



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: October 21, 2021

Record No.: 2021-000209CUA
Project Address: 733 Treat Avenue
Zoning: Residential-House, Three Family (RH-3) Zoning District
40-X Height and Bulk District
Block/Lot: 3612/064
Project Sponsor: John Kevlin, Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: 733 Treat Ave, LLC
2501 Mission Street
San Francisco, CA 94110
Staff Contact: Ella Samonsky – (628) 652-7417
ella.samonsky@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes demolition of the existing two-story, 7,581-square-foot commercial building containing an unauthorized dwelling unit (UDU) and construct a four-story, 15,807-square-foot residential building containing six dwelling units and an accessory dwelling unit (ADU), seven vehicle parking spaces, eight Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces. The Project includes a dwelling-unit mix consisting of six (6) three-bedroom units, and one (1) one-bedroom ADU.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303 and 317, to allow dwelling unit density at a ratio of one unit per 1,000 square

feet of lot area and to demolish an unauthorized dwelling unit and construct a new four-story residential building containing six dwelling units and an ADU in the RH-3 Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received correspondence in support of the project from nine residents and correspondence from one member of the public expressing concern about the 40-foot height of the proposed building and potential reduction in the availability of street parking.
- **Outreach:** The Sponsor has hosted one meeting within the community, on October 20, 2020, which was attended by three members of the public and Recreation and Parks Department staff. Questions were raised about height, density, unit sizes and the fire-damaged property adjacent to the project site, support for on-site parking and privacy concerns.

- **Unauthorized Dwelling Unit Screening:**

- Planning Department Staff conducted an Unauthorized Dwelling Unit (UDU) screening and, concluding that a UDU is present on the subject property. Factors which indicated the presence of a UDU included Planning Department historical records relating to Conditional Use Authorization (Record No. CU80-166), Planning and Department of Building Inspection complaint, and records from the Code Enforcement Task Force. The Project Sponsor has stated that a relative of the former property owner resided in the building in 2018.

- **Tenant History:**

- **Are any units currently occupied by tenants: No.**
 - The building had been vacant since 2015. The Project Sponsor has stated that a relative of the former property owner resided in the building in 2018.
- **Have any tenants been evicted within the past 10 years: No.**
 - The Rent Board has no records of an eviction for the Project Site.
- **Have there been any tenant buyouts within the past 10 years: No.**
 - The Rent Board has no records of a tenant buyout for the Project Site.
- See Exhibit G for Eviction History documentation.

- **Code Conformance.** The Project is compliant with all the requirements of the Planning Code and does not require the granting of waivers, exceptions or modifications.

Environmental Review

On August 11, 2021, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. Although the Project will demolish an existing building containing an unauthorized dwelling unit, the Project will provide substantially more code-compliant housing on site, including six family-sized units, in an established residential neighborhood. The Project is designed to compliment the existing character of the neighborhood and will provide front and rear yards consistent with the residential development pattern of the block. 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 - Project Sponsor Brief
- Exhibit G – Eviction History Documentation



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317, TO ALLOW DWELLING UNIT DENSITY AT A RATIO OF ONE UNIT PER 1,000 SQUARE FEET OF LOT AREA AND THE DEMOLITION OF THE EXISTING 7,581 SQUARE-FOOT, TWO-STORY COMMERCIAL BUILDING CONTAINING AN UNAUTHORIZED DWELLING UNIT AND NEW CONSTRUCTION OF A FOUR-STORY 15,807 SQUARE-FOOT RESIDENTIAL BUILDING CONTAINING SIX DWELLING UNITS AND AN ACCESSORY DWELLING UNIT (ADU) LOCATED AT 733 TREAT AVENUE, LOT 064 IN ASSESSOR'S BLOCK 3612, WITHIN THE RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 5, 2020, SIA Consulting Corp. on behalf of 733 Treat, LLC (hereinafter "Project Sponsor") filed Application No. 2021-000209CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new four-story, 40-ft tall, residential building with six dwelling units and an accessory dwelling unit (ADU) (hereinafter "Project") at 733 Treat Avenue, Block 3612 Lot 064 (hereinafter "Project Site").

On August 11, 2021, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On October 21, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000209CUA2.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-000209CUA 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 as requested in Application No. 2021-000209CUA, 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 the existing two-story commercial building (approximately 7,600 gross square feet) containing an unauthorized dwelling unit, and new construction of a four-story, residential building containing six dwelling units and an accessory dwelling unit (ADU) (approximately 15,800 gross square feet) with seven vehicle parking spaces, eight Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of six three-bedroom units and a one-bedroom ADU. The Project includes 2,345 square feet of common open space in the rear yard and on the roof deck, and 731 square feet of private open space on decks.
3. **Site Description and Present Use.** The Project is located on a rectangular lot measuring 6,125 square feet (sf) with 50 feet of frontage along Treat Avenue. The project site contains an existing two-story commercial building, that previously housed a non-conforming commercial use (refrigeration service) and was used as an unauthorized dwelling unit. The property has been vacant since 2015 and the non-conforming use is now considered abandoned.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District in the Mission Area Plan. The surrounding neighborhood is mixed in character with residential, commercial, PDR, and public uses. The immediate surroundings includes two- and three-story residential buildings to the north and the west across Treat Avenue, the Mission Recreation Center to the south, and a five-story live/work building to the east along Harrison Street. Other zoning districts in the vicinity of the project site include: P (Public), UMU (Urban Mixed-Use), and the NC-2 (Neighborhood Commercial, Small-Scale) Zoning District.
5. **Public Outreach and Comments.** The Sponsor has hosted one meeting within the community on October 20, 2020, which was attended by three members of the public and Recreation and Parks Department Staff. Questions were raised about height, density, unit sizes and the fire-damaged property adjacent to the project site, support for on-site parking and privacy concerns. The Department has received correspondence in support of the project from nine residents and correspondence from one member of the public expressing concern about the 40-foot height of the proposed building and potential reduction in the availability of street parking.
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 three dwelling units per lot, or conditionally permits up to one dwelling unit per 1,000 square feet of lot area, in RH-3 Zoning District.

The Project Site has a lot area of 6,125 square feet. The Project would construct a residential building containing six dwelling units and therefore requires Conditional Use Authorization. Additionally, the

project proposes to construct an ADU at the ground floor of the new Building, which may exceed the permitted density of the lot per State Law.

- B. Residential Demolition.** Pursuant to Planning Code Section 317 and 209.1, Conditional Use Authorization is required for applications proposing to demolish a residential unit, including an unauthorized dwelling unit (UDU) in a RH-3 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

The Project proposes the demolition of an existing two-story commercial building that contained a UDU, and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.

- C. Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, or the average of the adjacent rear yard but no less than 25 percent of the lot depth in RH-3 Zoning Districts.

The subject property has a lot depth of 122 feet 6 inches and is required to maintain a rear yard of at least 30 feet 8 inches. The Project proposes a rear yard of 30 feet 8 inches. Thus, the Project provides a code-compliant rear yard.

- D. Useable Open Space.** In the RH-3 Zoning District, Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or 133 square feet of common usable open space for each dwelling unit.

The Project contains six dwelling units and an ADU. The rear yard and roof deck provide 2,345 square feet of common open space. Four units, numbers 02, 04, 06, and the ADU each have access to private open space on a deck or porch. Thus, the Project provides a code complaint amount of usable open space for seven dwelling units.

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

The four front units have direct exposure onto the public street and the three rear units have direct exposure on to the Code-compliant rear yard.

- F. Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

The Project will provide seven off-street parking spaces, which is one parking space per dwelling unit.

- G. Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for each 20 dwelling units.

The Project proposes eight Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces.

- H. **Height.** Planning Code Section 252 and 270 establish a height limit of 40 feet, without bulk restrictions in the 40-X Height and Bulk District.

The total height of the proposed building is 40 feet.

- I. **Residential Child-Care Impact Fee.** Planning Code Section 411 is applicable to any residential development that results in at least one new residential unit.

The Project includes approximately 13,300 gross square feet of new residential use. This use is subject to Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A. This fee must be paid prior to the issuance of the building permit application.

- J. **Eastern Neighborhoods Impact Fee and Public Benefit Fund.** Planning Code Section 423 is applicable to any development project within the Mission Area Plan that results in at least one new dwelling unit.

The Project includes the construction of six new dwelling units and an ADU. The Project shall receive credit for existing uses on the project site. The residential use is subject to Eastern Neighborhoods Impact Fee and Public Benefit Fund, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

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 proposed small scale residential building is keeping with the general scale of development in the neighborhood and contributes to the primarily residential character of the block. The intent of the RH-3 Zoning District is to provide neighborhoods of small residential structures, predominately large flats on 25-foot-wide lots with fine or moderate pattern of entries from the street. The Project would replace a non-conforming commercial building, that covers the entire 50-foot-wide lot, with a four-story residential building with front and rear yards and a ground that provide a more active and fine grain pattern along the street frontage. While the Project proposes demolition of a UDU, the Project increases the number of dwelling units on the site. The proposed units are sized appropriately for the neighborhood and provides six family-sized units with two or more bedrooms. Therefore, the Project is necessary and desirable given the quality and design of the new residences, and replacement of a non-conforming use and structure with a residential use.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed building will be four-stories, stepping down to three stories at the rear. The Project will provide an open rear yard to connect with the existing mid-block open space and a small front setback.

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

The Planning Code does not require parking or loading for a 15,000 square-foot residential building. The Project provides seven vehicle parking spaces and eight bicycle parking spaces in a secured lockers. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

As the Project is residential in nature, the proposed residential use is not expected to produce noxious or offensive emissions.

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

Sufficient open space has been provided for the seven dwelling units in the rear yard, rear decks and roof decks. The front setback is landscaped and the rear yard provides usable open space and direct in-ground planting. All vehicle parking is within the building and screened from the street, and is accessed by a single 10-foot wide garage entrance.

- 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 proposed project is consistent with the stated purposed of RH-3 Zoning District in that it provides small scale residential building containing larger units suitable for family occupancy and sizable open spaces. .

- 8. Residential Demolition 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 pursuant to Section 317(g)(6):

- 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 show that all code enforcement complaints have been abated.

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

The unauthorized dwelling unit did not appear to be in decent, safe, and sanitary condition. The building was primarily a warehouse for a refrigeration service, which had minimal kitchen and bath facilities, and had recently been subject to multiple code enforcement complaints due to blight.

- c) Whether the property is an "historical resource" under CEQA;

The property is not a historical resource.

- d) Whether the removal of the resource will have a substantial adverse impact under CEQA;

The existing building is not a historical resource and its removal will not have any substantial adverse impacts under CEQA.

- e) Whether the Project converts rental housing to other forms of tenure or occupancy;

The existing building was not a rental property and was used as a UDU by a relative of the prior property owner. The Project proposes six dwelling units and one ADU for rental units.

- f) Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

The Planning Department cannot definitively determine whether a specific unit is subject to the Residential Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The Project Sponsor has reported that the property has been vacant since 2015 and do not have knowledge of the property being rented as housing, but was illegally used as a residence by a relative of the prior property owner in 2018.

- g) Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

The Project removes a commercial building that contained a UDU. The proposed residential building will provide seven code-complaint dwelling units, which will provide new opportunity for diverse households in the neighborhood.

- h) Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Project conserves neighborhood character by replacing a non-conforming commercial use with a residential use that is appropriate in scale, architecture and density for a residential block in the RH-3 Zoning District.

- i) Whether the Project protects the relative affordability of existing housing;

The Project removes a commercial building that was also used as an unauthorized dwelling unit. The commercial building was not built to be a residence and provided substandard habitation. The Project results in seven code-compliant units, with open space and other residential amenities, 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. The Project does not include construction of affordable housing, as defined in Planning Code Section 415.

- k) Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The Project represents the redevelopment of a non-residential parcel within an established neighborhood.

- l) Whether the project increases the number of family-sized units on-site;

The Project increases the number of family-sized housing units on-site by constructing six three-bedroom dwelling units. The property contained one UDU 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;

On balance, the overall scale, design, and materials of the proposed building is consistent with the Residential Design Guidelines. The Project compliments the neighborhood character with angled bay windows and finishes typical of nearby residential development, as well as providing a new rear yard open space and front setback with landscape.

- o) Whether the Project increases the number of on-site dwelling units;

The Project would replace one UDU with seven dwelling units, for a net increase of six units on the project site.

- p) Whether the Project increases the number of on-site bedrooms.

The UDU contains two bedrooms. The Project contains a total of nineteen bedrooms.

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

The RH-3 Zoning District permits a maximum of one dwelling unit per 1,000 square feet of lot area. One accessory dwelling unit is allowed above the density limit of the site per State Law. The Project will maximize the allowed density on-site by providing six dwelling units and an ADU.

- 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 replacement project would provide six three-bedroom units and a one-bedroom ADU. The UDU was in a warehouse, and therefore was large in area (approximately 2,500 square feet) but only had two bedrooms. All of the dwelling units would provide more bedrooms but would be smaller in floor area than the UDU.

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

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

Policy 4.4

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.6

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

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.

MISSION AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 1.2

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

Housing
Objectives and Policies

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.1

Target the provision of affordable units for families.

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

Urban Form
Objectives and Policies

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.8

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

The Project is an infill residential development within an established neighborhood in the Mission Area Plan, on a block that is predominately residential. While the project will demolish an unauthorized dwelling unit, said unit is located in a non-conforming commercial building that provides for substandard housing. The Project will replace the commercial building with a residential building consistent with the use, scale and density of the District and meets all the requirements of the Planning and Building Codes. Although the Project will not provide permanent affordable housing, it will provide seven new dwelling units, including six

family-sized units, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips. Furthermore, the new construction will be required to pay the Eastern Neighborhoods Impact Fee and Public Benefit Fund, which will contribute towards community facilities and neighborhood services.

The Project adds a well-designed residential building, which features traditional forms and materials, including angled bay windows, smooth plaster and horizontal wood siding, to complement the existing residential buildings in the neighborhood streets. The Project creates a rear yard to add the mid-block open space and adds a front setback to transition between the Mission Recreation Center and the front yards of the residential buildings on the block. The street frontage is designed with a walk-up residential unit and lobby, a minimized garage entrance, and landscaping to create an inviting transition to the street. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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 seven new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patronize 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 removes an unauthorized dwelling unit in a commercial building to create seven new housing units. While preservation of existing housing is a goal of the City, the City also prioritizes increasing the housing supply to serve the City's growing population.

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

The Project does not currently possess any existing affordable housing.

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

As a small residential project it should not significantly increase commuter traffic in the overall neighborhood. The Project Site is accessible by nearby public transportation options; it is located within a few blocks of two MUNI bus lines. The Project provides seven on-site parking spaces and sufficient bicycle parking for residents and their guests.

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

The Project does not include commercial office development. Although the project does not create new commercial space, it provides new housing near neighborhood commercial corridors and employment opportunities.

- 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.

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 does not impact any nearby parks or public open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-000209CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 10, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 21, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: October 21, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow dwelling unit density at a ratio of one dwelling unit per 1,000 square feet of lot area and to demolish an existing 7,600 square-foot, two-story commercial building containing an unauthorized dwelling unit and the construction of a new four-story 15,807 square-foot residential building containing six dwelling units and an accessory dwelling unit located at 733 Treat Avenue, Block 3612, and Lot 064 pursuant to Planning Code Sections 209.1, 303 and 317 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated June 10, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2021-000209CUA and subject to conditions of approval reviewed and approved by the Commission on October 21, 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 October 21, 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 Ella Samonsky, Planning Department at 628.652.7417, 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 Ella Samonsky, Planning Department at 628.652.7417 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 Ella Samonsky, Planning Department at 628.652.7417, www.sfplanning.org

Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than **seven (7)** 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, the Project shall provide no more than ten (10) off-street parking spaces.

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

- 11. 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

- 12. 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 Ella Samonsky, Planning Department at 628.652.7417, www.sfplanning.org

- 13. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, 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. Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

- 16. 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

- 17. 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

- 18. 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



PLANNING DATA

PLANNING DATA
 ADDRESS: 733 TREAT AVE
 LOTS AREA: 6,125 ± SF
 BLOCK / LOT: 3612 / 064
 ALLOWED BUILDING HEIGHT: 40'-X
 ZONING: RH-3

REAR YARD DEPTH
 PROVIDED: 25% OF THE LOT DEPTH

GROSS FLOOR AREA - PER PLANNING CODE
 1ST FLOOR: 1,638 ± SF (RESIDENTIAL)
 2,489 ± SF (GARAGE)
 2ND FLOOR: 3,989 ± SF (RESIDENTIAL)
 3RD FLOOR: 3,989 ± SF (RESIDENTIAL)
 4TH FLOOR: 3,702 ± SF (RESIDENTIAL)

GROSS BUILDING AREA: 13,318 ± SF (RESIDENTIAL)
 15,807 ± SF (TOTAL)

USABLE OPEN SPACE
 PROVIDED: 731 ± SF PRIVATE OPEN SPACE
 2,345 ± SF COMMON OPEN SPACE

PARKING SUMMARY
 CAR PARKING: 7 CARS
 CLASS I BICYCLE PARKING: 7 BICYCLE PARKING (REQ'D ONE PER DWELLING)
 CLASS II BICYCLE PARKING: 2 @ SIDE WALK (REQ'D ONE PER 20 UNITS)

BUILDING CODE SUMMARY
 # OF STORIES: 4
 CONSTRUCTION TYPE: TYPE "V-A"
 BUILDING HEIGHT: 40'-0"
 OCCUPANCY GROUP: R-2

SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF FOUR-STORY RESIDENTIAL BUILDING TO DEVELOP SIX DWELLING UNITS + ONE ACCESSORY DWELLING UNIT

PROJECT NAME

733 Treat Avenue
 San Francisco, CA 94110

DRAWING INDEX

A-0.1	COVER SHEET
A-0.2	SITE PHOTOS
A-0.3	FRONT ISOMETRIC VIEW
A-0.4	REAR ISOMETRIC VIEW
C-1	SURVEY
A-1.1	SITE PLAN
A-2.0	EXISTING/DEMO FLOOR PLANS
A-2.1	FLOOR PLAN: LEVEL 1
A-2.2	FLOOR PLAN: LEVEL 2
A-2.3	FLOOR PLAN: LEVEL 3
A-2.4	FLOOR PLAN: LEVEL 4
A-2.5	ROOF PLAN
A-3.1	BUILDING ELEVATION (WEST)
A-3.2	BUILDING ELEVATION (EAST)
A-3.3	BUILDING ELEVATION (NORTH)
A-3.4	BUILDING ELEVATION (SOUTH)
A-4.1	BUILDING SECTION
G-1.0	GREENPOINT CHECKLIST

SHEET TITLE

Cover Sheet

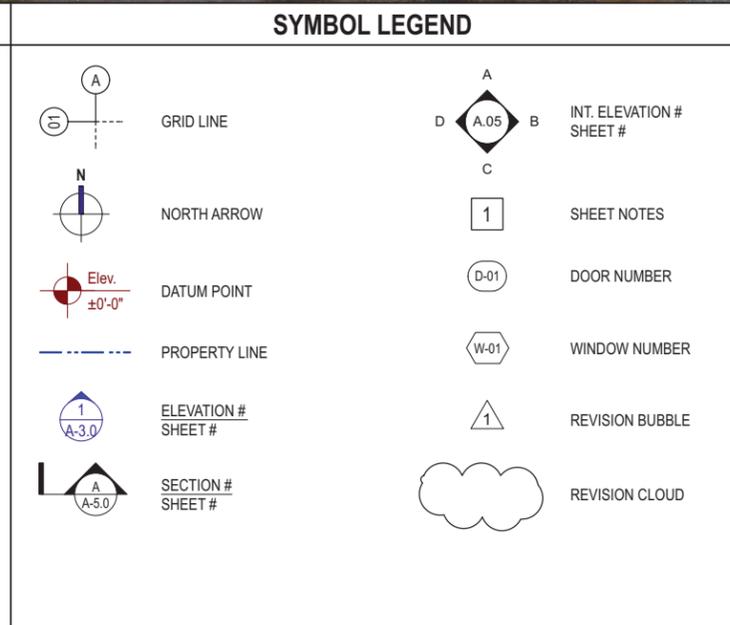
SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741-1292 / FAX: (415) 849-1252

RESIDENTIAL UNIT MIX

BUILDING LEVEL	UNIT #	UNIT AREA	UNIT TYPE		OPNE SPACE		# OF UNITS
			1-BED	3-BED	PRIVATE	COMMON	
1	ADU	632± SF	1	-	92± SF	1,307± SF	1
2	# 1	1,748± SF	-	1	-	-	2
	# 2	2,008± SF	-	1	72± SF	-	
3	# 3	1,748± SF	-	1	-	-	2
	# 4	2,008± SF	-	1	72± SF	-	
4	# 5	1,748± SF	-	1	-	-	2
	# 6	1,573± SF	-	1	495± SF	-	
ROOF	-	-	-	-	-	1,038± SF	-
TOTAL	7	-	1	6	731± SF	2,345± SF	7

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS
 2019 CALIFORNIA ELECTRICAL CODE W/ SAN FRANCISCO AMENDMENTS
 2019 CALIFORNIA MECHANICAL CODE W/ SAN FRANCISCO AMENDMENTS
 2019 CALIFORNIA PLUMBING CODE W/ SAN FRANCISCO AMENDMENTS
 2019 CALIFORNIA FIRE CODE W/ SAN FRANCISCO AMENDMENTS
 2019 CALIFORNIA ENERGY CODE
 2019 SAN FRANCISCO HOUSING CODE
 NFPA 13 SPRINKLERS
 NFPA 14 STANDPIPES & FDC
 NFPA 72 FIRE ALARM & ERRCS (CBC SEC. 510)
 NFPA 110 EMERGENCY STANDBY POWER SYSTEM
 NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)

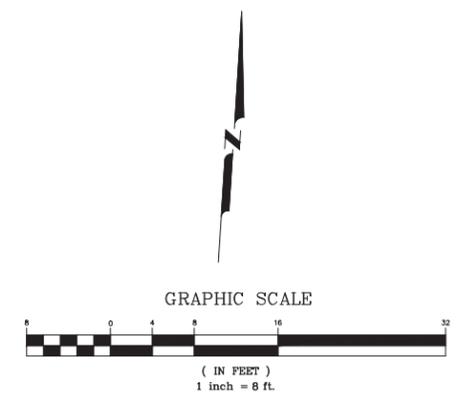
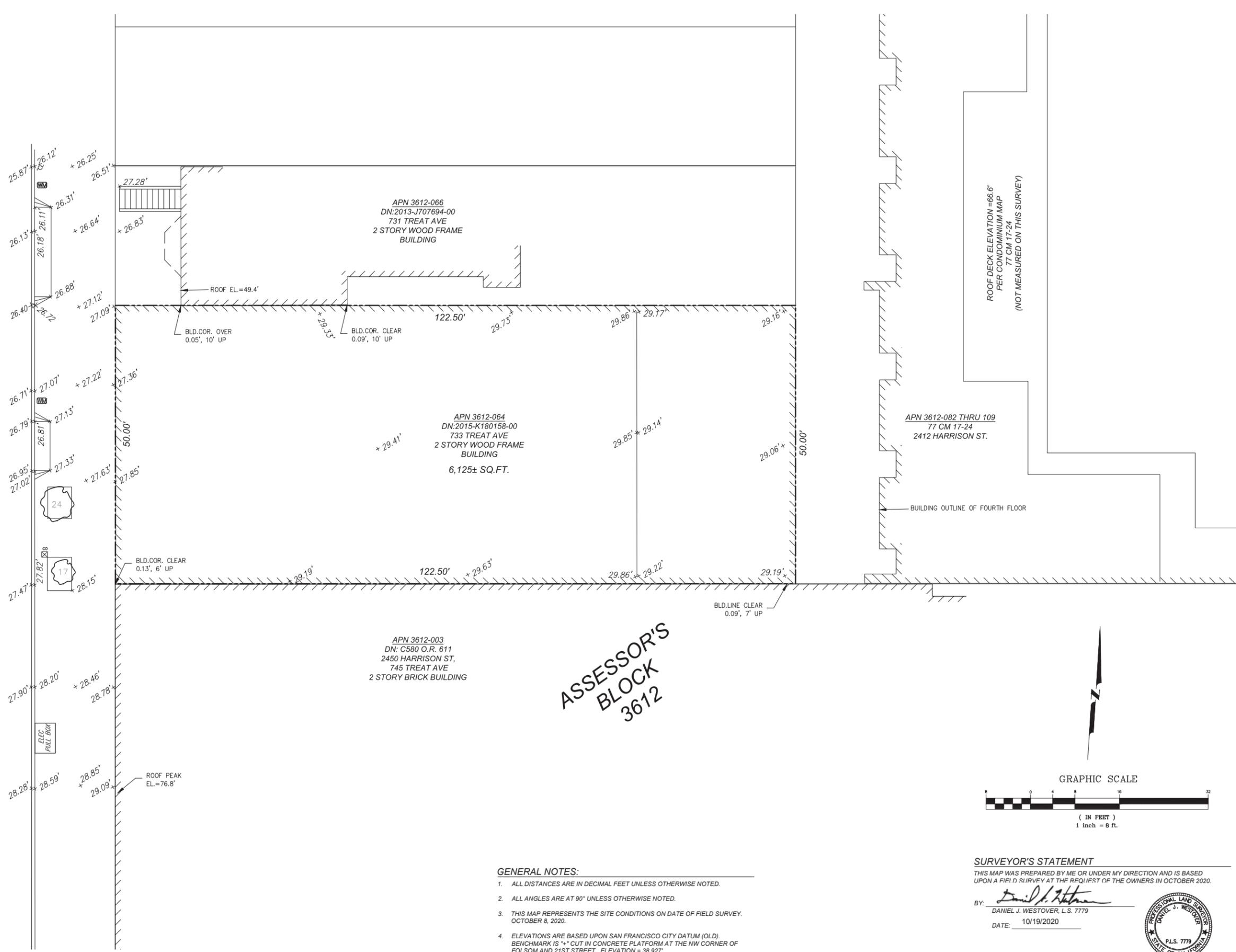


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CHECKED BY R.K.
DRAWN BY R.L.
DATE 11/10/2020
REVISED DATE 10/06/2021
JOB NO. 20-1902
SHEET NO.

A-0.1

TREAT AVENUE
(60.00' WIDE)



- GENERAL NOTES:**
1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
 2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
 3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. OCTOBER 8, 2020.
 4. ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (OLD). BENCHMARK IS "+*" CUT IN CONCRETE PLATFORM AT THE NW CORNER OF FOLSOM AND 21ST STREET. ELEVATION = 38.92'.

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF THE OWNERS IN OCTOBER 2020.

BY: *Daniel J. Westover*
DANIEL J. WESTOVER, L.S. 7779
DATE: 10/19/2020



WS Westover Surveying
336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

NO.	DATE	COMMENTS	JOB NO.
			20066

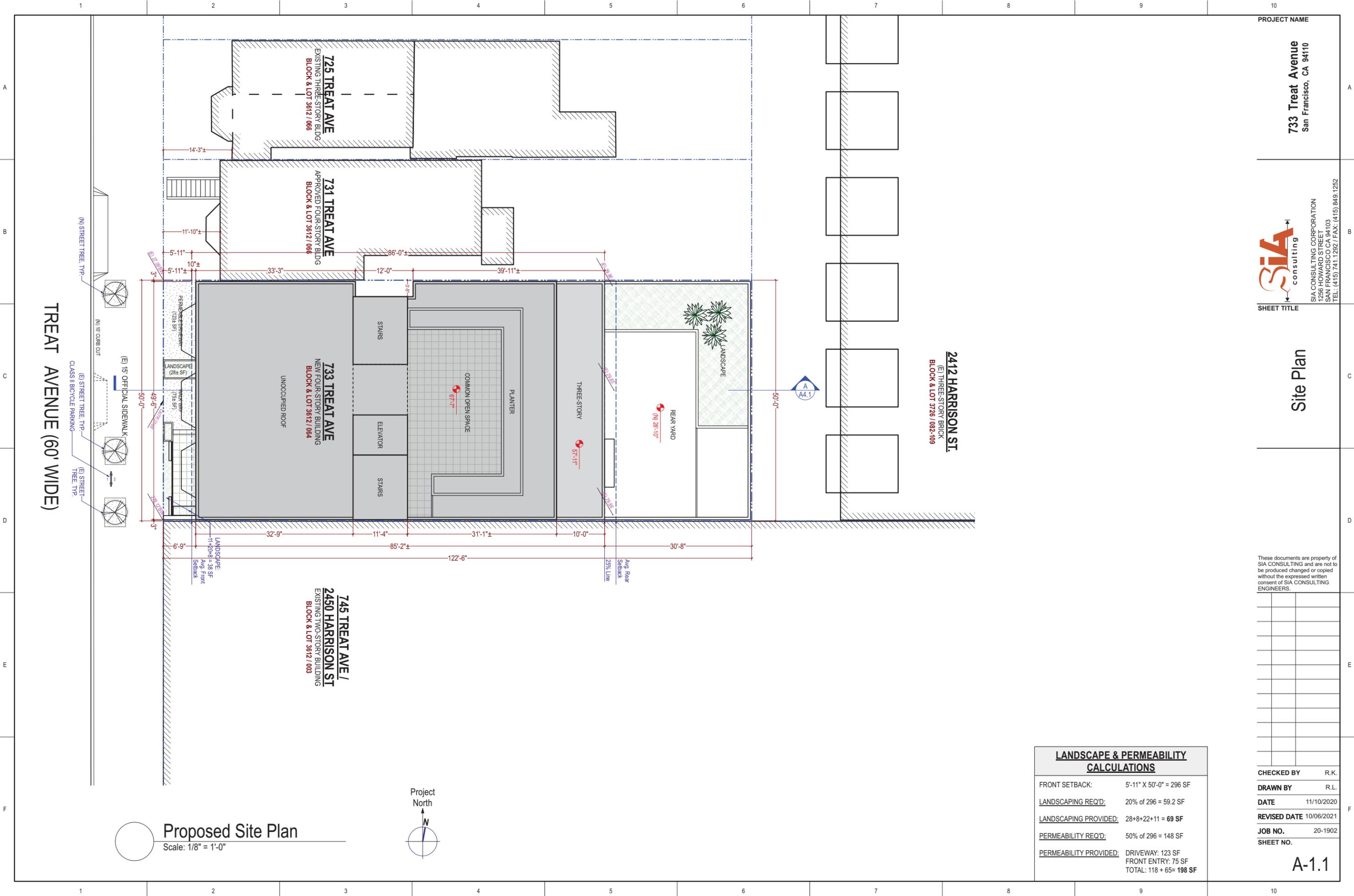
DRAWN BY: AM
CHECKED BY: DJW
DATE: 10/19/2020
SCALE: 1"=8'

SITE SURVEY
733 TREAT AVENUE
LOT 064 OF ASSESSOR'S BLOCK 3612
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SHEET
1 OF 1

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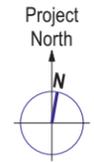
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DATE	11/10/2020
REVISED DATE	10/06/2021
JOB NO.	20-1902
SHEET NO.	



TREAT AVENUE (60' WIDE)

2412 HARRISON ST.
(E) THREE-STORY BRICK
BLOCK & LOT 3726 / 082-109

Proposed Site Plan
Scale: 1/8" = 1'-0"



LANDSCAPE & PERMEABILITY CALCULATIONS	
FRONT SETBACK:	5'-11" X 50'-0" = 296 SF
LANDSCAPING REQ'D:	20% of 296 = 59.2 SF
LANDSCAPING PROVIDED:	28+8+22+11 = 69 SF
PERMEABILITY REQ'D:	50% of 296 = 148 SF
PERMEABILITY PROVIDED:	DRIVEWAY: 123 SF FRONT ENTRY: 75 SF TOTAL: 118 + 65= 198 SF

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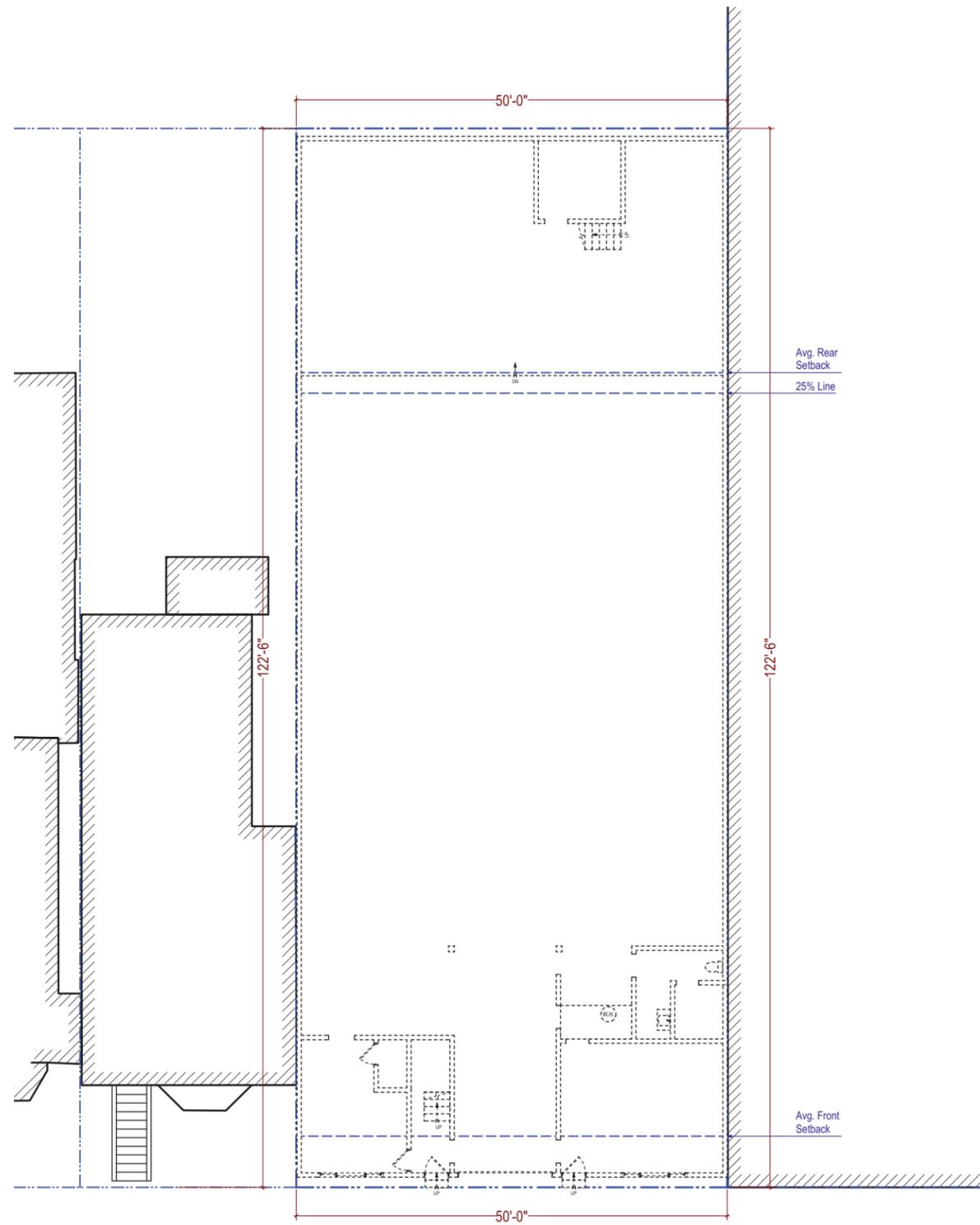
DRAWN BY R.L.

DATE 11/10/2020

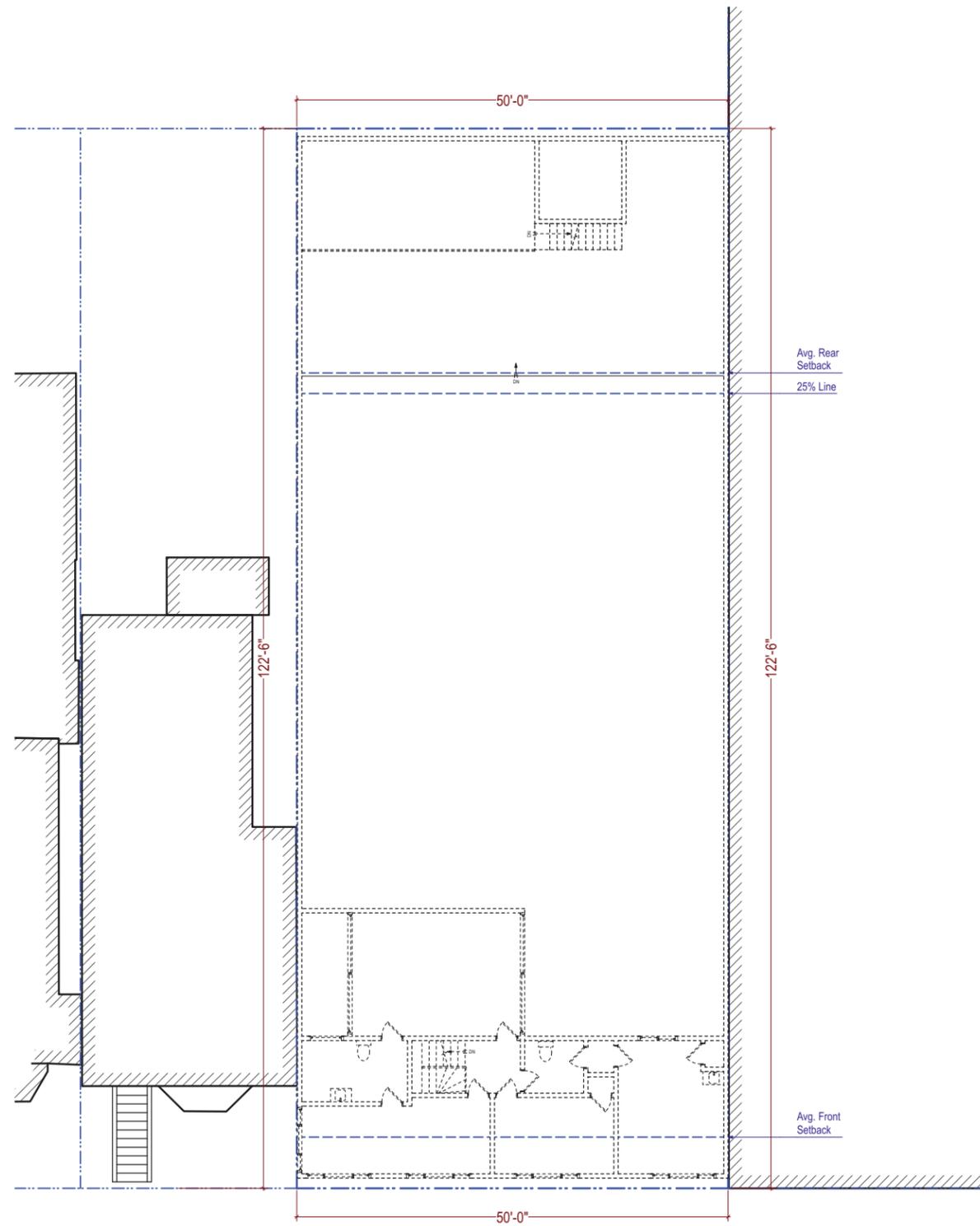
REVISED DATE 10/06/2021

JOB NO. 20-1902

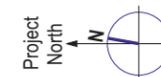
SHEET NO.

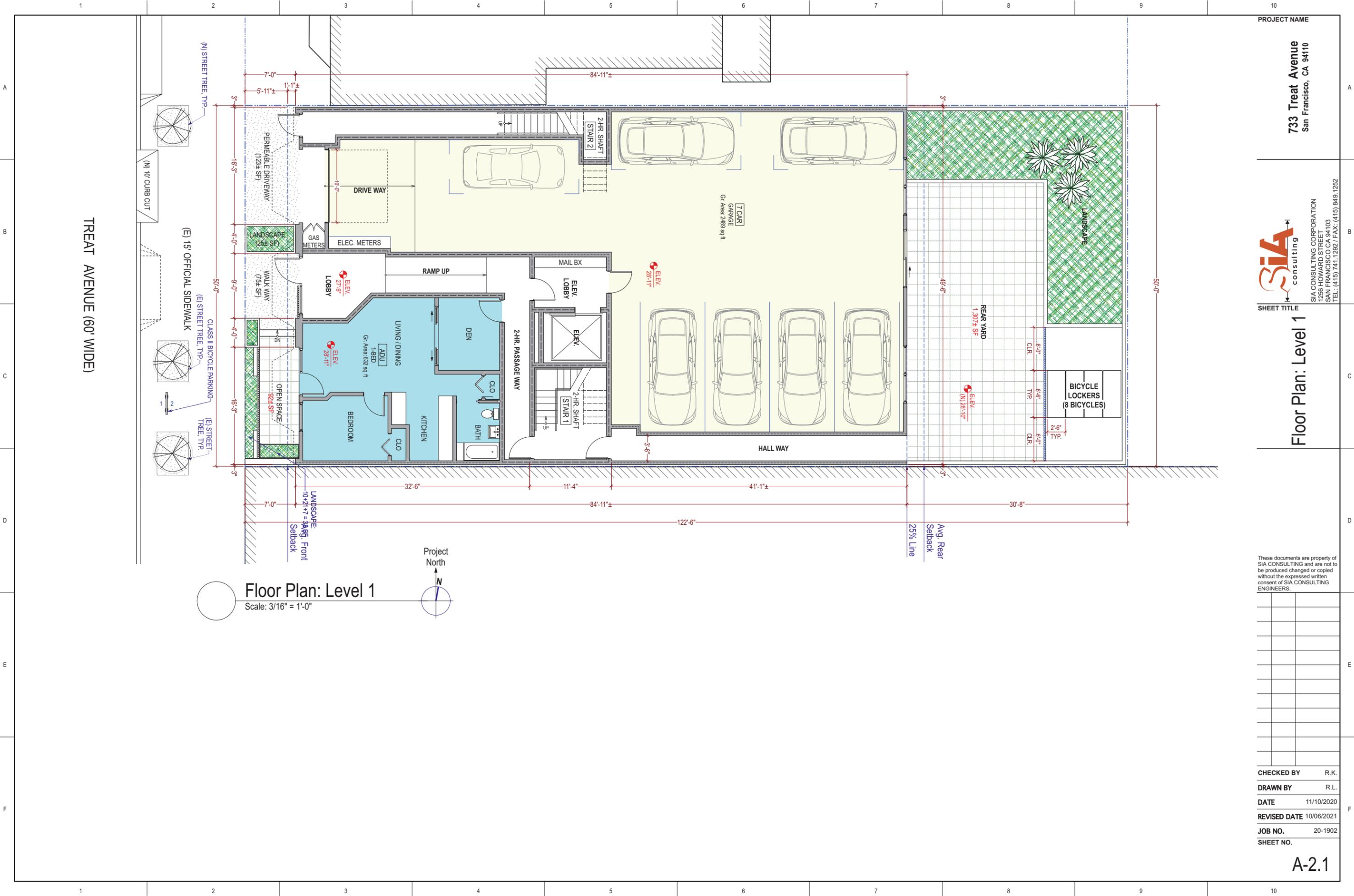


Existing/Demo 1st Floor Plan
1/8" = 1'-0"

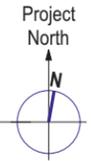


Existing/Demo 2nd Floor Plan
1/8" = 1'-0"





Floor Plan: Level 1
Scale: 3/16" = 1'-0"



PROJECT NAME

733 Treat Avenue
San Francisco, CA 94110



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741-1292 / FAX: (415) 849-1252

SHEET TITLE

Floor Plan: Level 1

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DATE	11/10/2020
REVISED DATE	10/06/2021
JOB NO.	20-1902
SHEET NO.	

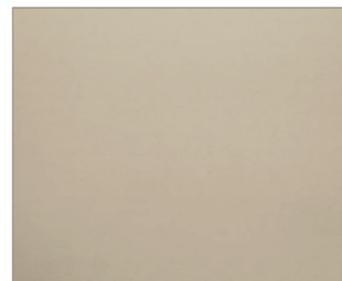
A-2.1



1 Proposed Front Elevation (West)
Scale: 1/4" = 1'-0"



Horizontal Wood Siding



Beige Smooth Stucco



Grey Smooth Stucco



Brick Wall



Alum. Wood Clad Window

FACADE MATERIALS KEY NOTES:	
01	SMOOTH PLASTER FINISH
02	BRICK FINISH
03	HORIZONTAL WOOD SIDING, TYP.
04	CONTROL JOINTS, TYP.
05	FLAT METAL PANEL, TYP.
06	METAL PLANTER
07	P.T. BLINDWALL, TYP.
08	SAFETY GLASS RAIL / PAINTED METAL GUARDRAILS, 42" HIGH MIN. AFF., TYP.
09	ALUMINUM WOOD CLAD WINDOW, W/ LOW E CLR. GLASS, TYP.
10	ALUMINUM WOOD CLAD PATIO DOOR W/ CLR. GLASS, TYP.
11	SOLID WOOD ENTRY DOOR
12	WOOD OVERHEAD GARAGE DOOR
13	METAL FENCE / GATE
14	SOUND WALL WITH LANDSCAPING AT PROPERTY LINE

FACADE MATERIALS KEY NOTES:	
01	SMOOTH PLASTER FINISH
02	BRICK FINISH
03	HORIZONTAL WOOD SIDING, TYP.
04	CONTROL JOINTS, TYP.
05	FLAT METAL PANEL, TYP.
06	METAL PLANTER
07	P.T. BLINDWALL, TYP.
08	SAFETY GLASS RAIL / PAINTED METAL GUARDRAILS, 42" HIGH MIN. AFF., TYP.
09	ALUMINUM WOOD CLAD WINDOW, W/ LOW E CLR. GLASS, TYP.
10	ALUMINUM WOOD CLAD PATIO DOOR W/ CLR. GLASS, TYP.
11	SOLID WOOD ENTRY DOOR
12	WOOD OVERHEAD GARAGE DOOR
13	METAL FENCE / GATE
14	SOUND WALL WITH LANDSCAPING AT PROPERTY LINE

PROJECT NAME
733 Treat Avenue
 San Francisco, CA 94110

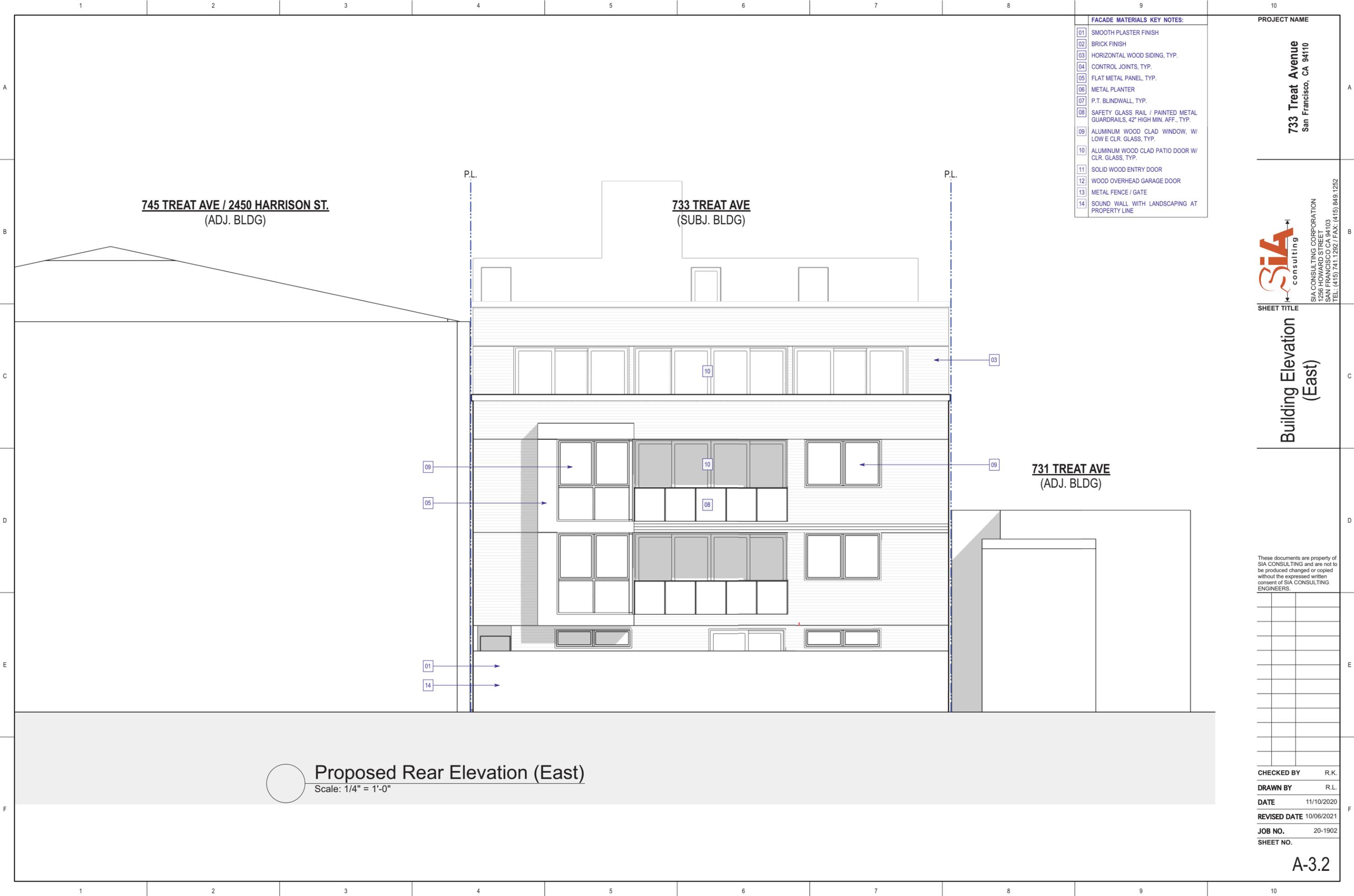
SIA consulting
 SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741-1292 / FAX: (415) 849-1252

SHEET TITLE
Building Elevation (East)

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JOB NO. 20-1902
SHEET NO.

A-3.2



Proposed Rear Elevation (East)
 Scale: 1/4" = 1'-0"

FACADE MATERIALS KEY NOTES:	
01	SMOOTH PLASTER FINISH
02	BRICK FINISH
03	HORIZONTAL WOOD SIDING, TYP.
04	CONTROL JOINTS, TYP.
05	FLAT METAL PANEL, TYP.
06	METAL PLANTER
07	P.T. BLINDWALL, TYP.
08	SAFETY GLASS RAIL / PAINTED METAL GUARDRAILS, 42" HIGH MIN. AFF., TYP.
09	ALUMINUM WOOD CLAD WINDOW, W/ LOW E CLR. GLASS, TYP.
10	ALUMINUM WOOD CLAD PATIO DOOR W/ CLR. GLASS, TYP.
11	SOLID WOOD ENTRY DOOR
12	WOOD OVERHEAD GARAGE DOOR
13	METAL FENCE / GATE
14	SOUND WALL WITH LANDSCAPING AT PROPERTY LINE

PROJECT NAME
733 Treat Avenue
 San Francisco, CA 94110

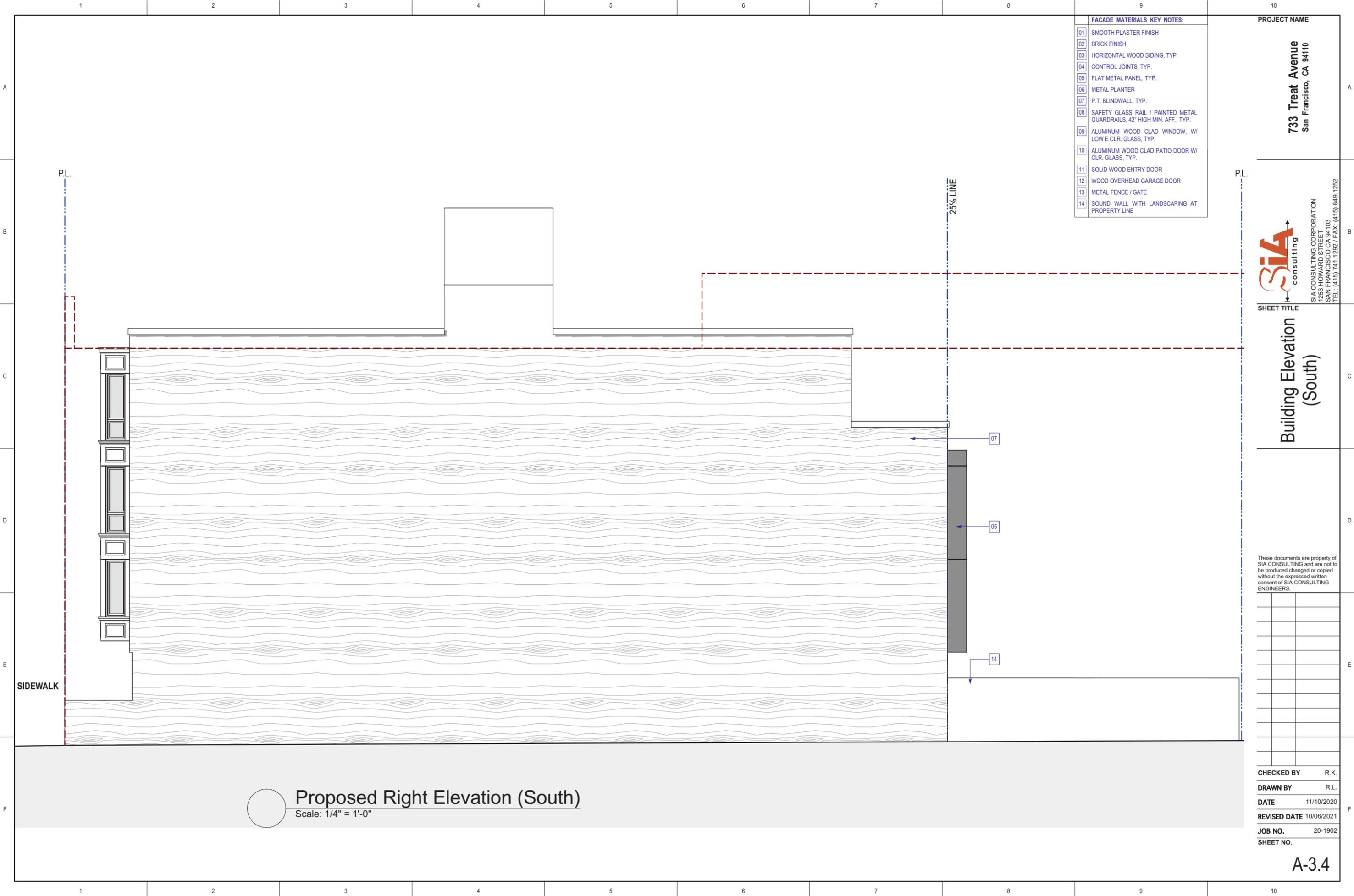
SIA consulting
 SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741-1292 / FAX: (415) 849-1252

SHEET TITLE
Building Elevation (South)

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DATE 11/10/2020
REVISED DATE 10/06/2021
JOB NO. 20-1902
SHEET NO.

A-3.4



Proposed Right Elevation (South)
 Scale: 1/4" = 1'-0"

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				ALTERATIONS + ADDITIONS					PROJECT INFO			
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	733 Treat Ave PROJECT NAME 3612 / 064 BLOCK/LOT 733 Treat Ave ADDRESS R-2 PRIMARY OCCUPANCY 13,318 ±S.F. GROSS BUILDING AREA DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)			
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT				LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	n/r	
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.												
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.												
	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.3, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).				4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf), urinals (0.125gpf wall, 0.5gpf floor), showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).						LEED WEC2 (2 pts)						
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq. ft. must calculate a water budget. New buildings ≥250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.				n/r			n/r	n/r	n/r	n/r	n/r	
	WATER EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq. ft., or existing projects with modified landscape area ≥1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq. ft. of landscape area. See www.sfwater.org for details.												
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.).				n/r	n/r			n/r	n/r			
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.												
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.					≤10 floors			n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).				n/r	n/r			n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq. ft., include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.				n/r	n/r	LEED EAc1 opt. 1		n/r	n/r			
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.				SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2		if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.				n/r	n/r			n/r	n/r		if >10 stalls added	
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.								applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.												
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.					75% diversion	75% diversion				75% diversion		
	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.						n/r	n/r			n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.						n/r	n/r			n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.				n/r	n/r			n/r	n/r			
	LIGHT POLLUTION REDUCTION	CA Energy Code CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.				n/r	n/r			n/r	n/r			
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.												
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.												
	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.								if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.				if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.								n/r	n/r			
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.												
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.				if applicable	if applicable			if applicable	n/r			
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.				n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.						n/r	n/r	if applicable	if applicable	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.						n/r	n/r			n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.						n/r	n/r			n/r	n/r	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.						n/r	n/r			n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.						n/r	n/r			n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).						n/r	n/r			n/r	n/r	

PROJECT NAME
733 Treat Avenue
San Francisco, CA 94110

SIA consulting

SHEET TITLE
Greenpoint Checklist

SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741-1292 / FAX: (415) 849-1252

CHECKED BY R.K.
DRAWN BY R.L.
DATE 11/10/2020
REVISED DATE 10/06/2021
JOB NO. 20-1902
SHEET NO.

G-1.0

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CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address 733 TREAT AVE		Block/Lot(s) 3612064
Case No. 2021-000209ENV		Permit No. 202012019891
<input type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project sponsor proposes the demolition of the approximately 20-foot-tall, two-story, 7,581-square-foot commercial building with one unpermitted dwelling unit, and the construction of a 40-foot-tall, four-story, 15,807-square-foot residential building with 6 three-bedroom residential units, one accessory dwelling unit, and 7 off-street parking spaces at the ground-floor level. The project would include a 1,038-square-foot roof deck.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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 checked="" 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>
<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.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i></p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List</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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</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 https://sfplanningqis.org/PIM/)</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 Information tab on https://sfplanninggis.org/PIM/)</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 Information tab on https://sfplanninggis.org/PIM/)</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>PLEASE SEE ATTACHED</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<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 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:	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Don Lewis
		08/11/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>		

Step 2: Environmental Screening Comments

Geology and Soils: A preliminary geotechnical report was prepared by H. Allen Gruen (dated 5/16/2021). 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.

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on 6/14/2021 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Traffic: The department's transportation staff reviewed the proposed project on 6/22/2021 and determined that additional transportation review is not required.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb over 5,000 square feet, the project sponsor would be required to submit a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Natural Habitat: The project site is covered by an existing building and is within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on 6/4/2021 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Mission neighborhood group list.

Parking: The proposed development qualifies as a transit-oriented infill project. Therefore, in accordance with CEQA section 21099, vehicular parking shall not be considered to have the potential to result in significant environmental effects.

