



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Consent Calendar

HEARING DATE: December 11, 2014

Date: December 1 2014
Case No.: **2014.0610C**
Project Address: **260 Page Street**
Zoning: Residential Transit-Oriented District (RTO)
40-X Height and Bulk District
Block/Lot: 0839/014
Project Sponsor: Zachary Nathan
1108 Bryant Street, Suite C
San Francisco, CA 94103
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@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 proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 209.1 to permit a dwelling unit density not exceeding one unit for each 200 square feet of lot area. The Project proposes the addition of two studio units within an existing storage space at the first floor of a three-story over garage, nine-unit building within the Residential Transit-Oriented (RTO) District and 40-X Height and Bulk District. Exterior alterations would include the addition of two private roof decks above an existing garage facing Lily Street, replacement of the railing for these decks, and the addition of two doors and four windows for access. The building envelope would not be expanded.

SITE DESCRIPTION AND PRESENT USE

The subject property, 260 Page Street, is a through lot with frontages on both Page Street and Lily Street. The property is located east of Laguna Street at Assessor's Block 0839, Lot 012 within the Residential Transit-Oriented District (RTO), 40-X Height and Bulk District. There are currently nine studio units within the existing three-story over garage building, which range from 370 to 538 square feet. In addition, there are five off-street parking spaces within the building; four of these spaces are located in a single-story garage which fronts Lily Street, while the remaining space is located in a garage facing Page Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Hayes Valley neighborhood west of the Hayes Neighborhood Commercial Transit District, which contains a variety of mixed use buildings, many of which feature residential uses above ground floor commercial establishments. The neighborhood is well-served by MUNI, and has access to open space, including Patricia's Green, the Page and Laguna Mini Park, Koshland Community Park, and Hayes Valley Playground. The buildings surrounding the subject property are primarily comprised of two to four story multi-unit Victorian residences constructed between 1890 and 1910. A three-story, three-unit residential building is adjacent to the subject property at the east fronting Page Street, and a three-story, two-unit residential building is adjacent to the west fronting Page Street. The property to the east of the Project site facing Lily Street is a single-story detached garage, and to the west is a three-story, three-unit residential building.

ENVIRONMENTAL REVIEW

This Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

Type	Required Notice Period	Required Notice Date	Actual Notice Date	Actual Notice Period
Classified News Ad	20 days	November 20, 2014	November 19, 2014	21 days
Mailed Notice	20 days	November 20, 2014	November 20, 2014	20 days
Posted Notice	20 days	November 20, 2014	November 19, 2014	21 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the department has received one phone call from a neighbor in support of the project.

ISSUES AND OTHER CONSIDERATION

- The property owner plans to complete seismic upgrades to the building in conjunction with the addition of the proposed units.
- The proposed units would be constructed in an existing underutilized storage space. No work to existing units is proposed, and current tenants will not be displaced.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to permit a dwelling unit density not exceeding one unit for each 200 square feet of lot area pursuant to Planning Code Section 209.1.

BASIS FOR RECOMMENDATION

- The addition of two dwelling units will contribute to greater density and add housing units without affecting neighborhood character.
- The project meets the goals of the Residential Transit-Oriented District by adding density without adding additional parking. The addition of the two proposed units will not contribute to additional vehicle traffic. The project also promotes multi-modal transit by adding bicycle parking along a high-traffic bicycle corridor on Page Street.
- The project involves minimal exterior alterations which will not negatively impact the historic resource or greater historic district.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Zoning Map
Site Photograph
Reduced Floor Plans
Project Sponsor Submittal
Public Correspondence

GC: Document3

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 checked="" 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 checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

Exhibits above marked with an "X" are included in this packet CG
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

HEARING DATE: DECEMBER 11, 2007

Date: December 1, 2014
Case No.: **2014.0610 C**
Project Address: **260 PAGE STREET**
Zoning: RTO (Residential, Transit-Oriented District)
 40-X Height and Bulk District
Block/Lot: 0839/055
Project Sponsor: Zachary Nathan
 1108 Bryant Street, Suite C
 San Francisco, CA 94103
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 209.1 OF THE PLANNING CODE TO ALLOW A DWELLING UNIT DENSITY NOT EXCEEDING ONE UNIT FOR EACH 200 SQUARE FEET OF LOT AREA WITHIN THE RTO (RESIDENTIAL TRANSIT-ORIENTED) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 23, 2014 Zachary Nathan (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 209.1 to allow a dwelling unit density not exceeding one unit for each 200 square feet of lot area within the RTO (Residential Transit-Oriented) District and a 40-X Height and Bulk District.

On December 11, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0610C.

This Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

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. 2014.0610C, 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 subject property, 260 Page Street, is a through lot with frontages on both Page Street and Lily Street. The property is located east of Laguna Street at Assessor's Block 0839, Lot 012 within the Residential Transit-Oriented District (RTO), 40-X Height and Bulk District. There are currently nine studio units within the existing three-story over garage building, which range from 370 to 538 square feet. In addition, there are five off-street parking spaces within the building; four of these spaces are located in a single-story garage which fronts Lily Street, while the remaining space is located in a garage facing Page Street.
3. **Surrounding Properties and Neighborhood.** The subject property is located in the Hayes Valley neighborhood west of the Hayes Neighborhood Commercial Transit District, which contains a variety of mixed use buildings, many of which feature residential uses above ground floor commercial establishments. The neighborhood is well-served by MUNI, and has access to open space, including Patricia's Green, the Page and Laguna Mini Park, Koshland Community Park, and Hayes Valley Playground. The buildings surrounding the subject property are primarily comprised of two to four story multi-unit Victorian residences constructed between 1890 and 1910. A three-story, three-unit residential building is adjacent to the subject property at the east fronting Page Street, and a three-story, two-unit residential building is adjacent to the west fronting Page Street. The property to the east of the Project site facing Lily Street is a single-story detached garage, and to the west is a three-story, three-unit residential building.
4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 209.1 to permit a dwelling unit density not exceeding one unit for each 200 square feet of lot area. The Project proposes the addition of two studio units within an existing storage space at the first floor of a three-story over garage, nine-unit building within the Residential Transit-Oriented (RTO) District and 40-X Height and Bulk District. Exterior alterations would include the addition of two private roof decks above an existing garage facing Lily Street, replacement of the railing for these decks, and the addition of two doors and four windows for access. The building envelope would not be expanded.

