

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

MAR -2 PM 2:01

BY ll

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 1420 TARAVAL ST.

JANUARY 30, 2020

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

MARCH 2, 2020

Appeal Filing Date

The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2018-011904 CUA

The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

SEE ATTACHED

b) Set forth the reasons in support of your appeal:

SEE ATTACHED

Person to Whom
Notices Shall Be Mailed

EILEEN BOKEN ON
BEHALF OF SUNSET-
PARKSIDE EDUCATION &

ACTION COMMITTEE (SPEAK)
Name

1329- 7TH AVE
SAN FRANCISCO, CA 94122

Address

Name and Address of Person Filing Appeal:

EILEEN BOKEN ON BEHALF
OF SUNSET- PARKSIDE
EDUCATION & ACTION

COMMITTEE (SPEAK)
Name

1329- 7TH AVE
SAN FRANCISCO, CA 94122

Address

PERSONAL: 415-680-5936

Telephone Number

PERSONAL: 415-680-5936

Telephone Number

Eileen Bohm

Signature of Appellant or
Authorized Agent

2018 MAR 2 PM 2:02

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|--------------------------------------|------------------------|---------------------------|--------------------------------|
| 1. | <u>2371 25th Ave.</u> | <u>2354/005</u> | <u>EVAN M. ROSEN</u> | <u>Evan M. Rosen</u> |
| 2. | <u>2371 25th Ave</u> | <u>2354/005</u> | <u>Kathy R. Hirzel</u> | <u>Kathy R. Hirzel</u> |
| 3. | <u>2363 25th Ave</u> | <u>2354/003</u> | <u>Helen Rumping He</u> | <u>Helen Rumping He</u> |
| 4. | <u>2351 25th Ave</u> | <u>2354/001L</u> | <u>Helen Lee</u> | <u>Helen Lee</u> |
| 5. | <u>2351 25th Ave</u> | <u>2354/001L</u> | <u>Johnston Choy</u> | <u>Johnston Choy</u> |
| 6. | <u>2379 25th Ave</u> | <u>2354/007</u> | <u>Walter John Liu</u> | <u>Walter John Liu</u> |
| 7. | <u>2430 25th Ave</u> | <u>2401/032</u> | <u>Joyce A Garabedian</u> | <u>Joyce A Garabedian</u> |
| 8. | <u>2402 25th Ave</u> | <u>2401/034</u> | <u>Mark Farina</u> | <u>Mark Farina</u> |
| 9. | <u>2434 25th Ave</u> | <u>2401/031</u> | <u>Valery Alanovsk</u> | <u>Valery Alanovsk</u> |
| 10. | <u>2419 25th Ave</u> | <u>2400/002</u> | <u>John Lacy</u> | <u>John Lacy</u> |
| 11. | <u>2423 24th Ave</u> | <u>2401/002A</u> | <u>Vincent Haug</u> | <u>Vincent Haug</u> |
| 12. | <u>2423 24th Ave</u> | <u>2401/002A</u> | <u>MAURICE WONG</u> | <u>MAURICE WONG</u> |
| 13. | <u>2355 25th Ave</u> | <u>2354/002</u> | <u>Philipp Pfeiffer</u> | <u>Philipp Pfeiffer</u> |
| 14. | <u>2369-25th Ave</u> | <u>2354/004</u> | <u>LAURA NGUYEN</u> | <u>LAURA NGUYEN</u> |
| 15. | <u>2378-2380 25th Ave</u> | <u>2353/015</u> | <u>Kenneth William</u> | <u>Kenneth William</u> |
| 16. | <u>2378-25th Ave</u> | <u>2353/015</u> | <u>David William</u> | <u>David William</u> |
| 17. | <u>2379 25th Ave</u> | <u>2354/007</u> | <u>YUE ZHAI</u> | <u>YUE ZHAI</u> |
| 18. | <u>2426 24th Ave</u> | <u>2402/025A</u> | <u>TONY KIRKE</u> | <u>TONY KIRKE</u> |
| 19. | <u>2379 25th Ave</u> | <u>2354/007</u> | <u>Ray Lui</u> | <u>Ray Lui</u> |
| 20. | <u>2371 24th Ave</u> | <u>2353/005</u> | <u>Koji Tao</u> | <u>Koji Tao</u> |
| 21. | <u>2370 25th Ave</u> | <u>2353/017</u> | <u>Ngan Hau Lee</u> | <u>Ngan Hau Lee</u> |
| 22. | <u>1444 TRAVISA</u> | <u>2353/014</u> | <u>WALTER HUI</u> | <u>WALTER HUI</u> |

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

City Planning Commission
Case No. 2018-011904CUA

2020 MAR -2 PM 2:02

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|--------------------------------|------------------------|--------------------------|--------------------------------|
| 1. | 2375-25 th Ave | 2354/006 | Myron Dong | |
| 2. | 2350 25 th Ave | 2353/002C | SUSANNA TAYLOR | |
| 3. | 2426 25 th Ave | 2401/033 | TIMOTHY BOXELL | |
| 4. | 2426 25 th Ave | 2401/033 | KRIS A. BOXELL | Kris A Boxell |
| 5. | 2434-25 th Ave | 2401/031 | ELIZABETH ULLANOVIC | Ellely |
| 6. | 2358-25 th Ave | 2353/002A | FIONA TOY HUI | |
| 7. | 2358-25 th Ave | 2353/002A | NANCY HUI | Nancy Hui |
| 8. | 2347 25 th Ave | 2354/001K | Shirley Lei | |
| 9. | 2367 25 th Ave | 2353/031 | Tim Sutton | |
| 10. | 2367 25 th Ave | 2353/031 | Aida Venado | Aida |
| 11. | 2401-24 th Ave | 2401/001 | Monica Duffy | Monica Duffy |
| 12. | 2401-24 th Ave | 2401/001 | FRANK DUFFY | Frank Duffy |
| 13. | 2385-2387 25 th | 2354/008 | William Durkin | William Durkin |
| 14. | 2334-25 th | 2353/020 | Michael Hsu | |
| 15. | 2347-25 th Ave | 2354/001K | Siemone | Siemone |
| 16. | 2366-25 th Ave | 2353/018 | Nelson Chow | Nelson Chow |
| 17. | 2366-25 th Ave | 2353/018 | CATHY CHOW | Cathy Chow |
| 18. | 2342 25 th Ave | 2353/002E | Dick Wong | Dick Wong |
| 19. | 2342 25 th Ave | 2353/002E | Janice Wong | Janice Wong |
| 20. | 2350 25 th Ave | 2353/002C | JOSEPH COONS | |
| 21. | | | | |
| 22. | | | | |