Shadow: The proposed project would shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

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

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

Planner Name:

Date:



LAND USE INFORMATION

PROJECT ADDRESS: 733 TREAT AVENUE
RECORD NO.: 2021-000209PRJ

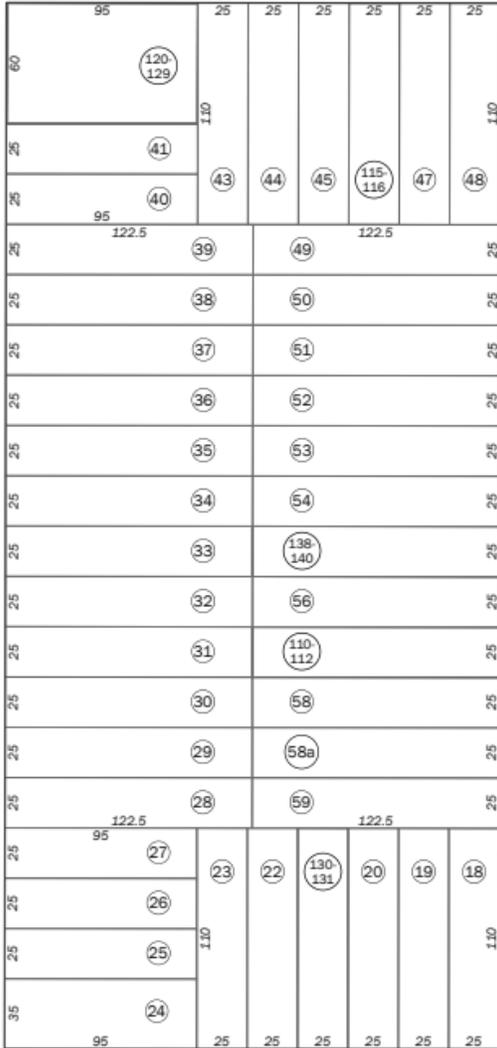
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	2,489	2489
Residential GSF	0 (approx. 2,500 UDU)	13,318	13,318
Retail/Commercial GSF	7,581	0	-7,581
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space	0	3,076	3,076
Public Open Space			
Other ()			
TOTAL GSF	7,581	15,708	8,127
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0 (one UDU)	7	7
Dwelling Units - Total	0 (one UDU)	7	7
Hotel Rooms			
Number of Buildings	1	1	0
Number of Stories	2	4	2
Parking Spaces	0	7	7
Loading Spaces			
Bicycle Spaces	0	8	8
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units	0	1	1
Two Bedroom Units			
Three Bedroom (or +) Units	0	6	6
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units	0	1	1

Parcel Map

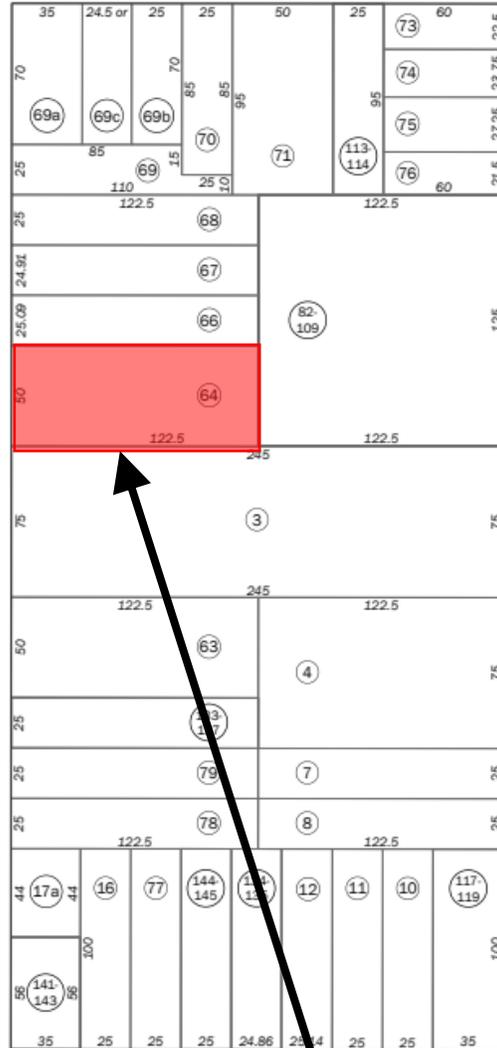
20TH ST

FOLSOM ST



21ST ST

TREAT AVE

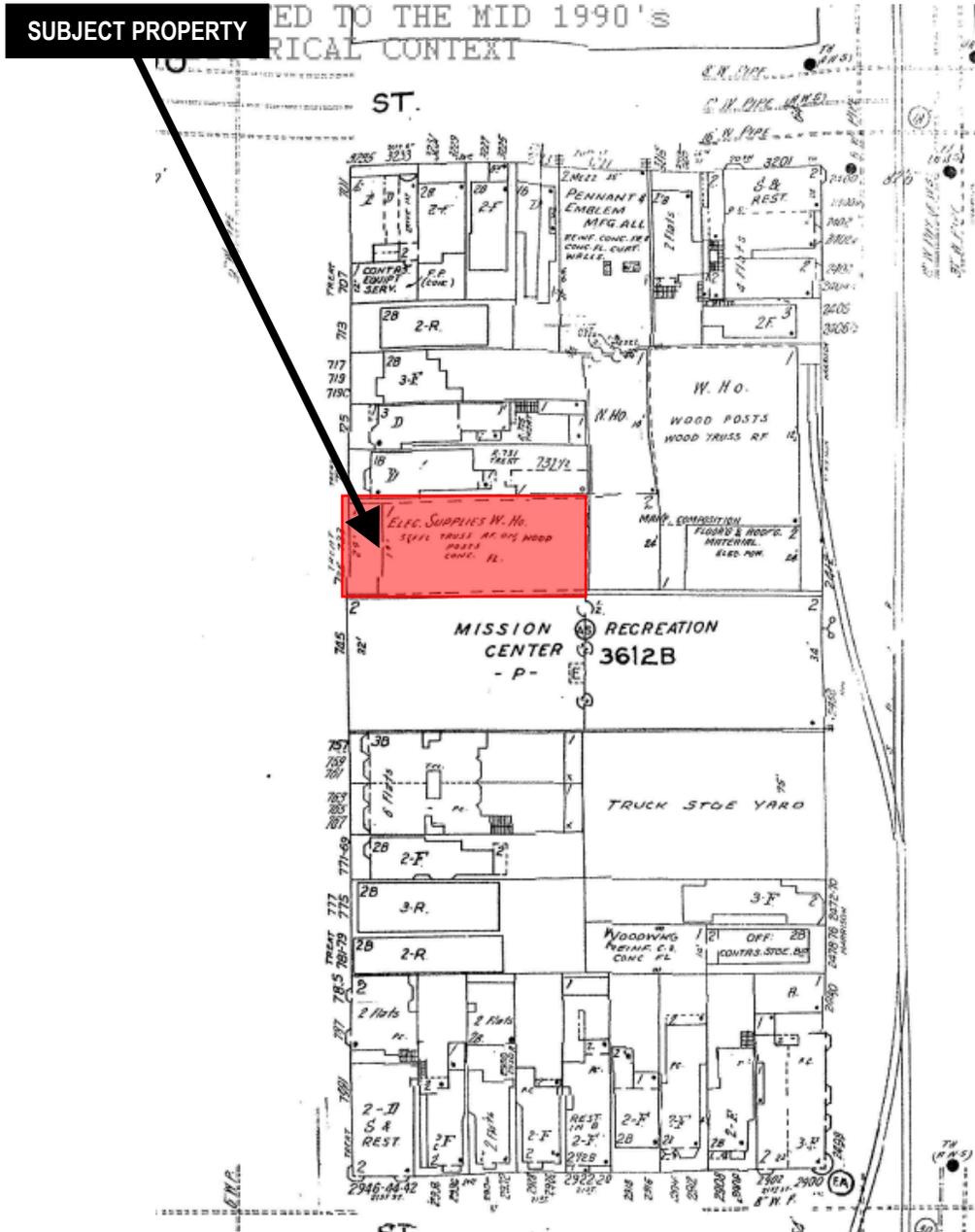


HARRISON ST

SUBJECT PROPERTY



Sanborn Map*



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

Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue



Aerial Photo – View 1



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue

Aerial Photo – View from West

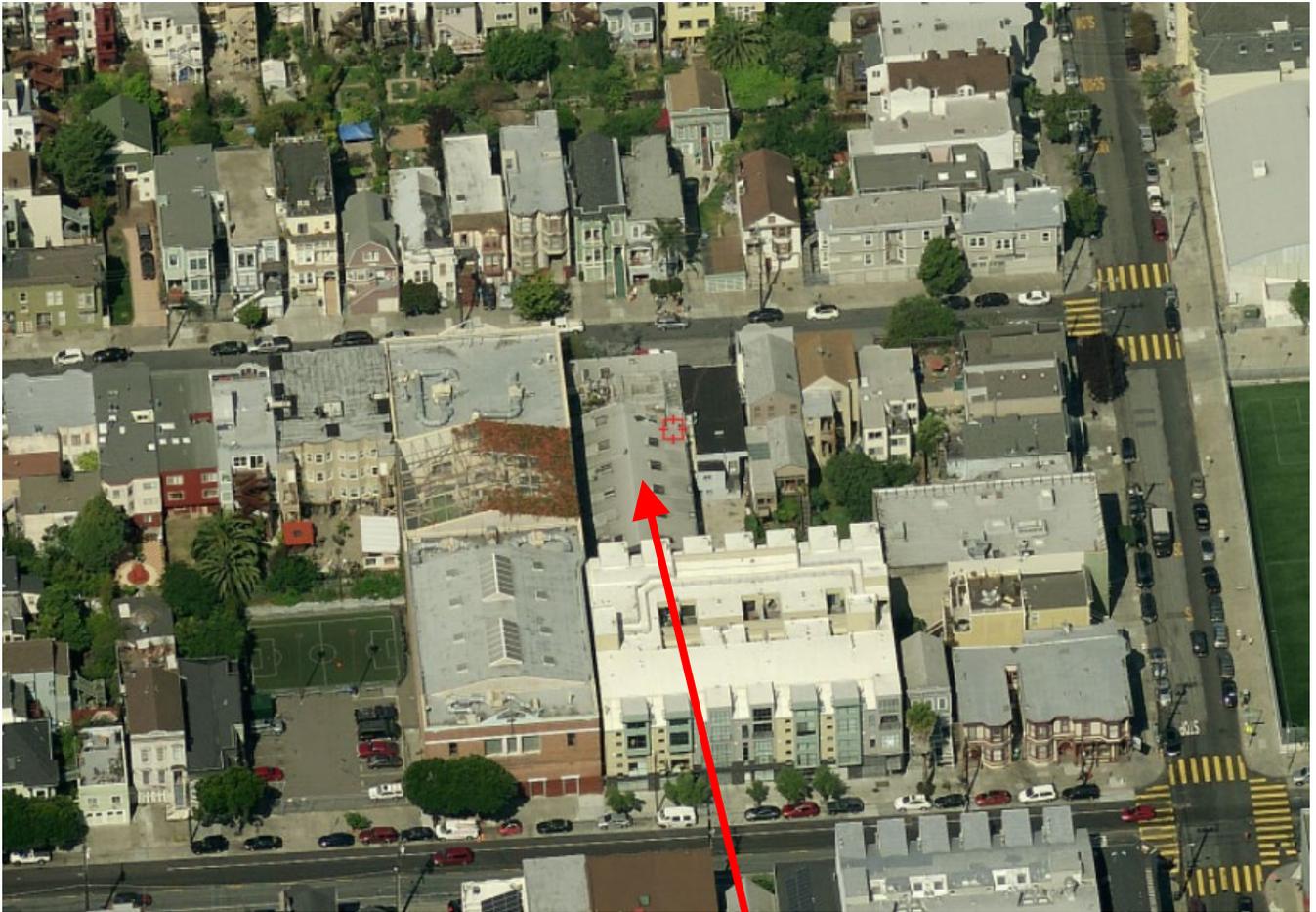


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue

Aerial Photo – View from East



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue

Aerial Photo – View 3



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue

Zoning Map



Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue

Site Photo



Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue

Site Photos - Interior



Planning Commission Hearing
Case Number 2021-000209CUA
733 Treat Avenue

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

October 6, 2021

Delivered by Email (ella.samonsky@sfgov.org)

