

CONDITIONAL USE HEARING
SAN FRANCISCO PLANNING COMMISSION
APRIL 23, 2020



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VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST

PROJECT DESCRIPTION

The project is a legalization of a *de facto* demolition of an existing 2-story over basement house. *This de facto demolition was an accident:*

- Due to the general contractor being unfamiliar with the Planning code limits on demolition, when extensive dry rot and termite damage was exposed during construction, and replaced in-kind, its removal exceeded the scope of the original permit
- The DBI Field Inspector agreed That the framing needed to be removed. The removal included the front facade.
- In January 2019, the work was stopped 3 months after framing sign off.

THE NEW PROJECT:

- Replaces the significantly deteriorated single-family, non conforming house
- Proposes to conform with the RH-2 zoning by adding a family-sized unit:
- Conforms to the Planning code by:
 - Sets the front facade back 2'-6" as average between neighboring houses
 - No variance is required
 - Removes 2-story mass at the rear yard that extends 11'-2" into the rear yard
 - At 29'-9" high is more than 10'-0" below the height limit
- Conforms with the Residential Design Guidelines by:
 - Form reinforces the "stepping" down hill pattern
 - Side setback on west side significantly increases light and privacy for neighbor
 - At north elevation, 3rd floor sets back an additional 4'-0" to align with east neighbor
 - Architectural design is evocative of the early 20th century California Shingle-style is of brick and stained wood shingles with dark painted wood trim and wood windows



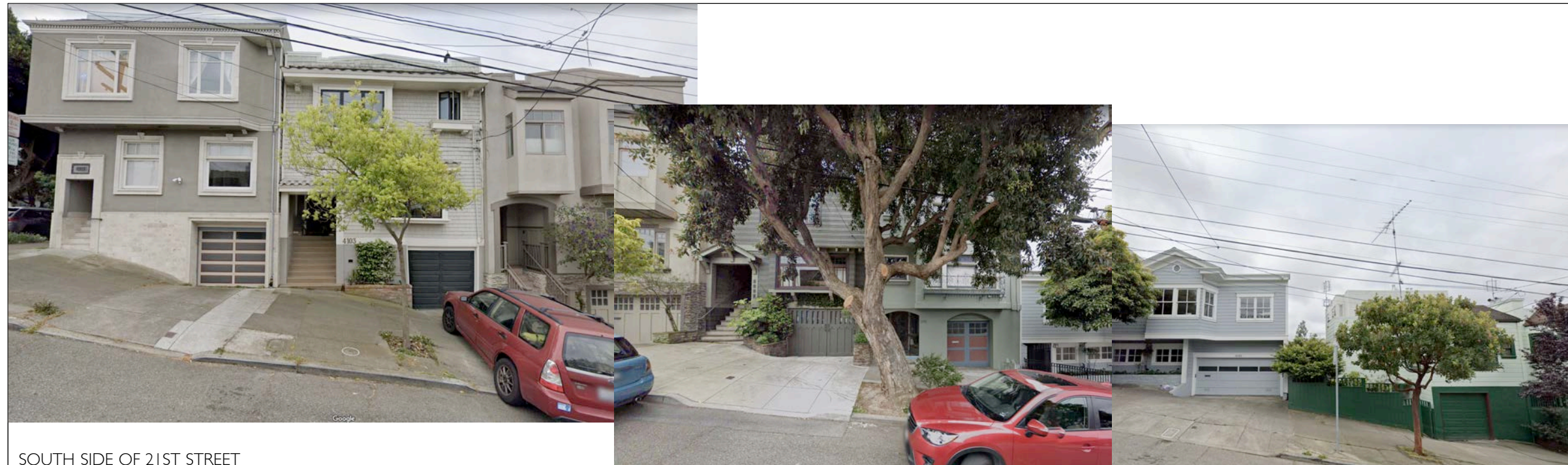
21ST STREET BETWEEN DIAMOND AND EUREKA

- ECLECTIC MIX OF ARCHITECTURAL STYLES
- 1 AND 2-FAMILY HOMES BUILT FROM 1908 TO 1970'S
- 2 AND 3-STORY MASSING
- GROUND FLOOR PATTERN OF ENTRY AND GARAGE DOOR



SUBJECT PROPERTY

NORTH SIDE OF 21ST STREET
BETWEEN EUREKA (LEFT) AND DIAMOND (RIGHT)



SOUTH SIDE OF 21ST STREET
BETWEEN EUREKA (RIGHT) AND DIAMOND (LEFT)



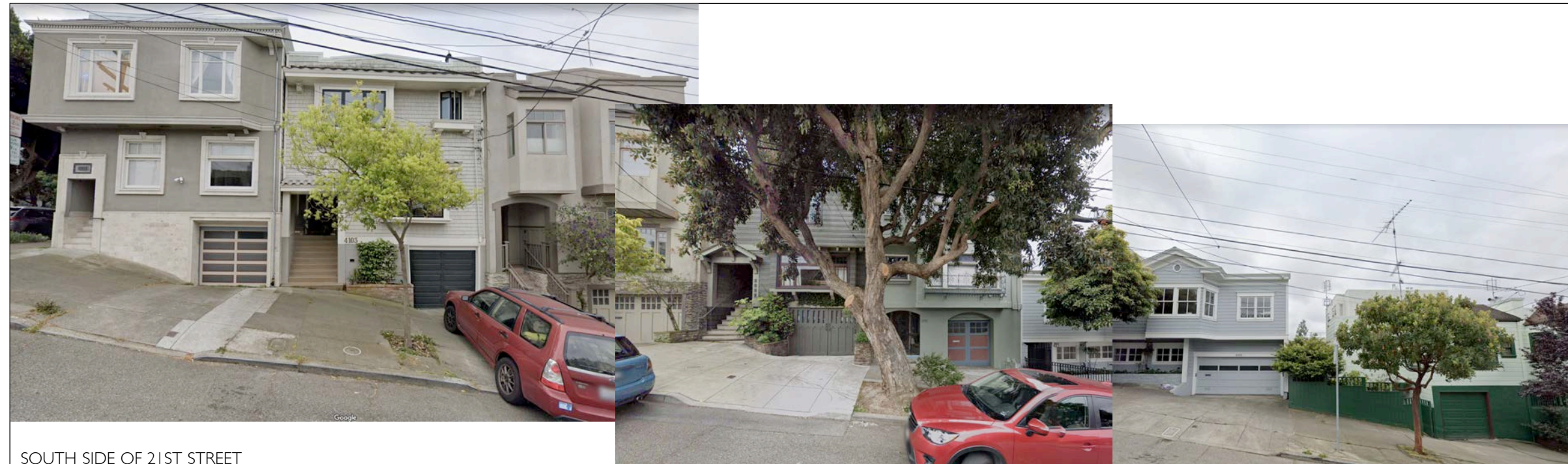
PROJECT DESIGN MEETS ZONING AND DESIGN GUIDELINES

- CALIFORNIA SHINGLE-STYLE IS COMPATIBLE WITH STYLES ON THE BLOCK
- 3-STORY HOUSE FITS WITH OTHER 2 AND 3 STORY HOMES
- HOUSE "STEPS" DOWN HILL CONSISTENT WITH RDG
- DISTINCT 1ST FLOOR "BASE" WITH 2 STORY ABOVE



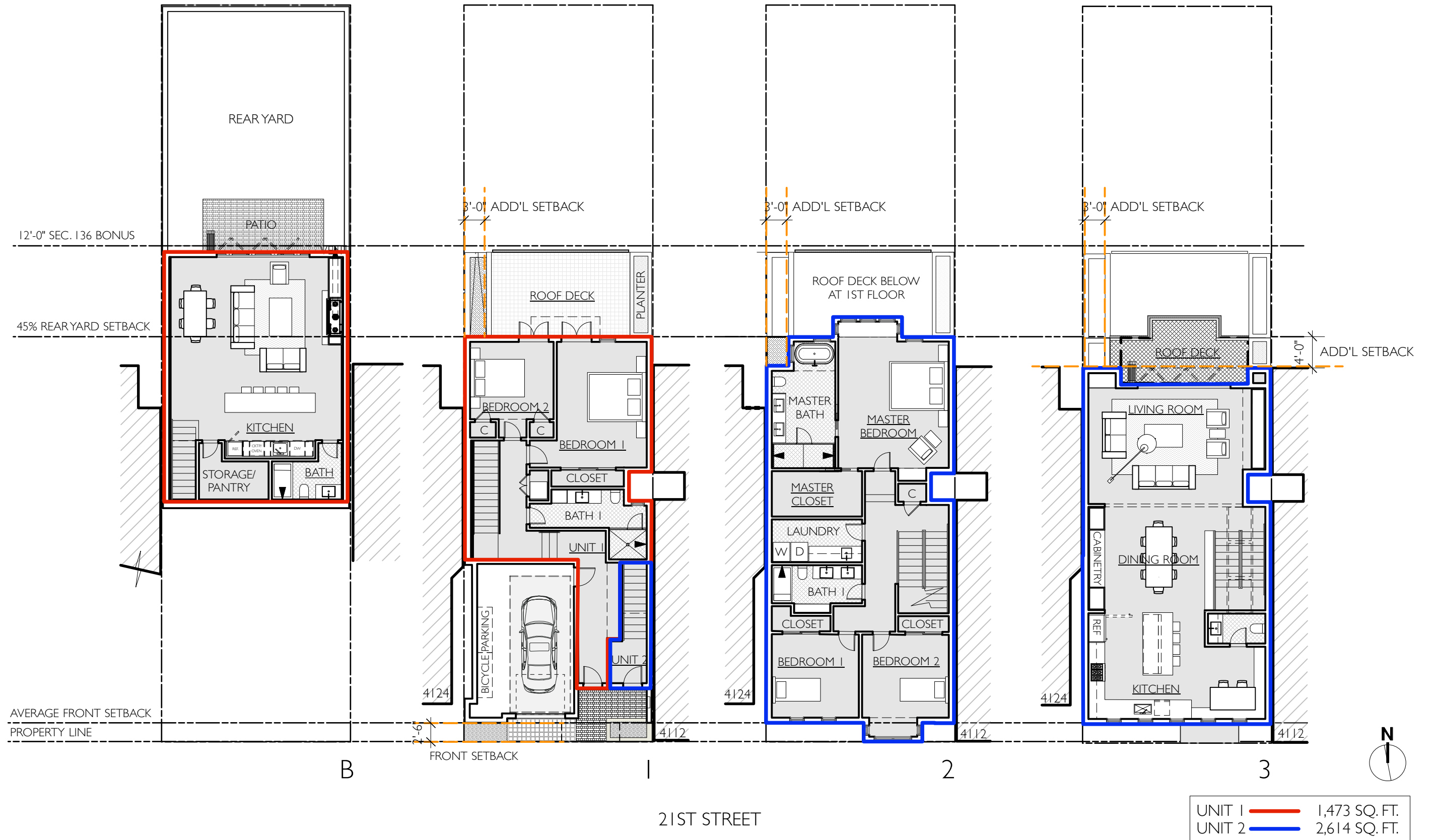
SUBJECT PROPERTY

NORTH SIDE OF 21ST STREET
BETWEEN EUREKA (LEFT) AND DIAMOND (RIGHT)



SOUTH SIDE OF 21ST STREET
BETWEEN EUREKA (RIGHT) AND DIAMOND (LEFT)



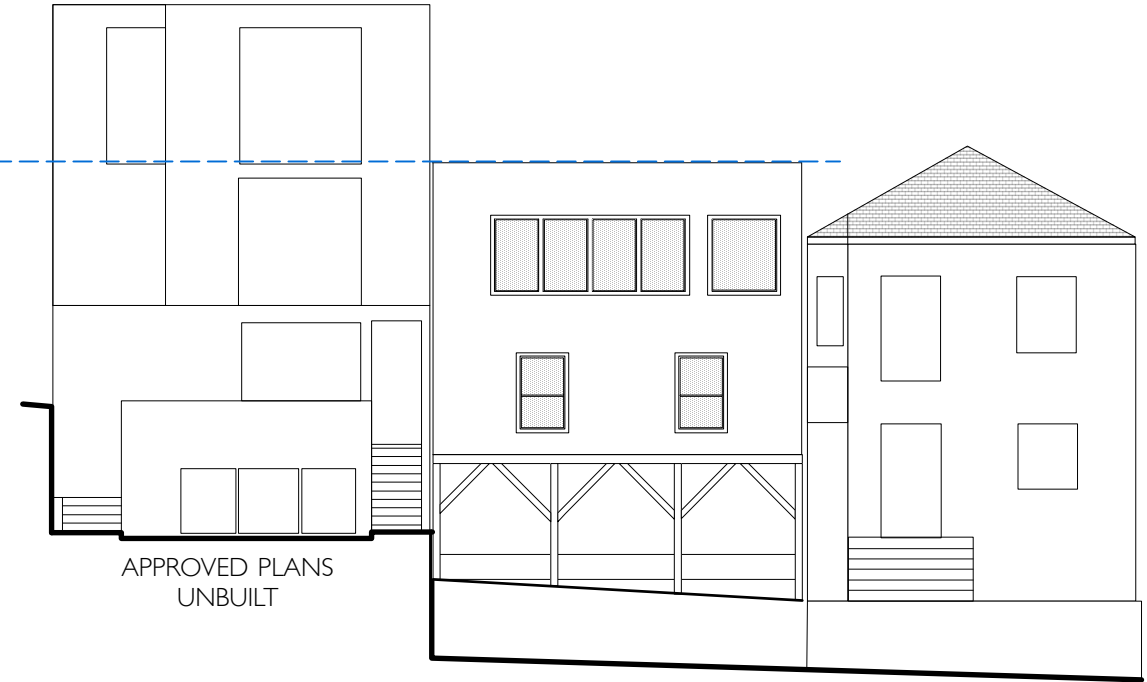




4124 21ST

4118 21ST
SUBJECT PROPERTY

4112 21ST



APPROVED PLANS
UNBUILT

4112 21ST

4118 21ST
SUBJECT PROPERTY

4124 21ST



APPROVED PLANS
UNBUILT

EXISTING AND PROPOSED SOUTH (STREET) ELEVATION

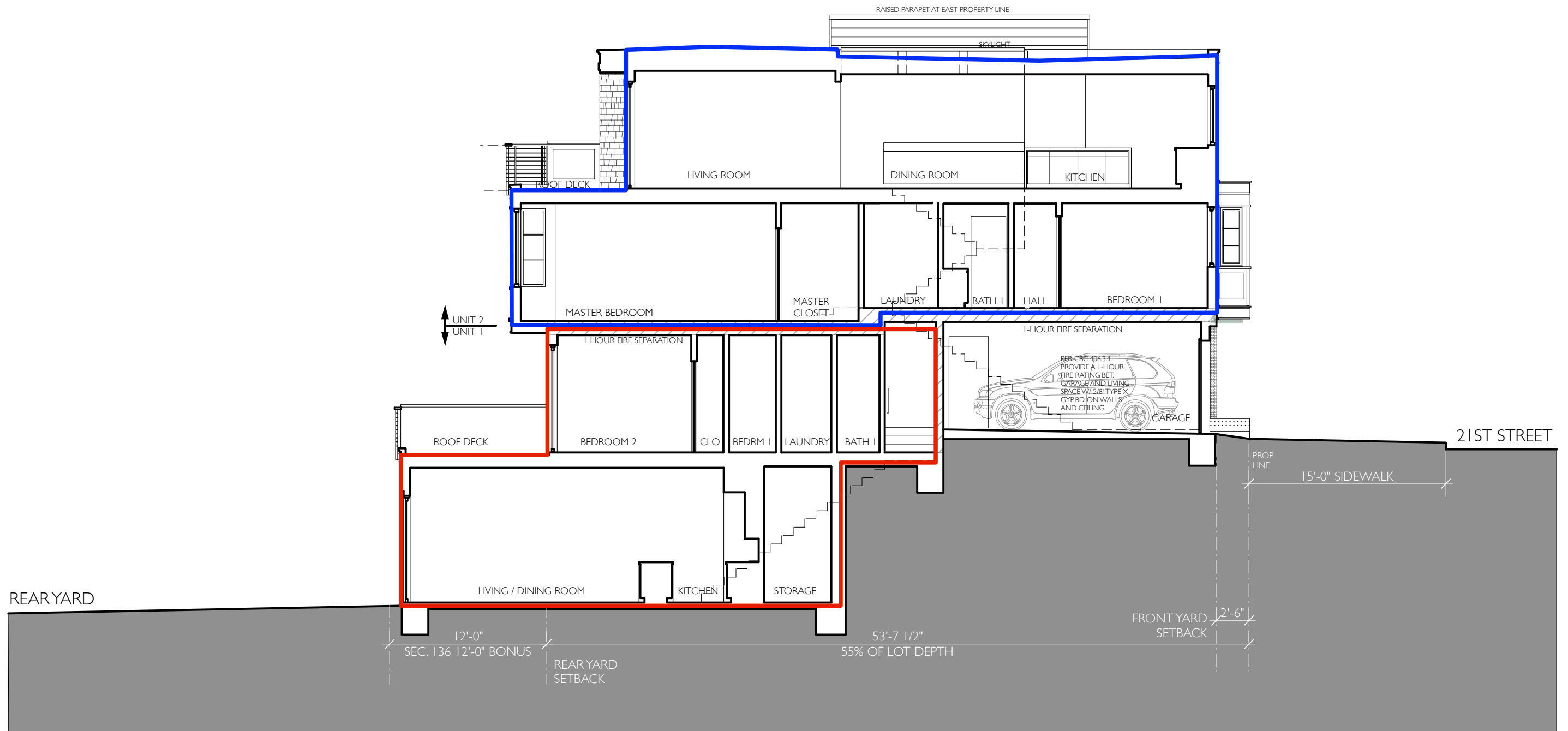


APPROVED PLANS
UNBUILT

WEST SIDE SETBACK TO INCREASE
LIGHT AND PRIVACY TO 4112

EXISTING AND PROPOSED NORTH (REARYARD) ELEVATION



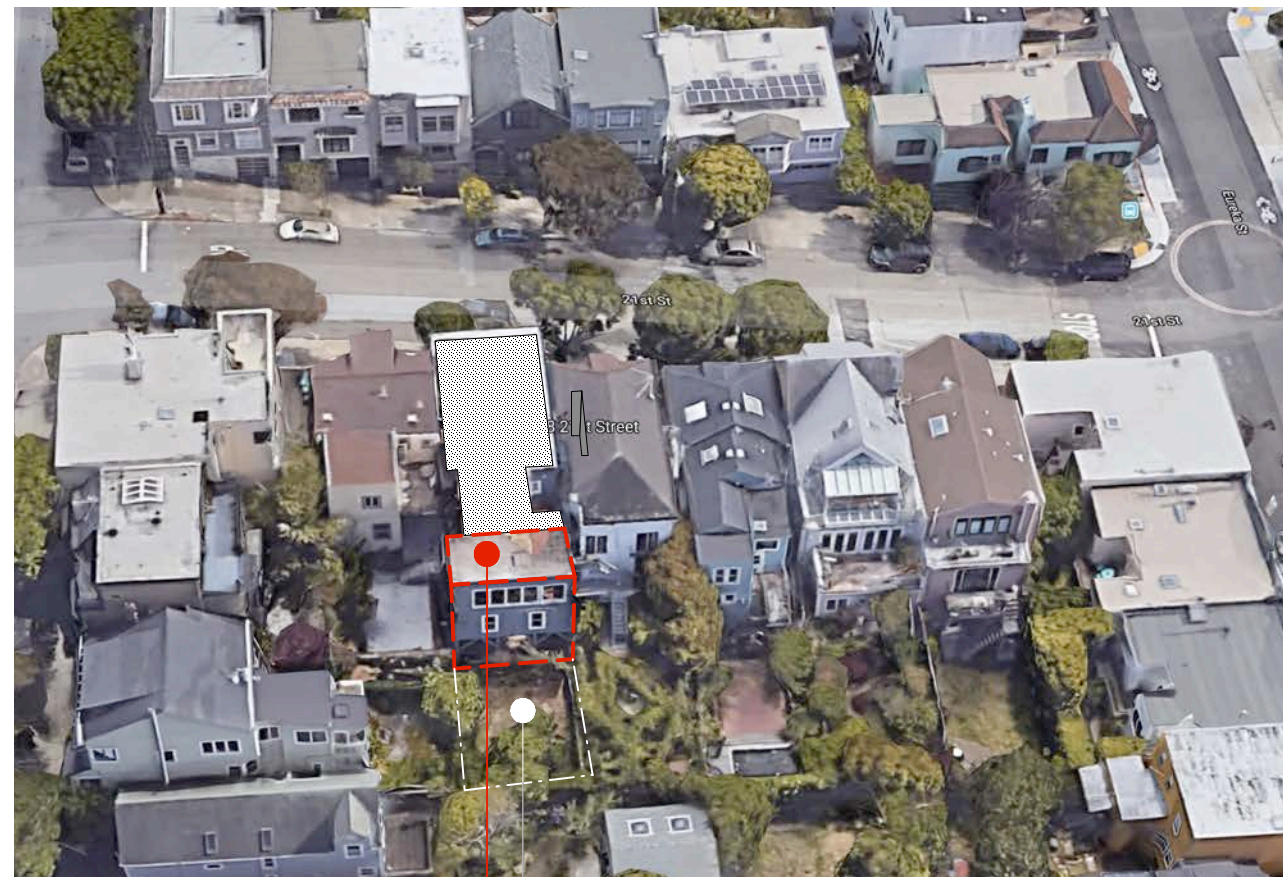
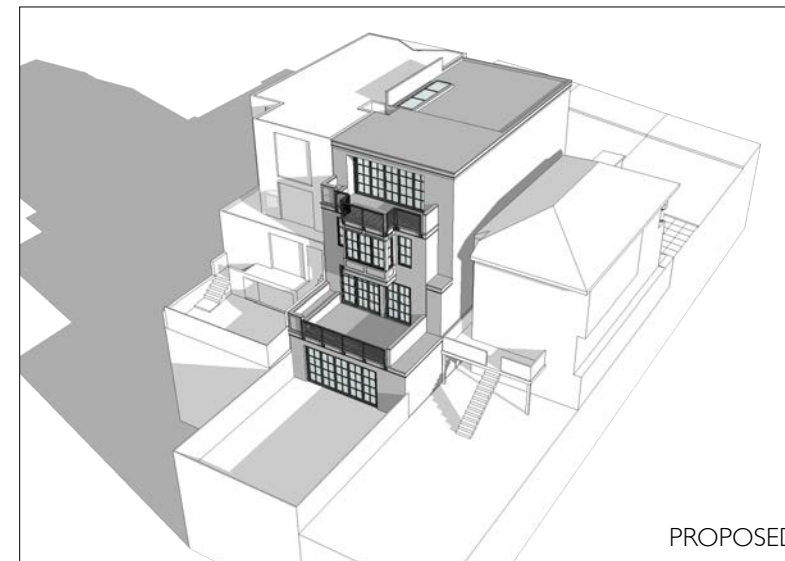
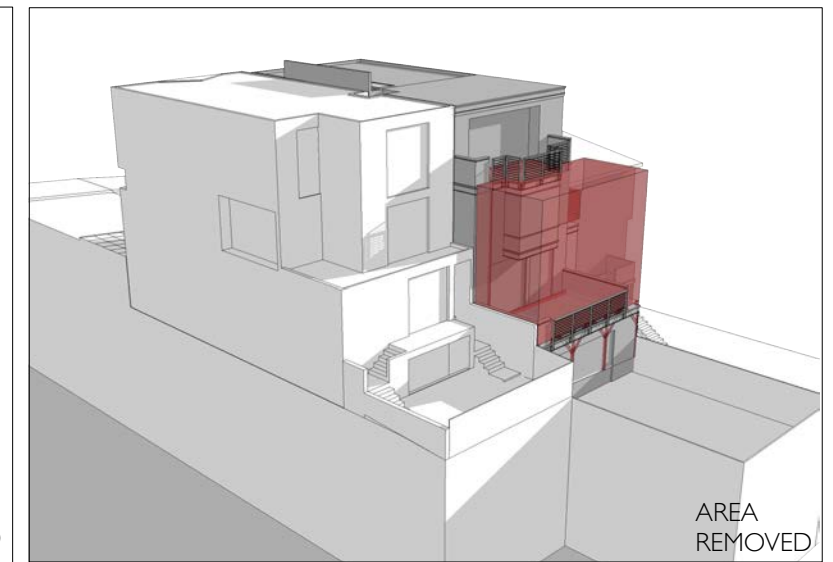
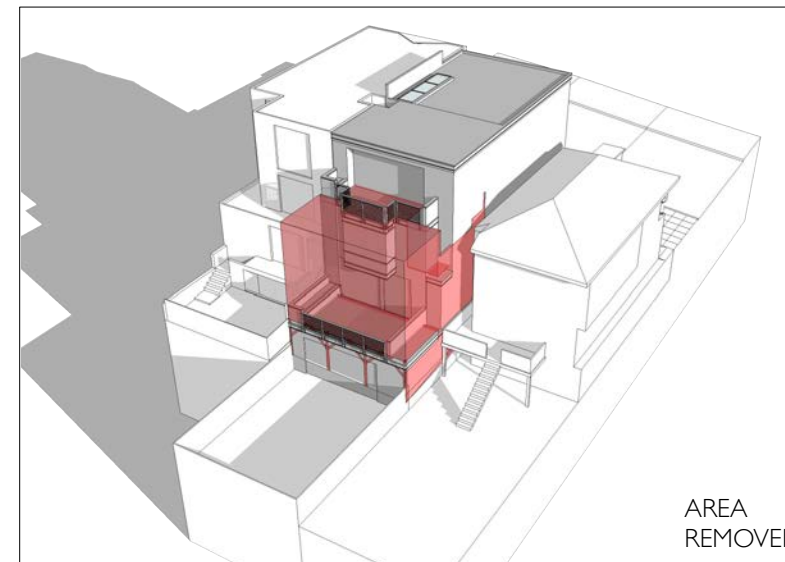
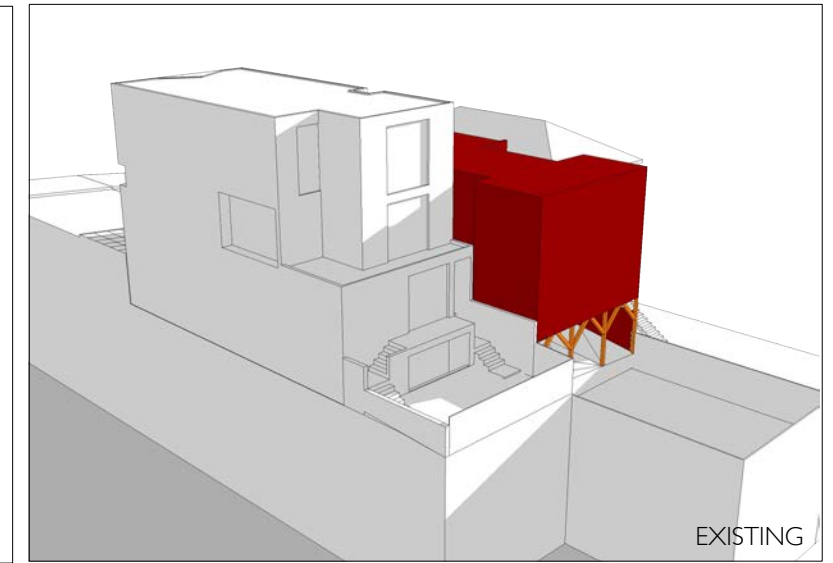
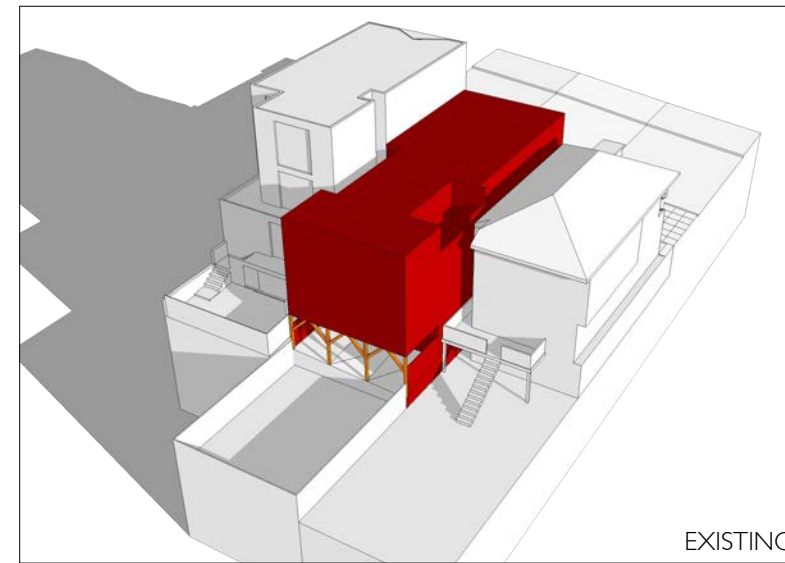


UNIT 1 ———
 UNIT 2 ———



REDUCTION OF REARYARD MASSING

- EXISTING HOUSE EXTENDS 11'-2" BEYOND REARYARD SETBACK EXTENDING SIGNIFICANTLY INTO THE MID-BLOCK OPEN SPACE
- PROJECT REMOVES 2 FLOORS OF EXTENTION INTO THE REARYARD
- NEW 3RD FLOOR SETBACK AN ADDITIONAL 4'-0" TO ALIGN WITH FACE OF NEW HOUSE AT 4112 21ST TO THE EAST
- MASS IS FURTHER REDUCED BY SETTING BACK 3'-0" ON THE WEST SIDE TO INCREASE LIGHT AND PRIVACY FOR 4124 21ST



REARYARD
MASS REMOVED



REDUCTION OF REAR YARD MASSING

PROPOSED PLAN PROVIDES SIGNIFICANT INCREASE OF LIGHT AND AIR AND VISUAL ACCESS TO MID-BLOCK OPEN SPACE

12'-0" SEC. 136 BONUS

45% REAR YARD SETBACK

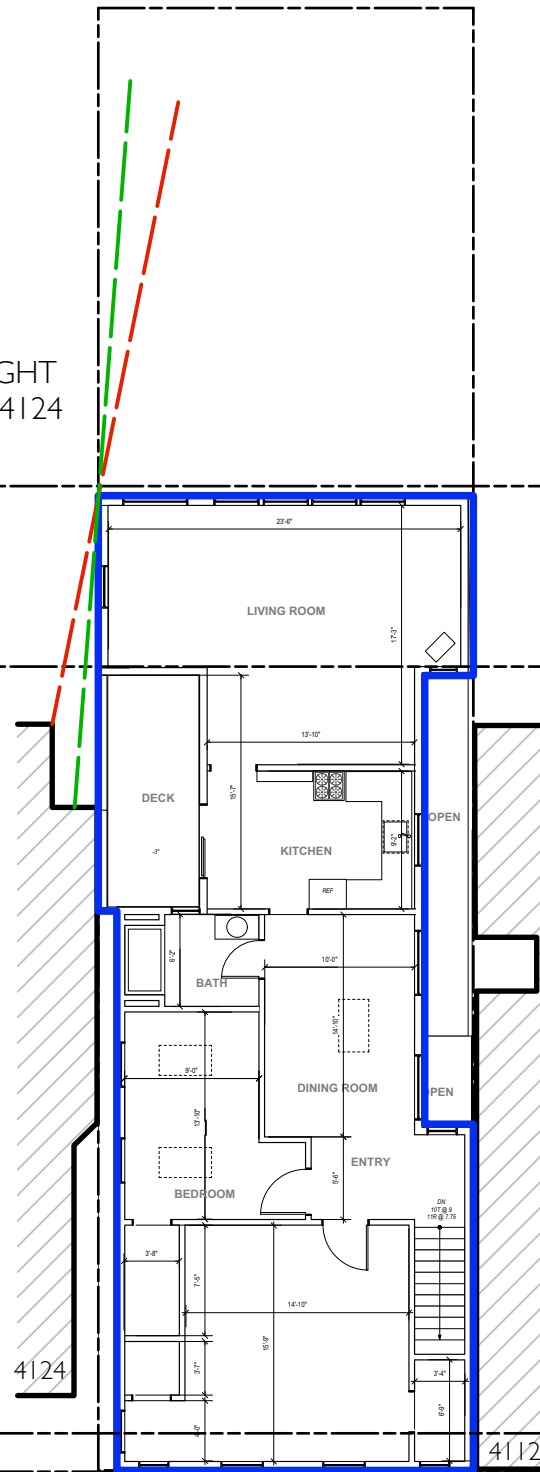
EDGE OF LIGHT ACCESS TO 4124

3'-0" ADD'L SETBACK

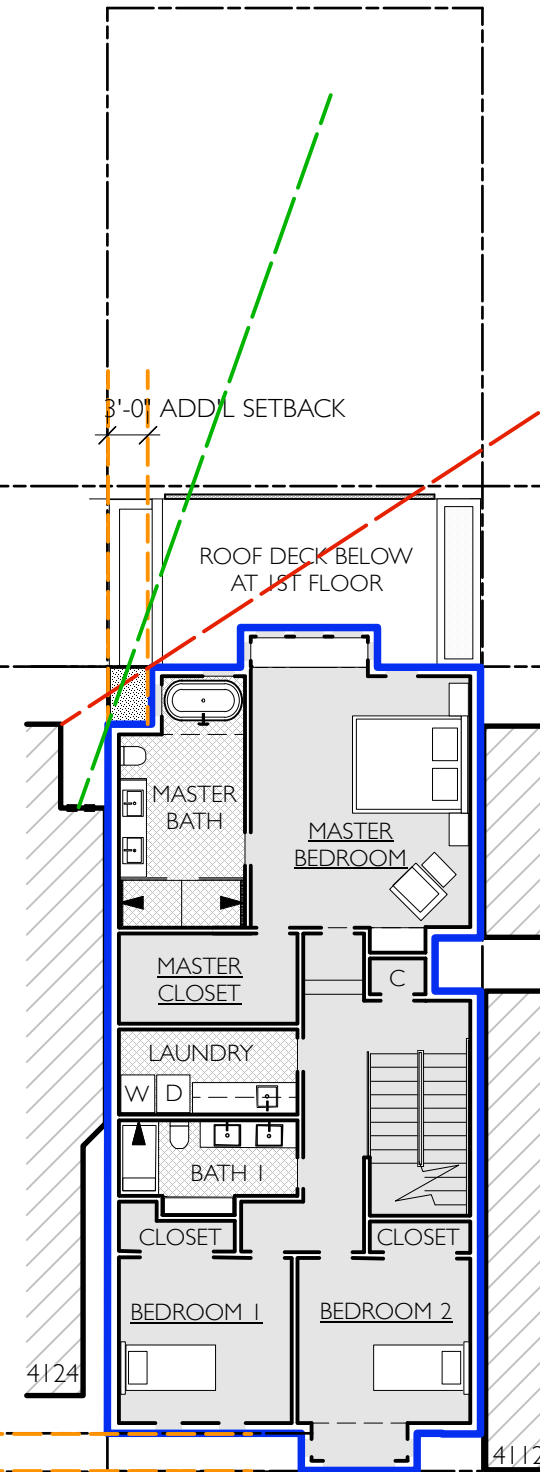
EDGE OF LIGHT ACCESS TO 4124

REQUIRED FRONT SETBACK
PROPERTY LINE

AVERAGE FRONT SETBACK



EXISTING 2ND FLOOR



PROPOSED 2ND FLOOR





CONDITIONAL USE FINDINGS

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 size of the proposed use is in keeping with other homes on the block face. The proposed two-family home will be 29 feet 9 inches tall at the street, in keeping with the neighboring two- and three-story buildings. The new home will be larger than the existing home, but will contain two family sized dwelling units and result in a smaller building depth. The building is in conformity with the Residential Design Guidelines. Overall, the reconstruction of an uninhabitable dwelling unit is necessary and desirable for the surrounding community.

