



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

**HEARING DATE: DECEMBER 9, 2021**

**Record No.:** 2021-006098CUA  
**Project Address:** 1358 South Van Ness Avenue  
**Zoning:** Residential Transit Oriented - Mission (RTO-M) Zoning District  
50-X Height and Bulk District  
Calle 24 Special Use District  
**Block/Lot:** 6518 / 008  
**Project Sponsor:** Massoud Nazeri  
Nazeri & Associates Architects, Inc.  
2125 Ygnacio Valley Road, Suite 120  
Walnut Creek, CA 94598  
**Property Owner:** Katherine Louise Escalante, David Edward Alires, & Paul Kenneth Alires  
951 Harvard Court  
Madera, CA 93637  
**Staff Contact:** Michael Christensen – (628) 652-7567  
[Michael.Christensen@sfgov.org](mailto:Michael.Christensen@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project includes demolition of the existing 4,182 square foot, three-story, twelve-room single-family residence and separate garage structure, and construction of a new, 8,250 square foot, four-story, forty-foot-tall residential building containing eight dwelling units (two studio units, one one-bedroom unit, and five two-bedroom units).

## Required Commission Action

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.4, 303, and 317 to allow the demolition of an existing residential dwelling unit.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received one phone call in opposition to the Project, citing concern over parking and density.
- **Outreach:** The Sponsor met with the Land Use Committee of the Calle 24 Latino Cultural District on August 25, 2021 and received feedback on design elements. In response, the Sponsor submitted a revised set of plans on September 1, 2021 incorporating the following design modifications:
  - Removed glass panels on the west wall on the ground level facing Cypress Alley with 8'-0" high cement plastered wall to be used by local artists, see Sheet A2.1.
  - Introduced a 5" matt black color coping at the top of the walls and bay windows.
  - Revised modern looking aluminum and glass main entry door off South Van Ness with heavy wood frame with mullion dividers and glass.
  - Increased the number of bicycle parking spaces from eight (code minimum) to ten.

- **Tenant History:**

- **Are any units currently occupied by tenants: YES**
  - The existing single-family home is occupied by one of the owners of the property. Additionally, some bedrooms within the unit are rented to other individuals.
- **Have Any tenants been evicted within the past 10 years: No**
  - The Planning Department requested records from the Rent Board as part of the review of the Project. No evidence of any evictions was found.
- **Have there been any tenant buyouts within the past 10 years: No**
  - The Planning Department requested records from the Rent Board as part of the review of the Project. No evidence of any tenant buy-out was found. No records of any kind were found.

## Environmental Review

On November 30, 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. The Project replaces one extremely large single-family residence with eight smaller units, with five of the eight replacement units containing two bedrooms. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **Attachments:**

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Environmental Determination  
Exhibit C – Land Use Data  
Exhibit D – Maps and Context Photos  
Exhibit E – Plans and Renderings



# PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.4, 303, AND 317, TO ALLOW THE DEMOLITION OF AN EXISTING 4,182 SQUARE FOOT, THREE-STORY, TWELVE-ROOM SINGLE-FAMILY RESIDENCE AND SEPARATE GARAGE STRUCTURE, AND TO AUTHORIZE THE NEW CONSTRUCTION OF A 8,250 SQUARE FOOT, FOUR-STORY, FORTY-FOOT TALL RESIDENTIAL BUILDING CONTAINING EIGHT DWELLING UNITS, LOCATED AT 1358 SOUTH VAN NESS AVENUE, LOT 008 IN ASSESSOR'S BLOCK 6518, WITHIN THE RTO-M (RESIDENTIAL TRANSIT ORIENTED - MISSION) ZONING DISTRICT, THE CALLE 24 SPACIAL USE DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On June 16, 2021, Massoud Nazeri of Nazeri & Associates Architects (hereinafter "Project Sponsor") filed Application No. 2021-006098CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to authorize the demolition of the existing 4,182 square foot, three-story, twelve-room single-family residence and separate garage structure, and construction of a new, 8,250 square foot, four-story, forty-foot-tall residential building containing eight dwelling units (two studio units, one one-bedroom unit, and five two-bedroom units) (hereinafter "Project") at 1358 South Van Ness Avenue, Block 6518 Lot 008 (hereinafter "Project Site").

On November 30, 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 December 9, 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. 2021-006098CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-006098CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2021-006098CUA, 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 4,182 square foot, three-story, twelve-room single-family residence and separate garage structure, and construction of a new, 8,250 square foot, four-story, forty-foot-tall residential building containing eight dwelling units (two studio units, one one-bedroom unit, and five two-bedroom units).
- 3. Site Description and Present Use.** The Project is located on a 115' deep and 30' wide lot with a lot area of approximately 3,450 square feet, which has frontage on both South Van Ness Avenue and Cypress Street. The Project Site contains two existing buildings: one three-story structure fronting South Van Ness containing one dwelling unit and one one-story structure fronting Cypress Street that contains off-street auto parking spaces.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RTO-M Zoning District within the Mission Area Plan. The surrounding neighborhood is primarily residential in nature, with mixed-use buildings to the north and west along 24<sup>th</sup> Street and Mission Street, respectively. The site is within the Calle 24 Special Use District and the Calle 24 Latino Cultural District.
- 5. Public Outreach and Comments.** The Department has received one phone call in opposition to the Project, citing concern over parking and density. The Sponsor met with the Land Use Committee of the Calle 24 Latino Cultural District on August 25, 2021 and received feedback on design elements. In response, the Sponsor submitted a revised set of plans on September 1, 2021 incorporating the following design modifications:
  - A.** Removed glass panels on the west wall on the ground level facing Cypress Alley with 8'-0" high cement plastered wall to be used by local artists, see Sheet A2.1.
  - B.** Introduced a 5" matt black color coping at the top of the walls and bay windows.
  - C.** Revised modern looking aluminum and glass main entry door off South Van Ness with heavy wood frame with mullion dividers and glass.
  - D.** Increased the number of bicycle parking spaces from eight (code minimum) to ten.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional

Use Authorization.

*The Project Sponsor has submitted this request for Conditional Use Authorization to comply with this requirement, and the project plans include the demolition of the existing structure as well as the construction of the replacement structure. While the granting of the Conditional Use Authorization would authorize the permit to demolish the existing residential structure, formal approval of the permit to demolish the existing residential structure would not occur until the permit for the replacement structure has been finally approved.*

- B. Dwelling Unit Density.** Residential Dwelling Units are principally permitted in the RTO-M Zoning District. No density limit is prescribed. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.

*The Project proposes eight dwelling units within a building volume that is compliant with permitted height and bulk, and required setbacks, exposure, and open space, along with Residential Design Guidelines. The proposed height is a full floor lower than what is permissible under the 50-X Height and Bulk District.*

- C. Dwelling Unit Mix.** Within the RTO-M Zoning District, Planning Code Section 207.6 requires that no less than 40% of the total number of proposed Dwelling Units shall contain at least two bedrooms, OR no less than 30% of the total number of proposed Dwelling Units shall contain at least three bedrooms, OR no less than 35% of the total number of proposed Dwelling Units shall contain at least two or three bedrooms with at least 10% of the total number of proposed Dwelling Units containing three bedrooms.

*The Project includes five two-bedroom dwelling units out of a total of eight. Thus, it complies with this requirement by providing 62.5% of dwelling units as two-bedroom where a minimum of 40% are required.*

- D. Rear Yard.** Planning Code Section 134 states properties in the RTO-M Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors.

*The Project provides a rear yard equal to 25% of the depth of the lot, as allowed by averaging.*

- E. Open Space.** Planning Code Section 135 states that 100 square feet of usable open space must be provided per unit if private to each unit, or 133 square feet of usable open space must be provided if common between multiple units.

*The Project provides usable private open space for three units and common open space for five units.*

- F. Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

*All dwelling units in the proposed Project face onto South Van Ness Avenue or the code-compliant Rear Yard.*

- G. Off-Street Parking.** Planning Code Section 151.1 sets a maximum of 3 parking spaces per 4 units on-site.

*The Project does not include any off-street auto parking.*

- H. Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

*The Project provides ten Class One bicycle parking spaces within the garage at the ground level. The Project requires eight off-street bicycle parking spaces. Thus, the project exceeds this requirement.*

- I. Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 requires payment of the Eastern Neighborhoods Infrastructure Impact Fee for projects adding dwelling units within the Eastern Neighborhoods Mixed Use Districts.

*The fee will apply on the building permit implementing the proposed project.*

- J. Residential Child Care Fee.** Planning Code Section 414A requires payment of the Child-Care Impact Fee for Residential projects adding at least 800 square feet of floor area.

*The fee will apply on the building permit implementing the proposed project.*

- 7. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A.** The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The use and size of the proposed project is compatible with the immediate neighborhood. While the Project proposes demolition of an existing single-family residence, the Project increases the number of dwelling units on the site. The proposed units are sized appropriately for the neighborhood and the majority of Dwelling Units are family sized with two or more bedrooms. Therefore, the Project is necessary and desirable given the quality and design of the new residences and increase in the number of residential units.*

- 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 is compliant with the controls of the RTO-M Zoning District and the Residential Design Guidelines. The proposed building massing is typical for lots in the RTO-M Zoning District and is typical of other previously developed parcels on the block.*

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

*No parking or loading is required for any use in San Francisco. An eight-unit residential building is extremely unlikely to cause any major traffic impact or substantially change the availability of on-street parking or loading. Additionally, the 24<sup>th</sup> Street-Mission BART Station is within a block of the proposed Project.*

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

*As the Project is residential in nature, it is unlikely to have the potential to produce noxious or offensive emissions.*

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

*The Project provides attractive privacy screening of open space areas and does not provide any off-street parking. As such it is adequately treated to protect and screen such areas from view.*

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

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

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

*The Project is consistent with the stated purpose of RTO-M District by providing a small scale residential development that is consistent with established development patterns.*

- 8. Residential Demolition (Section 317) Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

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

*There are no active enforcement cases on the property.*

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

*There are no active enforcement cases on the property. The existing home is over 100 years old, but appears to have been maintained in a decent, safe, and sanitary condition.*

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

*The existing home was determined to not be a historic resource under CEQA.*

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

*The existing home was determined to not be a historic resource under CEQA.*

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

*The existing home is owner occupied; thus, the Project does not change rental housing to other forms of tenure.*

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

*The Planning Department cannot determine whether a specific unit is subject to the Residential Rent Stabilization and Arbitration Ordinance; however, generally single-family homes are exempt from the Rent Stabilization Ordinance. The existing unit is not a unit of Affordable Housing.*

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

*The Project removes an existing single-family home. While older housing stock may be more affordable than new construction, in general single-family homes do not provide affordable housing stock for the City or further economic neighborhood diversity. Additionally, the existing home is extremely large and is not affordable.*

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

*The replacement structure is contextually appropriate and well designed, meeting the Residential Design Guidelines and adding to neighborhood character.*

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

*No existing affordable housing is removed by the Project.*

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

*The Project is not subject to Planning Code Section 415. A Project subject to Section 415 would need to contain at least ten units, and the proposed Project contains eight units..*

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

*The Project provides in-fill housing within the Mission neighborhood, which is an established*

*neighborhood and was planned for additional housing capacity in the Mission Area Plan.*

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

*The Project increases the number of family-sized units from one to five.*

- M. Whether the project creates new supportive housing;

*The Project does not create new supportive housing.*

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

*The replacement structure is contextually appropriate and well designed, meeting the Residential Design Guidelines and providing to neighborhood character.*

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

*The Project increases the number of on-site dwelling units from one to eight.*

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

*The Project increases the number of on-site bedrooms from eight to eleven.*

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

*The maximum density of the site is not prescribed; however, the number of units could be increased if the site maximized the height of the building by adding one additional floor. However, the Project does substantially increase the number of dwelling units on the site.*

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

*The existing twelve room, eight-bedroom unit is abnormally large and is inherently unaffordable. The Project replaces it with a larger number of units that are more appropriately sized, with five of the eight units containing two bedrooms.*

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.

