



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger HEARING DATE OCTOBER 4, 2012

Date: September 27, 2012
Case No.: **2012.0662D**
Project Address: **3014 California Street**
Permit Application: 2012.06.26.3418
Zoning: RH-2 (Residential, House, Two Family)
40-X Height and Bulk District
Block/Lot: 1023/010
Project Sponsor: Mathew Soldo
3014 California Street
San Francisco, CA 94115
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Recommendation: **Take DR and Disapprove**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The subject building's legal use is a two-unit building; it was converted into a single-family home at some point in the past without the benefit of a permit. The proposal is to legalize the conversion of the subject building from a two-unit building to a single-family building. No other work is proposed under this permit.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of California Street between Baker and Lyon Streets in the City's Pacific Height's neighborhood. The subject site contains a two-story-over garage, single-family Stick Style Victorian era house. The subject building covers approximately 75% of the lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighborhood is primarily residential and characterized by three- and four-story single-family and multi-family buildings; there is one larger apartment building on the southwest corner of California and Baker Streets. Many of the buildings were constructed during the Victorian era; however several are more contemporary. The subject site is approximately 2 blocks west of Divisadero Street and two blocks east of the Jewish Community Center.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 24, 2012	September 24, 2012	10 days
Mailed Notice	10 days	September 24, 2012	September 24, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	-	-
Other neighbors on the block or directly across the street	7	-	-
Neighborhood groups	-	-	-

The Department has received 7 emails in support of the proposed merger.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would only eliminate owner occupied housing.

Project Meets Criterion

The subject property is entirely occupied by the property owner. The building was purchased with the configuration of a single-family house.

2. Removal of the unit(s) and the merger with another is intended for owner occupancy.

Project Meets Criterion

According to the DR Application, the current owners bought the property with the intention of legalizing the merger and staying there.

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and the same zoning.

Project Does Meet Criterion

According to the Department's records, of the 28 lots within the 150 foot 311 Noticing area that are also within the same RH-2 Zoning District, seven (25%) have one dwelling unit, 12 (43%) have two dwelling units, four (14%) have three dwelling units, and five (18%) have four or more dwelling units. The

prevailing density is two or more units; therefore the proposed project does not bring the building closer into conformance with the prevailing density.

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning.

Project Does Not Meets Criteria

The subject property is zoned RH-2, which allows for two units. The merger will bring the legal use of the property from two units to one unit; it will not bring the building closer into conformance with prescribed zoning

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criteria

The subject building was originally constructed as a single-family building, and was converted into a two-unit building prior to 1913. There is no record or evidence of what the second unit looked like or where it was located; however, based on how other buildings of this type were divided up, the building most likely contained two flat, one on each floor. Given the lack of information, the Department cannot conclude that the removal of the unit was necessary to correct design or functional deficiencies.

GENERAL PLAN COMPLIANCE:

The Project is, on balance, consistent with the following Objective and Policy of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 1.1:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

The proposal would merge two units into one unit to create family housing.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The proposal will have no impact on existing neighborhood-serving retail uses.

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

The proposal will legalize a dwelling unit merger, preserving existing housing and neighborhood character that has existed for at least 5 years.

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

The proposal will have no negative effect on the City's supply of affordable housing.

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

The proposal will have no effect on commuter traffic and will not impede MUNI transit service or overburden our streets or neighborhood parking.

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

The proposal will have no effect on the City's industrial or service sectors and will not affect future opportunities for resident employment and ownership in these sectors.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal does not include any physical changes to the existing building. It will have no effect on the city's ability to protect against injury and loss of life in an earthquake.

7. Landmarks and historic buildings be preserved.

The proposal does not include any physical changes to the existing building; the proposal will not have a negative effect on a Landmark or historic building.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal will have no effect on parks or open spaces and their access to light.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

BASIS FOR RECOMMENDATION

- The Department's policy is to recommend disapproval when a project does not meet the majority of the criteria for a dwelling unit merger; however, the Department recognizes that the subject building was originally constructed as a single-family house, was converted to a two-unit building a century ago, and was more recently converted without permit back to its original single-family use by a previous owner.

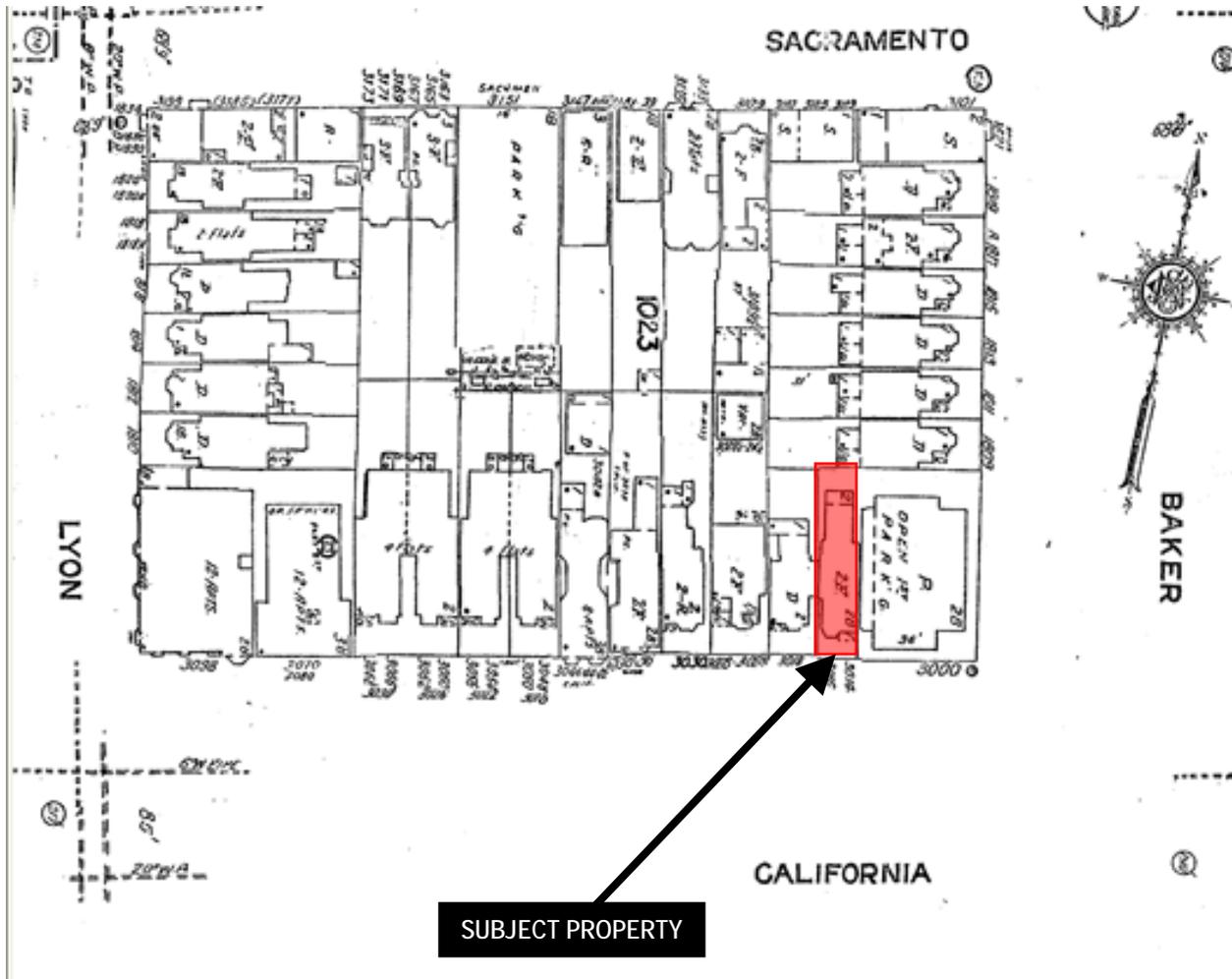
RECOMMENDATION: Take DR and Disapprove
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Attachments:

Parcel, Sanborn, Dwelling Unit, and Zoning Maps
Aerial Photographs
Section 311 Notice
DUM Application
Letters of Support
Applicant's Submittal
Reduced Plans and Site Photos

AS: G:\DOCUMENTS\Discretionary Review\3014 California Street\DR Analysis for DUM.doc

Sanborn Map*



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



Discretionary Review Hearing
Case Number 2012.0662D
Dwelling Unit Merger
3014 California St.

Density Map*

SACRAMENTO STREET

BLOCK 1023

100/104		37	38	98/99	36	(N/A) H-3101-07 4 UNIT/S	1
H-3153-59 4 UNIT/S		H-3147 5 UNIT/S	H-3143-45 2 UNIT/S	H-3133-35 2 UNIT/S	H-3109 1 UNIT/S	(1) H-1819-19A 2 UNIT/S	2
(4)		(5)		(2)	(2)	(2) H-1817-17B 3 UNIT/S	3
						(1) H-1815 1 UNIT/S	4
						(1) H-1813 1 UNIT/S	5
						(1) H-1811 1 UNIT/S	6
						(1) H-1809 1 UNIT/S	7
H-3054-56 2 UNIT/S	H-3048A-50C 5 UNIT/S	H-3042-46 3 UNIT/S	H-3036-38A 3 UNIT/S	H-3030-30A 2 UNIT/S	H-3024-28 2 UNIT/S	H-3018 1 UNIT/S	(2)
17	16	15	14	13	12	H-3014 1 UNIT/S	(10)
						H-3000 1 UNIT/S	
						(N/A)	
						8	

