



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

**HEARING DATE: OCTOBER 28, 2021**

**Record No.:** 2020-009025CUA  
**Project Address:** 5915 CALIFORNIA STREET  
**Zoning:** RM-1 (Residential-Mixed, Low Density) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 1412/031  
**Project Sponsor:** John Lum, Henry Malmberg (agents/architects)  
John Lum Architecture  
3246 - 17<sup>th</sup> Street  
San Francisco, CA 94110  
**Property Owner:** Arthur Leung  
5915 California Street  
San Francisco, CA 94121  
**Staff Contact:** Sharon M. Young – (628) 652-7349  
[sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project is for a Conditional Use Authorization to allow the demolition of an existing approximately 1,479 square-foot one-unit, two-story residential building and to construct an approximately 5,389 square-foot three-unit, four-story residential building within the RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The resulting building will contain three dwelling units. The first-and-second floor residential unit will have approximately 1,629 of gross square feet of floor area, the third-floor residential unit will have approximately 1,133 of gross square feet of floor area, and the fourth-floor residential unit will have approximately 950 gross square feet of floor area. The Project includes two, two-bedroom residential units and a one, three-bedroom residential unit with three off-street parking spaces and three Class 1 bicycle parking spaces. The Project provides approximately 1,051 square feet of open space in the rear decks and rear yard (patio).

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.2, 303 and 317 to allow demolition of an existing two-story, one-unit residential building and to construct a four-story, three-unit residential building at 5915 California Street within a RM-1 (Residential-Mixed, Low Density) Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Planning Department has received 1 letter in support provided by the project sponsor from the current tenants of the existing building and 0 letter in opposition to the Project as of the date of this Executive Summary.
- **Outreach:** The project sponsor conducted a pre-application meeting on the proposed project on May 20, 2020; five persons besides the project sponsor was present and the pre-application meeting.

- **Tenant History:**

- **Are any units currently occupied by tenants: (Yes)**
  - The current property owner purchased the property as a vacant building in 2019 that was previously owner-occupied, proposes in the current Project three new residential units as condominiums for owner-occupied housing. Since April 2020, the existing residential building has been temporarily rented to two tenants on a month-to-month lease. In their support letter, the current tenants have indicated that the landlord has discussed the proposed project with them, and they intend to move out at the end of the year to purchase their own home in San Francisco.
- **Have Any tenants been evicted within the past 10 years: (No)**
  - Based on the San Francisco Rent Board's available records, there is no known evidence of any evictions at the subject property within the past ten years.
- **Have there been any tenant buyouts within the past 10 years: (No)**
  - A search of Rent Board records does not reveal any tenant buyouts within the past ten years.
- See Exhibit G for Eviction History documentation.

- **Design Review Comments:** Planning Department staff had requested that the project sponsor provide design modifications to the proposed project so that it would be more consistent with the Residential Design Guidelines. Some of the design review comments included:

- Providing landscaping associated with the entrance(s).
- Reduce rear pop out at second level to extend no further than the property line of adjacent east neighbor.
- Match at least 75% of western neighbor's light well and extend light well to roof of first level.
- Design entrance(s) to be more invitational and transitional: widen, provide recess; lighting and transparency.

- Align garage door under bay to coordinate with design of entrance(s).
- Eliminate roof deck to maintain privacy with respect to neighboring buildings.
- Minimize roof stair penthouse.

The project sponsor has revised the proposed project in response to pre-application meeting neighbor comments and Planning staff's design review comments by eliminating the proposed roof deck, incorporating the facade modifications, reducing the massing at the rear of the building.

## **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 Objectives and Policies of the General Plan. The Project will allow the development of a four-story, three-unit residential building on the subject property currently occupied by a two-story, two-unit residential building. The Project will allow for the creation of three new residential units on the project site which are within the maximum allowable residential density within the RM-1 Zoning District. 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 SECTION 209.2, 303, AND 317 TO ALLOW THE DEMOLITION OF THE EXISTING APPROXIMATELY 1,479 SQUARE-FOOT TWO-STORY, ONE-UNIT RESIDENTIAL BUILDING AND CONSTRUCT AN APPROXIMATELY 5,389 SQUARE-FOOT NEW FOUR-STORY, THREE-UNIT RESIDENTIAL BUILDING, LOCATED AT 5915 CALIFORNIA STREET WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.



## PREAMBLE

On November 12, 2020, Henry Mamburg of John Lum Architecture (hereinafter "Project Sponsor") filed Application No. 2020-009025CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow the demolition of the existing approximately 1,479 square-foot two-story, one-unit residential building and the construction of an approximately 5,389 square-foot new four-story, three-unit residential building within the RM-1 Zoning District (hereinafter "Project") at 5915 California Street, Block 1412 Lot 031 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as Class 1 and 3 categorical exemptions under CEQA as described in the determination contained in the Planning Department files for this Project under Case No. 2020-009025ENV.

On October 28, 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. 2020-009025CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-009025CUA 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. 2020-009025CUA, 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 is for a Conditional Use Authorization, pursuant to Planning Code Sections 209.2, 303 and 317 to allow the demolition of an existing approximately 1,479 square-foot one-unit, two-story residential building and to construct an approximately 5,389 square-foot three-unit, four-story residential building within the RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The resulting building will contain three dwelling units. The first-and-second floor residential unit will have approximately 1,629 of gross square feet of floor area, the third-floor residential unit will have approximately 1,133 of gross square feet of floor area, and the fourth-floor residential unit will have approximately 950 gross square feet of floor area. The Project includes two, two-bedroom residential units and a one, three-bedroom residential unit with three off-street parking spaces

and three Class 1 bicycle parking spaces. The Project provides approximately 1,051 square feet of open space in the rear decks and rear yard (patio).

3. **Site Description and Present Use.** The Project Site at 5915 California Street is located on the south side of California Street, between 21<sup>st</sup> and 22<sup>nd</sup> Avenues, Lot 031 in Assessor's Block 1412. The property is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The subject lot is 2,250 square feet (25 feet wide by 90 feet deep) in size and is occupied by a two-story, one-unit residential building constructed circa 1907.
4. **Surrounding Properties and Neighborhood.** The project site is located in the Outer Richmond neighborhood. The surrounding development consists of a mix of single and multi-unit residential buildings. The scale of development in the immediate area consists of two to four story structures on the subject and opposite blocks consisting of residential and mixed-used buildings. Most of the residential buildings on the subject and opposite blocks are wood-framed or stucco buildings. The adjacent building to the west at 5921 - 5923 California Street is a three-story, two-unit residential building constructed in 1922. The adjacent building to the east at 5901 - 5911 California Street is a two-story, three-unit residential over commercial building constructed in 1908. The surrounding zoning from the project site on the subject and opposite blocks is RM-1 (Residential-Mixed, Low Density) and NC-1 (Neighborhood Commercial Cluster) zoning districts.
5. **Public Outreach and Comments.** The Planning Department has received one letter in support of the proposed project provided by the project sponsor from the two current tenants of the existing building and no letters in opposition as of the date of this Draft Motion. In their support letter, the current tenants have indicated that the landlord has discussed the proposed project with them, and they intend to move out at the end of the year to purchase their own home in San Francisco. The project sponsor conducted a pre-application meeting on the proposed project on May 30, 2020; five persons besides the project sponsor were present at the pre-application meeting.
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. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units in an RM-1 Zoning District.

*As the proposed project requires Conditional Use Authorization, the additional criteria specified under Section 317 for residential demolition have been incorporated as findings as part of this Draft Motion. See Subsection 8 below, "Additional Findings pursuant to Planning Code Section 317". The proposed project is to allow the demolition of an existing two-story, one-unit residential building and to allow the construction of a four-story, three-unit residential building.*
  - B. **Residential Density, Dwelling Units.** Planning Code Section 209.2 states that three dwelling units per lot are permitted or one dwelling unit per 800 square feet of lot area with Conditional Use Authorization within the RM-1 Zoning District.

*The subject property is approximately 2,250 square feet, which allows for a total of three dwelling units*

*as a permitted use within a RM-1 Zoning District. The Project proposes a total of three dwelling units; therefore, the proposed project complies with Planning Code Section 209.2.*

- 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 will provide a front setback of approximately 7 inches based on the front setbacks of the adjacent buildings to meet the minimum front setback depth requirement under Planning Code Section 132.*

- 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 lot is 25 feet in width. The Project will meet the landscaping and permeability requirements under Planning Code Section 132 by providing over 20 square feet of permeable landscaping within the front setback entrance area and portion of the sidewalk.*

- 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 RM-1 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 proposed residential building will be approximately 67.5 feet in depth. The adjacent conditions allow for the required rear yard to be reduced to an average of depths of the rear building walls of the two adjacent buildings at 5921 - 5923 California Street and 5901 - 5911 California Street, which in this case would be approximately 34 feet 7 inches. The Project also proposes a two-story rear extension with deck above of varying depths which will be set back 5 feet from the side property lines. This feature meets the requirement of Planning Code Section 136(c), which provides provisions for permitted obstructions into required yards and open spaces.*

- F. **Usable Open Space.** Planning Code Section 135 requires 100 square feet of usable open space for each dwelling unit if all private, or a total of 399 square feet of common usable open space.

*The proposed first-and-second floor residential unit (Unit #1) will have access to approximately 754 square feet of private open space. The proposed third-floor residential unit (Unit #2) will have approximately 116 square feet of private open space. The proposed fourth-floor residential unit (Unit #3) will have approximately 171 square feet of private open space.*

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

*The residential units will either face onto California Street or a conforming rear yard. Therefore, the Project meets the dwelling unit exposure requirements of the Planning Code.*

- 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 10 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 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 three (3) 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 RM-1 Zoning District is 40 feet.

*The proposed residential building will be approximately 40 feet in height.*

- 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 three-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 use and size of the proposed residential building will be compatible with the immediate neighborhood, which has a mix of single and multi-unit residential buildings ranging from two to four stories in height. The Project would allow the demolition of an existing two-story, one-unit residential building with approximately 1,479 square feet in area and replace it with a three-unit, four-story residential building with approximately 5,389 square feet in floor area. The proposed residential building will contain three family-sized residential units consisting of either two or three bedrooms. The Project will provide a development that is necessary and desirable, and compatible with the neighborhood or the community by providing more housing opportunities within the City.*

- 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 massing is appropriate giving the context of the immediate neighborhood and block face. The proposed residential building is within the buildable area (with permitted obstructions into the required rear yard) and provides a rear yard similar in size to adjacent buildings on the subject block.*

- (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;

*It is not anticipated that existing traffic patterns will not be significantly affected by the Project. Public transit is located within ¼ mile of the project site (Muni Lines 1, 1AX, 29, 38, 38AX, 38AX, 38BX, and 38R). There is on-street parking in front of the subject property and in the surrounding neighborhood. Off-street parking and bicycle parking is also proposed in the Project.*

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

*As the Project is a residential use and not a commercial use or industrial use, the Project 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;

*The facade treatment and materials for the proposed residential building have been appropriately applied and selected to be compatible with the surrounding neighborhood. Both the front setback entrance area, portion of the sidewalk, and rear yard will be landscaped.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is*

*consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RM-1 Zoning District.

*The Project would remain in conformity with the stated purpose of the RM-1 Zoning District, as the proposed development involves the construction of a residential building with three residential units. A maximum of three residential units are permitted on the subject lot.*

- 8. Additional Findings pursuant to Planning Code Section 317.** 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 there are currently no enforcement cases or notices of violation for the subject property. However, the project sponsor has indicated that the condition of the existing building is poor, has not been seismically upgraded, has outdated mechanical systems, lacks insulation, and does not meet current energy codes.*

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

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

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

*The existing residential building was determined not to be a historical resource under Case No. 2020-009025ENV's historical resource evaluation. The property status was reclassified from Category B (Potential Historical Resource) to Category C (No Historic Resource Present).*

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

*The Project qualifies for a categorical exemption and would not result in a substantial adverse impact under CEQA.*

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

*The current property owner purchased the property as a vacant building in 2019 that was previously owner-occupied, proposes in the current Project three new residential units as condominiums for owner-occupied housing. Since April 2020, the existing residential building has been temporarily rented to two tenants on a month-to-month lease as the current tenants have indicated that they intend to move out at the end of the year.*

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

*The Project Sponsor has indicated that the existing building was not subject to rent control. The Project proposes to demolish the existing single-family dwelling, which is generally not subject to the Residential Rent Stabilization and Arbitration Ordinance. Definitive determinations on the applicability of the Residential Rent Stabilization and Arbitration Ordinance are the purview of the Rent Board.*

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

*Although the Project proposes the demolition of an existing residential building with one unit, the new residential building proposes three units, resulting in a net gain of two units at the project site, providing more habitable square feet and bedrooms.*

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

*The Project will be compatible with the existing neighborhood character with appropriate mass, scale, design, and materials, and improves the cultural and economic diversity by increasing the number of bedrooms, which provide family-sized housing which is consistent with the provisions of the RM-1 Zoning District.*

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

*Although the Project removes an older dwelling unit which is generally considered more affordable than more recently constructed units, the Project will provide two additional units on the project site, more 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 has been designed to be in keeping with the scale and development pattern of the mixed neighborhood character and redevelop an underutilized parcel to maximize the dwelling unit density consistent with the requirements of the RM-1 Zoning District.*

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

*The Project proposes an opportunity for increasing the number of family-sized units on-site from*



*one family-sized unit which was in the existing residential building to three-family sized units. Each of the new residential units are approximately 950 gross square feet to 1,629 gross square feet in floor area.*

- 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;

*The Project was reviewed by the Design Advisory Team (DAT), which determined that the Project was consistent with the Residential Design Guidelines and enhances the existing neighborhood character. The project sponsor has revised the proposed project in response to pre-application meeting neighbor comments and Planning staff's design review comments by eliminating the proposed roof deck, incorporating the facade modifications, reducing the massing at the rear of the building. The overall scale, design, and materials of the proposed building complements the neighborhood character. According to the project architects, the architecture of proposed project respects the scale of existing development in the district by acknowledging adjacent three-story buildings in material and depth with a three-story stucco mass and bay windows. The design of the roof of 4th floor slopes down towards street to minimize appearance of building height. In addition, the Project will incorporate photovoltaics and meet Building Energy Efficient Standards - Title 24 requirements for energy usage.*

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

*The Project will increase the number of on-site dwelling units from one dwelling unit to three dwelling units.*

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

*The existing one-unit residential building consists of a total of two on-site bedrooms. The proposed residential building will consist of a total of seven on-site bedrooms. The Project will yield a net gain of two additional residential units and five on-site bedrooms.*

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

*The Project will maximize the allowed density on-site by providing three dwelling units.*

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

*The Planning Department cannot definitively determine whether or not the existing residential building was subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The existing one-unit residential building (with two bedrooms) will be*



*replaced with a three-unit residential building (with two, two-bedroom units and one, three-bedroom unit).*

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.

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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 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 11.5

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

POLICY 11.6 Foster a sense of community through architectural design, using features that promote community interaction.

#### 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.**

*Although more contemporary in design, the proposed new residential building reflects the existing mixed architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building will be compatible with the existing neighborhood character of the subject and opposite blocks and consistent with the Residential Design Guidelines. The proposal will also maximize the dwelling unit density permitted on the subject lot with three residential units 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.

*The project site does not have any neighborhood-serving retail uses. The Project provides three residential units. It is not anticipated that the Project will adversely affect the existing neighborhood-serving uses within the Outer Richmond neighborhood.*

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

*The existing housing and neighborhood character will be conserved as the new residential building is designed to be consistent with the Residential Design Guidelines with appropriate scale, design, and materials. The Project will also help preserve the cultural and economic diversity by maximizing the number of residential units and increasing the number of bedrooms within the maximum allowable density within the RM-1 Zoning District with an appropriate scale of development which is compatible with existing neighborhood character.*

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

*The Project will help provide additional housing opportunities in the City.*

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

*It is not anticipated that the Project would significantly increase the automobile traffic congestion and parking problems in the neighborhood. The Project is within ¼ mile of public transit bus lines (Muni Lines 1, 1AX, 29, 38, 38AX, 38BX, and 38R). The Project will also include bicycle parking on the project site. There is also on-street parking in front of the project site and within the surrounding neighborhood.*

- 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.

*There is no commercial office development associated with the Project and there will be no displacement of any existing industrial or service businesses in the area proposed with the Project.*

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

*The Project will comply with all applicable earthquake safe standards for structural and seismic safety of the Building Code.*

- 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.

*It is not anticipated that the Project will have a significant negative impact on existing parks and open spaces. The proposed project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structure will be compatible with neighborhood development in an area with two to four story, multi-family residential buildings.*

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. 2020-009025CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 28, 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 October 28, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED:

# EXHIBIT A

## Authorization

This authorization is for a conditional use to allow the demolition of an existing two-story, one-unit residential building and to construct a new four-story, three-unit residential building at 5915 California Street, Block 1412, and Lot 031, pursuant to Planning Code Sections 209.2, 303 and 317 within the RM-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated July 28, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2020-009025CUA and subject to conditions of approval reviewed and approved by the Commission on October 28, 2021 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

## Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 28, 2021**, under Motion No. XXXXX.

## Printing of Conditions of Approval on Plans

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

## Severability

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

## Changes and Modifications

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

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

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

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

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

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

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

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

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

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

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

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

## Design – Compliance at Plan Stage

6. **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 628.652.7349, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7349, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

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

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

## Provisions

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7349, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

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



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

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

- 12. 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)*

# Exhibit B - Plans

# LEUNG - CALIFORNIA ST

5915 CALIFORNIA ST, SAN FRANCISCO, CA 94121  
BLOCK 1412 - LOT 031



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

TITLESHEET

A0.00

## ABBREVIATIONS:

& @ # C P	AND AT NUMBER
(E) (D) (N) (R)	CENTER LINE PROPERTY LINE EXISTING DEMOLISH NEW REPLACE
ABV. ADJ. A.F.F. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. CLS. CNTL. CONT. CTR. CLR. C.L. DBL. D.F. DIM. DN. D.P. D.S. DWG. E EA EL. OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDN. F.F. F.F.E. FIN. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPBD. H.C. HDR. HDWD. H.V.A.C. I.D. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N N.I.C. NO. O O.C. OPCI. OPNG. O.D. P.C. PL. PLYWD. PT. PTD. R RET.AIR RM. RD.WD. R.W.L. S S.D. SQ. FT. SHT. SHTG. SIM. S.P. S.S.T. ST. STD. SUP.AIR T&G T.B.D. THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W W. W.C. WD. W.P. W.H.	ABOVE ADJACENT ABOVE FINISH FLOOR ALUMINUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BEAM BUILT-UP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST EACH ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH W.C. WOOD WATER PROOF WATER HEATER

## SYMBOLS:

### WALL TYPES

NEW WALL (NON-RATED)	
NEW 1-HOUR FIRE-RATED WALL	
NEW 2-HOUR FIRE-RATED WALL	
NEW LOW WALL	
EXISTING WALL	
DEMO WALL	

### LINE TYPES

OVERHEAD LINE	
HIDDEN LINE	
PROPERTY LINE	
SETBACK LINE	
CENTER LINE	
BREAK LINE	
ELEVATION LINE	

### DIMENSIONS

FACE OF FINISH	
CL OF STUD	

### MARKERS

DETAIL MARKER	
PLAN DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR TAG	
WINDOW TAG	
STEP	

## GENERAL NOTES:

AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT," ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.

- ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
- DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
- ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
- IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
- WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
- DIMENSIONS ARE TO TOP OF FIN, FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
- "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
- CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
- ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
- PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
- MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
  - A. MINIMUM ROOF/CEILING INSULATION R-19
  - B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13.
  - C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13.
  - D. ALL INSULATION TO MEET CEC QUALITY STANDARDS.
  - E. INFILTRATION CONTROL.
  - F. DOORS AND WINDOWS WEATHER-STRIPPED.
  - G. EXHAUST SYSTEMS DAMPENED.
  - H. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
  - I. ALL JOINTS AND PENETRATIONS CAULKED AND LABELED.
  - J. DUCTS CONSTRUCTED AND INSTALLED PER UMC.
  - K. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
- LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2409)
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.

## PROJECT DATA:

### CODES

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

### PROJECT ADDRESS

5915 CALIFORNIA ST  
SAN FRANCISCO, CA 94121

### PROJECT DESCRIPTION

DEMOLITION OF AN (E) 2 STORY SINGLE FAMILY RESIDENCE

CONSTRUCT (N) 4 STORY, 3 UNIT CONDOMINIUM, INCLUDING:

- 3 CAR COMMON GARAGE
- ONE 3 BEDROOM, 3 BATH CONDO W/ MUDROOM, KITCHEN, DINING RM, LIVING RM, LAUNDRY CLOSET, AND STUDY
- TWO 2 BEDROOM, 2 BATH CONDOS W/ KITCHEN DINING RM, LIVING RM, AND LAUNDRY CLOSET
- NFPA 13 FIRE SPRINKLERS UNDER SEPARATE PERMIT
- SOLAR PANEL ARRAY UNDER SEPARATE PERMIT

### PLANNING INFORMATION

BLOCK - LOT	1412 - 031
ZONING DISTRICT	RM-1
BUILDING HEIGHT	EXISTING - 25'-5" PROPOSED - 40'-0" (40'-0" MAX)
NUMBER OF STORIES	EXISTING - 2 PROPOSED - 4
SETBACKS	FRONT - AVG. OF ADJ. REAR - AVG. OF ADJ. (25% MIN.)
LOT SIZE	2,250 SQ. FT.

### GROSS FLOOR AREA:

1ST FLOOR EXISTING	909 SQ. FT.	(CONDITIONED)
2ND FLOOR EXISTING	98 SQ. FT.	(UNCONDITIONED)
2ND FLOOR EXISTING	490 SQ. FT.	(CONDITIONED)
<b>TOTAL EXISTING</b>	<b>1,399 SQ. FT.</b>	<b>(CONDITIONED)</b>
1ST FLOOR PROPOSED	358 SQ. FT.	(CONDITIONED)
2ND FLOOR PROPOSED	1,147 SQ. FT.	(UNCONDITIONED)
2ND FLOOR PROPOSED	1,268 SQ. FT.	(CONDITIONED)
3RD FLOOR PROPOSED	147 SQ. FT.	(UNCONDITIONED)
3RD FLOOR PROPOSED	1,133 SQ. FT.	(CONDITIONED)
4TH FLOOR PROPOSED	148 SQ. FT.	(UNCONDITIONED)
4TH FLOOR PROPOSED	950 SQ. FT.	(CONDITIONED)
4TH FLOOR PROPOSED	109 SQ. FT.	(UNCONDITIONED)
<b>TOTAL PROPOSED</b>	<b>3,709 SQ. FT.</b>	<b>(CONDITIONED)</b>
<b>TOTAL PROPOSED</b>	<b>1,551 SQ. FT.</b>	<b>(UNCONDITIONED)</b>
<b>NET TOTAL</b>	<b>5,389 SQ. FT.</b>	<b>(CONDITIONED)</b>

### (N) GFA PER UNIT:

UNIT 1-	1,629 SQ. FT.
UNIT 2-	1,133 SQ. FT.
UNIT 3-	950 SQ. FT.

### USABLE OPEN SPACE:

CONDO UNIT 1-	764 SQ. FT. (PRIVATE)
CONDO UNIT 2-	116 SQ. FT. (PRIVATE)
CONDO UNIT 3-	171 SQ. FT. (PRIVATE)

### BUILDING INFORMATION

CONSTRUCTION TYPE	TYPE - 5A
OCCUPANCY	(E) R-3; (N) R-2
MINIMUM ROOF CLASS	CLASS B ROOF
FIRE SPRINKLERS	NFPA 13 UNDER SEPARATE PERMIT

## DRAWING INDEX

### ARCHITECTURAL

1.	A0.00	TITLESHEET
2.	A0.01	(E/D) SITE PLAN
3.	A0.02	(P) SITE PLAN
4.	A0.03	SITE PHOTOS
5.	A0.04	PERSPECTIVES
6.	SU1.0	SURVEY
7.	A1.00	FLOOR PLANS (E/D)
8.	A1.01	FLOOR PLANS (P)
9.	A1.02	FLOOR PLANS (P)
10.	A1.03	ROOF PLAN (P)
11.	A3.01	EXTERIOR ELEVATIONS (E/D)
12.	A3.02	EXTERIOR ELEVATIONS (E/D)
13.	A3.03	EXTERIOR ELEVATIONS (P)
14.	A3.04	EXTERIOR ELEVATIONS (P)
15.	A3.05	EXTERIOR ELEVATIONS (P)
16.	A3.06	EXTERIOR ELEVATIONS (P)
17.	A3.07	BUILDING SECTIONS (E/D)
18.	A3.08	BUILDING SECTIONS (P)
19.	A3.09	BUILDING SECTIONS (P)
20.	A6.01	DOOR SCHEDULE
21.	A6.02	WINDOW SCHEDULE
22.	A8.00	GREEN BUILDING

## PROJECT PARTICIPANTS:

### ARCHITECT:

JOHN LUM ARCHITECTURE  
3248 17TH STREET  
SAN FRANCISCO, CA 94110

PROJECT MANAGER:  
HENRY MALMBERG  
t. 415.558.9550 x10023  
f. 415.558.0554

### OWNER:

ARTHUR LEUNG  
5915 CALIFORNIA ST  
SAN FRANCISCO, CA 94121

### CIVIL ENGINEER:

T.B.D.

### SURVEYOR:

LEA & BRAZE ENGINEERING  
2495 INDUSTRIAL PKWY WEST  
HAYWARD, CA 94545  
t. 510.887.4086

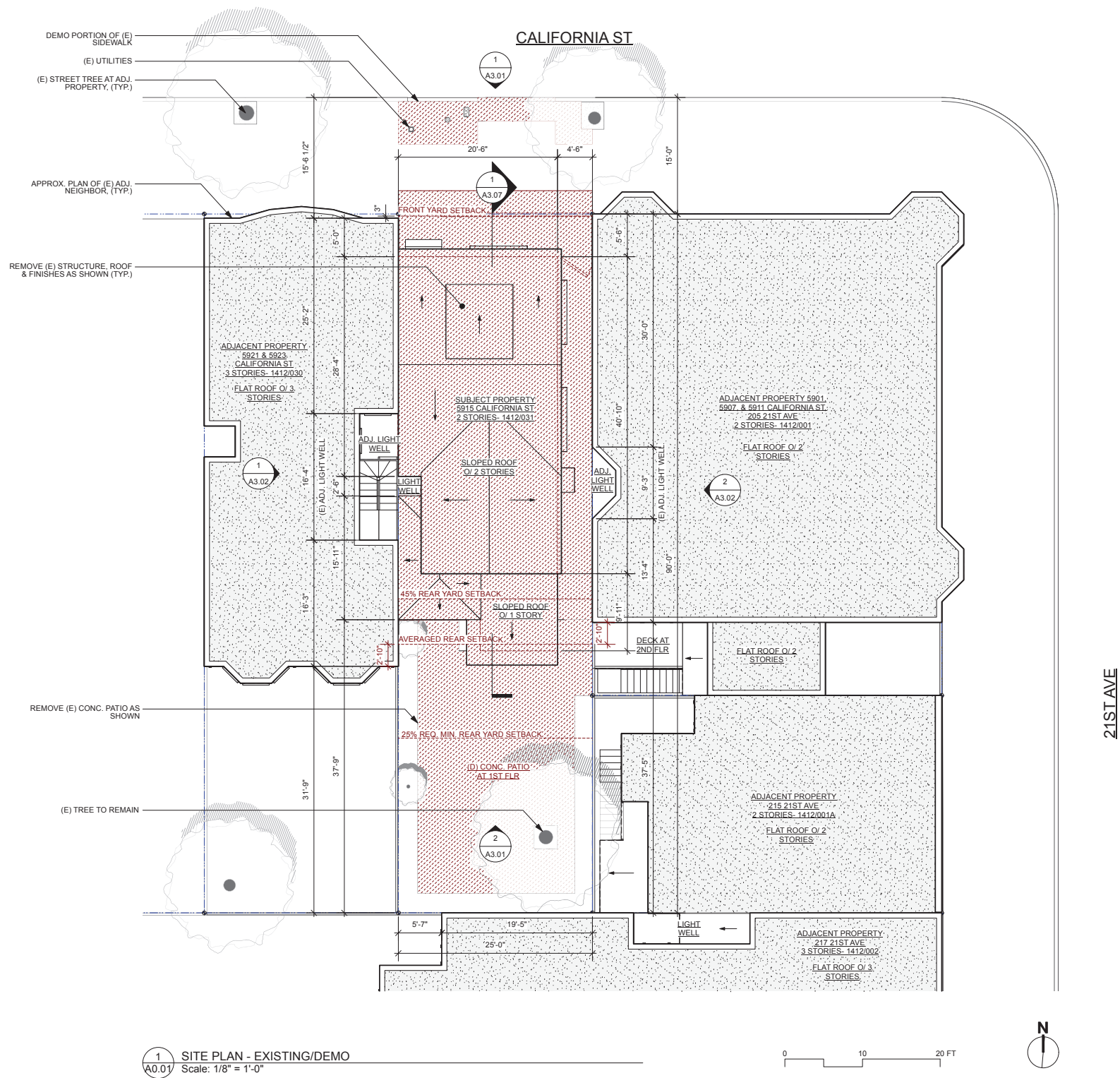
### GENERAL CONTRACTOR:

T.B.D.

