San Francisco Planning

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EXECUTIVE SUMMARY
CONDITIONAL USE

HEARING DATE: December 9, 2021

Record No.:	2020-009146CUA
Project Address:	247 Upper Terrace
Zoning:	RH-2 (Residential-House, Two Family) Zoning District 40-X Height and Bulk District Corona Heights Large Residence Special Use District
Block/Lot:	2628/045
Project Sponsor:	GBA Inc. David Penn 201 Noe Street San Francisco, CA 94114
Property Owner:	Sarah Cooper and Michael McNabb 245 Upper Terrace San Francisco, CA 94117
Staff Contact:	Jeff Horn – (628) 652-7366 jeffrey.horn@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project proposes to demolish an existing 351 square-foot garage structure and to construct a new 4,081 gross-square-foot, four-story-over-basement two-family dwelling which includes a 2,074 square-foot, three-bedroom dwelling unit (Unit A), a 1,764-square-foot three-bedroom dwelling unit (Unit B), and a 243-square-foot garage providing one vehicle parking space and two Class 1 bicycle parking spaces.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 249.77(d)(3) and 249.77(d)(4) to allow residential development residential

development on a developed parcel that will result in total gross square floor area in excess of 3,000 gross square feet and to allow residential development that results in both lots having a rear yard less than 45% lot depth within the Corona Heights Large Residence Special Use District.

Issues and Other Considerations

- **Continuance.** At the October 28, 2021 hearing, the project was continued without being heard to allow the Project Sponsor to conduct additional outreach to neighbors to discuss concerns with the proposed project. On December 2nd, 2021, the Project Sponsor submitted a Brief (Exhibit F) that includes a summary of concerns expressed by neighbors, particularly from the adjacent neighbor to the southwest at 251 Upper Terrace, and responses and studies to address the concerns, which include a shadow study, street parking study, the preparation of a Tree Protection Plan, new privacy screening, and the relocation of the bathroom exhaust fan of 251 Upper Terrace.
- **Public Comment & Outreach.**
    - Support/Opposition: The Department has received correspondences from 13 neighbors in opposition to the Project.
        - The opposition to the Project is centered on the massing and scale, impacts to the midblock open space, increased on-street parking demand, and safety concerns with construction on the lot's steep slope and the protection and integrity of the existing tree at the rear of the lot.
    - Outreach: The Sponsor held a Department required pre-application meeting with neighbors and community groups on December 17, 2019. During a continuance from the October 28, 2021 hearing date, the Sponsor conducted additional neighborhood outreach via email, an individual meeting and a larger group meeting conducted at City Hall through District 8 Supervisor Mandelman's office.
- Corona Heights Large Residence Special Use District: The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development. The proposed Project exceeds two of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(3), for residential development on a developed parcel that will result in total gross square floor area in excess of 3,000 gross square feet, if that expansion results in more than 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel and pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
    - Along the south property line, the depth of building at all levels was reduced to not extend more than five feet beyond the primary rear wall of the adjacent building at 251 Upper Terrace. A five foot setback is provided for any massing beyond.
    - Four foot side setbacks on both sides of the upper floor were removed.
    - Modifications to the proposed façade to comply with the Planning Code and provide a contextually consistent façade design.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The proposed building has been contextually designed with regard to site-specific conditions and will develop an underutilized lot in a manner that adds two quality, family-sized units to the City's housing stock.. The overall scale, design, and materials of the proposed building is consistent with the subject block and compliments the neighborhood character with a contextual, yet contemporary design. 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's Brief

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PLANNING COMMISSION DRAFT MOTION

HEARING DATE: December 9, 2021

Record No.:	**2020-009146CUA**
Project Address:	**247 UPPER TERRACE**
Zoning:	RH-2 (Residential-House, Two Family) Zoning District 40-X Height and Bulk District Corona Heights Large Residence Special Use District
Block/Lot:	2628/045
Project Sponsor:	GBA Inc. David Penn 201 Noe Street San Francisco, CA 94114
Property Owner:	Sarah Cooper and Michael McNabb 245 Upper Terrace San Francisco, CA 94117
Staff Contact:	Jeff Horn – (628) 652-7366 jeffrey.horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77(D)(3), 249.77(D)(4) AND 303(C) TO DEMOLISH AN EXISTING 351 SQUARE-FOOT GARAGE STRUCTURE AND TO CONSTRUCT A NEW 4,081 GROSS-SQUARE-FOOT, FOUR-STORY-OVER-BASEMENT TWO-FAMILY DWELLING LOCATED AT 247 UPPER TERRACE, LOT 045 IN ASSESSOR'S BLOCK 2628, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 8, 2020, David Penn of GBA Inc. (hereinafter "Project Sponsor") filed Application No. 2020-009146CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to construct a new two-family dwelling (hereinafter "Project") at 247 Upper Terrace, Block 2628 Lot 045 (hereinafter "Project Site").

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption under CEQA.

On December 9, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-009146CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-009146CUA 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. 2020-009146CUA, 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 to demolish an existing 351 square-foot garage structure and to construct a new 4,081 gross-square-foot, four-story-over-basement two-family dwelling which includes a 2,074 square-foot, three-bedroom dwelling unit, a 1,764-square-foot three-bedroom dwelling unit, and a 243-square-foot garage providing one vehicle parking space and two Class 1 bicycle parking spaces.

3. **Site Description and Present Use.** The subject property is located on the southeast side of Upper Terrace within the Corona Heights neighborhood. The subject property is a steeply downward sloping lot, in excess of 25%, with a width of 25 feet and depth of 60 feet. At the front of the property, the site is developed with a 351 square-foot detached garage (constructed circa 1911) that can accommodate two vehicles and a courtyard that are currently used by the adjacent property to the north (245 Upper Terrace) and the remaining portion of the lot contains natural vegetation including several large trees. The lot totals 1,500 square feet (SF) in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

4. **Surrounding Properties and Neighborhood.** The surrounding neighborhoods of Corona Heights and Ashbury Heights consist of very steep slopes, both of individual lots and laterally along streets. The neighborhood around Mt. Olympus developed over many decades (early and mid-1900s, generally), in a mixture of architectural styles, and many buildings have undergone substantial alterations since their respective construction dates. The surrounding neighborhood predominantly consists of two- and three-story buildings on the downward sloping lots, containing one- or two-residential dwelling units. The adjacent parcel to the north, 245 Upper Terrace, is a two-story-over basement two-family residence that is on a deeper lot with a building depth of 50 feet. The adjacent property to the south, 251 Upper Terrace, is a shallower one-story-over-basement two-family home with a depth of 30 feet.

5. **Public Outreach and Comments.** The Department has received correspondences from 13 neighbors in opposition of the proposed project. All letters shared a similar concern of the massing and scale, impacts to the midblock open space, increased on-street parking demand, and safety concerns with construction on the lot's steep slope and the protection and integrity of the existing tree at the rear of the lot.

   During a continuance from the October 28, 2021 hearing date, the Sponsor conducted additional neighborhood outreach via email, an individual meeting and a larger group meeting conducted at City Hall through District 8 Supervisor Mandelman's office.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

   A. Use. Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

   The Project proposes two units; therefore, the permitted density is not exceeded.

B. Front Setback. Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

The Project will provide a 11 inches minimum front setback required based on the average of adjacent properties along Upper Terrace.

C. Front Setback Landscaping and Permeability. Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The Project complies with Section 132 and provides the required landscaping permeable area.

D. Rear Yard. Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The project is permitted to extend beyond the 45% rear yard line through the rear yard reduction allowed by PCS, 134(c). The Code allows the rear yard line to be reduced to a depth equal to the average of the two adjacent neighbors. In this case, the average depth of the two adjacent properties is 24 feet 8 inches, which the project complies with. Additionally, the project proposes an 8 foot 5 inch deep, two-story tall rear projection that does not extend into the last 25% of the lot's depth, as allowed by PCS 136(2)(25).

E. Street Frontage. Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

The Project complies as the off-street parking entrance will not exceed 10 feet and the minimum 1/3 width visual relief at the ground story street frontage will be provided.

F. Usable Open Space. Planning Code Section 135 requires at least 125 SF of private usable open space per unit or 133 SF of usable open space per unit if common.

The Project provides private open space to the upper with a 121 SF deck at the 2nd floor and a 140 SF deck on the building's roof. The lower unit has access to 220 SF of open space within the rear yard, in which none of the area is needed to meet the upper units required open space.

G. Off-Street Parking. Planning Code Section 151 allows one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes one off-street parking spaces, which does not exceed the maximum parking permitted.

H. Bicycle Parking. Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two Class 1 Bicycle Parking spaces within the proposed garage; therefore the requirement is met.

I. Height. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District.

Planning Code Section 261(b)(2) *decreases the permitted height of a building in the RH-2 District to 35 feet where the average ground elevation at the rear line of the lot is lower by 20 or more feet than at the front line. The subject property's rear lot line is more than 20 feet lower in elevation than the front line and the building has a height of 30 feet above grade at the tallest point.*

J. Child Care Requirements for Residential Projects. Planning Code Section 414A requires that any residential development project that results in a net new dwelling unit or additional space in an existing residential unit of more than 800 gross square feet (GSF) shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of a 4,081 SF, two-family residence. 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 Project is compatible with the immediate neighborhood. The site is located in the RH-2 Zoning District, which permits the development of a two-family dwelling on the lot. The neighborhood is developed with a mix of one- and two-family houses that are two- to three-stories in height. The scale of the building presents as two-stories at the street with a 3rd floor setback to articulate the façade, resulting in a scale that is compatible with the surrounding buildings. The proposed overall massing allows for family-sized units, while maintaining the required rear yard and open space. The project is necessary and desirable as it will develop an underutilized lot to create much-needed dwelling units within a building that is designed to be in keeping with the existing development pattern and neighborhood character.

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 subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 25 feet lower than the front property line. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create quality, family-sized units. Although the Project will have a rear yard less than 45% of the total lot depth, and that the structure exceeds 3,000 GSF in size, its depth and scale are consistent with other properties in the surrounding neighborhood.

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

The Project provides one vehicle parking space and two-bike parking spaces, which is adequate to meet the needs of a two-family home. This modest Project will not have significant impacts on area traffic. The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 24, 33, 35, and 37 MUNI bus lines.

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

The Project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include, any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

(4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the base of the entry stair and in the rear yard to contribute to an enjoyable rear yard and open space area. The proposed roof deck above the third floor will be set back from the front and side lot lines to minimally impact the neighboring properties and their own enjoyment of their space.

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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the Corona Heights Large Residence SUD and the Objectives and Policies of the General Plan, meets all applicable requirements of the Planning Code, including the stated purpose of the RH-2 District. The building is compatible to the height and size of development expected in this District, and within the permitted density.

8. Corona Heights Large Residence Special Use District (Planning Code Section 249.77). The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development.

   The proposed Project exceeds two of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(3), for residential development of a developed property that will result in total gross floor area exceeding 3,000 square-feet and pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

   In acting on any application for Conditional Use authorization within the SUD, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

   A. The proposed project promotes housing affordability by increasing housing supply.

      The Project would develop an underutilized lot with a new building that provides two units that are sized for families (three bedrooms). The Project would promote housing affordability by adding two new units to the City's housing stock.

   B. The proposed project maintains affordability of any existing housing unit; or

      The Site is currently underdeveloped with a detached 351 SF garage structure. Therefore, there is no affordability of any existing unit to maintain.

   C. The proposed project is compatible with existing development.

      The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope in excess of 25%, with a rear property line that is at least 25 feet lower than the front property line. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create quality, family-sized units. Although the Project will have a rear yard less than 45% of the total lot depth, and that the structure exceeds 3,000 GSF in size, its lot coverage and scale are consistent with other properties in the surrounding neighborhood.

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

   HOUSING ELEMENT

   Objectives and Policies

   OBJECTIVE 1

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

Policy 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.2
Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

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

Policy 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.4
Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5
Ensure that new permanently affordable housing is located in all of the City's neighbor-hoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2
Ensure implementation of accepted design standards in project approvals.

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4
Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

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

Policy 11.8
Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

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

Policy 12.2
Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7
Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 4
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:
Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The subject property, like many lots within the surrounding neighborhood, is characterized by a steep slope. The proposed building has been contextually designed with regard to site-specific conditions and

will develop an underutilized lot in a manner that adds two quality, family-sized units to the City's housing stock. The overall scale, design, and materials of the proposed building is consistent with the subject block and compliments the neighborhood character with a contextual, yet contemporary design. 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.

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.

    This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

    The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.

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

    The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house that contributes new family-sized units to the City's housing stock.

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

    The Project Site is served by nearby public transportation options. Additionally, the Project proposes one off-street parking spaces and provides two bicycle parking spaces within the building's proposed garage, and the site's existing driveway curb cut will be reduced from 17 feet to 12 feet, returning five of curb for parallel on-street parking. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property; therefore, the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened as the unit count is only increasing by two units.

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

    The Project is residential in nature and does not include commercial office development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities.

Ownership of industrial or service sector businesses would not be affected by 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 be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

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

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project

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. 2020-009146CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 14, 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 December 9, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: December 9, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to construct a new 4,081 gross-square-foot four-story-over-basement two-family dwelling which includes a 2,074 square-foot, three-bedroom dwelling unit, a 1,764-square-foot three-bedroom dwelling unit, and a 243-square-foot garage providing one vehicle parking space and two Class 1 bicycle parking spaces located at 247 Upper Terrace, Block 2628, Lot 045, pursuant to Planning Code Sections 249.77 and 303, within the RH-2 (Residential-House, Two Family) Zoning District, 40-X Height and Bulk District, and the Corona Heights Large Residence Special Use District; in general conformance with plans, dated September 14, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-009146CUA and subject to conditions of approval reviewed and approved by the Commission on December 9, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 9, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

www.sfplanning.org

Design – Compliance at Plan Stage

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

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, 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 628.652.7366, www.sfplanning.org

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org

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

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7366, www.sfplanning.org

Parking and Traffic

10. **Bicycle Parking.** The Project shall provide no fewer than two 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

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

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

12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

Provisions

13. **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 628.652.7366, www.sfplanning.org

Monitoring - After Entitlement

14. **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

15. **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

Operation

16. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department

of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublicworks.org

17. **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

LOCATION MAP:

PROJECT DIRECTORY

CLIENT
SARAH COOPER AND MICHAEL MCNABB
247 UPPER TERRACE
SAN FRANCISCO, CA 94117

ARCHITECT
CUMBY ARCHITECTURE
CONTACT: DAVID CUMBY
2325 THIRD STREET, SUITE 401
SAN FRANCISCO, CA 94107
TEL: 415.505.1536
EMAIL: david@cumbyarchitecture.com

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 SAN FRANCISCO BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMEDMENTS
2019 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS
ENERGY CODE – TITLE 24 – CALIFORNIA CODE OF REGULATIONS

DRAWING LIST

ARCHITECTURAL

PROJECT DESCRIPTION

DEMOLISH EXISTING GARAGE STRUCTURE

CONSTRUCT NEW 4 STORY OVER BASEMENT TWO UNIT RESIDENTIAL BUILDING WITH ONE CAR GARAGE

RESIDENTIAL UNIT "A" AT SECOND, THIRD AND FOURTH FLOORS – 3 BEDROOMS, 2 1/2 BATHROOMS

RESIDENTIAL UNIT "B" AT BASEMENT AND FIRST FLOOR – 3 BEDROOMS, 2 BATHROOMS

PROJECT INFORMATION:

BLOCK/LOT:	2628 / 045	PROPOSED BUILDING HEIGHT:	30'-0"
OCCUPANCY:	R3	PROPOSED CAR PARKING	1 SPACE
ZONING:	RH-2 / 40-X / CORONA HEIGHTS	PROPOSED BIKE PARKING (CLASS 1)	2 SPACES
LOT AREA:	1,625 SF		

CONSTRUCTION TYPE

V-A

EXISTING GROSS FLOOR AREA		
	GROSS FLOOR AREA	
DETACHED GARAGE (TO BE DEMOLISHED)	351 SF	
	351 SF	EXISTING GROSS FLOOR AREA

PROPOSED GROSS FLOOR AREA			
		GROSS FLOOR AREA	
BASEMENT (UNIT B)	1	863 SQ FT	1,764 SQ FT UNIT B TOTAL
FIRST FLOOR LEVEL (UNIT B)	1	901 SQ FT	1
SECOND FLOOR LEVEL (UNIT A)	1	837 SQ FT	
THIRD FLOOR LEVEL (UNIT A)	1	912 SQ FT	2,317 SQ FT UNIT A TOTAL (2,074 SQ FT LIVING SPACE, 243 SQ FT GARAGE)
FOURTH FLOOR LEVEL (UNIT A)	1	568 SQ FT	1 1
TOTAL FLOOR AREA	1	4,081 SQ FT	

PROPOSED OPEN SPACE			
PRIVATE:		PRIVATE:	
UNIT A: DECK AT SECOND FLOOR LEVEL	121 SQ FT	UNIT B: DECK AT BASEMENT LEVEL	81 SQ FT
DECK AT THIRD FLOOR LEVEL	76 SQ FT 1		
DECK AT FOURTH FLOOR LEVEL	140 SQ FT		
	317 SQ FT	COMMON:	
		REAR YARD	220 SQ FT

FIRE SPRINKLERS

THE BUILDING SHALL BE FULLY EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE STANDARDS OF NFPA 13R

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247 Upper Terrace
San Francisco, CA 94117

Sarah Cooper and Michael McNabb
245 Upper Terrace
San Francisco, CA 94117

415.

Site Permit

ISSUE/DATE:

	Site Permit	8-17-2020
1	Plan Check 1	4-29-2021
	Plan Check 2	9-14-2021

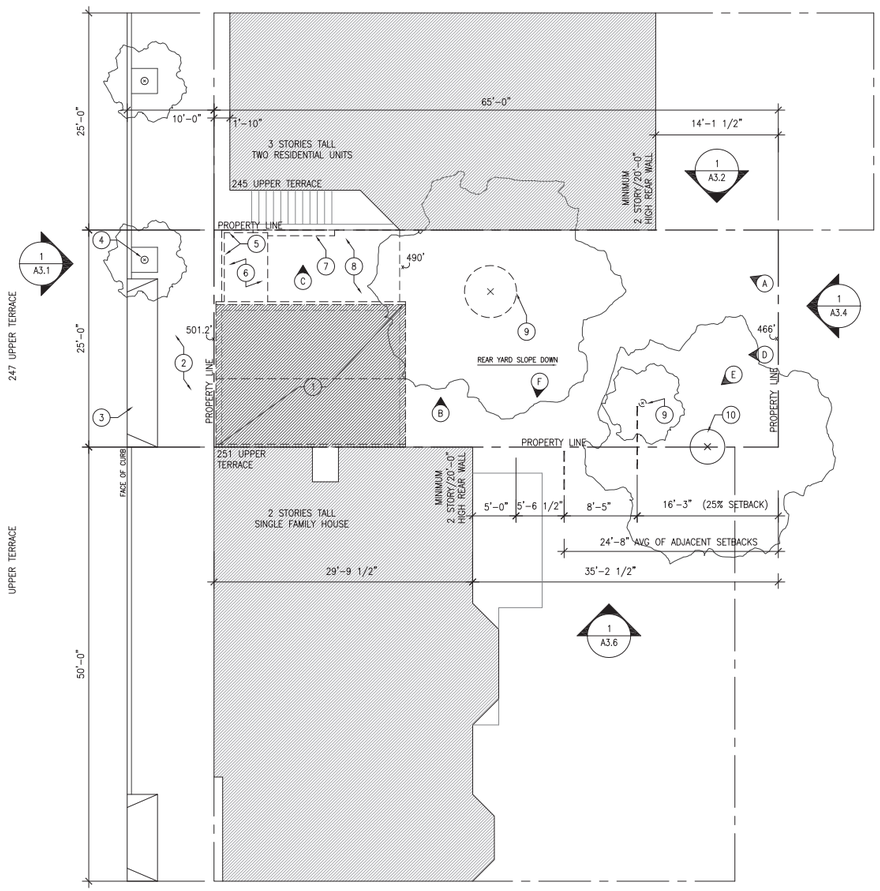
DBI STAMP:

LICENSED ARCHITECT
DAVID EDWARD CUMBY
NO. 29182
EXP. 11/30/21
STATE OF CALIFORNIA

SCALE: NTS

TITLE: PROJECT INFORMATION

SHEET: A1.0A



1 DEMO PLOT PLAN / 1/8"=1'-0"

KEYNOTES:

1. (E) 1 STORY TALL GARAGE TO BE DEMOLISHED
2. (E) SIDEWALK TO REMAIN
3. (E) CURB CUT
4. (E) STREET TREE TO REMAIN
5. (E) WOOD FENCE TO BE REMOVED
6. (E) WOOD DECK TO BE REMOVED
7. (E) CONCRETE RETAINING WALL TO BE REMOVED
8. (E) CONCRETE SLAB ON GRADE TO BE REMOVED
9. (E) TREE TO BE REMOVED
10. (E) TREE TO REMAIN

DRAWING LEGEND:

(A) PHOTO REFERENCE LOCATION

PROJECT N
TRUE N

GRAPHIC SCALE
1' 2' 5'

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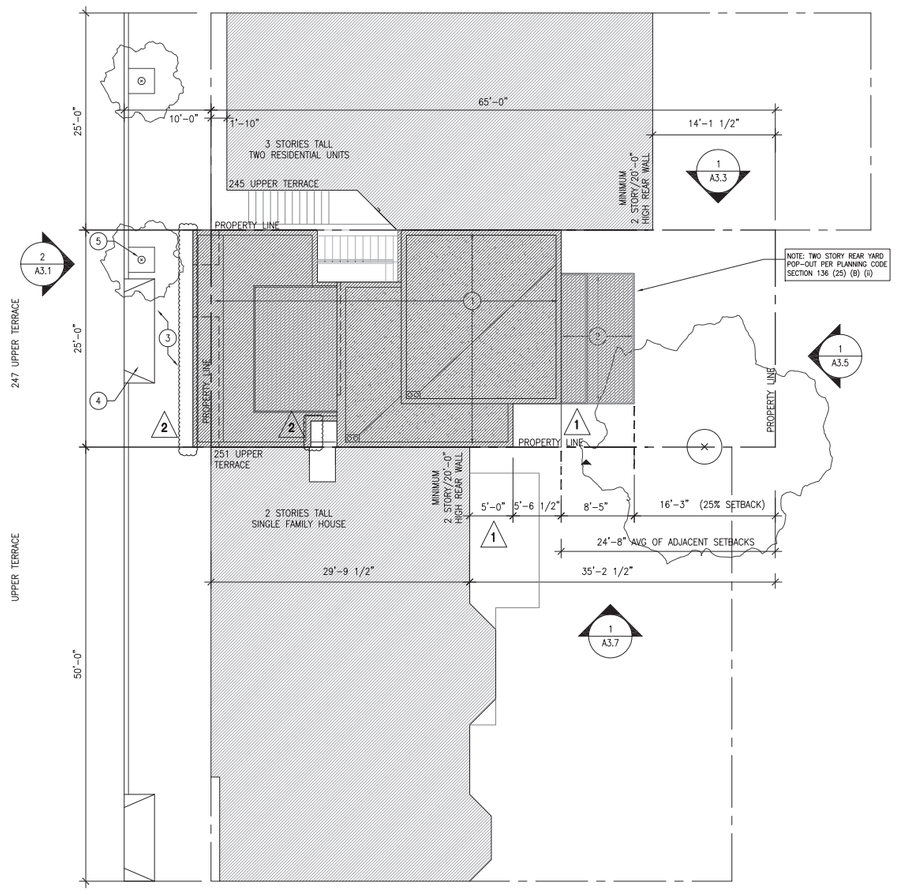
SCALE: 1/8"=1'-0"

TITLE: DEMO PLOT PLAN

SHEET: A1.0B



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

KEYNOTES:

1. (N) 2 UNIT RESIDENTIAL BUILDING
2. (N) 2 STORY TALL POP-OUT AT REAR YARD PER PLANNING CODE SECTION 136 (25) (B) (ii)
3. (E) SIDEWALK TO REMAIN
4. (E) CURB CUT, WIDTH REDUCED TO APPROXIMATELY 12 FEET
5. (E) STREET TREE TO REMAIN

PROJECT N
TRUE N
GRAPHIC SCALE
1' 2' 5'

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

TITLE: PROPOSED PLOT PLAN

SHEET: A1.0C

1 PLOT PLAN W/ SURVEY INFO / 1/8"=1'-0"

PROJECT N

TRUE N

GRAPHIC SCALE

1' 2' 5'

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

TITLE:

PLOT PLAN W/ SURVEY INFO

SHEET:

A1.0D

219 221 223-225 227 229 231 233-237

241 245 247 Upper Terrace Subject of this Permit Application 251 255 259 263

267 271 301

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

TITLE:

SITE PHOTOS

SHEET:

A1.0G

312 308

304 300 298 294 290 286 282

Directly across the street from 247 Upper Terrace

278 272 266 260 248 242 240

MT Olympus Stairs

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STATE OF CALIFORNIA

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

TITLE:

PHOTOS -
UPPER TERRACE

SHEET:

A1.0H

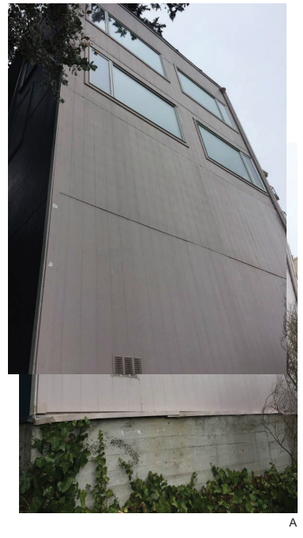
F

E

D

C

B



A

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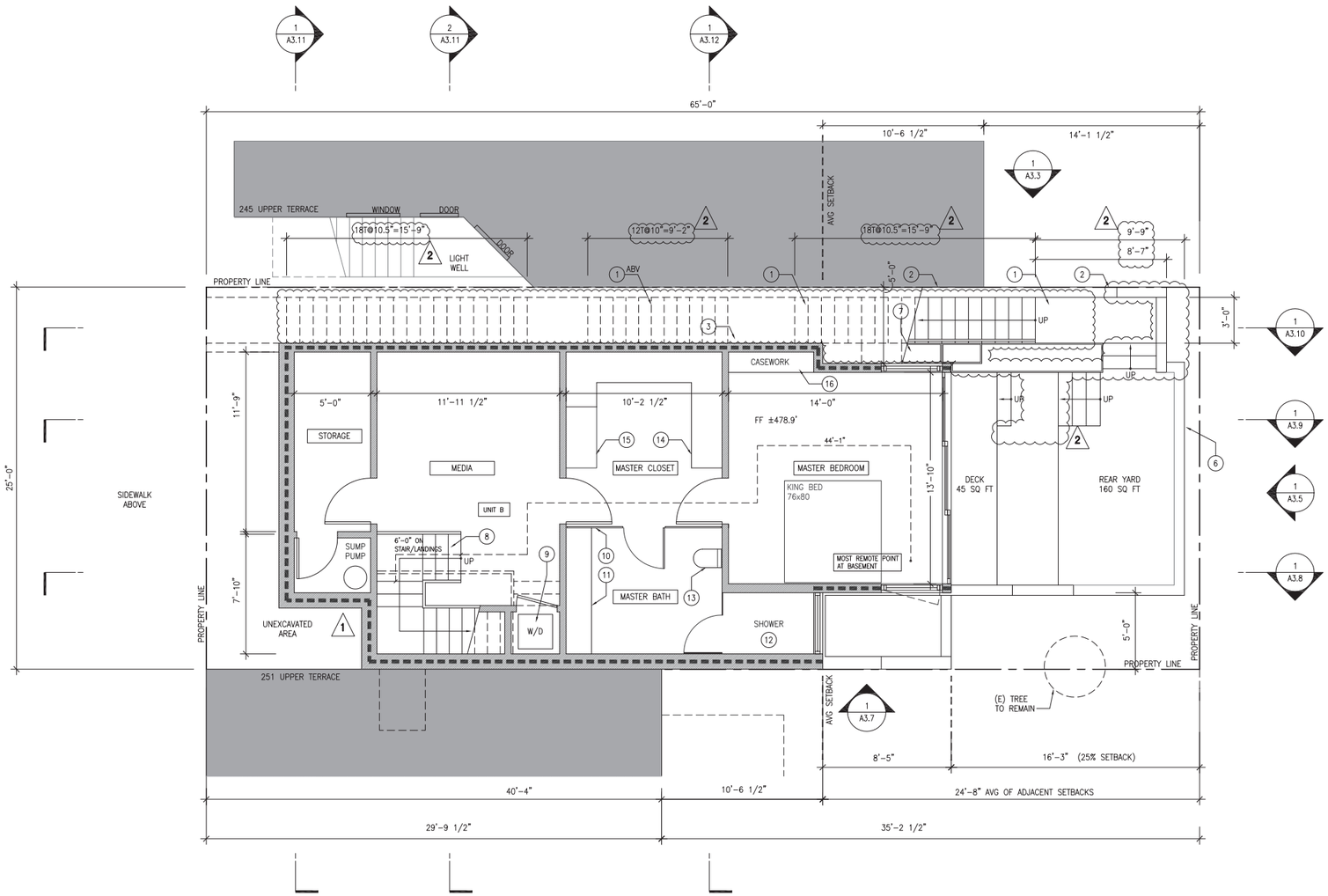
SCALE: 1/8"=1'-0"

TITLE:

PHOTOS -
PROJECT SITE

SHEET:

A1.0I



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

KEYNOTES:

1. (N) CONCRETE EXTERIOR STAIR W/ 11" TREAD, MAX 7" RISER
2. (N) 1-HOUR RATED WALL; T.O. WALL MIN. 42" ABV. STAIR TREAD NOSING/LANDINGS
3. (N) 1-1/2" O.D. HANDRAIL, TOP OF RAIL 36" ABV STAIR TREAD NOSING
4. (N) GUARDRAIL, TOP OF RAIL 42" ABV. FIN. FLR., LESS THAN 4" CLR. BTWN. GUARDRAIL MEMBERS
5. (N) WOOD DECK
6. (N) CONCRETE RETAINING WALL
7. (N) PLANTER
8. (N) INTERIOR STAIR W/ 10" TREADS, MAX. 7.75" RISER
9. (N) STACKED WASHER/DRYER, VENT TO EXTERIOR MINIMUM 3 FEET FROM PROPERTY LINE
10. (N) TEMPERED TRANSLUCENT GLASS PANEL
11. (N) DOUBLE VANITY
12. (N) 48x72 SHOWER. TEMPERED GLASS SHOWER DOOR, FULL HEIGHT CERAMIC TILE WALL FINISH AT SHOWER ENCLOSURE
13. (N) WALL MOUNTED TOILET, 1.28 GPF
14. (N) CLOTHES CABINETS
15. (N) BENCH
16. (N) CASEWORK

GENERAL NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING FURNISHINGS.
2. ALL ITEMS TO BE RE-USED SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA.
3. ANY (E) ELECTRICAL TO BE REMOVED SHALL BE TERMINATED PER 2019 CALIFORNIA ELECTRICAL CODE AND ANY DESIGN / BUILD DRAWINGS.
4. ANY (E) PLUMBING TO BE REMOVED SHALL BE TERMINATED PER 2019 CALIFORNIA PLUMBING CODE AND ANY DESIGN / BUILD DRAWINGS.
5. ANY (E) MECHANICAL TO BE REMOVED SHALL BE TERMINATED PER 2019 CALIFORNIA MECHANICAL CODE AND ANY DESIGN / BUILD DRAWINGS.
6. DEMOLITION IN ENTIRE AREA TO BE COORDINATED WITH FUTURE CONSTRUCTION PHASE
7. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
8. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY FRAMING CONFLICTS.
9. MOISTURE RESISTANT GYPSUM BOARD SHALL BE INSTALLED AT WET AREAS.

DRAWING LEGEND:

NEW WALL; 2x4 WOOD STUD FRAMING @ 16" O.C., 5/8" GYPSUM BOARD, EACH SIDE, PAINTED

NEW 1-HOUR RATED WALL PER UL 305

(E) DENOTES EXISTING FIXTURE TO REMAIN

(X) DENOTES EXISTING FIXTURE TO BE REMOVED

101 DENOTES DOOR NUMBER

A DENOTES WINDOW TYPE

DENOTES WALL TYPE DESIGNATION — 4A / NR — DENOTES FIRE RATING: WALL TYPE

DENOTES ROOM NAME — STORAGE / 103 — DENOTES ROOM NUMBER: ROOM LABEL AND NUMBER

FLOOR FINISHES:

S1 STONE TILE FINISH FLOOR

W1 WOOD FINISH FLOOR

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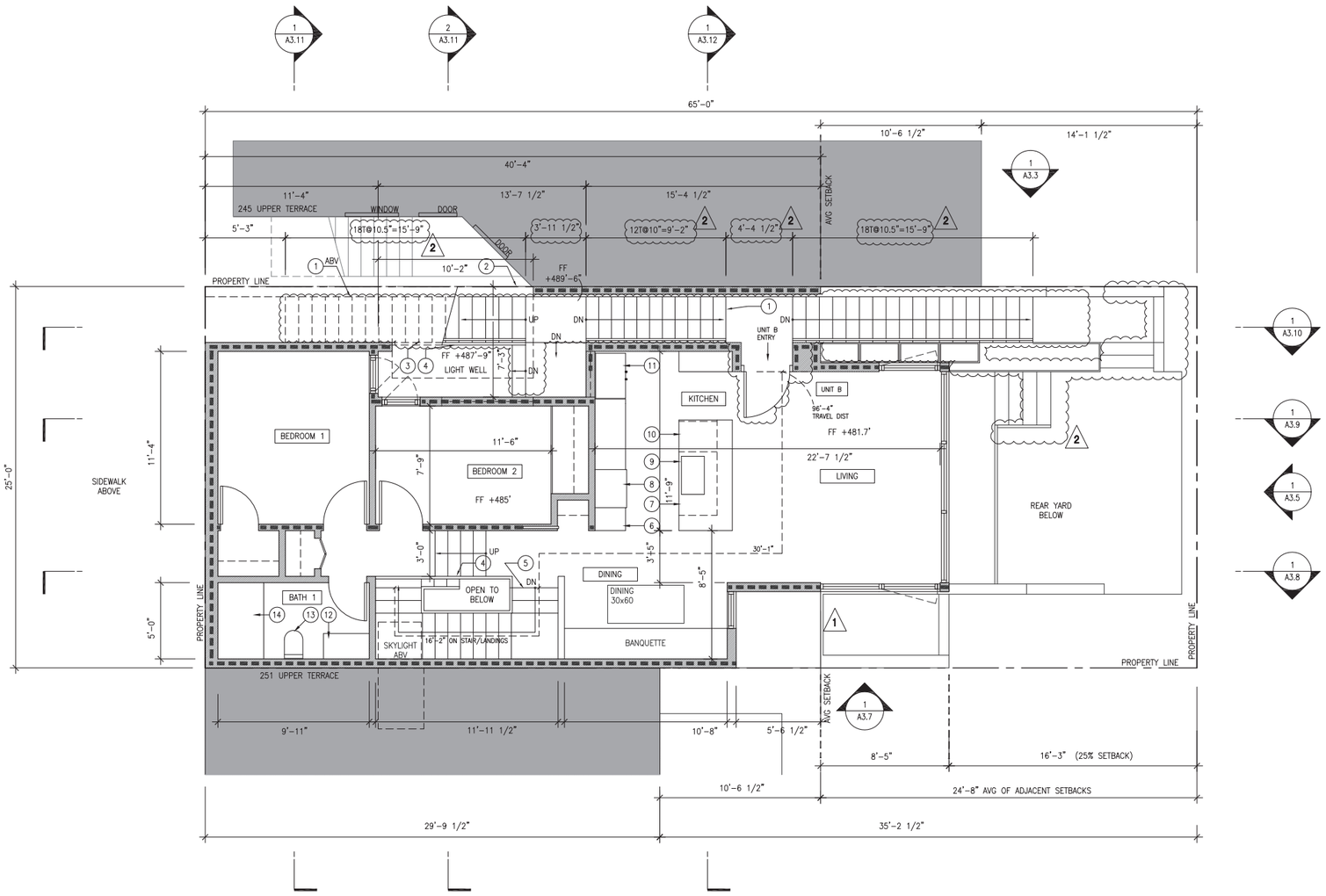
SCALE: 1/4"=1'-0"

TITLE: PROPOSED BASEMENT FLOOR PLAN

SHEET: A1.1

PROJECT N — TRUE N

GRAPHIC SCALE 1' 2' 5'



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

KEYNOTES:

1. (N) CONCRETE EXTERIOR STAIR W/ 11" TREAD, MAX 7" RISER
2. (N) 1-HOUR RATED WALL; T.O. WALL MIN. 42" ABV. STAIR TREAD NOSING/LANDINGS
3. (N) 1-1/2" O.D. HANDRAIL, TOP OF RAIL 36" ABV STAIR TREAD NOSING
4. (N) GUARDRAIL, TOP OF RAIL 42" ABV. FIN. FLR., LESS THAN 4" CLR. BTWN. GUARDRAIL MEMBERS
5. (N) INTERIOR STAIR W/ 10" TREADS, MAX. 7.75" RISER
6. (N) KITCHEN BASE CABINETS, TOP OF COUNTER 36" ABV FIN FLR
7. (N) KITCHEN ISLAND, TOP OF COUNTER 36" ABV FIN FLR
8. (N) COOKTOP W/ VENT HOOD
9. (N) SINK
10. (N) DISHWASHER
11. (N) REFRIGERATOR
12. (N) VANITY
13. (N) WALL MOUNTED TOILET, 1.28 GPF
14. (N) BATHTUB W/ SHOWER HEAD
15. (N) DECK BELOW

GENERAL NOTES:

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DRAWING LEGEND:

NEW WALL; 2x4 WOOD STUD FRAMING @ 16" O.C., 5/8" GYPSUM BOARD, EACH SIDE, PAINTED

NEW 1-HOUR RATED WALL PER UL 305

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A DENOTES WINDOW TYPE

DENOTES WALL TYPE DESIGNATION — 4A / NR — DENOTES FIRE RATING: WALL TYPE

DENOTES ROOM NAME — STORAGE / 103 — DENOTES ROOM NUMBER: ROOM LABEL AND NUMBER

FLOOR FINISHES:

S1 STONE TILE FINISH FLOOR

W1 WOOD FINISH FLOOR

PROJECT N — TRUE N — GRAPHIC SCALE 1' 2' 5'

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DBI STAMP:

LICENSED ARCHITECT
DAVID EDWARD CUMBY
NO. 29182
EXP. 11/30/21
STATE OF CALIFORNIA

SCALE: 1/4"=1'-0"

TITLE: PROPOSED FIRST FLOOR PLAN

SHEET: A1.2

LANDSCAPING/PERMEABLE SURFACE:

AREA OF FRONT SETBACK: 11" X 25'-0" = 22.9 SQ FT

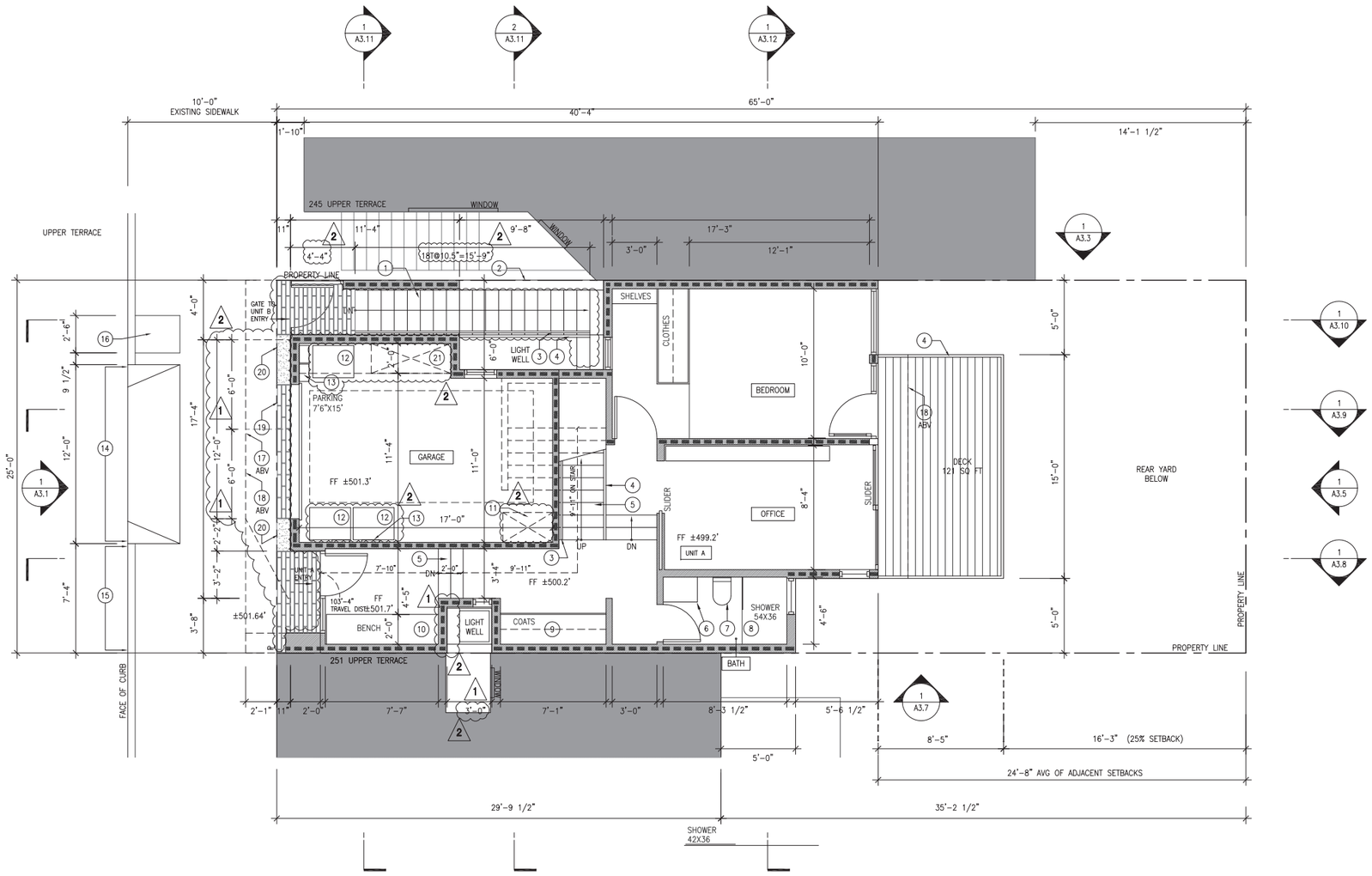
AREA OF LANDSCAPING: 11" X 5'-2" = 4.74 SQ FT

PERCENTAGE OF LANDSCAPING AREA IN FRONT SETBACK: 4.74 / 22.9 = 20.7%

AREA OF PERMEABLE PAVING: 11" X 9'-0" = 8.25 SQ FT

AREA OF PERMEABLE SURFACE: 4.74 SQ FT + 8.25 SQ FT = 12.99 SQ FT/22.9 SQ FT = 56.7 SQ FT

2



1 PROPOSED SECOND FLOOR PLAN (STREET LEVEL) / 1/4"=1'-0"

KEYNOTES:

1. (N) CONCRETE EXTERIOR STAIR W/ 11" TREAD, MAX 7" RISER
2. (N) 1-HOUR RATED WALL; T.O. WALL MIN. 42" ABV. STAIR TREAD NOSING/LANDINGS
3. (N) 1-1/2" O.D. HANDRAIL, TOP OF RAIL 36" ABV STAIR TREAD NOSING
4. (N) GUARDRAIL, TOP OF RAIL 42" ABV. FIN. FLR., LESS THAN 4" CLR. BTWN. GUARDRAIL MEMBERS
5. (N) INTERIOR STAIR W/ 10" TREADS, MAX. 7.75" RISER
6. (N) VANITY
7. (N) WALL MOUNTED TOILET, 1.28 GPF
8. (N) SHOWER, FULL HEIGHT CERAMIC TILE WALL FINISH AT SHOWER ENCLOSURE, TEMPERED GLASS PANEL
9. (N) COAT CLOSET
10. (N) BENCH
11. (N) BIKE PARKING, WALL MOUNT, 24" WIDE, 40" LONG, LESS THAN 3" LIFT REQUIRED
12. (N) RECOLOGY BINS
13. (N) UTILITY METERS/PANELS
14. PORTION OF (E) CURB CUT TO REMAIN
15. PORTION OF (E) CURB CUT TO BE REMOVED; PROVIDE NEW CURB AND SIDEWALK IN THIS AREA
16. (E) STREET TREE
17. (N) BAY WINDOW ABOVE
18. (N) CANTILEVERED BALCONY ABOVE
19. (N) PERMEABLE PAVERS AT GARAGE ENTRY
20. (N) LANDSCAPING AREA AT GRADE LEVEL
21. (N) BIKE PARKING, 24" WIDE, 72" LONG

GENERAL NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING FURNISHINGS.
2. ALL ITEMS TO BE RE-USED SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA.
3. ANY (E) ELECTRICAL TO BE REMOVED SHALL BE TERMINATED PER 2019 CALIFORNIA ELECTRICAL CODE AND ANY DESIGN / BUILD DRAWINGS.
4. ANY (E) PLUMBING TO BE REMOVED SHALL BE TERMINATED PER 2019 CALIFORNIA PLUMBING CODE AND ANY DESIGN / BUILD DRAWINGS.
5. ANY (E) MECHANICAL TO BE REMOVED SHALL BE TERMINATED PER 2019 CALIFORNIA MECHANICAL CODE AND ANY DESIGN / BUILD DRAWINGS.
6. DEMOLITION IN ENTIRE AREA TO BE COORDINATED WITH FUTURE CONSTRUCTION PHASE
7. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
8. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY FRAMING CONFLICTS.
9. MOISTURE RESISTANT GYPSUM BOARD SHALL BE INSTALLED AT WET AREAS.

DRAWING LEGEND:

NEW WALL; 2x4 WOOD STUD FRAMING @ 16" O.C., 5/8" GYPSUM BOARD, EACH SIDE, PAINTED

NEW 1-HOUR RATED WALL PER UL 305

(E) DENOTES EXISTING FIXTURE TO REMAIN

(X) DENOTES EXISTING FIXTURE TO BE REMOVED

101 DENOTES DOOR NUMBER

A DENOTES WINDOW TYPE

DENOTES WALL TYPE DESIGNATION — 4A / NR — WALL TYPE — DENOTES FIRE RATING

DENOTES ROOM NAME — STORAGE — 103 — ROOM LABEL AND NUMBER — DENOTES ROOM NUMBER

FLOOR FINISHES:

S1 STONE TILE FINISH FLOOR

W1 WOOD FINISH FLOOR

PROJECT N — TRUE N — GRAPHIC SCALE 1' 2' 5'

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Sarah Cooper and Michael McNabb
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415.

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1	Plan Check 1	4-29-2021
2	Plan Check 2	9-14-2021

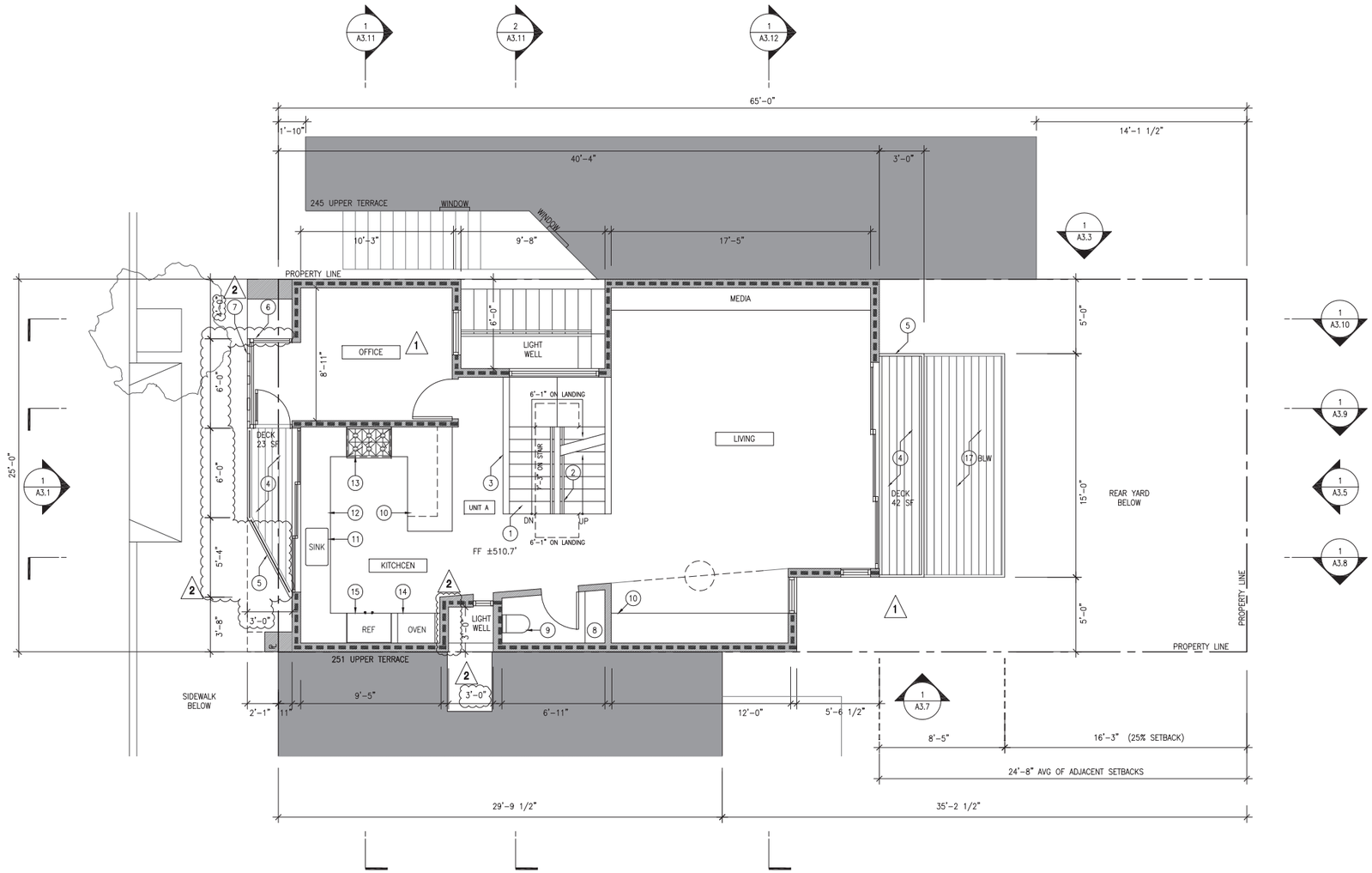
DBI STAMP:

LICENSED ARCHITECT DAVID EDWARD CUMBY NO. 29182 EXP. 11/30/21 STATE OF CALIFORNIA

SCALE: 1/4"=1'-0"

TITLE: PROPOSED SECOND FLOOR PLAN

SHEET: A1.3



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

KEYNOTES:

1. (N) INTERIOR STAIR W/ 10" TREADS, MAX. 7.75" RISER
2. (N) 1-1/2" O.D. HANDRAIL, TOP OF RAIL 36" ABV STAIR TREAD NOSING
3. (N) GUARDRAIL, TOP OF RAIL 42" ABV. FIN. FLR., LESS THAN 4" CLR. BTWN. GUARDRAIL MEMBERS
4. (N) CANTILEVERED DECK
5. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV DECK FINISH FLOOR
6. (N) BAY WINDOW
7. (N) DECORATIVE PERFORATED PANEL
8. (N) VANITY
9. (N) TOILET, 1.28 GPF
10. (N) KITCHEN BASE CABINETS, TOP OF COUNTER 36" ABV FIN FLR
11. (N) SINK
12. (N) DISHWASHER
13. (N) COOKTOP W/ VENT TO EXTERIOR MIN. 3 FEET FROM PROPERTY LINES
14. (N) WALL OVEN
15. (N) REFRIGERATOR, 36" COUNTER DEPTH
16. (N) BANQUETTE SEATING
17. (N) DECK AT 2ND FLOOR LEVEL BELOW

GENERAL NOTES:

1. OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING FURNISHINGS.
2. ALL ITEMS TO BE RE-USED SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA.
3. ANY (E) ELECTRICAL TO BE REMOVED SHALL BE TERMINATED PER 2019 CALIFORNIA ELECTRICAL CODE AND ANY DESIGN / BUILD DRAWINGS.
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6. DEMOLITION IN ENTIRE AREA TO BE COORDINATED WITH FUTURE CONSTRUCTION PHASE
7. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
8. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY FRAMING CONFLICTS.
9. MOISTURE RESISTANT GYPSUM BOARD SHALL BE INSTALLED AT WET AREAS.

