



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: April 29, 2021

Record No.: 2020-009424CUA
Project Address: 231-235 Wilde Avenue
Zoning: RH-1 (Residential- House, One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 2746/014F
Project Sponsor: Jeremy Schaub, Schaub | Ly | Architects, Inc.
1360 9th Street
San Francisco, CA 94122
Property Owner: Quesada Development LLC, c/o Gerard Gallagher
1517 Howard Ave
Burlingame, CA 94010
Staff Contact: Elton Wu – (628) 652-7415
elton.wu@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes demolition an existing single-family dwelling unit, subdivide the existing 50 foot wide lot into two 25 foot wide lots (identified as 231 Wilde Avenue and 235 Wilde Avenue) and to construct two single-family dwelling units (one on each new lot). 231 Wilde Avenue would measure approximately 3,163 square feet, while 235 Wilde Avenue would measure approximately 3,069 square feet. Both units would have a height of approximately 23 feet and 2 inches (two-stories) and include two off-street automobile parking space.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to demolish an existing single family dwelling unit within the RH-1 Zoning District, and construct two new single-family residences at 231 and 235 Wilde Avenue.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received no letters in support or opposition to the Project.
 - **Outreach:** The Sponsor has hosted one Pre Application meeting within the community, on September 30, 2020. The meeting topics that were discussed was the loss of views, the façade's disharmony with the surrounding neighbors, and request for a historic report. The Project Sponsor team has addressed all concerns from the neighbors.
- **Tenant History:**
 - **Are any units currently occupied by tenants:** NO
 - **Have Any tenants been evicted within the past 10 years:** NO
 - **Have there been any tenant buyouts within the past 10 years:** NO
 - See Exhibit F for Eviction History documentation.

Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 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 Project provides two new dwelling units. New housing is a top priority for the City. 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 A)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Eviction History Documentation



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: April 29, 2021

Record No.: 2020-009424CUA
Project Address: 231-235 Wilde Ave
Zoning: RH-1 (Residential- House, One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6198/033
Project Sponsor: Jeremy Schaub, Schaub | Ly | Architects, Inc.
1360 9th Avenue #210
San Francisco, CA 94122
Property Owner: Quesada Development LLC, c/o Gerard Gallagher
1517 Howard Ave
Burlingame, CA 94010
Staff Contact: Elton Wu – (628) 652-7415
elton.wu@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317, TO DEMOLISH AN EXISTING SINGLE FAMILY DWELLING UNIT, SUBDIVIDE THE EXISTING 50 FOOT WIDE LOT INTO TWO 25 FOOT WIDE LOTS, AND CONSTRUCT TWO SINGLE FAMILY DWELLING UNITS (ONE ON EACH NEW LOT) AT 231 AND 235 WILDE AVENUE (ASSESSOR'S LOT 033 BLOCK 6198) WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AN BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 17, 2020, Jeremy Schaub of Schuab Ly Architects on behalf of Quesada Development LLC, c/o Gerard Gallagher (hereinafter "Project Sponsor") filed Application No. 2020-009424CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for demolition an existing single family dwelling unit, subdivide the existing 50 foot wide lot into two 25 foot wide lots and to construct two single family dwelling units (one on each new lot) (hereinafter "Project") at 231-235 Wilde Avenue, Block 2746 Lot 014F (hereinafter "Project Site").

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

On April 29, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization No. 2020-009424CUA.

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. 2020-009424CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes demolition of an existing single-family dwelling unit, subdivide the existing 50 foot wide lot into two 25 foot wide lots and construction of two new single family dwelling units (one on each new lot). 231 Wilde Avenue would measure approximately 3,163 square feet and include 4 bedrooms, while 235 Wilde Avenue would measure approximately 3,069 square feet and include 4 bedrooms. Both units have a height of approximately 23 feet and 2 inches (two-stories) and include two off-street automobile parking space.
3. **Site Description and Present Use.** The Project is located on Lot 014F in Assessor's Block 2746 on the south side of Wilde Avenue between Goettingen and Brussels Street in the RH-1 Zoning District. The Project site is currently has an existing single-family residential dwelling unit. The current lot size is 50 feet wide by 100 feet deep.
4. **Surrounding Properties and Neighborhood.** The Project Site is located in the Visitacion Valley neighborhood. The immediate context is mixed in character with residential uses and industrial uses on adjacent blocks. The immediate neighborhood is characterized by two-story residential dwelling units.
5. **Public Outreach and Comments.** The Sponsor has hosted one Pre-Application Meeting within the community on September 30, 2020. The meeting topics that were discussed was the loss of views, the façade's disharmony with the surrounding neighbors, and request for a historic report. The Project Sponsor team has addressed all concerns from the neighbors. Planning Department has reached out to the Rent Board on February 17, 2021 to research eviction history on site. No evictions were documented by the Rent Board within ten years prior to February 17, 2021.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

The Project Sponsor has submitted this request for Conditional Use Authorization to comply with the requirement. Additional findings are below.
 - B. **Use:** The RH-1 Zoning District permits a total of one dwelling unit for each development lot.

The Project would construct one new single-family dwelling on each of the proposed lots.
 - C. **Bicycle Parking.** Per Section 155.2, one on-site bike parking space is required per dwelling unit.

The Project will include one Class One bike parking space within the garage of each dwelling unit.

- D. **Rear Yard.** The RH-1 Zoning District requires a rear yard equal to 30% of lot depth.

Each lot has a total depth of 100 ft so the required Rear Yard is equal to the rear 30 ft of each proposed lot. Both proposed buildings comply with this requirement.

- E. **Open Space.** A minimum of 300 square feet of private outdoor space are required for each residential unit within the RH-1 Zoning District.

The proposed project has approximately 92 square feet of open space in the rear deck per unit, as well as a rear yard of approximately 748 square feet. The total amount of open space would be approximately 840 square feet per unit.

- F. **Dwelling Unit Exposure.** Section 140 of the Planning Code requires all dwelling units have at least one room that faces a street, rear yard, or qualified open space.

Both units face onto code compliant rear yards and a public street. Both proposed buildings comply with this requirement.

- G. **Residential Child Care Fee.** The Project includes the creation of at least one new residential unit and is therefore subject to the Residential Child Care Impact Fee per Section 414A.

The Residential Child Care Fee shall be assessed on the associated building permit applications for the net new residential square footage.

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 Project provides two new two-story dwelling units to the City's housing stock at a size and intensity that is typical for the neighborhood, and thus provides a development that is necessary or desirable, and compatible with, the neighborhood or the community. The surrounding neighborhood is characterized by two- to three-story residential dwelling units; thus, the new development fits well into the surrounding neighborhood.

- 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 existing lot measuring 50 feet by 100 feet will be split in half to create two lots which will be 25 feet in width and 100 feet in depth. The height of the proposed buildings are 23 feet and two inches and the buildings occupy the full lot width. The size, shape and arrangement of the new dwelling units are designed to meet the Residential Design Guidelines. While demolition of existing dwelling unit will occur, the existing dwelling unit is currently deteriorating and the proposed project will construct two single family dwelling units. The proposed structures will not be detrimental to the health, safety or convenience of those residing or working the area. The new residences will be comparable to residences within 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 Planning Code does not require off-street parking for residential uses. The proposed building will propose two off-street parking space per dwelling unit.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. Residential uses are unlikely to cause such impacts.

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

The Project's front setback includes landscaped area and permeable paving. Each dwelling unit includes one rear deck and a private rear yard to meet open space. Off-street automobile parking spaces are screened from view.

- 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 will provide new two new single-family housing dwelling units. The Project Site is located in the RH-1 Zoning District so the creation of two new single-family dwelling units is suitable in this district. Residential uses are principally permitted within the RH-1 Zoning District. Per Planning Code Section 209.1, the RH-1 Zoning District is described as:

These Districts are occupied almost entirely by single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet

in height. Front setbacks are common, and ground level open space is generous. In most cases the single-family character of these Districts has been maintained for a considerable time.

8. Dwelling Unit Removal Findings. Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

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

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

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

The existing dwelling has been vacant since 2019 and in a deteriorated state. The proposed project will produce two decent, safe, and sanitary dwelling units.

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

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

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

The structure is not a historical resource and its removal will not have any substantial adverse impacts.

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

The Project Sponsor has indicated that the existing single-family dwelling is currently vacant.

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

The Planning Department cannot definitively determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The Project Sponsor has indicated that the existing single-family dwelling is vacant.

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

Although the Project proposes the demolition of an existing dwelling, the new construction will result in two family-sized dwellings with more habitable square feet and bedrooms.

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

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two family-sized dwellings that are consistent with the Residential Design Guidelines and the provisions of the RH-1 Zoning District. The subject property is located on a block that is architecturally diverse, with building construction dates ranging from 1907 through 1963. There is a lack of architectural cohesion around the surrounding area.

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

The Project removes an older dwelling unit, which is generally considered more affordable than more recently constructed units. However, the project also results in an additional unit, greater habitable floor area, and more bedrooms that contribute positively to the City's housing stock.

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

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes fewer than ten units.

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

The Project represents the redevelopment of an underutilized parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the RH-1 Zoning District. The proposed project will subdivide the lot to maximize density at the subject property.

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

The Project proposes enhanced opportunities for family-sized housing on-site by constructing two dwelling units with four bedrooms each, whereas the property currently contains only one dwelling unit with two bedrooms.

- M. Whether the Project creates new supportive housing;

The Project does not create supportive housing.

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

The overall scale, design, and materials of the proposed building complement the neighborhood character. The Project has been revised to be in compliance with the Residential Design Guidelines.

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

The Project would add one additional dwelling unit to the site. The existing dwelling unit is vacant and deteriorated, so the Project will result in two habitable units where one currently exists.

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

The existing dwelling contains two bedrooms. The proposed Project would construct two new residential units with four bedrooms per unit. The Project would increase the number of bedrooms on the subject property from two to eight.

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

The dimensions of the subject property are 50 feet by 100 feet. The existing structure is a single-family dwelling unit. The proposed project is would subdivide the large lot to construct two single family dwelling units, thereby maximizing the residential density on the subject lot.

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

The Planning Department cannot definitively determine whether the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The proposed Project will replace a single-family building with two bedrooms with two residential units containing four bedrooms each.

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 1.10

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

PROMOTE HOUSING FOR FAMILIES WITH CHILDREN IN NEW DEVELOPMENT BY LOCATING MULTIBEDROOM UNITS NEAR COMMON OPEN SPACE AND AMENITIES OR WITH EASY ACCESS TO THE STREET; AND BY INCORPORATING CHILD-FRIENDLY AMENITIES INTO COMMON OPEN AND INDOOR SPACES.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

POLICY 11.5

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

Policy 11.6

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

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 12.1

ENCOURAGE NEW HOUSING THAT RELIES ON TRANSIT USE AND ENVIRONMENTALLY SUSTAINABLE PATTERNS OF MOVEMENT.

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.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

POLICY 13.1

SUPPORT “SMART” REGIONAL GROWTH THAT LOCATES NEW HOUSING CLOSE TO JOBS AND TRANSIT.