### STRUCTURAL ENGINEER:

T.B.D.

filename: LEUNG\_DD\_210803\_site permit rev 2\_modified entry.vwx



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

date	issues / revisions	by
05.14.20	pre app meeting set	rm
07.07.20	site permit submittal	rm
03.05.21	site permit revision 1	rm

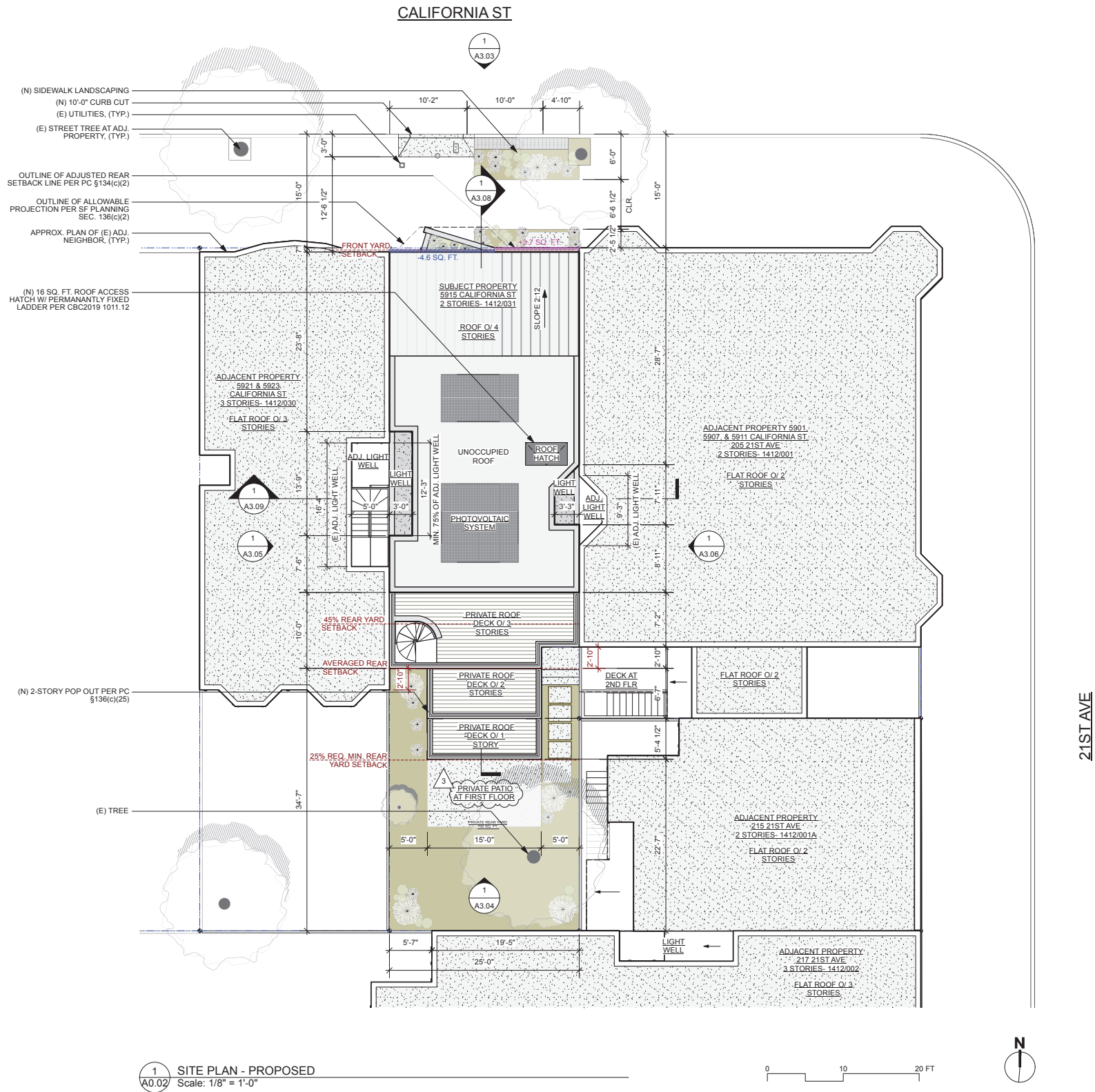
(E/D) SITE PLAN

A0.01

LEUNG

JOHN LUM ARCHITECTURE  
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.568.9550 FAX 415.568.9554

filename: LEUNG\_DD\_210003\_site permit rev 2\_modified entry.vwx



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

date	issues / revisions	by
05.14.20	pre app meeting set	rm
07.07.20	site permit submittal	rm
03.05.21	site permit revision 1	rm
07.28.21	site permit revision 3	rm

(P) SITE PLAN

A0.02

LEUNG

JOHN LUM ARCHITECTURE  
3240 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.568.9550 FAX 415.568.0554





SUBJECT PROPERTY 5915 CALIFORNIA ST



ADJACENT BUILDING 5901, 5907 & 5911 CALIFORNIA ST



SUBJECT PROPERTY 5915 CALIFORNIA ST



ADJACENT BUILDING 5921 & 5923 CALIFORNIA ST



NEIGHBORING BUILDINGS ACROSS CALIFORNIA STREET



REAR OF ADJACENT BUILDING 5921 & 5923 CALIFORNIA ST



REAR OF SUBJECT PROPERTY 5915 CALIFORNIA ST



REAR OF ADJACENT BUILDING 5901, 5907, & 5911 CALIFORNIA ST

LEUNG

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.568.9550 FAX 415.568.0554



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 051

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

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SITE PHOTOS

A0.03



filename: LEUNG\_DD\_210003\_site permit rev 2\_modified entry.wvx



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LEUNG - CALIFORNIA ST

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San Francisco, CA 94121

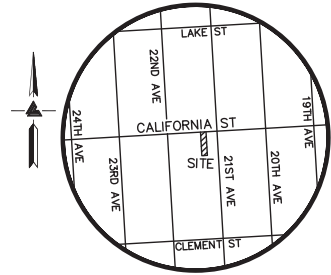
client:

date	issues / revisions	by
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03.05.21	site permit revision 1	rm
06.04.21	site permit revision 2	rm

PERSPECTIVES

A0.04





VICINITY MAP  
NO SCALE

### LEGEND AND NOTES

---	BOUNDARY LINE
----	BUILDING OVERHANG LINE
-E-	ELECTRICAL OVERHEAD LINE
-ETC-	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
-X-	FENCE LINE
-OH-	MUNI OVERHEAD LINE
-SS-	SANITARY SEWER LINE
-TC-	TELEPHONE/CABLE TV OVERHEAD LINE
FF	FINISH FLOOR
FL	FLOW LINE
INV	INVERT
RP	ROOF PEAK
TC	TOP OF CURB
TOS	TOP OF SLAB
• AD	AREA DRAIN
□ EM	ELECTRICAL METER
⊗ GV	FIRE HYDRANT
⊗ GV	GAS VALVE
⊕	JOINT POLE
○ SSCO	SANITARY SEWER CLEAN-OUT
○ SSMH	SANITARY SEWER MAINTENANCE HOLE
⊕	SIGN
□ WM	WATER METER
⊗ WV	WATER VALVE
⊕ XXX.XX	BENCHMARK
•	SPOTGRADE
•	ASPHALT
•	CONCRETE
•	TREE: TYPE AND SIZE AS NOTED

### EASEMENT NOTE

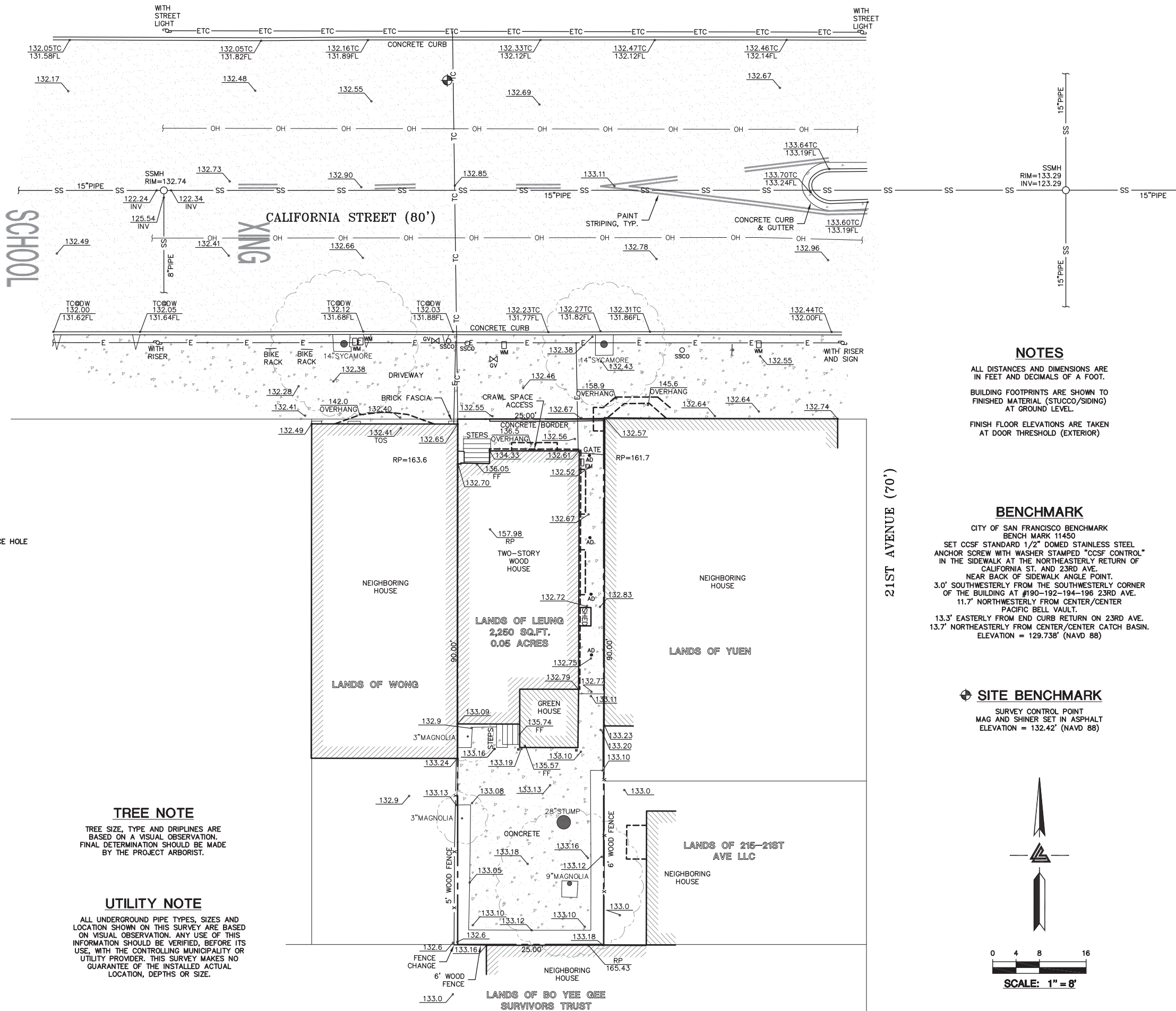
THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY, ORDER NO. 1629915, DATED APRIL 10, 2019.

### TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

### UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.



### NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

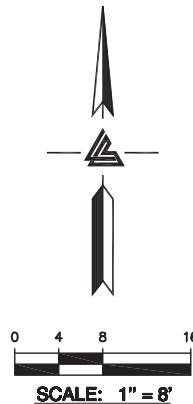
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

### BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK  
BENCH MARK 11450  
SET CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" IN THE SIDEWALK AT THE NORTHEASTERLY RETURN OF CALIFORNIA ST. AND 23RD AVE.  
NEAR BACK OF SIDEWALK ANGLE POINT.  
3.0' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF THE BUILDING AT #190-192-194-196 23RD AVE.  
11.7' NORTHWESTERLY FROM CENTER/CENTER PACIFIC BELL VAULT.  
13.3' EASTERLY FROM END CURB RETURN ON 23RD AVE.  
13.7' NORTHEASTERLY FROM CENTER/CENTER CATCH BASIN.  
ELEVATION = 129.738' (NAVD 88)

### SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 132.42' (NAVD 88)



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
REGIONAL OFFICES:  
MAIN OFFICE: 2495 INDUSTRIAL PARK WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4086  
SAN JOSE  
WWW.LEABRAZE.COM

5915 CALIFORNIA STREET  
SAN FRANCISCO, CALIFORNIA

SAN FRANCISCO COUNTY  
APN: 1412-031

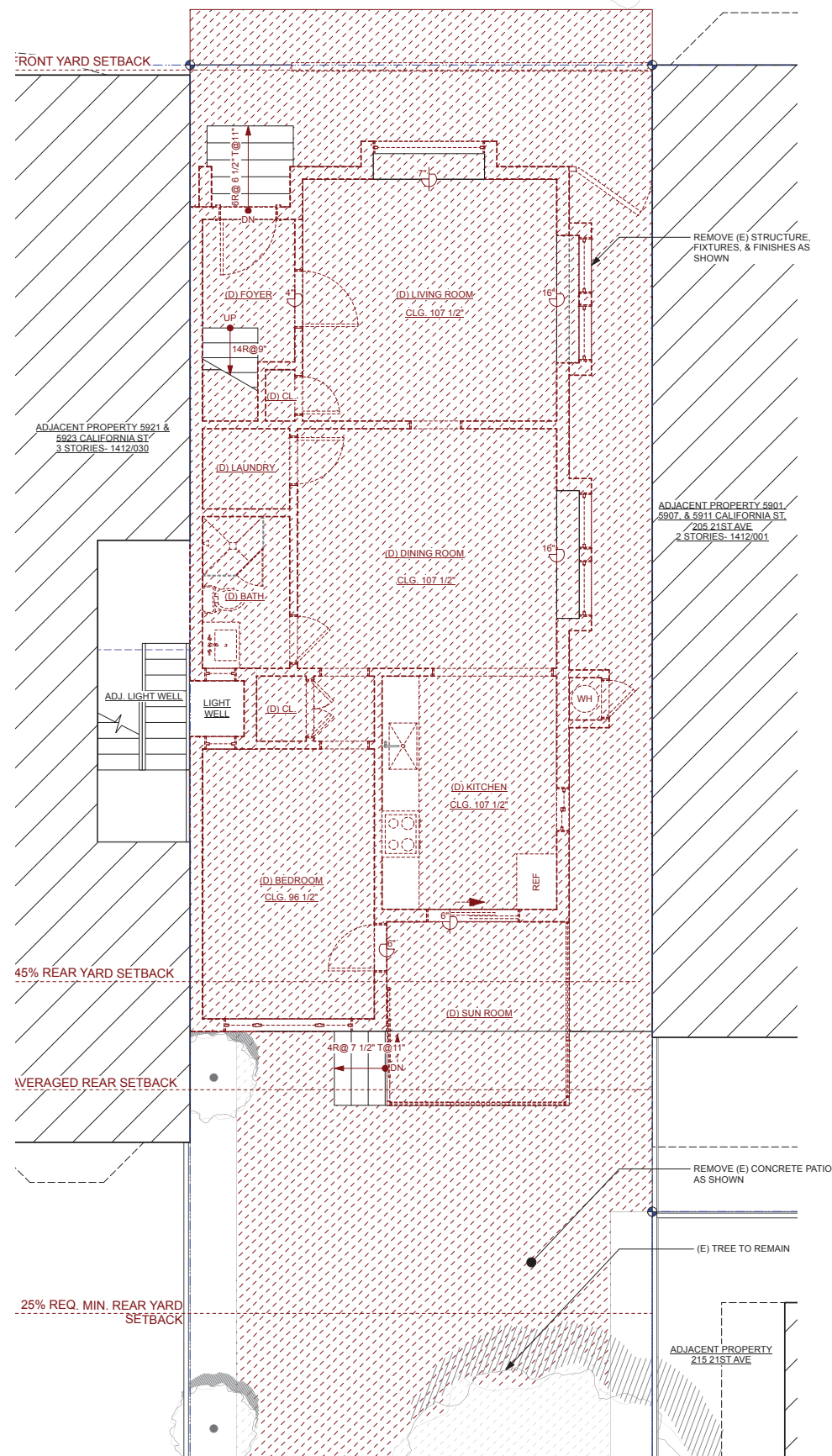
TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2191541	
DATE: 2-19-20	
SCALE: 1" = 8'	
FIELD BY: EH	
DRAWN BY: JN	
SHEET NO:	

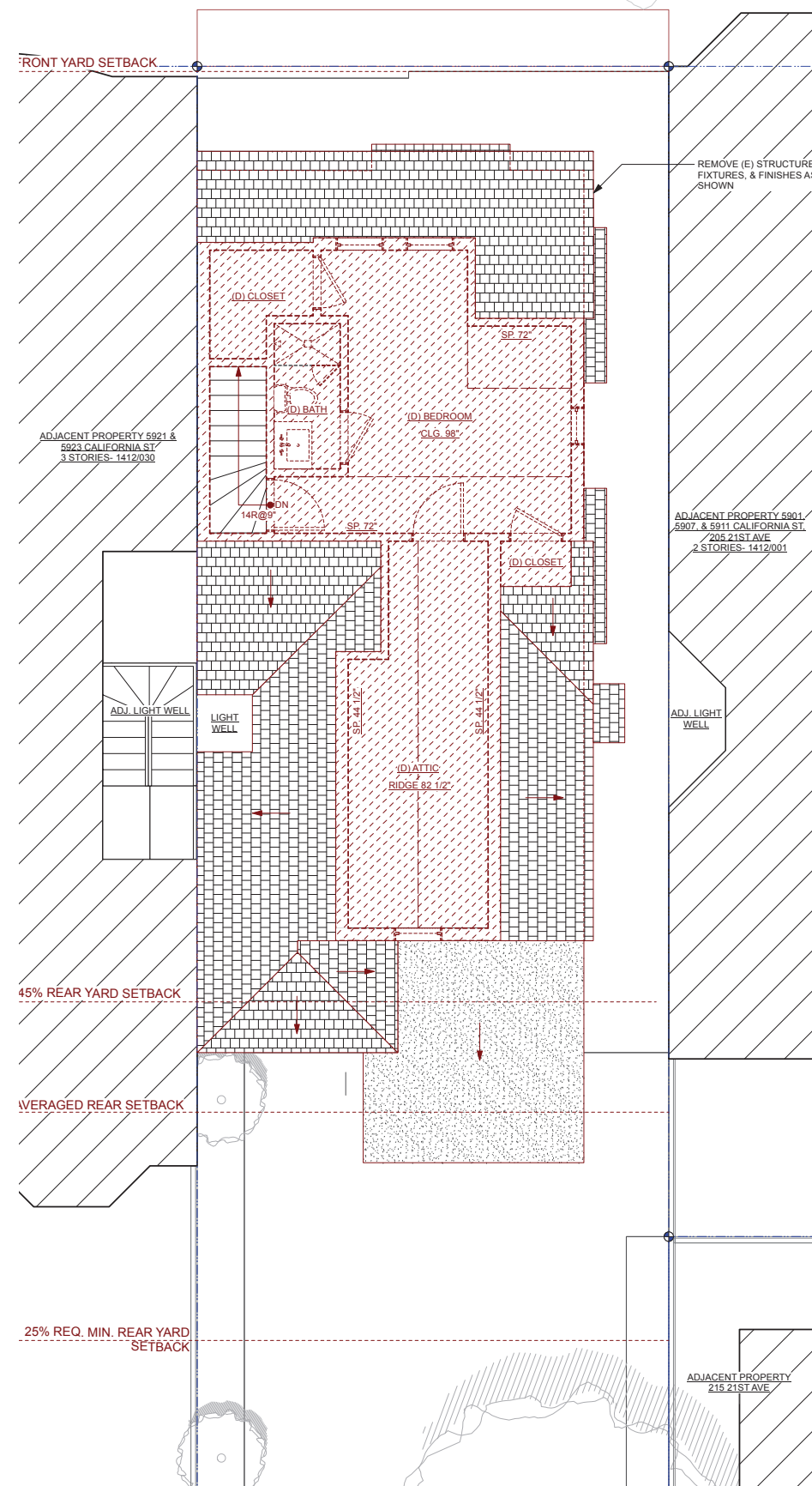
**SU1**

01 OF 01 SHEETS





1 FIRST FLOOR PLAN - EXISTING/DEMO  
A1.00 Scale: 1/4" = 1'-0"

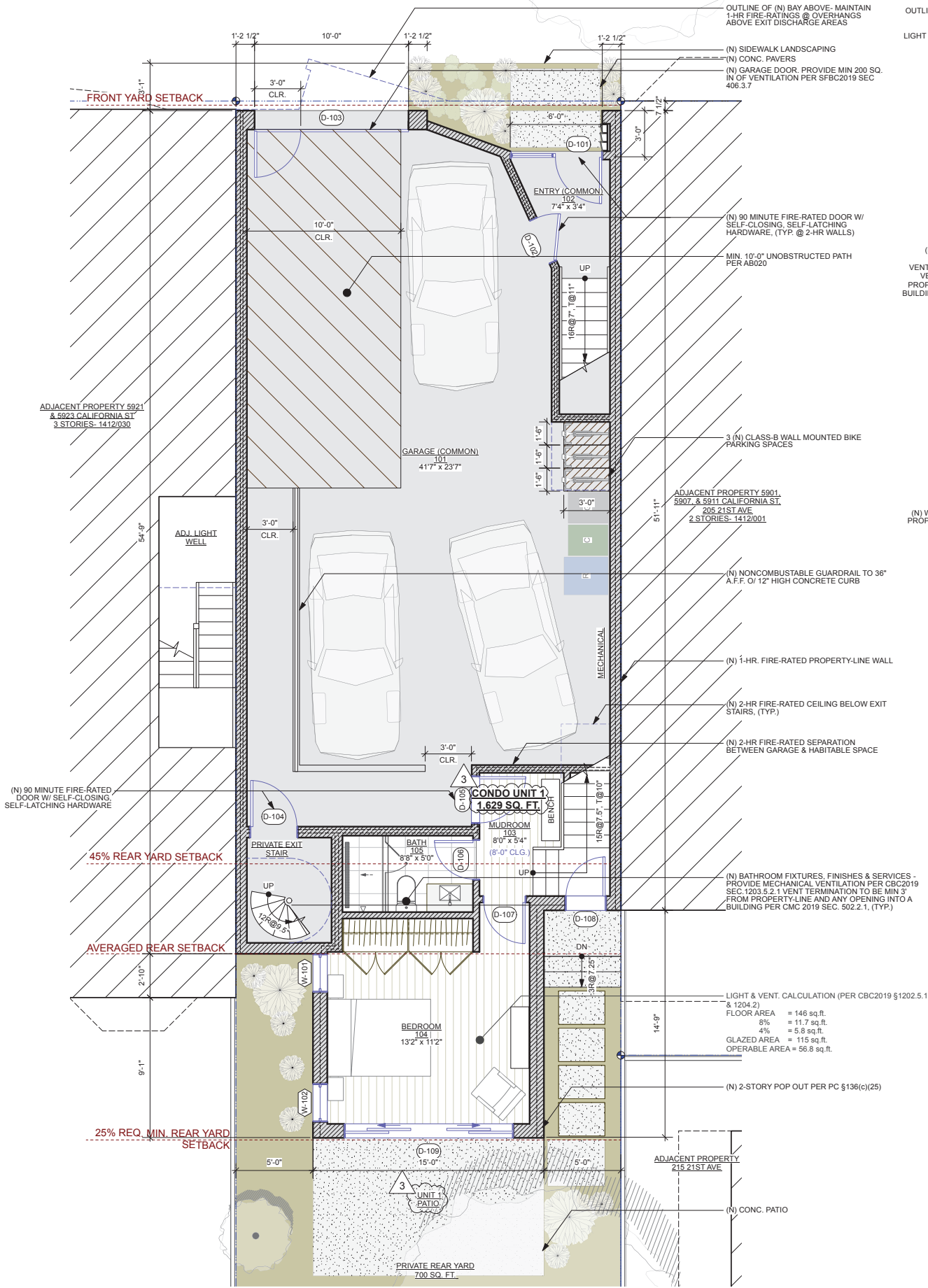


2 SECOND FLOOR PLAN - EXISTING/DEMO  
A1.00 Scale: 1/4" = 1'-0"

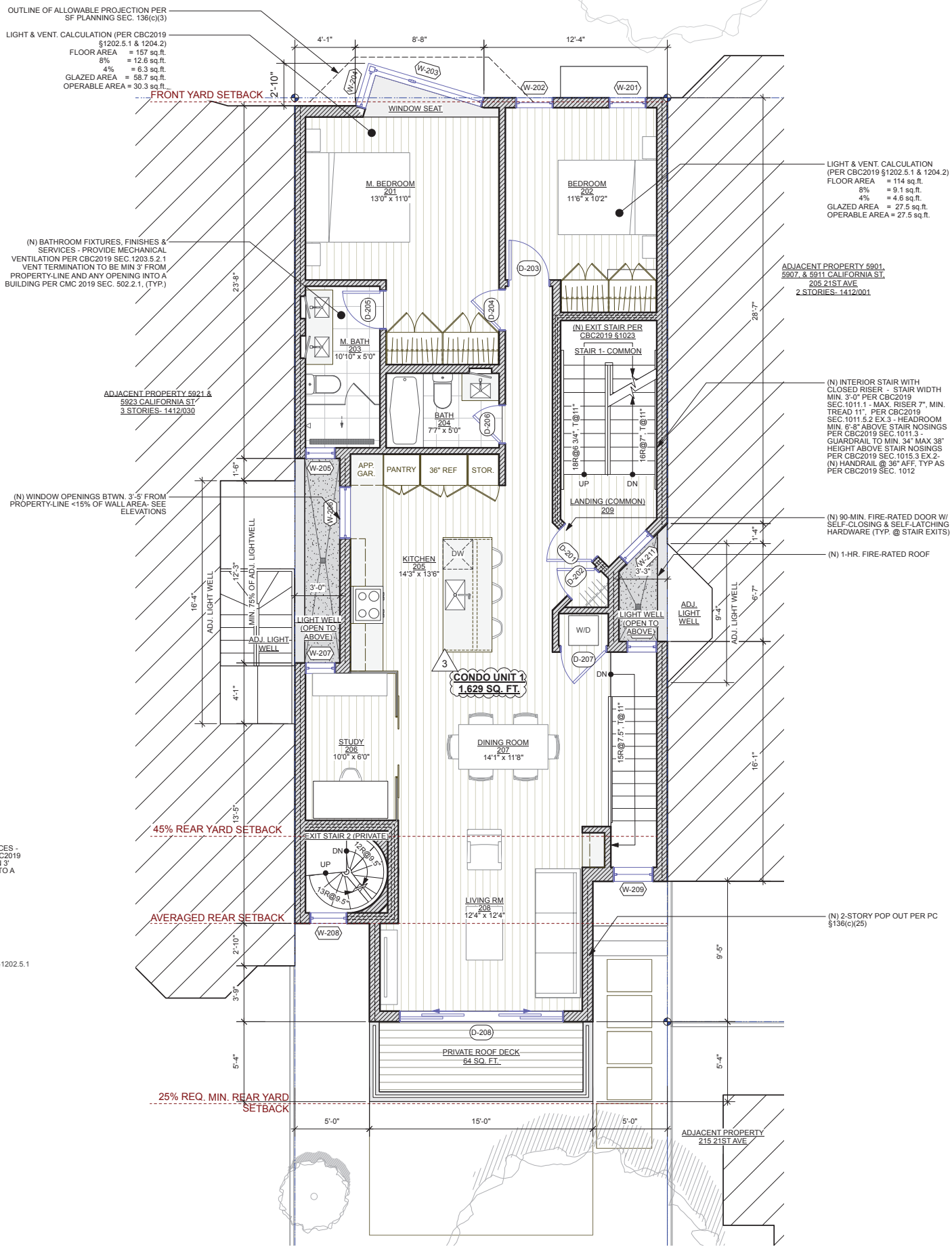


date	issues / revisions	by
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03.05.21	site permit revision 1	rm

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1 FIRST FLOOR PLAN - PROPOSED  
A1.01 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED  
A1.01 Scale: 1/4" = 1'-0"

LEUNG



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Block 1412 - Lot 031

Arthur Leung  
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San Francisco, CA 94121