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 MAR -2 PM 2:02

City Planning Commission

Case No. 2018-011904CUA

The undersigned ~~declare~~ ^{BY ll} that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

| | Street Address, property owned | Assessor's Block & Lot | Printed Name of Owner(s) | Original Signature of Owner(s) |
|-----|-----------------------------------|---------------------------------------|--------------------------|-----------------------------------|
| 1. | <u>2423 25TH AVE</u> | <u>SF-1A-2400/003</u> <u>94116</u> | <u>Leadin Tan</u> | <u>[Signature]</u> |
| 2. | _____ | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ | _____ |
| 5. | _____ | _____ | _____ | _____ |
| 6. | _____ | _____ | _____ | _____ |
| 7. | _____ | _____ | _____ | _____ |
| 8. | _____ | _____ | _____ | _____ |
| 9. | _____ | _____ | _____ | _____ |
| 10. | _____ | _____ | _____ | _____ |
| 11. | _____ | _____ | _____ | _____ |
| 12. | _____ | _____ | _____ | _____ |
| 13. | _____ | _____ | _____ | _____ |
| 14. | _____ | _____ | _____ | _____ |
| 15. | _____ | _____ | _____ | _____ |
| 16. | _____ | _____ | _____ | _____ |
| 17. | _____ | _____ | _____ | _____ |
| 18. | _____ | _____ | _____ | _____ |
| 19. | _____ | _____ | _____ | _____ |
| 20. | _____ | _____ | _____ | _____ |
| 21. | _____ | _____ | _____ | _____ |
| 22. | _____ | _____ | _____ | _____ |



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| | | Date | Reel | | | GranteE | Name |
| 2016 | K220887-00 | 03/23/2016 | | | DEED | R | LAZZARETTO 2003 REVOCABLE TRUST |
| | | | | | | R | LAZZARETTO CONNIE |
| | | | | | | R | LAZZARETTO DONALD L |
| | | | | | | E | HIRZEL KATHY R |
| | | | | | | E | ROSEN EVAN M |

2371 25th AVE
2354/005

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|------|------------|------------|------|-------|---------------|---------|------------------|
| | | Date | Reel | Image | | GranteE | Name |
| 2010 | J059278-00 | 10/01/2010 | K241 | 0097 | DEED | R | HE HELEN QUNYING |
| | | | | | | R | HE QUNYING |
| | | | | | | E | HE HELEN QUNYING |

2363 25th AVE
2354/003





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|------|------------|------------|------|-------|---------------|---------|---------------|
| | | Date | Reel | Image | | GranteE | Name |
| 1997 | G211489-00 | 09/05/1997 | G961 | 0407 | DEED | R | LAM ALLAN K M |
| | | | | | | R | LAM CONNIE |
| | | | | | | E | CHOY JOHNSTON |
| | | | | | | E | LEE HELEN |

2351 25th AVE
2354/001L

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| | | Date | Reel | Image | | GranteE | Name |
| 2011 | J310020-00 | 12/02/2011 | K534 | 0049 | DEED | R | CAI YUE E |
| | | | | | | R | LUI WING TAK |
| | | | | | | E | CAI YUE E |
| | | | | | | E | LUI ROY |
| | | | | | | E | LUI WING TAK |

2379 25th AVE
2354/007





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|------|------------|------------|------|-------|---------------|---------|---------|--|
| | | Date | Reel | | | GranteE | Grantor | |
| 2019 | K869436-00 | 12/04/2019 | | | DEED | R | | AUGUST JOYCE A GARABEDIAN |
| | | | | | | R | | AUGUST JOYCE GARABEDIAN |
| | | | | | | E | | AUGUST JOYCE A GARABEDIAN |
| | | | | | | E | | JOYCE A GARABEDIAN AUGUST LIVING TRUST |

*2430 25th AVE
2401 / 032*

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|------|------------|-------------|------|-------|---------------|---------|---------|---------------------------|
| 2014 | J869719-00 | 04/24/2014 | | | DEED | | R | FARINA MARK L |
| | | | | | | | R | GREEN MARGARET |
| | | | | | | | E | FARINA GREEN FAMILY TRUST |
| | | | | | | | E | FARINA MARK LINCOLN |
| | | | | | | | E | GREEN MARGARET ANNE |

2422 25th Ave
2401/034





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|------|------------|-------------|------|-------|---------------|--------------------|---------------------------|
| 2018 | K624238-00 | 06/08/2018 | | | DEED | R | ULANOVSKY ELIZAVETA |
| | | | | | | R | ULANOVSKY VALERY |
| | | | | | | E | ULANOVSKY ELIZAVETA |
| | | | | | | E | ULANOVSKY REVOC LVG TRUST |
| | | | | | | E | ULANOVSKY VALERY |

2434 25th Ave
 2401/031





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|------|------------|-------------|------|-------|---------------|----------------------|---|
| 2015 | K041607-00 | 04/02/2015 | | | DEED | R E E | GEE LAWRENCE CLIFTON LALLY JOHN LYNCH SUSAN |

2419 25th AVE
2400/002

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|------|------------|------------|--|------|-------|---------------|----------|--|
| | | Date | | | | | GranteeE | Name |
| 2013 | J576828-00 | 01/04/2013 | | K806 | 0165 | DEED | R | HANG VINCENT |
| | | | | | | | R | VINCENT HANG & MAUREEN MEIHING WONG TR |
| | | | | | | | R | WONG MAUREEN |
| | | | | | | | E | HANG VINCENT |
| | | | | | | | E | WONG MAUREEN |

2423 24th Ave
2401/002A

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|------|------------|-------------|------|-------|---------------|--------------------|--|
| 2014 | J910221-00 | 07/21/2014 | | | DEED | R E E | PFEIFFENBERGER PHILIPP H PFEIFFENBERGER JULIA PFEIFFENBERGER PHILIPP H |

2355 25th AVE
 2354/002





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|------|------------|------------|------|-------|---------------|---------|---|------------------------------|
| | | Date | Reel | | | GranteE | R | |
| 1993 | F423214-00 | 08/20/1993 | F947 | 0639 | DEED | R | E | NG LAURA |
| | | | | | | | E | LAURA NG TOY REVOCABLE TRUST |
| | | | | | | | E | TOY LAURA |

2367 25th AVE
2354/004

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|------|------------|-------------|------|-------|---------------|--------------------|--|
| 2014 | J900727-00 | 06/24/2014 | | | DEED | R E E E | HSIAO-ULLMAN DAILIN ULLMAN FAMILY TRUST ULLMAN KENNETH JEFFREY |

*2378-2380 25th AVE
2353/015*

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|------|------------|-------------|------|-------|---------------|--------------------|--------------|
| 2011 | J310020-00 | 12/02/2011 | K534 | 0049 | DEED | R | CAI YUE E |
| | | | | | | R | LUI WING TAK |
| | | | | | | E | CAI YUE E |
| | | | | | | E | LUI ROY |
| | | | | | | E | LUI WING TAK |

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2354/007*

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| | | Date | Reel | | | GranteE | | |
| 2003 | H368682-00 | 02/26/2003 | I332 | 0207 | DEED | R | | SUNGPROMRAT THIPAYAWAREE |
| | | | | | | E | | KIRKE TONY G |

*2426 24th AVE
2402/025A*

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|------|------------|----------------|------|-------|---------------|-----------------------|---|
| 2011 | J310020-00 | 12/02/2011 | K534 | 0049 | DEED | R R E E E | CAI YUE E LUI WING TAK CAI YUE E LUI ROY LUI WING TAK |

