



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

**HEARING DATE:** April 15, 2021

**Record No.:** 2020-008507CUA  
**Project Address:** 2119 Castro Street  
**Zoning:** RH-2 (Residential- House, Two Family) Zoning District  
**Block/Lot:** 6612/028  
**Project Sponsor:** My My Ly  
1360 9<sup>th</sup> Ave, #210  
San Francisco, CA 94122  
**Property Owner:** Kevin K. Gee and Zhoa Chunhua Wong  
295 La Casa Via  
Walnut Creek, CA 94598  
**Staff Contact:** Ryan Balba – (628) 652-7331  
[Ryan.Balba@sfgov.org](mailto:Ryan.Balba@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project includes the demolition of an existing two-story, approximately 1,200 square foot single-family residence and new construction of a four-story, approximately 5,000 square foot, 30 foot tall, two-family dwelling. The residential building will contain 2 off-street parking spaces, 2 Class 1 bicycle parking spaces, and 1,363 square feet of private usable open space. The upper unit will not have access to the rear yard, and its open space will be provided via roof decks.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 for the demolition of a residential unit and approval of the construction of a new building. Pursuant to Planning Code 317(c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code,

the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.”

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received one letter in support and no letters in opposition to the Project.
  - The Project Sponsor has held a pre-application meeting on September 21, 2020. No members of the public attended the meeting.

- **Tenant History:** Based on the San Francisco Rent Board’s available records, there is no known evidence of any evictions at the subject property. See Exhibit F for Eviction History Documentation. According to the Project Sponsor, the subject building property was delivered vacant by the previous owner and is currently owner occupied.

- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
  - Removal of stair penthouse at roof and replaced with roof hatch;
  - Façade revisions including reduction of garage door width, minor adjustments to proposed fenestration for size and proportion.

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in a loss of an existing structure containing a single-family dwelling unit, the Project does replace the dwelling unit and add an additional dwelling unit on-site. Maintaining existing dwelling units and adding dwelling unit density are both goals of the City’s. 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 – Eviction History Documentation



## PLANNING COMMISSION DRAFT MOTION

**HEARING DATE:** April 15, 2021

**Record No.:** 2020-008507CUA  
**Project Address:** 2119 Castro Street  
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40-X Height and Bulk District  
**Block/Lot:** 6612/028  
**Project Sponsor:** My My Ly  
1360 9th Ave, #210  
San Francisco, CA 94122  
**Property Owner:** Kevin K. Gee and Zhoa Chunhua Wong  
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF AN APPROXIMATELY 4,969 SQUARE FOOT, FOUR-STORY, 30-FOOT TALL, TWO-FAMILY DWELLING LOCATED AT 2119 CASTRO STREET, LOT 028, IN ASSESSOR'S BLOCK 6612, WITHIN THE A RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On September 23, 2020, Jeremy Schaub of Schaub Ly Architects (hereinafter "Project Sponsor") filed Application No. 2020-008507PRJ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Sections 303 and 317 for the demolition of an 1,904 square foot, two-story single-family home and to permit a new 4,969 gross square foot, four-story two-family home (hereinafter "Project") at 2119 Castro Street, Block 6612 Lot 028 (hereinafter "Project Site").

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

On April 15, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-008507CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-008507CUA 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. 2020-008507CUA, 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 a two-story, 1,200 square foot single-family residence and the construction of an approximately 5,000 square foot, a four-story, 30-ft tall, two-dwelling unit building, 2 off-street parking spaces, and 2 Class 1 bicycle parking spaces.
3. **Site Description and Present Use.** The Project is on the east side of Castro Street, between 28th and Valley Streets; Lot 028 in Assessor's Block 6612 and is located within the RH-2 (Residential House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The 2,625 square foot downward sloping lot has 25 feet of frontage and a depth of 105 feet. On site is an existing approximately 1,150 square foot, two-story single-family dwelling. The subject building, constructed in 1910, is not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject building property was delivered vacant by the previous owner and is currently owner occupied.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Noe Valley neighborhood. Parcels within the immediate vicinity consist of residential one- to three-story, single- and multi-family dwellings. The subject block face exhibits a variety of architectural styles, scale and massing. Other zoning districts in the vicinity of the project site include the RH-1 (Residential House, One-Family) and the RM-1 (Residential, Mixed, Low Density) Zoning Districts.
5. **Public Outreach and Comments.** The Department has not received public response to this project proposal.
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 states that the residential use is principally permitted.

*The project proposes the residential use.*
  - B. **Density.** Planning Code Section 209.1 states that dwelling unit density is principally permitted at the rate of 2 dwelling units per lot, or 1 unit per 1,500 square feet of lot area with Conditional Use Authorization.

*The project proposes two dwelling units.*
  - C. **Height.** Planning Code Section 261 requires a maximum 30-foot height at the front property line, and a bulk plane projected at a 45 degree angle toward the rear property line to the 40-foot height limit. Beyond the bulk plane, the remainder of the property has a maximum height of 40 feet pursuant to Planning Code Section 260.

*The project proposes a 30-foot building, on a downsloping lot.*

- D. **Front Setback.** Planning Code Section 132 requires the averaging of adjacent front yard setbacks, with a 15-foot maximum.

*The project proposes an approximately 26 feet 4inch front yard setback, in excess of the 15-foot maximum setback.*

- E. **Rear Yard Requirement.** Planning Code Section 134 requires a required rear yard measuring 45 percent of the total lot depth. Planning Code Section 136 provides additional allowances for rear yard projections maintaining a minimum of 5-foot side yard setbacks, a maximum depth of 10 feet, and 1 story in height.

*The project provides the required minimum 38-foot 8-inch rear yard, as averaged from immediately adjacent neighbors. The project also includes a 3-foot-deep obstruction permitted under Planning Code Section 136.*

- F. **Residential Design Guidelines.** Per Planning Code Sections 311 and 209.1, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the Residential Design Guidelines.

*The scale, massing, proportions, façade design, and proposed materials are consistent with the Residential Design Guidelines.*

- G. **Landscaping and Permeability.** Planning Code Section 132 requires that the required front setback provide a minimum of 20% landscaping and a minimum of 50% permeable surface.

*The project will provide 51 square feet of landscape and 118 square feet permeable paving within the required front setback, where 36 square feet landscape and 90 square feet permeable paving is required.*

- H. **Open Space.** Planning Code Section 135 requires usable open space accessible to each dwelling unit. Open space for each dwelling unit shall be provided at the rate of 125 square feet per unit if private, or 166 square feet if common.

*The project provides an excess of the minimum 332 square feet of usable open space. The open space provided is accessible to all on-site dwelling units.*

- I. **Off-Street Parking.** Planning Code Section 151 permits a maximum of 1.5 off-street parking spaces per dwelling unit provided.

*The project proposes two dwelling units, therefore permitting up to three off-street parking spaces is permitted. Two off-street parking spaces are proposed.*

- J. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit provided.

*The project proposes two dwelling units, therefore a minimum of two Class 1 bicycle parking spaces are required. Two bicycle parking spaces are proposed.*

- 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 proposal is for a higher density and better use of the site in terms of massing, dwelling unit density, and architectural design. The proposal includes two family-sized units on the lot, while maintaining ample rear yard open space. The project is designed to be in keeping with the existing development pattern and the neighborhood character, with rear yard massing articulated for impacts on adjacent neighbors, the mitigation of the proposed roof deck via setbacks and roof hatch, and façade design to tie into existing context and elevate streetscape with high quality craftsmanship and materials.*

- 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 Project is designed to be compatible with the surrounding neighborhood; the proposed building's massing is compatible with existing structures on the block. The Project results in a building size, shape, and height that is appropriate for the neighborhood context.*

- (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 permits 1.5 off-street parking space per dwelling unit. Two vehicle spaces are proposed, where currently there is one space provided for the existing building.*

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

*The proposal will not yield 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;

*The proposed project meets all applicable residential landscape requirements.*

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

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

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

*The proposed project is a two-family house, that is finely scaled and does not exceed 25 feet in width or 40 foot in height, which is consistent with the stated purpose of the RH-2 Districts.*

8. **Planning Code Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

*No open enforcement cases or notices of violation onsite.*

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

*Based on the information available to the Department, the existing subject residential building was maintained in decent, safe, and sanitary conditions.*

- C. Whether the property is an “historic resource” under CEQA;

*The subject building and property are not identified as a historical resource. Pursuant to CEQA, a Historic Resource Evaluation (HRE) was prepared to evaluate the existing subject building, constructed in 1910, whether they would meet CEQA section 15064.5 criteria for listing on the California Register or in an adopted local historic register. The subject building and property were determined to not be eligible for listing in the California Register under any criteria, individually or as part of a historic district.*

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

*Given the Historical Resource Evaluation (HRE), the demolition of the subject building would not result in a significant adverse impact on historic resources under CEQA.*

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

*The project does not convert rental housing to other forms of tenure or occupancy.*

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

*The single-family home is not deed-restricted, tax-credit funded affordable housing. No evidence has been provided demonstrating the property is subject to the Residential Rent Stabilization and Arbitration Ordinance.*

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

*The proposal retains the existing dwelling unit on-site by effectively rebuilding the unit as part of the larger project proposal.*

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

*The proposed building will conserve neighborhood character with appropriate scale, design, and materials. The proposal also improves cultural and economic diversity by appropriately increasing the number of dwelling units on site, thereby contributing to the City's housing stock, as well as increasing the number of bedrooms provided by four, thereby supporting a diversity of household sizes.*

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

*The project protects relative affordability of existing housing, by providing two dwelling units of comparable size to the existing 1,150 square foot dwelling unit. The project proposes Unit 1 at approximately 1,900 square feet and Unit 2 at approximately 2,200 square feet.*

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

*The Project is not subject to Planning Code Section 415, as the Project will construct less than ten dwelling units.*

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

*The project is an infill project because dwelling unit density is increased on an underutilized site in an established neighborhood. The infill proposal is site-appropriate given that the underlying zoning district allows for two dwelling units as of right, where one single-family home current exists. The project site is furthermore appropriate given that the surrounding neighborhood is made up of a mix of one-, two-, and three-dwelling unit structures.*

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

*The project will provide one additional family-sized dwelling unit to the City's housing stock.*

- M. Whether the Project creates new supportive housing;

*The project does not explicitly create supportive housing, although there are no known physical or administrative limitations preventing the units being used for some types of supportive housing*

needs.