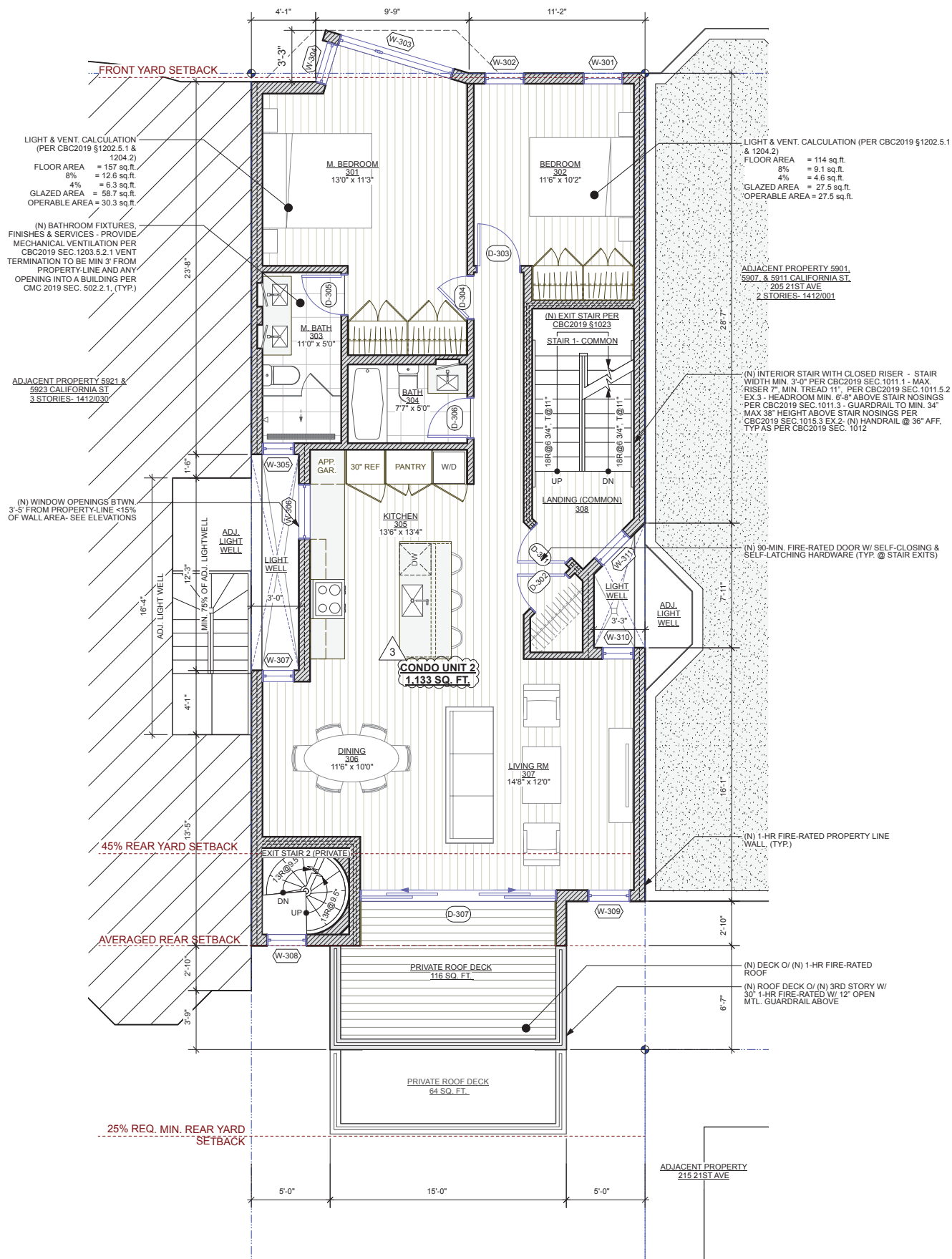
client:

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06.04.21	site permit revision 2	rm
07.28.21	site permit revision 3	rm

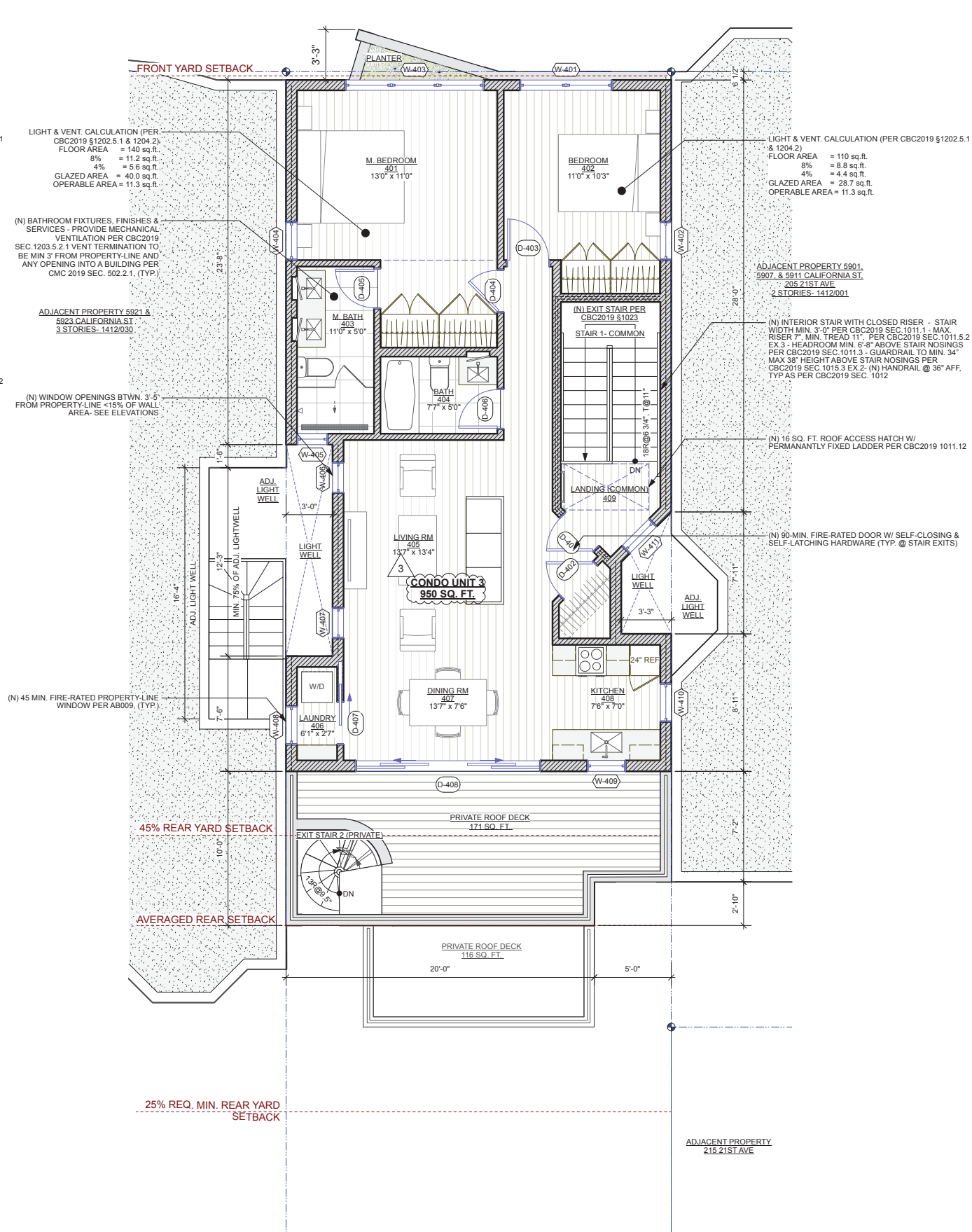
FLOOR PLANS (P)

A1.01



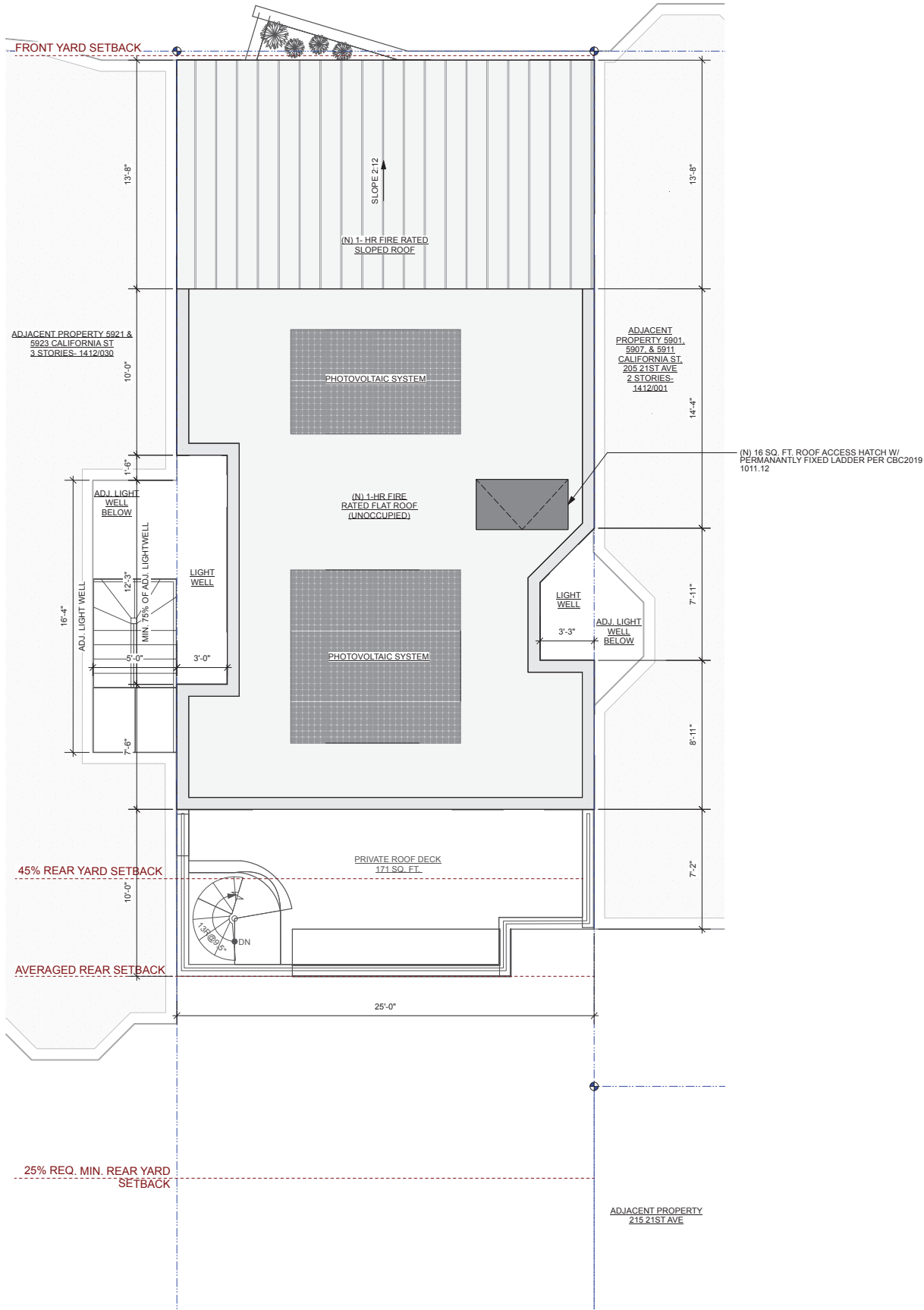


2 FOURTH FLOOR PLAN - PROPOSED  
A1.02 Scale: 1/4" = 1'-0"



0                      5                      10 FT

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1 ROOF PLAN - PROPOSED  
A1.03



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ROOF PLAN (P)

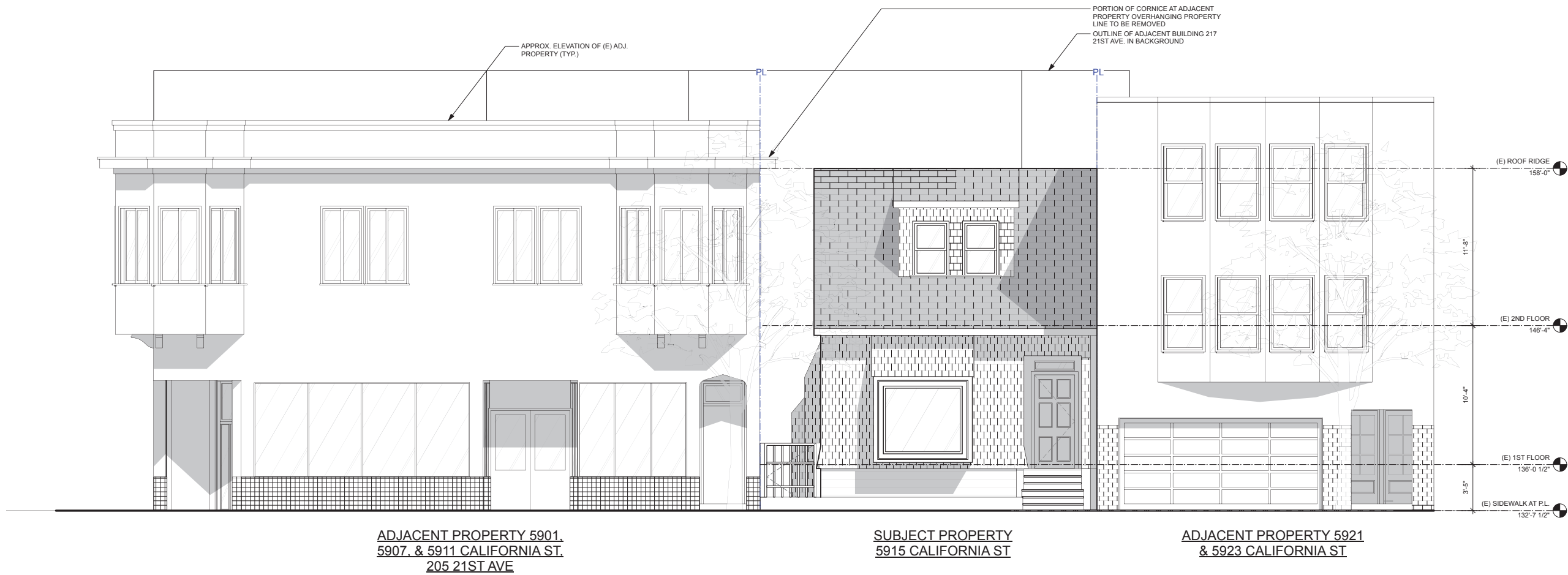
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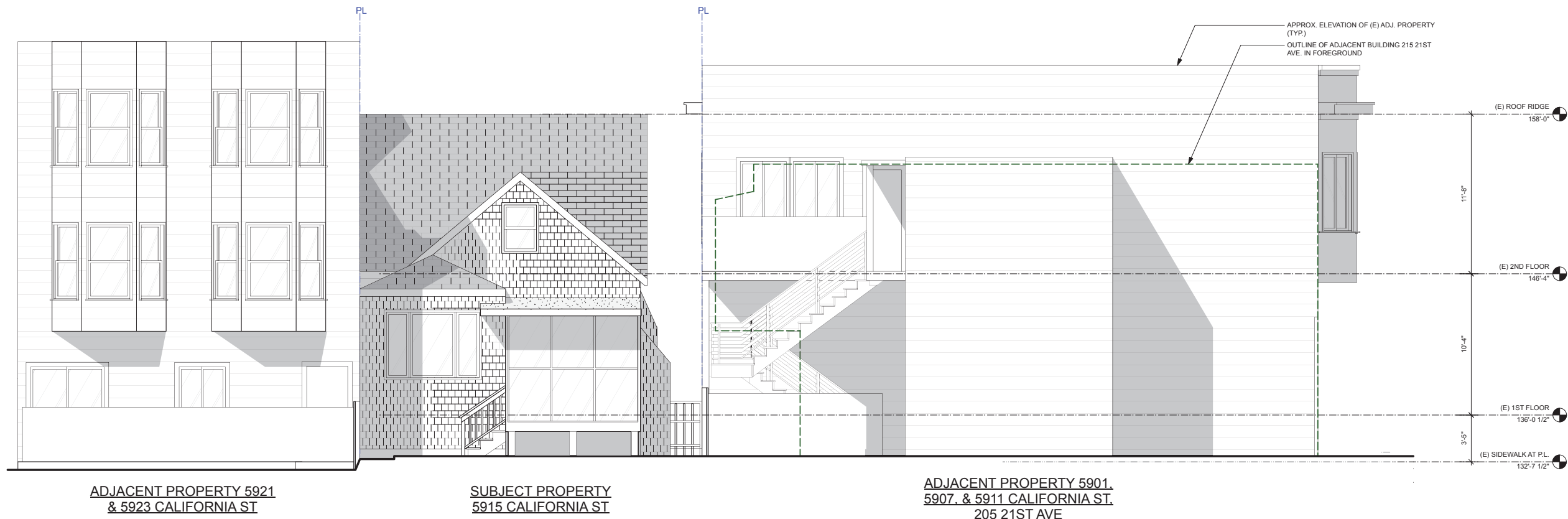
JOHN LUM

JOHN LUM ARCHITECTURE  
32246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.568.9550 FAX 415.568.0554

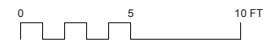
filename: LEUNG\_DD\_210803\_site permit rev 2\_modified entry.wvx



1  
A3.01 EXTERIOR ELEVATION - EXISTING/DEMO - FRONT (NORTH)  
Scale: 1/4" = 1'-0"



2  
A3.01 EXTERIOR ELEVATION - EXISTING/DEMO - REAR (SOUTH)  
Scale: 1/4" = 1'-0"



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client:

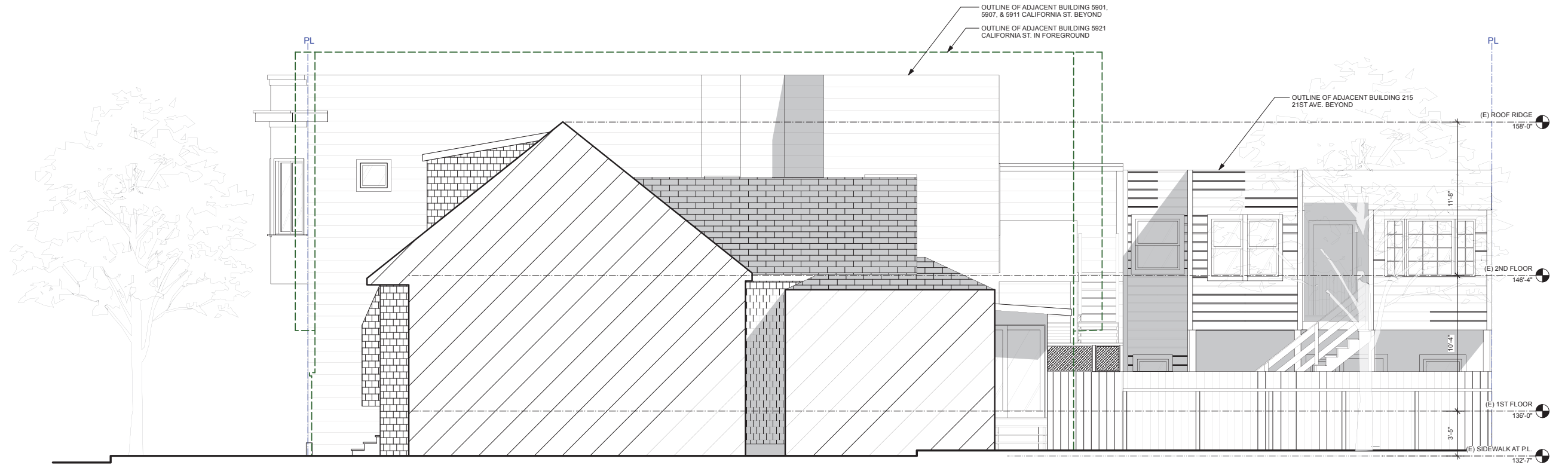
date	issues / revisions	by
05.14.20	pre app meeting set	rm
07.07.20	site permit submittal	rm
03.05.21	site permit revision 1	rm

EXTERIOR ELEVATIONS (E/D)

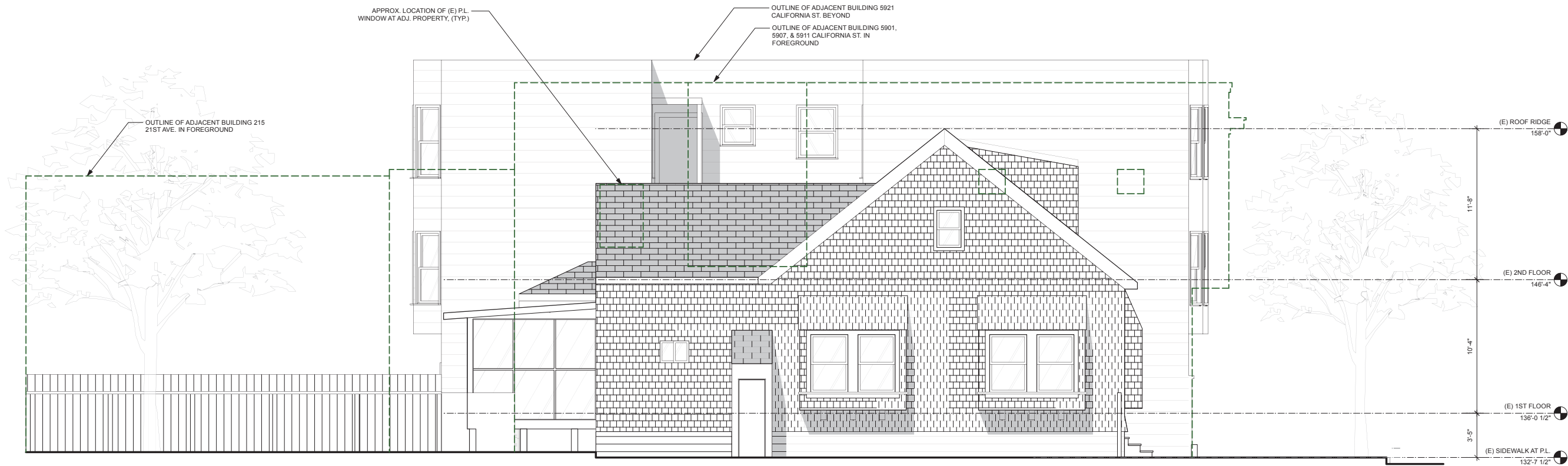
A3.01

JOHN LUM ARCHITECTURE  
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

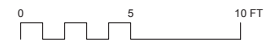
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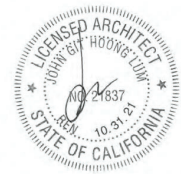
1  
A3.02 EXTERIOR ELEVATION - EXISTING/DEMO - SIDE (WEST)  
Scale: 1/4" = 1'-0"



2  
A3.02 EXTERIOR ELEVATION - EXISTING/DEMO - SIDE (EAST)  
Scale: 1/4" = 1'-0"



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LEUNG - CALIFORNIA ST

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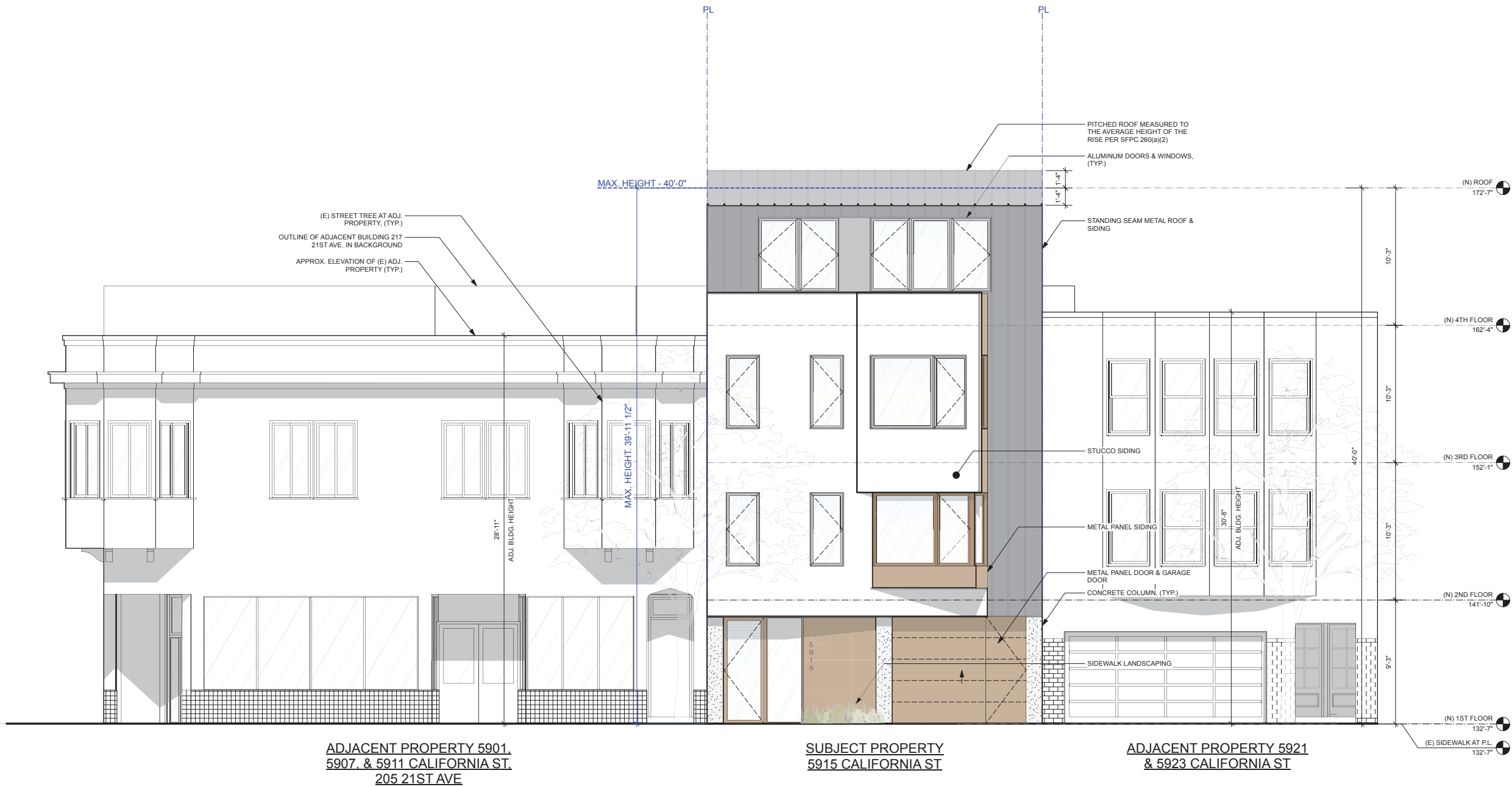
EXTERIOR ELEVATIONS (E/D)

A3.02

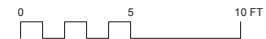
JOHN LUM ARCHITECTURE  
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1  
A3.03 EXTERIOR ELEVATION - PROPOSED - FRONT (NORTH)  
Scale: 1/4" = 1'-0"



LEUNG - CALIFORNIA ST

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EXTERIOR ELEVATIONS (P)

A3.03

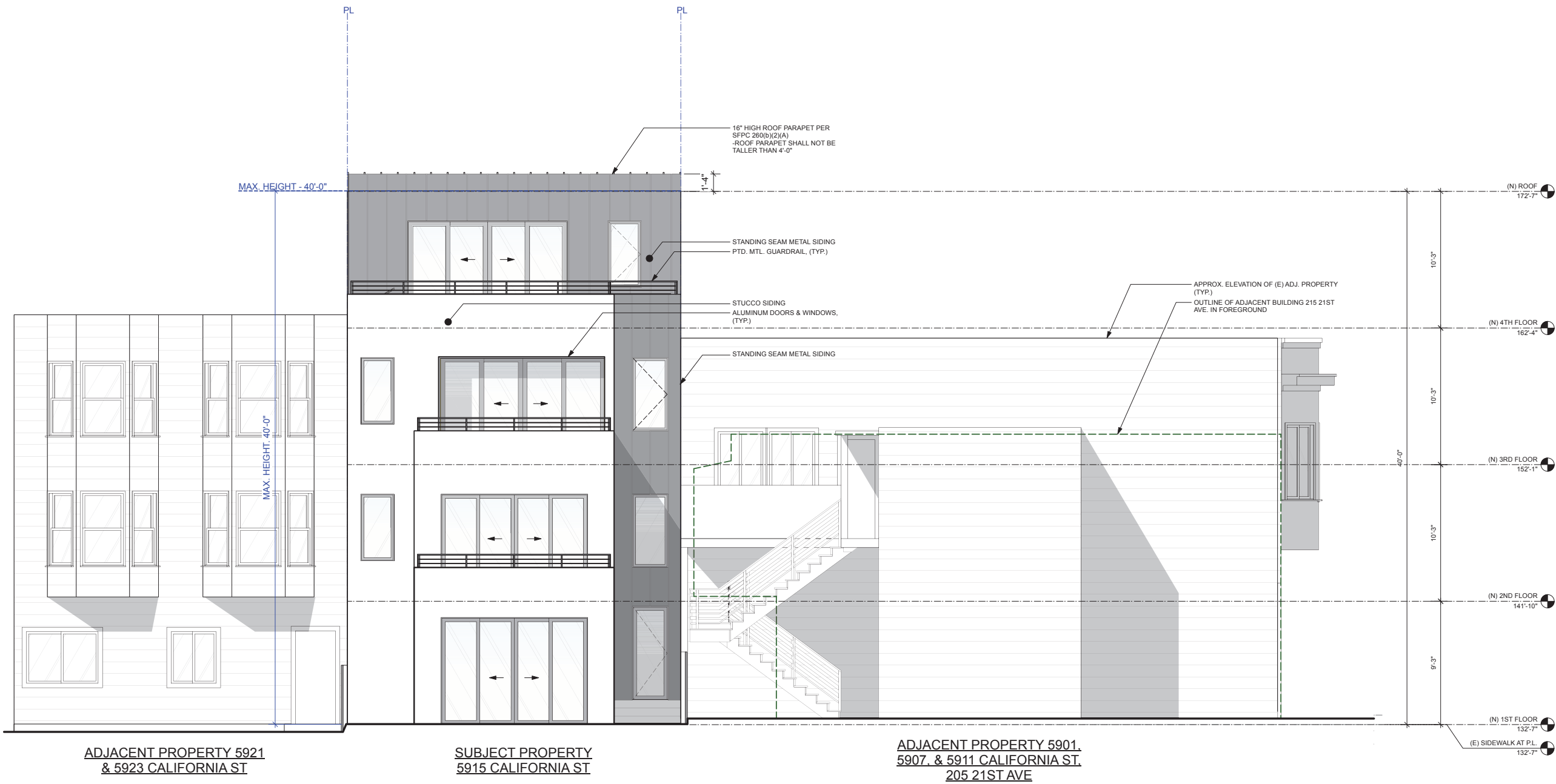


LEUNG

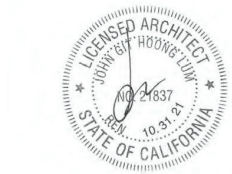
JOHN LUM ARCHITECTURE  
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.588.9550 FAX 415.588.0554

client:  
Arthur Leung  
5915 California St  
San Francisco, CA 94121

filename: LEUNG\_DD\_210803\_site permit rev 2\_modified entry.vwx



1  
A3.04 EXTERIOR ELEVATION - PROPOSED - REAR (SOUTH)  
Scale: 1/4" = 1'-0"



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03.05.21	site permit revision 1	rm