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 height and bulk of the proposed Project will be larger than the existing single-family home but will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

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

The Planning Code does not require off-street vehicle parking for a two-family home. The Project proposes adequate off-street parking with one off-street vehicle parking space and two bicycle parking spaces.

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

The proposed residential use is not considered to have the potential to create 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 is residential with one off-street parking space and will be landscaped accordingly.

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 Residential Design Guidelines and is consistent with objectives and policies of the General Plan.

THE PROJECT IS BOTH NECESSARY AND DESIREABLE AND THE CONDITIONAL USE AUTHORIZATION SHOULD BE GRANTED



SUMMARY

- REPLACES A SIGNIFICANTLY DETERIORATED SINGLE-FAMILY, NON-CONFORMING HOUSE
- PROPOSES TWO FAMILY-SIZED UNITS:
 - A 2-BEDROOM, 2-BATH LOWER UNIT
 - A 3-BEDROOM, 2 1/2 BATH OWNER-OCCUPIED UNIT
- TRADITIONAL SAN FRANCISCO ARCHITECTURAL DESIGN WITH HIGH QUALITY MATERIALS
- PROVIDES SIGNIFICANT IMPROVEMENT TO LIGHT AND AIR FOR NEIGHBORING PROPERTIES AND THE MID-BLOCK OPEN SPACE
- CONFORMS TO THE PLANNING CODE
- CONSISTENT WITH THE RESIDENTIAL DESIGN GUIDELINES
- MEETS A PREPONDERANCE OF DEMOLITION CRITERIA
- THE PROJECT IS NECESSARY AND DESIRABLE AND MEETS THE CRITERIA FOR A CONDITIONAL USE AUTHORIZATION



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SUMMARY

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