Policy 4.5

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

**OBJECTIVE 11**

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

**OBJECTIVE 12**

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

Policy 12.2

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

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

Policy 1.7

Recognize the natural boundaries of districts and promote connections between districts.

**MISSION AREA PLAN**

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 2.3.3**

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.

*The Project is a well-designed infill residential development, adding housing capacity within Mission Area Plan, which anticipated additional infill housing development. The Project replaces an older, overly large single-family home with an eight-unit building which contains five units suitable for families. The addition of*

*two or more-bedroom units is an objective of the Mission Area Plan, and this Project furthers that objective. Additionally, the Project respects the existing development pattern of the site, providing an overall scale that is typical of other existing multi-family development in the area and the existing parcel pattern.*

**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.*

- 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 one existing housing unit to create eight new housing units. While preservation of existing housing is a goal of the City, this is not at the expense of providing housing for the City's growing population during a housing crisis, particularly when the existing unit is not in any way affordable.*

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

*The Project does not currently possess any existing affordable housing. The Project removes one market rate single family home and replaces it with an eight-unit building, containing units which are more naturally affordable.*

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

*The Project Site is served by nearby public transportation options. The Planning Code does not require parking for any uses in support for the City's Transit First Policy.*

- 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.*

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

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

- G.** That landmarks and historic buildings be preserved.

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

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

*The Project 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.



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b> 1358 South Van Ness Ave		<b>Block/Lot(s)</b> 6518008
<b>Case No.</b> 2021-006098ENV		<b>Permit No.</b>
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>  The project proposes the demolition of the existing three-story, single-family residence and construction of a 42-foot-tall, four-story, residential building containing eight dwelling units (two studio units, one one-bedroom unit, and five two-bedroom units), totaling approximately 8,437 square feet in size. No off-street parking spaces are proposed.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.



**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b>    <input type="checkbox"/> <b>Maher</b> or    <input type="checkbox"/> <b>Cortese</b></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><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? 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><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanningqis.org/PIM/">https://sfplanningqis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b>    <input type="checkbox"/> <b>Landslide</b> or    <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b>                      Don Lewis</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (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 <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Don Lewis
		11/30/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>. 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**

**Archeological Resources:** The department's staff archeologist conducted preliminary archeological review on 8/16/2021 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 11/9/2021 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). The project would be required to implement BMPs to prevent construction site runoff discharges into the combined sewer systems. 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 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 11/11/2021 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Mission neighborhood group list.

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.

## 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: 1358 SOUTH VAN NESS AVE  
RECORD NO.: 2021-006098PRJ

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Residential GSF	4,702	8,250	3,548
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	7	8
Dwelling Units - Total	1	7	8
Hotel Rooms	0	0	0
Number of Buildings	2	-1	1
Number of Stories	3	1	4
Parking Spaces	2	-2	0
Loading Spaces	0	0	0
Bicycle Spaces	0	10	10
Car Share Spaces	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	2	2
One Bedroom Units	0	1	1
Two Bedroom Units	0	5	5
Three Bedroom (or +) Units	1	0	-1
Group Housing - Rooms	0	0	0
Group Housing - Beds	8	0	-8
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

# Aerial Photo – View 1



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2021-006098CUA  
1358 South Van Ness Avenue



# Aerial Photo – View 2



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2021-006098CUA  
1358 South Van Ness Avenue

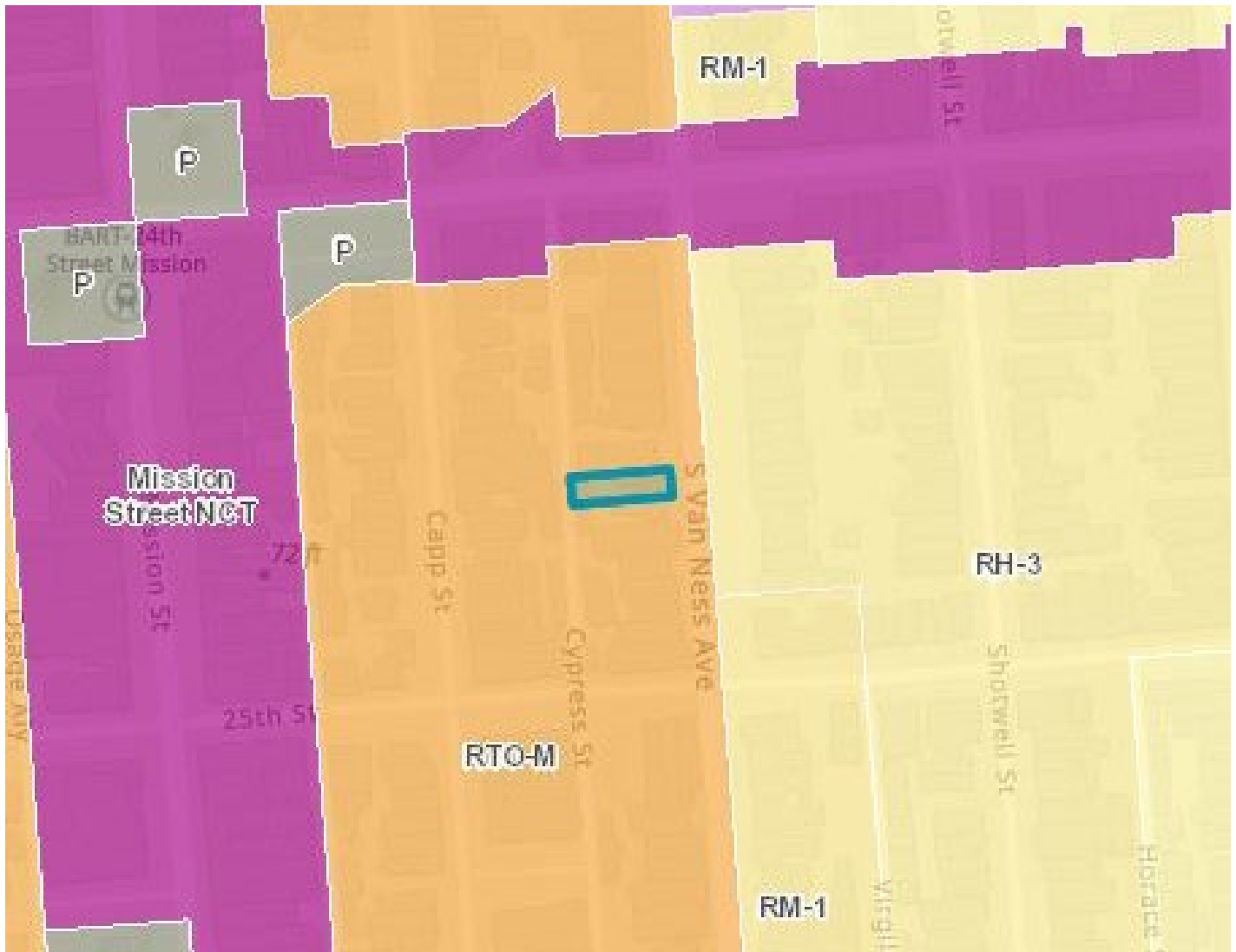
# Site Photo



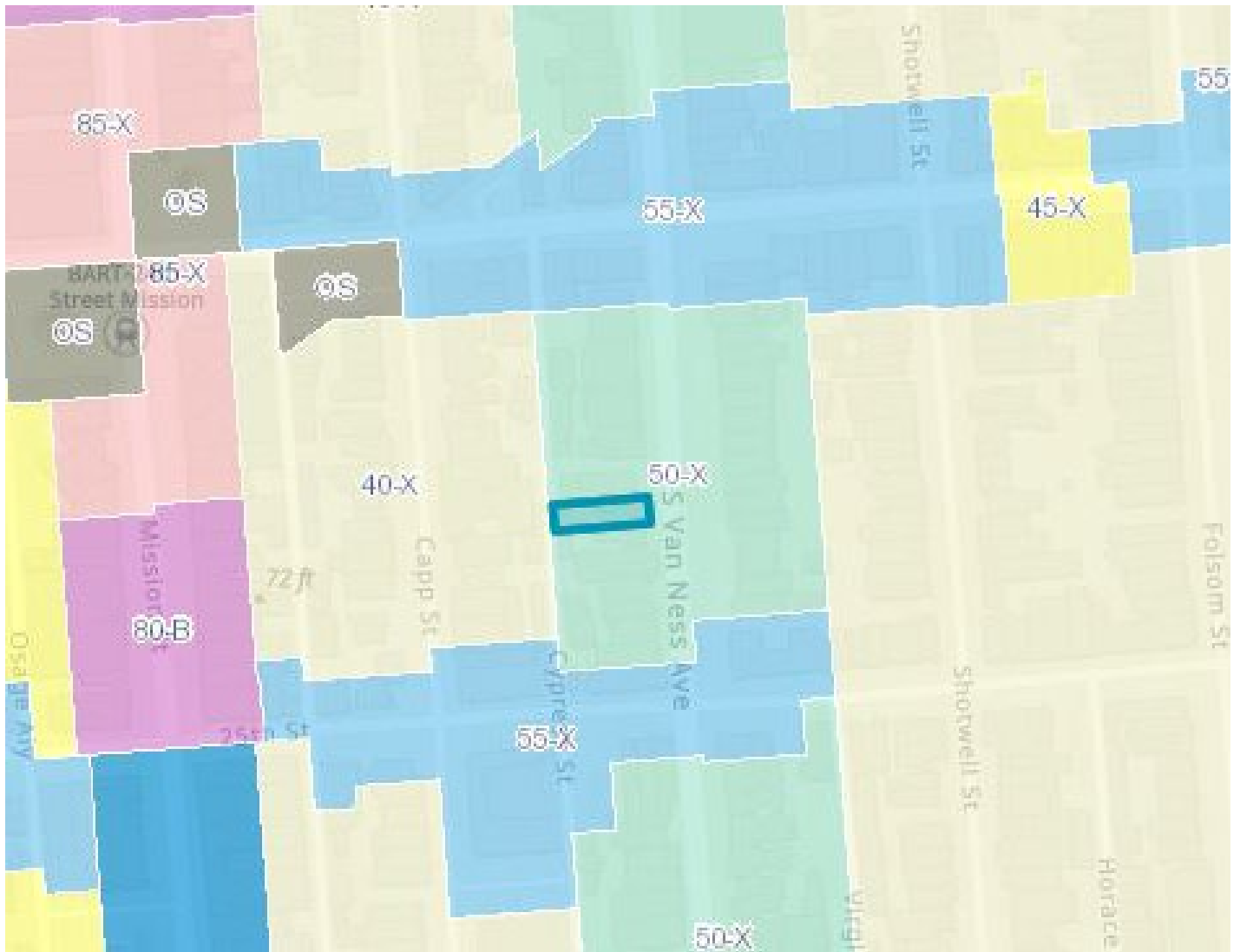
**SUBJECT PROPERTY**

Conditional Use Authorization Hearing  
Case Number 2021-006098CUA  
1358 South Van Ness Avenue