150 FT

BAKER STREET

CALIFORNIA STREET

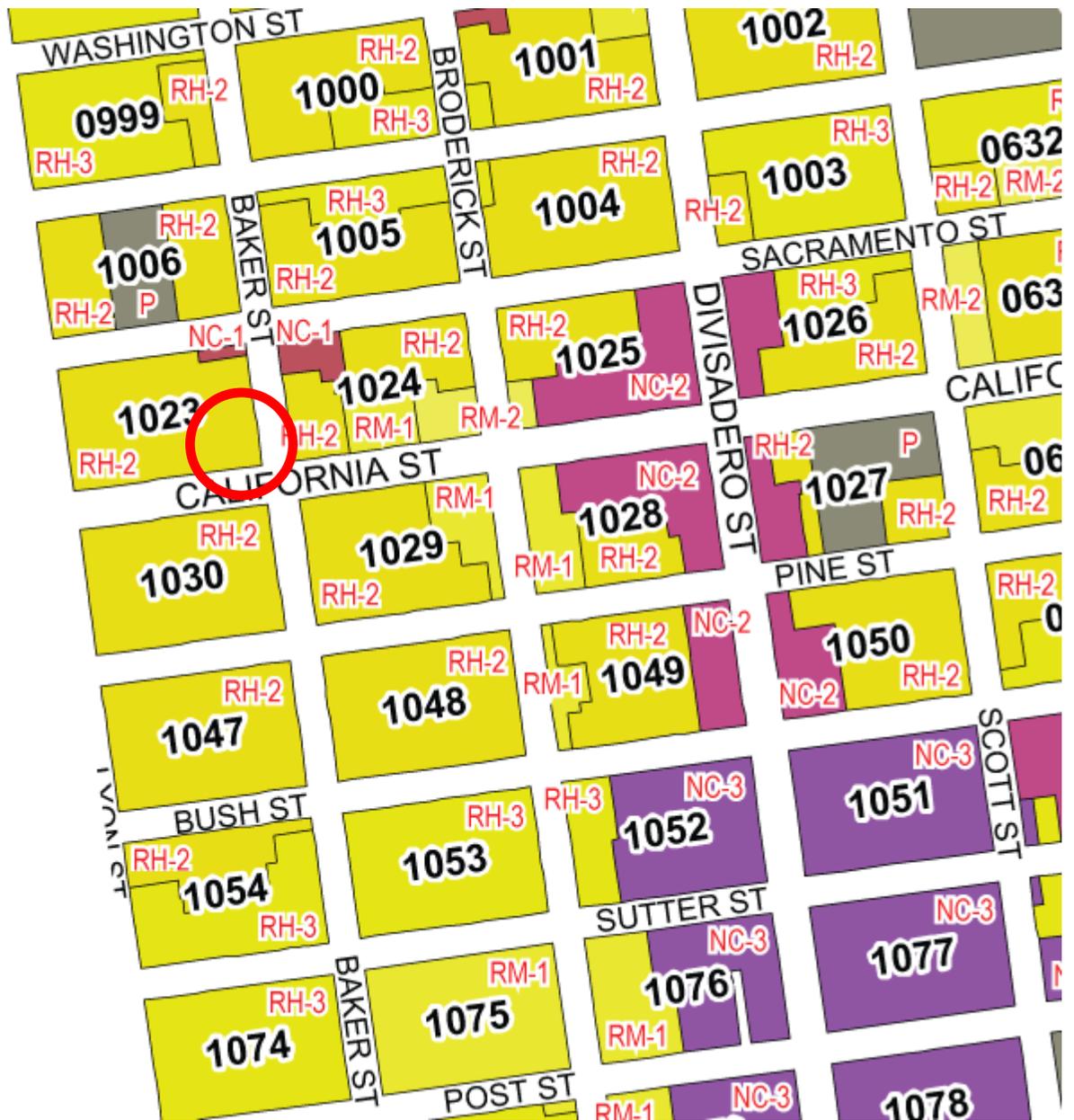
BLOCK 1030

31	32	53/54	34	44/46	42/43	37	38	39	H-3001-01A 2 UNIT/S	40
H-3059 1 UNIT/S	H-3051A-55B 5 UNIT/S	H-3047-49 3 UNIT/S	H-3039-41 4 UNIT/S	H-3033-37 3 UNIT/S	H-3029-31 2 UNIT/S	H-3009 1 UNIT/S	H-3007-07B 3 UNIT/S	H-3003-05 2 UNIT/S	(1)	
(2)	(5)	(3)	(4)	(3)	(2)	(1)	(2)	(2)		

* The numbers in parentheses indicate the number of legal units according to the property's 3R Report.

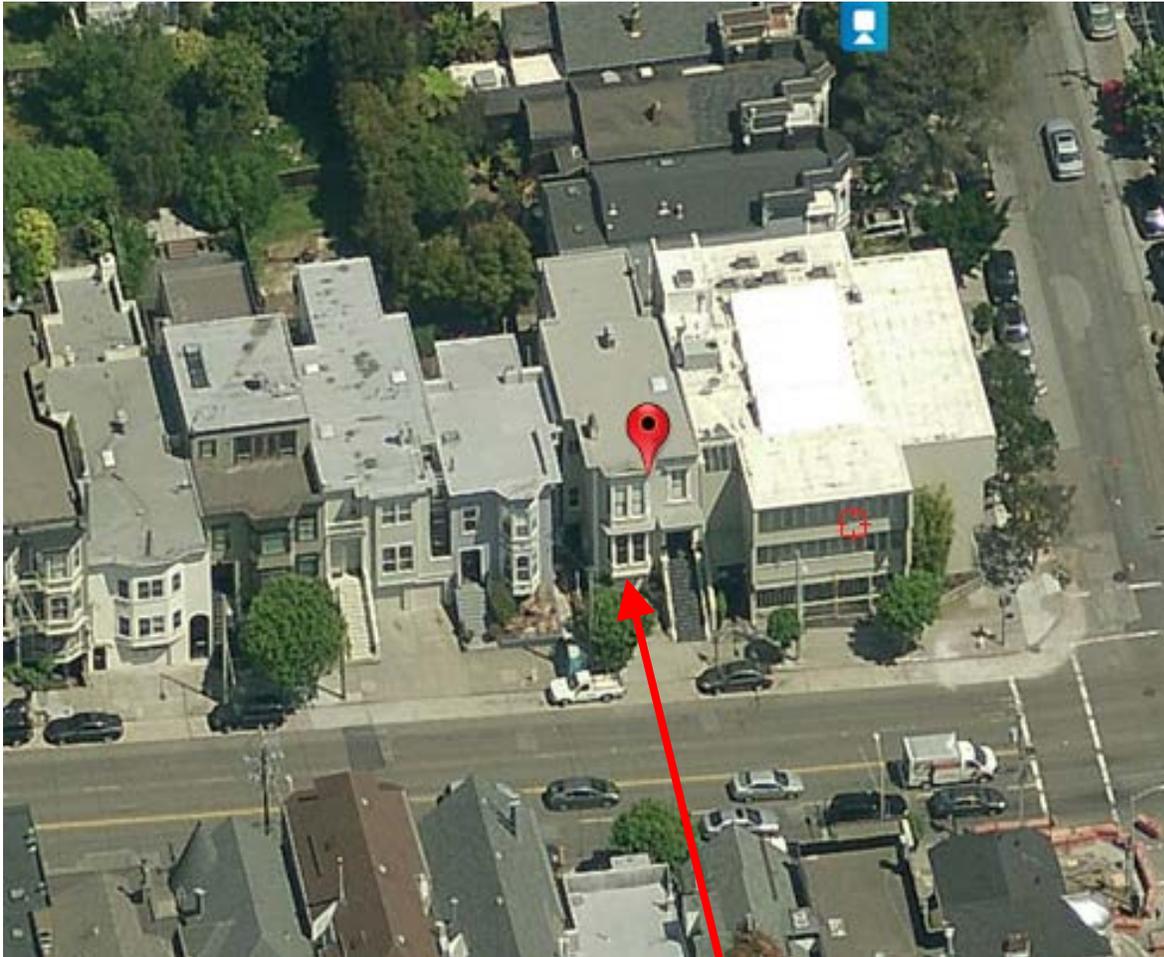


Zoning Map



Discretionary Review Hearing
Case Number 2012.0662D
Dwelling Unit Merger
3014 California St.

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0662D
Dwelling Unit Merger
3014 California St.

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
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Dwelling Unit Merger
3014 California St.

Aerial Photo

SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 26, 2012** the Applicant named below filed Building Permit Application No. **2012.06.26.3418** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Five Design	Project Address:	3014 California Street
Address:	651 B Scott Street	Cross Streets:	Baker St./Lyon St.
City, State:	San Francisco, CA 94117	Assessor's Block /Lot No.:	1023/010
Telephone:	(415) 931-9124	Zoning Districts:	RH-2 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	±14'	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	± 64'	No Change
REAR YARD	± 8'	No Change
HEIGHT OF BUILDING	± 34'	No Change
NUMBER OF STORIES	2 over basement.....	No Change
NUMBER OF DWELLING UNITS	2.....	1
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change

PROJECT DESCRIPTION

The subject building's legal use is a two-unit building; it was converted into a single-family home at some point in the past without the benefit of a permit. The proposal is to legalize the conversion of the subject building from a two-unit building to a single-family building. No other work is proposed under this permit. The proposed unit merger requires a mandatory Discretionary Review (DR) hearing before the Planning Commission per Planning Code Section 317. The DR hearing has been tentatively scheduled for September 27, 2012, Case # 2012.0662D.

PLANNER'S NAME: **Aaron Starr**

PHONE NUMBER: **(415) 558-6362** DATE OF THIS NOTICE: _____

EMAIL: **aaron.starr@sfgov.org** EXPIRATION DATE: _____

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Matthew Soldo	
PROPERTY OWNER'S ADDRESS: 3014 California Street San Francisco, CA 94115	TELEPHONE: (415) 260-8880
	EMAIL: matt@soldo.org

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

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

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 3014 California Street	ZIP CODE: 94115
CROSS STREETS: Baker & Lyon	

ASSESSORS BLOCK/LOT: 1023/10	LOT DIMENSIONS: 25x90'2"	LOT AREA (SQ FT): 2255	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X
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	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	1	1
2	Total number of parking spaces	1	1	1
3	Total gross habitable square footage	2700	2700	2700
4	Total number of bedrooms	3	3	3
5	Date of property purchase	4/9/2012		
6	Total number of rental units	0	0	0
7	Number of bedrooms rented	0	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?	No		
12	Number of owner-occupied units	1	1	0

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Matthew A Soldo

Date: 4/19/2012

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

Matthew A Soldo

Owner / Authorized Agent (circle one)

Loss of Dwelling Units Through **Merger**

(FORM B – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative review criteria only apply to those Residential Units proposed for Merger that are (1) not affordable or financially accessible housing are exempt from Mandatory DR (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) meet a supermajority of the merger criteria listed below. Please see website under Publications for Loss of Dwelling Units Numerical Values.

Please state how the project meets or does not meet the following criteria:

<p>1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied? See attached</p>
<p>2. Is the removal of the unit(s) and the merger with another intended for owner occupancy? See attached</p>
<p>3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district? See attached</p>
<p>4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning? See attached</p>
<p>5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations? See attached</p>

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

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

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

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

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

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

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

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

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

See attached

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

See attached

7. That landmarks and historic buildings be preserved; and

See attached

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

See attached

Block 1023, Lot 10

Relevant Issues to 3014 California Street Dwelling Unit Merger

Background

At some point in the past, the two units in the building were merged without permits, and today's interior looks like a single family home in all respects. No aspects of a two unit building remain.

We are interested in making legal what has been done without permits, so that we may live knowing that there is no violation of the law, and so that we are assured that the work done in the past to merge the units was done in a safe manner.

Many other buyers would simply move into the single family home and do little more than minor interior work, and would not disclose to the City, as we are, the fact of a unit merger without alteration permits. Thus many people would move in and not check into whether the work without permits was done up to code, or not and whether this created an unsafe condition that could harm persons or property including its occupants or next door neighbors (in the event of a fire or seismic occurrence causing foundation or building shift, or more).

In this respect, our being able to legalize it as one unit will be beneficial on a long-term basis to this property and those around, including persons themselves.

