



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: AUGUST 1, 2013

Date: July 24, 2013
Case No.: **2011.0924C**
Project Address: **2419, 2421, 2435 LOMBARD STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate-Scale)
40-X Height and Bulk District
Block/Lot: 0937/028, 029, 030
Project Sponsors: KB Design & Consulting
Ben Wong
407 Cabot Road
South San Francisco, CA 94080

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PROJECT DESCRIPTION

The proposal is to demolish the existing one-to-two story mixed-use buildings containing two vacant dwelling units and commercial space that is partially occupied, and construct a replacement building containing 11 dwelling units, ground floor commercial space and off-street parking.

The site is located on the south side of Lombard Street (aka US Highway 101), between Scott Street and Divisadero Street, in the Marina neighborhood. The site consists of three lots occupied by a series of connected wood frame buildings: a one-story commercial use building (lot 028, 2,656 square-feet), a two-story commercial building with two residential units of approximately 1,100 square feet each (lot 029, 2,656 square-feet) and a one-story-over-basement commercial building (lot 030, 1,555 square-feet). A parking lot of approximately 500 square feet is located on the west side of the site fronting, and visible from, Lombard Street. The property does not provide any Code-compliant residential open space and one unit does not comply with the exposure requirement. A commercial tenant (dba Uptons Catering) currently occupies the commercial kitchen and uses the parking lot for loading and unloading. The tenant has occupied the premises for approximately 20 years and is on a month-to-month lease.

The proposal is to merge the three contiguous lots, demolish the existing buildings and construct a four-story, 40-foot tall building containing 11 dwelling units, approximately 1,700 square feet of residential open space, nine off-street parking spaces, six Class 1 bicycle storage spaces, approximately 900 square feet of ground-floor commercial space and will incorporate the existing basement. The proposed unit mix includes 10 two-bedroom units of approximately 1,000 square feet, and a one-bedroom unit of approximately 500 square feet. The sponsor has elected to pay an in-lieu fee to comply with Planning Code Section 317, the Inclusionary Affordable Housing Requirement. The project is subject to the Transit Impact Development Fee (TIDF) as the 900 square feet of commercial space would be newly constructed

and the use will change from Production/Distribution/Repair (the current commercial space is used as a commercial kitchen) to Retail, a change of use category under the TIDF program. The sponsor sought a parking reduction from 11 off-street spaces to nine, pursuant to Planning Code Sections 161 and 307, which the Zoning Administrator administratively approved on July 22, 2013.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2011.0924C	New Building Case Number	2011.0924C
Recommendation	Approval w/Conditions	Recommendation	Approval w/Conditions
Demolition Application Number	TBD	New Building Application Number	TBD
Number Of Existing Dwelling Units	2	Number Of New Dwelling Units	11
Existing Parking	4 tandem	New Parking	9 individual spaces
Number Of Existing Bedrooms	4	Number Of New Bedrooms	21
Existing Building Area	±7950 Sq. Ft.	New Building Area	±22,000 Sq. Ft.
Public DR Also Filed?	N/A	Public DR Also Filed?	N/A
312 Expiration Date	N/A	Date Time & Materials Fees Paid	N/A

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Lombard Street between Divisadero and Scott Streets, Lots 028, 029 and 030 in Assessor’s Block 0937 in the Marina neighborhood. The project site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) and a 40-X Height and Bulk district. The project site contains three lots, the eastern lot is approximately 89 feet deep and the remaining two lots are approximately 106 feet deep. Lot 030 is approximately 23 feet wide containing approximately 2,000 square feet. Lots 028 and 029 are 25 feet wide each, and each are approximately 2,600 square feet. The project site currently contains one building that was created through modifications that connected the three original buildings on the three individual lots. The easterly portion of the building is one-story with a commercial space and basement, the middle portion of the building is two stories with two dwelling units on the second floor and ground-floor commercial space, and the westernmost portion is one story with a commercial space.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located mid-block and flanked by a two-story building to the east and three-story building to the west. The adjacent building to the east is a two-story building containing two dwelling units and ground-floor commercial space. The adjacent lot to the west contains two buildings. The front building contains 15 dwelling units and ground-floor commercial space, and the rear building contains

off-street parking. The buildings on the block-face are generally two to three stories in height. The majority of buildings on the block-face are mixed-use with dwelling units above ground-floor commercial uses. A gas station, vacant commercial space and motel are located across Lombard Street and to the west of the project site.

REPLACEMENT STRUCTURE

The replacement structure will reach a height of 40’ with mechanical penthouses above. This building will contain 11 dwelling units, 9 off-street parking spaces, quality required open space, and approximately 900 square feet of ground-floor commercial space. The building’s design has incorporated a strong base, vertical elements and materials found in surrounding buildings.

ENVIRONMENTAL REVIEW

On June 24, 2013 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.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 12, 2013	July 12, 2013	20 days
Mailed Notice	20 days	July 12, 2013	July 12, 2013	20 days

* Mailed notice included occupants within 150’ of the project site.

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	No comment
Other neighbors on the block or directly across the street.	0	0	No comment
Neighborhood groups	0	0	No comment

- While the Department has not received letters of opposition, some neighbors on the block have concerns about the proposed building’s volume and loss of light and air for property-line windows. The Department has received one letter of support from a resident of the Marina.

ISSUES AND OTHER CONSIDERATIONS

- The sponsor has been discussing the proposed demolition with the existing commercial tenant. The tenant is currently on a month-to-month lease and the sponsor has submitted a letter providing the tenant with a year’s notice to vacate the premises.

DESIGN REVIEW

As the development is not located within a residential district, the Urban Design Advisory Team (UDAT) reviewed the proposal and provided the comments reference below. Through revisions and further review at UDAT the Department believes the design currently presented is appropriate.

- Minimize the parking footprint to create a larger commercial space.
- Enhance the residential entry for greater prominence on the façade.
- Strengthen the relationship of the ground and upper floors.
- Create a more dynamic building façade through recesses, bay windows or window configurations.
- Create a stronger cornice.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the demolition of two dwelling units per Planning Code Sections 712.39, 303 and 317.

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of nine dwelling units.
- The Project will provide 10 two-bedroom units and a one-bedroom unit.
- No residential tenants will be displaced as a result of this Project.
- The proposal will support the development of affordable housing through payment of an in-lieu fee.
- The Project meets the majority of Section 317 criterion for the demolition of housing.
- The NC-3 Zoning District allows a ratio of 1:600 on the proposed combined lot, which equals 11 dwelling units. The Project is therefore an appropriate in-fill development.
- Although the existing structure(s) are more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The project supports contemporary design that relates well to surrounding development through a similar height, vertical elements, strong base and window pattern.
- The project promotes small-business ownership and employment.
- The project would accommodate a neighborhood serving commercial use.
- The District is well served by transit; therefore customers should not contribute to traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions.
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Attachments:

Block Book Map	Environmental Evaluation / Historic Resources Information
Sanborn Map	Reduced Plans
Zoning Map	Context Photos
Aerial Photographs	Color Rendering
Section 311 Notice	
Residential Demolition Application	

Attachment Checklist

- | | | | |
|---|-----------------------------|-------------------------------------|---|
| X | Executive Summary | X | Project sponsor submittal |
| X | Draft Motion | | Drawings: <u>Existing Conditions</u> |
| X | Environmental Determination | X | Check for legibility |
| X | Zoning District Map | | Drawings: <u>Proposed Project</u> |
| X | Height & Bulk Map | X | Check for legibility |
| X | Context Photos | | 3-D Renderings (new construction or significant addition) |
| X | Site Photos | <input checked="" type="checkbox"/> | Check for legibility |
| X | Parcel Map | | |
| X | Sanborn Map | X | Application for Residential Demolition |
| X | Aerial Photo | | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

Enter Initials Here: C:\3901 Noriega Street - summary-kmc.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 712.39, 303 and 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE DEMOLITION OF TWO DWELLING UNITS AT THE SECOND FLOOR OF A MIXED-USE BUILDING WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) DISTRICT AND AN 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE SPONSOR HAS REQUESTED A PARKING REDUCTION PER PLANNING CODE SECTION 161(J) TO ELIMINATE TWO PARKING SPACES FROM THE PROPOSAL.

PREAMBLE

On July 7, 2012, Ben Wong of KB Design and Consulting (Project Architect) for Kins, LLC (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 712.39, 303 and 317 to demolish a mixed-use building containing ground-floor commercial space and two dwelling units on the second floor at **2419, 2421, 2435 LOMBARD STREET** within an NC-3 (Neighborhood Commercial, Moderate-Scale), 40-X Height and Bulk District.

On August 1, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0924C.

On June 24, 2013 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;

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 requested in Application No. 2011.0924C, 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 proposal is to demolish the existing one-to-two story mixed-use buildings containing two vacant dwelling units and commercial space that is partially occupied, and construct a replacement building containing 11 dwelling units, ground floor commercial space and off-street parking.

The site is located on the south side of Lombard Street (aka US Highway 101), between Scott Street and Divisadero Street, in the Marina neighborhood. The site consists of three lots occupied by a series of connected wood frame buildings: a one-story commercial use building (lot 028, 2,656 square-feet), a two-story commercial building with two residential units of approximately 1,100 square feet each (lot 029, 2,656 square-feet) and a one-story-over-basement commercial building (lot 030, 1,555 square-feet). A parking lot of approximately 500 square feet is located on the west side of the site fronting, and visible from, Lombard Street. The property does not provide any Code-compliant residential open space and one unit does not comply with the exposure requirement. A commercial tenant (dba Uptons Catering) currently occupies the commercial kitchen and uses the parking lot for loading and unloading. The tenant has occupied the premises for approximately 20 years and is on a month-to-month lease.

The proposal is to merge the three contiguous lots, demolish the existing buildings and construct a four-story, 40-foot tall building containing 11 dwelling units, approximately 1,700 square feet of residential open space, nine off-street parking spaces, six Class 1 bicycle storage spaces, approximately 900 square feet of ground-floor commercial space and will incorporate the existing basement. The proposed unit mix includes 10 two-bedroom units of approximately 1,000 square

feet, and a one-bedroom unit of approximately 500 square feet. The sponsor has elected to pay an in-lieu fee to comply with Planning Code Section 317, the Inclusionary Affordable Housing Requirement. The project is subject to the Transit Impact Development Fee (TIDF) as the 900 square feet of commercial space would be newly constructed and the use will change from Production/Distribution/Repair (the current commercial space is used as a commercial kitchen) to Retail, a change of use category under the TIDF program. The sponsor sought a parking reduction from 11 off-street spaces to nine, pursuant to Planning Code Sections 161 and 307, which the Zoning Administrator administratively approved July 22, 2013.

3. **Site Description and Present Use.** The project site is located on the south side of Lombard Street between Divisadero and Scott Streets, Lots 028, 029 and 030 in Assessor's Block 0937 in the Marina neighborhood. The project site is within an NC-3 (Neighborhood Commercial, Moderate-Scale) and a 40-X Height and Bulk district. The project site contains three lots, the eastern lot is approximately 89 feet deep and the remaining two lots are approximately 106 feet deep. Lot 030 is approximately 23 feet wide containing approximately 2,000 square feet. Lots 028 and 029 are 25 feet wide each, and each are approximately 2,600 square feet. The project site currently contains one building that was created through modifications that connected the three original buildings on the three individual lots. The easterly portion of the building is one-story with a commercial space and basement, the middle portion of the building is two stories with two dwelling units on the second floor and ground-floor commercial space, and the westernmost portion is one story with a commercial space.
4. **Surrounding Properties and Neighborhood.** The project site is located mid-block and flanked by a two-story building to the east and three-story building to the west. The adjacent building to the east is a two-story building containing two dwelling units and ground-floor commercial space. The adjacent lot to the west contains two buildings. The front building contains 15 dwelling units and ground-floor commercial space, and the rear building contains off-street parking. The buildings on the block-face are generally two to three stories in height. The majority of buildings on the block-face are mixed-use with dwelling units above ground-floor commercial uses. A gas station, vacant commercial space and motel are located across Lombard Street and to the west of the project site.
5. **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 – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove residential units at the second floor and above in the NC-3 District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of Sections 712.39 and 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. "Additional Findings pursuant to Section 317" below.

- B. **Lot Size.** Planning Code Section 712.11 permits as-of-right a lot size of up to 9,999 square feet.

When the three existing, and subject, lots are combined, the total square footage of the new lot would be approximately 6,900 square feet.

- C. **Residential Density.** Planning Code Section 712.91 permits a density ratio of 1 dwelling unit for each 600 square feet of lot area.

At approximately 6,900 square feet of lot area, 11 dwelling units are permitted on the proposed single lot.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires, in NC-3 Districts, a rear yard measuring 25 percent of the total lot depth at residential levels.

The Project proposes an approximately 26-foot rear yard for the portion of the proposed lot with a depth of approximately 106 feet, and an approximately 17-foot rear yard for the proposed portion of the lot with a depth of approximately 69 feet.

- E. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

The Project proposes nine off-street parking spaces for the 11 dwelling units. On July 22, 2013, the Zoning Administrator administratively approved a parking reduction per Planning Code Section 161(j) to eliminate two parking spaces from the proposal.

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

The project proposes one replacement building of 40 feet in height. Stair, elevator and mechanical penthouses will reach above the roof height.

- G. **Open Space.** Planning Code Section 134 requires 1,166 square feet of common open space for the 11 proposed dwelling units.

Plans submitted for the proposal indicate that a rear deck located at the first residential level above the ground floor would contain approximately 1,700 square feet of open space.

- H. **Street Trees.** Planning Code Section 138.1 requires one tree of 24-inch box size for each 20 feet of frontage of the property along each street or alley.

The site fronts Lombard Street for a distance of 73 feet, and the project proposes four street trees within the sidewalk in front of the proposed building.

- I. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units, where the first application (Environmental Evaluation or Building Permit Application) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing for the purpose of increasing affordable housing citywide.

The Project Sponsor has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing at a rate equivalent to an off-site requirement of 20%. The project sponsor has not selected an alternative to payment of the Fee. The Environmental Evaluation application was submitted on April 20, 2012.

6. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 two existing dwelling units, the replacement building would provide 11 new dwelling units constructed to contemporary standards in terms of life/safety, unit layout, parking, dwelling unit exposure and open space. The replacement building is similar in height to the surrounding buildings and is consistent with density requirements of the NC-3 District. The replacement building is designed to be in keeping with the existing development pattern and the neighborhood character through a defined base, consistent window pattern and strong vertical elements.

- 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:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project is designed to be compatible with the surrounding neighborhood. Visually, the structure on the three separate lots currently read as one development, as does the proposed building. The existing building(s) generally extend to the rear lot line, which the proposed

building does as well. Upper floors of the proposed building are set back slightly more than the Code requires. Lightwells have been incorporated to address light and air of immediately adjacent buildings.

- ii. 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 requires 11 parking spaces for the replacement building. Nine have been provided and the Zoning Administrator administratively approved a parking reduction per Planning Code Section 161(j) to eliminate two parking spaces from the proposal on July 22, 2013.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed project is primarily residential in nature with approximately 900 square feet of commercial space. With the residential density and commercial intensity the uses are not considered to have the potential to produce noxious or offensive emissions.

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

Although designed in a contemporary aesthetic, the façade treatment and materials of the replacement building have been appropriately selected to be harmonious with the existing surrounding neighborhood.

- 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 the use as proposed would provide development that is in conformity with the purpose of the applicable NC-3 District.

The proposed project is consistent with the stated purpose of the NC-3 Districts.

- 7. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction

upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

Project does not meet criterion.

The Project Sponsor has not submitted a soundness report.

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

Project meets criterion.

A review of the Department of Building Inspection and the Planning Department databases showed no current enforcement cases or notices of violation for the subject property. The property owner has been cited in the past for a general advertising sign and a change of use without a building permit application and neighborhood notification. Both of these citations have been resolved and are closed.

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

Project meets criterion.

The structure appears to be in decent condition, although layout deficiencies are evident on the plans.

- iv. Whether the property is an "historic resource" under CEQA;

Project meets criterion.

Although the existing structure(s) are more than 50 years old, a review of the supplemental information resulted in a determination that the structure(s) are not historical resources.

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

Project meets criterion.

Not applicable. The structure(s) are not historical resources.

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

Criterion not applicable

The Project proposes to demolish the existing dwelling units and create 11 new dwelling units for a total of nine net new dwelling units contributing to the city's housing stock.

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

Project does not meet criterion.

The proposal will remove two rent controlled units, but will add nine new units to the city's housing stock and the developer will pay an in-lieu fee to support new affordable housing.

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

Project meets criterion.

Although the Project proposes demolition of two units, the proposed building will create 11 new units with improved layout, quality and amenities.

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

Project meets criterion.

The existing building is out of character with the neighborhood as it does not visually contribute to the neighborhood, provides an awkward interior layout that is not conducive to a neighborhood-serving commercial space, the residential entries are set back from the street frontage and not visible from the street and off-street parking is visible from the street. The proposed building visually fills in the block face and creates a strong street frontage with ground-floor commercial space that is visible from the street, a prominent residential entry, and off-street parking that is screened from view. Through these gestures the proposed development contributes more to the neighborhood character than the existing development.

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

Project does not meet criterion.

The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building and construction of a new building. However, it should be taken into consideration that the existing units have not been occupied for a number of years, that the proposed structure offers a variety of unit sizes and increases the number of units in the City's housing stock by nine, and that the sponsor will comply with Planning Code Section 415 by contributing a fee for the development of new affordable housing.

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

Project meets criterion.

The Project will pay a fee to support the development of new affordable housing.

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

Project meets criterion.

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The base is well defined, strong vertical elements have been incorporated and the window pattern is consistent between building elements. The rear of the upper floors would be set back from the rear property line to retain the mid-block open space.

- xiii. Whether the Project creates quality, new family housing;

Project meets criterion.

The Project proposes 10 two-bedroom units of approximately 1,000 square feet and a one-bedroom unit of approximately 500 square feet.

- xiv. Whether the Project creates new supportive housing;

Project does not meet criterion.

The Project does not propose supportive housing.

- xv. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project meets criterion.

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliments the neighborhood character with a contemporary design. The building base is well defined, which is consistent with other mixed-use buildings in the neighborhood. The building is divided into three vertical segments to bring a sense of verticality to the building. The proposed window systems are organized in a systematic manner that is cohesive along the building's façade.

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

Project meets criterion.

The Project would create a total of 11 new dwelling units, nine more than currently exist on the site.

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

Project meets criterion.

The existing building contains 4 bedrooms and the proposed building would contain 21 bedrooms, an increase of 17.

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

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

While the project proposes demolition of two dwelling units, the sponsor will contribute to the development of affordable housing through payment of a fee. The housing developed through payment of the fee will be of higher quality, and provide better amenities than the existing units.

URBAN DESIGN

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.

The project proposes a development that will strengthen the street wall through design and height. At 40 feet tall, the proposed building height will be more consistent with the prevailing building heights in the neighborhood, will introduce a strong base that is differentiated from upper building floors, and will bring an improved aesthetic to the neighborhood.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the replacement building has been designed to be compatible with the prevailing street wall height. Although interpreted in a contemporary architectural style, the proposed building vertical elements and exterior materials have been selected to be compatible with the immediate neighborhood character.

9. **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 does comply 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.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal. A portion of the site has been leased to a commercial kitchen for approximately 20 years. This use is considered a Catering Service per Planning Code Section 222(g) or a Home & Business Service per Planning Code Section 890.25. Neither of these uses are considered to be neighborhood-serving retail uses.

The new units in the replacement building would house more individuals to patronize existing, and future, 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.

While the existing housing is proposed to be demolished, the replacement building will increase the number of dwelling units and should improve the cultural and economic diversity of the neighborhood by accommodating new residents who will patronize commercial establishments in the area. The proposed commercial space is much improved as it will be more visible from the street through the number and size of windows.

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

While the affordability of the existing units is not preserved since they are proposed to be demolished, the sponsor will contribute to the development of affordable housing through payment of an in-lieu fee, and the project will increase the number of dwelling units in the City's housing stock by nine.

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

The Project would not have a significant adverse affect on automobile traffic congestion or create parking problems in the neighborhood. By providing 9 off-street parking spaces for 11 dwelling units, the project creates a balance between the desire for off-street parking by residents, and supporting the City's transit first policies.

- 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 proposal is to construct a new mixed-use building containing approximately 900 square feet of vacant space to be occupied by a use that complies with the Planning Code. At the time of approval, the proposal does not include commercial office development. The vacant space will create an opportunity for resident employment and ownership in sectors permitted by the Planning Code.

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

The replacement structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The project will have no negative effect on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

10. 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.
11. 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 Application No. 2011.0924C** subject to the following conditions attached hereto as "EXHIBIT A" 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 No. 17820. 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 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 1, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:
NAYS:
ABSENT:
RECUSED:
ADOPTED: August 1, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow demolition of a mixed-use building containing ground-floor commercial space and two dwelling units on the second floor located at 2419, 2421, 2435 LOMBARD STREET, Block 0937, and Lots 028, 029, 030 pursuant to Planning Code Sections **712.39, 303 and 317** within the **NC-3 (Neighborhood Commercial, Moderate-Scale)** District and a **40-X Height and Bulk District**; in general conformance with plans, dated **July 22, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.0924C** and subject to conditions of approval reviewed and approved by the Commission on **August 1, 2013** 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 **August 1, 2013** 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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org

DESIGN

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the

building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.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 architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

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

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

9. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a) On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b) On-site, in a driveway, underground;
- c) On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d) Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e) Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f) Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g) On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

10. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

PARKING AND TRAFFIC

11. **Parking Requirement.** Pursuant to Planning Code Section 151 and the Parking Reeducation Request approved by the Zoning Administrator on July 22, 2013, the Project shall provide 9 independently accessible off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Bicycle Parking.** The Project shall provide no fewer than 6 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **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 415-575-6863, www.sf-planning.org

PROVISIONS

Inclusionary Affordable Housing Program

14. **Requirement.** Pursuant to Planning Code 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%).

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

15. Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing ("MOH") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.
- c. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

16. First Source Hiring. The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

17. Transit Impact Development Fee. Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

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

MONITORING

18. 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 415-575-6863, www.sf-planning.org

19. 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 415-575-6863, www.sf-planning.org

OPERATION

20. 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, 415-695-2017, <http://sfdpw.org/>*

21. Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

22. Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being

serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

23. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Case No.: 2011.0924E
Project Title: 2419 – 2435 Lombard Street
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Use District
40-X Height and Bulk District
Block/Lot: 0937/028, 029, and 030
Lot Size: 6,867 square-feet (combined for three lots)
Project Sponsor: KINS LLC c/o Kevin Wong
(415) 646-5634
Staff Contact: Craig Jung – (415) 575-9126
Craig.jung@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

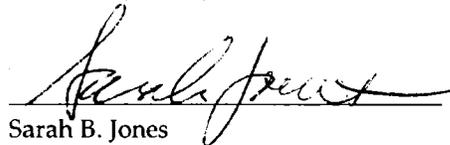
The project site consists of three lots occupied by a series of connected wood frame buildings: a one-story commercial use building (lot 028, 2,656 square-feet), a two-story commercial building with two residential units (lot 029, 2,656 square-feet) and a one-story-over-basement commercial building (lot 030, 1,555 square-feet). The site is located on the south side of Lombard Street (aka US Highway 101), between Scott Street and Divisadero Street, in the Marina neighborhood. The tallest building is 24 feet in height. The proposed project would demolish the three existing buildings, merge the three lots into one lot (6,867 square-foot total), and construct a new four-story, 22,245 square-foot, 40-foot-tall building with 11 dwelling units on the upper three stories, ground-floor retail space (915 square-foot) and nine off-street vehicular parking spaces on the ground floor. [continued on next page]

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Sarah B. Jones

Acting Environmental Review Officer

June 27, 2013
Date

cc: Kevin Wong, Project Contact
Virna Byrd, M.D.F.
Gretchen Hilyard, Preservation Planner
Supervisor Mark Farrell, District 2

Tom Packo, neighborhood resident
Lex Shan, neighborhood resident

PROJECT DESCRIPTION (CONTINUED):***Setting***

The project site is on the block bounded by Divisadero Street to the west, Lombard Street (Highway 101) to the north, Scott Street to the east, and Greenwich Street to the south. The Lombard Street corridor nearby predominantly consists of one-to-four story buildings with a mixture of residential, retail, professional, and hotel uses. This section of Lombard Street is 100 feet wide. Predominant land uses adjacent to the project site include one-to-three-story ground-floor commercial uses with residential uses above across Lombard Street to the north, ground-floor retail uses with one-story residential uses above to the east, two-to-three-story residential uses to the south, and ground-floor retail uses with two-story residential uses above to the west.

The project site consists of three lots occupied by a series of connected wood-frame buildings. Lot 030, the furthest lot to the east, contains a one-story-over-basement building with commercial space in the first floor and one residential unit in the basement. The building fills the majority of the lot. The building likely dates to at least 1939. Lot 029, the middle lot, contains a 24-foot-tall, two-story building with commercial space in the first floor and two dwelling units in the second floor. The building fills the majority of the lot. The building was constructed in 1959. Lot 028, the furthest lot to the west, contains a 13-foot-tall, one story building with commercial space. The building, constructed in 1984, is located at the rear and three parking spaces are located at the front of the lot. Lot 028 has a 19-foot-wide curb cut at Lombard Street that provides vehicular access to the parking spaces. Overall, the three buildings contain 2,200 square-feet of residential uses (three dwelling units), 4,370 square-feet of retail space, 1,380 square-feet of basement space and 490 square-feet of easement hallway, for a total building floor area of 8,440 square-feet.

The buildings' facade consists of a mixed materials, comprised of multi-colored ledge stone at the ground floor storefront walls, smooth stucco at the second floor, and metal and glass storefront entry doors and vinyl slider windows. A sidewalk with one street tree present is adjacent to the project site at Lombard Street. The topography on the project site is relatively flat.

Proposed Project

As stated above, the proposed project would demolish the three existing buildings, while retaining the foundation of the existing basement from the existing lot 030, merge the three lots into one lot, and construct a new building. The new building would be a total of 22,245 gross square-feet, four-stories or 40-feet in height with a basement level. The ground floor would consist of retail space and nine vehicular parking spaces and six bicycle parking spaces. The upper three stories would consist of a total of 11 dwelling units. Overall, the new building would include 10,957 square-feet of residential uses (11 dwelling units), 915 square-feet of retail space, and 11,288 square-feet of other space (e.g. hallway, lobby, parking garage, storage, mechanical room & stairs), for a total building area of 22,245 square-feet.

The proposed project would include the installation of an air filtration system that would meet the ventilation requirements as outlined in the San Francisco Health Code, Article 38, Section 3807. The proposed project would also include sound-rated windows and a provision of forced-air mechanical ventilation, so that windows could be kept closed (which would be in conjunction with Article 38 requirements) to control noise and sound-rated windows on dwelling units facing Lombard Street at the second-level (units 101 and 103), third-level (units 201 and 203) and fourth-level (units 301 and 303). The minimum Sound Transmission Class (STC) of living room and master bedroom windows would be: units 101 and 103, STC 38; units 201 and 203, STC 36; and units 301 and 303, STC 35.

Construction would last approximately 18 months (78 weeks), assuming work would occur five days per week. Diesel-generating equipment would be required for the proposed project during the initial and middle phases of construction for approximately 6 months (26 weeks). Excavation would occur up to the depth of approximately four feet below ground surface (bgs). Approximately 209 cubic yards of soil would be excavated. The remainder of the construction period, 12 months (approximately 52 weeks), would consist of exterior wall construction and glazing and building construction interior and finishes.

The proposed project would require a conditional use authorization (CU) for the proposed demolition of three dwelling units. In addition, a parking reduction application is required in order to be exempt from providing parking at a ratio of one parking space per dwelling unit.

REMARKS:

Class 32

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the Neighborhood Commercial, Moderate Scale (NC-3) zoning district where the proposed density of development and uses would be permitted. The zoning district allows one dwelling unit per 600 square-feet per lot area. The project site's lot area is 6,867 square-feet; thus the project site allows for 11 dwelling units. The proposed project would include 11 dwelling units. The zoning district permits non-residential uses up to 5,999 square-feet; thus, the proposed project's 915 square-feet of non-residential space would be permitted. The zoning district requires a ratio of one off-street parking space per dwelling unit and none for non-residential uses less than 5,000 square-feet. The proposed project would include nine off-street parking spaces; therefore the proposed project would require approval of a Parking Reduction Application. The proposed project would be consistent with all applicable zoning plans and policies.

- b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.16-acre (6,867 square-feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of residential and mixed-use residential, retail, and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

- c) The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Based on the trip rate for residential uses in the Planning Department's October 2002 Transportation Impact Analysis Guidelines for Environmental Review (Guidelines), the proposed project would generate an estimated 259 average daily person-trips. Of the 259 average daily person-trips generated by the proposed project, there would be about 32 PM peak hour person-trips (generally between 4:00 and 6:00 PM). These peak hour person-trips would be distributed among various modes of transportation, including 19 automobile person-trips, nine transit trips, four walking trips, and less than one trip by other means, which includes bicycles and motorcycles.¹

The minimal increase in daily automobile person-trips generated by the proposed project would not substantially contribute to traffic delays at local intersections. Therefore, the proposed project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity and would not result in any significant adverse traffic related impacts.

The project site is located in an area well-served by transit. Specifically, the proposed project is within one-quarter mile of transit stops for Muni routes 28, 30, 30X, 41, 43, 45, and 76. Some of these transit routes are adjacent to the project site, on Lombard Street. Lombard Street is identified as a "Transit Important" street in the San Francisco General Plan. However, no transit stops are located adjacent to the project site. The minimal increase of transit trips generated by the proposed project would be accommodated by the existing transit network. In addition, the proposed project's minor increase in vehicular traffic on Lombard Street would not cause a substantial increase in delays or operating costs, such that significant adverse impacts in transit service levels could result. Therefore, no significant impacts related to transit would occur.

The project site is adjacent to a sidewalk on Lombard Street. The proposed project would provide vehicular access to the new garage, which would be provided by the reduced 10-foot-wide curb cut at Lombard Street (originally a 19-foot-wide curb cut). No potentially hazardous conditions would occur between pedestrians and vehicles entering and exiting the new curb cut, because of the minor amount of new automobile vehicle person-trips generated by the proposed project. In addition, the minimal increase in daily pedestrian person-trips generated by the proposed project would not substantially overcrowd sidewalks in the project vicinity or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Therefore, no significant impacts related to pedestrians would occur.

¹ Mode split data for the uses were obtained from the Guidelines for Census Tract 128 and for Superdistrict 2, where the project site is located.

Five bicycle routes (#2, #4, #6, #45, and #55) are within a half-mile of the project site. None of these bicycle routes are adjacent to the project site on Lombard Street. The proposed project would comply with the Planning Code Section 155.5 by providing six new bicycle spaces. The minimal increase of bicycle trips generated by the proposed project would be accommodated by the existing bicycle network and the proposed project would not create potentially hazardous conditions for bicyclists; therefore, no significant impacts related to transit would occur.

The proposed project would not add or eliminate loading zones. Planning Code Section 152 does not require off-street freight loading for the proposed project. Therefore, no significant loading impacts would occur.

The proposed project would not close off any existing streets or entrances to public uses. Therefore, the proposed project would not result in a significant impact related to emergency vehicle access.

Construction would last approximately eighteen months (78 weeks), assuming work would occur five days per week. Most of the work would be interior construction; some exterior construction would occur for street, sidewalk, and landscape work (three weeks), which may require temporary sidewalk closures. Construction impacts would be predominantly limited to the project site and temporary and limited in duration, therefore, no significant construction impacts would occur.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the demand for parking would be 16 spaces. The proposed project would provide nine off-street spaces. Thus, the project would have an unmet parking demand of seven spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit would not result in a significant impact in this case. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

In summary, the proposed project would not result in a substantial parking deficit and create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would be less than significant.

Noise

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including Muni vehicles, trucks, cars, emergency vehicles, and land use activities, such as commercial businesses or street maintenance. Noises generated by residential uses are common and generally accepted in urban areas. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels barely perceptible to most people (3 decibel (dB) increase).² The proposed project would not double traffic volumes because the proposed project consists of 11 residential dwelling units, 915 square-feet of retail and approximately 259 average daily vehicle trips on a roadway with traffic levels exceeding 39,000 vehicles per day.³ In addition, the proposed project would not include any other constant noise sources that would be perceptible in the project vicinity. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity.

² A decibel is a unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

³ California Department of Transportation, Traffic and Vehicle Data Systems Unit, "2010 All Traffic Volumes on CSHS," accessed July 16, 2012. Available online at <http://traffic-counts.dot.ca.gov/2010all/index.html>.

Project construction would generate noise. Construction noise is regulated under Article 29 of the City's Police Code, which prohibits construction equipment noise levels to exceed 80 dBA at 100 feet. Construction would be temporary and intermittent. Therefore, no significant construction-related noise impacts would occur.

Residential uses are considered noise sensitive uses because they may contain noise sensitive receptors (residential occupants). Residential development in noisy environments could expose these noise sensitive receptors to noise levels in excess of established standards. The U.S. Department of Housing and Urban Development (HUD) has developed minimum national noise standards for land use compatibility. HUD considers noise levels below 65 dB as generally "acceptable," between 65 dB and 75 dB as "normally unacceptable," and in excess of 75 dB as "considered unacceptable" for residential land uses.⁴ The California State Office of Planning and Research (OPR) have developed similar statewide guidelines.⁵ OPR's guidelines have largely been incorporated into the Environmental Protection Element of the San Francisco General Plan.⁶ In addition, the California Building Code and Title 24 of the California Code of Regulations have regulations to limit interior noise levels to 45 dBA L_{dn} .^{7,8} In instances where exterior noise levels exceed 60 dBA L_{dn} , Title 24 requires an acoustical report to be submitted with the building plans describing the noise control measures that have been incorporated into the design of the project to meet the criterion noise requirements.

The project site is located along a street with citywide modeled noise levels above 75 dBA L_{dn} and potential existing noise-generating land uses are nearby. Therefore, a noise analysis was prepared for the proposed project by a firm qualified in acoustical analysis, and the results are summarized below.⁹

Illingworth & Rodkin completed ambient long-term and short-term noise level measurements at or near the project site. The long-term measurements were made at an elevation 9 feet above the sidewalk adjacent to the project site and approximately 42 feet from the Lombard Street centerline. Short-term measurements were made on the existing lot 029 building's façade at an elevation of 16 feet above grade, approximately 50 feet from the Lombard Street centerline. These noise level measurement locations are near the proposed new building's main façade. Both long and short-term noise level measurements were taken for approximately 30 hours, between November 14th and 15th, 2012. The primary noise source in the area is existing transportation noise from Lombard Street. Other noise sources in the area include noise from local light industrial, commercial and other uses (e.g., gas station, light industrial use, across

⁴ Code of Federal Regulations, Title 24, Part 51, Section 51.100 – 51.105.

⁵ Office of Planning and Research, State of California General Plan Guidelines, October 2003.

⁶ San Francisco General Plan, Environmental Protection Element, Policy 11.1.

⁷ dBA refers to the sound level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

⁸ L_{dn} refers to the day-night average level or the average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

⁹ Illingworth & Rodkin, *2419 – 2435 Lombard Street Environmental Noise Assessment, San Francisco, California*, November 30, 2012. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2012.0131E.

the street at the corner of Lombard and Divisadero Streets), however, noise from these stationary noise sources is insignificant when compared to noise from traffic on Lombard Street. The calculated L_{dn} for the long-term measurements was 80 dBA at 9 feet above the sidewalk and 78 dBA at 16 feet above the sidewalk and the calculated short-term average daytime and nighttime measurements L_{max} was 92 dBA.

Based upon measured ambient noise in the project vicinity and the proposed project's plans, noise exposure calculations were determined for the exterior and interior. The calculated noise levels for the new building's second, third, and fourth level's exterior north-facing facade (residential units) would be 78, 77, and 76 dBA L_{dn} , respectively. The calculated noise levels for the new building's third and fourth levels' exterior fully exposed eastern- and western-facing facades would be 74 and 73 dBA L_{dn} , respectively. Given the lack of a line of sight with Lombard Street, the calculated noise levels for the new building's eastern, western, and southern façades in the rear portion of the project would be less than 65 dBA L_{dn} . Given the shielding from intervening building structures and the solid parapet wall on the rooftop along the second level exterior outdoor common open space area, the calculated noise levels for the new second level rear yard space and the rooftop space would be less than 60 dBA L_{dn} .

Typical residential building construction will generally provide exterior-to-interior noise level reduction performance of no less than 25 dBA, when exterior windows and doors are closed. In this case, exterior noise levels would have to exceed 70 dBA L_{dn} to produce interior noise levels with the proposed development in excess of the City's and Title 24's interior noise criterion (45 dBA L_{dn}). Given that the calculated exterior noise levels were shown to exceed 70 dBA L_{dn} for most of the residential units in the proposed development, Illingworth & Rodkin provided recommendations to achieve the interior noise criterion of 45 dBA L_{dn} .

Illingworth & Rodkin's recommendations include, but are not limited to, applying sound-rated windows and a provision of forced-air mechanical ventilation, so that windows could be kept closed to control noise and sound rated windows on the second, third and fourth level dwelling units. To achieve the interior noise levels of 45 dBA or less, minimum Sound Transmission Class (STC) would be installed in the living room and master bedroom windows. The second floor units would require STC 38, third floor units STC 36, and fourth floor units STC 35. The proposed project would be subject to and would comply with these recommendations to ensure that Title 24 requirements would be met for the proposed project. Furthermore, through the building permit review process, the Department of Building Inspection would ensure that Title 24 requirements would be met. Therefore, the proposed project would not expose persons to noise levels in excess of applicable noise standards. Compliance with Title 24 Noise Insulation requirements would ensure that potential noise impacts on future residences are reduced to a less-than-significant levels.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if

projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would be well below the screening criteria for a low rise residential building (240 dwelling units for construction and 451 dwelling units for operation).¹⁰ Therefore, the proposed project would not violate air quality standards, contribute substantially to an air quality violation or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.¹¹ Consistent with ARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of roadways carrying 100,000 or more vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthy levels of PM_{2.5}. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of PM_{2.5} from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter (annual average). If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient PM_{2.5} from habitable areas of residential units.

The project site, at 2419-2435 Lombard St, is located within the Potential Roadway Exposure Zone, as mapped by DPH. Pursuant to Article 38 of the San Francisco Health Code, the project sponsor prepared an Air Quality Assessment consistent with DPH guidance. The air quality assessment analyzed annual exposure to roadway related particulate matter less than 2.5 microns in aerodynamic diameter. The assessment determined that the maximum average annual exposure to PM_{2.5} concentrations at the project site exceeds the action level specified in Article 38 of the San Francisco Health Code.¹² In compliance with Article 38 of the San Francisco Health Code, the project is required to be designed and constructed such that ventilation systems remove at least 80 percent of the PM_{2.5} pollutants from habitable areas. The project sponsor will fulfill these requirements.

¹⁰ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

¹¹ San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AQLU_Conflicts.pdf, accessed September 8, 2009.

¹² San Francisco DPH, 2419-2435 Lombard Article 38 Air Quality Assessment, November 27, 2012. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2012.0131E.

The Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) was established with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square-feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites that are less than one half-acre that are unlikely to result in any visible wind-blown dust.

In compliance with the Construction Dust Control Ordinance, the project sponsor and the contractor responsible for construction activities at the project site would be required to use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of DBI. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement). During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square-feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

The proposed project would not contribute substantially to an air quality violation or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. In accordance with Article 38, the project sponsor will install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient PM_{2.5} from habitable areas of residential units. During construction the Construction Dust Control Ordinance will be implemented. Therefore, the proposed project would not have significant impacts to air quality or from exposing sensitive receptors to high amounts of PM_{2.5}.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

- e) The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated. Therefore, there would be no significant impacts from the project requiring the expansion of existing utilities and public services.

Other Environmental Considerations

Historical Resources

A Historic Resource Evaluation Report (HRER) was prepared for the proposed project.¹³ The 2419-2435 Lombard Street project site is located on three rectangular-shaped lots. The site consists of a series of connected wood-frame buildings. Lot 030, the furthest lot to the east, contains a one-story-over-basement building with commercial space in the first floor and a residential unit in the basement. This building was constructed in 1939. Lot 029, the middle lot, contains a 24-foot-tall, two-story, building with commercial space in the first floor and two dwelling units in the second floor. This building was constructed in 1959. Lot 028, the furthest lot to the west, contains a 13-foot-tall, one-story, building with commercial space and three open surface parking spaces. The building was constructed in 1984. None of the buildings on site are eligible for inclusion in the California Register as either an individual property or as a historic district. The buildings lack the authenticity to properly convey the historic identity, as evidenced by the absence of the physical characteristics that existed during the properties' period of significance. The buildings lack the character defining feature(s) that would have enabled them to convey their historic identity. Therefore, the existing structures at 2419-2435 Lombard Street are not historical resources under CEQA and the proposed project would not have a significant impact related to historical resources.

Archeological Resources

The proposed project would include excavation up to approximately four feet below ground surface. The Planning Department staff archeologist has reviewed the proposed project potential for encountering archeological resources.¹⁴ No archeological resources are expected within the affected soils. Accordingly, the proposed project would not be expected to affect archeological resources.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on July 9, 2012 to owners of properties within 300 feet of the project site and to adjacent occupants. Two comments were received. One member of the public expressed their concerns about the project's design, location and height with respect to blocking of views and sunlight and the impact on neighboring property values. Project design is discussed on pages 3 and 4 including the project's consistency with applicable general plan and zoning designations. The proposed project is within the height and bulk limits for the area, NC-3 has a 40 feet height limit. The proposed use would not conflict with existing uses; which is a mix of commercial and residential uses, and therefore, would not have an adverse impact on neighboring land uses. There are no scenic views in the immediate vicinity, so the proposed project would not impact scenic resources. Planning Code Section 295 restricts new shadowing on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. Shadowing of private property is not

¹³ Historical Resource Evaluation Report for 2419-2435 Lombard Street from Gretchen Hilyard, May 21, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2012.0131E.

¹⁴ Environmental Planning Preliminary Archeology Review: Checklist for 651-655 Dolores Street from Randall Dean, July 16, 2012. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2012.0131E.

an impact under CEQA. This project would not have significant shadow impacts on Recreation and Park open spaces or other existing public or publicly accessible open spaces. The other comment that came in requested to view the site plans and receive notification when the environmental clearance is complete. The comment was noted and the individual reviewed the site plans and will be added to the distribution list for this environmental review as requested.

Exempt Status and Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

RECEIVED

APR 10 2013

Application for Dwelling Unit Removal

CASE NUMBER:
For Staff Use only

APPLICATION FOR

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT & PLANNING

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Kins, LLC	
PROPERTY OWNER'S ADDRESS: 1274 Denlyn Street, Novato, CA 94947	TELEPHONE: (415) 382 7780 EMAIL:

APPLICANT'S NAME: Ben Wong Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 407 Cabot Road, South San Francisco, CA 94080	TELEPHONE: (415) 810 3216 EMAIL: benw@kbdesignconsulting.com

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 2419, 2422 & 2435 Lombard Street	ZIP CODE: 94123
CROSS STREETS: Scott Street & Divisadero St	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ. FT.):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0937 / 028	25' x 106'	2656 .25	NC-3	40-X
029	25' x 106'	2656 .25		
030	22' x 68'	1545 .75		

6871 sf

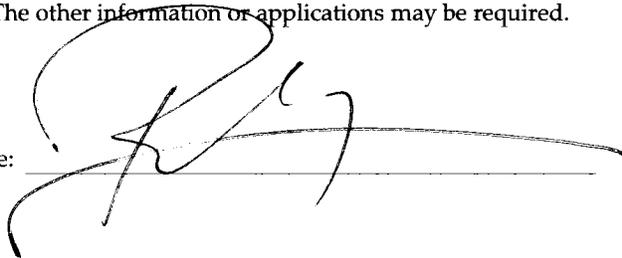
PROJECT INFORMATION		EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	11	+9
2	Total number of parking spaces	2	9	+7
3	Total gross habitable square footage	2,200	10,816	8,616
4	Total number of bedrooms	4	21	+17
5	Date of property purchase	1982		
6	Total number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	2	0	-2
11	Was the building subject to the Ellis Act within the last decade?	No		
12	Number of owner-occupied units	2	11	+9

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

4/10/13

Print name, and indicate whether owner, or authorized agent:

Ben Wong

Owner / Authorized Agent (circle one)

CASE NUMBER:
 For Staff Use only

Loss of Dwelling Units Through **Demolition**

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing. Please see website under Publications for Loss of Dwelling Units Numerical Values.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

No.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

No.

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

This property have no violations at this moment.

Existing Building (continued)

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

The housing has been vacant for more than five years. But it is still in a safe and clean condition.

5. Whether the property is a *historical resource* under CEQA;

This property was built in 1959. The property is currently under the "B" historic status code.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

No information shown this property is a historical resource that will impact under CEQA.

Rental Protection

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

No, there are no rental housing in this property.

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

No.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity; The project is to convert existing two units to multi unit condominium. It will increase housing density and ground floor retail space promote and preserve neighborhood diversity and prosperity.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity; This project is to converse existing building to match neighborhood building height and multi-units character. Most buildings in the neighborhood used bay window design w/ Stucco & siding exterior finish material. We give those elements with contemporary look and rich characteristic for the neighborhood to feel comfortable with.

11. Whether the Project protects the relative affordability of existing housing; This project target for market rate. It will be set to be sell at current market price. The existing do not have any affordable housing.

12. Whether the Project increases the number of permanently affordable units as governed by Section 415; No.

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods; Yes, we need more housing in city of San Francisco. And this project in great neighborhood and a convenient sites. The new units and design of this building will greatly enhance the neighborhood density and traffic flow that benefit both business and city tax revenues.

Replacement Structure

14. Whether the Project creates quality, new family housing;

Yes, this project will create TEN 2B2B and ONE 1B1B, total of 11 units brand new multi-unit housing. All finishes will be above average or top grade material with updated code compliance on structural, mechanical, electrical and plumbing guidelines.

15. Whether the Project creates new supportive housing;

BMR or in-Lien fee will be a supportive element for this purpose.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Yes, this project is to improve existing site. Provide new housing while matching the existing neighborhood character. We remove the need of an underground parking structure in order to lower the impact on construction and design obstacles.

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

Yes, we are creating 11 new dwelling units, compare to existing 2 units.

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

Yes, we are creating 21 bedrooms, compare to existing 4 bedrooms.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

The project property consists of three separate lots fronting the south side of the Lombard Street. Two lots hold the neighborhood-serving retail spaces, and both spaces had been vacant for over three years despite of the property owner to rent. There is a shack on the third lot that had been leased as the kitchen for a catering business. We observe that the facility is old, and some safety issues exist due to the use of old appliances and their outdated method of installations. Since the catering business would not fit to the site as the neighborhood-serving commercial use, the owner is ready to assist the tenant in finding more suitable space and their smooth continuation of their business.

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

The proposed development scheme brings 11 high quality new residential units to the market and replaces the existing 2 substandard rental units, and the existing commercial spaces with low ceiling with somewhat structurally unsound portion of the building is replaced with a new attractive commercial space with high ceiling which enjoys a large storage facility. The proposed development will not only conserve the existing neighborhood character but to stimulate the local economical activities.

3. That the City's supply of affordable housing be preserved and enhanced;

The development scheme will include adequate numbers of affordable housing units, and/or it will contribute a reasonable in-lieu fee to the city pool to encourage the city supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Nine parking stalls with an adequate width of driveway with remote garage door opener are proposed for the development, and it would not impede Muni transit service or overburden the city street, nor it will not affect neighborhood parking. Also provide six bicycle storages for resident to substitute public transit. The existing two parking stalls assigned for residential use, there are no displacement of industrial use parking removed.

Please respond to each policy; if it's not applicable explain why:

5. 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;

See the answer #1.

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

The proposed development will employ the updated and the most stringent structural code requires of the building codes to protect the building. We are also evaluating a new light-weight steel brace system in absorbing the lateral force which was patented in Japan.

7. That landmarks and historic buildings be preserved; and

A Historic Resource Evaluation Report is being conducted to assess for the environmental application in which should address this question. Subject property was constructed over 50 year , however, the initial finding of historic values is consider low. Final decision of preserving would based on historic resource evaluation report.

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

The building is situated on the south side of the Lombard Street, and it would not create any shadow affects to the neighboring buildings. A couple of meeting were held with neighbors who share the rear opening spaces. The views of these neighbors are preserved with a guideline proposed by the planning department.



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, August 1, 2013**
 Time: **Not before 12:00 PM (noon)**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Conditional Use**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2419 – 2435 Lombard St.	Case No.: 2011.0924EC
Cross Street(s): Divisadero/Scott Streets	Building Permit: N/A
Block /Lots No.: 0937/028, 029, 030	Applicant: Ben Wong, Architect
Zoning District(s): NC3 / 40-X	Telephone: (650) 810 - 3216
Area Plan: N/A	E-Mail:

PROJECT DESCRIPTION

The proposal is for Conditional Use authorization pursuant to Planning Code Sections 712.39 and 303 to demolish a two-story building containing two dwelling units at the second floor and ground floor commercial space, and to construct a four-story building containing 11 dwelling units, 9 off-street parking spaces, 6 bicycle storage spaces and approximately 900 square feet of first-story commercial space. The sponsor has requested a parking reduction per Planning Code Section 161 to eliminate two parking spaces from the proposal.

You are receiving this notice because you either own property within a 300-foot radius of the subject property, or you are a tenant within a 150-foot radius of the subject property.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sara Vellve** Telephone: **(415) 558 - 6263** E-Mail: sara.vellve@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

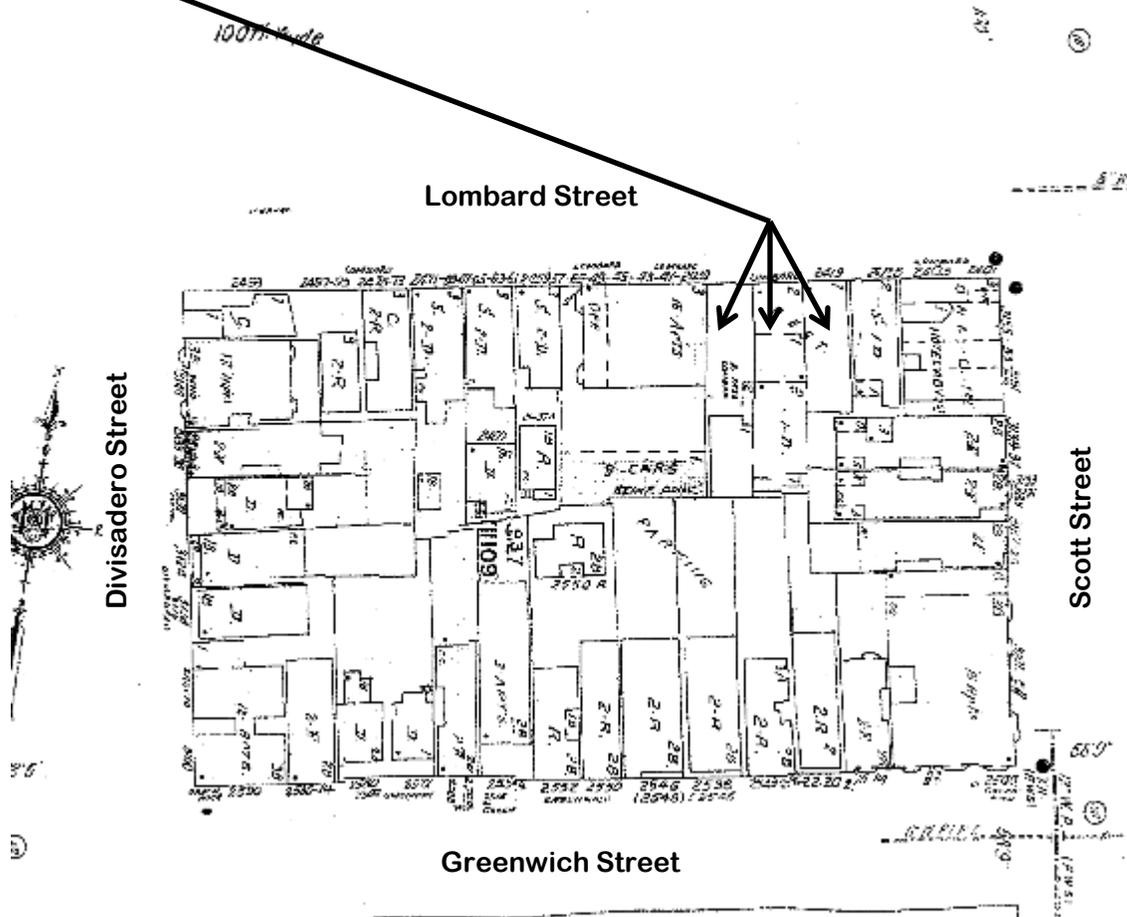
Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

Sanborn Map*

SUBJECT PROPERTIES

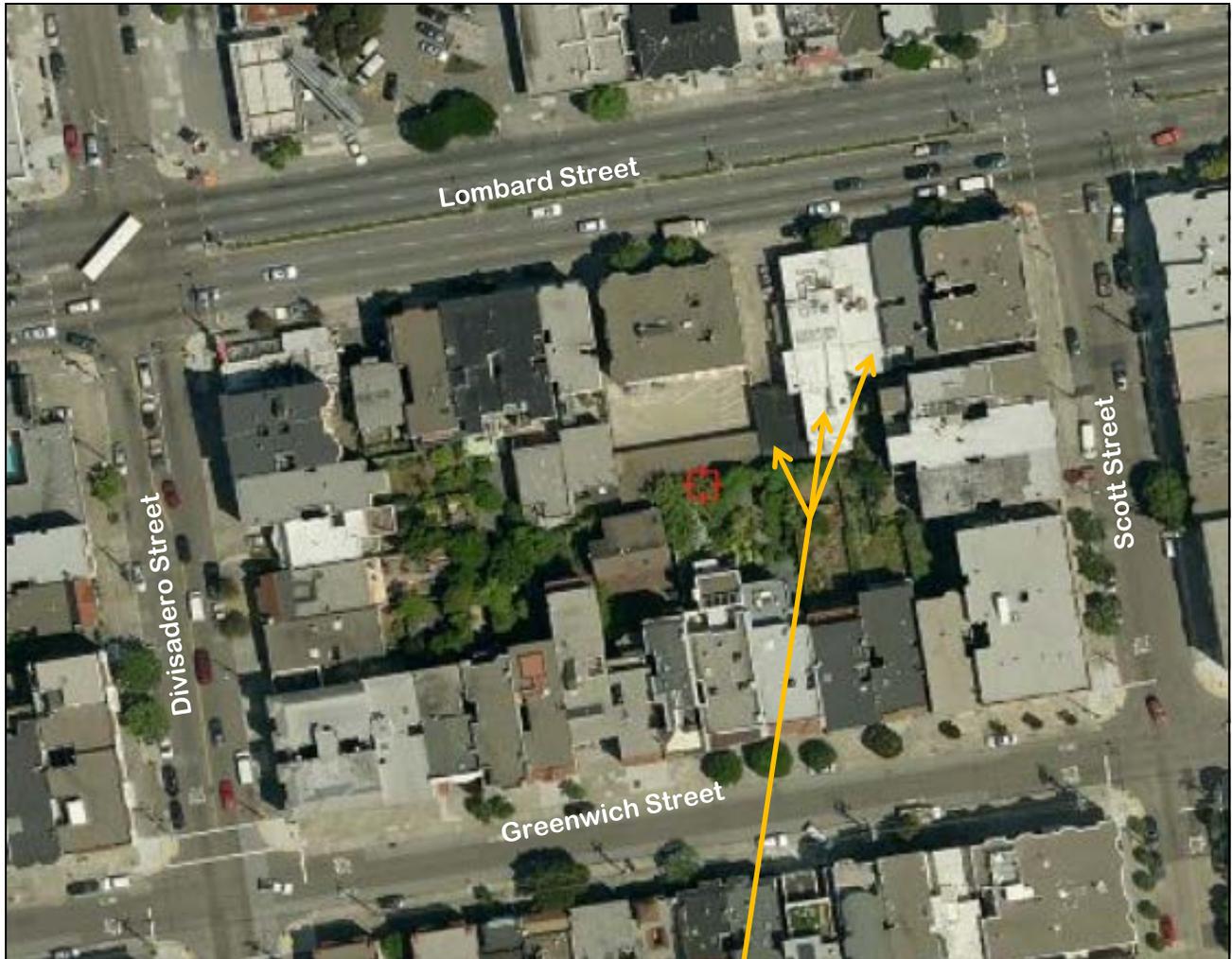


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

Aerial Photo

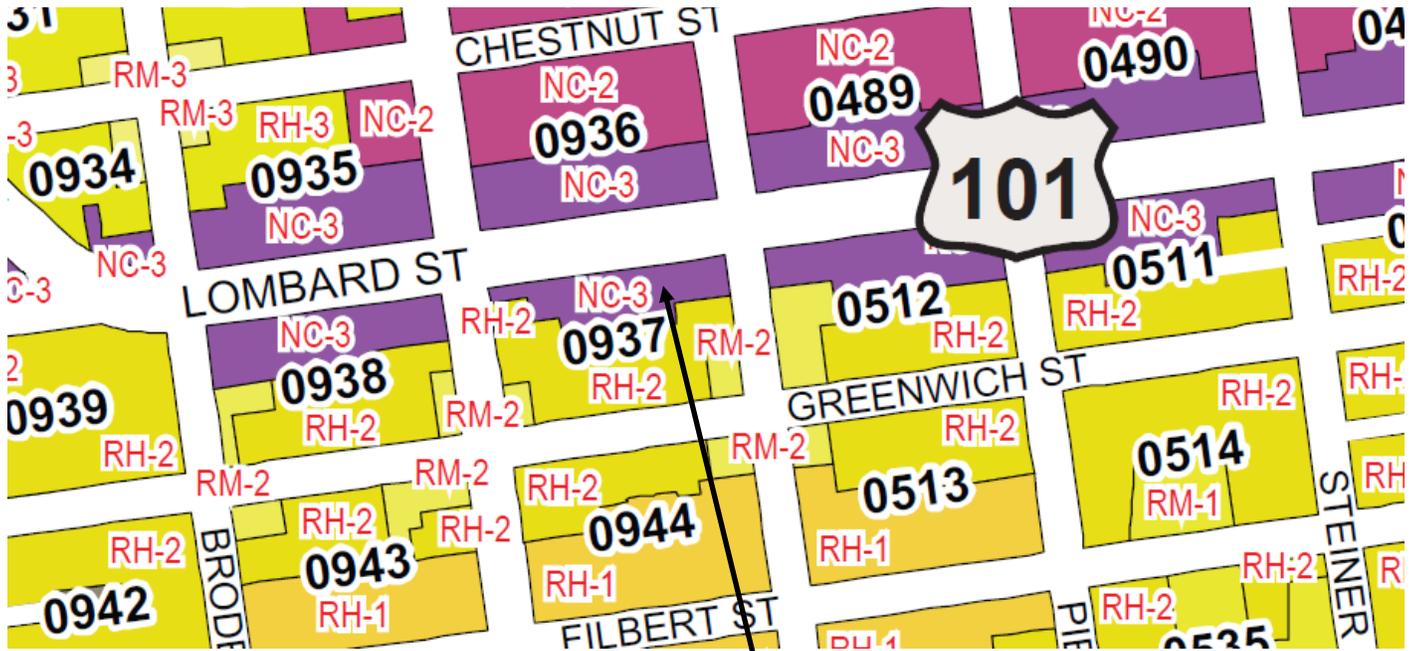


SUBJECT PROPERTIES



Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

Zoning Map



SUBJECT PROPERTIES



Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

LOMBARD STREET CONDOMINIUM SAN FRANCISCO, CALIFORNIA



407 Calcutt Road
S. San Francisco, CA 94081

Office: 415.963.3343
Fax: 415.963.3343

COVER PAGE

NO.	DATE	EDITION	BY
1	4/8	PLANNING	
2	6/25	PLANNING	

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-35 LOMBARD ST
SAN FRANCISCO, CA 94123

SHEET TITLE:
COVER PAGE

SCALE: AS SHOWN
DATE: JUNE 29, 2012

DRAWN BY: E
SHEET NO.

A0.1

LEGEND

	EXISTING EXTERIOR WALL
	EXISTING EXTERIOR WALL TO BE REMOVED
	EXISTING INTERIOR WALL
	EXISTING INTERIOR WALL TO BE REMOVED
	CONCRETE WALL
	CONCRETE WALL TO BE REMOVED
	NEW EXTERIOR WALL
	NEW EXTERIOR WALL - RATED
	NEW INTERIOR WALL
	NEW INTERIOR WALL - RATED

	SECTION KEY
	EXTERIOR ELEVATION KEY
	INTERIOR ELEVATION KEY
	DETAIL KEY
	NOTE KEY
	DOOR KEY
	WINDOW KEY
	REVISION
	REFERENCE KEY

ABBREVIATIONS

X	AND	DBL	DOUBLE	INFO	INFORMATION	S.A.	SUPPLY AIR
@	AT	DET	DETAIL	INSUL.	INSULATION	SHT	SHEET
#	POUND OR NUMBER	DN	DOWN	LI	LIGHT	SHTG	SHEETING
		DR	DOOR	LAM	LAMINATE	SPEC	SPECIFICATION
A/C	AIR CONDITIONING	EA	EACH	MTD	MOUNTED	S.S.	STAINLESS STEEL
ADJ.	ADJUSTABLE	EL. ELEV.	ELEVATION	MRL	METAL	SL. DR.	SLIDING DOOR
ADJ.	ADJACENT	EQ.	EQUAL	MUL	MULLION	SKYL.T	SKYLIGHT
A.F.F.	ABOVE FINISH FLOOR	EQU.P.	EQUIPMENT			S.D.	SMOKE DETECTOR
ALUM.	ALUMINUM	EXH.	EXHAUST	(N)	NEW	T	TREAD
APPROX.	APPROXIMATE	(E)	EXISTING	N.I.C.	NOT IN CONTRACT	TA	TREE AREA
ARCH.	ARCHITECTURAL	EXP.	EXPANDED	N.T.S.	NOT TO SCALE	T.B.	TORQUE BAR
				O.C.	ON CENTER	T.C.	TOP OF CONCRETE
BD	BOARD	EXT.	EXTERIOR	OPP.	OPPOSITE	T.O.	TOP OF
BLDG.	BUILDING	FLTE.	FLOOR			TV	TELEVISION
BLK.	BLOCK	F.D.	FLOOR DRAIN	P.L.	PROPERTY LINE	TYP.	TYPICAL
BLKG.	BLOCKING	F.D.	FLOOR DRAIN	PLAM.	PLASTIC LAMINATE	U.N.O.	UNLESS NOTED OTHERWISE
BLW.	BELOW	FDN	FOUNDATION	PLBS.	PLYBUSH	U.O.N.	UNLESS OTHERWISE NOTED
BM	BENCH	FTG.	FOOTING	PLYWD	PLYWOOD	V.C.T.	VINYL COMPOSITION TILE
BOT	BOTTOM	FURR.	FURRING			VERT.	VERTICAL
CAB.	CABINET	G.M.	GAS METER	R.D.	ROOF DRAIN	V.I.F.	VERIFY IN FIELD
C.H.	CENTER HEIGHT	GYP.M.	GYP.SUM	REF	REFERENCE	W	WITH
C.L.	CENTER LINE	H.B.	HOSE BIBB	REFR.	REFRIGERATOR	W.C.	WATER CLOSET
CLG	CEILING	HDR	HEADER	REIN.	REINFORCED	WD	WOOD
COL.	COLUMN	HDR	HEADER	RECD	REQUIRED	W.P.	WATERPROOF
CONC.	CONCRETE	HORIZ.	HORIZONTAL	RM.	ROOM	W.P.	WATERPROOF
CONST.	CONSTRUCTION			RWD	REDWOOD	WT	WEATHERPROOF

PROJECT INFORMATION

ADDRESS: 2419, 2421, 2435 LOMBARD STREET, SAN FRANCISCO, CA
 A.P.N.: 0937028, 0937029, 0937030
 ZONING: NC-3 (NEIGHBORHOOD COMMERCIAL)
 TYPE OF CONSTRUCTION: TYPE V-B
 OCCUPANCY CLASSIFICATION: R2 & B
 FIRE SPRINKLERS: YES (SEPARATE PERMIT, FIRE SPRINKLER PER NFPA - 13R)
 TOTAL LOT SIZE: 6871 SQ. FT.
 PROPOSED BUILDING COVERAGE: 6871 SQ. FT. (100% OF LAND COVERAGE) (FIRST FLOOR)
 PROPOSED GROSS FLOOR AREA: 22245 SQ. FT.
 PROPOSED GROSS RESIDENTIAL AREA: 10957 SQ. FT.
 PROPOSED GROSS COMMERCIAL AREA: 915 SQ. FT.
 PROPOSED COMMON SPACE: 4740 SQ. FT. (ENTRY, HALLWAYS, STAIRS & STORAGES)
 TOTAL OPEN SPACE: 1509 SQ. FT. (MIN. REQUIREMENT) 1463 SQ. FT. FOR 11 UNITS)
 TOTAL PRIVATE DECK SPACE: 297 SQ. FT. (NOT INCLUDED FOR OPEN SPACE)
 PROPOSED RESIDENTIAL UNITS: 11 UNITS
 PROPOSED PARKING SPACES: TOTAL 9 SPACES (3827 SQ. FT.)
 (6 STANDARD, 2 COMPACT & 1 HANDICAPPED)

PARCEL MAP



ENGINEER INFORMATION

ARCHITECT:
 TAKUO KANNO
 KB DESIGN & CONSULTING, LLC
 TEL: (415) 963-3343

GEOTECHNICAL:
 SILICON VALLEY SOIL ENGINEERING
 TEL: (408) 324-1400

LAND SURVEYOR:
 WESTOVER SURVEYING, INC
 TEL: (415) 242-5400

SCOPE OF WORK

MERGE 3 LOTS AND CONVERT IT TO 4 STORIES CONDOMINIUM BUILDING WITH 11 UNITS AND GROUND FLOOR COMMERCIAL RETAIL SPACE. DEMOLITION EXISTING BUILDINGS ON 3 LOTS (INCLUDING ONE - 1 STORY COMERCIAL / RESIDENTIAL BUILDING, ONE - 2 STORIES BUILDING WITH FIRST FLOOR COMMERCIAL AND SECOND FLOOR 2 RESIDENTIAL UNITS, AND ONE - PARKING LOT WITH REAR 1 STORY COMMERCIAL BUILDING.)

SPECIAL NOTE

The proposed project would include the installation of an air filtration system that would meet the ventilation requirements as outlined in the San Francisco Health Code, Article 38, Section 3807. The proposed project would also include sound rated windows and a provision of forced-air mechanical ventilation so that windows could be kept closed (which would be in conjunction with Article 38 requirements) to control noise and sound rated windows on units 101, 103, 201, 203, 301, and 303. The minimum Sound Transmission Class (STC) of living room and master bedroom windows would be: units 101 and 103, STC 38; units 201 and 203, STC 36; and units 301 and 303, STC 35.

SITE PICTURE



VICINITY MAP



INDEX OF DRAWINGS

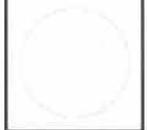
ARCHITECTURAL

- A-0.1 COVER PAGE
 - A-1.0 PROJECT INFORMATION, VICINITY MAP AND INDEX OF DRAWINGS
 - A-2.1 EXISTING SITE PLAN
 - A-2.2 PROPOSE SITE PLAN
 - A-3.1 EXISTING FLOOR PLANS (DEMOLITION PLAN)
 - A-3.2 PROPOSE BASEMENT, FIRST & SECOND FLOOR PLAN
 - A-3.3 PROPOSE 3RD & 4TH FLOOR PLAN AND ROOF PLAN
 - A-3.4 ENLARGED LANDSCAPE AREA @ STREET AND REAR OPEN SPACE
 - A-3.5 ENLARGED GARAGE LAYOUT
 - A-4.1 EXISTING ELEVATIONS
 - A-4.2 PROPOSED ELEVATIONS
 - A-4.3 ENLARGED PROPOSED FRONT ELEVATION
 - A-5.1 SECTIONS
 - A-6.1 3D RENDERING
 - A-6.2 STREET VIEW PHOTOGRAPH
 - A-6.3 SUBJECT PROPERTY PHOTOGRAPHS
- SU-1 SITE SURVEY

APPLICABLE BUILDING CODE

- 1. 2010 CALIFORNIA BUILDING CODE
- 2. 2010 CALIFORNIA MECHANICAL CODE
- 3. 2010 CALIFORNIA PLUMBING CODE
- 4. 2010 CALIFORNIA ELECTRICAL CODE
- 5. 2010 CALIFORNIA ENERGY CODE
- 6. 2010 CALIFORNIA FIRE CODE

407 Cabot Road
 S. San Francisco, CA 94081
 Office: 415.963.3343
 Fax: 415.963.3343



PROJECT INFORMATION, VICINITY MAP AND INDEX OF DRAWINGS

NO.	DATE	REVISION	BY
1	4/18	PLANNING	K
2	6/26	PLANNING	K

PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2419-35 LOMBARD ST
 SAN FRANCISCO, CA 94123

PROJECT INFORMATION, VICINITY MAP AND INDEX OF DRAWINGS

SCALE: AS SHOWN
 DATE: JUNE 29, 2017
 DRAWN BY: K

SHEET NO:
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 Fax: 415.863.3343



EXISTING SITE PLAN

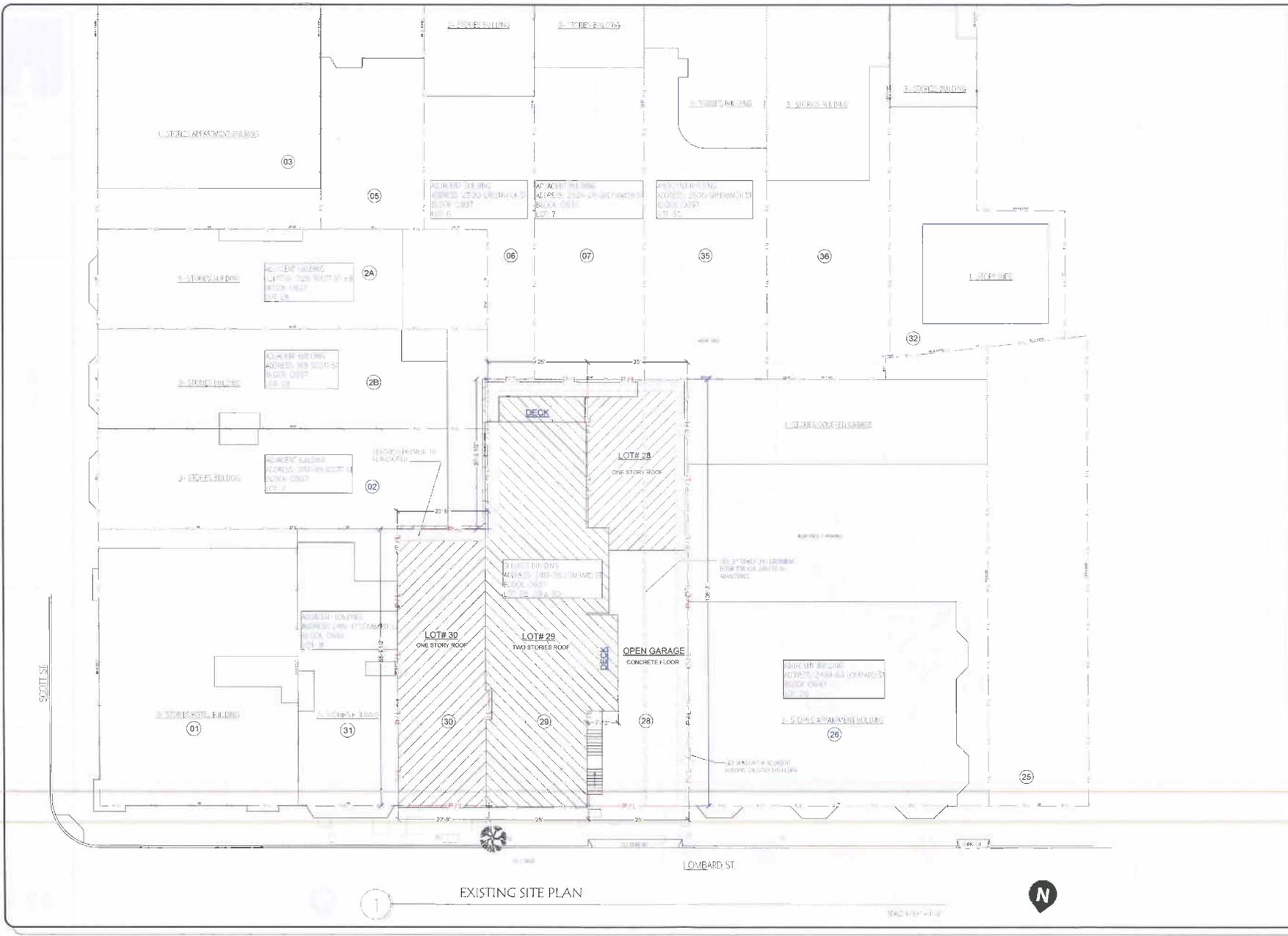
DATE	REVISION	BY
4/18	PLANNING	K
7/25	PLANNING	K

PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2419-25 LOMBARD ST
 SAN FRANCISCO, CA 94123

SHEET TITLE:
 EXISTING SITE PLAN

SCALE: AS SHOWN
 DATE: JUNE 29, 2012
 DRAWN BY: K
 SHEET NO.

A2.1



EXISTING SITE PLAN



407 Cabot Road
S. San Francisco, CA 94080

Office: 415.963.3543
Fax: 415.963.3543

PROPOSED SITE PLAN

NO.	DATE	REVISION	BY
1	4/18	PLANNING	...
2	6/25	PLANNING	...

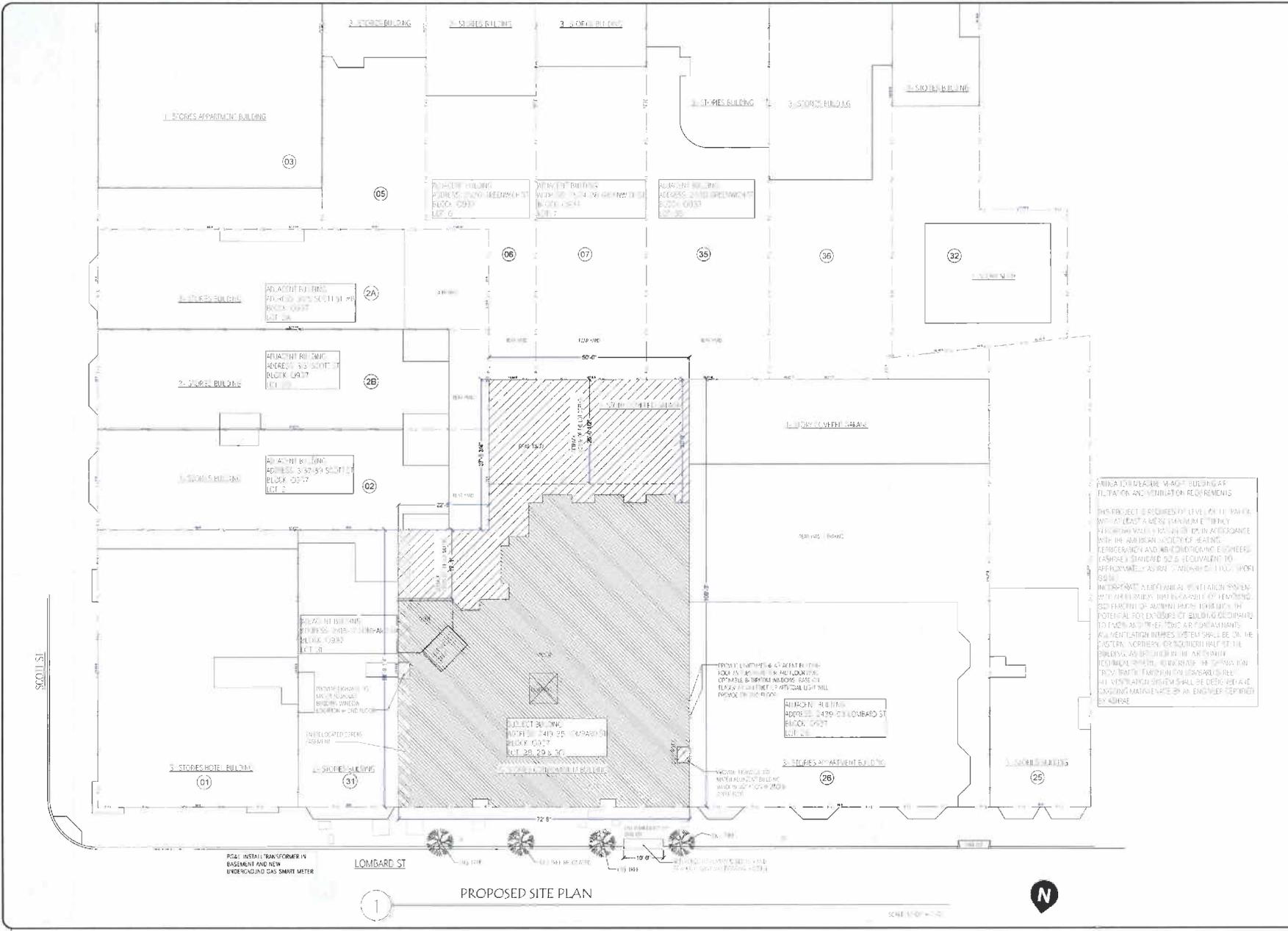
PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-25 LOMBARD ST
SAN FRANCISCO, CA 94109

SHEET TITLE:
PROPOSED SITE PLAN

SCALE: AS SHOWN
DATE: JUNE 29, 2012

DRAWING BY: ...

SHEET NO.
A2.2



MINIMUM CLEAR HEIGHT REQUIREMENT FOR MECHANICAL VENTILATION SYSTEMS
THIS PROJECT IS REQUIRED TO MEET THE FOLLOWING MECHANICAL VENTILATION SYSTEM REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARD 90.1-2005, EQUIVALENT TO APPROXIMATELY ASHRAE 90.1-2003, SECTION 6.2.1.1.

MECHANICAL VENTILATION SYSTEMS WITH 20% EXCESS FLOW CAPACITY BY REMOVING 20% FLOOR OR ADMIN FLOOR HEIGHTS THE POTENTIAL FOR EXCESSIVE BUILDING OCCUPANCY TO EXCEED MECHANICAL VENTILATION SYSTEM CAPACITY. MECHANICAL VENTILATION SYSTEM SHALL BE ON THE CUSTOMER SCREEN OR SCREENED HALF OF THE BUILDING AS REQUIRED BY THE APPLICABLE LOCAL ORDINANCES, REGULATIONS OR ORDINANCES. MECHANICAL VENTILATION SYSTEM SHALL BE OPERATED IN ACCORDANCE WITH THE APPLICABLE LOCAL ORDINANCES, REGULATIONS OR ORDINANCES.

INSTALL TRANSFORMER IN BASEMENT AND NEW UNDERGROUND GAS SMART METER

PROPOSED SITE PLAN

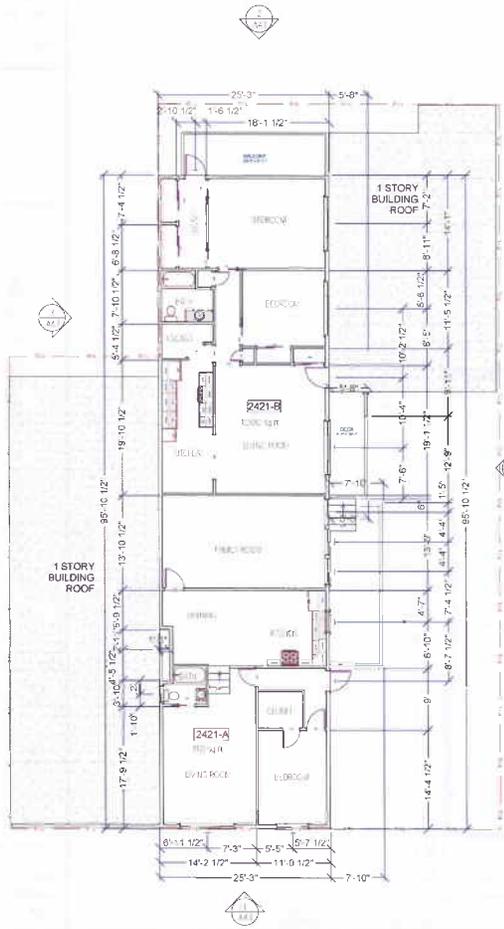


SCALE: 1/8"=1'-0"

NOTE: DIMENSION SHOWN ON EXISTING FLOOR PLAN FOR REFERENCE ONLY,
 CONSTRUCTORS SHALL VERIFY IN FIELD
 DEMOLITION ALL EXISTING WALLS, DOORS, WINDOWS, FIXTURES AND STAIR.
 RECYCLE BUILDING MATERIAL BASED ON SFBC METHOD

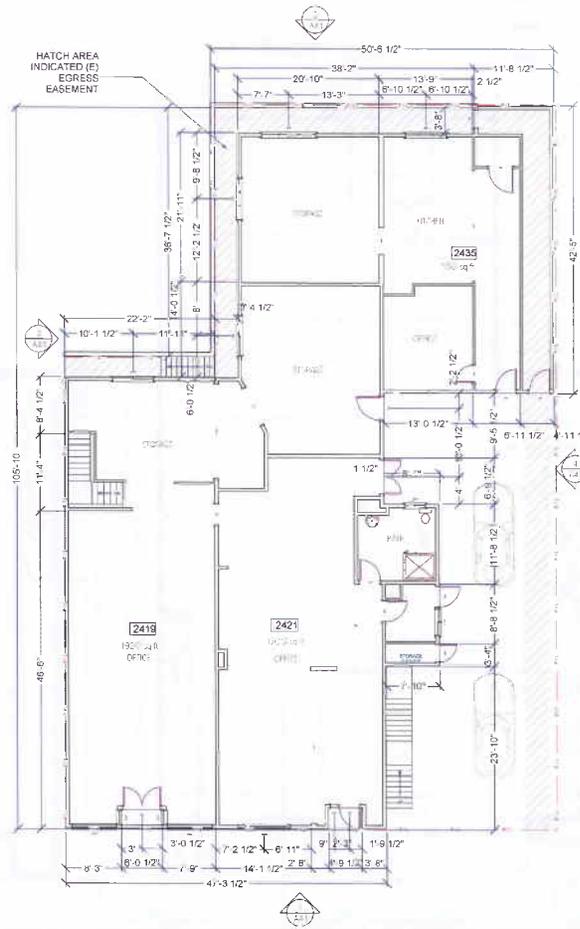
DEMOLITION UNITS INCLUDED:
 LOT 28 - ONE STORY COMMERCIAL BUILDING WITH COMMERCIAL KITCHEN
 LOT 29 - TWO STORIES COMMERCIAL BUILDING WITH SECOND FLOOR TWO RESIDENTIAL UNITS
 LOT 30 - ONE STORY COMMERCIAL BUILDING WITH BASEMENT ONE RESIDENTIAL UNIT

EXISTING INFORMATION	
LOCATION	FLOOR AREA
COMMERCIAL	
2419	1,060 SQ. FT.
2421	1,500 SQ. FT.
2433	1,150 SQ. FT.
RESIDENTIAL	
2421-A (UNIT A)	1,110 SQ. FT.
2421-B (UNIT B)	1,090 SQ. FT.
BASEMENT	
2419	1,060 SQ. FT.
UNCOVERED PAVING	2



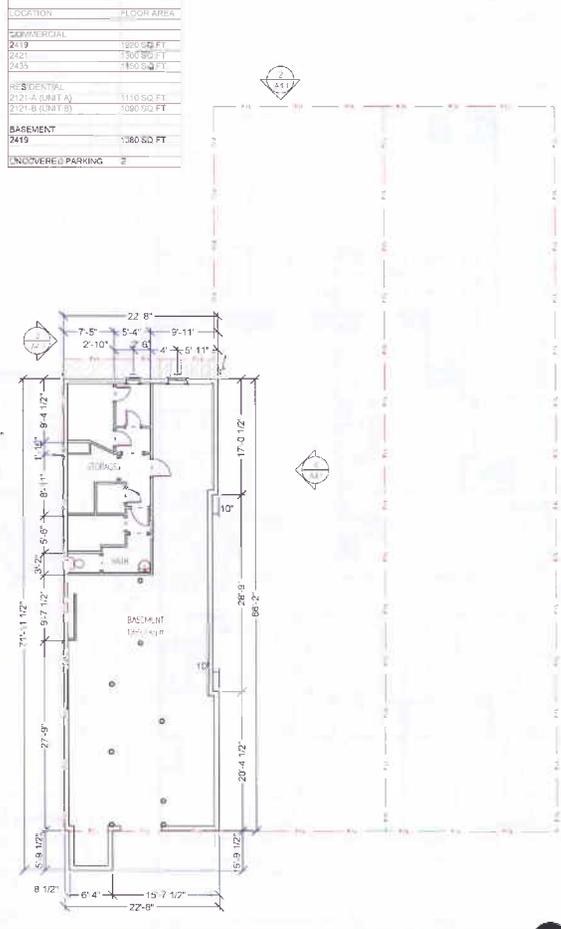
EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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



EXISTING BASEMENT PLAN

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



407 Cabot Road
 S. San Francisco, CA 94081

Office: 415.963.3343
 Fax: 415.963.3343

EXISTING FLOOR PLANS
 (DEMOLITION PLAN)

DATE	REVISION	BY
4/18	PLANNING	K
2/25	PLANNING	K

PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2419 36 LOMBARD ST
 SAN FRANCISCO, CA 94123

SHEET TITLE:
 EXISTING FLOOR
 PLANS (DEMOLITION
 PLANS)

SCALE: AS SHOWN
 DATE: JUNE 29, 2012
 DRAWN BY: K

SHEET NO.

A3.1



407 Cabot Road
 S. San Francisco, CA 94068

Off: 415.963.3343
 Fax: 415.963.3343

PROPOSED BASEMENT FLOOR PLAN

NO.	DATE	REVISION	BY
1	4/18	PLANNING	K
2	6/25	PLANNING	K

PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2415 26 LOWBARO ST.
 SAN FRANCISCO, CA 94123

SHEET TITLE:
 PROPOSED
 BASEMENT FLOOR
 PLAN

SCALE: AS SHOWN
 DATE: JUNE 29, 2012
 DRAWN BY: K
 SHEET NO.

A3.2

UNIT INFORMATION

NO.	FLOOR AREA	AREA
101	1068 SQ. FT.	
102	468 SQ. FT.	PRIVATE DECK 69 SQ. FT.
103	1001 SQ. FT.	
104	1028 SQ. FT.	PRIVATE DECK 231 SQ. FT.
OPEN AREA		1509 SQ. FT.
COMMON SPACE		354 SQ. FT.
HALLWAY		282 SQ. FT.
STAIRWAY		196 SQ. FT.
@ OPEN AREA		196 SQ. FT.

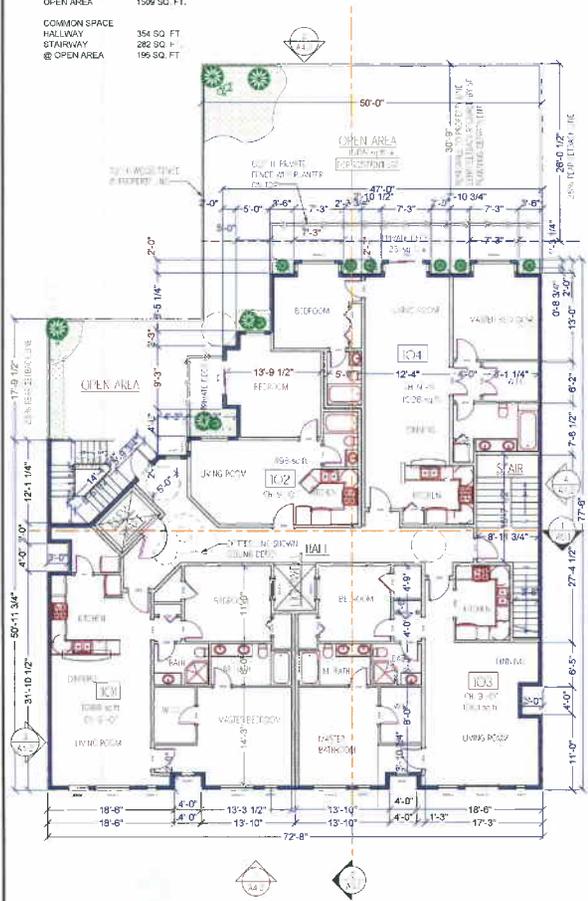
COMMERCIAL SPACE

RETAIL	915 SQ. FT.
RESIDENTIAL GARAGE	3827 SQ. FT.
STORAGE	618 SQ. FT.
COMMON SPACE	551 SQ. FT.
LOBBY	79 SQ. FT.
EASEMENT STAIR	149 SQ. FT.

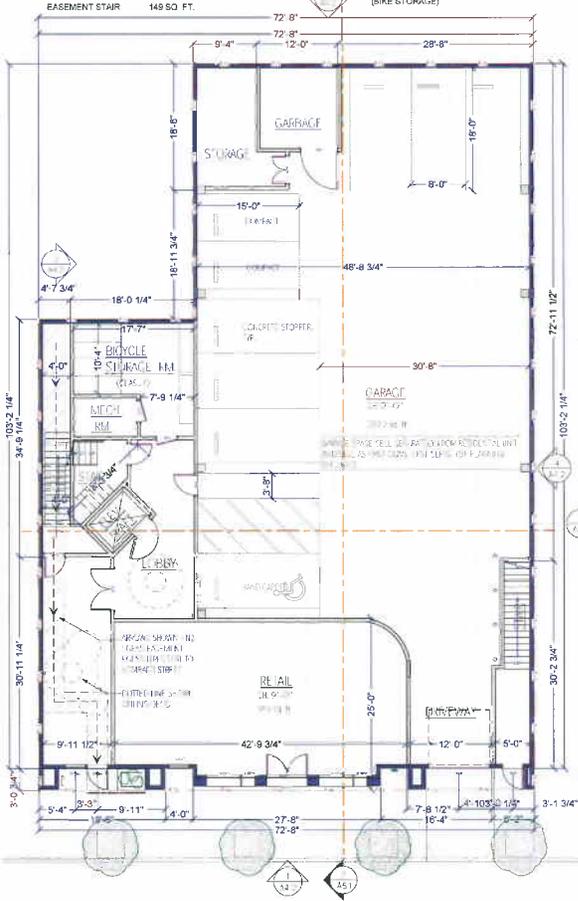
PARKING STALL DATA

TOTAL PARKING STALL @ FIRST FLOOR	9
STANDARD	6
COMPACT	2
HANDICAP	1
TOTAL	9
BICYCLE PARKING	6
(BIKE STORAGE)	

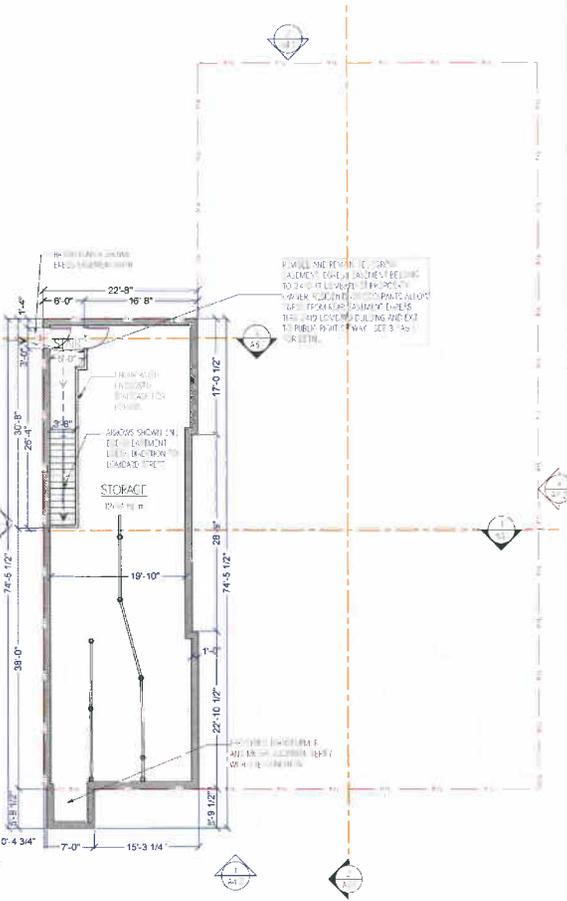
STORAGE 1268 SQ. FT.



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT PLAN

3

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

2

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

1

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



407 Cabot Road
S. San Francisco, CA 94081

Office: 415.863.3343
Fax: 415.863.3313

UNIT SIZE AND ROOM INFORMATION

NO.	ROOM	FLOOR AREA
101	101B	1,088 SQ. FT.
102	101B	488 SQ. FT.
103	202B	1,001 SQ. FT.
104	101B	1,008 SQ. FT.
201	202B	1,088 SQ. FT.
202	202B	886 SQ. FT.
203	202B	1,060 SQ. FT.
204	202B	1,028 SQ. FT.
301	202B	1,088 SQ. FT.
302	202B	1,028 SQ. FT.
303	202B	1,060 SQ. FT.
TOTAL	111 UNITS	10,937 SQ. FT.

UNIT INFORMATION:

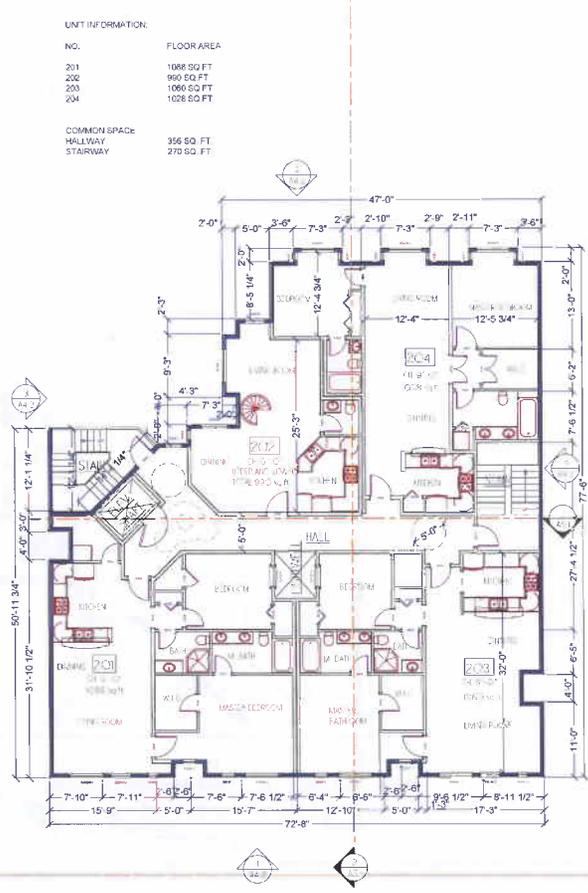
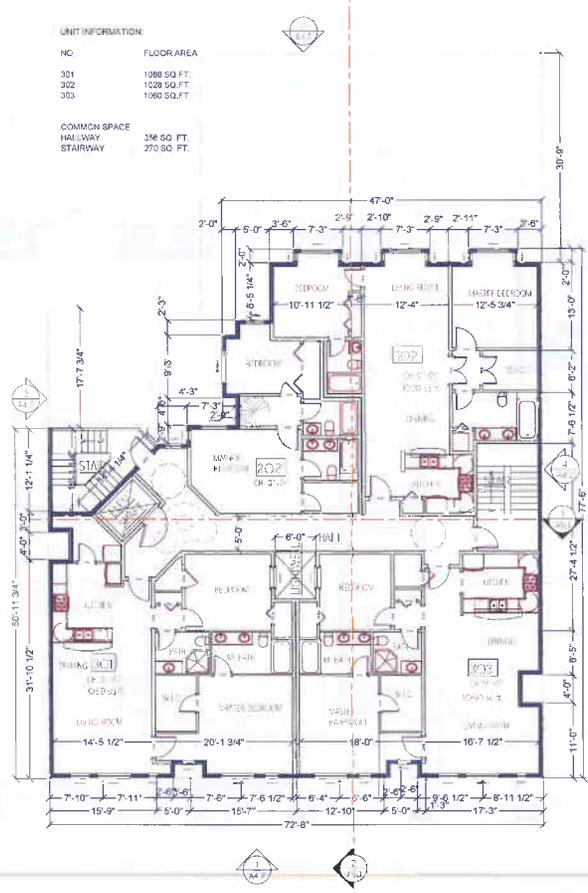
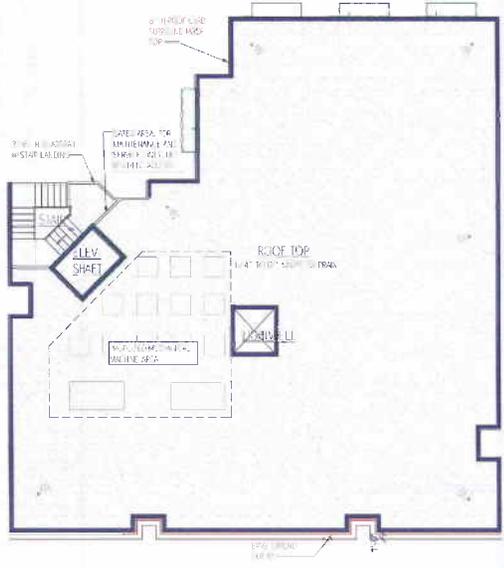
NO.	FLOOR AREA
301	1088 SQ. FT.
302	1028 SQ. FT.
303	1060 SQ. FT.

COMMON SPACE:
HALLWAY 356 SQ. FT.
STAIRWAY 270 SQ. FT.

UNIT INFORMATION:

NO.	FLOOR AREA
201	1088 SQ. FT.
202	886 SQ. FT.
203	1060 SQ. FT.
204	1028 SQ. FT.

COMMON SPACE:
HALLWAY 356 SQ. FT.
STAIRWAY 270 SQ. FT.



3 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED THIRD & FOURTH FLOOR PLAN AND ROOF PLAN

NO.	DATE	PERSON	BY
1	4/18	PLANNING	K
2	6/25	PLANNING	K

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-35 LOMBARD ST
SAN FRANCISCO, CA 94123

SHEET TITLE:
PROPOSED THIRD & FOURTH FLOOR PLAN AND ROOF PLAN

SCALE: AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: [Signature]
SHEET NO.



A3.3



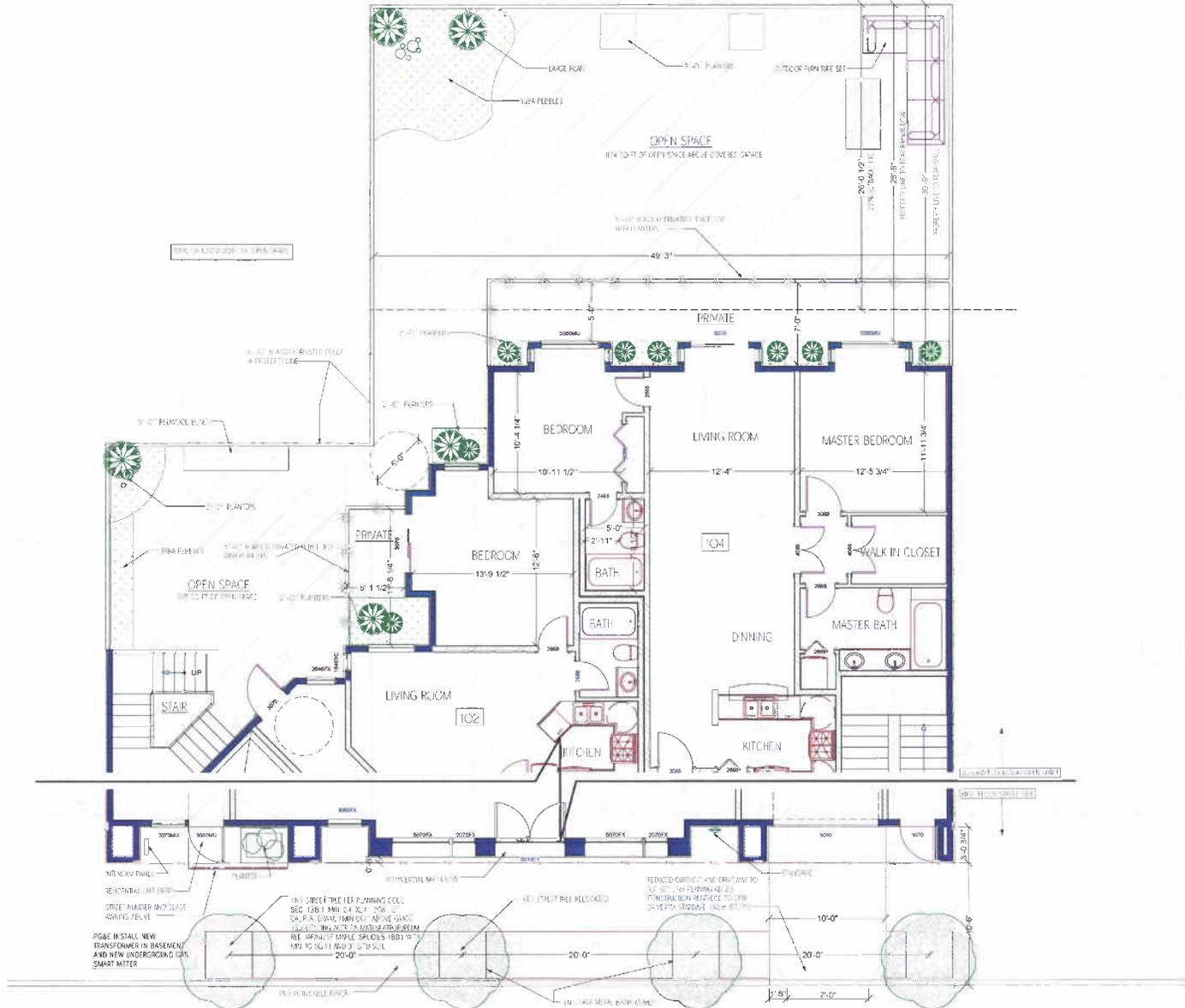
Design & Consulting

407 Cabot Road
S. San Francisco, CA 94088

Office: 415.983.3343
Fax: 415.983.3343



ENLARGED LANDSCAPE AREA
@ STREET AND REAR OPEN
SPACE



1

ENLARGED STREET & 2ND FLOOR OPEN SPACE

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

DATE	REVISION	BY
1/11/12	4/18 PLANNING	K
2/25/12	6/25 PLANNING	K

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-25 LOMBARD ST
SAN FRANCISCO, CA 94133

SHEET TITLE:
ENLARGED LANDSCAPE AREA @
STREET AND REAR
OPEN SPACE

SCALE: AS SHOWN
DATE: JUN 26, 2012
DRAWN BY: E
SHEET NO.

A3.4



407 Cabot Road
S. San Francisco, CA 94080

Office: 415.963.3343
Fax: 415.963.3343

ENLARGED GARAGE LAYOUT

DATE	REVISION	BY
1	42.5 PLANNING	K
2	5/25 PLANNING	K

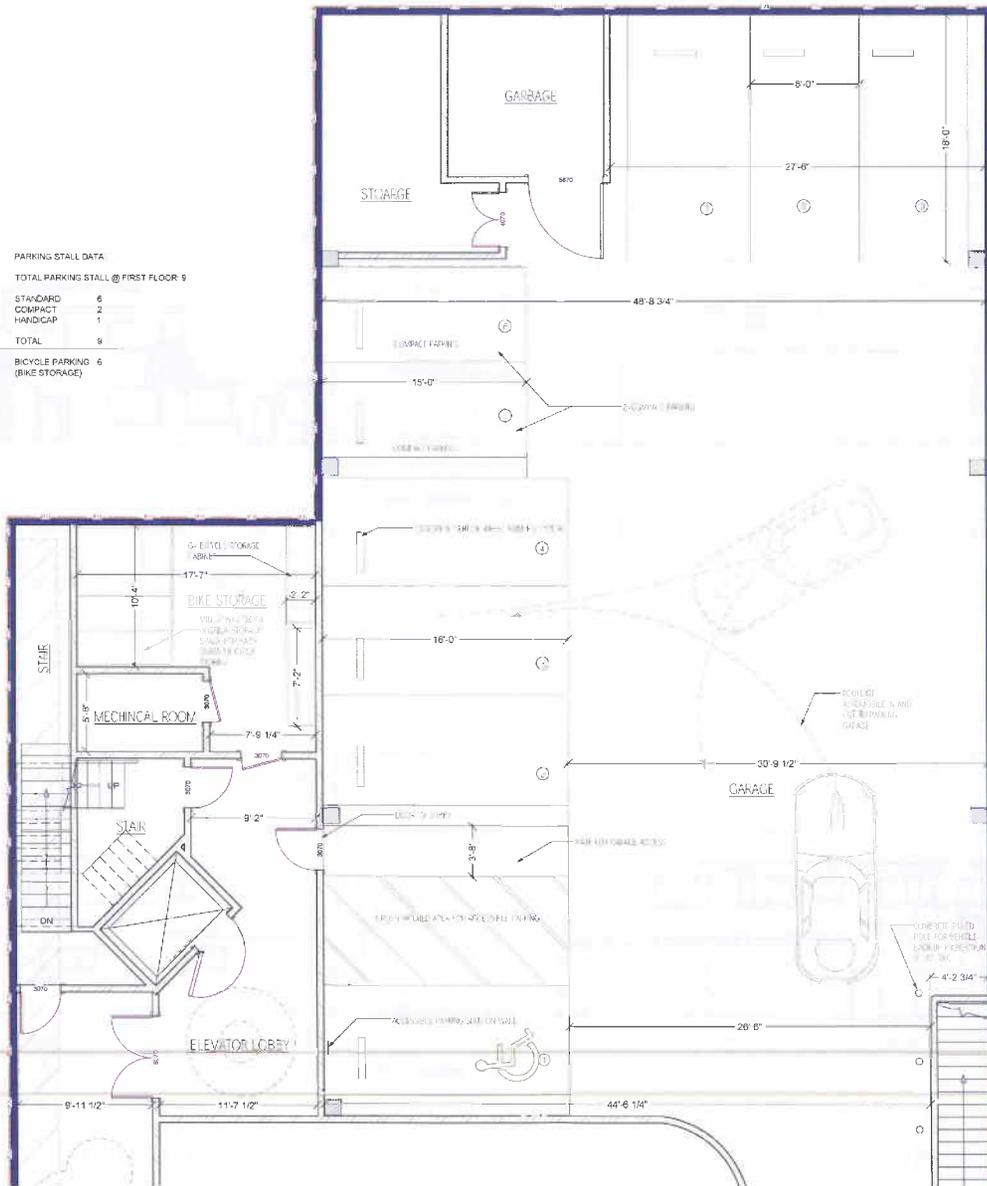
PROJECT LOCATION:
CONDOMINIUM PROJECT
2419 35 LOMBARD ST
SAN FRANCISCO, CA 94133

SHEET TITLE:
ENLARGED GARAGE LAYOUT

SCALE: AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: K

SHEET NO.

A3.5



PARKING STALL DATA

TOTAL PARKING STALL @ FIRST FLOOR: 9

STANDARD	6
COMPACT	2
HANDICAP	1
TOTAL	9

BICYCLE PARKING: 6 (BIKE STORAGE)

1 ENLARGED GARAGE LAYOUT



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EXISTING ELEVATIONS

NO.	DATE	REVISION	BY
1	4/18	PLANNING	KL
2	4/25	PLANNING	KL

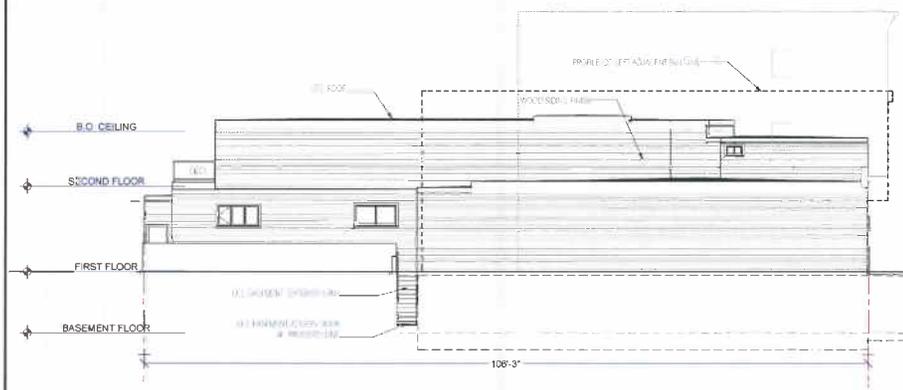
PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-35 LOMBARD ST
SAN FRANCISCO, CA 94122

SHEET TITLE:
EXISTING ELEVATIONS

SCALE: AS SHOWN
DATE: JUNE 25, 2012
DRAWING BY: E

SHEET NO

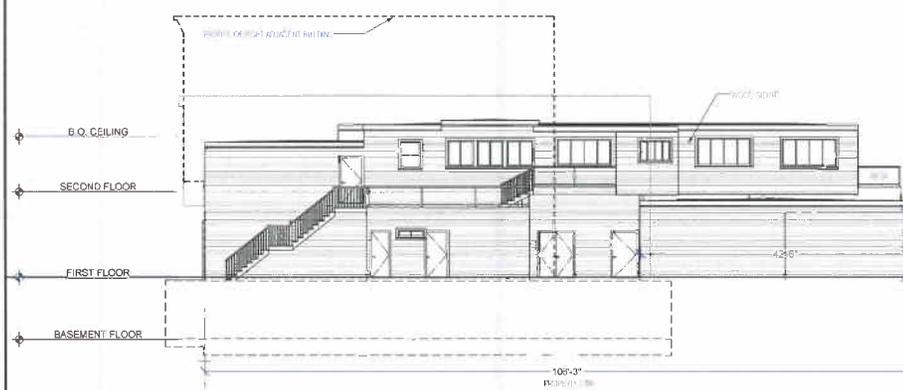
A4.1



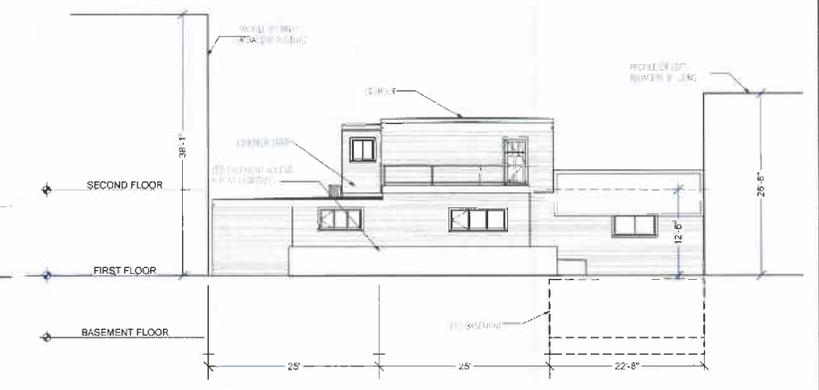
3 EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



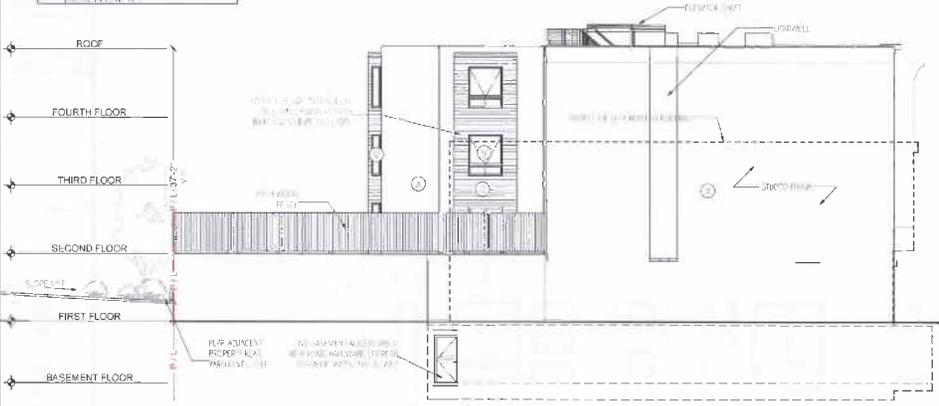
4 EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
NO.	TYPE
1	CONCRETE
2	PLASTER
3	PAINT
4	WOOD
5	GLASS
6	STEEL
7	MECHANICAL

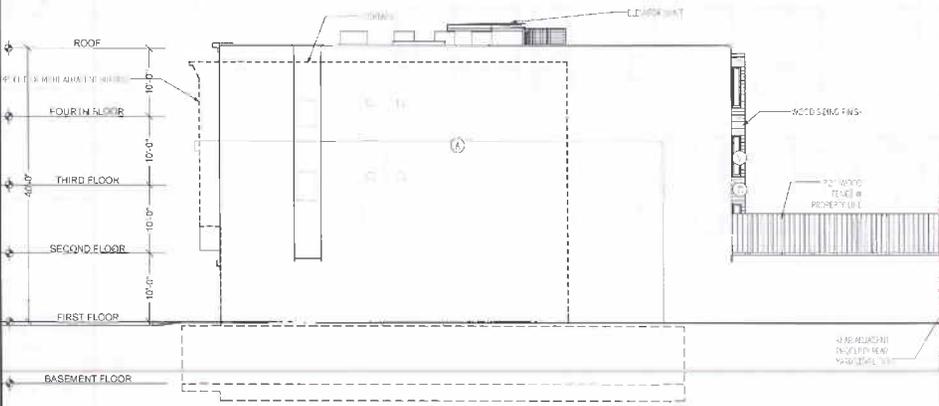
ELEVATION WINDOW TYPE	
NO.	TYPE
1	DOUBLE GLAZED ALUMINUM WINDOW
2	TRIPLE GLAZED ALUMINUM WINDOW
3	ALUMINUM WINDOW WITH SHUTTERS
4	ALUMINUM WINDOW WITH SHUTTERS AND TRANSOM
5	ALUMINUM WINDOW WITH SHUTTERS AND TRANSOM AND SILL
6	ALUMINUM WINDOW WITH SHUTTERS AND TRANSOM AND SILL AND SILL
7	ALUMINUM WINDOW WITH SHUTTERS AND TRANSOM AND SILL AND SILL AND SILL



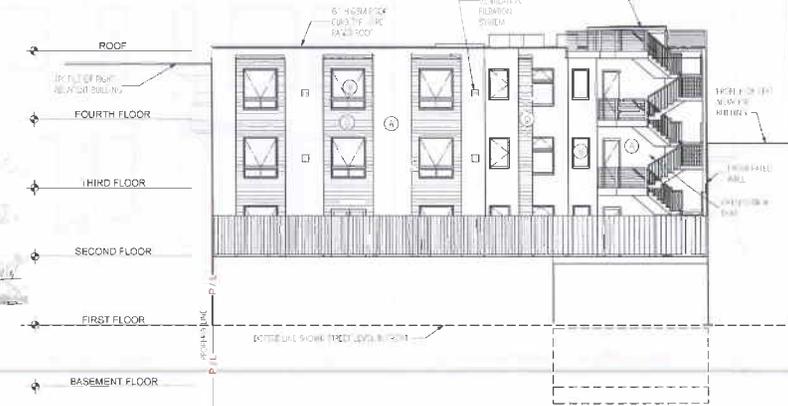
3 PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



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PROPOSED ELEVATIONS

NO.	DATE	REVISION	BY
1	4/18	PLANNING	JK
2	5/25	PLANNING	JK

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-25 LOMBARD ST
SAN FRANCISCO, CA 94133

SHEET TITLE:
PROPOSED ELEVATIONS

SCALE: AS SHOWN

DATE: JUNE 29, 2012

DRAWN BY: JK

SHEET NO.

A4.2

FINISH MATERIAL	
NO.	TYPE
A	STUCCO FINISH - COLOR 1
B	STUCCO FINISH - COLOR 2
C	12X24 PORCELAIN TILE (DALTILE)
D	REDWOOD SIDING 6"
E	PORCELAIN ACCENT TILE
F	STONE ACCENT TILE

DOOR AND WINDOW TYPE	
NO.	TYPE
V	ALUMINUM WINDOW BY IWC (SERIES 6200)
W	ALUMINUM STORE FRONT WINDOW BY IWC
X	ALUMINUM STORE FRONT DOOR BY IWC
Y	STEEL SCREEN GARAGE DOOR WITH GLASS PANEL



1

ENLARGED PROPOSED FRONT ELEVATION

SCALE 1/8" = 1'-0"



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ENLARGED PROPOSED FRONT
ELEVATION

DATE	REVISION	BY
1/4/18	PLANNING	JK
3/4/18	PLANNING	JK

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-52 LOMBARDO ST.
SAN FRANCISCO, CA 94122

SHEET TITLE:
ENLARGED PROPOSED FRONT
ELEVATION

SCALE: AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: JK
SHEET NO.

A4.3



PROPOSED SECTIONS

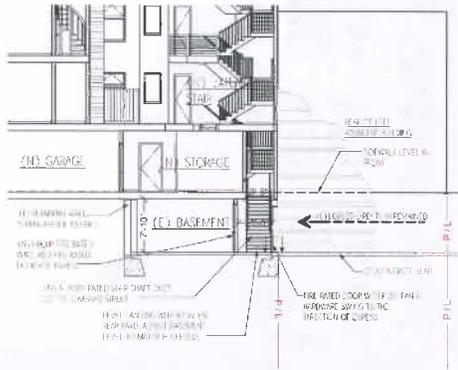
DATE	REVISION	BY
4/16	PLANNING	K
6/26	PLANNING	K

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-35 LOMBARD ST
SAN FRANCISCO, CA 94123

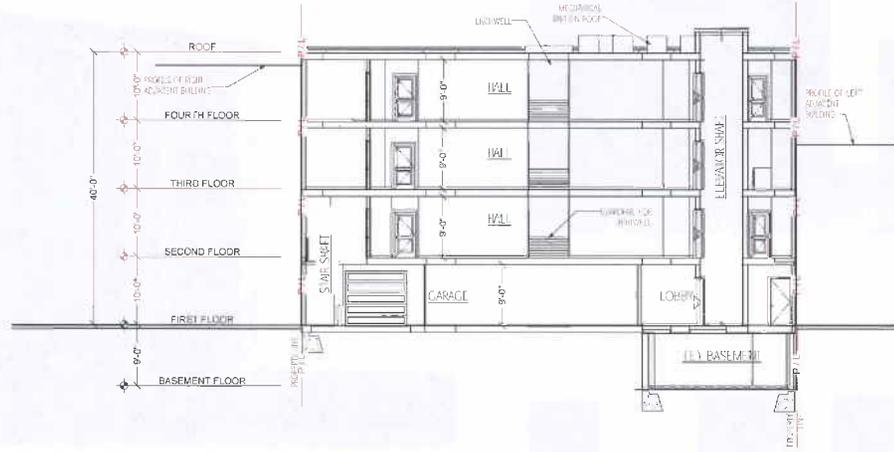
SHEET FILE:
PROPOSED SECTIONS

SCALE: AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: K
SHEET NO.

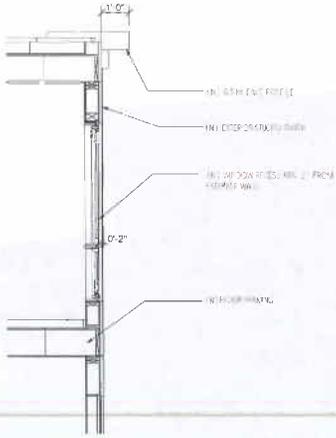
A5.1



3 EGRESS EASEMENT ACCESS DETAIL
SCALE: 3/8" = 1'-0"



1 SECTION
SCALE: 3/8" = 1'-0"



4 FRONT WINDOW DETAIL
SCALE: 3/8" = 1'-0"



2 SECTION
SCALE: 3/8" = 1'-0"



3D RENDERING - FRONT ENTRY VIEW



3D RENDERING - RECESS WINDOW AND STUCCO FINISH



3D RENDERING - FRONT ENTRY VIEW



3D RENDERING - FRONT VIEW



3D RENDERING - REAR VIEW



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3D RENDERING

NO.	DATE	REVISION	BY
1	2/17	PLANNING	<
2	6/25	PLANNING	<

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419 35 LOMBARD ST
SAN FRANCISCO, CA 94123

SHEET TITLE:
3D RENDERING

SCALE: AS SHOWN
DATE: JUNE 22, 2017
DRAWN BY: X

SHEET NO.

A6.1



LOMBARD STREET VIEW (SOUTH)

SUBJECT PROPERTIES



STREET VIEW W/ PROPOSED BUILDING RENDERING



LOMBARD STREET VIEW (NORTH)



407 Cabot Road
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LOMBARD STREET VIEW
PHOTOGRAPH

DATE	REVISION	BY
1/18	PLANNING	K
2/7/15	PLANNING	K

PROJECT LOCATION:
CONDOMINIUM PROJECT
2410 35 LOMBARD ST
SAN FRANCISCO, CA 94123

SHEET TITLE:
**LOMBARD STREET
VIEW PHOTOGRAPH**

SCALE AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: K
SHEET NO.

A6.2



VIEW FROM GARAGE TO THE 2 RESIDENTIAL UNITS



VIEW FROM NEIGHBOR HOUSE TO SUBJECT BUILDINGS



VIEW OF EASEMENT AT REAR



SIDEWALK & FRONT OF THE BUILDING - FACE EAST



SIDEWALK & FRONT OF THE BUILDING - FACE WEST



FRONT VIEW



FRONT VIEW



FRONT VIEW



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S. San Francisco, CA 94080

Office: 415.963.3343
Fax: 415.963.3313



SUBJECT PROPERTY PHOTOGRAPH

REV	DATE	REVISION	BY
1	4/18	PLANNING	K
2	6/29	PLANNING	C

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-25 LOMBARD ST.
SAN FRANCISCO, CA 94120

SHEET TITLE:
SUBJECT PROPERTY PHOTOGRAPH

SCALE: AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: E

SHEET NO.

A6.3