2379 25th AVE
2354 / 007

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|------|------------|-------------|------|-------|---------------|--------------------|----------------------|
| 2011 | J156237-00 | 03/29/2011 | K362 | 0099 | DEED | R | JEW FRANK |
| | | | | | | R | JEW RAYMOND |
| | | | | | | R | WONG SERENE JEW |
| | | | | | | R | YANG CYNTHIA JEW |
| | | | | | | E | WONG NICOLE NAOMI |
| | | | | | | E | WONG PHILIP JSUN WEE |
| | | | | | | E | WONG SERENE JEW |
| | | | | | | E | YAO KOJI JON |

*2371 24th Ave
2353/005*

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|------|------------|------------|--|------|-------|---------------|---------|---|--|
| | | Date | | | | | GranteE | R | |
| 2008 | I555507-00 | 03/24/2008 | | J604 | 0405 | DEED | R | | CHIN GIN WO |
| | | | | | | | E | | GIN WO CHIN & NGAN HOW LEE 2008 REVOC TR |

2370 25th AVE
2353/017

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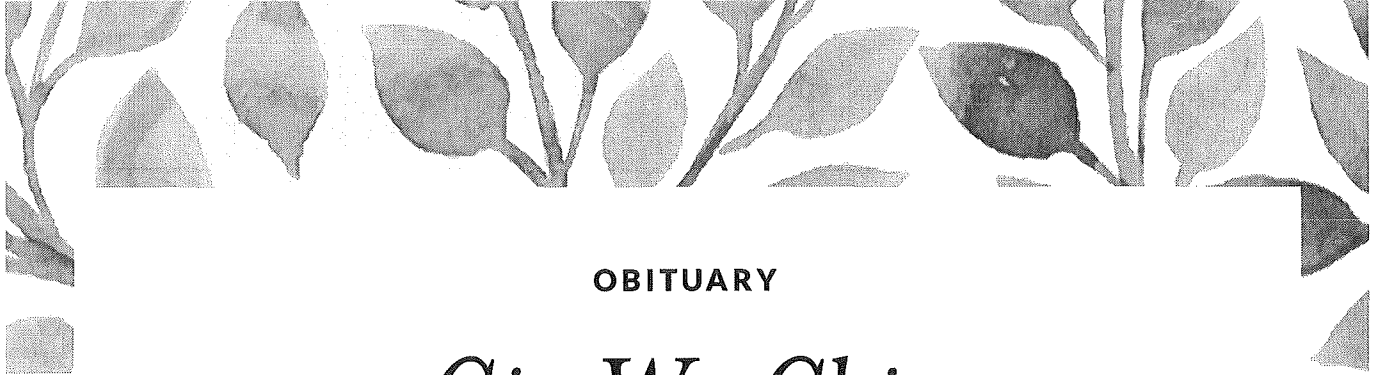
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MENU

HOME > OBITUARIES > COLMA, CA > GIN WO CHIN OBITUARY



OBITUARY

Gin Wo Chin

BORN DECEMBER 16, 1929

*Burial arrangements under the direction of
Woodlawn Memorial Park.*



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|------|------------|-------------|------|-------|---------------|----------------------|---|
| 2013 | J580904-00 | 01/10/2013 | K810 | 0252 | DEED | R R E | HUA ANDY TRUONG MUOI HUA JAMES TRUONG |

*1444 TARAVAI
2353/014*

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| | | Date | Reel | | | Grantee | Name |
| 2013 | J646774-00 | 04/29/2013 | K885 | 0186 | DEED | R | DON IRENE |
| | | | | | | R | DONG ROBERT S D KWONG |
| | | | | | | R | DONG ROBERT S K |
| | | | | | | R | DONG ROBERT SUGAR DAN KWONG |
| | | | | | | E | DONG MYRON KEN |

2375 25th AVE
2354/006





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|------|------------|-------------|------|-------|---------------|-----------------------|--|
| 2016 | K351594-00 | 10/28/2016 | | | DEED | R R R E E | KAHN FAMILY TRUST KAHN JUDY K KAHN MARK A KOONS JEFFREY TAYLOR SUSANNA |

2350 25th AVE
2354 / 006





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|------|------------|------------|------|-------|---------------|---------|--------------------------------------|
| Year | Document | Date | Reel | Image | Document Type | GranteE | Name |
| 2015 | K113143-00 | 08/20/2015 | | | DEED | R | BOXELL KRIS A |
| | | | | | | R | BOXELL TIMOTHY C |
| | | | | | | E | BOXELL KRIS A |
| | | | | | | E | BOXELL TIMOTHY C |
| | | | | | | E | TIMOTHY C & KRIS A BOXELL 2015 TRUST |

2426 25th Ave
2401/033





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|------|------------|------------|------|-------|---------------|---------|---------------------------|
| | | Date | Reel | | | GranteE | Name |
| 2018 | K624238-00 | 06/08/2018 | | | DEED | R | ULANOVSKY ELIZAVETA |
| | | | | | | R | ULANOVSKY VALERY |
| | | | | | | E | ULANOVSKY ELIZAVETA |
| | | | | | | E | ULANOVSKY REVOC LVG TRUST |
| | | | | | | E | ULANOVSKY VALERY |

2434 25th AVE
2401/031





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|------|------------|-------------|------|-------|---------------|--------------------|------------------|
| 2001 | G976039-00 | 07/06/2001 | H924 | 0435 | DEED | R | POWERS JANINE |
| | | | | | | R | POWERS STEPHEN M |
| | | | | | | E | HUI FOON TOY |
| | | | | | | E | HUI NANCY FAR |

*2358 25th Ave
2353/002A*

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|------|------------|-------------|------|-------|---------------|--------------------|---|
| 2007 | 1465336-00 | 09/27/2007 | J485 | 0034 | DEED | R E E | KGW ENTERPRISE LLC LEI JIE MOU LEI SHIRLEY XQ |

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2354 / 001K

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|------|------------|-------------|------|-------|---------------|--------------------|---|
| 2017 | K543851-00 | 11/30/2017 | | | DEED | R R E E | EILATH ADAM D WILNER LAUREN B ESTRADA AIDA A VENADO OTTEN TIMOTHY EDWARD |

2367 24th Ave
2353/031





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|------|------------|-------------|------|-------|---------------|--------------------|----------------------------|
| 2015 | K050973-00 | 04/22/2015 | | | DEED | R | DUFFY FRANK |
| | | | | | | R | DUFFY MONICA |
| | | | | | | E | DUFFY FRANK |
| | | | | | | E | DUFFY MONICA |
| | | | | | | E | FRANK & MONICA DUFFY TRUST |

2401 24th Ave
 2401 /001





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|------|------------|------------|------|-------|---------------|---------|------------------------------|
| | | Date | Reel | | | GranteE | Name |
| 2019 | K858785-00 | 11/19/2019 | | | DEED | R | DURKIN WILLIAM EARL |
| | | | | | | E | DURKIN BERNADETTE KURPINSKY |
| | | | | | | E | DURKIN LIVING TRUST U/A 2018 |