We chose to purchase this house, knowing the zoning issues associated with it, for four reasons.

First, when my wife became pregnant with our second child, finding appropriately sized family housing became a pressing, time-sensitive issue. We had been crammed into a less than 800 square foot unit, which, already short on space, would have been severely overcrowded with an additional family member.

Second, we strongly preferred to stay in our existing neighborhood, which contains our support network, and the community that we are actively involved with.

Third, there were virtually no houses available at the time within our price range. We had been searching for a new home for over a year, and were continually outbid and unable to find a suitable home.

Fourth, we strongly desired a single-family home because of the increased fire risk in multi-unit housing in older buildings. In a previous home where we lived (a 19th century, 16-unit building), one of our neighbors caused a fire when he fell asleep smoking a cigarette. The building suffered substantial damage – it was not occupy-able for over one year. We were unharmed but we learned well the lesson that in multi-unit housing, your safety is predicated on the behavior of your neighbors. This is particularly exacerbated with older buildings that are grandfathered into older building-code standards, as is the case of the majority of the multi-unit housing in our neighborhood. Prior to being parents we were comfortable with this risk. But with a young child and another on the way, we want to have as much control as possible over our child's safety.

Merger Criteria**1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?**

Yes, this merger only eliminates owner occupied housing. 3014 California Street has been either owner occupied or vacant for at least 22 years. When my wife became pregnant with a second child our small existing residence (as described above) could not accommodate two adults and two children. We purchased the property vacant as a home for our family and moved-in immediately following the purchase in April, 2012. We intend to occupy it indefinitely.

The previous owner, James Doherty, had purchased the house in foreclosure in 2010 and had kept it vacant until it was sold to us. He tried to get a bank to help him legalize the building as is, but the banks would not loan due to the fact that the permits showed the building as two units but when inspected, only one unit appears. Mr. Doherty was furthermore unable to sell the property – again because banks were unwilling to loan on it. Ultimately Mr. Doherty provided financing himself so that I was able to purchase it. The discrepancy between permits and work has lead this lovely housing resource to be vacant since 2010.

The previous owner, Mark Paiva, occupied the entire building with his family since purchasing in 1990.

If this merger is not approved, then it is extremely unlikely that one of the two units will be rented out. We estimate that the cost of restoring 3014 California Street to two flats would be at least \$420,000. If we could not get the building legalized as one unit, we too would put it on the market and sell it, and yet another buyer would have to deal with the discrepancy between permits and what has been built.

This construction project to create two units will require that I obtain a loan, and the loan approval requires that we show that after renovation expenses, rental income pays at least 125 percent of the monthly higher mortgage payment triggered by the borrowing. It turns out this economic formula does not work for renting the second unit that we create, in that the monthly rent would not be 125 percent of the monthly mortgage. Thus it is very unlikely that we would get a construction loan, just as the owner previous to us could not get a construction loan.

Given this situation, it is unlikely that the City will see any owner-occupier or developer turning this home back into two units. Hence, approval of this application will have no effect on the available stock of rental units in the City.

The cost breaks down as follow:

We estimate that, the construction costs for two flats would be \$420,000 or more. Non-permitted work converted the physical layout of the building to one-unit over two decades ago. While the current layout of the building is appropriate as a single-family home, it is completely inappropriate as two units. Reconfiguring in this manner would require the removal of load-

bearing walls, moving one kitchen, building another kitchen, installing at least one additional full bath, and all of the supporting design, structural, electrical, and plumbing work. In other words, it would entail the complete reconstruction of over 2500 square feet of space. A conservative breakdown of costs is as follow:

Architectural Design - \$40,000
 Structural Engineering - \$20,000
 Load Bearing Wall Replacement - \$40,000
 Carpentry - \$60,000
 Electrical - \$60,000
 Plumbing - \$60,000
 New Kitchen – Lower Unit: \$50,000
 New Kitchen – Upper Unit: \$70,000
 Full Bathroom – Lower Unit: \$20,000

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

Yes. We are currently occupying 3014 California Street as our primary residence for our expanding family. We selected the property primarily because it allows us to remain in our neighborhood.

This property will provide space to accommodate our family. We have one daughter, Sophia, who is 23 months old and we have a second child due in November 2012. Both of our parents live out of town (in San Diego and South Carolina) and visit frequently in order to spend time with and help take care of Sophia.

The neighborhood is ideal for raising children, which is one reason why we have sought to stay close by. Many of the homes in immediate proximity to 3014 California also have families with young children. Within walking distance there are two excellent parks with toddler appropriate play structures (Alta Plaza and Presidio Heights), two libraries (Presidio & Western Addition), and a preschool that Sophia is enrolled at for the 2012-2013 school year. Sophia also takes several classes that are nearby.

We have lived for twelve years within three blocks of this property and are deeply ingrained and active in the neighborhood. Matt helped to form the Lower Pacific Heights Alliance, which has been active planting trees in the neighborhood. He also does pro-bono consulting with three neighborhood businesses. Katie organizes several mothers' groups. We also have a large support network of friends who are close-by and who assist with Sophia's care.

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Yes. We surveyed 30 properties within 150 feet of 3014 California Street that are in the same RH-2 zoning district as this property.

We did this by counting doors and mailboxes. We feel that we are justified in doing so based on the language of the implementation document for dwelling unit removals and the San Francisco Planning Code. The document published by the San Francisco Planning Department entitled “*Zoning Controls on the Removal of Dwelling Units*” on page 25 states that a Density Survey Map shall include the “Number of **Dwelling Units** per Lot” (note the capitalization). We referenced the definition of **Dwelling Unit** in the San Francisco Planning Code, which states “A ‘dwelling unit’ is any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation as required by the Code, for not more than one family.” This language clearly defines a Dwelling Unit as a physical entity – one with sleeping, eating, cooking, and sanitation facilities – and not a legal entity.

Furthermore, the planning code refers to “Legal Dwelling Unit” in many locations (see Interpretations, Section 109A.3, Section 803.9.g.3, etc). Because the Planning Code references both a “Legal Dwelling Unit” and “Dwelling Unit” distinctly, these are construed to be different things. Because the Planning Department’s implementation document instructs us to create the density survey based on Dwelling Units per lot and not Legal Dwelling Units, we followed these instructions to create the chart below.

Finally, if the density map were based on legal units, it would change a past custom and practice of Planning Department. Basing a count on 3R reports would cause a huge amount of effort to Planning Department Staff, as property owners would swamp staff with plans and permits for up to one hundred years (for old buildings such as this one) in an attempt to show that 3R report statements of the number of legal dwelling units are wrong (they are known to be wrong between 20 and 25 percent of the time). If you wish us to provide examples of how for the most part, recent past Planning Department Staff have used our approach, please let us know.

The survey revealed the following:

<i>Units Per Lot</i>	<i>Count</i>	<i>Percentages</i>
1	16	53%
2	6	21%
3	4	14%
4	1	3%
5	3	10%

Single-family dwellings are more prominent than all other unit types combined.

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

No. The current building is in compliance with the current zoning of RH-2.

5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

The removal of the unit is necessary to cure a current functional deficiency which is as follows: the law requires the building to be used as two units meaning (1) one floor cannot be accessible to the other, as currently (2) one floor must have a kitchen added and a shower or tub removed from all its bathrooms (3) each floor must get independent access to the street. Restoring the simple access of up to a hundred years ago would likely be illegal - or at least more complicated and expensive – under today’s more restrictive Fire and Building Code. (4) other physical separations involving utilities lines and services (5) installation of metering and paying enormous utility fees for what will be counted as service to a brand new unit. There are many more.

This Project Meets General Plan Policies

The following discusses how the project relates to each of the City's priority general plan policies.

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

Not applicable. This merger will not affect neighborhood-serving retail in any way.

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

This merger is consistent with this priority policy. Although the merger will eliminate one legal dwelling unit on paper, this unit has not existed physically in over two decades. The character of this lot with one unit has become part of the neighborhood character, since it has existed in this condition so long.

An article in the March 9th edition of the San Francisco Chronicle stated that the population of children in the City decreased by 5,000 between the years 2000 and 2010. We have witnessed this flight first hand as many of our friends and neighbors have left the City as their families have expanded with new children. If the City is to conserve neighborhood character, it must have available family housing.

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

This merger is consistent with this priority policy. Property in the Pacific Heights neighborhood is among the least affordable in the City. Any unit that we create (since the building is now a single family home) would be extremely non-affordable under the Mayor's Office of Housing formulas, whether rented or sold, given the values in Pacific Heights and the costs to create that unit. Furthermore, the alternative to this project - renovating the property to create two flats, would be so costly (if financially feasible at all) that it would create two expensive flats which would be less affordable than the current single family home on a per square footage basis.

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

This merger is consistent with this priority policy. The merger will have no impact on muni service or parking. The alternative to this merger - renovating the property to create two flats - would likely bring more people on MUNI, and more cars to the property than can be accommodated by the single street accessible space on the lot. This would adversely affect neighborhood parking.

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

Not applicable. The merger will not affect the industrial or service sectors in any way, nor does it pertain to commercial office development.

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

This merger is consistent with this priority policy. We intend to replace the house's decaying brick foundation with a seismically sound reinforced concrete foundation should the merger be approved.

7. That landmarks and historic buildings be preserved

Not applicable. 3014 California Street is not a landmark or historic building. According to Water Department records the building was originally 1364 square feet as constructed in 1889. Thus the current size of 2770 square feet is not original. Furthermore the façade was replaced twice during the 20th century and is therefore not original either.

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

Not applicable. The merger will not affect parks, open spaces, or vistas in any way.

THE PROJECT MEETS GENERAL PLAN POLICIES

Part II, Policy 2.2 of the San Francisco General Plan states:

“Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.”

This is clearly a case where a merger will create family housing. Prior to purchasing this property I consulted with the Planning Department Staff on this issue specifically. I was told that this would be a case where a merger would create family housing. This is evident in the fact that we moved to the property specifically to accommodate our expanding family. And further reinforced by the fact that if 3014 California Street were converted to flats (despite the economic barriers to doing so stated above), they would not be of an adequate size for a family such as ours. Each would be about 1300 square feet, having one large and one very small bedroom.

Policy 4.1 further supports this merger:

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

The remodel that was previously done to make this property a single-family home made it well suited for families with children. This merger is seeking to legalize this work.

The merger is further consistent with Policy 2.4:

“Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.”

Because this property has existed as a single-family home for many decades - differing from its authorized use – the house’s owners have been unwilling to adequately invest in proper maintenance for fear that permits will not be issued or approved, or that work completed would be a poor investment should the City later require significant alteration to the property. The house immediately requires:

1. A new foundation – the house has a cracking brick foundation. Because brick mortar manufactured in San Francisco in the late 19th century was made with salty soil it begins to crumble after 100-120 years. This replacement is long overdue.
2. New windows. The panes in the current windows are literally falling out of their frames.
3. Updated electrical systems. Although the electrical systems were compliant with code when they were installed (and now grandfathered in), it contains very few grounded outlets.

