



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use & Variance

HEARING DATE: FEBRUARY 13, 2014

*Date:* February 6, 2014  
*Case No.:* **2011.1373CV**  
*Project Address:* **4126 17<sup>th</sup> STREET**  
*Zoning:* RH-3 (Residential House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2623/028  
*Project Sponsor:* Reza Khoshnevisan  
1256 Howard Street  
San Francisco, CA 94103  
*Staff Contact:* Doug Vu – (415) 575-9120  
[doug.vu@sfgov.org](mailto:doug.vu@sfgov.org)  
*Recommendation:* Approval with Conditions

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project sponsor proposes to demolish the existing single-family dwelling and construct four dwelling units on the approximately 5,549 square feet lot, pursuant to Planning Code Sections 209.1(h) and 303. The property will be redeveloped with an 8,121 sq. ft., three-story over garage, 75' deep three-family dwelling at the front of the lot. The garage level will provide six parking and two bicycle spaces for the entire project, and the three stories above will each function as a three-bedroom flat that will be accessed via entry stairs located along the eastern boundary of the property. At the rear of the 150' deep lot, a 2,398 sq. ft. detached, three-story, three-bedroom dwelling will be constructed along the rear property line. This 30' deep dwelling will be accessed by a walkway that is connected to the entry stairs for the main building, or an elevator that is located at the rear of the garage level. Since the one-family dwelling is sited adjacent to the rear property line, it will require a rear yard variance pursuant to Planning Code Section 134.

Pursuant to Planning Code 317(d)(2), "if Conditional Use authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application," and "shall apply appropriate criteria adopted under this Section 317 in addition to the criteria in Section 303 of the Planning Code in its consideration of Conditional Use authorization." This report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of 17<sup>th</sup> Street, between Douglass and Castro Streets. Referred to as Block 2623 and Lot 028, the property measures 37' in width, 150' in depth, and has an area of approximately 5,549 sq. ft. The subject property is an upsloping lot with an elevation of 180' at the front

and 218' at the rear, and is located within the RH-3 (Residential House, Three-Family) Zoning District and the 40-X Height and Bulk District. The structure on the property was originally built circa 1900 and is currently developed with a two-story, single-family dwelling with a semi-attached two-car garage.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the project site contains a mix of residential structures, both in terms of architectural style and density. The buildings located mid-block on 17<sup>th</sup> Street are typically two to three stories in height and contain one to three dwelling units, although there are a few multi-unit apartment buildings and a 33-unit condominium development at the intersection of Eureka Street. Most of the buildings on the subject block between Diamond and Douglass Streets were constructed primarily between 1900 and 1917 in the Queen Anne, Italianate, Stick/Eastlake and Period Revival styles, not including the 33-unit condominium development. Between Diamond and Castro Streets to the east, many properties were redeveloped in the 1960s and 1980s with Contractor Modern apartment buildings. Whereas the typical width of a lot in a RH-3 District is 25', the lots on this block of 17<sup>th</sup> Street vary from 25' to 61', not including the aforementioned condominium development which has a width of 104'.

## **ENVIRONMENTAL REVIEW**

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemptions. The existing building was reclassified to a Category C building on October 4, 2007, and thus is not a historical resource.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 24, 2014	January 22, 2014	22 days
Posted Notice	20 days	January 24, 2014	January 24, 2014	20 days
Mailed Notice	10 days	February 3, 2014	January 30, 2014	14 days

## **PUBLIC COMMENT**

- To date, the Department has received a letter from the Castro/Eureka Valley Neighborhood Association (EVNA) not opposing the granting of a rear yard variance because of the unique mid-block open space pattern surrounding the subject property.

## **ISSUES AND OTHER CONSIDERATIONS**

- Planning Code Section 134 requires a rear yard equal to 45 percent of the depth of the lot, which is 67'-6" parallel to the rear property line. The proposed detached single-family dwelling will encroach 30' into the required rear yard, requiring the approval of a rear yard variance by the Zoning Administrator, the hearing for which will immediately follow the hearing for this Conditional Use authorization.

- The existing building was reclassified to a Category C building on October 4, 2007, and is not a historical resource.
- Planning Code 317(d)(2) requires the Commission to consider the demolition as part of its decision on the Conditional Use application by applying the appropriate criteria adopted under Planning Code Section 317.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization for the demolition of the existing single-family dwelling and construction of four new dwelling units on the 5,549 sq. ft. lot in the RH-3 Zoning District, pursuant to Planning Code Sections 209.1(h), 303 and 317.

## **BASIS FOR RECOMMENDATION**

- The Project will result in a net gain of three dwelling units.
- The Project will create four family-sized dwelling-units, each with three bedrooms.
- The Department's Residential Design Team (RDT) reviewed the proposal on October 11, 2012.
- The new buildings will maintain the existing development pattern by siting one building at the front and another at the rear of the deep lot, which respects the unique and strong mid-block open space character. The height and depth of the proposed buildings are compatible with the immediate context, and respect the adjacent properties by providing side setbacks that allow for light and air along the east and west façades. The privacy of the adjacent properties has been addressed by utilizing minimal amounts of glazing directed toward those properties. The form, façade widths, proportions and rooflines of the proposed buildings gradually step up with the upsloping topography, and the overall scales of the structures are consistent with the block face and compatible with the mixed residential neighborhood character.
- The location of the entrance to the Project is consistent with the pattern of elevated entrances found along the group of buildings fronting 17<sup>th</sup> Street in which the subject property is located between. The garage projects beyond the front building wall and its entrance is along the same plane as many of the garages and retaining walls along 17<sup>th</sup> Street, which establish a strong street wall.
- The placement and scale of the architectural details for the Project are compatible with the mixed residential character of this neighborhood. The double glazed aluminum doors and windows along the primary façade are residential in character and offer a contemporary expression in comparison to many of the Queen Anne, Italianate, Stick/Eastlake and Period Revival style buildings in the surrounding neighborhood.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The Project is an appropriate redevelopment because the Planning Code allows one unit per 1,000 sq. ft. of lot area with a Conditional Use authorization. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density.
- Although the structure is more than 50-years old, it was reclassified to a Category C building on October 4, 2007, and is not a historical resource.

- With the exception of the required rear yard, the proposed Project meets all other applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Site Photograph

Aerial Photographs

Reduced Plans

Project Sponsor Submittal

Public Correspondence

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>                          |
| <input type="checkbox"/> Environmental Determination    | <input type="checkbox"/> Check for legibility                 |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>                             |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility      |
| <input type="checkbox"/> Context Photos                 | 3-D Renderings (new construction or significant addition)     |
| <input checked="" type="checkbox"/> Site Photo          | <input type="checkbox"/> Check for legibility                 |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Community Meeting Notice             |

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

\_\_\_\_\_ DV \_\_\_\_\_  
Planner's Initials

G:\Documents\CUs\4126 17th Street\_2011.1373C\Report\Executive Summary.doc



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input 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                             |

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: FEBRUARY 13, 2014

*Date:* February 6, 2014  
*Case No.:* **2011.1373CV**  
*Project Address:* **4126 17<sup>th</sup> STREET**  
*Zoning:* RH-3 (Residential House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 2623/028  
*Project Sponsor:* Reza Khoshnevisan  
1256 Howard Street  
San Francisco, CA 94103  
*Staff Contact:* Doug Vu – (415) 575-9120  
[doug.vu@sfgov.org](mailto:doug.vu@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1(h), 303 AND 317(d)(2) OF THE PLANNING CODE TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A THREE-FAMILY DWELLING AT THE FRONT, AND A SINGLE-FAMILY DWELLING AT THE REAR OF A LOT THAT MEASURES APPROXIMATELY 5,549 SQ. FT. WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On December 8, 2011 Reza Khoshnevisan (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.1(h), 303 and 317(d)(2) to allow the demolition of an existing single-family dwelling and construction of four dwelling units on a lot that measures approximately 5,549 sq. ft. within the RH-3 (Residential House, Three-Family) District and a 40-X Height and Bulk District.

On February 13, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1373CV.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemptions. The existing building was reclassified to a Category C building on October 4, 2007, and thus is not a historical resource.

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. 2011.1373CV, 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. **Site Description and Present Use.** The project is located on the north side of 17<sup>th</sup> Street, between Douglass and Castro Streets. Referred to as Block 2623 and Lot 028, the property measures 37' in width, 150' in depth, and has an area of approximately 5,549 sq. ft. The subject property is an upsloping lot with an elevation of 180' at the front and 218' at the rear, and is located within the RH-3 (Residential House, Three-Family) Zoning District and the 40-X Height and Bulk District. The structure on the property was originally built circa 1900 and is currently developed with a two-story, single-family dwelling with a semi-attached two-car garage.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site contains a mix of residential structures, both in terms of architectural style and density. The buildings located mid-block on 17<sup>th</sup> Street are typically two to three stories in height and contain one to three dwelling units, although there are a few multi-unit apartment buildings and a 33-unit condominium development at the intersection of Eureka Street. Most of the buildings on the subject block between Diamond and Douglass Streets were constructed primarily between 1900 and 1917 in the Queen Anne, Italianate, Stick/Eastlake and Period Revival styles, not including the 33-unit condominium development. Between Diamond and Castro Streets to the east, many properties were redeveloped in the 1960s and 1980s with Contractor Modern apartment buildings. Whereas the typical width of a lot in a RH-3 District is 25', the lots on this block of 17<sup>th</sup> Street vary from 25' to 61', not including the aforementioned condominium development which has a width of 104'.
4. **Project Description.** The project sponsor proposes to demolish the existing single-family dwelling and construct four dwelling units on the approximately 5,549 square foot lot, pursuant to Planning Code Sections 209.1(h) and 303. The property will be redeveloped with an 8,121 sq. ft., three-story over garage, 75' deep three-family dwelling at the front of the lot. The garage level

will provide six parking and two bicycle spaces for the entire project, and the three stories above will each function as a three-bedroom flat that will be accessed via entry stairs located along the eastern boundary of the property. At the rear of the 150' deep lot, a 2,398 sq. ft. detached, three-story, three-bedroom dwelling will be constructed along the rear property line. This 30' deep dwelling will be accessed by a walkway that is connected to the entry stairs for the main building, or an elevator that is located at the rear of the garage level. Since the one-family dwelling is sited adjacent to the rear property line, it will require a rear yard variance pursuant to Planning Code Section 134.

Pursuant to Planning Code 317(d)(2), "if Conditional Use authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application," and "shall apply appropriate criteria adopted under this Section 317 in addition to the criteria in Section 303 of the Planning Code in its consideration of Conditional Use authorization." This report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

5. **Public Comment.** The Department has received a letter from the Castro/Eureka Valley Neighborhood Association (EVNA) not opposing the granting of a rear yard variance because of the unique mid-block open space pattern surrounding the subject property.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard Requirement in the RH-3 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth of the lot in which it is situated, but in no case less than 25 percent.

*The Subject Property is required to maintain a rear yard of approximately 67'-6". The proposed single-family dwelling at the rear of the lot will encroach 30' into the required rear yard and necessitates a rear yard variance, pursuant to Planning Code Section 134. A variance has been filed for this encroachment, and the variance request will be heard by the Zoning Administrator following the Planning Commission's deliberations.*

- B. **Usable Open Space.** Planning Code Section 135 requires 100 sq. ft. of private usable open space for each dwelling unit in the RH-3 Zoning District, and 1.33 times as much usable open space when commonly accessible.

*The Project will result in every dwelling unit having access to a Code-complying amount of usable open space through private decks and patios that range in size from 217 sq. ft. to 539 sq. ft.*

- C. **Street Trees.** Planning Code Section 138.1(c) specifies the street tree requirements of this Section to be met with the construction of new dwelling units.

*The Subject Property has 37' of frontage along 17<sup>th</sup> Street and one existing tree, and the Project will include the planting of one additional street tree that meets the requirement of Planning Code Section 138.1(c).*

- D. **Exposure.** Planning Code Section 140 requires each dwelling unit to face an open area. The open area must either be a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; or an open area that is unobstructed and no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

*The Project will provide an unobstructed courtyard that is at least 37' in every horizontal dimension on all three floors of the buildings.*

- E. **Parking.** Planning Section 151 requires one-off street parking space for each dwelling unit in the RH-3 Zoning District.

*The Project will provide six off-street parking spaces at the ground level garage. Although there will be two more parking spaces than required, these spaces are still considered accessory and not excess parking because the six total parking spaces do not exceed 150 percent of the four required number of spaces, pursuant to Planning Code Section 204.5(c).*

- F. **Bicycle Parking.** Planning Code Section 155.5 requires one Class I bicycle parking space for every two dwelling units when a building contains at least four dwelling units.

*The Project will result in four dwelling units, which requires two Class 1 bicycle parking spaces. The Project Sponsor will provide these two required Class 1 bicycle parking spaces inside the ground level garage.*

- G. **Density.** Planning Code Section 209.1(e) allows three dwelling units as of right in the RH-3 Zoning District, and Section 209.1(h) allows a dwelling unit density of one unit per 1,000 sq. ft. of lot area with a Conditional Use authorization in the RH-3 Zoning District.

*The Subject Property has a lot width of 37' and a lot depth of 150', for an overall lot area of approximately 5,549 sq. ft. The Property currently contains one dwelling unit, but is permitted to contain up to five dwelling units with a Conditional Use authorization. The Project Sponsor is seeking Conditional Use Authorization to construct four dwelling units on the Property.*

- H. **Height.** The Subject Property is limited to a 40-X Height and Bulk District.

*The Subject Property is an upsloping lot that has an elevation of 180' at the front of the lot and 218' at the rear of the lot. At no point will the proposed buildings exceed 39' in height when measured at the average of the ground elevations at either side of the building or building step at that cross-section.*

7. **Planning Code Sections 303 and 317** establish criteria for the Planning Commission to consider when reviewing demolitions as part of 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 construction of three additional dwelling units is compatible with the surrounding neighborhood, which includes a variety of densities that range from one dwelling unit per lot to 33 units per lot. The net increase of three dwelling units are necessary and desirable as they add to the City's supply of housing stock with minimal adverse impacts on the surrounding neighborhood.*

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

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

*The site is an upsloping lot that has an elevation of 180' at the front and 218' at the rear of the lot. The garage level and the rear portion of the first story of the larger three-unit building will be nestled into the slope, and both new buildings will respect the existing unique block pattern by maintaining the mid-block open space that exists between buildings at the front and detached dwellings at the rear of the deep lots. The height and depth of the proposed buildings are compatible with the immediate context, and respect the adjacent properties by providing side setbacks that allow for light and air along the east and west façades. The privacy of the adjacent properties has been addressed by utilizing minimal amounts of glazing directed toward those properties. The form, façade widths, proportions and rooflines of the proposed buildings gradually step up with the upsloping topography, and the overall scales of the structures are consistent with the block face and compatible with the mixed residential neighborhood character.*

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;

*Traffic conditions will remain substantially unaltered by the Project because the proposed use is consistent with the residential character of the neighborhood and will provide the required amount of off-street parking. The Project will also maintain the existing sidewalk, thereby not affecting the accessibility of pedestrians and vehicles.*

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

*The proposed uses are dwelling units, which do not typically emit noxious or offensive emissions such as noise, glare, dust or odor.*

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

*The Project will provide 178 sq. ft. of landscaping in the front setback area, and an additional street tree along 17<sup>th</sup> Street. The Project also includes a rear yard and private decks that exceed the usable open space requirements of the Planning Code, and a ground level garage that will provide the required amount of off-street parking and Class 1 bicycle parking spaces.*

- 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, other than Section 134, and is consistent with the Objectives and Policies of the General Plan as detailed below. The Project Sponsor is seeking a variance from the rear yard (134) Section of the Planning Code, which will be heard separately by the Zoning Administrator.*

- D. The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition:

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

*The Property does not meet this criterion because the Property Owner received notices from the Department of Building Inspection (DBI) in the past for demolition work without permits (2006), interior construction without permits (2009), violation of the Vacant/Abandoned Building Ordinance (2010-2011), and violation of the Housing Code (2010). All these cases have been abated and the property currently does not have any active violations as documented by DBI and the Planning Department.*

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

*The Property does not meet this criterion because the Property Owner received notices from DBI in the past for violation of the Vacant/Abandoned Building Ordinance in 2010-2011, and violation of the Housing Code in 2010. These violations have been addressed by the property owner, and the cases have been abated.*

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

*The Property meets this criterion because the existing building was reclassified to a Category C building on October 4, 2007, and is not eligible as a historical resource under CEQA.*

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

*This criterion is not applicable because the existing building was reclassified to a Category C building on October 4, 2007, and is not eligible as a historical resource under CEQA.*

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

*The Project does not meet this criterion because the existing dwelling unit is considered rental housing that will be demolished and replaced with three condominiums and a single-family dwelling.*

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

*The Project does not meet this criterion because the existing single-family dwelling is subject to certain provisions of the Rent Stabilization and Arbitration Ordinance. Pursuant to this Ordinance, the subject property is exempt from the rent increase limitations, but a landlord must have a "just cause" reason that is the dominant motive for pursuing the eviction. There are fifteen (15) "just cause" reasons for eviction under Ordinance Section 37.9(a), which includes the demolition or permanent removal of a rental unit from housing use.*

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

*The Project does not meet this criterion because the existing dwelling will be demolished. However, the Project will result in an increase of the quantity of housing with four new family-sized units that will preserve and positively contribute to the cultural and economic diversity within the neighborhood.*

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

*The Project meets this criterion because it will conserve the neighborhood character by constructing new buildings that are compatible with regard to materials, massing, volume, glazing patterns, and roofline with the buildings in the surrounding neighborhood. By constructing compatible buildings in a neighborhood that includes single, two-family, and multi-family dwellings and apartments, the neighborhood's cultural and economic diversity will be preserved and enhanced.*

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

*The Project does not meet this criterion and does not protect the relative affordability of existing housing because the single-family dwelling will be demolished in order to construct four new dwelling units that will have larger floor areas that will create new family housing.*

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

*This criterion is not applicable because the Project includes the construction of four dwelling units, and is not subject to Planning Code Section 415 Affordable Housing requirements.*

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

*The Project meets this criteria because it will replace a single-family dwelling with a three-family dwelling at the front and a detached single-family dwelling at the rear of the lot in a neighborhood characterized by single, two-family, and multi-family dwellings and apartments.*

- xii. Whether the Project increases the number of family-sized units on site;

*The Project meets this criterion because it will result in a net increase of three dwelling units, and all four units will be family-sized. Each dwelling unit will have three bedrooms, and will range from approximately 1,800 sq. ft. to 2,300 sq. ft. in area.*

- xiii. Whether the Project creates new supportive housing;

*The Project does not meet this criterion because it is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element of the General Plan.*

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

*The Project meets this criterion because it meets all the relevant Residential Design Guidelines. The building at the front of the lot is compatible with the established two and three-story building scale at the street, and reinforces a stronger street wall with a more compatible front setback and projecting garage. The height and depth of the front and rear buildings are also compatible with the immediate neighborhood as several properties on the block have detached dwelling units that are located at the rear of the property. This arrangement of buildings at the front and rear of the deep lots establish a unique and strong mid-block open space character that the proposed buildings will maintain. The form, façade widths, proportions and rooflines of the proposed buildings gradually step up with the upsloping lot and are compatible with the mixed neighborhood context. The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The double glazed aluminum doors and windows along the primary façade are residential in character and offer a contemporary expression in comparison to many of the Queen Anne, Italianate, Stick/Eastlake and Period Revival style buildings in the surrounding neighborhood, and will enhance the existing neighborhood character.*

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

*The Project will increase the number of on-site dwelling units from one to four, a net increase of three units.*

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

*The Project meets this criterion because it will increase the number of on-site bedrooms from two to twelve, for a net increase of ten bedrooms.*

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

## HOUSING ELEMENT

### Objectives and Policies

#### **OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

#### **Policy 1.1:**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

*The Project will provide three additional dwelling units that are in close proximity to several public transit lines, and new residents can easily rely on walking and bicycling for the majority of daily trips.*

#### **OBJECTIVE 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

#### **Policy 4.1:**

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

*The Project will enable the demolition of a small single-family dwelling and construction of four dwelling units that will each have three bedrooms, range in size from 1,800 sq. ft. to 2,200 sq. ft., and be family-sized.*

#### **OBJECTIVE 11:**

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

#### **Policy 11.1:**

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

#### **Policy 11.2:**

Ensure implementation of accepted design standards in project approvals.

#### **Policy 11.3:**

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

**Policy 11.4**

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

*The Project is well designed, is consistent with the Residential Design Guidelines, and will accommodate growth that conforms to the permissible density of the RH-3 Zoning District while respecting the existing 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.

*The Project would not adversely impact neighborhood-serving retail uses because it includes the construction of four dwelling units within an established residential neighborhood that will allow for new customers of neighborhood-serving retail uses.*

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

*The Project includes the reconstruction of one dwelling unit, and the addition of three new units, thus preserving and positively contributing to the cultural and economic diversity of the neighborhood.*

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

*The Project will affect the City's supply of affordable housing because it includes the demolition of a detached single-family dwelling, although the four new dwelling units will have larger floor areas and create new family housing.*

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

*The traffic generated by the residential use would be intermittent and will not significantly overburden local streets and increase existing traffic patterns.*

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

*The Project will not displace any service or industry establishment, and will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by the Project.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code, and will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does 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 impact on existing parks and open spaces.*

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. 2011.1373CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 15, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. **XXXXX**. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 13, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 13, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to demolish the existing single-family dwelling and construct four dwelling units on the approximately 5,549 square feet lot located at 4126 17<sup>th</sup> Street, Block 2623 in Assessor's Lot 028 pursuant to Planning Code Sections 209.1(h), 303, and 317 within the RH-3 District and a 40-X Height and Bulk District; in general conformance with plans, dated **October 15, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.1373CV** and subject to conditions of approval reviewed and approved by the Commission on **February 13, 2014** 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 **February 13, 2014** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

3. **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](http://www.sf-planning.org).*

### PARKING AND TRAFFIC

4. **Bicycle Parking.** The project shall provide no fewer than two 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](http://www.sf-planning.org).*

5. **Parking Maximum.** Pursuant to Planning Code Sections 151.1 and 204.5(c), the Project shall provide no more than six (6) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING

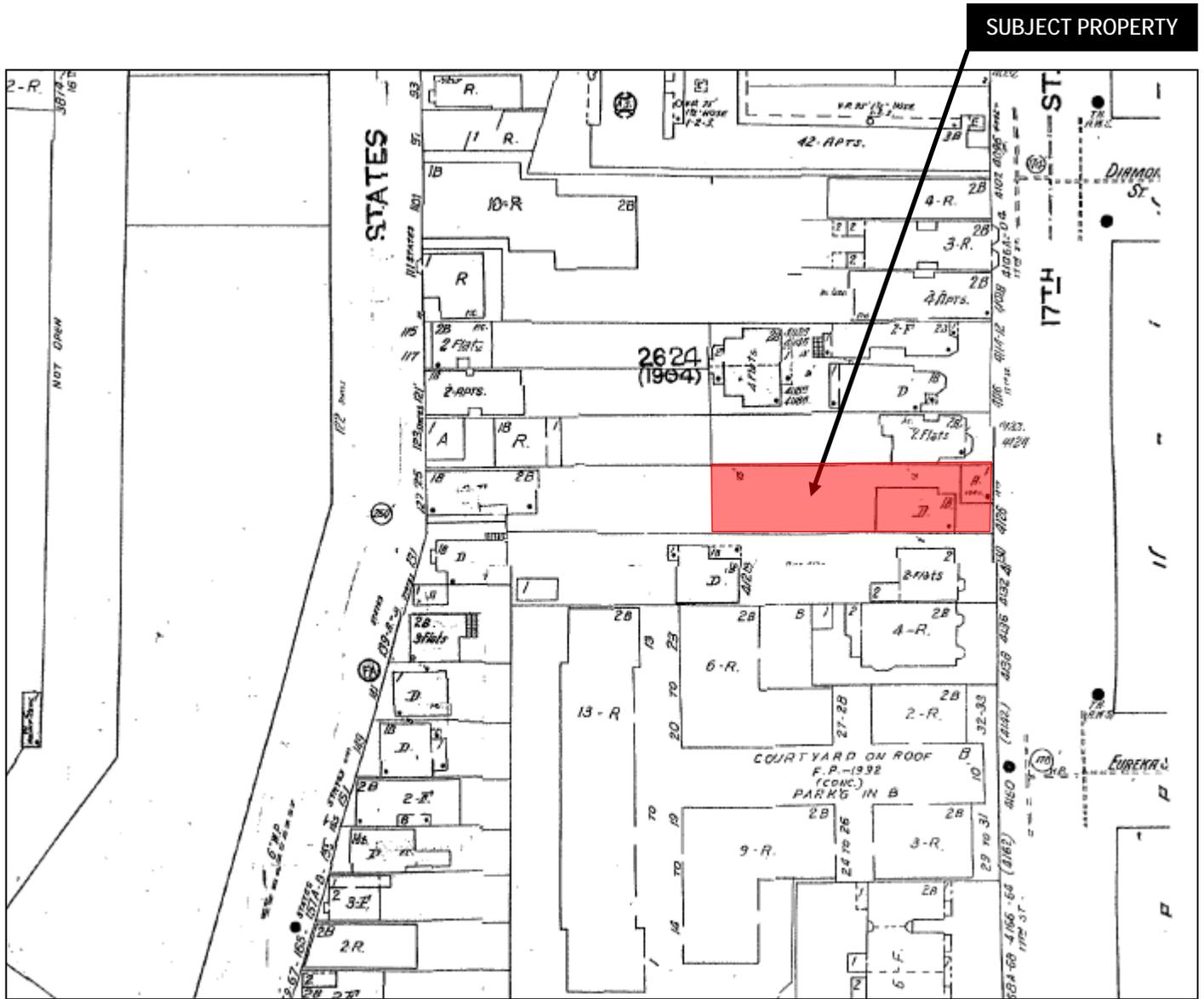
6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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](http://www.sf-planning.org).*
7. **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](http://www.sf-planning.org).*

## OPERATION

8. **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](http://www.sf-planning.org).*



# Sanborn Map\*



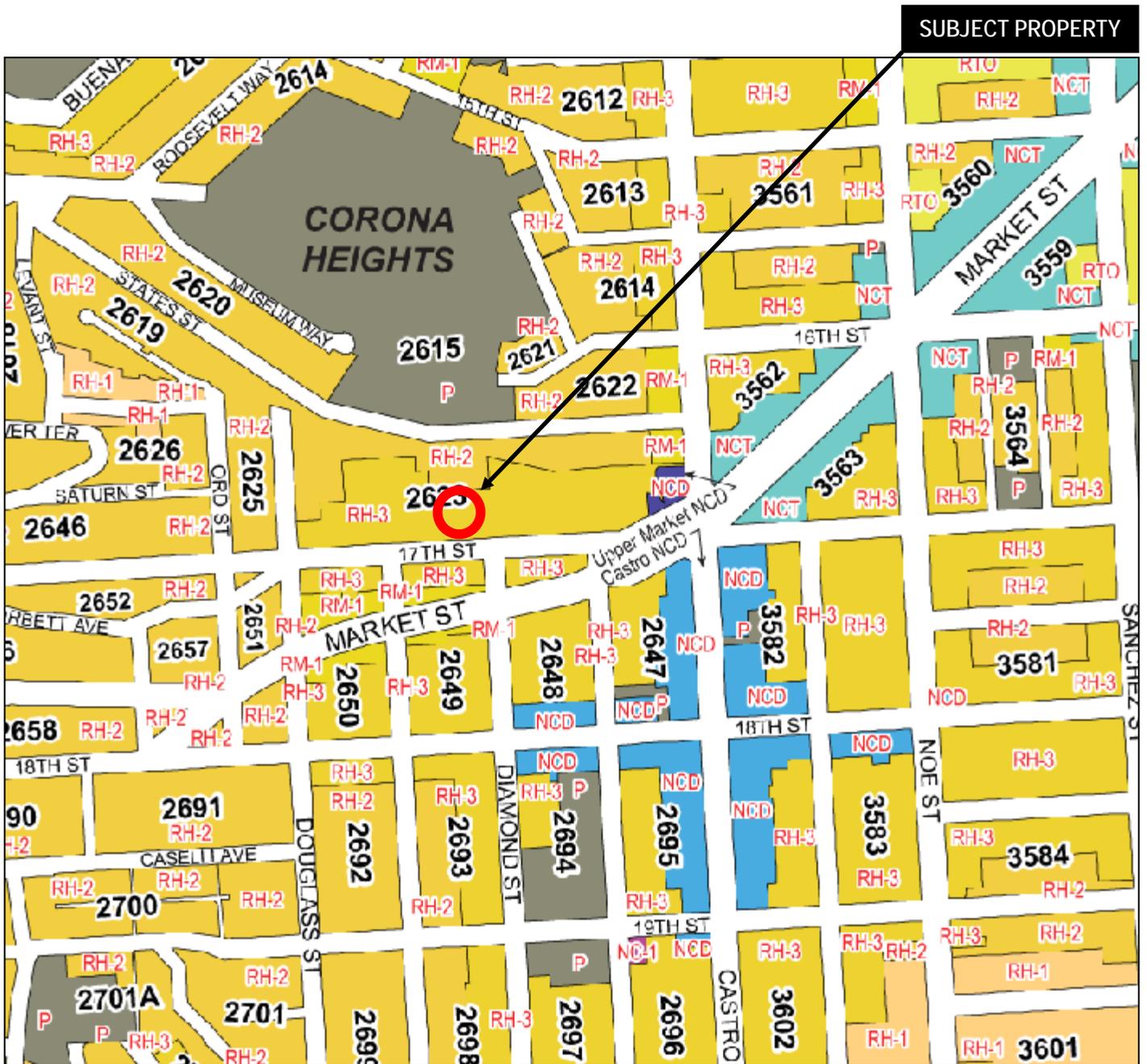
SUBJECT PROPERTY

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



Conditional Use Authorization  
Case Number 2011.1373CV  
4126 17<sup>th</sup> Street

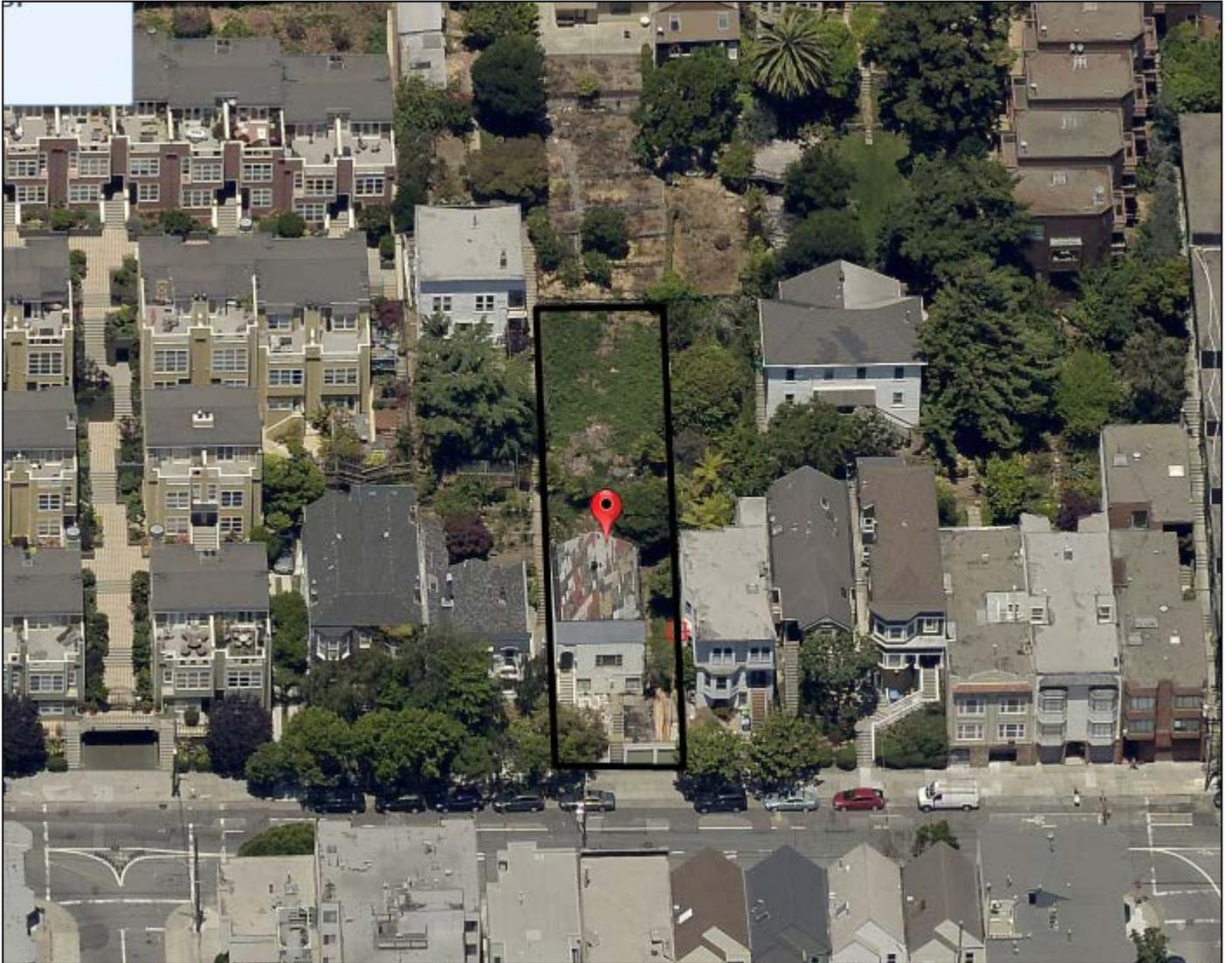
# Zoning Map



Conditional Use Authorization  
Case Number 2011.1373CV  
4126 17<sup>th</sup> Street

# Aerial Photo

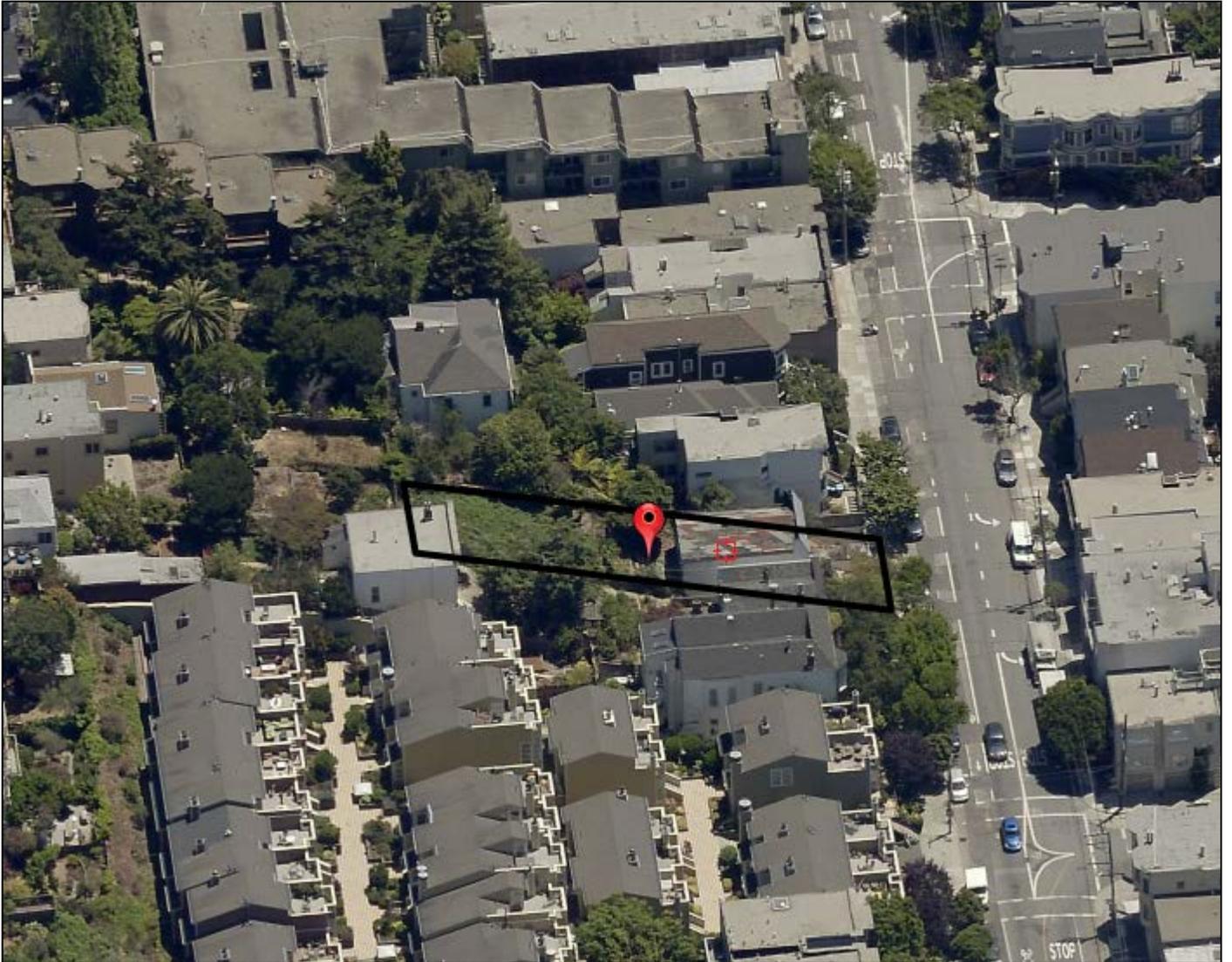
view facing north



Conditional Use Authorization  
Case Number 2011.1373CV  
4126 17<sup>th</sup> Street

# Aerial Photo

view facing east



Conditional Use Authorization  
Case Number 2011.1373CV  
4126 17<sup>th</sup> Street

# Aerial Photo

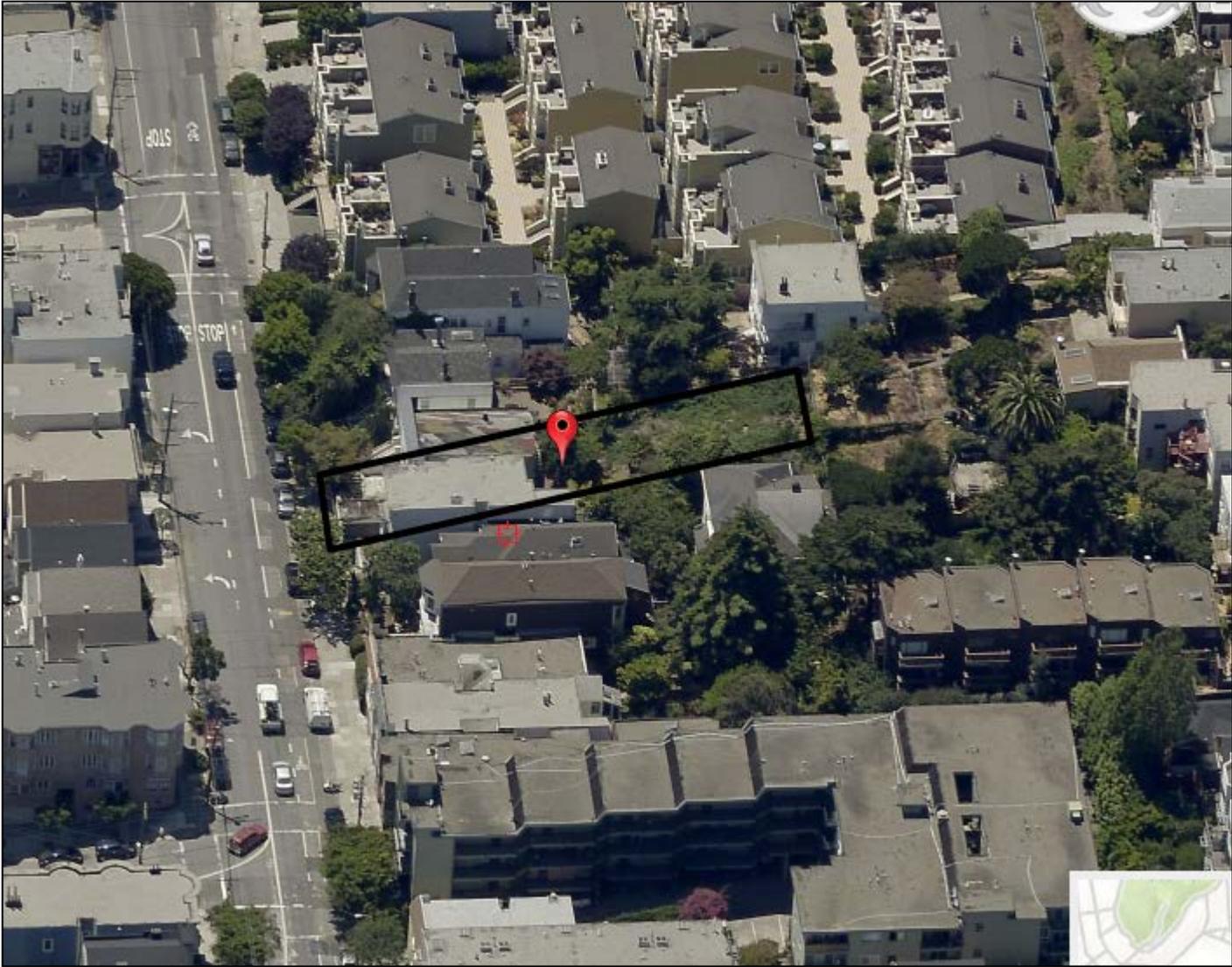
view facing south



Conditional Use Authorization  
Case Number 2011.1373CV  
4126 17<sup>th</sup> Street

# Aerial Photo

view facing west



Conditional Use Authorization  
Case Number 2011.1373CV  
4126 17<sup>th</sup> Street

# Site Photo

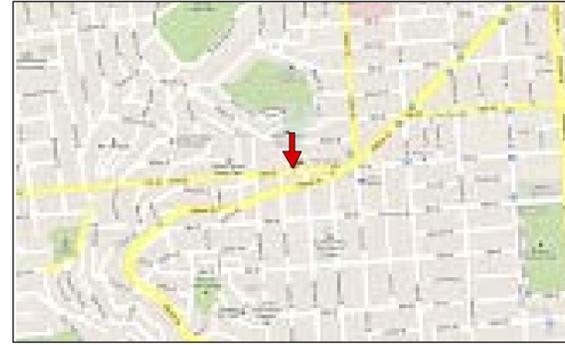
## View from 17<sup>th</sup> Street



Conditional Use Authorization  
Case Number 2011.1373CV  
4126 17<sup>th</sup> Street

**SCOPE OF WORK**

**- PROPOSED NEW CONSTRUCTION OF ONE THREE-UNIT BUILDING AT FRONT AND ONE SINGLE FAMILY BUILDING AT REAR OF THE SUBJECT LOT.**



AREA MAP



ASSESSOR'S MAP

PROJECT NAME

**4126 17TH ST.  
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**Cover Sheet**



**FRONT BUILDING: 17TH STREET FRONT VIEW**



**REAR BUILDING FRONT VIEW**

**APPENDIX**

**ARCHITECTURAL**

- A-0.1 COVER SHEET**
- A-1.0 EXISTING SITE PLAN**
- A-1.1 PROPOSED SITE PLAN**
- A-2.0 PROPOSED FLOOR PLANS**
- A-2.1 PROPOSED FLOOR PLANS**
- A-2.2 PROPOSED FLOOR PLAN, & ROOF PLANS**
- A-3.0 FRONT ELEVATIONS**
- A-3.1 REAR ELEVATIONS**
- A-3.2 LEFT ELEVATIONS**
- A-3.3 RIGHT ELEVATIONS**
- A-4.0 SECTION A-A**

**NOTES:**

- BLDG. TO BE FULLY SPRINKLERED, SPRINKLER PLAN UNDER SEPERATE PERMIT, AS PER NFPA 13
- PROVIDE FIRE ALARM PLAN UNDER SEPERATE PERMIT, AS PER CBC 310.10 EXCEPTIONS 2
- PROVIDE STANDPIPE SYSTEM IN EA. STAIRWAY & ON ROOF, AS PER NFPA 14
- PROVIDE LOCKBOX AT MAIN ENTRY COORDINATE WITH DISTRICT FIRE INSPECTOR
- PROVIDE STAIRWELL IDENTIFICATION SIGNS, AS PER CBC 1003.3.3.13
- PROVIDE SMOKE DETECTORS REQUIRED IN COMMON CORRIDOR ON FIRST FLOOR, AS PER CFC 1006.2.9.3

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.
4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

**PROJECT DATA**

<b>LOT AREA:</b>	<b>5,549 ± S.F.</b>
<b>TOTAL # OF UNITS:</b>	<b>4</b>
<b>NUMBER OF COVER PARKING SPACES:</b>	<b>6</b>
<b>CONSTRUCTION TYPE:</b>	<b>TYPE I-B / V-A</b>
<b>OCCUPANCY GROUP:</b>	<b>R-2</b>
<b>BLOCK &amp; LOT :</b>	<b>2623-028</b>
<b>ZONING:</b>	<b>RH-3</b>
<b>APPLICABLE CODES:</b>	<b>2010 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS</b>
<b>FRONT BUILDING:</b>	
<b>BASEMENT/ GARAGE FLOOR AREA:</b>	<b>2,361 ± S.F.</b>
<b>FIRST FLOOR GROSS AREA:</b>	<b>1,935 ± S.F.</b>
<b>SECOND FLOOR GROSS AREA:</b>	<b>1,975 ± S.F.</b>
<b>THIRD FLOOR GROSS AREA:</b>	<b>1,850 ± S.F.</b>
<b>TOTAL BLDG. GROSS FLOOR AREA:</b>	<b>8,121 ± S.F.</b>
<b>UNIT #1 HABITABLE FLOOR AREA:</b>	<b>1,935 ± S.F.</b>
<b>PRIVATE OPEN SPACE:</b>	<b>539 ± S.F.</b>
<b>UNIT #2 HABITABLE FLOOR AREA:</b>	<b>1,778 ± S.F.</b>
<b>PRIVATE OPEN SPACE:</b>	<b>217 ± S.F.</b>
<b>UNIT #3 HABITABLE FLOOR AREA:</b>	<b>1,921 ± S.F.</b>
<b>RIVATE OPEN SPACE:</b>	<b>301 ± S.F.</b>
<b>NUMBER OF STORIES:</b>	<b>3 OVER BASEMENT</b>
<b>BUILDING HEIGHT:</b>	<b>43'-9"</b>
<b>REAR BUILDING (UNIT #4):</b>	
<b>FIRST FLOOR AREA:</b>	<b>823 ± S.F.</b>
<b>SECOND FLOOR AREA:</b>	<b>823 ± S.F.</b>
<b>THIRD FLOOR AREA:</b>	<b>752 ± S.F.</b>
<b>TOTAL BLDG. FLOOR AREA:</b>	<b>2,398 ± S.F.</b>
<b>PRIVATE OPEN SPACE:</b>	<b>398 ± S.F.</b>
<b>NUMBER OF STORIES:</b>	<b>3</b>
<b>BUILDING HEIGHT:</b>	<b>31'-3"</b>

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

<b>DRAWN</b>	R.L.
<b>CHECKED</b>	R.K.
<b>DATE</b>	09/20/2006
<b>REVISED DATE</b>	10/15/2013
<b>JOB NO.</b>	12-1532

**SHEET NO.**  
**A-0.1**

PROJECT NAME

4126 17TH ST.  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

### Existing Site Plan



17th STREET (64.00' WIDE)

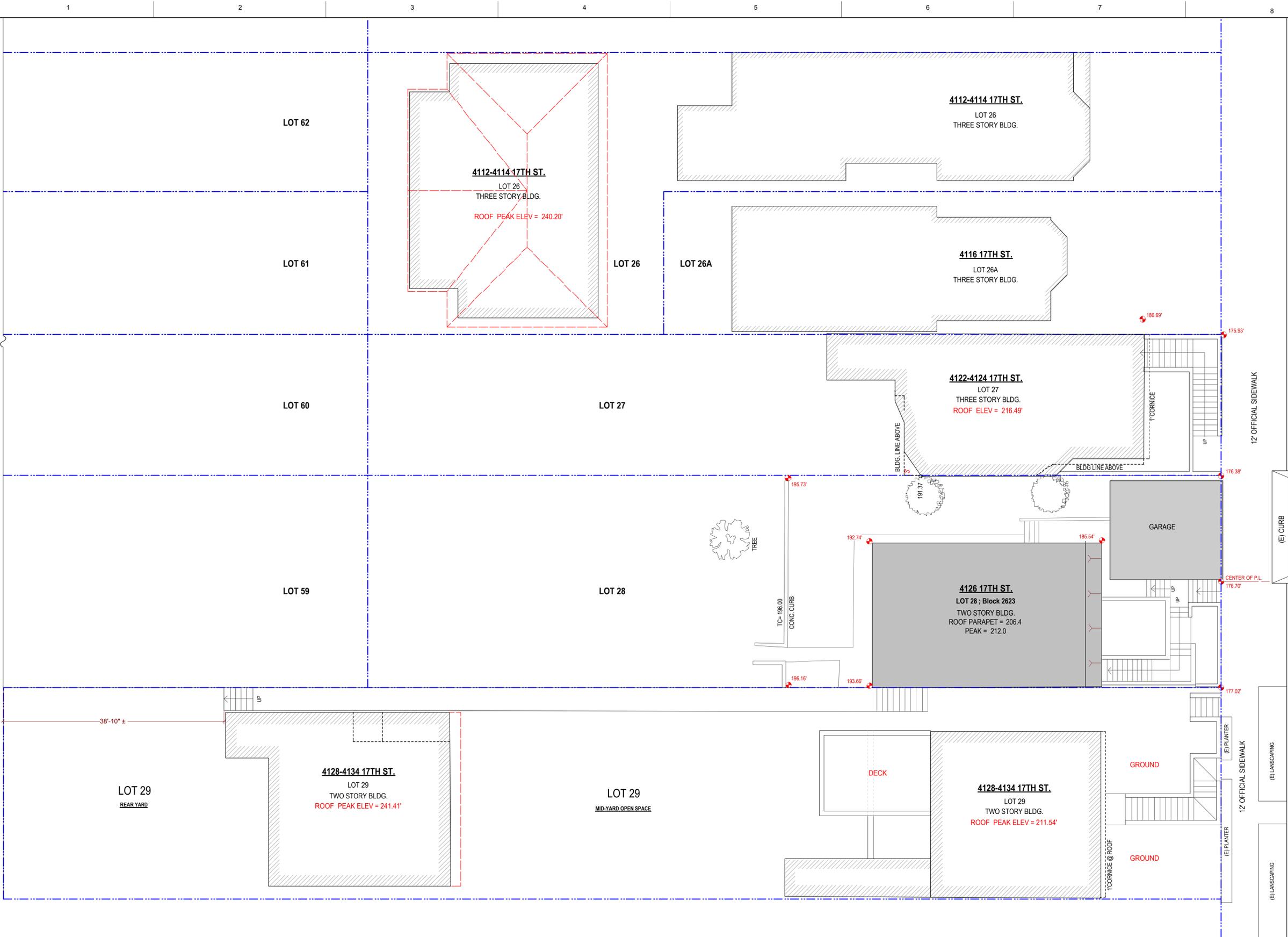
These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

DRAWN	R.L.
CHECKED	R.K.
DATE	09/20/2006
REVISED DATE	10/15/2013
JOB NO.	12-1532
SHEET NO.	

A-1.0



### EXISTING SITE PLAN

1/8" = 1'-0"

A.P.N.: 2623-028

- PROPERTY LINE:
- OUTLINE OF SUBJECT BLDG.:
- OUTLINE OF NEIGHBORS:

PROJECT NAME

4126 17TH ST.  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

# Proposed Site Plan



(E) STREET TREE

(N) 15 GAL TREE, TYP.

(N) 15 GAL TREE, TYP.

17th STREET (64.00' WIDE)

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

DRAWN R.L.

CHECKED R.K.

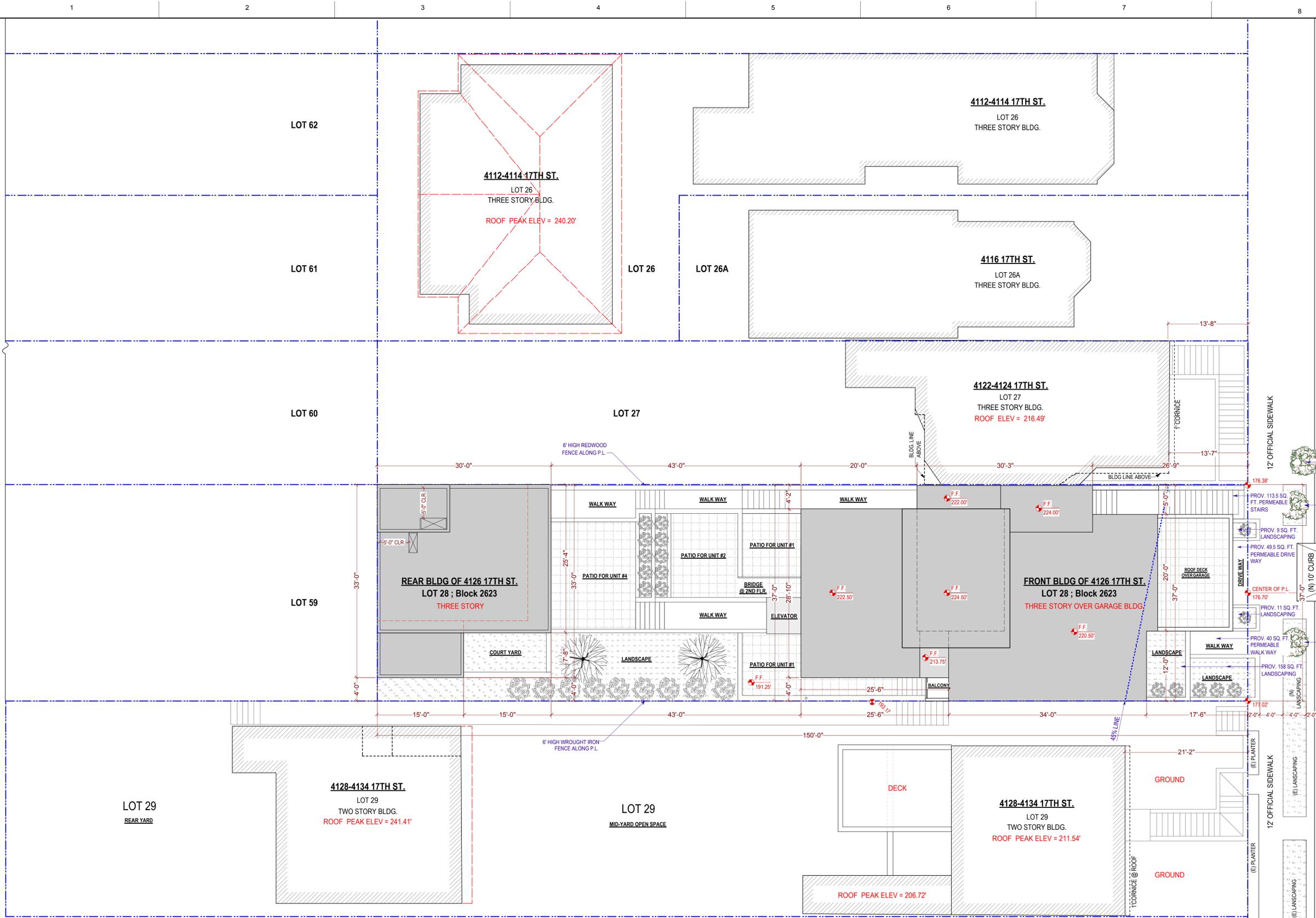
DATE 09/20/2006

REVISED DATE 10/15/2013

JOB NO. 12-1532

SHEET NO.

# A-1.1



## PROPOSED SITE PLAN

1/8" = 1'-0"

A.P.N.: 2623-028

PROPERTY LINE:

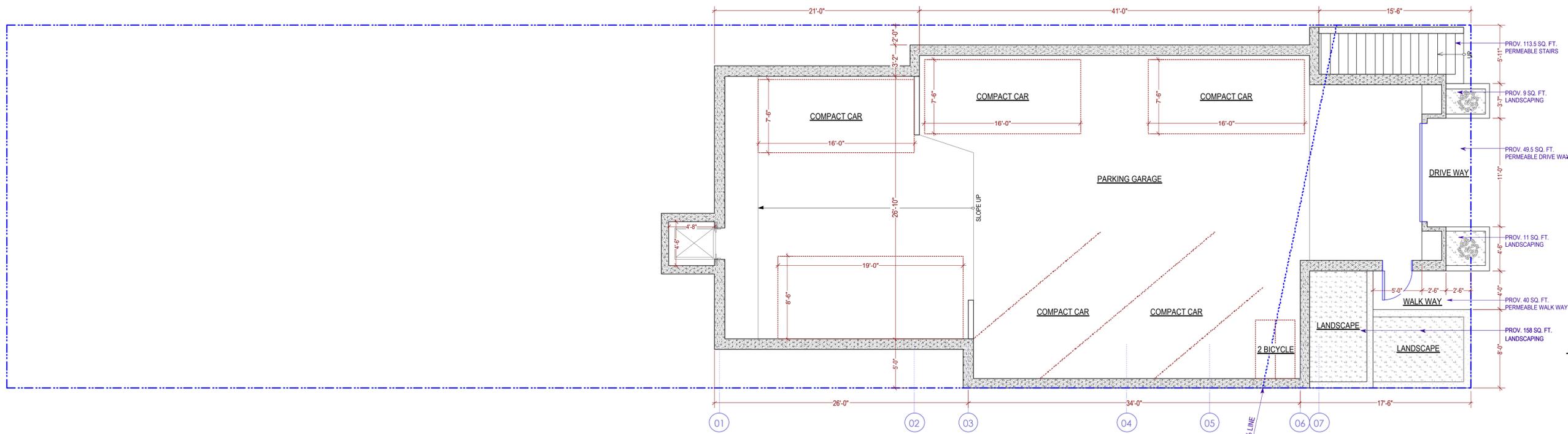
OUTLINE OF SUBJECT BLDG.:

OUTLINE OF NEIGHBORS:

REQUIRED FRONT SETBACK AREA:  
(13'-7" + 21'-2") X 37' / 2 7642 SQ. FT.  
PROPOSED FRONT SETBACK AREA: 653 SQ. FT.

20% LANDSCAPING:  
Required Front Setback Area: 642 s.f.  
20% of Front Setback: 129 s.f.  
Landscaping Prov.: 178 s.f. > 129 s.f.

50% PERMEABLE:  
Required Front Setback Area: 642 s.f.  
50% of Front Setback: 321 s.f.  
Total Permeable Area: 381 s.f.



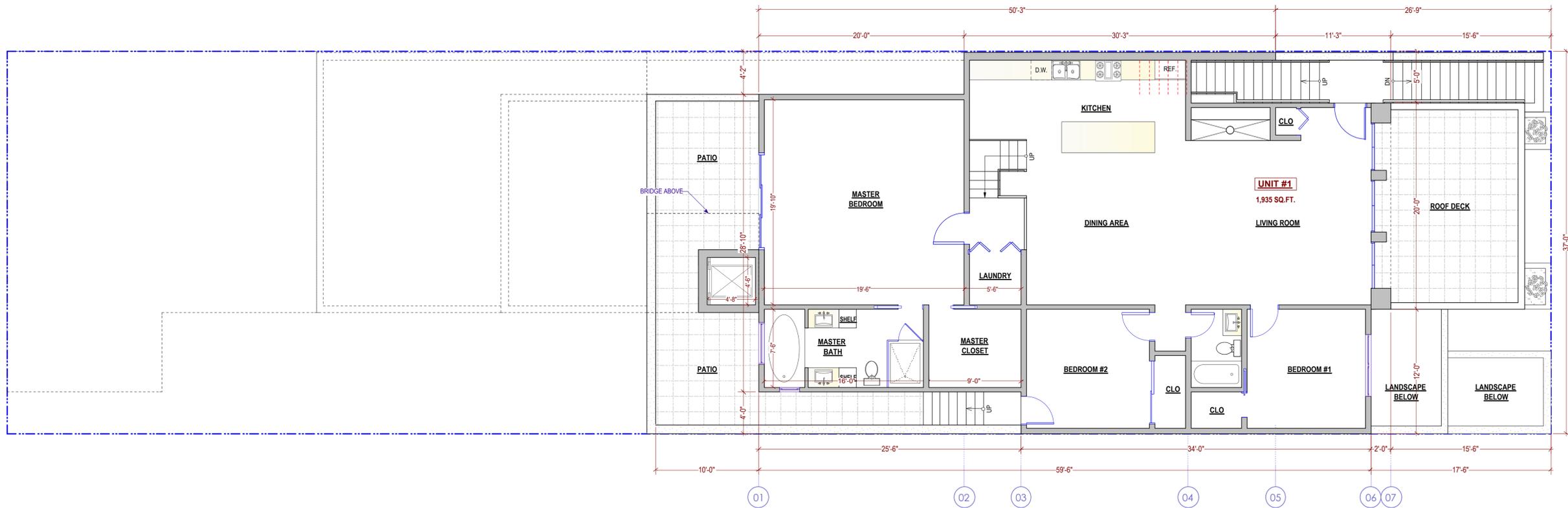
SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**PROPOSED GARAGE FLOOR PLAN**

3/16" = 1'-0"

**Proposed  
Floor Plans (1)**



These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

**DRAWN** R.L.

**CHECKED** R.K.

**DATE** 09/20/2006

**REVISED DATE** 10/15/2013

**JOB NO.** 12-1532

**SHEET NO.**

**PROPOSED FIRST FLOOR PLAN**

3/16" = 1'-0"

**A-2.0**



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**Proposed  
Floor Plans (2)**

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

**DRAWN** R.L.

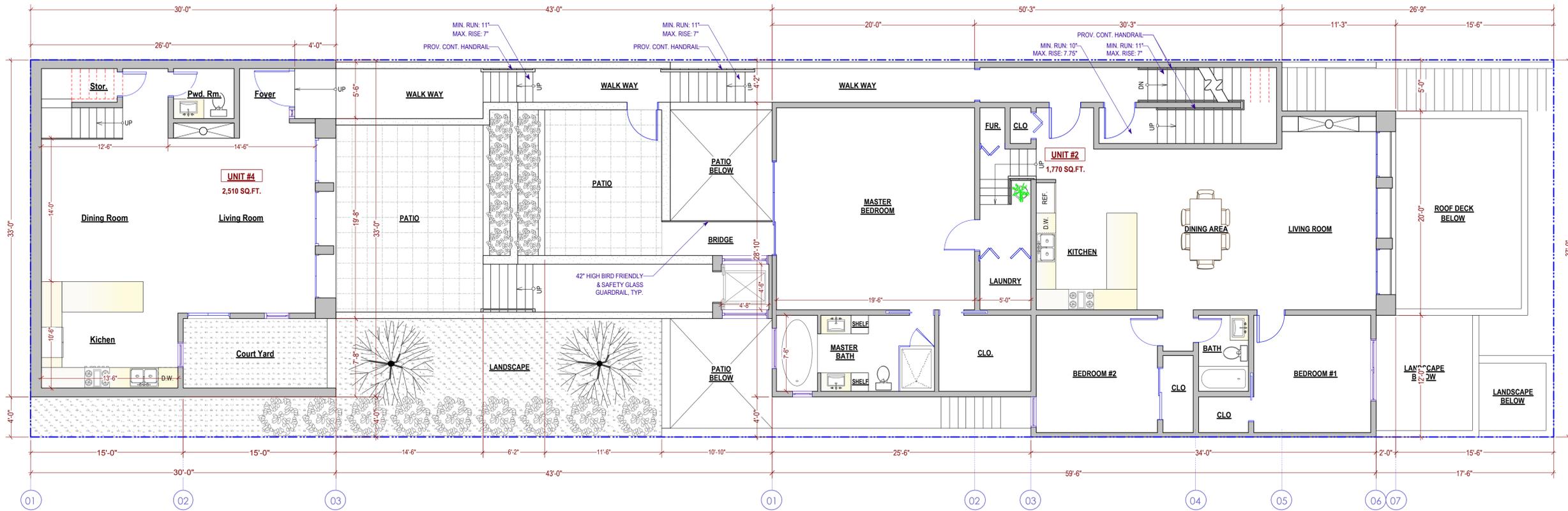
**CHECKED** R.K.

**DATE** 09/20/2006

**REVISED DATE** 10/15/2013

**JOB NO.** 12-1532

**SHEET NO.**

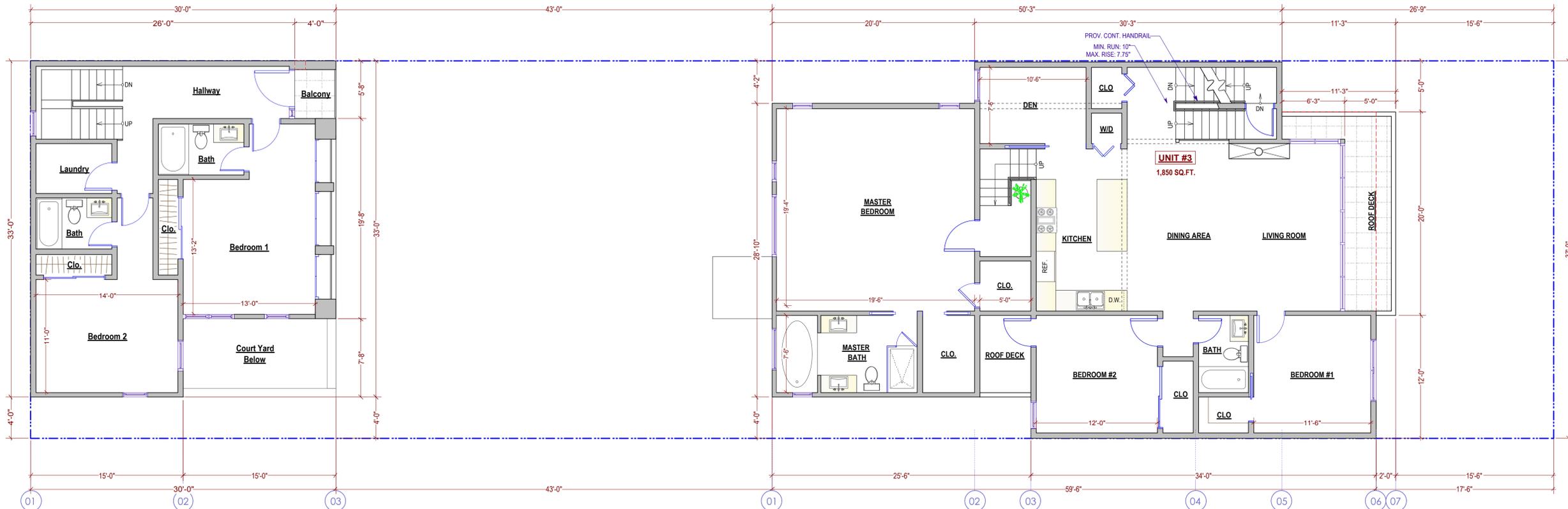


**PROPOSED FIRST FLOOR PLAN**

3/16" = 1'-0"

**PROPOSED SECOND FLOOR PLAN**

3/16" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**

3/16" = 1'-0"

**PROPOSED THIRD FLOOR PLAN**

3/16" = 1'-0"

PROJECT NAME

4126 17TH ST.  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

### Proposed Floor Plan & Roof Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

#### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

DRAWN R.L.

CHECKED R.K.

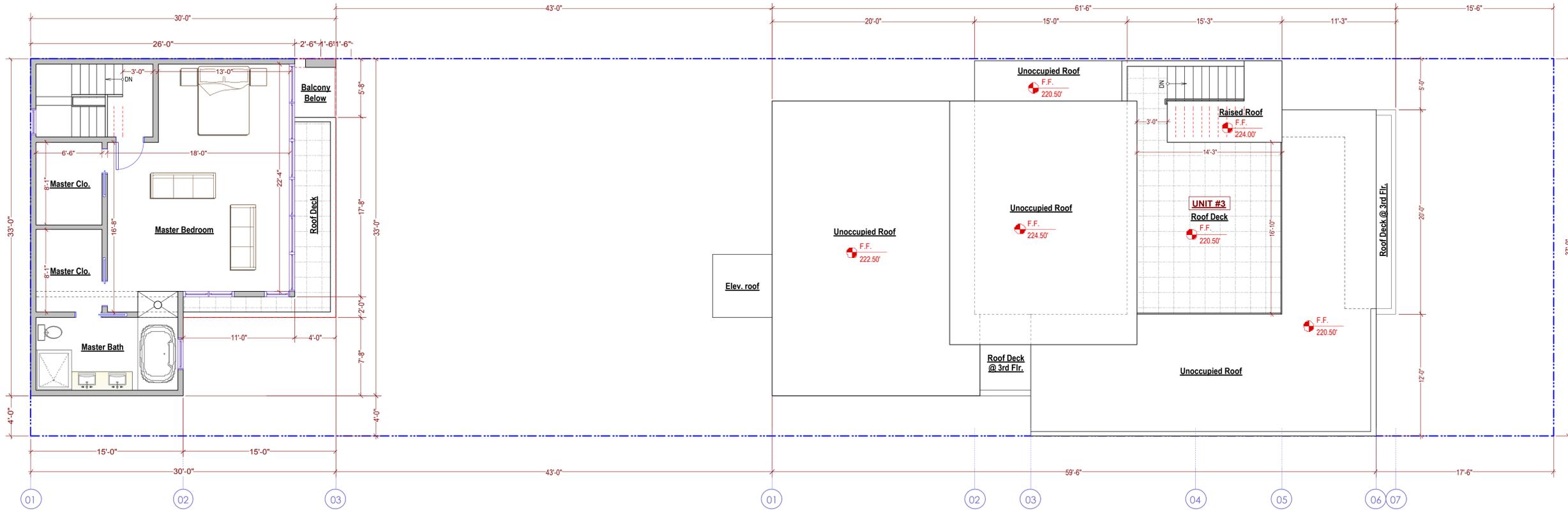
DATE 09/20/2006

REVISED DATE 10/15/2013

JOB NO. 12-1532

SHEET NO.

A-2.2

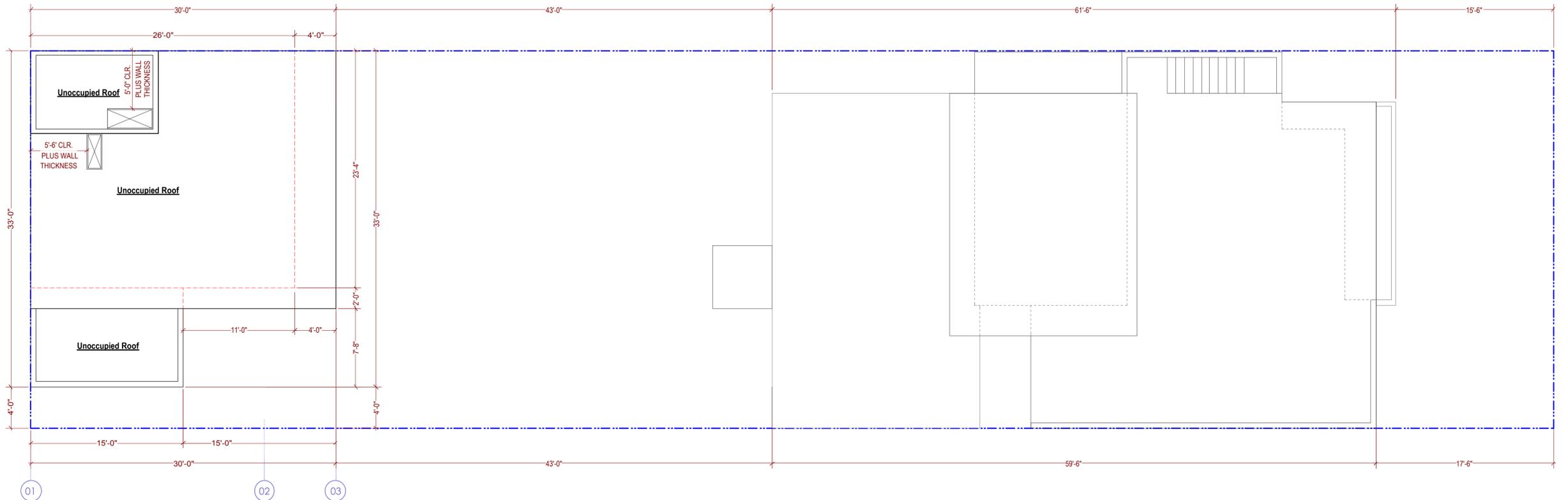


### PROPOSED THIRD FLOOR PLAN

3/16" = 1'-0"

### PROPOSED ROOF PLAN

3/16" = 1'-0"



### PROPOSED ROOF PLAN

3/16" = 1'-0"



**FRONT BUILDING - 17TH STREET FRONT ELEVATION**

3/16" = 1'-0"



**REAR BUILDING - FRONT ELEVATION**

3/16" = 1'-0"

PROJECT NAME

**4126 17TH ST.  
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**Proposed Elevations**

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

**DRAWN** R.L.

**CHECKED** R.K.

**DATE** 09/20/2006

**REVISED DATE** 10/15/2013

**JOB NO.** 12-1532

SHEET NO.

**A-3.0**



**FRONT BUILDING - REAR ELEVATION**  
3/16" = 1'-0"



**REAR BUILDING - REAR ELEVATION**  
3/16" = 1'-0"

PROJECT NAME

**4126 17TH ST.  
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**Proposed Elevations**

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

**ISSUES / REVISIONS**

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

**DRAWN** R.L.

**CHECKED** R.K.

**DATE** 09/20/2006

**REVISED DATE** 10/15/2013

**JOB NO.** 12-1532

SHEET NO.

**A-3.1**

PROJECT NAME

4126 17TH ST.  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

### Proposed Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

#### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

DRAWN R.L.

CHECKED R.K.

DATE 09/20/2006

REVISED DATE 10/11/2013

JOB NO. 12-1532

SHEET NO.

# A-3.2



### PROPOSED LEFT ELEVATIONS

3/16" = 1'-0"

PROJECT NAME

4126 17TH ST.  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

### Proposed Elevations

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

#### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

DRAWN R.L.

CHECKED R.K.

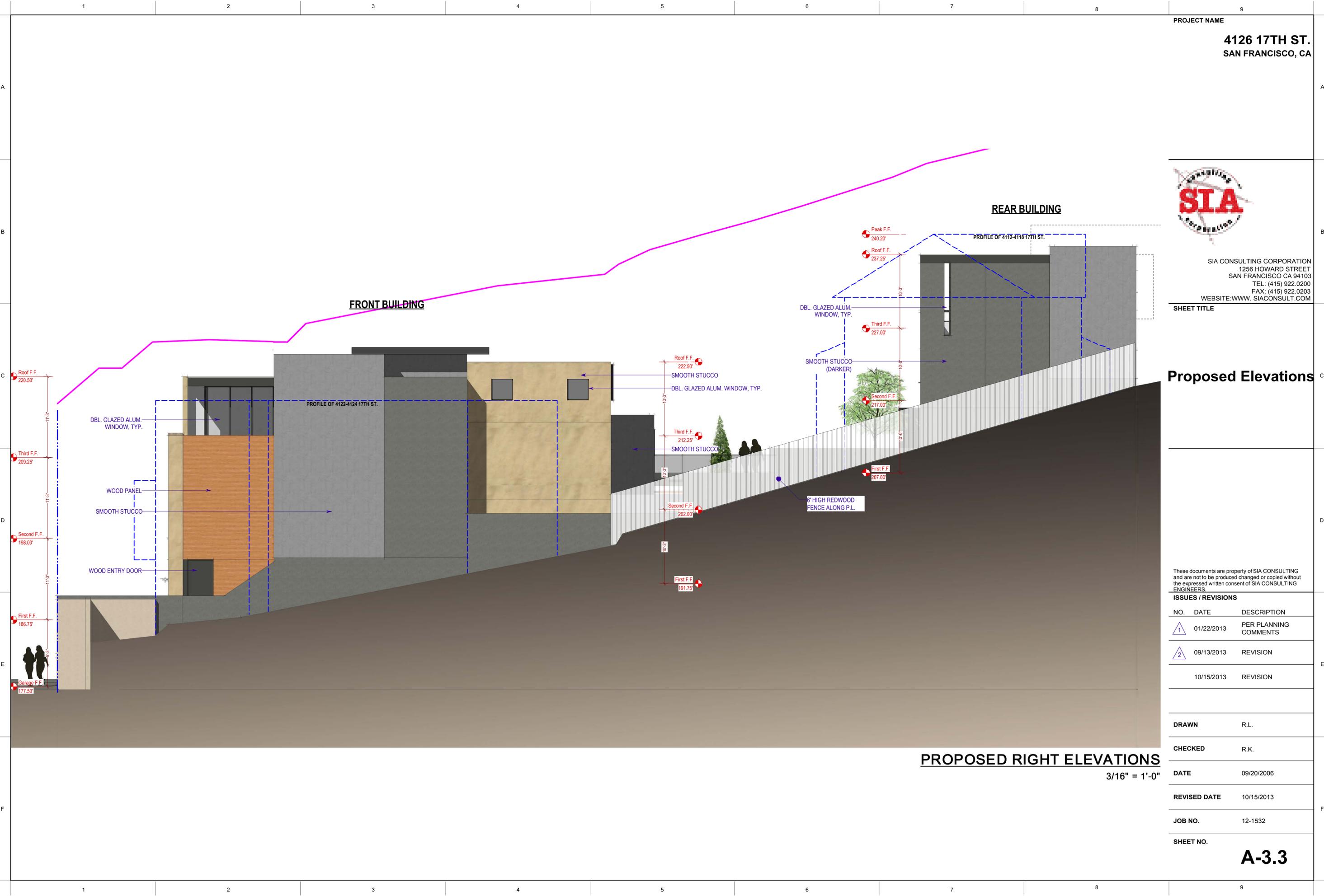
DATE 09/20/2006

REVISED DATE 10/15/2013

JOB NO. 12-1532

SHEET NO.

# A-3.3



## PROPOSED RIGHT ELEVATIONS

3/16" = 1'-0"

PROJECT NAME

4126 17TH ST.  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

### Proposed Section

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

#### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/2013	PER PLANNING COMMENTS
2	09/13/2013	REVISION
	10/15/2013	REVISION

DRAWN R.L.

CHECKED R.K.

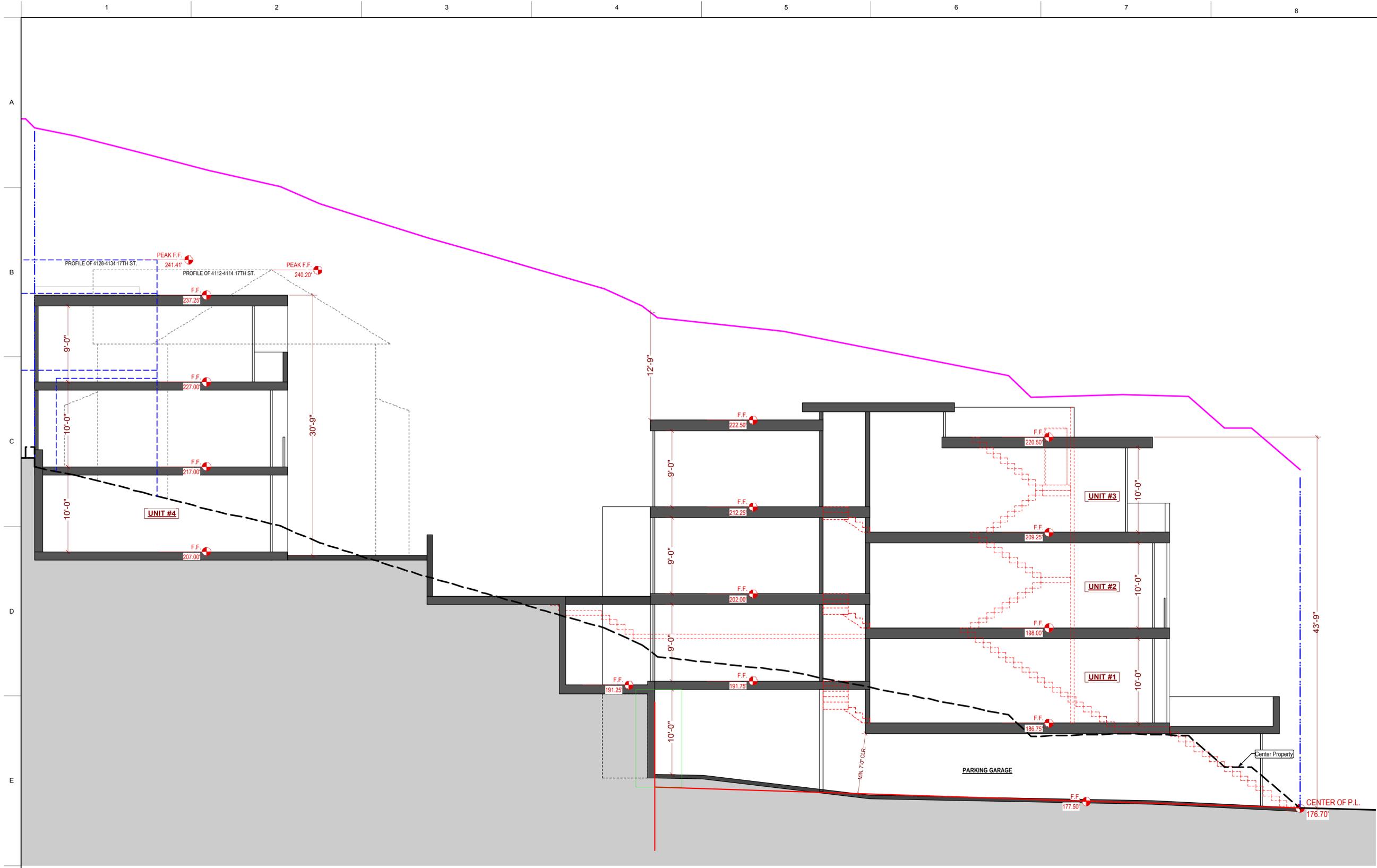
DATE 09/20/2006

REVISED DATE 10/15/2013

JOB NO. 12-1532

SHEET NO.

# A-4.0



**PROPOSED SECTION**  
3/16" = 1'-0"





# GOLDEN PROPERTIES LLC

2170 Sutter Street, San Francisco, California 94115

---

Paolo Iantorno (project sponsor)  
Golden Properties, LLC  
2170 Sutter Street  
San Francisco, CA 94115

February 3<sup>rd</sup>, 2014

Dear Members of the San Francisco Planning Commission,

Golden Properties LLC is proud to present our 4-unit residential project at 4126 17<sup>th</sup> Street for your consideration and approval. Our project is located in an RH-2 zoned district, but we believe that the best use of the large (5,625 sq. ft.), deep lot is a development consisting of four units. We are therefore seeking a Conditional Use authorization to build 4 units instead of 2, and we are seeking a rear yard variance to locate 1 of the 4 units at the rear of the site, consistent with previous developments on adjacent properties in the area.

Working closely with community representatives over a period of many years, our architects have created a design that respects and strengthens the existing pattern of residential development in the immediate area, while minimizing the impact on neighbors. We've worked hand-in-hand with the Planning Department as well as all of our neighbors to arrive at what we believe will be an excellent addition to the Castro/Eureka Valley Neighborhood, bringing the opportunity for home ownership in San Francisco to four new families.

In order to assist in your review of our proposal, below is some helpful background on the history and development of this site.

## Site History and Previous Development Proposals:

We acquired the vacant house in 1990, and it remained unoccupied until two years ago, when we made it available to a staff member of Golden Properties who maintained the house as well as the front and rear yards. According to a Historic

# GOLDEN PROPERTIES LLC

2170 Sutter Street, San Francisco, California 94115

---

Resource Evaluation memo dated October 3, 2007, the single family residence on this lot was likely built in 1885-86, but under the city's HRE review process, it was not deemed an historic resource.

A 5-unit development was proposed in 1990 (Exhibit A) and approved by a unanimous vote from the Planning Commission on September 17, 1992. This proposal featured a 3-unit front building and a 2-unit rear building over an 8-car underground garage. The two buildings were separated by a 24-foot wide internal courtyard. Unfortunately, the development was not economically feasible during the recession in the early 90's and these entitlements expired.

The project plan restarted in 2007 and a revised 5-unit proposal was submitted for an initial review by Planning (Exhibit B). The review sparked concerns about whether the size and configuration of the building would have an adverse impact on the pattern of midblock open space. With these concerns in mind, the project again went back to the drawing boards, with the goal of improved integration with the existing pattern of development in the neighborhood.

# GOLDEN PROPERTIES LLC

2170 Sutter Street, San Francisco, California 94115



Figure 1: Aerial View of Project and surrounding open space

## New Design Strategy:

Several design options were considered between 2007 and 2011 until finally, taking a cue from the configuration of adjacent and nearby properties, we settled upon the solution of splitting the two buildings into a 3-unit front building and 1-unit rear building, with a sizeable

“mid-lot” open space. While this design requires a rear-yard variance, it’s highly consistent with a strong pattern of “mid-lot” open spaces on similar, deep (up to 214 feet) lots in the subject block. The design preserves views, sunlight and continuity of usable open spaces that would otherwise be disrupted by a large, code-compliant, single building. In recent years, this design and site strategy has remained constant, though it has been modified in size and length in response to neighborhood feedback as described below.

# GOLDEN PROPERTIES LLC

2170 Sutter Street, San Francisco, California 94115

---

## Community Engagement:

A pre-application community meeting was held on November 15, 2012, to present the proposed project and solicit feedback from neighborhood stakeholders, including the Eureka Valley/Castro Neighborhood Association (EVNA). There were eight attendees at the meeting, hosted by the project architect Reza Khoshnevisan of SIA Consulting Inc. It was a productive session and discussions centered mid-lot landscaping, potential underpinning concerns on adjacent buildings, building height, amount of parking provided, and front setbacks. As detailed in a follow-up letter dated December 14, 2012 (Exhibit C), the majority of comments were fully embraced by our project architect Reza Khoshnevisan, resulting in modifications to the project design such as reductions in building mass and height, greater front setbacks, relocation of foundations eliminating the need for underpinning, addition of property line fences, and instituting a landscape architect to provide botanical designs to the mid-lot open space as well as the front.

In 2013, four subsequent meetings with the adjacent neighbors to the west, Jack Keating and Justin DeIVersano of 4128 17<sup>th</sup> St., occurred on January 16, April 11, August 28, and October 9. The project was also formally presented to EVNA Endorsement Committee on September 4, 2013 at their central meeting office. Through the course of these meetings and correspondence with all concerned parties, additional reductions were made to the height and building envelope, exterior materials were further detailed and enhanced, and the landscaping plans were refined. In order to ensure that our neighbors had an accurate understanding of the location and height of the buildings, story poles on the back of the lot were erected on two different occasions in June and August.

We feel that all the neighborhood meetings as well as with the Eureka Valley Neighborhood Association were both positive and productive. Good-faith efforts were made to the greatest extent possible to address nearly all of the concerns raised by neighbors. This outreach effort has resulted in a project which, as presented to you today, **is not opposed by the adjacent neighbors, nor by the EVNA, as documented in the letter dated November 9, 2013** (Exhibit D).

We have worked diligently for many years on the development plans for 4126 17th Street, and are proud of the project we are presenting. We look forward to answering any additional questions you may have at our hearing on February 13,

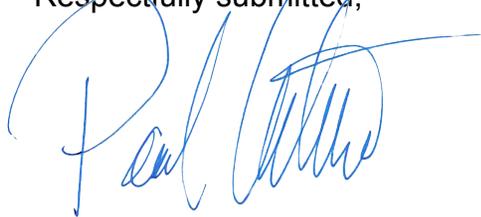
# GOLDEN PROPERTIES LLC

2170 Sutter Street, San Francisco, California 94115

---

2014. If you have any questions regarding our proposal prior to that date, please call our Project Manager, Adam Phillips, at (415) 498-0141, or send an email to: [adam@apdsf.com](mailto:adam@apdsf.com).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Paolo Iantorno", with a large, stylized initial "P" and a long horizontal flourish extending to the right.

Paolo Iantorno, Project Sponsor  
Golden Properties, LLC

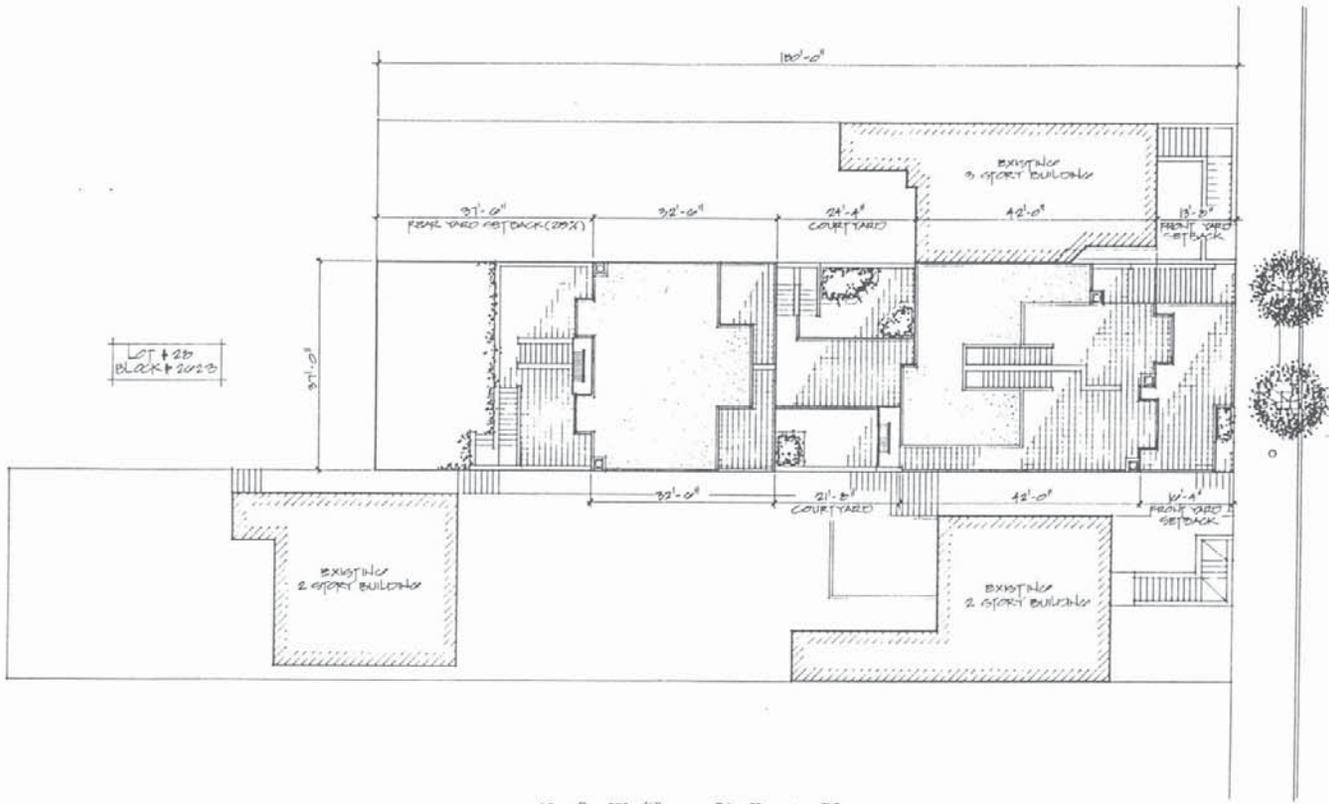
# **GOLDEN PROPERTIES LLC**

*2170 Sutter Street, San Francisco, California 94115*

---

**Exhibit A**

Approved 1992 5-unit Project



S I T E P L A N



1/8" = 1'-0"

REVISIONS	BY

**ROAKE ARCHITECTS**

250 Market Street  
San Francisco, California 94114  
(415) 364-2500

**4126 17TH STREET**

DRAWN
DESIGNED
DATE
SCALE
JOB NO.
SHEET

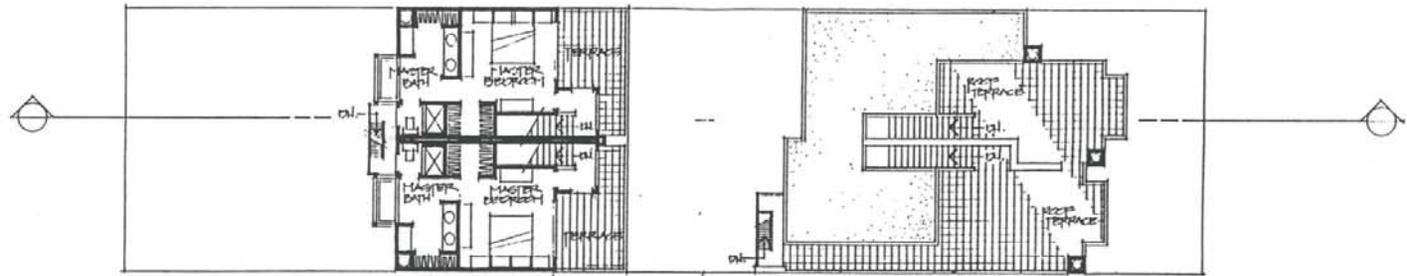




REVISIONS	BY

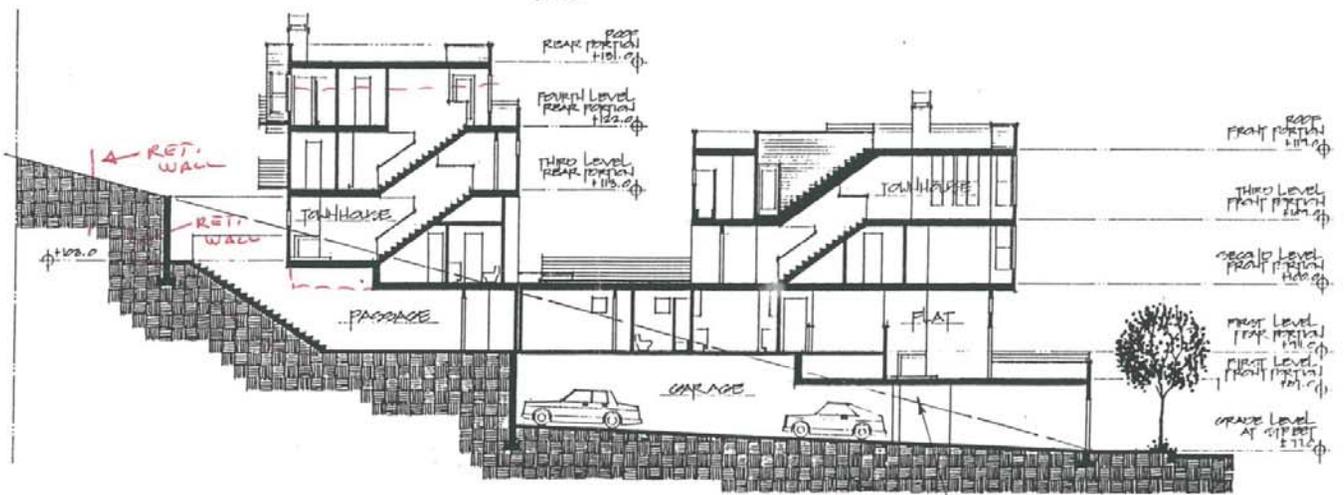
ROAKE ARCHITECTS  
 2260 Market Street  
 San Francisco, California 94114  
 (415) 864-2260

4126 17TH STREET

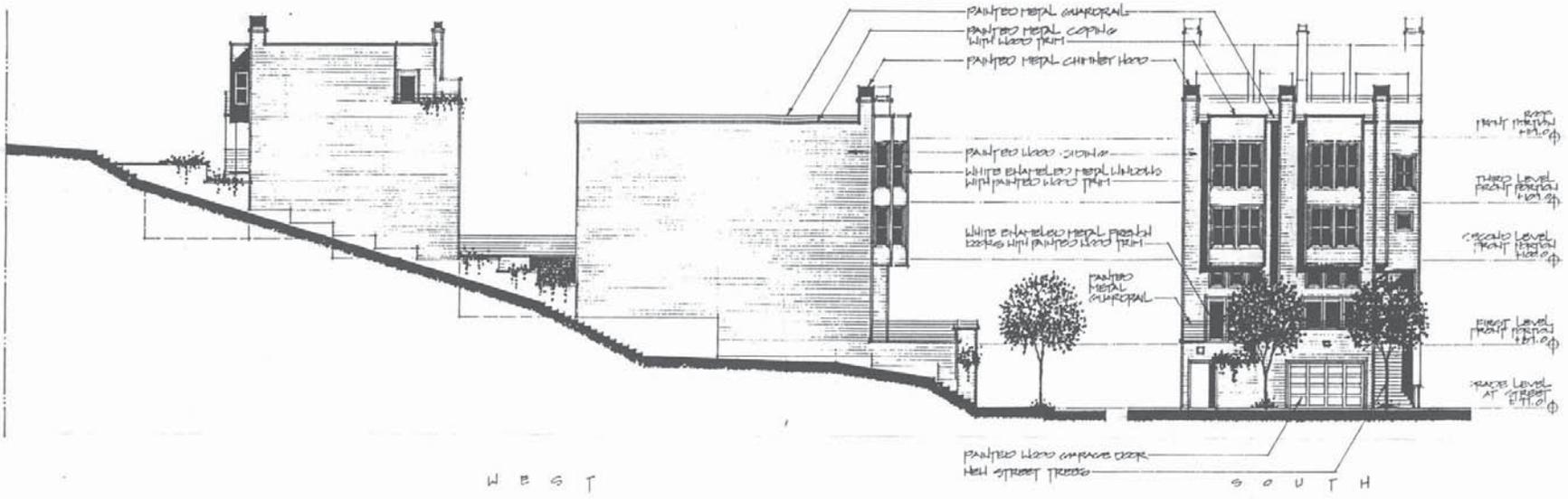
FOURTH LEVEL PLAN  
 1/8" = 1'-0"

NOTE: REAR BLOG  
 LOWERED 3' AT REAR.  
 STAIRS RELOCATED  
 TOWARDS REAR OF  
 LOT & REAR YARD HAS  
 2 RETAINING WALLS



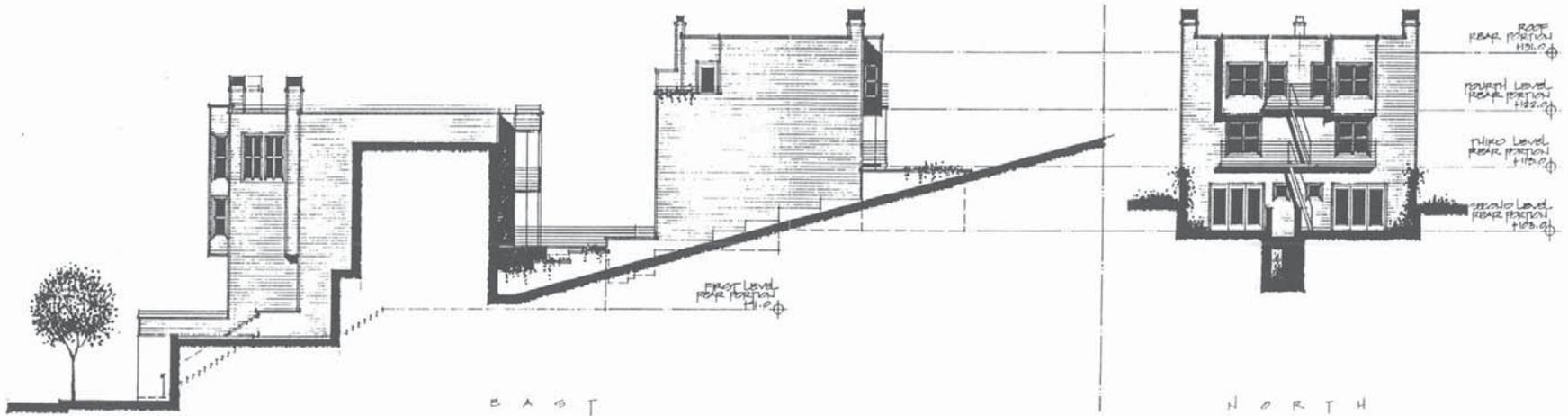
SECTION  
 1/8" = 1'-0"

LINE OF EXISTING GRADE



WEST

SOUTH



EAST

NORTH

ELEVATIONS  
12/1/01

REVISIONS	BY

ROAKE ARCHITECTS  
2160 Market Street  
San Francisco, California 94114  
(415) 864-2260

4126 17TH STREET

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
5

# **GOLDEN PROPERTIES LLC**

*2170 Sutter Street, San Francisco, California 94115*

---

**Exhibit B**

2007 Project Redesign

**01000 GENERAL NOTES**

- 1.01 COMPLIANCE AND CODES**  
 A. ALL WORK TO BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS WILL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL CLAIMS AND/OR FINALLY ADJUDICATED LITIGATION THEREOF.  
 B. ALL WORK TO BE DONE (AS FERTILIZATION AND CALCULATIONS, IF REQUIRED, TO BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT).
- 1.02 EGRESS FACILITIES**  
 A. BEDROOM WINDOWS TO HAVE A MIN. OPENABLE AREA OF 5.7 SF., MIN WIDTH: 20" MIN HEIGHT: 24" AND MAX. SLIT: 44"
- 1.03 CONSTRUCTION DOCUMENTS**  
 A. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS (SHOW ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL).  
 B. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.  
 C. UNLESS OTHERWISE NOTED, ALL ANGLES TO BE RIGHT ANGLES. ALL LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED ARE BE CENTERED. CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.  
 D. DETAILED AND/OR LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS ARE TO BE VERIFIED.  
 E. ALL EXISTING IMPROVEMENTS TO REMAIN ARE TO BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE TO BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER TO BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
- 1.03 LIFE SAFETY**  
 A. CONTRACTOR TO BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION.

**08000 DOORS AND WINDOWS**

- 8.4 GLAZING - HAZARDOUS LOCATIONS**  
 A. DOORS & PANELS OF SHOWERS AND BATHTUBS, ENCLOSURES AND ADJACENT WALL OPENINGS WITH ANY AREA EXISTING SURFACE AND/OR DRAIN INLET TO BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.  
 B. TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

**09000 FINISHES**

- 9.01 SANITATION**  
 A. SHOWER STALL FINISH TO BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET.  
 B. SHOWER STALL WALL UNDERLAYMENT TO BE MOISTURE RESISTANT (e.g. WATER RESISTANT GYP. RD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET U.S.C. 907.1.3.

**15000 MECHANICAL**

- 15.01 FIREPLACES**  
 A. FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTOR BUILT AND MASONRY FIREPLACES INCLUDES:  
 1. CLOSABLE METAL OR GLASS DOORS.  
 2. COMBUSTION AIR INTAKE (8 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIREBOX.  
 3. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LOCKTIGHT DAMPER OR COMBUSTION AIR CONTROL DEVICE.  
 EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.  
 \*A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL.  
 EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER MUST BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.
- 15.02 MECHANICAL DUCTWORK**  
 A. AIR DUCTS TO BE 28 GA. GALVANIZED SHEET METAL, OR A FINE DAMPER PROVIDED WHEN DUCTS PENETRATE THE OCCUPANT SEPARATION BETWEEN THE GARAGE AND HOUSE.  
 B. OTHER EXHAUST TO BE SMOOTH METAL DUCT AND EXTEND TO THE EXTERIOR. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.
- 15.03 DOMESTIC WATER**  
 A. HOSE BIBBS TO BE NON-REMOVABLE BACKFLOW PREVENTION DEVICES TYPICAL.  
 B. WATER CLOSETS SIZE: MAXIMUM ALLOWABLE: 1.8 GALLONS PER FLUSH.  
 C. SHOWER & TUBS/SHOWERS SHALL BE PROVIDED WITH FIVE SOURCE BALANCE OR THERMOSTATIC MIXING VALVE CONTROL.  
 D. HANDLE POSITION STOPS TO BE PROVIDED ON SUCH VALVES AND BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER TEMPERATURE SETTING OF 120 DEGREES F.  
 E. THE WATER HEATER THERMOSTAT IS NOT TO BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION U.P.C. 4107.

**16000 ELECTRICAL**

- 16.01 LUMINAIRES**  
 A. LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS TO HAVE LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT.  
 B. EACH ROOM CONTAINING A WATER CLOSET TO HAVE AT LEAST ONE LUMINAIRE WITH EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT.  
 C. A LUMINAIRE WHICH IS THE ONLY LIGHTING IN A KITCHEN IS CONSIDERED GENERAL LIGHTING AND MUST BE CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN.  
 D. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILING MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (E.C.) BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.  
 E. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"
- 16.02 CIRCUITRY**  
 A. ELECTRICAL SUBPANELS (ON FLOOR PLANS). PANELS MUST NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS (SUCH AS CLOTHES CLOSETS).  
 B. PANELS IN FIREWALLS TO BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN FIREWALL WALL RATINGS.  
 C. GFCI PROTECTED OUTLETS ARE REQUIRED AT THE FOLLOWING LOCATIONS:  
 (1) GARAGE  
 (2) UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES.  
 (3) WET AREA OF SINK OR BATH.  
 (4) EXTERIOR (WATERPROOF)
- 16.03 RECEPTACLES**  
 A. RECEPTABLE OUTLETS AT THE FOLLOWING LOCATIONS:  
 (1) 12" O.C. MAX. AND WITHIN 6" OF THE END OF WALLS.  
 (2) ANY WALL SPACE 2' OR MORE FEET WIDE.  
 (3) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12".  
 B. APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, OVEN/RANGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC., TO BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.  
 C. RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE.  
 D. CIRCUIT OUTFALL FOR THE LOAD WITH A MAXIMUM OF 30 AMPERS IS REQUIRED FOR AN ELECTRIC CLOTHES DRYER.  
 E. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES TO BE LABELED "SUITABLE FOR DAMP LOCATIONS"

LOT AREA	5,550.00sf
GARAGE AREA	2,670.00sf
BASEMENT AREA	3,076.00sf
LEVEL ONE AREA	2,769.00sf
LEVEL TWO AREA	2,370.00sf
LEVEL THREE AREA	2,393.00sf
ROOF AREA AND PENTHOUSE	2,115.00sf
TOTAL AREA EXCLUDING GARAGE	11,626.00sf
TOTAL AREA INCLUDING GARAGE	15,522.00sf
UNIT ONE AREA	1,912.00sf
UNIT TWO AREA	1,847.00sf
UNIT THREE AREA	2,113.00sf
UNIT FOUR AREA	1,932.00sf
UNIT FIVE AREA	2,112.00sf

NUMBER OF BASEMENTS	three
NUMBER OF STORIES OVER BASEMENT	three
BUILDING HEIGHT	< 40.0'

ASSESSORS PARCEL NUMBER	28-2623
OCCUPANCY GROUP	U1/R3
CONSTRUCTION TYPE	V-1hr / Sprinkler
ZONING	RH-3 district

**G7 Project Data**



**D11 Vicinity Map**  
 4126 17th Street San Francisco, California

Proposed new 5 town home building over subterranean garage and basements @ 4126 17th Street, San Francisco California

**F11 Project Scope**

Cover Sheet, Project Illustration	A0.1
Photographic Site Survey	A0.2
Site Plans - Existing and Proposed	A1.0
Area and Floor Level Analysis	A2.0
Floor Plan - Garage	A2.1
Floor Plan - Basement	A2.2
Floor Plan - Level One	A2.3
Floor Plan - Level Two	A2.4
Floor Plan - Level Three	A2.5
Floor Plan - Roof Level	A2.6
Roof Plan	A2.7

Building Section	A3.0
Building Elevations	A3.1 - A3.3

**K11 Contents**

2001 CALIFORNIA BUILDING CODE, 2001 CALIFORNIA MECHANICAL AND PLUMBING CODES, 2001 TITLE 24 CODES, 2001 NATIONAL ELECTRICAL CODE, WITH SAN FRANCISCO AMENDMENTS, SAN FRANCISCO PUBLIC WORKS STANDARDS

**L11 Codes**

**4 1 2 6**  
**17th Street**  
 San Francisco CA

APN: Lot 28; Block 2623

1300 PACIFIC AVENUE  
 SAN FRANCISCO



CALIFORNIA 94109  
 Telephone: 415. 922.1687

Sheet	05-1661
Project No.	05-1661
Scale	AS SHOWN
Date	03/25
Revision	

**A 0.1**



4 1 2 6  
17th Street  
San Francisco  
CA

APN: Lot 28; Block 2623

1300 PACIFIC AVENUE  
SAN FRANCISCO



CALIFORNIA  
94109  
Telephone: 415. 922.1687

**AREA SUMMARIES**

BASEMENT GARAGE - U1 OCCUPANCY EXCLUDED	
UNIT ONE TOTAL (3 BDRM)	1410.0SF
Exterior private open space	
RE: L4-Basement, Balcony and L11-Roof level deck	Occ: 1912000 = 7 persons
UNIT TWO TOTAL (2 BDRM)	1414.0SF
Exterior private open space	
RE: L4-Basement, Balcony and L11-Roof deck	Occ: 1847000 = 7 persons
UNIT THREE TOTAL (2 story over basement)	5603.0SF
Exterior private open space	
RE: L11-Roof Deck	Occ: 2133000 = 7 persons
UNIT FOUR TOTAL (1 story over 2 level basement)	1932.0SF
Exterior private open space	
RE: L5-Rear yard deck	Occ: 3462000 = 9 persons
UNIT FIVE TOTAL (2 story)	1056.0SF
Exterior private open space	
RE: L13-Balcony and roof deck	Occ: 2112000 = 7 persons
TOTAL GROSS INTERIOR AREA	7,969.0SF
PRIVATE OPEN SPACE	2,443.0SF
COMMON EXTERIOR CIRCULATION	1,162.0SF
TOTAL AREA INCLUDING EXTERIOR STAIRS	11,574.0SF
REAR YARD OPEN SPACE	461.0SF



**L 1 Garage Level plan**

GROSS AREA: 3670.0 SF GARAGE BASEMENT

PARKING PROVIDED: 5 SPACES  
PARKING PROVIDED: 4 SPACES  
FOUR FULL SIZE SPACES  
TWO COMPACT SPACES

SFM CODE SECTION 150 TABLE 151  
160 SF DESIGNATED FULL SIZE SPACE  
127.5 SF DESIGNATED COMPACT SIZE SPACE

**L 4 Basement Level plan**

GROSS AREA: 3074.0 SF BASEMENT

UNIT ONE BASEMENT: 408.0SF  
UNIT TWO BASEMENT: 412.0SF  
UNIT THREE BASEMENT: 354.0SF  
UNIT FOUR BASEMENT: 131.0SF  
UNIT ONE BALCONY: 224.0SF  
UNIT TWO BALCONY: 153.0SF  
COMMON CIRCULATION: 192.0SF

**L 6 Level One / Basement plan**

GROSS AREA: 2540.0 SF

UNIT ONE FIRST FLOOR: 342.0SF  
UNIT TWO FIRST FLOOR: 345.0SF  
UNIT THREE FIRST FLOOR: 354.0SF  
UNIT FOUR BASEMENT: 318.0SF  
UNIT FOUR REAR YARD: 53.0SF

**L 9 Level Two plan**

GROSS AREA: 2370.0 SF

UNIT ONE SECOND FLOOR: 457.0SF  
UNIT TWO SECOND FLOOR: 431.0SF  
UNIT THREE SECOND FLOOR: 483.0SF  
UNIT FOUR FIRST FLOOR: 803.0SF

**L 11 Level Three plan**

GROSS AREA: 2393.0 SF

UNIT ONE ROOF DECK: 278.0SF  
UNIT TWO ROOF DECK: 278.0SF  
UNIT THREE THIRD FLOOR: 442.0SF  
UNIT THREE ROOF DECK: 290.0SF  
UNIT FIVE FIRST FLOOR: 1048.0SF  
UNIT FIVE BALCONY: 54.0SF

**L 13 Roof Deck, Penthouse**

GROSS AREA: 2118.0SF

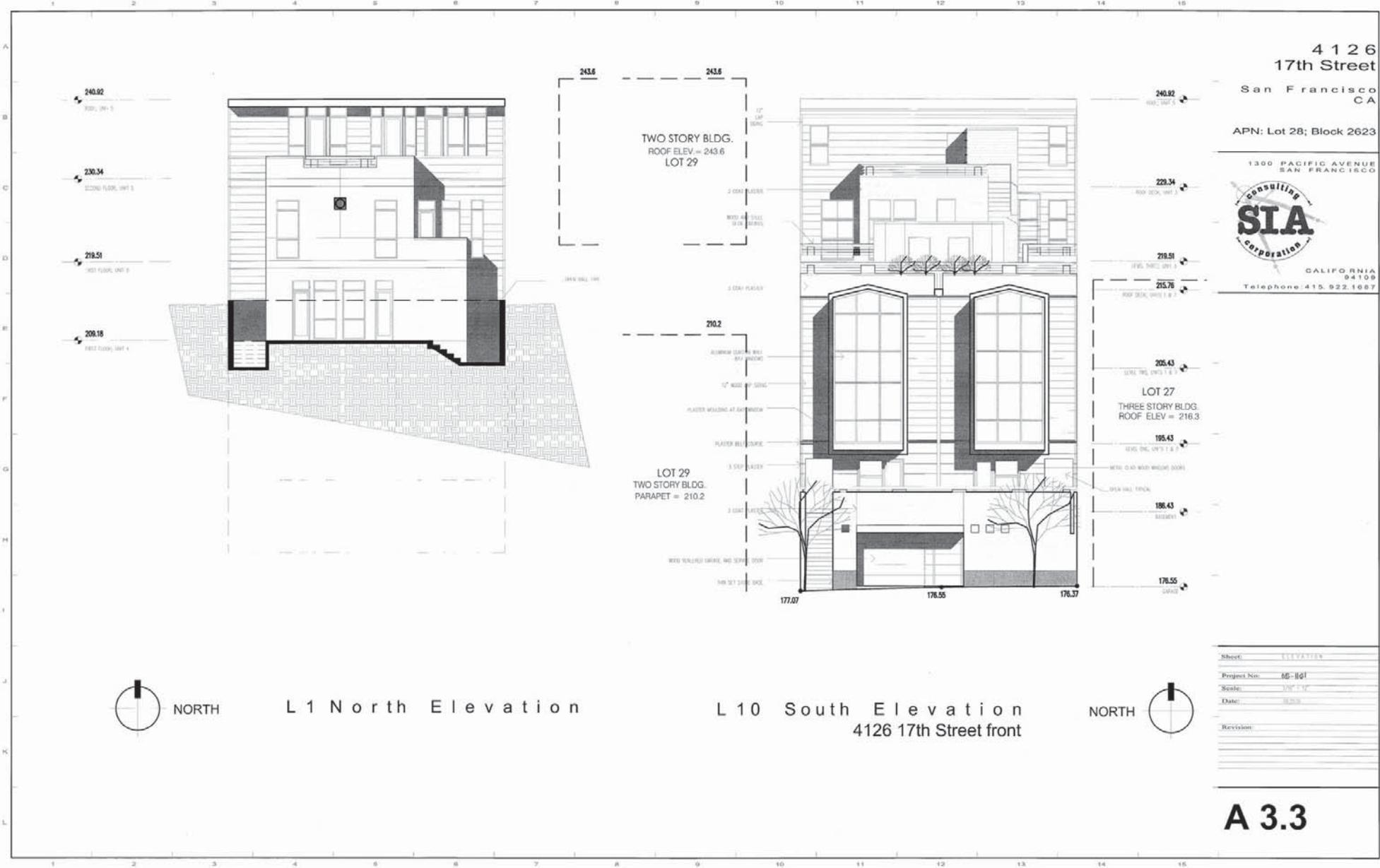
UNIT 1 PENTHOUSE: N/A  
UNIT 2 PENTHOUSE: N/A  
UNIT THREE ROOF DECK: 436.0  
UNIT FIVE SECOND FLOOR PENTHOUSE: 487.0SF  
UNIT FIVE BALCONY: 498.0SF



**A 2.0**







L 1 North Elevation



L 10 South Elevation  
 4126 17th Street front

Sheet:	ELEVATION
Project No.:	05-1161
Scale:	1/8" = 1'-0"
Date:	08/08
Revision:	

# **GOLDEN PROPERTIES LLC**

*2170 Sutter Street, San Francisco, California 94115*

---

## **Exhibit C**

Project Update Letter to Neighbors

December 14, 2012



December 14, 2012

**Re: 4126 17<sup>th</sup> Street Redesign Neighbor Response**

Dear Neighbors,

I would first like to apologize for my absence the evening of November 15th. I suffered a head related injury and had to send my colleague Brad Terrell in my place.

I would also like to alleviate concerns regarding any perceived lack of transparency or a general need for communication by stating that our firm is willing to engage and address all matters in order to procure a design which is thoughtful and carefully tailored to suit the site, the neighborhood and its inhabitants.

The following were concerns and suggestion provided during the neighborhood meeting. Revisions mentioned below have been implemented and are awaiting Planning Department approval. Please refer to your name and the corresponding issue(s) you were concerned with.

**Eureka Valley/Castro Neighborhood Association, Bill, Justin & Jack Clarifications on the Mid-yard Landscape and Fencing:**

- The property owners have agreed to hire a licensed Landscape Architect for the design of the mid-yard landscape area and to install a 6'-0" fence along the neighboring property line.
  - Please refer to pages A-1.1 and A-2.1 for a visual of the mid-yard landscape area.
  - Please refer to the elevation drawings for a visual on the proposed 6'-0" fence which will separate the neighboring properties, provide privacy and mitigate the impact of the mid-yard exposure to neighboring properties.

**Eureka Valley/Castro Neighborhood Association Clarifications on Garage Set-Back and Planting/Hardscape Consistency with Neighbors:**

- The revised plans have further set back the existing garage line, retaining walls and steps leading to the front building.
  - The revised plans include a garage set back of 2'-0" and the new garage door is set back an additional 2'-0".
  - The new garage set backs allow for new landscaping between the building frontage and sidewalk.
  - The revised plans include a new 12' x 17' landscape area along the property frontage.
  - Please refer to sheet A-2.0 Garage Level Plans

**Eureka Valley/Castro Neighborhood Association Clarifications on Proposed Parking:**

- The minimum required parking determined by Planning Code is one parking per unit.
  - The revised plans include 6 off-street parking spots to alleviate the burden of on-street parking.



*Justin & Jack*

**Clarifications on Mass and Height:**

- The rear mass of the front building has been reduced by 1'-0".
  - Front building to be 2 stories above fence line at mid yard.
  - The rear building to be 1 story above fence line at mid yard.

***Eureka Valley/Castro Neighborhood Association***

**Clarifications on Notifications and Process:**

- Pre-Application neighbor notifications were mailed to all neighborhood groups and adjacent neighbors as required by the Planning Department. The neighborhood addresses were provided via a Planning Department recommended notification supplier, "Notice This". Please see the attached images of the envelopes.

***Bill, Justin & Jack***

**Clarifications on Shoring, Foundation Work and Structural Work:**

- Shoring: The revised plans include a 2' buffer zone from the property line to minimize any impact from excavation on neighboring properties.
  - The 2' buffer allows space for installing soldier piles.
  - The soils engineer, Frank Lee & Associates has many years of experience in San Francisco and shall be reviewing our foundation, shoring and complete structural drawings along with city plan checkers to ensure adequate shoring.
  - The method of shoring and grading shall be subject to extensive review by the aforementioned professionals.

***Bill, Justin & Jack***

**Clarifications on Independent Engineers:**

- We are willing to work with independent engineers hired by neighborhood stake holders.
  - An independently hired engineer may review our drawings on behalf of concerned neighbors

***Justin & Jack***

**Clarifications on Surveys and Property Line Locations:**

- All plans, elevations, and grading planned according to a survey produced by a licensed Surveyor's map.
  - Please see attached survey.

Thank you for your patience and we look forward to working with you throughout.

Best Regards,

Reza Khoshnevisan, Principle, Project Sponsor  
Phone: 415-922-0200 Ext.108  
Email: [reza@siaconsult.com](mailto:reza@siaconsult.com)

**SIA Consulting Corporation    1256 Howard Street    San Francisco, CA 94103**  
**Tel: 415.922.0200    Fax: 415.922.0203**

# Pre-Application Meeting Sign-in Sheet

Meeting Date: 11/15/2012  
 Meeting Time: 6pm  
 Meeting Address: 4126 17th St.  
 Project Address: 4126 17th St.  
 Property Owner Name: Golden Properties LLC  
 Project Sponsor/Representative: SIA Consulting Corp.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Lesw Koebach ENNA	197 Consett	415 863 8600	mindspring.com	<input checked="" type="checkbox"/>
2. Susan Detwiler	68 Douglas St	415 305 4077		<input type="checkbox"/>
3. JUDITH HOYEM	4042 17th St.	415 552 1259	jhoymen@sbglobal.net	<input checked="" type="checkbox"/>
4. Ed Scruggs	Leveson/17th St Neighbovg	415 413 1781		<input type="checkbox"/>
5. BILL LOUET	4124 17 St.	626 7111	welough@sbglobal.net	<input type="checkbox"/>
6. S.J. delvesmo	4134 <del>Leveson</del>			<input type="checkbox"/>
7. JACK KEATING	4134 17th St. S.F.	CA	jteamj@comcast.	<input checked="" type="checkbox"/>
8. Gary Weiss	78 Mews	SF 94114	gary@ixia.com	<input checked="" type="checkbox"/>
9. _____	_____	_____	_____	<input type="checkbox"/>
10. Castro/Embarcadero Valley Neighborhood Association	_____	_____	_____	<input type="checkbox"/>
11. _____	_____	_____	_____	<input type="checkbox"/>
12. Chair, Planning Committee	_____	_____	_____	<input type="checkbox"/>
13. _____	_____	_____	_____	<input type="checkbox"/>
14. _____	_____	_____	_____	<input type="checkbox"/>
15. _____	_____	_____	_____	<input type="checkbox"/>
16. _____	_____	_____	_____	<input type="checkbox"/>
17. _____	_____	_____	_____	<input type="checkbox"/>
18. _____	_____	_____	_____	<input type="checkbox"/>

CEVNA

CEVNA

CEVNA

CEVNA

# **GOLDEN PROPERTIES LLC**

*2170 Sutter Street, San Francisco, California 94115*

---

**Exhibit D**

EVNA Non-opposition letter



# CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

EVNA (formerly EVPA)  
PO Box 14137  
San Francisco, CA 94114  
www.evna.org  
Board@EVNA.org

November 9, 2013

Mr. Doug Vu  
San Francisco Planning Department  
1660 Mission Street, #400  
San Francisco, CA 94103

Re: **4126 17<sup>th</sup> Street**

Dear Mr. Vu:

#### EXECUTIVE COMMITTEE

Alan Beach-Nelson  
President  
Castro Street

Rob Cox  
Secretary  
Hartford Street

Gary Weiss  
Treasurer  
IXIA

The Castro/Eureka Valley Neighborhood Association [EVNA] is the oldest continuously operating neighborhood association in San Francisco, established in 1878.

EVNA's Planning Committee has been actively engaged with the project sponsor for 4126 17<sup>th</sup> Street for several years, providing input to various design iterations. After several meetings to review the current design, EVNA is taking a position of not opposing the zoning variance request to build to the rear of the lot.

#### DIRECTORS:

Patrick Crogan  
Market Street

Tim Eicher  
Q Bar

Mary Edna Harrell  
Castro Street

Judith Hoyem  
17th Street

Mark McHale  
Hearth Real Estate

Dan Risman Jones  
22nd Street

Aaron Seivertson  
Hartford Street

Josh Bleecher Snyder  
Hancock Street

This position is contingent upon the attached project plans and letter of conditions from the project sponsor which addresses building heights and footprint, underpinning conditions, design materials and landscaping plan.

The 4100 block of 17<sup>th</sup> Street has a unique mid-block open space pattern, which includes several properties with second houses towards the rear of the lots. Given this pattern of open space, the variance would allow breaking up of building massing to enable a smaller building to the rear of the lot with a larger mid-yard open space with planned landscaping. This will enable mid-yard open space which spans several adjacent properties.

The EVNA Planning Committee places significant value on the balance of built and open spaces in our community. Variances to build into required rear yard space are rarely supported. In this unique case, the benefits of building two structures with a significant mid yard open space have resulted in our position of non-opposition to the rear yard variance request.

Regards,

Judith Hoyem, Chair, EVNA Planning Committee

#### EX OFFICIO DIRECTORS:

Steve Clark Hall  
19th Street



# CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1878

EVNA (formerly EVPA)  
PO Box 14137  
San Francisco, CA 94114  
www.evna.org  
Board@EVNA.org

November 9, 2013

Mr. Doug Vu  
San Francisco Planning Department  
1660 Mission Street, #400  
San Francisco, CA 94103

Re: **4126 17<sup>th</sup> Street**

Dear Mr. Vu:

The Castro/Eureka Valley Neighborhood Association [EVNA] is the oldest continuously operating neighborhood association in San Francisco, established in 1878.

EVNA's Planning Committee has been actively engaged with the project sponsor for 4126 17<sup>th</sup> Street for several years, providing input to various design iterations. After several meetings to review the current design, EVNA is taking a position of not opposing the zoning variance request to build to the rear of the lot.

This position is contingent upon the attached project plans and letter of conditions from the project sponsor which addresses building heights and footprint, underpinning conditions, design materials and landscaping plan.

The 4100 block of 17<sup>th</sup> Street has a unique mid-block open space pattern, which includes several properties with second houses towards the rear of the lots. Given this pattern of open space, the variance would allow breaking up of building massing to enable a smaller building to the rear of the lot with a larger mid-yard open space with planned landscaping. This will enable mid-yard open space which spans several adjacent properties.

The EVNA Planning Committee places significant value on the balance of built and open spaces in our community. Variances to build into required rear yard space are rarely supported. In this unique case, the benefits of building two structures with a significant mid yard open space have resulted in our position of non-opposition to the rear yard variance request.

Regards,

Judith Hoyem, Chair, EVNA Planning Committee

#### EXECUTIVE COMMITTEE

Alan Beach-Nelson  
President  
Castro Street

Rob Cox  
Secretary  
Hartford Street

Gary Weiss  
Treasurer  
IXIA

#### DIRECTORS:

Patrick Crogan  
Market Street

Tim Eicher  
Q Bar

Mary Edna Harrell  
Castro Street

Judith Hoyem  
17th Street

Mark McHale  
Hearth Real Estate

Dan Risman Jones  
22nd Street

Aaron Seivertson  
Hartford Street

Josh Bleacher Snyder  
Hancock Street

#### EX OFFICIO DIRECTORS:

Steve Clark Hall  
19th Street

# **GOLDEN PROPERTIES LLC**

2170 SUTTER STREET • SAN FRANCISCO, CA • 94115

PHONE: 415-440-0404 • FAX: 415-440-0202

November 18, 2013

Castro/Eureka Valley Neighborhood Association  
PO Box 14137  
San Francisco, CA 94114

Re: Plans for 4126 17th Street

Dear EVNA Members:

Thank you for the time you have spent meeting with us during the planning of this project. As the owner of 4126 17th Street, I write to formally offer a number of changes that were requested by the neighborhood. This compromise – intended to mitigate the project's impacts and contribute to the neighborhood's quality of life – have developed out of a long process of engagement interested neighbors and members of the EVNA.

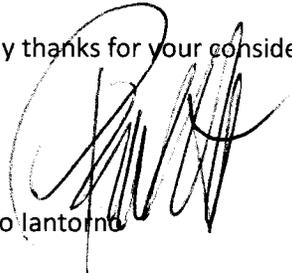
In return for a position of non-opposition of the project I will commit to and incorporate the following changes as shown in the attached set of revised drawings. Obviously, minor design refinements are inevitable as part of the process of bringing a conceptual design into final built form, however I will commit to constructing all of the project's significant elements as listed below:

1. **Height of Buildings:** In response to neighborhood requests, we have reduced the height of the southern (front) building as shown on the included plans. Neither building will be constructed taller than indicated on these drawings.
2. **Footprint of Buildings:** The foundations of the southern building have been set back from the adjacent property lines by a minimum of 24" to avoid the need for underpinning of either adjacent building's foundation (4122-4124 or 4132-4134 17th Street). Additionally, the northern (rear) building footprint was modified so that the western corner of the building is aligned with the corner of the rear building at 4132-4134 17th Street.
3. **Property Line Windows:** The proposed western facade of the southern building originally proposed several property-line windows. These windows have been removed, and no property line windows will be installed.

4. High-Quality Building Materials / Wood Siding: Wood siding will be provided as accent detailing on various building facades as indicated in the attached drawings including as detailed on the west facade of the southern building.

5. Landscaping: Landscaping has been designed with care and will be provided along the sidewalk as well as in the mid-yard open space between the buildings. Landscape design and plant selections will be as indicated on the included landscape plan.

Many thanks for your consideration,



Paolo Iantorno