# Zoning Map



# Height and Bulk Map



# MULTI-STORY-RESIDENTIAL APARTMENT PROJECT

1358 S. VAN NESS, SAN FRANCISCO, CA



NAZERI + ASSOCIATES ARCHITECTS, INC.  
ARCHITECTURE ■  
PLANNING ■  
INTERIOR ▲  
2125 YGNACIO VALLEY ROAD  
SUITE 120  
WALNUT CREEK, CA 94598  
TELEPHONE (925) 933-1850  
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PROPOSED EAST ELEVATION STREET VIEW



(E) EAST ELEVATION STREET VIEW

PROPOSED EAST ELEVATION, LOOKING SOUTH EAST



(E) EAST ELEVATION, LOOKING SOUTH EAST

PROPOSED PROJECT INFORMATION

APN #: 6518-008  
ZONING: RTO-M  
LOT SIZE: 30'X115'=3,450 S.F.  
EXISTING BUILDING GROSS AREA: 3-STORY BUILDING WITH GROSS AREA OF 4,702 S.F., INCLUDING AN (E) 520 S.F. GARAGE  
EXISTING OPEN AREA: 1390 S.F.  
SETBACKS:  
EXISTING BUILDING: NONE ON WEST, NORTH AND SOUTH AND 10'-5 1/2" ON EAST SIDE  
EXISTING PARKING SPACES: NONE  
PROPOSED TOTAL BLDG. GROSS AREA: 8,250 S.F.  
PROPOSED OPEN SPACE/Common Area: 1,779 S.F.  
PROPOSED PROJECT: FOUR-STORY BUILDING, 8 UNITS WITH HEIGHT @ 42'-0" TOP OF FOURTH FLOOR PARAPET AND @ 50'-0" TOP OF THE ELEVATOR SHAFT  
HEIGHT LIMIT: 50'-0"  
PROPOSED PARKING SPACES: NONE  
PROPOSED BICYCLE RACKS: 10  
PROPOSED ELEVATOR: ONE  
PROPOSED STAIRCASES: TWO  
PROPOSED MARKET RATE, BMR: NONE  
SETBACKS:  
PROPOSED BLDG: AVERAGE OF TWO ADJACENT BUILDINGS ON THE EAST SIDE: 13'-8" 0'-0"  
EAST:  
NORTH AND SOUTH: 0'-0"  
WEST: 15% OF THE TOTAL LENGTH OF THE LOT = 28'-9"  
COMMERCIAL AND OFFICE USE: NONE  
NUMBER OF UNITS 8: (2) STUDIOS, (1) ONE-BEDROOM & (5) TWO-BEDROOM UNITS  
MAXIMUM DEPTH OF EXCAVATION: 12"  
TOTAL SOIL DISTURBANCE: 110 CUBIC YARD.  
TOTAL SOLAR READY ZONE AREA: 1,512 S.F.  
ESTIMATED CONSTRUCTION COST: 8,250 sf x \$275 per/sf = \$2,269,000

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BIRD-EYE VIEW OF THE (E) BUILDING.



PROJECT LOCATION

ARCHITECT

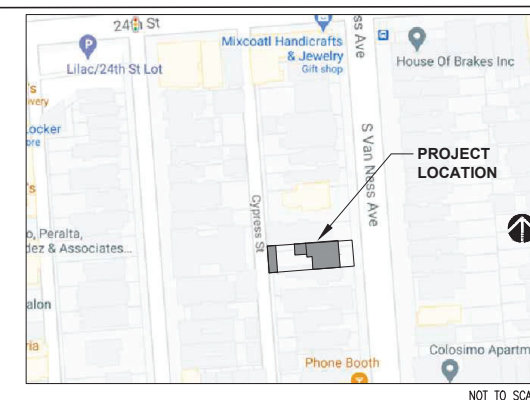


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REVISIONS

NO.	DESCRIPTION	DATE
—	SUBMITAL FOR PERMIT	12-07-2020
—	REVISED ENTITLEMENT PACKAGE	09-01-2021
—	REVISED ENTITLEMENT PACKAGE	11-10-2021

VICINITY MAP OF THE PROJECT



APARTMENT BLDG. PROJECT  
1358 S. VAN NESS DEVELOPMENT  
1358 S. VAN NESS  
San Francisco, CA

SHEET TITLE:  
TITLE SHEET

JOB NO.: 2019.15

DATE: 12/07/2020

DRAWN BY: AJ

SCALE: AS SHOWN

SHEET NO.:

T1.0

OWNERS' INFORMATION

Mrs. Katherine Escalante  
951 HARVARD COURT  
MADERA, CA 93637

Mr. David Aires  
1292 TERRA NOVA BLVD.  
PACIFICA, CA 94044

Mr. PAUL KENNETH Aires  
149 CHILTON AVE.  
San Francisco, CA 94044

TEL: 415-483-7095  
EMAIL: PACIFICADAVE@AOL.COM  
EMAIL: kingofglory17@icloud.com

AREA CALCULATIONS FOR PROPOSED BUILDING

TOTAL LOT AREA: 3,450 S.F.  
AREA CALCULATIONS FOUR-STORY BUILDING:

FLOOR GROSS AREA	LIVING AREA	COMMON AREAS	UNIT "A" STUDIO	UNIT "B" 1-BEDRM.	UNIT "C" 2-BEDRM.	UNIT "D" 2-BEDRM.	UNIT "E" STUDIO
FIRST FLR:	2,177 S.F.	1,020 S.F.	376 S.F.	644 S.F.	898 S.F.	869 S.F.	
SECOND FLR:	2,249 S.F.	1,767 S.F.			898 S.F.	869 S.F.	
THIRD FLR:	2,249 S.F.	1,767 S.F.			898 S.F.	869 S.F.	
FOURTH FLR:	1,762 S.F.	1,301 S.F.					432 S.F.
TOTAL GROSS AREAS:	8,437 S.F.	5,818 S.F.					
TOTAL NET LIVING AREA							
TOTAL GROSS COMMON AREA:		2,582 S.F.					
NUMBER OF UNITS: 8			ONE	ONE	TWO	THREE	ONE

CODE REQUIREMENTS

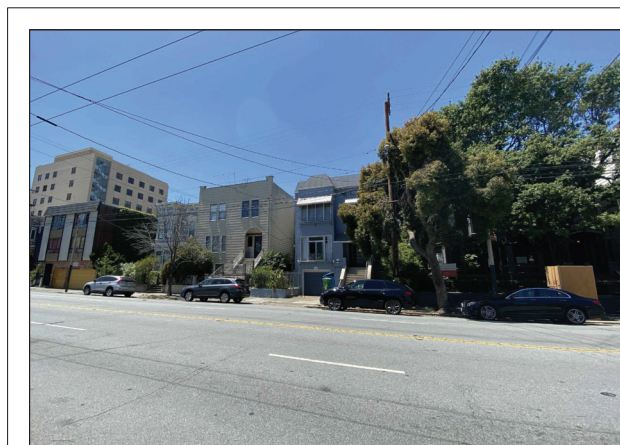
THE FOLLOWING CODES ARE APPLICABLE TO THIS PROJECT:  
2019 CALIFORNIA BUILDING CODES (C.B.C.)  
2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.)  
2019 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2019 CALIFORNIA PLUMBING CODES  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA ENERGY CODE (C.E.C.)  
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE (TITLE 24)  
2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBCS)  
LATEST CALIFORNIA REFERENCES STANDARD  
CITY OF SAN FRANCISCO, CA, LATEST ORDINANCE

INDEX OF THE DRAWINGS

- ARCHITECTURAL/CIVIL/LANDSCAPE  
T1.0 TITLE SHEET  
T1.1 PHOTOS OF THE EXISTING BUILDING  
T1.2 RENDERINGS AND COLOR SCHEME  
A0.0 EXISTING AND NEW SITE PLANS  
A1.1 FIRST & SECOND FLOOR PLANS  
A1.2 THIRD, FOURTH & ROOF FLOOR PLANS  
A2.1 WEST AND EAST FLOOR PLANS  
A3.1 BUILDING SECTIONS  
C1 SURVEY DRAWING