POLICY 13.3

PROMOTE SUSTAINABLE LAND USE PATTERNS THAT INTEGRATE HOUSING WITH TRANSPORTATION IN ORDER TO INCREASE TRANSIT, PEDESTRIAN, AND BICYCLE MODE SHARE.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

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

POLICY 1.2

RECOGNIZE, PROTECT AND REINFORCE THE EXISTING STREET PATTERN, ESPECIALLY AS IT IS RELATED TO TOPOGRAPHY.

Policy 1.3

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

OBJECTIVE 4

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

POLICY 4.12

INSTALL, PROMOTE AND MAINTAIN LANDSCAPING IN PUBLIC AND PRIVATE AREAS.

POLICY 4.13

Improve pedestrian areas by providing human scale and interest.

TRANSPORTATION ELEMENT

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

POLICY 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

OBJECTIVE 28

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

POLICY 28.1

PROVIDE SECURE BICYCLE PARKING IN NEW DEVELOPMENTS.

POLICY 28.3

PROVIDE PARKING FACILITIES WHICH ARE SAFE, SECURE, AND CONVENIENT.

The Project provides much needed residential units within easy access to the City's transit network and commercial opportunities. The Project demolishes a dwelling unit in need of repair and creates two new residential single-family dwelling units, with four bedrooms each, with accessory automobile and bicycle parking located on-site. The new building proposed in the Project is compatible with the neighborhood's mixed architectural character and development patterns. This project will provide additional housing the City needs, which aligns with San Francisco's housing goals. The Project will maximize density on the site, and the design of the Project has taken in the context of the surrounding neighbors. The building is a well-designed house that has its own identity and respects the existing neighborhood. Overall, the Project is supportive of the General Plan's Policies and Objectives.

10. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not possess any neighborhood-serving retail uses. The Project provides two new dwelling units, which will enhance the nearby retail uses by providing new residents who may patron and/or own these businesses.

- 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 not anticipated to adversely affect the character or diversity of the neighborhood. The Project will create two new housing units.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

- 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. The Project is located within blocks of

the 8, 8AX, 8BX, KT Muni lines. Future residents would be afforded proximity to a bus line. The Project also provides off-street parking at the principally permitted amounts and one bicycle parking for residents and their guests.

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

The Project will not displace or adversely affect any service sector or industrial businesses and it does not include any commercial office development.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- 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 have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

- 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 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. 2020-009424CUA**, subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 29, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 29, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 29, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to demolish an existing single family dwelling unit, subdivide the existing 50 foot wide lot into two 25 foot wide lots, and to construct two single family dwelling units (one on each new lot), located at 231 and 235 Wilde Avenue, Lot 033 of Block 6198, pursuant to Planning Code Sections 209.1, 303, and 317, within the RH-1 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **February 25, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. 2020-009424CUA and subject to conditions of approval reviewed and approved by the Commission on **April 29, 2021** under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 29, 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 628.652.7415, 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 628.652.7415, www.sfplanning.org

- 8. 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 628.652.7415, www.sfplanning.org

Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than **one** 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

- 10. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **one** off-street parking spaces per dwelling unit.

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

Provisions

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7XXX, www.sfplanning.org

Monitoring - After Entitlement

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

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

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

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

Operation

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

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



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
231 WILDE AVE		6198033
Case No.		Permit No.
2020-009424ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project would demolish the existing 2-story, single-family dwelling, subdivide into two 2,500-square-foot parcels, and construct a single-family dwelling on each lot. Each of the proposed buildings would be approximately 23 feet tall, two stories, and 3,100 square feet. Each of buildings would include two off-street parking spaces.</p>		

STEP 1: EXEMPTION TYPE

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/>Landslide or <input type="checkbox"/>Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>Planning department staff archeologist cleared the project with no effects on 1/4/2021.</p>	

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

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

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

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

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

Check all that apply to the project.							
<input checked="" type="checkbox"/>	<p>1. Reclassification of property status. <i>(Attach HRER Part I)</i></p> <table border="0"> <tr> <td><input type="checkbox"/> Reclassify to Category A</td> <td><input checked="" type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td>a. Per HRER 02/01/2021</td> <td><i>(No further historic review)</i></td> </tr> <tr> <td colspan="2">b. Other <i>(specify)</i>: The proposed project would demolish the existing 2-story, single-family dwelling, subdivide into two 2,500-square-foot parcels, and construct a</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C	a. Per HRER 02/01/2021	<i>(No further historic review)</i>	b. Other <i>(specify)</i> : The proposed project would demolish the existing 2-story, single-family dwelling, subdivide into two 2,500-square-foot parcels, and construct a	
<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C						
a. Per HRER 02/01/2021	<i>(No further historic review)</i>						
b. Other <i>(specify)</i> : The proposed project would demolish the existing 2-story, single-family dwelling, subdivide into two 2,500-square-foot parcels, and construct a							
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.						
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.						
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.						
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.						

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

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Monica Giacomucci
		02/01/2021
<p>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.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



PART I HISTORIC RESOURCE EVALUATION RESPONSE

Record No.: 2020-009424ENV
Project Address: 231 WILDE AVE
Zoning: RH-1 RESIDENTIAL- HOUSE, ONE FAMILY Zoning District
40-X Height and Bulk District
Block/Lot: 6198/033
Staff Contact: Monica Giacomucci – 628-652-7414
monica.giacomucci@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: VerPlanck Historic Preservation Consulting, *Historic Resource Evaluation* (June, 2020)

Staff consensus with Consultant’s HRE report: Agree Disagree

Additional Comments: Planning Staff concurs with Historic Resource Evaluation provided by VerPlanck Historic Preservation Consulting.

BUILDINGS AND PROPERTY DESCRIPTION

Neighborhood: Visitacion Valley
Date of Construction: ca. 1907
Construction Type: Wood-Frame
Architect: None
Builder: William Ranft

Stories: 1
Roof Form: Compound (flat, hipped, gable)
Cladding: Rustic siding
Primary Façade: Wilde Street (North)
Visible Facades: North

EXISTING PROPERTY PHOTO



Sources: Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting, June 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: Little Hollywood California Register Historic District

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

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

Analysis:

The residential building at 231 Wilde Street was constructed circa 1907 by carpenter William Ranft for his parents, Philip and Elizabeth Ranft. The elder Ranfts were German immigrants who owned the property, which then encompassed Lots 3, 4, 5, and 6 of Lot 60 in the Jacob Reis Tract. The Ranft family did not reside at the subject property and instead rented it to a series of laborers, suggesting it was purchased as an investment. The building originally consisted of three gable-roofed forms still visible in aerial view, and it is possible that William Ranft purchased and moved several buildings to the subject property and assembled them into a four-room residence with a side porch. VerPlanck Historic Preservation Consulting conducted investigations of the existing building and determined that, based on dimensions and stud framing, none of the volumes that compose the subject property were refugee cottages associated with the 1906 Earthquake and Fire. Subsequent additions at the subject property have included a garage added in 1928 and a bedroom and bathroom in 1952.

The subject property is located in Visitacion Valley, a former rancho that was subdivided by various homestead associations and speculators, including Jacob Reis, starting in the 1860s. The area retained its agricultural character despite the subdivision boom through the early 20th century, when Southern Pacific constructed its Bayshore Yard in 1906. Straddling the San Francisco-San Mateo county line, the remote location of the Bayshore Yard led thousands of new laborers to settle in Visitacion Valley, which at that time was still sporadically developed and populated. The first tenant to rent the subject property from the Ranft family was John F. Robinson, a clerk who was employed by the Southern Pacific Railroad and is listed at 231 Wilde as early as 1914. Robinson, his wife, and their five sons remained at the subject property until 1920.

At this time, the Ranft family rented 231 Wilde to another Southern Pacific employee, Angelo Federico, and his wife, Anna. The Federicos purchased the property, which still included four lots spanning west to Goettingen Street, outright from the Ranfts in 1924. The Federico family added a garage to the subject property shortly after they took ownership. In 1929, Angelo Federico constructed the Mediterranean Revival property at 245 Wilde, immediately west of the subject property, as a new home for his family. The Federicos retained the small cottage at 231 Wilde, intermittently allowing it to sit vacant or allowing family members to live there. When Anna Federico died in 1930, Angelo Federico moved back into 231 Wilde and sold the new Mediterranean Revival home at 245 Wilde to his daughter, Antonetta, and son-in-law, Samuel Sciabica, who owned the Ideal Barbershop in Bernal Heights. Subsequent occupants of 231 Wilde included a supervisor of the Wagner Electric Corporation (1935-1937), a bank teller and his family (1937-1943) and Angelo Federico's niece and her husband, an employee at the American Can Company (1943-1948). Angelo Federico moved back into 231 Wilde in 1950, and he added a second bedroom, expanded the kitchen, and completed an extensive interior remodel in 1951. In 1952, Federico sold the property to Samuel Sciabica, who rented it to his daughter and son-in-law, as well as a series of working-class tenants.

The subject property was speculatively constructed in 1907 by the Ranft family, who never resided at 231 Wilde. Instead, early known tenants were employed by the Southern Pacific Railroad and likely worked at its Bayshore Yard. No evidence could be found to otherwise connect the property directly to the Bayshore Yard, and it is more likely that the Ranfts recognized Visitacion Valley's speedy post-earthquake residential growth and constructed a modest investment property there in response. While the original 1907 configuration of the building, with its L-shaped cross-gable and small porch, remains legible, several additions have limited the ability of this building to express its significance as a example of a type, style, or period. Additionally, several adjacent properties were constructed ca. 1906 to 1910 which retain a higher degree of architectural integrity than the subject property and more readily represent the early, post-earthquake residential development of Visitacion Valley. Specifically, building at 1360 Goettingen, just around the corner to the west of the subject property, was also constructed in 1907 in the Queen Anne style, with distinctive intact architectural elements which make it a more expressive example of early settlement-era architecture than the subject property. Based on an informal survey and data culled from the San Francisco Assessor, other nearby contemporary buildings which may have more direct significance as it relates to early residential development in Visitacion Valley include 373 Wilde (constructed in 1906 as the Stanford Free Kindergarten), 3600 San Bruno Avenue (constructed in 1910 as the Five Mile House), 327 Wilde (1906), 331 Wilde

(1908), 1100 Brussels Street (1906), and 1150 Brussels Street (1908). However, further survey and research on these properties are required to establish their significance, if any.

No known historic events occurred at the subject property that would distinguish it as individually eligible for the California Register (Criterion 1). Owners and occupants of the subject property were primarily laborers or tradesmen, and none have been identified such that the subject property could be found individually eligible for their contributions to history (Criterion 2). Although the subject property was constructed during an early period of residential settlement in Visitacion Valley, it has been altered over time and is not example of type, period, or style such that it would be considered individually eligible for listing in the California Register under Criterion 3. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

The subject property is located on a block that is architecturally diverse, with building construction dates ranging from 1907 through 1963. Although some properties in the immediate area were constructed within 10 years of the subject property's 1907 provenance, most have been altered such at the area lacks architectural cohesion.