DRAWING LEGEND:

NEW WALL; 2x4 WOOD STUD FRAMING @ 16" O.C., 5/8" GYPSUM BOARD, EACH SIDE, PAINTED

NEW 1-HOUR RATED WALL PER UL 305

(E) DENOTES EXISTING FIXTURE TO REMAIN

(X) DENOTES EXISTING FIXTURE TO BE REMOVED

101 DENOTES DOOR NUMBER

A DENOTES WINDOW TYPE

DENOTES WALL TYPE DESIGNATION — 4A / NR — DENOTES FIRE RATING: WALL TYPE

DENOTES ROOM NAME — STORAGE / 103 — DENOTES ROOM NUMBER: ROOM LABEL AND NUMBER

FLOOR FINISHES:

S1 STONE TILE FINISH FLOOR

W1 WOOD FINISH FLOOR

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DAVID EDWARD CUMBY
NO. 29182
EXP. 11/30/21
STATE OF CALIFORNIA

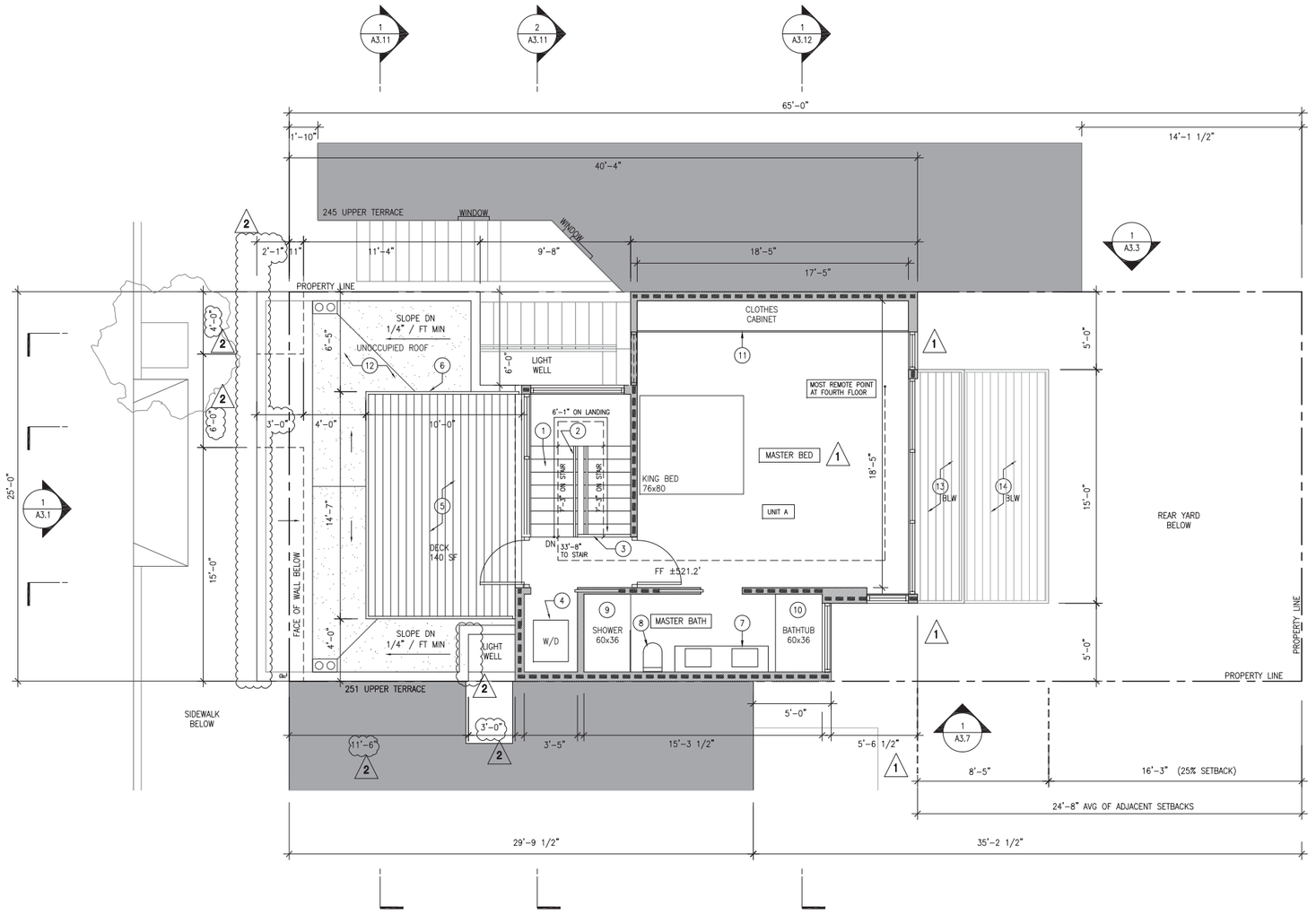
SCALE: 1/4"=1'-0"

TITLE: PROPOSED THIRD FLOOR PLAN

SHEET: A1.4

PROJECT N / TRUE N

GRAPHIC SCALE 1' 2' 5'



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

KEYNOTES:

1. (N) INTERIOR STAIR W/ 10" TREADS, MAX. 7.75" RISER
2. (N) 1-1/2" O.D. HANDRAIL, TOP OF RAIL 36" ABV STAIR TREAD NOSING
3. (N) GUARDRAIL, TOP OF RAIL 42" ABV. FIN. FLR., LESS THAN 4" CLR. BTWN. GUARDRAIL MEMBERS
4. (N) WASHER/DRYER; DRYER VENT TO EXTERIOR MIN. 4 FEET FROM PROPERTY LINES
5. (N) ROOF DECK
6. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV DECK FINISH FLOOR
7. (N) DOUBLE VANITY
8. (N) TOILET, 1.28 GPF
9. (N) SHOWER, FULL HEIGHT CERAMIC TILE WALL FINISH AT SHOWER ENCLOSURE, TEMPERED GLASS PANEL
10. (N) BATHTUB
11. (N) BUILT IN CASEWORK
12. (N) MULTIPLE PLY BUILT UP ROOFING
13. (N) DECK BELOW; SEE SHEET A1.4
14. (N) DECK BELOW; SEE SHEET A1.3

GENERAL NOTES:

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9. MOISTURE RESISTANT GYPSUM BOARD SHALL BE INSTALLED AT WET AREAS.

DRAWING LEGEND:

NEW WALL; 2x4 WOOD STUD FRAMING @ 16" O.C., 5/8" GYPSUM BOARD, EACH SIDE, PAINTED

NEW 1-HOUR RATED WALL PER UL 305

(E) DENOTES EXISTING FIXTURE TO REMAIN

(X) DENOTES EXISTING FIXTURE TO BE REMOVED

101 DENOTES DOOR NUMBER

A DENOTES WINDOW TYPE

DENOTES WALL TYPE DESIGNATION — 4A / NR — DENOTES FIRE RATING: WALL TYPE

DENOTES ROOM NAME — STORAGE / 103 — DENOTES ROOM NUMBER: ROOM LABEL AND NUMBER

FLOOR FINISHES:

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W1 WOOD FINISH FLOOR

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LICENSED ARCHITECT
DAVID EDWARD CUMBY
NO. 29182
EXP. 11/30/21
STATE OF CALIFORNIA

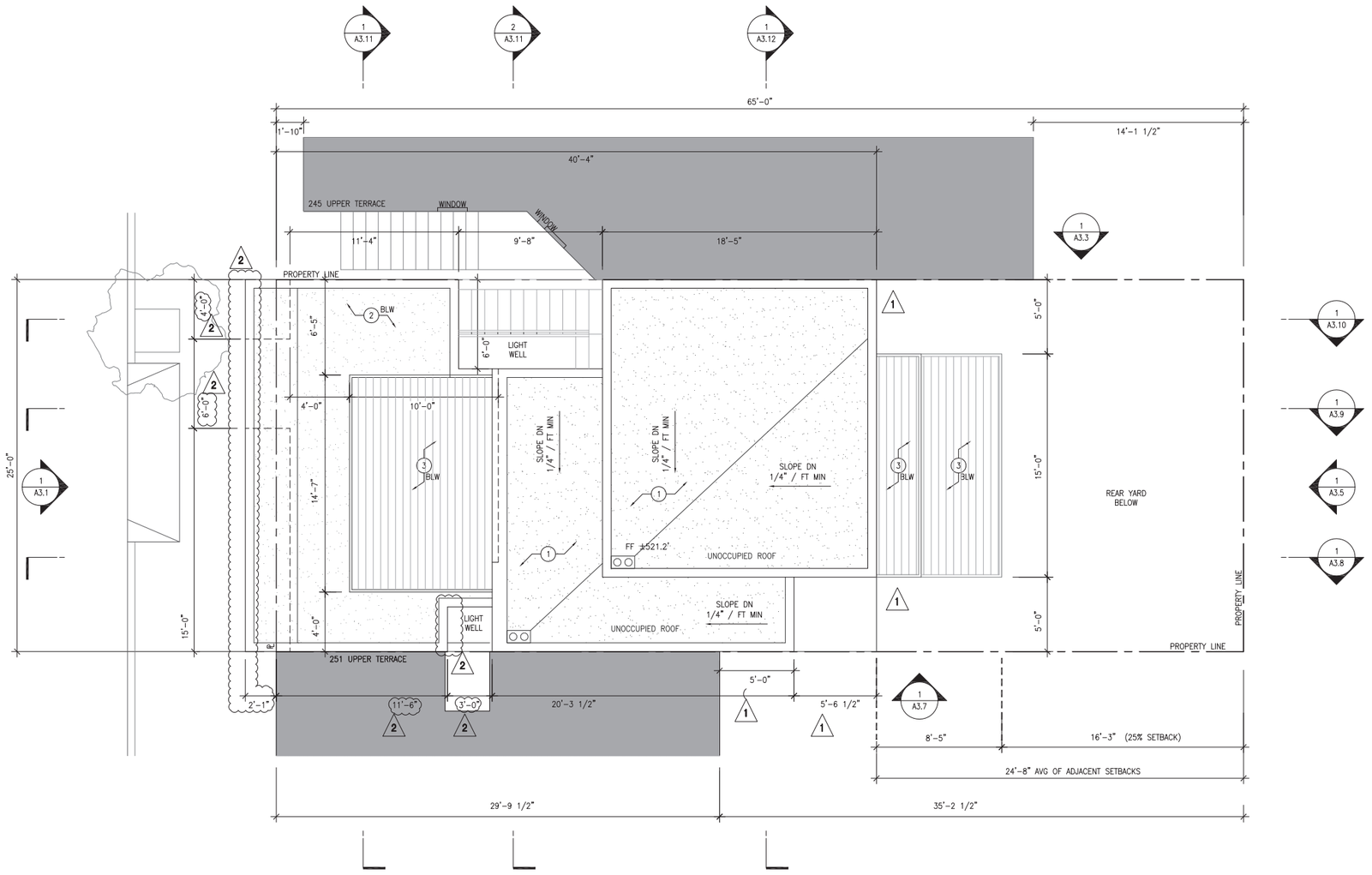
SCALE: 1/4"=1'-0"

TITLE: PROPOSED FOURTH FLOOR PLAN

SHEET: A1.5

PROJECT N (TRUE N)

GRAPHIC SCALE 1' 2' 5'



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

KEYNOTES:

1. (N) MULTIPLE PLY BUILT UP ROOFING
2. (N) ROOF BELOW
3. (N) DECK BELOW

GENERAL NOTES:

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8. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY FRAMING CONFLICTS.
9. MOISTURE RESISTANT GYPSUM BOARD SHALL BE INSTALLED AT WET AREAS.

DRAWING LEGEND:

(E)	DENOTES EXISTING FIXTURE TO REMAIN
(x)	DENOTES EXISTING FIXTURE TO BE REMOVED
101	DENOTES DOOR NUMBER
A	DENOTES WINDOW TYPE

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SCALE: 1/4"=1'-0"

TITLE: PROPOSED ROOF PLAN

SHEET: A1.6

PROJECT N
TRUE N
GRAPHIC SCALE
1' 2' 5'

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DBI STAMP:

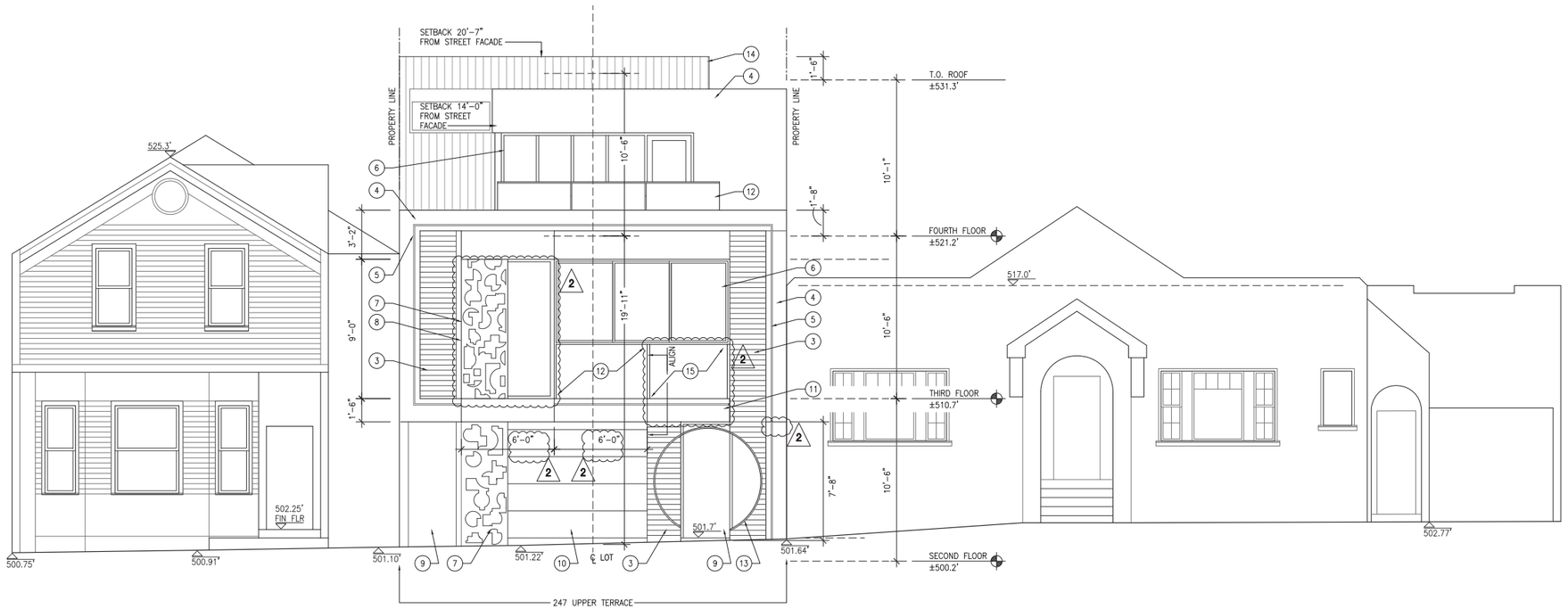
SCALE: NTS

TITLE:

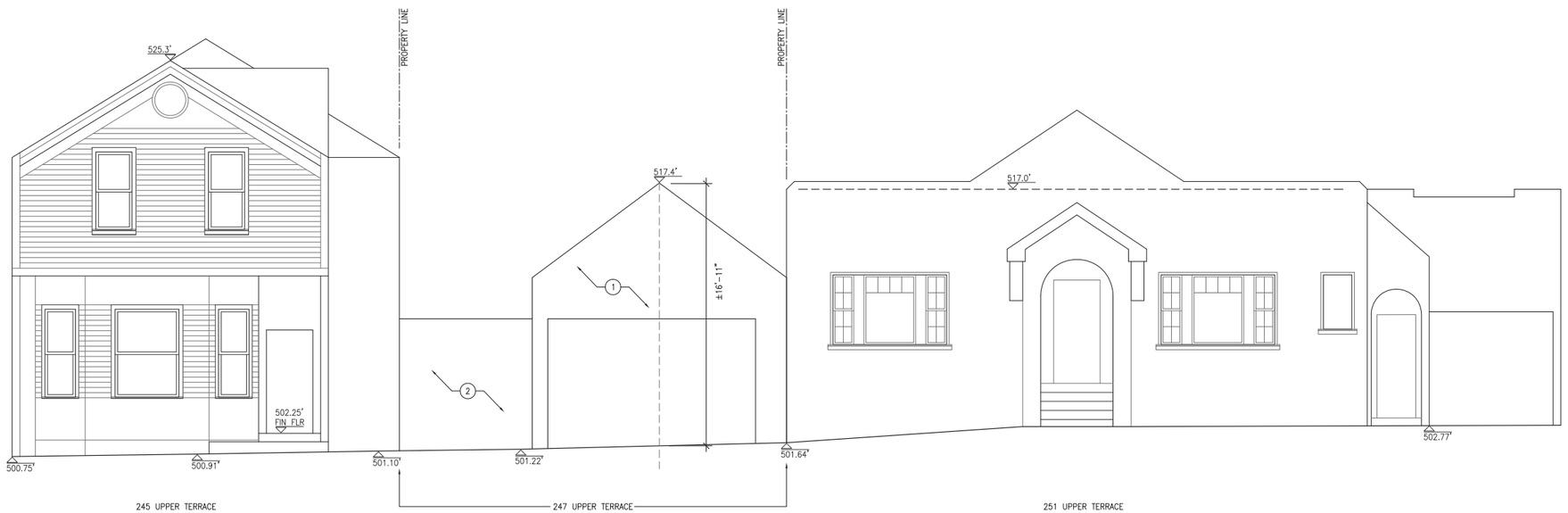
MODEL
IMAGES

SHEET:

A3.0



2 PROPOSED STREET ELEVATION / 1/4"=1'-0"



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

GENERAL NOTES:

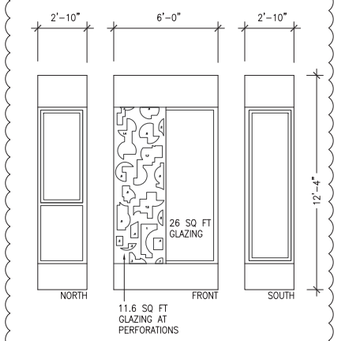
1. -

KEYNOTES:

1. (E) GARAGE TO BE REMOVED
2. (E) WOOD FENCE TO BE REMOVED
3. (N) THERMALLY MODIFIED WOOD SIDING, "PARKLEX" OR SIM., FINISH TBD
4. (N) STUCCO, SMOOTH TROWEL FINISH
5. (N) ALUMINUM REVEAL, PAINTED TO MATCH STUCCO
6. (N) ALUMINUM WINDOW; BLACK FRAME, "BLOMBERG T30ON" OR SIMILAR
7. (N) PERFORATED CUSTOM PANEL
8. (N) BAY WINDOW (BEHIND CUSTOM PANEL)
9. (N) WOOD DOOR
10. (N) ALUMINUM GARAGE DOOR
11. (N) CANTILEVERED BALCONY
12. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
13. (N) STEEL TRIM FRAMING BUILDING ENTRY
14. (N) COMPOSITE SIDING
15. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR; ANGLED BACK TO FACE OF BUILDING

2

BAY WINDOW GLAZING:



BAY WINDOW GLAZING AREAS:

BAY FRONT:
TOTAL SURFACE AREA 74 SQ FT (50% EQUALS 37 SQ FT)
¾ OF BAY TOTAL REQUIRED GLAZING AREA 36.3 SQ FT
BAY FRONT GLAZING AREA 37.6 SQ FT

BAY SIDE:
TOTAL SURFACE AREA EACH SIDE 35 SQ FT
GLAZING AREA EACH SIDE 21 SQ FT

2

GRAPHIC SCALE
1' 2' 5'

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NO. 29182
EXP. 11/30/21
STATE OF CALIFORNIA

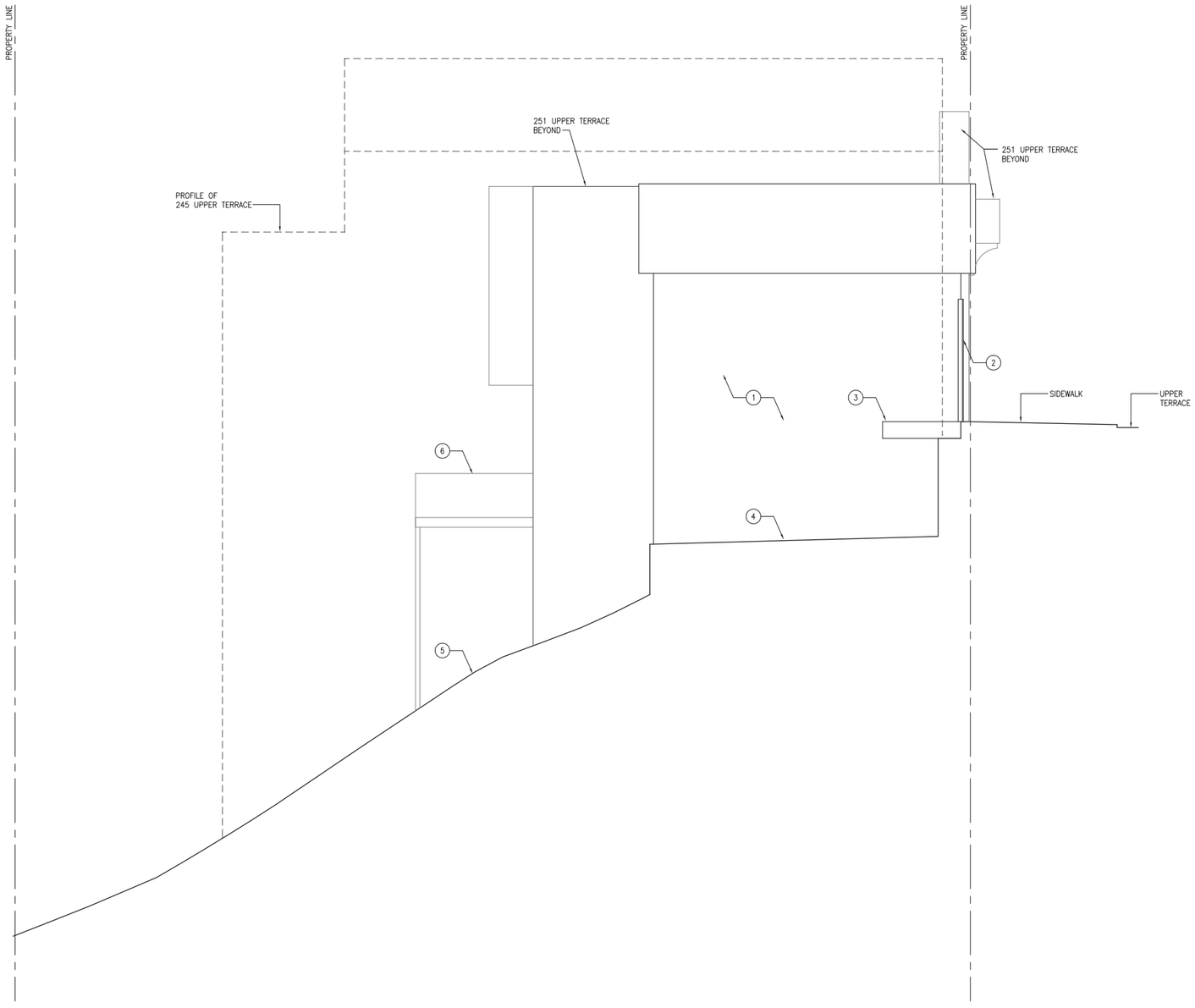
SCALE: 1/4"=1'-0"

TITLE:

EXISTING & PROPOSED STREET ELEVATIONS

SHEET:

A3.1



1 EXISTING NORTH (SIDE) ELEVATION / 1/4"=1'-0"

GENERAL NOTES:

1. -

KEYNOTES:

1. (E) GARAGE TO BE REMOVED
2. (E) WOOD FENCE TO BE REMOVED
3. (E) WOOD DECK TO BE REMOVED
4. (E) CONCRETE SLAB TO BE REMOVED
5. (E) GRADE LEVEL
6. (E) DECK AT REAR YARD OF 251 UPPER TERRACE

GRAPHIC SCALE
1' 2' 5'

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NO. 29182
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STATE OF CALIFORNIA

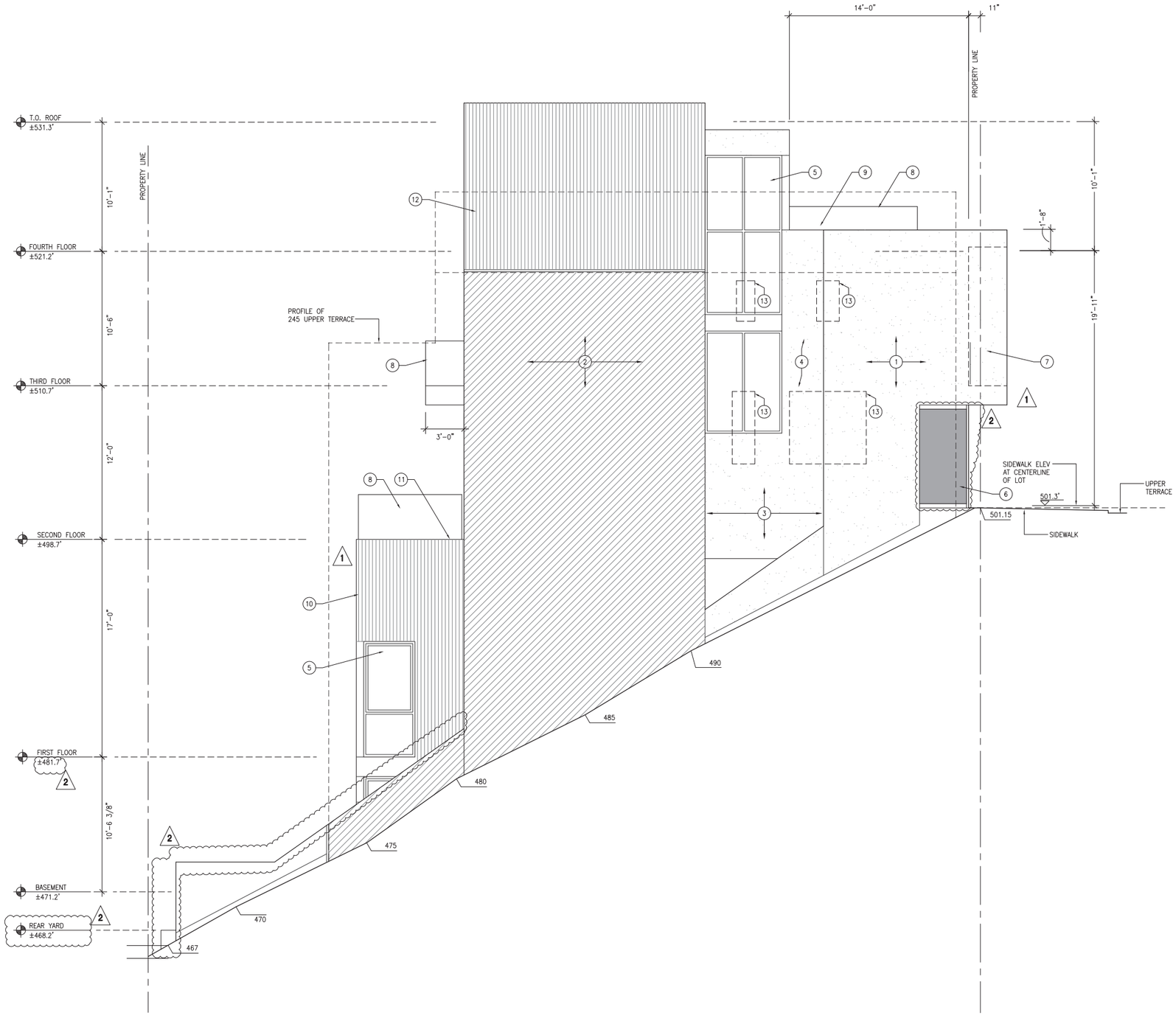
SCALE: 1/4"=1'-0"

TITLE:

EXISTING
NORTH (SIDE)
ELEVATION

SHEET:

A3.2



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

GENERAL NOTES:

1. -

KEYNOTES:

1. (N) PROPERTY LINE WALL W/ STUCCO, SMOOTH TROWEL FINISH
2. (N) PROPERTY LINE BLIND WALL
3. (N) LIGHT WELL
4. (N) STUCCO, SMOOTH TROWEL FINISH
5. (N) ALUMINUM WINDOW
6. (N) TRANSLUCENT TEMPERED FIXED GLASS PANEL
7. (N) BAY WINDOW
8. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
9. (N) ROOF DECK
10. (N) TWO STORY POP-OUT AT REAR YARD
11. (N) ROOF DECK ON POP-OUT AT REAR YARD
12. (N) COMPOSITE SIDING
13. (E) WINDOW ON NEIGHBORING PROPERTY (245 UPPER TERRACE)

GRAPHIC SCALE
1' 2' 5'

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SCALE: 1/4"=1'-0"

TITLE: PROPOSED NORTH (SIDE) ELEVATION

SHEET: A3.3

1 EXISTING EAST (REAR YARD) ELEVATION / 1/4"=1'-0"

GRAPHIC SCALE
1' 2' 5'

GENERAL NOTES:

1. xxxx

KEYNOTES:

1. (E) GARAGE TO BE REMOVED
2. (E) WOOD FENCE TO BE REMOVED

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Plan Check 1	4-29-2021
Plan Check 2	9-14-2021

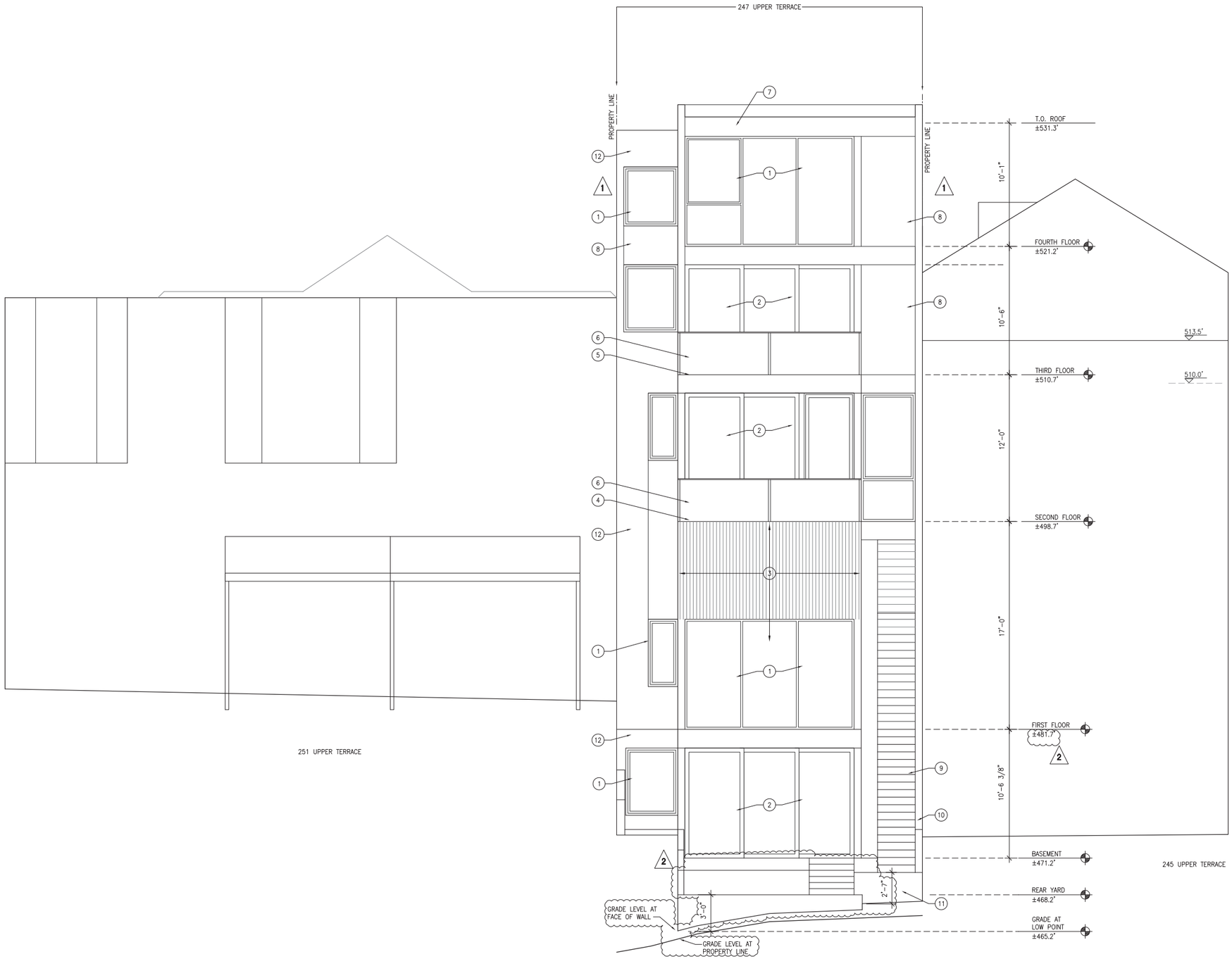
DBI STAMP:

LICENSED ARCHITECT
DAVID EDWARD CUMBY
NO. 29182
EXP. 11/30/21
STATE OF CALIFORNIA

SCALE:
1/4"=1'-0"

TITLE:
EXISTING
EAST (REAR YARD)
ELEVATION

SHEET:
A3.4



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

GRAPHIC SCALE
1' 2' 5'

GENERAL NOTES:

1. -

KEYNOTES:

1. (N) ALUMINUM WINDOW; BLACK FRAME, "BLOMBERG T300N" OR SIMILAR
2. (N) ALUMINUM SLIDING GLASS DOOR; BLACK FRAME, "BLOMBERG SLD" OR SIMILAR
3. (N) POP-OUT AT REAR YARD
4. (N) ROOF DECK ON POP-OUT AT REAR YARD
5. (N) CANTILEVERED BALCONY
6. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
7. (N) ALUMINUM FASCIA PANEL; COLOR TO MATCH WINDOW FRAMES
8. (N) ALUMINUM INFILL PANEL; COLOR TBD (HATCHED AREA)
9. (N) CONCRETE STAIR
10. (N) 1-HOUR RATED WALL AT STAIR; TOP OF WALL MIN. 36" ABV STAIR TREAD NOSING; MIN. 42" ABV FINISH FLOOR AT STAIR LANDING
11. (N) CONCRETE RETAINING WALL
12. (N) STUCCO
13. (N) GALV STL GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR/YARD LEVEL; LESS THAN 4" CLR. BTWN GUARDRAIL MEMBERS, TYP.

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PROJECT/CLIENT:

New Residential Building
247 Upper Terrace
San Francisco, CA 94117

Sarah Cooper and Michael McNabb
245 Upper Terrace
San Francisco, CA 94117

415.

Site Permit

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1

DBI STAMP:

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STATE OF CALIFORNIA

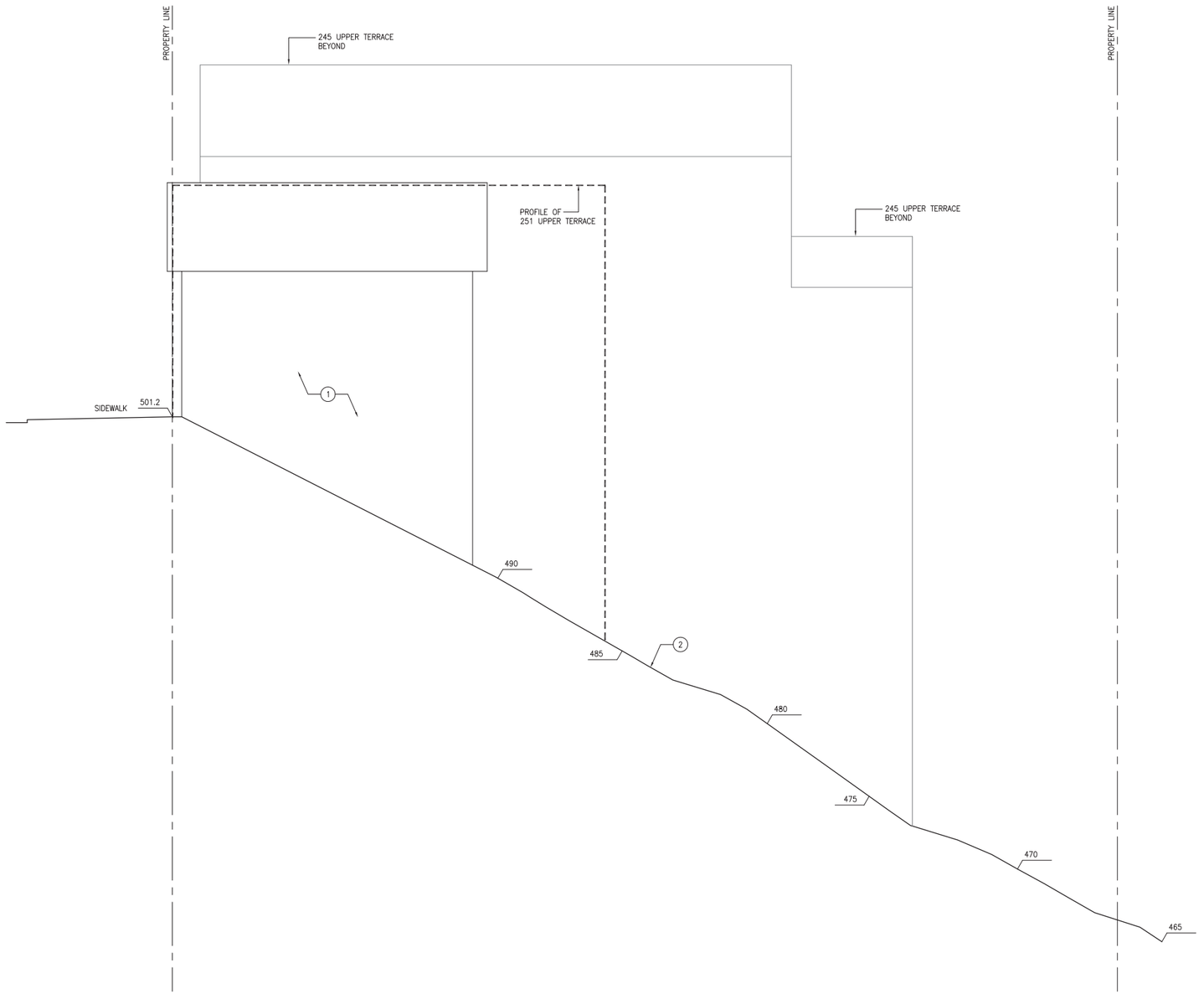
SCALE: 1/4"=1'-0"

TITLE:

PROPOSED
EAST (REAR YARD)
ELEVATION

SHEET:

A3.5



1 EXISTING SOUTH (SIDE) ELEVATION / 1/4"=1'-0"

GRAPHIC SCALE
1' 2' 5'

GENERAL NOTES:

1. xxxx

KEYNOTES:

1. (E) GARAGE TO BE REMOVED
2. (E) GRADE LEVEL

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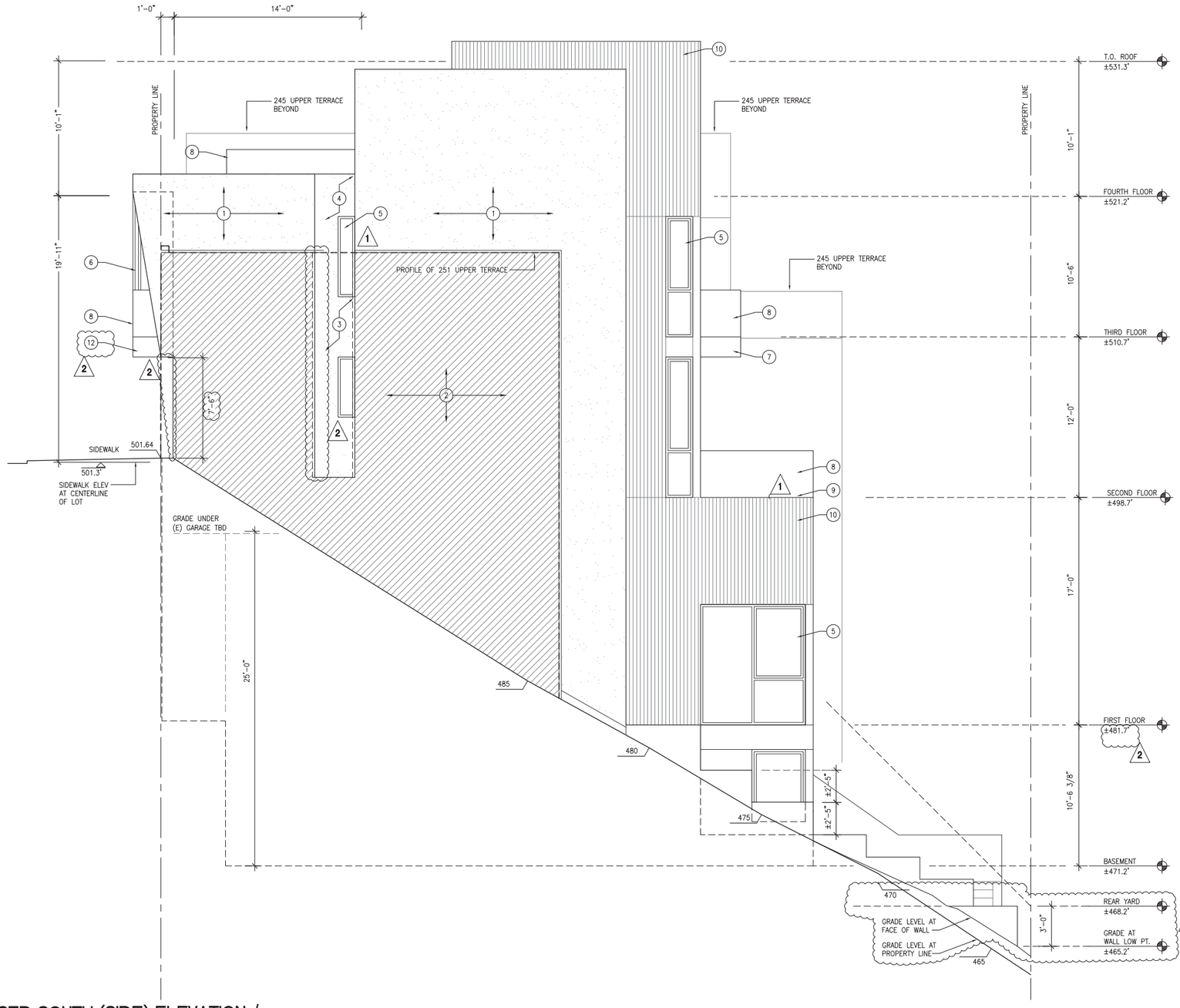
SCALE: 1/4"=1'-0"

TITLE:

EXISTING SOUTH (SIDE) ELEVATION

SHEET:

A3.6



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

GRAPHIC SCALE
1' 2' 5'

GENERAL NOTES:

1. xxxx

KEYNOTES:

1. (N) PROPERTY LINE WALL W/ STUCCO, SMOOTH TROWEL FINISH
2. (N) PROPERTY LINE BLIND WALL
3. (N) LIGHT WELL
4. (N) STUCCO, SMOOTH TROWEL FINISH
5. (N) ALUMINUM WINDOW
6. (N) BAY WINDOW
7. (N) CANTILEVERED BALCONY
8. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
9. (N) ROOF DECK ON POP-OUT AT REAR YARD
10. (N) COMPOSITE SIDING
11. (N) CONCRETE RETAINING WALL
12. (N) PROJECTION OVER ENTRY

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STATE OF CALIFORNIA

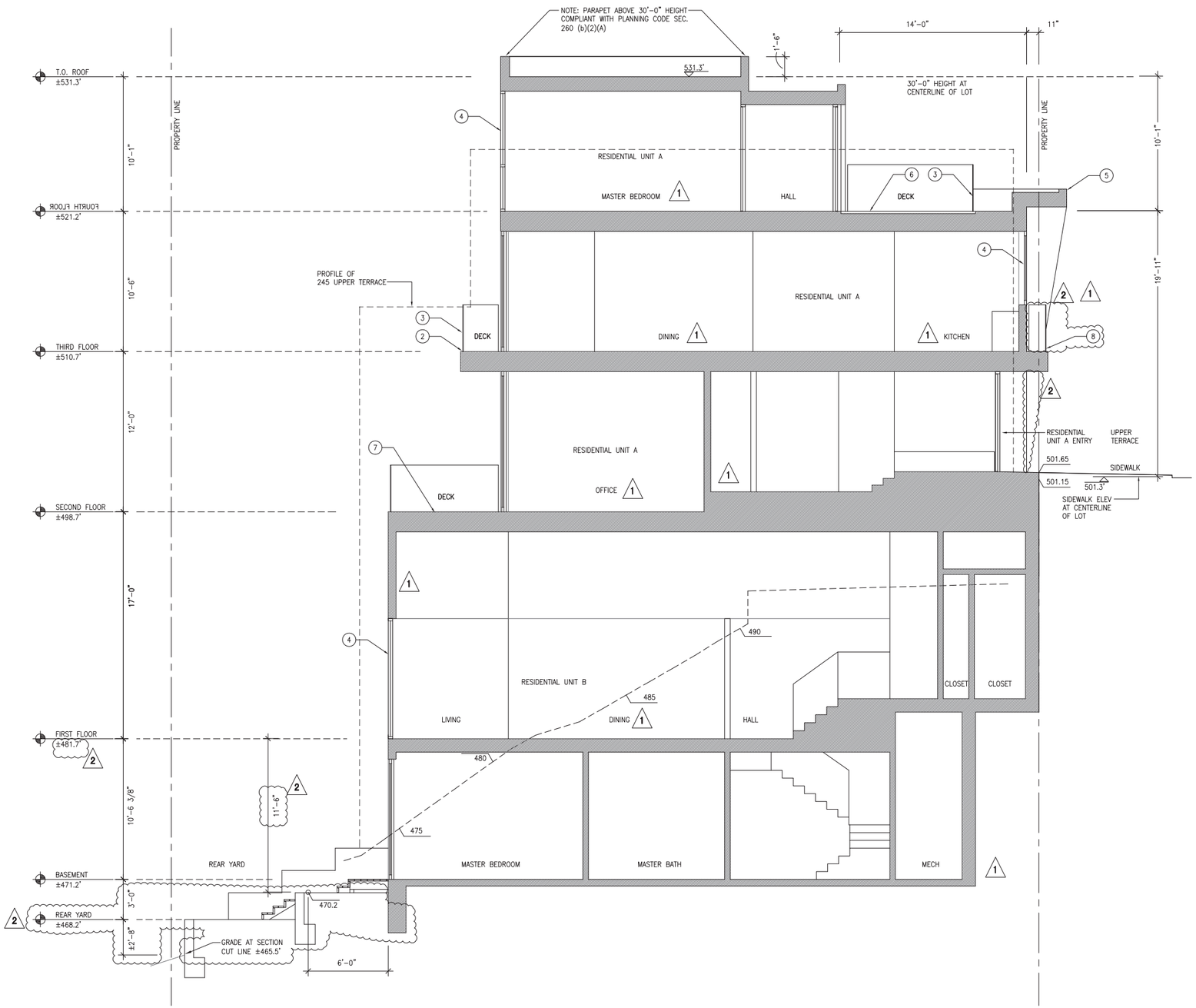
SCALE: 1/4"=1'-0"

TITLE:

PROPOSED SOUTH (SIDE) ELEVATION

SHEET:

A3.7



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

GRAPHIC SCALE
1' 2' 5'

GENERAL NOTES:

1. –

KEYNOTES:

1. (N) GARAGE DOOR
2. (N) CANTILEVERED BALCONY
3. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
4. (N) ALUMINUM WINDOW
5. (N) PROJECTING CAP AT TOP OF STREET FACADE
6. (N) ROOF DECK
7. (N) ROOF DECK ON POP-OUT AT REAR YARD
8. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR; ANGLED BACK TO FACE OF BUILDING

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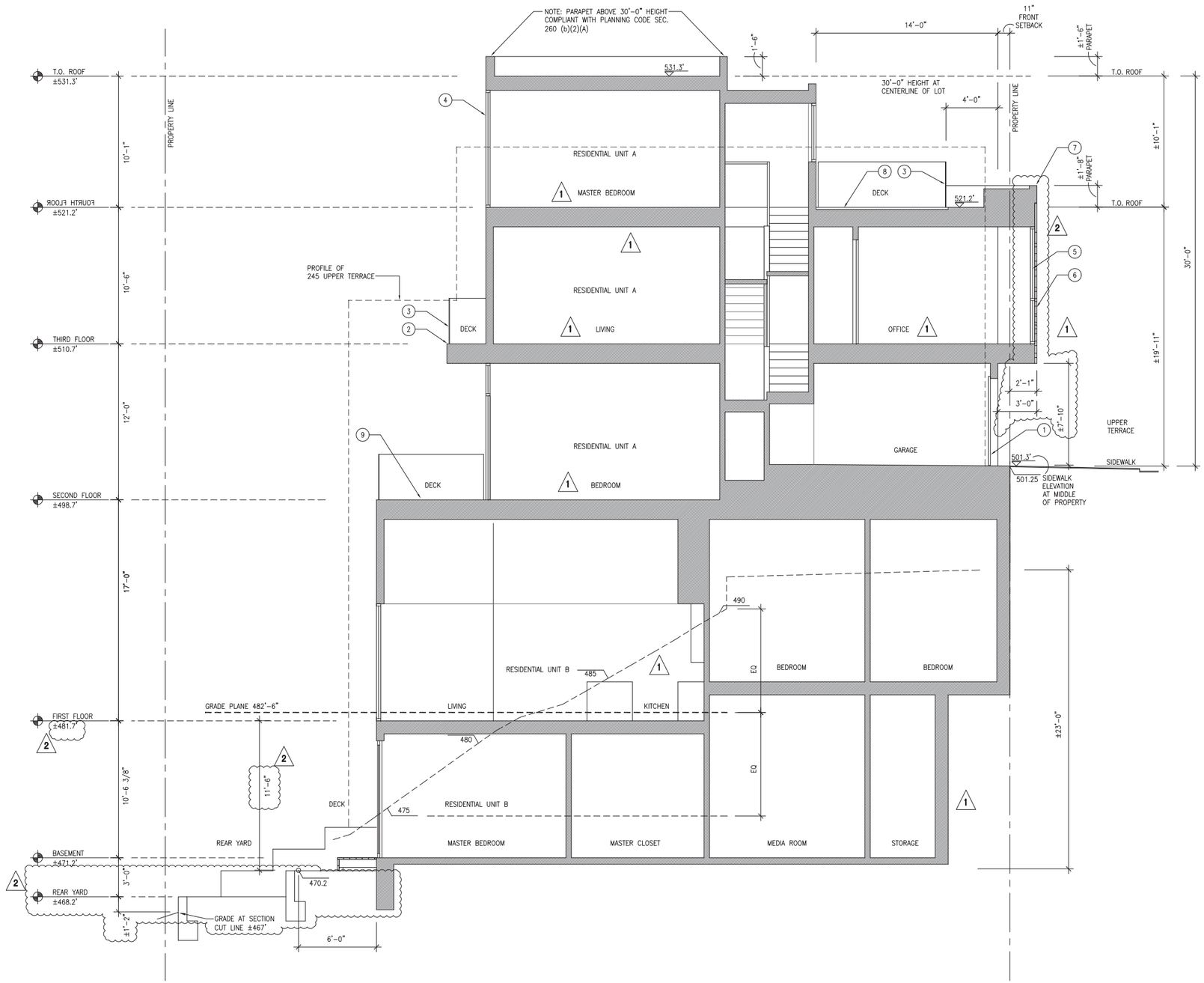
EXP. 11/30/21
STATE OF CALIFORNIA

SCALE: 1/4"=1'-0"

TITLE: PROPOSED BUILDING SECTION

SHEET: A3.8



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

GRAPHIC SCALE 1' 2' 5'

GENERAL NOTES:

1. -

KEYNOTES:

1. (N) GARAGE DOOR
2. (N) CANTILEVERED BALCONY
3. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
4. (N) ALUMINUM WINDOW
5. (N) BAY WINDOW
6. (N) PERFORATED CUSTOM PANEL
7. (N) PROJECTING CAP AT TOP OF STREET FACADE
8. (N) ROOF DECK
9. (N) ROOF DECK ON POP-OUT AT REAR YARD

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STATE OF CALIFORNIA

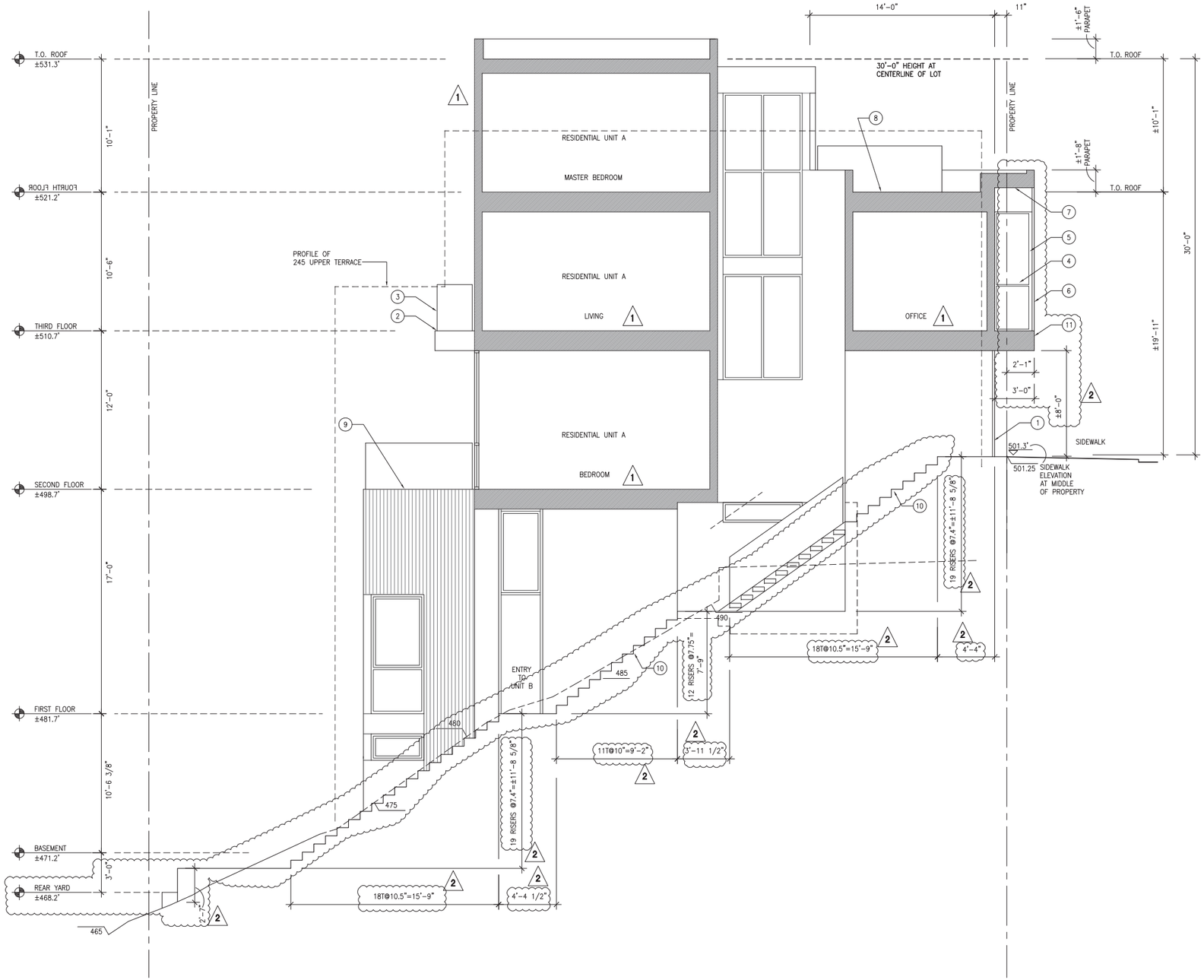
SCALE: 1/4"=1'-0"

TITLE:

PROPOSED BUILDING SECTION

SHEET:

A3.9



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

GENERAL NOTES:

1. -

KEYNOTES:

1. (N) GATE
2. (N) CANTILEVERED BALCONY
3. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
4. (N) ALUMINUM WINDOW
5. (N) BAY WINDOW
6. (N) PERFORATED CUSTOM PANEL
7. (N) PROJECTING CAP AT TOP OF STREET FACADE
8. (N) ROOF DECK
9. (N) ROOF DECK ON POP-OUT AT REAR YARD
10. (N) CONCRETE STAIR
11. (N) PROJECTION OVER ENTRY

GRAPHIC SCALE
1' 2' 5'

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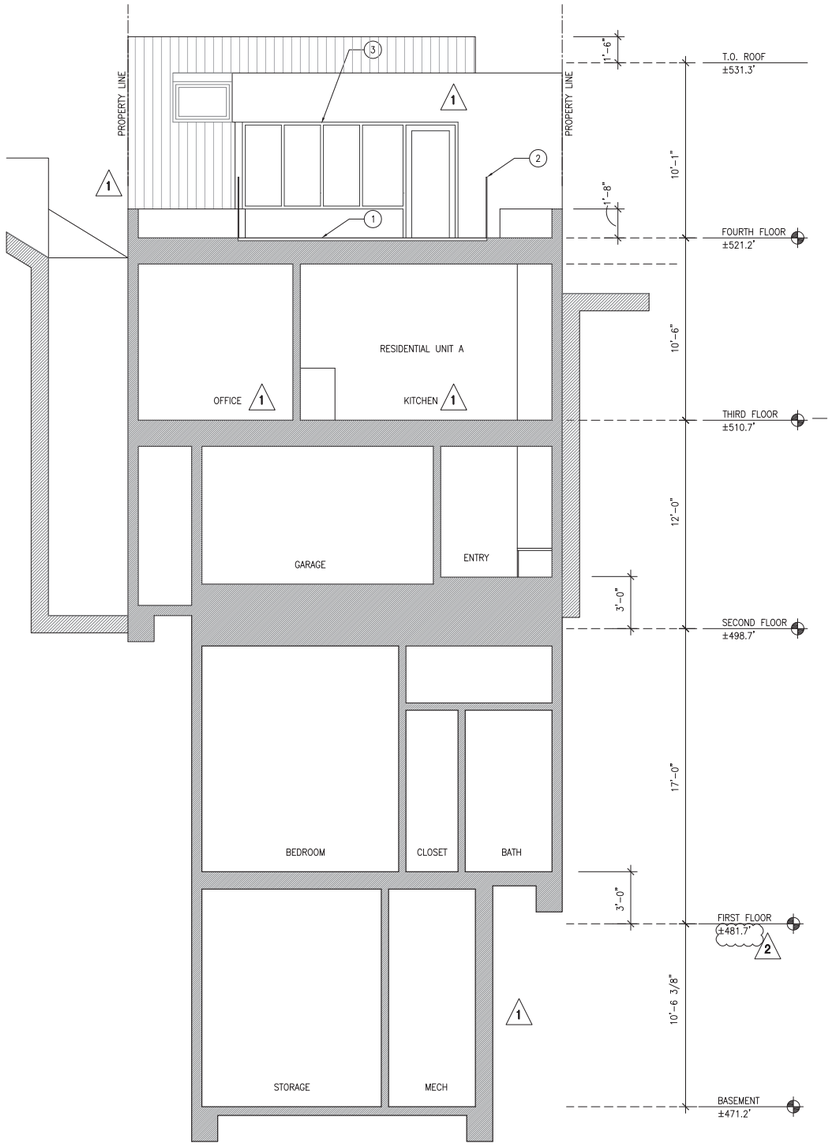
STATE OF CALIFORNIA

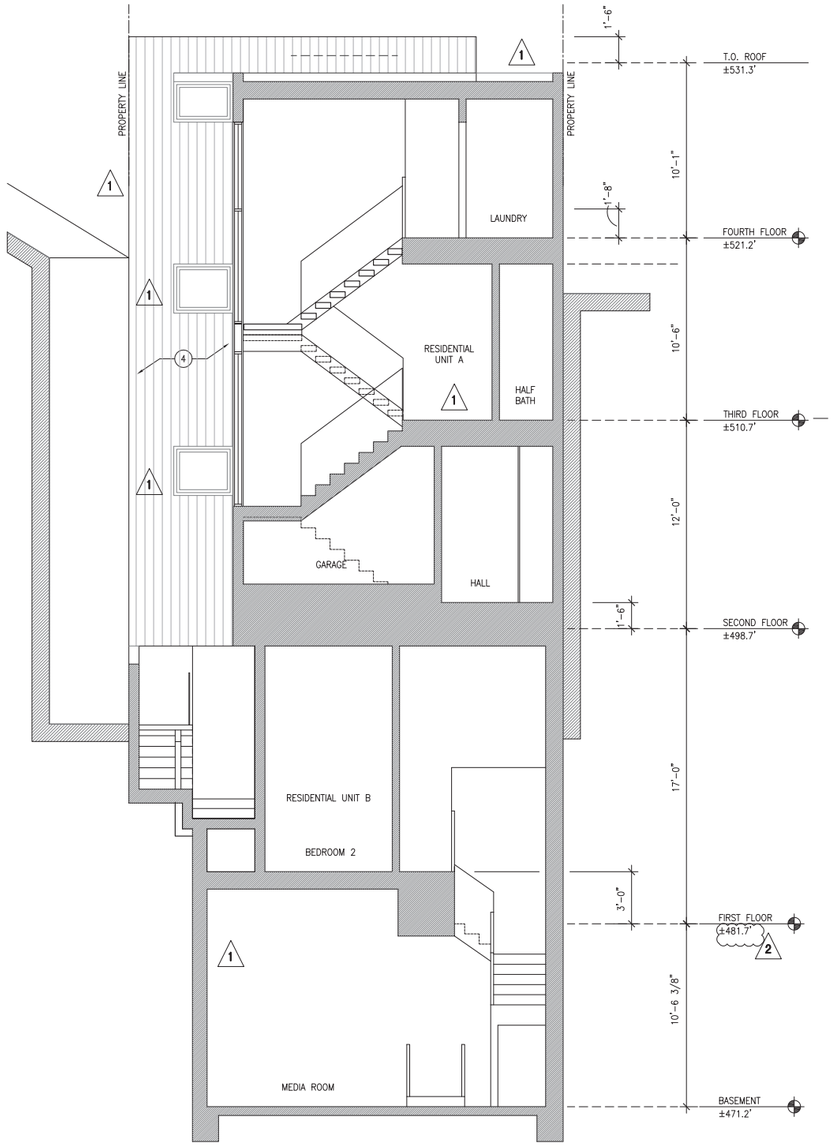
SCALE: 1/4"=1'-0"

TITLE: PROPOSED BUILDING SECTION

SHEET: A3.10



1 PROPOSED BUILDING CROSS SECTION / 1/4"=1'-0"



2 PROPOSED BUILDING CROSS SECTION / 1/4"=1'-0"

GENERAL NOTES:

1. -

KEYNOTES:

1. (N) ROOF DECK
2. (N) TEMPERED GLASS GUARDRAIL, TOP OF RAIL 42" ABV FINISH FLOOR
3. (N) ALUMINUM WINDOW
4. (N) LIGHT WELL

GRAPHIC SCALE
1' 2' 5'

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SCALE: 1/4"=1'-0"

TITLE:

PROPOSED BUILDING CROSS SECTIONS

SHEET:

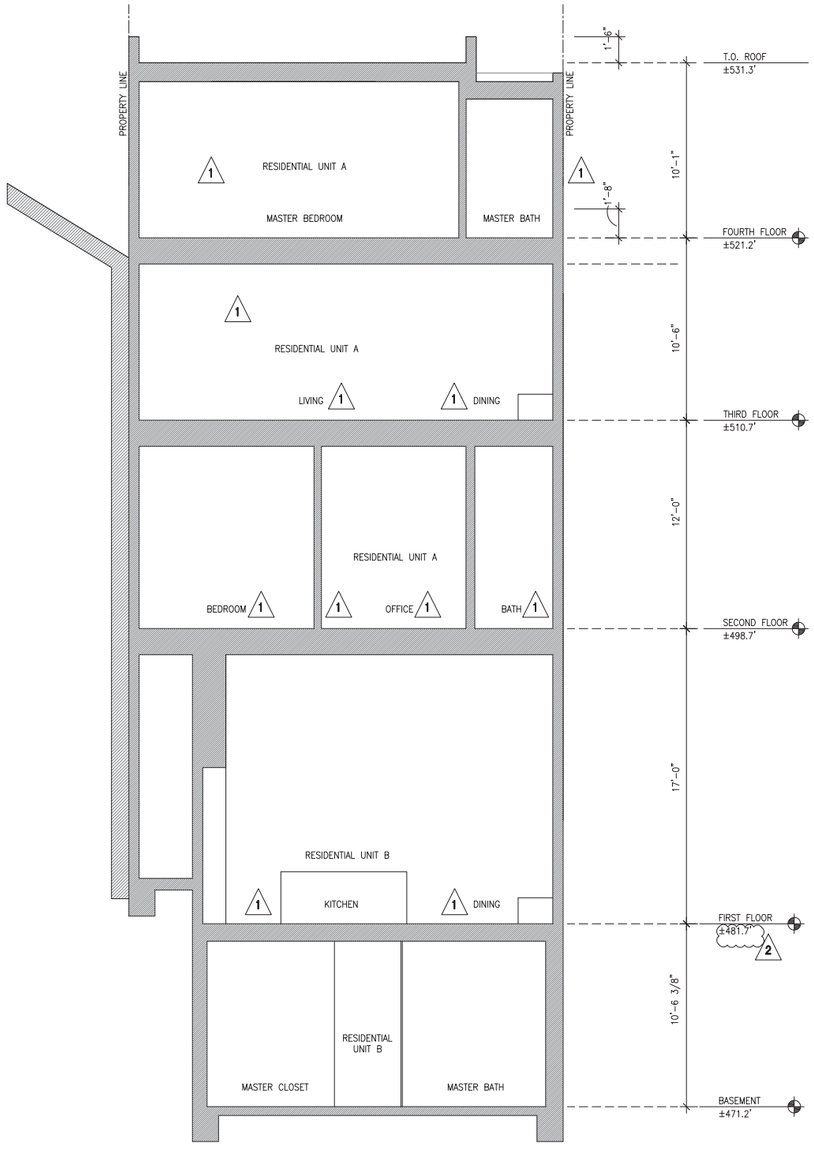
A3.11

GENERAL NOTES:

1. -

KEYNOTES:

1 -



1 PROPOSED BUILDING CROSS SECTION / 1/4"=1'-0"

GRAPHIC SCALE
1' 2' 5'

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SCALE: 1/4"=1'-0"

TITLE:

PROPOSED BUILDING CROSS SECTION

SHEET:

A3.12

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
247 UPPER TER		2628045
Case No.		**Permit No.**
2020-009146ENV		202009224673
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	■ **New Construction**

Project description for Planning Department approval.

The project sponsor proposes the demolition of an existing garage structure and construction of a new four-story over basement, two-unit residential building with one-street vehicular parking space.

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
■	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Other** ____
☐	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment. **FOR ENVIRONMENTAL PLANNING USE ONLY**

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to The Environmental Information tab on the San Francisco Property Information Map)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? **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)*
☐	**Transportation:** Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
■	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to The Environmental Information tab on the San Francisco Property Information Map*) **If box is checked, Environmental Planning must issue the exemption.**
■	**Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (*refer to The Environmental Planning tab on the San Francisco Property Information Map*) **If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.**
■	**Seismic Hazard:** ■ **Landslide or** ☐ **Liquefaction Hazard Zone:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? *(refer to The Environmental tab on the San Francisco Property Information Map)* **If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.**

Comments and Planner Signature (*optional*): Don Lewis

Planning department staff archeologist cleared the project with no potential effects on 11/23/2020.

A preliminary geotechnical report was prepared by Geotecnia (dated 2/19/2021). The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
■	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 5: ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
■	1. **Reclassification of property status**. *(Attach HRER Part I)* ☐ Reclassify to Category A ■ Reclassify to Category C a. Per HRER 03/23/2021 *(No further historic review)* b. Other *(specify)*:
☐	2. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	3. **Interior alterations to publicly accessible spaces that do not** remove, alter, or obscure **character defining features**.
☐	4. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	5. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

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

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

■	**No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Planning Commission Hearing	**Signature:** Charles Enchill 03/25/2021
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	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:**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PART I Historic Resource Evaluation Response

Record No.:	**2020-009146ENV**
Project Address:	**247 Upper Terrace**
Zoning:	RH-2 - Residential- House, Two Family Zoning District 40-X Height and Bulk District
Block/Lot:	2628/062
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: Authorized Agent David Penn (November, 2020)

BUILDINGS AND PROPERTY DESCRIPTION

The subject property is developed with a one-story front-gable garage building with below grade basement, constructed circa 1911. The garage exterior consists of horizontal wood siding and a wood-paneled garage door. As discussed in more detail below, the garage building is associated with the adjacent property to the northeast, 245 Upper Terrace. The adjacent property is developed with a two-story residence constructed circa 1907 (Spring Valley Water Tap record), but the two buildings have always been on separate lots.

EXISTING PROPERTY PHOTOS / CURRENT CONDITIONS

245 Upper Terrace (left) and 247 Upper Terrace (right)
Sources: HRD 2020

PRE-EXISTING HISTORIC RATING / SURVEY

☐ Category A – Known Historic Resource, per: _____

☒ Category B – Age Eligible/Historic Status Unknown

☐ Category C – Not Age Eligible / No Historic Resource Present, per: _____

Adjacent or Nearby Historic Resources: ☒ No ☐ Yes: _____

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Individual Significance	Historic District / Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: **Criterion 1** - Event: ☐ Yes ☒ No **Criterion 2** - Persons: ☐ Yes ☒ No **Criterion 3** - Architecture: ☐ Yes ☒ No **Criterion 4** - Info. Potential: ☐ Yes ☒ No Period of Significance: N/A	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: **Criterion 1** - Event: ☐ Yes ☒ No **Criterion 2** - Persons: ☐ Yes ☒ No **Criterion 3** - Architecture: ☐ Yes ☒ No **Criterion 4** - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor ☒ N/A

Analysis:
According to the Supplemental Application Form prepared by David Penn (dated November 2020), and information accessed by the Planning Department, the subject property at 247 Upper Terrace (formerly 249 Upper Terrace) does not appear historically or architecturally significant such that the property would rise to a level of individual eligibility. No historic events are known to be associated with the property (Criterion 1). The garage was constructed to serve the adjacent two-story residence to the northeast (245 Upper Terrace), however, this auxiliary building always remaining on a separate lot and does not appear to be a significant features of the adjacent property. The original owner of the garage was carpenter Samuel H. Johns (Water Tap Records). A successful painter, Paul Carey

(1904-2001), did reside at the adjacent residence (245 Upper Terrace) for unknown duration until 1989. The large body of Carey's work included Bay Area landscapes. At 10, Paul learned to paint from his neighbor John Stanton, then dean of painting at the Hopkins Institute in San Francisco. He later enrolled at the California School of Fine Arts in San Francisco (presently San Francisco Art Institute). Among his extensive career, he briefly worked at the San Francisco Call-Bulletin as an artist and also art director at McGraw Hill (SF Gate Article). Nonetheless, there is no indication that the subject property's garage was used by Carey or any of the other owners and occupants (at 245 Upper Terrace) than for its original garage use, therefore is ineligible under Criterion 2 (persons). The existing garage was constructed circa 1911 by unknown architect and builder. It is plausible it was constructed by the carpenter and owner, Samuel H. Johns, as an accessory structure. However, the wood-frame, front-gable garage, 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 (architecture). The property is not associated with rarity of construction (Criterion 4). Archeological assessment is outside the scope of this review. This portion of Upper Terrace does not contain concentrations of historically or architecturally unified buildings such that it would rise to the level of an eligible 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: Jeffrey Horn, *Senior Planner*
SW Team, Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

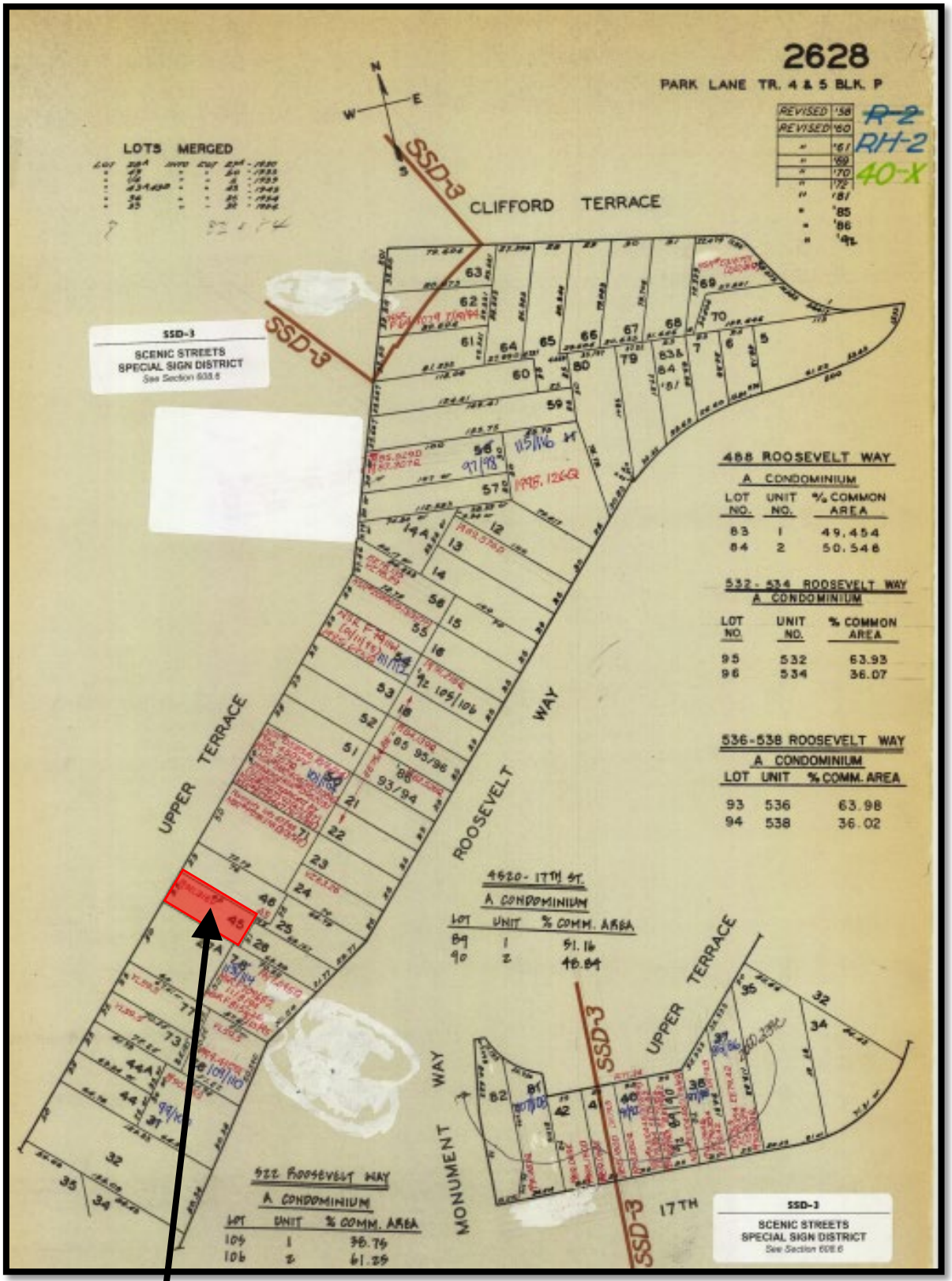
LAND USE INFORMATION

PROJECT ADDRESS: 247 UPPER TER
RECORD NO.: 2020-009146CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	351	243	-108
Residential GSF	0	3,838	3,838
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF *Production, Distribution, & Repair*			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space	160	618	458
Public Open Space			
Other ( )			
TOTAL GSF	351	4,081	3730
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate	0	2	2
Dwelling Units - Total	0	2	2
Hotel Rooms			
Number of Buildings	1	1	0
Number of Stories	1	3 and basement	4 over basement
Parking Spaces	1	1	0
Loading Spaces			
Bicycle Spaces	0	2	2
Car Share Spaces			
Other ( )			

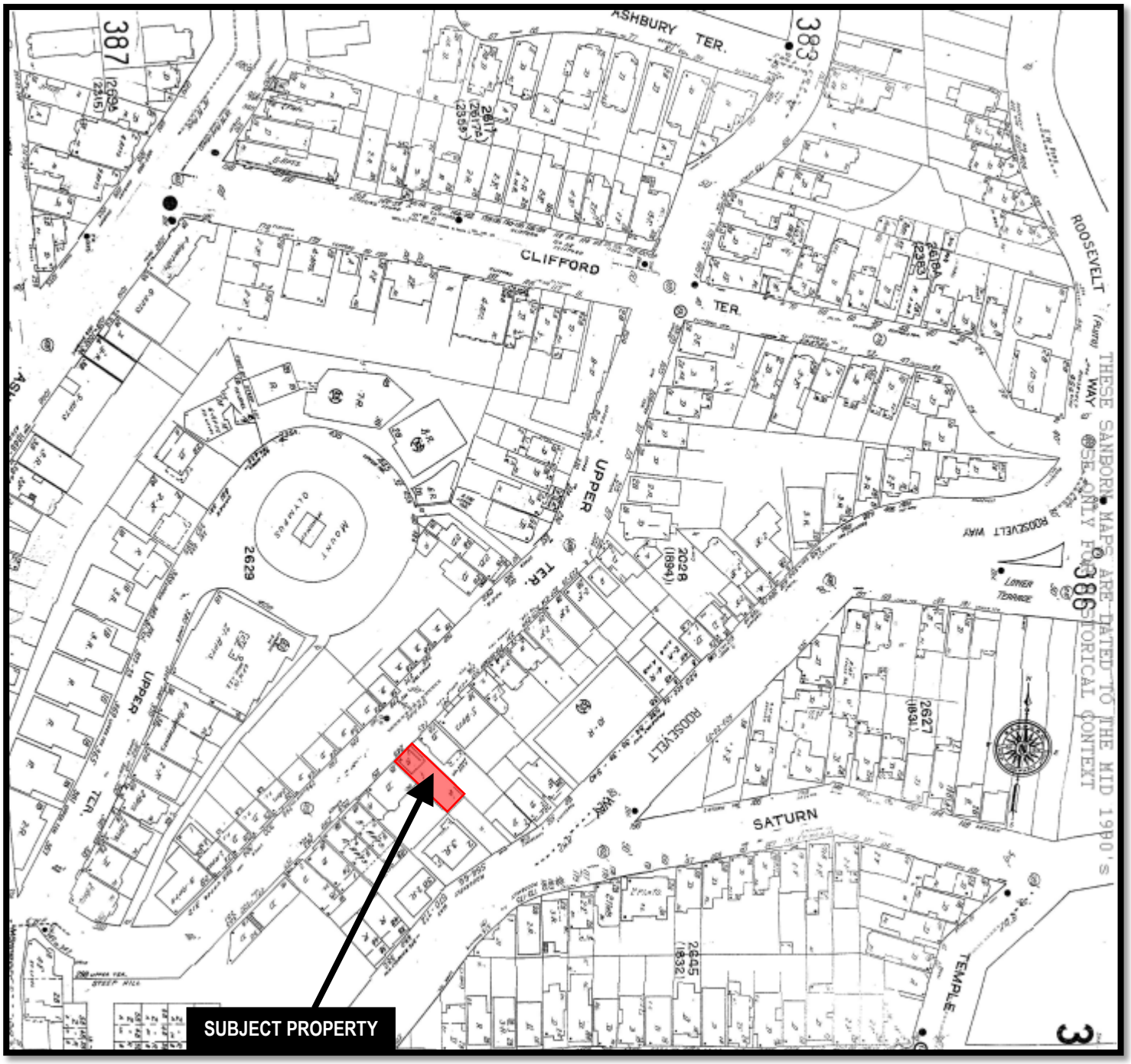
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	-	-	-
One Bedroom Units	-	-	-
Two Bedroom Units	-	-	-
Three Bedroom (or +) Units	0	2	2
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

Parcel Map



Conditional Use Hearing
Case Number 2020-009146CUA
247 Upper Terrace

Sanborn Map*

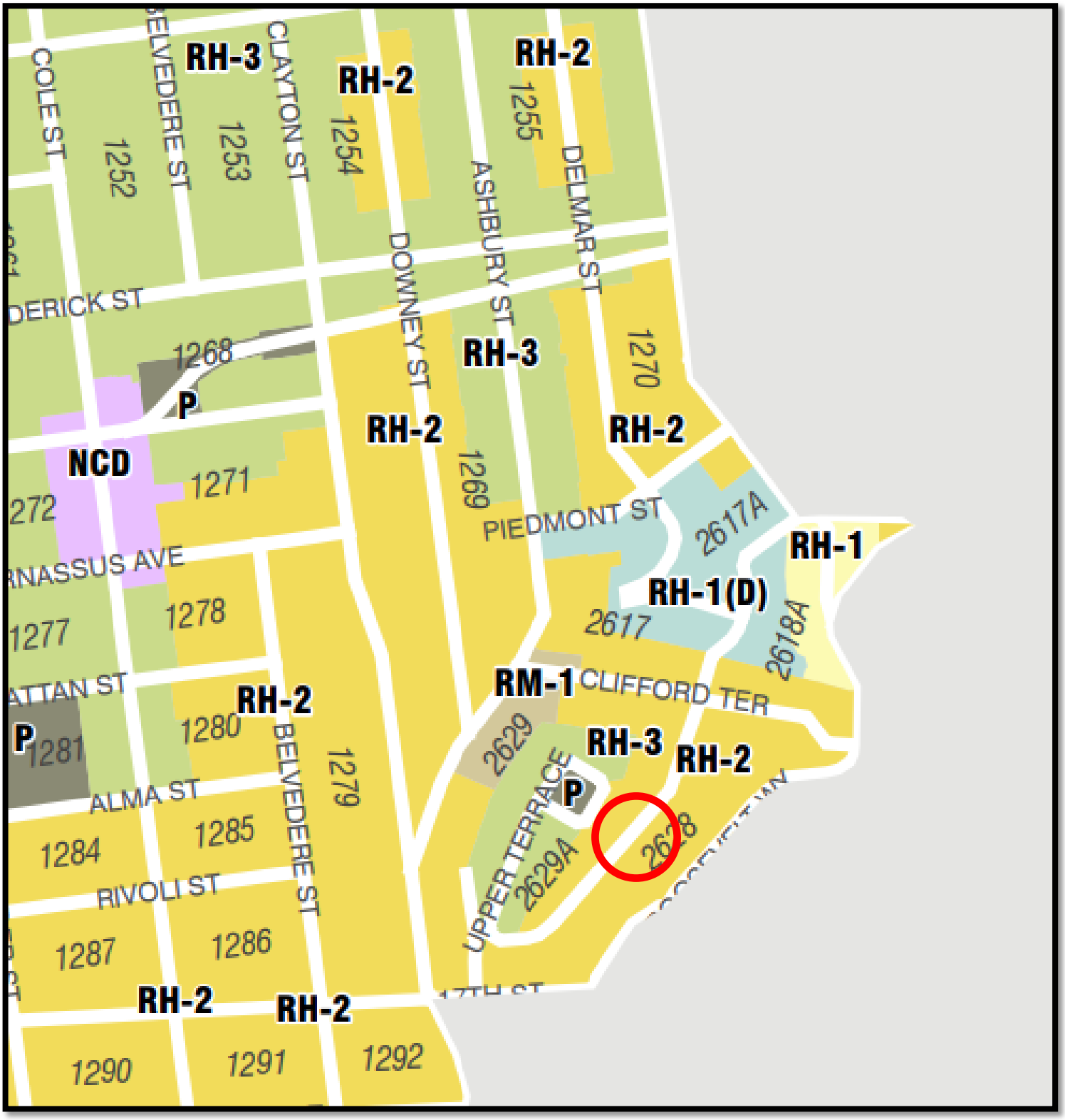


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2020-009146CUA
247 Upper Terrace

SAN FRANCISCO
PLANNING DEPARTMENT

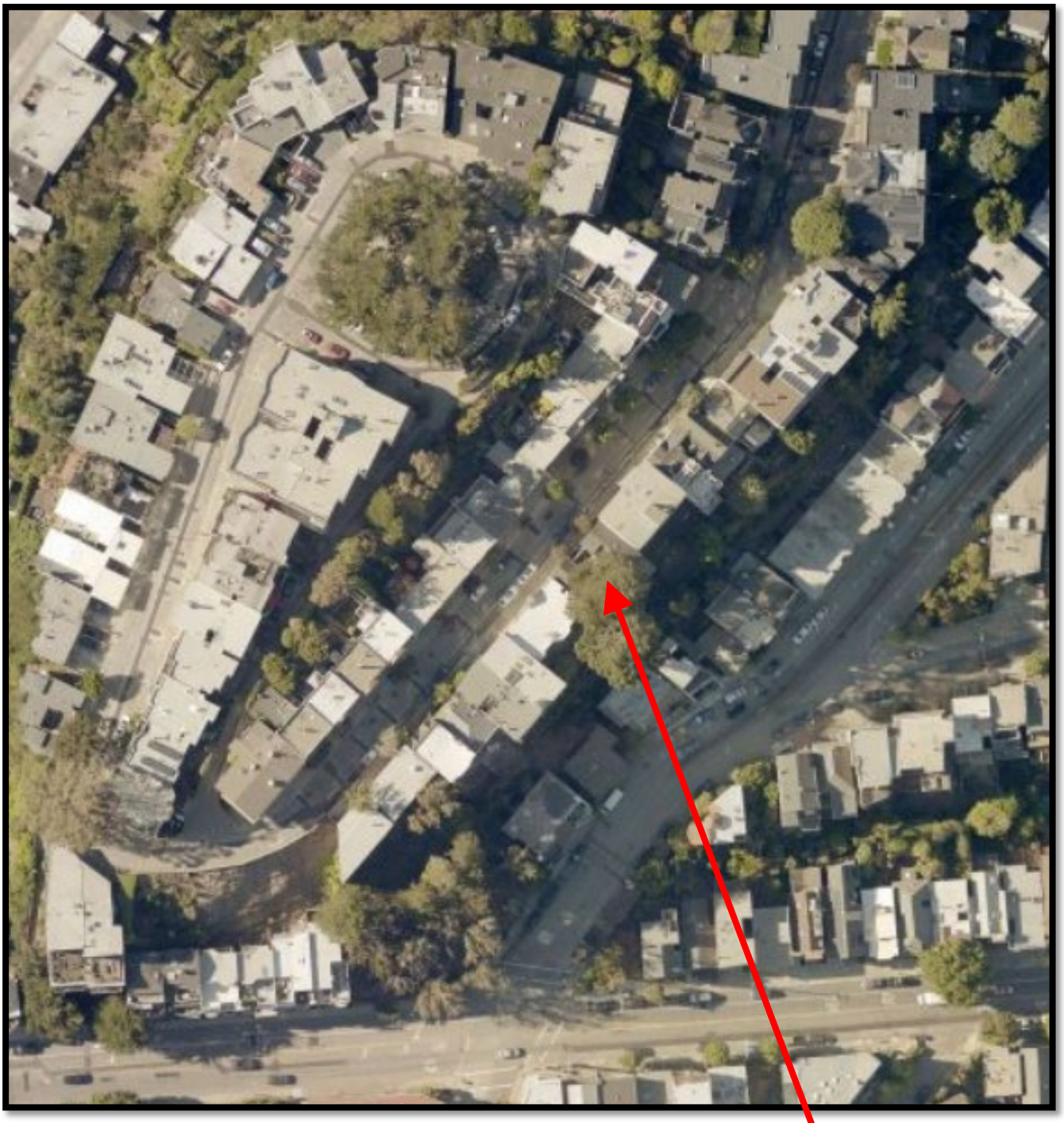
Zoning Map



Conditional Use Hearing
Case Number 2020-009146CUA
247 Upper Terrace

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



Conditional Use Hearing
Case Number 2020-009146CUA
247 Upper Terrace

Aerial Photo

Conditional Use Hearing
Case Number 2020-009146CUA
247 Upper Terrace

SAN FRANCISCO
PLANNING DEPARTMENT

Existing Site Photo

Existing Site Photo

Conditional Use Hearing
Case Number 2020-009146CUA
247 Upper Terrace

Existing Site Photo

Conditional Use Hearing
Case Number 2020-009146CUA
247 Upper Terrace

Planning Commission Informational Package
247 Upper Terrace CUA Hearing 2020-009146CUA

Provided by Project Sponsor/AOR/GBA

CumbyArchitecture
2325 Third Street, Suite 401 San Francisco CA 94107 Tel 415 505 1536 E-mail david@cumbyarchitecture.com

December 1, 2021

President Joel Koppel
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: Property: 247 Upper Terrace
Planning Department Case No.: 2020-009146CUA
Hearing Date: December 9, 2021

Dear President Koppel and Commissioners,

Our office is working with the owner (the "Owner") of 247 Upper Terrace (the "Property") on a proposed new two-unit residential building (the "Project").

The Project is seeking approval of a Conditional Use Authorization, which is required because it is located in the Corona Heights Large Residence Special Use District. New residential development in this district that exceeds 3,000 gross square feet requires Conditional Use Authorization. There is no variance required for this project.

This Project should be approved for the following reasons:

1. The Project is necessary and desirable in that it provides two new residential units on a lot zoned RH-2 which currently has no housing units.

2. The Project is not detrimental to persons or injurious to property in the vicinity. The Project is compatible with the scale and character of adjacent development, and the excavation, foundation and structure will be thoroughly evaluated through the building department slope protection review process.

3. As noted under planning code section 249.77 (e) (1), the Project meets the goals of the Corona Heights Large Residence Special Use District as it promotes housing affordability by increasing housing supply.

Existing Property and Project Overview

The Property contains a wood framed one story tall 2 car garage. The lot slopes down steeply behind the garage and there are 3 trees and no other structures on the site.

The Owner plans to create a new 4,081 gross square foot residential building with two new family sized units, each having 3 bedrooms. The lower unit is located below street level, has 1,764 square feet of living space and access to the terraced rear yard. The upper unit is at and above street level, has 2,074 square feet of living space and open space is provided by decks. There is also a 243 square foot one car garage. Currently there is a 19'-0" long curb cut serving the existing garage. This will be reduced to a 12'-0" long curb cut and so will increase the length of curb available for car parking on the street.

The Project is designed to maintain a modest scale at the street while accommodating two new 3 bedroom residential units. The ceiling height at the street level entrance to the upper unit is the code minimum (7'-6") and the street façade at the sidewalk is two stories tall. Inside the entry to the upper unit are steps down from street level providing access to two bedrooms behind the one car garage. The top floor, which is 568 square feet, is setback 14 feet from the street façade.

The Project provides setbacks and lightwells to maintain light and air to adjacent properties. A large light well is provided on the north side facing 245 Upper Terrace. Along the south side of the property facing 251 Upper Terrace, a 5'-0" deep by 14'-0" long setback is provided at the rear of the proposed new building. Windows facing the rear yard of 251 Upper Terrace are to be provided with translucent glazing. Because the Project is located to the northeast of 251 Upper Terrace, there is minimal shadow impact from the new building on the existing single family house at 251 Upper Terrace.

Neighbor Outreach

A high level of neighbor engagement has been sought, including group meetings, individual meetings and site visits to neighboring properties. First was the pre-application meeting, noticed and conducted in the format required by the planning department. There were approximately ten attendees at this meeting. Following this meeting the Owner and Architect visited the adjacent house at 251 Upper Terrace in order to hear more detail regarding the property owner's concerns about the project and see views from the rear windows of 251 Upper Terrace. After receiving recent emails, including from some neighbors not in the pre-application meeting noticing radius, the Owner offered to meet individually with each neighbor to review their questions and concerns about the Project (as of this writing, one neighbor accepted this offer). On Thursday, November 18th, a meeting was conducted at Supervisor Rafael Mandelman's office in city hall, conducted by the supervisor's aide Jacob Bintliff, with six neighbors in attendance. Throughout this process neighbor concerns have been identified, and work is ongoing with affected parties to minimize impacts from the Project. Included with the materials submitted for this application is the "Neighbor Outreach Summary" which provides more details on individual concerns and proposed mitigations.

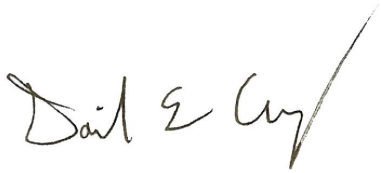
Conclusion

The Project provides two new 3 bedroom residential units in a compact footprint with massing and setbacks tailored to maintain light and air to adjacent properties. As it is currently proposed, the Project meets the standards for a Conditional Use Authorization and is consistent with the goals of the Corona Heights Special Use District.

We look forward to presenting the Project to you on December 9th. If you have any questions before the hearing please feel free to contact me at 415-505-1536 or email david@cumbyarchitecture.com.

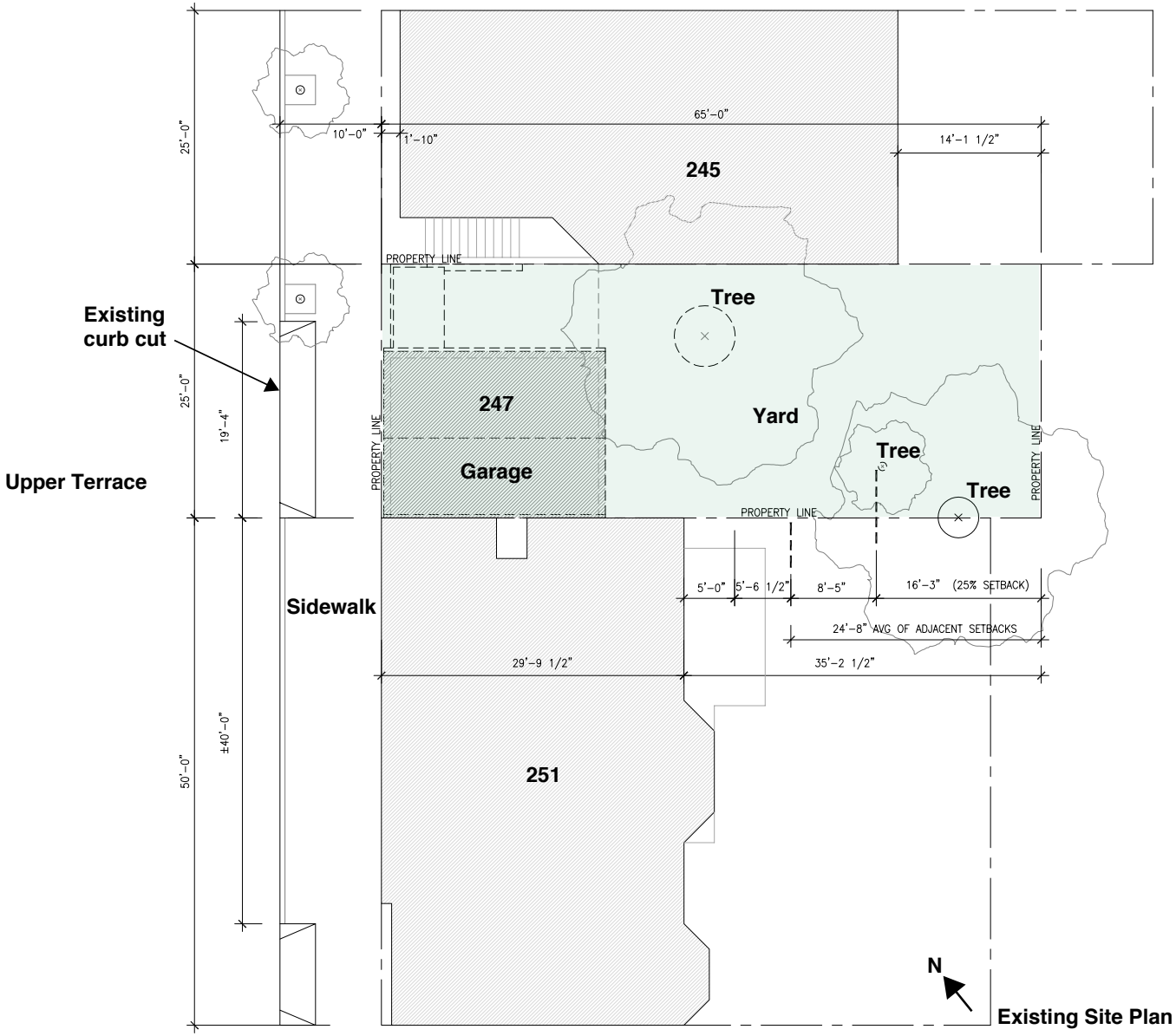
CumbyArchitecture
2325 Third Street, Suite 401 San Francisco CA 94107 Tel 415 505 1536 E-mail david@cumbyarchitecture.com

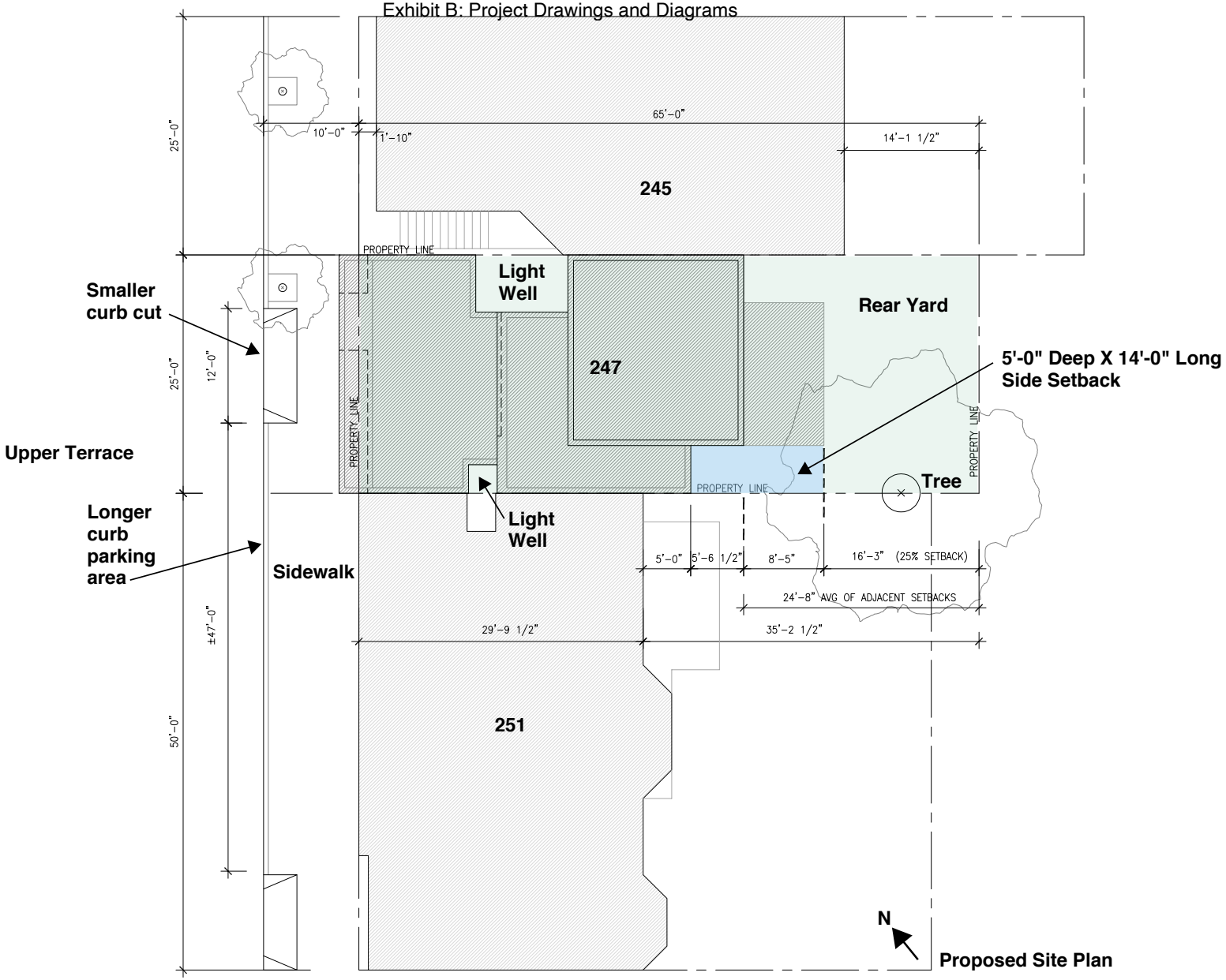
Regards,



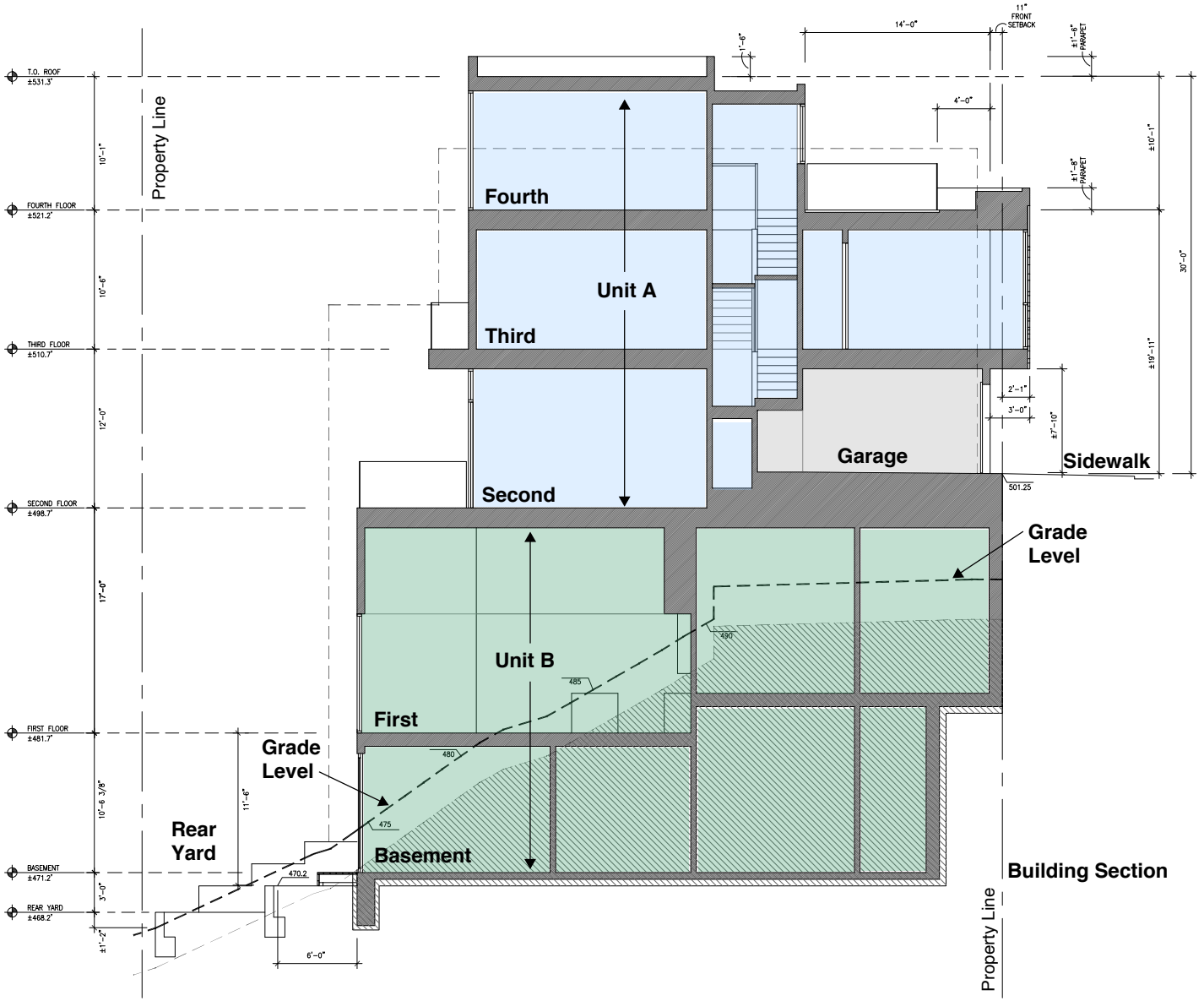
David Cumby, Architect

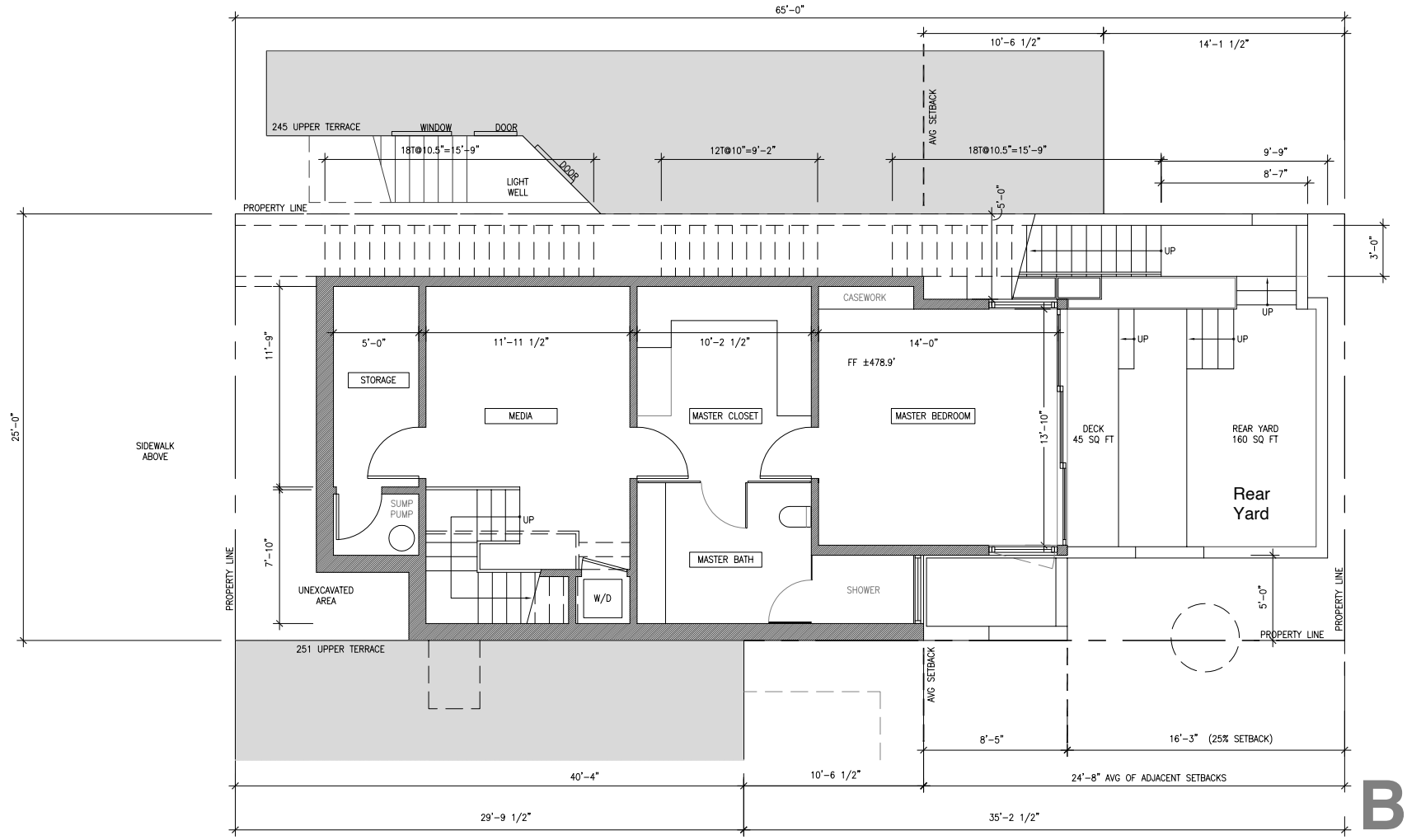
cc:
Commission Vice President Katherin Moore
Commissioner Deland Chan
Commissioner Sue Diamond
Commissioner Frank S. Fung
Commissioner Theresa Imperial
Commissioner Rachel Tanner
Commission Secretary Jonas P. Ionin
Senior Planner Jeff Horn


65'-0"
10'-0"
1'-10"
14'-1 1/2"
245
PROPERTY LINE
Tree
Existing
curb cut
25'-0"
247
Garage
Yard
Tree
Tree
PROPERTY LINE
PROPERTY LINE
Upper Terrace
19'-4"
25'-0"
5'-0"
5'-6 1/2"
8'-5"
16'-3" (25% SETBACK)
Sidewalk
24'-8" AVG OF ADJACENT SETBACKS
29'-9 1/2"
35'-2 1/2"
±40'-0"
50'-0"
251
N
Existing Site Plan



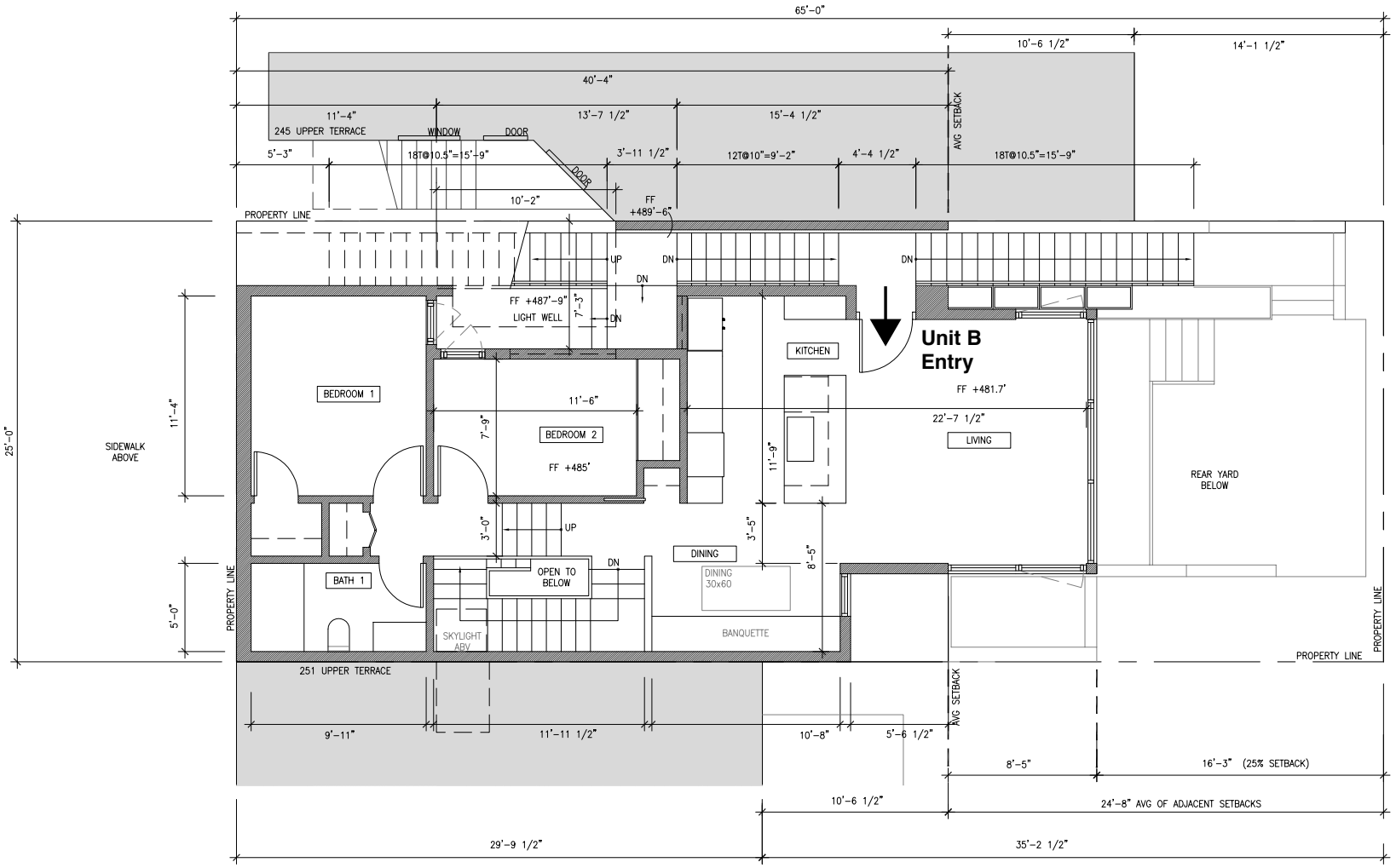
Proposed Site Plan


Property Line
Fourth
Unit A
Third
Garage
Sidewalk
Second
Grade Level
Unit B
First
Grade Level
Rear Yard
Basement
Building Section
Property Line
T.O. ROOF ±531.3'
FOURTH FLOOR ±521.2'
THIRD FLOOR ±510.7'
SECOND FLOOR ±498.7'
FIRST FLOOR ±481.7'
BASEMENT ±471.2'
REAR YARD ±468.2'
14'-0"
11" FRONT SETBACK
4'-0"
2'-1"
3'-0"
501.25
6'-0"



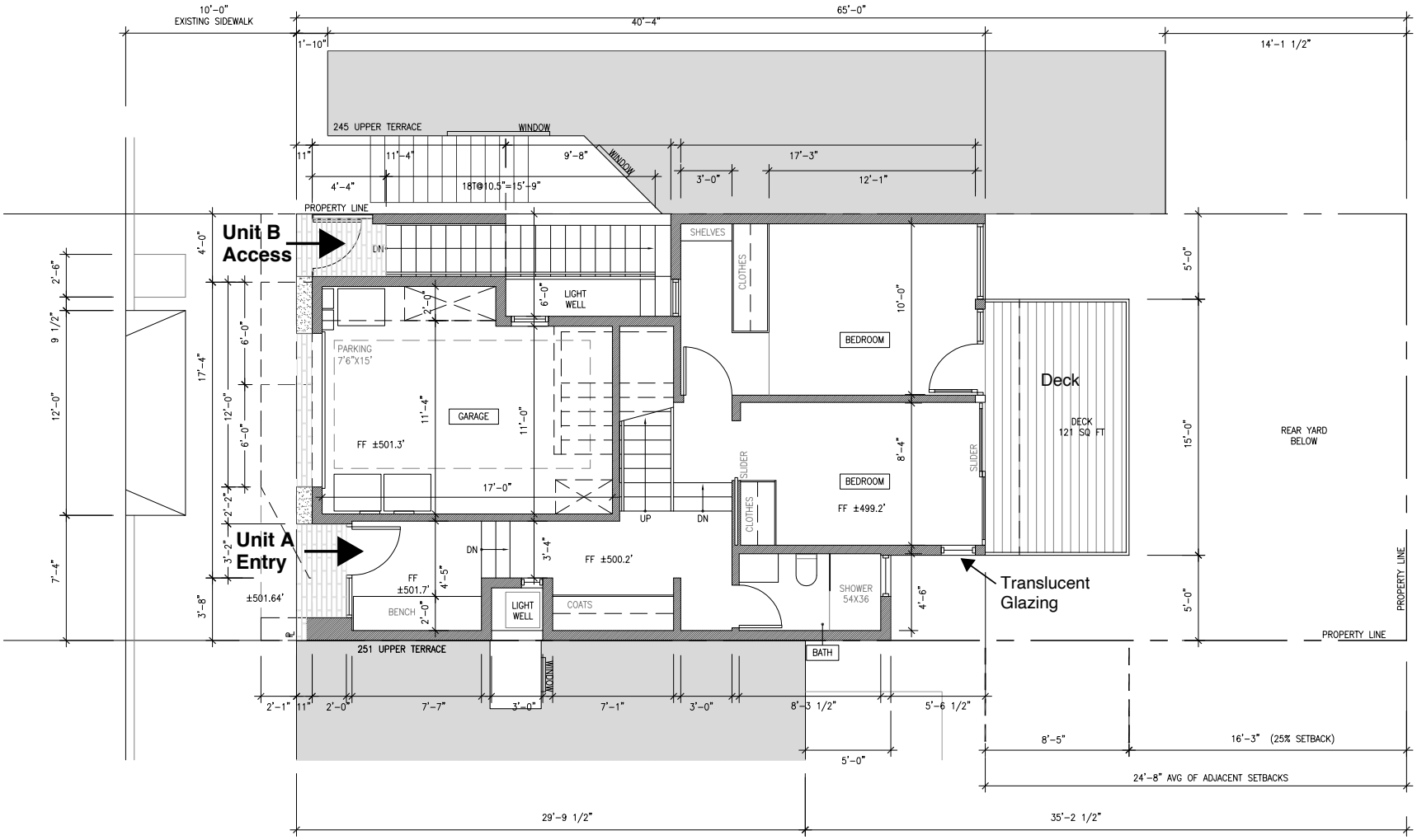
B

Basement Plan



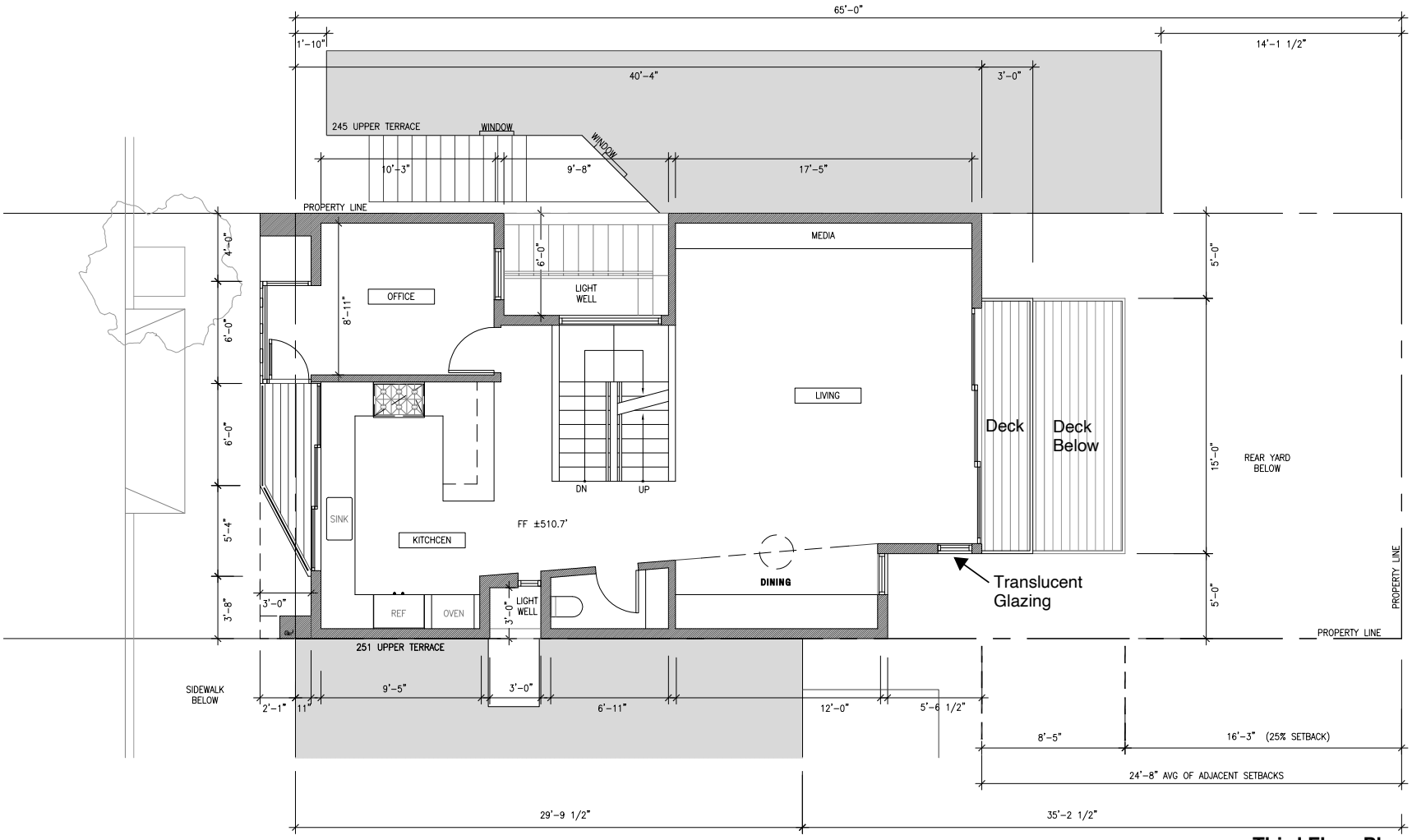
1

First Floor Plan



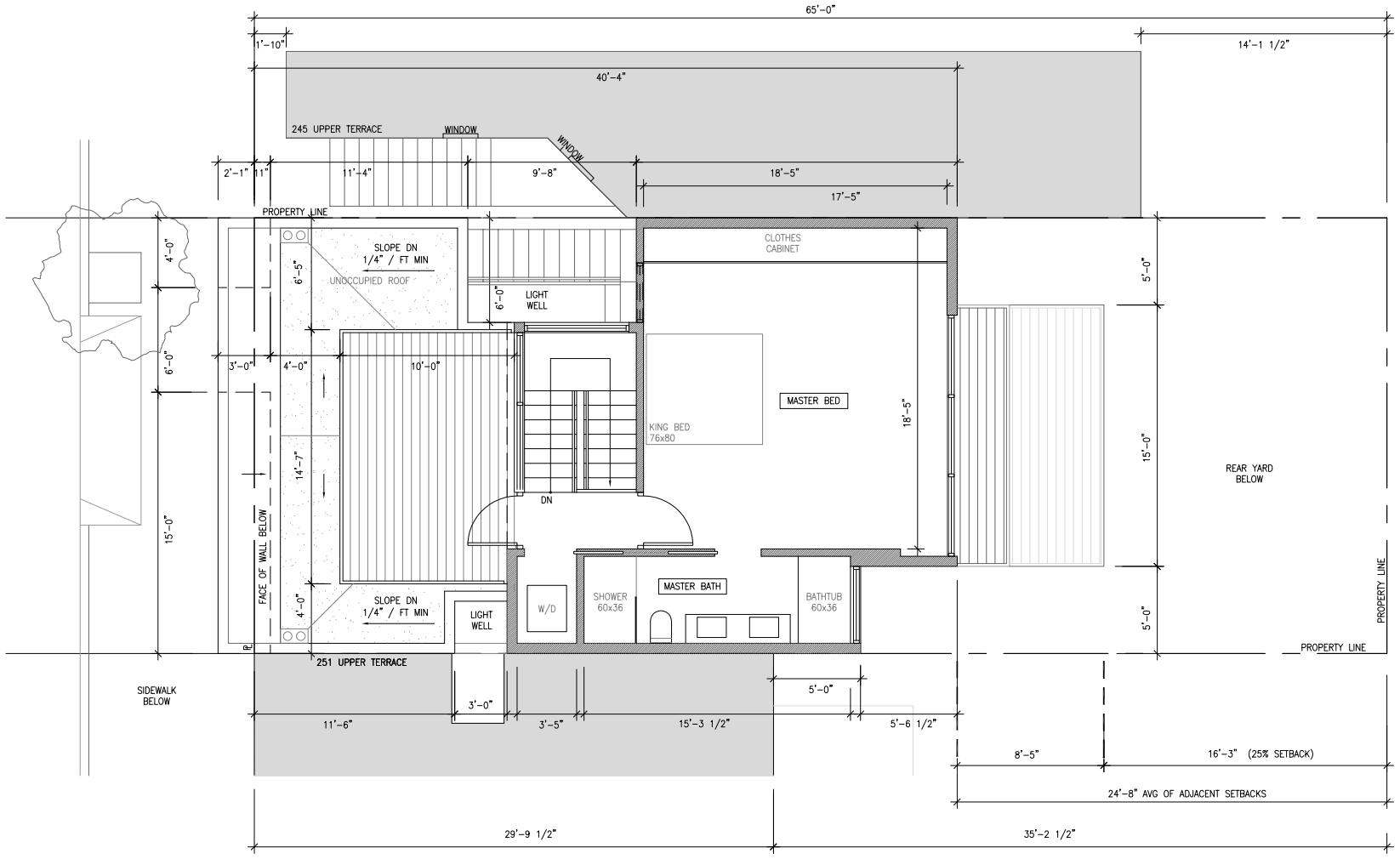
2

Second Floor Plan
(Street Level)



3

Third Floor Plan



4

Fourth Floor Plan

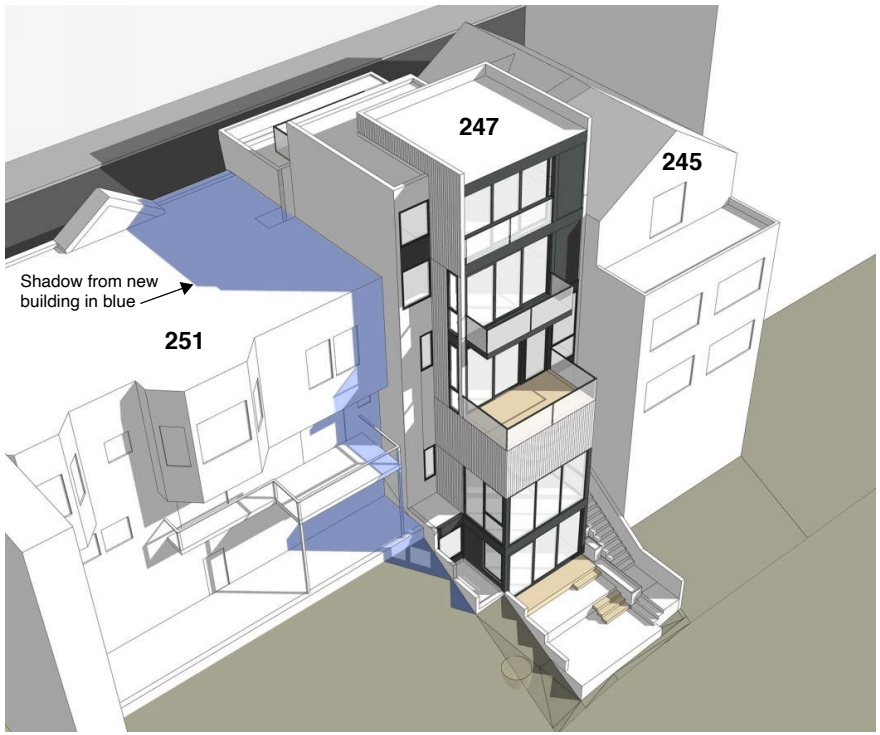
Street Elevation

View from across the street

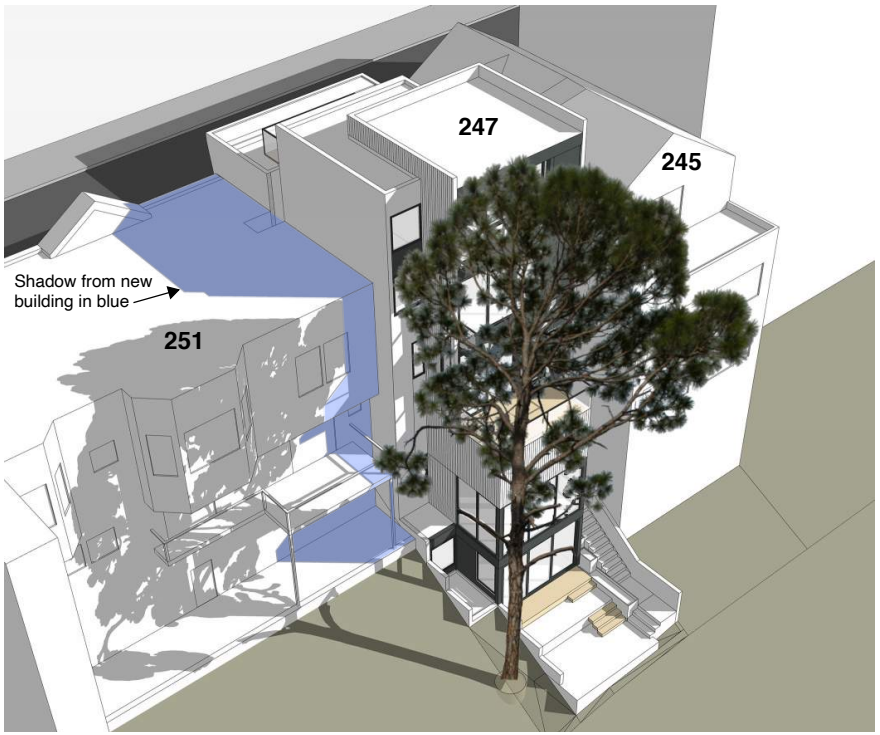
View from down the street

View from down the street

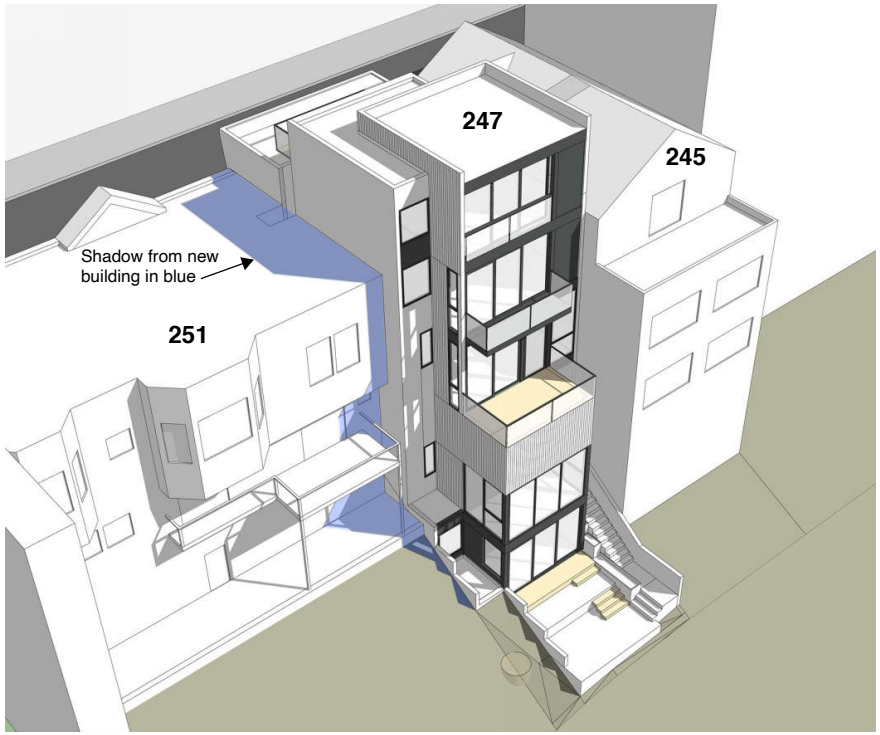
June 21, 7:30am



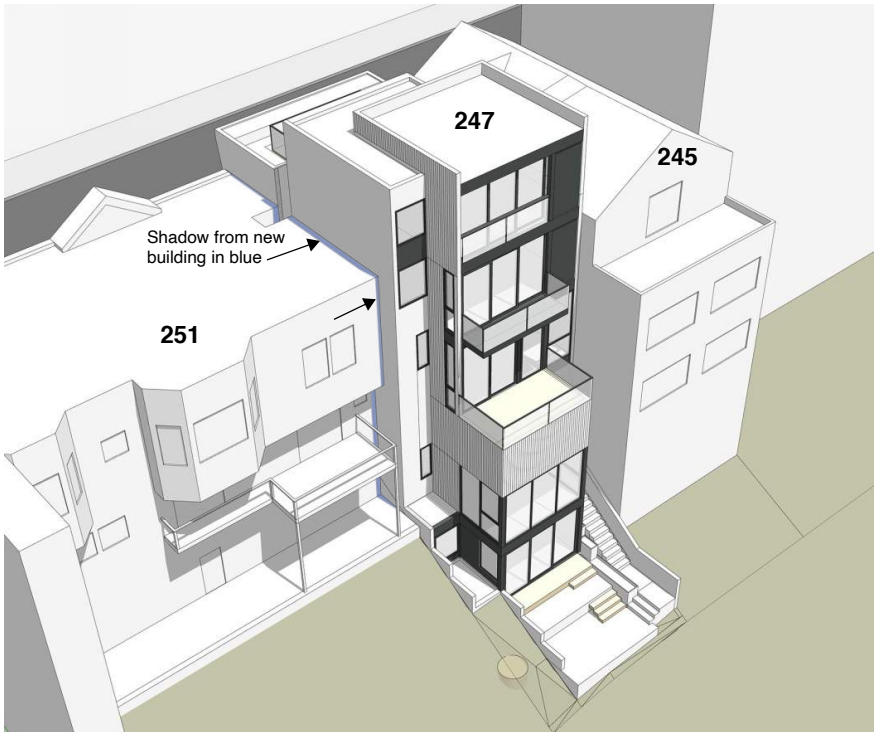
June 21, 7:30am
Tree not shown in order to show only building shadows



June 21, 7:30am



June 21, 8:30am
Tree not shown in order to show only building shadows



June 21, 10:45am
Tree not shown in order to show only building shadows

Location, Relative to Project Site, of Concerned Neighbors

List of concerns raised by Evelyn Mar, the owner of 251 Upper Terrace, which is adjacent to the project site to the southwest, and our proposed accommodations.

Existing bathroom fan vent will be blocked

To accommodate Evelyn's concern that her NE facing side vent will be blocked, we have offered:

Although the vent is not to code and projects onto our property, Project Sponsors will, at our own expense, reroute the vent to roof level, ensuring code-compliant implementation.

Privacy concern from small side windows facing the rear of 251 UT

See "247 Upper Terrace Presentation", slides 6 & 7

To accommodate Evelyn's concern that 247 UT SW facing windows will reduce her security and privacy, we have offered:

Installation of privacy glazing on all SW facing windows

Shadowing created by new construction

See "247 Upper Terrace Presentation", slides 14 & 15

To accommodate Evelyn's concern that the 247 UT project will cast additional shadow on her home, we have implemented:

Shadow Studies noting that shadowing due to the new construction is minimal at all hours and non-existent from 10:30am onward, even in the worst case (Summer solstice).

Tree damage

See Document "Tree Protection Plan"

To accommodate Evelyn's concern that the 247 UT project will damage the tree residing across the property line between her home and the 247 UT building, we have offered:

A formal Tree Protection Plan designed to guide all contractors and protect the tree and its root system. This plan has also been shared with the three downhill neighbors noted on the plan.

We have also offered to replace the tree in the Tree Protection Plan.

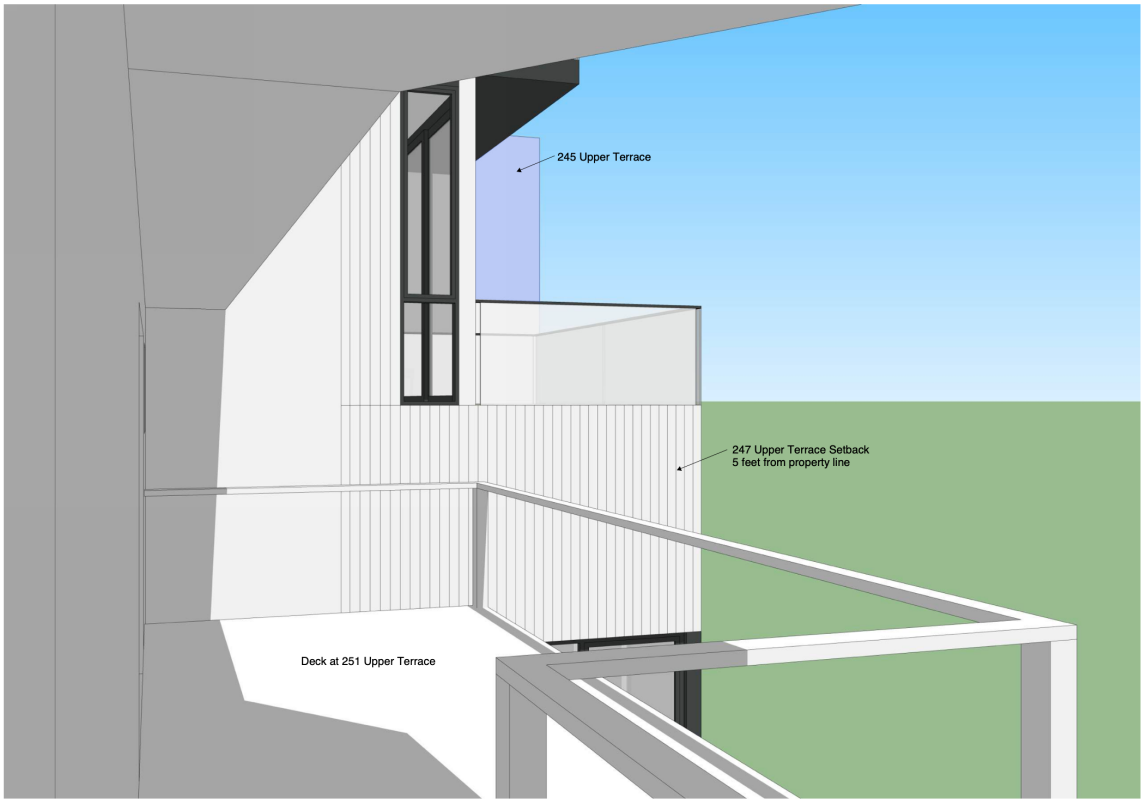
View and proximity

See "247 Upper Terrace Presentation", slide 2

To accommodate Evelyn's concern that the 247 UT project is too close and reduces the NE facing view from her home, we have implemented and accommodated:

-View Studies (see image below)

-A 5 ' x 14 ' set-back from the property line, visible in the diagrams



View from deck at 251 Upper Terrace

Michael McNabb & Sarah Cooper
245 Upper Terrace
December 1 2021

Mike Stern and Kristina Rizga
Owners, 556-558 Roosevelt Way

Georg von Braunschweig
Owner, 560-562 Roosevelt Way

Chuck Still and Larry Peiperl
Owners, 564-566 Roosevelt Way

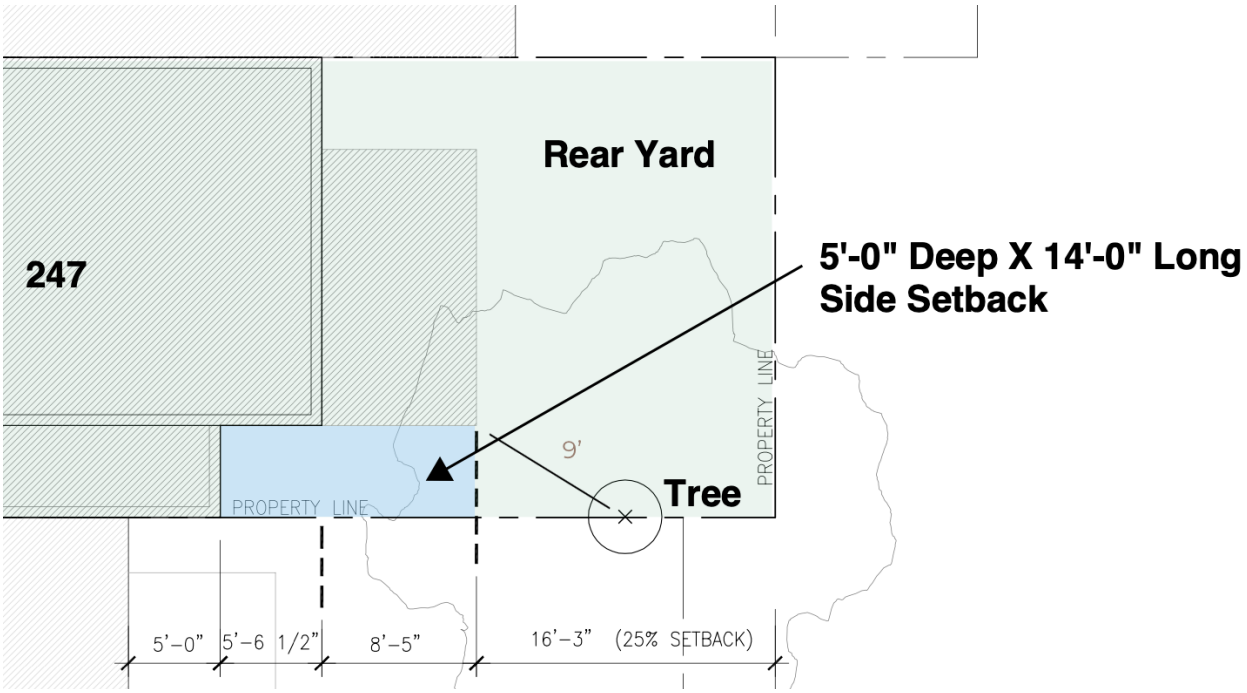
Evelyn Mar
Owner, 251 Upper Terrace

Dear Neighbors,

Thank you very much for the Arborist's report, which was very helpful and informative.

At present we are only at the stage of seeking Conditional Use Authorization for the proposed square footage. We have not yet hired a General Contractor so much of this is a bit premature and subject to future means and methods by the builder, but we wanted to take the opportunity to lay out what commitments we can offer at this time. I'd also like to remind you that we are very early in the building permit process and we are subject to the Slope Protection Act. As such our plans are to be reviewed by the heightened standards put forth by the SSPA and administered by the Department of Building Inspection, and peer-reviewed, before excavation plans are finalized and any work started. As a result, it is not yet possible to say with certainty exactly where and how much excavation will be done (a completed shoring and foundation design will be needed for this)

The tree is on the property line shared with 251 Upper Terrace, halfway along the required 25% (16' 3") setback behind the proposed lowest floor. That floor would sit roughly at the current slope at the rear. The entire building as proposed will also be set back 5' from the property line shared with 251. The tree is then roughly 9' from the nearest possible corner, and the nearest significant excavation would be further than that. So it is not even clear at this stage whether the tree will be at risk of any construction-related root damage.



That said, the overgrowth of the tree and its general condition are definitely a concern, and we all want assurances that the tree will be protected from any degradation. To that end we are prepared to make some commitments now.

We commit to having the tree trimmed at our expense as described in the last paragraph of your arborist's report, in consultation with Mrs Mar. This will be done prior to any excavation.

We commit to having a Tree Protection Plan in place before any construction is started. The Tree Protection Plan will be developed by an arborist hired by us working together with Mr. Danielson or another arborist of your choosing, and an ISA certified arborist chosen by Mrs. Mar if she so desires.

The Tree Protection Plan will include:

- Evaluation of the tree by the participating arborists.
- Tree protection and tree risk notes, specifications, and construction details for the project's construction manager, general contractor, and sub contractors to follow, including specific instructions regarding:
  - Soil compaction
  - Soil trenching, excavation, and on-site soil storage
  - Site re-grading
  - Tree trunk, limb, and critical root zone damage
  - Material and equipment delivery, staging, and storage
  - Eroding soil from rainfall or construction water use

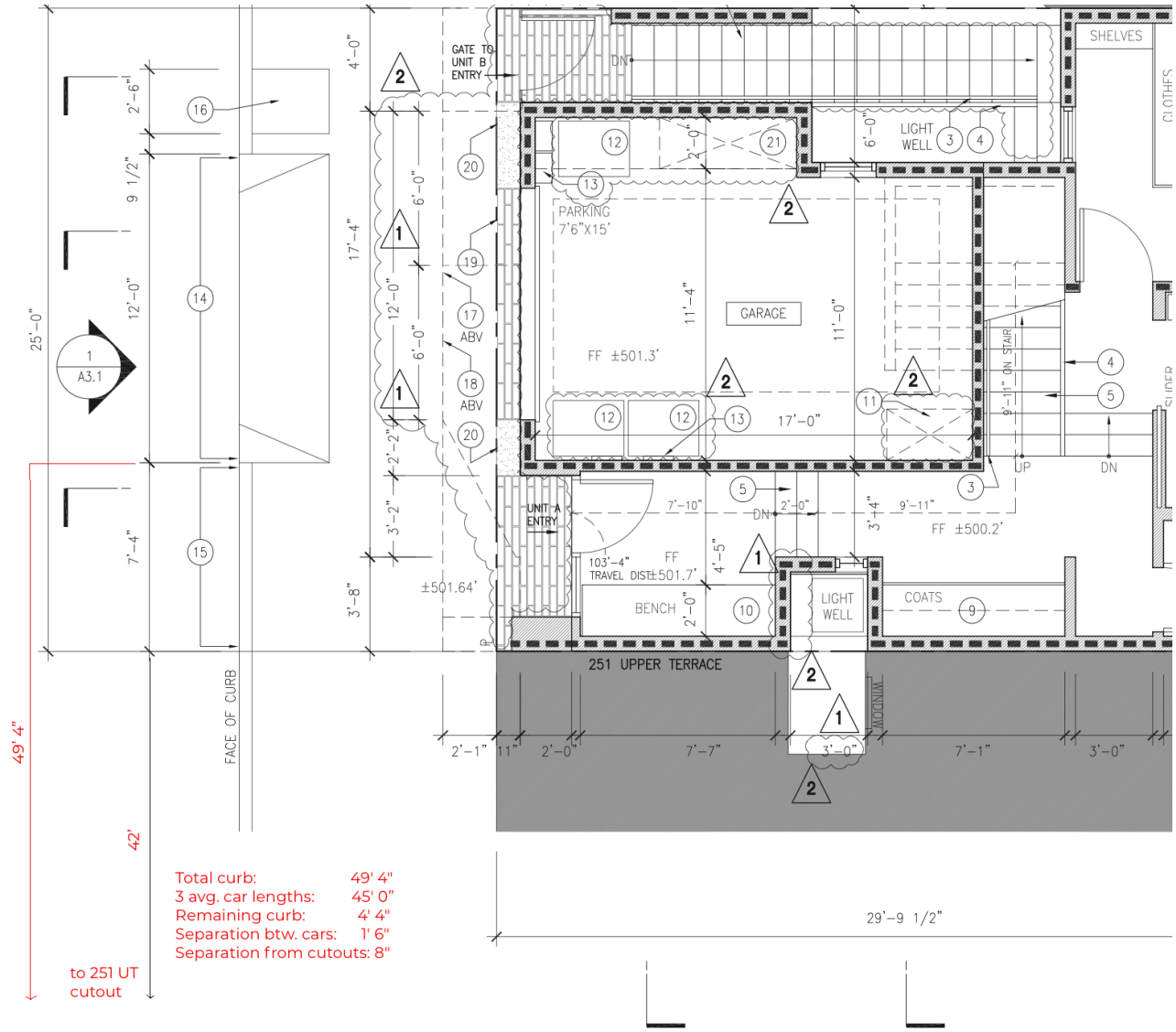
- Protective measures, such as barriers, to be installed according to best practices and ISA-approved methods, and the materials to be used
- A schedule of site visits by the arborists with regular inspection for damage
- Commitments to repair or mitigate any tree damage as soon as possible
- Supplemental tree watering if needed during construction
- Regular updates to all parties on the status of the tree

If for unforeseen reasons the tree has to be removed, or if we and Mrs. Mar were to agree to do so, we commit to removing it, and if Mrs. Mar desires, replacing it with a tree appropriate for the site as recommended by her arborist.

Best regards,
Mike McNabb & Sarah Cooper

Additional Street Parking Added by 247 Upper Terrace Project

As shown in the latest plans, the existing curb cutout for the 247 garage will be reduced by 7' 4" on the south end. This will extend the existing 42' curb in front of 251 Upper Terrace to more than 49'. As the average length of a conventional sedan is 15', the curb section now long enough for only 2 cars will become long enough for 3. Therefore 2 sparking paces will be available post-construction (1 street and 1 garaged), so there will be no net loss of parking spaces.



1 PROPOSED SECOND FLOOR PLAN (STREET LEVEL) / 1/4"=1'-0"

KEYNOTES:

1. (N) CONCRETE EXTERIOR STAIR W/ 11" TREAD, MAX 7" RISER
2. (N) 1-HOUR RATED WALL; T.O. WALL MIN. 42" ABV. STAIR TREAD NOSING/LANDINGS
3. (N) 1-1/2" O.D. HANDRAIL, TOP OF RAIL 36" ABV STAIR TREAD NOSING
4. (N) GUARDRAIL, TOP OF RAIL 42" ABV. FIN. FLR., LESS THAN 4" CLR. BTWN. GUARDRAIL MEMBERS
5. (N) INTERIOR STAIR W/ 10" TREADS, MAX. 7.75" RISER
6. (N) VANITY
7. (N) WALL MOUNTED TOILET, 1.28 GPF
8. (N) SHOWER, FULL HEIGHT CERAMIC TILE WALL FINISH AT SHOWER ENCLOSURE, TEMPERED GLASS PANEL
9. (N) COAT CLOSET
10. (N) BENCH
11. (N) BIKE PARKING, WALL MOUNT, 24" WIDE, 40" LONG, LESS THAN 3" LIFT REQUIRED
12. (N) RECOLOGY BINS
13. (N) UTILITY METERS/PANELS
14. PORTION OF (E) CURB CUT TO REMAIN
15. PORTION OF (E) CURB CUT TO BE REMOVED; PROVIDE NEW CURB AND SIDEWALK IN THIS AREA

Exhibit F: Parking Study

Neighbor Notification for 247 Upper Terrace project
Nov 18, 2021, Preliminary Milestones Moving Forward

1) 11/18/2021 **Neighbor Meeting** with Supervisor Mandelman's Office at City Hall

2) 12/9/2021 **Planning Commission Hearing** on CUA for Use Size over 3000 sf.
The Planning Commission will approve, deny, or continue the item.

Site Permit review by Planning ongoing

3) 3-4 months After Formal Planning Approval, Site (entitlement) Permit review at DBI begins.
This project will be subject to the **Slope Protection Act (SPA);** this act invokes the highest levels of review DBI has in terms of the structural design of projects. DBI will assign a Tier and review according to the SSPA ordinance .

4) Hire General Contractor

5) Design Development structural design occurs

60 4-8 months of **DBI outside agency review/could be longer depending on the SPA determinations resulting in Site and Demo Permit approval and issuance-**
Existing building demolition may occur 15 days following demo and site permit issuance, but this will be held until a logical time in the construction schedule to be determined by builder.
The existing building demolition triggers public notification by DBI. 300' radius notification was sent in December or 2020 and will be sent again upon issuance of the demolition permit. Upon issuance of the Site Permit, a large (36"x42") poster board will be posted at the job site for 15 days.
** No new construction can begin until a construction permit issued; this includes any shoring and excavation permits*

7) **Final structural budget and design and work firmed up by site permit approval.**
(Comprehensive final budget dependent on architectural finishes/details and landscaping could still be subject to change, but the structural design would be pretty well baked at this point.)

8)Shortly after Site permit issuance construction permit/addendum filings will be made (submittals listed in order below)

Shoring and excavation
Foundation/Superstructure
Architectural and T24 Energy Compliance

9) **Construction permits obtained for mobilization in the field**

12-18 months from now, it is anticipated construction can begin after review and approval of first construction permits.
Notification to immediate adjacent neighbors is required prior to excavation beginning *per civil code.*

Construction milestones:

-landscape & retaining wall plan for hillside preservation
-materials confirmed and ordered
-construction schedule firmed up
-phased plan with material delivery and calendar of street interruptions
-excavation/foundation/shoring implementation plan
-water run-off plan by civil engineer for code-compliant drainage system

247 Upper Terrace: Neighbor Engagement History
Updated: Nov 12, 2021

Neighbor list
251 UT: Evelyn Mar. next door
278 UT: Bartosz Ostenda. Across the street from 245 UT, current Sponsor residence
282 UT: Carol Cox. Across the street from 247 UT
286 UT: Marianna Mao
294 UT: Aleksandar Rajkovic and Ana Malinow.
290 UT: Carol Glanville
263 UT: Susan Takaki and spouse Joe. Live 4 houses away
267 UT: Margot Leavy. Lives 5 houses away in a home w/ a closed-off double garage turned into living space.
298 UT: Patricia & Frederick
255 UT: Deb and Gregg Zipp, 2 houses away
231UT?: Derek Claudius, 2 houses away
125 UT: Ester Marks. 2 streets away.

History of Neighborhood Engagement
December 17, 2019
Pre-Application mtg
Invited attendees:
Evelyn Mar, Carol Cox, Mariana Mao, Bartosz Ostenda, downhill neighbor Mike Stern
Additional attendees:
Carol Glanville by granted request
Stephan and Dan Slaughter. 379 UT, President of Mount Olympus Neighborhood Assoc. by granted request
Patricia & Frederick

Architect David Cumby overviewed project. Some neighbors were supportive, others had specific questions and concerns, notably the owner and resident of 251 Upper Terrace expressed concern about the impact of the project on her property. We have addressed what concerns we believe we can in subsequent neighbor engagement and in the building design.

Oct 15, 2021
Neighbor concerns taken directly to Planner Jeffrey Horn with no inquiries or requests to Project Sponsors (emails to J Horn, below)

October 2021-Ongoing
Architect David Cumby continues to reply to a variety of specific concerns emailed by neighbors. (See Summary email sent to Jacob on Oct 28). Many light, shadow and view studies implemented and shared.

Oct 24, 2021
Project Sponsors emailed neighbors listed above inviting all to set up 1-on-1 meetings.
1 neighbor responded, Susan T. and Joseph at 263 UT.

Oct 25, 2021
Esther M, requested that we request Continuance and set up a neighbor forum with written questions submitted prior.

Oct 26, 2021
We emailed neighbors committing that we would request Continuance at Hearing

Oct 28, 2021
Hearing in which Ester Marks advocated that a Continuance was insufficient and project should be delayed indefinitely.

Nov 10, 2021

- no neighbors have accepted repeated invitations from 247 Project Sponsors to engage in 1-on-1 meetings (except Oct 25 mtg with Susan Takaki & spouse)
- Architect David Cumby has received no further inquiries since Jacob scheduled the City Hall meeting.

November 18, 2021
Meeting with Neighbors at City Hall with Supervisor's Staff and neighbors.

Perceptions:
Some neighbors blame project sponsors for the close dates of their mailing notifications and Commission Hearing, not realizing City is solely responsible.

Lack of awareness that Notice was sent to 321 residents and 26 organizations.

Perception that Project Sponsors did not fulfil obligation for noticed meetings with neighbors.

Belief that 3,000 square feet is a "maximum allowed"

Expectation that this 2-unit 4,000 sq ft 247 UT project will have similar process as the 10-unit 15,800 sq foot Dawson-Clinton project at 271 UT

Misunderstanding on the goals of the CUA

Neighbor response history
Oct 27-Nov 2, 2021
Carol Glanville
The downstairs unit would have to have access to the garage at all times in order to get to their Recology bins (12) located in it? And the adjacent bike storage could be
used for other things of theirs? Lower unit climbs up 18 steps with Recology stuff, and down with groceries, etc.?
Yes the downstairs unit will have garage access at all times, they will have access to one bike storage spot (I assume it could be used for other purposes) and will use the
Stairs on the side facing 245 Upper Terrace for access to/from the street

Separate utility meters(13) Could the lower unit charge a car or bike from the garage?
Separate charging for each unit in the garage may be provided, this detail has not been finalized

The upper unit accesses the garage and their Recology bins from the interior?
Both units access the garage from the garage door, no interior door to the garage

The little patch of undecked area at the rear of the property is shared space.
Is it likely that the occupants of the upper unit would go there? Perhaps to
garden?
Current plans are to have the rear yard exclusively for the use of the lower unit

Two trees are to be removed. In addition to the approximately 80 - 100 foot
Monterrey Cypress, it looks like the other is a eucalyptus, leaves seen on photo D.
The small tree to be removed is a "silver dollar eucalyptus"

What is the function of the pipes seen in photos E and D?
The pipes on the ground are discarded gutter drainage piping that was removed, they are not functioning drainage pipes

In case of fire, lower unit has one exit route?

Yes one stair to the street, the entire building including this stair will have fire sprinklers, the walls and ceiling at the stair will be fire rated

Margot Leavy, 267 UT
Oct 25 email
Hi Mr. Horn,

I am writing in response to the notice I received from the planning departm=
ent regarding a building project at 247 Upper Terrace. I understand that th=
ere is a hearing on October 28 and wanted to make a few comments as I may n=
ot be able to attend the meeting.

Currently, there is a small (351 sq ft) Victorian garage on the site where =
the family parks two of their three cars. Upper Terrace is a very narrow, d=
ead end street with very limited on street parking. Often, there is none. T=
he proposed building is intended as two large apartments and one parking sp=
ace clocking in at almost twelve times that size!!! (4081 sq ft). It is too=
large for the lot and for the neighborhood. There will now be one parking =
space for three families. This is a disaster in the making. I would like to=
strongly recommend a downsizing to at least half of that square footage, s=
till six times the current number, and a reduction to one unit with three s=
paces. I know there will be an increase of one street space according to th=
e current plan and that should be kept. This would provide 2 spaces to the =
new unit and two spaces to the current home.

I would also like to suggest that the planning department carefully review =
the site in person. It is hard to adequately describe how grossly oversized=
this project is as it currently stands without viewing it.

Respectfully submitted,
Margo Leahy, MD
267 Upper Terrace

Oct 25 email
Hello Mr Horn,
As the sponsor of the 247 project, we need to correct Margo Leahy's mis-representation as below:

Currently, there is a small (351 sq ft) Victorian garage on the site where =
the family parks two of their three cars.

We do not and have never had 3 cars.

More than this distinct data point, I'm concerned by Margo's pro-active misrepresentation of our situation to a governing body. I do understand her concern as Margo's home has no garage parking itself.

Please confirm your receipt of this correction.

Kind regards,
Sarah Cooper & Michael McNabb
245 and 247 Upper Ter, SF

Oct 25 email
Dear Mr. Horn,
Apparently I was mistaken about the residents of 245 having three cars. It was an innocent mistake.
Margo Leahy

Aleksandar Rajkovic
Oct 15 email
Hi Mr Horn,

I am the owner of the 294 Upper Terrace, San Francisco, CA 94117, same street and across from 247 Upper Terrace. I am opposed to the proposed razing of the garage and erecting a much taller structure in its place. The proposed project will obscure our view and make our rooms darker. The proposed project should not be higher than the current structure. Please dont hesitate to contact me if you have any questions or concerns.

Best regards,
Aleksandar Rajkovic

Oct 19 email
Aleksandar

I am the architect for the proposed project at 247 Upper Terrace. Our planner, Jeff Horn, indicated you contacted him about the project. I would be glad to discuss the design with you anytime.

The existing site has no residential units, we are proposing to add two new 3 bedroom units. A few notes about the project are below:

1-we have kept the height at the street front low by keeping the ground floor at street level to the code minimum ceiling height (7 feet 6 inches), so we have a modest 2 story tall façade at the street.
The uppermost floor which contains 1 bedroom and 1 bath is setback 14 feet from the street

2-the project does require removal of one of the trees, however we will be adding two new residential units on a site currently without any housing units and we are keeping the large tree down near the
bottom of the site (on the right side of the property as it is viewed from the street).

3-planning does not require any car parking for this project. We have provided one garage space, if we added more car parking we would have to remove 2 bedrooms currently in the plan behind the garage.
Please note we are limited to a 10 foot wide garage door, so we could not have two parking spaces side by side directly off the street.

4-there is no variance required for the project, it is planning code compliant as proposed.

Please feel free to call or email me with any questions

Regards

David

Oct 25 email
Thank you David. The concern is also regarding significant increase in square footage from currently allowed 3K to over 4K.

Best, Aleks

Oct 26 email
Aleksandar

Thanks for your question about the square footage. The 3,000 sq ft is not a maximum allowed. The project site is located in the "Corona Heights Special Use District" which requires a "Conditional Use" hearing if the new project exceeds 3,000 square feet on a vacant lot. We are proposing two separate 3 bedroom units, the lower unit is 1,764 square feet and all below street level, while the upper unit is 2,074 square feet, just two stories tall at the street with a top floor setback from the street. What we are proposing is consistent with the goals of the special use district, maximizing the opportunity for more housing units (the lot is zoned for 2 units) while maintaining scale compatible with the existing neighborhood. Please let me know if you have any questions.

Regards

David

Ana Malinow
Oct 15 email
Dear Mr. Horn,

I am writing as a neighbor of the proposed construction across the street from our house, 294 Upper Terrace.

My understanding is that the tree behind the property will need to be cut down. This will be a major environmental loss to the neighborhood.
In addition, the new and much taller structure will obstruct our view, decreasing the resale value of our property. I see this as a direct financial loss for which I will be seeking damages.
I hope you take these considerations into account as you decide on the future approval of the 247 Upper Terrace plans.
Sincerely,
Ana Malinow
294 Upper Terrace

Susan Takaki
Oct 15 email
Dear Jeffrey,

I just received plans for 247 Upper Ter in the mail. Spoke with several neighbors since then. A variety of issues have been raised regarding this project. What is the best way to voice our concerns? Is it more effective to have everyone with concerns to individually email commissions.secretary@sfgov.org, or a collective email signed by the neighborhood?

Can the planning commission grant approval on this project on 10/28 at the hearing even if there are concerns from the neighborhood? If you could please explain this process to me, that would be great.

Best,
Susan Takaki
263 Upper Ter
415-271-0702

Oct 25 emails
Dear Sarah and Mike,

Thank you for taking the time to meet with Joe and I. We appreciated the open and candid conversations. Let's keep the lines of communication open as you move through the process.

Best,
Susan

Susan - Agreed and very grateful for your offer to stay connected! We're both so appreciative of you and Joe taking up your time, advising us, providing candid feedback, and giving us a chance to respond to your real concerns. You can't ask for better neighbors than that.
Thanks again,
Sarah

PS: we committed to Esther that we would respond on the Continuance on Tuesday/tmr, as she requested. We're talking to our architect about it tmr at 8:30am; we're definitely leaning in that direction as we don't want anyone to feel steamrolled.

Oct 26
Hi Sarah & Mike,

Thanks for requesting the continuance.
You guys are open to a group meeting too, right? So that everyone is all in the same room, on the same page about everything? Format of Written questions or people can ask questions if everyone is respectful and on their best behaviors? Anyone who is not will be asked to leave. Let me know!

Susan

Patricia and Frederick
Oct 30 email
Ms. Cooper,
Kindly include our emails in all future invitations to community meetings re. your project at 247 Upper Terrace (our property is well within 300' of your project).

We were notified and attended your pre-app meeting in 2019. We also recorded our request for notification updates on the project as per the architect/sponsors required action from the Planning Departments pre-app meeting report. Furthermore, we personally emailed and phoned your architect within a week following the Pre-App notification, but received nothing in the two years you worked stealthily on the project. Less than a week before receiving notice of the Public Hearing, I casually asked your husband about project's progress as I walked by your home. He provided no information.

We finally received a notice of the Public Hearing on October 12, twelve business days before the Public Hearing was scheduled.

This time around, please notify everyone who indicates an interest in your project's impact. In addition, it is customary that Community Members not be limited to pre-arranged questions or issues. The Community Meeting is designed as a forum where the sponsors outline their project, provide rationale for it and answer/respond to issues raised by the Community. The sponsors don't attempt to limit or frame the discussion to their own purposes. The Community Meeting has always been held at the project site, so that the sponsors can show specifically what they intend to do without resorting to only architectural drawings which have, at times, proven to be biased.

We look forward to getting advance notice so we may plan to attend.

Thank you.

Patricia and Frederick Holden
298 Upper Terrace

Patricia,
I have just forwarded your request to Jacob Bintliff of the office of Supervisor Mandelman, who is organizing the Neighborhood Meeting. The Supervisor's office will also be moderating the meeting. Esther Marks proposed the format and that the meeting be moderated by Supervisor Mandelman; Mike and I agreed to her proposal.
Sarah Cooper

Esther Marks
Oct 24
Hello Esther,
I want to make sure you're receiving my emails. Can you confirm on your end?

Also, would be helpful to get your response to this in my email of Oct 22:

I think what would be most fruitful at this point is for you to share the concerns that were presented to you which you felt merited an escalation to Supervisor Mandelman. He may in fact be an asset to this process, but I'd like to be clear on the specific issues that are driving the need for his involvement.

Many thanks,
Sarah

Oct 24
Sarah:

I am receiving your emails.

The reason I am asking you to have a continuance and meet with neighbors as a group is that there is concern/questions re: your proposed development.

I have also been told there are neighbors who did not received notices for demolition of the garages or the pre-application.

If you are concerned "group meeting as these sessions seem to become counterproductive attacks on individuals amid claims which lack verification", **I think it would be fair to ask questions/concerns be put in writing prior to the group meeting.**

However, it is not wise to meet as individuals where if there is a disagreement, it ends up being "she/he/they say .....vs....."

Even though it has been many many years since I was on the Planning Commission, I know all parties always want a neighborhood/community to make every diligent effort to come together and resolve differences. No one wants to end up having to bring a challenge to the Board of Supervisors.

Will you ask for a continuance and hold a meeting with your neighbors requiring questions be put in writing before the meeting?

Oct 26
Hello Esther and neighbors,

We have requested a Continuance from the Planning Commission, to postpone our hearing to a later date than their scheduled Oct 28. We understand that some neighbors felt they wouldn't have sufficient time to understand the project and explain their concerns, in the time between the Oct 8 notification and the hearing date of Oct 28.

We have requested this Continuance to be responsive and respectful of our neighbors and we look forward to further conversations with kindness and diplomacy. We continue to encourage neighbors to respond to our invitations to meet personally, as this allow us to respond most effectively to concerns.

Please note that both the continuance itself and the scheduling of the next hearing date is subject to the Commission's discretion and approval, via a vote at the original October 28 hearing time.

We will be following up with an email to Supervisor Mandelmann to provide his office with a summary of the project and the status on concerns which have been presented to us.

Sarah Cooper and Michael McNabb

Downhill tree & Neighbors
Michael Stern and Kristina Rizga
Owners, 556-558 Roosevelt Way

Charles Still
Laurence Peiperl
Owners, 564-566 Roosevelt Way

Georg von Braunschweig
Owner, 560-562 Roosevelt Way
Oct 27
Hi Mike and Sarah,

I wanted to let you know that we (the three properties below) decided to get a formal assessment about that tree from a certified arborist and a tree risk assessor. Please see his contact below and we'll split the cost among the three of our properties. Phil is coming to look at the tree tomorrow, Thursday, 10:30am. He can do this inspection from our place, but of course, it would be helpful to approach it from your property. Would you mind, if Phil and I hopped over our shared fence from our place and walked up to that tree? (We will not go into Evelyn's property, as we've been told more than once that we are not welcome there.) Apologies for the short notice! I didn't think he'd have anything open this soon given all of the tree emergencies after these epic storms.

Once we find out what this "tree risk assessor" says, we'll circle back with you two and can decide on the best next steps. As I said, we don't want to slow down your process and are happy to deal with this when the timing makes the most sense.

Thank you!
Kristina Rizga (my cell 415.350.8200)
Mike Stern (cell 415.246-0697)

Oct 26
Nice to hear from you and thank you for sharing all of this helpful information with us. Mike and I are relieved to hear that you share our concerns and that you plan to get advice from qualified arborists on safety measures in case the tree remains in place.

For full transparency, Mike and I wanted to let you know that we (all three neighbors) submitted a request to the planning commission that any approved plans that retain the tree include measures that incorporate the advice of qualified arborists and engineers to ensure that the tree remains stable. Mike and I fully support the project and don't want to cause any delays, but we hope you can understand our safety concerns as well.

Thank you, again, for all of the facts and suggestions you provided. We'll consult as a group in the coming days and keep you posted on the next steps we might take individually or as a collective.

Wishing you resilience and the best of luck on this long journey!

Kristina Rizga and Mike Stern
556-588 Roosevelt

Oct 25
Hi Mike and everyone,

First let me say thanks for the encouragement on the project progress, it is certainly a journey and we appreciate your good will.

Sarah and I in fact share your concerns about that tree. More than one arborist has advised us to remove it and that would be our preference. However, the tree straddles the property line with Evelyn Mar at 251 UT, and she does not agree. So we show keeping the tree in the current plans so as to avoid one potential source of objection for now.

She does agree that it needs to be trimmed back especially on the downhill side, and we will at least do that, possibly ourselves as part of our negotiations over the project (I did it a few years back on my own). If we have to keep it, I don't think there will be any root damage, it must be pretty well embedded in the rock and excavation will end well before the tree's area, but it is a good idea to get some advice on that to make sure, as you suggest, and we'll do that. In any case we both definitely want to remove weight, dead branches, and wind sail on that side, and we will make sure that happens at minimum, and sooner rather than later.

You might all consider communicating your concerns to Evelyn (evelynmarsf@gmail.com), after the hearing on Thursday (so as not to confuse things with her). Then I can approach her again about getting the trimming done or removing it, or even replacing it with a more appropriate tree for the location.

And please feel free to contact us or our architect (david@cumbyarchitecture.com) at any time with questions about our project.

Best regards,
Mike & Sarah

Oct 25
Hi Sarah and Michael,

My wife, Kristina Rizga, and I, Mike Stern, are your neighbors down the hill at 558 Roosevelt Way. We hope you and your family are doing well and congratulations on making steady progress with your building project.

We are writing on behalf of us and our two neighbors on Roosevelt Way: Charles Still and Laurence Peiperl (564-566 Roosevelt Way) and Georg von Braunschweig (560-562 Roosevelt Way).

We recently received architectural plans of your project and learned that you are planning to keep the large pine tree located on the property line of your project and your neighbor. As you know, this tree is very large, mature and is leaning in the direction of our properties. We are concerned that the planned construction, which would excavate within several feet of the tree, could damage the tree's root system and compromise the tree's viability or stability thereby posing a danger to our homes and personal safety.

We are curious to find out whether you or your architect had a chance to discuss this tree with a qualified arborist or any other relevant experts and whether these consultants recommended any measures that would ensure that the tree remains stable throughout the project and for many years to come.

Please let us know when you have a chance.

Thank you!

Michael Stern and Kristina Rizga
Owners, 556-558 Roosevelt Way

Charles Still
Laurence Peiperl
Owners, 564-566 Roosevelt Way

Georg von Braunschweig
Owner, 560-562 Roosevelt Way