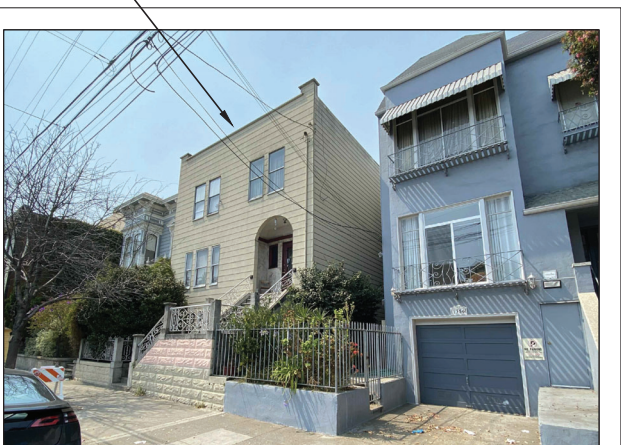
NAZERI+ ASSOCIATES ARCHITECTS, INC.  
 ARCHITECTURE  
 PLANNING  
 INTERIOR  
 2125 YGNACIO VALLEY ROAD  
 SUITE 120  
 WALNUT CREEK, CA 94598  
 TELEPHONE (925) 933-1850  
 FACSIMILE (925) 933-0102  
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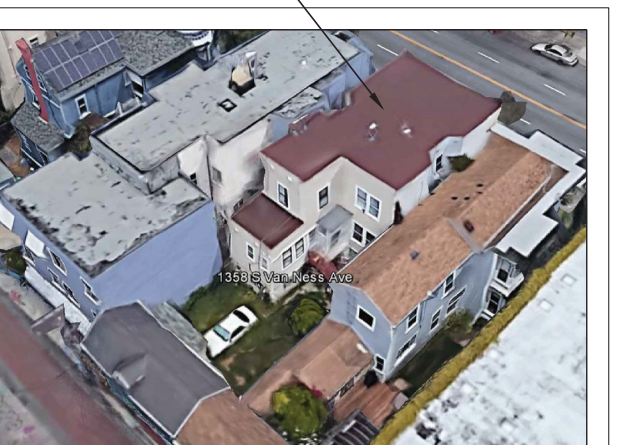
STREET VIEW #1



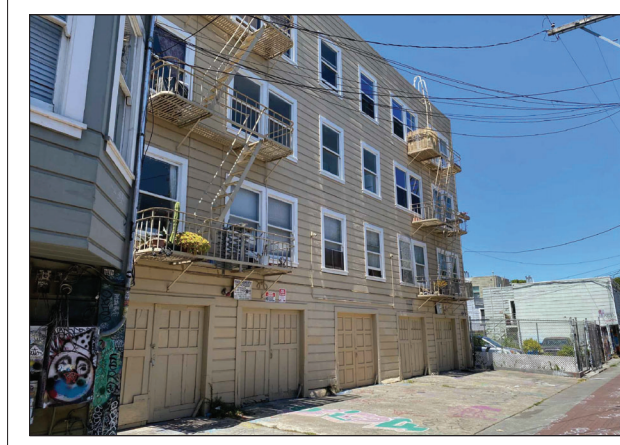
STREET VIEW #2



STREET VIEW #3



BIRD EYE VIEW FROM CYPRESS ALLEY #4



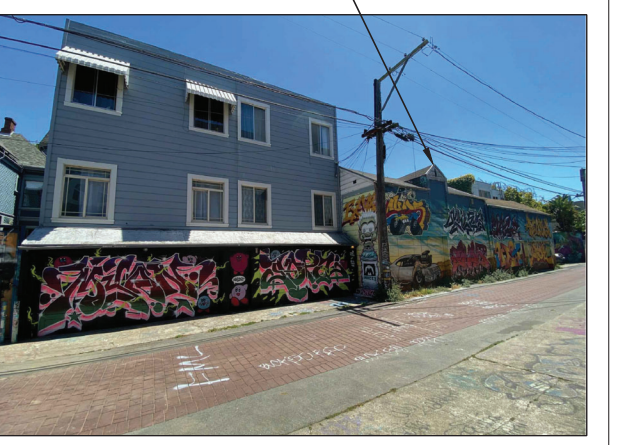
CYPRESS ALLEY VIEW #5



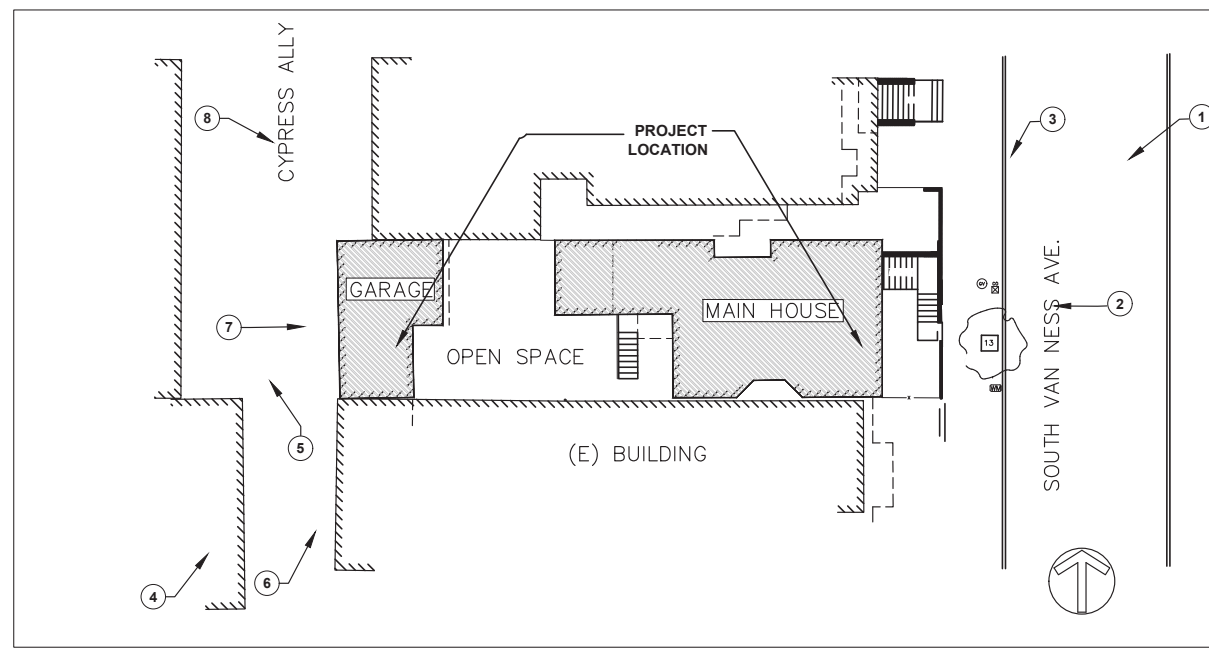
CYPRESS ALLEY VIEW #6



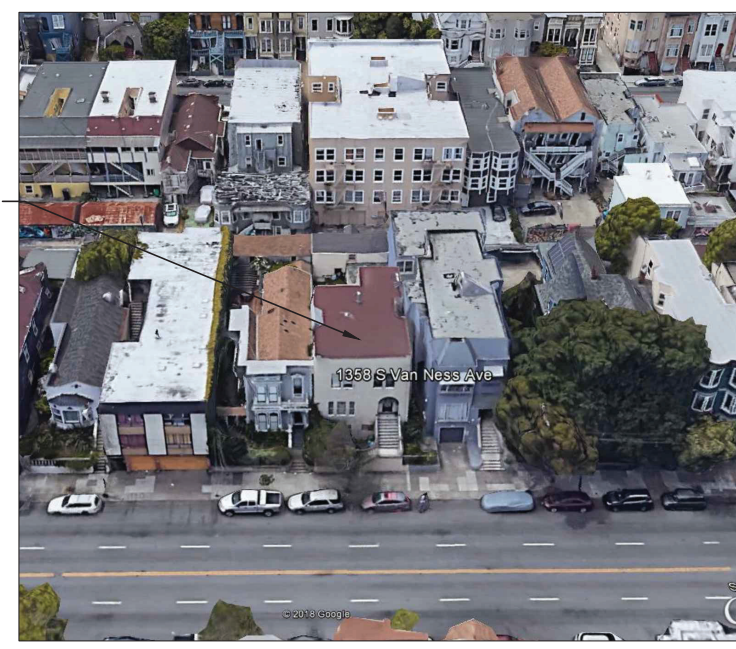
CYPRESS ALLEY VIEW #7



CYPRESS ALLEY VIEW #8



VIEW OF THE EXISTING BUILDINGS ADJACENT TO PROJECT SITE



BIRD EYE VIEW FROM VAN NESS AVE. #9

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ARCHITECT



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APARTMENT BLDG. PROJECT  
 1358 S. VAN NESS DEVELOPMENT  
 1358 S. VAN NESS  
 San Francisco, CA

SHEET TITLE:

PHOTOS OF PROPOSED AND SURROUNDING BLDGS.

JOB NO.: 2019.15

DATE: 12/07/2020

DRAWN BY: AJ

SCALE: AS SHOWN

SHEET NO.:

T1.1



**NAZERI + ASSOCIATES ARCHITECTS, INC.**  
 ARCHITECTURE ■  
 PLANNING ●  
 INTERIOR ▲  
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 NAZERI@NAZERIARCH.COM  
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**APARTMENT BLDG. PROJECT**  
**1358 S. VAN NESS DEVELOPMENT**  
 1358 S. VAN NESS  
 San Francisco, CA

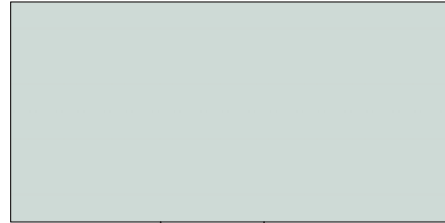
SHEET TITLE:  
**PROPOSED RENDERINGS AND COLOR SCHEME**

JOB NO.: 2019.15  
 DATE: 12/07/2020  
 DRAWN BY: AJ  
 SCALE: AS SHOWN  
 SHEET NO.:  
**T1.2**

COLOR ON BAY-WINDOWS ON 1X6 SIDING, TYP.  
 BY DUNN EDWARDS: MORROW BAY-DET571



MAIN BUILDING COLOR ON 1X6 SIDING, TYP.  
 BY DUNN EDWARDS: SUMMER SHADE- DET561



DARK BROWN WINDOW  
 FRAMES, TYP.



PROPOSED EAST ELEVATION, LOOKING SOUTH



ISOMETRIC VIEW OF PROPOSED EAST ELEVATION



PROPOSED EAST ELEVATION, VIEW FROM CROSS STREET



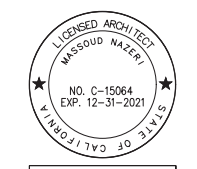
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 FACSIMILE (925) 935-0102  
 INFO@NAZERIARCH.COM  
 WWW.NAZERIARCH.COM

### SHEET NOTES

- 1 PROPERTY LINE
- 1.1 8'-0"X 8" D. CMU WALL WITH CEMENT PLASTER FINISH TO BE USED BY LOCAL GRAFFITI ARTISTS
- 2 STAMPED CONCRETE
- 3 RAISED PLANTER
- 4 TILED PRIVATE COURTYARD, GROUND LEVEL
- 5 GLASS PANELS RAILING W/ CONC. BASE
- 6 AVERAGE DISTANCE BETWEEN TWO ADJACENT BUILDINGS
- 7 COMMON AREA
- 8 3'-0"W X 8'-0"H METAL DR. AS THE SECOND EXIT TO CYPRESS ALLEY
- 9 2'-0" DEEP BAY WINDOW, PROJECTED OVER THE SETBACKS
- 10 LIGHTWELL
- 11 PROPERTY LINE OF THE (E) BLDG. ON THE NORTH SIDE
- 12 PROPERTY LINE OF THE (E) BLDG. ON THE SOUTH SIDE
- 13 15'-0" SETBACK-TERRACE ON THE FOURTH FLOOR
- 14 ELEVATOR PENTHOUSE & STAIR REACHING TO THE ROOF A/C UNITS
- 15 LIGHT COLOR SINGLE-PLY FLAT ROOFING
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- 26 6'-0"W X 8'-0"H MAIN WOODEN ENTRY DOOR WITH 4-GLASS WINDOWS AND WOODEN MULLIONS.