5. **Public Comment.** To date, the Department has received one phone call from a neighbor in support of the proposal.
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. **Dwelling Unit Density.** Planning Code Section 209.1(l) states a Conditional Use Authorization is required for a dwelling unit density not exceeding one unit for each 200 square feet of lot area. In addition, a dwelling unit in this district that contains no more than 500 square feet of net floor area and that consists of no more than one habitable room in addition to a kitchen and bathroom may be counted as $\frac{3}{4}$ of a dwelling unit.

The subject lot is 3,600 square feet in area, which would allow for up to 18 units over 500 square feet. The project sponsor is seeking Conditional Use Authorization to add two units for a total of 11 units in the building, which would equal a dwelling unit density of 10.75 units on the subject lot. Eight of the existing units exceed 500 square feet, and the ninth is a 370 square foot studio unit, and can be considered $\frac{3}{4}$ of a dwelling unit.

- B. **Usable Open Space.** Planning Code Section 135 states 100 square feet of Usable Open Space is required per unit if such space is private, and each square foot of private open space may be substituted with 1.33 square foot of common open space.

There is an existing deficit of usable open space for the existing units. The proposal includes a privately accessible roof deck for each proposed unit; a 228 square foot deck is proposed for unit 10 and a 266 square foot deck proposed for unit 11. Providing private open space for the two additional units would not exacerbate the existing nonconforming open space deficit.

- C. **Bicycle Parking.** Planning Code Section 155.2 states that the addition of a new dwelling unit triggers the requirement bicycle parking. One Class 1 space is required for every dwelling unit.

The project sponsor would add six bicycle racks, or 12 bicycle spaces, within the existing garage.

- D. **Street Trees.** Planning Code Section 138.1 states that the addition of a new dwelling unit triggers the requirement for streetscape improvements. One street tree is required for every 20 feet of lot frontage and existing trees are subtracted from the total. Determination of whether planting of required trees is feasible shall be made by the Department of Public Works (DPW).

The project sponsor has applied with the Department of Public Works to determine if planting street trees is feasible at this location. There is 60 total feet of street frontage on the subject lot, and one existing street tree along Page Street. Therefore, two street trees are required. Once the project sponsor receives a determination from DPW, they would either plant the required trees, or pay an in lieu fee if planting is not feasible.

- E. **Exposure.** Planning Code Section 140 states that one room in each dwelling unit that is at least 120 square feet must face a public street or alley at least 25 feet in width, code-complying rear yard, or open area.

The living/bedroom area in each of the proposed units is 196 square feet in both unit 10 and unit 11. These rooms face Lily Street which is 35 feet wide.

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

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

The addition of two units within an existing residential building provides necessary and desirable density by adding housing units without creating an impact on the character of 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 proposed addition of units would not increase the size of the existing building.

- 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;

There are five existing off-street parking spaces. No additional off-street parking spaces are proposed.

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

No noxious or offensive emissions would result from the addition of two dwelling units.

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

Five existing parking spaces are screened in compliance with Planning Code regulations. No additional parking, landscaping, or lighting is proposed.

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

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

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 2:

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

Policy 2.4:

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

Adding density within the existing housing stock maintains older units, which are generally less expensive and more accessible than newly constructed units. Construction of the proposed units would not displace any tenants, as they would be constructed in underutilized storage space.

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.

The addition of two units within the existing building envelope maintains the character and integrity of an existing historic resource and respects the existing Victorian character of the neighborhood.

POLICY 11.3

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

The project proposed to increase density without expanding the building envelope, which would have little to no impact on existing residential neighborhood character.

POLICY 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

Increasing density without expanding the building envelope would not have an effect on the historic subject property or the historic district. The proposed modifications to the rear facade have been reviewed by a preservation specialist to ensure that they do not negatively impact the district or the resource.

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 proposal would not have an effect on existing neighborhood-serving retail.

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

The subject property is considered an historic resource and is a contributor to an historic district. The project proposes to increase density without modifying the building envelope, which protects the existing housing character while simultaneously contributing additional housing units.

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

Two market-rate studio units would be added to the existing building by this proposal. Although these units would not be considered "affordable" pursuant to Planning Code Section 415, the addition of dwelling units within existing housing maintains older units that are generally more financially accessible for renters with a greater range of income levels.

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

The subject property is well served by transit. Page Street has two MUNI bus lines (6 and 71) with five additional lines within three blocks.

- 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 would not displace any service or industry establishment. The project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by this project.

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

The property owner would be completing seismic retrofitting on the building concurrently with the proposed addition of two units.

- G. That landmarks and historic buildings be preserved.

The subject property is a contributor to a historic district and is considered an historic resource. The exterior alterations at the rear of the property along Lily Street have been reviewed by a preservation planner to ensure that the changes are contextually appropriate within the historic district.

