



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: APRIL 1, 2021

Record No.: 2020-007565CUA
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

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 8,668 gross square feet with four dwelling-units, three off-street parking spaces, and four Class 1 bicycle parking spaces. The Project includes one 1-bedroom unit on the ground floor behind the garage measuring approximately 662 square feet, one 3-bedroom unit on the second floor measuring approximately 2,192 square feet, one 3-bedroom unit on the third floor measuring approximately 1,768 square feet, and one 3-bedroom unit on the fourth floor measuring approximately 1,630 square feet. The Project includes 1,131 square feet of common usable open space in the rear yard, 386 square feet of private open space on the 3rd floor rear terrace, 141 square feet of private open space on the 4th floor rear terrace, and 485 square feet of private open space on the roof deck.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303 and 317 to permit the demolition of a dwelling unit 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.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received no public comment 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 owner-occupied. There is no known evidence of any evictions on the property. See Exhibit G for Eviction History documentation.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Addition of one-bedroom unit on the ground floor;
 - Reduction in overall gross floor area from 9,343 square feet to 8,668 square feet;
 - Elimination of one off-street parking space;

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and 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 four 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

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, 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, 8,668 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 (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 (hereinafter "Application") 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 (hereinafter "Project") at 1336 Chestnut Street, Block 0479 Lot 005 (hereinafter "Project Site").

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

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

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-007565CUA 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, 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 8,668 gross square feet with four dwelling-units, three off-street parking spaces, and four Class 1 bicycle parking spaces. The Project includes one 1-bedroom unit on the ground floor behind the garage measuring approximately 662 square feet, one 3-bedroom unit on the second floor measuring approximately 2,192 square feet, one 3-bedroom unit on the third floor measuring approximately 1,768 square feet, and one 3-bedroom unit on the fourth floor measuring approximately 1,630 square feet. The Project includes 1,131 square feet of common usable open space in the rear yard, 386 square feet of private open space on the 3rd floor rear terrace, 141 square feet of private open space on the 4th floor rear terrace, and 344 square feet of private open space on the roof deck.
- 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 retails 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 – 19th 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 in response to the project.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. Use.** Planning Code Section 209.1 permits residential uses at a maximum density of one dwelling unit per 1,000 square feet of lot area in the RH-3 Zoning District, as a Conditional Use.

The subject property is approximately 3,781 square feet, which would allow for a total of four dwelling

units through Conditional Use Authorization. The project proposes a total of four dwelling units. The additional required findings are listed below under Subsection 7.

- 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 contains four dwelling units. All four units have access to approximately 1,131 square feet of common usable open space in the rear yard, and the upper two units have exclusive access to three private roof terraces totaling 871 square feet.

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

The upper three dwelling units have direct exposure onto both the public street and a Code-compliant rear yard, and the lower dwelling unit has direct exposure onto 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; one for each dwelling unit.

- 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, four-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 four-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 Project Sponsor has indicated that the existing single-family dwelling is 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. The Project Sponsor, however, has indicated that the existing single-family dwelling is owner-occupied.

- 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 and one smaller dwelling unit, 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 two 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 three 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 three 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 three 3-bedroom units and one 1-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 four 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 four 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 four 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 and one smaller dwelling unit. 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 not impact 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** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 12, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 1, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 1, 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, 8,668 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 pursuant to Planning Code Sections 209.1, 303 and 317 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 12, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-007565CUA and subject to conditions of approval reviewed and approved by the Commission on April 1, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 1, 2021 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

www.sfplanning.org

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, www.sfplanning.org

Parking and Traffic

- 8. Bicycle Parking.** The Project shall provide no fewer than four (4) 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

- 9. 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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7359, www.sfplanning.org

Monitoring - After Entitlement

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

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

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

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

Exhibit B:

Plans and Renderings

Exhibit C:

Environmental Determination

CHESTNUT STREET APARTMENTS

PLANNING COMMISSION HEARING - 03/12/21



MICHAEL HENNESSEY ARCHITECTURE

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

PROJECT TITLE:

CHESTNUT STREET APARTMENTS

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:

PLANNING COMMISSION HEARING

DATE:

03/12/21

JOB:

1903

REVISIONS:

No.	DESCRIPTION	DATE

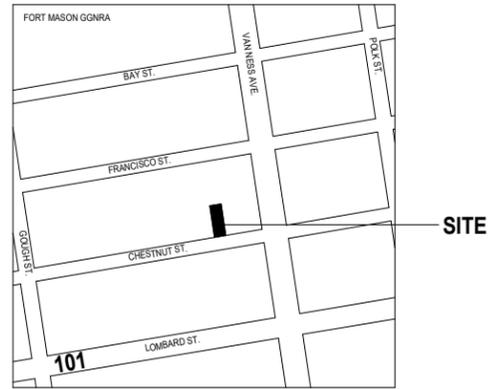
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COVER SHEET

SHEET NUMBER:

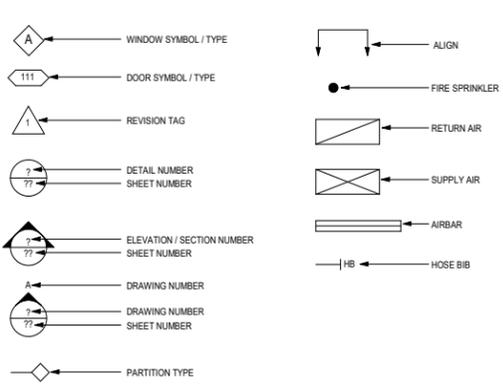
A0.0

VICINITY MAP



SITE

SYMBOLS



ABBREVIATIONS

&	AND	OBSC.	OBSCURE
@	AT	O.C.	ON CENTER
ABV.	ABOVE	O.D.	OUTSIDE DIAMETER
A.C.	AIR CONDITIONING	O.H.	OPPOSITE HAND
A.C.T.	ACOUSTIC CEILING TILE	OPFR.	OPERABLE
ADJ.	ADJUSTABLE	OPNG.	OPENING
A.F.F.	ABOVE FINISHED FLOOR	OPP.	OPPOSITE
AL.T.	ALTERNATE	PART.	PARTITION
ALUMINUM	ALUMINUM	PERF.	PERFORATED
ANOD.	ANODIZED	PL	PLATE
APPROX.	APPROXIMATE	P.L.	PROPERTY LINE
ARCH.	ARCHITECTURAL	P.LAM	PLASTIC LAMINATE
AXONOMETRIC	AXONOMETRIC	PLAS.	PLASTER
BD.	BOARD	PLYWOOD.	PLYWOOD
B.J.	BUTT JOINT	PNL.	PANEL
BLDG.	BUILDING	PNT.	PAINT
BLKG.	BLOCKING	PROP.	PROPERTY
B.O.	BOTTOM OF	PTD.	PAINTED
B.D.	BUILDING PAPER	P.V.	PHOTOVOLTAIC
B.P.	BRONZE	R.	RADIUS
BRZ.	BUILT-UP ROOF	RISER	RISER
B.U.R.	BUILT-UP ROOF	R.B.	RESILIENT BASE
CAB.	CABINET	R.C.P.	REFLECTED CEILING PLAN
CEM.	CEMENT	REF.	REFERENCE
CER.	CERAMIC	REF.	REFRIGERATOR
CHAN.	CHANNEL	REFIN.	REFINISH
C.I.P.	CAST-IN-PLACE	REFORC.	REINFORCED
RENF.	REFINISH	REQD.	REQUIRED
CL.	CLEAR	REV.	REVISION/REVISED
CLG.	CEILING	RM.	ROOM
CLO.	CLOSET	R.O.	ROUGH OPENING
CL.R.	CLEAR	RTD.	RATED
C.M.U.	CONCRETE MASONRY UNIT	R.W.L.	RAIN WATER LEADER
COL.	COLLUM	S.C.	SOLID CORE
CONC.	CONCRETE	SCHED.	SCHEDULE
CONT.	CONTINUOUS	S.A.	SOAP DISPENSER
CPT.	CARPET	SECT.	SECTION
CTR.	CENTER	S.E.D.	SEE ELECTRICAL DRAWINGS
DEPT.	DEPARTMENT	SHT.	SHEET
DET.	DETAIL	SHTG.	SHEATHING
D.F.	DOUGLAS FIR	SIM.	SIMILAR
DIAM.	DIAMETER	S.L.D.	SEE LANDSCAPE DRAWINGS
DN.	DOWN	S.M.D.	SEE MECHANICAL DRAWINGS
DR.	DRIVE	S.P.D.	SEE PLUMBING DRAWINGS
DW.	DISHWASHER	SPEC.	SPECIFICATION
DWG.	DRAWING	S.S.	STAINLESS STEEL
EA.	EACH	S.S.D.	SEE STRUCTURAL DRAWINGS
EL.	ELEVATION	STD.	STANDARD
ELEV.	ELEVATION	STL.	STEEL
ELECT.	ELECTRICAL	STN.	STONE
ENGR.	ENGINEER	STOR.	STORAGE
EQ.	EQUAL	STRUCT.	STRUCTURAL
EQPT.	EQUIPMENT	SUSP.	SUSPENDED
EXEC.	EXECUTIVE	SYM.	SYMMETRICAL
EXP.	EXPANSION	T.	TREAD
EXT.	EXTERIOR	T.B.D.	TO BE DETERMINED
FAB.	FABRIC	TEL.	TELEPHONE
F.B.O.	FURNISHED BY OWNER	TEMP.	TEMPERED
F.D.	FLOOR DRAIN	TEMP.	TEMPERARY
FIN.	FINISH	T.F.	TRANSPARENT FINISH
FINL.	FINISH	T.F.W.	TRANSPARENT FINISHED WOOD
FIXT.	FIXTURE	T&G.	TONGUE AND GROOVE
FL.	FLOOR	T.O.	TOP OF
F.O.	FINISHED OPENING	T.O.C.	TOP OF CONCRETE
F.O.F.	FACE OF FINISH	T.O.W.	TOP OF WALL
F.O.S.	FACE OF STUD	TRANS.	TRANSLUCENT
F.O.C.	FACE OF CONCRETE	TV.	TELEVISION
FRM.	FRAME	TYP.	TYPICAL
FRMG.	FRAMING	U.B.C.	UNIFORM BUILDING CODE
FT.	FOOT OR FEET	U.C.	UNDER COUNTER
FURR.	FURRING	U.O.N.	UNLESS OTHERWISE NOTED
GA.	GAUGE	UTL.	UTILITY
GALV.	GALVANIZED	VAR.	VARES
G.D.	GARBAGE DISPOSAL	V.I.T.	VINYL COMPOSITION TILE
GEN.	GENERAL	VEN.	VENEER
GL.	GLASS	VERT.	VERTICAL
GYP.	GYPSPUM	VEST.	VESTIBLE
G.W.B.	GYPSPUM WALL BOARD	V.I.F.	VERIFY IN FIELD
H.B.	HOSE BIB	V.P.	VENEER PLASTER
H.C.	HOLLOW CORE	W/	WITH
HDWD.	HARDWOOD	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
HORIZ.	HORIZONTAL	WD.	WASHER/DRYER
HR.	HOUR	WIN.	WINDOW
H.M.	HOLLOW METAL	WH.	WATER HEATER
H.W.	HOT WATER	W/O.	WITHOUT
I.D.	INSIDE DIAMETER	WO.	WHERE OCCURS
IN.	INCH	W.P.	WATERPROOFING
INSUL.	INSULATION	WT.	WEIGHT
INT.	INTERIOR		
JAN.	JANITOR		
JT.	JOINT		
KIT.	KITCHEN		
LAM.	LAMINATE		
LAV.	LAVATORY		
LOC.	LOCATION		
LWT.	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		
MISRY.	MISCELLANEOUS		
MTD.	MOUNTED		
MTL.	METAL		
(N)	NEW		
NAT.	NATURAL		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
#	NUMBER		
NOM.	NOMINAL		
N.T.S.	NOT TO SCALE		

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
5. 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.
6. 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 STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
7. 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.
8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
9. 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.
10. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
11. 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.
12. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OF DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE. 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 CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
13. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUBCONTRACTORS.
14. 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.
15. 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.
16. 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.
17. 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.
18. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
19. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
20. 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.
21. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNERS MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
22. 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.
23. 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.
24. 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, VOICE/DATA CABLING, TELEPHONE WORK, ETC.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
26. 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.
27. VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATED DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
28. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
29. LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.
30. 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., C.M.C. AND C.E.C.) AND ALL LOCAL CODES AND ORDINANCES.

