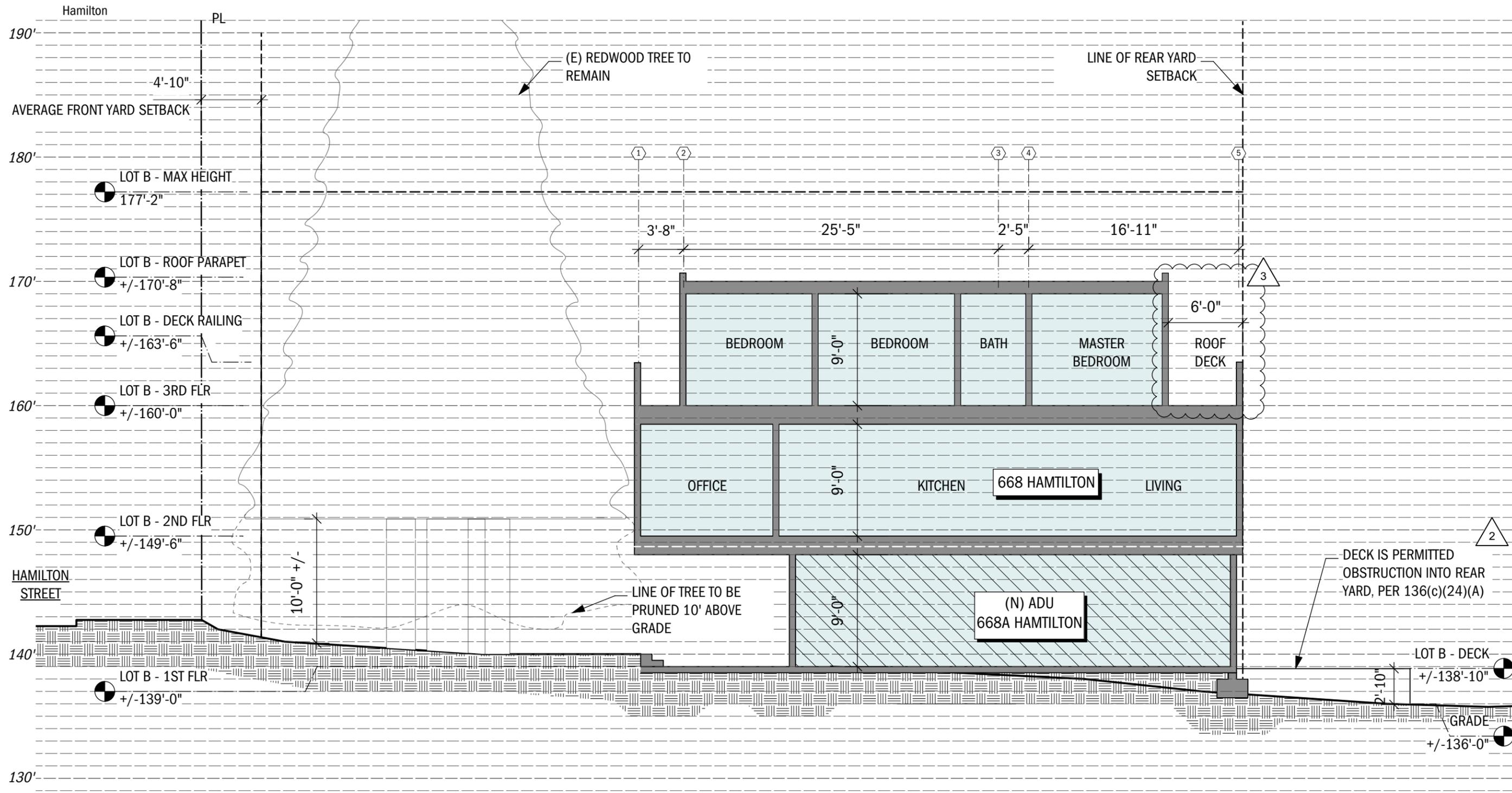
LOT B - PROPOSED PLANS  
SCALE: 1/8" = 1'-0"  
DATE: 8/14/20  
REVISION 1: 11/23/20  
REVISION 2: 1/6/21  
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A.22



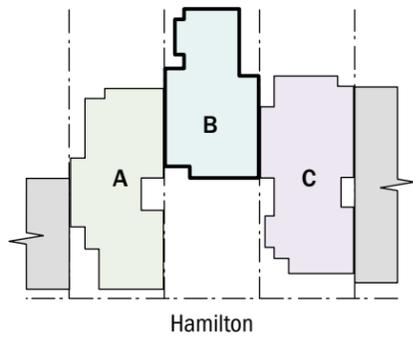


WALL LEGEND	
	PROPOSED WALL/PARTITION
	PROPOSED 1-HR FIRE RATED WALL/PARTITION

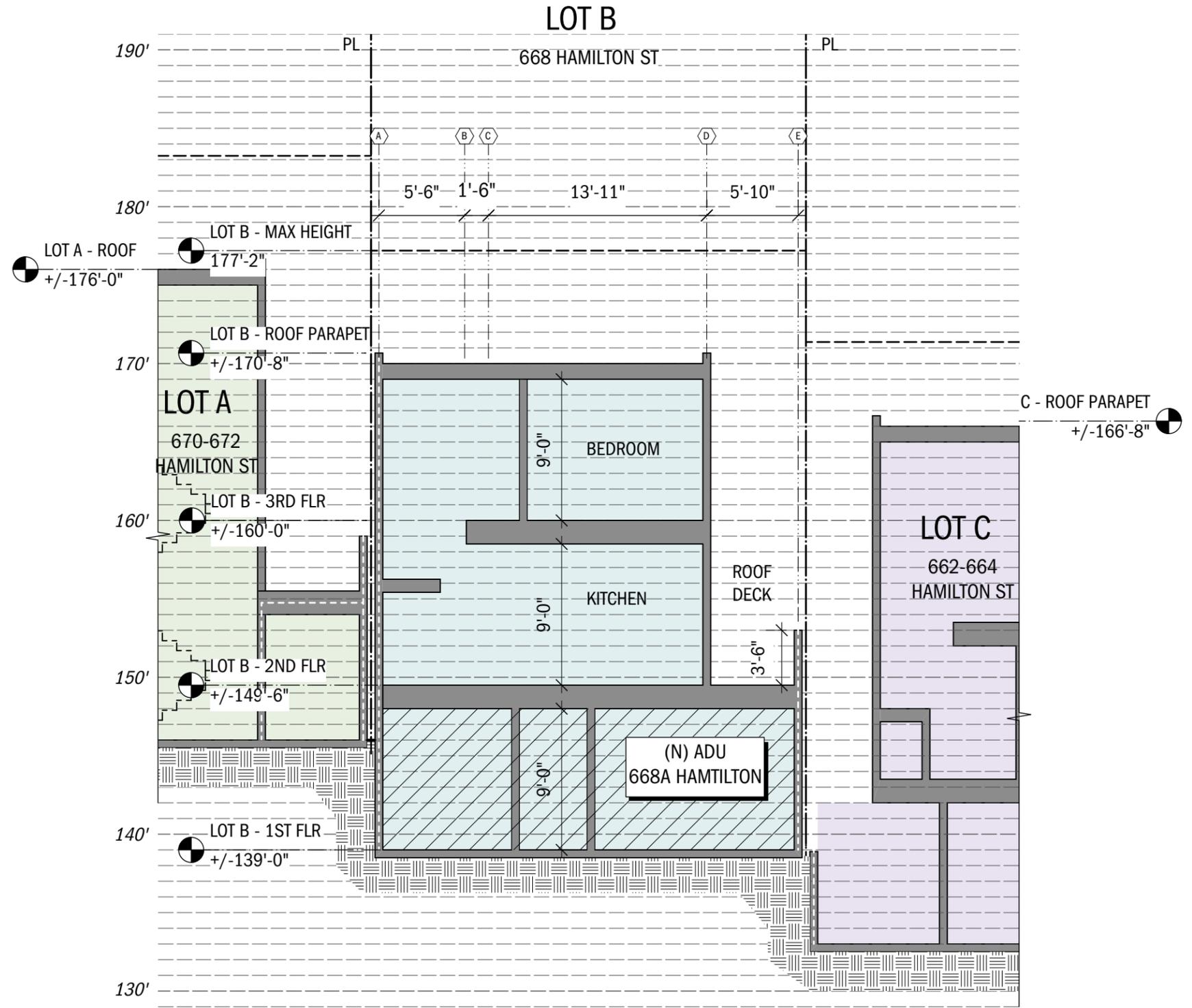


1 LOT B - PROPOSED LONGITUDINAL SECTION  
Scale: 1/8" = 1'-0"

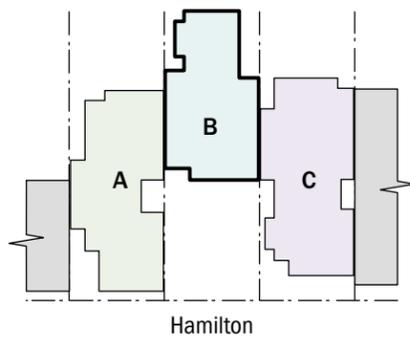
**Architect Mason Kirby Inc.**  
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**PROJECT APPLICATION**  
 666 HAMILTON ST  
 SAN FRANCISCO, CA  
**LOT B - PROPOSED LONGITUDINAL SECTION**  
 SCALE: 1/8" = 1'-0"  
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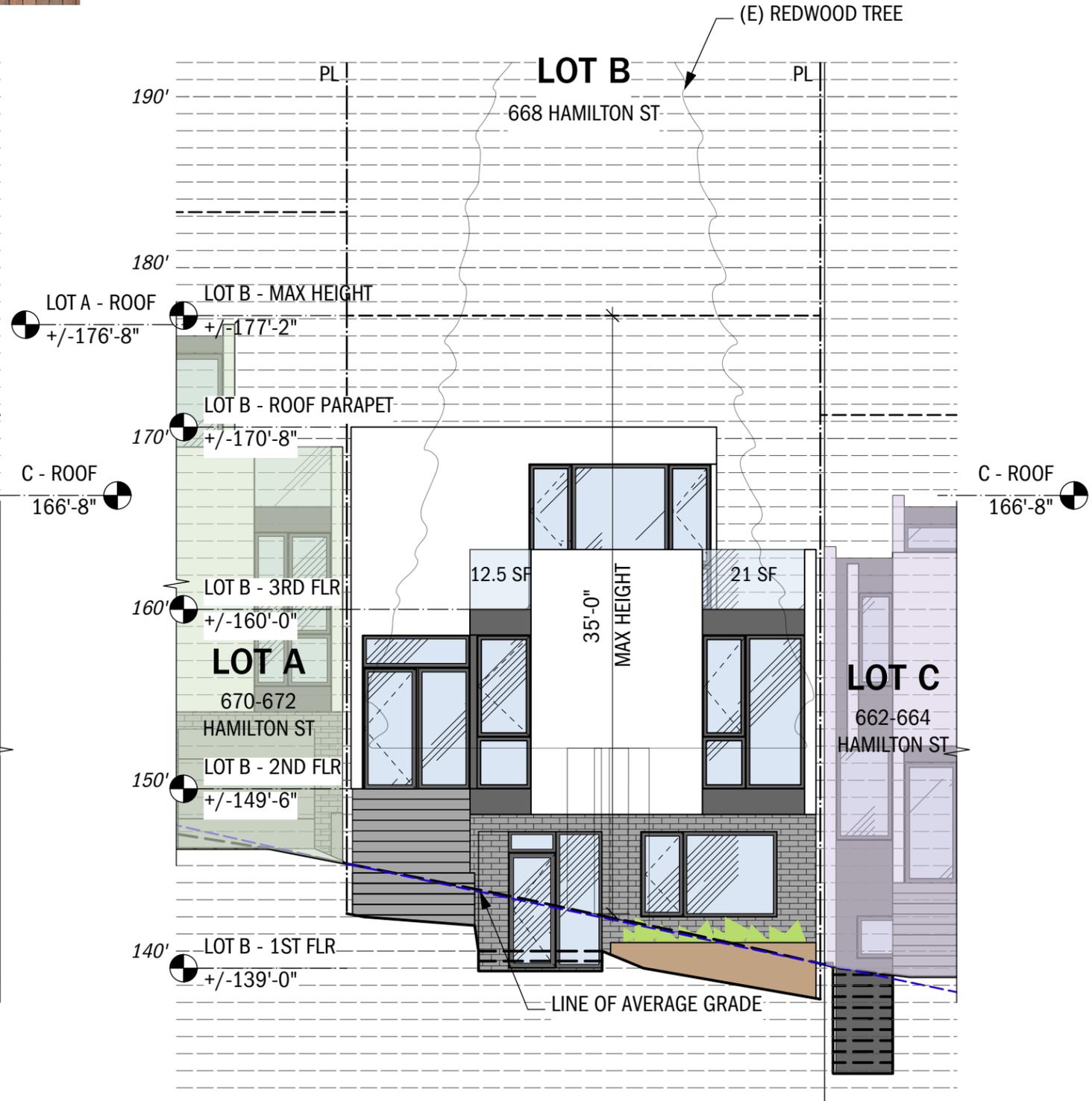
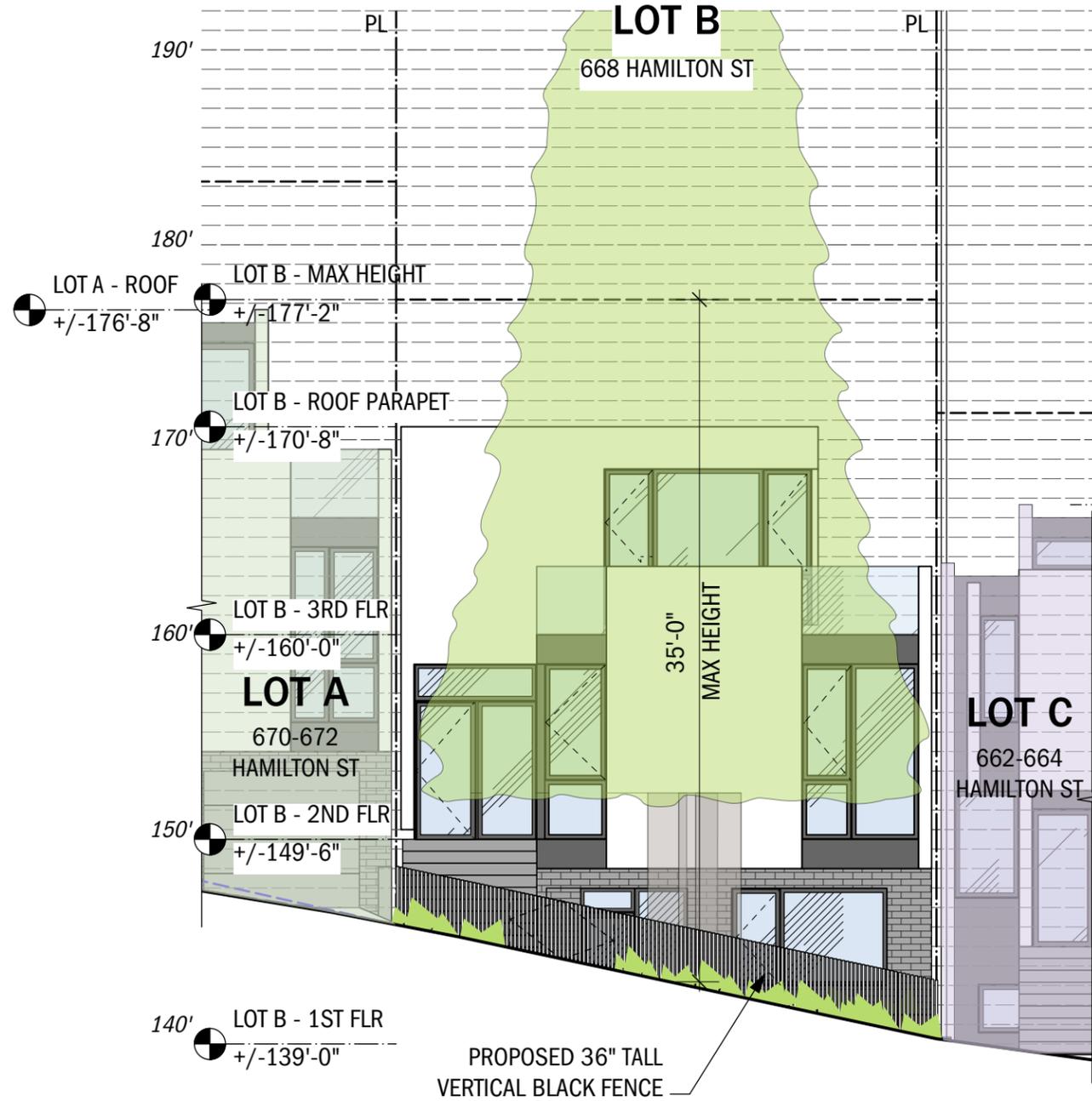
WALL LEGEND	
	PROPOSED WALL/PARTITION
	PROPOSED 1-HR FIRE RATED WALL/PARTITION