2385-2387 25th AVE
2354/008

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|------|------------|------------|------|-------|---------------|---------|--|-------------------------------------|
| | | Date | Reel | | | GranteE | | |
| 2016 | K301776-00 | 08/03/2016 | | | DEED | R | | HSU MICHAEL |
| | | | | | | E | | HSU MICHAEL SHIN LUNG |
| | | | | | | E | | MICHAEL HSU SEPARATE PRTY LVG TRUST |

2334 25th AVE
2353/020

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|------|------------|-------------|------|-------|---------------|--------------------|---|
| 2007 | 1465336-00 | 09/27/2007 | J485 | 0034 | DEED | R E E | KGW ENTERPRISE LLC LEI JIE MOU LEI SHIRLEY XQ |

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2354/001K

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|------|------------|-------------|------|-------|---------------|--------------------|--------------------|
| 2018 | K597562-00 | 04/04/2018 | | | DEED | R | CHOW CATHERINE W Y |
| | | | | | | R | CHOW NELSON L |
| | | | | | | R | LNOW CATHERINE W Y |
| | | | | | | R | UEOARAUON OF TRUST |
| | | | | | | E | CHOW LIVING TRUST |

2366 25th AVE
2353/018





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| Year | Document | Record Date | Reel | Image | Document Type | Grantor Grantee | Name |
|------|------------|----------------|------|-------|---------------|--------------------|------------------------------|
| 2016 | K211584-00 | 03/04/2016 | | | DEED | R | WONG DICK S |
| | | | | | | R | WONG JANICE M |
| | | | | | | E | DICK S & JANICE M WONG TRUST |
| | | | | | | E | WONG DICK S |
| | | | | | | E | WONG JANICE M |

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2353 / 002E

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|------|------------|-------------|------|-------|---------------|-----------------------|--|
| 2016 | K351594-00 | 10/28/2016 | | | DEED | R R R E E | KAHN FAMILY TRUST KAHN JUDY K KAHN MARK A KOONS JEFFREY TAYLOR SUSANNA |

2350 25th AVE
2353/002C





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|------|------------|------------|------|-------|---------------|---------|--|---------------|
| | | Date | Reel | | | GranteE | | |
| 2013 | J617993-00 | 03/13/2013 | K852 | 0103 | DEED | R | | NGAI LAWRENCE |
| | | | | | | E | | TAN CECILIA |

2423 25th AVE
2400/003



**Statement of Appeal to Board of Supervisors of Conditional Use Authorization
Planning Case # 2018-011904CUA Building Permit Application 201808086754
1420 Taraval Street**

STATEMENT OF APPEAL (5 pages)

a) Set forth the part(s) of the decision the appeal is taken

from:

Paragraph 9 (pages 10-11). **General Plan Compliance. Housing Element Objectives and Policies**

Paragraph 10 (pages 15-16)

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies.

Paragraph 8 (pages 7-10)

- iii. Whether the property is a “historical resource” under CEQA
- iv. Whether the removal of the resource will have a substantial adverse effect under CEQA
- v. Whether the project converts rental housing to other forms of tenure or occupancy;
- vi. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;
- ix. Whether the project protects the relative affordability of existing housing;

Paragraph 7 (p.5-6)

- A. Compatibility with the neighborhood or community per SF Planning Code 303

b) Set forth the reasons in support of your appeal

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District, according to the CUA application packet. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. Reasons for this appeal are:

1) Not consistent with the San Francisco General Plan Housing Element and SF Planning Code 101.1(b)

The 1420 Taraval project is not consistent with Objectives 2 and 3 (see *Exhibit A: San Francisco General Plan Housing Element-Summary of Objectives and Policies attached hereto and incorporated*

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BY [Signature]

by reference) and several policies of the San Francisco General Plan Housing Element. These include:

Policy 2.1 Discourage the demolition of sound existing housing unless the demolition results in a net increase in affordable housing.

The 1420 Taraval project would replace naturally-affordable housing with market-rate housing and therefore is not consistent with Policy 2.1.

Policy 3.1 Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs

1420 Taraval is subject to the Residential Rent Stabilization and Arbitration Ordinance. Three tenants who comprise three separate households (in that they are not a family unit) have naturally affordable rent. Therefore, the project is not consistent with Policy 3.1

Policy 3.4 Preserve "naturally affordable" housing types, such as smaller and older ownership units.

1420 Taraval is a "naturally affordable" older housing type with annual property tax of \$1,869.32 for this fiscal year. The economics of demolishing existing rental property with a very low tax base and replacing it with market-rate housing with a tax base more than twenty times higher plus recovery of new construction costs (highest in the world in SF, according to the *New York Times*) further renders the existing housing type "naturally affordable" housing that should be preserved. Therefore, the project is not consistent with Policy 3.4.

Further, the 1420 Taraval project is **not in compliance with the San Francisco Planning Code Section 101.1(b)** which provides for general plan consistency and implementation including Priority Policies 2 and 3 (***see Exhibit B: SF Planning Code Section 101.1(b) attached hereto and incorporated by reference***)

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

“That the City’s supply of affordable housing be preserved and enhanced.”

2) Decreases “naturally affordable” housing in the Parkside district

The existing 3-story structure currently houses at least 3 current tenants living cooperatively in a 3-bedroom house and paying naturally affordable rent for 2,176 square feet of space (725 square feet per person). In contrast, average rent in San Francisco is \$3,688 for an average-sized apartment of 747 square feet, according to RentCafe.

The proposed project would replace “naturally affordable” housing with market-rate housing. Considering that San Francisco has the highest housing construction costs in the world, only high-income tenants would be able to afford living in the proposed new structure.

It should be noted that it is misleading that the 3-bedroom, 3-story, 2,176 square foot house has been represented variously as a 2-bedroom and even a 1-bedroom house (see p. 10 of decision, bottom of page).

According to the project plans, the second floor contains 4 good-sized rooms. The plans label two of the rooms as bedrooms and the other two rooms as family room and sitting room.

3) Displaces a minimum of 3 current tenants paying naturally affordable rent.

These tenants comprise 3 separate naturally-affordable rate households in that they arrived at 1420 Taraval at different times and are not part of a family unit. Multiple households living cooperatively and sharing existing structures are some of the most affordable housing available in San Francisco.

4) Destroys a rare historical resource and negatively impacts the look, feel and character of the Parkside district

The 1420 Taraval project would demolish one of Parkside’s earliest houses, a 1907-1909 craftsman which is the last remaining house in a row built by Hugh Keenan who also built the Grateful Dead house at 710

Ashbury Street. It was constructed following the 1906 earthquake. According to the Preservation Team Review Form attached to the CEQA Categorical Exception Determination (**see Exhibit C: Preservation Team Review Form attached hereto and incorporated by reference**),

“The subject property is significant under Criterion 1 as part of the early residential development of Parkside and the later evolution to accommodate commercial uses and under Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside.”

However, the subjective review concludes that the property “does not retain integrity due to significant alterations.”