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

*The proposed massing, scale, proportion, façade design, and materials of the proposed building is consistent with the block-face, compliments the neighborhood character, and preserves much of the existing architecture.*

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

*The project will increase the number of on-site dwelling units at the subject property from one to two dwelling units, for a net gain of one dwelling unit.*

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

*The project adds four bedrooms, where one bedroom currently exists. The proposal is for two dwelling units—Unit 1 containing two bedrooms; Unit 2 containing three bedrooms—with a total of five proposed bedrooms.*

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

*The maximum as of right dwelling unit density on the subject property is two dwelling units. The project proposal maximizes dwelling unit density by providing two units.*

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

*The project proposes replacing the existing 1,150 square foot unit with two new dwelling units— Unit 1 at approximately 1,900 square feet and Unit 2 at approximately 2,200 square feet—of a comparable size.*

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

#### HOUSING ELEMENT

##### Objectives and Policies

#### OBJECTIVE 1

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

##### Policy 1.1

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

*The project supports diverse housing needs by providing a family-sized unit and retains affordability through comparable dwelling unit size to that of the existing dwelling unit on-site.*

**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.

*The project site is located in walkable and bikable proximity to neighborhood retail sales services and public transportation services, although two on-site parking spaces are proposed where none currently exist.*

**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.

*The project creates new housing. Of the two dwelling units proposed, at least one of the two is a family-sized dwelling unit.*

**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 11.5**

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

*The proposal is respectful of the existing neighborhood context, by providing appropriate massing, scale, proportions, façade, and materials that are compatible with the existing neighborhood. The proposed two dwelling unit site density is consistent with the neighborhood's one- to three-dwelling unit mix.*

#### URBAN DESIGN ELEMENT

##### Objectives and Policies

#### OBJECTIVE 1

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

##### Policy 1.3

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

*The proposal is consistent use, dwelling unit density, form and design with the existing neighborhood typology.*

**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.

*Not applicable; The proposal has no impact on neighborhood-serving retail uses.*

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

*The proposed building provides two dwelling units in a neighborhood made up of one-, two- and three- dwelling units of mixed architectural style.*

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

*While the affordability of the existing unit is not preserved since it is proposed to be demolished, the proposed building provides two dwelling units that are well-designed and contain a total net gain of four additional bedrooms.*

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

*The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where one currently exists.*



- 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.

*Not applicable; The proposal has no impact on industrial or service sectors*

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

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

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*Not applicable; The project has no negative impact on existing parks and open spaces and is not adjacent to public parks and open space.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-008507CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 4, 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 15, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 15, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow the demolition of an existing single-family residence and construction of two replacement dwelling units located at 2119 Castro Street, Assessor's Block 6612, and Lot 028 pursuant to Planning Code Section(s) **303 and 317** within the **RH-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **March 4, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-008507CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 15, 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 15, 2021** under Motion No. **XXXXXX**.

### Printing of Conditions of Approval on Plans

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

### Severability

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

### Changes and Modifications

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

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

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

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

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

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

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

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

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

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

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

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

[www.sfplanning.org](http://www.sfplanning.org)

6. **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.

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## Design – Compliance at Plan Stage

7. **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 628.652.7331, [www.sfplanning.org](http://www.sfplanning.org)*

8. **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 628.652.7331, [www.sfplanning.org](http://www.sfplanning.org)*

9. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7331, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

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

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

[www.sfplanning.org](http://www.sfplanning.org)

## Provisions

- 11. 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 628.652.7331, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

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

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

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

## Operation

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

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





EXISTING PROPERTY INFORMATION	
ADDRESS	2119 CASTRO STREET
BLOCK / LOT	6612 / 028
LOT WIDTH x DEPTH	25' x 105'
LOT AREA	2,625 S.F.
# OF RESIDENTIAL UNITS	1
PROPOSED PROJECT INFORMATION	
ADDRESS	2119-2121 CASTRO STREET
LOT WIDTH x DEPTH	25' x 105'
LOT AREA	2,625 S.F.
# OF RESIDENTIAL UNITS	2
BUILDING HEIGHT	30'
ZONING INFORMATION	
ZONING	RH-2
HEIGHT LIMIT	40-X
RESIDENTIAL DENSITY	2 UNITS PER LOT
DWELLING UNIT REMOVAL (SECTION 317)	REMOVAL OF (E) SINGLE-FAMILY DWELLING

AREA CALCULATION (IN SQUARE FEET):					
	2119 UNIT #1*	2121 UNIT #2*	COMMON AREA**	GARAGE	TOTAL
3RD FLOOR		1,122	10		1,132
2ND FLOOR		1,075	83		1,158
GROUND FLOOR	707		202	437	1,346
BASEMENT	1,206		127		1,333
TOTAL	1,913	2,197	422	437	4,969

TOTAL LIVING AREA FOR ALL UNITS = 4,110 S.F.  
TOTAL GARAGE & COMMON AREAS = 859 S.F.  
TOTAL GROSS AREA = 4,969 S.F.

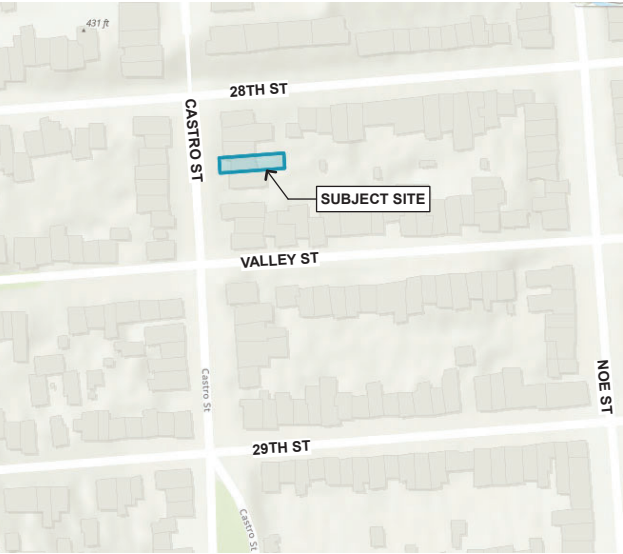
NOTE:  
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO  
\* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY  
\*\* COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, EXTERIOR WALLS, ETC.)

OPEN SPACE CALCULATION (IN SQUARE FEET):				
		2119 UNIT #1	2121 UNIT #2	TOTAL
ROOF DECK	PRIVATE		354	354
3RD FLOOR				0
2ND FLOOR	PRIVATE		174	174
GROUND FLOOR				0
BASEMENT	PRIVATE	835		835
TOTAL PROVIDED AREA	PRIVATE	835	528	1,363
REQUIRED AREA	PRIVATE	125	125	250

SHEET INDEX

- A-0.03D PHOTOMONTAGE & PROJECT DATA
- A-0.13D PHOTOMONTAGE LOOKING SOUTHEAST AT SUBJECT ...
- A-0.2REAR AERIAL 3D PHOTOMONTAGE LOOKING WEST
- A-1.0EXISTING & PROPOSED SITE PLANS
- A-1.1EXISTING FLOOR PLANS & ELEVATIONS
- A-2.0BASEMENT & GROUND FLOOR PLANS
- A-2.1SECOND & THIRD FLOOR PLANS
- A-2.2ROOF PLAN
- A-3.0FRONT (WEST) ELEVATION
- A-3.1REAR (EAST) ELEVATION
- A-3.2SIDE (NORTH & SOUTH) ELEVATIONS
- A-3.3SECTIONS
- A-4.0SURVEY

VICINITY MAP



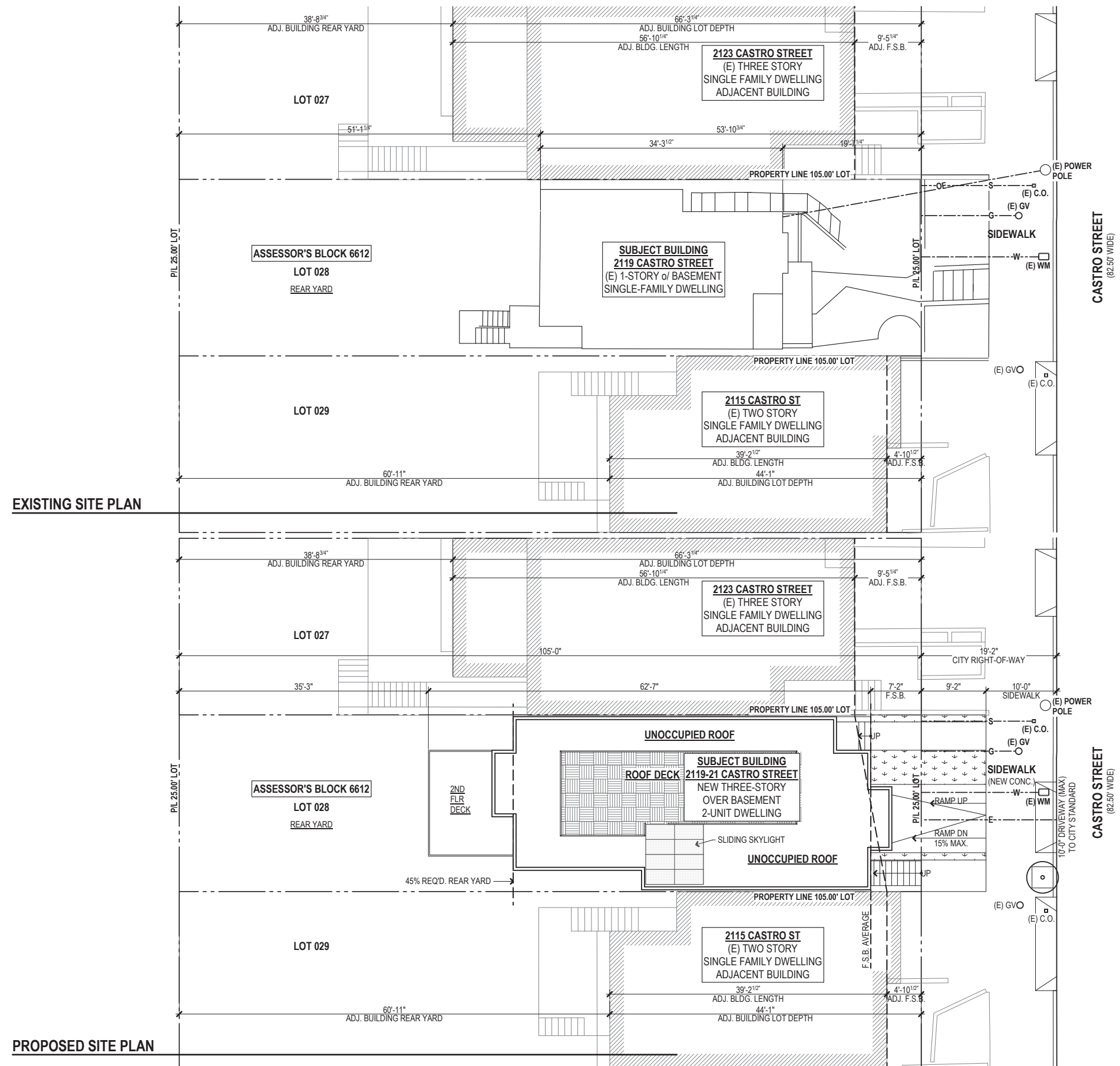


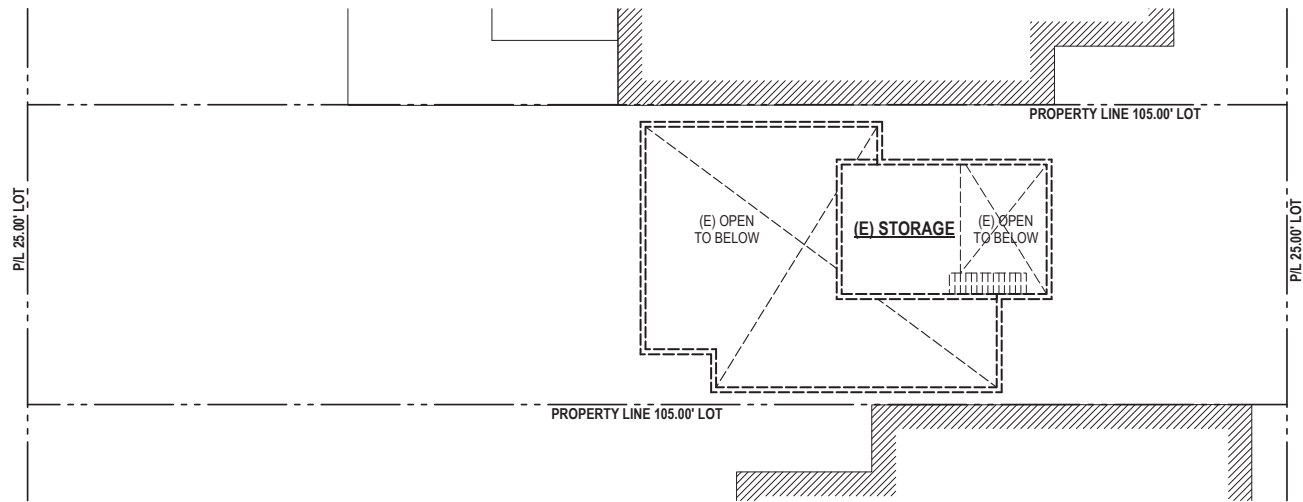




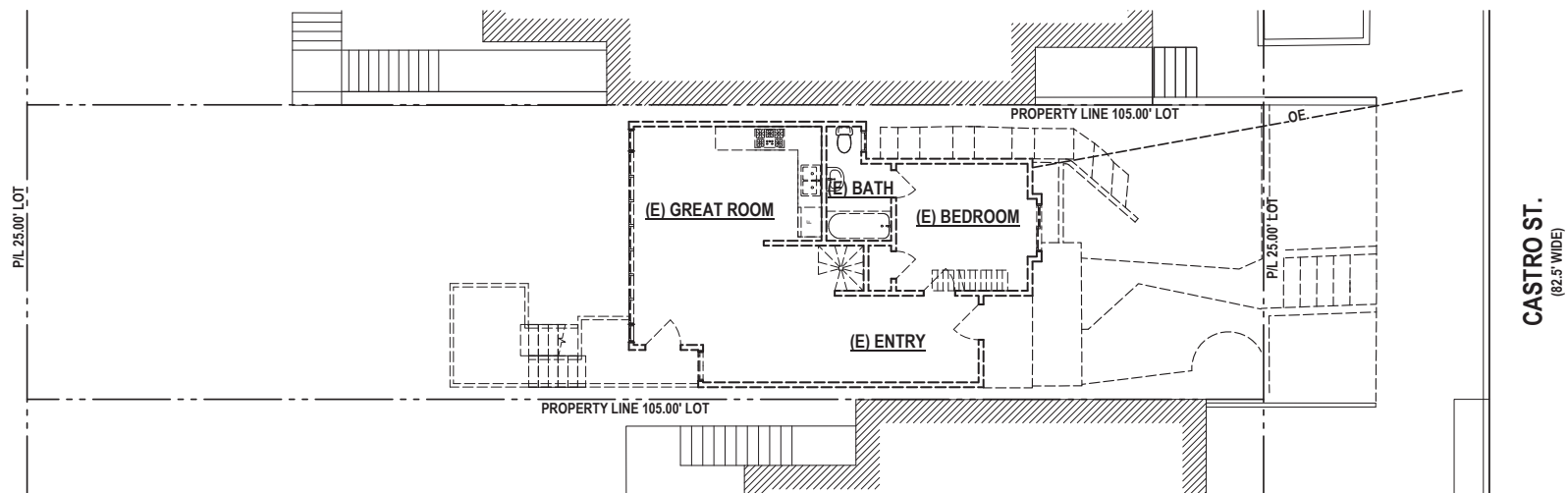




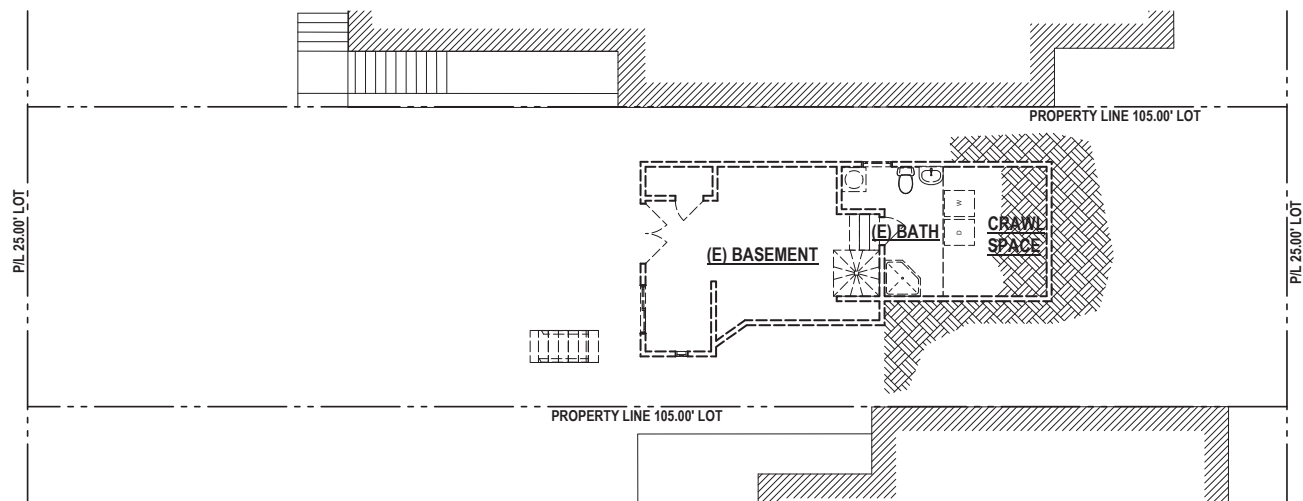




ATTIC DEMOLITION PLAN

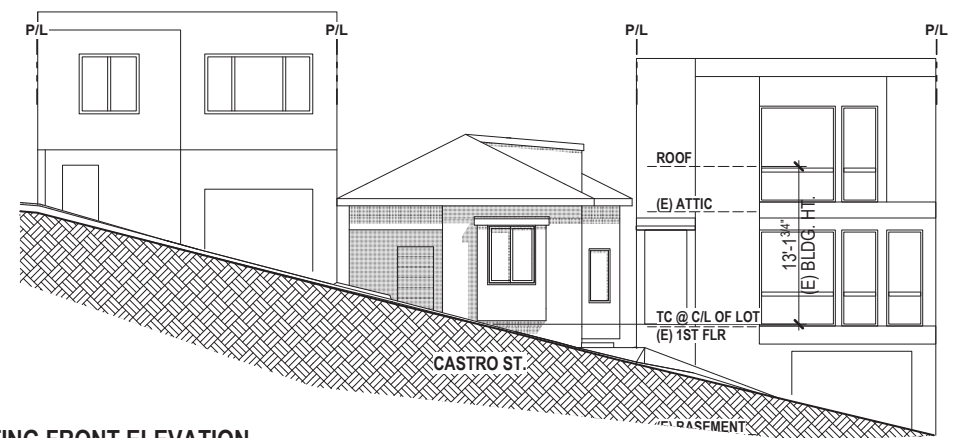


FIRST FLOOR DEMOLITION PLAN

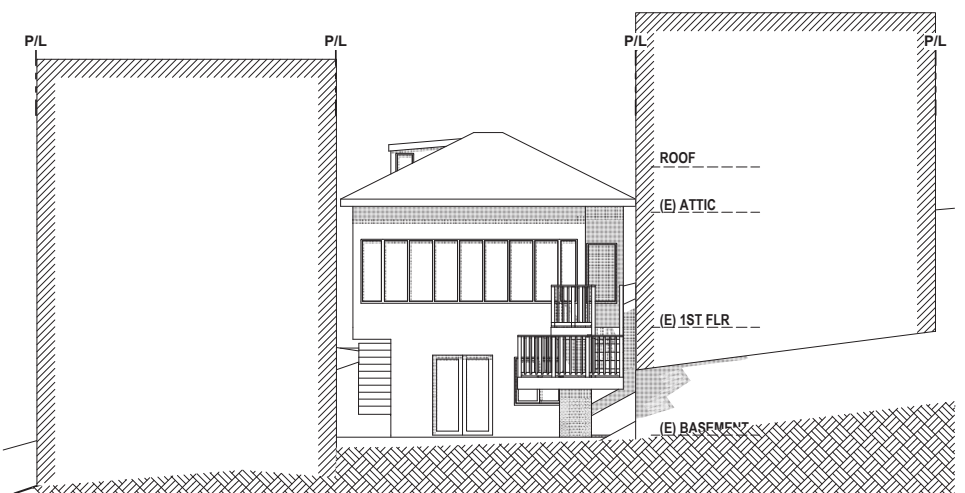


BASEMENT DEMOLITION PLAN

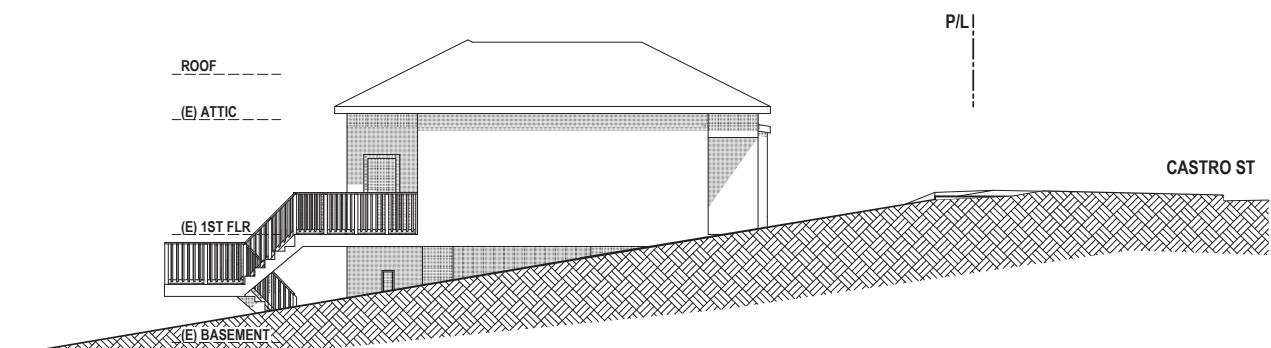
EXISTING GROSS SQUARE FOOTAGE CALCULATION:	
ATTIC	125
GROUND FLOOR	682
BASEMENT	359
TOTAL	1,166



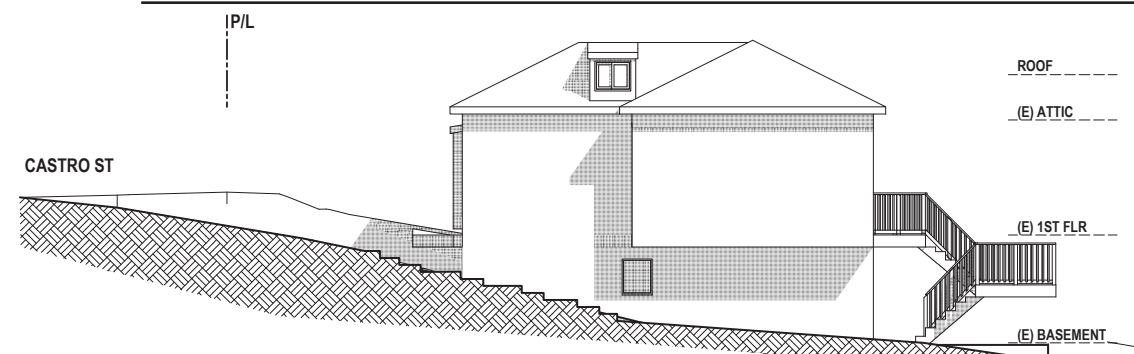
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

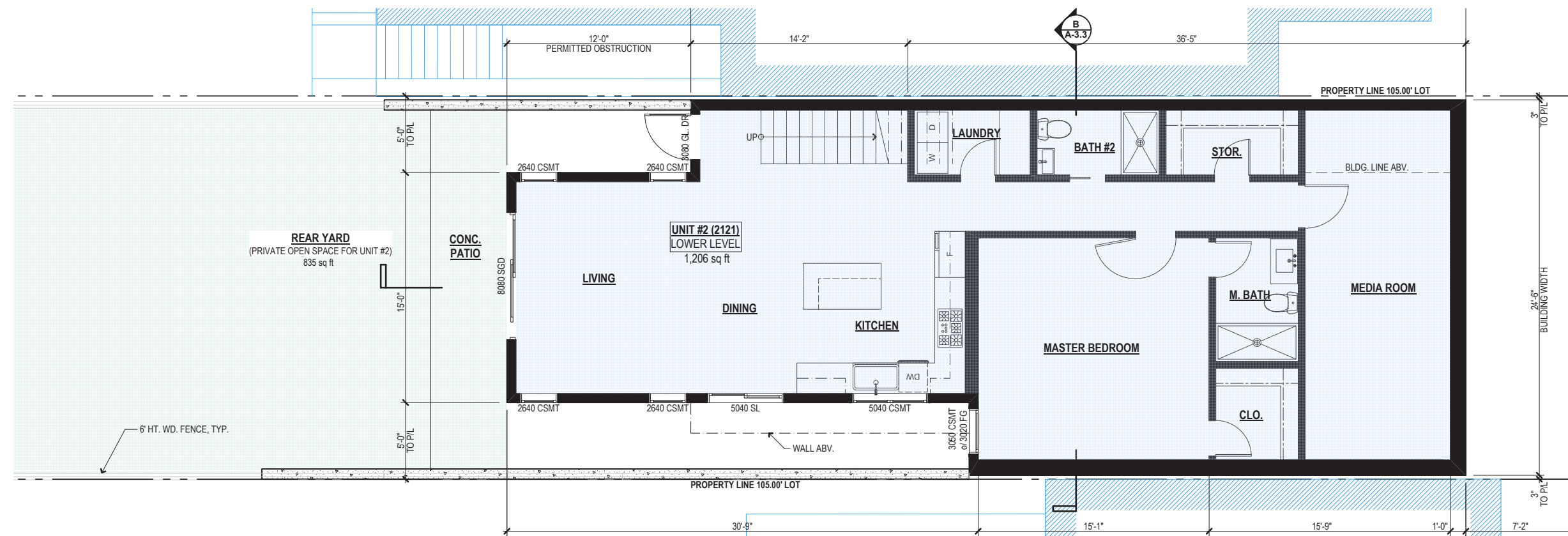
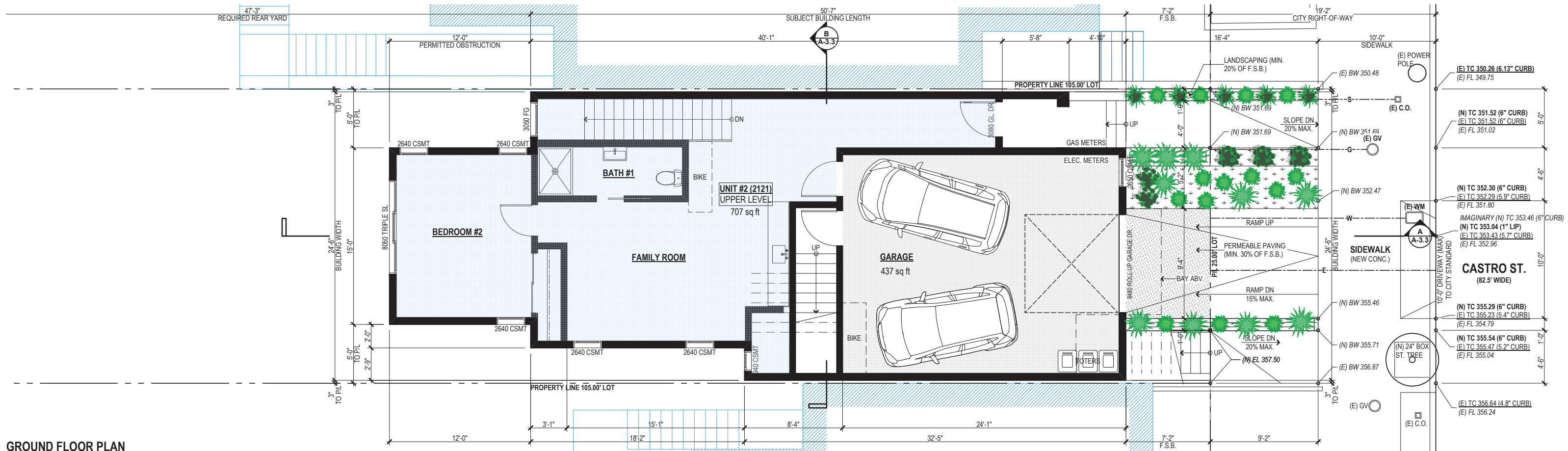


EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION





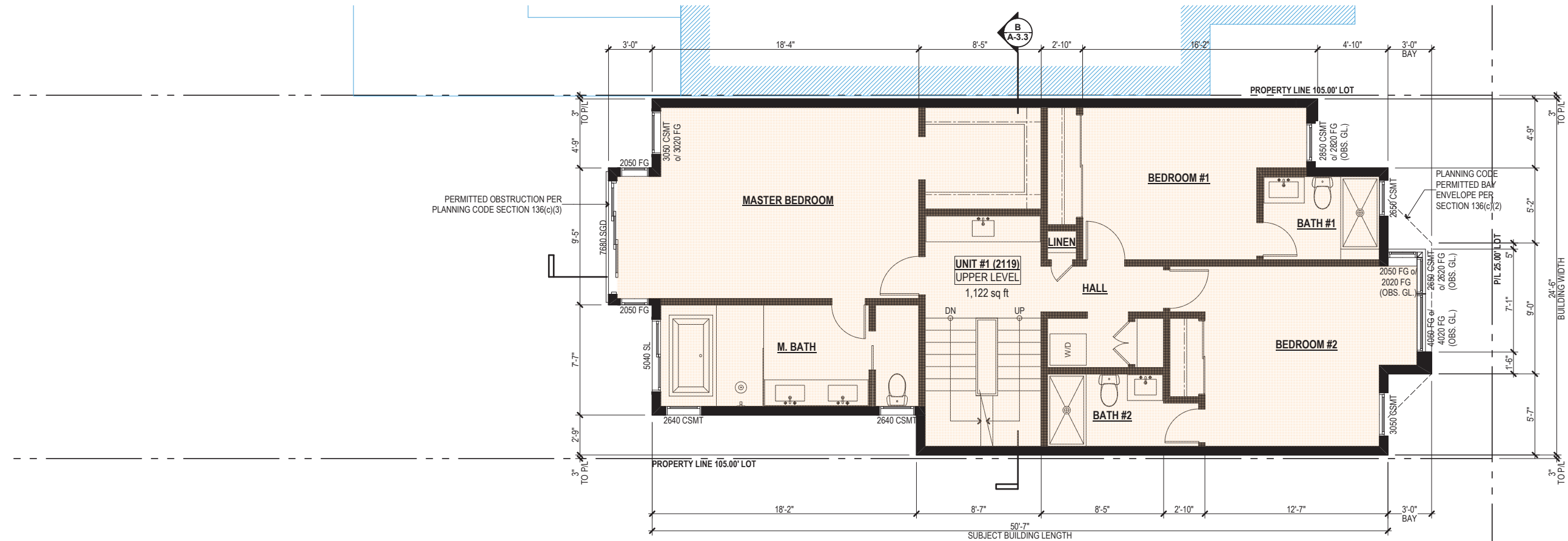
**FRONT SETBACK LANDSCAPING & PERMEABLE CALCULATIONS:**

FRONT SETBACK AREA = 7.17 x 25 = 179.25 SQ. FT.

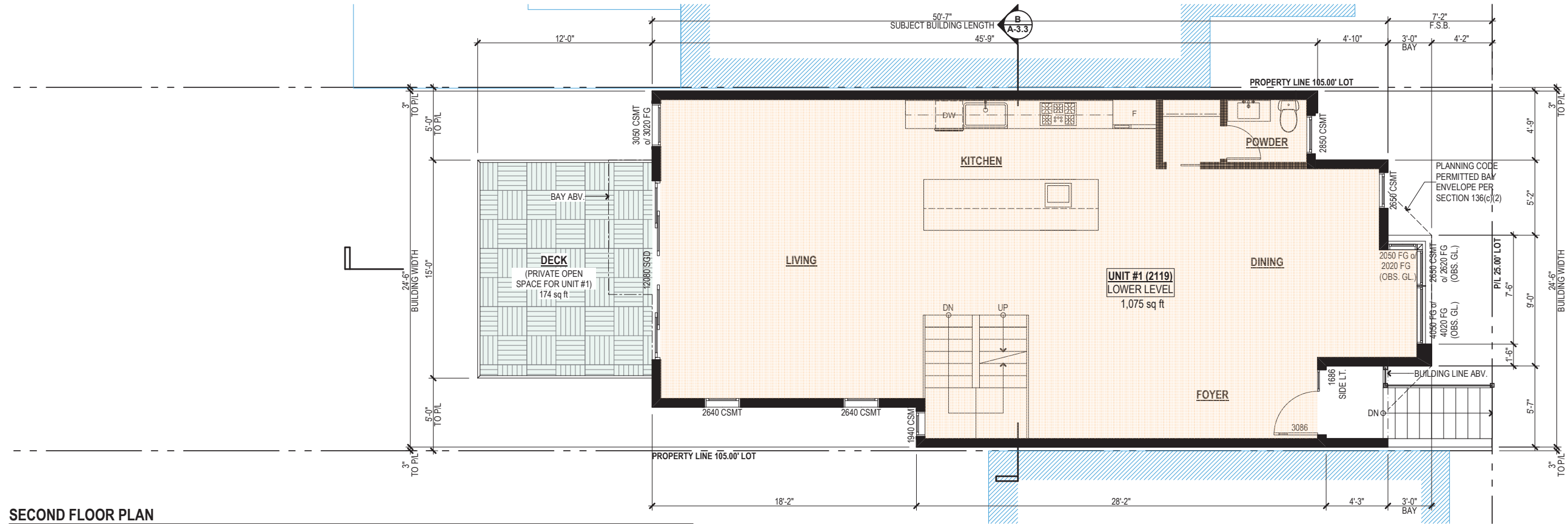
	AREA REQUIRED	AREA PROVIDED
LANDSCAPING AREA (20% OF FSB) =	36 SQ. FT.	51 SQ. FT. (7.17' x 7.17')
PERMEABLE AREA (50% OF FSB) = (INCLUDING LANDSCAPING AREA)	90 SQ. FT.	118 SQ. FT. (7.17' x 16.5')







THIRD FLOOR PLAN



SECOND FLOOR PLAN

**S|L|A**  
SCHAUB LY ARCHITECTS

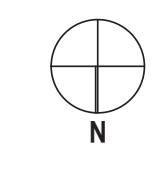
SCHAUB LY ARCHITECTS INC.  
1360 9<sup>TH</sup> AVENUE, SUITE 210  
SAN FRANCISCO CA 94122  
415-682-8060 eFax 510-281-1359

**NEW DUPLEX**  
**2119-21 CASTRO STREET**

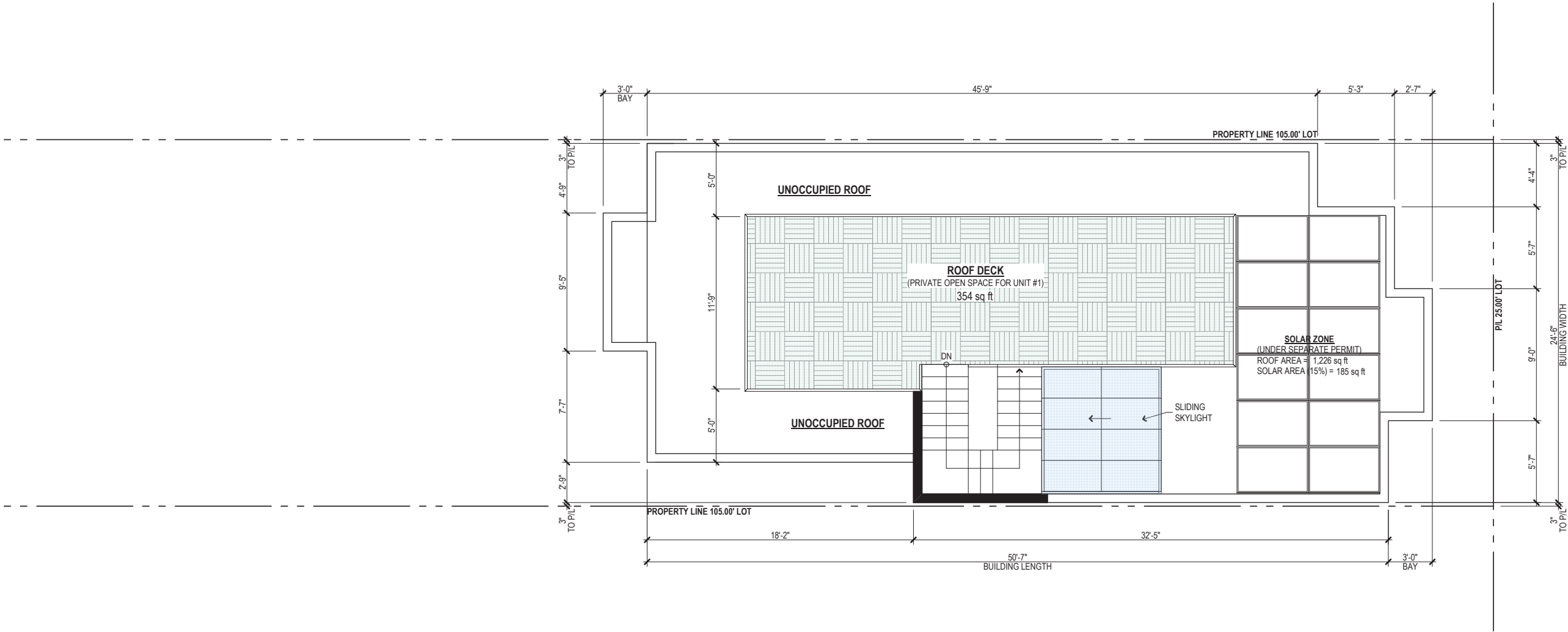
BLOCK 6612, LOT 028  
2119-21 CASTRO STREET, SAN FRANCISCO, CA 94131

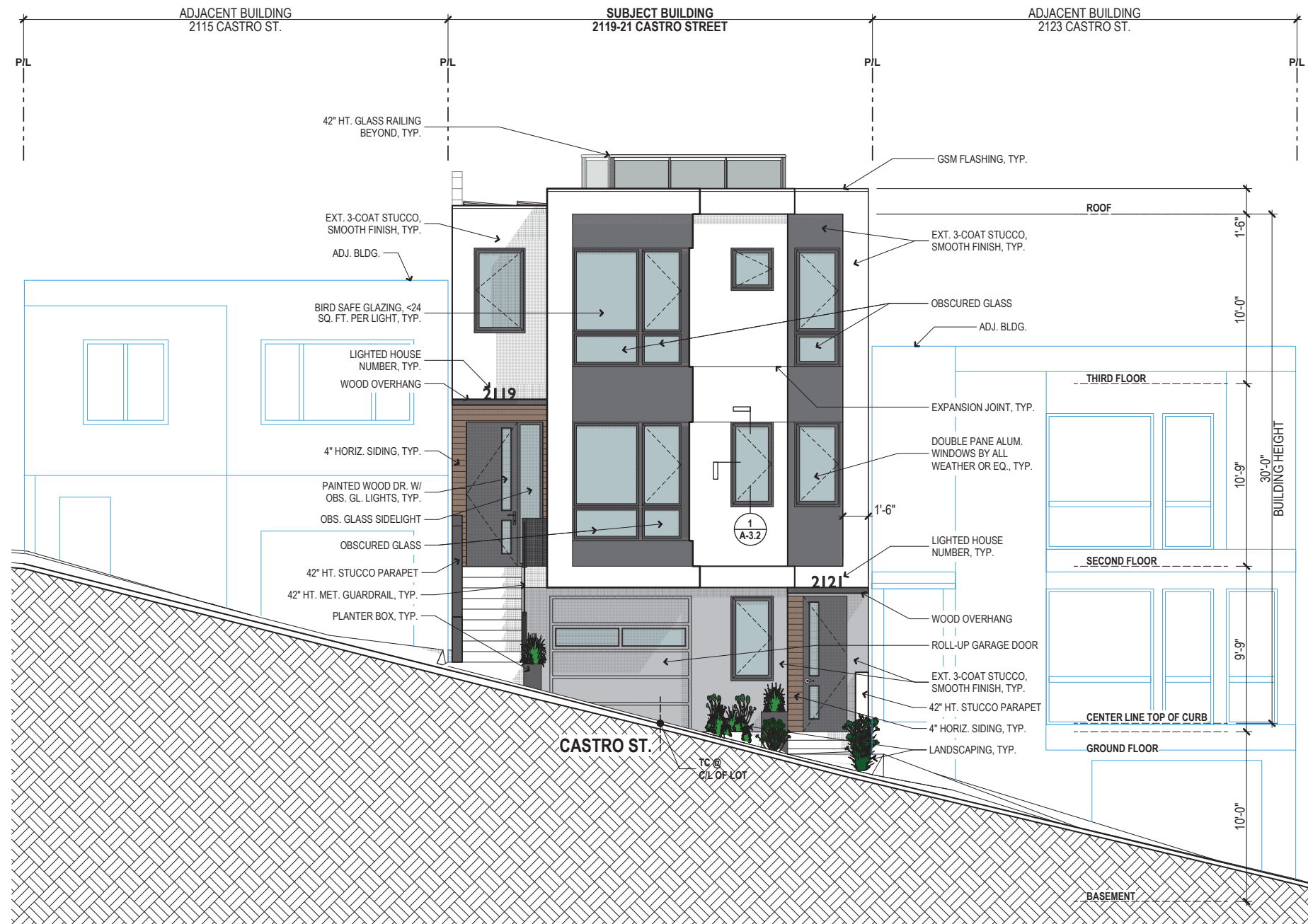
**SECOND & THIRD FLOOR PLANS**

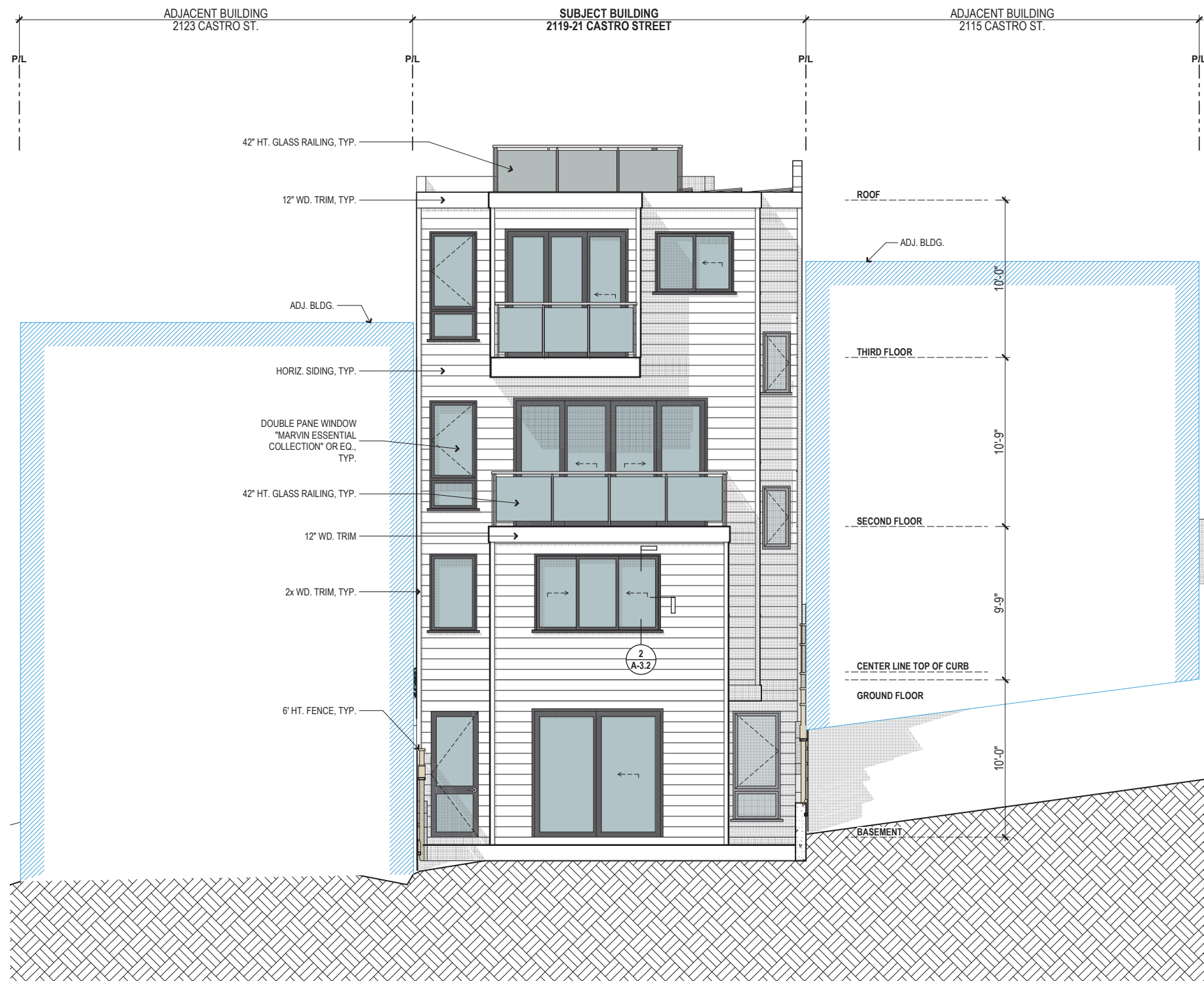
SCALE: 1/8" = 1'-0"



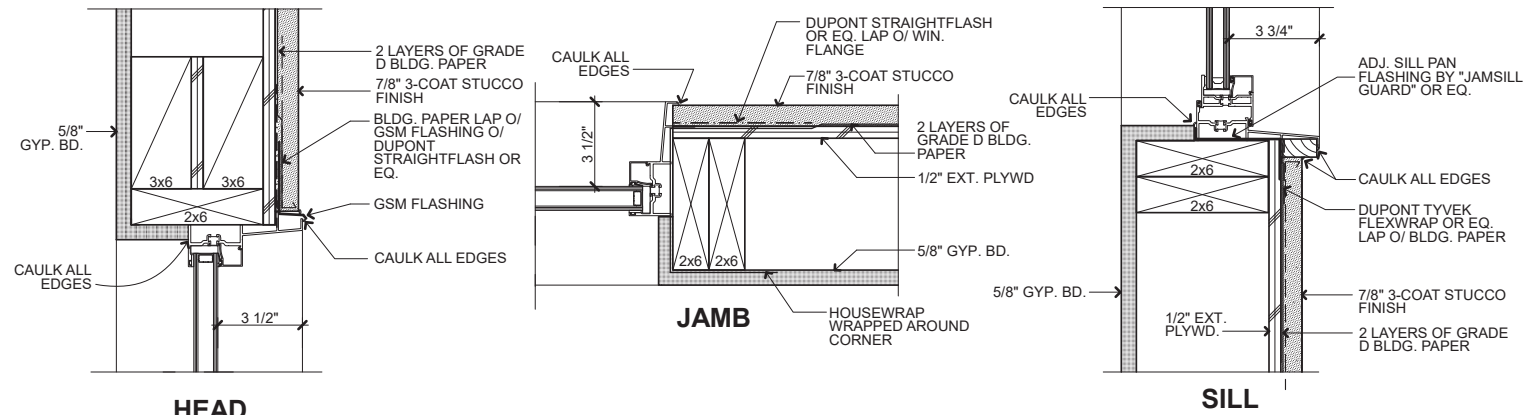
9/23/20 PLANNING SUBMITTAL MML  
11/3/20 REV. PER PCL #1 MML  
12/3/20 PLNG REV. #2 MML  
3/4/21 3D & DEMO BLDG. MML







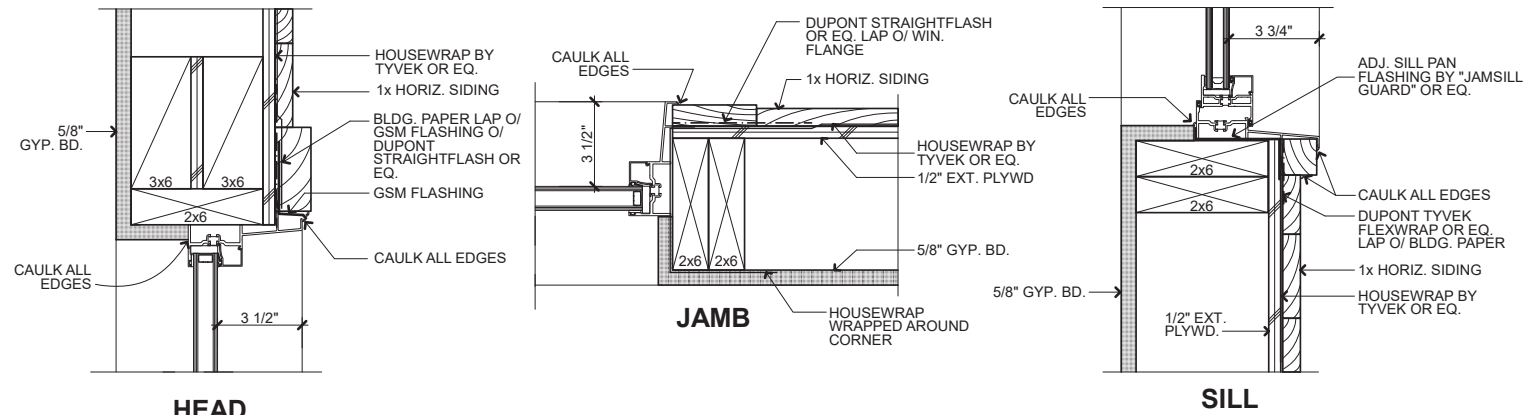




**1 WINDOW DETAIL - STUCCO**  
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

ALUM. WINDOW BY ALL WEATHER OR EQ., TYP.



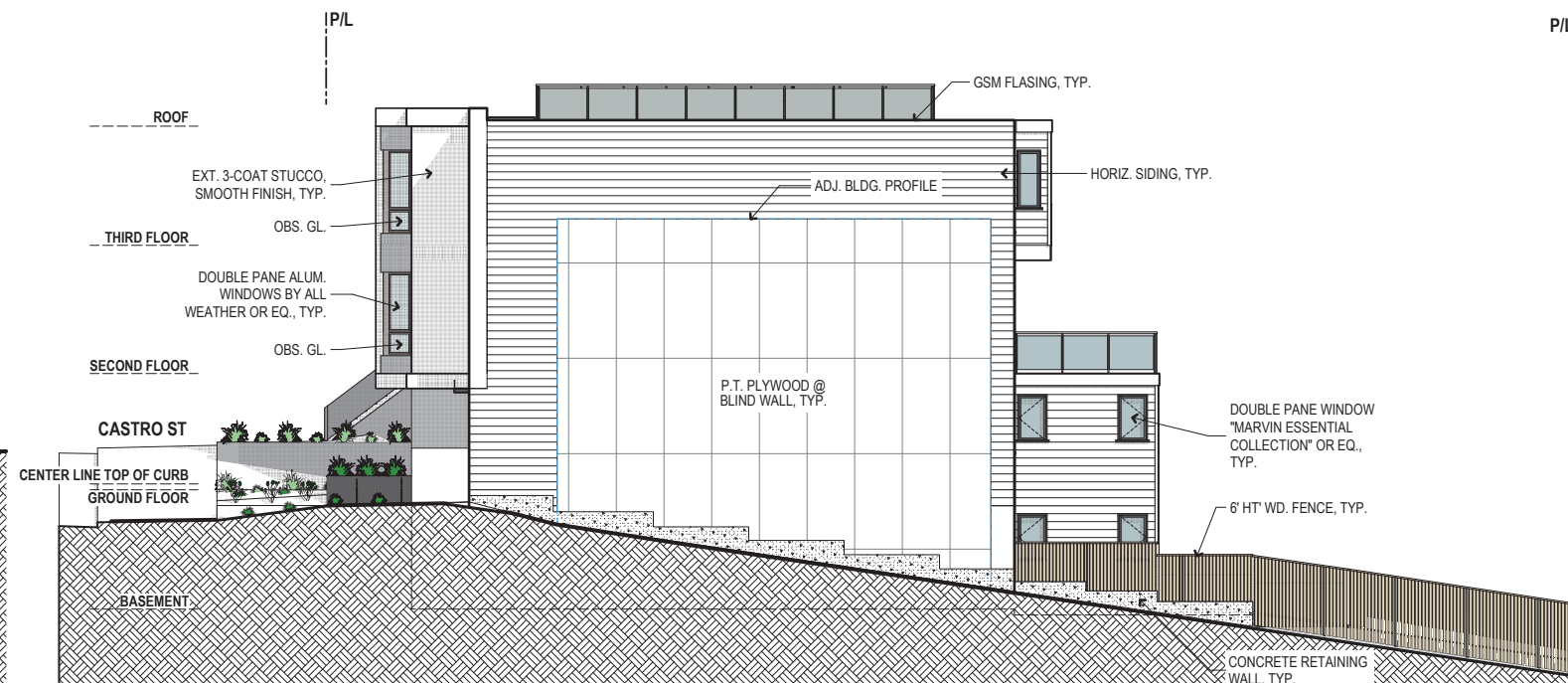
**2 WINDOW DETAIL - WOOD SIDING**  
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

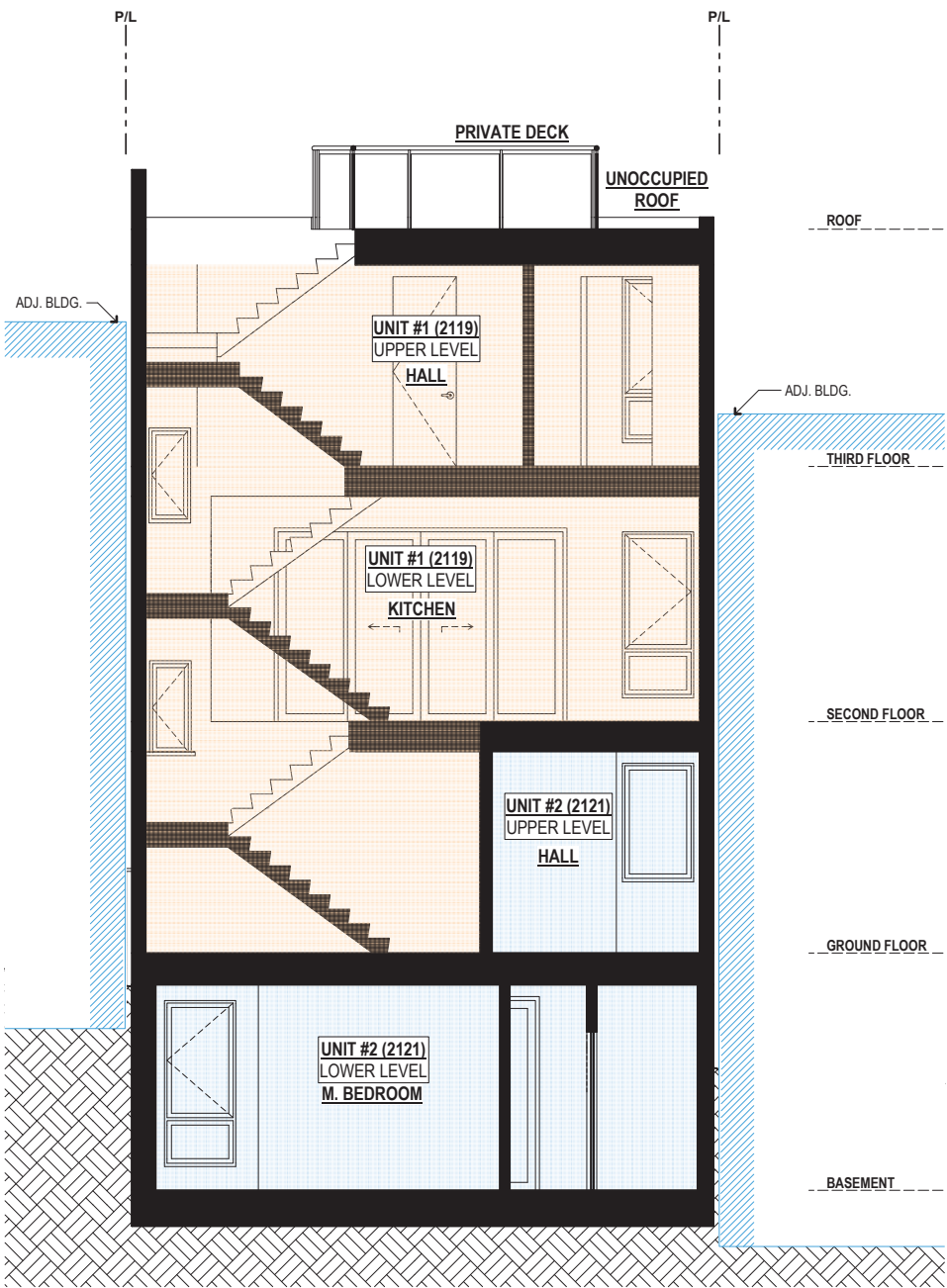
ALUM. WINDOW BY ALL WEATHER OR EQ., TYP.



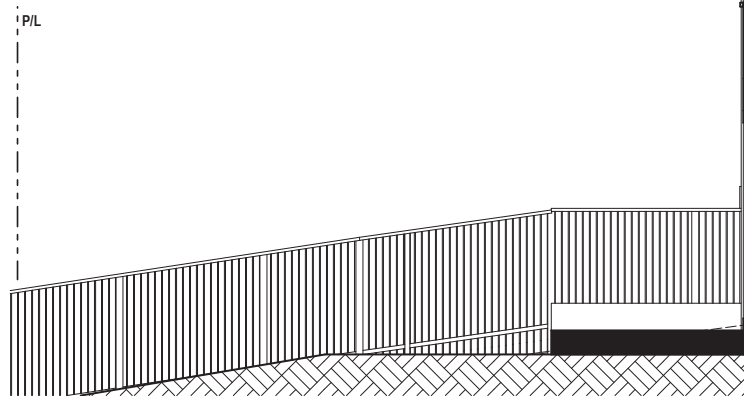
**LEFT (NORTH) ELEVATION**



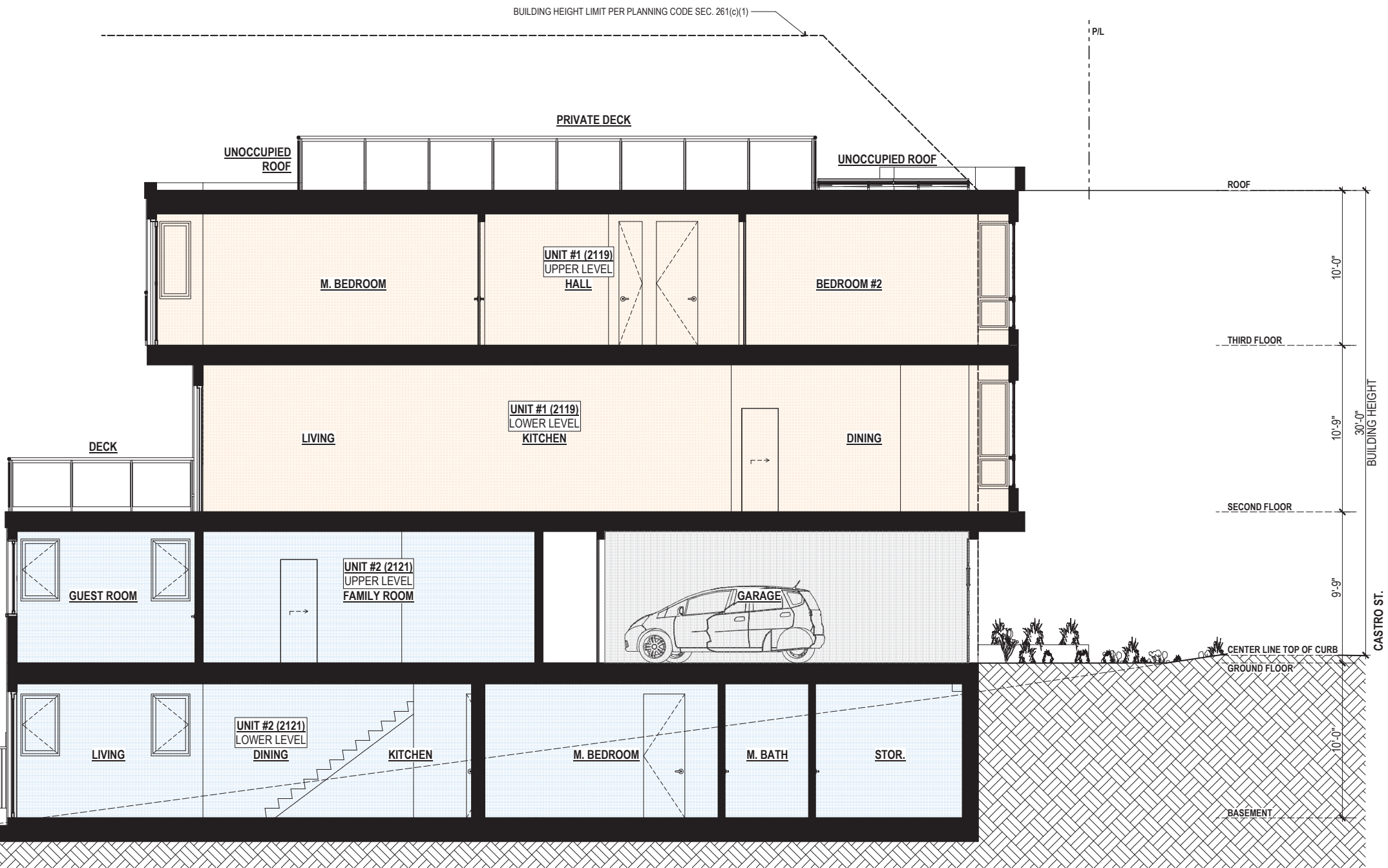
**RIGHT (SOUTH) ELEVATION**



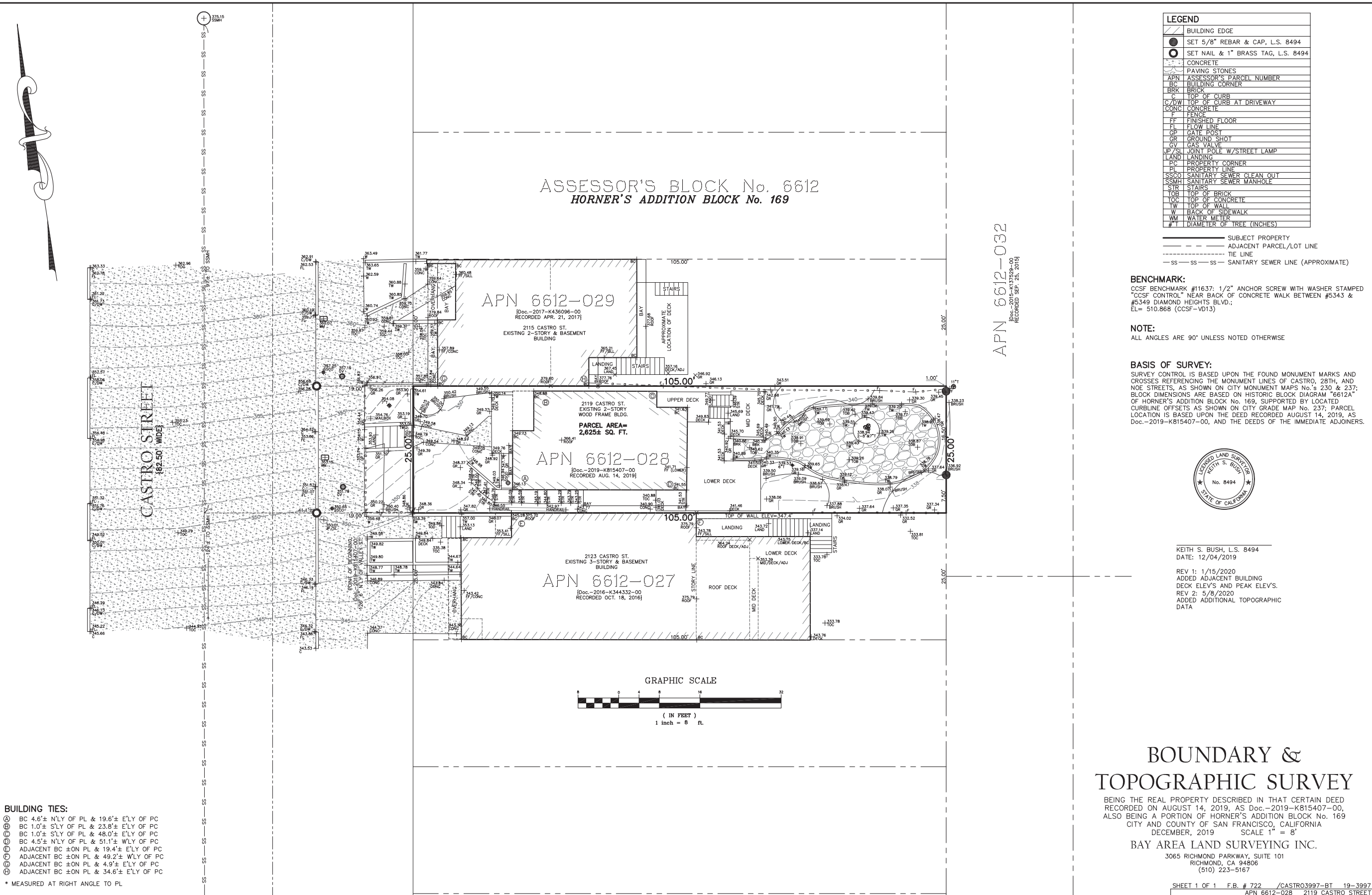
CROSS SECTION B



LONGITUDINAL SECTION A









## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2119 CASTRO ST		6612028
<b>Case No.</b>		<b>Permit No.</b>
2020-008507ENV		202011259665
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposed project would demolish the existing 2-story, single-family residence and construct a 30-foot-tall, two-story, residential building with two dwelling units. The new building would be approximately 4,715 gross square feet in size. Excavation to a maximum depth of approximately 15 feet below grade is proposed for the foundation.		

### STEP 1: EXEMPTION TYPE

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

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input checked="" type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>Planning department staff archeologist cleared the project with no effects on 12/15/2020.</p> <p>A preliminary geotechnical report was prepared by Achievement Engineering Corporation (dated 11/12/2019). The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.</p>	

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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	<p>1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER 01/15/2021 </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div> <p>b. Other <i>(specify)</i>: Reclassify to Category C as per HRER Part I dated 1/15/2021</p>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b>	<b>Signature:</b>
	Planning Commission Hearing	Maggie Smith
		01/22/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

If this box is checked, the proposed modifications are 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:**





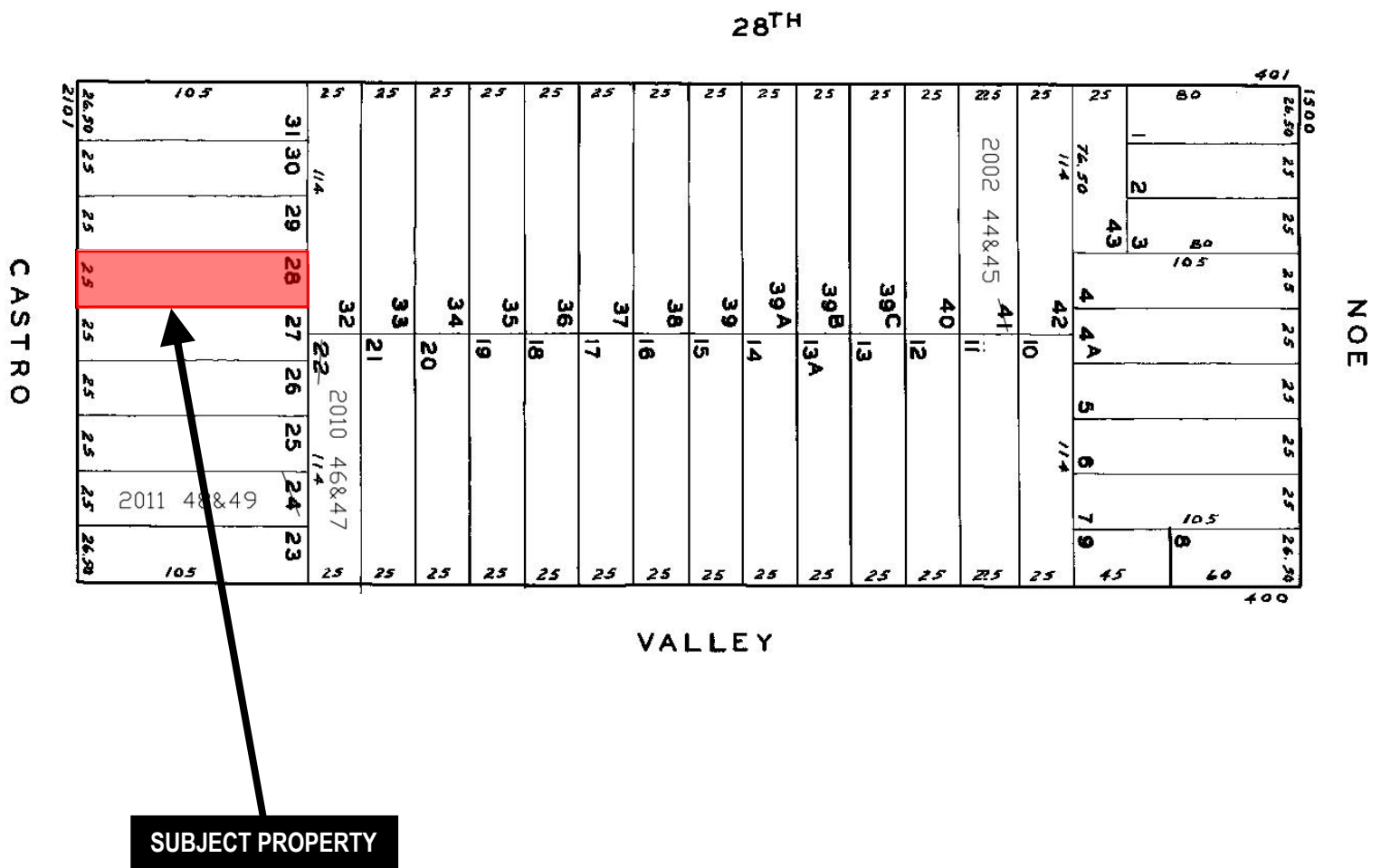
## LAND USE INFORMATION

PROJECT ADDRESS: 2119 CASTRO ST  
RECORD NO.: 2020-008507PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	437	437
Residential GSF	1,166	4,969	3,803
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	1,363	1,363
Public Open Space	0	0	0
TOTAL GSF	1,166	4,969	3,803
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	2	1
Dwelling Units - Total	1	2	1
Hotel Rooms	0	0	0
Number of Buildings	1	1	0
Number of Stories	2	4	2
Parking Spaces	0	2	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0

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

# Parcel Map

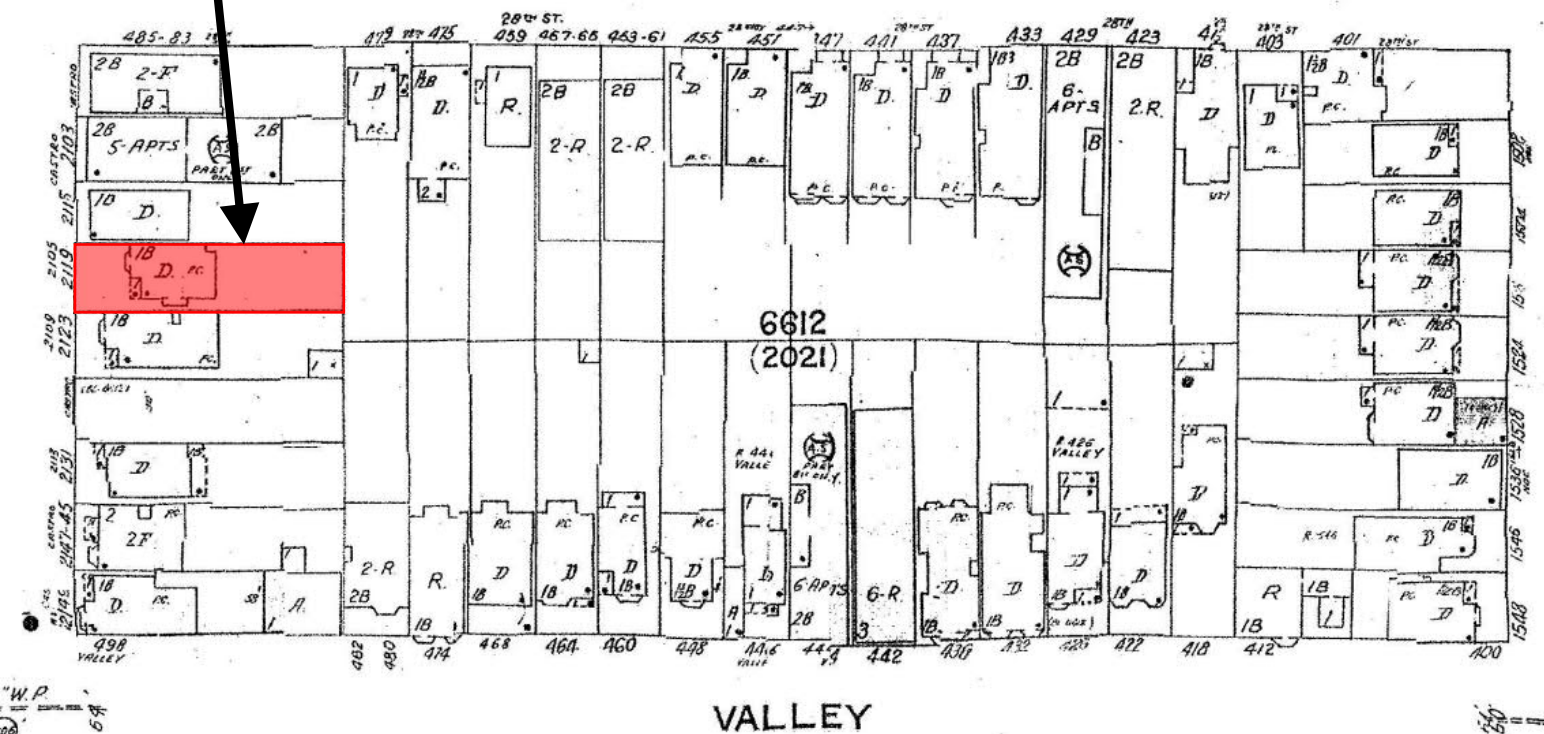


**SAN FRANCISCO  
PLANNING DEPARTMENT**

Discretionary Review Hearing  
**Case Number 2007.0595D**  
 MCD - San Francisco Patient's Cooperative  
 350 Divisadero Street

# Sanborn Map\*

SUBJECT PROPERTY



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



# Aerial Photo – View 1



**SUBJECT PROPERTY**



**SAN FRANCISCO  
PLANNING DEPARTMENT**

Discretionary Review Hearing  
Case Number 2007.0595D  
MCD - San Francisco Patient's Cooperative  
350 Divisadero Street



## Aerial Photo – View 2

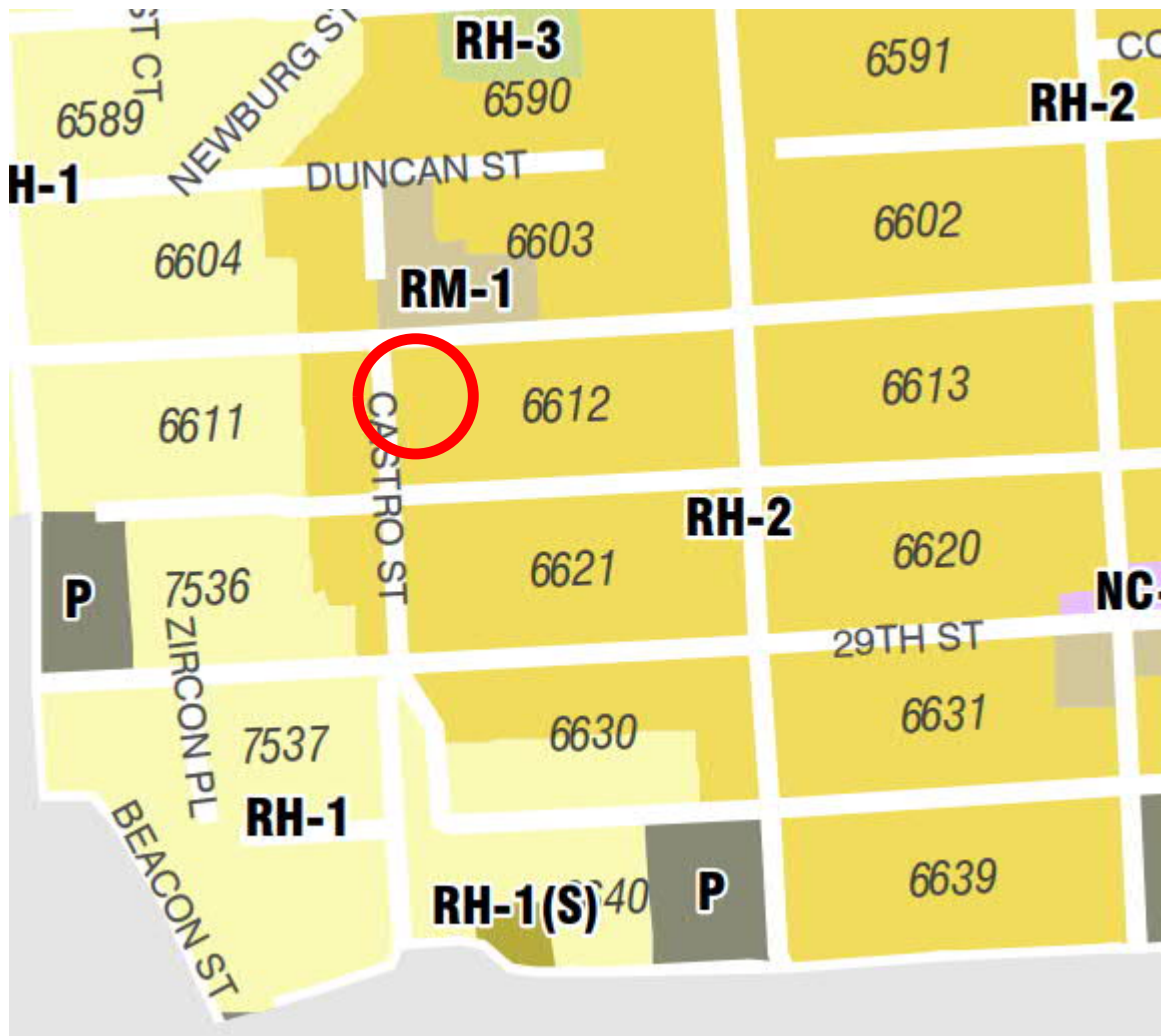


**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2007.0595D  
MCD - San Francisco Patient's Cooperative  
350 Divisadero Street

# Zoning Map





# Site Photo



**SUBJECT PROPERTY**



## Rent Board Response to Request for Planning Department Records Search

Re: 2119 Castro

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.

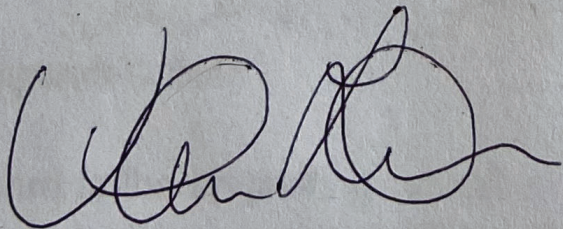
☐ Yes, the following records were identified:

☐ 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:



Van Lam

Dated:

3-4-21

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