1 LOT B - PROPOSED TRANSVERSE SECTION  
Scale: 1/8" = 1'-0"

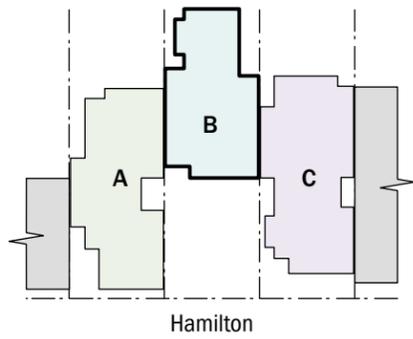


STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING

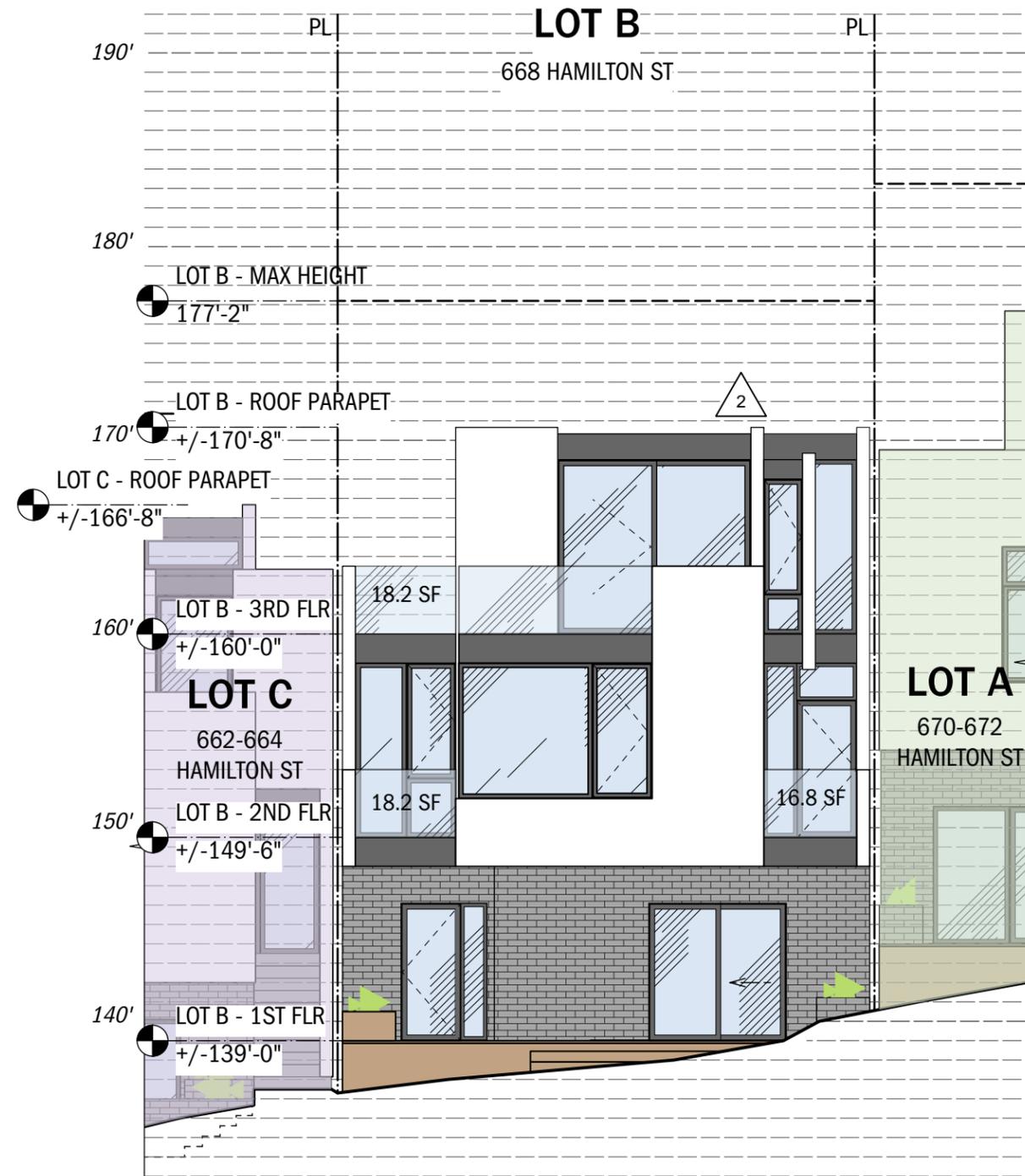


2 LOT B - PROPOSED STREET ELEVATION  
Scale: 1/8" = 1'-0"

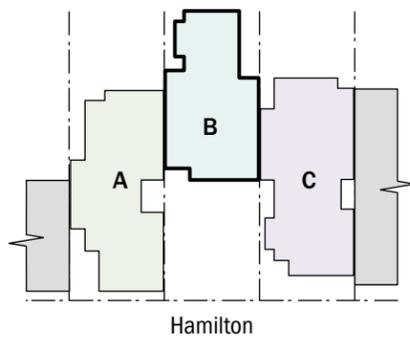
1 LOT B - PROPOSED EAST ELEVATION  
Scale: 1/8" = 1'-0"



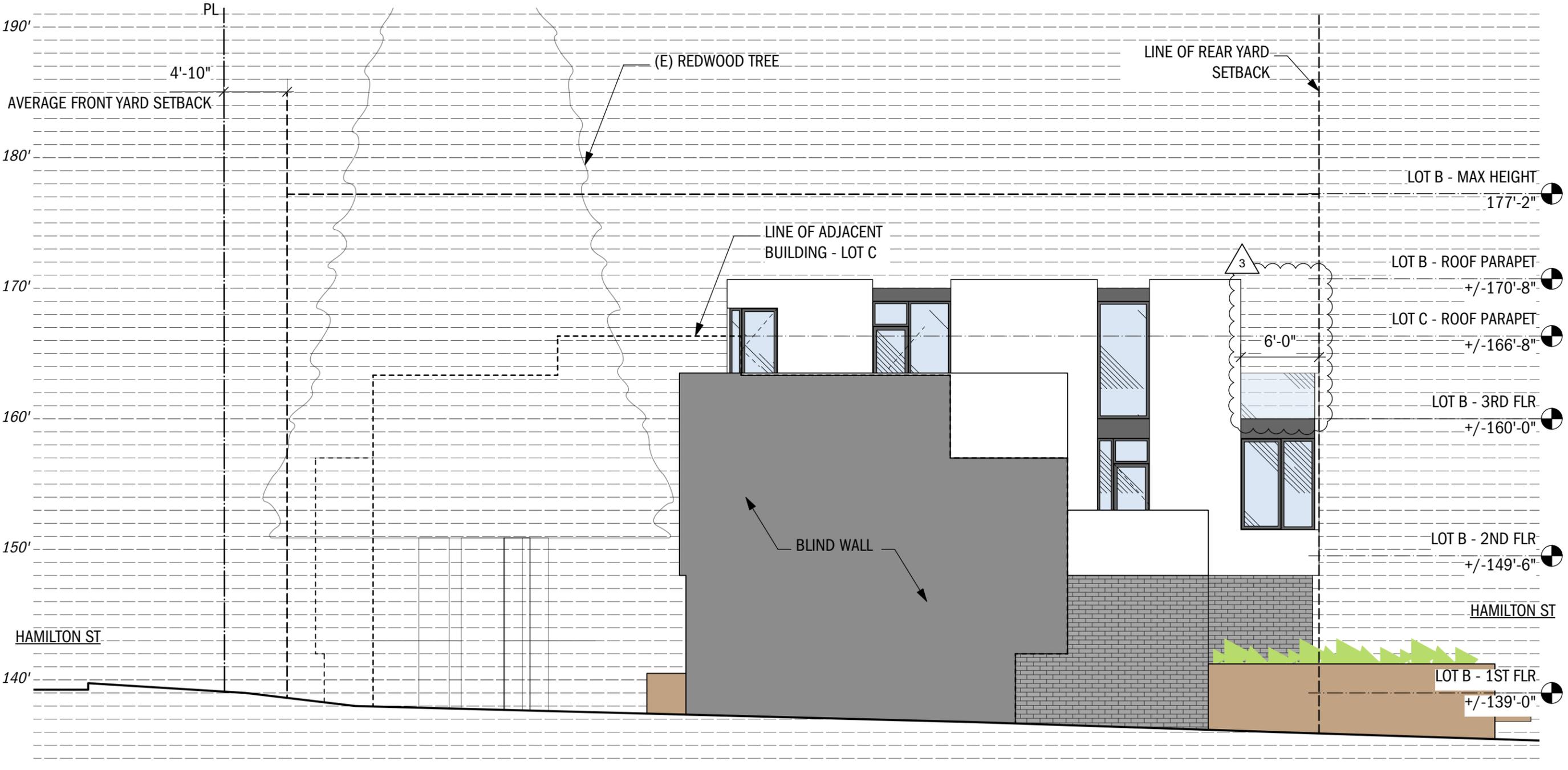
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



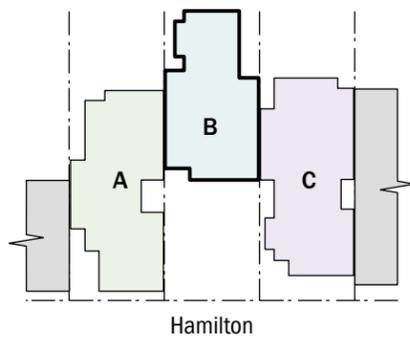
1 LOT B - PROPOSED WEST ELEVATION  
Scale: 1/8" = 1'-0"



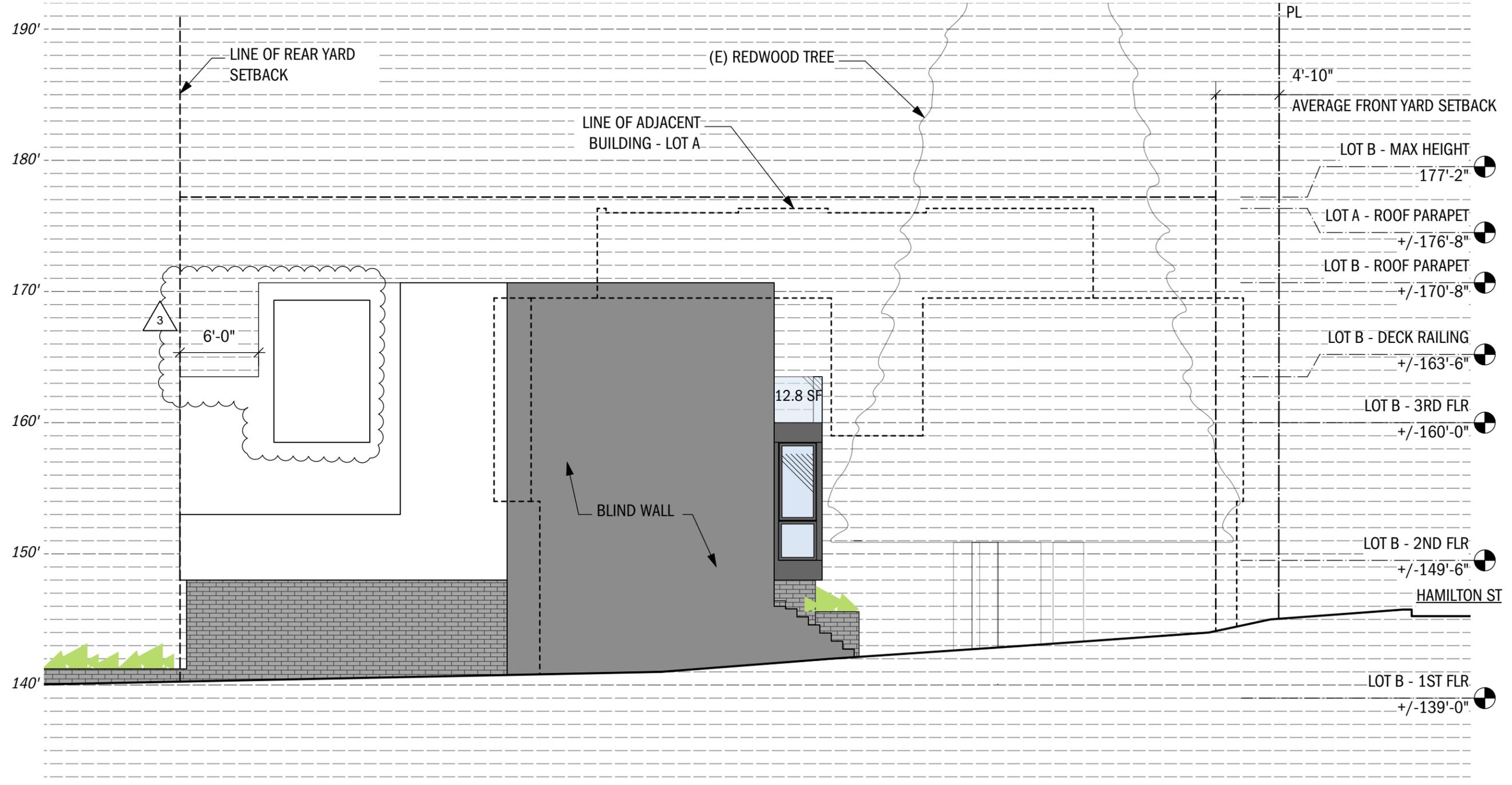
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



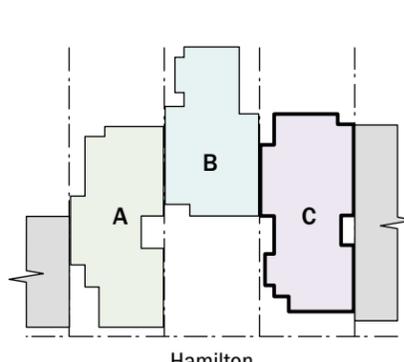
1 LOT B - PROPOSED NORTH SIDE ELEVATION  
Scale: 1/8" = 1'-0"



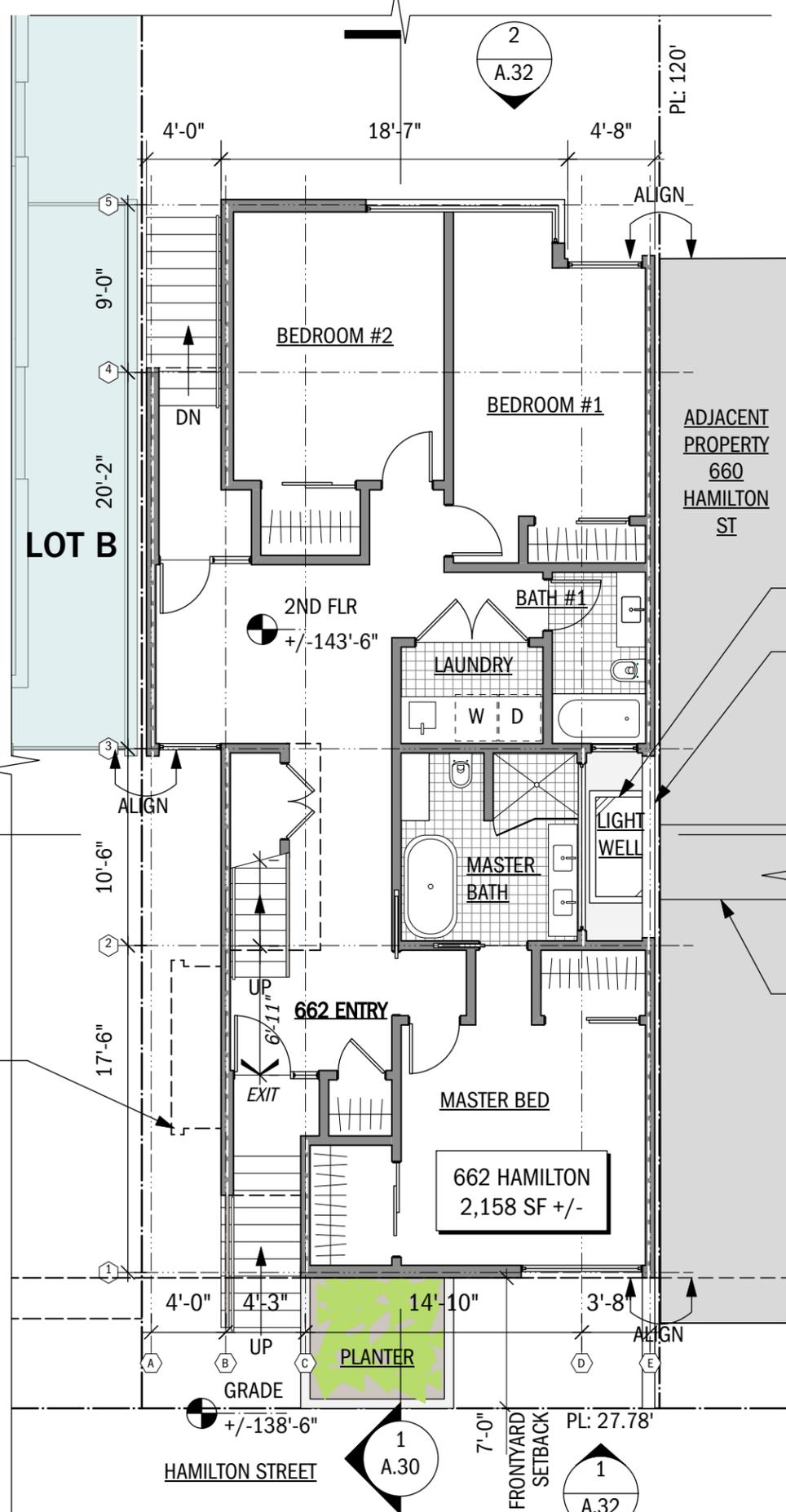
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



1 LOT B - PROPOSED SOUTH SIDE ELEVATION  
Scale: 1/8" = 1'-0"

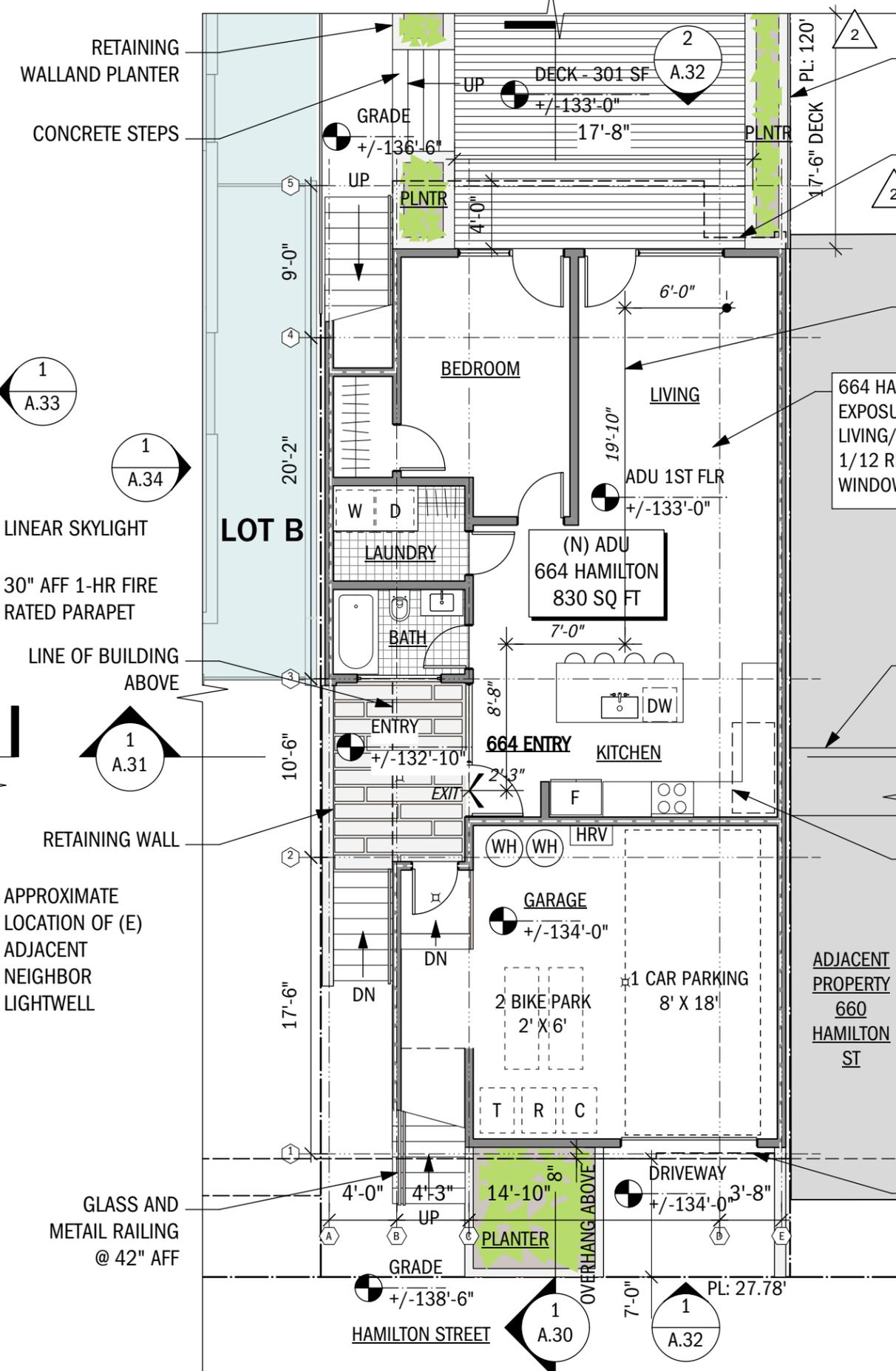


OPEN SPACE:  
MIN REQUIRED - 300 SF  
664 HAMILTON ADU -  
301 SF PROVIDED  
662 HAMILTON MAIN -  
153+298=451 SF PROVIDED



LOT C - 2ND FLOOR PLAN

Scale: 1/8" = 1'-0"



LOT C - 1ST FLOOR PLAN

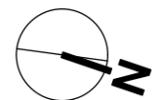
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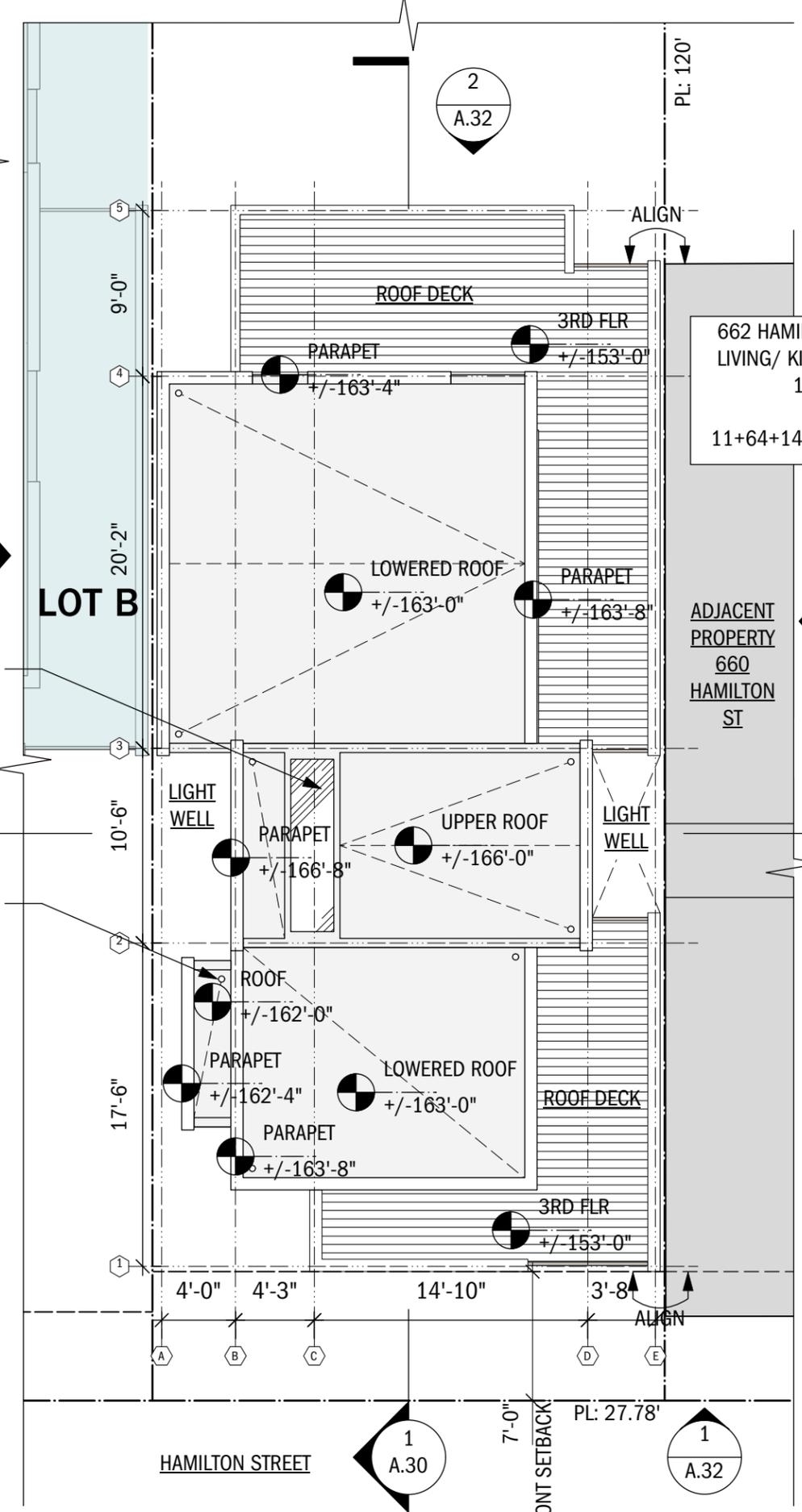
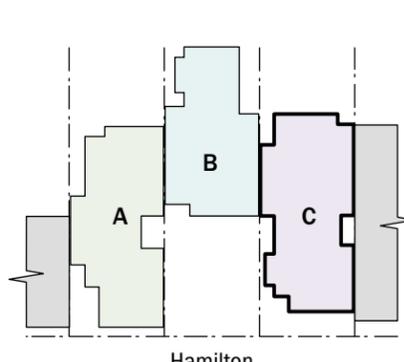
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PROJECT APPLICATION  
666 HAMILTON ST  
SAN FRANCISCO, CA

LOT C - PROPOSED PLANS  
SCALE: 1/8" = 1'-0"  
DATE: 8/14/20  
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REVISION 2: 1/6/21  
REVISION 3: 1/12/21

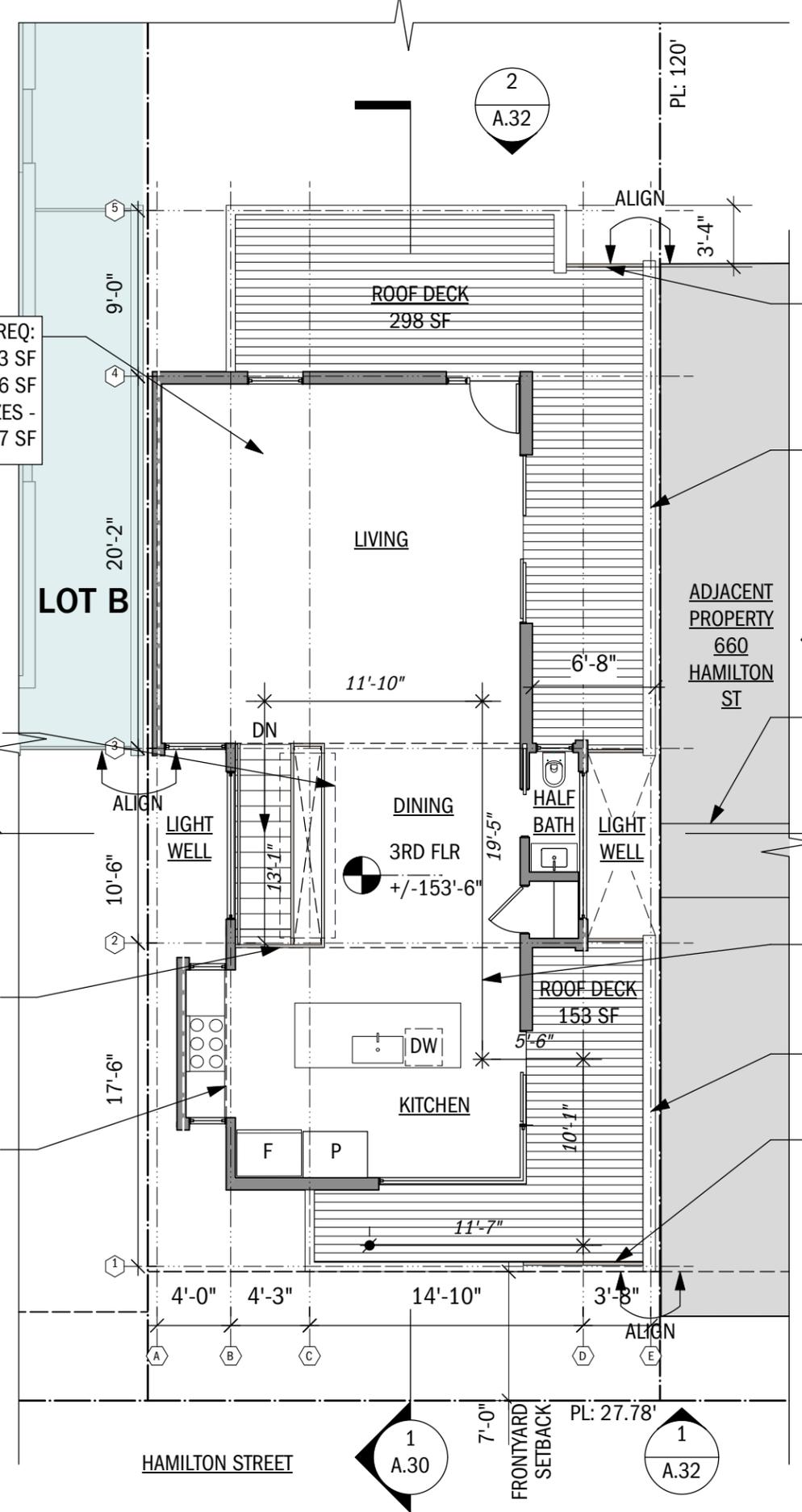
A.29





2 LOT C - ROOF PLAN  
Scale: 1/8" = 1'-0"

662 HAMILTON DU EXPOSURE REQ:  
LIVING/ KITCHEN/ DINING - 763 SF  
1/12 REQUIRED - 63.6 SF  
WINDOW SIZES -  
11+64+14+25+34+34+25=207 SF



1 LOT C - 3RD FLOOR PLAN  
Scale: 1/8" = 1'-0"

- (N) GLASS AND METAL RAILING TO ALIGN W/ WINDOW BELOW
- 42" AFF 1-HR FIRE RATED PARAPET
- ADJACENT PROPERTY 660 HAMILTON ST
- APPROXIMATE LOCATION OF (E) ADJACENT NEIGHBOR LIGHTWELL
- 662 HAMILTON ST TRAVEL DISTANCE = 78'-5"
- 42" AFF 1-HR FIRE RATED PARAPET
- (N) GLASS AND METAL RAILING TO ALIGN W/ WINDOW BELOW

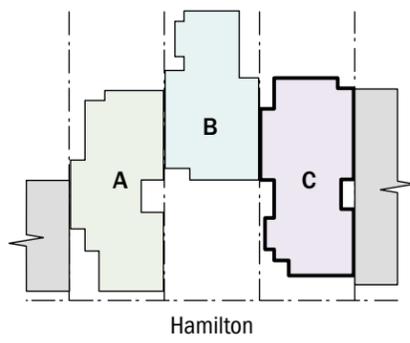
**A.30**

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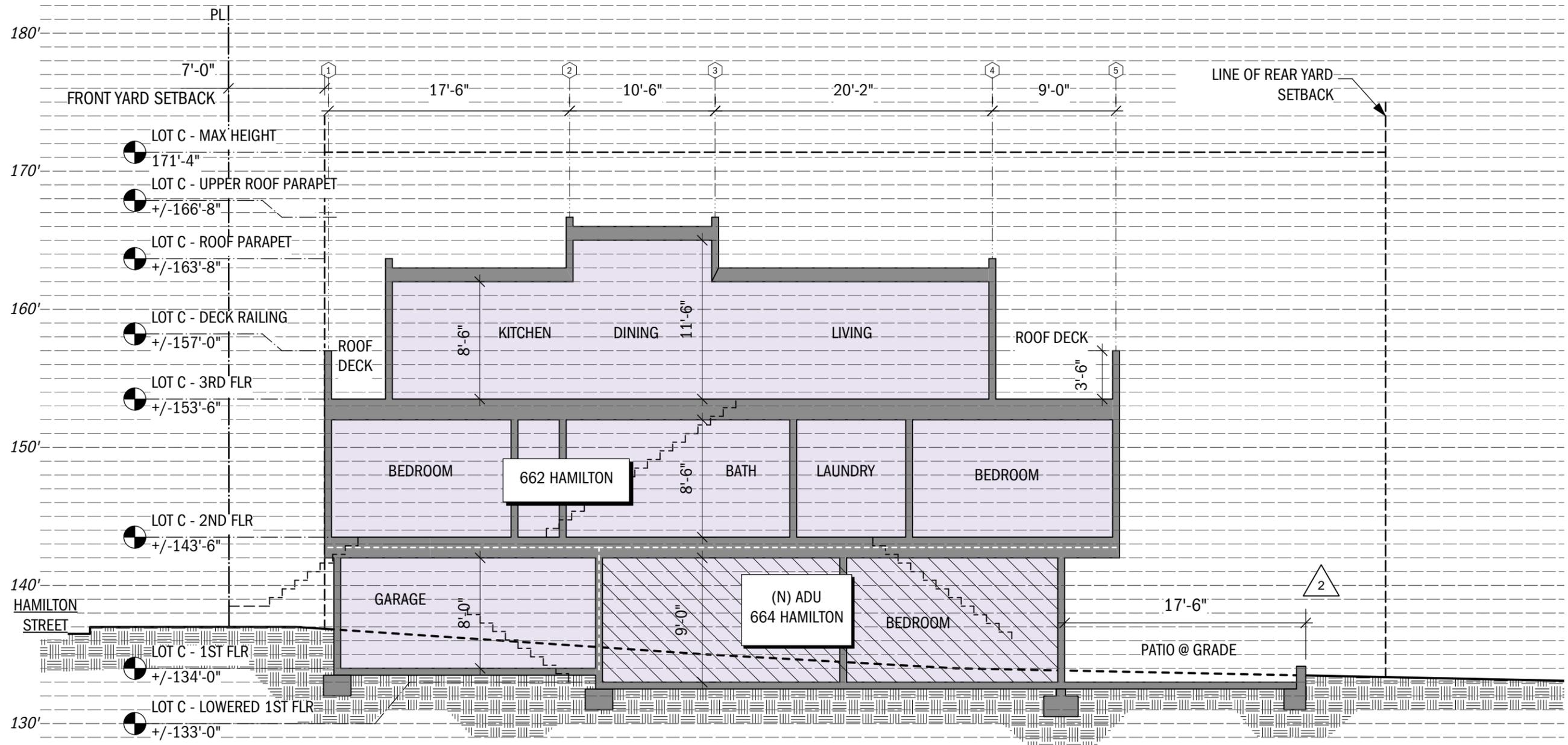
**PROJECT APPLICATION**  
666 HAMILTON ST  
SAN FRANCISCO, CA

**LOT C - PROPOSED PLANS**  
SCALE: 1/8" = 1'-0"  
DATE: 8/14/20  
REVISION 1: 11/23/20  
REVISION 2: 1/6/21  
REVISION 3: 1/12/21

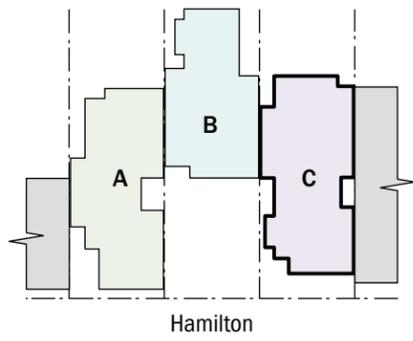




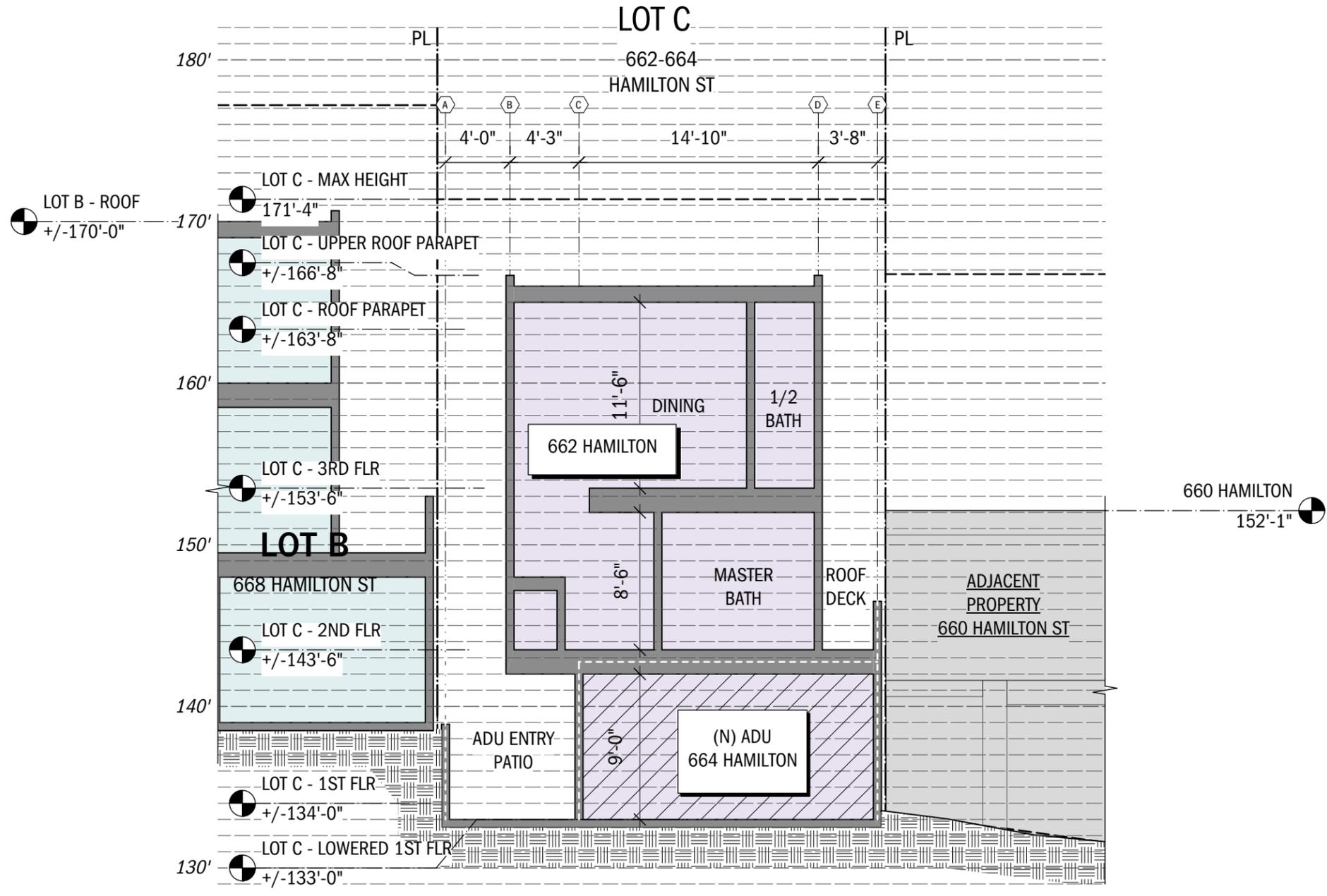
WALL LEGEND	
	PROPOSED WALL/PARTITION
	PROPOSED 1-HR FIRE RATED WALL/PARTITION



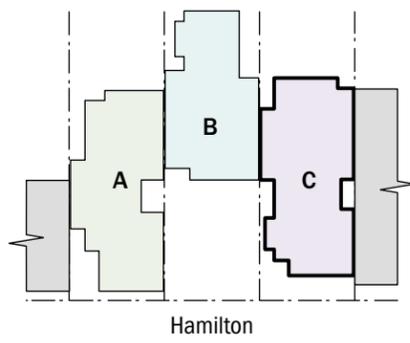
1 LOT C - PROPOSED LONGITUDUINAL SECTION  
Scale: 1/8" = 1'-0"



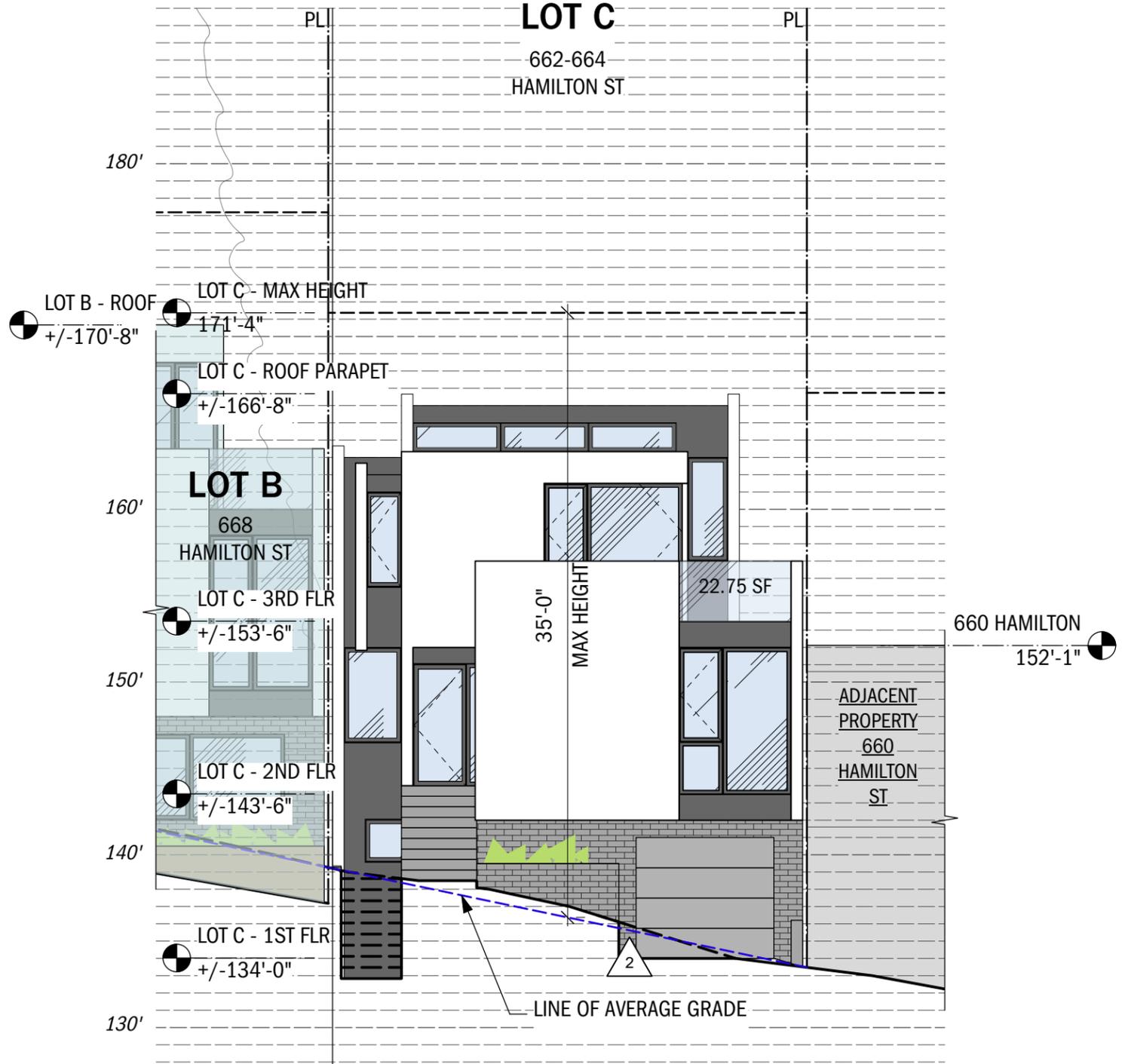
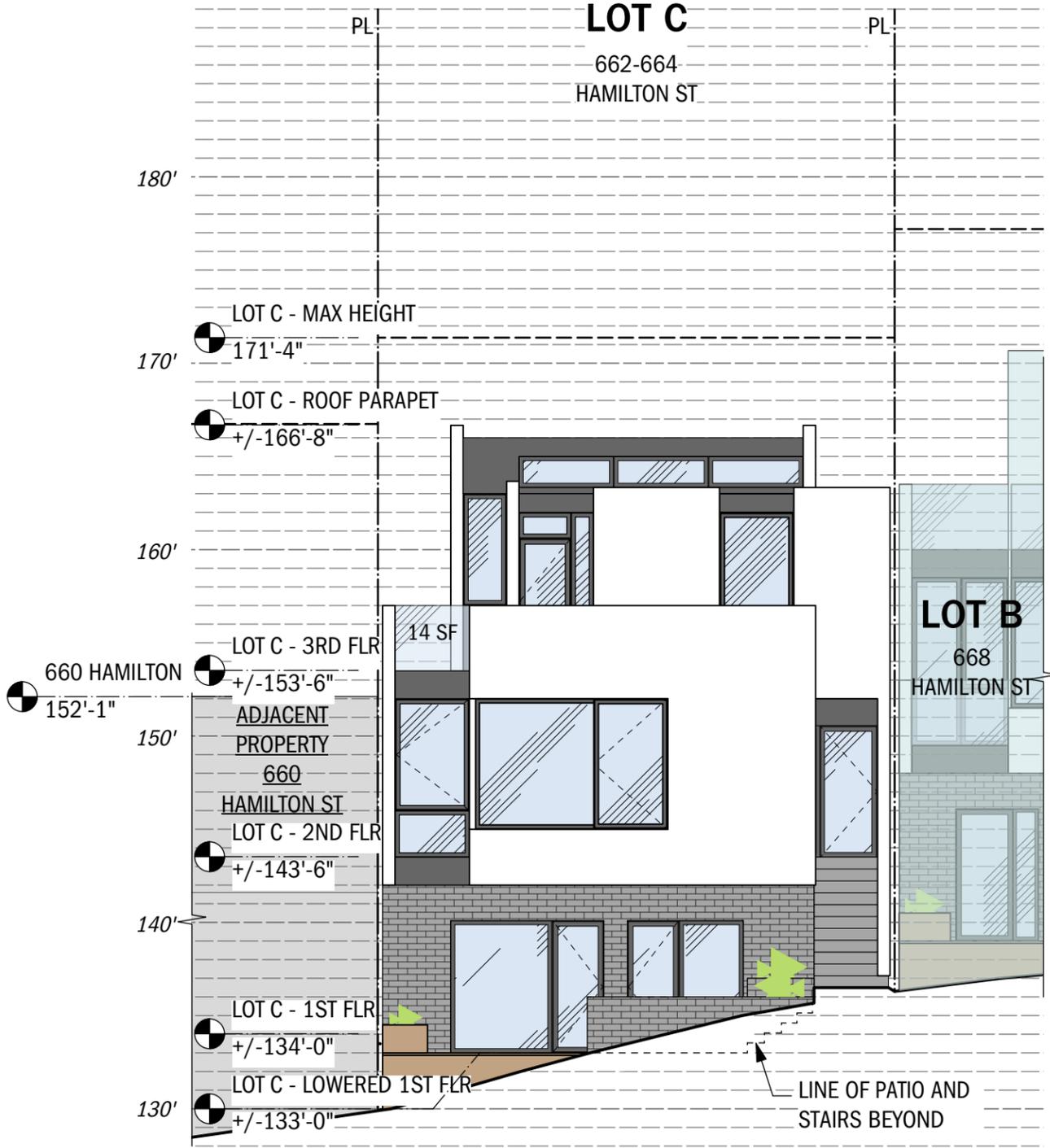
WALL LEGEND	
	PROPOSED WALL/PARTITION
	PROPOSED 1-HR FIRE RATED WALL/PARTITION



1 **LOT C - PROPOSED TRANSVERSE SECTION**  
Scale: 1/8" = 1'-0"

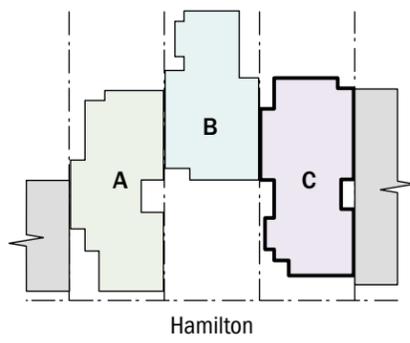


STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING

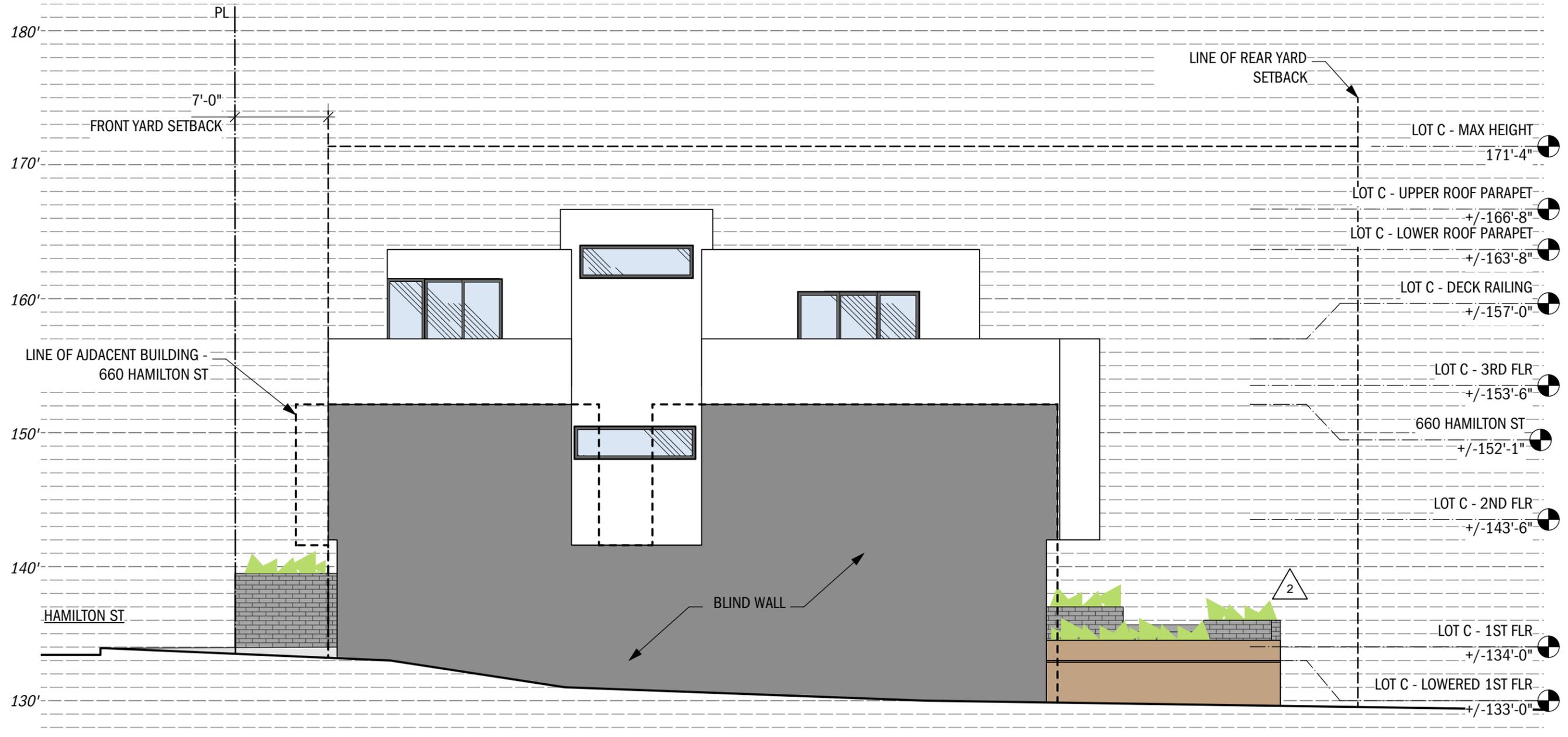


2 LOT C - PROPOSED WEST ELEVATION  
Scale: 1/8" = 1'-0"

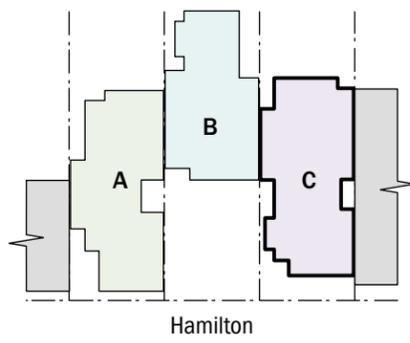
1 LOT C - PROPOSED EAST ELEVATION  
Scale: 1/8" = 1'-0"



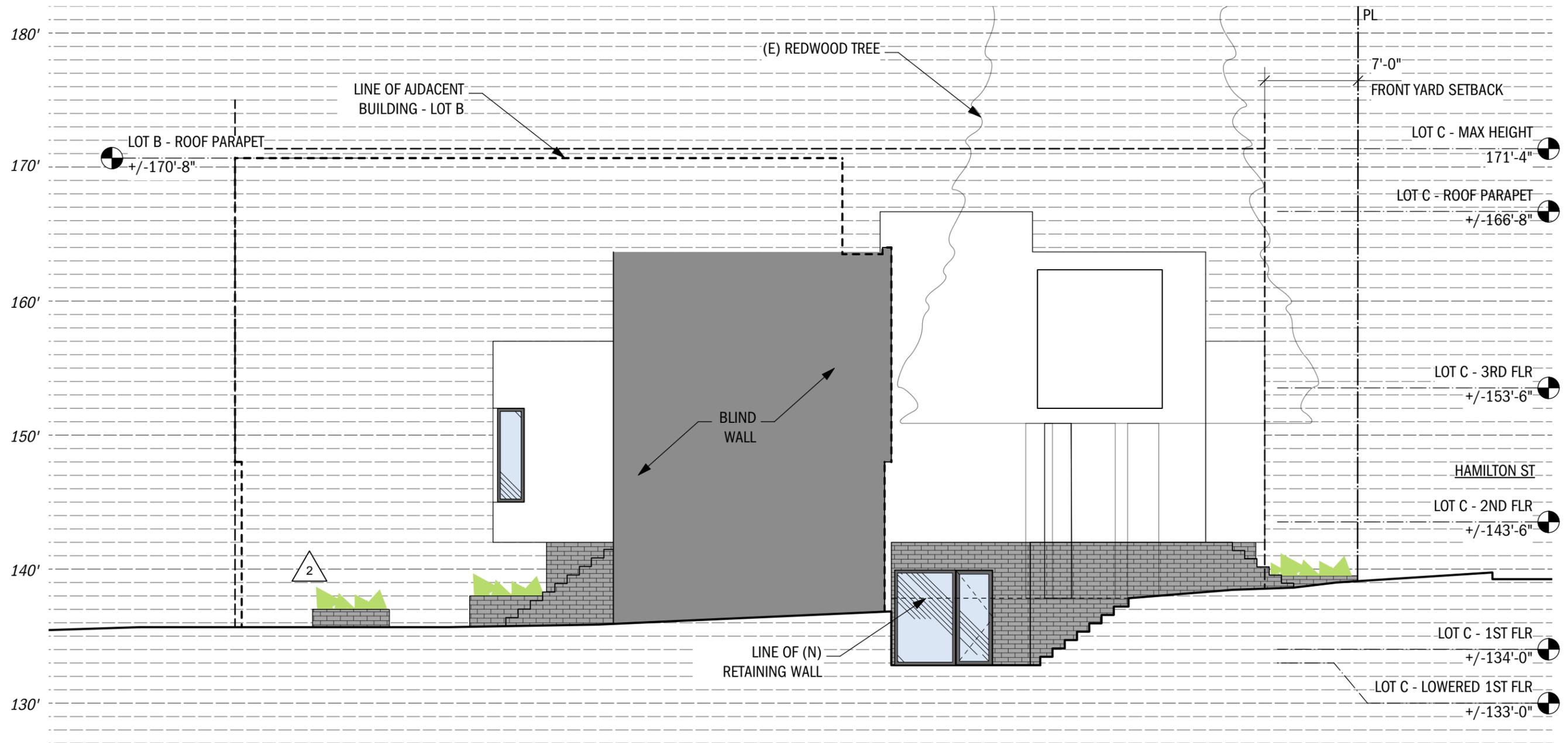
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



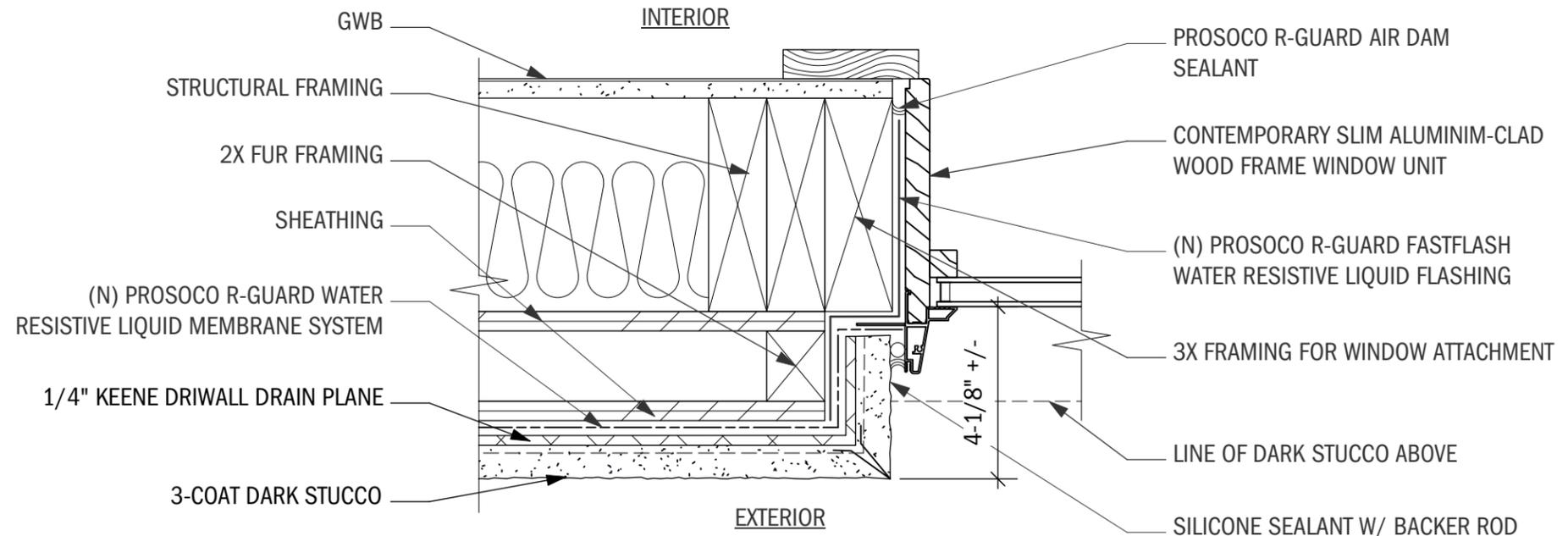
1 LOT C - PROPOSED NORTH SIDE ELEVATION  
Scale: 1/8" = 1'-0"



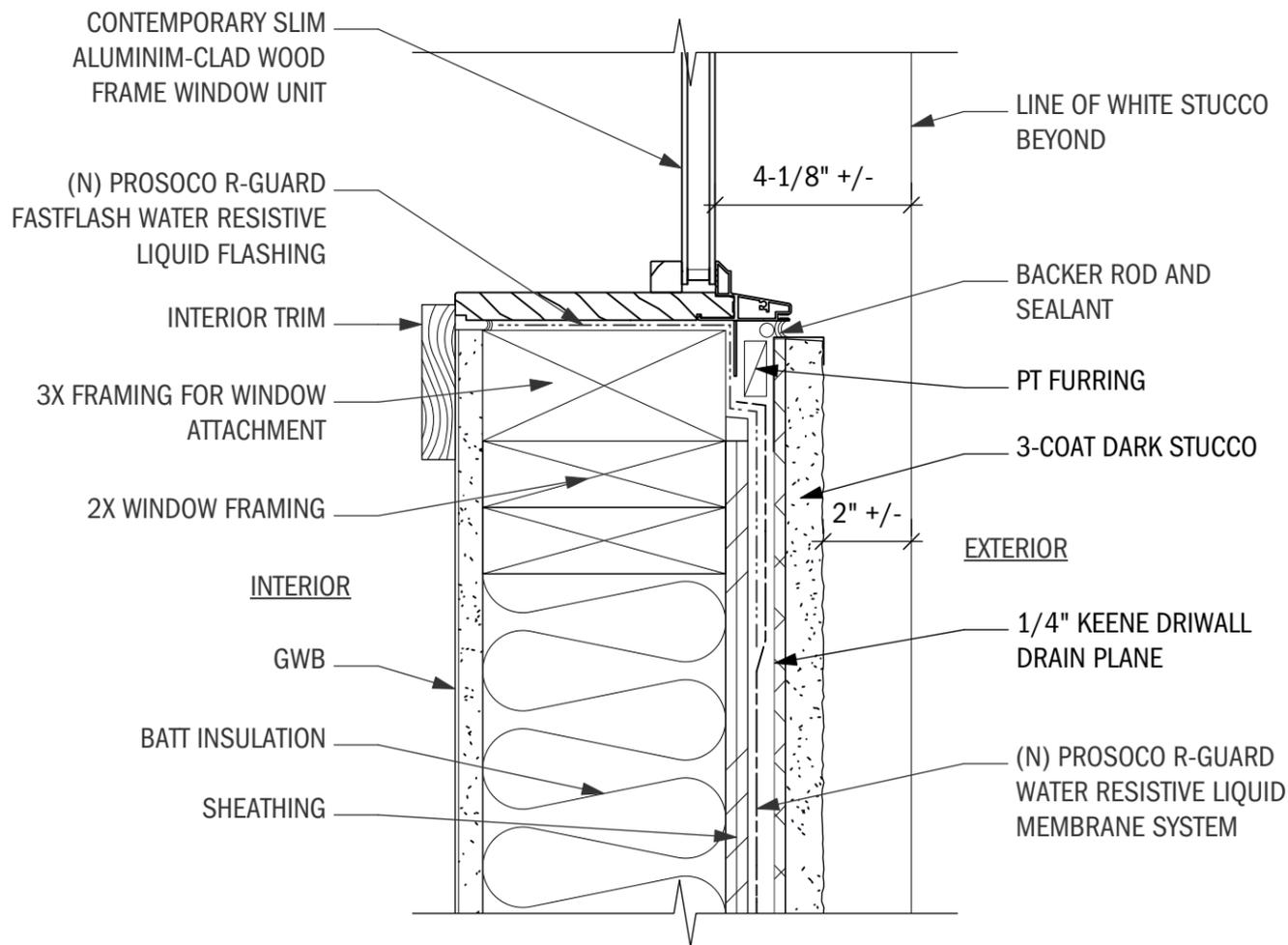
STUCCO	SLATE TILE	WINDOW	METAL	CONCRETE	IPE DECKING



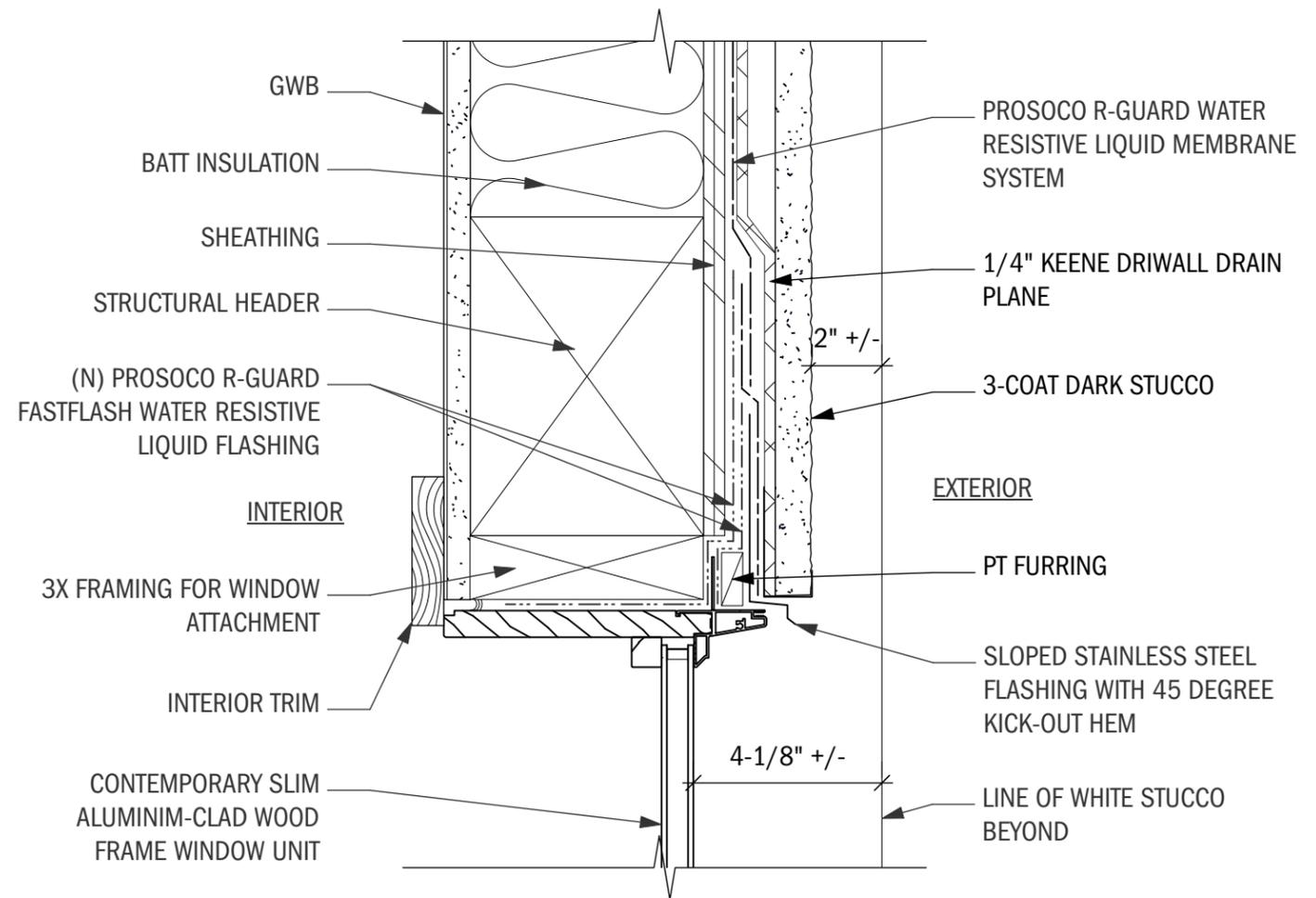
1 LOT C - PROPOSED SOUTH SIDE ELEVATION  
Scale: 1/8" = 1'-0"



3 WINDOW JAMB DETAIL  
Scale: 3" = 1'-0"



1 WINDOW SILL DETAIL  
Scale: 3" = 1'-0"



2 WINDOW HEADER DETAIL  
Scale: 3" = 1'-0"



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
666 HAMILTON ST		6115040
<b>Case No.</b>		<b>Permit No.</b>
2020-007383ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          Project proposes to demolish existing abandoned single family residence and construct a new single family home with 2 new ADUs. The scope also includes subdividing the existing lot into 3 lots and removal of all trees including 1 tree within 10 feet of the front property line.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input checked="" type="checkbox"/>	<b>Other _____</b> CLASS 15: MINOR LAND DIVISIONS
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment . <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if 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. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> 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? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>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? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>Planning department staff archeologist cleared the project with no effects on 10/23/2020.</p> <p>The project proposes the removal of one significant tree as defined in Article 16, 810A of the San Francisco Public Works Code. The proposed removal of the significant tree is subject to the provisions of the San Francisco Urban Forestry Ordinance, which is codified as Article 16 of the San Francisco Public Works Code.</p>	

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

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

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

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

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

<b>Check all that apply to the project.</b>							
<input checked="" type="checkbox"/>	<p>1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 50%; border: none;"><input checked="" type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;"> <p>a. Per HRER <span style="float: right;">02/22/2021</span></p> </td> <td style="border: none;"> <p><i>(No further historic review)</i></p> </td> </tr> <tr> <td colspan="2" style="border: none;"> <p>b. Other <i>(specify)</i>: Reclassify per HRER dated 2/22/21.</p> </td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C	<p>a. Per HRER <span style="float: right;">02/22/2021</span></p>	<p><i>(No further historic review)</i></p>	<p>b. Other <i>(specify)</i>: Reclassify per HRER dated 2/22/21.</p>	
<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C						
<p>a. Per HRER <span style="float: right;">02/22/2021</span></p>	<p><i>(No further historic review)</i></p>						
<p>b. Other <i>(specify)</i>: Reclassify per HRER dated 2/22/21.</p>							
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.						
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>						
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.						
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.						

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

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Charles Enchill
		02/23/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code.          In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.          Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:
-------------------------------

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



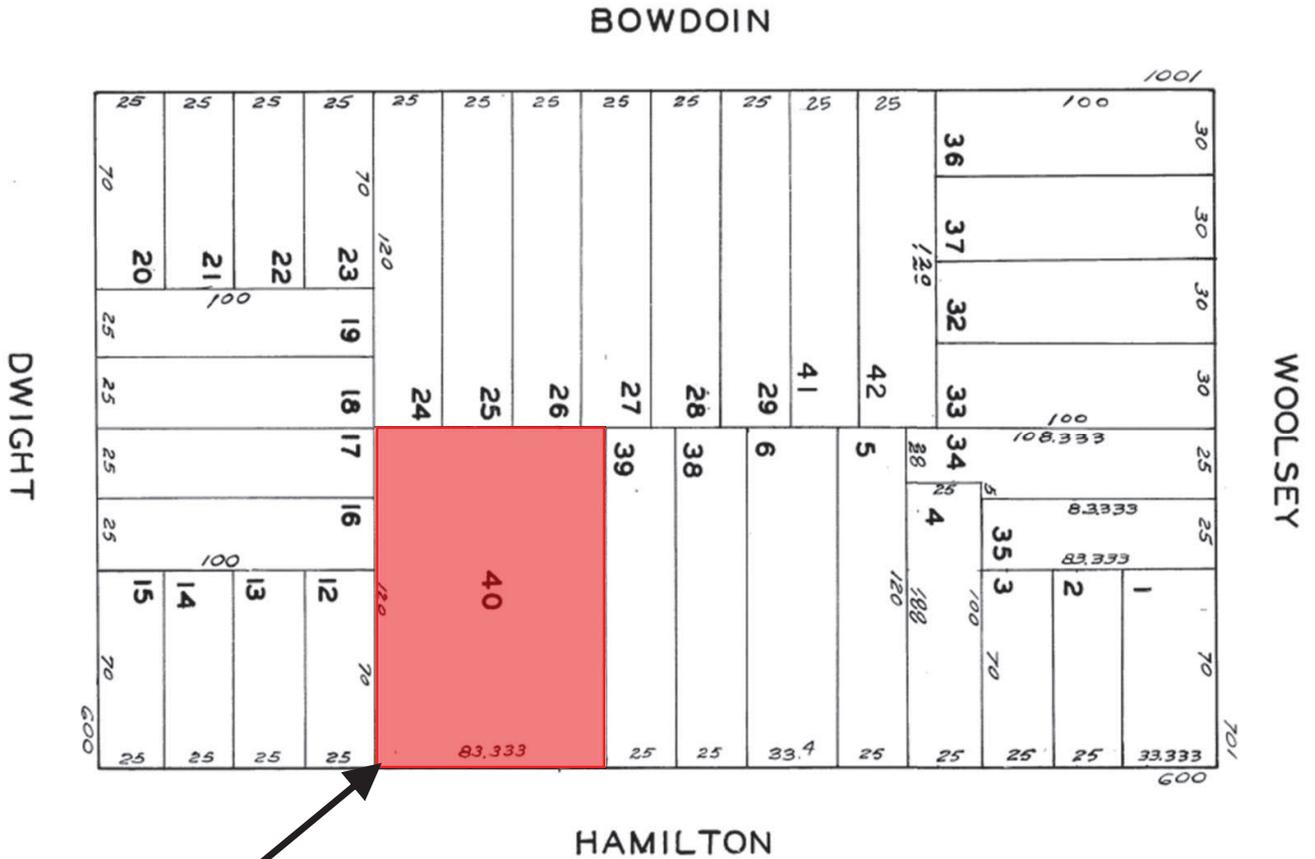
## LAND USE INFORMATION

PROJECT ADDRESS: 666 HAMILTON ST  
RECORD NO.: 2020-007383PRJ

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	1,495	1,495
Residential GSF	2,102	8,492	6,390
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	2,208	2,208
Public Open Space	0	0	0
Other ( )	0	0	0
<b>TOTAL GSF</b>	<b>2,102</b>	<b>12,195</b>	<b>10,093</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	6	5
Dwelling Units - Total	1	6	5
Hotel Rooms	0	0	0
Number of Buildings	1	3	2
Number of Stories	1	3	2
Parking Spaces	1	3	2
Loading Spaces	0	0	0
Bicycle Spaces	0	6	6
Car Share Spaces	0	0	0
Other ( )	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	2	2
Two Bedroom Units	1	1	0
Three Bedroom (or +) Units	0	3	3
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	3	3

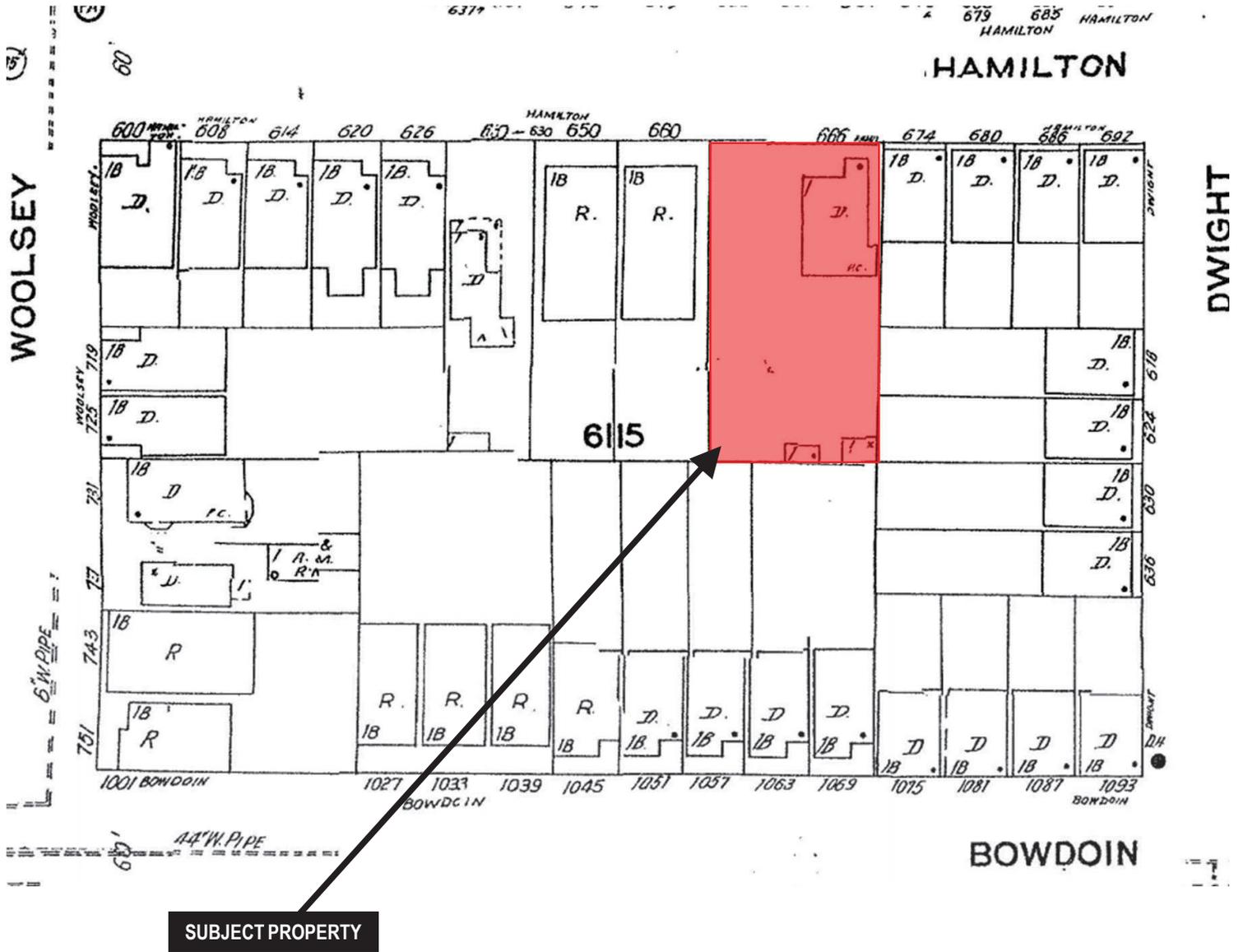
# Parcel Map



**SUBJECT PROPERTY**



# Sanborn Map\*



Conditional Use Hearing  
Case Number 2020-007383CUA  
Dwelling Unit Demolition  
666 Hamilton Street

# Aerial Photo – View 1

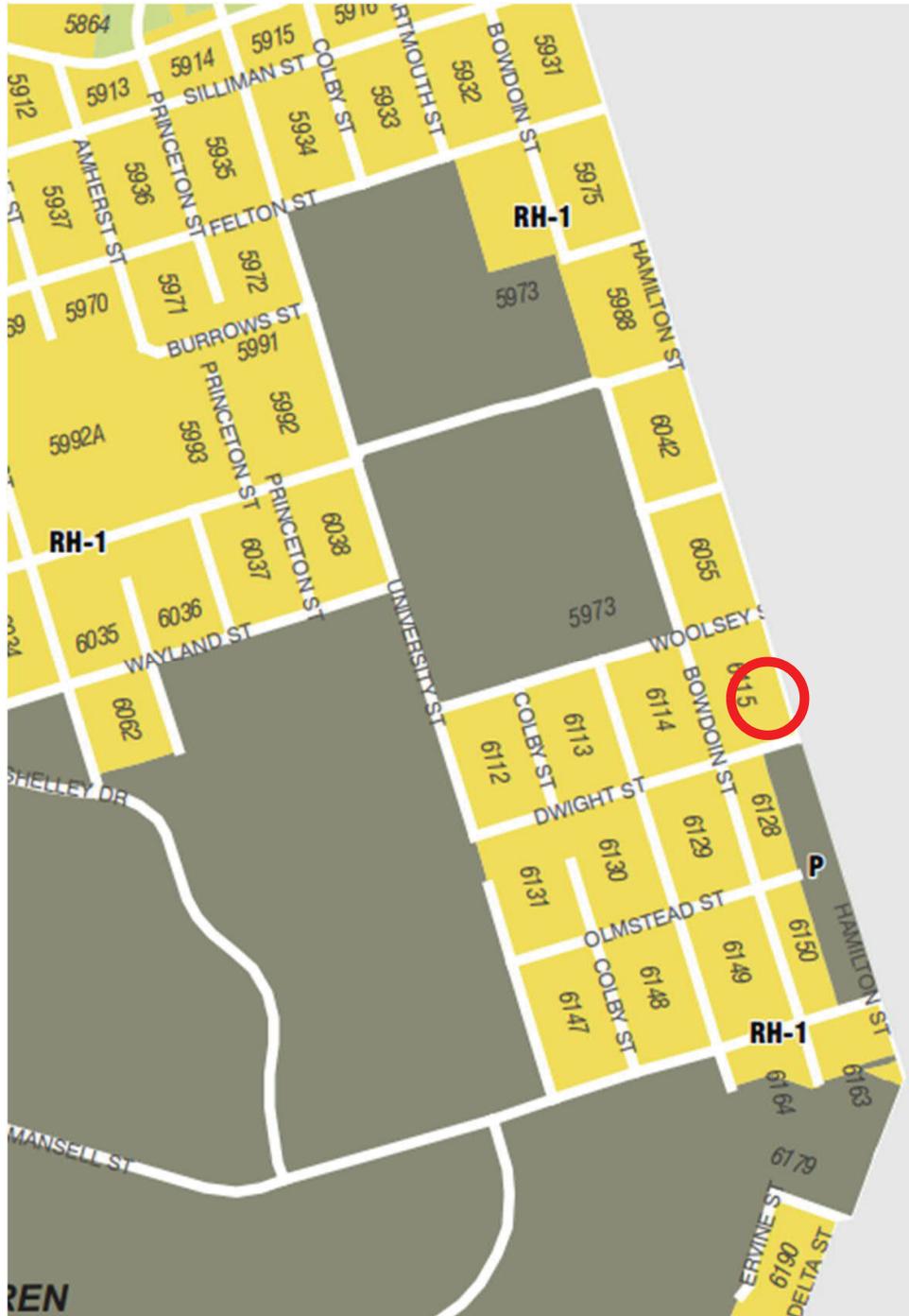


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-007383CUA  
Dwelling Unit Demolition  
666 Hamilton Street

# Zoning Map

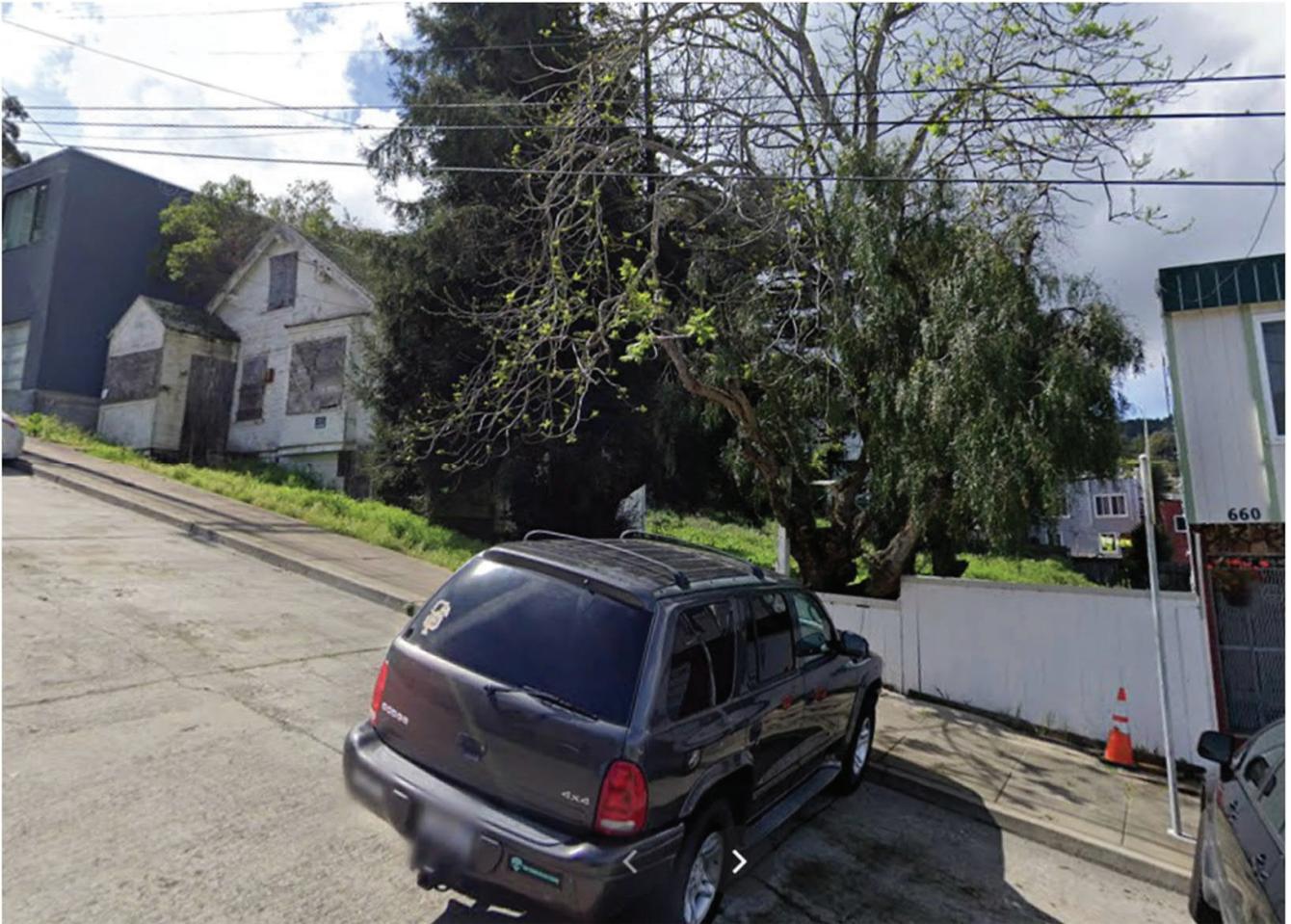


Conditional Use Hearing  
Case Number 2020-007383CUA  
Dwelling Unit Demolition  
666 Hamilton Street

# Site Photo 1



## Site Photo 2



Conditional Use Hearing  
Case Number 2020-007383CUA  
Dwelling Unit Demolition  
666 Hamilton Street



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

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Project Address: 666 Hamilton St

Block/Lot(s): 6115/040

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### Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

Demolition of an existing single family residence. Planning Code section 317

### Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

The existing large lot with 1 single family residence, which has been abandoned and in disrepair for over 40 years, is underutilized. We've prepared and provided a Soundness Report prepared by Bonza Engineering, that illustrates existing structure has had multiple unpermitted additions overtime. The existing structure is well beyond the threshold of repair. Additionally, an HRE commissioned from Tim Kelley Consulting, demonstrates that the existing structure is not individually eligible for listing in the California Register, is not a contributor to a surrounding potential historic district, nor is the property associated with small scale agriculture characterized by the early development of Portola neighborhood. The proposed development will add 3 single-family residences and 2 Accessory Dwelling Units and this development is consistent with the prevailing block and lot pattern in the neighborhood. The proposed structures are positioned towards the front to match the neighborhood's street frontage patterning. All proposed third floors are set back from the street to minimize bulk, and the structures step down Hamilton Street which is consistent with existing surrounding developments. Planters provide landscaping adjacent to the sidewalks, which is also in line with Neighborhood Group Friends of Woolsey's effort to keep green space and gardens in the Portola neighborhood.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - b. 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;
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The proposed demolition of the existing abandoned residence will remove current problems of safety for the immediate neighbors. As a large portion of the existing structure is un-permitted, its removal will eliminate hazards in the immediate surrounding neighborhood. The proposed development will not otherwise be detrimental to health, safety, or neighborhood traffic patterns and is consistent with the Planning Code and the General Plan. The subdivision of the existing large lot is in keeping with the existing pattern of 25' wide lots that are throughout this neighborhood. Hamilton Street's existing structures are all at the street frontage and the 3 new structures are also on the street with limited setbacks that align with the adjacent neighbors. The proposed 3rd floors are set back from the street to minimize bulk, and the buildings cascade down the hill in keeping with the existing developments of the surrounding neighborhood. The proposed development attempts to minimize noise, glare, dust, and odor with roof deck that positioned away from each other. The proposed development provides off street car and bike parking in garage spaces. Planters provide landscaping adjacent to the sidewalks, which is also in line with Neighborhood Group Friends of Woolsey's effort to keep green space and gardens in the Portola neighborhood.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The proposed development presents no exceptional circumstances requiring relief from the Planning Code and will not negatively affect the General Plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

Does not apply.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Jamie Pratt

Name (Printed)

8/14/2020

Date

Architect

415.867.5357

jp@masonkirby.com

Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

# Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 666 Hamilton

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: \_\_\_\_\_

Yes, an eviction notice was filed at the Rent Board after:

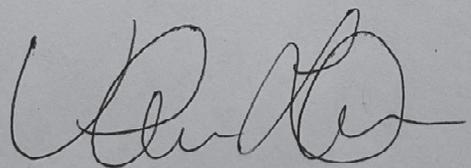
- 12/10/13
- 03/13/14
- 10 years prior to the following date: \_\_\_\_\_
  - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: \_\_\_\_\_

Yes, there are other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: \_\_\_\_\_
  - o See attached documents.

Signed: 

Dated: 3-16-21

Van Lam  
Citizens Complaint Officer

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