Therefore, the Department concurs with the consultant's evaluation. The subject property at 231 Wilde is not eligible for listing on the California Register, either individually or as part of a 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

Signature: Allison Vanderslice

Date: 1/29/2021

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

CC: Elton Wu, Planner
Southeast Quadrant Team, Current Planning Division



SHEET INDEX

- A-0 RENDERING
- A-0.1 CONTEXT PHOTOS
- A-1.0 EXISTING & PROPOSED SITE PLAN
- A-4.1 EXISTING FLOOR PLANS & ELEVATIONS
- A-2.0 PROPOSED FIRST FLOOR PLANS
- A-2.1 PROPOSED SECOND FLOOR PLANS
- A-2.2 PROPOSED ROOF PLANS
- A-3.0 PROPOSED FRONT ELEVATION & DETAILS
- A-3.1 PROPOSED REAR ELEVATIONS AND SIDE ELEVATIONS
- A-3.2 LONGITUDINAL SECTIONS
- A-3.3 CROSS SECTIONS
- A-4.0 SURVEY

EXISTING PROPERTY INFORMATION

ADDRESS	231 WILDE AVE
BLOCK / LOT	6198 / 033
LOT WIDTH x DEPTH	50' X 100'
LOT AREA	5,000 S.F.
# OF RESIDENTIAL UNITS	1

PROPOSED PROJECT INFORMATION

	PROPOSED LOT B	PROPOSED LOT A
ADDRESS	231 WILDE AVE	235 WILDE AVE
LOT SIZE BY SUBDIVISION	25' X 100'	25' X 100'
LOT AREA	2,500 S.F.	2,500 S.F.
# OF RESIDENTIAL UNITS	1	1
# OF STORIES	2	2
BUILDING HEIGHT	23'-1 3/4"	23'-1 3/4"

ZONING INFORMATION

ZONING	RH-1	§209.1
HEIGHT LIMIT	40-X	§261(b)(1)(A)
CONDITIONAL USE	RESIDENTIAL DEMOLITION	§ 303(e)

231 WILDE AVE

AREA CALCULATION (IN SQUARE FEET):

	LIVING	GARAGE	TOTAL
2ND FLOOR	1,520		1,520
1ST FLOOR	1,144	499	1,643
TOTAL	2,664	499	3,163

TOTAL LIVING AREA = 2,664 S.F.
 TOTAL GARAGE AREA = 499 S.F.
 TOTAL GROSS AREA = 3,163 S.F.

AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

235 WILDE AVE

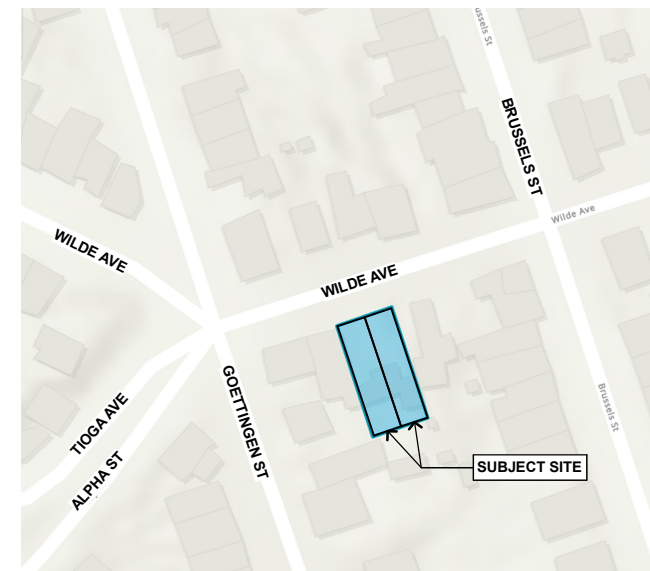
AREA CALCULATION (IN SQUARE FEET):

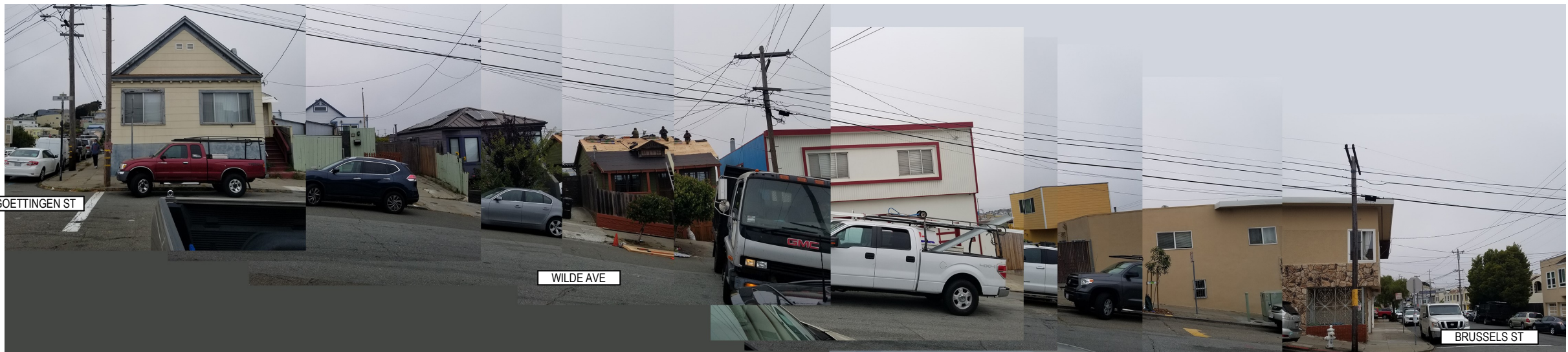
	LIVING	GARAGE	TOTAL
2ND FLOOR	1,432		1,432
1ST FLOOR	1,146	491	1,637
TOTAL	2,578	491	3,069

TOTAL LIVING AREA = 2,578 S.F.
 TOTAL GARAGE AREA = 491 S.F.
 TOTAL GROSS AREA = 3,069 S.F.

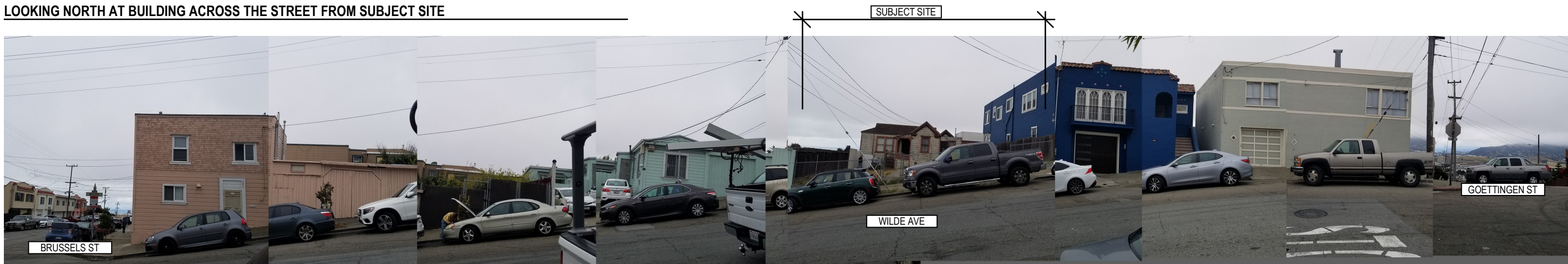
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