We intend to occupy this house indefinitely, and to properly maintain it. However we can only do so if the house’s status is legalized.

12.0662

Block/Lot 1023/10

5/22/12

Re: Dwelling Unit Removal Application for 3014 California Street

Dear Planning Department Staff,

Enclosed is the Dwelling Unit Removal Application for 3014 California Street, Block 1023, Lot 10.

David Lindsay and Mary Woods are familiar with this project. They reviewed it in a project review meeting in March of this year. They also reviewed an earlier iteration of the project with the previous owner last year. If their schedules allow for it, I would greatly appreciate it if this application could be forwarded to and handled by them.

Best regards,

A handwritten signature in black ink, appearing to read 'Matthew Soldo', with a long horizontal line extending to the right.

Matthew Soldo

From: [Michelle VandeBraak](#)
To: [Starr, Aaron](#)
Cc: [Freek van de Braak](#)
Subject: 3014 California St: Support for dwelling unit merger
Date: Thursday, September 20, 2012 2:37:47 PM

Dear Mr. Starr,

We are writing to support the proposed dwelling unit merger for 3014 California Street.

My husband and I live with our two children next door to the Soldo Family at 3018 California Street. We are thrilled at the addition of another family to the neighborhood. The Soldo's have been living at the house since May and are a great addition to the neighborhood. Our children are close in age and it is great for them to have a play-mate so close by.

Housing is a major challenge for families in the city. The Soldo's house at 3014 California Street has been configured as a single-family home for as long as we have lived next to it. It is a perfect home for a family. Legalizing its current status is a great, low-cost way to keep this family in the city. We also admire the Soldo's for seeking to legalize the status of their house.

In addition, we are relieved that the home is no longer vacant. The previous owners had left the house vacant for a number of years. Vacant buildings pose a higher risk of fire and vandalism. We hope that the merger is approved so that this home can continue to be occupied.

Please feel free to reach out if you have any questions or comments.

Thank you,

Michelle and Freek van da Braak
3018 California Street

From: [Denise Kessel](#)
To: [Starr, Aaron](#)
Subject: 3014 California Street- dwelling unit merger
Date: Thursday, September 13, 2012 3:13:46 PM

Aaron,

My husband and I live across the street from 3014 California Street. We are thrilled that this house is no longer vacant (after 2+ years of vacancy) and we can see that our new neighbors, Matt and Katie Soldo, are building a "home" for their family. I did receive a notice from the planning department when the plans and status regarding the need to conform the original paper work of their home from a flat to a single family unit. The house was probably a single unit prior to changing the status to a condo/flat years ago, so I see no reason why it should not be returned to its original status prior to being a flat. This house was occupied as a single family home when we bought our home in 1998. It was one of the reasons why we liked the neighborhood. We live and own the home at 3031 California Street which was also a single family unit and was changed to a flat/condo in 1981, or there about. It remains today as a 2 unit flat. The need for a mix of single family dwellings with multi-use dwellings makes a diverse neighborhood. There are very few single family homes on our block and we recognize the need for a strong neighborhood community that families are proud to be apart of. Based on its occupancy of a single family for more than 14 years, please consider my plea to grant the Soldo family home as a single family unit.

Best Regards,

Denise Kessel, AIA, CCIDQ
Co-Founder
415-290-2096
denise@kraido.com

Kraido
The Hearst Building
5 Third Street, Suite 723
San Francisco, CA 94103
www.kraido.com

From: cathy.murray.bannon
To: [Starr, Aaron](mailto:Starr.Aaron)
Cc: matt@soldo.org; Katie; grant.bannon
Subject: 3014 California Street
Date: Monday, September 24, 2012 1:09:22 PM

Dear SF Planning Commission -

We wanted to send our support of our neighbors Matt & Katie Soldo in their bid of a dwelling unit merger at 3014 California Street. We live at 1809 Baker street and our backyard is directly adjacent to the Soldo backyard. My husband and I have lived at our home for 8 years and have enjoyed more families moving into the area and really appreciate the improvements the Soldo's are making to their new property. We encourage you to approve the merger at 3014 California and allow our neighbors to continue to improve our community.

Cheers - Cathleen & Grant Bannon

From: [David M. Shanberg](#)
To: [Starr, Aaron](#)
Subject: 3014 California Street
Date: Monday, September 17, 2012 11:55:23 AM

Aaron -

I understand that you are evaluating the dwelling-unit merger at 3014 California. We are neighbors that were notified about this several weeks ago.

I wanted to inform you that we are supportive of the application. We see absolutely no downside to the neighborhood, and we applaud the current owners' diligence in working with the City of SF to bring current the designation of this unit.

Regards,

David and Stefani Shanberg
3001 California Street
San Francisco, CA 94115-2410

From: [Denise Kessel](#)
To: [Starr, Aaron](#)
Cc: [K Kessel](#)
Subject: Fwd: 3014 California Street- dwelling unit merger
Date: Thursday, September 13, 2012 5:22:19 PM

Aaron,
Just to clarify and simplify our position:
We support the proposed dwelling unit merger at 3014 California Street,

Denise and Kraig Kessel
3031 California Street
San Francisco, CA 94115

Begin forwarded message:

From: Denise Kessel <denise@kraid.com>
Date: September 13, 2012 3:13:35 PM PDT
To: aaron.starr@sfgov.org
Subject: 3014 California Street- dwelling unit merger

Aaron,
My husband and I live across the street from 3014 California Street. We are thrilled that this house is no longer vacant (after 2+ years of vacancy) and we can see that our new neighbors, Matt and Katie Soldo, are building a "home" for their family. I did receive a notice from the planning department when the plans and status regarding the need to conform the original paper work of their home from a flat to a single family unit. The house was probably a single unit prior to changing the status to a condo/flat years ago, so I see no reason why it should not be returned to its original status prior to being a flat. This house was occupied as a single family home when we bought our home in 1998. It was one of the reasons why we liked the neighborhood. We live and own the home at 3031 California Street which was also a single family unit and was changed to a flat/condo in 1981, or there about. It remains today as a 2 unit flat. The need for a mix of single family dwellings with multi-use dwellings makes a diverse neighborhood. There are very few single family homes on our block and we recognize the need for a strong neighborhood community that families are proud to be apart of. Based on its occupancy of a single family for more than 14 years, please consider my plea to grant the Soldo family home as a single family unit.

Best Regards,

Denise
3031 California Street

From: [Kelly Kimbrough](#)
To: [Starr, Aaron](#)
Subject: Letter of Support - 3014 California Street
Date: Thursday, September 20, 2012 8:59:13 PM

Dear Mr. Starr,

We are writing to support the proposed dwelling unit merger for 3014 California Street.

My husband and I live with our two children a few blocks from the Soldo Family at 1600 Lyon Street. Katie Soldo organizes the Mother's Group we are in for Mom's with children of 2 year olds. It is great to have organized playdates for children in our neighborhood and has been a great support network for Moms.

Housing is a major challenge for families in the city. It is important to keep families with young children in the city. Approving the merger of 3014 California for the Soldo family is an affordable way to keep this family with young children in San Francisco.

Sincerely,
Kelly and Mike Kimbrough

From: [Patrick Sherman](#)
To: [Starr, Aaron](#)
Subject: Support for 3014 California Street Merger
Date: Thursday, September 13, 2012 7:06:09 AM

Dear Mr. Starr,

I am writing to express my support for the Soldo's proposed dwelling unit merger at 3014 California Street.

I own 2660 Bush Street which is three blocks away from the Soldo Family's new home. I was the Soldo's neighbor for several years prior to their recent move (they previously resided at 2662 Bush Street). Having been a guest at their previous home many times, I can attest first hand to their urgent need for more living space after their first child was born. They were literally bursting at the seams. Their new home at 3014 California Street accommodates their expanding family.

The Soldo's are an asset to to the neighborhood. Matt planted several of the trees that now line the 2600 block of Bush Street. They kept 2662 Bush Street well maintained; in a city with a large amount of older housing stock, homeowners who invest in property maintenance are an important asset.

I also admire the Soldos for seeking to legalize the status of their property. I hope that they are not penalized for this effort.

Best regards,

Patrick Sherman
2660 Bush Street
San Francisco, CA

September 12, 2012

Mr. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Re: Case No. 2012.0662D
3014 California Street, San Francisco, CA

Dear President Fong and Members of the Board,

This brief describes the background and relevant facts to the dwelling unit merger for 3014 California Street, Case No. 2012.0662D.

I. Background

At some point in the past, the two units in the building were merged without permits, and today's interior looks like a single family home in all respects. No aspects of a two unit building remain. No floor plans or records of the home's original construction survive (see attached floor plan and photos).

We are long time residents of the neighborhood, having lived three blocks away from the apartment (at Bush & Broderick St) for over 11 years. We are quite active in the neighborhood. Matt helped to form the Lower Pacific Heights Alliance, which has been active planting trees in the neighborhood. He also does pro-bono consulting with several neighborhood businesses. Katie organizes several mothers' groups, helping to create a community amongst the local families. We have a large support network of friends who are close-by and who assist with Sophia's care. Letters of support from our neighbors will be presented at the Commission hearing.

We are interested in making legal what has been done without permits, so that we may live knowing that there is no violation of the law, and so that we are assured that the work done in the past to merge the units was done in a safe manner.

Many other buyers would simply move into the single family home and do little more than minor interior work, and would not disclose to the City, as we are, the fact of a unit merger without alteration permits. Thus many people would move in and not check into whether the work without permits was done up to code, or not and whether this created an unsafe condition that could harm persons or property including its occupants or next door neighbors (in the event of a fire or seismic occurrence causing foundation or building shift, or more).

In this respect, our being able to legalize it as one unit will be beneficial on a long-term basis to this property and those around, including persons themselves.

We chose to purchase this house, knowing the zoning issues associated with it, for four reasons.

First, when my wife became pregnant with our second child, finding appropriately sized family housing became a pressing, time-sensitive issue. We had been crammed into a less than 800 square foot unit, which, already short on space, would have been severely overcrowded with an additional family member.

Second, we strongly preferred to stay in our existing neighborhood (in which we have lived for 11 years), which contains our support network, and the community that we are actively involved with. We are active in

Third, there were virtually no houses available at the time within our price range. We had been searching for a new home for over a year, and were continually outbid and unable to find a suitable home.

Fourth, we strongly desired a single-family home because of the increased fire risk in multi-unit housing in older buildings. In a previous home where we lived (a 19th century, 16-unit building), one of our neighbors caused a fire when he fell asleep smoking a cigarette. The building suffered substantial damage – it was not occupy-able for over one year. We were unharmed but we learned well the lesson that in multi-unit housing, your safety is predicated on the behavior of your neighbors. This is particularly exacerbated with older buildings that are grandfathered into older building-code standards, as is the case of the majority of the multi-unit housing in our neighborhood. Prior to being parents we were comfortable with this risk. But with a young child and another on the way, we want to have as much control as possible over our child's safety.

Reverting 3014 California Street back to a two family dwelling would be cost-prohibitive. We have had a licensed general-contractor estimate that the job would cost between \$460,000 and \$560,000, excluding permitting, engineering, and architectural fees. With these items included the total cost would be well in excess of \$600,000. See appendix C for details.

II. This application meets the criteria for the grant of a merger

At least three of the five criteria for evaluating a dwelling unit merger per Section 317 of the Planning Code.

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

Criteria Met: This merger only eliminates owner occupied housing. 3014 California Street has been either owner occupied or vacant for at least 22 years. When my wife became pregnant with a second child our small existing residence (as described above) could not accommodate two

adults and two children. We purchased the property vacant as a home for our family and moved-in immediately following the purchase in April, 2012. We intend to occupy it indefinitely.

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

Criteria Met: We are currently occupying 3014 California Street as our primary residence for our expanding family. We selected the property primarily because it allows us to remain in our neighborhood and in the City of San Francisco.

This property will provide space to accommodate our family. We have one daughter, Sophia, who is 23 months old and we have a second child due in November 2012. Both of our parents live out of town (in San Diego and South Carolina) and visit frequently in order to spend time with and help take care of Sophia.

The neighborhood is ideal for raising children, which is one reason why we have sought to stay close by. Many of the homes in immediate proximity to 3014 California also have families with young children. Within walking distance there are two excellent parks with toddler appropriate play structures (Alta Plaza and Presidio Heights), two libraries (Presidio & Western Addition), and a preschool that Sophia is enrolled at for the 2012-2013 school year. Sophia also takes several classes that are nearby.

We have lived for twelve years within three blocks of this property and are deeply ingrained and active in the neighborhood. Matt helped to form the Lower Pacific Heights Alliance, which has been active planting trees in the neighborhood. He also does pro-bono consulting with three neighborhood businesses. Katie organizes several mothers' groups. We also have a large support network of friends who are close-by and who assist with Sophia's care.

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Criteria Met: We surveyed 30 properties within 150 feet of 3014 California Street that are in the same RH-2 zoning district as this property.

The survey revealed the following:

<i>Units Per Lot</i>	<i>Count</i>	<i>Percentages</i>
1	16	53%
2	6	21%
3	4	14%
4	1	3%
5	3	10%

As the above data clearly shows, single-family dwellings are more prominent than all other unit types combined. The details and raw data of the dwelling units counts are discussed in more detail in Appendix A, and the

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

Criteria Not Met: The current building is in compliance with the current zoning of RH-2.

5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

The current building has a functional deficiency that cannot be corrected through interior alteration. There is only one front door to the building. In order two units to each have independent access to the street while not being accessible from on another an additional front door would have to be added. In addition, significant interior alteration would be required to correct the design deficiencies preventing this building from being two units. These alterations include the construction of a new kitchen and bathrooms for each unit, significant electrical and plumbing work, and the alteration of load bearing walls. The total cost would be \$460,000 to \$560,000, excluding permitting, engineering, and architectural fees. With these items included the total cost would be well in excess of \$600,000. See **Appendix C** for details.

III. THE PROJECT MEETS GENERAL PLAN POLICIES

Part II, Policy 2.2 of the San Francisco General Plan states:

“Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.”

This is clearly a case where a merger will create family housing. Prior to purchasing this property I consulted with the Planning Department Staff on this issue specifically. I was told that this would be a case where a merger would create family housing. This is evident in the fact that we moved to the property specifically to accommodate our expanding family. And further re-enforced by the fact that if 3014 California Street were converted to flats (despite the economic barriers to doing so stated above), they would not be of an adequate size for a family such as ours. Each would be about 1300 square feet, having one large and one very small bedroom.

Policy 4.1 further supports this merger:

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

The remodel that was previously done to make this property a single-family home made it well suited for families with children. This merger is seeking to legalize this work.

The merger is further consistent with Policy 2.4:

“Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.”

Because this property has existed as a single-family home for many decades - differing from its authorized use – the house’s owners have been unwilling to adequately invest in proper maintenance for fear that permits will not be issued or approved, or that work completed would be a poor investment should the City later require significant alteration to the property. The house immediately requires:

1. A new foundation – the house has a cracking brick foundation. Because brick mortar manufactured in San Francisco in the late 19th century was made with salty soil it begins to crumble after 100-120 years. This replacement is long overdue.
2. New windows. The panes in the current windows are literally falling out of their frames.
3. Updated electrical systems. Although the electrical systems were compliant with code when they were installed (and now grandfathered in), it contains very few grounded outlets.

We intend to occupy this house indefinitely, and to properly maintain it. However we can only do so if the house’s status is legalized.

Appendix A: Prevailing Dwelling Unit Density Method and Details

<i>Units Per Lot</i>	<i>Count with subject property</i>	<i>Count without subject property</i>	<i>Count without condos or subject property</i>
1	16 (53%)	15 (51.7%)	15 (65%)
2	6	6	3
3	4	4	2
4	1	1	1
5	3	3	5

This table shows three different methods of dwelling unit density counts. The first method includes both condos and the subject property. The second method includes condo but not the subject property. The final method includes neither the subject property nor condos. With all three methods, single family homes are more common than all other lot densities combined.

This data was collected by counting doors and mailboxes. This is the correct method based on the language of the implementation document for dwelling unit removals and the San Francisco Planning Code. The document published by the San Francisco Planning Department entitled “*Zoning Controls on the Removal of Dwelling Units*” on page 25 states that a Density Survey Map shall include the “Number of **Dwelling Units** per Lot” (note the capitalization). We referenced the definition of **Dwelling Unit** in the San Francisco Planning Code, which states “A ‘dwelling unit’ is any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation as required by the Code, for not more than one family.” This language clearly defines a Dwelling Unit as a physical entity – one with sleeping, eating, cooking, and sanitation facilities – and not a legal entity.

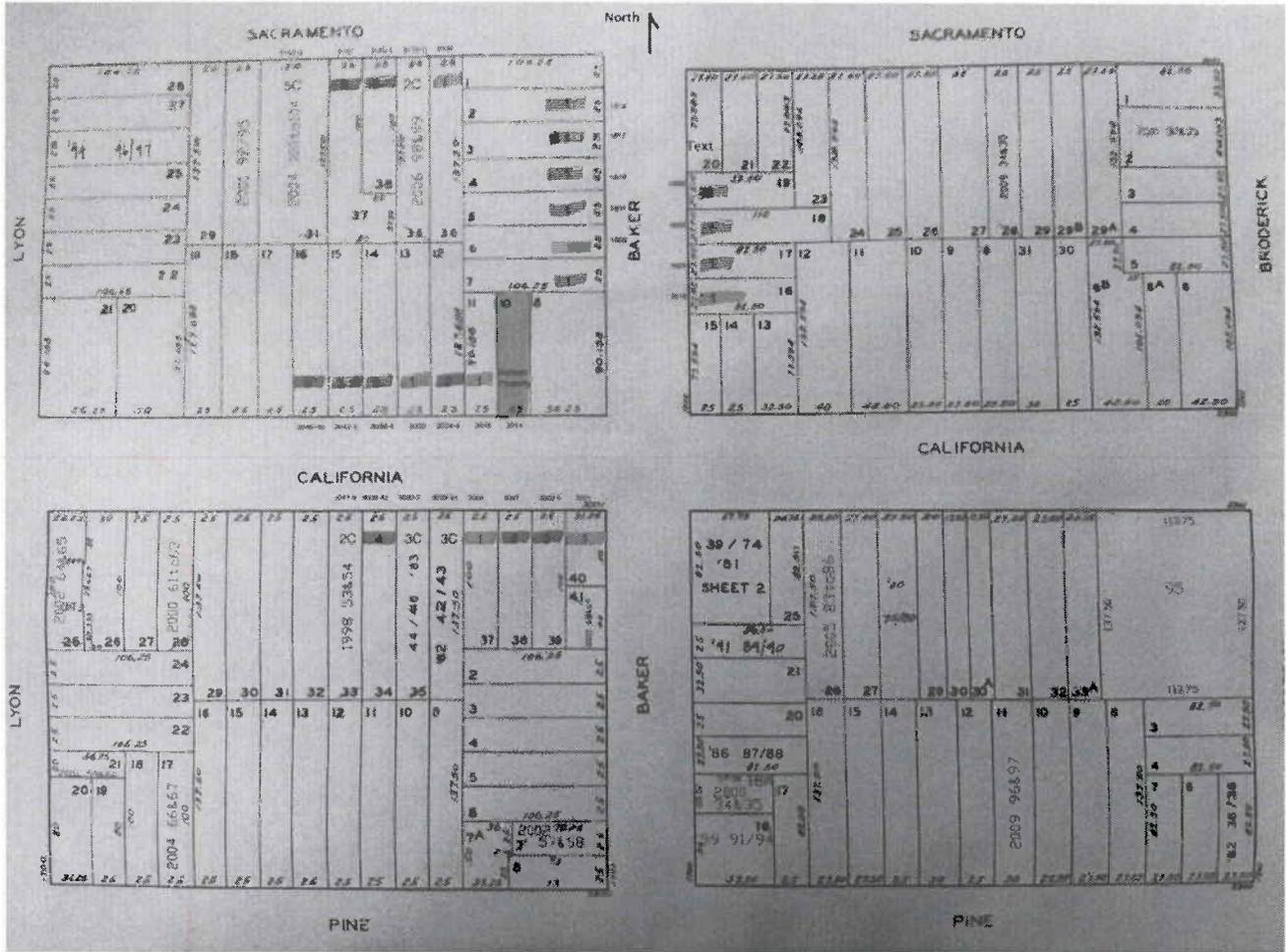
Furthermore, the planning code refers to “Legal Dwelling Unit” in many locations (see Interpretations, Section 109A.3, Section 803.9.g.3, etc). Because the Planning Code references both a “Legal Dwelling Unit” and “Dwelling Unit” distinctly, these are construed to be different things. Because the Planning Department’s implementation document instructs us to create the density survey based on Dwelling Units per lot and not Legal Dwelling Units, we followed these instructions to create the chart below.

Finally, if the density map were based on legal units, it would change a past custom and practice of Planning Department. Basing a count on 3R reports would cause a huge amount of effort to Planning Department Staff, as property owners would swamp staff with plans and permits for up to one hundred years (for old buildings such as this one) in an attempt to show that 3R report statements of the number of legal dwelling units are wrong (they are known to be wrong between 20 and 25 percent of the time).

Address	Block	Lot	Unit Count	Condo?
3014 California	1023	10	1	No
3018 California	1023	11	1	No
3024-28 California	1023	12	2	Condo
3030 California	1023	13	1	No
3036-38 California	1023	14	3	No
3042-46 California	1023	15	3	No
3048-50 California	1023	16	5	No
3001 California	1030	40	1	No
3003-5 California	1030	39	2	No
3007 California	1030	38	2	No
3009 California	1030	37	1	No
3029-41 California	1030	42-43	3	Condo
3033-47 California	1030	44-46	3	Condo
3039-41 California	1030	34	4	No
3047-49 California	1030	53-54	2	Condo
1807 Lyon	1023	7	1	No
1809 Lyon	1023	6	1	No
1811 Lyon	1023	5	1	No
1813 Lyon	1023	4	1	No
1817 Lyon	1023	3	1	No
1819 Lyon	1023	2	1	No
1818 Lyon	1024	16	1	No
1824 Lyon	1024	17	1	No
1832 Lyon	1024	18	1	No
1836 Lyon	1024	19	1	No
3109 Sacramento	1023	36	1	No
3133-35 Sacramento	1023	98-99	2	Condo
3143-45 Sacramento	1023	38	2	No
3147 Sacramento	1023	37	5	No
3151-59 Sacramento	1023	100-104	5	Condo

Appendix B: Density Map

- Lots within 150 feet are marked with a number indicating the number of dwelling units.
- Condos are denoted with a "C"
- Single-unit properties are highlighted in Green
- Properties with two more more dwelling units are highlighted in red.
- 3014 California Street (subject property) is highlighted in orange.



Appendix C: Property Photos

(see attached)



09-13-12
Farallon Construction Inc.
81 Filbert Ave
Sausalito, CA 94965

Dear Mr. Soldo

Per your request Farallon Construction Inc is pleased to present for you a preliminary estimate for remodeling your residence at 3014 California St. The project has been defined to convert an existing single family dwelling into a 2-unit dwelling.

High level scope includes:

- adding a new kitchen to the 2nd floor
 - new cabinets, counters, flooring, electrical, plumbing, appliances, venting, lighting, fixtures, etc
- add (1) additional full bath to the 2nd floor
- add new utility service (separate panel) to support independent 2nd floor
- add new hot water heater with supplies, drains and venting to 2nd floor
- demo (reconfigure) then frame and finish new entry for self contained access to 2nd floor
 - includes doors, sheetrock, paint, flooring repairs, electrical fixtures and switching
- reconcile existing framing at 2nd floor to facilitate independent self contained
- reconcile new flooring through out layout change

It is our estimate that having to divide electrical, plumbing and gas independently we would need to remove many existing finishes (plaster walls) as well as bring new venting through to the roof. In total you are looking at a significant remodel which we estimate would range in cost from \$485,000 to \$560,000 as a baseline approach. This estimate is non-binding, and excludes City permit fees, architectural fees, engineering fees, special inspections and any inspection fees.

If you wish to proceed with formal pricing of this project we will need you to supply us with formal architectural and engineering plans.

Thank-you for considering Farallon Construction as potential builder for your project.

Please don't hesitate to contact me if you have any questions.

Regards

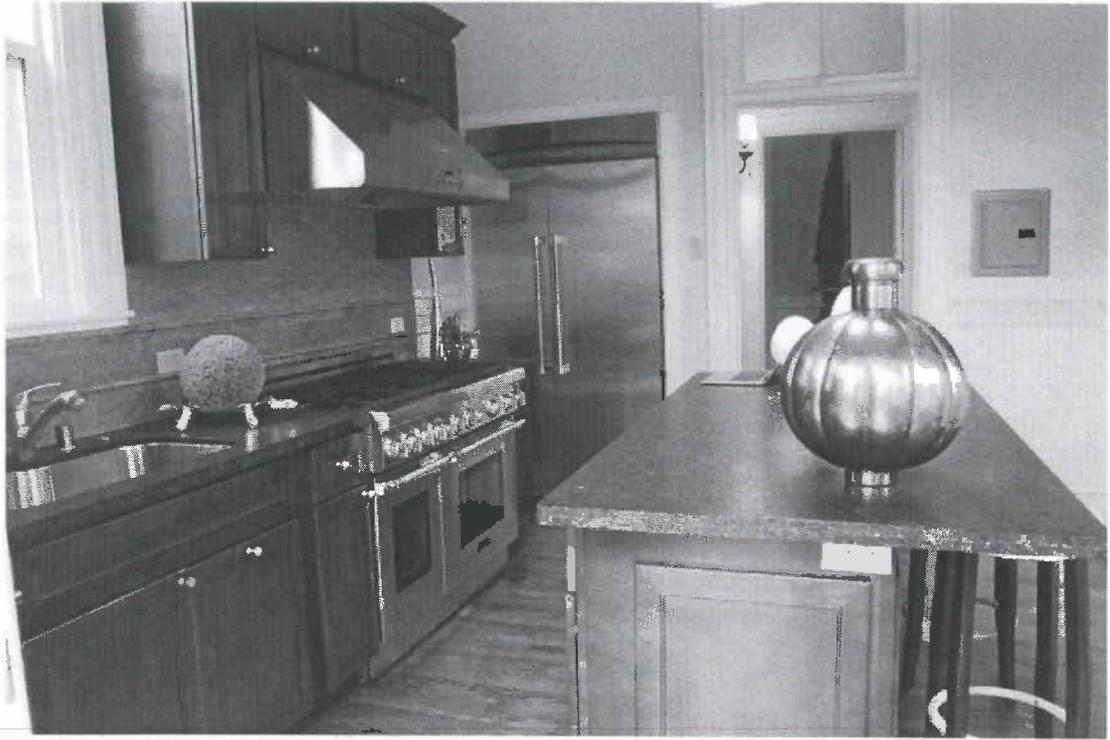
Mark Manning
GC / Owner

415.331.9675
Farallon Construction, Inc
Sausalito, California

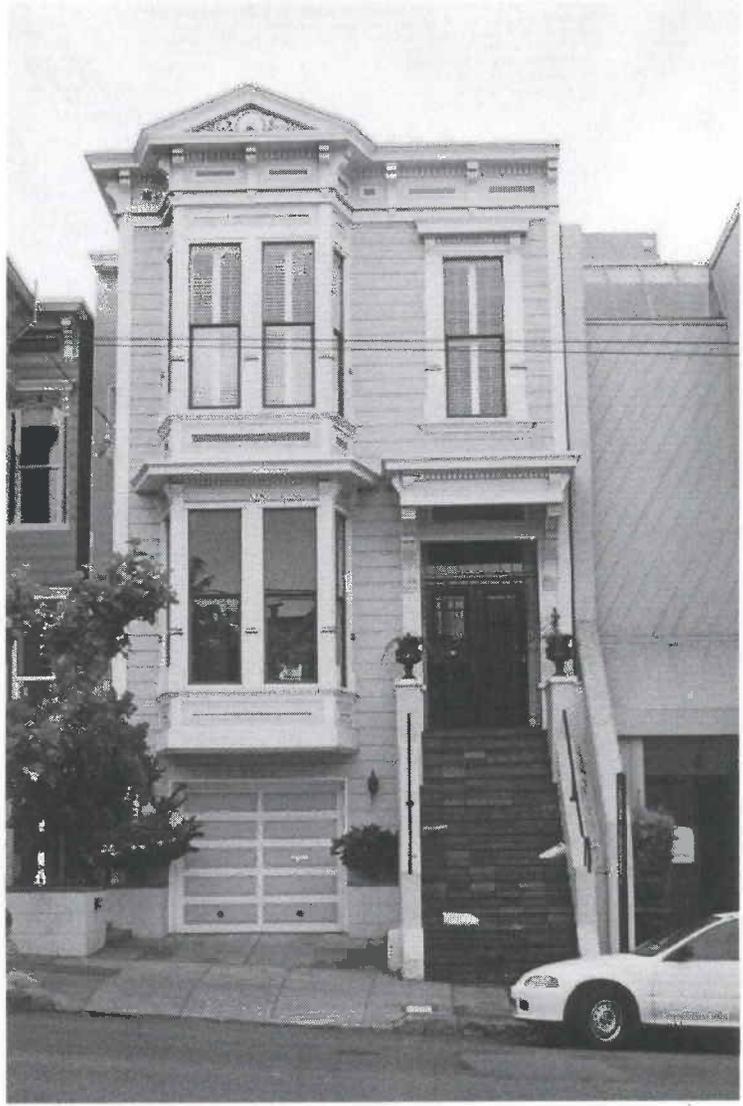
Appendix D: Property Photos and Plans

(see attached)

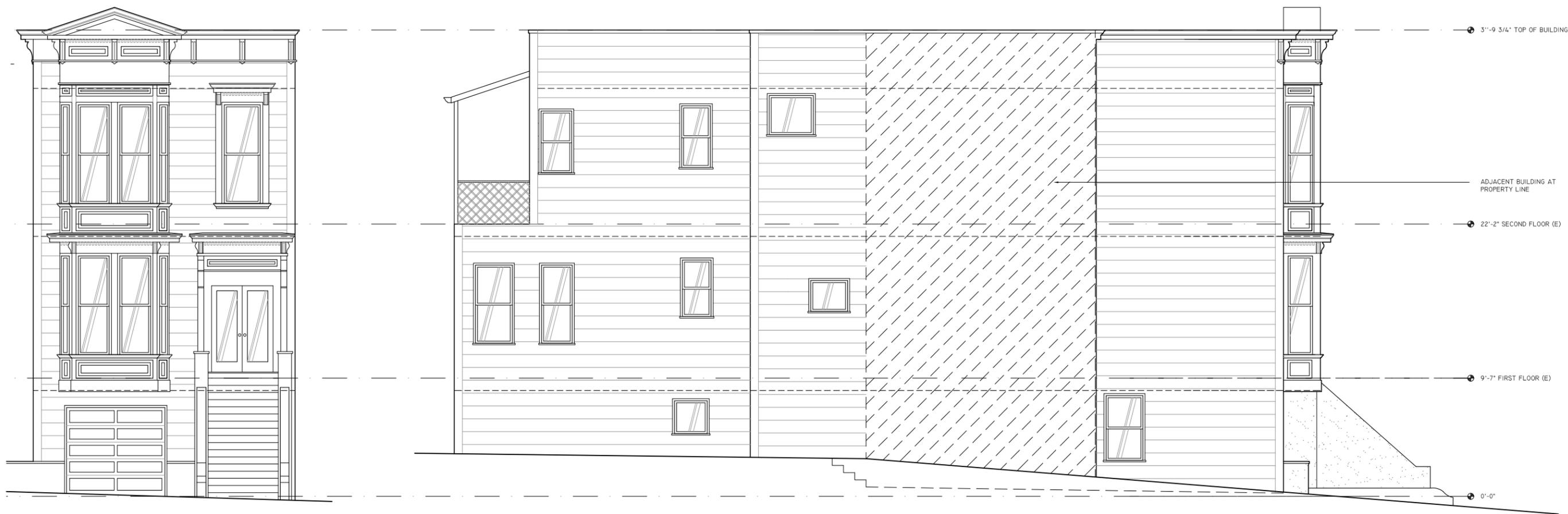








6/25/12	PERMIT
4/24/12	MERGER SUBMITL.
ISSUED	DESCRIPTION



1 | EXISTING SOUTH (FRONT) ELEVATION
A4.1 | 1/4" = 1'-0"