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#### ARCHITECT



#### REVISIONS

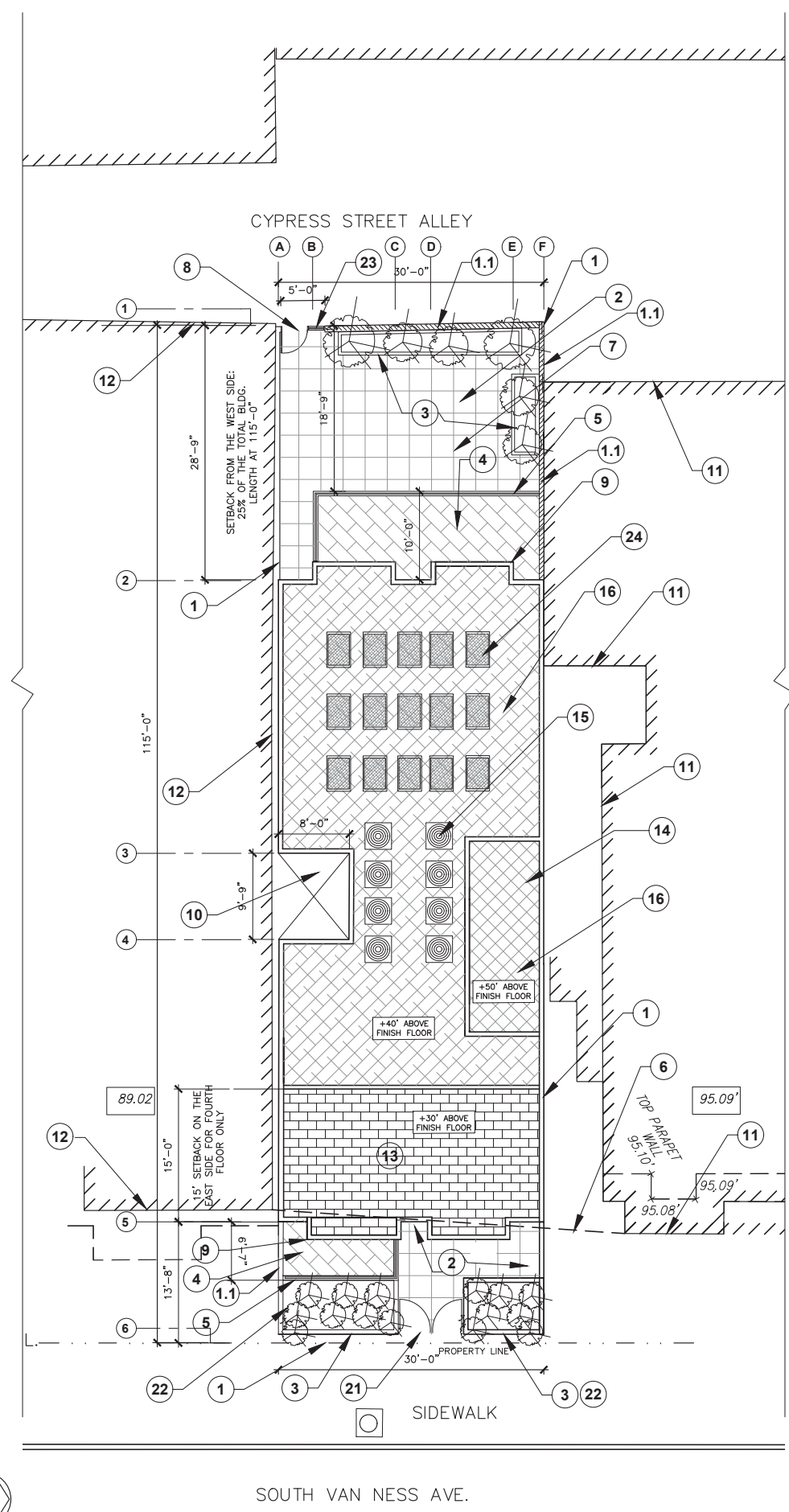
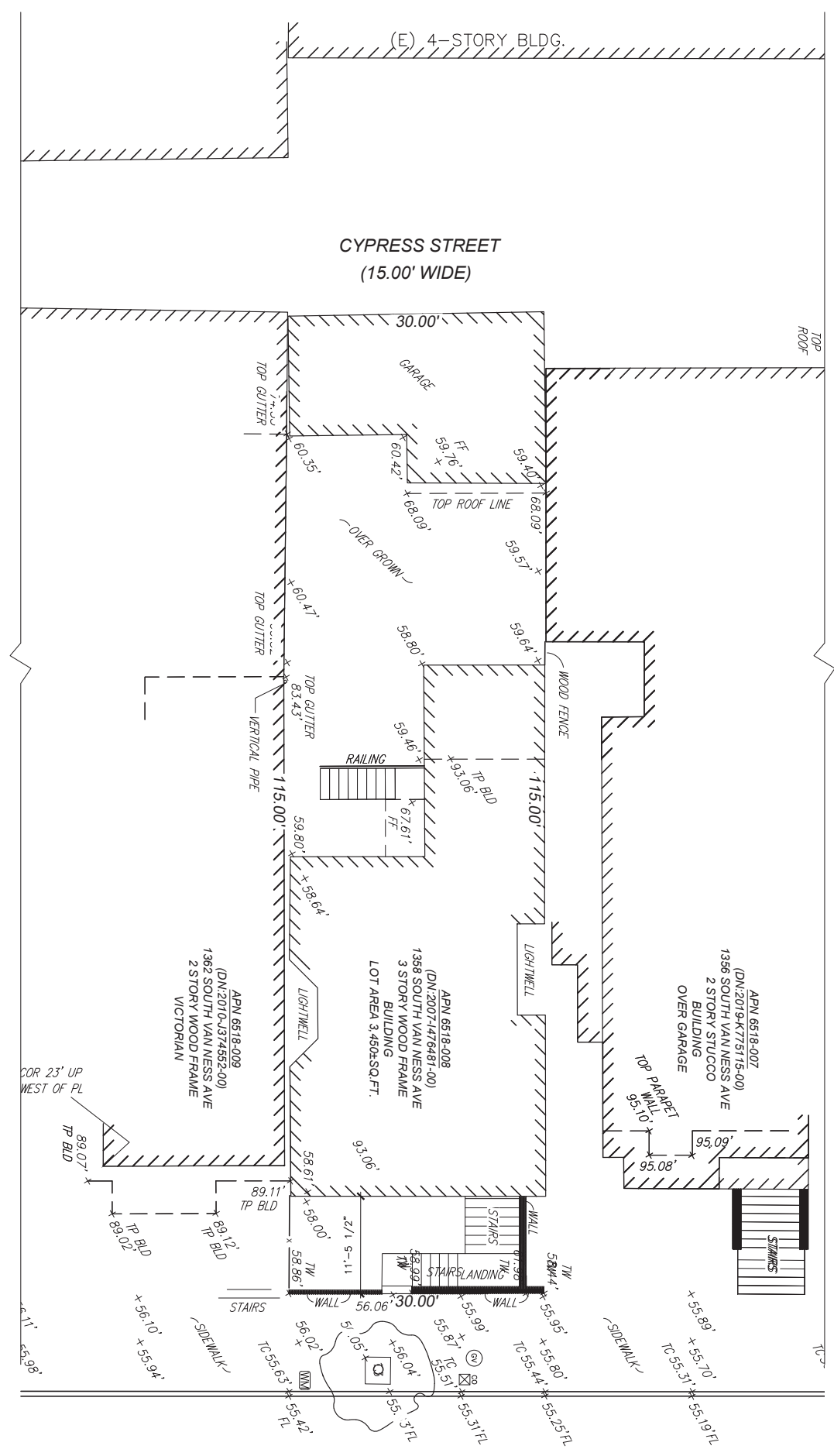
NO.	DESCRIPTION	DATE
-	SUBMITAL FOR PERMIT	12-07-2020
-	REVISED ENTITLEMENT PACKAGE	09-01-2021
-	REVISED ENTITLEMENT PACKAGE	11-10-2021

**APARTMENT BLDG. PROJECT**  
**1358 S. VAN NESS DEVELOPMENT**  
 1358 S. VAN NESS  
 San Francisco, CA

#### SHEET TITLE:

### (E) & PROPOSED SITE PLANS

JOB NO.: 2019.15  
 DATE: 12/07/2020 SHEET NO.:  
 DRAWN BY: JC  
 SCALE: AS SHOWN **A0.0**



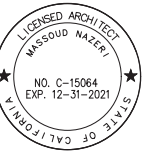




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**APARTMENT BLDG. PROJECT**  
**1358 S. VAN NESS DEVELOPMENT**  
 1358 S. VAN NESS  
 San Francisco, CA