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

**Re: 733 Treat Avenue
Planning Case Number: 2021-000209
Hearing Date: October 21, 2021**

Dear President Koppel and Commissioners:

This office represents the sponsor of the project at 733 Treat Avenue, which proposes to demolish an existing one-story commercial building and construct a new four-story residential building with seven dwelling units (the “**Project**”). The Project does not seek any density bonus, exceptions or variances from the San Francisco Planning Code and requires Conditional Use Authorization in order to maximize density in the RH-3 zoning district and to remove of an unauthorized dwelling unit.

A. Project Description

The Project is located on Treat Avenue between 20th Street and 21st Street in an RH-3 zoning district and 40-foot height district. The Project consists of 4 stories with seven dwelling units with a family-sized unit mix of six 3-bedrooms and one 1-bedroom. The 1-bedroom unit is an accessory dwelling unit (“ADU”). Seven parking spaces are proposed on the ground floor, one for each unit. A common roof deck is proposed, set back 44 feet and behind the roof penthouses from the street, and set back 10 feet from either side property line. The Project complies with all applicable provisions of the San Francisco Planning code and requires no exceptions or variances.

B. Project Appropriate for Its Location

The Project fits a maximum-density building within the 40 foot height limit. The Project block consists of 2-4 story buildings, many at or near 40 feet in height. The building to the right of the Project is the San Francisco Rec & Park Department’s Mission Center. The Project height’s height is slightly below its height. The building to the left of the Project is a fire-damaged two-story residential building, currently undergoing an entitlement for a demolition and rebuild at 40 feet in height with no windows facing the Property. The Project is supported by the owner of the building to the left (see below).

C. Demolition of Unauthorized Dwelling Unit

The Project includes a conditional use request for removal of an unauthorized dwelling unit. The building was built and operated as a warehouse. A family member of the former owner illegally occupied the building in 2018, and pursuant to current Planning Code Section 317, such space is now considered an “unauthorized dwelling unit” and demolition requires conditional use approval. No build out of any residential space has taken place. A person simply lived in a warehouse for a short period of time. In no way is this building appropriate for residential use. Of course, the Project would create 7 new dwelling units.

D. Neighborhood Support

The Project Sponsor has conducted neighborhood outreach and has received 7 letters of support. Most importantly, the owner of the residential building to the left of the Project is supportive. The Project Sponsor is not aware of any opposition to the Project.

E. Conclusion

The Project will maximize density by constructing 7 new dwelling units in a building that is consistent with the existing built environment in the vicinity. The Project would demolish a non-conforming commercial building in this residential neighborhood. As such, the Project provides appropriately-designed, desperately-needed housing and we urge you to support it.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank Fung, Commissioner
Theresa Imperial, Commissioner
Rachel Tanner, Commissioner
Ella Samonsky, Project Planner

9/30/2021

Regarding: 733 Treat Avenue

To Whom It May Concern:

Hello. I am a long-time resident of San Francisco, working in The Mission District. I am writing to express my support for the new homes to be built at 733 Treat Avenue. I understand that there is so much displacement in the neighborhood because of not enough housing having been built.

I hear that this lot is zoned for 3 units, but they are building 7 units! That is a great way to maximize the urban infill density at this site. I also think the six three-bedroom units will work great for those with extended families, with grandparents and children living at home. Please extend my support to City leaders to approve this great addition to our neighborhood.

Thank you!

A handwritten signature in blue ink, appearing to read 'Ed Deleski'. The signature is stylized with a large, sweeping flourish at the end.

Ed Deleski

October 1, 2021

Dear San Francisco City Leaders,

We write to offer our very strong support for the project at 733 Treat. We both live AND work nearby in the Mission, having moved to the neighborhood over 14 years ago. We always hear about the lack of housing, and then unfortunately we always see people oppose housing projects when they're proposed. We're not sure why, as adding supply makes prices lower! It's when demand exceeds supply, as it's been for many years, that we have this bad situation.

We specifically need to keep families in the Mission, and in San Francisco in general, and this project is offering 3 bedroom homes, a much needed type of housing. We also very much support the higher density to 7 units! It's what need to build.

Please do whatever you can to support and approve this great new addition to our neighborhood.

Thank you,

DocuSigned by:
Jean-Paul Samaha
A02A40FB587D404...

DocuSigned by:
Leopoldo Rivera
3B2D104552C44C4...

Jean-Paul Samaha and Leopoldo Rivera
Mission District residents

10.1.2021

Regarding: 733 Treat Avenue

To Whom It May Concern:

Hello,

I am a native San Franciscan, working in the Mission District, and am writing to express my support for the new homes to be built at 733 Treat Avenue. I know there is so much displacement in the neighborhood due to a lack of housing being built. I hear that this lot is zoned for 3 units but they are building 7 units! I think that's a great way to maximize the urban infill density at this site. I also think the six 3-bedroom units will work great for those with extended families, with grandparents and children living at home. Please extend my support to City leaders to approve this great addition to our neighborhood.

Thank you!

DocuSigned by:

A85903494EB740F...

10/1/2021

Amelia Nemzer

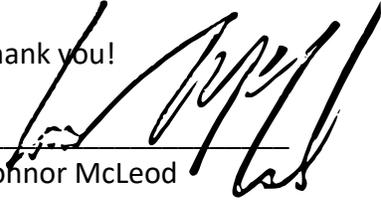
1 Oct 2021

Regarding: 733 Treat Avenue

To Whom It May Concern:

Hello I am a long time resident of the Mission and I am writing to express my support for the new homes to be built at 733 Treat Avenue. I understand that there is so much displacement in the neighborhood as a result of not enough housing having been built. I hear that this lot is zoned for 3 units but they are building 7 units! That is a great way to maximize the urban infill density at this site. I also think the six three bedroom units will work great for those with extended families, with grandparents and children living at home. Please extend my support to City leaders to approve this great addition to our neighborhood.

Thank you!



Connor McLeod

9/30/2021

Regarding: 733 Treat Avenue

To Whom It May Concern:

Hello. I am a long-time resident of San Francisco, working in The Mission District. I am writing to express my support for the new homes to be built at 733 Treat Avenue. I understand that there is so much displacement in the neighborhood because of not enough housing having been built.

This City needs more family housing and the six three-bedroom units that this project adds would be great for the community.

Please extend my support to City leaders to approve this great project.

Thank you!

A handwritten signature in blue ink, appearing to read "Mike Stack", with a long horizontal flourish extending to the right.

Mike Stack

Dear Planning Commissioners:

My name is Prem, owner of 731 Treat Ave. I am here to support the approval of 733 Treat Ave, Permit No 202012019889.

The project sponsors came to me during the planning process and showed me their latest plans. I thought the plans were great and was very happy that they came to me for my thoughts on the building. As a director neighbor of 733 Treat, I will be very happy with this new updated building next to mine. The design will improve the look of the whole block, while keeping with the neighborhood style. Most importantly, this project will provide much needed housing in the Mission. Currently the property is very large rotting building that is an eye sore for the whole neighborhood and offers nothing to the community.

I ask that you please approve this project as submitted without any further modifications. Thank you commissioners for your time and consideration of my support.



PREM SINGH

To Whom It May Concern:

My name is Andrew Warren. My partner Ross and I are neighbors to the proposed project at 733 Treat Ave and we urge you to APPROVE the project.

We need more housing in this city, homelessness is at crisis levels. Please approve this housing project so that more families can have a place to live, improving our economy and the fabric of our community.

This dilapidated building is harming the neighborhood and MORE housing needs to be built. No one is being displaced here and it's a net GAIN for housing in the Mission.

Build more housing! If this project complies with all zoning regulations, please approve it!

Thanks,
Andrew Warren
871 Treat Ave
San Francisco, CA
94110
415-265-3826

Dear Planning Commissioners:

My name is Rafael Frias, I have lived in the Mission district my entire life just a few blocks from 733 Treat St. I am writing in support the approval of 733 Treat Ave, Permit No 202012019889.

There are a few buildings in this area that have been left vacant for years. I would like to see the lots be put to use to attract more families into the neighborhood and get rid of the derelict look some buildings here have. This neighborhood is beautiful and it is very important that the homes reflect this as well. I have seen the existing vacant building at 733 Treat and the proposed plans the sponsors have made. This is exactly what we need. They will solve so many issues and provide so much upside for the whole the neighborhood.

Commissioners, I hope that you can approve this plans as soon as possible.

A handwritten signature in blue ink, appearing to read 'Rafael Frias', with a long horizontal flourish extending to the right.

Rent Board Response to Request for Planning Department Records Search

Re: 733 Treat

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

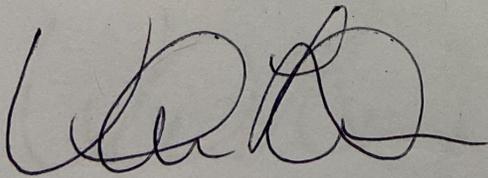
No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

- Yes, the following records were identified:
 - o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed: 

Dated: 3-10-21

Van Lam

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