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

The project would 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. 2007.0386C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 18, 2007, 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 09, 2007.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a [Insert Use] (d.b.a. XXXXXX) located at [Insert Address, Block, and Lot] pursuant to Planning Code Section(s) XXXXXX within the XXXXXX District and a XXXXXX Height and Bulk District; in general conformance with plans, dated XXXXXX, and stamped "EXHIBIT B" included in the docket for Case No. XXXXXX and subject to conditions of approval reviewed and approved by the Commission on XXXXXX 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 XXXXXX under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

MONITORING

7. **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

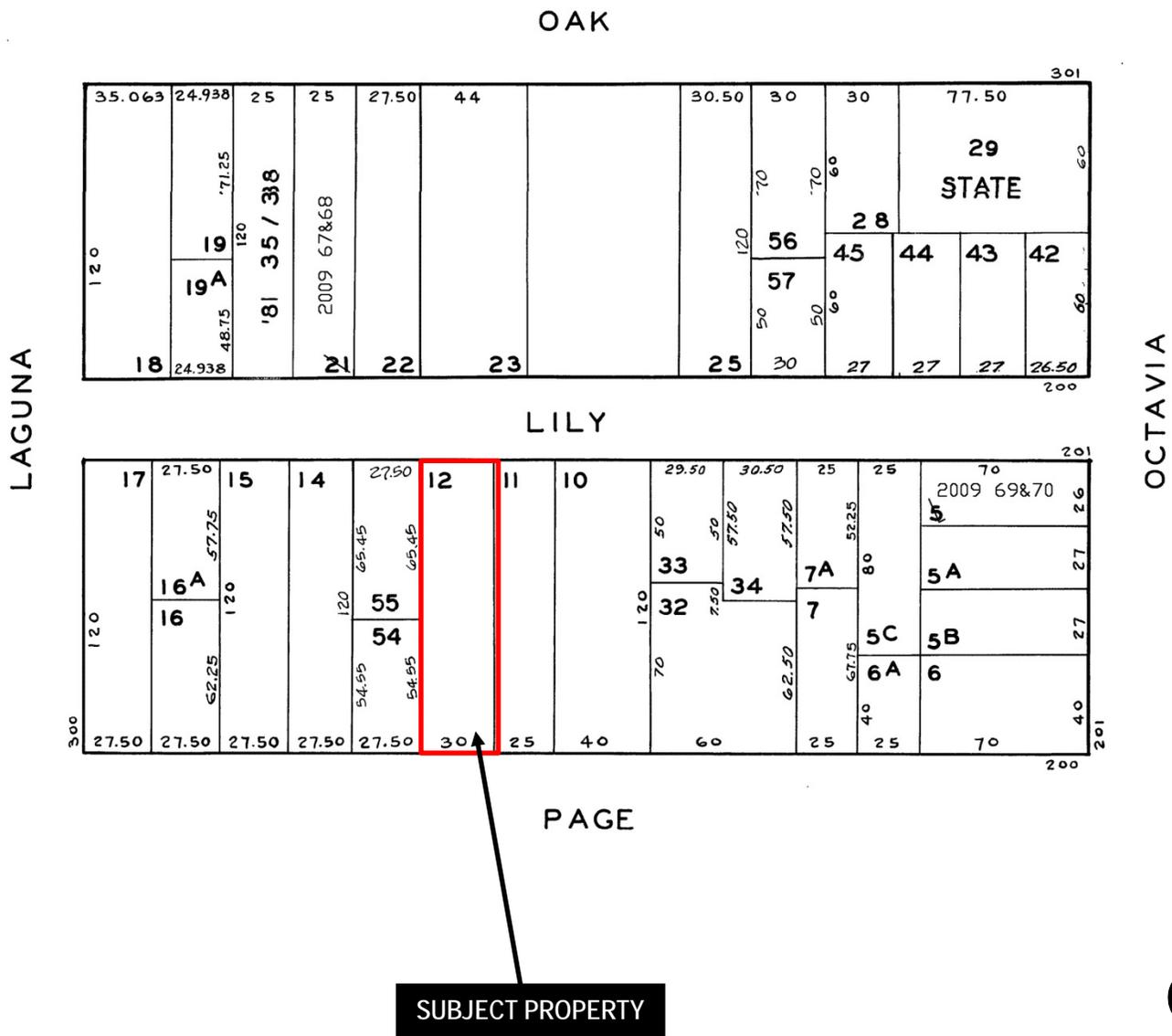
8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions 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

9. **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*

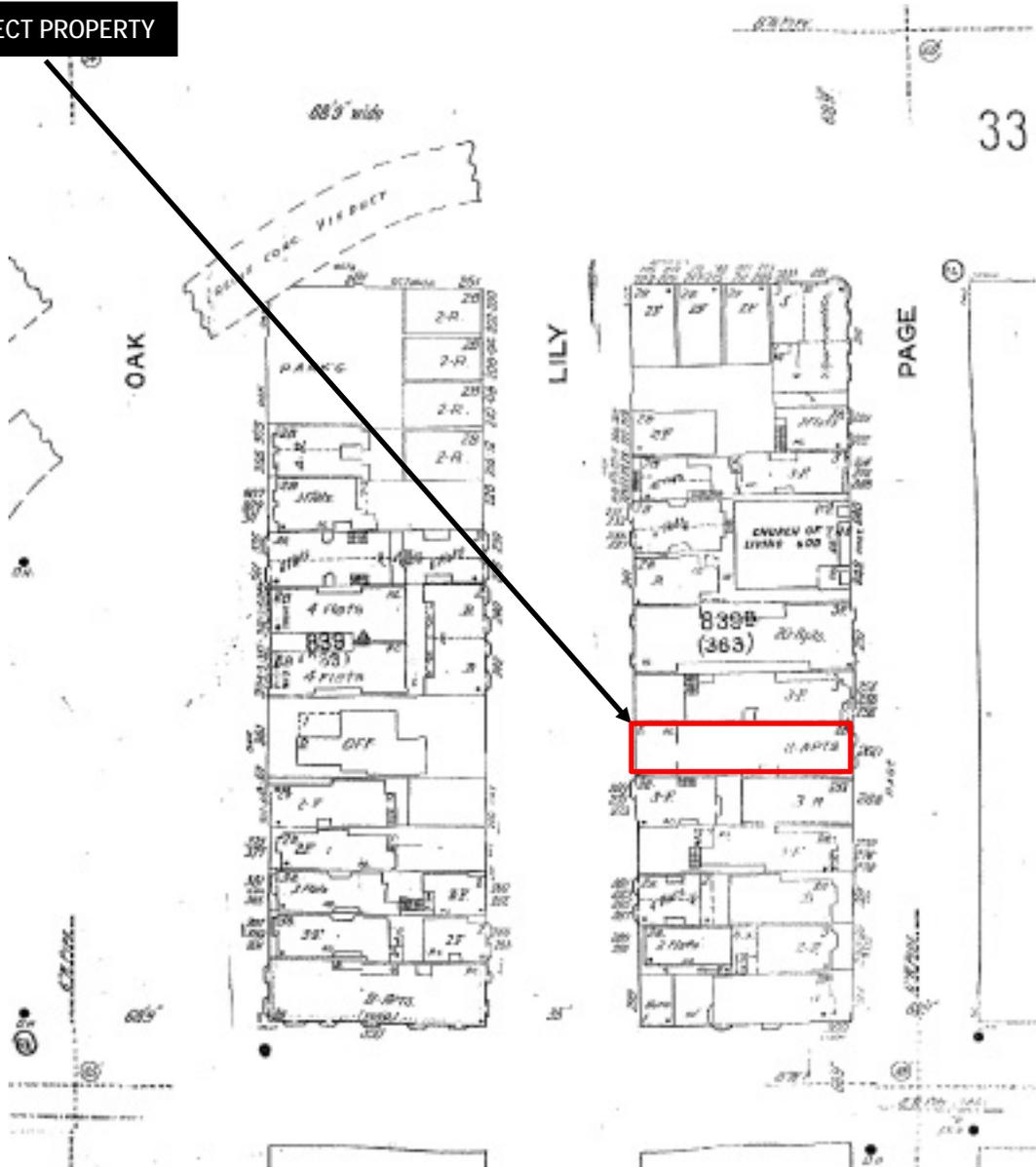
Parcel Map



Conditional Use Authorization
 Case Number 2014.0610C
 Dwelling Unit Density
 260 Page Street