According to Woody LaBounty, local historian and co-author of the Parkside District historic context statement adopted by the City of San Francisco, "With proper contextual consideration of the materials, design, feeling, location, association and setting, 1420 Taraval easily retains a majority of the seven aspects of historic integrity." (**see attached Exhibit D: Letter from local historian Woody LaBounty attached hereto and incorporated by reference**). LaBounty also states that the only modifications are minor, utilitarian and “entirely reversible.” Further, LaBounty states “This proposed project would destroy one of the last, best, early buildings on the Parkside District’s main street.”

In summary, the 1420 Taraval project is not consistent with the SF General Plan Housing Element and the project is not consistent with the Priority Policies of the SF Planning Code section 101.1(b) including affordable housing, existing housing and neighborhood character. Further, the Planning Department’s preservation team was correct in determining that 1420 Taraval is significant and a rare example but its subjective determination that the structure has lost integrity is not consistent with the views of local historians, preservationists and community members.

5) Demolition of the existing structure has a negative environmental impact.

There are significant negative environmental consequences of demolishing the existing structure. According to the Chicago Metropolitan Agency for Planning (CMAP), demolition and construction now account for 25% of the solid waste that ends up in US landfills each year. Also, hauling all of the debris to the dump is bad for climate change among many other environmental impacts.

6) Proposed project would cover up side windows of occupant apartments of small apartment building next door.

The 1420 Taraval project would cover up the side windows of the small apartment building next door at 1414 Taraval Street built in 1936. This will substantially impact the quality of life for existing occupants of 1414 Taraval Street next door to the project.

For all of the above reasons, the Sunset-Parkside Education Action Committee (SPEAK) respectfully requests that the Board of Supervisors exercise its oversight authority for the 1420 Taraval Street demolition and project.

I. SUMMARY OF OBJECTIVES & POLICIES

ISSUE 1: ADEQUATE SITES

OBJECTIVE 1 IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

POLICY 1.2
Focus housing growth and infrastructure-necessary to support growth according to community plans. Complete planning underway in key opportunity areas, such as Treasure Island, Candlestick Park and Hunter's Point Shipyard..

POLICY 1.3
Work proactively to identify and secure opportunity sites for permanently affordable housing.

POLICY 1.4
Ensure community based planning processes are used to generate changes to land use controls.

POLICY 1.5
Consider secondary units in community planning processes where there is neighborhood support and when other neighborhood goals can be achieved, especially if that housing is made permanently affordable to lower-income households.

POLICY 1.6
Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

POLICY 1.7
Consider public health objectives when designating and promoting housing development sites.

POLICY 1.8
Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial,

institutional or other single use development projects.

POLICY 1.9
Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

POLICY 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

ISSUE 2: CONSERVE AND IMPROVE EXISTING STOCK

OBJECTIVE 2 RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

POLICY 2.1
Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

POLICY 2.2
Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

POLICY 2.3
Prevent the removal or reduction of housing for parking.

POLICY 2.4
Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

POLICY 2.5
Encourage and support the seismic retrofitting of the existing housing stock.

POLICY 2.6
Ensure housing supply is not converted to de facto commercial use through short-term rentals.

OBJECTIVE 3 PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

POLICY 3.1
Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

POLICY 3.2
Promote voluntary housing acquisition and rehabilitation to protect affordability for existing occupants.

POLICY 3.3
Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

POLICY 3.4
Preserve "naturally affordable" housing types, such as smaller and older ownership units.

POLICY 3.5
Retain permanently affordable residential hotels and single room occupancy (SRO) units.

ISSUE 3: EQUAL HOUSING OPPORTUNITIES

OBJECTIVE 4 FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

POLICY 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

POLICY 4.2
Provide a range of housing options for residents with special needs for housing support and services.

POLICY 4.3
Create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.

Exhibit A

San Francisco Planning Code

SEC. 101.1. GENERAL PLAN CONSISTENCY AND IMPLEMENTATION.

(a) The General Plan shall be an integrated, internally consistent and compatible statement of policies for San Francisco. To fulfill this requirement, after extensive public participation and hearings, the Planning Commission shall in one action amend the General Plan by January 1, 1988.

(b) The following Priority Policies are hereby established. They shall be included in the preamble to the General Plan and shall be the basis upon which inconsistencies in the General Plan are resolved:

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

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

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

(4) That commuter traffic not impede Muni transit service or overburden our streets or 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;

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

(7) That landmarks and historic buildings be preserved; and,

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

(c) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after November 4, 1986, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the Priority Policies established above.

(d) The City may not adopt any zoning ordinance or development agreement authorized pursuant to Government Code Section 65865 after January 1, 1988, unless prior to that adoption it has specifically found that the ordinance or development agreement is consistent with the General Plan.

(e) Prior to issuing a permit for any project or adopting any legislation which requires an initial study under the California Environmental Quality Act, and prior to issuing a permit for any demolition, conversion or change of use, and prior to taking any action which requires a finding of consistency with the General Plan, the City shall find that the proposed project or legislation is consistent with the Priority Policies established above. For any such permit issued or legislation adopted after January 1, 1988 the City shall also find that the project is consistent with the General Plan.

(Added by Proposition M, 11/4/86; amended by Ord. 188-15, File No. 150871, App. 11/4/2015, Eff. 12/4/2015)

Exhibit B



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

| | | | |
|---------------------------------|--|-------------------------|----------|
| Preservation Team Meeting Date: | | Date of Form Completion | 6/6/2019 |
|---------------------------------|--|-------------------------|----------|

| | | |
|-----------------------------------|---------------------|----------------|
| PROJECT INFORMATION: | | |
| Planner: | Address: | |
| Stephanie Cisneros/Melanie Bishop | 1420 Taraval Street | |
| Block/Lot: | Cross Streets: | |
| 2353/010 | Taraval & 24th | |
| CEQA Category: | Art. 10/11: | BPA/Case No.: |
| B | N/A | 2018-011904ENV |

| | | | | | |
|---------------------------------------|-------------------------------------|---------------------------------------|----------------------------------|--|--|
| PURPOSE OF REVIEW: | | | PROJECT DESCRIPTION: | | |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input type="radio"/> Alteration | <input checked="" type="radio"/> Demo/New Construction | |

| | |
|------------------------------------|-----|
| DATE OF PLANS UNDER REVIEW: | N/A |
|------------------------------------|-----|

| | |
|--|--|
| PROJECT ISSUES: | |
| <input checked="" type="checkbox"/> | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/> | If so, are the proposed changes a significant impact? |
| Additional Notes: | |
| Submitted: Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting, LLC (November 2017). | |

| | | | |
|---|---|---|---|
| PRESERVATION TEAM REVIEW: | | | |
| Category: | <input type="radio"/> A | <input type="radio"/> B | <input checked="" type="radio"/> C |
| Individual | | Historic District/Context | |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: | |
| Criterion 1 - Event: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 2 -Persons: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 -Persons: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 3 - Architecture: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential: | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Period of Significance: | <input type="text"/> | Period of Significance: | <input type="text"/> |
| | | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor | |

Exhibit C 1 of 3

| | | | |
|---|---------------------------|--------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment to the individual historic resource: | <input type="radio"/> Yes | <input type="radio"/> No | |
| CEQA Material Impairment to the historic district: | <input type="radio"/> Yes | <input type="radio"/> No | |
| Requires Design Revisions: | <input type="radio"/> Yes | <input type="radio"/> No | |
| Defer to Residential Design Team: | <input type="radio"/> Yes | <input type="radio"/> No | |

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting, LLC (November 2017) and information found in the Planning Department files, the subject property at 1420 Taraval Street contains a three-story over raised basement, single-family residence. According to the original construction permit, the building was constructed in 1909 by Hugh Keenan, who worked as a builder with architect Robert Dickie Cranston to construct homes primarily in the Haight Ashbury neighborhood during the 1890's. Notable examples of their work include 710 Ashbury and 459 Ashbury. The partnership lasted briefly, with Keenan branching out as the sole proprietor of a construction company, working primarily in the Parkside. Though it is not known exactly when the partnership between Cranston and Keenan dissolved, Hugh Keenan Construction Company appears in newspaper articles and city directories after 1900. Extensive alterations have been made to the subject property including the front addition of commercial space (1946), window replacement, reconstruction of front steps, and remodel of front porch. It is likely the latter changes were completed without a permit, as no permit records have been found to confirm the date of these alterations.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located within the Parkside neighborhood on a block that includes residences constructed between 1909-1968. The initial residential development of Parkside occurred between 26th & Ulloa and 32nd & Vicente in the form of "Parkside Cottages"; typically one-story six-room structures with a variety of facade styles available (Source: San Francisco's Historic Parkside District:1905-1957 Context Statement). The subject property was constructed shortly after this initial wave of development and reflects the early development of Parkside and the subject block of Taraval, which was primarily residential.

A historical photo from 1914 included in the Historic Resource Evaluation Part I shows the block originally contained six properties built by Keenan that were similar in massing and style to 1420 Taraval. The subject building and 1409 Taraval are the only two properties remaining. Hugh Keenan was on the board of directors of the Parkside Realty Company (Source: San Francisco Chronicle, 1905), and his construction company was responsible for the construction of several streets and block grading in Parkside. In an effort to develop the area and attract residents, the Parkside Realty Company also formed a sister agency, the Parkside Transit Company, a private corporation that assisted in bringing public transit to the area and therefore, more prospective residents.

(continued)

| | |
|---|-------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date: |
| Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.06.07 11:08:07 -07'00' | |

The subject block was primarily residential and largely undeveloped aside from the six properties constructed by Keenan until approximately 1938. The 1938 Harrison Ryker aerial photograph of the subject block shows an increase in development with several larger scale properties constructed around the subject building. The 1950 Sanborn Map shows the property as it exists currently with the front commercial addition. Based on this historic documentation, it is likely the property added a commercial storefront to their existing property in order to accommodate new commercial development brought to the area by increased transit. Many properties like this exist along Taraval but have not been in use commercially in recent years. The property at 1420 Taraval tells the story of two separate waves of development in the Parkside along Taraval: the first initial wave of residential development occurring in the early 1900's and later, the development of the block commercially in the late 1930's and 1940's. Hugh Keenan Construction Company was integral in the development of Parkside as a neighborhood. The subject property is significant under Criterion 1 as part of the early residential development of Parkside and the later evolution to accommodate commercial uses and under Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside. However, the subject property does not retain integrity due to significant alterations over time including alterations to the commercial space which is no longer in use. The subject building is not eligible for listing in the California Register under any criteria as part of a historic district. The property at 1409 Taraval is a more intact representative example of single-family residential architecture from the early period of development in Parkside and is significant under Criterion 1 as part of the early residential development of Parkside and Criterion 3 as a rare example of early twentieth century residential architecture in the Parkside.

February 24, 2020

Board of Supervisors
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Appeal of 2018-011904PRG (1420 Taraval Street)**

Supervisors:

I am the founder of Western Neighborhoods Project, a twenty-year-old nonprofit dedicated to the history of the city's west side, a co-author of the city-adopted Parkside District historic context statement, and a native San Franciscan who has spent years working and residing in the Parkside.

I have great respect for Planning's preservation staff, and since last summer have tried to work with them in recognizing the importance of the house at 1420 Taraval Street to the neighborhood's history, character, and early development. To staff's credit, they disagreed with the opinion of the consultant hired by the project sponsor and acknowledged that 1420 Taraval *was* a potential historic resource, specifically, "an early and rare example of an early 20th century residence in the neighborhood." Unfortunately, staff then decided that the building had lost integrity and was therefore not a resource.

This is one of a handful of the earliest house in the Parkside, with a distinctive Arts and Crafts style, in a highly visible part of the district at 24th and Taraval Streets. 1420 Taraval represents the first architectural style of this neighborhood before it was overrun by stucco Mediterranean styles in the 1920s and is the sole survivor of a row constructed by builder Hugh C. Keenan, a director of the firm responsible for the district's creation, the Parkside Realty Company.

The guidelines for analyzing a property's integrity are detailed, consisting of seven official criteria, but in the end, determination on whether integrity is lost is a fairly subjective decision. One criteria, for example, is "feeling." I contend that the historic nature of the building is evident at a glance, and certainly retains integrity to convey its significance. Planning staff cited loss of the original porch railings and posts and the replacement of the windows as the primary reasons for determining a loss of integrity. These are fairly minor and utilitarian issues with a 110-year-old building subject to the ocean breezes and fog of the Parkside, and entirely reversible alterations. 1420 Taraval still has its gable trim, knee braces, rafter tails, entry porch, and possibly its original shingle cladding. With proper contextual consideration of the materials, design, feeling, location, association, and setting, 1420 Taraval easily retains a majority of the seven aspects of historic integrity. Please take a close look at the existing façade.

Members of the Planning Commission, rightly concerned about San Francisco's affordability crisis, have expressed a desire for the three units and commercial storefront this project proposes in replacement. But two additional **market rate units** will not change the dynamics of the real estate and rental market, and will not be in the financial reach of our teachers, fixed-income seniors, struggling families, or unhoused population. And there are many, many unrented commercial storefronts already on Taraval Street. This is not a neighborhood that needs another empty one.

Of the more than 400 properties on Taraval Street from 17th Avenue to Ocean Beach there are only three known that predate World War I and only two of them have not been radically modified. **This**

proposed project would destroy one of the last, best, early buildings on the Parkside District's main street. Taraval is rich with potential sites to increase density, but this isn't one of them.

San Francisco is a city known for distinctive neighborhoods. The Parkside's development and character was and is different than the rest of the greater Sunset District, but each time we lose one of these early buildings, the Parkside gets closer to a form of anonymity. When these handsome early homes are gone they're gone forever.

Despite the project architect claiming at the last hearing that there had been "not one objection" to the demolition of this historic house, a number of neighbors have worked with staff to try and stop its destruction since last July. As a last resort, we ask you to step in and save this building for the Parkside.

Sincerely,



Woody LaBounty



1420 Taraval Street, taken on January 1, 2020.



1420 Taraval Street, taken on January 1, 2020 (above), and in 1923 (far right in photo below).





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Memo to the Planning Commission

HEARING DATE: JANUARY 30, 2020
CONTINUED FROM DECEMBER 12, 2019

DATE: January 23, 2020
TO: Planning Commission
FROM: Linda Ajello Hoagland, Planner 2018-011904CUA
RE: 1420 Taraval Street Update (Case No. 2018-011904CUA)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On December 12, 2019, the Planning Commission continued the Conditional Use Authorization for 1420 Taraval Street to the public hearing on January 30, 2020, with the direction to provide more information and updated plans to better substantiate the Project. The Project Sponsor has since submitted revised plans providing additional information, as follows:

- Printing errors have been resolved and proposed elevations are now visible;
- The location of the master bedroom and living room have been reversed so the living room now faces the street;
- The rear yard roof deck has been setback 5-feet from the eastern property line and planters have been added along the north and east sides;
- Planters have been added on the north and south sides of the roof deck;
- The location of elevator has been shifted further toward the rear of the building;
- The width of the storefront display area has been increased;
- A 6-foot high opaque screen has been added at the north and east sides of the roof deck to address privacy concerns; and
- The 30-inch high roof parapet has been eliminated.

No changes were made to the total building area, residential gross square footage, or number of residential units.

Attachments:

- Draft Motion
- Updated Plans



SAN FRANCISCO PLANNING DEPARTMENT

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SAN FRANCISCO

2020 MAR -2 PM 2: 03

BY

Planning Commission Draft Motion

HEARING DATE: JANUARY 30, 2020

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CA 94103-2479

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Record No.: 2018-011904CUA
Project Address: 1420 TARAVAL STREET
Zoning: Taraval Street Neighborhood Commercial District (NCD) Zoning District
65-A Height and Bulk District
Taraval Street Restaurant Subdistrict
Block/Lot: 2353/010
Project Sponsor: William Pashelinsky
1937 Hayes Street
San Francisco, CA 94117
Property Owner: Peter Mandel
San Francisco, CA 94127
Staff Contact: Linda Ajello Hoagland, AICP – (415) 575-6823
linda.ajellohoagland@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO DEMOLISH A 2,176 SQUARE FOOT, THREE-STORY SINGLE-FAMILY RESIDENCE, AND CONSTRUCT A NEW, APPROXIMATELY 6,219 SQUARE FOOT, FOUR-STORY, 45-FOOT TALL, MIXED-USE BUILDING WITH THREE DWELLING UNITS AND APPROXIMATELY 1,731 SQUARE FEET OF GROUND FLOOR COMMERCIAL WITHIN THE TARAVAL STREET NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 30, 2018, William Pashelinsky (hereinafter "Project Sponsor") filed Application No. 2018-011904CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing 3-story single family dwelling and construct a new four-story, 45-ft tall, mixed-use building with 3 dwelling units and 1,731 square feet of ground floor commercial use (hereinafter "Project") at 1420 Taraval Street, Block 2353 Lot 010 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

On December 12, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011904CUA. At the public hearing, the Planning Commission continued the Project to the public hearing on January 30, 2020.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-011904CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 Authorization as requested in Application No. 2018-011904CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the demolition of an existing 2,176 square foot, three-story, single-family home and construction of a new four-story, 45-ft tall, mixed use building (approximately 6,219 square feet) with 3 dwelling units, approximately 1,731 square feet of ground floor commercial use, 1,392 square feet of open space through a combination of private and common opens space, including a roof deck, and 3 Class 1 bicycle parking spaces. No off-street parking is proposed. The Project includes a dwelling-unit mix consisting of 3 (approximately 1,600 square foot each), three-bedroom and 2 bath units.
3. **Site Description and Present Use.** The Project is located on the north side of Taraval Street, between 24th and 25th Avenues; Lot 010 in Assessor's Block 2353 within the Taraval Street Neighborhood Commercial District (NCD) Zoning District with a 65-A Height and Bulk District. The site is an approximately 2,500 square foot uphill sloping lot with 25 feet of frontage and a depth of 100 feet. The project site has an existing approximately 2,176 square foot, three-story, single-family home constructed circa 1900. The structure is currently used as a rental property with the current lease expiring prior to the start of construction. There is no off-street parking for the property.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the Parkside neighborhood. Parcels within the immediate vicinity consist of two- to three-story single- and multi-family dwellings, single- and two-story commercial buildings and two- to four-story mixed-use buildings of varied design and construction dates. The block-face is characterized by two- to three-story buildings of mixed architectural style. The adjacent properties to the east and west are improved with a two-story commercial building and a three-story multi-family dwelling constructed in 1968 and 1936, respectively, and a three-story multi-family dwelling to the north, constructed in 1927. The surrounding properties are located in the Taraval Street NCD, RH-1

(Residential-House, One-Family), and RM-1 (Residential-Mixed, Low Density) Zoning Districts. The subject property is also within .25-miles of stops for the L and L-OWL MUNI transit lines.

5. **Public Outreach and Comments.** To date, the Department has received three comments expressing opposition to the demolition of the existing 1907 building due to its historical value in the neighborhood.
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. **Permitted Uses in Taraval Street NCD Zoning District.** Planning Code Section 733 states that residential and commercial uses are permitted within the Taraval Street NCD Zoning District.

The Project would construct a four-story, mixed-use building with three dwelling units with ground floor commercial and, therefore complies with Planning Code Section 733.

- B. **Residential Demolition – Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in any Zoning District. The Code establishes criteria that the Planning Commission shall consider in the review of applications for residential demolition.

As the Project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion (See Below).

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at the second story and at each succeeding level or story of the building, and at the first story if it contains a dwelling unit.

The Project site is 100 feet deep and provides a 25-foot rear yard at the second level (first residential level) and would comply with Planning Code Section 134.

- D. **Usable Open Space.** Planning Code Sections 135 and 733 require 100 square feet of usable open space per unit if private, or 133 square feet if common.

The Project provides approximately 558 square feet of private open space for unit one within the rear yard area and two, approximately 380 square foot, private roof decks for units two and three. The private open space areas for all units exceeds the 100 square feet required; therefore, the Project provides code-complying open space for all dwelling units.

- E. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is located within 300 feet of a possible Urban Bird Refuge as defined in Section 139, and the Project meets the requirements for feature-related hazards.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 feet in width.

The Project organizes the dwelling units to have exposure on Taraval Street or the code-complying rear yard; therefore, the Project complies with Planning Code Section 140.

- G. **Shadow.** Planning Code Sections 147 and 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

A shadow analysis was prepared for the project determined that the proposed project would not cast shadows on any parks or open spaces at any time during the year.

- H. **Off-Street Parking.** Planning Code Section 151.1 does not require off-street parking for residential and non-residential uses and allows for a maximum of 1.5 parking spaces for each dwelling unit and a maximum of 1.5 per 500 square feet of occupied floor area, up to 20,000 where the occupied floor area exceeds 5,000 square feet for retail sales and service uses.