SHEET TITLE:  
**1ST, 2NS & 3RD FLOOR PLANS**

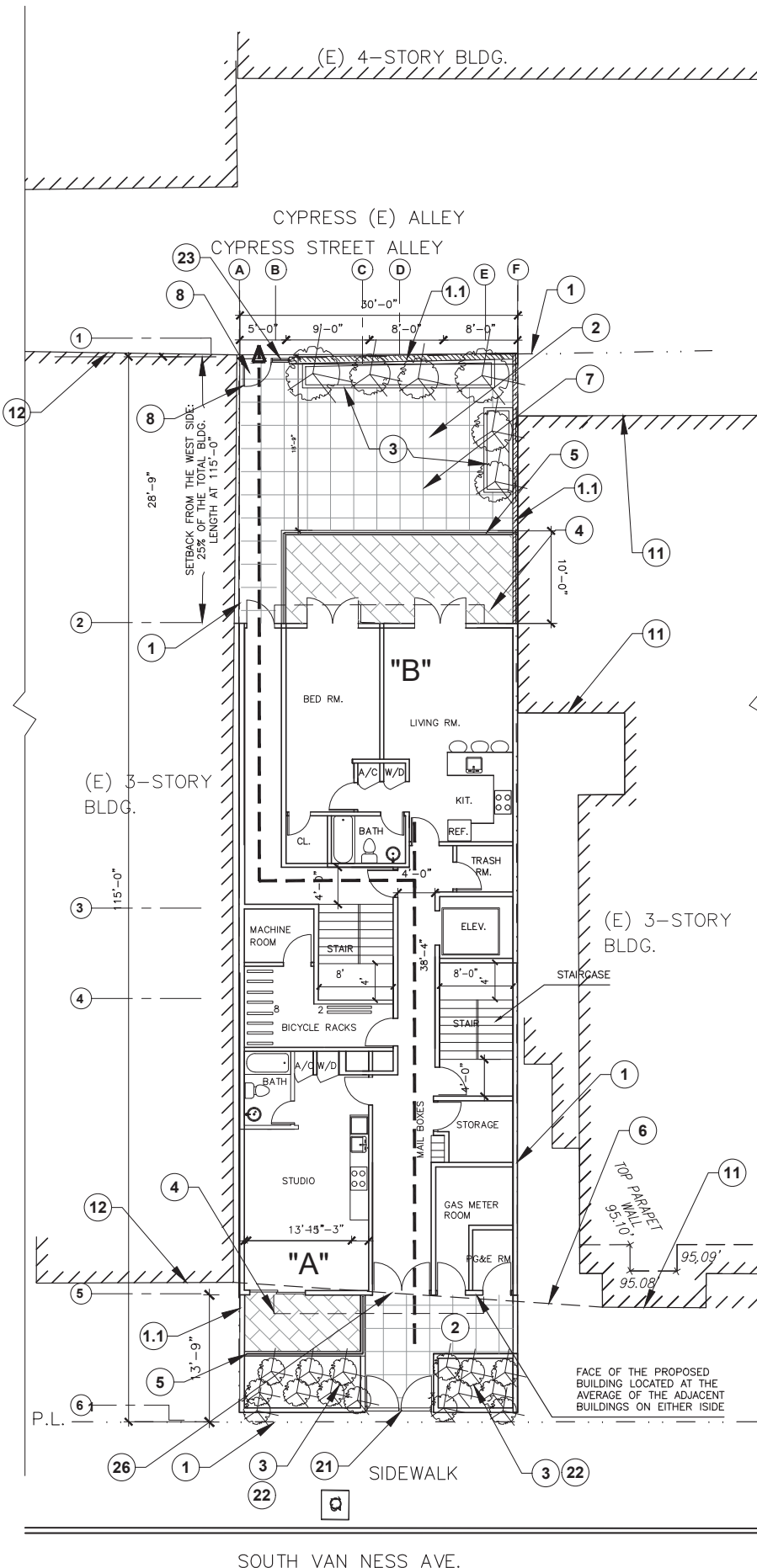
JOB NO.: 2019.15  
 DATE: 12/07/2020 SHEET NO.:  
 DRAWN BY: JC  
 SCALE: 1ST, 2ND & **A1.1**

**SHEET NOTES**

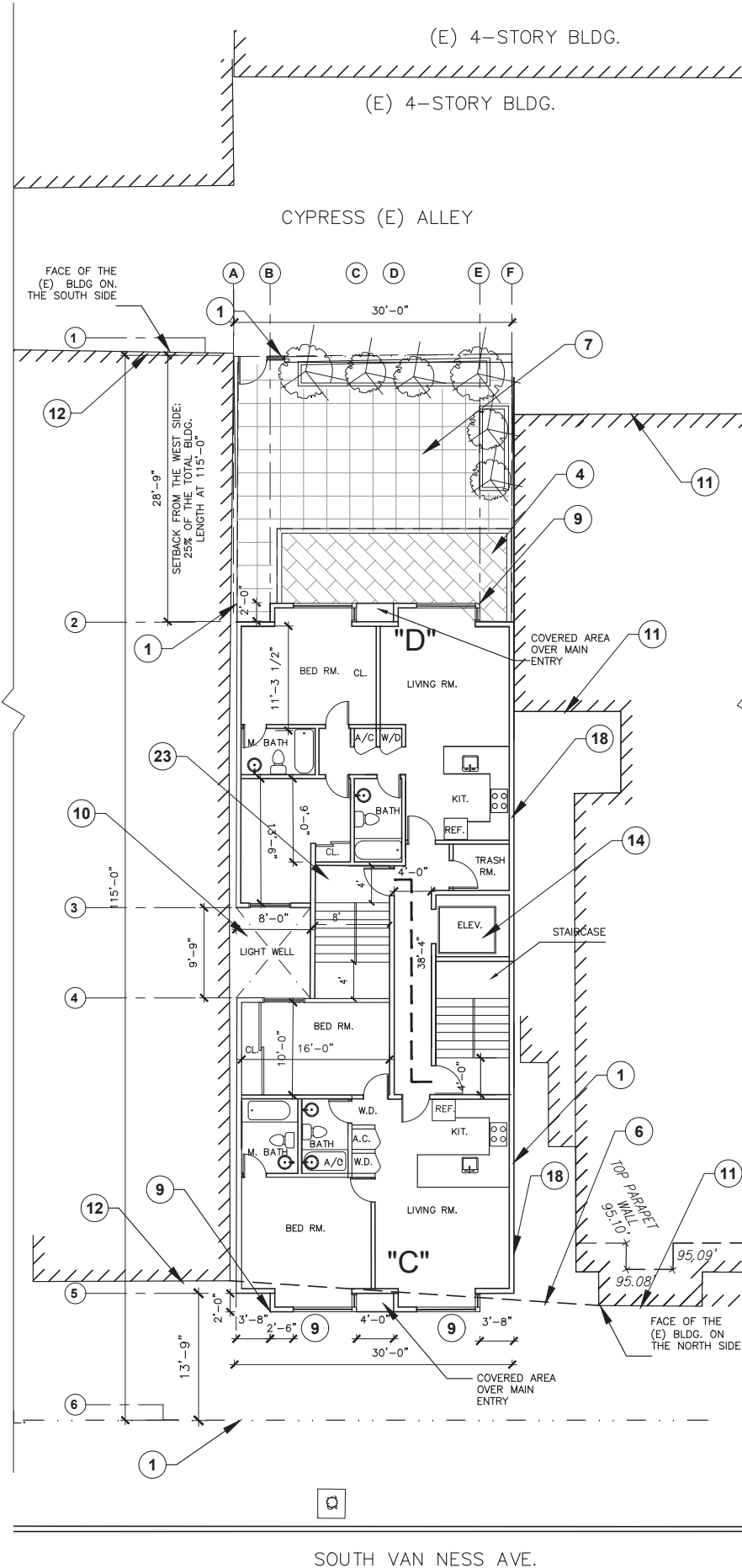
- 1 PROPERTY LINE
- 1.1 8'-0" X 8'-0" CMU WALL WITH CEMENT PLASTER FINISH TO BE USED BY LOCAL GRAFFITI ARTISTS
- 2 STAMPED CONCRETE
- 3 RAISED PLANTER
- 4 TILED PRIVATE COURTYARD, GROUND LEVEL
- 5 GLASS PANELS RAILING W/ CONC. BASE
- 6 AVERAGE DISTANCE BETWEEN TWO ADJACENT BUILDINGS
- 7 COMMON AREA
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- 9 2'-0" DEEP BAY WINDOW, PROJECTED OVER THE SETBACKS
- 10 LIGHTWELL
- 11 PROPERTY LINE OF THE (E) BLDG. ON THE NORTH SIDE
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**UNIT SIZES:**

UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"
STUDIO	1-BEDRM.	2-BEDRM.	2-BEDRM.
376 S.F.	644 S.F.	898 S.F.	869 S.F.



**1 FIRST FLOOR PLAN**  
 1/8"=1'-0"



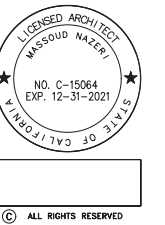
**2 SECOND & THIRDFLOOR PLANS**  
 1/8"=1'-0"



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**APARTMENT BLDG. PROJECT**  
**1358 S. VAN NESS DEVELOPMENT**  
 1358 S. VAN NESS  
 San Francisco, CA

SHEET TITLE:

**4TH AND ROOF FLOOR PLANS**

JOB NO.: 2019.15

DATE: 12/07/2020

DRAWN BY: JC

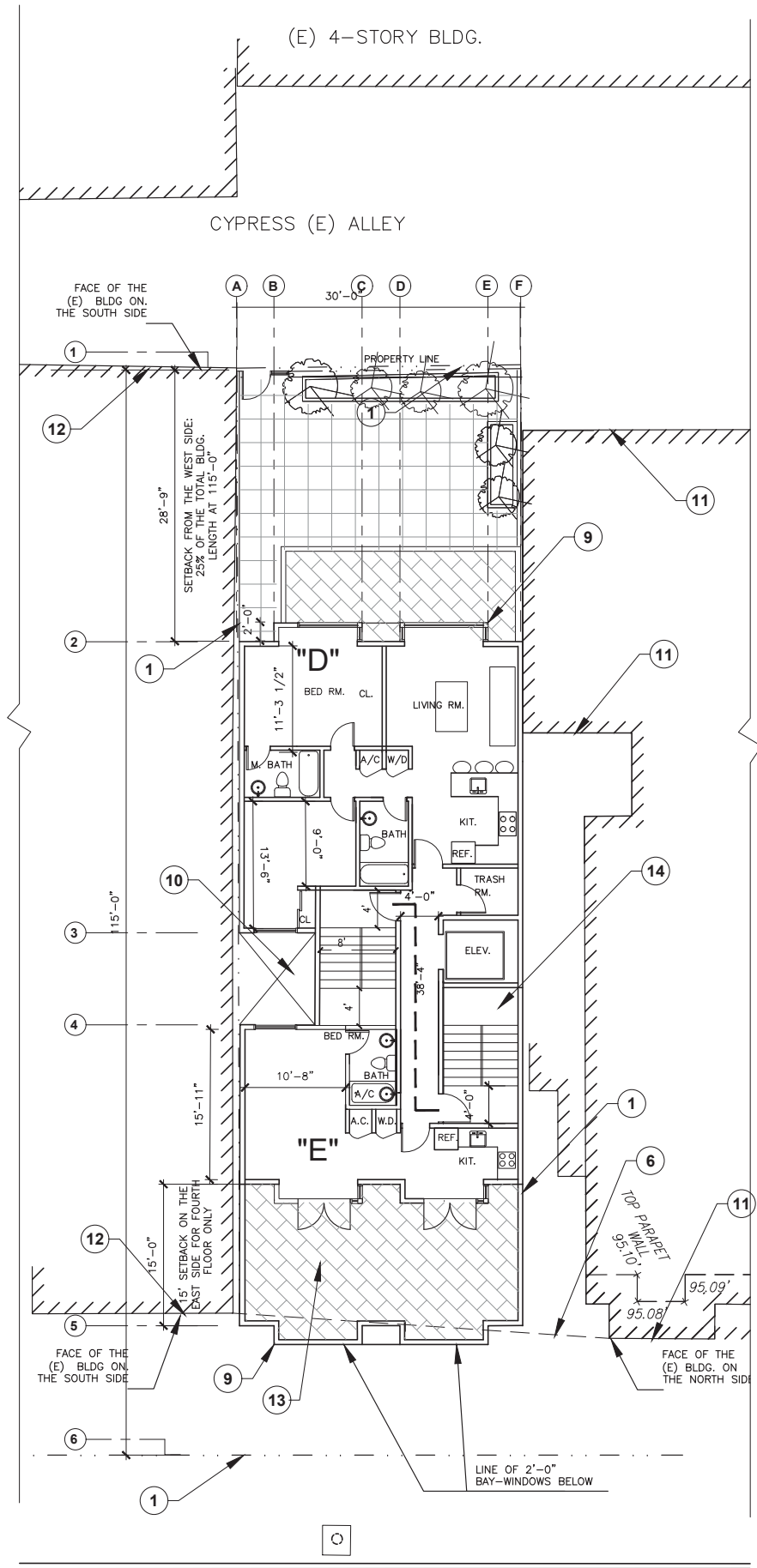
SCALEAS SHOWN

SHEET NO.:

**A1.2**

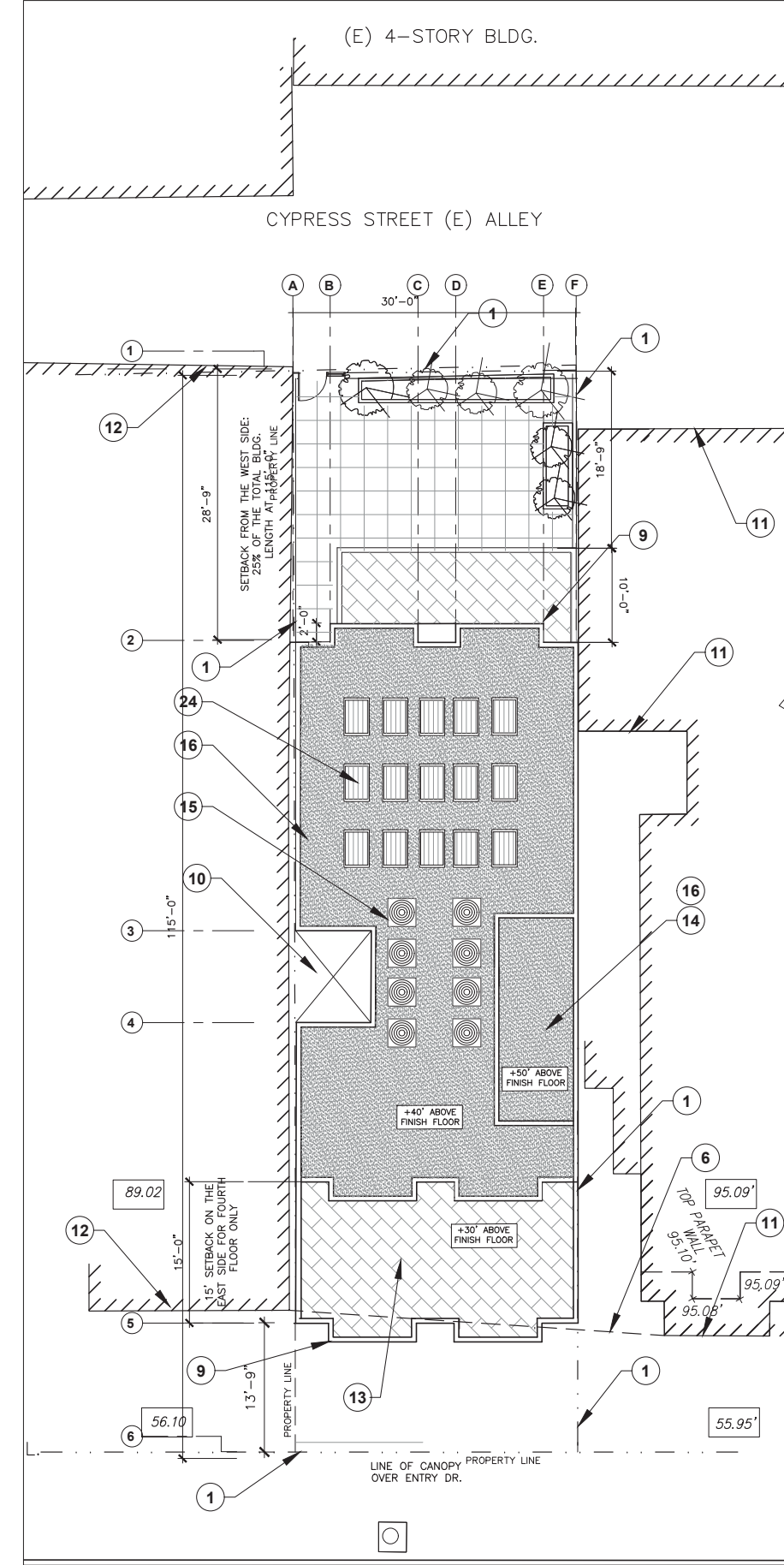
**SHEET NOTES**

- 1 PROPERTY LINE
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**1 FOURTH FLOOR PLAN**

1/8"=1'-0"

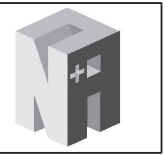


**2 ROOF PLAN**

1/8"=1'-0"

**UNIT SIZES:**

UNIT "D" 832 S.F.  
 UNIT "E" 432 S.F.



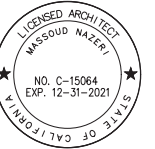
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**SHEET NOTES**

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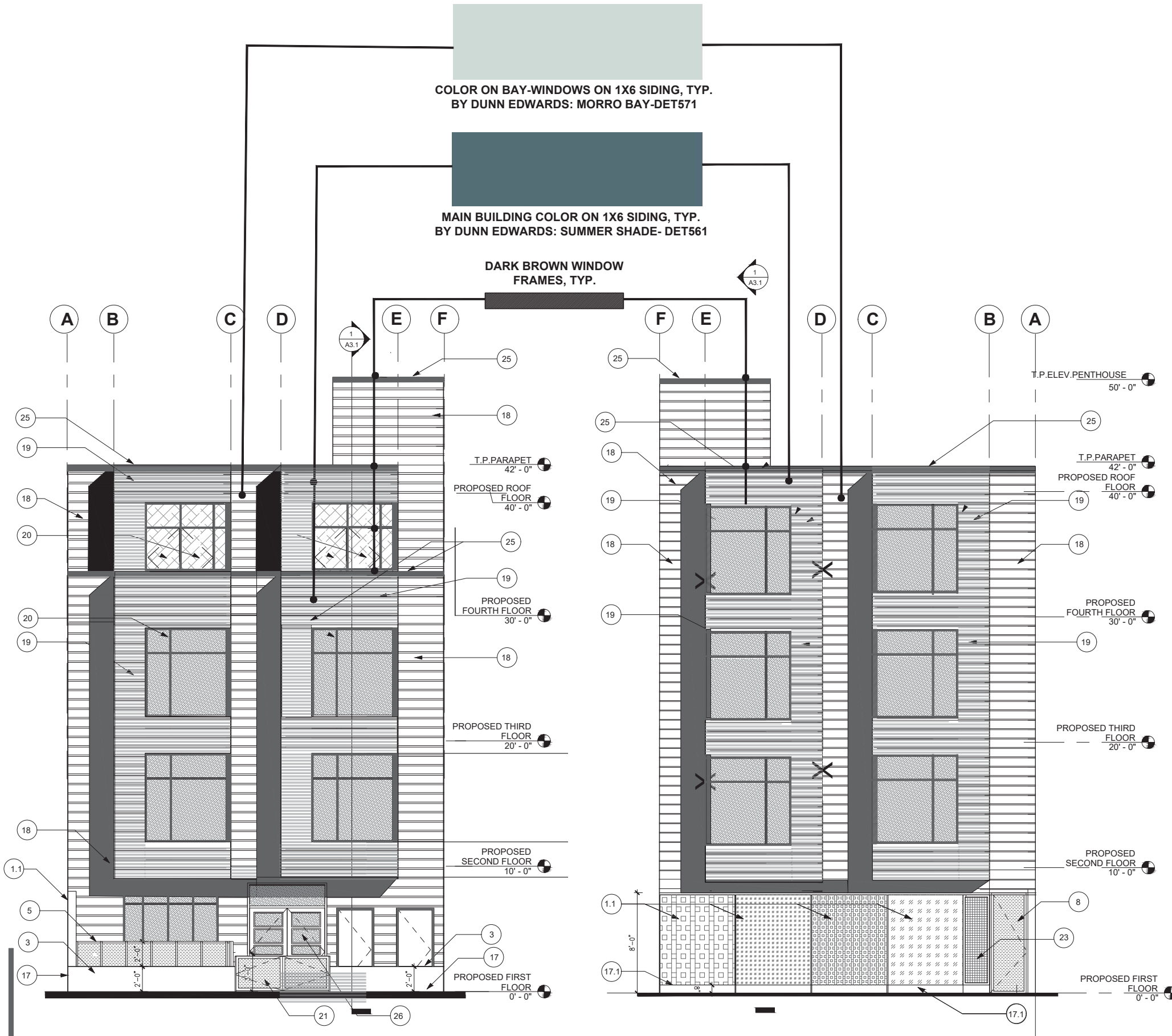
REVISIONS

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**APARTMENT BLDG. PROJECT**  
**1358 S. VAN NESS DEVELOPMENT**  
 1358 S. VAN NESS  
 San Francisco, CA