EXTERIOR ELEVATIONS (P)

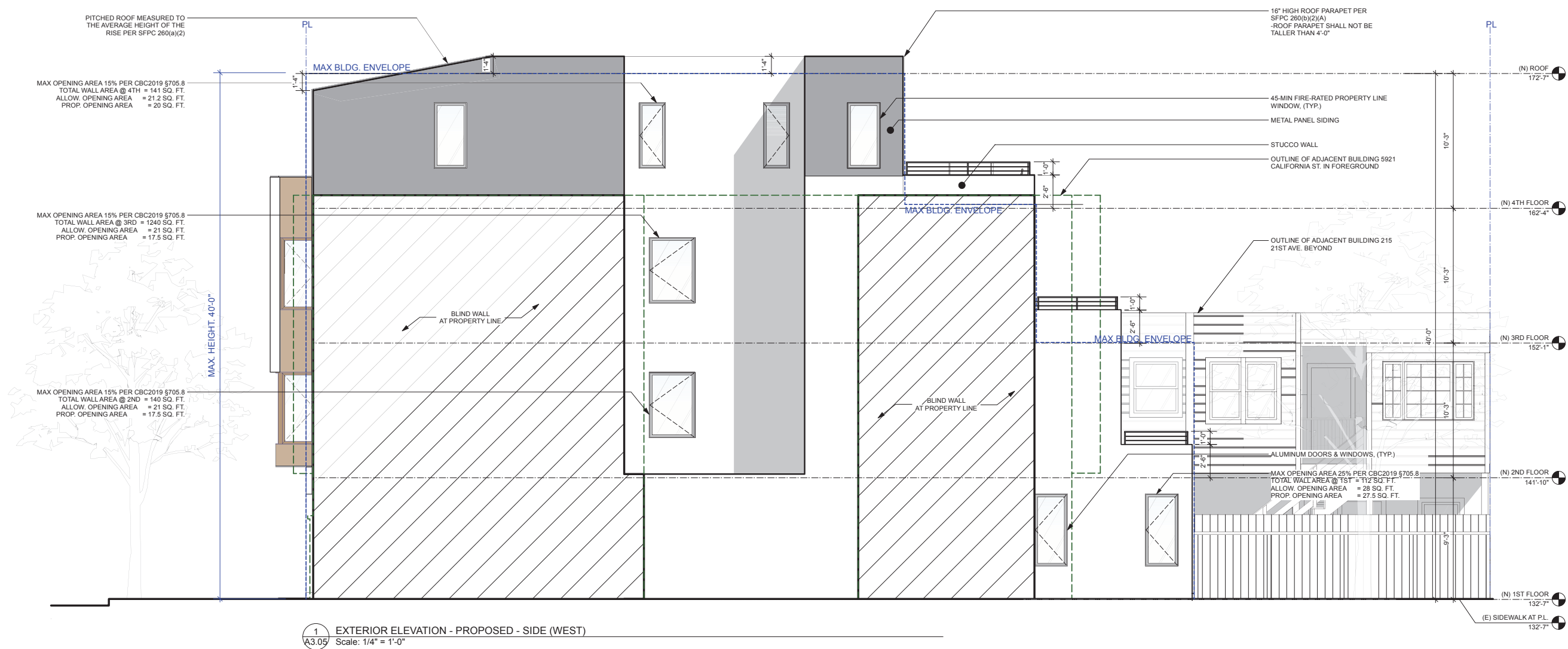
A3.04

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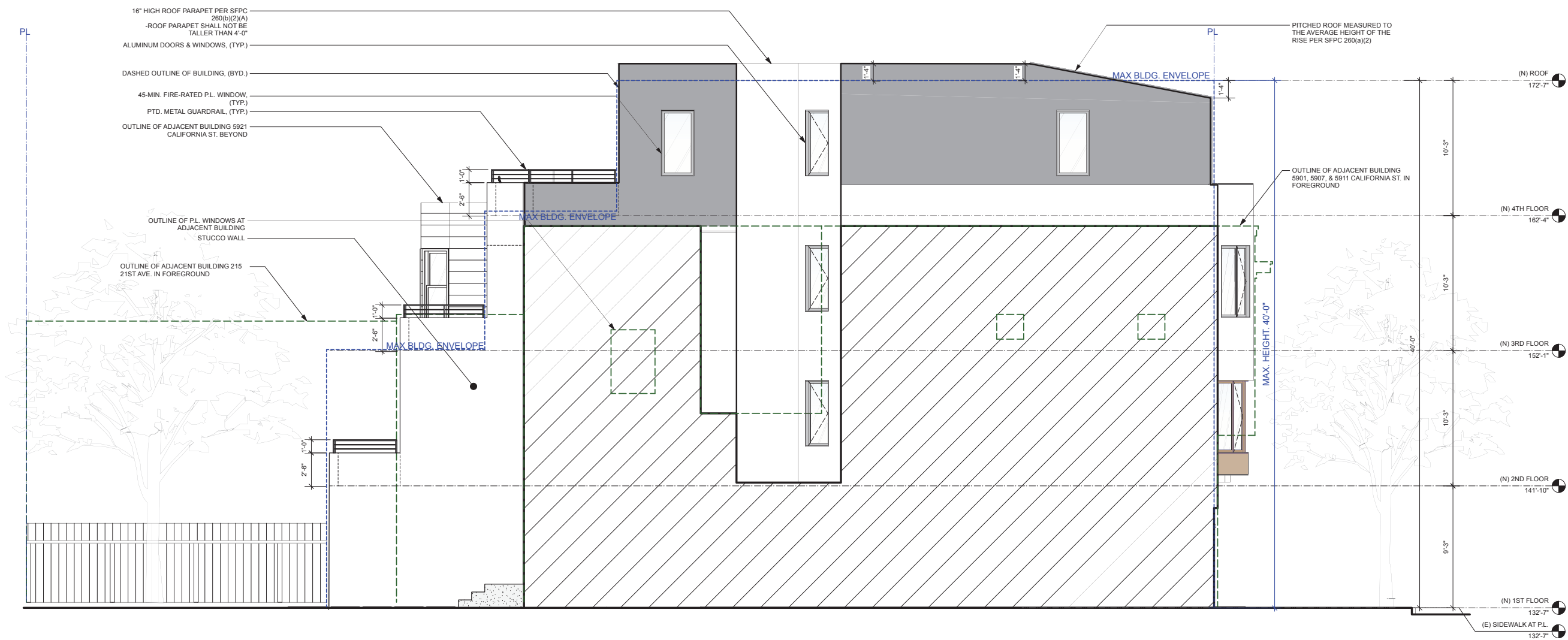
EXTERIOR ELEVATIONS (P)

A3.05

LEUNG

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1  
A3.06 EXTERIOR ELEVATION - PROPOSED - SIDE (EAST)  
Scale: 1/4" = 1'-0"



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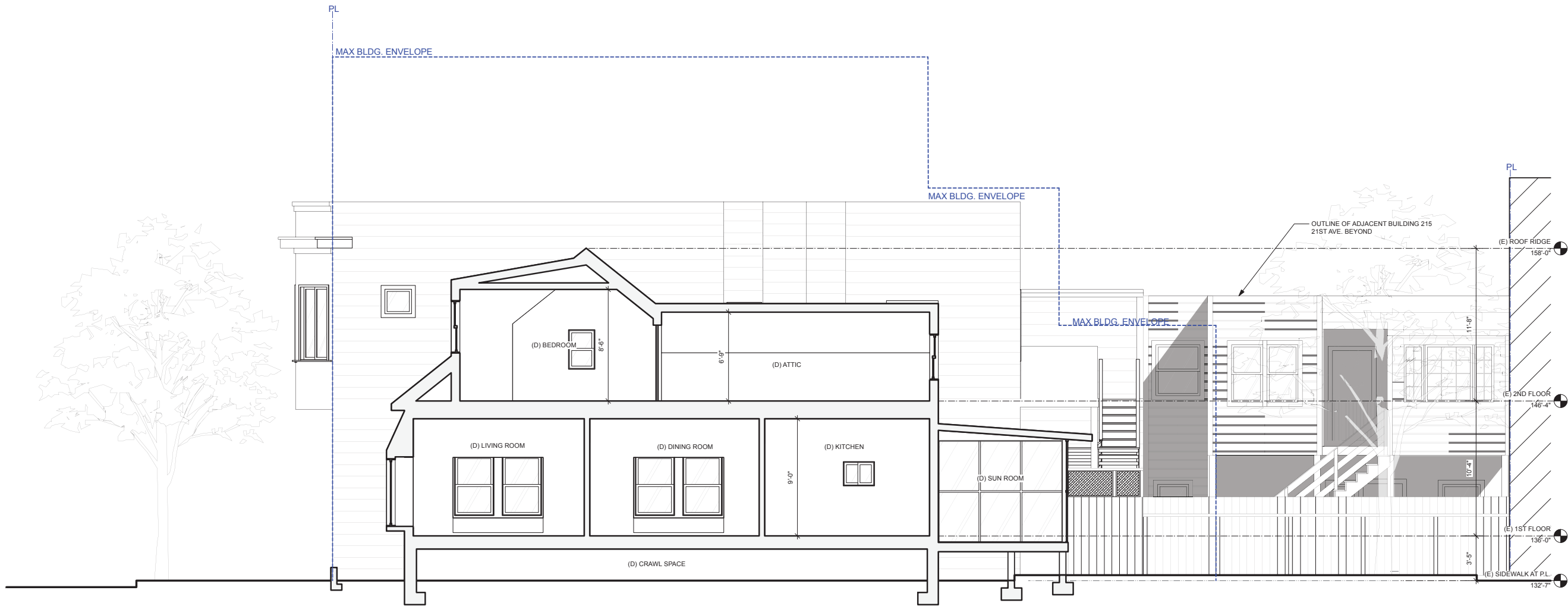
EXTERIOR ELEVATIONS (P)

A3.06

LEUNG

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3240 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
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1 BUILDING SECTION - EXISTING/DEMO  
A3.07 Scale: 1/4" = 1'-0"



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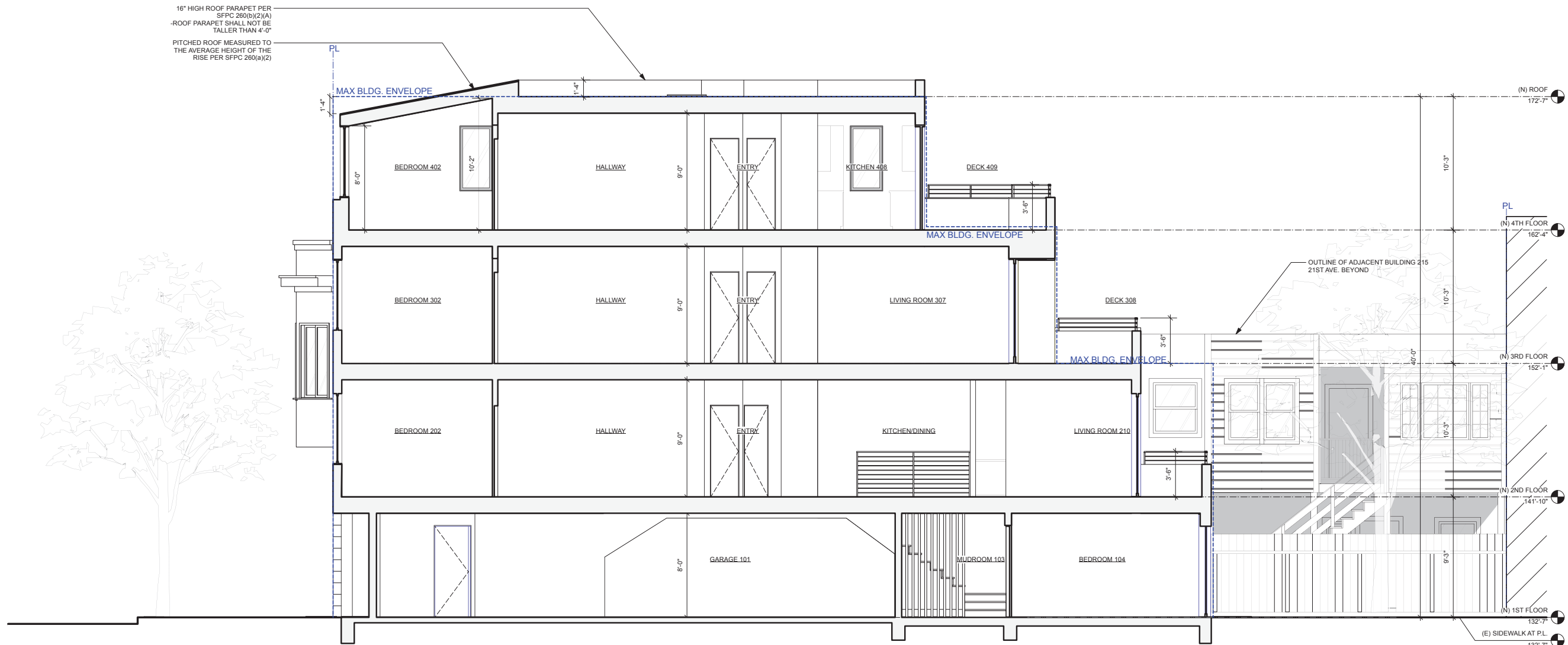
BUILDING SECTIONS (E/D)

A3.07

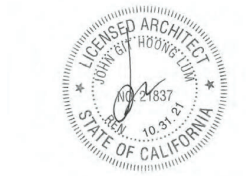
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1 BUILDING SECTION - PROPOSED  
A3.08 Scale: 1/4" = 1'-0"



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client:

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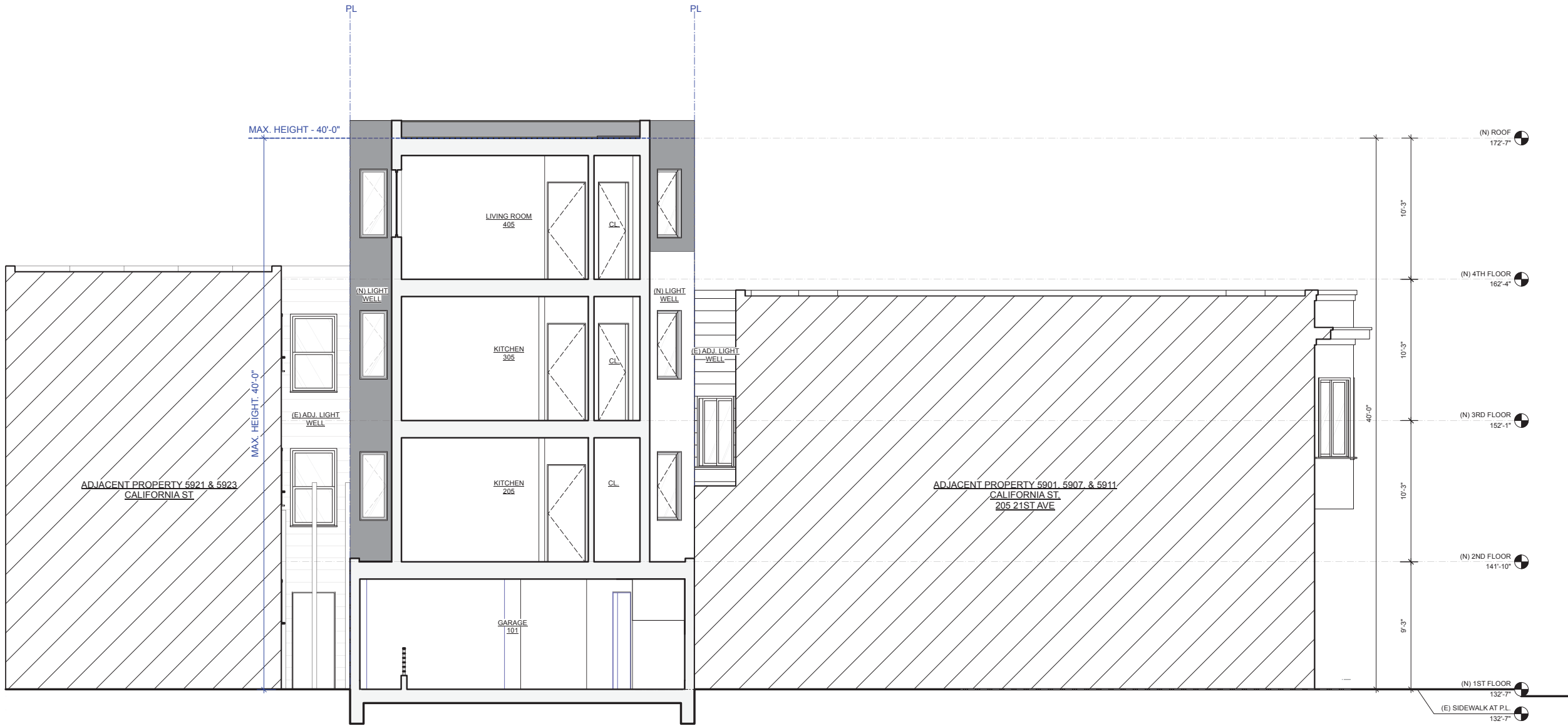
BUILDING SECTIONS (P)

A3.08

LEUNG

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1 BUILDING SECTION - PROPOSED  
A3.09 Scale: 1/4" = 1'-0"



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 051

client:  
Arthur Leung  
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San Francisco, CA 94121

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BUILDING SECTIONS (P)

A3.09

LEUNG

JOHN LUM ARCHITECTURE  
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.588.9550 FAX 415.588.0554

Door Schedule

GENERAL									GLAZING		NOTES	
Door #	Type	Room	Unit Width	Unit Height	Leaf Width	Leaf Height	Operation	Material	Safety	Obscure	Mfr	Comments
101	C	Entry 102	6'0"	8'0"	3'0"	7'11 1/2"	Swing Simple	Aluminum	X			
102	A	Entry 102	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				90-minute fire-rated door w/ self-closing & self-latching hardware
103	F	Garage 101	10'0"	8'0"	10'0"	8'0"	Overhead	Aluminum				
104	A	Garage 101	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				90-minute fire-rated door w/ self-closing & self-latching hardware
105	A	Mudroom 103	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				90-minute fire-rated door w/ self-closing & self-latching hardware
106	A	Bath 105	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
107	A	Bedroom 104	2'9 1/2"	7'1"	2'8"	7'0"	Swing Simple	Solid-core Wood				
108	D	Mudroom 103	2'8"	7'0"	2'6 1/2"	6'11 1/2"	Swing Simple	Aluminum	X			
109	B	Bedroom 104	11'0"	8'0"	10'10 1/2"	7'11 1/2"	Slider	Solid-core Wood				
201	A	Kitchen 205	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				90-minute fire-rated door w/ self-closing & self-latching hardware
202	A	Kitchen 205	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
203	A	Bedroom 202	2'9 1/2"	7'1"	2'8"	7'0"	Swing Simple	Solid-core Wood				
204	A	M. Bedroom 201	2'9 1/2"	7'1"	2'8"	7'0"	Swing Simple	Solid-core Wood				
205	A	M. Bath 203	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
206	A	Bath 204	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
207	A	Dining 207	3'1 1/2"	8'1"	3'0"	8'0"	Swing Simple	Solid-core Wood				
208	B	Living Room 208	11'0"	8'0"	10'10 1/2"	7'11 1/2"	Slider	Aluminum	X			
301	A	Kitchen 305	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				90-minute fire-rated door w/ self-closing & self-latching hardware
302	A	Kitchen 305	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				
303	A	Bedroom 302	2'9 1/2"	7'1"	2'8"	7'0"	Swing Simple	Solid-core Wood				
304	A	M. Bedroom 301	2'9 1/2"	7'1"	2'8"	7'0"	Swing Simple	Solid-core Wood				
305	A	M. Bath 303	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
306	A	Bath 304	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
307	B	Living Room 307	12'5 1/2"	8'1"	12'4"	8'0"	Slider	Aluminum	X			
401	A	Living Room 405	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				90-minute fire-rated door w/ self-closing & self-latching hardware
402	A	Living Room 405	3'1 1/2"	7'1"	3'0"	7'0"	Swing Simple	Solid-core Wood				
403	A	Bedroom 402	2'9 1/2"	7'1"	2'8"	7'0"	Swing Simple	Solid-core Wood				
404	A	M. Bedroom 401	2'9 1/2"	7'1"	2'8"	7'0"	Swing Simple	Solid-core Wood				
405	A	M. Bath 403	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
406	A	Bath 404	2'7 1/2"	7'1"	2'6"	7'0"	Swing Simple	Solid-core Wood				
407	G	Laundry 406	2'9 1/2"	7'1"	2'8"	7'0"	Pocket Simple	Solid-core Wood				
408	B	Dining 407	12'0"	8'0"	11'10 1/2"	7'11 1/2"	Slider	Aluminum	X			

- DOOR NOTES**
- 1) THE LOCATION / SPECIFICATION OF SAFETY GLAZING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 2) THE CONTRACTOR SHALL VERIFY DOOR SIZES, HDR., HGT., SILL HGT., & MANUFACTURER W/ THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- 3) ALL WINDOW FRAME FINISHES TO BE SPECIFIED BY ARCHITECT.
- 4) ALL DIMENSIONS ARE APPROXIMATE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS W/ DETAILS AND AS-BUILT CONDITIONS, TYP.
- 5) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL FOR ALL DOORS, PRIOR TO ORDERING.
- 6) ALL SLAB-TYPE DOORS ARE TO BE SOLID-CORE WOOD, U.O.N.
- 7) ALL HINGED DOORS SHALL BE A MIN. 24" WIDE

SAFETY GLAZING HAZARDOUS LOCATIONS & CONDITIONS NOTES - CBC

PER CBC2013 §2406.4 THE FOLLOWING LOCATIONS AND CONDITIONS REQUIRE SAFETY GLAZING:

§2406.4.1 GLAZING IN DOORS - EXCEPT DECORATIVE GLAZING OR SMALL OPENINGS THAT PREVENT THE PASSAGE OF A 3" Ø SPHERE

§2406.4.2 GLAZING ADJACENT TO DOORS - WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS < 24" HORIZONTALLY FROM DOOR JAMBS & BOTTOM EDGE OF GLAZING IS < 60" ABOVE THE WALKING SURFACE.

- EXCEPTIONS: - DECORATIVE GLAZING, WHERE A WALL IS LOCATED BETWEEN THE DOOR & GLAZING, THE DOOR ACCESSES A CLOSET OR STORAGE ROOM ≤ 3' IN DEPTH;  
- IN R-3 & WIN INDIVIDUAL UNITS OF R-2 OCCUPANCIES WINDOWS IN WALLS PERPENDICULAR TO THE LATCH SIDE OF THE DOOR

§2406.4.3 GLAZING IN WINDOWS - GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1. EXPOSED AREA OF AN INDIVIDUAL PANE ≥ 9 SQ.FT.  
2. BOTTOM EDGE OF GLAZING < 18" ABOVE FLOOR  
3. TOP EDGE OF GLAZING > 36" ABOVE FLOOR  
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY FROM THE GLAZING PLANE.

- EXCEPTIONS: - DECORATIVE GLAZING OR GLAZING PROTECTED BY A GUARDRAIL PER THE SPECIFICS OF THIS CODE SECTION - SEE SECTION FOR PARAMETERS

§2406.4.4 GLAZING IN GUARDS AND RAILINGS

§2406.4.5 GLAZING AT WET SURFACES - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS & POOLS, WHERE THE BOTTOM EDGE OF THE GLAZING IS < 60" ABOVE THE WALKING SURFACE

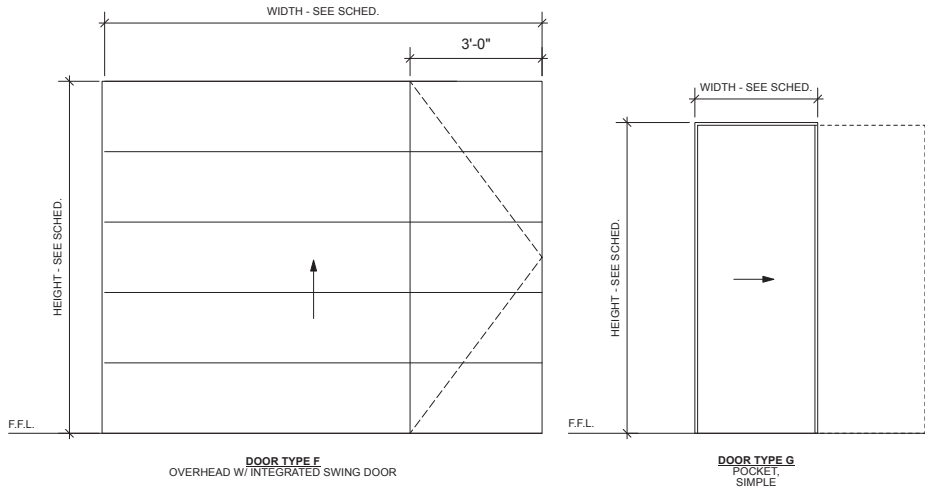
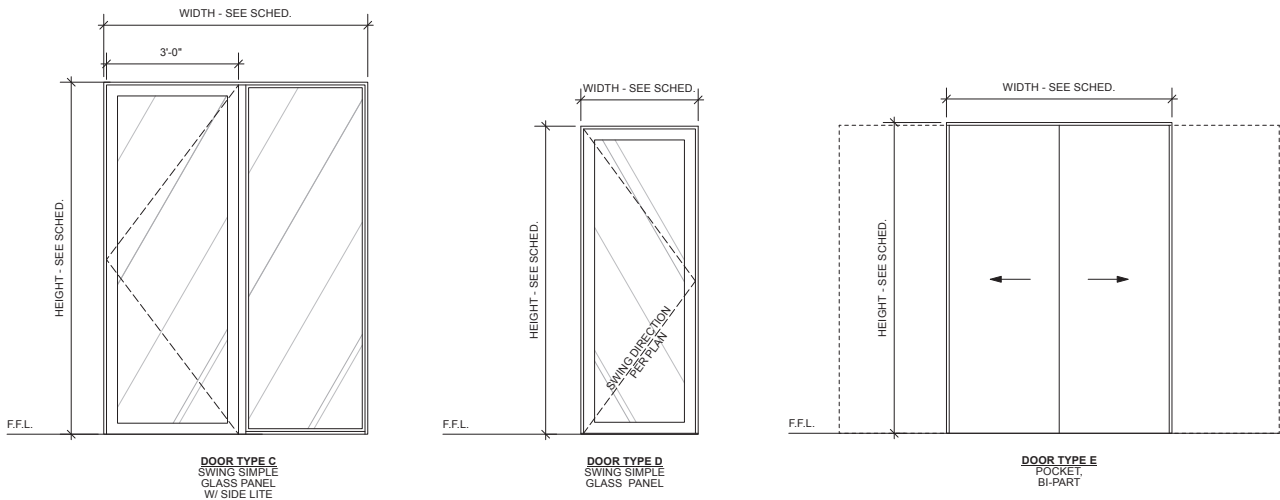
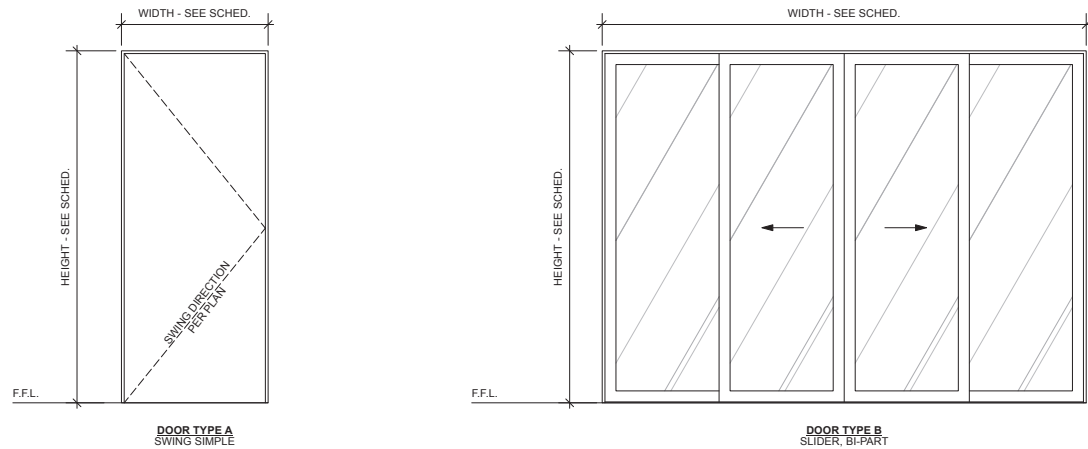
- EXCEPT GLAZING MEASURED > 60" HORIZONTALLY FROM THE EDGE OF THE WATER

§2406.4.6 GLAZING ADJACENT TO STAIRS & RAMPS - WHERE THE BOTTOM EDGE OF THE GLAZING IS < 60" ABOVE THE PLANE OF THE WALKING SURFACE OF STAIRWAYS, LANDINGS & RAMPS

- EXCEPTIONS: - THE PRESENCE OF A GUARDRAIL SEPARATING WALKING SURFACE & GLAZING, WHERE THE GUARDRAIL IS > 18" HORIZONTALLY AWAY FROM THE PLANE OF THE GLAZING  
- GLAZING > 36" HORIZONTALLY AWAY FROM THE EDGE OF THE WALKING SURFACE

§2406.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS < 36" ABOVE THE LANDING & < 60" HORIZONTALLY FROM THE BOTTOM TREAD

- EXCEPTIONS: - THE PRESENCE OF A GUARDRAIL SEPARATING WALKING SURFACE & GLAZING, WHERE THE GUARDRAIL IS > 18" HORIZONTALLY AWAY FROM THE PLANE OF THE GLAZING



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 051

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

date	issues / revisions	by
05.14.20	pre app meeting set	rm
07.07.20	site permit submittal	rm
03.05.21	site permit revision 1	rm
06.04.21	site permit revision 2	rm

DOOR SCHEDULE

A6.01



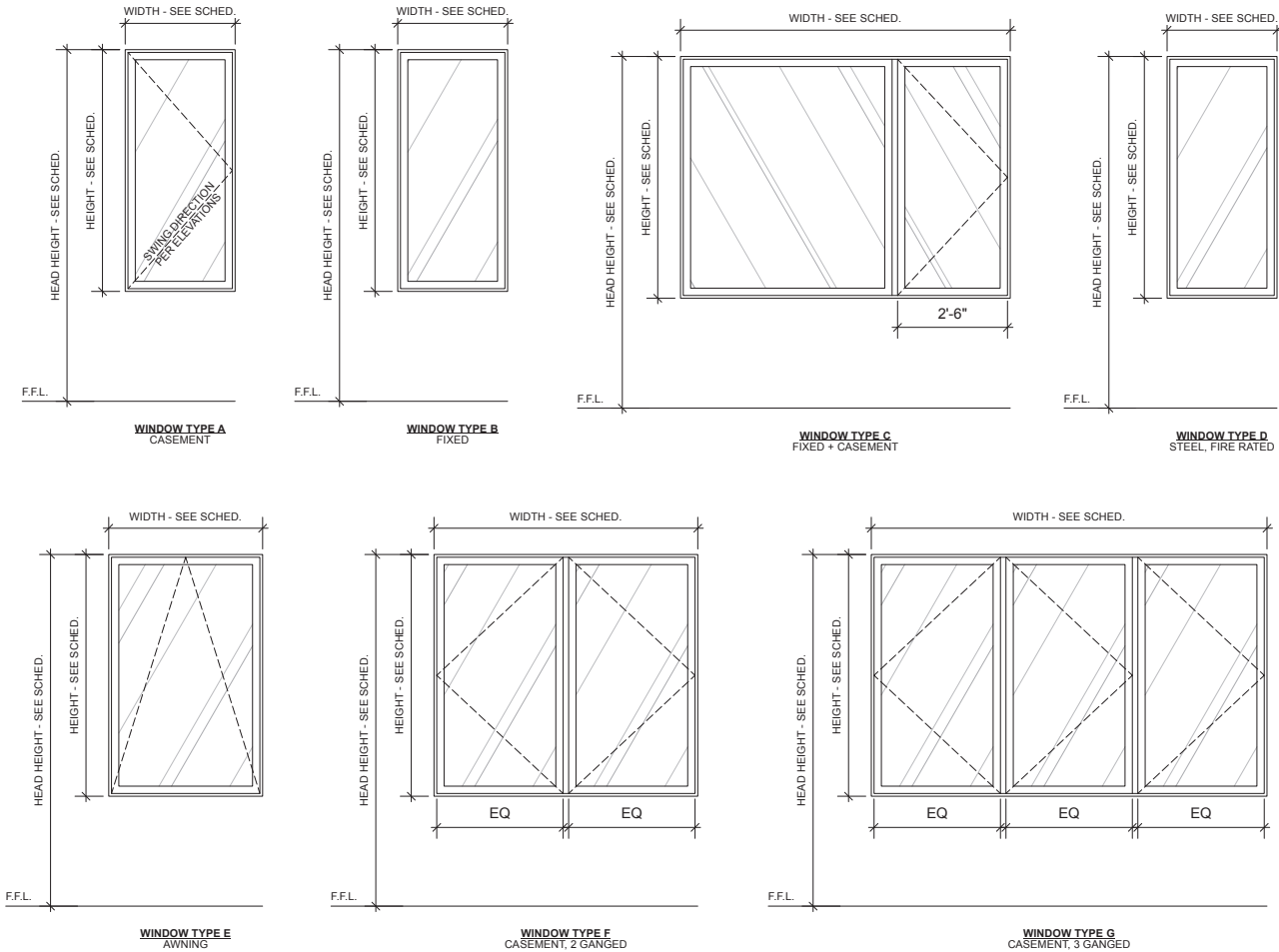
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Window Schedule

GENERAL									GLAZING		NOTES				
Window #	A Type	Room	Unit Width	Unit Height	Head Height A.F.F.	Operation	Material	Safety	Obscure	Mfr	Model No.	Accessories	Comments		
101	A	Bedroom 104	2'6"	5'6"	8'0"	Casement	Aluminum								
102	A	Bedroom 104	2'6"	5'6"	8'0"	Casement	Aluminum								
201	A	Bedroom 202	2'6"	5'6"	8'0"	Casement	Aluminum								
202	A	Bedroom 202	2'6"	5'6"	8'0"	Casement	Aluminum								
203	C	M. Bedroom 201	7'7"	5'6"	8'0"	Custom	Aluminum								
204	A	M. Bedroom 201	2'6"	5'6"	8'0"	Casement	Aluminum								
205	A	M. Bath 203	2'0"	5'0"	8'0"	Casement	Aluminum	X	X						
206	E	Kitchen 205	3'6"	5'0"	8'0"	Awning	Aluminum								
207	A	Study 206	2'0"	5'0"	8'0"	Casement	Aluminum								
208	B	Exit Stair	2'6"	5'0"	8'0"	Fixed Glass	Aluminum	X							
209	A	Dining 207	2'6"	5'6"	8'0"	Fixed Glass	Aluminum								
210	A	Dining 207	2'0"	5'0"	8'0"	Casement	Aluminum								
211	A	Landing 209	2'6"	5'0"	8'0"	Casement	Aluminum								
301	A	Bedroom 302	2'6"	5'6"	8'0"	Casement	Aluminum								
302	A	Bedroom 302	2'6"	5'6"	8'0"	Casement	Aluminum								
303	C	M. Bedroom 301	7'6"	5'6"	8'0"	Custom	Aluminum								
304	A	M. Bedroom 301	2'6"	5'6"	8'0"	Casement	Aluminum								
305	A	M. Bath 303	2'0"	5'0"	8'0"	Casement	Aluminum	X	X						
306	E	Kitchen 305	3'6"	5'0"	8'0"	Awning	Aluminum								
307	A	Dining 306	2'0"	5'0"	8'0"	Casement	Aluminum								
308	B	Exit Stair	2'6"	5'0"	8'0"	Fixed Glass	Aluminum	X							
309	A	Living Room 307	2'8"	5'6"	8'0"	Casement	Aluminum								
310	A	Living Room 307	2'0"	5'0"	8'0"	Casement	Aluminum								
311	A	Landing 308	2'6"	5'0"	8'0"	Casement	Aluminum								
401	F	Bedroom 402	6'0"	5'6"	8'0"	Custom	Aluminum								
402	D	Bedroom 402	2'6"	5'0"	8'0"	Fixed Glass	Steel						AB009 45 minute fire-rated window		
403	G	M. Bedroom 401	9'0"	5'6"	8'0"	Custom	Aluminum								
404	D	M. Bedroom 401	2'6"	5'0"	8'0"	Fixed Glass	Steel						AB009 45 minute fire-rated window		
405	A	M. Bath 403	2'0"	5'0"	8'0"	Casement	Aluminum	X	X						
406	A	Living Room 405	2'0"	5'0"	8'0"	Casement	Aluminum								
407	A	Living Room 405	2'0"	5'0"	8'0"	Casement	Aluminum								
408	D	Laundry 406	2'6"	5'0"	8'0"	Fixed Glass	Steel						AB009 45 minute fire-rated window		
409	A	Kitchen 408	2'6"	5'0"	8'0"	Casement	Aluminum								
410	D	Kitchen 408	2'6"	5'0"	8'0"	Fixed Glass	Steel						AB009 45 minute fire-rated window		
411	A	Landing 409	2'6"	5'0"	8'0"	Casement	Aluminum								

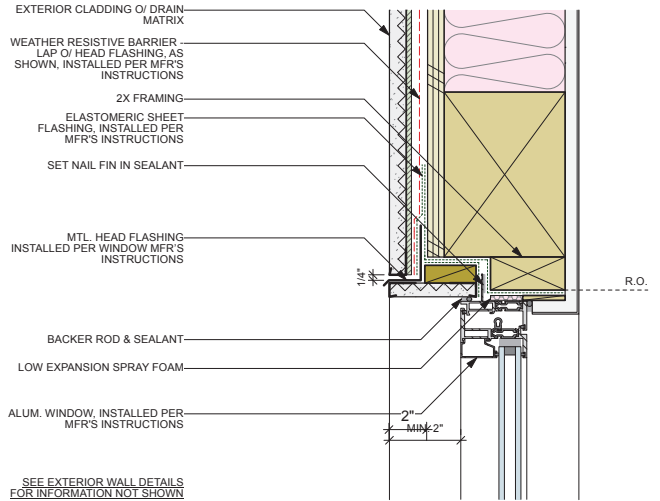
WINDOW/GLAZING NOTES

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- 5) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL FOR ALL WINDOWS, PRIOR TO ORDERING.
- 6) VERIFY HARDWARE FOR ALL OPERABLE WINDOWS W/ ARCHITECT PRIOR TO FABRICATION. USE INTEGRAL MANUFACTURER HARDWARE WHERE POSSIBLE.

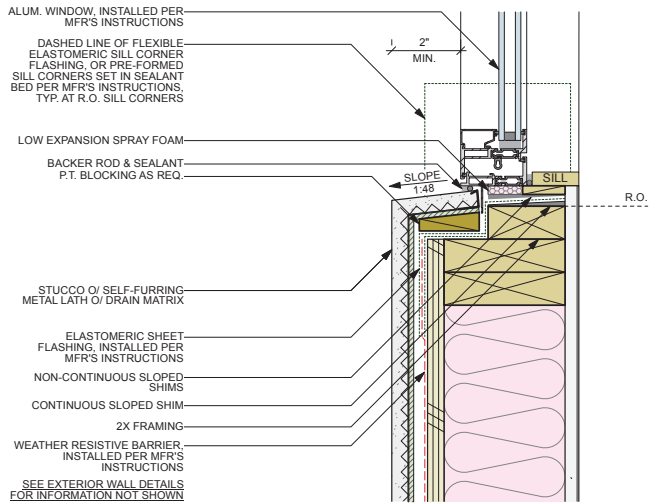


SAFETY GLAZING HAZARDOUS LOCATIONS & CONDITIONS NOTES - CBC

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- EXCEPTIONS: - DECORATIVE GLAZING, WHERE A WALL IS LOCATED BETWEEN THE DOOR & GLAZING, THE DOOR ACCESSES A CLOSET OR STORAGE ROOM ≤ 3' IN DEPTH; - IN R-3 & WIN INDIVIDUAL UNITS OF R-2 OCCUPANCIES WINDOWS IN WALLS PERPENDICULAR TO THE LATCH SIDE OF THE DOOR
- §2406.4.3 GLAZING IN WINDOWS - GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
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  4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY FROM THE GLAZING PLANE.
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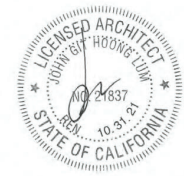
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Scale: 3" = 1'-0"



SECTION DTL. @ TYP. ALUM. WINDOW SILL  
Scale: 3" = 1'-0"

LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 01



Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

date	issues / revisions	by
05.14.20	pre app meeting set	rm
07.07.20	site permit submittal	rm
03.05.21	site permit revision 1	rm

WINDOW SCHEDULE

A6.02

LEUNG

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

# GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:

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

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

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

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

CHECK THE ONE COLUMN  
THAT BEST DESCRIBES YOUR PROJECT

TITLE

SOURCE OF REQUIREMENT

DESCRIPTION OF REQUIREMENT

LEED/GPR

Required LEED or GPR Certification Leve

SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1

Project is required to achieve sustainability certification listed at right

LEED/GPR

Adjustment for Retention/Demolition of Historic Features/Buildings

SFGBC 4.104, 4.105, 5.104 & 5.105

Enter any applicable adjustments to LEED or GPR point requirements in box at right.

MATERIAL EMISSIONS

LOW-EMITTING MATERIALS

CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2

Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products  
Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2.  
New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).

WATER

INDOOR WATER USE REDUCTION

CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A

Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerhead (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm).  
Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A  
New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).

NON-POTABLE WATER REUSE

Health Code art.12C

New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See ww .sfwater.org for details.

WATER-EFFICIENT IRRIGATION

Administrative Code ch.63

New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated AF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq. ft. of landscape area. See www.sfwater.org for details.

WATER METERING

CALGreen 5.303.1, Plumbing Code 601.2.1

Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.

ENERGY

ENERGY EFFICIENCY

CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1

Application for Permit Jan 2 through Feb 16, 2020: Comply with Title 24 Part 6 (2019) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details.  
Application for permit Feb 17, 2020 or after: All-Electric buildings of any occupancy: Comply with all provisions of Title 24 2019.  
New low-rise residential with natural gas: Demonstrate Total Energy Design Rating ≤14.  
New buildings with natural gas of any occupancies excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.

BETTER ROOFS

SFGBC 4.201.1 & 5.201.1.2 T24 110.10; 150.1(c)14; & 150.1(c)8.iv

New non-residential buildings >2,000 square feet and ≤ 10 floors, and new residential buildings of ≥4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of ≤3 floors must install photovoltaics

RENEWABLE ENERGY

SFGBC 5.201.1.3

New commercial buildings ≥ 11 floors must Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EA5c), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EA6c7).

COMMISSIONING (Cx)

CALGreen 5.410.2 - 5.410.4.5.1

For projects ≥10,000 sq.ft. include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.

PARKING

BICYCLE PARKING

CALGreen 5.106.4, Planning Code 155.1-2

Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.

DESIGNATED PARKING

CALGreen 5.106.5.2

Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicle

WIRING FOR EV CHARGERS

SFGBC 4.106.4 & 5.106.5.3

Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details Installation of chargers is not required.

RESOURCE RECOVERY

RECYCLING BY OCCUPANTS

SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088

Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials

CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT

SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B

100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.sfdbi.org for details.

HVAC

HVAC INSTALLER QUALS

CALGreen 4.702.1

Installers must be trained and certified in best practices.

HVAC DESIGN

CALGreen 4.507.2

HVAC shall be designed to ACCA Manual J, D, and S.

REFRIGERANT MANAGEMENT

CALGreen 5.508.1

Use no halons or CFCs in HVAC.

GOOD NEIGHBOR

LIGHT POLLUTION REDUCTION

CA Energy Code, CALGreen 5.106.8

Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.

BIRD-SAFE BUILDINGS

Planning Code sec.139

Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.

TOBACCO SMOKE CONTROL

CALGreen 5.504.7, Health Code art.19F

For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows.  
For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.

SHADE TREES

CalGreen 5.106.12

Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.

POLLUTION PREVENTION

STORMWATER CONTROL PLAN

Public Works Code art.4.2 sec.147

Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.

CONSTRUCTION SITE RUNOFF CONTROLS

Public Works Code art.4.2 sec.146

Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.

INDOOR ENVIRONMENTAL QUALITY

ACOUSTICAL CONTROL

CALGreen 5.507.4.1-3, SF Building Code sec.1207

Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor ceilings between tenants).  
New residential projects' interior noise due to exterior sources shall not exceed 45dB.

AIR FILTRATION (CONSTRUCTION)

CALGreen 4.504.1-3 & 5.504.1-3

Seal permanent HVAC ducts/equipment stored onsite before installation.

AIR FILTRATION (OPERATIONS)

CALGreen 5.504.5.3, SF Health Code art.38

Non-residential projects must provide MERV-13 filters on H VAC for regularly occupied, actively ventilated spaces.  
Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on H VAC.

CONSTRUCTION IAQ MANAGEMENT PLAN

SFGBC 5.103.1.8

During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all H VAC.

RESIDENTIAL

ELECTRIC READY

Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2

For each gas water heater serving an individual dwelling unit, include a dedicated 125v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.

GRADING & PAVING

CALGreen 4.106.3

Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.

RODENT PROOFING

CALGreen 4.406.1

Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.

FIREPLACES & WOODSTOVES

CALGreen 4.503.1

Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.

CAPILLARY BREAK

CALGreen 4.505.2

Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.

MOISTURE CONTENT

CALGreen 4.505.3

Wall and floor wood framing must have <19% moisture content before enclosure.

BATHROOM EXHAUST

CALGreen 4.506.1

Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).

NEW CONSTRUCTION

LOW-RISE RESIDENTIAL

HIGH-RISE RESIDENTIAL

LARGE NON-RESIDENTIAL

OTHER NON-RESIDENTIAL

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

FIRST-TIME NON-RESIDENTIAL INTERIORS

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

PROJECT INFO

LEUNG - CALIFORNIA ST

PROJECT NAME

1412/031

BLOCK/LOT

5915 CALIFORNIA ST

ADDRESS

R-2

PRIMARY OCCUPANCY

5,388 SQ. FT.

GROSS BUILDING AREA

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)



# Exhibit C – Environmental Determination



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
5915 CALIFORNIA ST		1412031
<b>Case No.</b>		<b>Permit No.</b>
2020-009025ENV		202009043508
<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 project proposes to demolish the existing 26-foot-tall, 2-story, single-family residence, and construct a new 40-foot-tall, 4-story, residential building with three units and 3 off-street parking spaces.		

### 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"/>	<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>
<input type="checkbox"/>	<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? <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</b>
<input type="checkbox"/>	<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?
<input checked="" type="checkbox"/>	<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.
<input type="checkbox"/>	<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>
<input type="checkbox"/>	<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>
<input type="checkbox"/>	<b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</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%, (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>
<b>Comments and Planner Signature (optional):</b> Don Lewis Planning department staff archeologist cleared the project with no effects on 12/16/2020.	

**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"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER 03/23/2021  b. Other <i>(specify)</i>: </div> <div style="width: 45%; text-align: right;"> <input checked="" type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<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: 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:	Signature:
	Planning Commission Hearing	Charles Enchill
		03/25/2021
<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:**



## PART I Historic Resource Evaluation Response

Record No.: **2020-009025ENV**  
Project Address: **5915 California Street**  
Zoning: RM-1 - Residential- Mixed, Low Density Zoning District  
40-X Height and Bulk District  
Block/Lot: 1412/031  
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: Brewster Historic Preservation, *Historic Resource Evaluation* (January, 2020)

Staff consensus with Consultant's HRE report: ☒ Agree ☐ Disagree

#### BUILDINGS AND PROPERTY DESCRIPTION

**Neighborhood:** Outer Richmond  
**Date of Construction:** 1907  
**Construction Type:** Wood-Frame  
**Architect:** None  
**Builder:** Henry Hansen

**Stories:** 2  
**Roof Form:** Cross-gable  
**Cladding:** Painted Wood Shingles  
**Primary Façade:** Jackson Street (North)  
**Visible Facades:** North elevations

**EXISTING PROPERTY PHOTO / CURRENT CONDITION**

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:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
<b>Criterion 1</b> - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 2</b> - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 3</b> - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 4</b> - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Criterion 1</b> - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 2</b> - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 3</b> - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 4</b> - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: N/A	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 Brewster Historic Preservation (dated January 2020), and information accessed by the Planning Department, the subject property at 5915 California Street does not appear historically or architecturally significant such that the property would rise to a level of individual eligibility. The subject property was constructed in 1907 during the initial phase of neighborhood development, which lasted into the late 1920s. The most rapid construction was due to significant displacement of residents caused by the 1906 Earthquake and Fire. Although the subject property is broadly associated with the neighborhood's post-Earthquake era, no historic events are known to be associated with the property such that it would rise to individual eligibility (Criterion 1). The earliest owners include Arthur Heinz and his wife Elizabeth from construction until 1919. Arthur's



brother, Henry, also resided at the property. Both brothers worked at a retail jewelry store at 704 Market Street. Elizabeth's occupation is unknown. The longest-term owners were Harold and Margaret Crooks from 1942-1982. They would have four sons while residing at the property. Harold worked as an elevator operator, shipfitter, then dairyman. Margaret's occupation is unknown. None of these owners and occupants are known to be important to history (Criterion 2). The subject property is developed with a two-story, wood-framed, residence with shingle exterior. It contains some features typical of the Arts and Craft Movement, such as flared roof eaves, flared bay projections, and shingled exterior siding, but is an otherwise vernacular cottage. The building has no associated architect and the original builder was Henry Hansen. It does not contain high artistic or architectural value nor is it associated with a master builder or architect, therefore, the property is ineligible under Criterion 3. The property is not associated with rarity of construction (Criterion 4). Archaeological assessment is outside the scope of this review. Additionally, the subject property does not appear to be part of a significant concentration of historically or architecturally unified buildings such would rise to the level of an eligible historic district. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

### CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Individually-eligible Historical Resource Present
- ☐ Contributor to an eligible Historical District / Contextual Resource Present
- ☐ Non-contributor to an eligible Historic District / Context / Cultural District
- ☒ No Historical Resource Present

### NEXT STEPS

- ☐ HRER Part II Review Required
- ☐ Historic Design Review Comments provided
- ☒ No further historic resource review, consult:
  - ☒ Current Planner
  - ☐ Environmental Planner

### PART I: Approval

Signature: Allison Vanderslice

Date: 3/23/2021

Allison Vanderslice, *Principal Preservation Planner*  
CEQA Cultural Resources Team Manager, Environmental Planning Division

CC: Sharon M. Young, *Planner*  
NW Team, Current Planning Division

# Exhibit D - Land Use Data



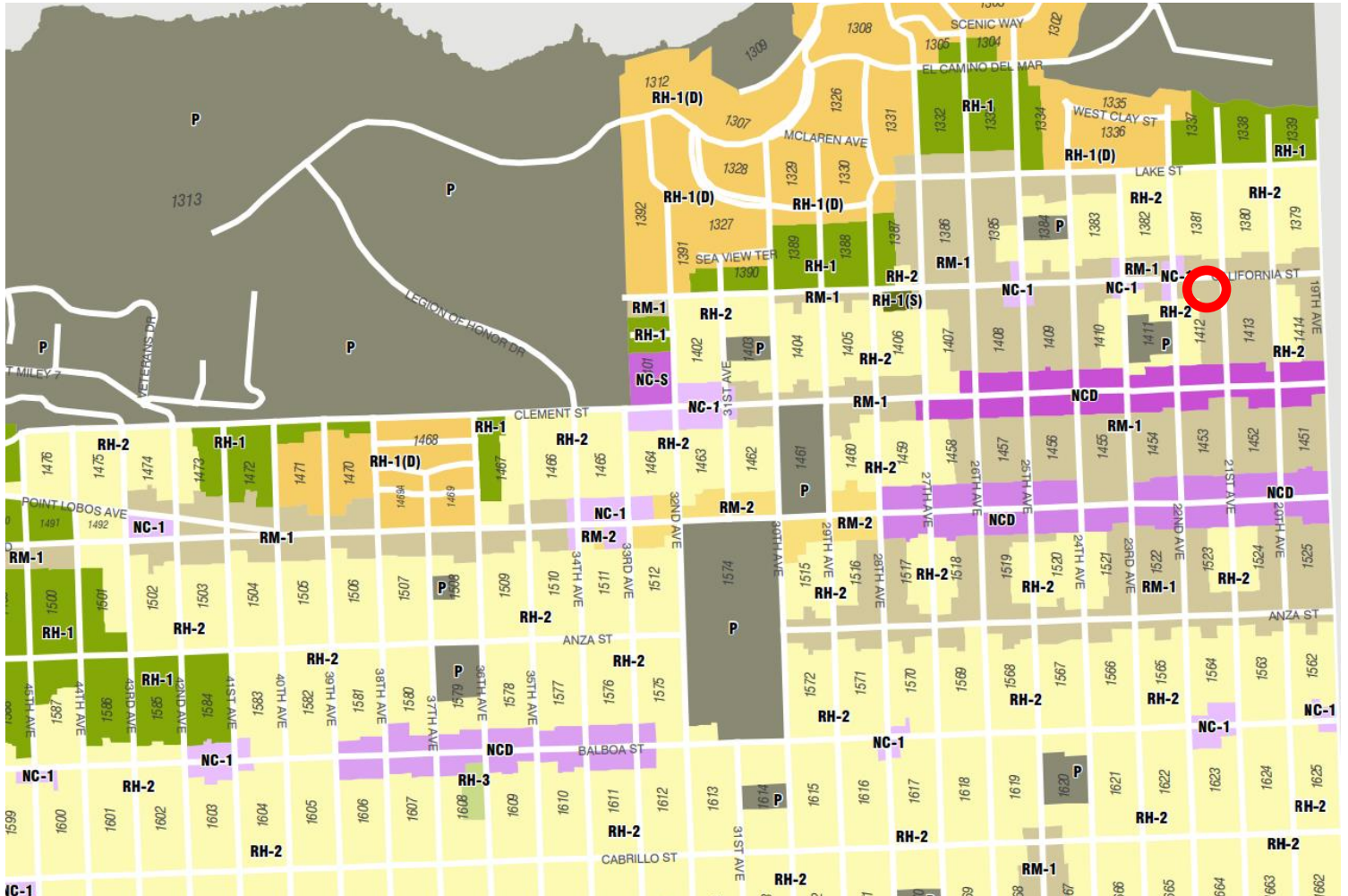
## Land Use Information

PROJECT ADDRESS: 5915 CALIFORNIA STREET  
RECORD NO.: 2020-009025CUA

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Lot Area	Approx. ± 2,250	Approx. ± 2,250	No Change
Residential	Approx. ± 1,479	Approx. ± 5,389	Approx. ± 3,910
Commercial/Retail	--	--	--
Office	--	--	--
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	--	--	--
Parking	0	Approx. ± 980	Approx. ± 980
Usable Open Space	--	Approx. ± 1,051	Approx. ± 1,051
Public Open Space	--	--	--
TOTAL GSF	Approx. ± 1,479	Approx. ± 5,389	Approx. ± 3,910
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Market Rate	1	3	2
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	0	3	3
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	0	3	3
Number of Buildings	1	1	No Change
Number of Stories	2	4	2 stories
Height of Building(s)	Approx. 25 feet 5 inches	Approx. 40 feet	Approx. 14 feet 7 inches