VICINITY MAP





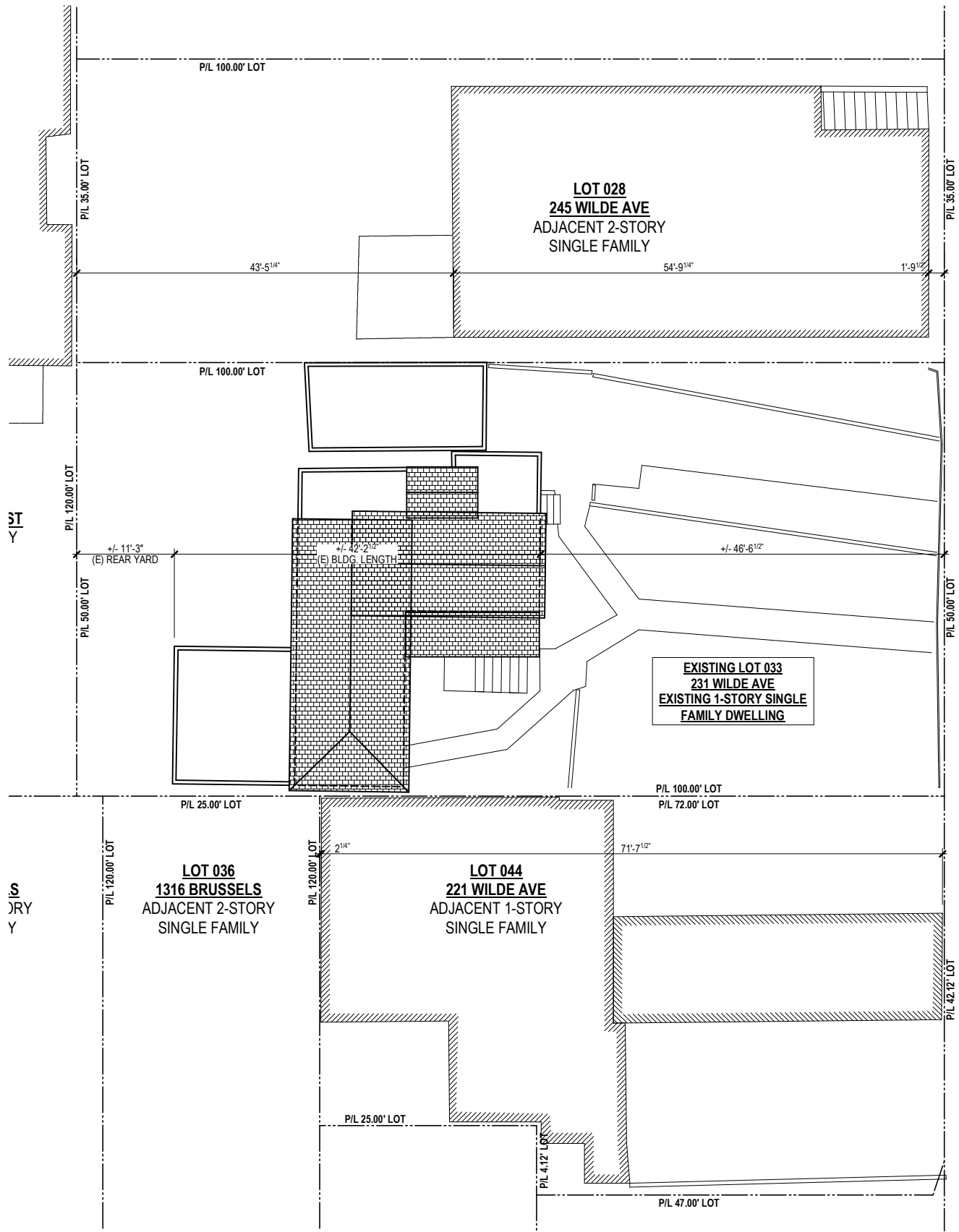
LOOKING NORTH AT BUILDING ACROSS THE STREET FROM SUBJECT SITE



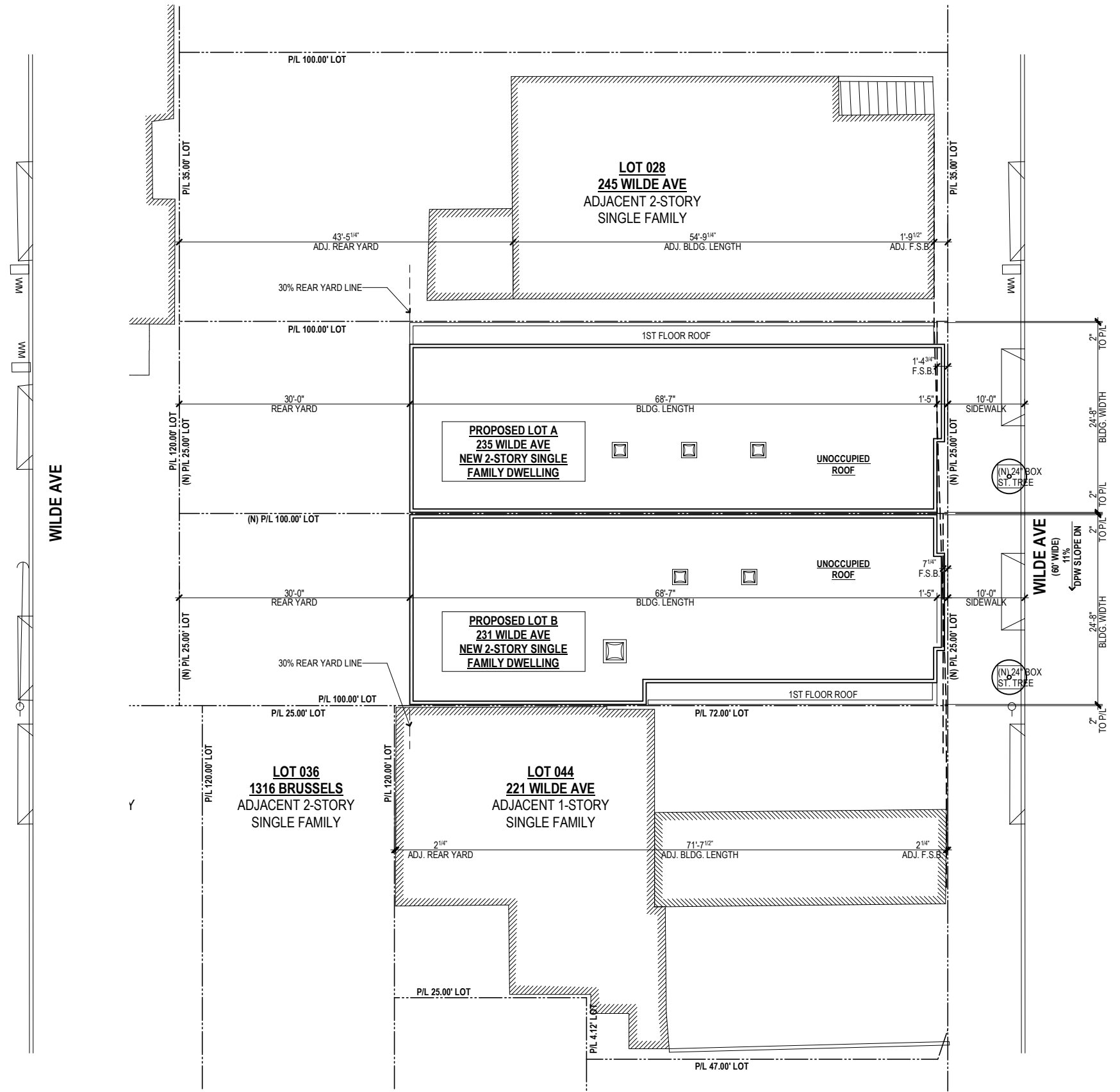
LOOKING SOUTH AT SUBJECT SITE



BIRD'S EYE VIEW LOOKING NORTH AT REAR OF SUBJECT SITE



EXISTING SITE PLAN



PROPOSED SITE PLAN

SLA
SCHAUB LY
ARCHITECTS

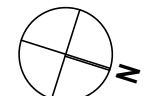
SCHAUB LY ARCHITECTS, INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060

NEW LOT SUBDIVISION & TWO NEW SINGLE FAMILY DWELLINGS
231 WILDE AVE & 235 WILDE AVE

BLOCK 6198, LOT 033
231 WILDE AVE, SAN FRANCISCO, CA 94134

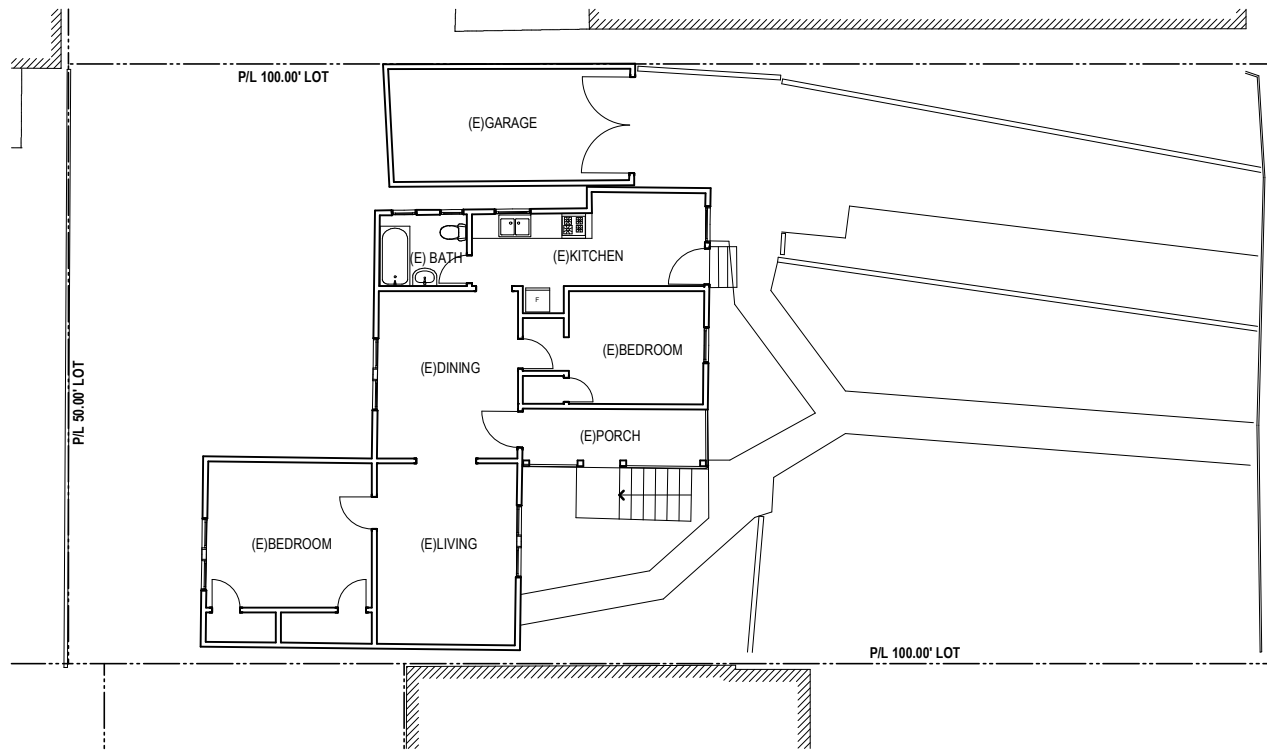
EXISTING & PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