2 | EXISTING WEST (SIDE) ELEVATION
A4.1 | 1/4" = 1'-0"

SOLDO RESIDENCE
3014 CALIFORNIA STREET
SAN FRANCISCO, CA 94115

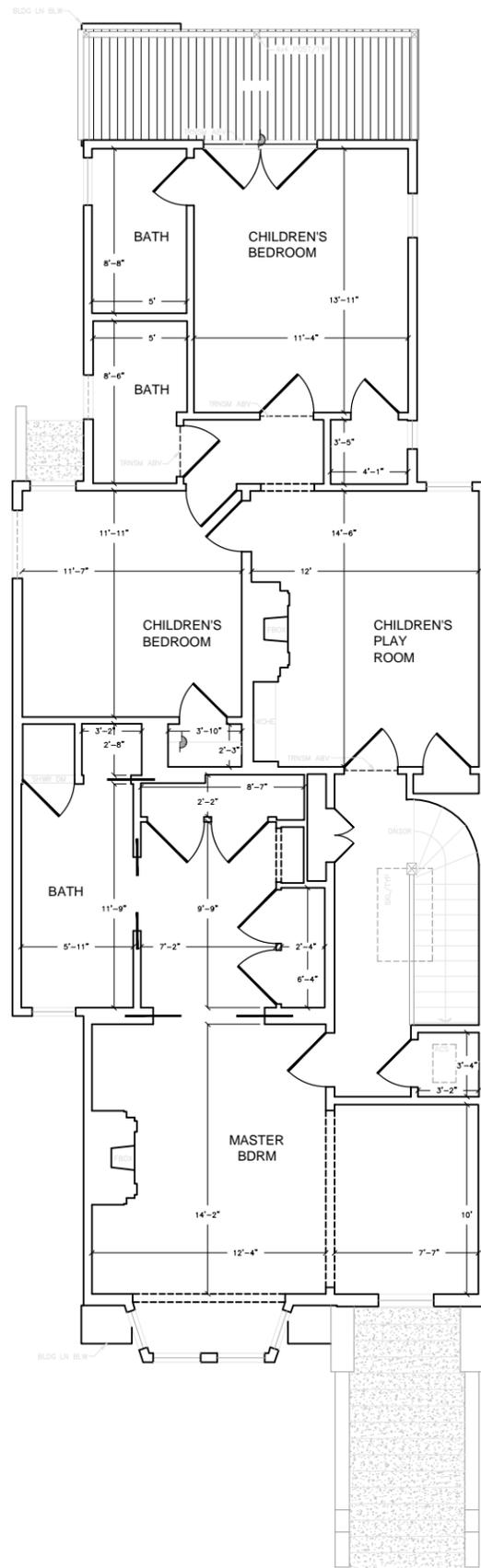
DRAWING TITLE
EXISTING
WEST & SOUTH
ELEVATIONS

BY DP

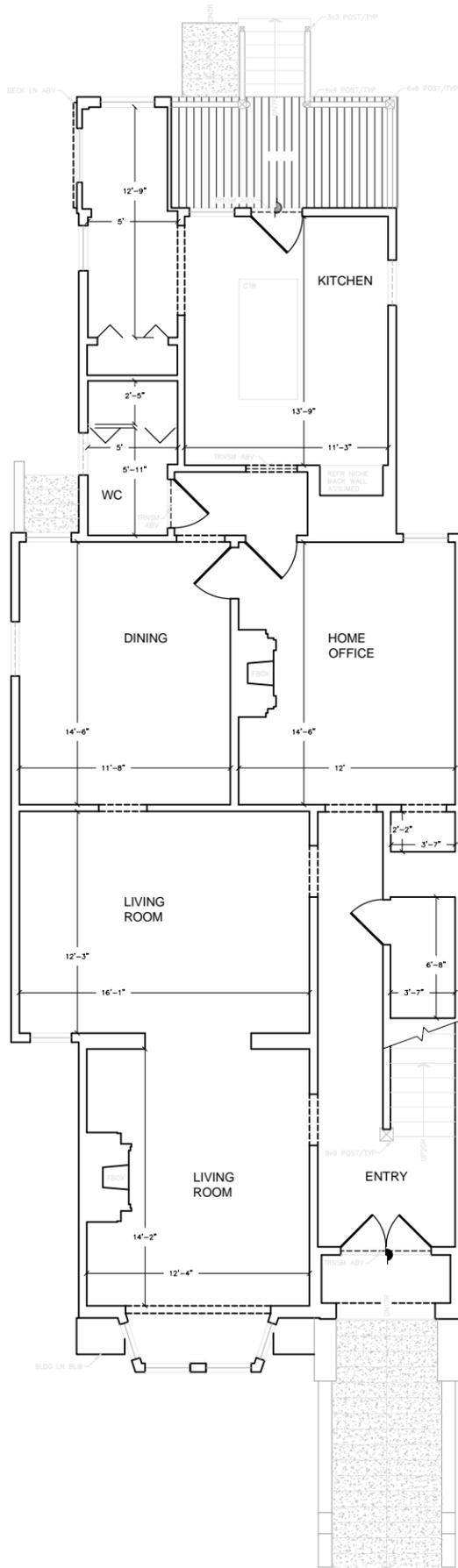
SCALE 1/4"=1'-0"

DRAWING No.

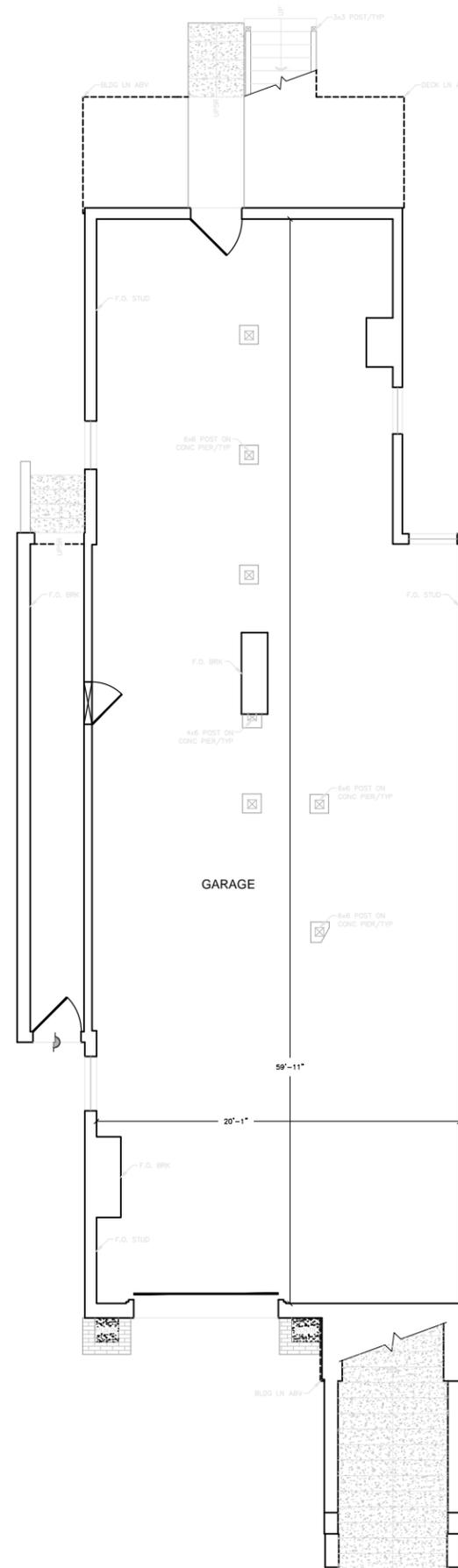
A4.1



3 SECOND LEVEL FLOOR PLAN
 1,369 SQFT INTERIOR
 443 SQFT EXTERIOR
 SCALE: 1/4"=1'-0"



2 ENTRY LEVEL FLOOR PLAN
 1,401 SQFT INTERIOR
 200 SQFT EXTERIOR
 SCALE: 1/4"=1'-0"



1 GARAGE LEVEL FLOOR PLAN
 1,345 SQFT INTERIOR
 63 SQFT EXTERIOR
 SCALE: 1/4"=1'-0"



6/25/12	PERMIT
4/24/12	MERGER SUBMITL.
ISSUED	DESCRIPTION

SOLDO RESIDENCE
3014 CALIFORNIA STREET
SAN FRANCISCO, CA 94115

DRAWING TITLE

EXISTING
 PLANS

BY DP

SCALE 1/4" = 1'-0"

DRAWING No.

EC.1

ABBREVIATIONS

ADJ	ADJUSTABLE	(N)	NEW
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
ARCH	ARCHITECTURE	NO OR	NUMBER
ASPH	ASPHALT	#	
BD	BOARD	O/	OVER
BDLG	BUILDING	OC	ON CENTER
BLK	BLOCK	OD	OUTER DIAMETER
BLKG	BLOCKING	OF CI	OWNER FURNISHED, CONTRACTOR INSTALLED
BM	BEAM	OF OI	OWNER FURNISHED, OWNER INSTALLED
B.O.	BOTTOM OF	OPNG	OWNER INSTALLED OPENING
BU	BUILT-UP		
CLG	CEILING	PL	PLATE
CLR	CLEAR	PLYWD	PLYWOOD
CNCL	CONTROL	PT	PRESSURE TREATED POINT
CONC	CONCRETE		
CONT	CONTINUOUS		
CTR	CENTER	R	RADIUS
		RA	RETURN AIR
DBL	DOUBLE	RDWD	REDWOOD
DF	DOUGLAS FIR	REF	REFERENCE
DIM	DIMENSION	REG	REGISTER
DN	DOWN	REQ	REQUIRED
DP	DOUBLE POLE	RET	RETURN
DS	DOWNSPOUT	RM	ROOM
DWG	DRAWING	S	SOUTH
		SA	SUPPLY AIR
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWING
E	EAST	SED	SEE ELECTRICAL DRAWING
EA	EACH		
ELEC	ELECTRICAL	SF	SUBFLOOR
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SHTG	SHEATHING
EXP	EXPOSED	SKD	SEE KITCHEN DRAWING
EXT	EXTERIOR	SLD	SEE LIGHTING DRAWING
FDN	FOUNDATION	SMD	SEE MECHANICAL DRAWING
FF	FINISH FLOOR	SP	SINGLE POLE
FIN	FINISH	SPD	SEE PLUMBING DRAWING
FL	FLOOR	SQ	SQUARE
FOC	FACE OF CONCRETE	SS	SINGLE SHELF
FOF	FACE OF FINISH	SSD	SEE STRUCTURAL DRAWING
FOS	FACE OF STUD	STD	STANDARD
FOP	FACE OF PLYWOOD	T&G	TONGUE AND GROOVE
FURN	FURNACE	TO	TOP OF
		TOFF	TOP OF FINISH FLR
GA	GAUGE	TOP	TOP OF PLATE
GALV	GALVANIZED	TOS	TOP OF SLAB
GND	GROUND	TOW	TOP OF WALL
GYP BD	GYPSPUM BOARD	TP	TOILET PAPER HOLDER
		TR	TOWEL RACK
		TYP	TYPICAL
		UON	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VERT	VERTICAL
HC	HOLLOW CORE	VIF	VERIFY IN FIELD
HDR	HEADER	W	WEST
HR STL	HOT-ROLLED STEEL	W/	WITH
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	W/O	WITHOUT
HW	HOT WATER HEATER	WC	WATER CLOSET
		WD	WOOD
ICPV	INTEGRAL COLOR PLASTER VENEER	WIND	WINDOW
INSUL	INSULATION	WP	WATERPROOF
INT	INTERIOR		
LAM	LAMINATE		
LT	LIGHT		
MANUF	MANUFACTURER		
MAX	MAXIMUM		
MC	MEDICINE CHEST		
MECH	MECHANICAL		
MEMB	MEMBRANE		
MIN	MINIMUM		
MTL	METAL		