Sanborn Map*

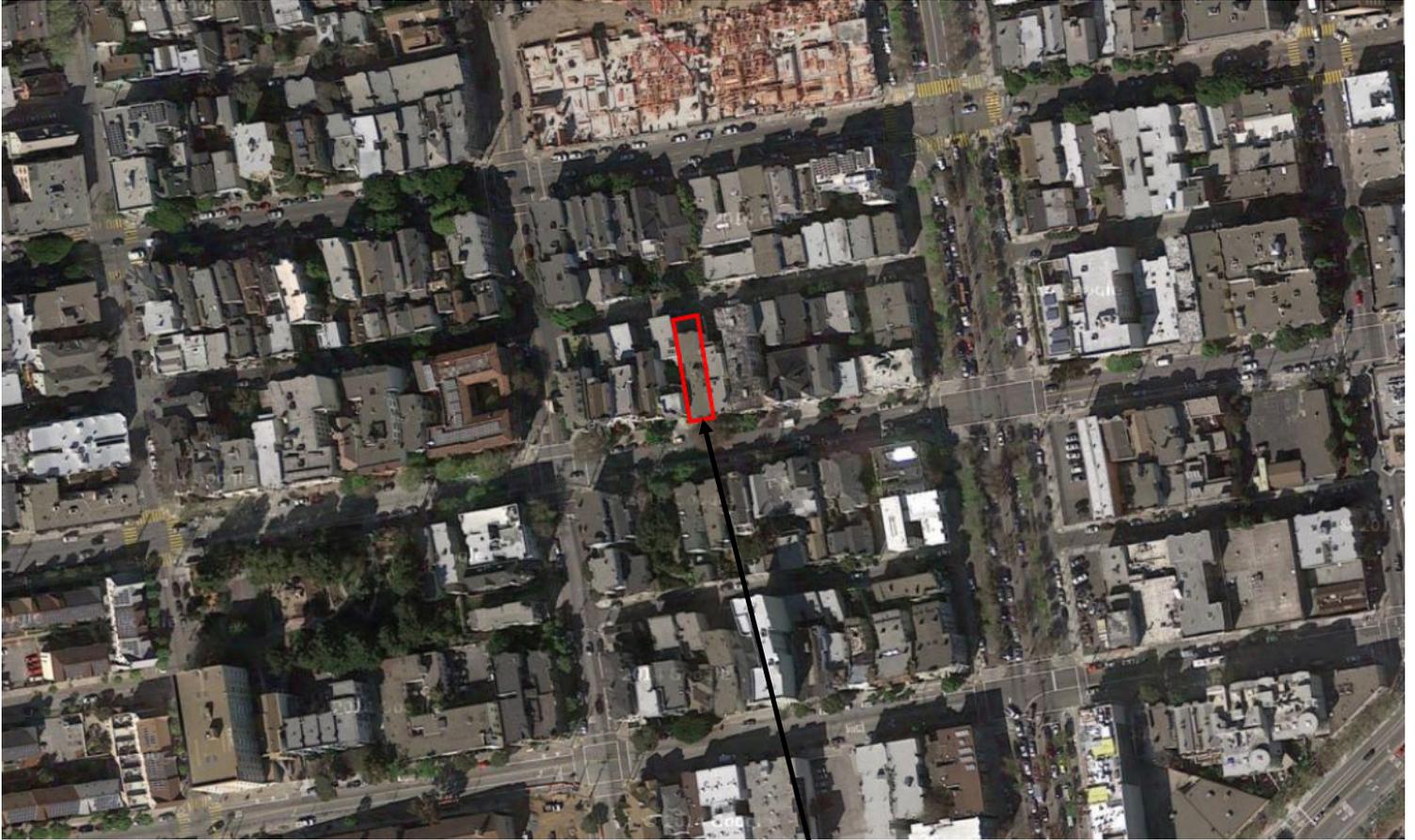
SUBJECT PROPERTY



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



Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.0610C
Dwelling Unit Density
260 Page Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.0610C
Dwelling Unit Density
260 Page Street

Site Photo – Page Street



Photo Date: September 2014

Report a problem

Conditional Use Authorization
Case Number 2014.0610C
Dwelling Unit Density
260 Page Street

Site Photo – Lily Street



Conditional Use Authorization
Case Number 2014.0610C
Dwelling Unit Density
260 Page Street

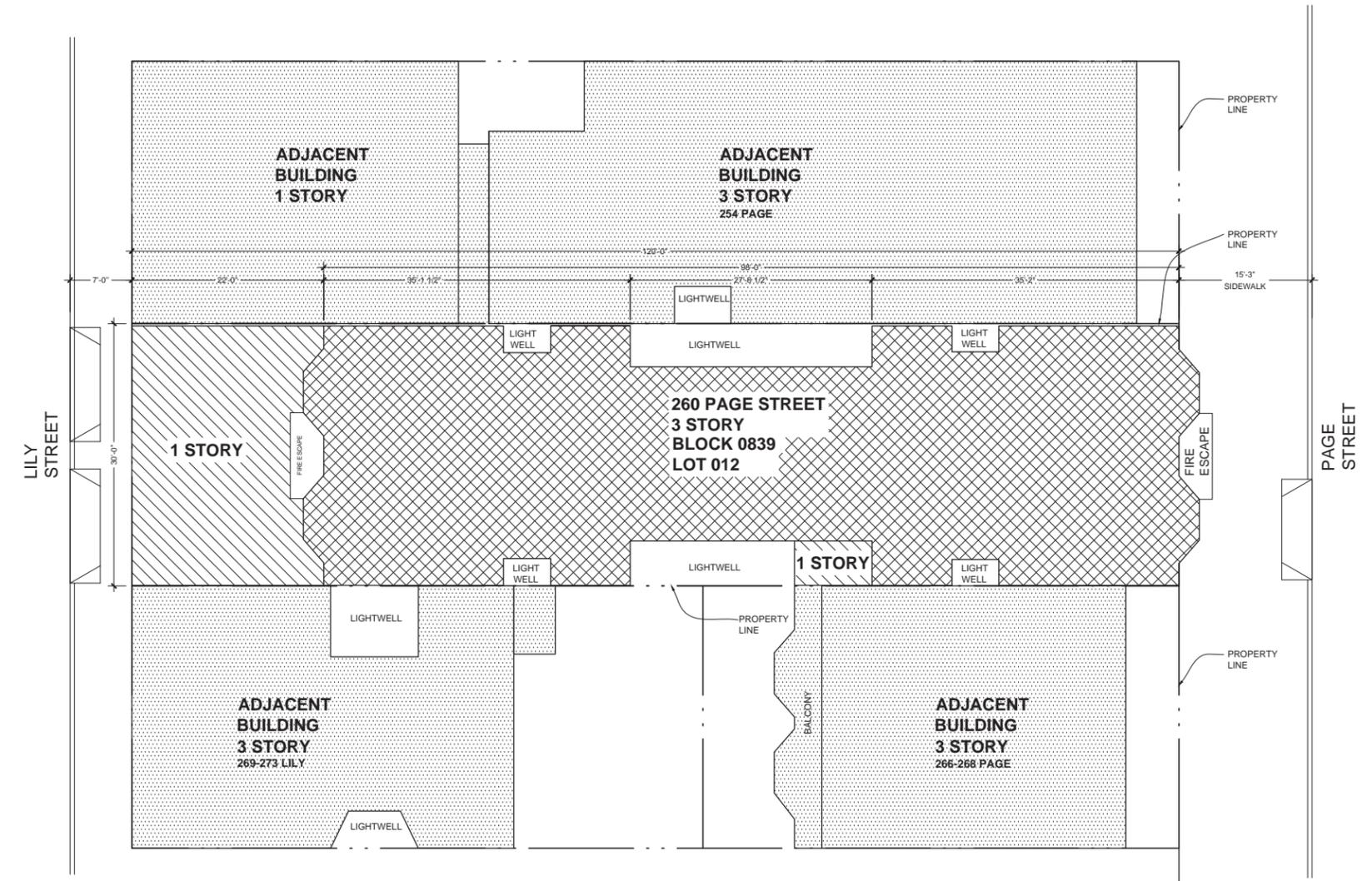
REVISION		
NO.	DATE	BY
2	11/7/14	SG

ISSUED FOR
SITE PERMIT

RESIDENTIAL REMODEL
260 PAGE STREET • SAN FRANCISCO, CA

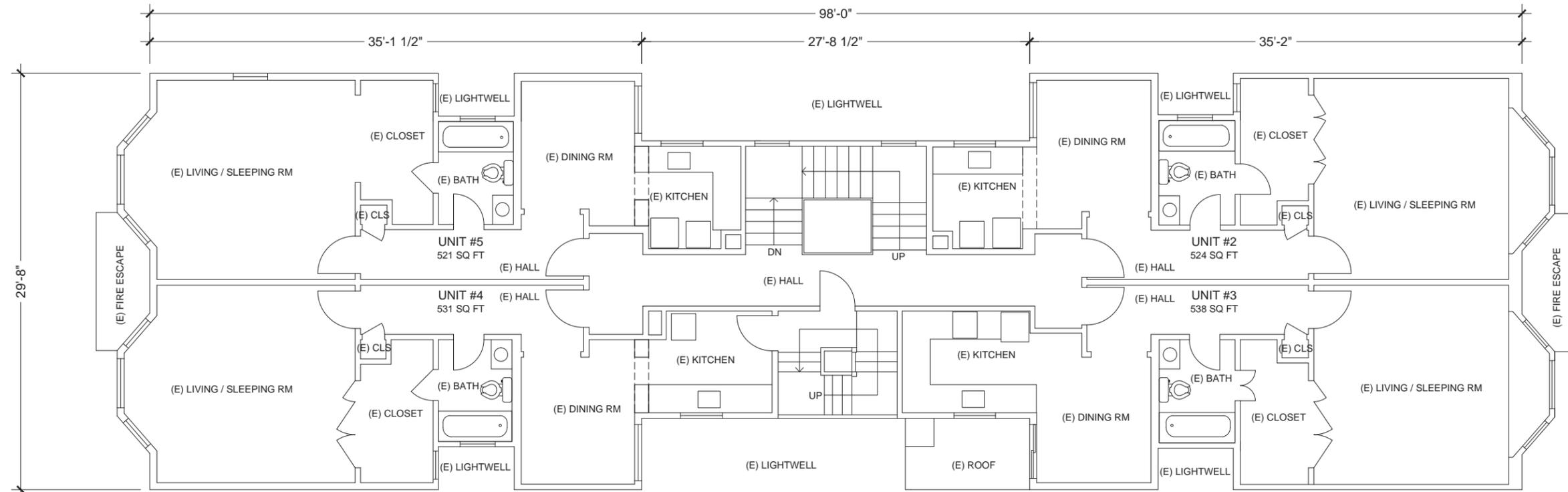
SHEET TITLE
SITE PLAN

SCALE:	AS NOTED
DATE:	11-07-2014
DRAWN BY:	SG
CHECKED BY:	ZN
JOB NO.:	-
DRAWING NO.:	-

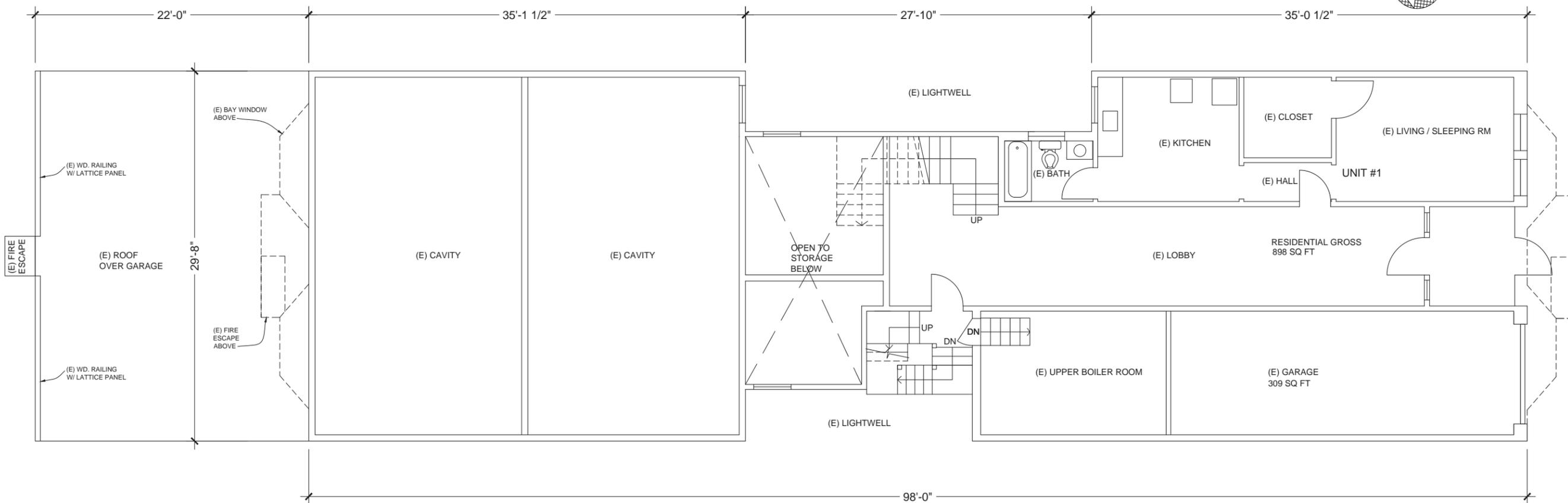


1 SITE PLAN
SCALE: 1/8" = 1'-0"





1 EXISTING 2ND & 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

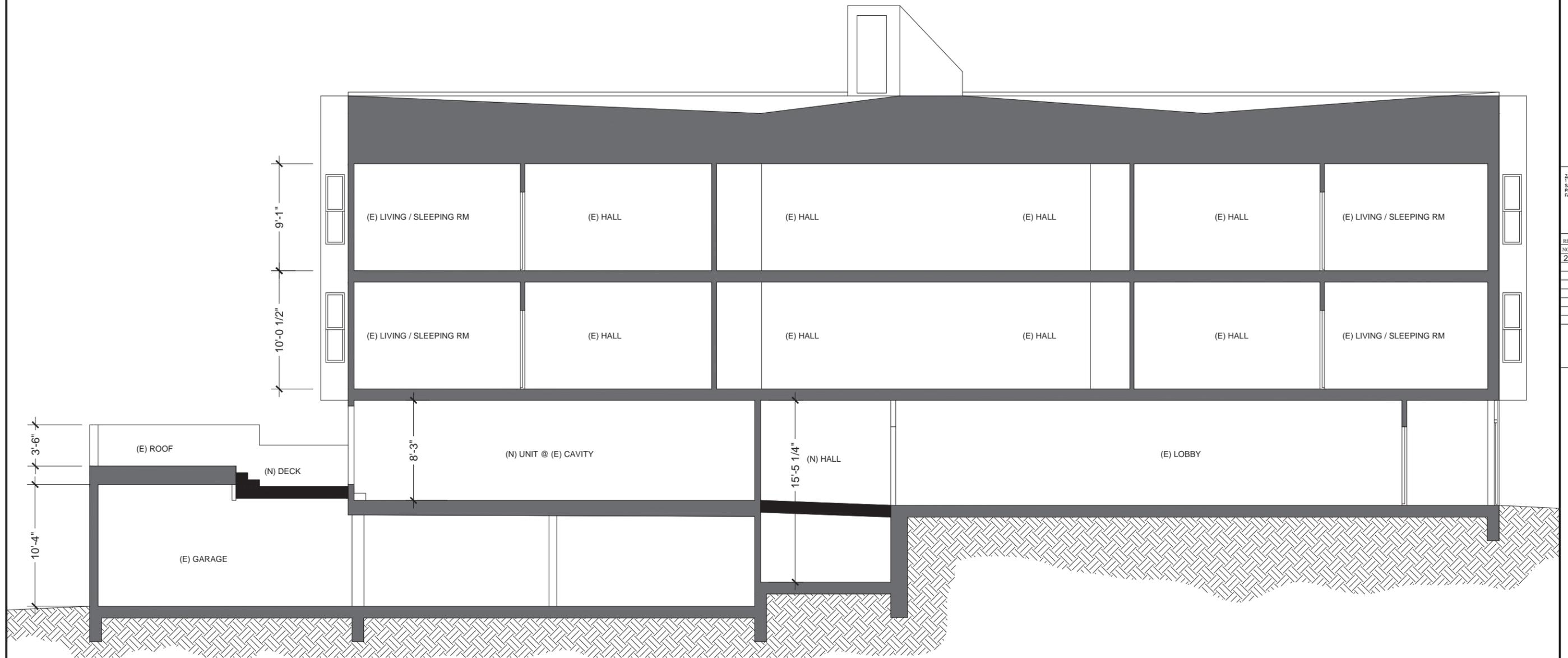


2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	BY
2	11/7/14	SG

ISSUED FOR SITE PERMIT

SCALE:	AS NOTED
DATE:	11-07-2014
DRAWN BY:	SG
CHECKED BY:	ZN
JOB NO.:	-
DRAWING NO.:	-



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ZACHARY NATHAN
ARCHITECT

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1108-C BRYANT STREET
SAN FRANCISCO, CA 94103
PHONE: 415.701.0877
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REVISION		
NO.	DATE	BY
2	11/7/14	SG
ISSUED FOR SITE PERMIT		

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SHEET TITLE:
BUILDING SECTION

SCALE: AS NOTED
DATE: 11-07-2014
DRAWN BY: SG
CHECKED BY: ZN
JOB NO.: -
DRAWING NO.:

A5

REVISION			
NO.	DATE	BY	
2	11/7/14	SG	

ISSUED FOR
SITE PERMIT

RESIDENTIAL REMODEL
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SHEET TITLE:

EXTERIOR
ELEVATIONS

SCALE:
AS NOTED

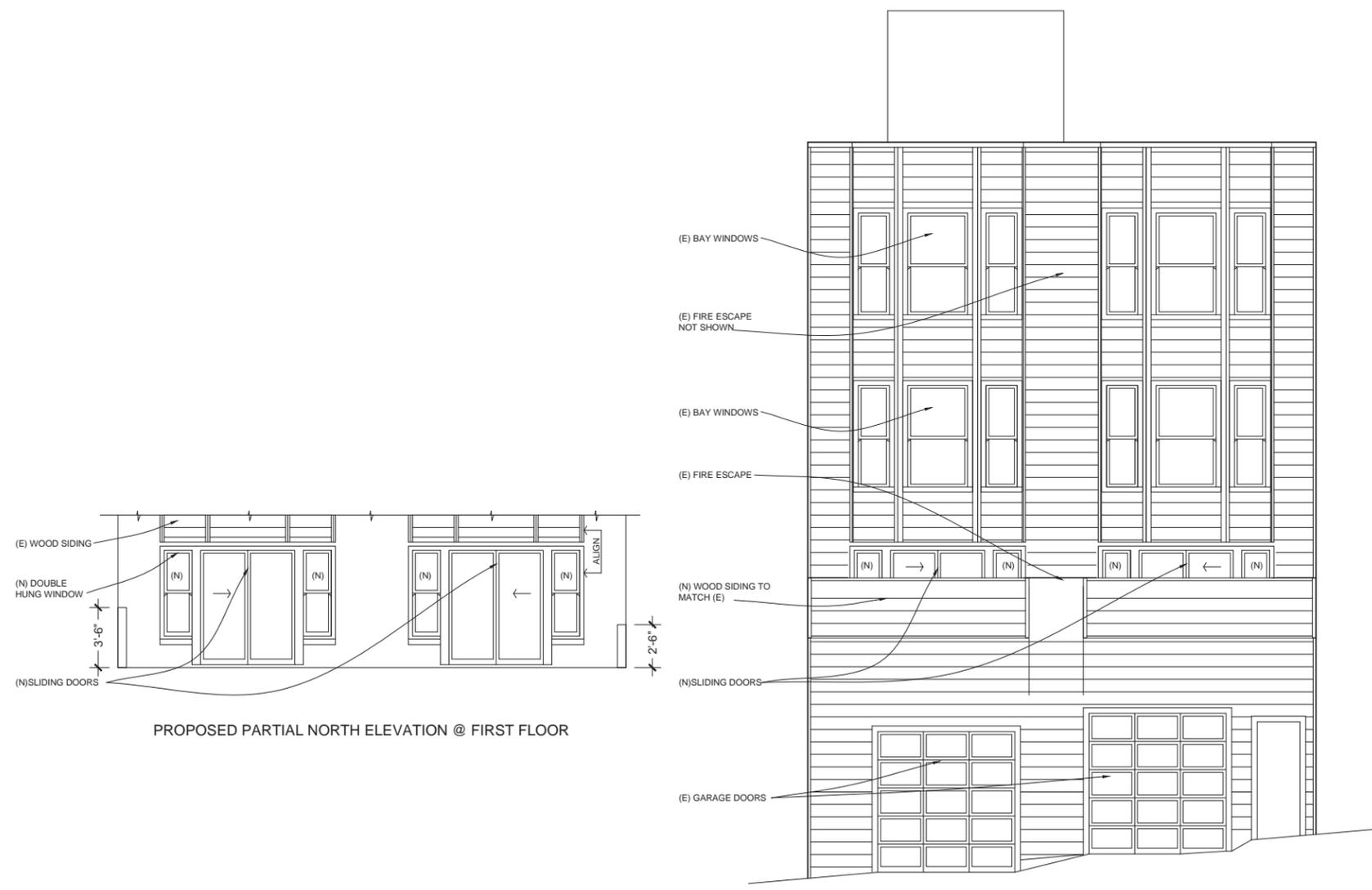
DATE:
11-07-2014

DRAWN BY:
SG

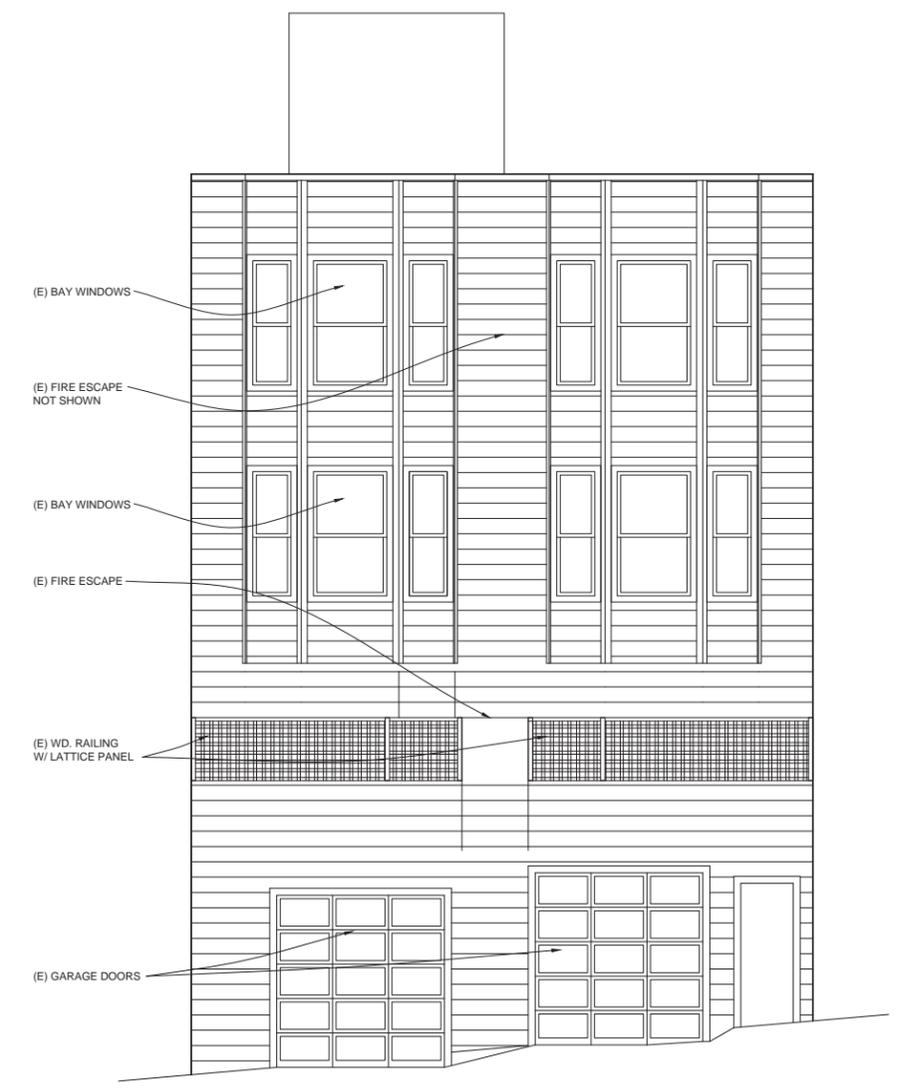
CHECKED BY:
ZN

JOB NO.:
-

DRAWING NO.:



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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