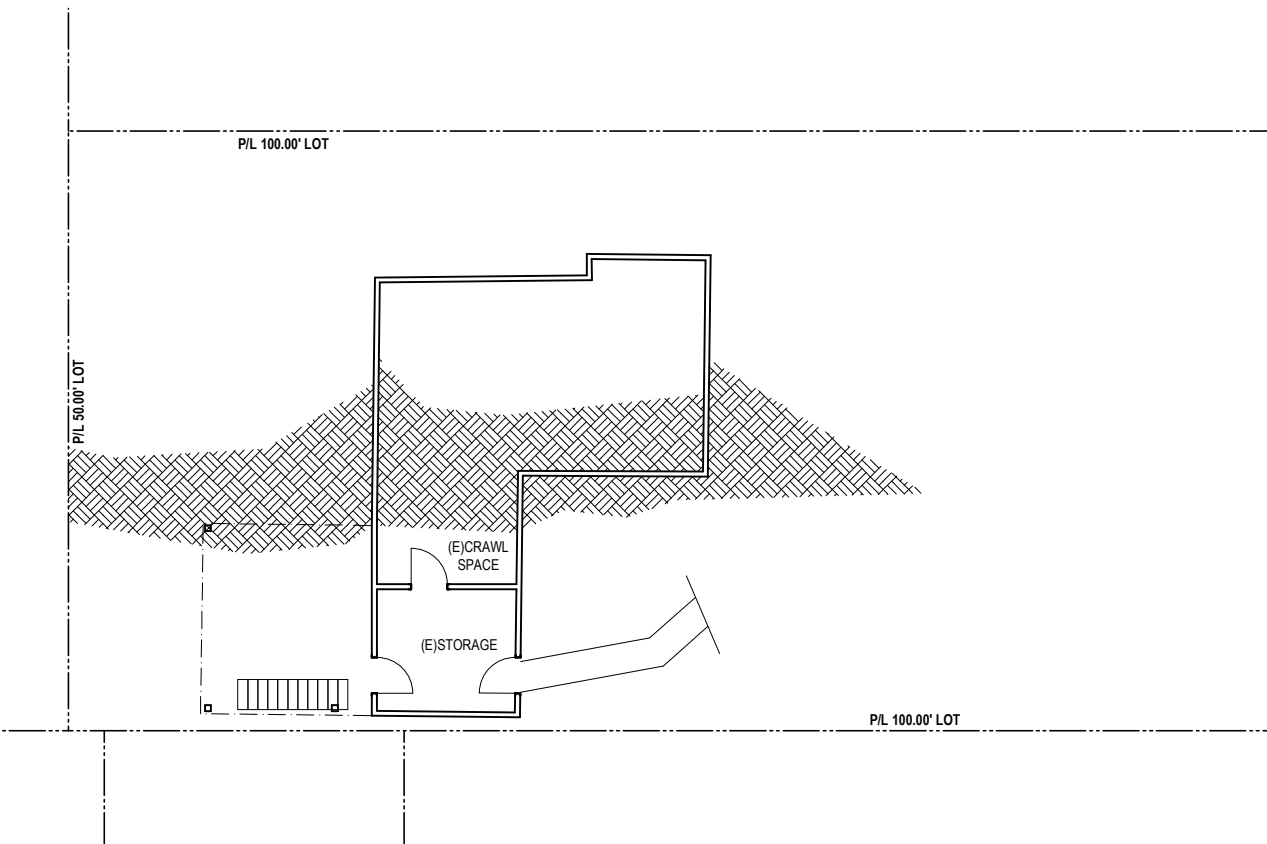


9/29/20 PLNG PRE-APP SET YIP
11/9/20 PERMIT SET MML
2/25/21 PCL #1 YIP

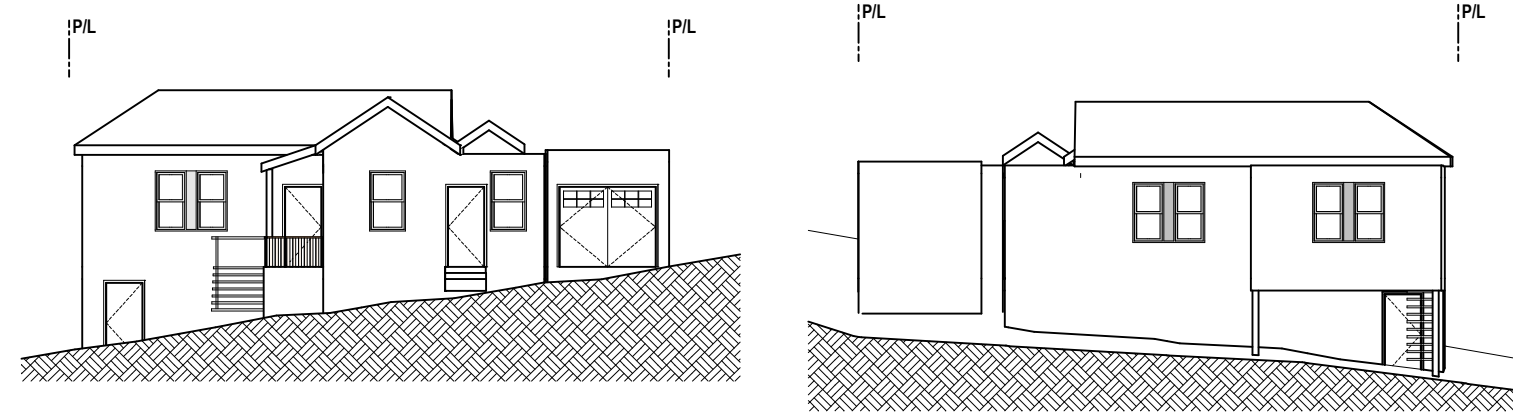
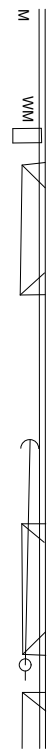
A-1.0



EXISTING GROUND FLOOR

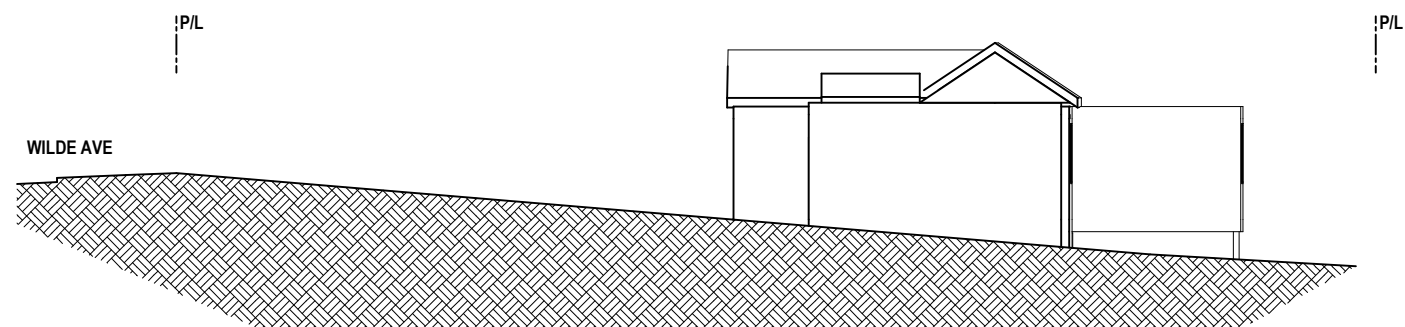


EXISTING CRAWL SPACE

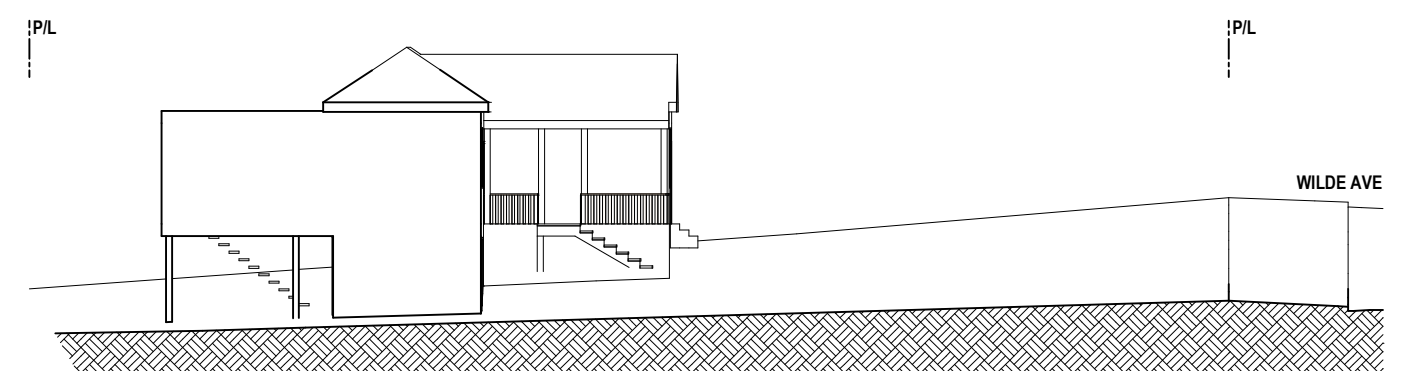


(E) FRONT ELEVATION (NORTH)

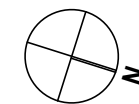
(E) REAR ELEVATION (SOUTH)

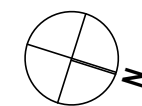
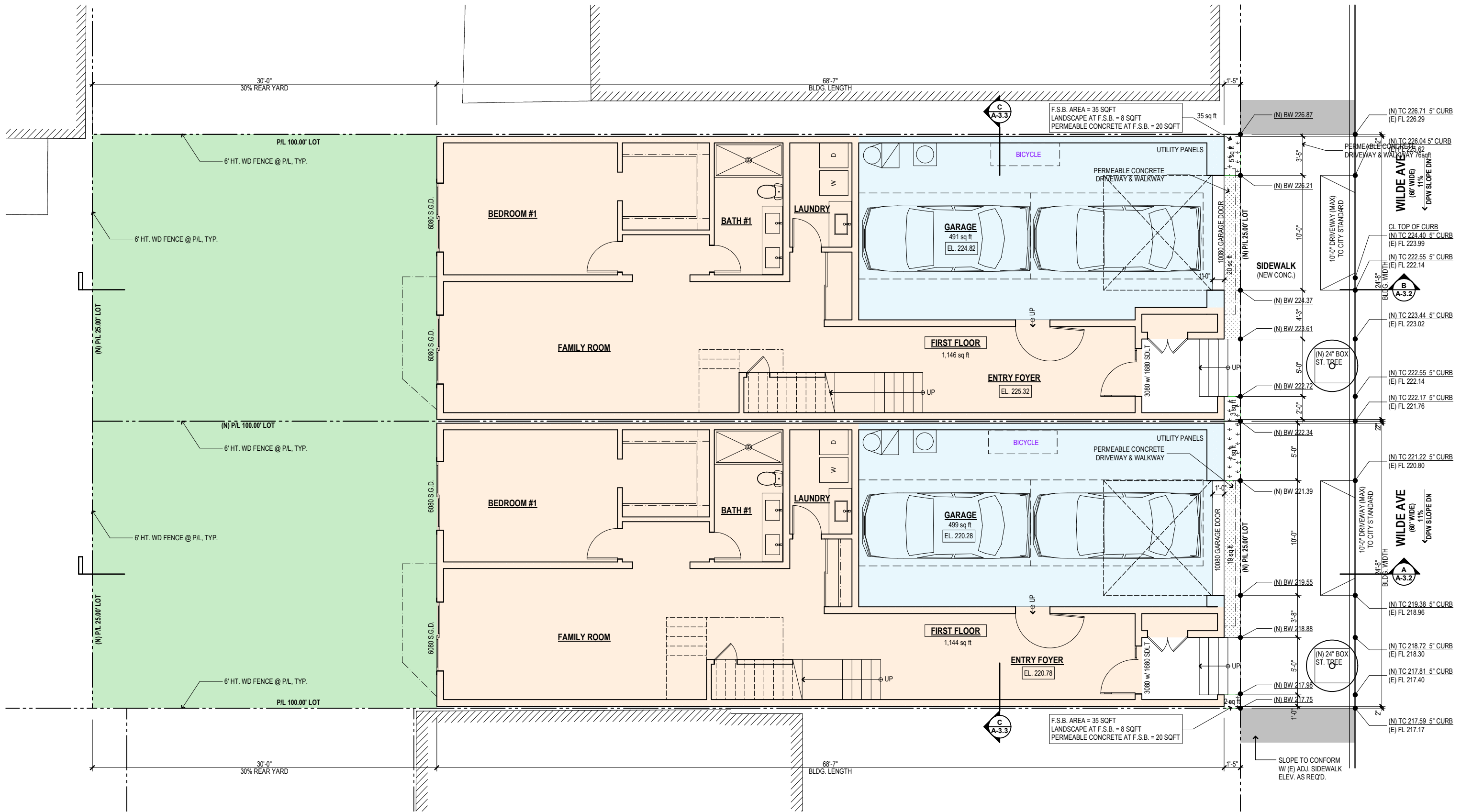


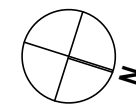
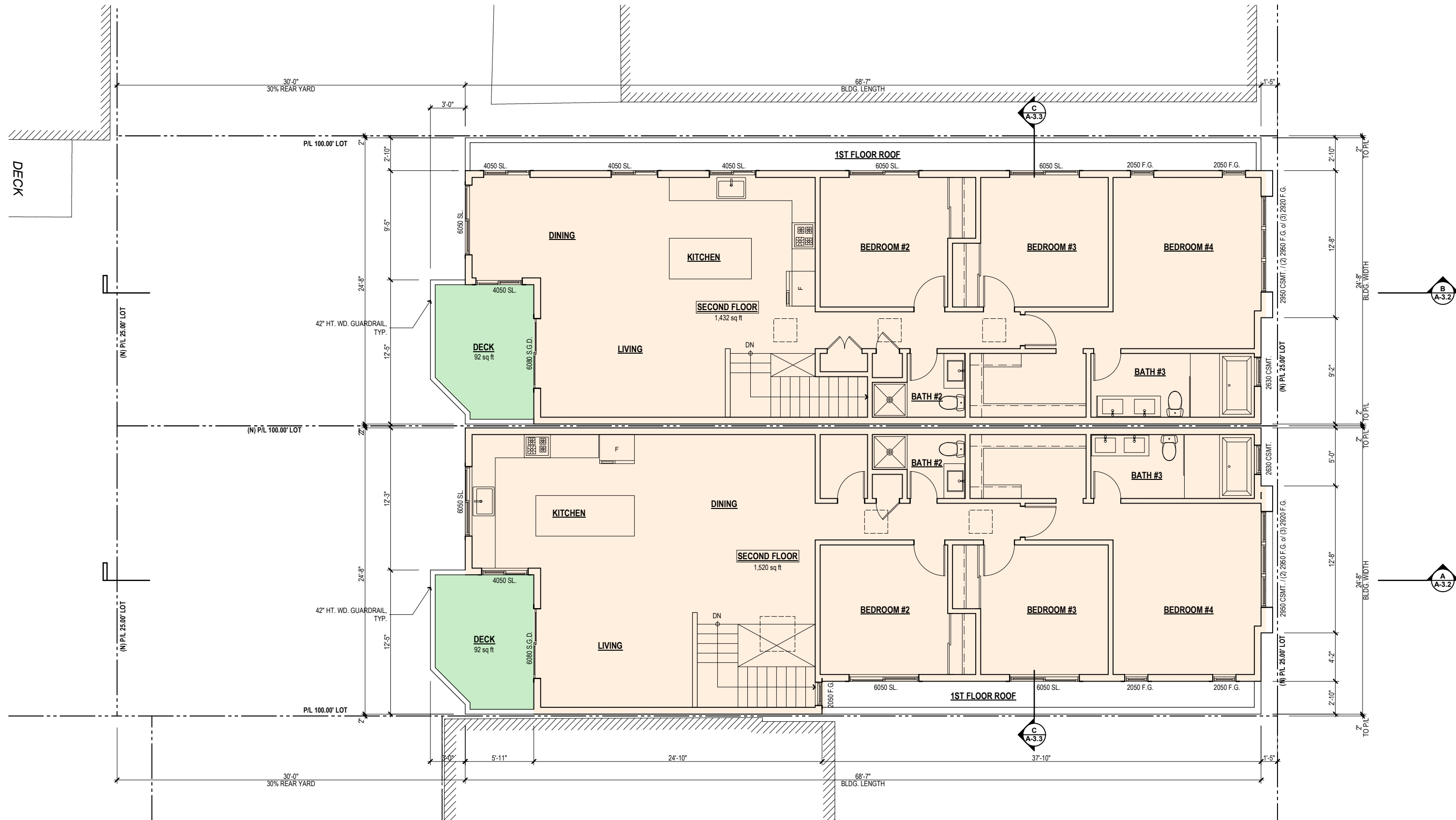
(E) RIGHT ELEVATION (WEST)

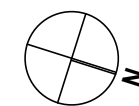
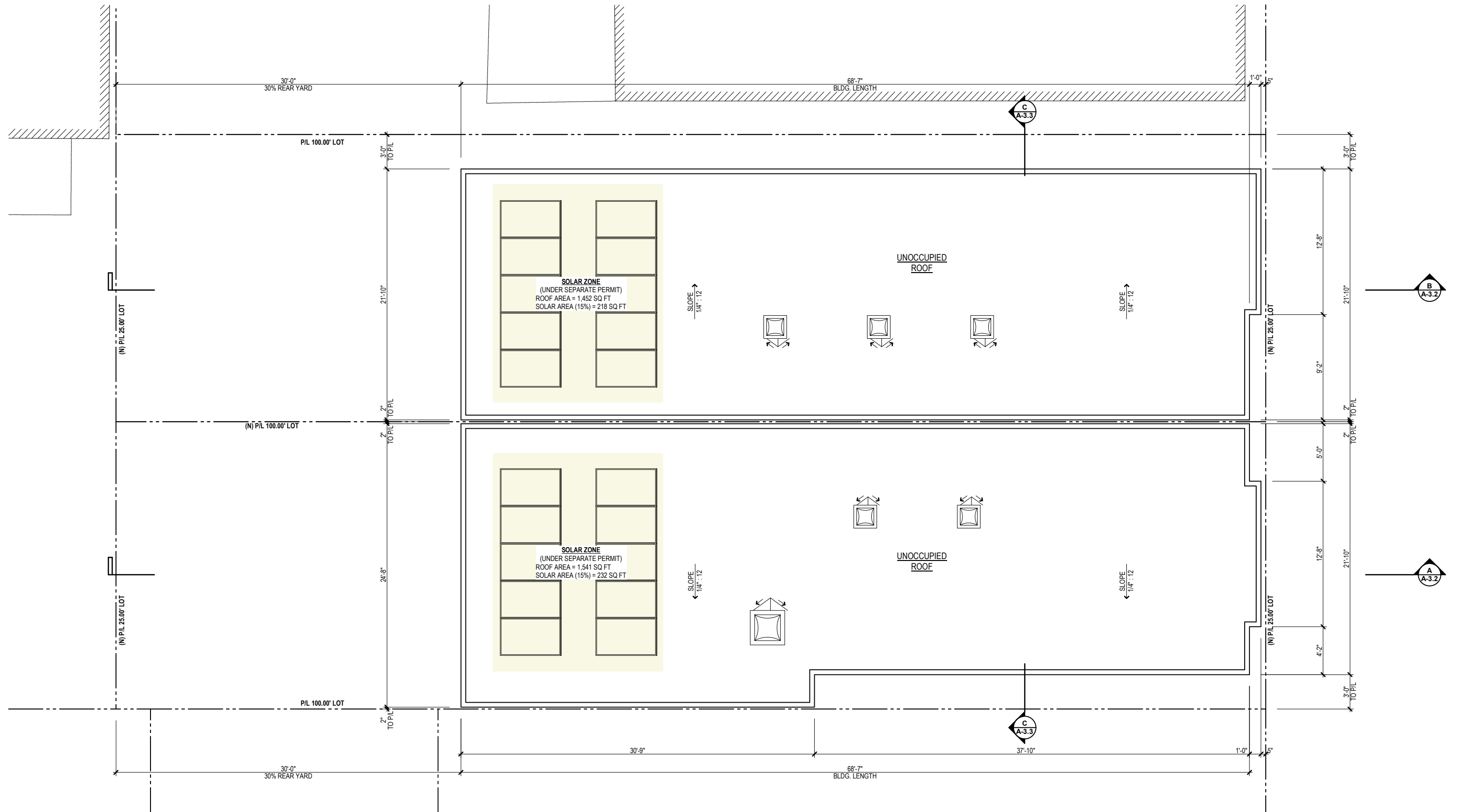


(E) LEFT ELEVATION (EAST)





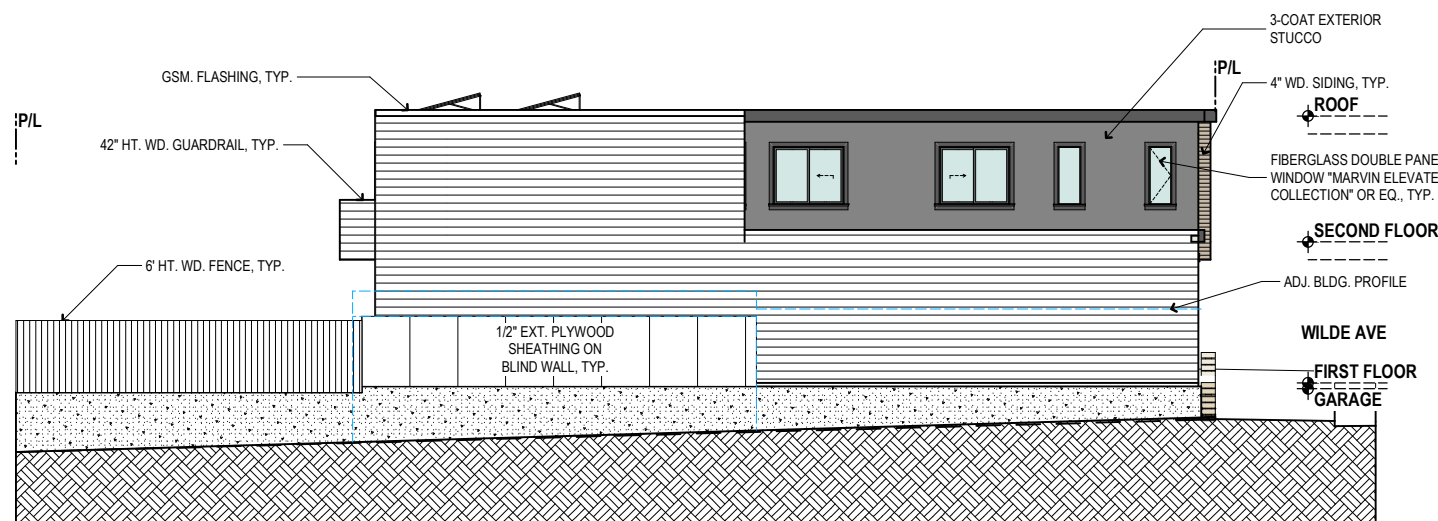




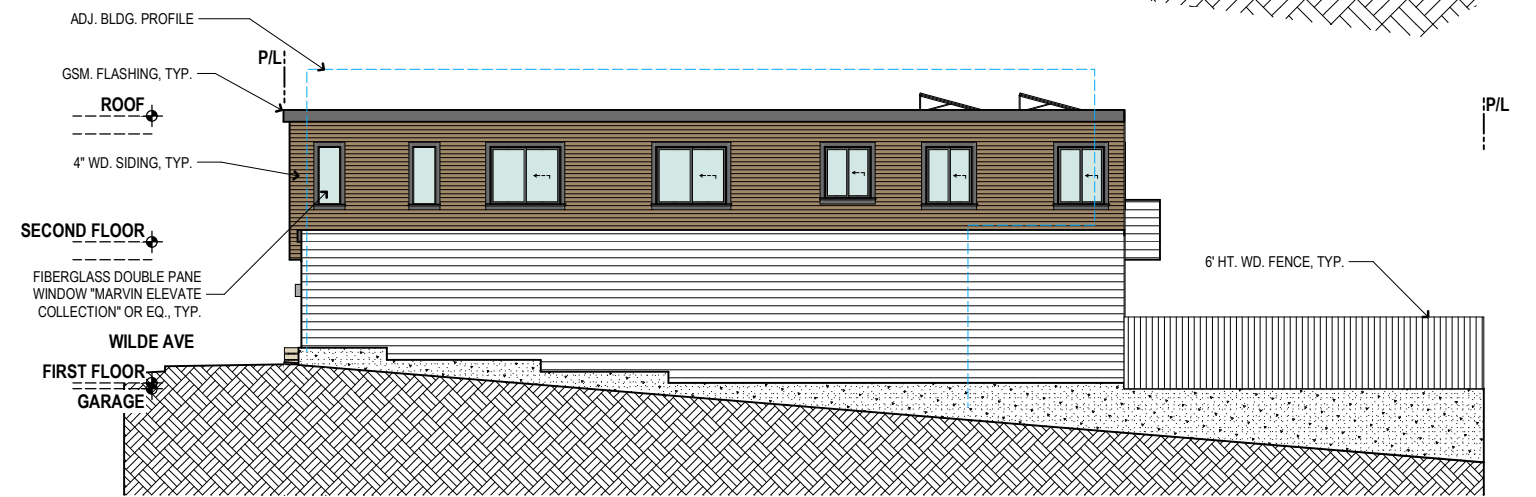




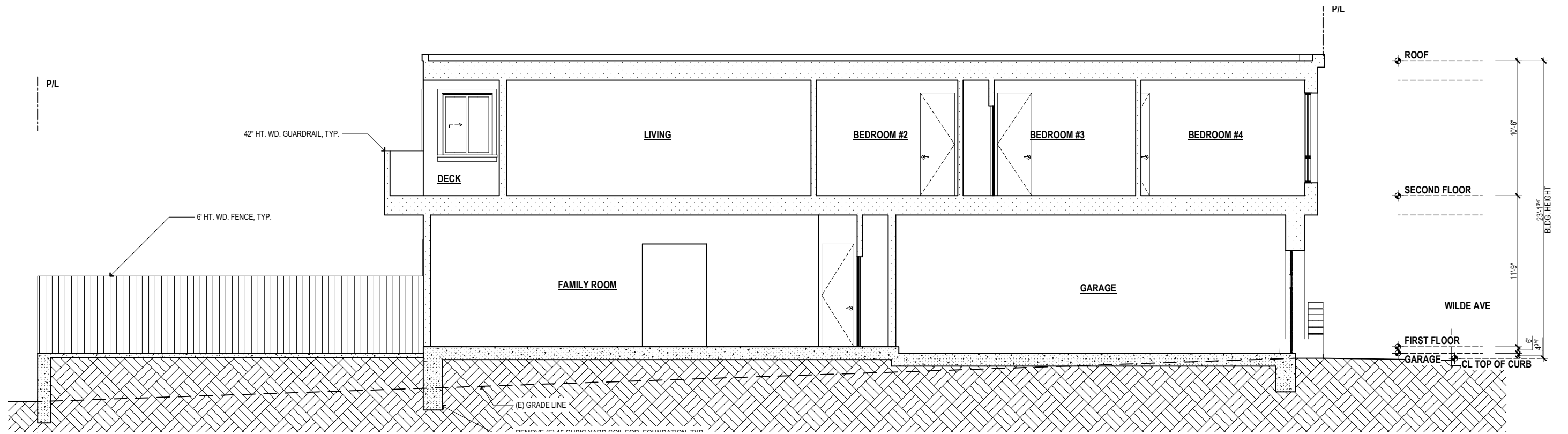
REAR ELEVATION (SOUTH)



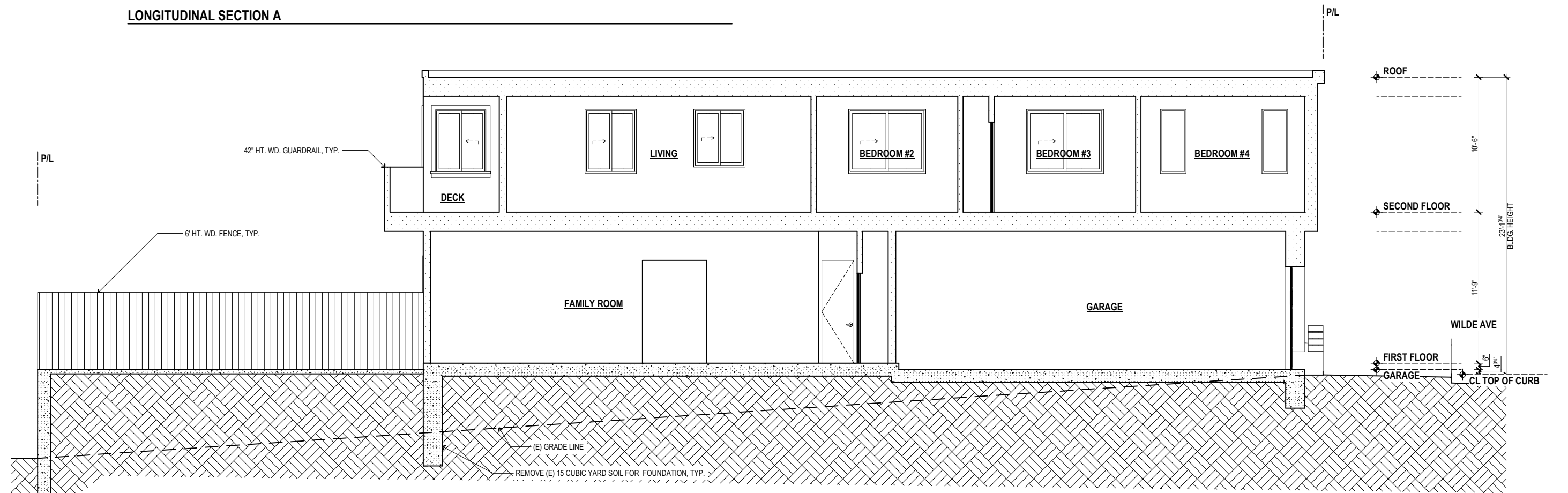
LEFT ELEVATION (EAST)



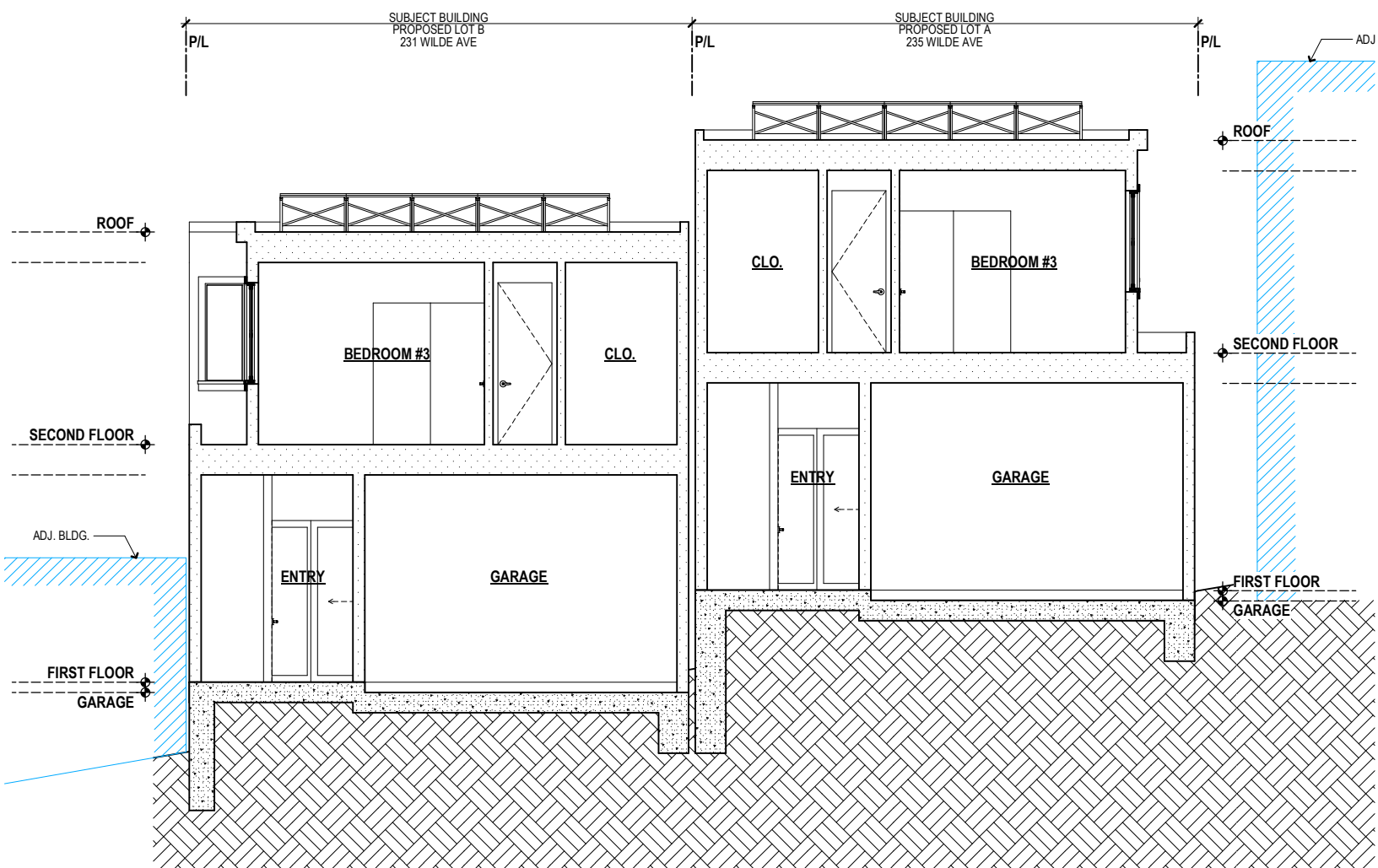
RIGHT ELEVATION (WEST)



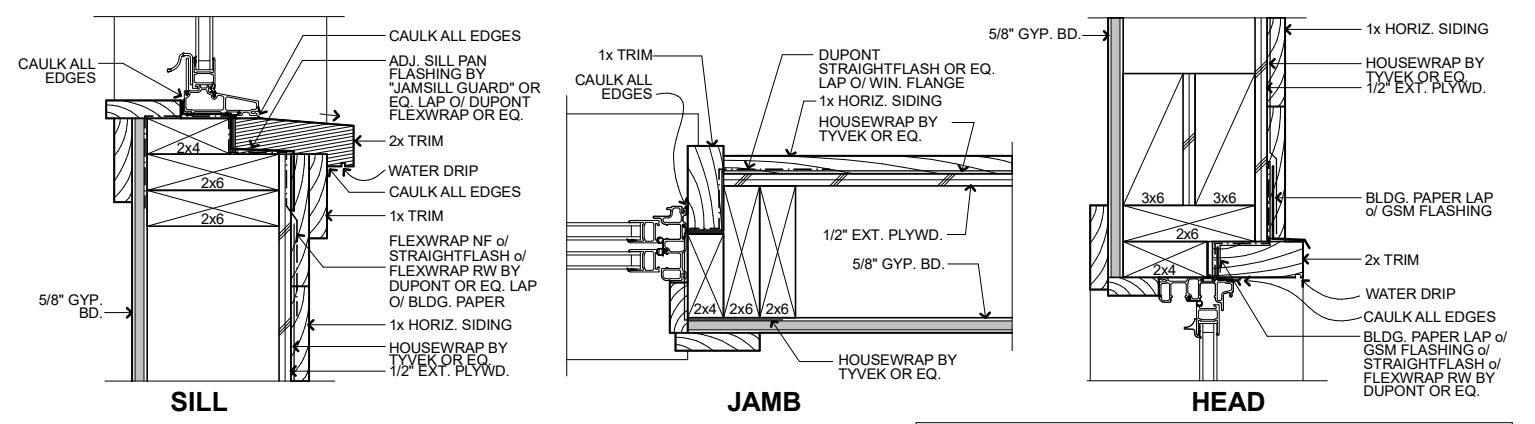
LONGITUDINAL SECTION A



LONGITUDINAL SECTION B

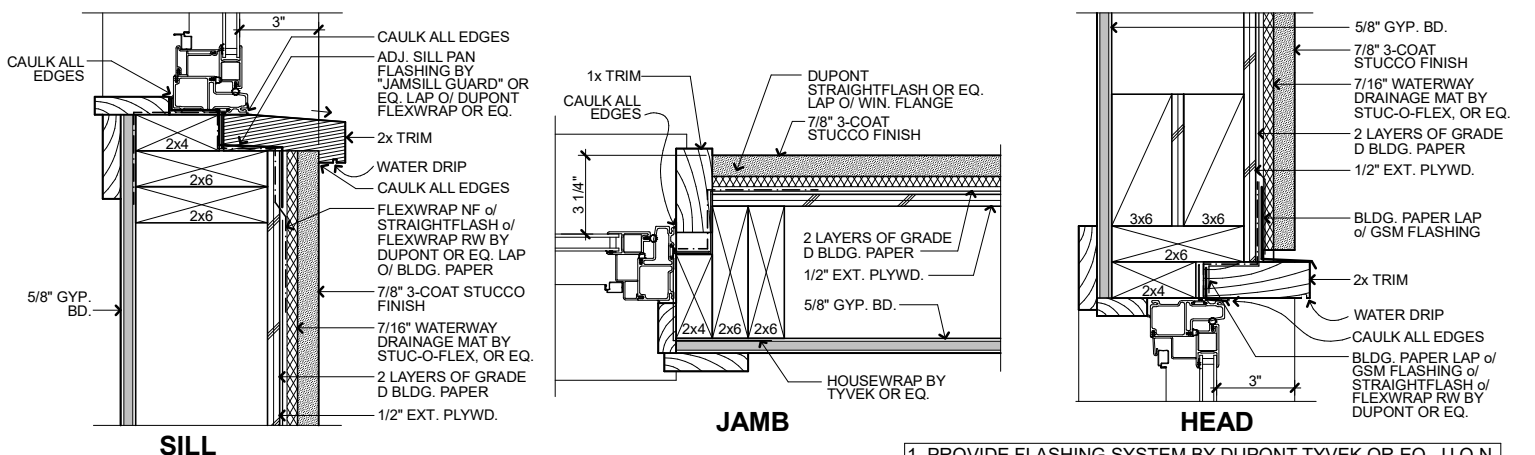


CROSS SECTION C



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

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

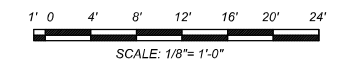
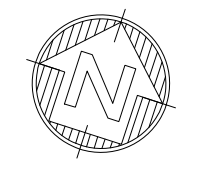


2 WINDOW DETAIL - STUCCO
SCALE 3" = 1'-0"

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

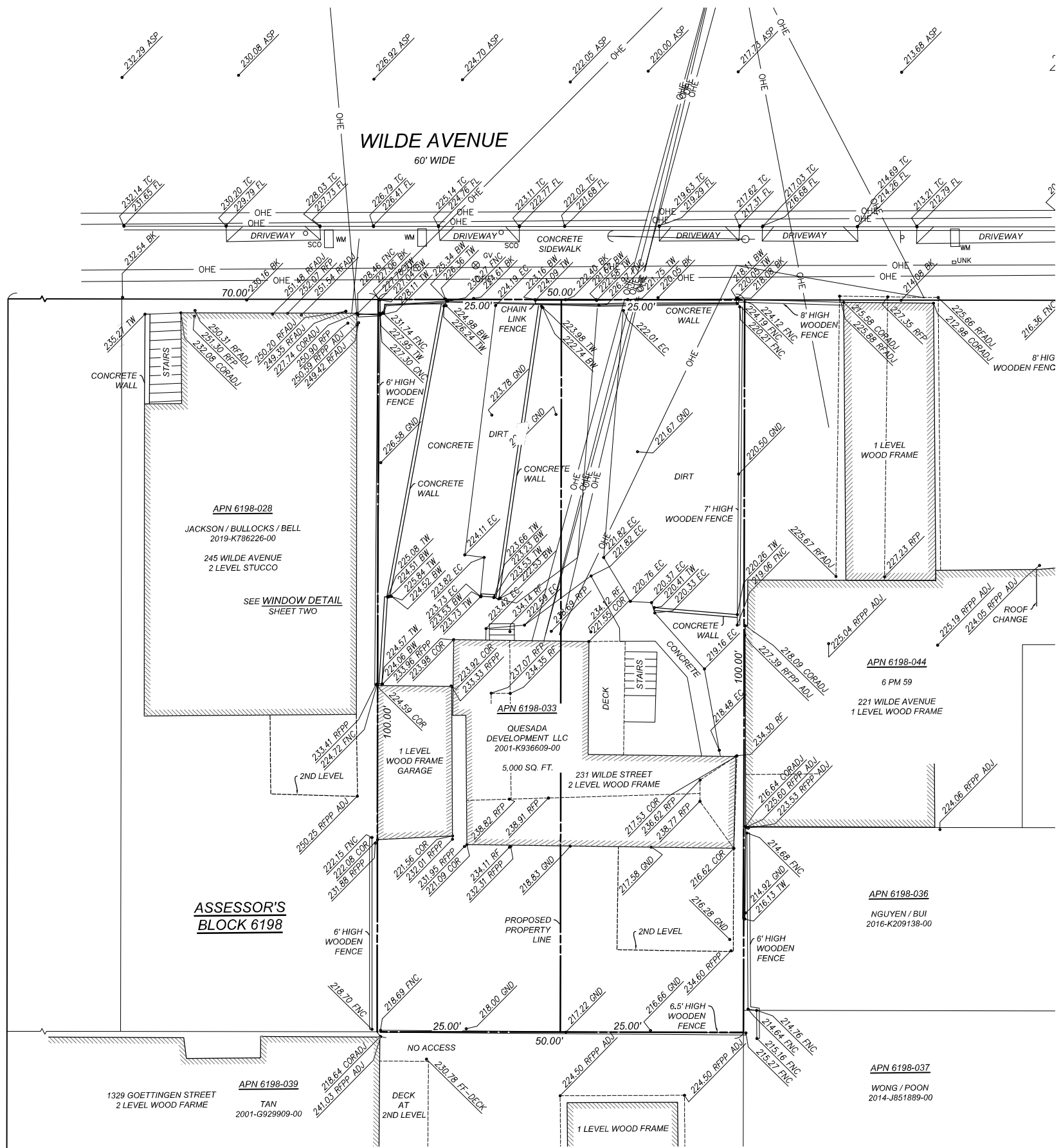
NOTE: TO ANYONE HAVING ANY INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. ALL TITLE INFORMATION SHOWN HEREON, IF ANY, AFFECTING THE SUBJECT SITE IS BASED ON INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC. OR REFERENCED IN THE DEEDS TO THE PARCELS SHOWN HEREON. WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR GERARD GALLAGHER AND IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC.
3. THIS MAP SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: ARCHITECTURAL DESIGN AND BUILDING PERMIT. THE USE OF THIS MAP FOR ANY OTHER PURPOSE IS BEYOND THIS MAP'S INTENDED USE & OUR CONTRACT. IN THE EVENT OF SUCH USE BEYOND THE LIMITATION ABOVE, LIABILITY SHALL REST SOLELY UPON THE PARTY USING THIS MAP, AND FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
4. ANY IMPROVEMENT CHANGES ON THE SUBJECT OR ADJACENT SITES, OR TITLE TRANSFERS OF THE SUBJECT PROPERTY, OR THE ELAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE SURVEY, SHALL VOID THIS MAP AND THE INFORMATION SHOWN HEREON, UNLESS A RE-SURVEY IS ORDERED TO UPDATE OR RE-CERTIFY THIS MAP.
5. THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING.
6. THE USE OF THIS MAP BY OTHERS ON BEHALF OF THE CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL THE CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
8. THIS MAP MAY BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED OR IS IN DISCREPANCY, THE PRINT MUST BE REFERRED TO FOR THE CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THE ELECTRONIC FILE OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



GEOTTINGEN STREET
60' WIDE

WILDE AVENUE
60' WIDE



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON JUNE 18, 2020.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
 APN 6198-033: RECORDED JUNE 1, 2020, DOCUMENT NUMBER 2020-K936609-00.

UTILITY NOTE:

UNDERGROUND UTILITY MAIN LINES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE AND RECORD INFORMATION OBTAINED FROM THE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE AND HORIZONTAL AND VERTICAL LOCATION BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. SERVICE LINES ARE NOT SHOWN.

UTILITY & PROVIDER	INFORMATION REQUESTED	RECEIVED	PLOTTED
GAS - PACIFIC GAS & ELECTRIC	YES	NO	NO
ELECTRIC - PACIFIC GAS & ELECTRIC	YES	NO	NO
SEWER - SFPUC	YES	NO	NO
WATER - SFPUC	YES	NO	NO

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF WILDE AVENUE AND BRUSSELS STREET. ELEVATIONS ARE BASED ON OLD CITY AND COUNTY OF SAN FRANCISCO DATUM. SE CORNER, SURVEY MON IN WALK. ELEVATION = 192.045'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: 4928.4195' FREDERICK T. SEHER, PLS
LICENSE NO. 6216

LEGEND

- ADJ ADJACENT BUILDING
- ASP ASPHALT
- BK BACK OF WALK
- BW BOTTOM OF WALL
- BLDG BUILDING
- COR CORNER
- EC EDGE OF CONCRETE
- FF FINISH FLOOR
- FL FLOW LINE
- GND GROUND
- GV GAS VALVE
- RF ROOF
- RFP ROOF PEAK
- RPPP ROOF PARAPET
- SCO SEWER CLEAN OUT/VENT
- TC TOP OF CURB
- TW TOP OF WALL
- UNK UNKNOWN BOX
- WM WATER METER
- OHE OVERHEAD ELECTRIC LINE
- POWER POLE
- SIGN
- ELEV DESC SPOT ELEVATION

PRELIMINARY
FOR REVIEW PURPOSES
ONLY

DATE:	JULY, 2020	▲			
SCALE:	1" = 8'	▲			
DRAWN BY:	FG	▲			
DRAWING NAME:	2279-20	▲			
SURVEYED BY:	FTS	▲			
CHECKED BY:	INITIALS	▲			
CHECKED BY:		▲			
NO.	BY	DATE	REVISIONS		



FREDERICK T. SEHER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SURVEYING & MAPPING
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 (415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S PARCEL NUMBER 6198-033
231 WILDE AVENUE, SAN FRANCISCO, CA

SHEET	1
OF	2 SHEETS
JOB NO. :	2279-20

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

Re: 231 Wilde (231-235)

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

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

- 12/10/13
- 03/13/14
- 10 years prior to the following date: 2-17-21

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

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - See attached documents.

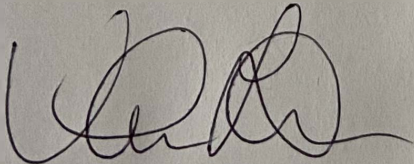
There are no other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: 2-17-21

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

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - See attached documents.

Signed:



Dated:

2-17-21

Van Lam
Citizens Complaint Officer

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