GENERAL NOTES

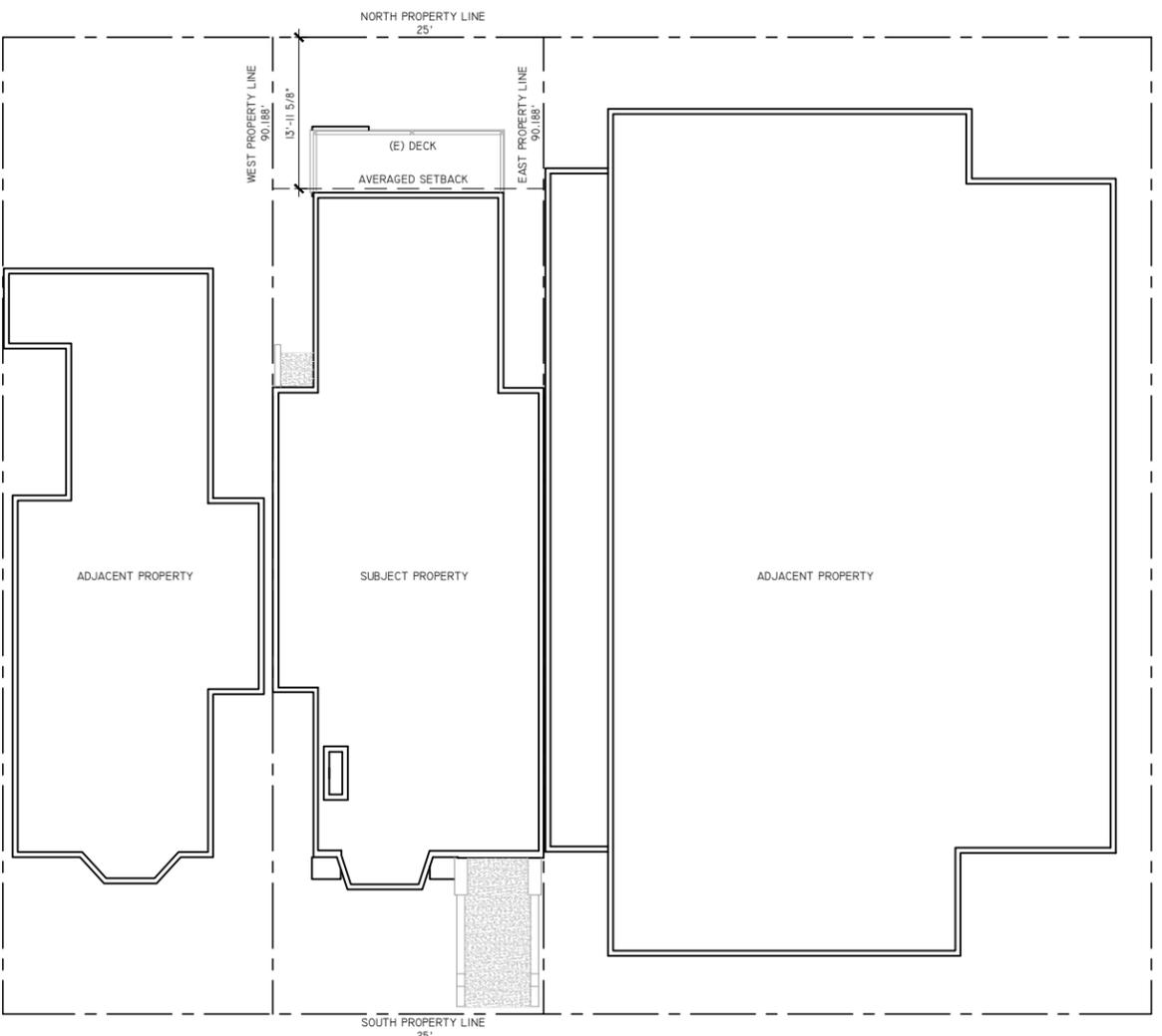
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF UNDERWRITERS, THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL PLUMBING AND MECHANICAL CODE, LATEST ADOPTED EDITION (2010) OF THE CALIFORNIA BUILDING CODE, AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES. NOTHING ON THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
2. ALL CONDITIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMILAR TO THOSE SHOWN OR IMPLIED OR SHALL MATCH EXISTING CONDITIONS.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY COMMISSION (TITLE 24) ENERGY EFFICIENCY STANDARDS FOR NEW OR EXISTING BUILDINGS. REFER TO SPECIFIC REGULATIONS AND MANDATORY FEATURES AND DEVICES AS NOTED IN THE ENERGY PERFORMANCE CALCULATIONS INCLUDED ELSEWHERE IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL COMPLETE AND PERFORM ALL WORK IN A GOOD, PROFESSIONAL MANNER AT A LEVEL, QUALITY, AND TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL INTENT OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
5. ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL . . ." OR "THE CONTRACTOR SHALL INSTALL . . ." WHICH EVER IS APPLICABLE. ITEMS LABELED "EXISTING," "EXTG.," OR "(E)" ARE EXISTING AND SHALL REMAIN. ALL OTHER ITEMS AND NOTES NOT LABELED OR IDENTIFIED AS EXISTING SHALL BE CONSIDERED NEW AND SHALL BE PROVIDED BY THE CONTRACTOR.
6. ALL DIMENSIONS TAKE PRECEDENT OVER SCALE. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS WITH THE INTENT OF DETERMINING EXACT PLACEMENT OR LOCATION OF PARTICULAR ASSEMBLIES. ALL DIMENSIONS ARE TO BE FACE OF FINISH UNLESS OTHERWISE NOTED.
7. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. REPORT ANY DISCREPANCIES TO DESIGNER FOR RESOLUTION. DISCREPANCIES BETWEEN DESIGNER'S, ENGINEER'S OR MANUFACTURER'S CONSTRUCTION DETAILS SHALL BE RESOLVED TO SATISFY THE MOST STRINGENT REQUIREMENT.
8. CONTRACTOR TO MAINTAIN ALL PROPER WORKER'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT DURATION OF CONSTRUCTION.

PROJECT INFORMATION

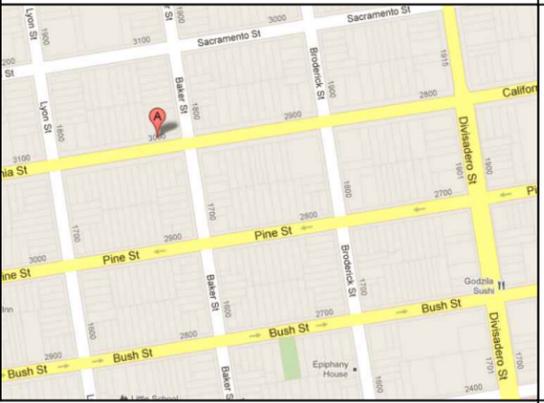
PROJECT ADDRESS	3014 - 3016 CALIFORNIA STREET SAN FRANCISCO, CA 94115
ZONING	RESIDENTIAL TWO FAMILY - RH-2
BLOCK / LOT	1023 / 010
OCCUPANCY	R3
CONSTRUCTION TYPE	EXISTING: V B NEW: V B
APPLICABLE CODES	2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA FIRE CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA ELECTRIC CODE 2010 ENERGY CODE
PROJECT DESCRIPTION	UNIT MERGER: CONVERT TWO FAMILY DWELLING UNIT INTO SINGLE FAMILY DWELLING UNIT.

RENOVATIONS TO THE SOLDO RESIDENCE 3014 CALIFORNIA STREET SAN FRANCISCO, CALIFORNIA 94115

PLOT PLAN



SITE LOCATION



SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET / PLOT PLAN
EC.1	EXISTING FLOOR PLANS
EA.1	EXISTING EXTERIOR ELEVATIONS

SYMBOLS

	EXISTING WALL		WINDOW NO.	WINDOW SYMBOL
	NEW WALL		DOOR NO.	DOOR SYMBOL
	NEW CONCRETE CONSTRUCTION		DWG INDEX	DETAIL MARKER
	WALL REMOVED		SHT INDEX	DETAIL MARKER
	UNDERGROUND DRAIN LINE		DWG INDEX	ELEVATION MARKER
	LINE BELOW OR HIDDEN LINE		SHT INDEX	ELEVATION MARKER
	LINE ABOVE		DWG INDEX	SECTION MARKER
	CENTER LINE		SHT INDEX	SECTION MARKER
	PROPERTY LINE		REVISION MARKER	
	DIMENSION TO FACE OF FINISH		DATUM POINT	
	DIMENSION TO CENTERLINE			

PROJECT DIRECTORY

OWNER:	GENERAL CONTRACTOR:
MATTHEW AND KATIE SOLDO 3014 CALIFORNIA STREET SAN FRANCISCO, CA 94115 TEL.	
DESIGNER:	STRUCTURAL ENGINEER:
FIVE DESIGN BRYAN FOX / CLAIRE BEASLEY 651 B SCOTT STREET SAN FRANCISCO, CA 94117	
TEL. (415) 931-9124 FAX (415) 334-3335	



415.931.9124 V
415.354.3335 F

6/25/12	PERMIT
ISSUED	DESCRIPTION

SOLDO RESIDENCE
3014 CALIFORNIA STREET
SAN FRANCISCO, CA 94115

DRAWING TITLE
COVER SHEET
PLOT PLAN

By DP
SCALE NO SCALE
DRAWING No.

A0.1

1 | PLOT PLAN
A0.1 | 1/8" = 1'-0"