# Exhibit E - Maps and Context Photos

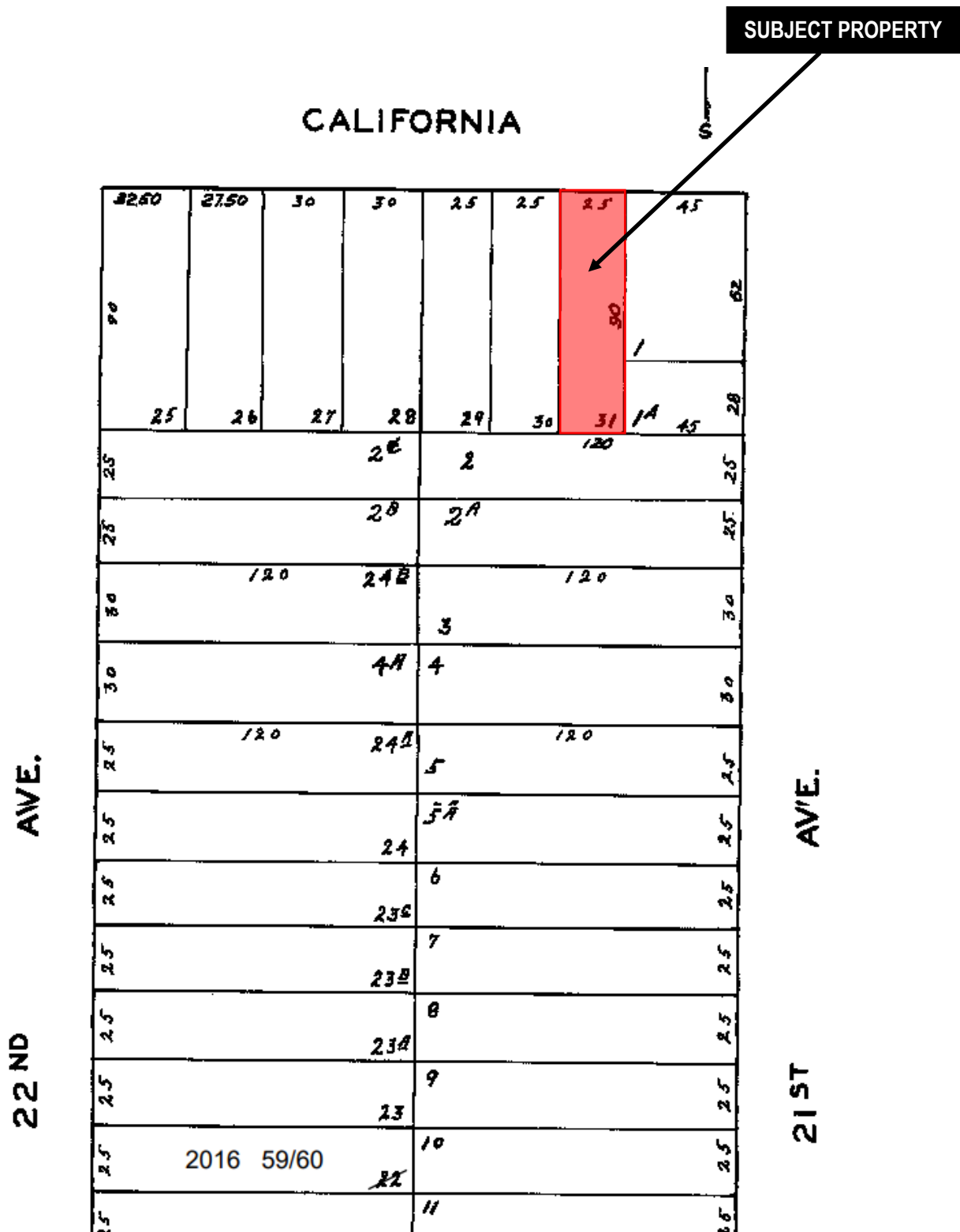
# Zoning Map



Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street



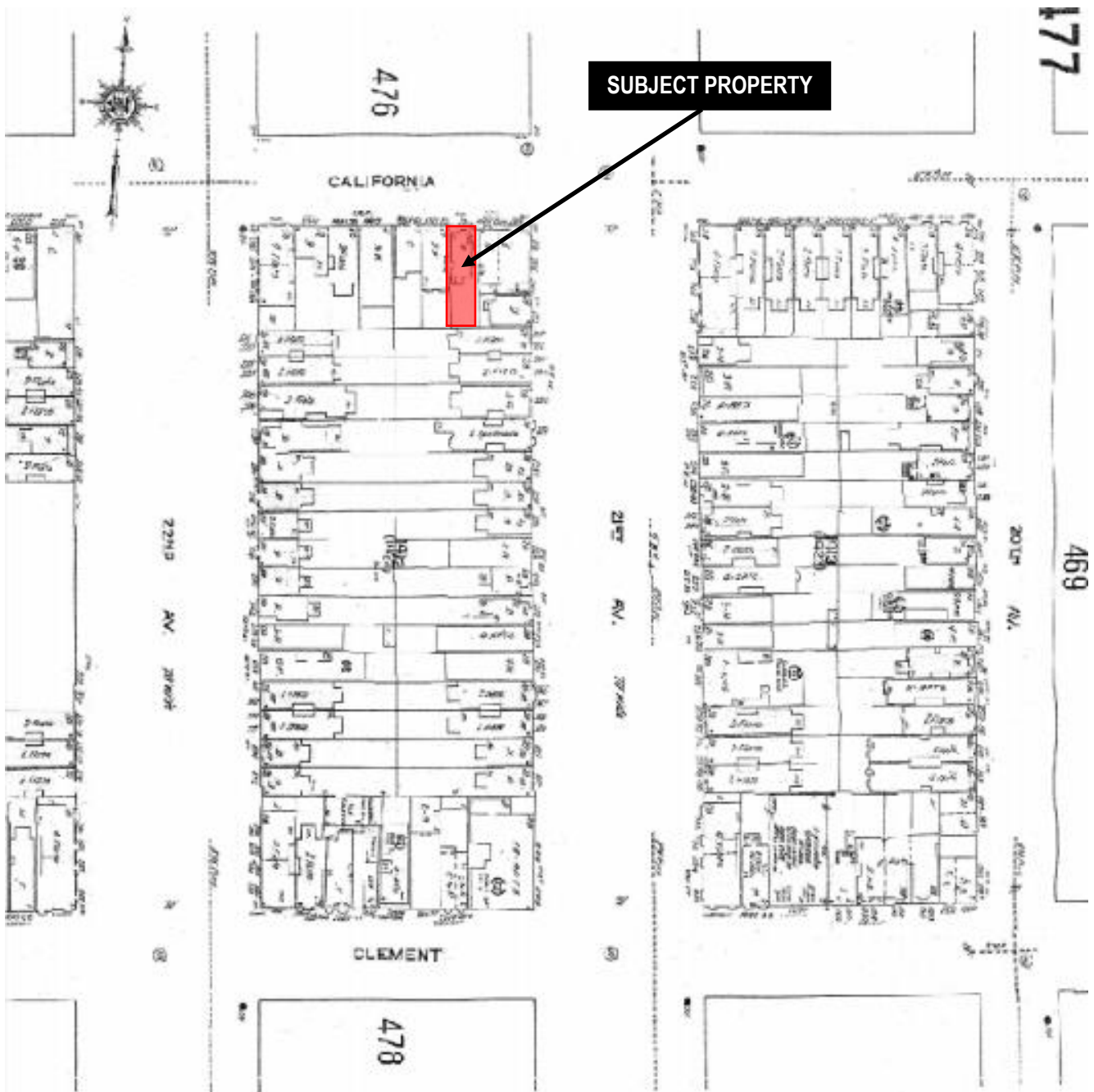
# Parcel Map



Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street



# Sanborn Map\*



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

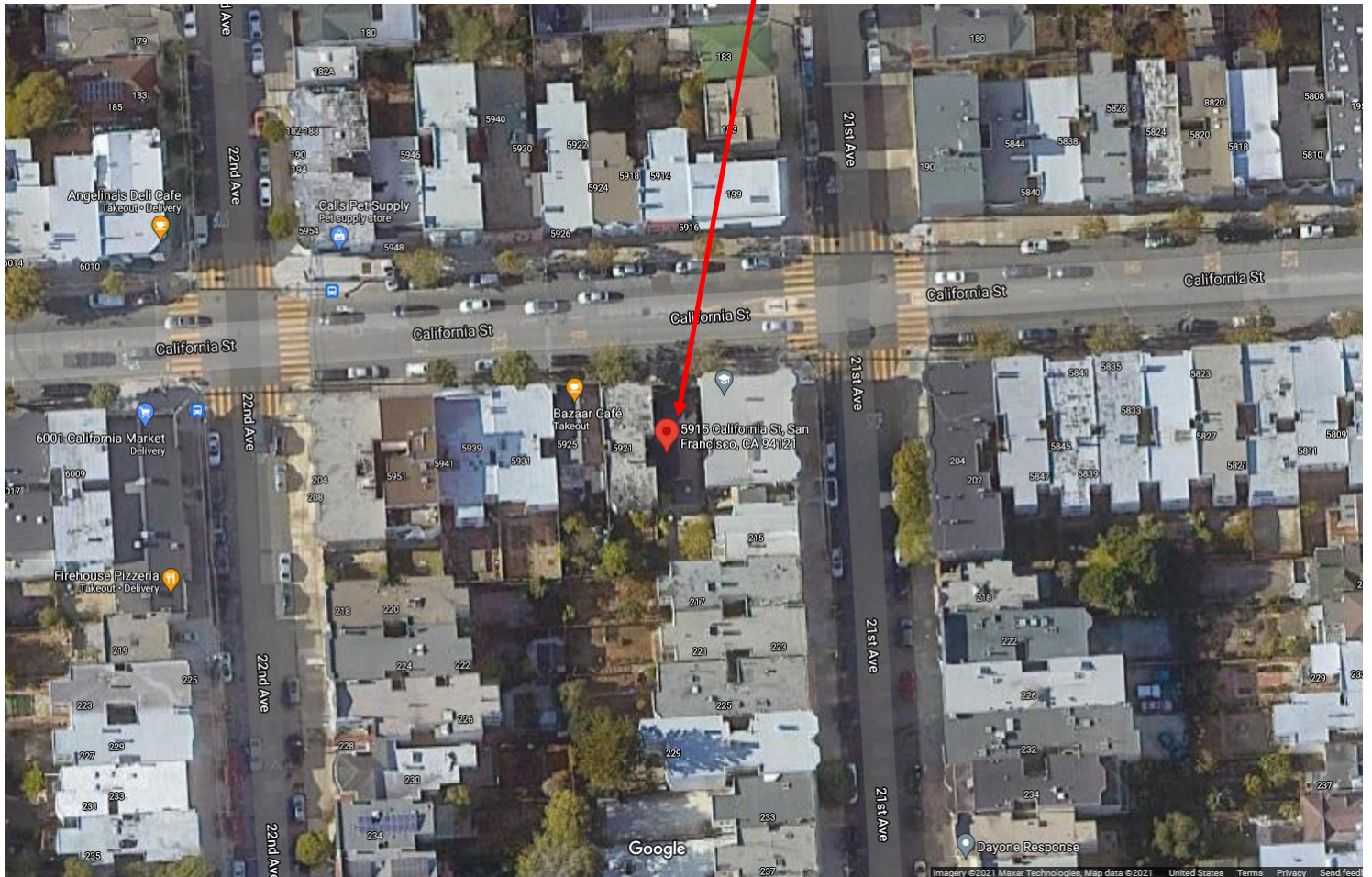
Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street





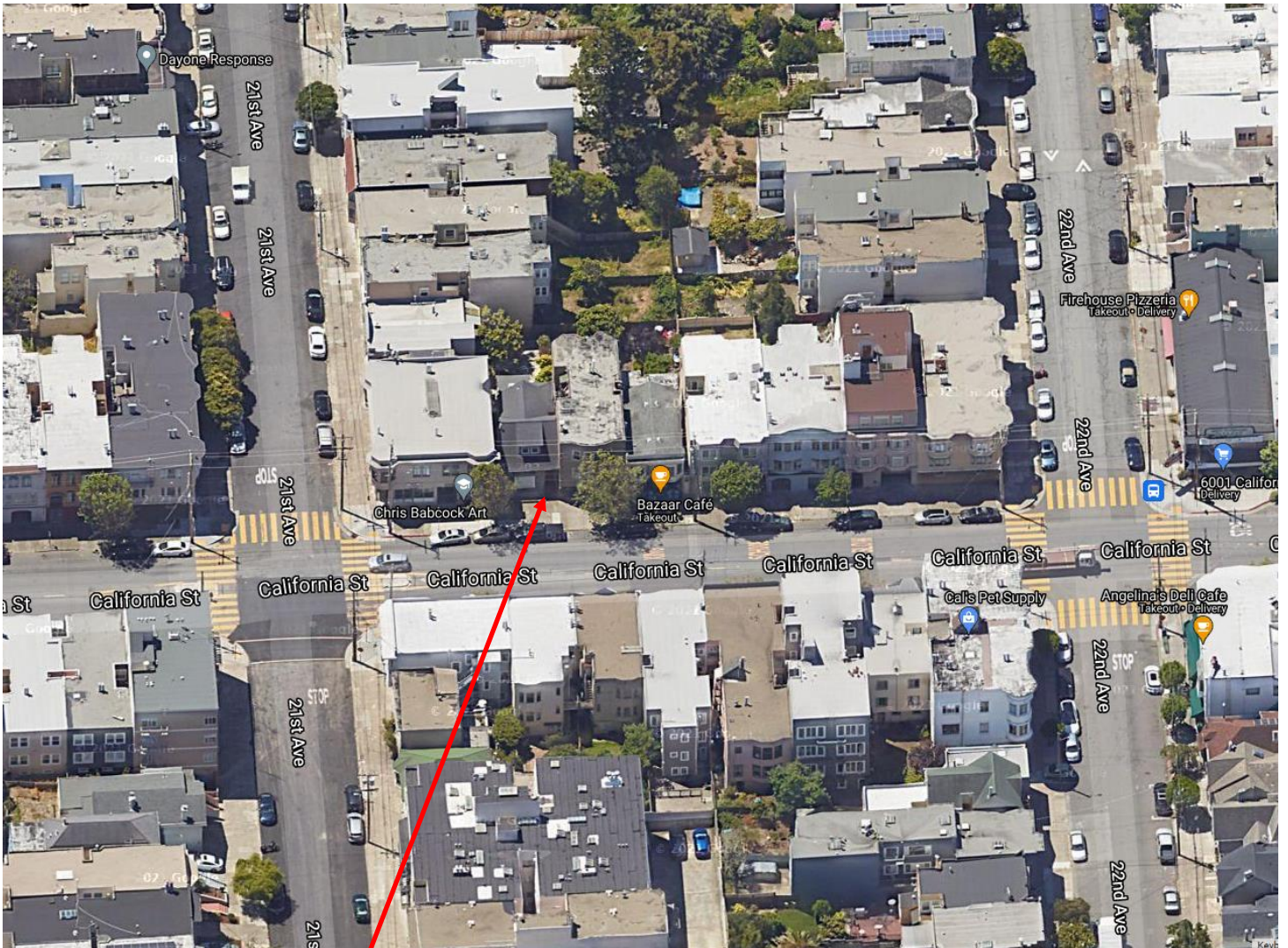
# Aerial Photo

SUBJECT PROPERTY





# Aerial Photo

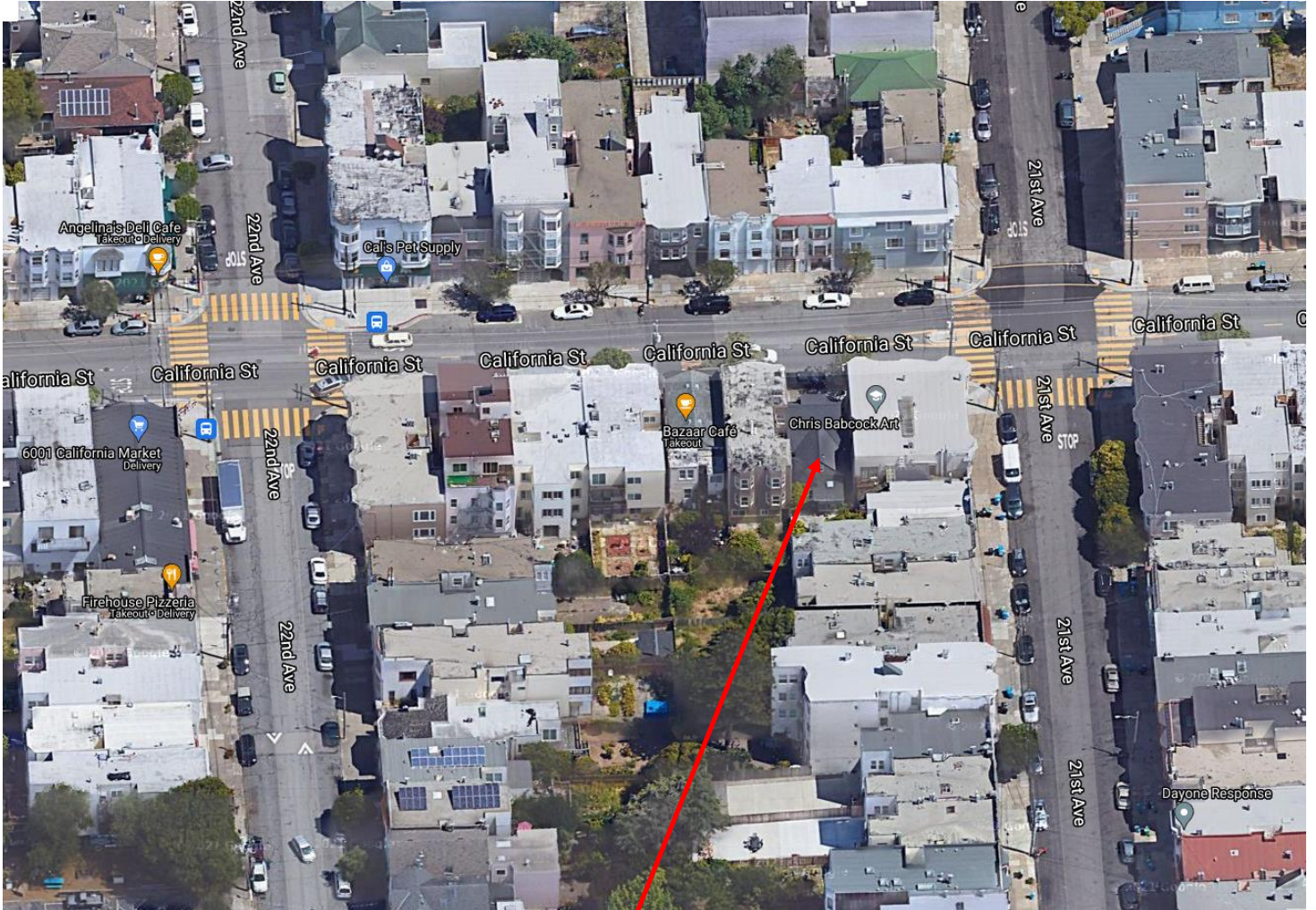


**SUBJECT PROPERTY**





# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street

# Site Photo



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street



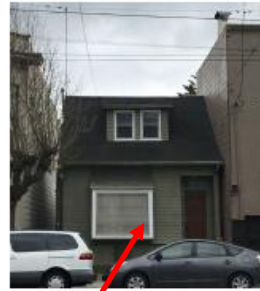
# Project Sponsor Site Photos



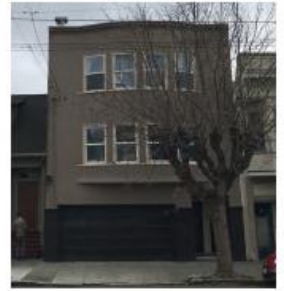
SUBJECT PROPERTY 5915 CALIFORNIA ST



ADJACENT BUILDING 5901, 5907 & 5911 CALIFORNIA ST



SUBJECT PROPERTY 5915 CALIFORNIA ST



ADJACENT BUILDING 5921 & 5923 CALIFORNIA ST

**SUBJECT PROPERTY**



NEIGHBORING BUILDINGS ACROSS CALIFORNIA STREET



REAR OF ADJACENT BUILDING 5921 & 5923 CALIFORNIA ST



REAR OF SUBJECT PROPERTY 5915 CALIFORNIA ST

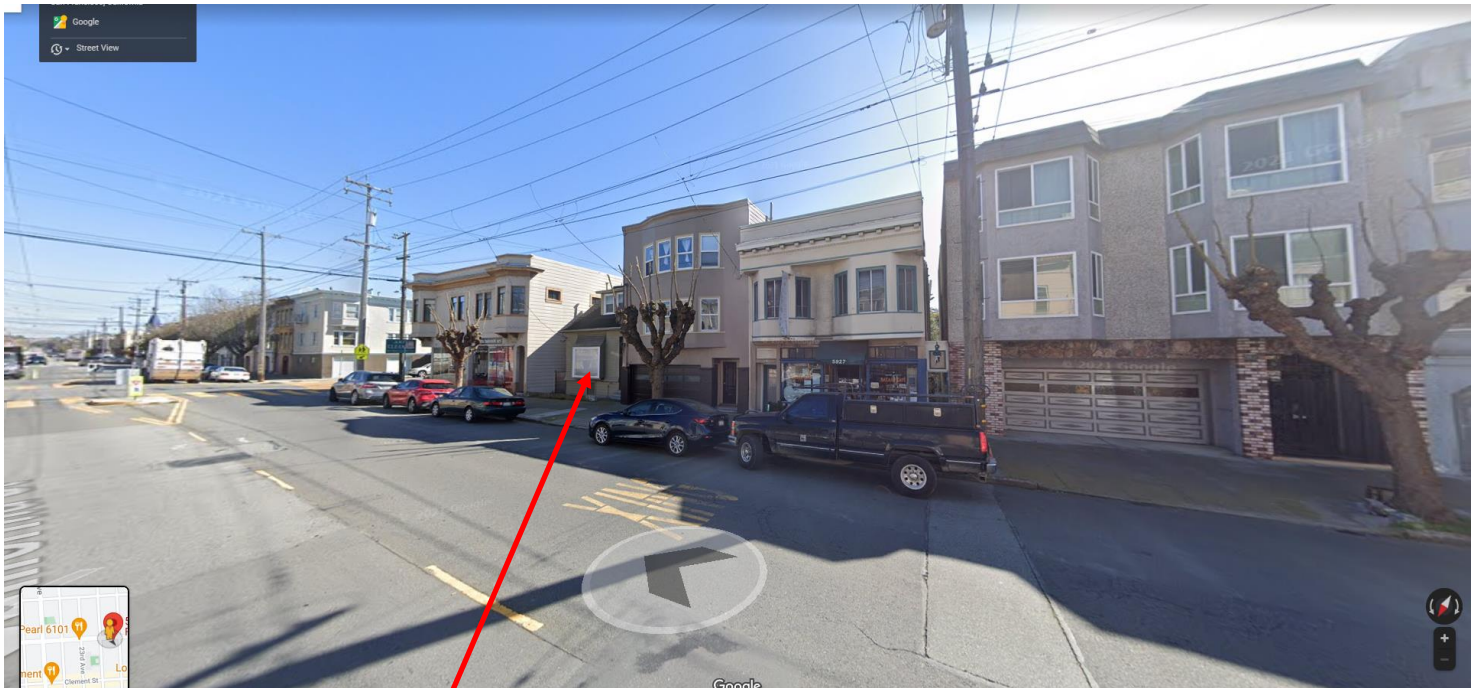


REAR OF ADJACENT BUILDING 5901, 5907 & 5911 CALIFORNIA ST

Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street

# Site Photo

## PORTION OF SUBJECT BLOCK ON CALIFORNIA STREET



PROJECT SITE

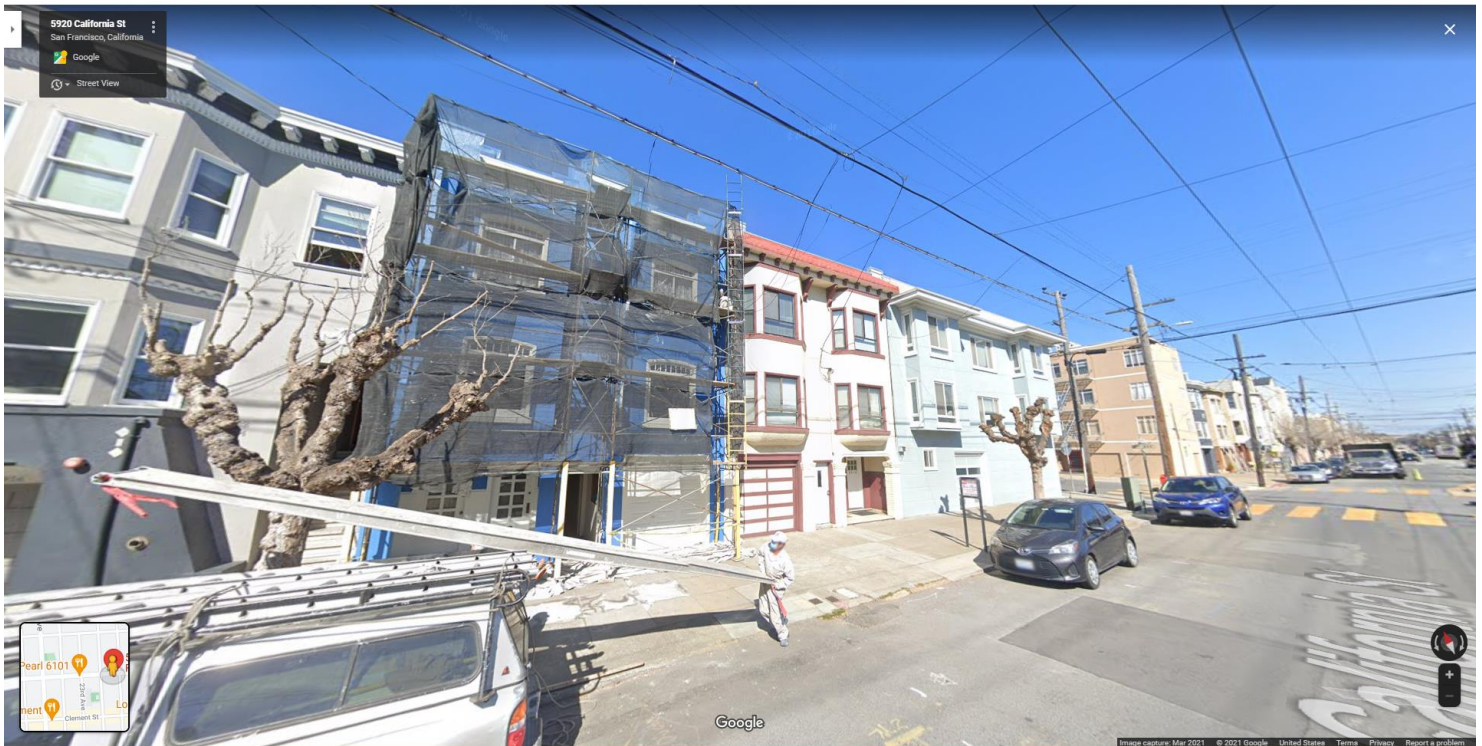
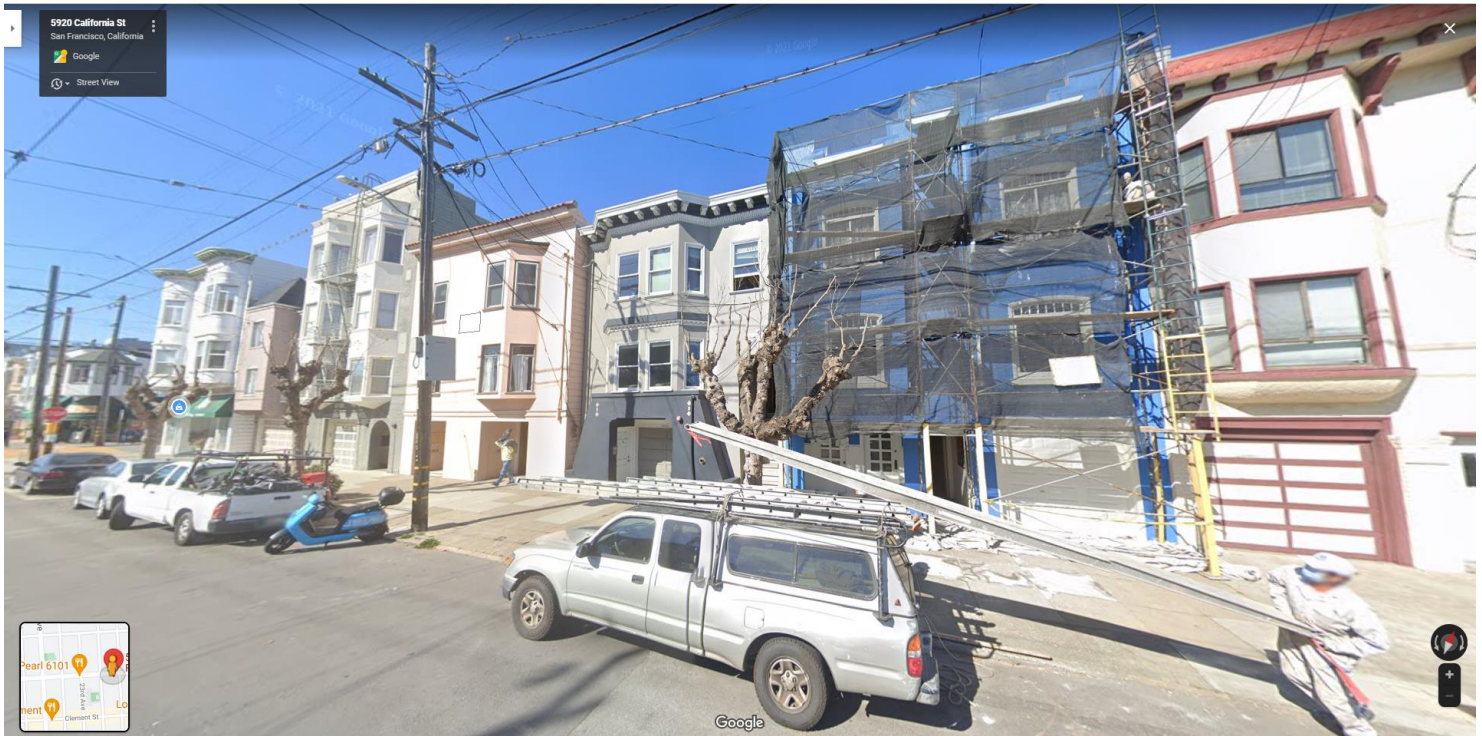


Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street



# Site Photo

## PORTION OF OPPOSITE BLOCK ON CALIFORNIA STREET



Conditional Use Hearing  
Case Number 2020-009025CUA  
5915 California Street

# Exhibit F – Project Sponsor Brief

October 14, 2021

Sharon M. Young, Planner  
San Francisco Planning  
49 South Van Ness Ave.,  
Suite 1400 San Francisco, CA 94103



JOHN LUM ARCHITECTURE INC.  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 558 9550 FAX 415 558 0554

## **PROJECT SPONSOR BRIEF: 5915 CALIFORNIA ST. - 2020-009025CUA**

### **Project Description:**

The project proposes to remove an existing market-rate & non-historic resource single-family house in order to provide a new three-unit, market-rate building sized to house families. The proposed infill project would meet the maximum allowed density in the RM-1 district zoning.

Conditional Use Authorization, pursuant to §317 of the Planning Code is required in order to remove the existing structure.