SHEET TITLE:  
**ELEVATIONS**

JOB NO.: 2019.15  
 DATE: 12/07/2020  
 DRAWN BY: JC  
 SCALE: AS SHOWN  
 SHEET NO.:  
**A2.1**



**1 EAST ELEVATION**  
 1/4"=1'-0"

**2 WEST ELEVATION**  
 1/4"=1'-0"

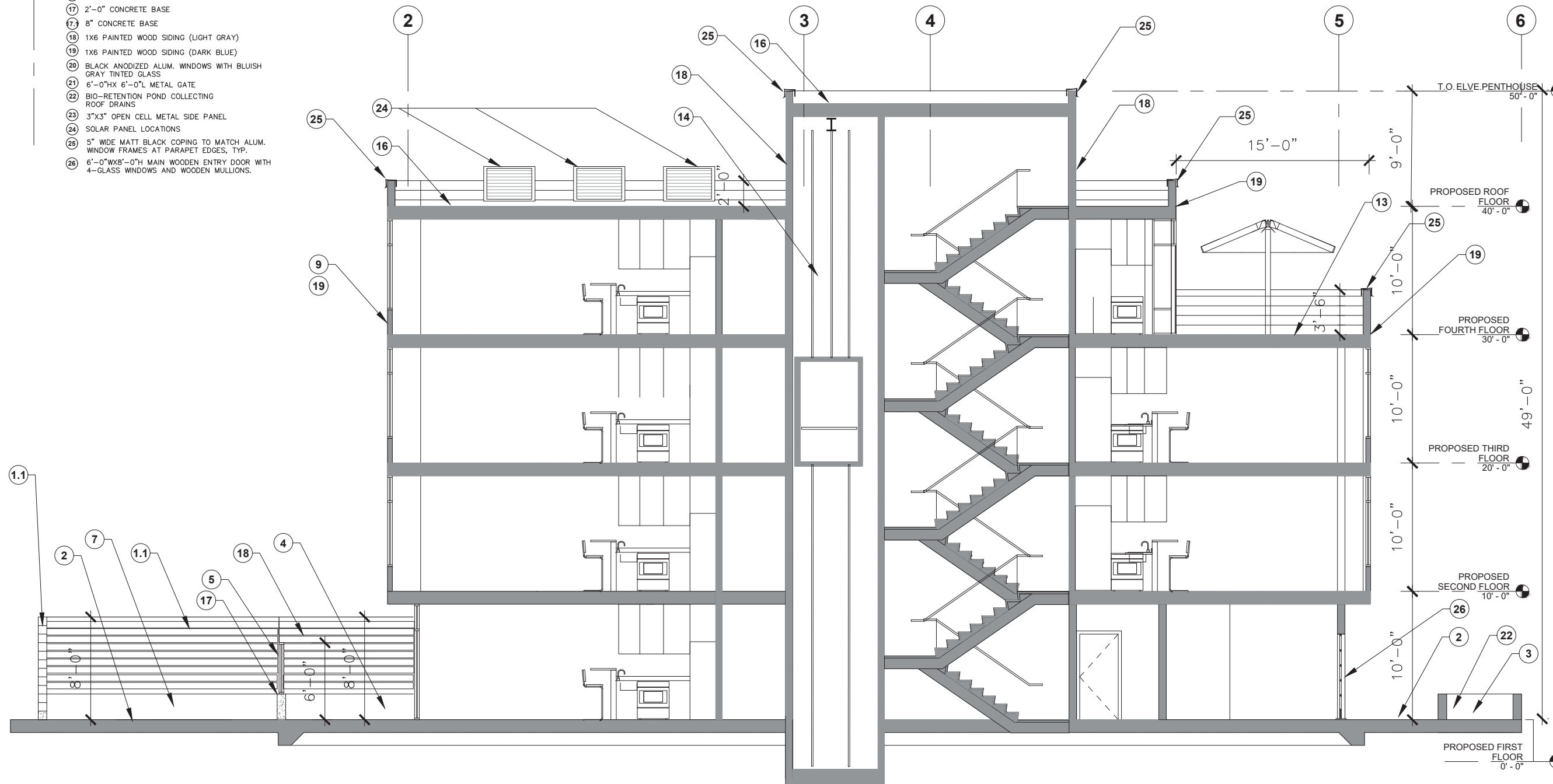
**3 TYPICAL DETAIL AT THE GLAZING**  
 1/4"=1'-0"

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**BIRD-EYE VIEW OF PROPOSED BUILDING**



**1 LONGITUDINAL SECTION**

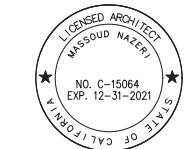
1/4"=1'-0"



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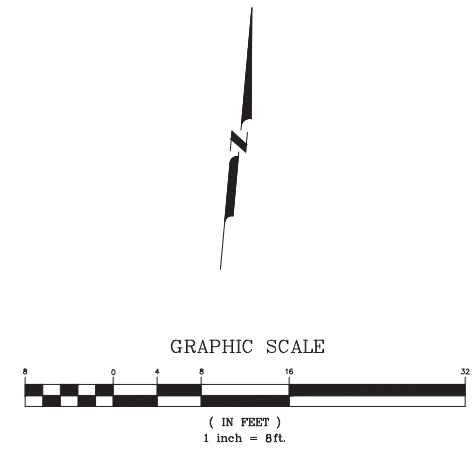
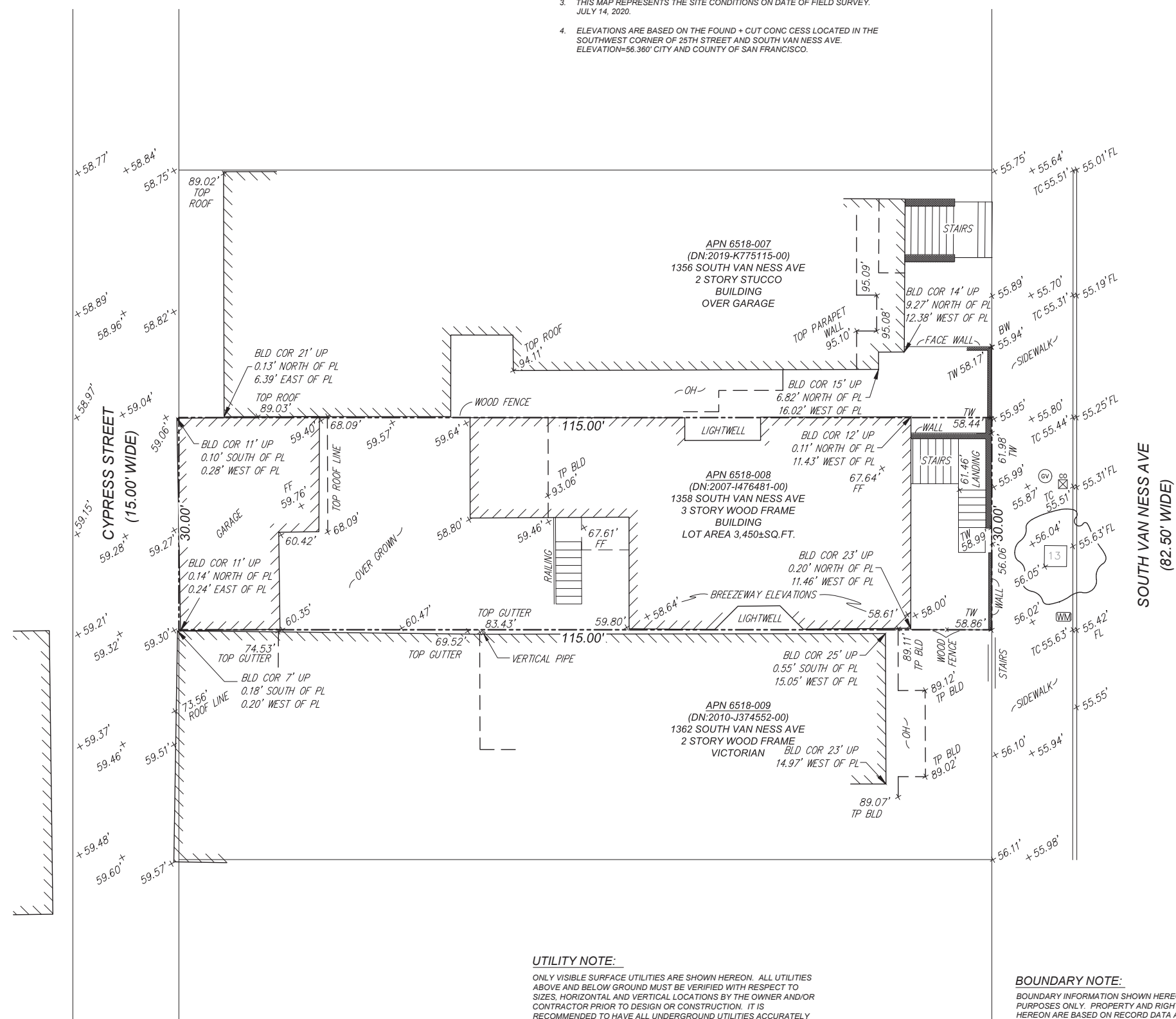
**APARTMENT BLDG. PROJECT**  
**1358 S. VAN NESS DEVELOPMENT**  
 1358 S. VAN NESS  
 San Francisco, CA

SHEET TITLE:  
**LONGITUDINAL SECTION**

JOB NO.: 2019.15  
 DATE: 12/07/2020  
 DRAWN BY: JC  
 SCALE: AS SHOWN

SHEET NO.:  
**A3.1**

- GENERAL NOTES:**
- ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
  - ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
  - THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, JULY 14, 2020.
  - ELEVATIONS ARE BASED ON THE FOUND + CUT CONC CESS LOCATED IN THE SOUTHWEST CORNER OF 25TH STREET AND SOUTH VAN NESS AVE. ELEVATION=56.380' CITY AND COUNTY OF SAN FRANCISCO.



**LEGEND**

	PROPERTY LINE
	BLOCK/ADJOINER LINE
	OVER HANG
	ROOF LINE
	CURB LINE
	WOOD FENCE
	BUILDING FOOTPRINT
	TREE WITH DIA. (IN INCHES)
	SPOT ELEVATION
	TOP WALL
	BOTTOM WALL
	FLOWLINE
	TOP OF CURB
	BUILDING
	FINISHED FLOOR
	TOP
	CLEAN OUT
	WATER METER
	GAS VALVE

**UTILITY NOTE:**  
 ONLY VISIBLE SURFACE UTILITIES ARE SHOWN HEREON. ALL UTILITIES ABOVE AND BELOW GROUND MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. IT IS RECOMMENDED TO HAVE ALL UNDERGROUND UTILITIES ACCURATELY LOCATED PRIOR TO ANY EXCAVATION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

**BOUNDARY NOTE:**  
 BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY. PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND EXISTING IMPROVEMENTS AND ARE NOT INTENDED TO BE A FINAL BOUNDARY SURVEY OF THE PROPERTY.

**SURVEYOR'S STATEMENT**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF DAVID E. ALIRES & KATHERINE ESCALANTE IN JULY 2020.

BY: *Daniel J. Westover*  
 DANIEL J. WESTOVER, L.S. 7779  
 DATE: 8/18/2020



NO.	DATE	COMMENTS	JOB NO.
			20043

DRAWN BY:	AM
CHECKED BY:	DJW
DATE:	8/18/2020
SCALE:	1"=8'

**SITE SURVEY**  
 1358 SOUTH VAN NESS AVE  
 LOT 008 OF ASSESSORS BLOCK 6518  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA