



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: SEPTEMBER 23, 2021**

**Record No.:** 2020-007565CUA-02  
**Project Address:** 1336 CHESTNUT STREET  
**Zoning:** RH-3 (Residential-House, Three-Family) Zoning District  
40-X Height and Bulk District  
Van Ness Corridor Planning Area  
**Block/Lot:** 0479/005  
**Project Sponsor:** Michael Hennessey, Michael Hennessey Architecture  
1501 Mariposa Street, Suite 308  
San Francisco, CA 94107  
**Property Owner:** Quan Emerson Cheung & Jennifer Chua  
San Francisco, CA 94123  
**Staff Contact:** Christopher May – (628) 652-7359  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project includes the demolition of the existing 2,287 square-foot, two-story single-family dwelling and new construction of a four-story, 40-ft tall, residential building measuring approximately 8,700 gross square feet with three dwelling-units, three off-street parking spaces, and four Class 1 bicycle parking spaces. The Project includes one 4-bedroom unit measuring approximately 2,858 square feet on the ground and second floors, one 3-bedroom unit on the third floor measuring approximately 1,776 square feet, and one 3-bedroom unit on the fourth floor measuring approximately 1,630 square feet. The Project includes 1,142 square feet of private usable open space in the rear yard for the unit on the ground and second floors, 386 square feet of private open space on the 3<sup>rd</sup> floor rear terrace for the third floor unit, and 603 square feet of private open space on the 4<sup>th</sup> floor rear terrace and roof deck for the fourth floor unit.

## 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 permit the demolition of a dwelling unit within the RH-3 Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received no public correspondence in response to the Project.
  - **Outreach:** The Sponsor has hosted one meeting within the community, on June 26, 2020.
- **Dwelling Unit Demolition:**
  - **Existing Tenant & Eviction History:** The existing single-family dwelling is tenant-occupied. There is no known evidence of any evictions on the property. See Exhibit G for Eviction History documentation.
- **Project Updates:** Since the previously approved project was heard on April 1, 2021, the Project Sponsor has updated the Project as follows:
  - Reduction in the Number of Dwelling Units. The 662 square-foot space previously proposed for a 1-bedroom unit on the ground floor behind the garage is now proposed to be combined with the second floor flat above, resulting in a 4-bedroom unit measuring approximately 2,858 square feet.
  - Improved Connection from Second Floor Unit to Usable Open Space. The previously approved project contained a three-bedroom flat on the second floor with no direct access to usable open space. The Commission directed the project sponsor to continue working with Planning Department staff to reconfigure the unit so that it would have improved access to the common usable open space in the rear yard. With the combining of the ground and second floor units, this unit now has direct access to what will now be private usable open space in the rear yard.
  - Change in Tenancy. The anticipated tenancy of the building has changed from one owner-occupied unit and three rental units to three owner-occupied units.

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. While the project proposes demolition of a two-bedroom single-family dwelling, the new building will contain three dwelling units and results in a net increase of family-sized housing. The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. The project will reinforce the existing street pattern as the building scale is appropriate for the subject block’s street frontage. Furthermore, the proposal maximizes the dwelling unit density and will be in full compliance with the requirements of the Planning Code. 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 B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief
- Exhibit G – Eviction History Documentation



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: SEPTEMBER 23, 2021**

**Record No.:** 2020-007565CUA-02  
**Project Address:** 1336 CHESTNUT STREET  
**Zoning:** RH-3 (Residential-House, Three-Family) Zoning District  
40-X Height and Bulk District  
Van Ness Corridor Planning Area  
**Block/Lot:** 0479/005  
**Project Sponsor:** Michael Hennessey, Michael Hennessey Architecture  
1501 Mariposa Street, Suite 308  
San Francisco, CA 94107  
**Property Owner:** Quan Emerson Cheung & Jennifer Chua  
San Francisco, CA 94123  
**Staff Contact:** Christopher May – (628) 652-7359  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 TO PERMIT THE DEMOLITION OF THE EXISTING 2,287 SQUARE-FOOT SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW FOUR-STORY, 8,700 SQUARE-FOOT, RESIDENTIAL BUILDING CONTAINING THREE DWELLING UNITS WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.



## PREAMBLE

On September 21, 2020, Michael Hennessey of Michael Hennessey Architecture (hereinafter "Project Sponsor") filed Application No. 2020-007565CUA with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to permit the demolition of the existing 2,287 square-foot single-family dwelling and the construction of a new four-story, 8,668 square-foot, residential building containing *four* dwelling units, and to allow a dwelling unit density at a ratio of one dwelling unit per 1,000 square feet within the RH-3 Zoning District at 1336 Chestnut Street, Block 0479 Lot 005 (hereinafter "Project Site").

On April 1, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and approved Conditional Use Authorization Application No. 2020-007565CUA.

On May 21, 2021, the Project Sponsor filed Application No. 2020-007565CUA-02 (hereinafter "Application") with the Department for a Conditional Use Authorization to permit the demolition of the existing 2,287 square-foot single-family dwelling and the construction of a new four-story, 8,700 square-foot, residential building containing *three* dwelling units within the RH-3 Zoning District (hereinafter "Project") at the Project Site.

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

On September 23, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-007565CUA-02.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-007565CUA-02 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. 2020-007565CUA-02, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the demolition of the existing 2,287 square-foot, two-story single-family dwelling and new construction of a four-story, 40-ft tall, residential building measuring approximately 8,700 gross square feet with *three* dwelling-units, three off-street parking spaces, and four Class 1 bicycle parking spaces. The Project differs from the previously-approved project in that the 662 square-foot space previously proposed for a 1-bedroom unit on the ground floor behind the garage is now proposed to be combined with the second floor flat above, resulting in a 4-bedroom unit measuring approximately 2,858 square feet. The project continues to propose one 3-bedroom unit on the third floor measuring approximately 1,776 square feet, and one 3-bedroom unit on the fourth floor measuring approximately 1,630 square feet. The Project includes 1,142 square feet of private usable open space in the rear yard for the unit on the ground and second floors, 386 square feet of private open space on the 3<sup>rd</sup> floor rear terrace for the third floor unit, and 603 square feet of private open space on the 4<sup>th</sup> floor rear terrace and roof deck for the fourth floor unit.
- 3. Site Description and Present Use.** The project is located on the north side of Chestnut Street, between Van Ness Avenue and Franklin Street, Lot 005 in Assessor's Block 0479. The property is located within the RH-3 (Residential, House —Three-Family) Zoning District, a 40-X Height and Bulk District and the Van Ness Corridor Planning Area. The subject property has approximately 27.5 feet of frontage on Chestnut Street and is approximately 138 feet deep. The property is relatively flat and is currently occupied by a 2,287 square-foot, two-story single-family dwelling constructed circa 1922.
- 4. Surrounding Properties and Neighborhood.** The project site is located in the Marina neighborhood on the edge of the RH-3 Zoning District and is surrounded primarily by multi-family dwellings ranging in height from two to four stories. Immediately adjacent to the subject property and to the west is a three-story, three-unit residential building and immediately to the east is a four-story, three-unit residential building. Directly across the street there are a mix of two- to four-story multi-family dwellings, some above ground floor retail uses. Directly behind the subject property, and to the north, is a large 16-unit residential complex in two 3-story buildings within the RM-1 (Residential, Mixed – Low-Density) Zoning District. The subject property is well served by public transportation, being located within a ¼-mile of stops for the 19 – Polk, 28 – 19<sup>th</sup> Avenue, 30 – Stockton, 30X – Marina Express, 47 – Van Ness, 49 – Van Ness/Mission, and 76X – Marin Headlands Express MUNI transit lines.
- 5. Public Outreach and Comments.** The Department has received no public comment regarding the proposed 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 principally permits residential uses at a density of three dwelling units per lot in the RH-3 Zoning District.

*The project proposes a total of three dwelling units.*

- B. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-3 Zoning District. This Code Section establishes criteria that 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.*

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

*The subject property is required to provide a front setback of approximately 1 foot 4 inches based on the front setbacks of the adjacent buildings. The project proposes the required front setback of 1 foot 4 inches. The front bay window on the upper three floors projects approximately 3 feet into the required front setback. This bay window meets the requirements of Planning Code Section 136(c), which regulates permitted obstructions into required setbacks.*

- D. **Landscaping and Permeability.** Planning Code Section 132(g) requires that for projects involving the construction of a new building, the addition of a new dwelling unit, garage, or additional parking; at least 20% of the required front setback area be and remain unpaved and devoted to plant material, including the use of climate appropriate plant material. Section 132(h) requires that the front setback area be at least 50% permeable so as to increase stormwater infiltration. 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.

*The subject property is 27 feet, 6 inches in width and has a required front setback of approximately 1 foot, 4 inches; therefore, the required front setback area is approximately 37 square feet in size. The project proposes a landscaped area of approximately 10 square feet, representing 27% of the front setback area. Approximately 24 square feet (or 65% of the front setback area) will be treated with permeable materials, exceeding 50% permeability requirements and therefore complies with the Planning Code.*

- E. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-3 Zoning Districts. Where applicable, Planning Code Section 134(c) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings. In cases where a rear yard requirement is thus reduced, the last 10 feet of building depth permitted on the subject lot shall be limited to a height of 30 feet.

*The subject property is approximately 138 feet in depth and therefore the 45 percent requirement is approximately 62 feet. However, the adjacent conditions allow for the required rear yard to be reduced to an average of the depths of the rear building walls of the two adjacent buildings, which in this case*

would be approximately 52 feet. The project provides a rear yard of approximately 57 feet for the three-story portion of the building and approximately 63 feet for the four-story portion. The project proposes a two-story, 12-foot deep extension beyond this portion; set back five feet from each of the side lot lines. This feature meets the requirements of Planning Code Section 136(c), which regulates permitted obstructions into required yards and open spaces.

- F. **Useable Open Space.** Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or a total of 532 square feet of common usable open space.

*The Project includes 1,142 square feet of private usable open space in the rear yard for the unit on the ground and second floors, 386 square feet of private open space on the 3<sup>rd</sup> floor rear terrace for the third-floor unit, and 603 square feet of private open space on the 4<sup>th</sup> floor rear terrace and roof deck for the fourth floor unit.*

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

*All three dwelling units have direct exposure onto both the public street and a Code-compliant rear yard.*

- H. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

*The Project proposes a Code-complying garage door width of 9 feet.*

- I. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will provide three (3) off-street parking spaces.*

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

*The project proposes four Class 1 bicycle parking spaces.*

- K. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district, which, in the RH-3 Zoning District is 40 feet.

*The proposed four-story building will be 40 feet.*

- L. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of a four-unit residential building. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

**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 existing two-story building is the only single-family residence currently located on the north side of Chestnut Street between Van Ness Avenue and Franklin Streets; an area that is zoned for multi-family buildings. The proposed four-story, three-unit building is consistent with the Residential Design Guidelines in that its massing and density fits within the context of being located amongst larger, multi-unit residential buildings.*

- 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 provides substantial lightwells that provide natural daylight to the two neighboring buildings. The stepped rear facade of the proposed building provides a gradation on the mid-block open space similar to the two neighboring buildings. The proposed front elevation has been designed to be compatible with the existing block face with a bay window and a distinction between the ground floor and the upper stories. The proposed height provides a transition between the lower west neighboring building and the higher east neighboring building.*

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

*The Planning Code does not require parking. However, the proposed garage is designed to accommodate three off-street parking spaces, in addition to four required Class 1 bicycle parking spaces.*

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

*As the proposed project is residential in nature, unlike commercial or industrial uses, 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;

*Although designed in a more contemporary aesthetic, the facade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood. Both the front setback and rear yard will be adequately 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 in Subsection 9 below.*

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

*The proposed project is consistent with the stated purposes of RH-3 Zoning District in that it proposes a three-unit residential building with usable open space provided at ground-level and on roof terraces.*

- 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;

*A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.*

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

*The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.*

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

*Although the existing building is more than 50 years old, a review of supplemental information resulted in a determination that the property is not an historical resource.*

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

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

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

*The existing single-family dwelling is tenant-occupied. The Project Sponsor has indicated that the proposed new units will be owner-occupied.*

- 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.*

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

*Although the project proposes the demolition of an existing dwelling, the new construction project will result in three family-sized dwelling units containing more habitable square feet and bedrooms.*

- 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 three family-sized dwellings that are consistent with the provisions of the RH-3 Zoning District.*

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

*The project removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. However, the project also results in two additional 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-3 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 three family-sized dwelling units whereas the property currently contains only one 2-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 two additional dwelling units to the site.*

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

*The existing dwelling contains two bedrooms. The proposal includes two 3-bedroom units and one 4-bedroom unit, representing a net increase of eight bedrooms.*

- 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 providing three dwelling units.*

- 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 three dwelling units containing more bedrooms.*

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

**VAN NESS CORRIDOR PLANNING AREA**

Land Use Objectives and Policies

**OBJECTIVE 2**

**MAINTAIN THE SCALE, CHARACTER AND DENSITY OF THIS PREDOMINATELY RESIDENTIAL NEIGHBORHOOD.**

Policy 2.1

Infill with carefully designed, medium density new housing.

**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 2:**

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

Policy 2.1:

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

**OBJECTIVE 3:**

**PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.**

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

**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 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related topography.

Policy 1.3

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

**OBJECTIVE 3:**

**MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.**

**Policy 3.1**

**Promote harmony in the visual relations and transitions between new and older buildings.**

*The project proposes demolition of a sound residential structure containing a two-bedroom single-family dwelling. However, the new building will contain three dwelling units and results in a net increase of family-sized housing. The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. The project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage. Furthermore, the proposal maximizes the dwelling unit density and will be in 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.

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.*

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 three larger family-sized dwelling units. The project proposes a height and scale compatible with the surrounding neighborhood and is consistent with the Planning Code.*

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

*The proposed multi-unit residential building adds appropriately scaled and family-sized units to the city's housing stock.*

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

*The subject property is well served by public transportation, being located within a ¼-mile of stops for the 19 – Polk, 28 – 19th Avenue, 30 – Stockton, 30X – Marina Express, 47 – Van Ness, 49 – Van Ness/Mission, and 76X – Marin Headlands Express MUNI transit lines. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

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

employment and ownership in these sectors be enhanced.

*The Project will not displace any service or industry establishment.*

- 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 improve the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project Site is not occupied by 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 spaces.*

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. 2020-007565CUA-02** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 13, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 23, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 23, 2021

## EXHIBIT A

### **Authorization**

This authorization is for a Conditional Use to allow the demolition of the existing 2,287 square-foot single-family dwelling located at 1336 Chestnut Street, Block 0479, and Lot 005, and the construction of a new four-story, 8,700 square-foot residential building containing three dwelling units pursuant to Planning Code Sections 303 and 317 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated September 13, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2020-007565CUA-02 and subject to conditions of approval reviewed and approved by the Commission on September 23, 2021 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **Recordation of Conditions of Approval**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 23, 2021, under Motion No. XXXXX.

### **Printing of Conditions of Approval on Plans**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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. 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 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 7. Bicycle Parking.** The Project shall provide no fewer than three (3) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

- 8. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than three (3) off-street parking spaces.

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

## Provisions

- 9. 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 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 10. 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)*

- 11. 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)*

# Exhibit B:

## Plans and Renderings

# CHESTNUT STREET RESIDENCES

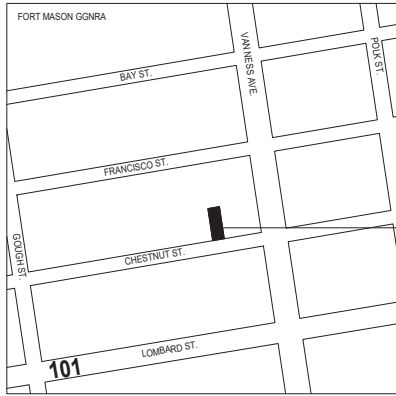
PLANNING COMISSION HEARING - 09/13/21



**NOT FOR CONSTRUCTION**

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  <small>1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</small>	<small>PROJECT TITLE:</small> <b>CHESTNUT STREET RESIDENCES</b>	<small>CONSULTANT:</small>	<small>STAMP:</small> 	<small>ISSUE:</small> <b>PLANNING COMISSION HEARING</b>	<small>DATE:</small> <b>09/13/21</b>	<small>REVISIONS:</small> <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				<small>SHEET TITLE:</small> <b>COVER SHEET</b>	<small>SHEET NUMBER:</small> <b>A0.0</b>
	No.	DESCRIPTION	DATE											
<small>1336 CHESTNUT STREET, SAN FRANCISCO, CA</small>	<small>JOB:</small> <b>1903</b>													

# VICINITY MAP



SITE

# PROJECT DATA

Table with columns: ADDRESS, TYPE OF CONSTRUCTION, PROJECT DESCRIPTION, BLOCK/LOT#, HEIGHT LIMIT, ZONING DISTRICT, OCCUPANCY GROUP, and BICYCLE PARKING. Details include 1336 Chestnut Street, Existing V-B construction, and 3 bicycle parking spaces.

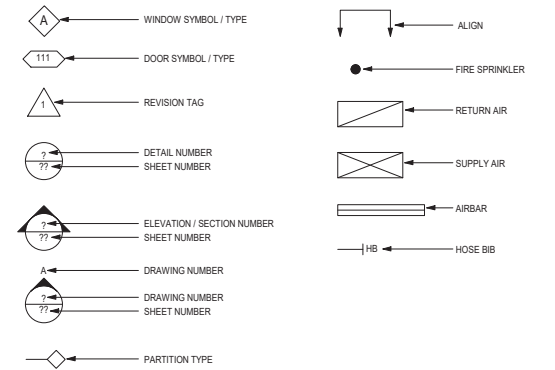
Table for PROPOSED GROSS BUILDING AREA (SQ. FT.) with columns for Garage, Workshop, Residential, and Total area across floors 1, 2, and 3.

Table for PROPOSED OPEN SPACE (SQ. FT.) with columns for Private Open Space and Public Open Space across units 1 and 2.

# SF GREEN BUILDING COMPLIANCE - REFER TO A0.2

- RESIDENTIAL: REFER TO A1.2.1 FOR DETAILED INFORMATION AT SIDEWALK. ALL EXTERIOR SURFACES SHALL DRAIN AWAY FROM BUILDING... MATERIALS: INSTALL LOW EMISSING MATERIALS PER EMISSION LIMIT REQUIREMENTS OF 4.504.2.1-5 AND 5.504.4.1-6... WATER: MODIFIED LANDSCAPE AREA DOES NOT EXCEED 1,000 S.F... ENERGY: PROJECT TO COMPLY WITH ALL PROVISIONS OF CA ENERGY CODE - CA ENERGY CODE... PARKING: OCCUPANT BYCYCLE PARKING TO COMPLY WITH PLANNING CODE SEC.155.1.2- REFER TO GARAGE PLAN A2.2... WASTE DIVERSION: RECYCLING BY OCCUPANTS TO COMPLY WITH SF BUILDING CODE AB-088- REFER TO GARAGE PLAN A2.2... HVAC: ALL INSTALLERS MUST BE TRAINED IN BEST PRACTICES - CALGreen 4.702.1... GOOD NEIGHBOR: BIRD HAZARD TREATMENT IS NOT REQUIRED - BUILDING DOES NOT EXCEED 40 FEET IN HEIGHT... POLLUTION PREVENTION: NOTE POLLUTION PREVENTION MEASURES AS LISTED ON GSS ARE NOT APPLICABLE TO THIS PROJECT... INDOOR ENVIRONMENTAL QUALITY: SEAL PERMANENT HVAC DUCTS/EQUIPMENT STORED ON SITE BEFORE INSTALLATION - CALGreen 4.504.1

# SYMBOLS



# ABBREVIATIONS

Comprehensive list of architectural abbreviations such as: @ AVT (Air Conditioning), A.C. (Acoustic Ceiling Tile), ADJ. (Adjustable), ALT. (Alternate), ALUM. (Aluminum), ANOD. (Anodized), APPROX. (Approximate), ARCH. (Architectural), AXON. (Axonometric), BOARD, B.L. (Building Block), B.O. (Bottom of), B.P. (Building Paper), BRZ. (Bronze), B.U.R. (Built-Up Roof), CAB. (Cabinet), CEM. (Cement), CER. (Ceramic), CHAN. (Channel), C.I.P. (Cast-in-Place), C.L. (Centerline), CL. (Clear), CLG. (Ceiling), CLO. (Closet), CLR. (Clear), C.M.U. (Concrete Masonry Unit), COL. (Column), CONC. (Concrete), CONT. (Continuous), CPT. (Carpet), CTR. (Center), DEPT. (Department), DET. (Detail), D.F. (Douglas Fir), DIA. (Diameter), DIM. (Dimension), DIN. (Dining), DR. (Door), D.W. (Dishwasher), DWG. (Drawing), EX. (Existing), EA. (Elevation), ELEV. (Elevation), ELEC. (Electrical), ENGR. (Engineer), EQ. (Equipment), EQUIT. (Executive), EXP. (Expansion), EXT. (Exterior), FAB. (Fabric), F.B.O. (Furnished by Owner), F.D. (Floor Drain), FIN. (Finish), FIX. (Fixture), FL. (Floor), F.O. (Finished Opening), F.O.F. (Face of Finish), F.O.S. (Face of Stud), F.O.C. (Face of Concrete), FRM. (Frame), FRMS. (Framing), FT. (Foot or Feet), FURR. (Furring), GA. (Gauge), GALV. (Galvanized), G.D. (Garbage Disposal), GEN. (General), GL. (Glass), GYP. (Gypsum), G.W.B. (Gypsum Wall Board), H.B. (Hose Bib), H.C. (Hollow Core), HW.D. (Hardwood), HT. (Height), HORIZ. (Horizontal), HR. (Hour), H.M. (Hollow Metal), H.W. (Hot Water), I.D. (Inside Diameter), IN. (Inch), INSUL. (Insulation), INT. (Interior), JAN. (Janitor), JT. (Joint), KIT. (Kitchen), LAM. (Laminate), LAV. (Lavatory), LOC. (Location), LTWT. (Lightweight), LVL. (Level), MAT. (Material), MAX. (Maximum), M.B. (Moisture Barrier), M.C. (Medicine Cabinet), MECH. (Mechanical), MEMB. (Membrane), MFR. (Manufacturer), MIN. (Minimum), MIR. (Mirror), MISC. (Miscellaneous), MSRW. (Masonry), MTD. (Mounted), MTL. (Metal), NAT. (Natural), N.C. (Not in Contract), NO. (Number), # (Number), NOM. (Nominal), N.T.S. (Not to Scale), OBSC. (Obscure), O.C. (On Center), O.D. (Outside Diameter), O.H. (Opposite Hand), OPER. (Operable), OPEN. (Opening), OPP. (Opposite), PART. (Partition), PERF. (Perforated), PL. (Plate), P.L. (Property Line), P.LAM. (Plastic Laminate), PLAS. (Plaster), PLY. (Plywood), PNL. (Panel), PNT. (Paint), PROP. (Property), PTD. (Painted), P.V. (Photovoltaic), R. (Radius), RIS. (Riser), R.B. (Resilient Base), R.C.P. (Reflected Ceiling Plan), REF. (Reference), REFR. (Refrigerator), REFIN. (Finish), REIN. (Reinforced), REQ. (Required), REV. (Revised/Revised), RM. (Room), R.O. (Rough Opening), RTD. (Rated), R.W.L. (Rain Water Leader), S.C. (Solid Core), SCHED. (Schedule), S.A. (Section), SECT. (Section), S.E.D. (See Electrical Drawings), SHT. (Sheet), SHT. (Sheathing), SIM. (Similar), S.L.D. (See Landscape Drawings), S.M.D. (See Mechanical Drawings), S.P.D. (See Plumbing Drawings), SPEC. (Specification), S.S. (Stainless Steel), S.S.D. (See Structural Drawings), STD. (Standard), STL. (Steel), STN. (Stone), STOR. (Storage), STRUC. (Structural), SUSP. (Suspended), SYM. (Symmetrical), T. (Tread), T.B.D. (To Be Determined), TEL. (Telephone), TEMP. (Temperature), TEMP. (Temporary), T.F. (Transparent Finish), TFW. (Transparent Finished Wood), T&G (Tongue and Groove), T.O.C. (Top of Concrete), T.O.W. (Top of Wall), TRANS. (Translucent), TV. (Television), U.B.C. (Uniform Building Code), U.C. (Under Counter), U.O.N. (Under Open), UTIL. (Utility), VAR. (Varies), V.T. (Vinyl Composition Tile), VEN. (Veneer), VERT. (Vertical), VEST. (Vestibule), V.I.F. (Verify in Field), V.P. (Veneer Plaster), W. (With), W.C. (Water Closet), W.D. (Wood), W/D. (Washer/Dryer), WIND. (Window), W.H. (Water Heater), W/O. (Without), W/OC. (Where Occurs), W.P. (Waterproofing), WT. (Weight)

# GENERAL NOTES

- AIA DOCUMENT A201-GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.
- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
- PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
- THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURALLY, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
- ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
- THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- ANY DEFECTIVE OR INCOMPLETE WORK OR QUALITY OF DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUBCONTRACTORS.
- THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
- BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATE THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
- SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
- WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
- EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE. PRIOR TO COMMENCING HIS WORK, AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, VOICEDATA CABLEING, TELEPHONE WORK, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
- ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLIMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATED DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
- ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
- LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.
- ALL WORK PERTAINING TO OR EFFECTED BY THIS CONTRACT SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE (C.B.C.), CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES (C.P.C., M.C.C. AND E.C.C.) AND ALL LOCAL CODES AND ORDINANCES.

# SHEET INDEX

- ARCHITECTURAL: A0.0 - COVER SHEET, A0.1 - PROJECT DATA, A0.2 - GREEN BUILDING SUBMITTAL FORM, A0.3 - SEIB & SFTO PRE-APPLICATION MEETING NOTES, SITE SURVEY, A1.1 - EXISTING SITE PLAN, A1.2 - PROPOSED SITE PLAN, A1.3 - FIRST FLOOR DEMOLITION PLAN, A1.4 - SECOND FLOOR DEMOLITION PLAN, A1.5 - ROOF DEMOLITION PLAN, A1.6 - EXISTING BUILDING FRONT ELEVATION, A1.7 - EXISTING BUILDING REAR ELEVATION, A2.1 - PROPOSED FIRST FLOOR PLAN, A2.1.2 - PROPOSED REAR YARD PLAN, A2.2 - PROPOSED SECOND FLOOR PLAN, A2.3 - PROPOSED THIRD FLOOR PLAN, A2.4 - PROPOSED FOURTH FLOOR PLAN, A2.5 - PROPOSED ROOF PLAN, A3.1 - PROPOSED FRONT ELEVATION (SOUTH), A3.2 - PROPOSED REAR ELEVATION (NORTH), A3.3 - PROPOSED SIDE ELEVATION (EAST), A3.4 - PROPOSED SIDE ELEVATION (WEST), A3.5 - PROPOSED BUILDING SECTION, A3.6 - PROPOSED BUILDING SECTION, A3.7 - PROPOSED BUILDING SECTION, A3.8 - EXTERIOR DETAILS - WINDOWS, A10.2 - INTERIOR DETAILS, A11.1 - DOOR AND FINISH SCHEDULE, A11.2 - WINDOW SCHEDULE

PROJECT TITLE: MICHAEL HENNESSEY ARCHITECTURE CHESTNUT STREET RESIDENCES  
CONSULTANT: MICHAEL HENNESSEY ARCHITECTURE  
STAMP: MICHAEL HENNESSEY ARCHITECTURE STATE OF CALIFORNIA C 31229  
ISSUE: PLANNING COMISSION HEARING  
DATE: 09/13/21  
REVISIONS: No. DESCRIPTION DATE  
JOB: 1903  
SHEET TITLE: PROJECT DATA  
SHEET NUMBER: A0.1

NOT FOR CONSTRUCTION



# GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				<input type="checkbox"/> LOW-RISE RESIDENTIAL <small>R 1-3 Floors</small>	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL <small>R 4+ Floors</small>	<input type="checkbox"/> LARGE NON-RESIDENTIAL <small>A, B, E, I, M 25,000 sq. ft. or greater</small>	<input type="checkbox"/> OTHER NON-RESIDENTIAL <small>F, H, L, S, U or A, B, E, I, M less than 25,000 sq. ft.</small>	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS <small>R 25,000 sq. ft. or greater</small>	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS <small>R adds any amount of conditioned area</small>	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS <small>B, M 25,000 sq. ft. or greater</small>	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS <small>A, B, I, M 25,000 sq. ft. or greater</small>	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS <small>A, B, E, F, H, L, I, M, S, U more than 1,000 sq. ft. or \$200,000</small>	CHESTNUT STREET APARTMENTS <small>PROJECT NAME</small> 0479/005 <small>BLOCK/LOT</small> 1336 CHESTNUT ST. <small>ADDRESS</small> R-2 <small>PRIMARY OCCUPANCY</small> 9,343 SQ. FT. <small>GROSS BUILDING AREA</small>  07.06.20 <small>DESIGN PROFESSIONAL or PERMIT APPLICANT (sign &amp; date)</small>
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r		
LEED/GPR	Required LEED or GPR Certification Level Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1 SFGBC 4.104, 4.105, 5.104 & 5.105	Project is required to achieve sustainability certification listed at right. Enter any applicable adjustments to LEED or GPR point requirements in box at right.													
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	n/r	LEED EQc2	5.504.4.1-6			
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	•	•			
	NON-POTABLE WATER REUSE	Health Code art.12C	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	•	•	•	•	•	•	•	•	•	•	•			
	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1	•	•	•	•	n/r	n/r	•	•	•	•	•			
ENERGY	ENERGY EFFICIENCY	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	•	•	•	•	•	•	•	•	•	•	•			
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2 T24 110.10, 150.1(c)(14) & 150.1(c)(8)n	•	•	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
	RENEWABLE ENERGY	SFGBC 5.201.1.3	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•	•	•			
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	•	•	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	•	•	if >10 stalls added			
	DESIGNATED PARKING	CALGreen 5.106.5.2	n/r	n/r	•	•	n/r	n/r	•	•	•	•	if >10 stalls added			
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	•	•	•	•	•	•	•	•	•	•	•			
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CALGreen 5.410.1, AB-088	•	•	•	•	•	•	•	•	•	•	•			
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CALGreen, Environment Code ch.14, SF Building Code ch.13B	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion			
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r			
	HVAC DESIGN	CALGreen 4.507.2	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r			
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	n/r	n/r	•	•	n/r	n/r	•	•	•	•	•			
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	n/r	n/r	•	•	n/r	n/r	•	•	•	•	•			
	BIRD-SAFE BUILDINGS	Planning Code sec.139	•	•	•	•	•	•	•	•	•	•	•			
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	•	•	•	•	•	•	•	•	•	•	•			
	SHADE TREES	CALGreen 5.106.12	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	•	•	•	•	n/r	n/r	•	•	•	•	•			
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	•	•	•	•	•	•	•	•	•	•	•			
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	if applicable	if applicable	•	•	if applicable	n/r	•	•	•	•	•			
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
RESIDENTIAL	ELECTRIC READY	Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
	GRADING & PAVING	CALGreen 4.106.3	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	n/r	n/r			
	RODENT PROOFING	CALGreen 4.406.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r			
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r			
	CAPILLARY BREAK	CALGreen 4.505.2	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r			
	MOISTURE CONTENT	CALGreen 4.505.3	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r			
	BATHROOM EXHAUST	CALGreen 4.506.1	•	•	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r			

**NOT FOR CONSTRUCTION**

**MICHAEL HENNESSEY ARCHITECTURE**

PROJECT TITLE:  
**CHESTNUT STREET RESIDENCES**  
1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:



ISSUE:  
**PLANNING COMMISSION HEARING**

DATE:  
09/13/21  
JOB:  
1903

REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**GREEN BUILDING SUBMITTAL FORM**

SHEET NUMBER:

A0.2

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM



**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:

**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:

**PLANNING COMMISSION  
HEARING**

DATE:

09/13/21

JOB:  
1903

REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:

**SFDBI & SFFD  
PRE-APPLICATION MEETING  
NOTES**

SHEET NUMBER:

**A0.3**

**NOT FOR CONSTRUCTION**

**MICHAEL HENNESSEY ARCHITECTURE**  
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T: 415.512.1559

**PRE-APPLICATION PLAN REVIEW MEETING**  
10.05.20.

**Subject:** Items to be reviewed with DBI and SFFD  
**Project:** 1336 Chestnut Street

**Proposed Meeting Times:**  
10.05.20 - 11:00 am  
10.05.20 - 1:00 pm  
10.05.20 - 3:00 pm  
10.06.20 - 11:00 am  
10.06.20 - 1:00 pm  
10.06.20 - 3:00 pm

**Participants:**  
Emerson Quan (EO) - Owner  
emosquan@yahoo.com  
Michael Hennessey (MH) - MHA  
michael@hennesseyarchitect.com  
Jason Laudat (JL) - MHA  
jason@hennesseyarchitect.com  
Jeffrey Ma (JM) - SFDBI  
jeffrey.ma@sfgov.org  
Marcus Berona (MB) - SF Fire Department  
marcus.berona@sfgov.org

**Project Information:**  
- Type of Construction: Existing = V-A / New = V-A  
- Number of Stories: Existing = 2 / New = 4  
- Occupancy Group: Existing = R-3 / New = R-2  
- Fire sprinkler system throughout entire building with 9033 gpm fire pump and 1.5M GPM tank and CBC separate permit.  
- Scope of work: Provide a ground-up, 3-unit residential building. Removal of an existing 4-unit residential building.

**Prepared by:** Michael Hennessey

**MICHAEL HENNESSEY ARCHITECTURE**  
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T: 415.512.1559

**Item 1 - Elevator**  
Can the elevator shaft open directly into the fire-rated stair enclosure? Do we need to provide a smoke door on hold open? (California Building Code Section 713.7 and Section 716.2.6.6).  
Elevator shaft and common stair are connecting 4 stories. Do they need to have a 2-hour fire rating? (California Building Code Section 713.4).  
**Additional Discussion:**  
- No elevator can open directly into stairway or exit passageway. A 1-hour-rated elevator shaft and common stairs need to have a 2-hour fire rating.  
**Project Response:**  
- Elevators are now opening directly into units.  
- Exit stairways and elevator shaft are 2-hour fire rated.

**Initials:**  
Jeff Ma - SFDBI  
Marcus Berona - SFFD

**Item 2 - Fire Exit through light well:**  
Can we provide emergency escape and rescue windows in landlocked bedrooms that exit to a light well equipped with a fire escape complying with AB-018 and AB-019? The building is equipped throughout with an emergency escape and rescue windows. Does that fire escape need to extend to the roof? (California Building Code Section 101112).  
**Additional Discussion:**  
- AB-018 is specified for R-3 buildings, not R-2.  
- A light well can serve as an emergency exit for landlocked bedrooms if meeting minimum size requirements (4'-0" x 12'-0") and extends to an exit passageway leading to front of building. The Fire Department allows access to the light well via the exit passageway, since there is straight run to the light well for ladder access during a fire.  
- Occupancy 2 means of egress because the project is a 4-story building with an R-2 occupancy. Only one means of egress is required to extend to roof if roof deck is private.

**Item 3 - Stair to Roof**  
The primary stair to the roof is solely accessed via the upper unit. Does this stair qualify as the required stair accessing the roof of a 4-story building? (California Building Code Section 101112).  
**Additional Discussion:**  
- One of the exit stairs is required to extend to the roof. The lock for the door at the roof penthouse needs to have a thumbturn at the interior side of the door for ease of egress.  
- A recorded document must be provided that assigns the roof deck to one of the units. A lockable gate can be provided at the roof to discourage access to the roof deck by occupants of the other units.  
**Project Response:**  
- The roof is now accessed via a second exit stair.  
- A lockable gate is provided for access to the private roof deck.

**Initials:**  
Jeff Ma - SFDBI  
Marcus Berona - SFFD

**MICHAEL HENNESSEY ARCHITECTURE**  
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T: 415.512.1559

**Item 4 - Exiting from Roof Deck:**  
The roof deck is solely accessed via the upper unit. Is a 2nd means of egress required on the roof? The fire building is equipped and the occupant load per unit is < 20. (Information Sheet EG-01).  
**Additional Discussion:**  
- One single means of egress from roof is allowed if the roof deck is private.  
- One must extend to the roof and the roof cannot be accessed solely via the upper unit.  
**Project Response:**  
- Access to the roof is provided via the second common exit stair.

**Initials:**  
Jeff Ma - SFDBI  
Marcus Berona - SFFD

**Item 5 - Accessibility Requirements:**  
This building is designed as a 3-unit condominium building. Does this building need to comply with California Building Code Chapter 11A for Housing Accessibility? (California Building Code Section 102A1).  
**Additional Discussion:**  
A 3-unit condominium building does not need to comply with California Building Code Chapter 11A for Housing Accessibility.  
**Project Response:**  
- At this time the project does not comply with Chapter 11A for Housing Accessibility.

**Initials:**  
N/A  
Marcus Berona - SFFD

**MICHAEL HENNESSEY ARCHITECTURE**  
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T: 415.512.1559

**List of Items Reviewed:**

**Item 1 - Elevator**  
Can the elevator shaft open directly into the fire-rated stair enclosure? Do we need to provide a smoke door on hold open? (California Building Code Section 713.7 and Section 716.2.6.6).  
Elevator shaft and common stair are connecting 4 stories. Do they need to have a 2-hour fire rating? (California Building Code Section 713.4).  
**Additional Discussion:**  
- No elevator can open directly into stairway or exit passageway. A 1-hour-rated elevator shaft and common stairs need to have a 2-hour fire rating.  
**Project Response:**  
- Elevators are now opening directly into units.  
- Exit stairways and elevator shaft are 2-hour fire rated.

**Initials:**  
Jeff Ma - SFDBI  
Marcus Berona - SFFD

**Item 2 - Fire Exit through light well:**  
Can we provide emergency escape and rescue windows in landlocked bedrooms that exit to a light well equipped with a fire escape complying with AB-018 and AB-019? The building is equipped throughout with an emergency escape and rescue windows. Does that fire escape need to extend to the roof? (California Building Code Section 101112).  
**Additional Discussion:**  
- AB-018 is specified for R-3 buildings, not R-2.  
- A light well can serve as an emergency exit for landlocked bedrooms if meeting minimum size requirements (4'-0" x 12'-0") and extends to an exit passageway leading to front of building. The Fire Department allows access to the light well via the exit passageway, since there is straight run to the light well for ladder access during a fire.  
- Occupancy 2 means of egress because the project is a 4-story building with an R-2 occupancy. Only one means of egress is required to extend to roof if roof deck is private.

**MICHAEL HENNESSEY ARCHITECTURE**  
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T: 415.512.1559

The preceding notes are assumed to be complete and accurate. Please forward any perceived omissions or corrections to MHA within 5 working days.

**Signatures:**  
Jeff Ma - SFDBI Date: 12/13/20  
Marcus Berona - SFFD Date: 12/08/2020

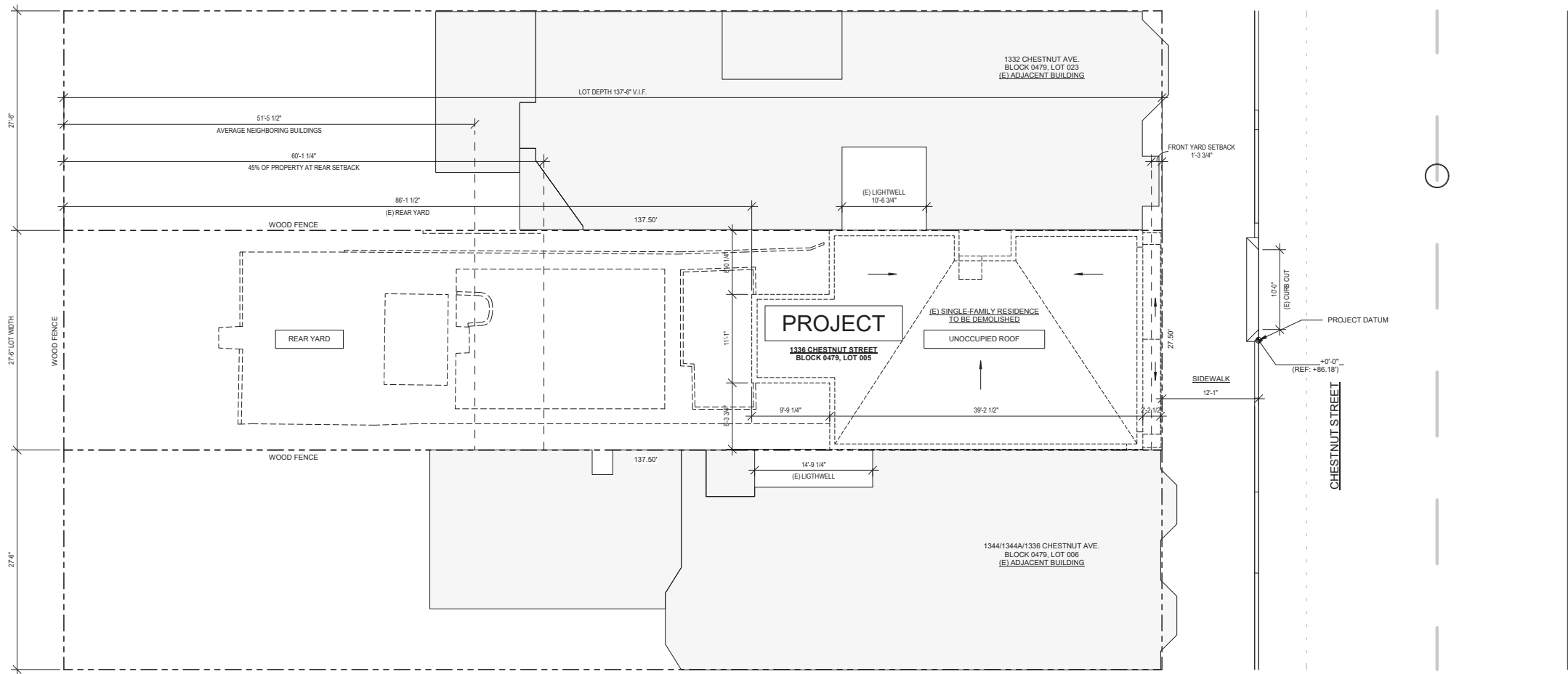
**CC: Attendees**  
Attachments:  
Drawings for Pre-Application Plan Review Meeting dated 11.03.20: A0.0, A0.1, A1.2, A2.1.1, A2.1.2, A2.3, A2.4, A2.5, A5.1, A5.2, A5.3, A5.4, A5.5, A5.6, A5.7

**MICHAEL HENNESSEY ARCHITECTURE**  
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T: 415.512.1559

**Item 1 - Elevator**  
Can the elevator shaft open directly into the fire-rated stair enclosure? Do we need to provide a smoke door on hold open? (California Building Code Section 713.7 and Section 716.2.6.6).  
Elevator shaft and common stair are connecting 4 stories. Do they need to have a 2-hour fire rating? (California Building Code Section 713.4).  
**Additional Discussion:**  
- No elevator can open directly into stairway or exit passageway. A 1-hour-rated elevator shaft and common stairs need to have a 2-hour fire rating.  
**Project Response:**  
- Elevators are now opening directly into units.  
- Exit stairways and elevator shaft are 2-hour fire rated.

**Initials:**  
Jeff Ma - SFDBI  
Marcus Berona - SFFD

**Item 2 - Fire Exit through light well:**  
Can we provide emergency escape and rescue windows in landlocked bedrooms that exit to a light well equipped with a fire escape complying with AB-018 and AB-019? The building is equipped throughout with an emergency escape and rescue windows. Does that fire escape need to extend to the roof? (California Building Code Section 101112).  
**Additional Discussion:**  
- AB-018 is specified for R-3 buildings, not R-2.  
- A light well can serve as an emergency exit for landlocked bedrooms if meeting minimum size requirements (4'-0" x 12'-0") and extends to an exit passageway leading to front of building. The Fire Department allows access to the light well via the exit passageway, since there is straight run to the light well for ladder access during a fire.  
- Occupancy 2 means of egress because the project is a 4-story building with an R-2 occupancy. Only one means of egress is required to extend to roof if roof deck is private.



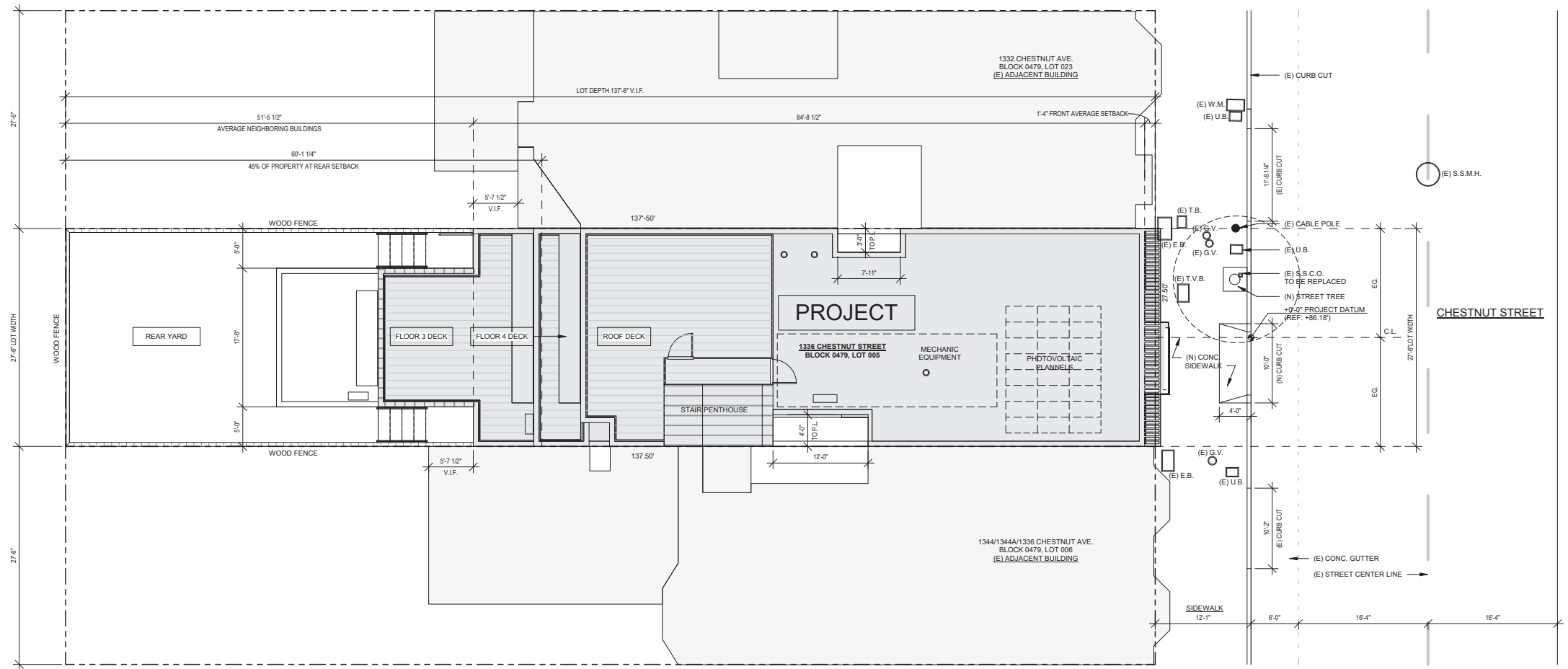
EXISTING SITE PLAN  
1/8" = 1'-0"

1  
A1.1



**NOT FOR CONSTRUCTION**

<p><b>MICHAEL HENNESSEY ARCHITECTURE</b></p> <p>1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</p>	<p>PROJECT TITLE: <b>CHESTNUT STREET RESIDENCES</b></p> <p>1336 CHESTNUT STREET, SAN FRANCISCO, CA</p>	<p>CONSULTANT:</p>	<p>STAMP:</p>	<p>ISSUE: <b>PLANNING COMMISSION HEARING</b></p>	<p>DATE: <b>09/13/21</b></p> <p>JOB: <b>1903</b></p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS:</th> </tr> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS:			No.	DESCRIPTION	DATE				<p>SHEET TITLE: <b>EXISTING SITE PLAN</b></p>	<p>SHEET NUMBER: <b>A1.1</b></p>
	REVISIONS:																
No.	DESCRIPTION	DATE															



PROPOSED SITE PLAN  
1/8" = 1'-0"

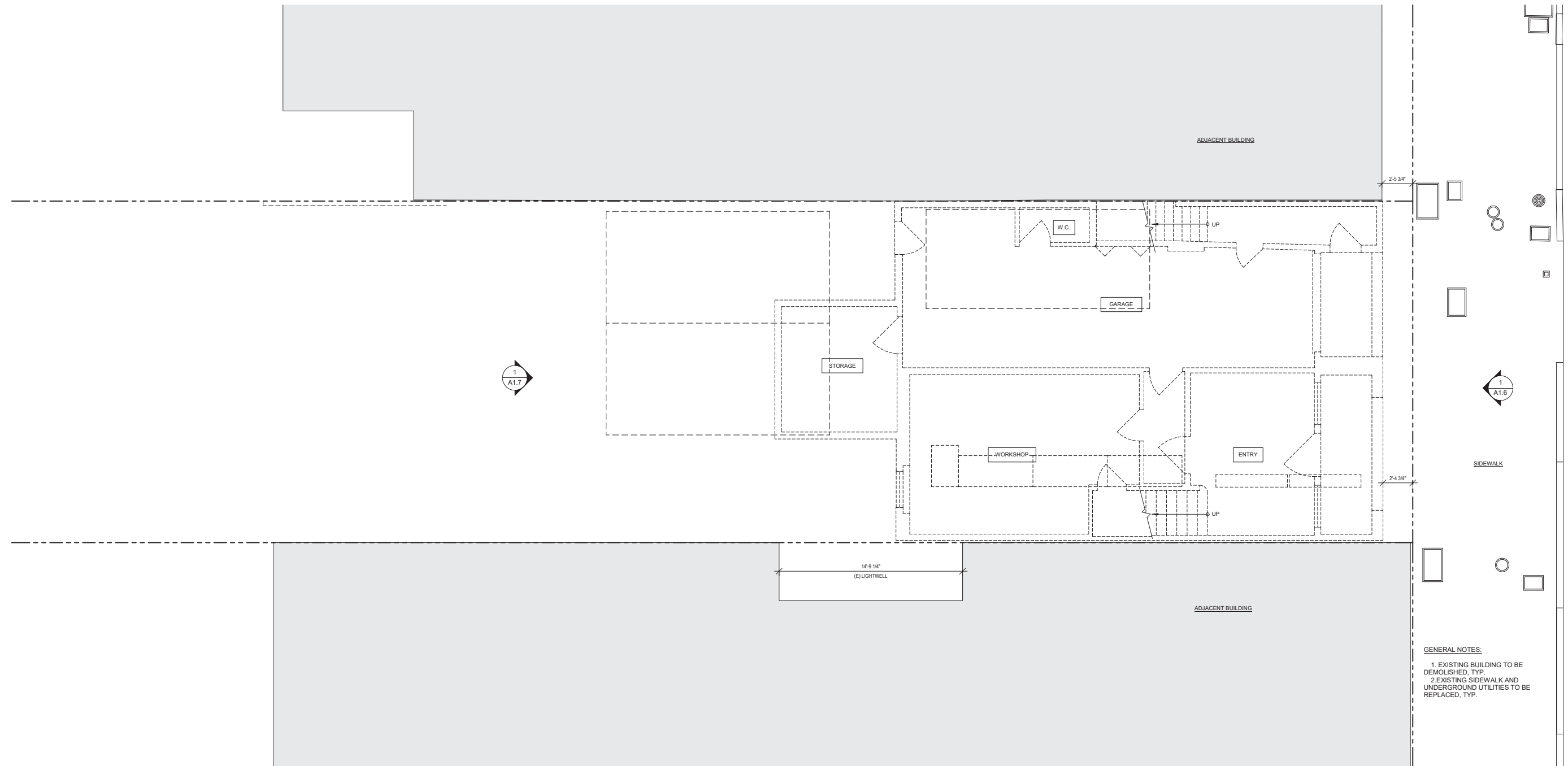
1  
A1.2



NOT FOR CONSTRUCTION

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CHESTNUT STREET RESIDENCES</b>  1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP: 	ISSUE: <b>PLANNING COMMISSION HEARING</b>	DATE: <b>09/13/21</b>  JOB: <b>1903</b>	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: <b>PROPOSED SITE PLAN</b>	SHEET NUMBER: <b>A1.2</b>
	No.	DESCRIPTION	DATE											
<b>NOT FOR CONSTRUCTION</b>														





GENERAL NOTES:  
 1. EXISTING BUILDING TO BE DEMOLISHED, TYP.  
 2. EXISTING SIDEWALK AND UNDERGROUND UTILITIES TO BE REPLACED, TYP.

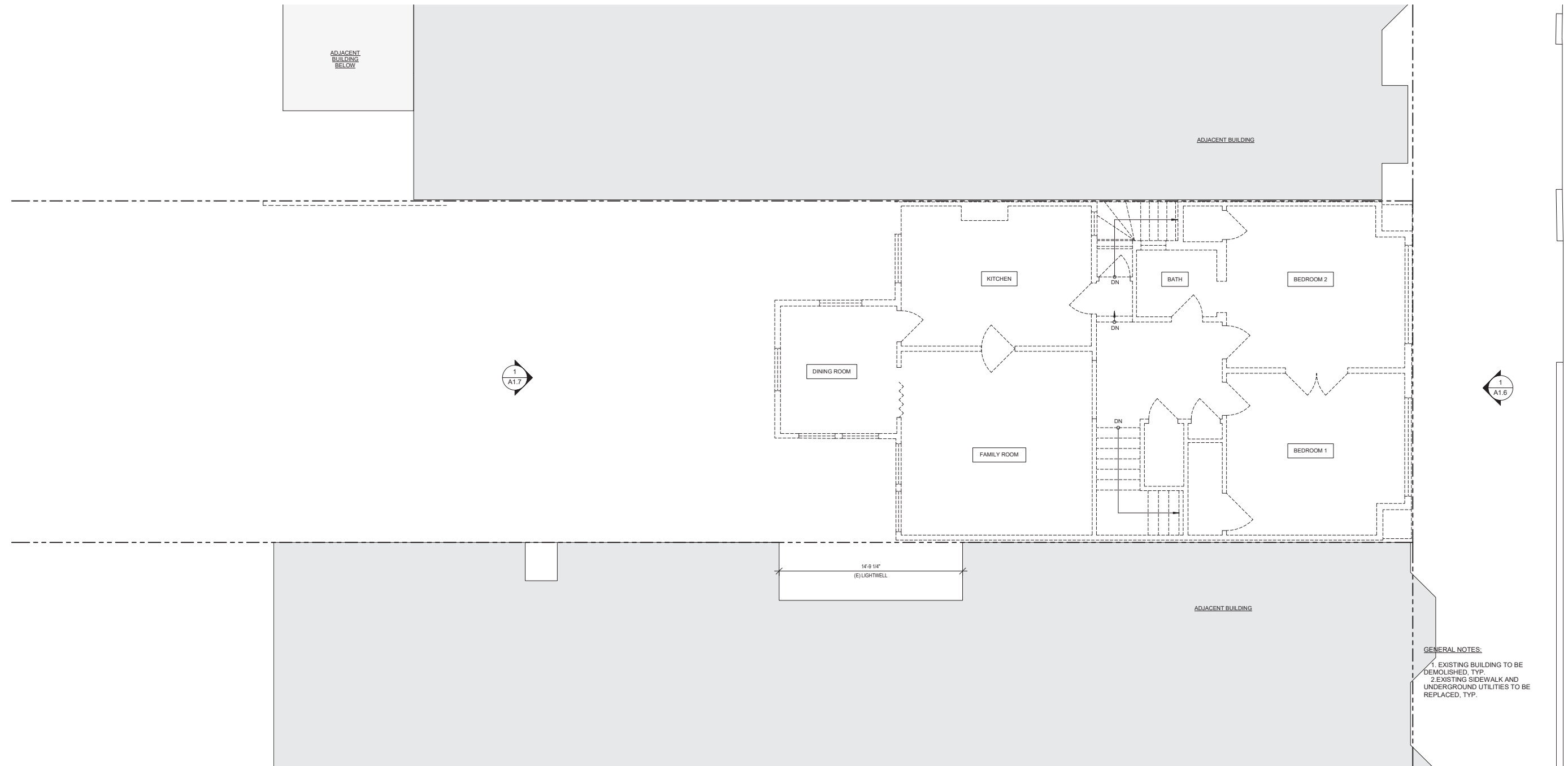
FIRST FLOOR DEMO PLAN  
 1/4" = 1'-0"

1  
A1.3



**NOT FOR CONSTRUCTION**

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CHESTNUT STREET RESIDENCES</b>  1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP: 	ISSUE: <b>PLANNING COMISSION HEARING</b>	DATE: <b>09/13/21</b>	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: <b>FIRST FLOOR DEMO PLAN</b>	SHEET NUMBER: <b>A1.3</b>
					No.		DESCRIPTION	DATE						
JOB: <b>1903</b>														



GENERAL NOTES:  
 1. EXISTING BUILDING TO BE DEMOLISHED, TYP.  
 2. EXISTING SIDEWALK AND UNDERGROUND UTILITIES TO BE REPLACED, TYP.

SECOND FLOOR DEMO PLAN  
 1/4" = 1'-0"

1  
A1.4



**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION HEARING**

DATE:  
**09/13/21**

JOB:  
**1903**

REVISIONS:

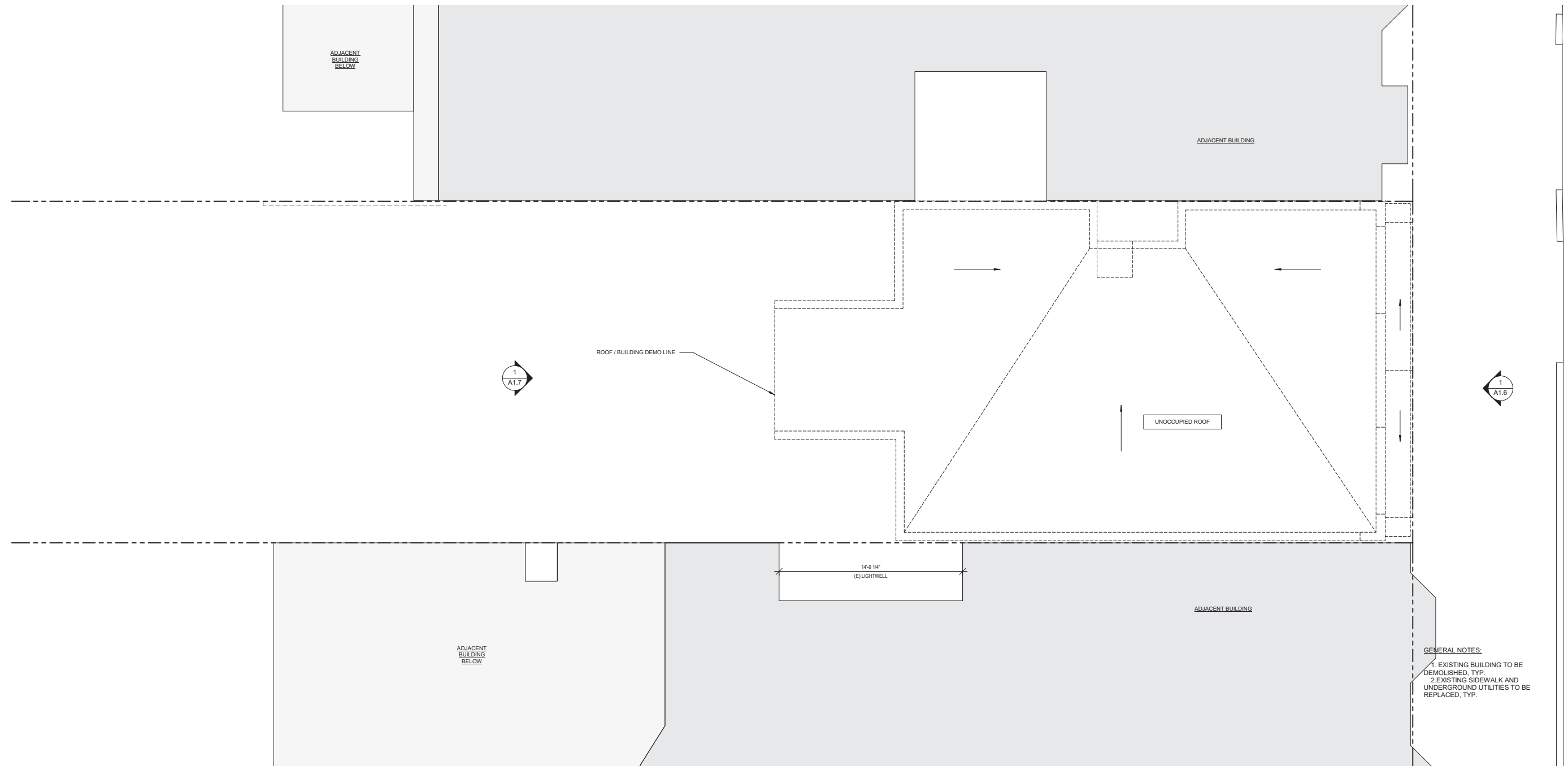
No.	DESCRIPTION	DATE

SHEET TITLE:  
**SECOND FLOOR DEMO PLAN**

**NOT FOR CONSTRUCTION**

SHEET NUMBER:

**A1.4**



GENERAL NOTES:  
 1. EXISTING BUILDING TO BE DEMOLISHED, TYP.  
 2. EXISTING SIDEWALK AND UNDERGROUND UTILITIES TO BE REPLACED, TYP.

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

1  
 A1.5



**NOT FOR CONSTRUCTION**

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CHESTNUT STREET RESIDENCES</b>	CONSULTANT:	STAMP: 	ISSUE: <b>PLANNING COMISSION HEARING</b>	DATE: <b>09/13/21</b>	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: <b>ROOF DEMO PLAN</b>	SHEET NUMBER: <b>A1.5</b>
	No.	DESCRIPTION	DATE											
1336 CHESTNUT STREET, SAN FRANCISCO, CA														



EXISTING FRONT ELEVATION  
1/4" = 1'-0"

1  
A1.6

NOT FOR CONSTRUCTION

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CHESTNUT STREET RESIDENCES</b>  1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP: 	ISSUE: <b>PLANNING COMISSION HEARING</b>	DATE: <b>09/13/21</b>  JOB: <b>1903</b>	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: <b>EXISTING FRONT ELEVATION</b>	SHEET NUMBER: <b>A1.6</b>
	No.	DESCRIPTION	DATE											
<b>NOT FOR CONSTRUCTION</b>														



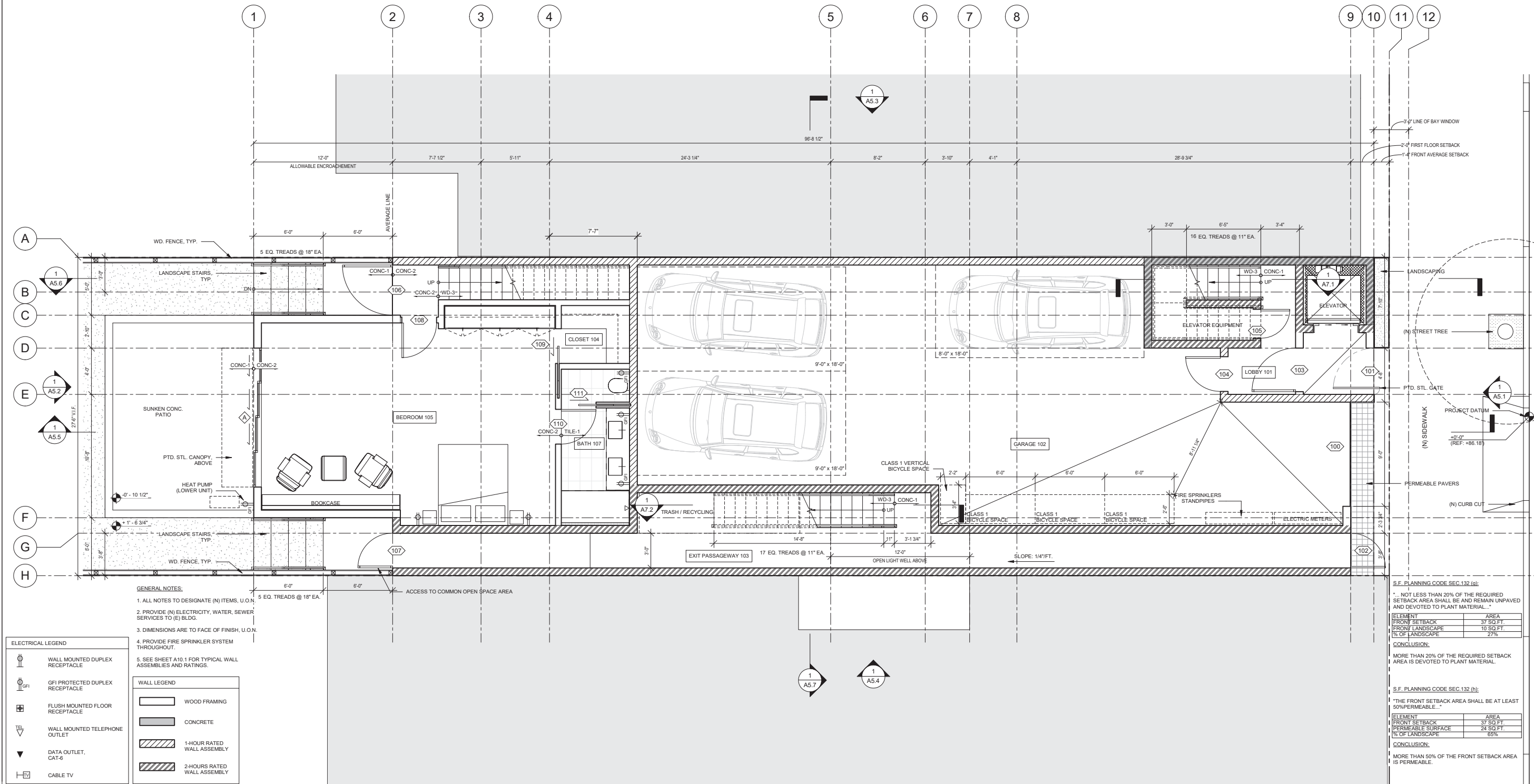
GENERAL NOTES:  
 1. EXISTING BUILDING TO BE DEMOLISHED, TYP.  
 2. EXISTING SIDEWALK AND UNDERGROUND UTILITIES TO BE REPLACED, TYP.

EXISTING REAR ELEVATION  
 1/4" = 1'-0"

1  
 A1.7

NOT FOR CONSTRUCTION

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CHESTNUT STREET RESIDENCES</b>  1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP: 	ISSUE: <b>PLANNING COMMISSION HEARING</b>	DATE: <b>09/13/21</b>	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: <b>EXISTING REAR ELEVATION</b>	SHEET NUMBER: <b>A1.7</b>
					No.		DESCRIPTION	DATE						
JOB: <b>1903</b>														



- GENERAL NOTES:**
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.
  2. PROVIDE (N) ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.
  3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
  4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.
  5. SEE SHEET A10.1 FOR TYPICAL WALL ASSEMBLIES AND RATINGS.

**ELECTRICAL LEGEND**

	WALL MOUNTED DUPLEX RECEPTACLE
	GFI PROTECTED DUPLEX RECEPTACLE
	FLUSH MOUNTED FLOOR RECEPTACLE
	WALL MOUNTED TELEPHONE OUTLET
	DATA OUTLET, CAT-6
	CABLE TV

**WALL LEGEND**

	WOOD FRAMING
	CONCRETE
	1-HOUR RATED WALL ASSEMBLY
	2-HOURS RATED WALL ASSEMBLY

**S.F. PLANNING CODE SEC.132 (a):**

... NOT LESS THAN 20% OF THE REQUIRED SETBACK AREA SHALL BE AND REMAIN UNPAVED AND DEVOTED TO PLANT MATERIAL ...

ELEMENT	AREA
FRONT SETBACK	37 SQ. FT.
FRONT LANDSCAPE	10 SQ. FT.
% OF LANDSCAPE	27%

**CONCLUSION:**  
MORE THAN 20% OF THE REQUIRED SETBACK AREA IS DEVOTED TO PLANT MATERIAL.

**S.F. PLANNING CODE SEC.132 (b):**

"THE FRONT SETBACK AREA SHALL BE AT LEAST 50% PERMEABLE..."

ELEMENT	AREA
FRONT SETBACK	37 SQ. FT.
PERMEABLE SURFACE	24 SQ. FT.
% OF LANDSCAPE	65%

**CONCLUSION:**  
MORE THAN 50% OF THE FRONT SETBACK AREA IS PERMEABLE.

PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

1  
A2.1



**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION HEARING**

DATE:  
09/13/21

JOB:  
1903

REVISIONS:

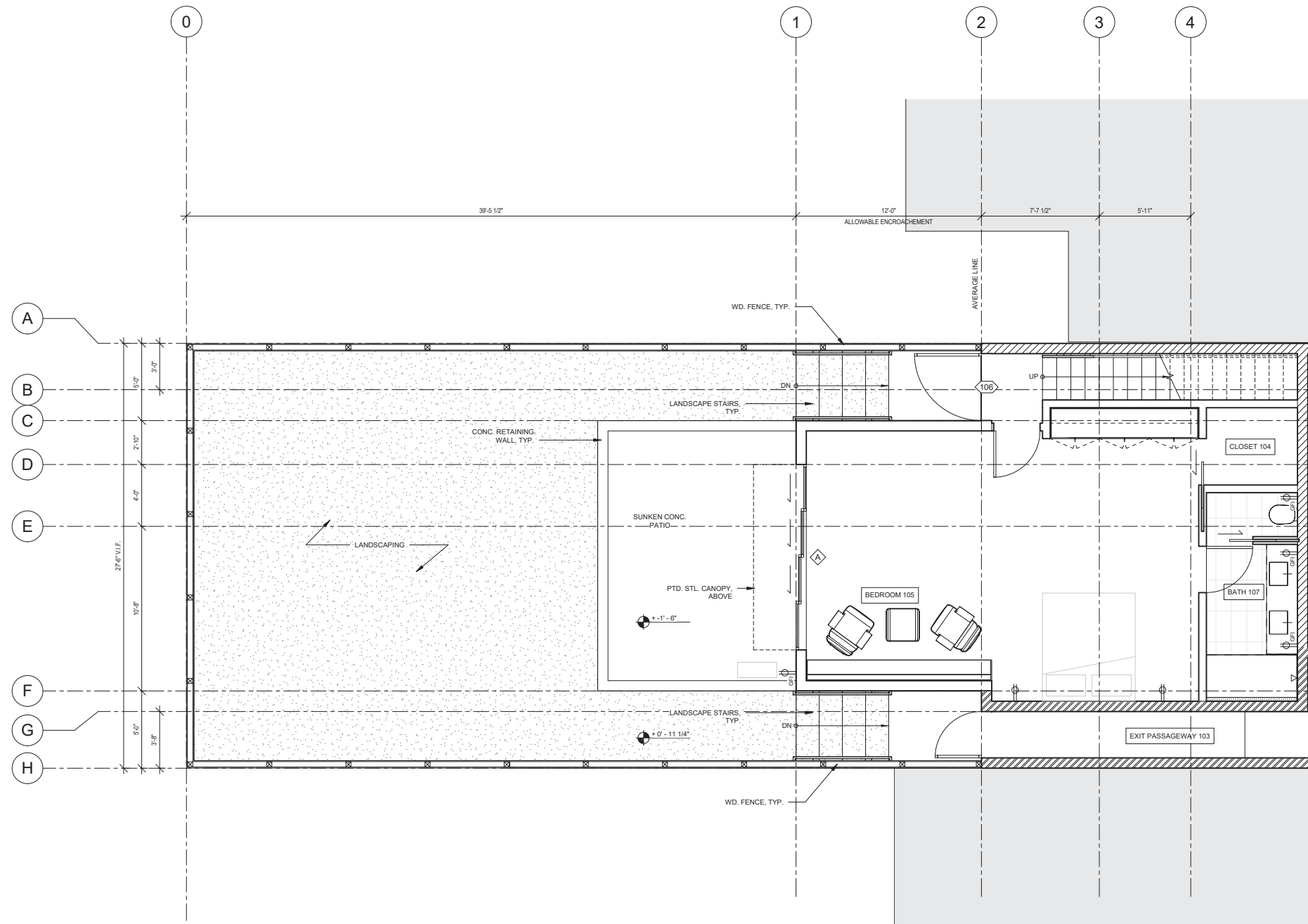
No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED FIRST FLOOR PLAN**

**NOT FOR CONSTRUCTION**

SHEET NUMBER:

**A2.1**



ELECTRICAL LEGEND		WALL LEGEND	
	WALL MOUNTED DUPLEX RECEPTACLE		WOOD FRAMING
	GFI PROTECTED DUPLEX RECEPTACLE		CONCRETE
	FLUSH MOUNTED FLOOR RECEPTACLE		1-HOUR RATED WALL ASSEMBLY
	WALL MOUNTED TELEPHONE OUTLET		2-HOURS RATED WALL ASSEMBLY
	DATA OUTLET, CAT-6		
	CABLE TV		

PROPOSED REAR YARD PLAN  
1/4" = 1'-0"

1  
A2.1.2



NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
09/13/21

JOB:  
1903

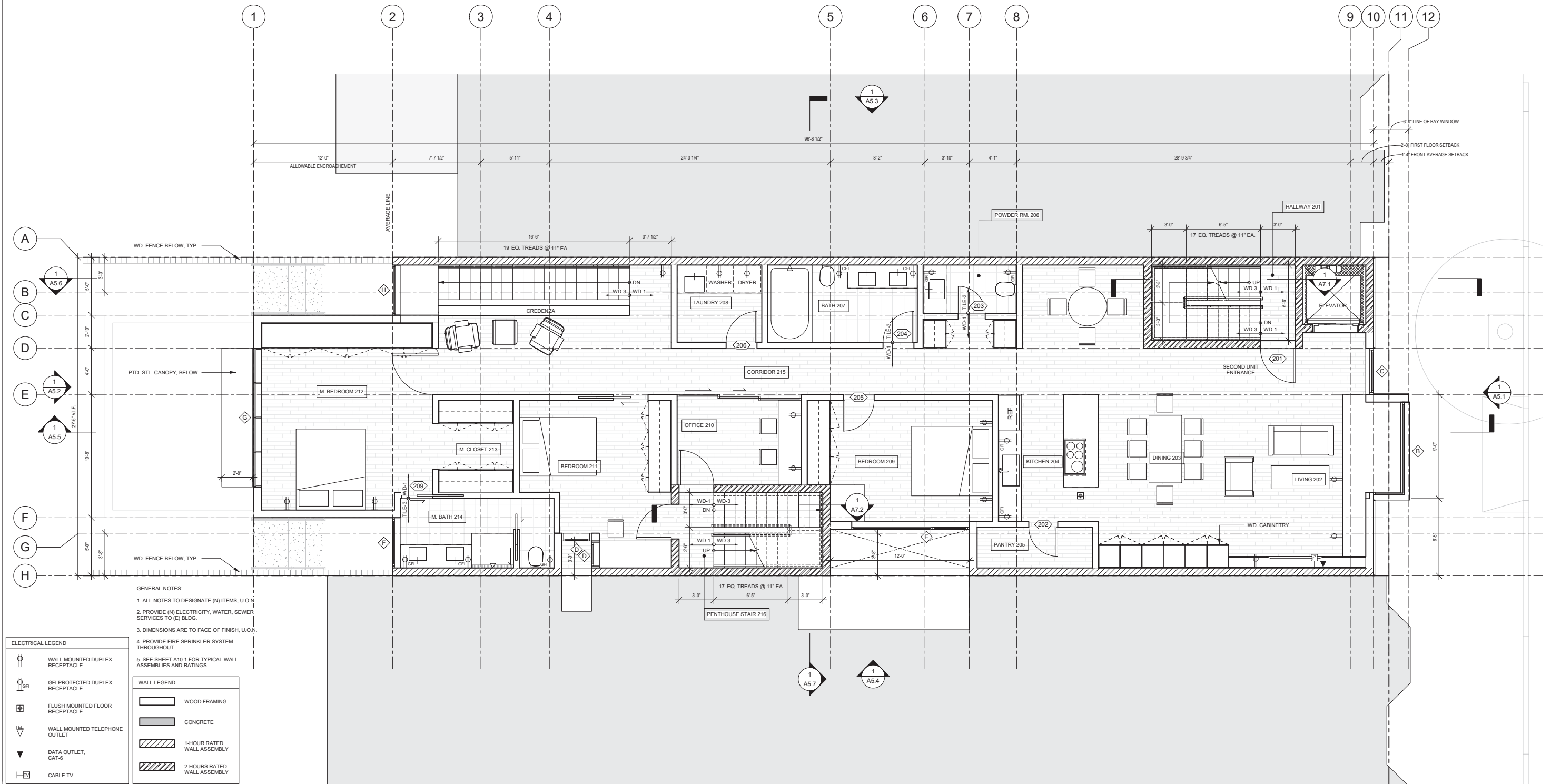
REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED REAR YARD  
PLAN**

SHEET NUMBER:

**A2.1.2**



- GENERAL NOTES:**
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.
  2. PROVIDE (N) ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.
  3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
  4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.
  5. SEE SHEET A10.1 FOR TYPICAL WALL ASSEMBLIES AND RATINGS.

ELECTRICAL LEGEND		WALL LEGEND	
	WALL MOUNTED DUPLEX RECEPTACLE		WOOD FRAMING
	GFI PROTECTED DUPLEX RECEPTACLE		CONCRETE
	FLUSH MOUNTED FLOOR RECEPTACLE		1-HOUR RATED WALL ASSEMBLY
	WALL MOUNTED TELEPHONE OUTLET		2-HOURS RATED WALL ASSEMBLY
	DATA OUTLET, CAT-6		
	CABLE TV		

PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

1  
A2.2



**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
09/13/21

JOB:  
1903

REVISIONS:

No.	DESCRIPTION	DATE

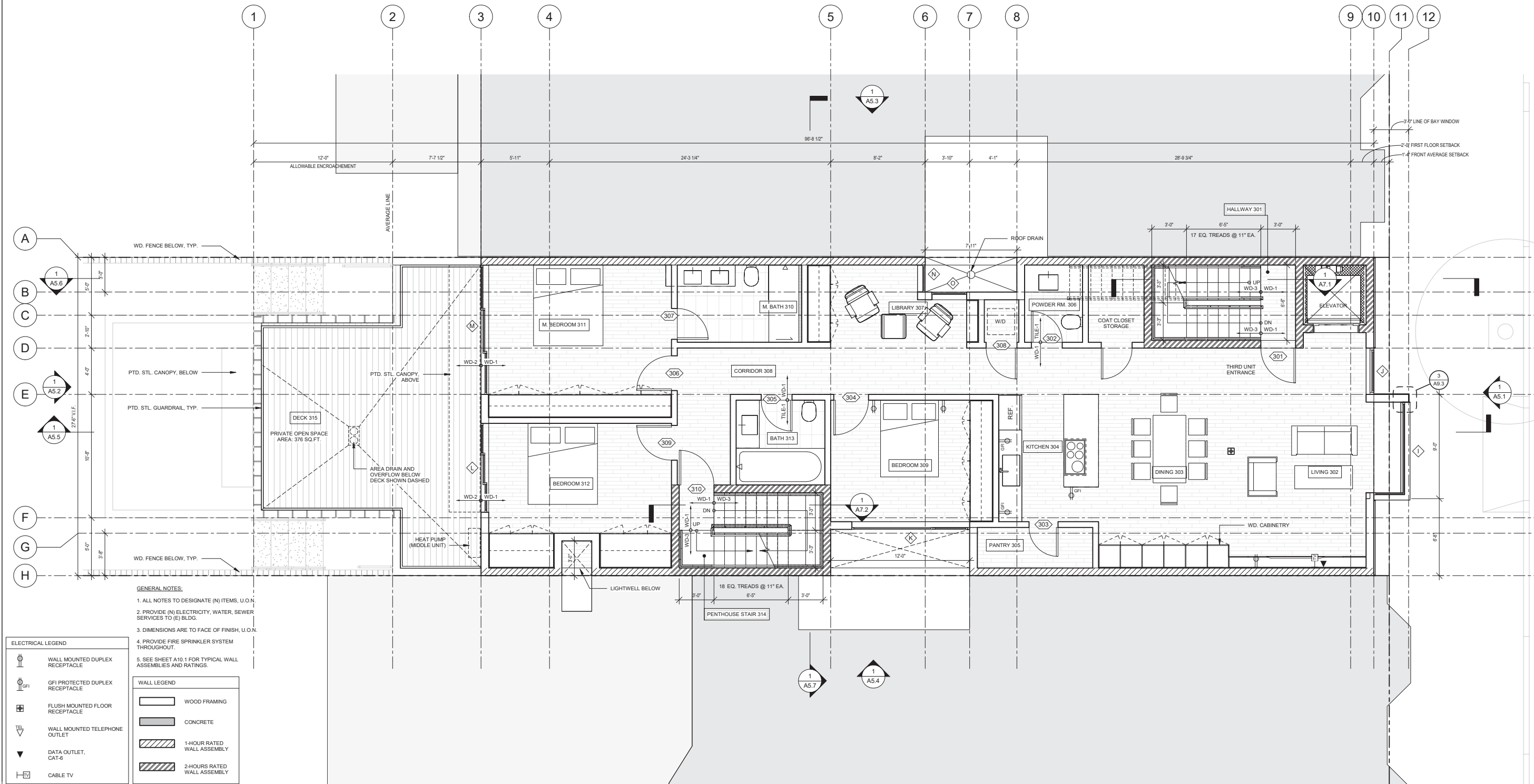
SHEET TITLE:  
**PROPOSED SECOND FLOOR  
PLAN**

**NOT FOR CONSTRUCTION**

SHEET NUMBER:

**A2.2**





- GENERAL NOTES:**
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.
  2. PROVIDE (N) ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.
  3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
  4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.
  5. SEE SHEET A10.1 FOR TYPICAL WALL ASSEMBLIES AND RATINGS.

**ELECTRICAL LEGEND**

	WALL MOUNTED DUPLEX RECEPTACLE
	GFI PROTECTED DUPLEX RECEPTACLE
	FLUSH MOUNTED FLOOR RECEPTACLE
	WALL MOUNTED TELEPHONE OUTLET
	DATA OUTLET, CAT-6
	CABLE TV

**WALL LEGEND**

	WOOD FRAMING
	CONCRETE
	1-HOUR RATED WALL ASSEMBLY
	2-HOURS RATED WALL ASSEMBLY

PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"

1  
A2.3



**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION HEARING**

DATE:  
09/13/21

JOB:  
1903

REVISIONS:

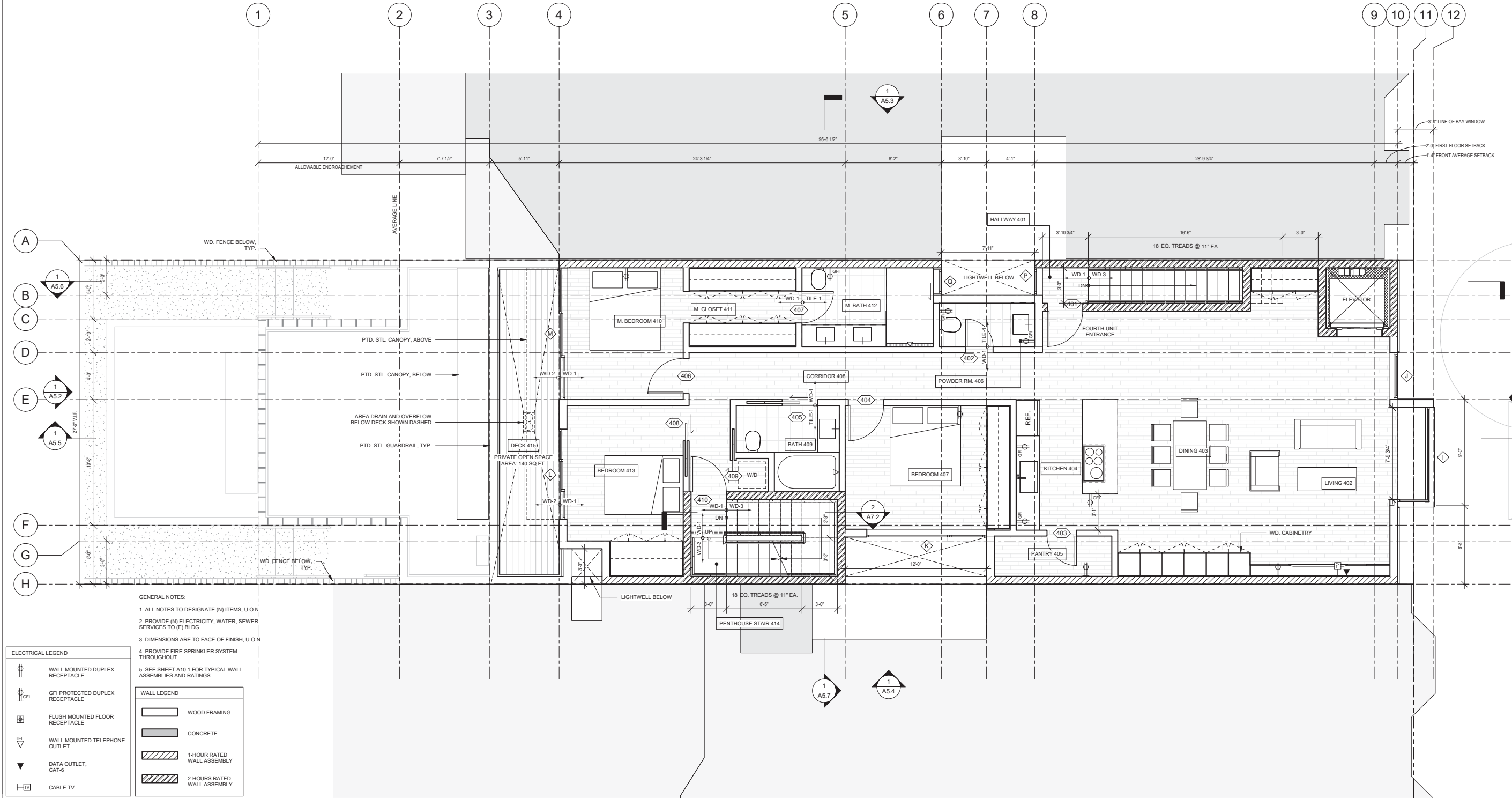
No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED THIRD FLOOR PLAN**

**NOT FOR CONSTRUCTION**

SHEET NUMBER:

**A2.3**



- GENERAL NOTES:**
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.
  2. PROVIDE (N) ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.
  3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
  4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.
  5. SEE SHEET A10.1 FOR TYPICAL WALL ASSEMBLIES AND RATINGS.

ELECTRICAL LEGEND		WALL LEGEND	
	WALL MOUNTED DUPLEX RECEPTACLE		WOOD FRAMING
	GFI PROTECTED DUPLEX RECEPTACLE		CONCRETE
	FLUSH MOUNTED FLOOR RECEPTACLE		1-HOUR RATED WALL ASSEMBLY
	WALL MOUNTED TELEPHONE OUTLET		2-HOURS RATED WALL ASSEMBLY
	DATA OUTLET, CAT-6		
	CABLE TV		

PROPOSED FOURTH FLOOR PLAN  
1/4" = 1'-0"

1  
A2.4



**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION HEARING**

DATE:  
09/13/21

JOB:  
1903

REVISIONS:

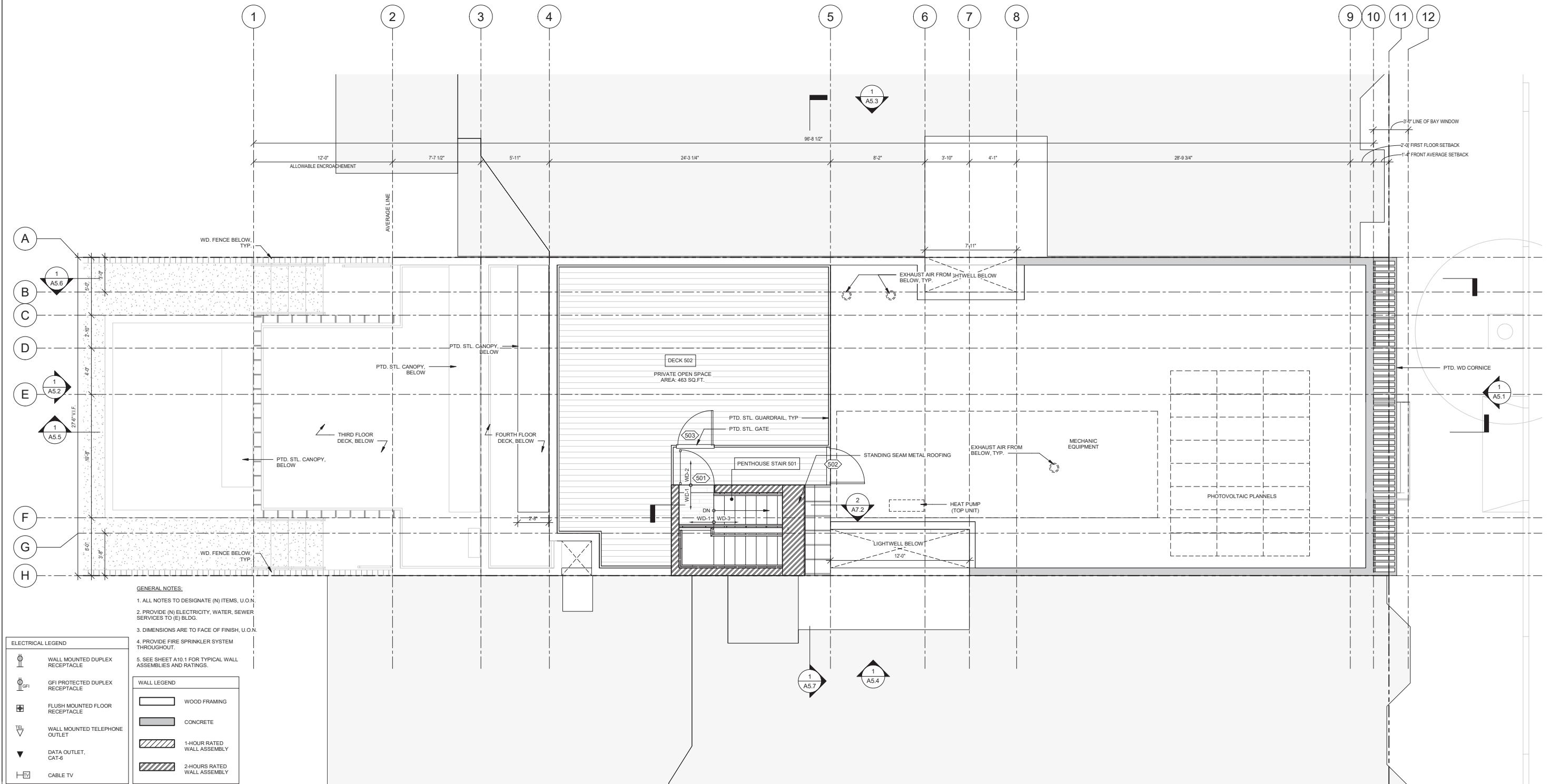
No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED FOURTH FLOOR PLAN**

**NOT FOR CONSTRUCTION**

SHEET NUMBER:

**A2.4**



- GENERAL NOTES:**
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.
  2. PROVIDE (N) ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.
  3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
  4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.
  5. SEE SHEET A10.1 FOR TYPICAL WALL ASSEMBLIES AND RATINGS.

ELECTRICAL LEGEND		WALL LEGEND	
	WALL MOUNTED DUPLEX RECEPTACLE		WOOD FRAMING
	GFI PROTECTED DUPLEX RECEPTACLE		CONCRETE
	FLUSH MOUNTED FLOOR RECEPTACLE		1-HOUR RATED WALL ASSEMBLY
	WALL MOUNTED TELEPHONE OUTLET		2-HOURS RATED WALL ASSEMBLY
	DATA OUTLET, CAT-6		
	CABLE TV		

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

1  
A2.5



NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
09/13/21

JOB:  
1903

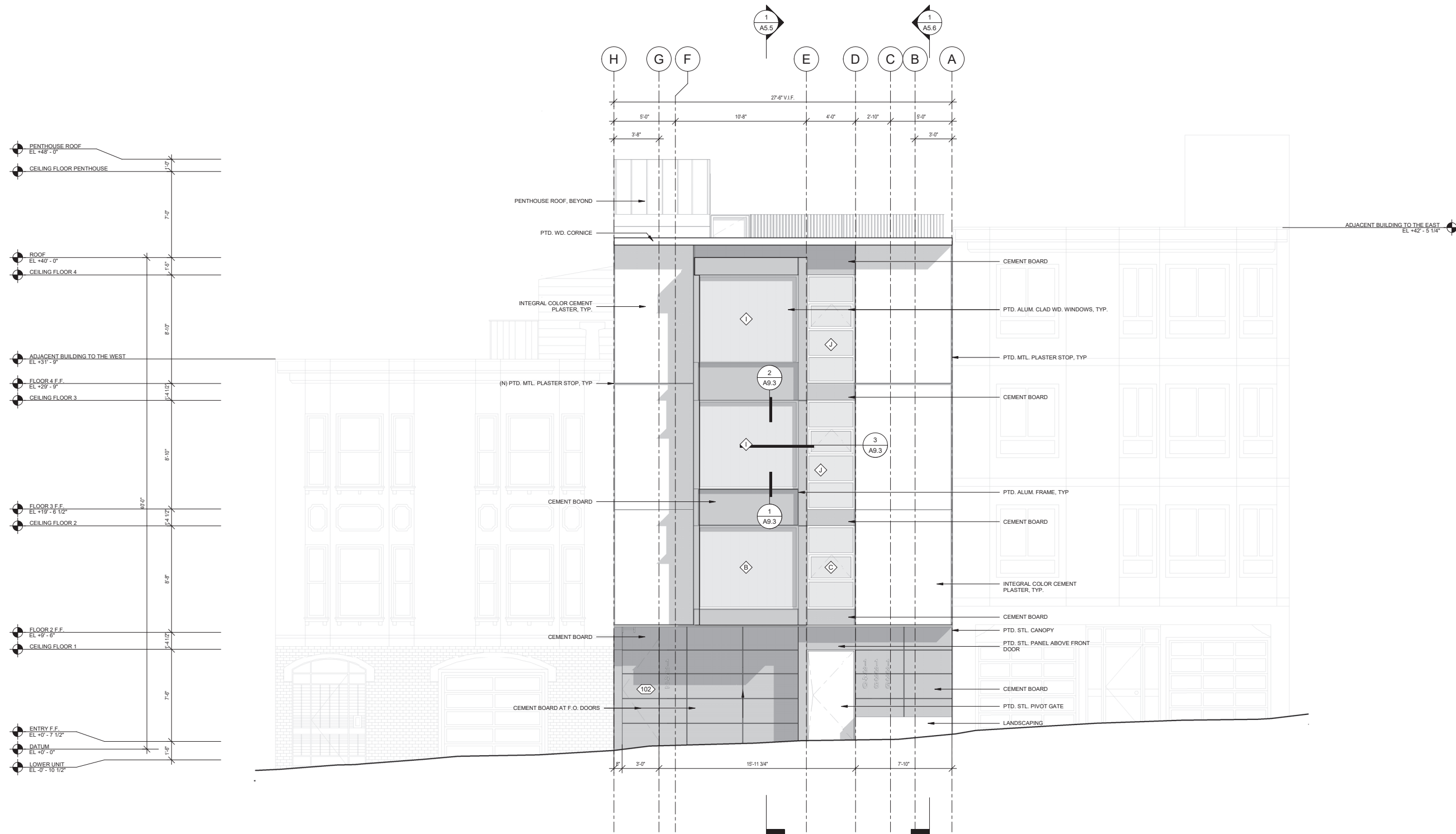
REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED ROOF PLAN**

SHEET NUMBER:

**A2.5**



PROPOSED FRONT ELEVATION (SOUTH)  
1/4" = 1'-0"

1  
A5.1

NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
**09/13/21**

JOB:  
**1903**

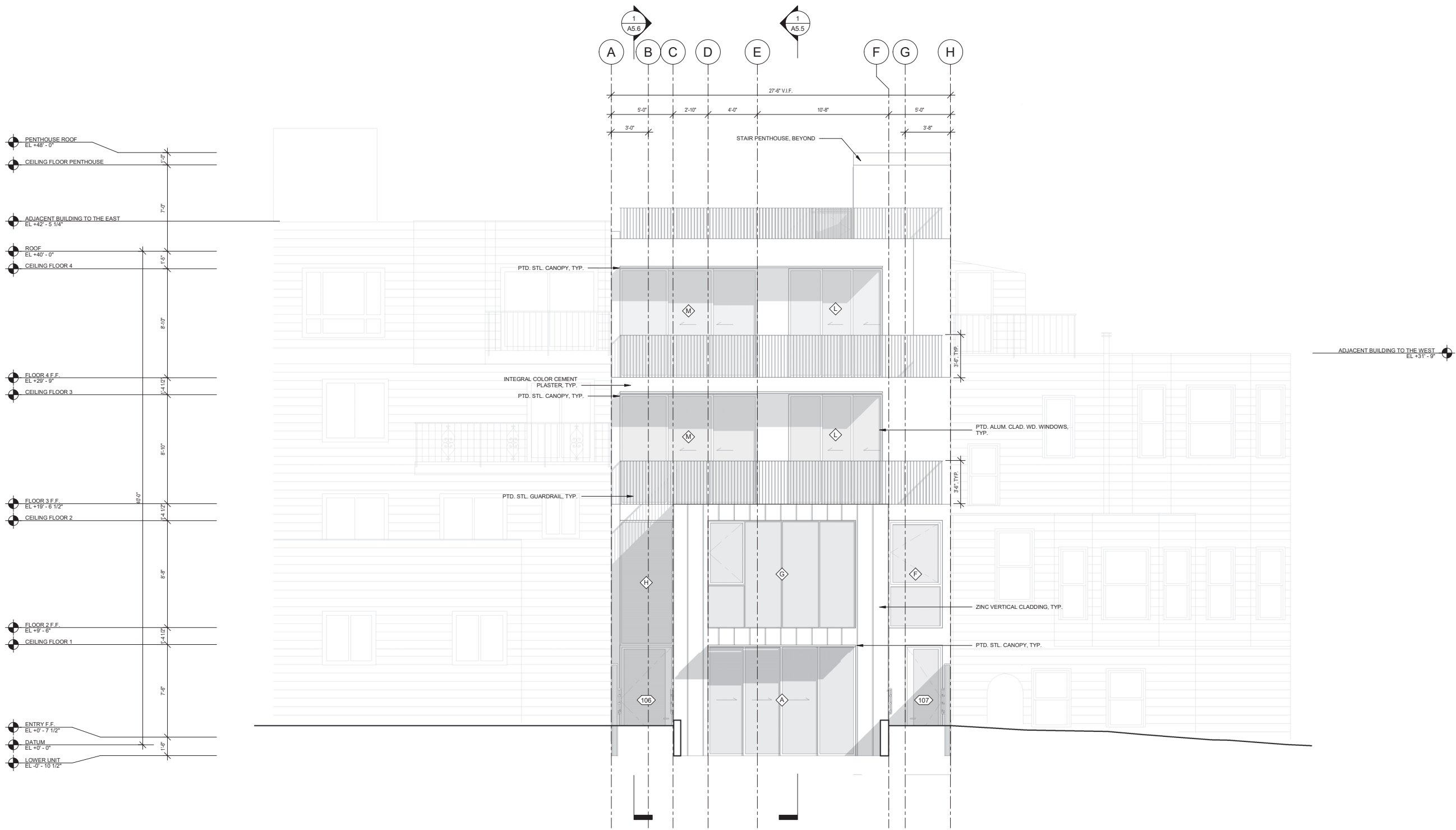
REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED FRONT  
ELEVATION (SOUTH)**

SHEET NUMBER:

**A5.1**



PROPOSED REAR ELEVATION (NORTH)  
1/4" = 1'-0"

1  
A5.2

NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
CHESTNUT STREET  
RESIDENCES

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
PLANNING COMMISSION  
HEARING

DATE:  
09/13/21

JOB:  
1903

REVISIONS:

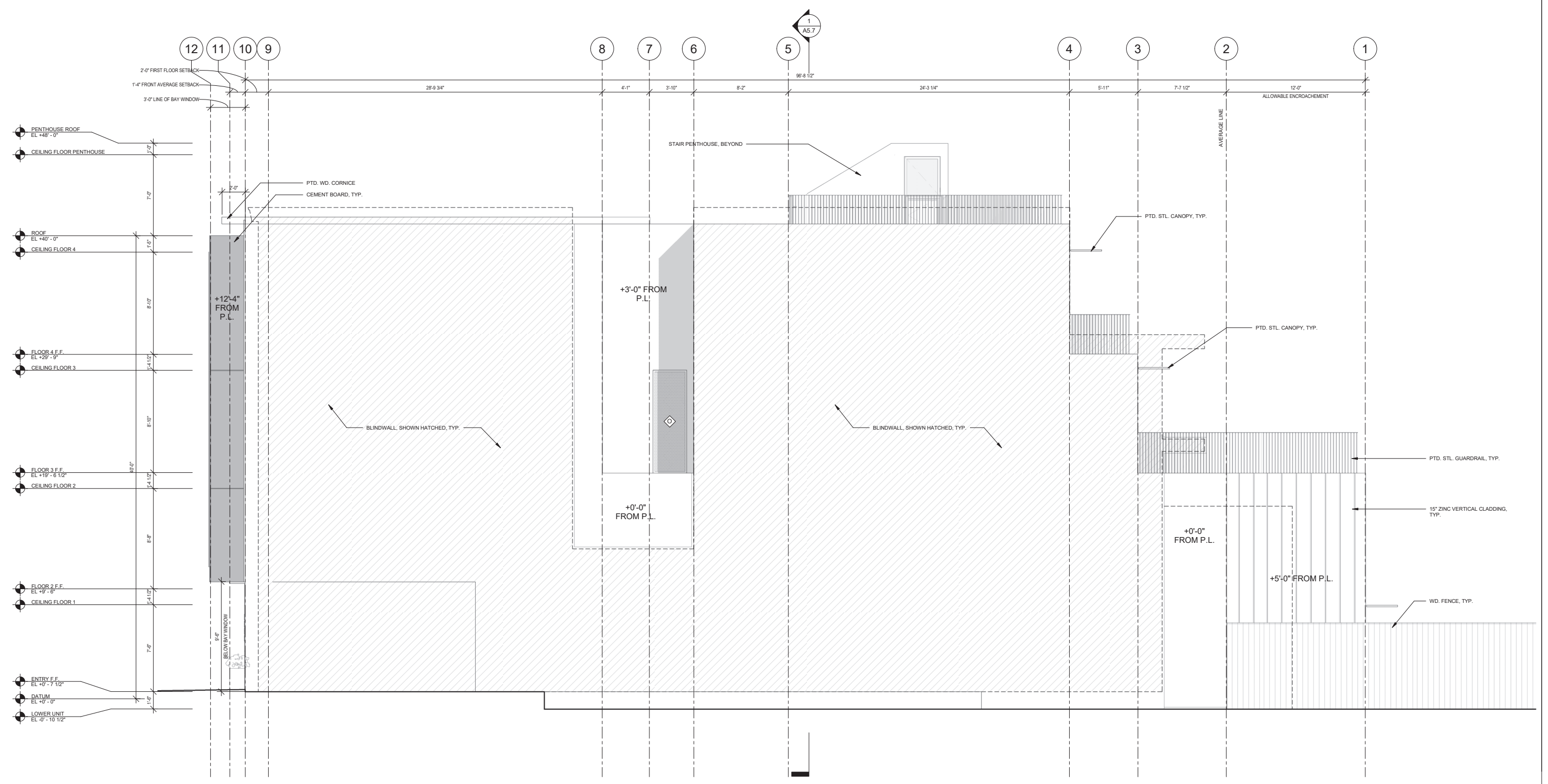
No.	DESCRIPTION	DATE

SHEET TITLE:  
PROPOSED REAR  
ELEVATION (NORTH)

SHEET NUMBER:

A5.2





PROPOSED SIDE ELEVATION (EAST)  
1/4" = 1'-0"

1  
A5.3

NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
**09/13/21**

JOB:  
**1903**

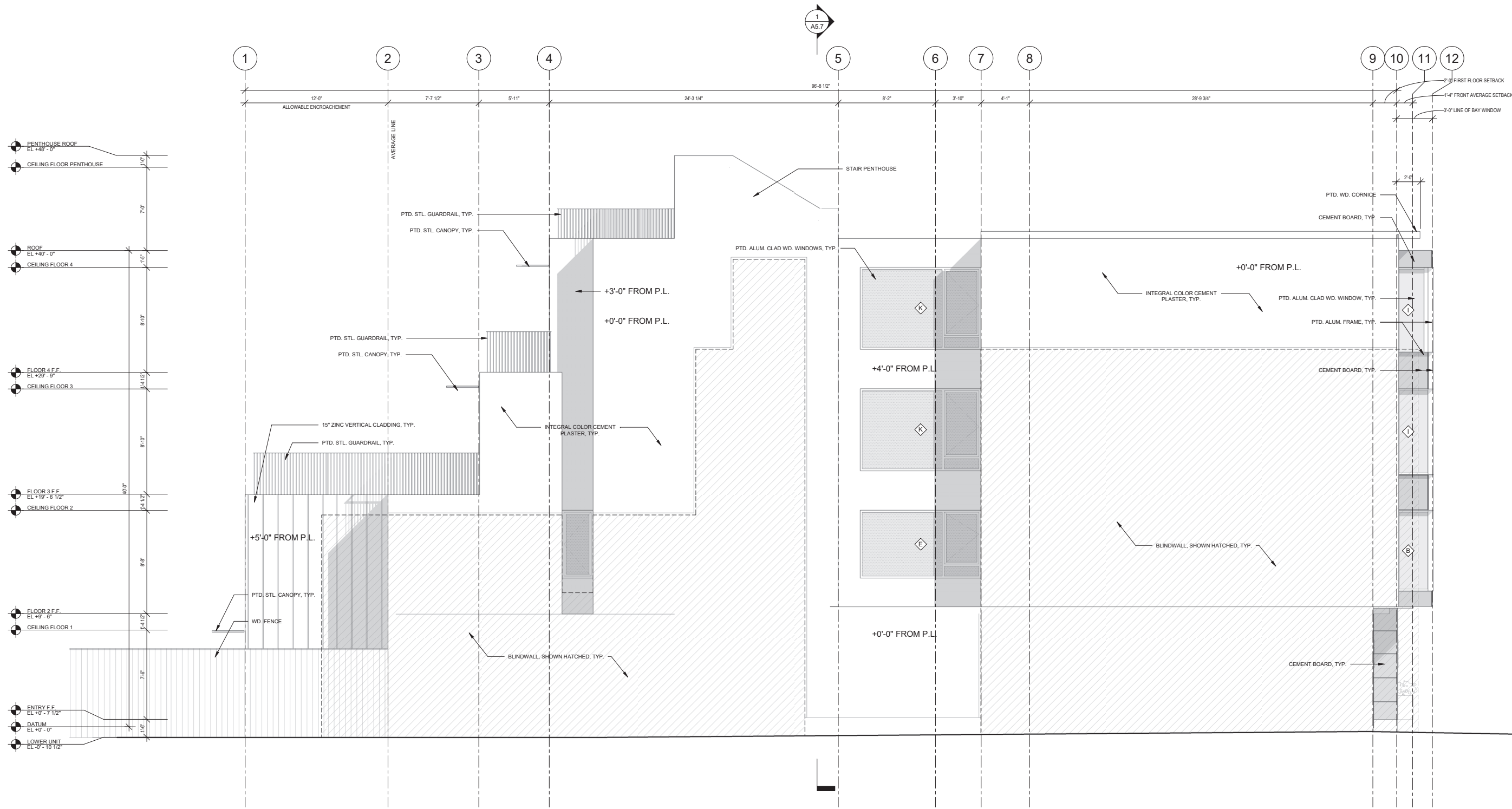
REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED SIDE  
ELEVATION (EAST)**

SHEET NUMBER:

**A5.3**



PROPOSED SIDE ELEVATION (WEST)  
1/4" = 1'-0"

1  
A5.4

NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
**09/13/21**

JOB:  
**1903**

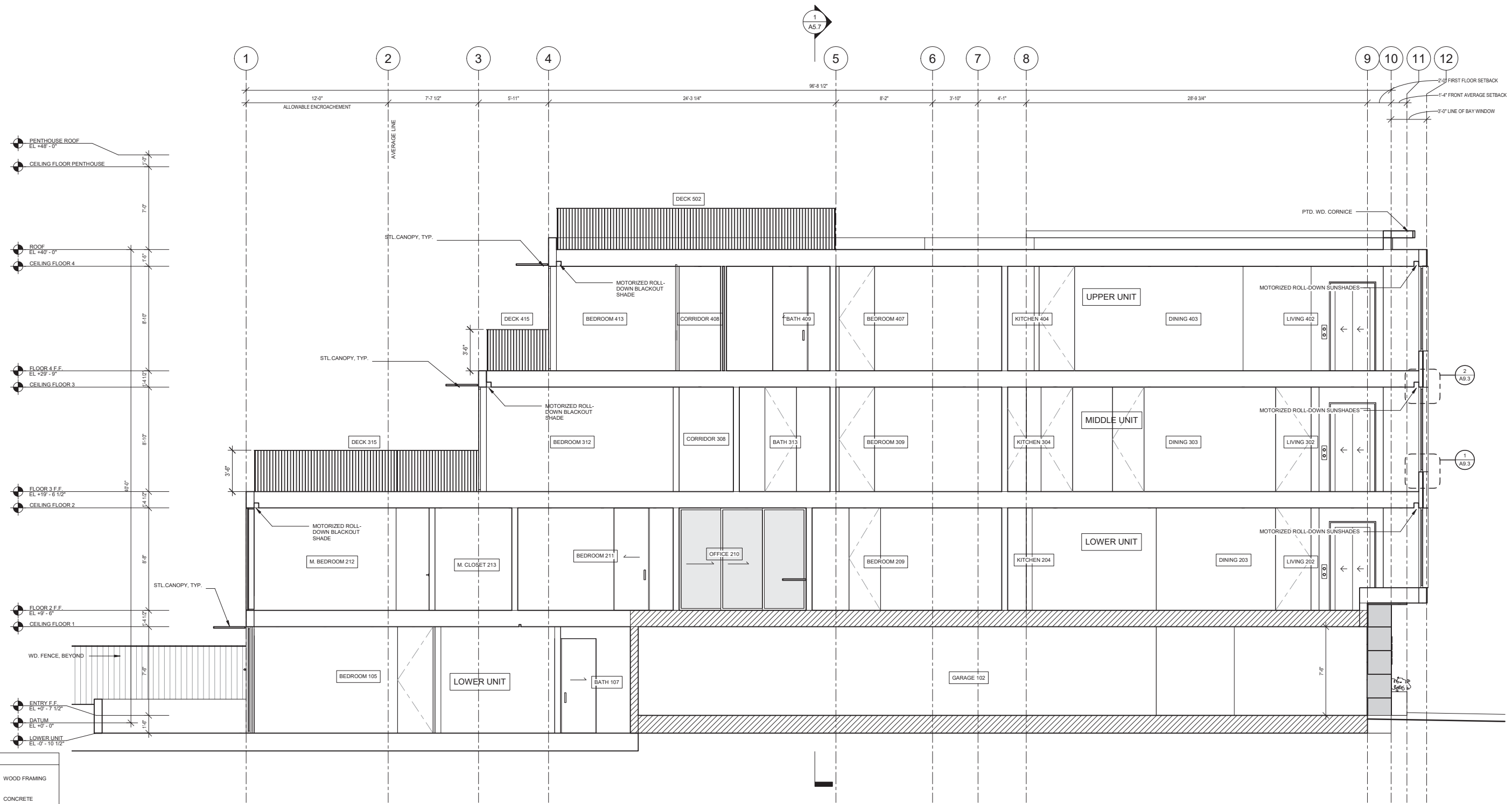
REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED SIDE  
ELEVATION (WEST)**

SHEET NUMBER:

**A5.4**



**WALL LEGEND**

	WOOD FRAMING
	CONCRETE
	1-HOUR RATED WALL ASSEMBLY
	2-HOURS RATED WALL ASSEMBLY

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

1  
A5.5

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
09/13/21

JOB:  
1903

REVISIONS:

No.	DESCRIPTION	DATE

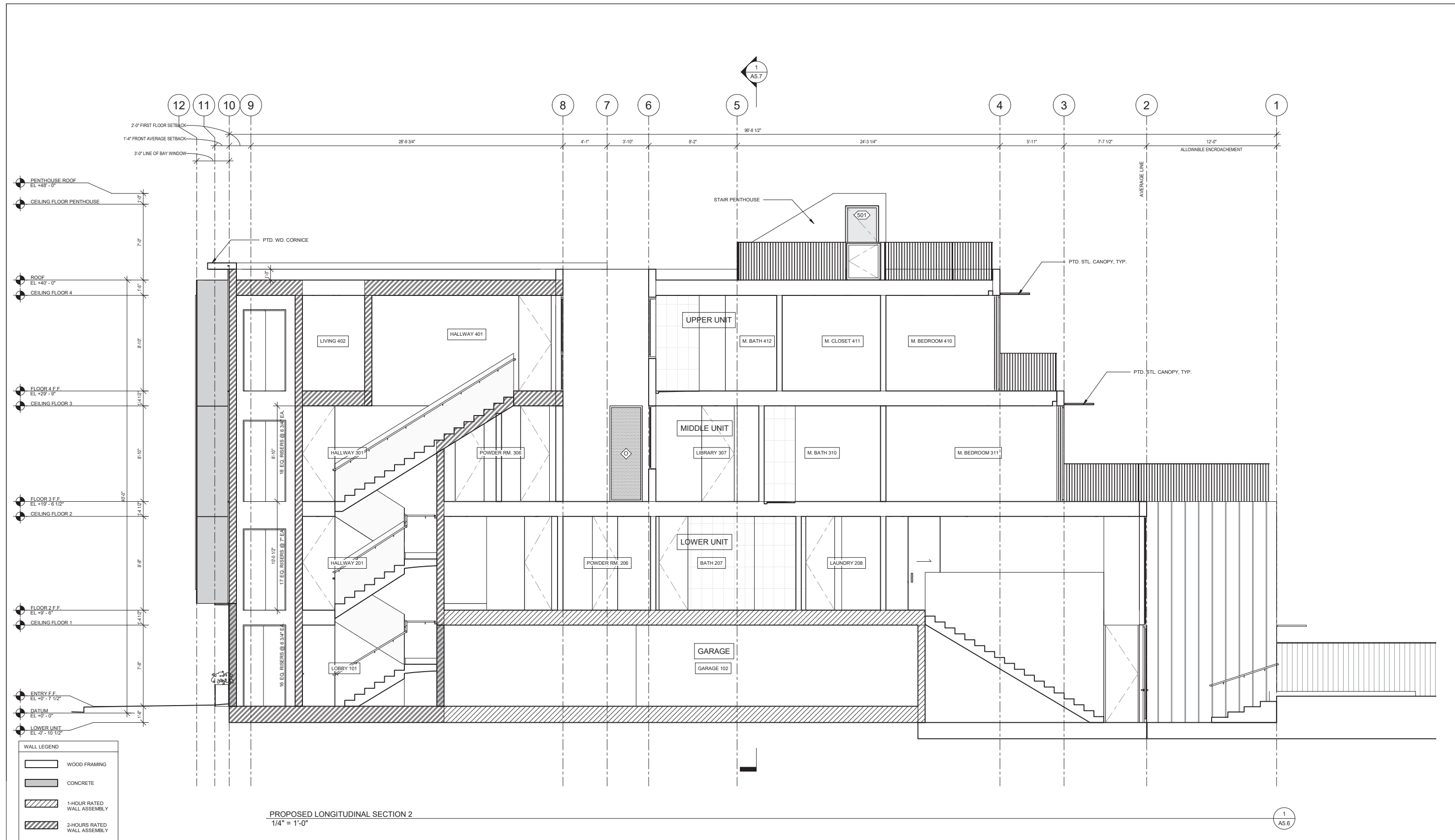
SHEET TITLE:  
**PROPOSED SECTION**

**NOT FOR CONSTRUCTION**

SHEET NUMBER:

**A5.5**





PROPOSED LONGITUDINAL SECTION 2  
1/4" = 1'-0"

1  
A5.6

NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
09/13/21

JOB:  
1903

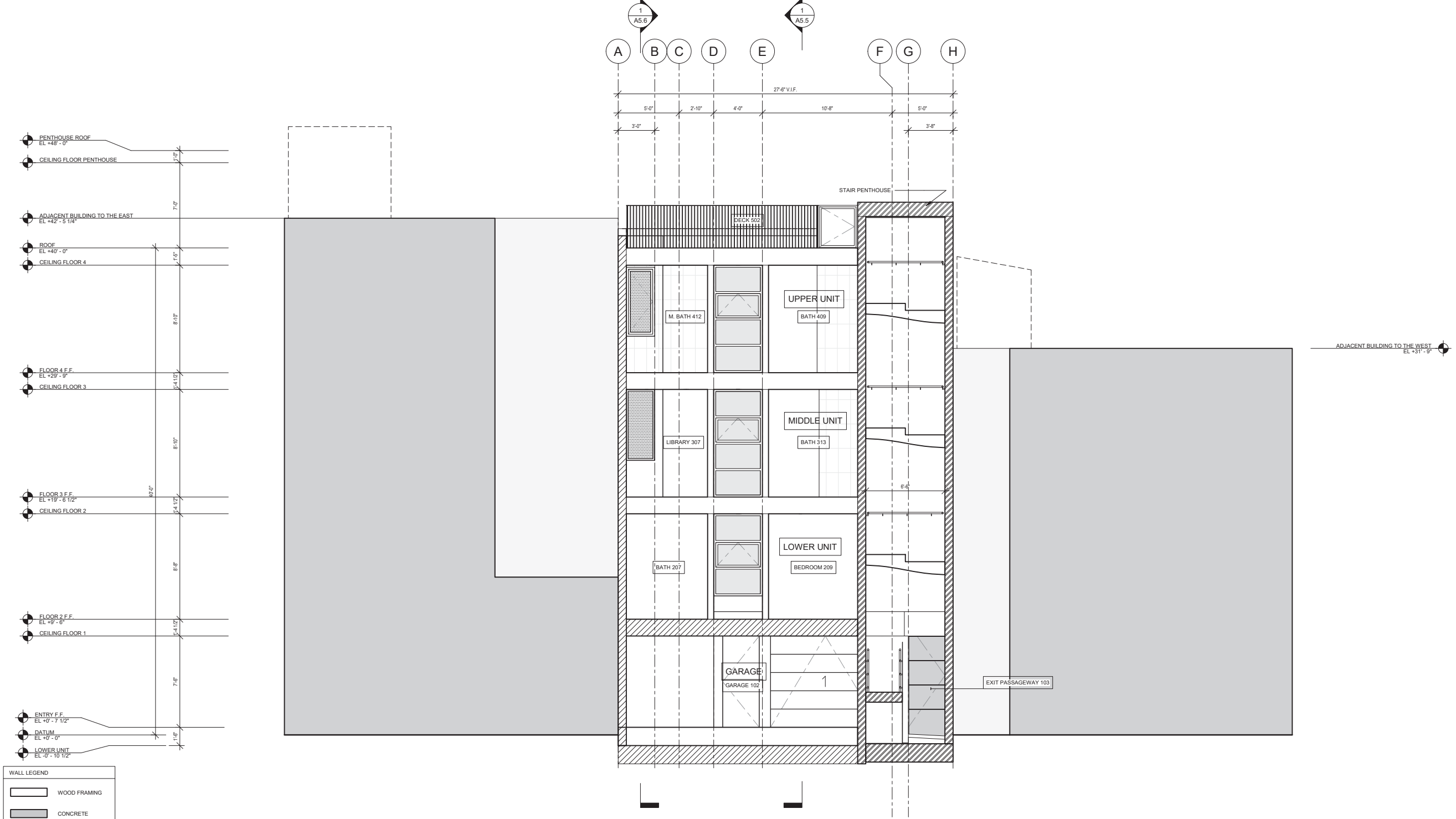
REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED SECTION**

SHEET NUMBER:

**A5.6**



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

1  
A5.7

WALL LEGEND

	WOOD FRAMING
	CONCRETE
	1-HOUR RATED WALL ASSEMBLY
	2-HOURS RATED WALL ASSEMBLY

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CHESTNUT STREET  
RESIDENCES**

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:  
**PLANNING COMMISSION  
HEARING**

DATE:  
09/13/21

JOB:  
1903

REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:  
**PROPOSED SECTION**

**NOT FOR CONSTRUCTION**

SHEET NUMBER:

**A5.7**

# Exhibit C:

# Environmental Determination



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1336 CHESTNUT ST		0479005
<b>Case No.</b>		<b>Permit No.</b>
2020-007565ENV		202007180435
<input 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></p> <p>The Project includes the demolition of the existing 2,287 square-foot, two-story single-family dwelling and new construction of a four-story, 40-ft tall, residential building measuring approximately 8,700 gross square feet with three dwelling-units, three off-street parking spaces, and four Class 1 bicycle parking spaces. The Project includes one 4-bedroom unit measuring approximately 2,858 square feet on the ground and second floors, one 3-bedroom unit on the third floor measuring approximately 1,776 square feet, and one 3-bedroom unit on the fourth floor measuring approximately 1,630 square feet. The Project includes 1,142 square feet of private usable open space in the rear yard for the unit on the ground and second floors, 386 square feet of private open space on the 3rd floor rear terrace for the third floor unit, and 603 square feet of private open space on the 4th floor rear terrace and roof deck for the fourth floor unit.</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>
<input type="checkbox"/>	<b>Other</b> _____
<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.

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" 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.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b>    <input type="checkbox"/> <b>Maher</b> or    <input type="checkbox"/> <b>Cortese</b></p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i></p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</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? <i>(refer to the Environmental Information tab on <a href="https://sfplanningqis.org/PIM/">https://sfplanningqis.org/PIM/</a>)</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? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</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</b> or    <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? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</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 12/8/2020.</p> <p>The project sponsor has submitted an article 38 application to the health department on 3/15/2021.</p>	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<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> (Attach HRER Part I)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER 03/15/2021  b. Other (specify): </td> <td style="width: 50%; border: none;"> <input checked="" type="checkbox"/> Reclassify to Category C  (No further historic review) </td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A a. Per HRER 03/15/2021 b. Other (specify):	<input checked="" type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/> Reclassify to Category A a. Per HRER 03/15/2021 b. Other (specify):	<input checked="" type="checkbox"/> Reclassify to Category C (No further historic review)		
<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 remove, alter, or obscure 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</i> (Analysis required):
<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> Christopher May 09/13/2021
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**



# Exhibit D:

## Land Use Data



# Land Use Information

**PROJECT ADDRESS: 1336 CHESTNUT ST**  
**RECORD NO.: 2020-007565CUA**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	350	1,145	795
Residential GSF	1,937	7,511	5,574
Retail/Commercial GSF	-	-	-
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	2,530	2,131	-399
Public Open Space	-	-	-
Other ( )	-	-	-
<b>TOTAL GSF</b>	<b>4,817</b>	<b>10,787</b>	<b>5,970</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	1	2	3
Dwelling Units - Total	1	2	3
Hotel Rooms	-	-	-
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	1	2	3
Loading Spaces	-	-	-
Bicycle Spaces	0	4	4
Car Share Spaces	-	-	-

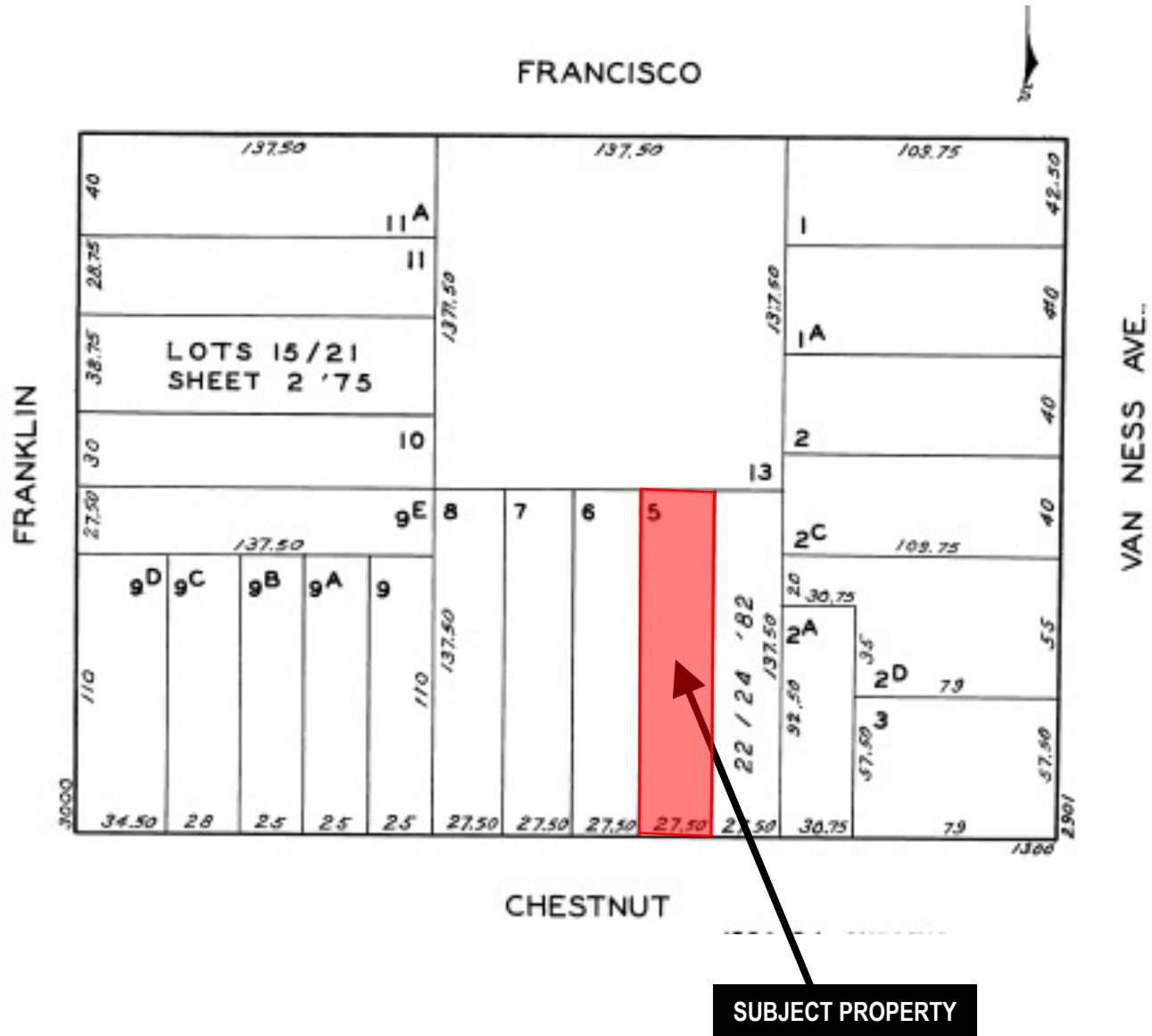
Other ( )	-		-
-----------	---	--	---

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	1	0	-1
Three Bedroom (or +) Units	0	3	3
Group Housing - Rooms	-	-	-
Group Housing - Beds	-	-	-
SRO Units	-	-	-
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

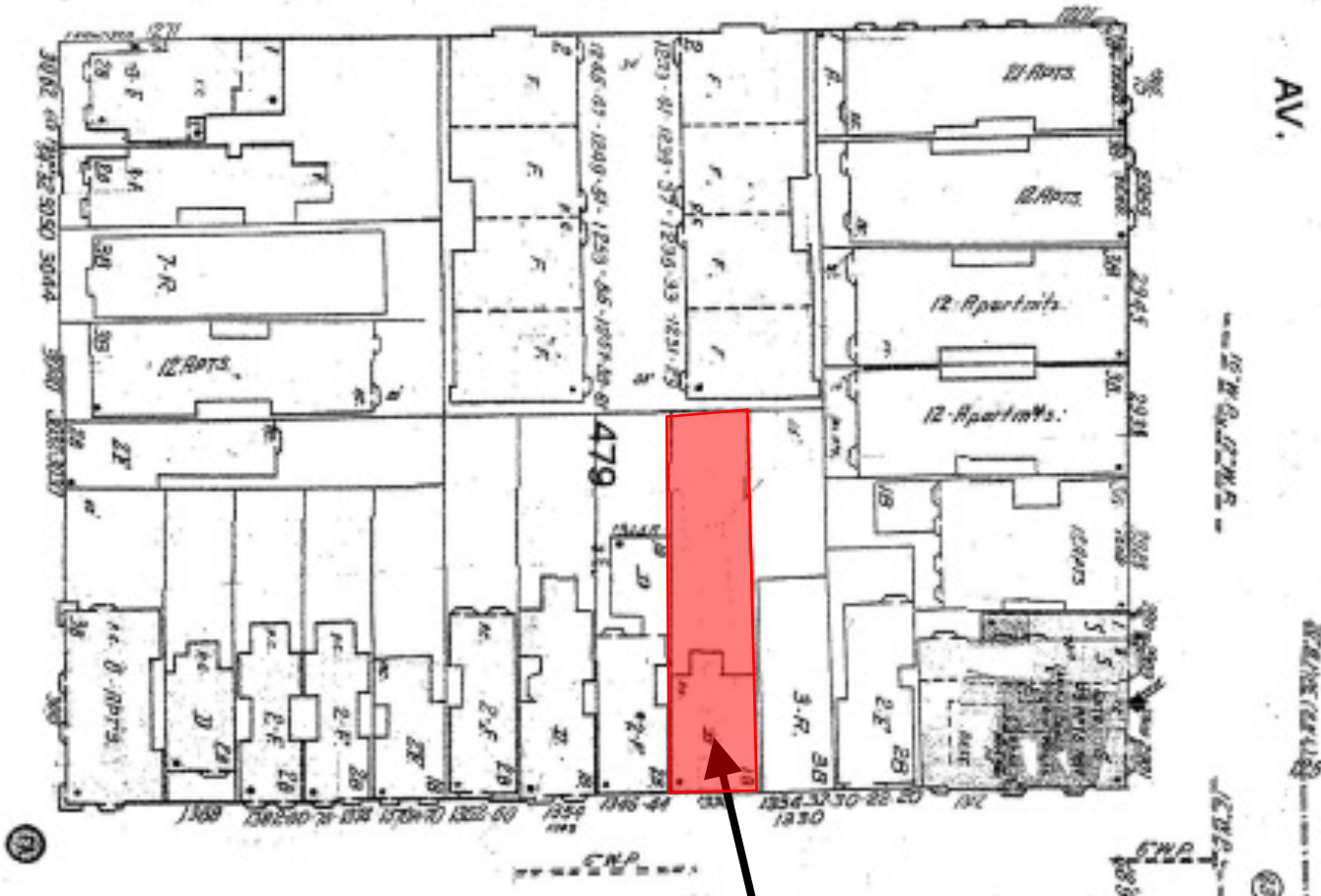
# Exhibit E:

## Maps and Context Photos

# Parcel Map



# Sanborn Map\*



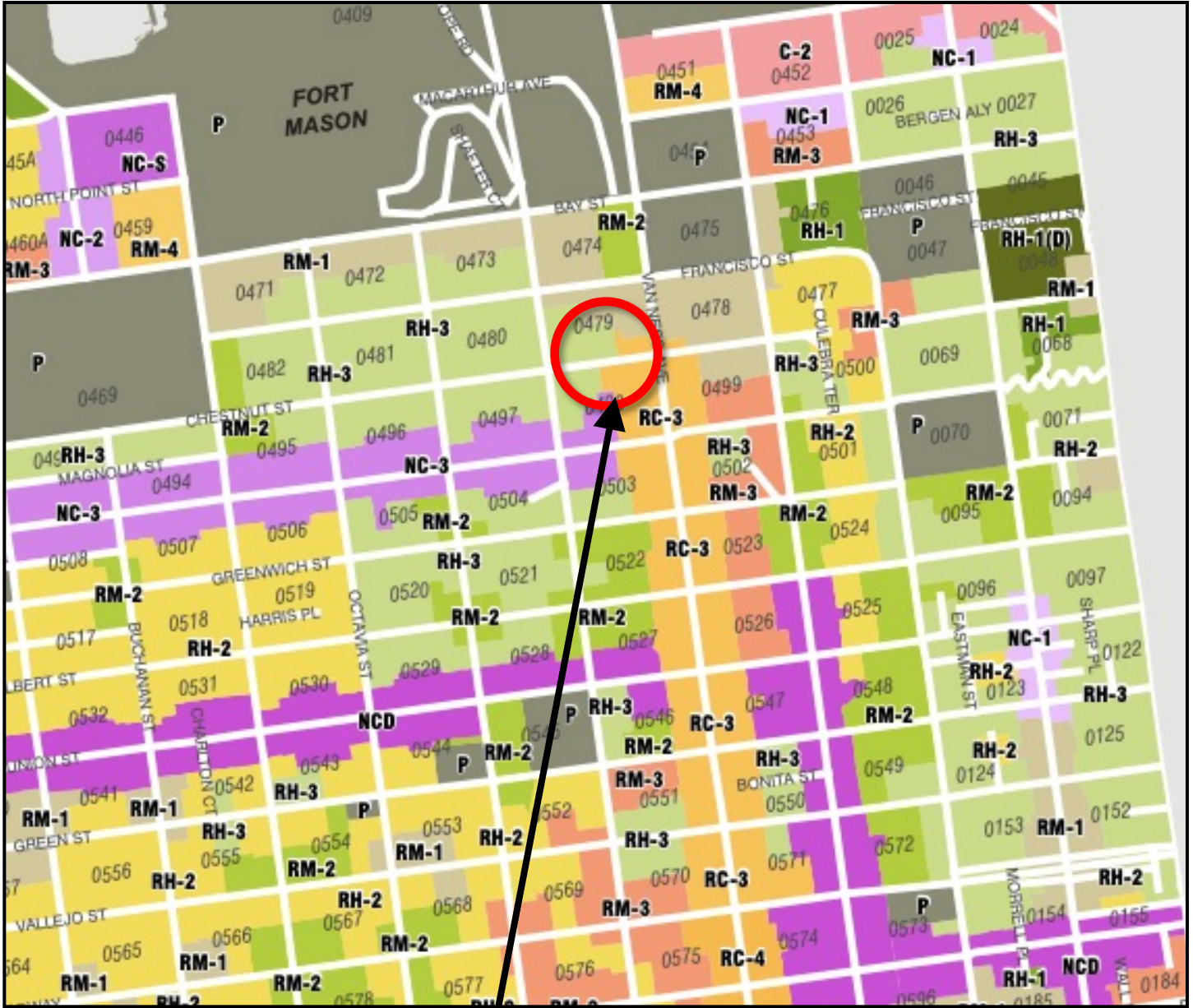
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-007565CUA-02  
1336 Chestnut Street

# Zoning Map



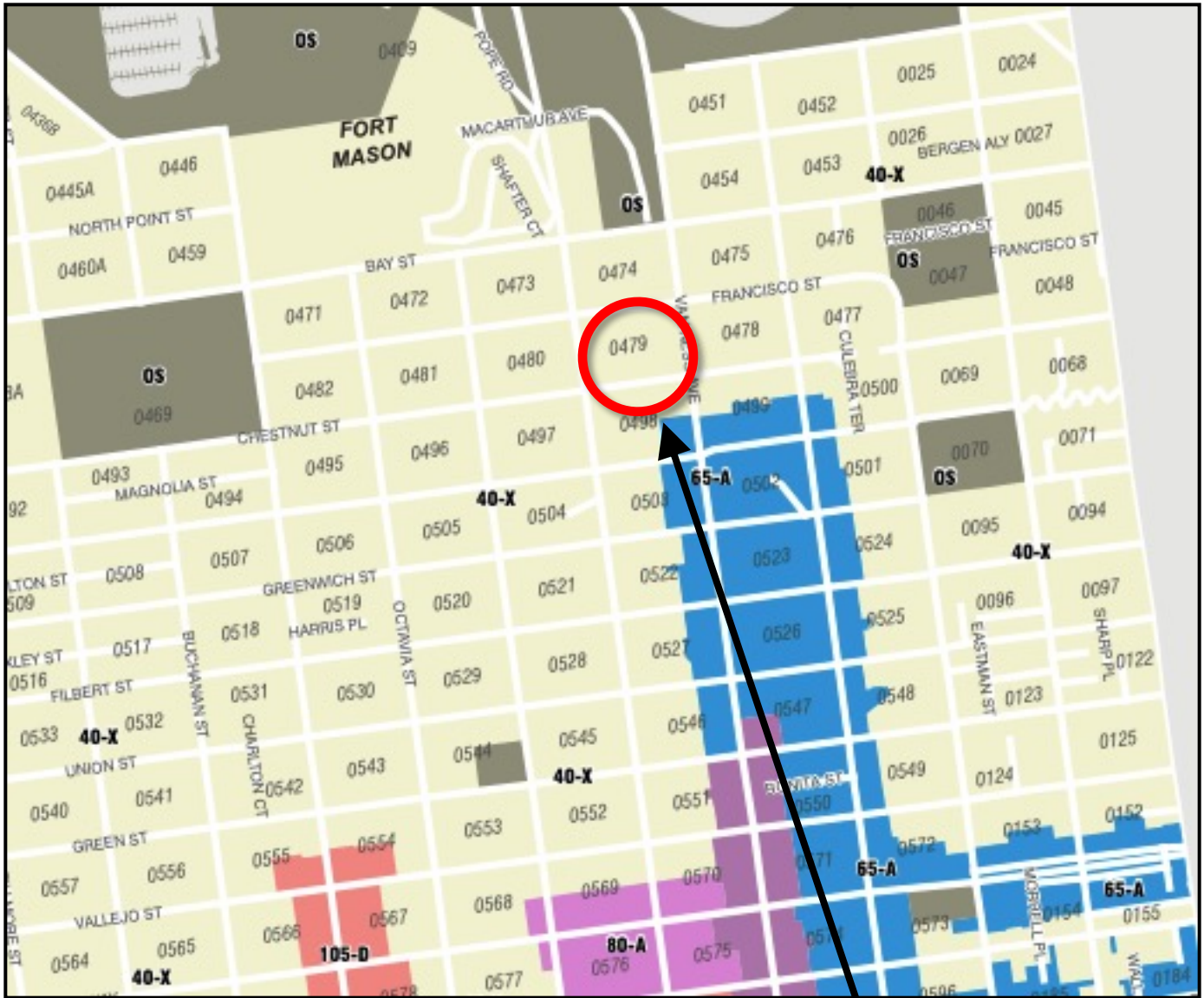
**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-007565CUA-02  
1336 Chestnut Street



# Height & Bulk Map



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-007565CUA-02  
1336 Chestnut Street

# Aerial Photo

(facing north)



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-007565CUA-02  
1336 Chestnut Street



# Aerial Photo

(facing south)



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-007565CUA-02  
1336 Chestnut Street

# Exhibit F:

## Project Sponsor Brief

**CHESTNUT STREET RESIDENCES**

PROJECT SPONSOR BRIEF: 09.14.21

**PROJECT RE-INTRODUCTION:**

This project proposes a three-unit residential building and the removal of an existing single-family residence, bringing the property into greater conformance with the RH-3 zoning district and the density found along this block of Chestnut Street.

The project was originally approved by the Planning Commission during the April 1st, 2021, hearing as a four-unit residential building. Subsequently, we received a determination from SFDBI on June 8th, 2021 that an accessible van parking spot shall be provided to comply with Chapter 11A of the California Building Code (CBC) for accessibility. During the time of the last Planning Commission hearing, the question as to whether this accessible parking space would be required was unresolved. SFDBI ultimately determined that the accessible van parking space is required, making the garage unusable for additional parking spaces. We are returning to the Commission to seek approval for a three-unit building, thereby allowing three standard off-street parking spaces in lieu of a single accessible van parking space.

**PARKING ISSUE:**

The Planning Code allows for up to 1.5 off-street parking spaces for each of the proposed dwelling units. The previously approved four-unit building would not allow this since Chapter 11A of the CBC requires that all newly-constructed condominiums with four or more dwelling units comply with accessibility requirements within the CBC. Three-unit condominium buildings are not required to meet these accessibility requirements. If a parking garage is provided for any four-unit or larger building, Chapter 11A requires an accessible van parking space. Given the narrow width of the lot, only one accessible van can fit in the garage with no other car parking. The attached drawing shows that the width of the van parking spot, the adjacent unloading zone, and the common accessible path to the elevator leaves no space for an adjacent car parking spot. Tandem parking is not an option since a tandem spot would not allow the accessible van parking spot to be accessed at all times.

We requested a local equivalency from this accessible van parking requirement from SFDBI. We argued that the unique density of San Francisco and our narrow lot dimensions makes this accessible van parking spot unreasonable to accommodate. The accessible van parking requirement is far more reasonable in most other California cities with larger sites and less density. The subject property has a width of 27'-6". It is not possible to fit the accessible van parking on this site without eliminating all other parking spaces, or eliminating the parking garage altogether. SFDBI determined that if a parking garage is provided on site, there is no exception to meeting the accessible van parking requirement for site dimension reasons.

It is not practical or reasonable to provide a one-van parking garage for a four-unit residential building. We are proposing a three-unit building instead that is served by a three-car parking garage. We are hopeful that the Planning Commission recognizes the benefit of providing one off-street parking space for each of the proposed three family-sized dwelling units.

**MICHAEL HENNESSEY ARCHITECTURE**

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T: 415.512.1559

**PROPOSED PROJECT:**

The overall massing and design of the proposed building remains the same as the previously approved building from the April 1st Planning Commission Hearing.

This project seeks to increase the dwelling unit density for the subject property, from an existing single-family residence to a three-unit residential building. The proposed building is within an RH-3 Zoning District and is currently surrounded by multi-unit buildings. The scale of the proposed building, as well as the addition of two units to the subject property, brings the property into great conformance with the surrounding buildings on Chestnut Street. The proposed units are family-sized dwelling units, and the owners of this property intend to live within the upper unit.

We have worked in a collaborative manner with the Planning Staff and the Residential Design Team to create a building that responds to the existing architectural features found on this block, and to be consistent with the massing of the surrounding buildings. In addition, we've modified the layout of the project based on feedback from SFDBI and the Fire Department during a pre-application meeting. The current design of this project is a result of accommodating the comments and requirements of the various agencies listed above.

**NEIGHBOR REQUEST:**

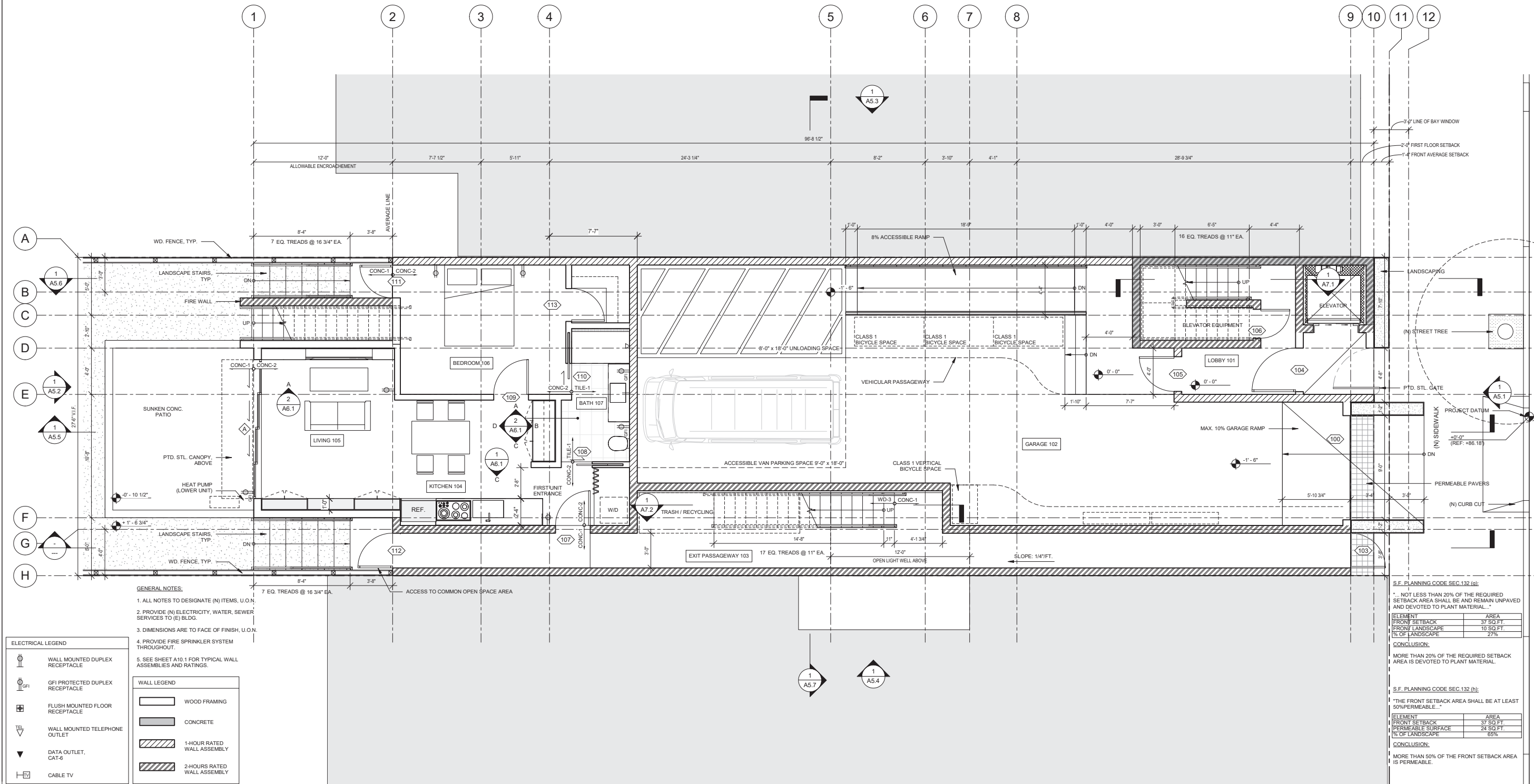
After the last Planning Commission Hearing, Bo Jun, the neighbor that owns the property to the north (1334 Chestnut) of the subject property requested that we remove the proposed landscape planters from the main roof deck as well as at the smaller roof decks at the rear of the building. Mr. Jun made this request to maintain as much natural daylight as possible within his building. In an attempt to be a good neighbor, we have agreed to remove these planters from the project.

**CONCLUSION:**

Thank you for considering a Conditional Use for the removal of the existing building, as well as, for providing a three-unit building within an RH-3 Zoning District. Our hope is that the proposed building is seen as a responsible design that fits well within the neighboring context, while bringing two additional dwelling units to the city.

**ATTACHMENT:**

- First Floor Plan Showing Accessible Van Parking Space.



- GENERAL NOTES:**
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.
  2. PROVIDE (N) ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.
  3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
  4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.
  5. SEE SHEET A10.1 FOR TYPICAL WALL ASSEMBLIES AND RATINGS.

**ELECTRICAL LEGEND**

	WALL MOUNTED DUPLEX RECEPTACLE
	GFI PROTECTED DUPLEX RECEPTACLE
	FLUSH MOUNTED FLOOR RECEPTACLE
	WALL MOUNTED TELEPHONE OUTLET
	DATA OUTLET, CAT-6
	CABLE TV

**WALL LEGEND**

	WOOD FRAMING
	CONCRETE
	1-HOUR RATED WALL ASSEMBLY
	2-HOURS RATED WALL ASSEMBLY

**S.F. PLANNING CODE SEC.132 (a):**

... NOT LESS THAN 20% OF THE REQUIRED SETBACK AREA SHALL BE AND REMAIN UNPAVED AND DEVOTED TO PLANT MATERIAL ...

ELEMENT	AREA
FRONT SETBACK	37 SQ. FT.
FRONT LANDSCAPE	10 SQ. FT.
% OF LANDSCAPE	27%

**CONCLUSION:**  
MORE THAN 20% OF THE REQUIRED SETBACK AREA IS DEVOTED TO PLANT MATERIAL.

**S.F. PLANNING CODE SEC.132 (b):**

... THE FRONT SETBACK AREA SHALL BE AT LEAST 50% PERMEABLE ...

ELEMENT	AREA
FRONT SETBACK	37 SQ. FT.
PERMEABLE SURFACE	24 SQ. FT.
% OF LANDSCAPE	65%

**CONCLUSION:**  
MORE THAN 50% OF THE FRONT SETBACK AREA IS PERMEABLE.

FIRST FLOOR PLAN SHOWING ACCESSIBLE VAN PARKING SPACE  
1/4" = 1'-0"

1  
A2.1



**NOT FOR CONSTRUCTION**

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CHESTNUT STREET RESIDENCES</b>  1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>PLANNING COMMISSION HEARING</b>	DATE: <b>09/13/21</b>  JOB: <b>1903</b>	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: <b>FIRST FLOOR PLAN SHOWING ACCESSIBLE VAN PARKING SPACE</b>	SHEET NUMBER: <b>A2.1</b>
	No.	DESCRIPTION	DATE											

# Exhibit I:

## Eviction History Documentation



# Rent Board Response to Request for Planning Department Records Search

Re: 1336 Chestnut

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

No database records were identified.

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

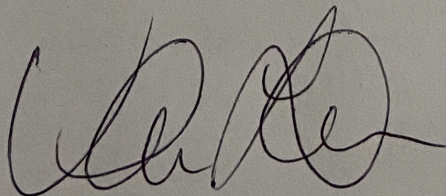
Yes, the following records were identified:

- o See attached documents.

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

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

Signed:



Dated:

3-12-21

Van Lam

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