SHEET INDEX

- ARCHITECTURAL**
- A0.0 - COVER SHEET
 - A0.1 - PROJECT DATA
 - 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
 - A2.2 - PROPOSED SECOND FLOOR PLAN
 - A2.3 - PROPOSED THIRD FLOOR PLAN
 - A2.4 - PROPOSED FOURTH FLOOR PLAN
 - A2.5 - PROPOSED ROOF PLAN
 - A5.1 - PROPOSED FRONT ELEVATION (SOUTH)
 - A5.2 - PROPOSED REAR ELEVATION (NORTH)
 - A5.3 - PROPOSED SIDE ELEVATION (EAST)
 - A5.4 - PROPOSED SIDE ELEVATION (WEST)
 - A5.5 - PROPOSED BUILDING SECTION
 - A5.6 - PROPOSED BUILDING SECTION
 - A5.7 - PROPOSED BUILDING SECTION
 - A8.1 - EXTERIOR DETAILS
 - A10.1 - INTERIOR DETAILS
 - A11.1 - DOOR AND FINISH SCHEDULE
 - A11.2 - WINDOW SCHEDULE

PROJECT DATA

ADDRESS	TYPE OF CONSTRUCTION	PROJECT DESCRIPTION
1336 CHESTNUT STREET SAN FRANCISCO, CA 94123	EXISTING + V-V NEW + V-A	THE PROJECT PROPOSES TO DEMO EXISTING BUILDING. THE PROPOSED BUILDING SHALL HAVE 4 NEW RESIDENTIAL UNITS AND A GARAGE.
BLOCKLOT #	HEIGHT LIMIT	(E) NUMBER OF DWELLING UNITS = 1 (N) NUMBER OF DWELLING UNITS = 4
04791005	40-X (E) BUILDING HEIGHT = 23' - 1" (N) BUILDING HEIGHT = 40' - 0"	(E) NUMBER OF STORIES = 2 (N) NUMBER OF STORIES = 4
ZONING DISTRICT	OFF-STREET PARKING	ELECTRICAL AND PLUMBING SYSTEMS TO BE DESIGN/BUILD.
RH-3	3 SPACES PROVIDED	
OCCUPANCY GROUP	BICYCLE PARKING	
EXISTING = R-3 NEW = R-2	4 SPACES PROVIDED	
GROSS BUILDING AREA		

EXISTING GROSS BUILDING AREA (SQ. FT.)					
FLOOR	GARAGE/MEC	WORKSHOP	RESIDENTIAL		TOTAL
FLOOR 1	350	-	713		1,063
FLOOR 2	-	-	1,224		1,224
TOTAL	350	-	1,937		2,287
					TOTAL

APPLICABLE BUILDING CODES	PROVIDE FIRE SPRINKLER SYSTEM PER FIRE DISTRICT REQUIREMENTS. THROUGHOUT FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING WITH STANDPIPE SYSTEM SHALL COMPLY WITH NFPA 13R AND CBC 903.1.1 AND SHALL BE DESIGN/BUILD SUBMITTED UNDER SEPARATE PERMIT. FIRE SPRINKLER MONITORING SYSTEM SHALL BE REQUIRED TO SUPERVISE THE AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE SPRINKLER MONITORING SYSTEM SHALL BE INSTALLED PER NFPA 72 AND SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. FIRE ALARM SYSTEM SHALL BE PROVIDED AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
2019 CALIFORNIA BUILDING CODE (C.B.C.) 2019 CALIFORNIA PLUMBING CODE (C.P.C.) 2019 CALIFORNIA MECHANICAL CODE (C.M.C.) 2019 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2019 SAN FRANCISCO AMENDMENTS TO C.B.C., C.P.C., C.M.C., C.E.C., AND CALGREEN	

PROPOSED GROSS BUILDING AREA (SQ. FT.)					
FLOOR	GARAGE/MEC	CIRCULATION	RESIDENTIAL	OCC. LOAD	TOTAL
FLOOR 1	1,137	556	662	12	2,355
FLOOR 2	-	221	2,192	13	2,413
FLOOR 3	-	219	1,768	10	1,987
FLOOR 4	-	193	1,630	1	1,823
ROOF	-	90	-	-	90
TOTAL	1,175	1,241	6,270		8,686
					TOTAL

OPEN SPACE

EXISTING OPEN SPACE (SQ. FT.)			
UNIT	PRIVATE OPEN SPACE	PUBLIC OPEN SPACE	TOTAL
UNIT 1	2,530	-	2,530
UNIT 2	2,530	-	-
TOTAL	2,530	-	2,530
			TOTAL

PROPOSED OPEN SPACE (SQ. FT.)			
UNIT	PRIVATE OPEN SPACE	PUBLIC OPEN SPACE	TOTAL
UNIT 1	-	-	-
UNIT 2	-	-	-
UNIT 3	386	1,133	1,519
UNIT 4	485	-	485
TOTAL	871	1,133	2,004

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. ALL INTERIOR SURFACES SHALL HAVE INTERNAL DRAINAGE/SLIP (REFER TO A2.1 AND A2.2) - CALGreen 4.108.3
 - SEAL AROUND PIPES, CABLE, CONDUIT OR ANY OTHER OPENINGS IN EXTERIOR WALL FOR RODENT PROOFING COMPLIANCE - CALGreen 4.406.1
 - (N) FIREPLACES SHALL BE DIRECT-VENT OR SEALED-COMBUSTION APPLIANCES (EPA Phase-II COMPLIANT) - CALGreen 4.503.1
 - (N) S.O.D. SHALL BE INSTALLED WITH VAPOR BARRIER AND CAPILLARY BREAK (S.S.D.) - CALGreen 4.505.2
 - (N) WOOD FRAMING SHALL BE <19% MOISTURE CONTENT BEFORE ENCLOSURE (S.S.D.) - CALGreen 4.505.3
 - BATHROOM EXHAUST SHALL BE ENERGY STAR COMPLIANT WITH HUMIDISTAT ADJUSTABLE TO <50% TO >80% - CALGreen 4.506.1
- MATERIALS**
- INSTALL LOW EMITTING MATERIALS PER EMISSION LIMIT REQUIREMENTS OF 4.504.2.1-5 AND 5.504.4.1-6 (ADHESIVES, SEALANTS, PAINTS, COATINGS, AND COMPOSITE WOOD PRODUCTS) - CALGreen 4.504.2.1-5 AND SF08C.4.103.3.2
- WATER**
- MODIFIED LANDSCAPE AREA DOES NOT EXCEED 1,000 S.F.
 - ALL PLUMBING FIXTURES TO MEET FLUSH FLOW REQUIREMENTS FOR INDOOR WATER USE REDUCTION AS FOLLOWS:
(CALGreen 4.303.1 AND SF HOUSING CODE SEC.12A10)
TOILETS 1.28 GPF
SHOWERHEADS 2.0 GPM
LAVATORIES 1.2 GPM
KITCHEN FAUCETS 1.8 GPM
- 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
 - GO TO COMPLY WITH CAD WASTE MANAGEMENT PROGRAM USING REGISTERED TRANSPORTERS FOR 100% OF MIXED CAD DEBRIS AND REGISTERED PROCESSING FACILITIES WITH A MINIMUM OF 65% DIVERSION RATE - SF08C.4.103.3.4
- HVAC**
- ALL INSTALLERS MUST BE TRAINED IN BEST PRACTICES - CALGreen 4.702.1
 - HVAC SHALL BE DESIGNED TO ACCA MANUAL J, D AND S - CALGreen 4.507.2
- GOOD NEIGHBOR**
- BIRD HAZARD TREATMENT IS NOT REQUIRED - BUILDING DOES NOT EXCEED 40 FEET IN HEIGHT, FRONT FACADE DOES NOT EXCEED 50% CLEAR GLAZING, BACK FACADE
 - PROVIDES STEPPING AND STEEL ROD RAILINGS AS DETERRENTS - PLANNING CODE SEC.139
 - SIGNAGE TO BE PROVIDED AT ENTRY TO PROHIBIT SMOKING, HEALTH CODE ART. 19F
- 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

DIRECTORY

- OWNER / BUILDER**
EMERSON AND JENNIFER QJAN
2920 FRANKLIN STREET
SAN FRANCISCO, CA, 94123
T. 650.270.7626
- ARCHITECT**
MICHAEL HENNESSEY ARCHITECTURE
1501 MARIPOSA STREET, SUITE 308
SAN FRANCISCO, CA, 94107
T. 415.512.1559
- STRUCTURAL ENGINEER**
ONE DESIGN
2845 CALIFORNIA STREET
SAN FRANCISCO, CA, 94115
T. 415.628.4412
- GEOTECHNICAL ENGINEER**
MURRAY ENGINEERS, INC.
409 4TH STREET,
SAN RAFAEL, CA, 94901
T. 415.888.8952
- SURVEYOR**
SARA CAMPBELL
BAY AREA LAND SURVEYING, INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA, 94806
T. 510.223.5167
- HISTORICAL CONSULTANT**
TIM KELLEY CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA, 94131
T. 415.337.5824
- MECHANICAL ENGINEER**
MHC ENGINEERS
150 8TH STREET
SAN FRANCISCO, CA, 94103
T. 415.512.7141

MICHAEL HENNESSEY ARCHITECTURE

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

PROJECT TITLE:
CHESTNUT STREET APARTMENTS

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
PLANNING COMMISSION HEARING

DATE:
03/12/21

JOB:
1903

REVISIONS:		
No.	DESCRIPTION	DATE

SHEET TITLE:

APN 0479-013
 {DOC-2019-K831071-00
 RECORDED SEP. 13, 2019}

ABC 4.4'±
 NLY OF PL 1231 FRANCISCO STREET
 EXISTING BUILDING

27.50'

ASSESSORS BLOCK NO. 479

25/27
 67 CM 153-155

APN 0479-006
 {DOC-E831773
 RECORDED DEC. 07, 1990}

APN's 22 THROUGH 24
 22 PM 99-101

ABC 0.1'±
 WLY OF PL

137.50'

137.50'

ABC 0.1'±
 WLY OF PL

ABC 0.1'±
 WLY OF PL

ABC 0.1'±
 WLY OF PL

1336 CHESTNUT STREET
 EXISTING BUILDING

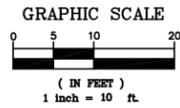
APN 0479-005
 {DOC-2019-K876906-00
 RECORDED DEC. 13, 2019}
 AREA=3,781± SQ. FT.

1330-1334 CHESTNUT STREET
 EXISTING BUILDING

APN 0479-002A

APN 0479-003

VAN NESS AVENUE
 {125' WIDE}



BENCHMARK:

DOOMED 1/2" ANCHOR PIN AT
 SOUTHEASTERLY CHESTNUT STREET
 AND VAN NESS AVENUE AVENUE
 ELEVATION = 94.130 PER CITY OF
 SAN FRANCISCO DATUM

NOTE:

ALL ANGLES ARE 90°
 UNLESS NOTED OTHERWISE

BASIS OF SURVEY:

SURVEY CONTROL IS BASED UPON THE
 FOUND MONUMENT MARKS REFERENCING
 THE LINE OF CHESTNUT STREET AND
 VAN NESS AVENUE AS SHOWN ON CITY
 MONUMENT MAP No. 19A.

LOT POSITION IS BASED UPON THE DEED
 RECORDED DECEMBER 13, 2019, AS
 Doc.-2019-K876906-00 AND THE
 DEEDS OF THE IMMEDIATE ADJOINERS

LEGEND

---	RECORD DATA
▨	BUILDING FOOTPRINT
▩	CONCRETE
▧	ASPHALT
ABC	ADJACENT BUILDING CORNER
BC	BUILDING CORNER
C	TOP OF CURB
BL	BUILDING LINE
CONC	CONCRETE
DW	DRIVEWAY
EB	ELECTRIC BOX
F	FENCE
FL	FLOW LINE
GV	GAS METER
GL	GUTTER LIP
P	PAVEMENT
PC	PROPERTY CORNER
PL	PROPERTY LINE
SS	SANITARY SEWER LINE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
#T	DIAMETER OF TREE (INCHES)
TB	PHONE BOX
TOC	TOP OF CONCRETE
TVB	TELEVISION UTILITY BOX
WM	WATER METER

--- ADJACENT PARCEL/LOT LINE
 --- SUBJECT PROPERTY
 - - - WOOD FENCE



Keith S. Bush
 KEITH S. BUSH, L.S. 8494
 DATE: February 11, 2020

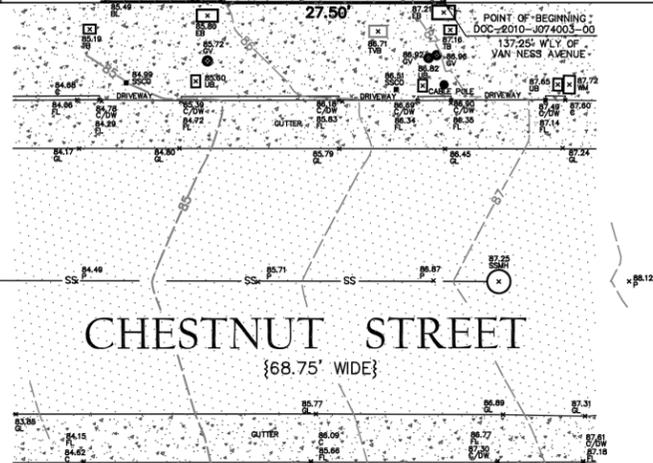
**BOUNDARY &
 TOPOGRAPHIC SURVEY**

BEING THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
 DEED RECORDED ON DECEMBER 13, 2019, AS DOCUMENT
 NUMBER 2019-K876906-00, OFFICIAL RECORDS
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 FEBRUARY, 2020 SCALE 1" = 10'
 BAY AREA LAND SURVEYING INC.

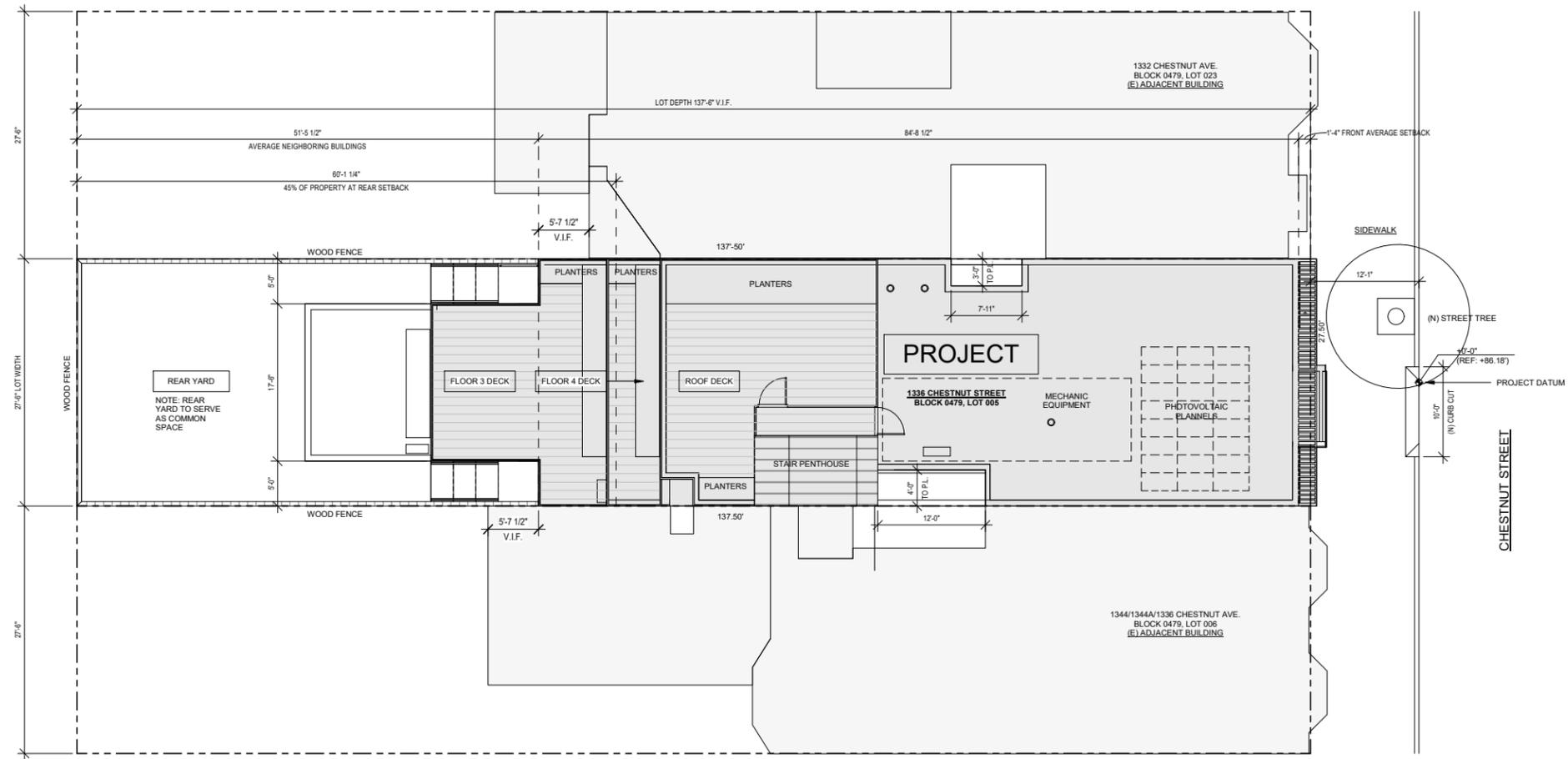
3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167

SHEET 1 OF 1 F.B. # XXX /CHESTNUT4037BT 19-4037

APN 0479-005 1336 CHESTNUT STREET



SSMH
 RMA=73.00'

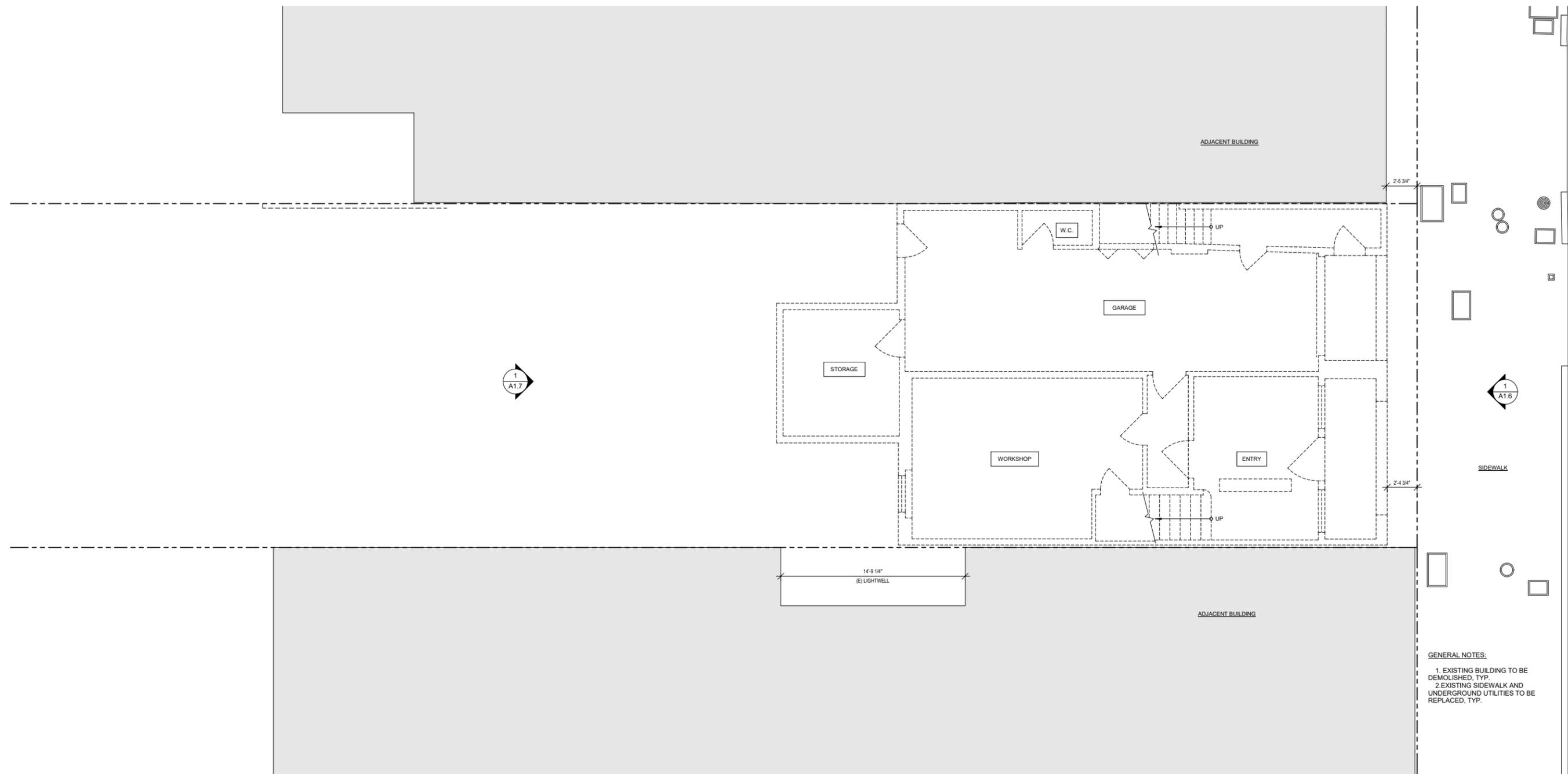


PROPOSED SITE PLAN
1/8" = 1'-0"

1
A1.2



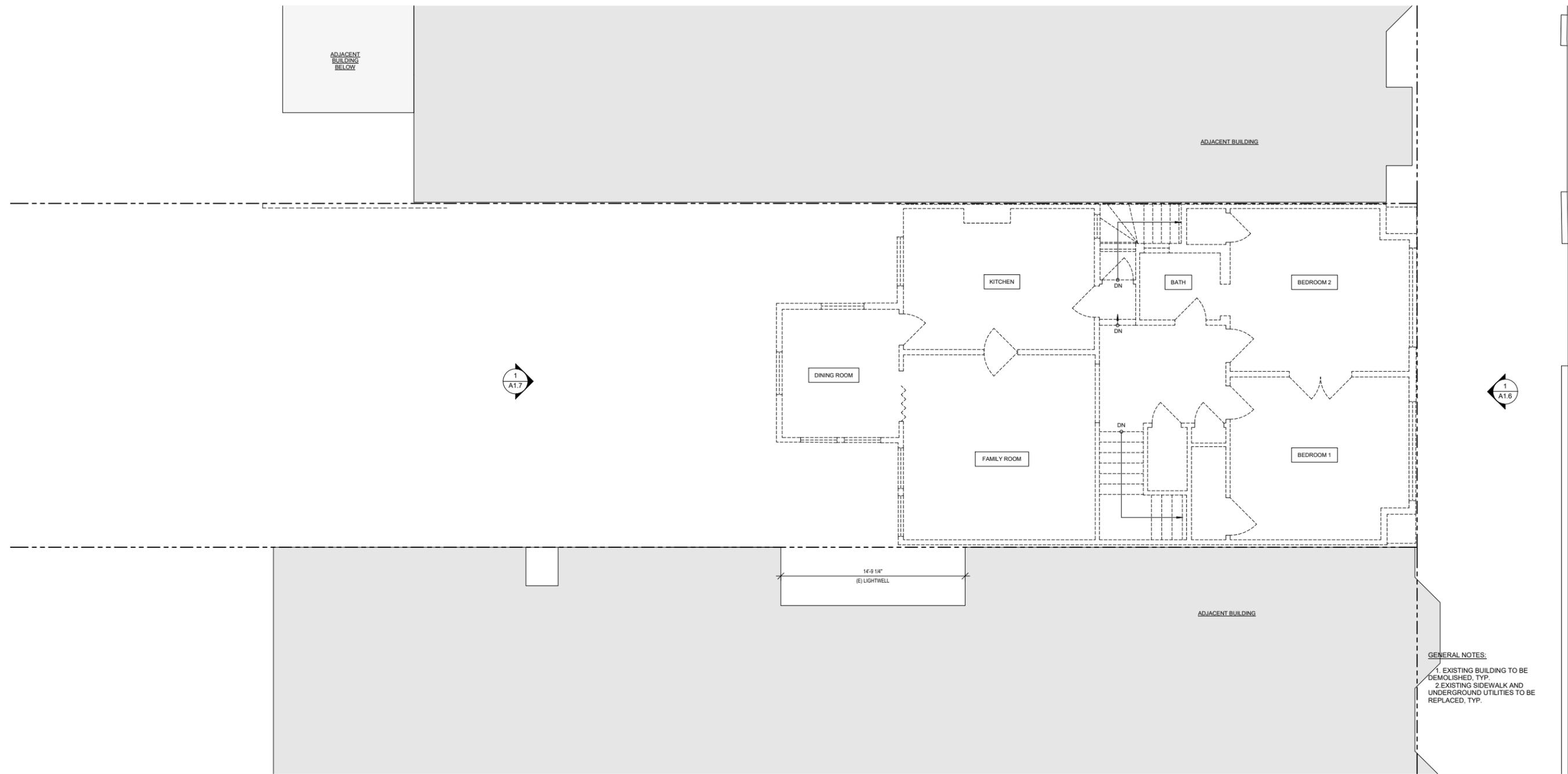
MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: PROPOSED SITE PLAN	SHEET NUMBER: A1.2
	No.	DESCRIPTION	DATE											
1336 CHESTNUT STREET, SAN FRANCISCO, CA	JOB: 1903	SHEET NUMBER:												



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

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

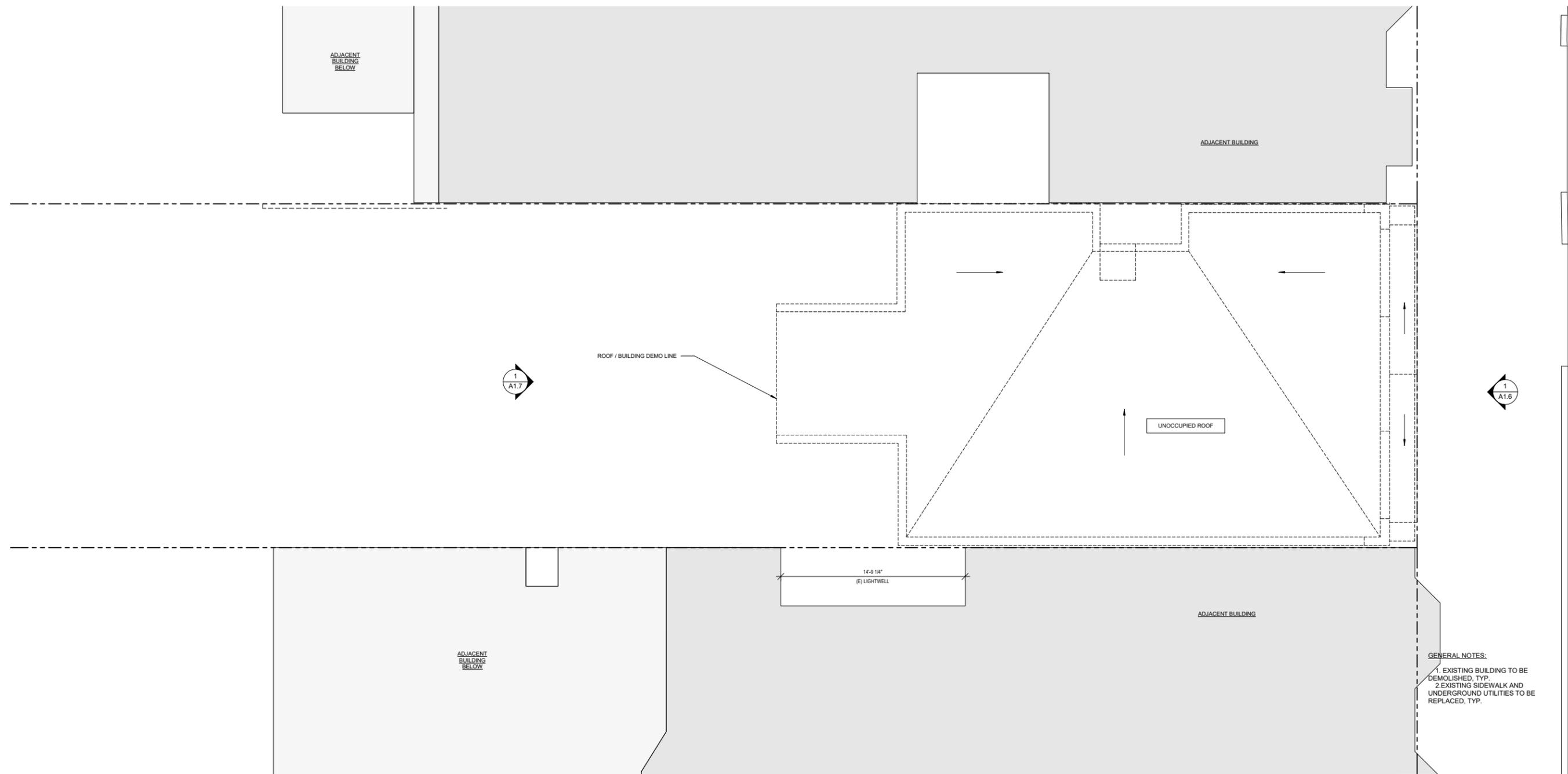
MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	REVISIONS: <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				SHEET TITLE: FIRST FLOOR DEMO PLAN	SHEET NUMBER: A1.3
	No.	DESCRIPTION	DATE											
	1336 CHESTNUT STREET, SAN FRANCISCO, CA				JOB: 1903									



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

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

MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	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: SECOND FLOOR DEMO PLAN	SHEET NUMBER: A1.4
	No.	DESCRIPTION	DATE											
JOB: 1903														



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

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

1 A1.7 1 A1.6 1 A1.5



MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	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: ROOF DEMO PLAN	SHEET NUMBER: A1.5
	No.	DESCRIPTION	DATE											
1336 CHESTNUT STREET, SAN FRANCISCO, CA														



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

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

1
 A1.6

MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	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: EXISTING FRONT ELEVATION	SHEET NUMBER: A1.6
	No.	DESCRIPTION	DATE											
1336 CHESTNUT STREET, SAN FRANCISCO, CA	JOB: 1903	SHEET NUMBER:												

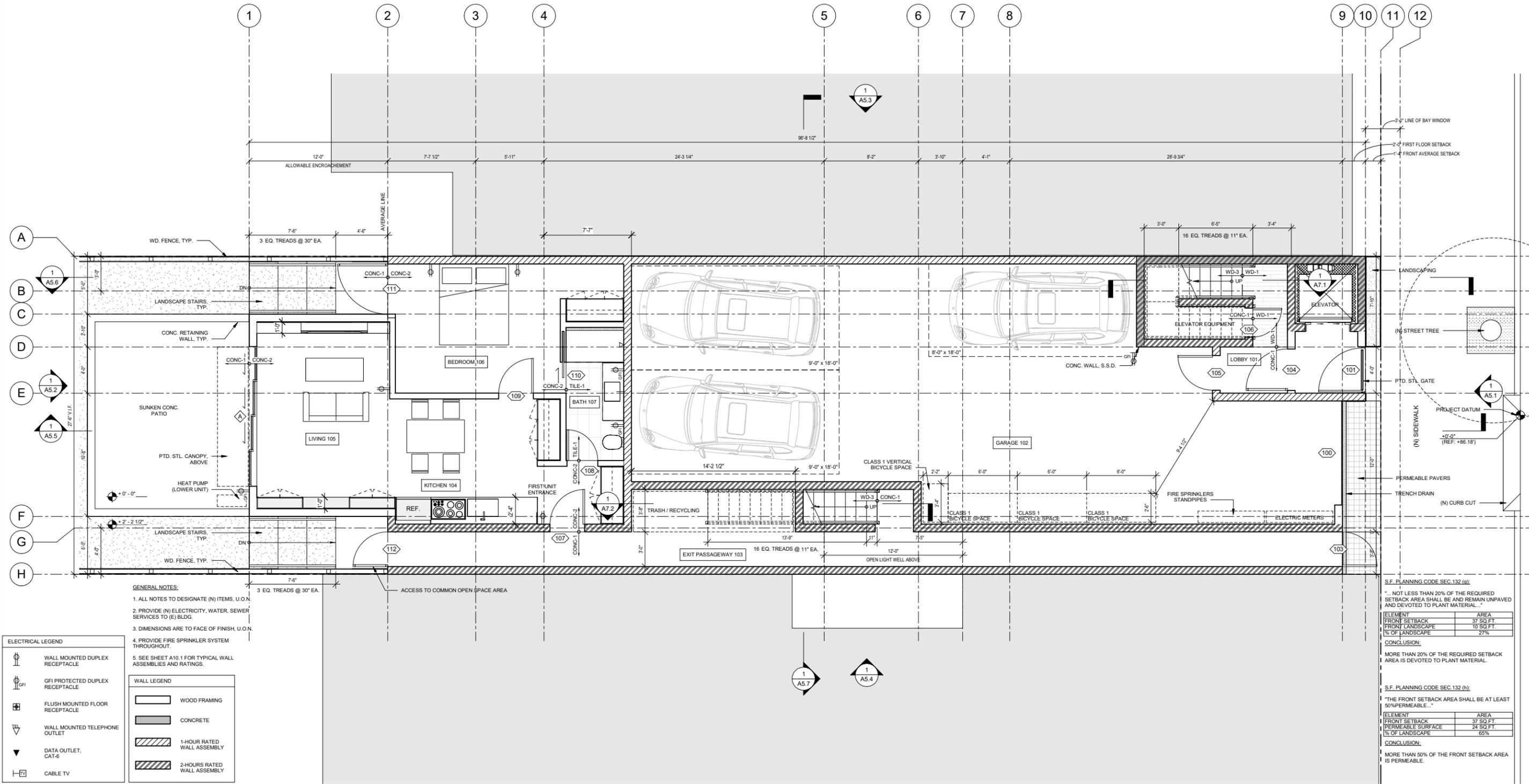


GENERAL NOTES:
 1. EXISTING BUILDING TO BE DEMOLISHED, TYP.
 2. EXISTING SIDEWALK AND UNDERGROUND UTILITIES TO BE REPLACED, TYP.

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

1
 A1.7

MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	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: EXISTING REAR ELEVATION	SHEET NUMBER: A1.7
	No.	DESCRIPTION	DATE											
1336 CHESTNUT STREET, SAN FRANCISCO, CA	JOB: 1903													



- 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 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 APARTMENTS

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
PLANNING COMMISSION HEARING

DATE:
03/12/21

JOB:
1903

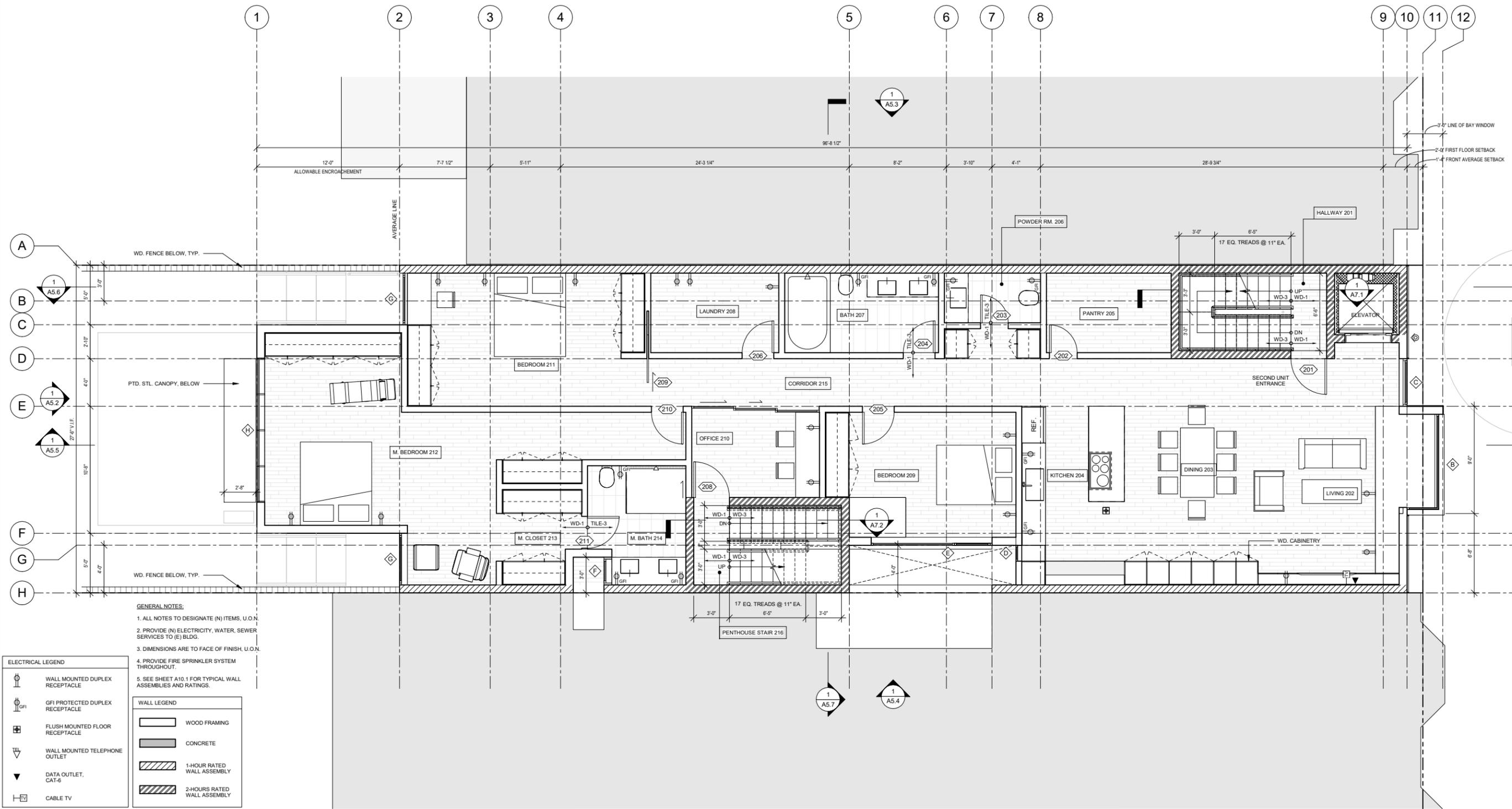
REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:

A2.1



- 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.

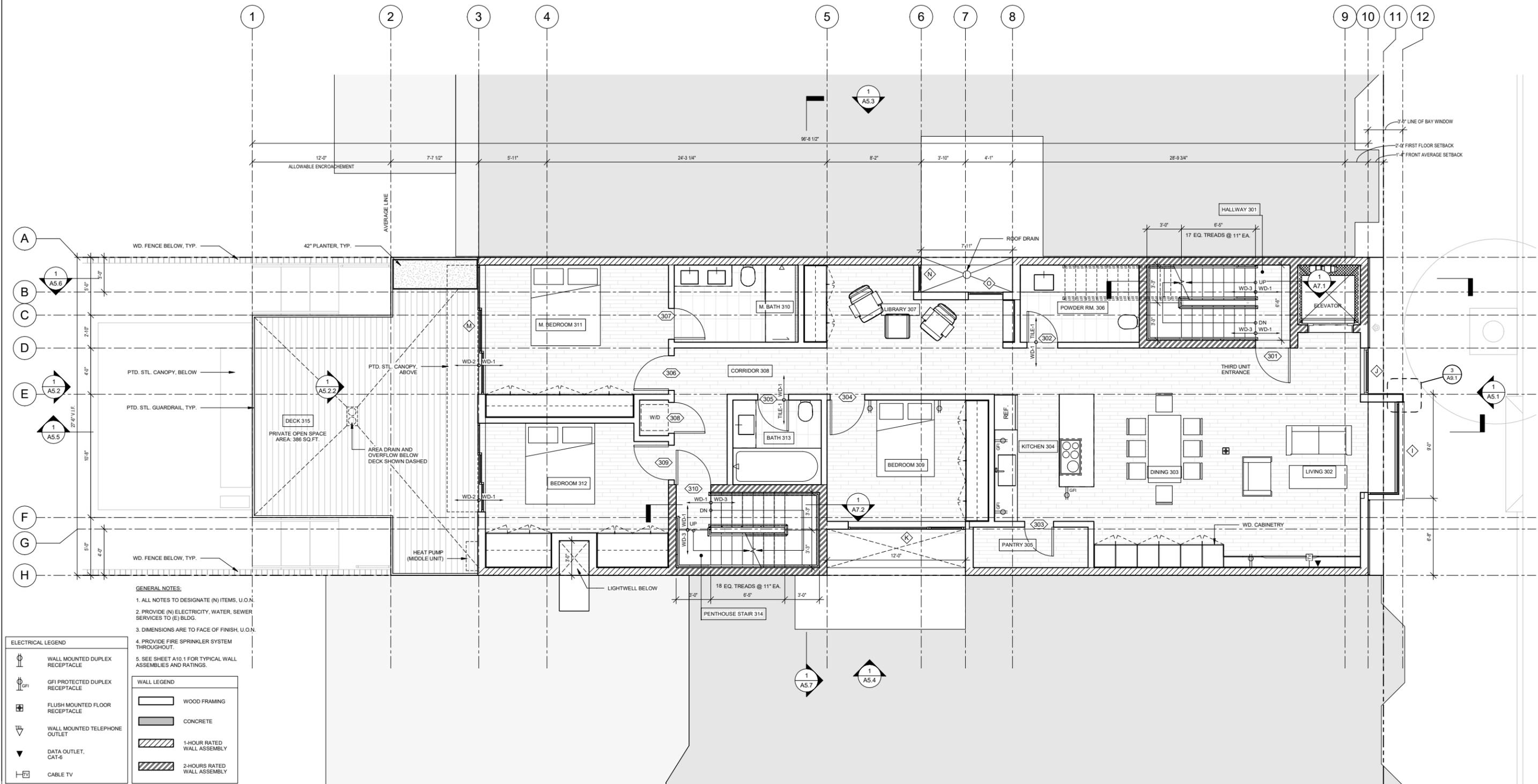
ELECTRICAL LEGEND		WALL LEGEND	
	WALL MOUNTED DUPLEX RECEPTACLE		WOOD FRAMING
	GFI PROTECTED DUPLEX RECEPTACLE		CONCRETE
	FLUSH MOUNTED FLOOR RECEPTACLE		1-HOUR RATED WALL ASSEMBLY
	WALL MOUNTED TELEPHONE OUTLET		2-HOURS RATED WALL ASSEMBLY
	DATA OUTLET, CAT-6		
	CABLE TV		

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 APARTMENTS 1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21 JOB: 1903	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: PROPOSED SECOND FLOOR PLAN	SHEET NUMBER: A2.2
	No.	DESCRIPTION	DATE											



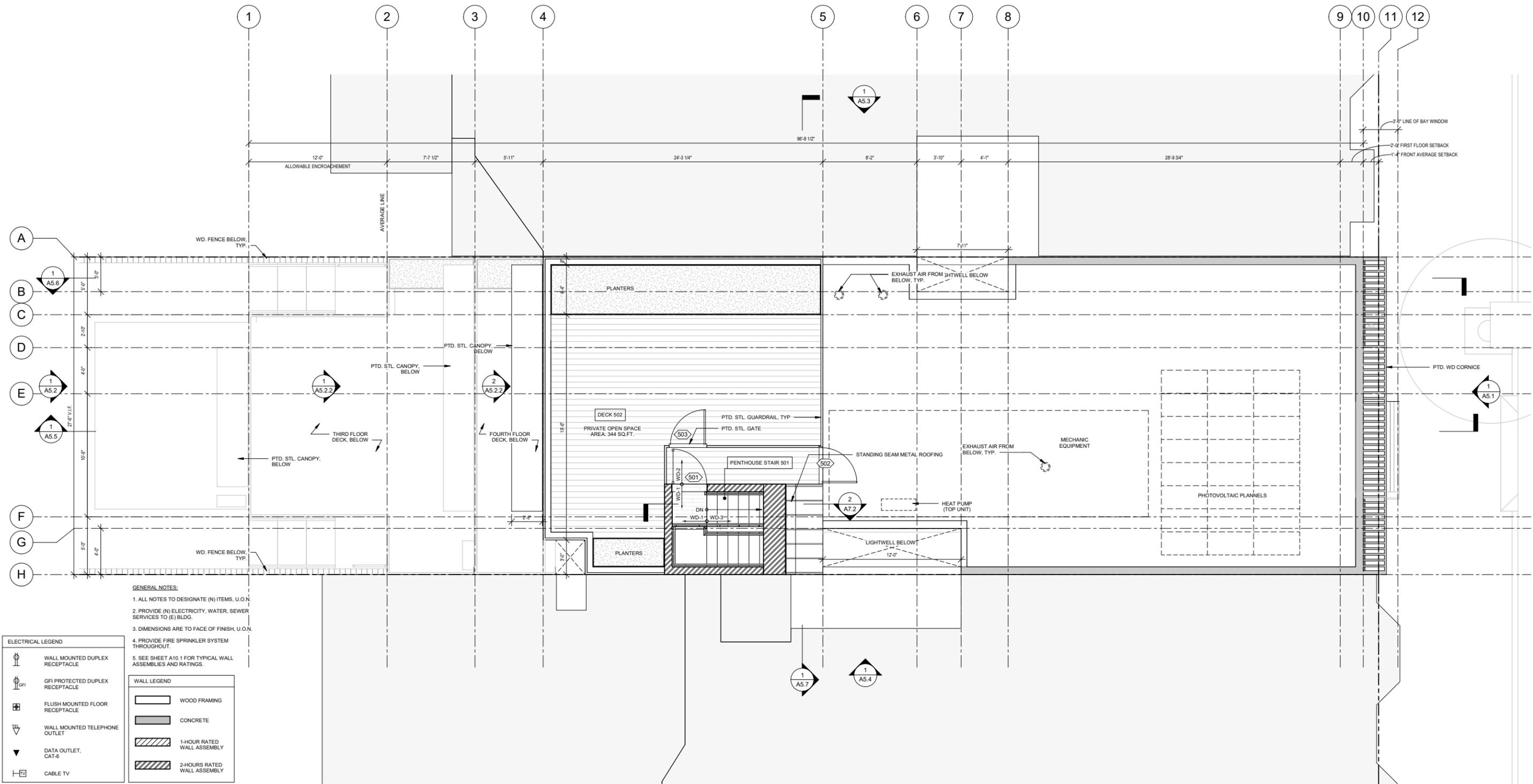
- GENERAL NOTES:**
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.
 2. PROVIDE (N) ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.
 3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
 4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.
 5. SEE SHEET A10.1 FOR TYPICAL WALL ASSEMBLIES AND RATINGS.

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 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 APARTMENTS 1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21 JOB: 1903	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: PROPOSED THIRD FLOOR PLAN	SHEET NUMBER: A2.3
	No.	DESCRIPTION	DATE											



- 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

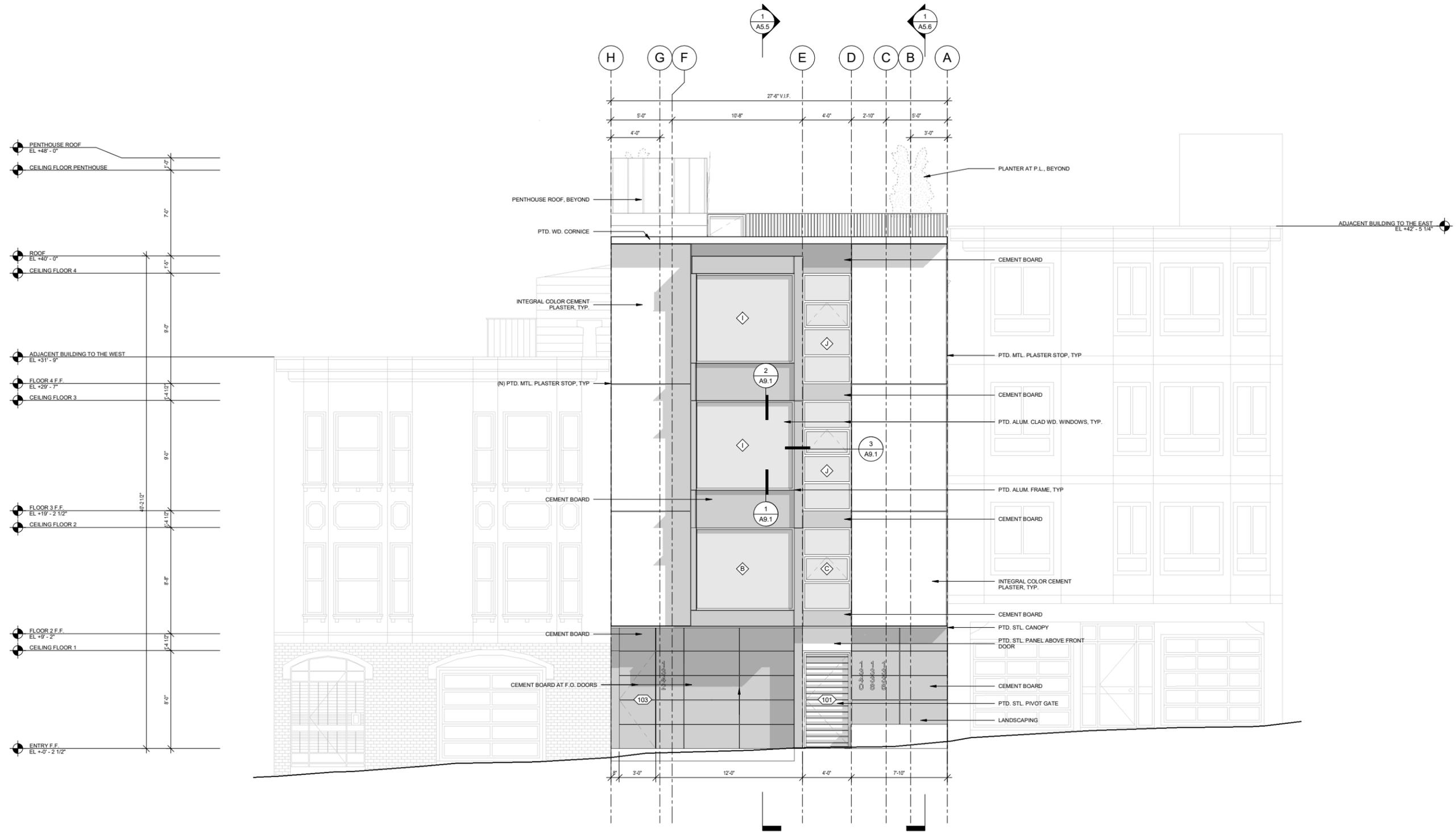
	WOOD FRAMING
	CONCRETE
	1-HOUR RATED WALL ASSEMBLY
	2-HOURS RATED WALL ASSEMBLY

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

1
A2.5



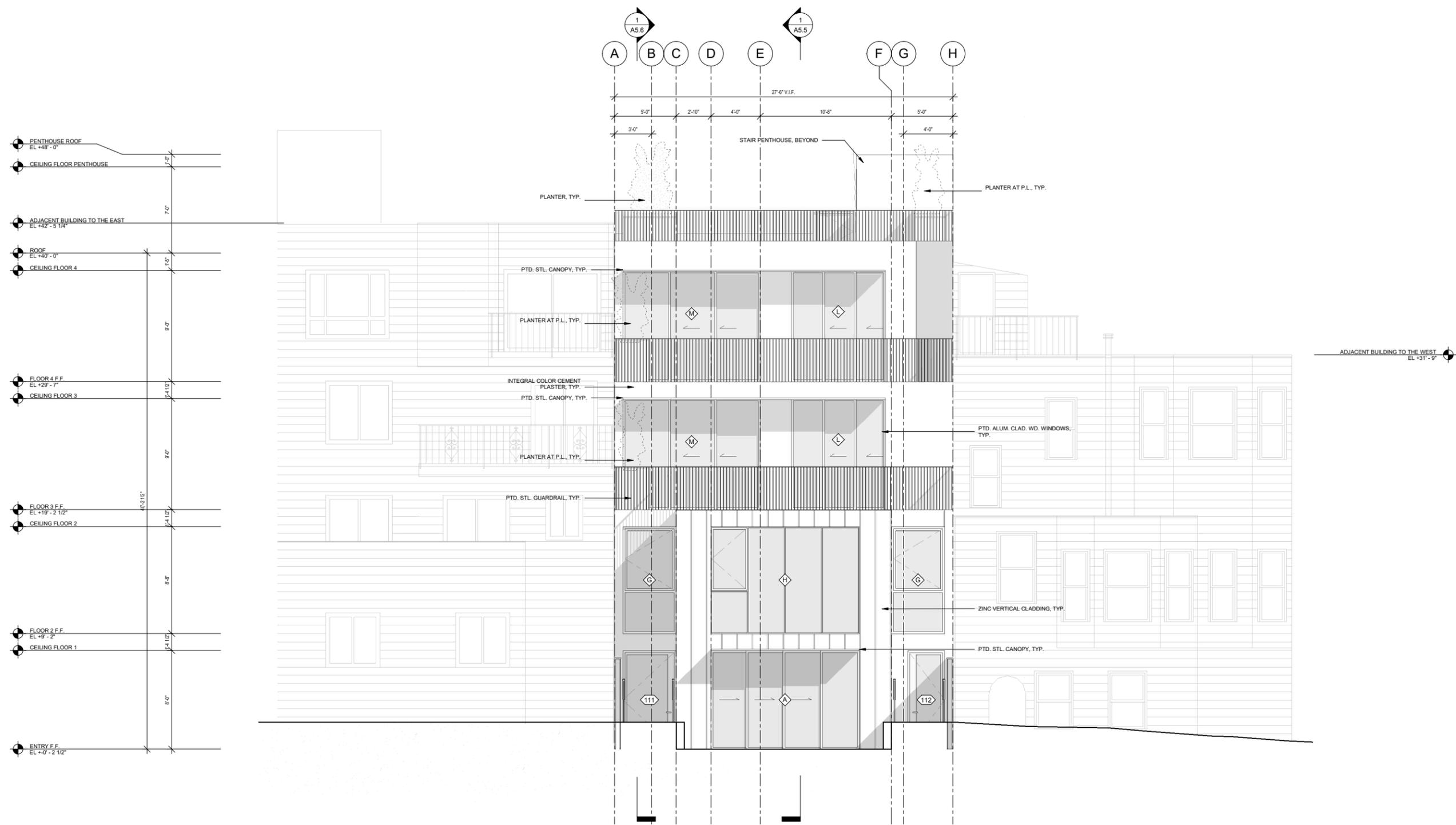
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	No.	DESCRIPTION	DATE											



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

1
A5.1

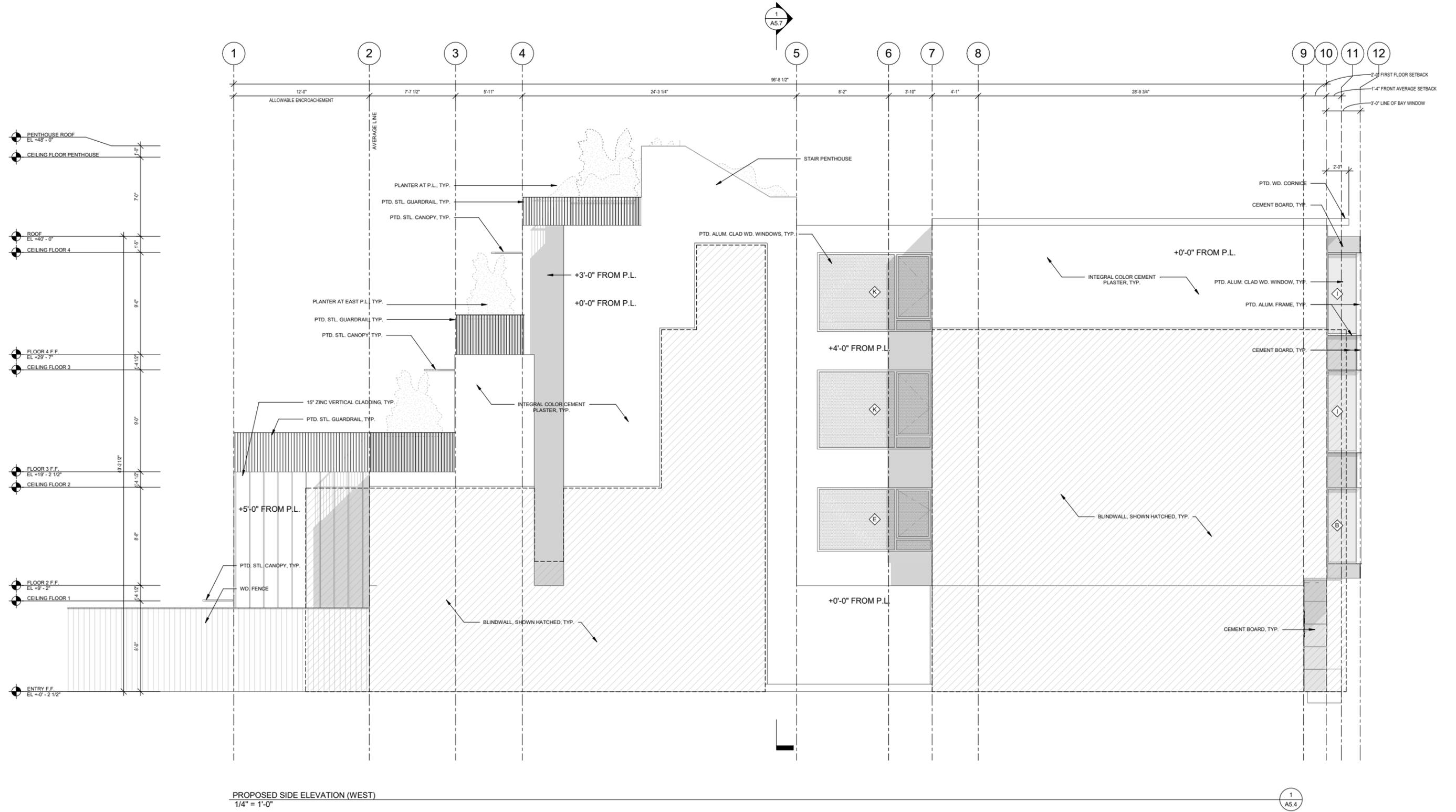
MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS 1336 CHESTNUT STREET, SAN FRANCISCO, CA	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	REVISIONS: <table border="1"> <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: PROPOSED FRONT ELEVATION (SOUTH)	SHEET NUMBER: A5.1
					No.		DESCRIPTION	DATE						
JOB: 1903														



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

1
A5.2

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					No.		DESCRIPTION	DATE						
JOB: 1903														



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PROJECT TITLE:
CHESTNUT STREET APARTMENTS
 1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:



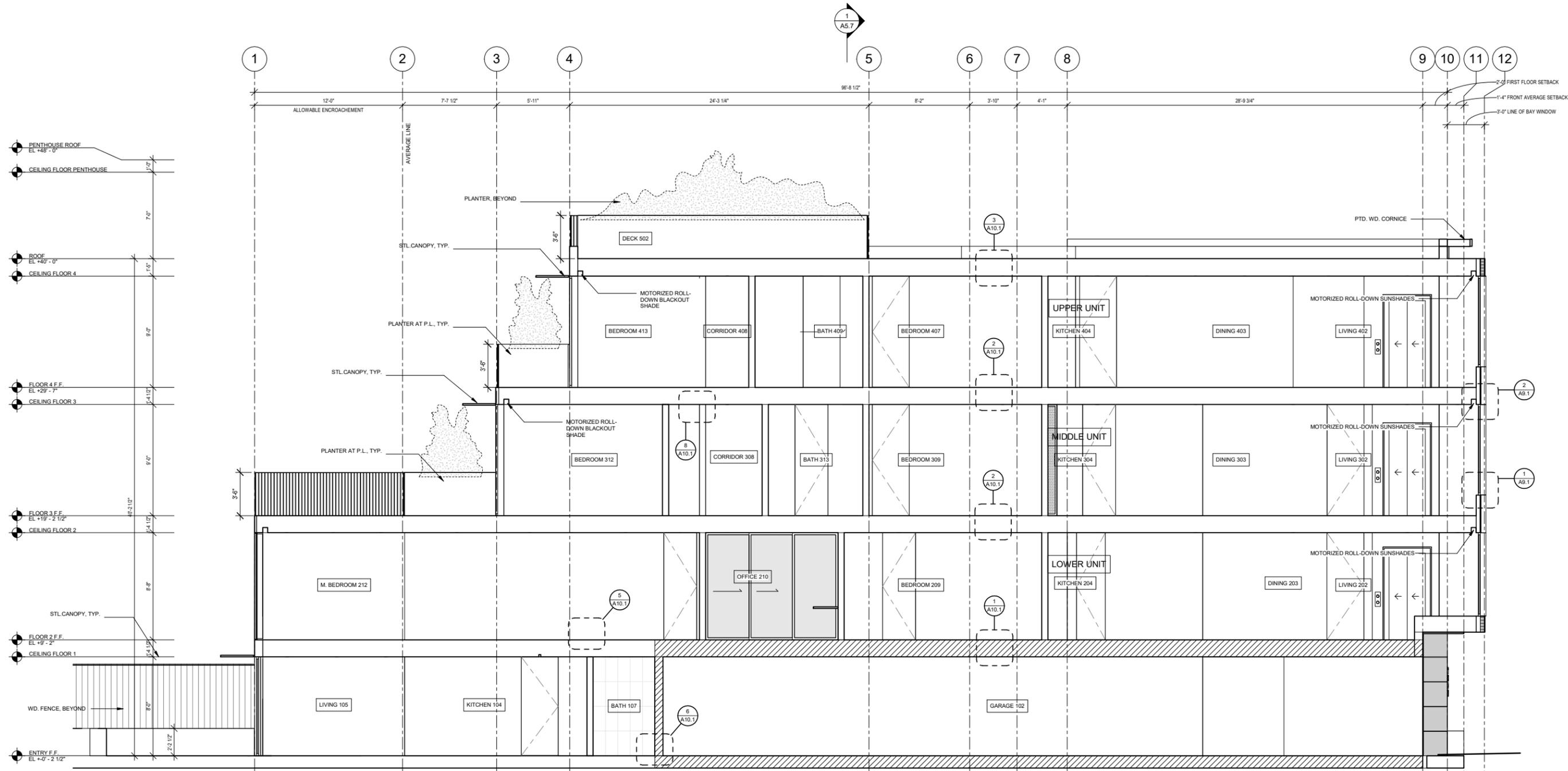
ISSUE:
PLANNING COMMISSION HEARING

DATE:
03/12/21
 JOB:
1903

REVISIONS:		
No.	DESCRIPTION	DATE

SHEET TITLE:
PROPOSED SIDE ELEVATION (WEST)

SHEET NUMBER:
A5.4



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

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

MICHAEL HENNESSEY ARCHITECTURE
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T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
CHESTNUT STREET APARTMENTS
1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:



ISSUE:
PLANNING COMMISSION HEARING

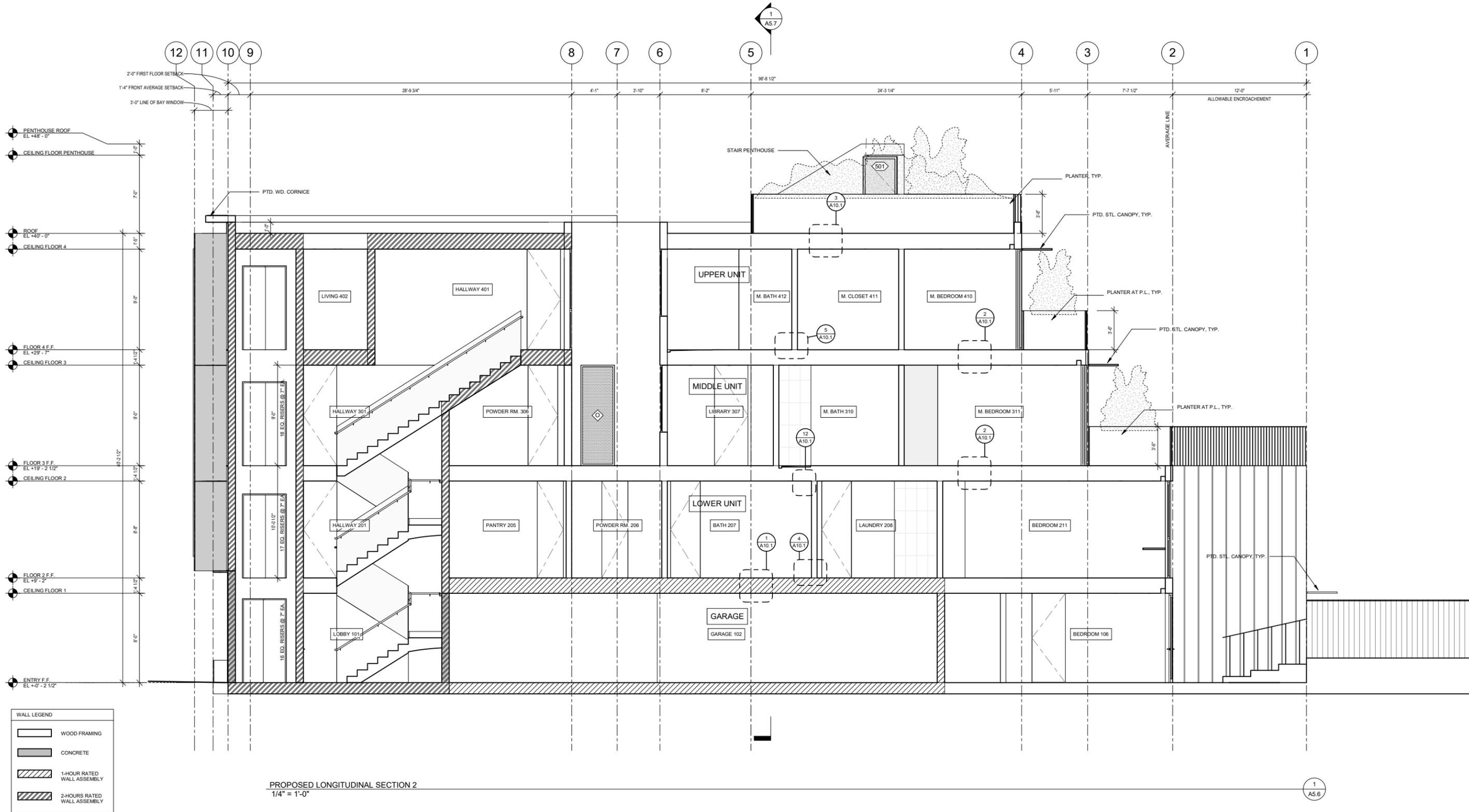
DATE:
03/12/21
JOB:
1903

REVISIONS:		
No.	DESCRIPTION	DATE

SHEET TITLE:
PROPOSED SECTION

SHEET NUMBER:

A5.5

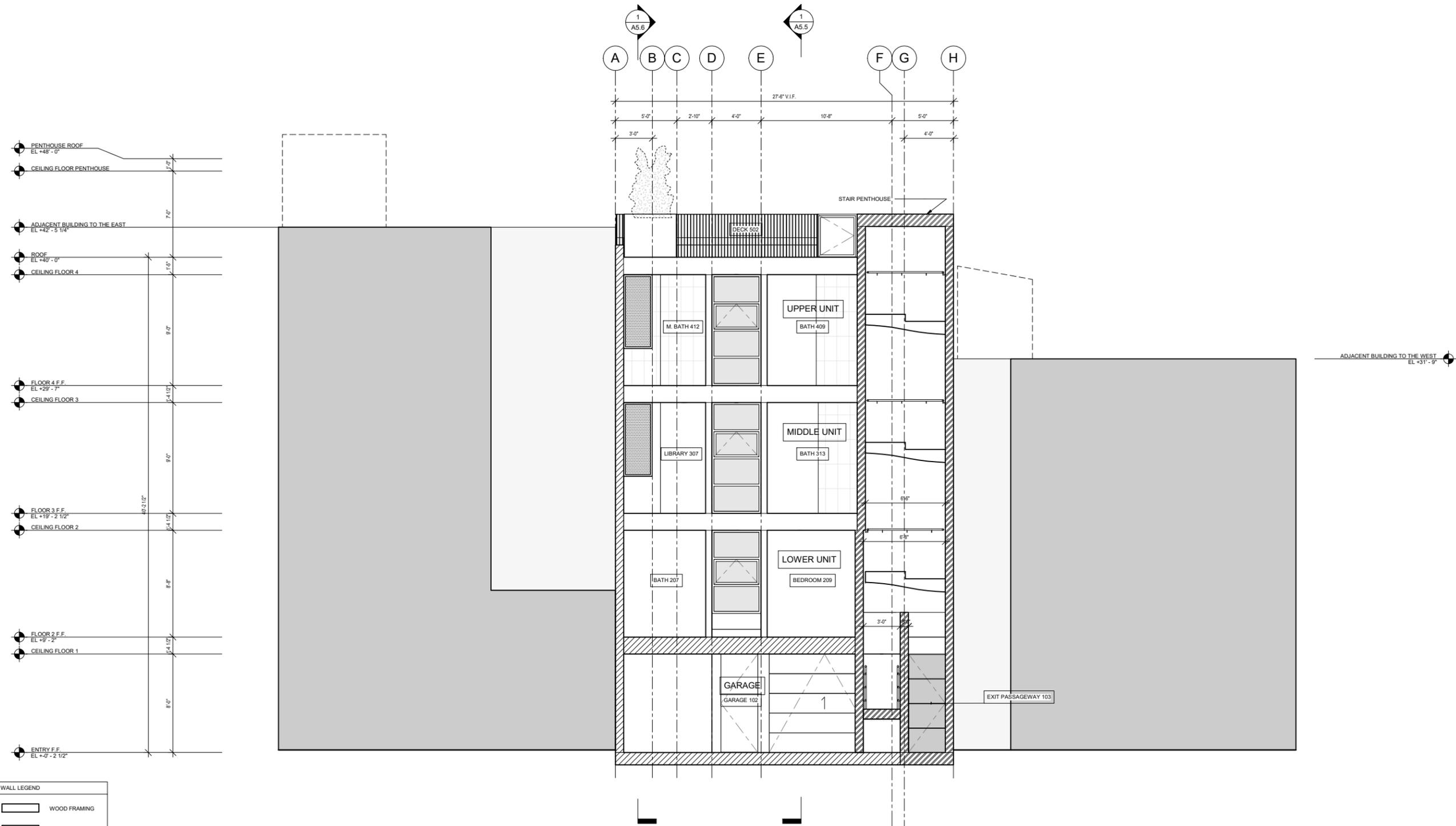


WALL LEGEND

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

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

MICHAEL HENNESSEY ARCHITECTURE 1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: CHESTNUT STREET APARTMENTS	CONSULTANT:	STAMP: 	ISSUE: PLANNING COMMISSION HEARING	DATE: 03/12/21	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: PROPOSED SECTION	SHEET NUMBER: A5.6
	No.	DESCRIPTION	DATE											
1336 CHESTNUT STREET, SAN FRANCISCO, CA	JOB: 1903	SHEET NUMBER: 1 A5.6												



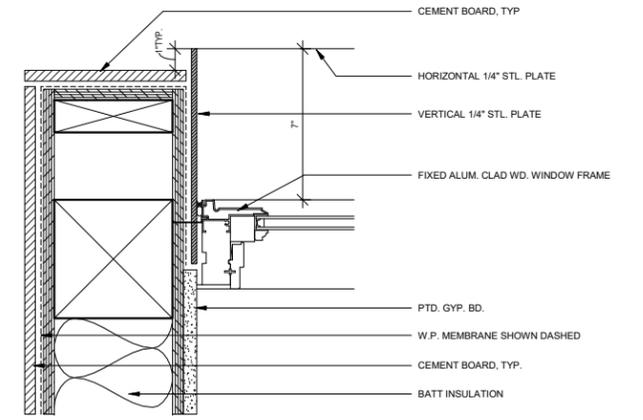
WALL LEGEND

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

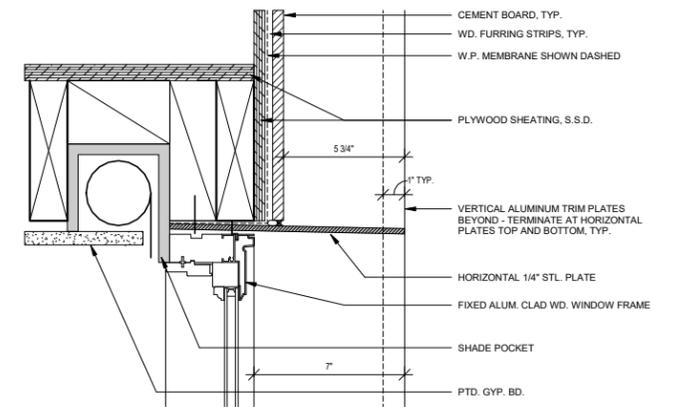
PROPOSED TRANSVERSE SECTION
1/4" = 1'-0"

1
A5.7

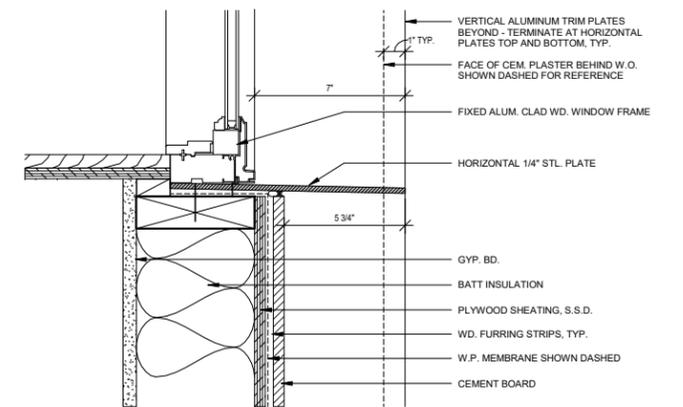
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					No.		DESCRIPTION	DATE						
JOB: 1903														



3 PLAN DETAIL-WINDOW JAMB AT BAY
3" = 1'-0"



2 SECTION DETAIL-WINDOW HEAD AT BAY
3" = 1'-0"



1 SECTION DETAIL-WINDOW SILL AT BAY
3" = 1'-0"

MICHAEL HENNESSEY ARCHITECTURE

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T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:

CHESTNUT STREET APARTMENTS

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:

PLANNING COMMISSION HEARING

DATE:

03/12/21

JOB:

1903

REVISIONS:

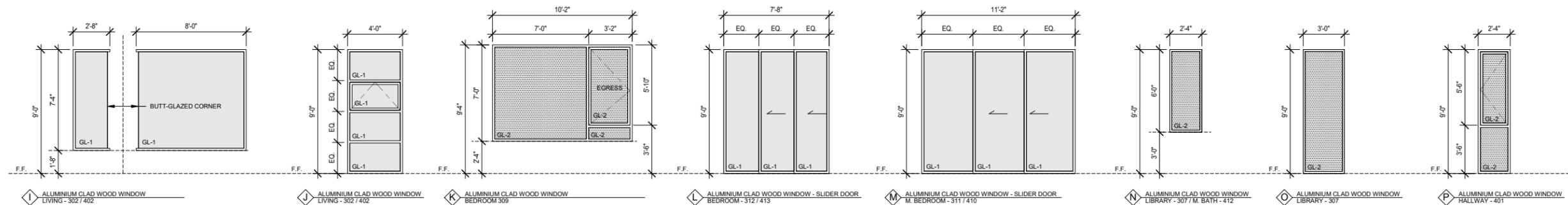
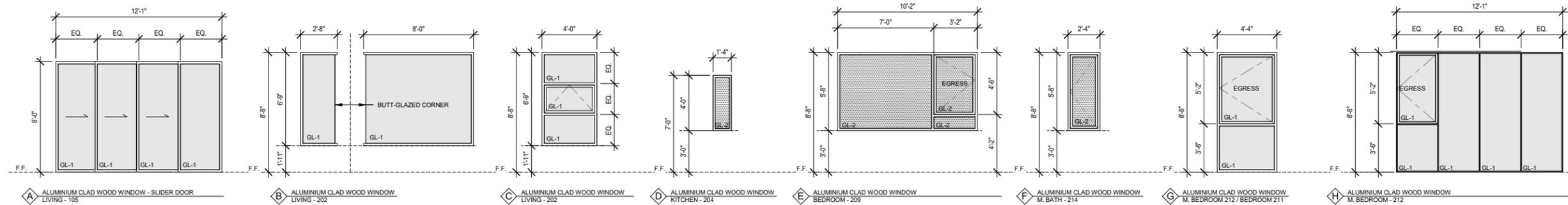
No.	DESCRIPTION	DATE

SHEET TITLE:

EXTERIOR DETAILS

SHEET NUMBER:

A9.1



GENERAL NOTES:

- PROVIDE TEMPERED OR EQUIVALENT SAFETY GLAZING AT ALL REQUIRED LOCATIONS PER CBC 2406.4.
 - AT WALL ENCLOSING TUB, SHOWER, ETC. WHERE BOTTOM IS LESS THAN 60 INCHES ABOVE STANDING SURFACE AND DRAIN INLET.
 - ADJACENT TO DOOR WHERE WITHIN 24 INCH ARC OF EITHER EDGE OF DOOR IN CLOSED POSITION AND LESS THAN 60 INCHES ABOVE WALKING SURFACE.
 - WHERE AREA OF PANE IS GREATER THAN 9 SQ. FT., AND BOTTOM IS LESS THAN 18 IN. ABOVE FLOOR AND TOP IS MORE THAN 36 IN. ABOVE FLOOR.
- SKYLIGHTS TO HAVE LAMINATED SAFETY GLASS AT LOWER PANE OF INSULATED GLASS UNIT, TYP.
- CONTRACTOR / WINDOW SUPPLIER TO VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING.
- SEE ELEVATIONS FOR CONFIGURATIONS AND SIGHT LINE ALIGNMENTS.
- WINDOW MANUFACTURER SHALL ENGINEER ALL WINDOW FRAMES AND ATTACHMENTS.
- GLASS THICKNESSES SHALL BE AS REQ'D TO MEET WIND-LOAD AND ENGINEERING REQUIREMENTS USING FRAME PROFILES AS DRAWN. CONTRACTOR SHALL CONFIRM GLASS THICKNESSES PRIOR TO CONSTRUCTION.
- DIMS. TO OUTSIDE OF WINDOW FRAME, TYP. (FINISH OPENING)

GREEN BUILDING NOTES:

- SEE A0.2 FOR ALL REQUIREMENTS
- ALL EXTERIOR WINDOWS TO COMPLY WITH STC 30

MICHAEL HENNESSEY ARCHITECTURE

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

PROJECT TITLE:

CHESTNUT STREET APARTMENTS

1336 CHESTNUT STREET, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:

PLANNING COMMISSION HEARING

DATE:

03/12/21

JOB:

1903

REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:

WINDOW SCHEDULE

SHEET NUMBER:

A11.2



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1336 CHESTNUT ST		0479005
Case No.		Permit No.
2020-007565ENV		202007180435
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The project proposes the demolition of the existing two-story single-family residence and the construction of a four-story, four-unit residential building with three off-street parking spaces.</p>		

STEP 1: EXEMPTION TYPE

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</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 tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): 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

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

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

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

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

Check all that apply to the project.			
<input checked="" type="checkbox"/>	<p>1. Reclassification of property status. (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 known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.		
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.		
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.		
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.		

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

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis 03/17/2021
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



PART I Historic Resource Evaluation Response

Record No.: 2020-007565ENV
Project Address: 1336 Chestnut Street
Zoning: RH-3 Residential House, Three Family Zoning District
40-X Height and Bulk District
Block/Lot: 0479/005
Staff Contact: Charles Enchill – 628-652-7551
charles.enchill@sfgov.org

PART I: Historic Resource Evaluation

PROJECT SPONSOR SUBMITTAL

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- Supplemental Information for Historic Resource Determination Form (HRD)
 - Consultant-prepared Historic Resource Evaluation (HRE)
- Prepared by: Tim Kelley Consulting (TKC), *Historic Resource Evaluation* (May, 2020)

Staff consensus with Consultant's HRE report: Agree Disagree

BUILDINGS AND PROPERTY DESCRIPTION

Neighborhood: Marina
Date of Construction: 1922
Construction Type: Wood-Frame
Architect: O'Brien Brothers Inc.
Builder: Fred Warden

Stories: 1-over-garage
Roof Form: Shaped parapet; Flat
Cladding: Stucco, Brick
Primary Façade: Chestnut Street (South)
Visible Facades: South elevation

EXISTING PROPERTY PHOTOS / CURRENT CONDITIONS



Sources: HRE 2020

PRE-EXISTING HISTORIC RATING / SURVEY

- Category A – Known Historic Resource, per: _____
- Category B – Age Eligible/Historic Status Unknown
- Category C – Not Age Eligible / No Historic Resource Present, per: _____

Adjacent or Nearby Historic Resources: No Yes: _____

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Individual Significance	Historic District / Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Period of Significance: N/A	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Period of Significance: _____ <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input checked="" type="checkbox"/> N/A

Analysis:
 According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated May 2020), and information accessed by the Planning Department, the subject property at 1336 Chestnut Street contains a one-story-over-garage, wood-frame, single-family residence constructed in 1922 (Building Permit Record). The vernacular style residence was designed by the O’ Brien Brothers Inc. architectural firm which consisted of brothers Arthur O’ Brien, C.J. O’ Brien, and Walter J. O’ Brien. The property was originally owned by Joseph Mori from 1922-1927. Joseph was part owner of La Campana Café at 440 Broadway in the North Beach neighborhood while residing at the subject property. Joseph sold the property to banker Joseph V. Arata, who owned the property for two years between 1927-1929. The property was then purchased by George and Mary Vidak, remaining within the Vidak family until 2019. George was the owner of New Royal Coffee Shop at 560 Broadway within the North Beach neighborhood. Mary’s

Exhibit D:

Land Use Data



Land Use Information

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

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	350	1137	787
Residential GSF	1,937	7,441	5,504
Retail/Commercial GSF	-	-	-
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	2,530	871	-1814
Public Open Space	-	1,133	1,133
Other ()	-	-	-
TOTAL GSF	4817	10,582	5610
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	1	3	4
Dwelling Units - Total	1	3	4
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 ()	-		-
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	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	1	1
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

Sanborn Map*



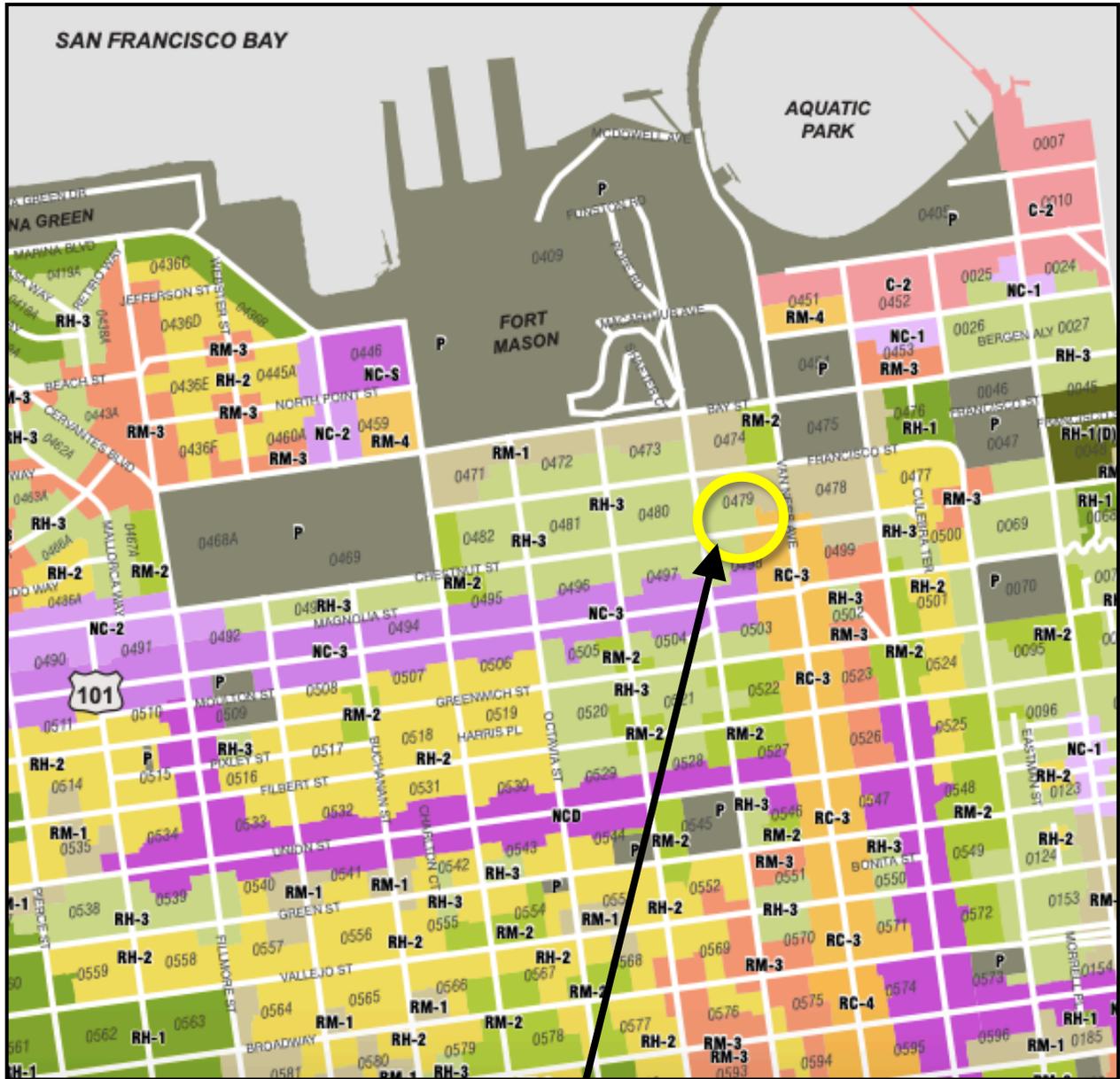
SUBJECT PROPERTY

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



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

Zoning Map

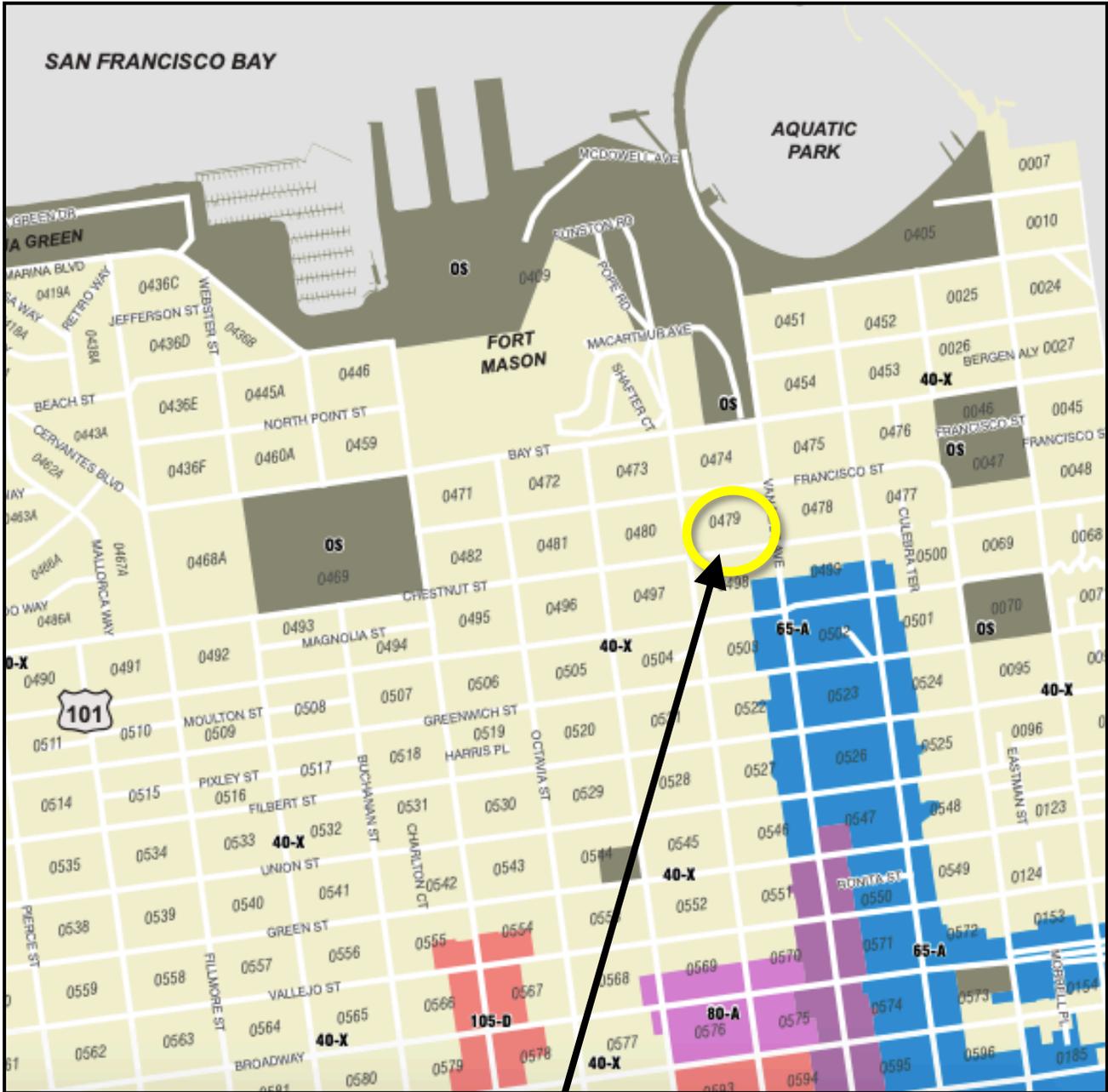


SUBJECT PROPERTY



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

Height & Bulk Map



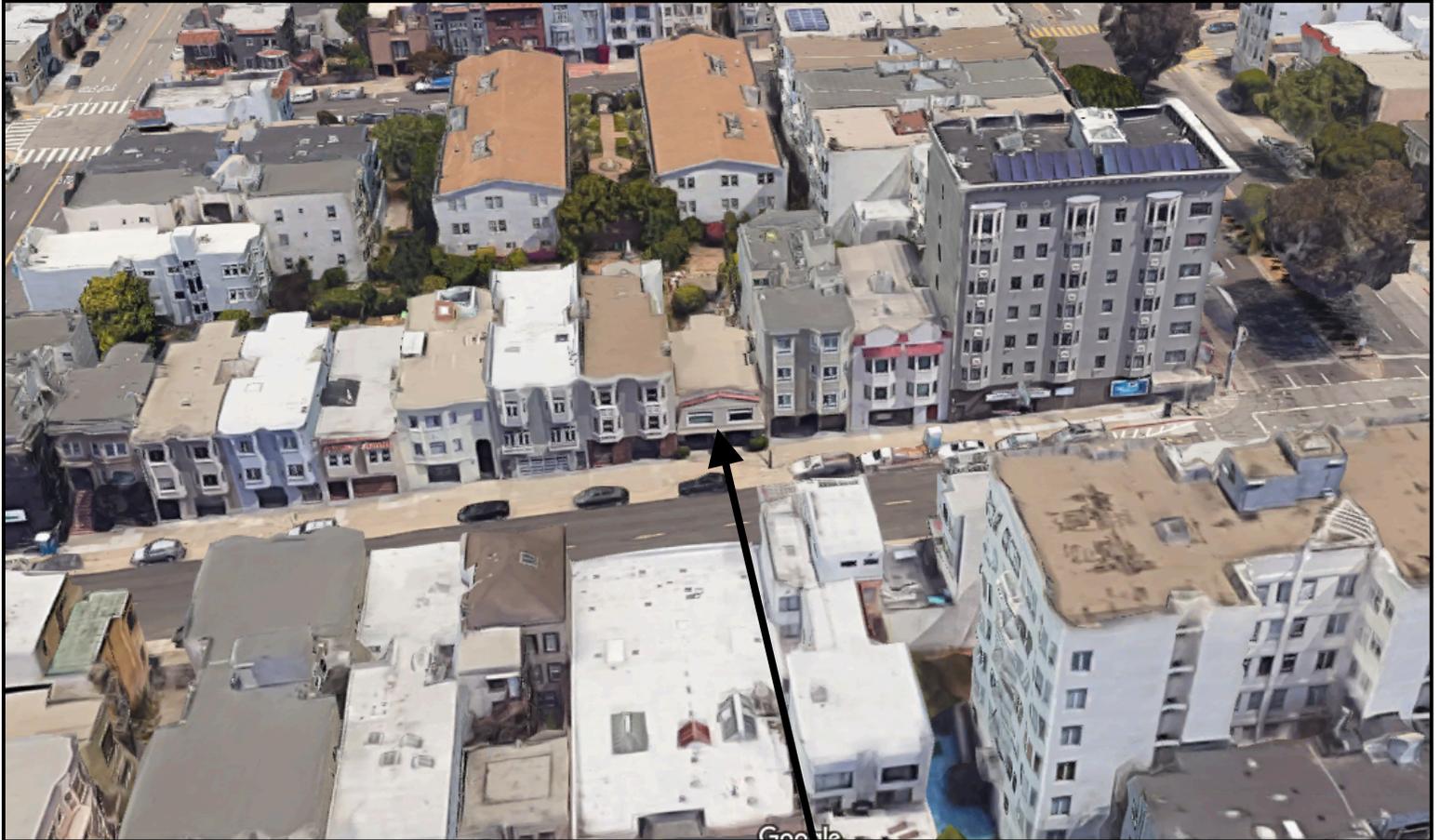
SUBJECT PROPERTY



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

Aerial Photo

(facing north)



SUBJECT PROPERTY



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

Aerial Photo

(facing south)



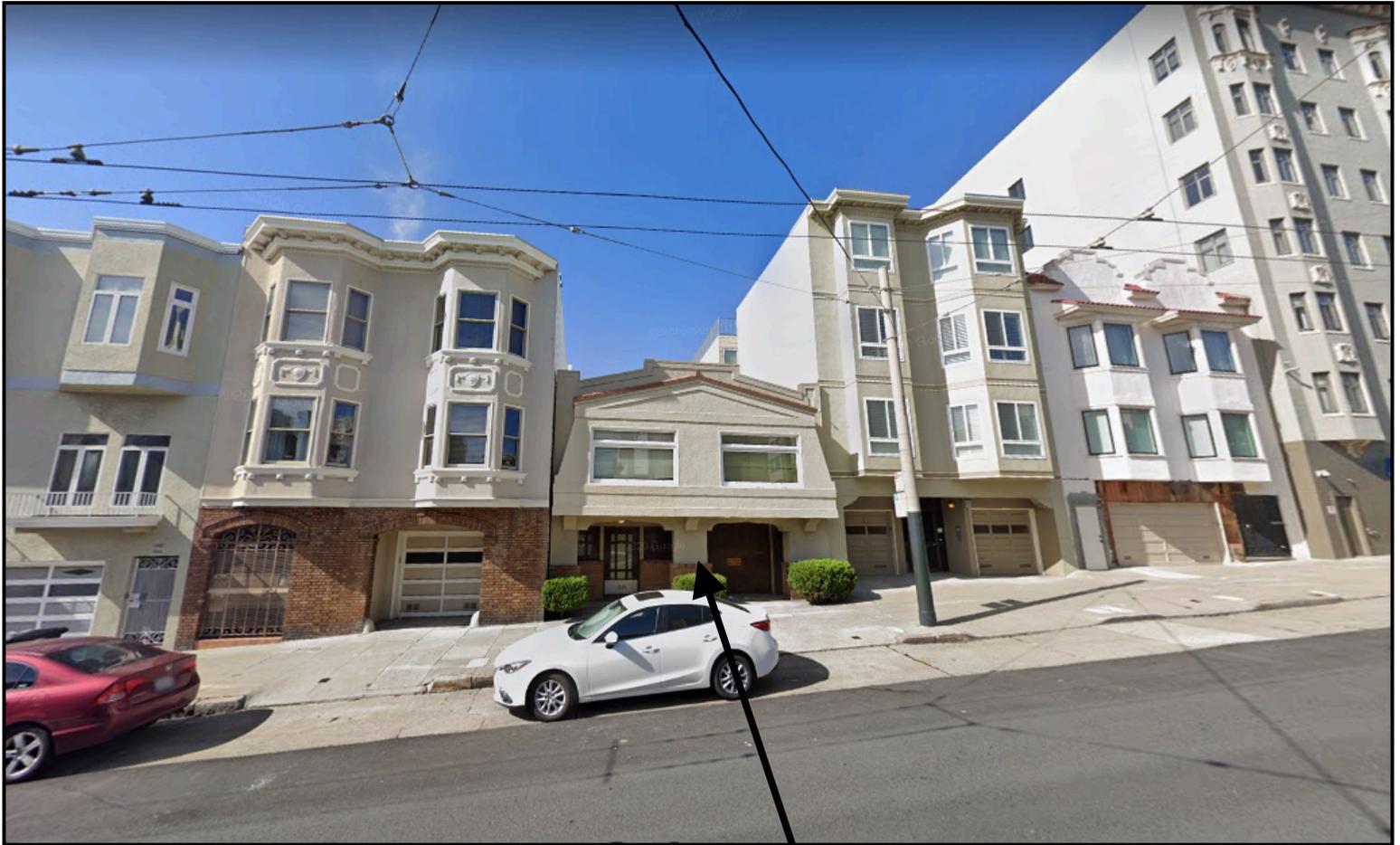
SUBJECT PROPERTY



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

Site Photo

(facing north)



SUBJECT PROPERTY

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

Exhibit F:

Project Sponsor Brief

1336 CHESTNUT STREET

PROJECT SPONSOR BRIEF: 03.23.21

PROJECT SUMMARY:

This project seeks to increase the dwelling unit density for the subject property, from an existing single-family residence to a four-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 three units to the subject property, brings the property into great conformance with the surrounding buildings on Chestnut Street. Three of the proposed units are family-sized dwelling units, and the owners of this property intend to live within the upper unit.

We have worked to address the neighbors' concerns by making modifications to the proposed building as outlined below. We've also 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 DBI 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 groups listed above.

CEQA REVIEW OF EXISTING STRUCTURE:

A Historical Resource Evaluation Report for the existing single-family residence was assembled by Tim Kelley Consulting in May 2020. The conclusion of that report was that, "1336 Chestnut Street is not individually eligible for listing in the California Register."

A CEQA Exemption Determination was issued by the SF Planning Department on March 17th, 2021. The existing residence has been reclassified with a Category C historic status. The conclusion of the CEQA Historic Resource Determination states that, "No Historical Resource Present."

Given that a historic resource is not present, and that the scale of the existing residence is inconsistent with other buildings on this street, we request that the existing residence be removed. That removal will allow for a new building with an increased number of dwelling units that will bring this property into greater conformance with the types of buildings generally found within an RH-3 Zoning District.

MODIFICATIONS TO PROPOSED BUILDING PER NEIGHBORS' COMMENTS:

The following modifications were made to the proposed building per comments made by neighbors during the Neighborhood Pre-Application Meeting on June 26th, 2020:

MICHAEL HENNESSEY ARCHITECTURE

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

- The stair penthouse has been moved from the east side of the building to west side, to avoid shadows on the neighboring lightwell to the east.
- The roof deck has been reduced in size significantly and landscape planters have been incorporated along the east edge of the roof deck to provide greater privacy from the neighboring roof deck to the east.
- The proposed lightwell along the east side of the building has been made wider to bring more natural daylight into the neighboring lightwell to the east.
- Landscape planters have been added at the 3rd and 4th Floors to provide privacy between the proposed decks at those floors and the neighboring building to the east.
- A lightwell has been added along the west side of the building to match a small existing lightwell at the neighboring building.
- The massing at the rear of the building along the east and west property lines has been reduced significantly at all 4 floors of the proposed building, bringing more natural daylight onto the neighboring properties.

MODIFICATIONS TO PROPOSED BUILDING PER PLANNING STAFF'S COMMENTS:

The following modifications were made to the proposed building in response to comments by the SF Planning Staff and the Residential Design Team:

Front Elevation:

- Window sizes significantly reduced.
- Window frame material revised to aluminum-clad wood.
- Cornice added to respond to cornices at adjacent buildings.
- Metal cladding eliminated at the first floor.
- The first floor materiality is increased in height to respond to the heights of the first floors on the neighboring buildings.
- The bottom of the bay window has been raised to 10' above the sidewalk.
- Entry into the building is made more prominent.
- Landscaping and permeable pavers added at the base of the building.
- Utility panels at the front elevation have been removed.
- These modifications to the front elevation respond to the existing patterns found on buildings within this block of Chestnut Street.

Massing at Rear of Building:

- First Floor length reduced by 5'-3".
- Second Floor length reduced by 5'-3".
- Third Floor length reduced by 6'-6".
- Fourth Floor length reduced by 2'-4".
- Solid parapets eliminated at rear decks. Open guardrails are provided instead to allow more natural daylight onto neighboring properties.
- These massing revisions at the rear allow the proposed building to reinforce the existing building patterns at the mid-block open space.

CONCLUSION:

Thank you for considering a Conditional Use for the removal of the existing building, as well as, for providing a four-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 three additional dwelling units to the city.

Exhibit G:

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.

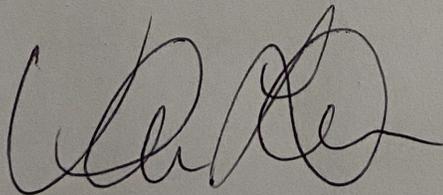
Yes, the following records were identified:

- 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.