### **Existing Building:**

The existing house, constructed in 1907 on a 25' x 90' lot, is semi-detached and is approximately 1,497 SF (98 SF is unconditioned in an attached sunroom). The existing house contains a double parlor, kitchen, bedroom, bathroom, and unwarranted sunroom on the first floor; and a bedroom and bathroom are on the second floor. Due to the winder staircase, lack of headroom, and clearance at the second-floor bathroom, it is doubtful if this former attic space was built with permit. As a single-family house, the property does not fall under rent control.

The east neighbor (5901-7-11 California and 205 21<sup>st</sup> Avenue) is a two-story, multi-unit building with commercial on the ground floor and residential on the second floor. Along the shared property line is a 28' foot high blank wall with a small second story light well.

The west neighbor is a three-story residential building, with garage on the first floor, and two flats on the second and third floors respectively. Along the shared property line is a 31' height blank wall, with a lightwell/secondary egress stair interrupting the expanse of wall.

### **Proposed Project:**

The proposed project will replace the single-family house with a new, four-story, three-unit building. The largest unit (1,629 square feet) contains three bedrooms and a study and is located on the first and second floors. A two-bedroom, two-bathroom unit at 1,133 SF is located on the third floor and a smaller two-bedroom, two-bath unit at 950 SF is located on the fourth floor. These units are designed to be "naturally affordable" due to their modest size.

A parking garage on the first floor will allow for three cars along with 3 Class A bike spaces.

### **Neighborhood Process and Design Alterations:**

We held a pre-application meeting on May 14, 2020 and had follow up conversations with the east property owners (5901-7-11 California) and the tenants who occupy the upper flat directly adjacent to the Subject property. Per their request, the rear facade of our project was reduced to align with their rear building wall to reduce the impact to their adjacent deck. There were no other comments from any other neighbors.

After submittal, the RDAT requested that we further reduce the project in square footage, including a stepping of the 12' two-story pop-out, removal of a proposed fifth floor roof deck and stair penthouse, and enlargement of the front door.

### **Zoning Which Encourages the Construction of Small Sized Units:**

The RM- zone encourages density and recognizes transit rich areas as desirable areas for denser housing. The proposed building is aligned with the intensity of activity present in the neighborhood. The use and size are consistent with the neighborhood along a mixed-use street of mostly multi-family buildings and does not impede the needs of adjacent, small commercial retail services.

The proposed project will serve the neighborhood by adding much needed housing to an increasingly popular neighborhood that has historically been limited in new units of housing. The demolition and increase in size are required to allow enough space for adding units and required parking.

The architecture of the proposed project respects the scale of existing development in the district by acknowledging adjacent 3-story buildings in material and depth with a 3-story stucco mass and bay window. The roof of 4th floor slopes down towards street to minimize appearance of building height.

### **Criteria for Demolition per Section 317(g)(6):**

The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition. Responses added by JLA have been shown in blue:

- (A) *Whether the property is free of a history of serious, continuing Code violations.*
- (B) *Whether the housing has been maintained in a decent, safe, and sanitary condition;*
- (C) *whether the property is an "historical resource" under CEQA; The property has been deemed Category-C, not a Historic Resource.*
- (D) *Whether the removal of the resource will have a substantial adverse impact under CEQA; The property has been deemed Category-C, not a Historic Resource.*
- (E) *Whether the project converts rental housing to other forms of tenure or occupancy; It does not as the proposed condos could be rented or sold, as could the current house.*
- (F) *Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing; The current single family house is not subjected to rent control.*
- (G) *Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity; Project will provide 3 new units similar in size to the existing 1, thus preserving and providing opportunity to expand the cultural and economic neighborhood diversity.*
- (H) *Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity; Project will provide 3 new units similar in size to the existing 1 in a new building that acknowledges the scale of the adjacent buildings in an effort to preserve neighborhood character and economic diversity.*
- (I) *Whether the project protects the relative affordability of existing housing; Each proposed unit is of similar scale to the existing house, thus maintaining the relative affordability of each unit.*
- (J) *Whether the project increases the number of permanently affordable units as governed by Section 415; N/A due to the number of units.*
- (K) *Whether the project locates in-fill housing on appropriate sites in established neighborhoods; The majority of the surrounding neighborhood consists of multi-family buildings*
- (L) *whether the project increases the number of family-sized units on-site;*
- (M) *whether the project creates new supportive housing;*
- (N) *whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character; We believe the project to be of a high quality architectural design and that it will contribute to and enhance the existing diverse neighborhood character.*
- (O) *whether the project increases the number of on-site Dwelling Units;*
- (P) *whether the project increases the number of on-site bedrooms;*
- (Q) *whether or not the replacement project would maximize density on the subject lot;*
- (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.*



## **General Plan Considerations:**

The Project is consistent with the following Objectives and Policies of the General Plan. Responses added by JLA have been shown in blue:

### **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.* Project will provide 3 new units similar in size to the existing 1 .

*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.* Project is in an RM District surrounded by walking distance amenities and well served by Muni to access other areas of the city.

### **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.* The current house is not subjected to rent control, and thus, is not defined nor required to be affordable. The project will be replacing one unit with three units, two of which are smaller in square footage. Replacing a market-rate, single-family house with three units will inherently be as or more affordable as it creates a housing opportunity for three families versus one family. The condition of the building is poor, has not been seismically upgraded, has outdated inefficient mechanical systems, lacks insulation and does not meet current energy codes.

*POLICY 3.4 Preserve "naturally affordable" housing types, such as smaller and older ownership units.* Although we are not preserving the single-family house, we are adding three units (a net additional 5 bedrooms in total) that are "naturally affordable" due to their modest size. By replacing a single-family home with three small ownership units, the proposed work augments the conformity of the site with Policy 3.4.

### **OBJECTIVE 4 FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

*POLICY 4.7 Encourage an equitable distribution of growth according to infrastructure and site capacity.* This Richmond District location has had a dearth of new housing added and thus adding net two new units will allow two additional families to move into the neighborhood. This is within the site's zoning density capacity and would not overburden the multiple Muni connections in the vicinity.

### **OBJECTIVE 7 SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.**

*POLICY 7.7 Support housing for middle income households, especially through programs that do not require a direct public subsidy.* This is a privately funded housing project that is not relying on public subsidies. The modest condo sizes allow for greater affordability by middle income households and provide a greater opportunity for ownership of housing within San Francisco.

### **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.* We believe our project is an interesting and well-designed addition to the neighborhood. The design has been thoroughly reviewed by the adjacent neighbors, the assigned Planner and the Residential Design Advisory Team as part of the design and permitting process.

*POLICY 11.2 Ensure implementation of accepted design standards in project approvals.* The project has been reviewed by the Planning Department and it meets the current code, and RDG standards.



*POLICY 11.3 Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character. Replacing the anomalous single-family house on the block with a three-unit building will be in keeping with this neighborhood of two to three-unit buildings. The envelope of the proposed building has been designed to specific respect and respond to the adjacent residential buildings' character, in consultation with those neighbors and Planning.*

*POLICY 11.4 Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan. The project conforms.*

*POLICY 11.5 Ensure densities in established residential areas promote compatibility with prevailing neighborhood character. The increased density is compatible.*

*POLICY 11.6 Foster a sense of community through architectural design, using features that promote community interaction. The interpretive bay windows and the glass front door add a dynamic element to this block while giving the occupants and passers-by "eyes" to the street. The dynamic façade provides a nice dialogue between the two traditional buildings while being simple enough to not stand out.*

**OBJECTIVE 12 BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

*POLICY 12.1 Encourage new housing that relies on transit use and environmentally sustainable patterns of movement. While providing a single parking space for each family-sized unit, this limitation encourages occupants to generally use public transportation for local journeys. This infill site is well served by walking-distance amenities and is an ideal location to encourage increased density for the sustainable use of the land area.*

*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. This infill site is surrounded by walking distance amenities, particularly along Clement Street and Geary Boulevard. The site is also located between two large parks (Golden Gate & Presidio) and is a short walk to Baker Beach.*

**OBJECTIVE 13 PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.**

*POLICY 13.1 Support "smart" regional growth that locates new housing close to jobs and transit. The site is located in close proximity to Muni lines on California Street, 25<sup>th</sup> Avenue, and the arterial Geary Boulevard. The express bus line 1AX picks up a block away at 22<sup>nd</sup> Avenue.*

*POLICY 13.3 Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share. The project site is serviced by the Muni 1 California directly in front and is a couple of blocks from the 38 Geary line. A local retail shopping district is located a block away.*

*POLICY 13.4 Promote the highest feasible level of "green" development in both private and municipally-supported housing. Project will incorporate photovoltaics and meet Title 24 requirements for energy usage. As new construction in San Francisco, it is also required to achieve either 50 LEED points or 75 points in the Green Point Rating system.*

**CONCLUSION**

The Project meets all requirements necessary to grant Conditional Use Authorization under §317 of the Planning Code. Project use and features are consistent with the SF Planning Code and General Plan, and the SF Residential Design Guidelines. The addition of new family-style housing that is a "naturally affordable" infill, appropriate in a neighborhood that has lacked new housing while meeting the prescribed zoning density, will benefit San Francisco in meeting its RHNA goals.

Sincerely,  
John Lum, AIA


August 16, 2021

To Whom It May Concern:


We are the current tenants at 5915 California St., San Francisco, CA 94121. We moved into the house on April 2020, and are currently on a month to month lease. Our plan is to look for a house to purchase in San Francisco by the end of the year.

Our landlord has discussed this project with us and we are supportive of the project and hope you will support it as well.

Sincerely,

DocuSigned by:  
  
DC7FA8E909DF4E6...

Lauren Goldboss

DocuSigned by:  
  
EE693CECB1FF470...

Shannon Calhoun

# NOTICE OF PRE-APPLICATION MEETING

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

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at \_\_\_\_\_, cross street(s) \_\_\_\_\_ (Block/Lot#: \_\_\_\_\_; Zoning: \_\_\_\_\_), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

☐ New Construction subject to Section 311;

☐ Any vertical addition of 7 feet or more subject to Section 311;

☐ Any horizontal addition of 10 feet or more subject to Section 311;

☐ Decks over 10 feet above grade or within the required rear yard subject to Section 311;

☐ All Formula Retail uses subject to a Conditional Use Authorization;

☐ PDR-1-B, Section 313;

☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: \_\_\_\_\_

Existing # of dwelling units: \_\_\_\_\_ Proposed: \_\_\_\_\_ Permitted: \_\_\_\_\_

Existing bldg square footage: \_\_\_\_\_ Proposed: \_\_\_\_\_ Permitted: \_\_\_\_\_

Existing # of stories: \_\_\_\_\_ Proposed: \_\_\_\_\_ Permitted: \_\_\_\_\_

Existing bldg height: \_\_\_\_\_ Proposed: \_\_\_\_\_ Permitted: \_\_\_\_\_

Existing bldg depth: \_\_\_\_\_ Proposed: \_\_\_\_\_ Permitted: \_\_\_\_\_

## MEETING INFORMATION:

Property Owner(s) name(s): \_\_\_\_\_

Project Sponsor(s): \_\_\_\_\_

Contact information (email/phone): \_\_\_\_\_

Meeting Address\*: \_\_\_\_\_

Date of meeting: \_\_\_\_\_ Time of meeting\*\*: \_\_\_\_\_

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

# AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, \_\_\_\_\_, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at \_\_\_\_\_ (location/address) on \_\_\_\_\_ (date) from \_\_\_\_\_ (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, \_\_\_\_\_, 20\_\_\_\_ IN SAN FRANCISCO.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (type or print)

\_\_\_\_\_  
Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

\_\_\_\_\_  
Project Address

# PRE-APPLICATION MEETING SIGN-IN SHEET

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

Meeting Time: \_\_\_\_\_

Meeting Address: \_\_\_\_\_

Project Address: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Project Sponsor/Representative: \_\_\_\_\_

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Ed Wong	owner of 5901, 5907 & 5911 California St & 205 21st Ave		edwong623@yahoo.com	
2.	Sofia Wong	owner of 5901, 5907 & 5911 California St & 205 21st Ave		wsophia21@gmail.com	
3.	Donna Schumacher	representative of tenant at 5911 California		(not given)	
4.	Tara & Moshen	tenants of 5911 California St		(not given)	
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					



# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

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

Meeting Time: \_\_\_\_\_

Meeting Address: \_\_\_\_\_

Project Address: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Project Sponsor/Representative: \_\_\_\_\_

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/ how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

(SEE ATTACHED SHEET FOR COMMENTS AND RESPONSES)

Project Sponsor Response: \_\_\_\_\_

Question/Concern #2: \_\_\_\_\_

(SEE ATTACHED SHEET FOR COMMENTS AND RESPONSES)

Project Sponsor Response: \_\_\_\_\_

Question/Concern #3: \_\_\_\_\_

(SEE ATTACHED SHEET FOR COMMENTS AND RESPONSES)

Project Sponsor Response: \_\_\_\_\_

Question/Concern #4: \_\_\_\_\_

(SEE ATTACHED SHEET FOR COMMENTS AND RESPONSES)

Project Sponsor Response: \_\_\_\_\_

Question 1: Donna Schumacher (representative of 5911 California) wanted to know if there is a context of other 4-story buildings in the neighborhood.

Response 1: The project sponsor responded that there are 2 other 4 story buildings on California between 21<sup>st</sup> and 22<sup>nd</sup> Ave as well as several other 4 story buildings in the immediate area surrounding the project site. Moshen (5911 California), acknowledged that there are several 4 story buildings in the neighborhood and the height of the building wasn't of great concern to them.

Question 2: Tara & Moshen (5911 California) expressed concern that with the closure of the 3 property line windows, their apartment would become considerably darker.

Response 2: The project sponsor indicated that we can consider adding a series of skylights to the apartment at 5911 California to brighten up the space. Arthur Leung (5915 California), the project sponsor, and Ed/Sofia Wong (owners of 5911 California) can work to find the best solution and where skylights might be beneficial. Tara and Moshen acknowledged that this could be a workable solution.

Question 3: Tara and Moshen (5911 California) expressed concern that the back of the proposed building along the property line extends past the back of their building and covers part of their small deck, which is their primary outdoor space.

Response 3: The Project Sponsor suggested notching the back of the proposed building so that it does not extend beyond the back of the building of the tenants at 5911 California along the property line. The area of the proposed building 5' from the property line would be unchanged. Tara and Moshen acknowledged that this would be a welcome change.

Question 4: Tara and Moshen (tenants of 5911 California) expressed that they liked the design and were excited about the development, but just want to make sure that a few of their concerns/questions are taken into account.

Question 5: Ed Wong (owner of 5911 California) said that he appreciates this conversation about mitigating any significant impacts to his building. He expressed that he wants an appropriate response to his building for any changes that occur as a result of the proposed construction since it is a very old building. For example, he mentioned that when the property line windows get covered by the new development, he wouldn't want to leave the windows in place looking out onto a blank wall, nor would he want a hasty fix to the wall if they are removed since he wants to preserve the historic character of the interior.

Response 5: Project Sponsor said that Ed can have a contractor provide pricing for the work of infilling the windows so that Arthur and Ed can work together to have the work done in a way that is respectful of the character of the building. The project sponsor noted that property line windows are ultimately the responsibility of the property owner, but that we would like to work with him to come to an agreeable solution for all parties.

Question 6: Ed Wong raised concern that his property has a 10' deep basement that is up against the property line with 5915 California. He wanted to make sure that construction at 5915 California would be done in a way that did not damage his foundation or cause water intrusion issues, especially since there is below grade space along the property line.

Response 6: The project sponsor responded that excavation for the proposed project will be limited to what is needed for the new slab and footings, as there is no below grade occupied space. The new foundations at 5915 would be constructed per the engineer's recommendation and have proper drainage to make sure that there is no detrimental effect to the neighboring property's foundation. The project sponsor also indicated that Ed's property can be monitored during construction to make sure that no movement occurs.

Question 7: Ed Wong wanted to understand how the issue of water intruding and becoming trapped in the gap between the two properties would be dealt with to avoid damage to the walls and/or foundation of his building.

Response 7: The project sponsor indicated that flashing and waterproofing would be installed to inhibit water intrusion between the two buildings.

Question 8: Ed Wong wanted to understand if soundproofing would be installed in the property line walls, especially since the second and third floors of the proposed project straddle the second floor of his property.

Response 8: The project sponsor responded that there will be STC rated soundproofing installed along the property line as it would be mutually beneficial for both properties.

**ABBREVIATIONS:**

[illegible]

**SYMBOLS:**

**MULTI TYPES**

NEW WALL (INDICATED)

NEW 1-HOUR FIRE RATED WALL

NEW 2-HOUR FIRE RATED WALL

NEW CMU WALL

EXISTING WALL

DEMOL WALL

**LINE TYPES**

OVERHEAD LINE

HIDDEN LINE

PROPERTY LINE

SETBACK LINE

CENTER LINE

BREAK LINE

ELEVATION LINE

**DIMENSIONS**

FACE OF FINISH

C. OF STUD

**MARKERS**

CORNER MARKER

PLAN DETAIL MARKER

ELEVATION MARKER

ACTION MARKER

INTERIOR ELEVATION MARKER

REVISION MARKER

DOOR TAG

WINDOW TAG

STEP

**GENERAL NOTES:**

[illegible]

**PROJECT DATA:**

[illegible]

## **DRAWING INDEX**

ARCHITECTURAL	
1.	A.00 TITLESHEET
2.	A.01 (E/O) SITE PLAN
3.	A.02 PERSPECTIVES
4.	A.04 FLOOR PLANS (P)
5.	A.01 FLOOR PLANS (P)
6.	A.02 ROOF PLANS
7.	A.10 ROOF PLANS
8.	A.03 EXTERIOR ELEVATIONS (P)
9.	A.04 EXTERIOR ELEVATIONS (P)
10.	A.05 EXTERIOR ELEVATIONS (P)
11.	A.06 EXTERIOR ELEVATIONS (P)

**PROJECT PARTICIPANTS:**

**ARCHITECT:** JONATHAN LUNA ARCHITECTURE  
3246 17TH STREET  
SAN FRANCISCO, CA 94110  
P: 415.555.9900  
F: 415.555.10023  
E: J.LUNA@JLUNA.COM

**OWNER:** ARTURUS LEUNG  
69145 CALIFORNIA ST  
SAN FRANCISCO, CA 94121

**CIVIL ENGINEER:** TAD

**GENERAL CONTRACTOR:** TAD

**STRUCTURAL ENGINEER:** TAD

**SURVEYOR:**

LEA & BRAZE ENGINEERING  
2495 INDUSTRIAL PKWY WEST  
HAYWARD, CA 94545  
TEL 510.887.4096

## LEUNG - CALIFORNIA ST

5915 California S  
San Francisco, CA 94121  
Block 1412 - Lot 031

Arthur Leung  
5915 California S.  
San Francisco, CA 94122

client

date	issues / revisions	by
05.14.20	pre app meeting set	m

TITLESHEET

A0.00

NOT FOR  
CONSTRUCTION

# Luiv

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415 559 0550 FAX 415 559 0554

21ST AVE

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

client:

Arthur Leung  
5915 California St  
San Francisco, CA 94121

date	issues / revisions	by
05.14.20	pre app meeting set	rm

(E/D) SITE PLAN  
A0.01

NOT FOR  
CONSTRUCTION

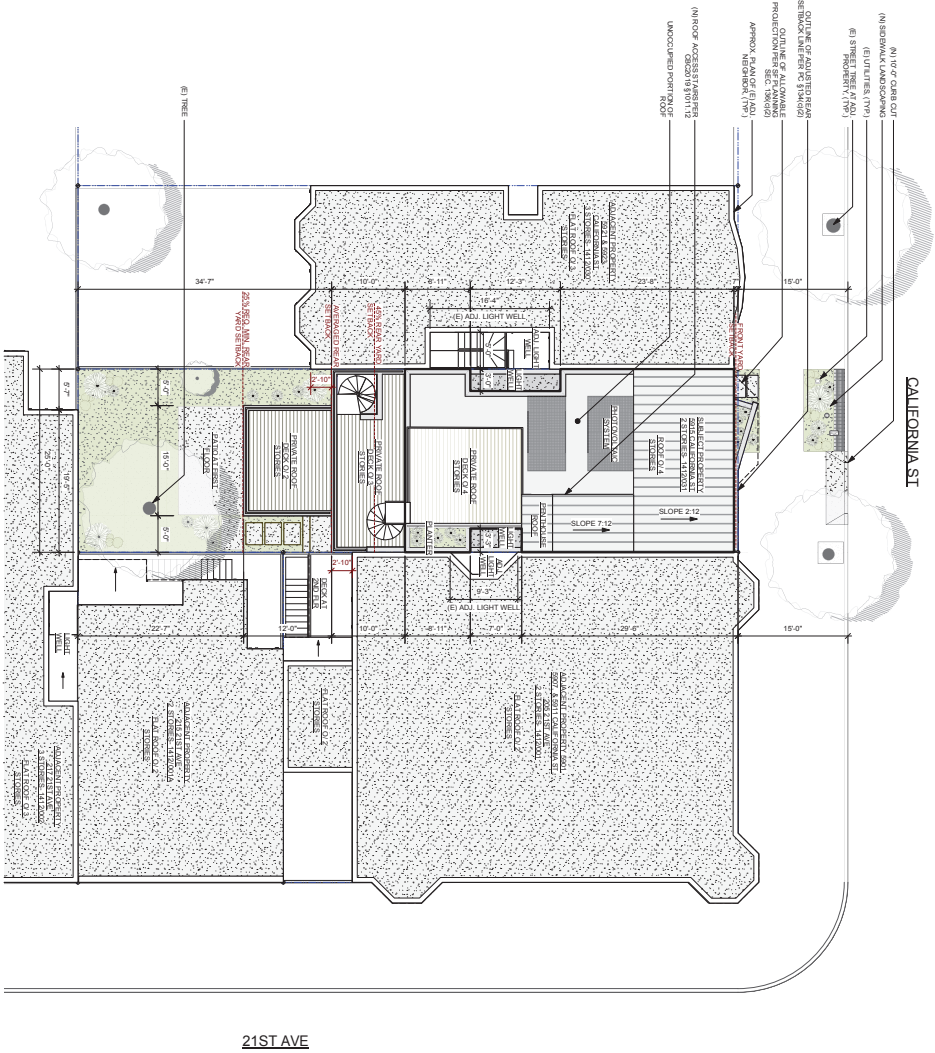
# Live

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554



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

0 10 20 FT



21ST AVE

## LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

NOT FOR  
CONSTRUCTION

# LUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.5550 FAX 415.558.0554

REDUCED SET SCALE = 45%  
DATE: 05.14.20  
DESIGN: [blank]  
BY: [blank]

(P) SITE PLAN  
A0.02



## LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

client:

Arthur Leung  
5915 California St  
San Francisco, CA 94121

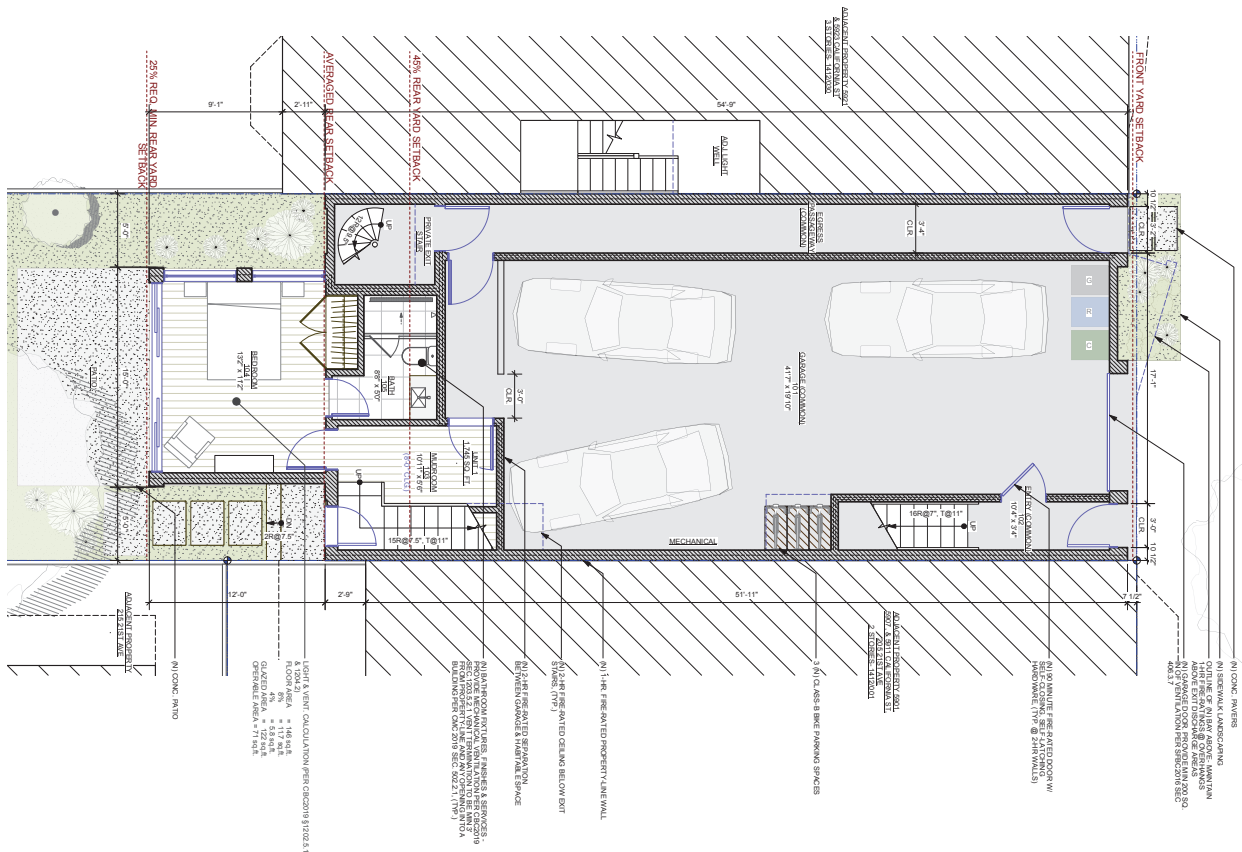
NOT FOR  
CONSTRUCTION

# LUUM

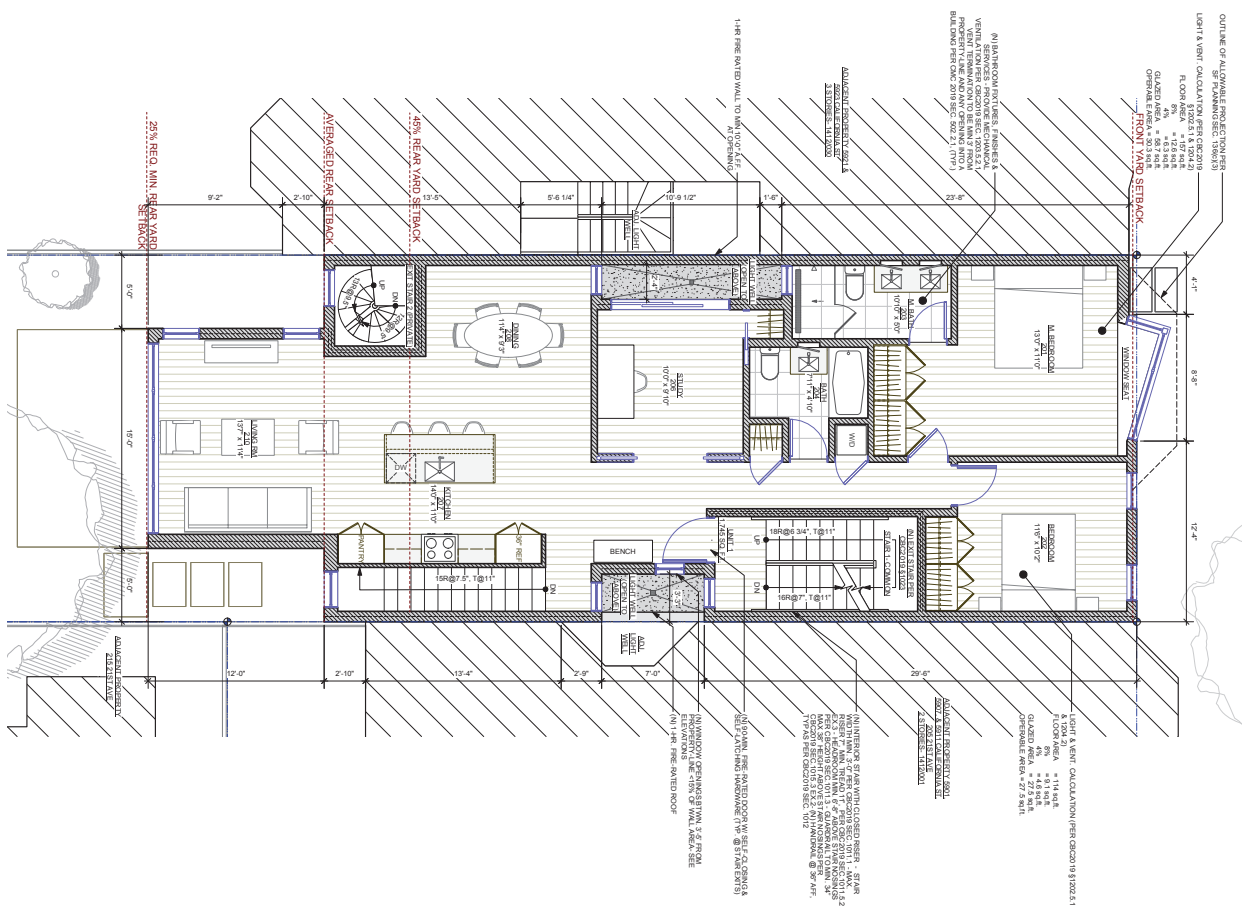
JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

REDUCED SET SCALE = 45%  
DATE: 05.14.20  
DESIGN: J. LUM  
BY: J. LUM  
FOR: J. LUM

PERSPECTIVES  
A0.04



1 FIRST FLOOR PLAN - PROPOSED  
A1.01 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED  
A1.01 Scale: 1/4" = 1'-0"

LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

client: Arthur Leung  
5915 California St  
San Francisco, CA 94121

NOT FOR  
CONSTRUCTION

# LUVA

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

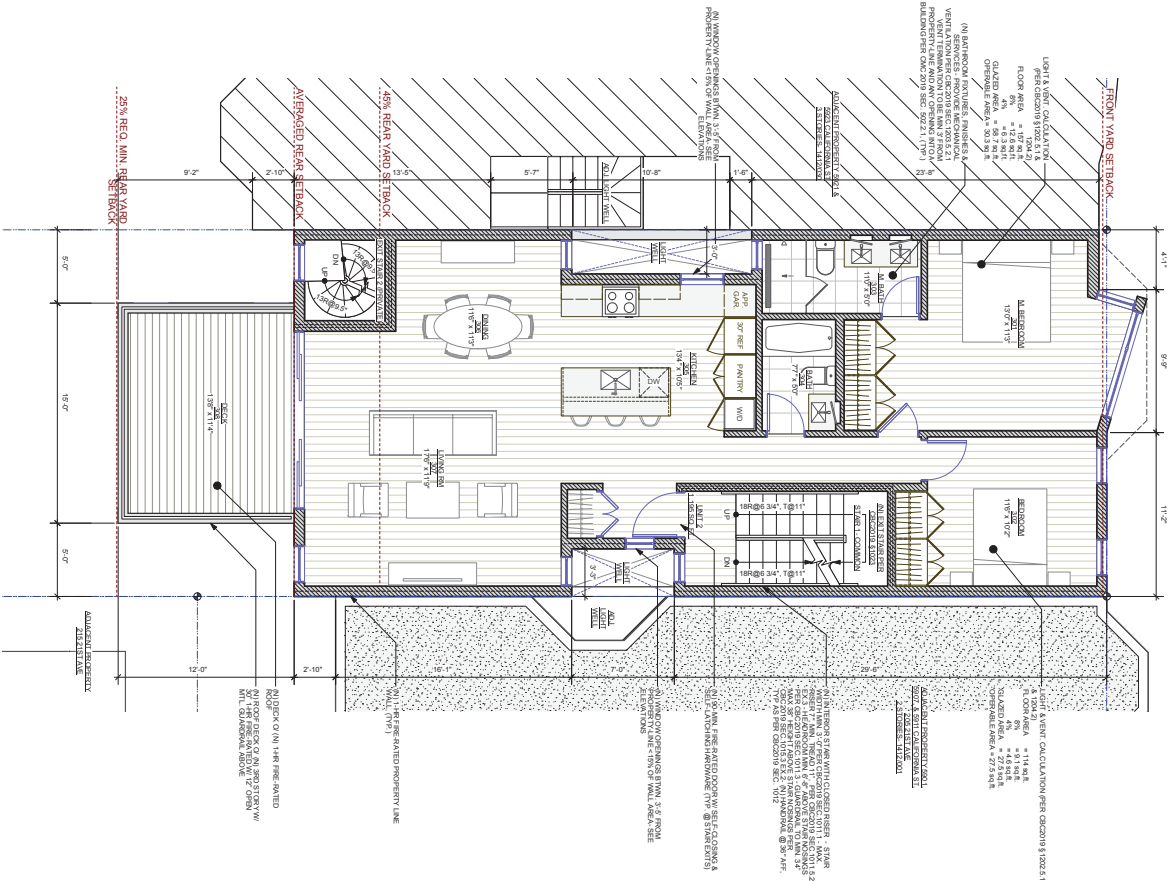
FLOOR PLANS (P)

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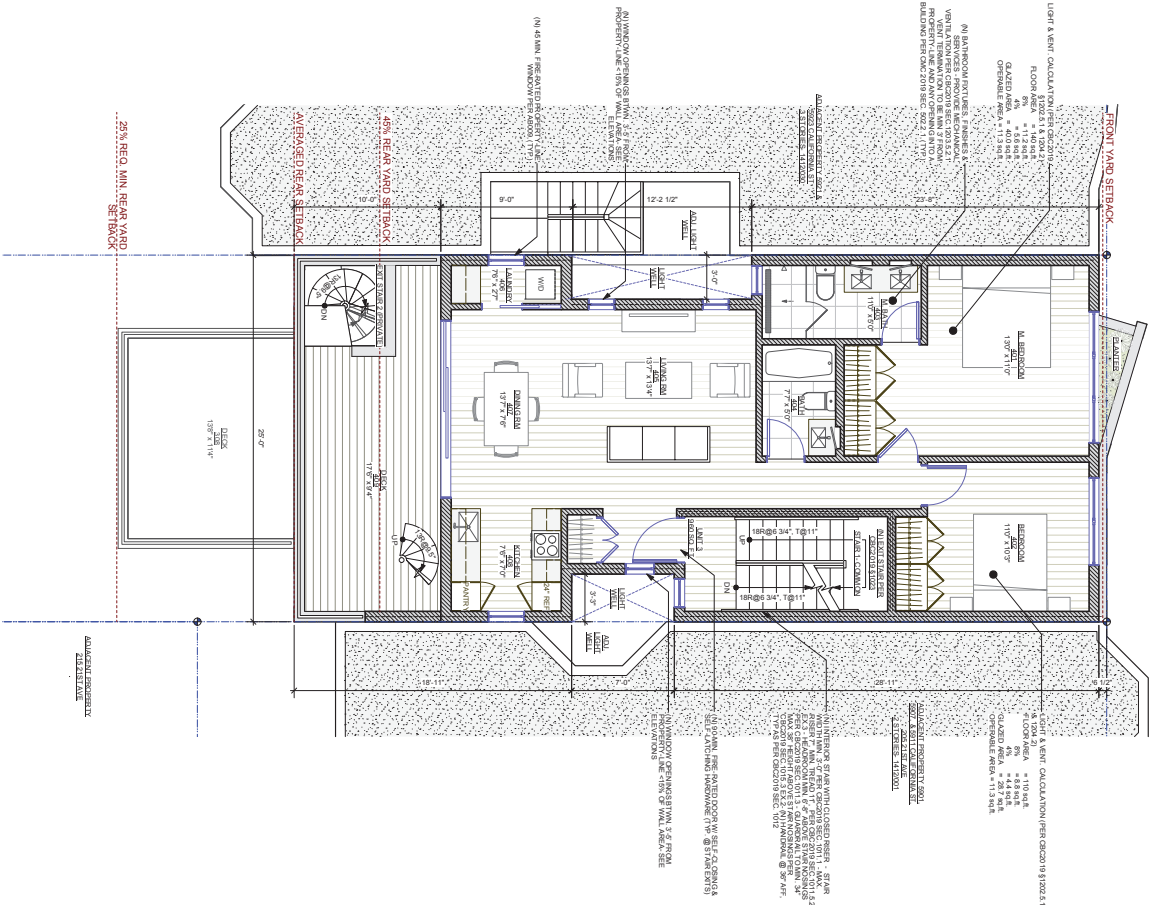
date	issues / revisions	by
05.14.20	pre app meeting set	rm



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



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



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

client:

Arthur Leung  
5915 California St  
San Francisco, CA 94121

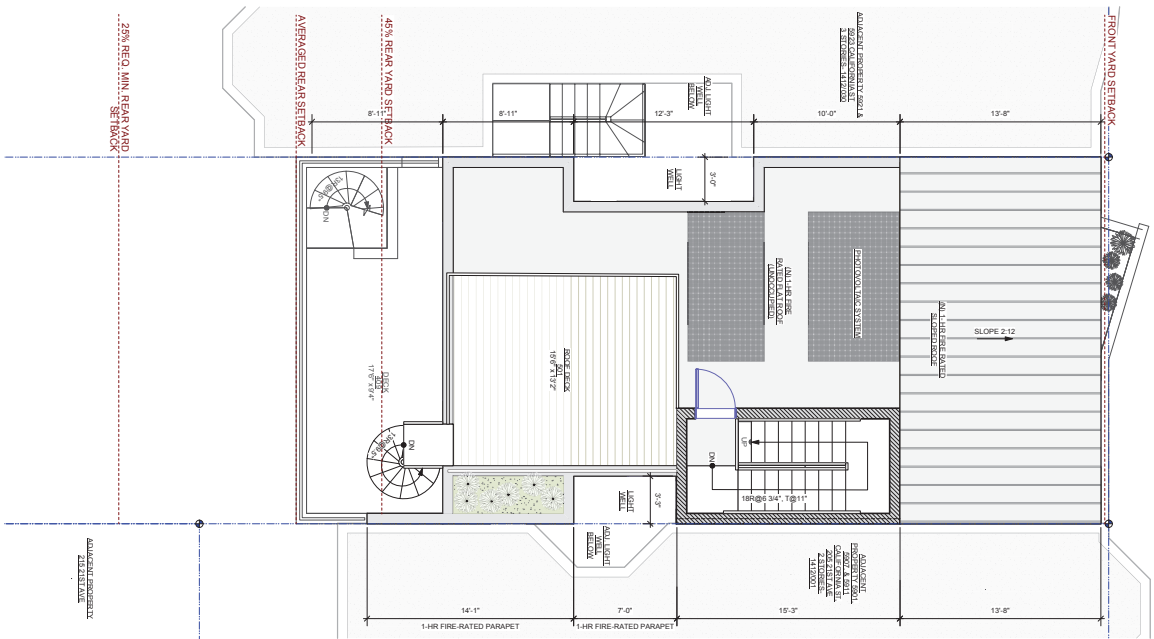
NOT FOR  
CONSTRUCTION

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.5550 FAX 415.558.0554

FLOOR PLANS (P)  
A1.02

REDUCED SET SCALE = 45%  
DATE: 10/1/20  
DESIGN: [blank]  
BY: [blank]  
CHECK: [blank]  
DATE: 10/1/20

1 ROOF PLAN, PROPOSED  
Scale: 1/4" = 1'-0"



## LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

client:

Arthur Leung  
5915 California St  
San Francisco, CA 94121

NOT FOR  
CONSTRUCTION

# LUUM

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.5550 FAX 415.558.0554

REDUCED SET SCALE = 45%  
DATE: 05.14.20  
DESIGN: [signature]  
BY: [signature]

ROOF PLANS  
A1.04



1 EXTERIOR ELEVATION - PROPOSED - FRONT (NORTH)  
Scale: 1/4" = 1'-0"

ADJACENT PROPERTY 5901  
5907 & 5911 CALIFORNIA ST.  
205 21ST AVE

SUBJECT PROPERTY  
5915 CALIFORNIA ST

ADJACENT PROPERTY 5921  
& 5923 CALIFORNIA ST



(E) STREET TREE 12' x 12'  
OUTLINE OF ADJACENT BUILDING 217  
2151 AVE. IN BACKGROUND  
APPROX. ELEVATION OF FLOOR  
FINISHES (FF) (TT)

25'-11"  
ADJ. BLDG. HEIGHT

STUCCO SIDING

METAL PANELS SIDING  
WOODEN TRIMMED CORNER  
CORNER TRIM (TT)  
SEMI-GLAZED LANTERN

30'-8"  
ADJ. BLDG. HEIGHT

40'-0"

PENTHOUSE (PH)  
42' GUARDRAIL AT PRIVATE  
STAIRWELL (TT)  
STAIRWELL DOORS & WINDOWS  
(TT)  
STAIRWELL SEAMLESS FLOOR &  
SIDING

(N) ROOF  
172'-1 1/2'

(N) FIFTH FLOOR  
152'-1 1/2'

(N) 5TH FLOOR  
152'-1 1/2'

(N) 5TH FLOOR  
147'-0"

(N) 5TH FLOOR  
152'-1 1/2'

(E) SIDEWALK  
152'-7 1/2'

## LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

REDUCED SET SCALE = 45%  
DATE: 10/1/2017  
DESIGN: [redacted]  
BY: [redacted]  
CHECK: [redacted]

EXTERIOR ELEVATIONS (P)

A3.03

NOT FOR  
CONSTRUCTION

**LUM**

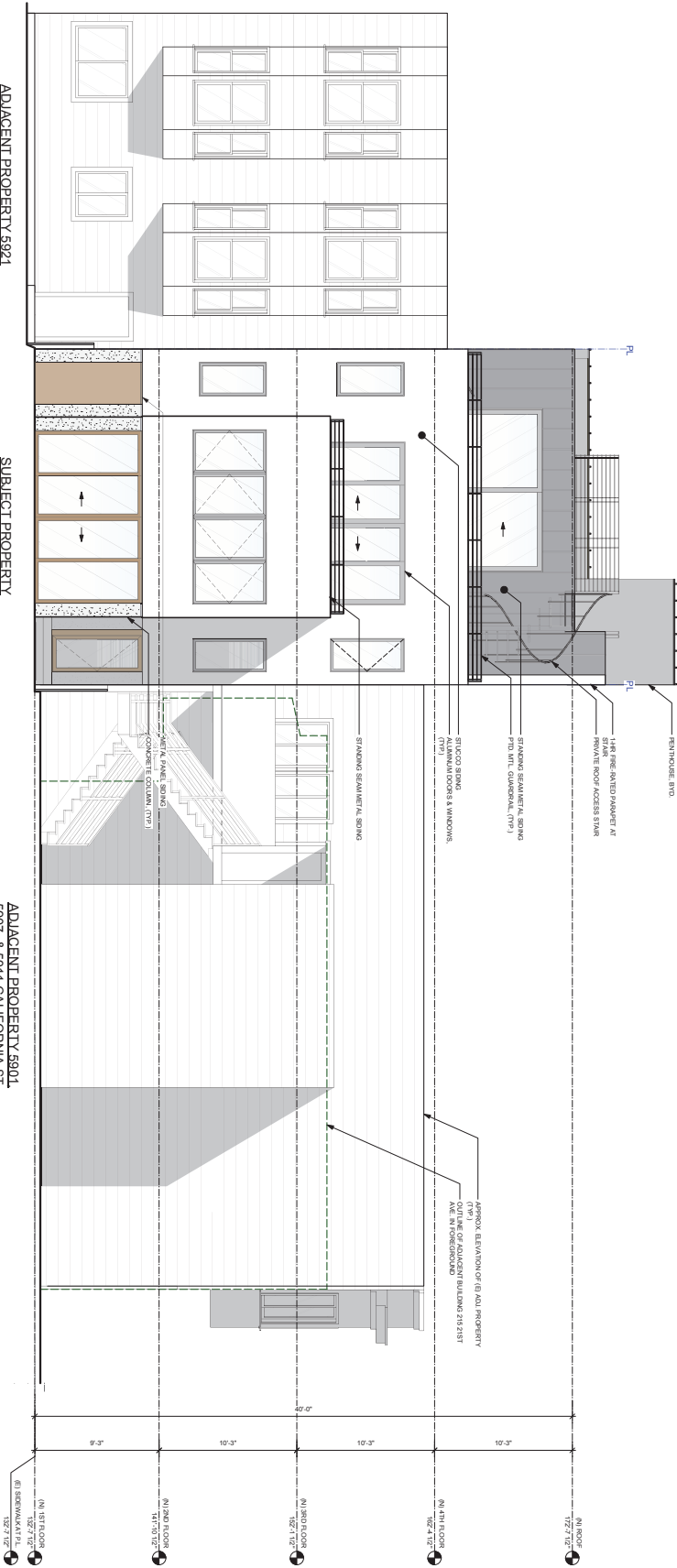
JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.5550 FAX 415.558.0554

1 EXTERIOR ELEVATION - PROPOSED - REAR (SOUTH)  
A3.04 Scale: 1/4" = 1'-0"

ADJACENT PROPERTY 5921  
& 5923 CALIFORNIA ST

SUBJECT PROPERTY  
5915 CALIFORNIA ST

ADJACENT PROPERTY 5901  
5907 & 5911 CALIFORNIA ST,  
205 21ST AVE



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

Arthur Leung  
5915 California St  
San Francisco, CA 94121

client:

NOT FOR  
CONSTRUCTION

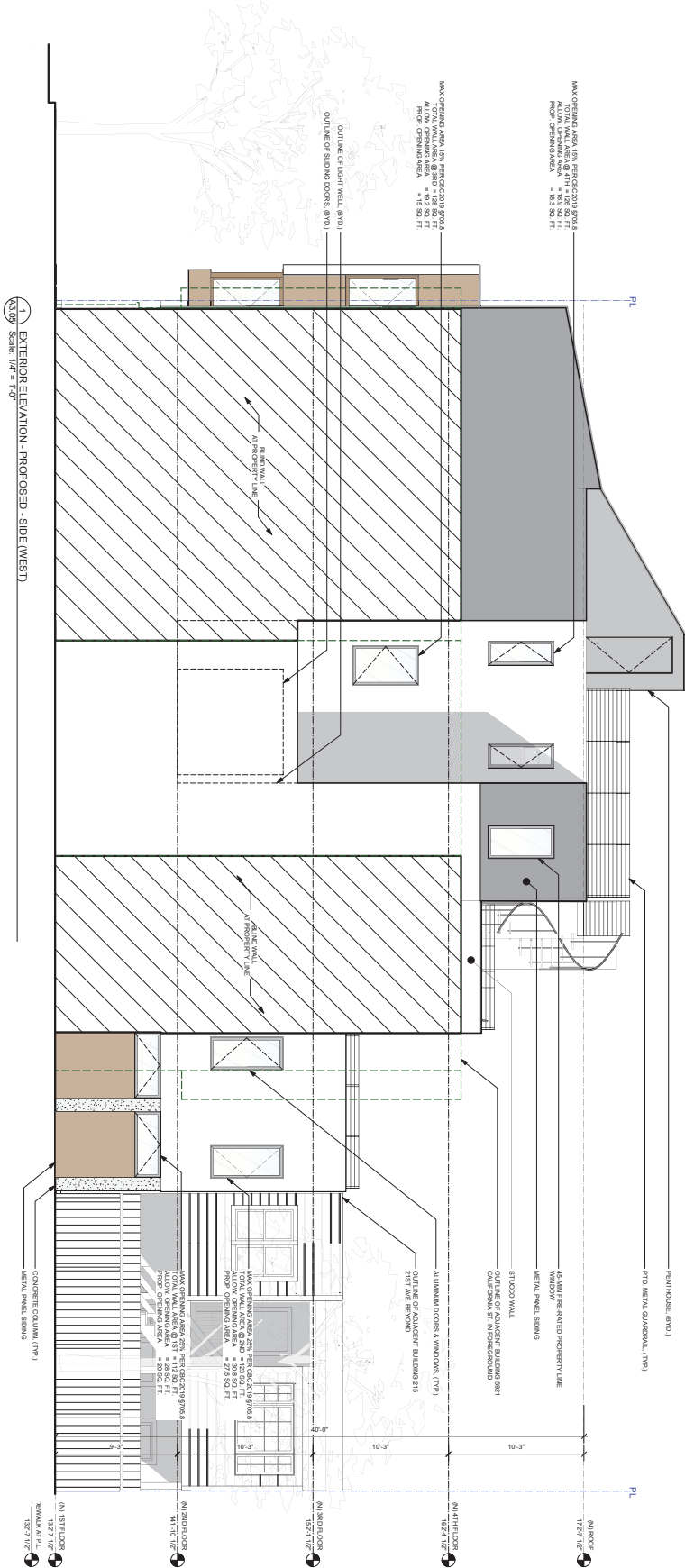
**LUU**

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.5550 FAX 415.558.0554

REDUCED SET SCALE = 45%  
DATE: 05.14.20  
DESIGN: pre-approving set  
BY: rlm

EXTERIOR ELEVATIONS (P)

A3.04



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

## LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94112  
Block 1412 - Lot 031

client: Arthur Leung  
5918 California St  
San Francisco, CA 94121

REDUCED SET SCALE = 45%  
DATE: 05.14.20  
DESIGN: [blank]  
BY: [blank]  
CHECK: [blank]  
DATE: [blank]

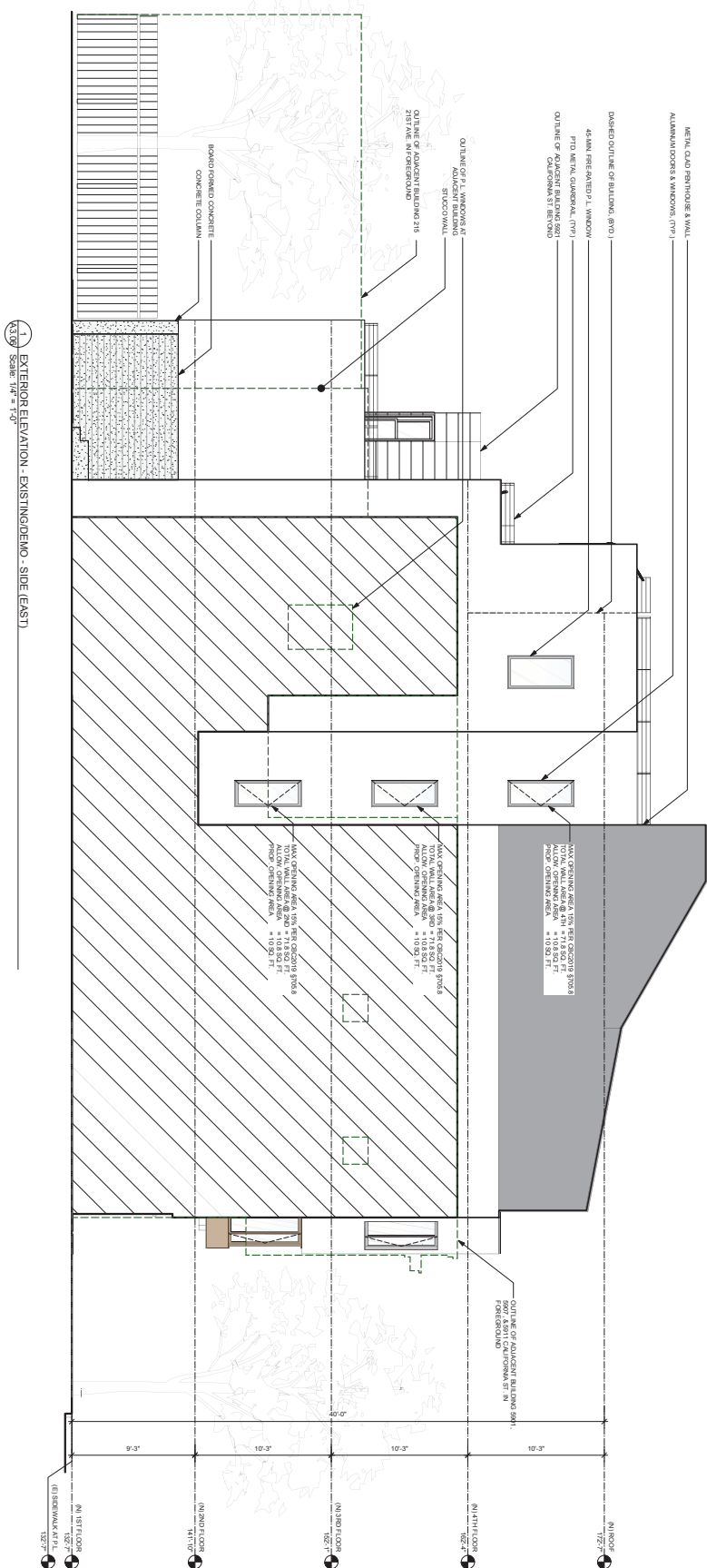
EXTERIOR ELEVATIONS (P)

A3.05

NOT FOR  
CONSTRUCTION

**LUU**

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.5550 FAX 415.558.0554



1  
A3.06 EXTERIOR ELEVATION - EXISTING/DEMO - SIDE (EAST)  
Scale: 1/4" = 1'-0"



LEUNG - CALIFORNIA ST

5915 California St  
San Francisco, CA 94121  
Block 1412 - Lot 031

client: Arthur Leung  
5915 California St  
San Francisco, CA 94121

date	issues / revisions	by
05.14.20	pre app meeting set	rm

EXTERIOR ELEVATIONS (P)

### A3.06

NOT FOR  
CONSTRUCTION

**Luigi**

JOHN LUM ARCHITECTURE  
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110  
TEL 415.558.9550 FAX 415.558.0554

# Neighborhood Group: Outer Richmond (14)

FIRST	LAST	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	EMAIL
Anni	Chung	Self-Help for the Elderly	407 Sansome St	San Francisco	CA	94111	annie@selfhelpelderly.org
Dan	Baroni	Planning Assn for the Richmond	2823 Fulton St	San Francisco	CA	94118-3300	dmbaroni@me.com; daniei_baroni@gensler.com
Sandra	Fewer	Board of Supervisors	1 Dr Carlton B Goodlett Pl Rm #244	San Francisco	CA	94102-4889	sandra.fewer@sfgov.org; Ian.Fregosi@sfgov.org; angelina.yv@sfgov.org; chelsea.bolland@sfgov.org
Jesse	Fink	Clement St Merchants Assn	401 Clement St	San Francisco	CA	94118	
Megan	Sullivan	Mid-Richmond Coalition	376 17th Ave	San Francisco	CA	94121	sullivanm@earthlink.net
Norman	Korndy	Lincoln Park Homeowners Assn	271 32nd Ave	San Francisco	CA	94121	nkorndy@sbqglobal.net
Peter	Winkelstein	Planning Assn for the Richmond	129 24th Ave	San Francisco	CA	94121	pinkelstein@gmail.com
Joseph	Smooke	Housing Rights Cmte of SF	4301 Geary Bl	San Francisco	CA	94118	joseph@hrcsf.org
Yuka	lord	Balboa Village Merchants Assn	3519 Balboa St	San Francisco	CA	94121	yukalord@gmail.com
Peter	Tempe	Sea Cliff Cares	230 El Camino Del Mar	San Francisco	CA	94159	SeaCliffCares@gmail.com
Jane	Natoli	Grow the Richmond	PO Box 590933	San Francisco	CA	94122	hello@growtherichmond.com
Rose	Hillson	Jordan Park Improvement Assn	115 Parker Ave	San Francisco	CA	94121	gunby6@aol.net
Frank	DeBosa	Cmte to Preserve Neighborhood Height Limits	126 27th Ave	San Francisco	CA	94122	frank.debosa415@gmail.com
Doug	Bird	Outlands Planning Council	1447 44th Ave	San Francisco	CA	94122	outlands.planning@gmail.com



BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 1412031T	5915 CALIFORNIA ST	JOHNLUM	20	0422
0001	002	.....	.....	.....	.	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	JOHN LUM ARCHITECTURE	3246 17TH ST	SAN FRANCISCO	CA	94110
0001	005	.....	.....	.....	.	..
1381	014B	BY-PASS TRS	197 21ST AV	SAN FRANCISCO	CA	94121-1205
1381	014B	OCCUPANT	199 21ST AV	SAN FRANCISCO	CA	94121-1205
1381	015	FEI CHOI TRS	5916 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2106
1381	015	OCCUPANT	5914 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2106
1381	016	ROBERT LIM TRS	579 20TH AV	SAN FRANCISCO	CA	94121-3122
1381	016	OCCUPANT	5918 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2106
1381	016	OCCUPANT	5920 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2106
1412	001	YUEN WONG TRS	1928 BALBOA ST	SAN FRANCISCO	CA	94121-3175
1412	001	OCCUPANT	205 21ST AV	SAN FRANCISCO	CA	94121-2105
1412	001	OCCUPANT	5901 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2105
1412	001	OCCUPANT	5907 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2105
1412	001	OCCUPANT	5911 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2105
1412	001A	215-21ST AVE LLC	2196 QUEENS LN	SAN MATEO	CA	94402-3933
1412	001A	OCCUPANT	215 21ST AV	SAN FRANCISCO	CA	94121-2113
1412	002	BO GEE TRS	217 21ST AV	SAN FRANCISCO	CA	94121-2113
1412	002	OCCUPANT	219 21ST AV	SAN FRANCISCO	CA	94121-2113
1412	030	HS & HOWARD WONG TRS	685 6TH AV	SAN FRANCISCO	CA	94118-3804
1412	030	OCCUPANT	5921 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2105
1412	030	OCCUPANT	5921A CALIFORNIA ST	SAN FRANCISCO	CA	94121-2105
1412	030	OCCUPANT	5923 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2105
1412	031	ARTHUR LEUNG	5915 CALIFORNIA ST	SAN FRANCISCO	CA	94121-2105
9999	999	.....	.....	.....	.	..

# Exhibit G – Eviction History Documentation

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

Re: 5915 California

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

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

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 6-1-21

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

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: \_\_\_\_\_  
o See attached documents.

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

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 6-1-21

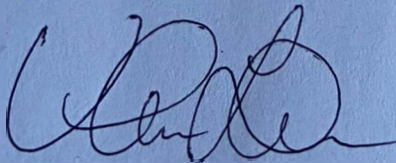
Yes, there are other Rent Board records evidencing an eviction after:

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: \_\_\_\_\_  
o See attached documents.

Signed:



Dated: 6-1-21

Van Lam  
Citizens Complaint Officer

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