The Project does not provide any off-street parking space and, therefore complies with Planning Code Section 151.1.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 space for every 20 dwelling units. Additional bicycle parking requirements apply based on classification of non-residential uses, at least two Class 2 spaces are required for retail sales and service uses.

The Project includes three dwelling units; therefore, the Project is required to provide three Class 1 bicycle parking spaces for residential uses and two Class 2 bicycle parking spaces for the non-residential uses. The Project will provide three Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2

- J. **Height and Bulk.** Planning Code Sections 260 and 270 outlines the height and bulk districts within the City and County of San Francisco. Planning Code Section 270 defines the base of the building as the lowest portion of the building extending vertically to a streetwall height up to 1.25 times the width of the widest abutting street or 50 feet, whichever is more. There are no length or diagonal dimension limitations applicable to the base. The Project is located in a 65-A Height and Bulk District. Therefore, the proposed development is permitted up to a height of 65 feet and a 110-foot maximum length and 125-foot maximum diagonal for a height above 40 feet.

The Project proposes a building that will be approximately 45 feet tall, which is below the 65-foot height limit. Taraval Street is 80 feet in width, so the Project base would be considered 100 feet (80x1.25). Planning Code Section 270 states that there are no length or diagonal dimension limits applicable to the base and, therefore complies with the Planning Code and the Height and Bulk District.

- K. **Rear Yard Requirement.** Planning Code Section 134 requires a minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by averaging of the adjacent rear building walls. When averaging, the minimum rear yard allowed is 25%, but in no case less than 15 feet, and shall be provided at the ground level. Permitted projections into the rear yard are also permitted per Planning Code Section 136, such as a two-story addition projecting up to 12 feet into the rear yard with 5-foot side setbacks on each side for the length of the projection.

The subject property is 100 feet deep; and the average rear yard depth of the adjacent neighbors is 37 feet, 3 inches; therefore, the rear yard requirement is 37 feet, 3 inches. The Project, which includes a permitted single-story, 9-foot, 1-inch projection, complies with the rear yard requirements

- L. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of a building that results in two net new dwelling units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A

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

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

The use and size of the proposed project is compatible with the surrounding neighborhood. The proposal would demolish an existing, 2,176 square foot, single-family dwelling. The new building will contain approximately 1,731 square feet of ground floor commercial and three 3-bedroom dwelling units ranging in size from approximately 1,578 square feet to 1,672 square feet. The siting of the new building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of three new dwelling units is necessary and compatible with the surrounding neighborhood and the larger City.

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project includes a four-story massing along the street, which is appropriate given the context of the surrounding neighborhood. The proposed building provides rear setbacks, all which help to sculpt the building to minimize impacts and remain compatible with the neighborhood's two- to-four-story buildings.

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

The Project would not adversely affect public transit in the neighborhood. The Project site is located close to several MUNI bus lines, including the L and L-OWL MUNI transit lines. The Project provides no off-street parking, which supports the City's transit first policies. Provision of bicycle storage areas along with the close proximity to mass transit is anticipated to encourage residents, employees and visitors to use alternate modes of transportation.

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

The Project will comply with Title 24 standards for noise insulation. The Project will also be subject to the standard conditions of approval for lighting and construction noise. Construction noise impacts would be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended May 2014). The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation,

demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the Project would be required to follow specified practices to control construction dust and to comply with this ordinance. Overall, the Project is not expected to generate dust or odor impacts.

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

The Project will provide the required number of street trees and bicycle parking along the public-rights-of-way.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed Project is consistent with the stated purpose of the Taraval Street Neighborhood Commercial District (NCD) in that the commercial use is located at the ground floor, protects the rear yard at residential levels and is consistent with the Planning Code for mixed-use buildings in the Taraval Street NCD.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications for Residential Demolition. On balance, the Project does comply with said criteria in that:

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

A review of the Department of Building Inspection and the Planning Department databases showed no open enforcement cases or notices of violation for the subject property.

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

The existing dwelling is currently used as a rental and does not have any past code-violations.

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

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the structure is not a historical resource.

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

Not Applicable. The existing structure is not a historic resource.

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

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building is a single-family residence and is used as such.

- vi. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The existing single-family dwelling is used as a rental property. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction neither history nor eviction notices filed at the Rent Board for 1420 Taraval Street.

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

Although the Project proposes the demolition of an existing dwelling, the new construction will result in two additional dwelling units.

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

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing a mixed-use building with ground floor commercial and three dwelling units that are consistent with the Taraval Street NCD Zoning District. The proposed mixed-use development is characteristic of other existing residential buildings located along Taraval Street; two net new dwelling units would be added to the City's Housing Stock.

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

The Project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit; however, the project will add two family-sized dwelling units to the City's Housing Stock.

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

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than ten units.

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

The Project proposes in-fill housing with a total of three dwelling units which is consistent with the varying neighborhood density. The proposed mixed-use development is characteristic of other existing residential buildings located along Taraval Street and in the surrounding neighborhood.

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

The Project proposes an opportunity for family-sized housing. Three 3-bedroom units are proposed within the new building. Currently, the property only contains one dwelling with two bedrooms.

- xiii. Whether the project creates new supportive housing;

The Project does not create new supportive housing.

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

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The proposed residential development is characteristic of other existing residential uses along Taraval Street and in the surrounding neighborhood.

- xv. Whether the project increases the number of on-site Dwelling Units;

The Project will increase the number of on-site units from one dwelling unit to three dwelling units.

- xvi. Whether the project increases the number of on-site bedrooms.

The existing dwelling contains two bedrooms. The Project proposes a total of nine bedrooms between the three dwelling units.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and

The maximum density for the subject property is three units (one dwelling unit per 800 square feet of lot area). The Project proposes the new construction of a mixed-use, three-unit building with ground floor commercial, maximizing the density permitted in the Taraval Street NCD Zoning District.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The existing single-family dwelling is currently used as a rental property. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, nor any documentation indicating an eviction history nor eviction notices filed at the Rent Board for 1420 Taraval Street.

Regarding unit size and count, the existing dwelling unit has approximately 2,176 square feet of habitable area and two bedrooms. The proposed building contains three, 3-bedroom units. The new units provide more than the existing square footage and bedroom count.

9. **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 2.1:

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

The Project proposes to demolish an existing structure containing one bedroom and one bathroom to construct three new dwelling units each with two-bedrooms and thereby contributes to the general housing stock of the city.

**OBJECTIVE 3:
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.**

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

While the Project will demolish an existing single-family dwelling, the new construction will result in an increase in the density of the property and contributes two net new dwelling units, a net addition of five bedrooms, to the existing housing stock.

**OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

Policy 4.1:

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

The Project proposes to demolish a single-family residence with one bedroom to construct three dwelling units, each with 3-bedrooms which could accommodate families with children.

**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 respect existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The subject property is within the Taraval Street Neighborhood Commercial Zoning District which allows for higher residential density than the existing single-family dwelling. The Project proposes a total of three dwelling units on a property located in a neighborhood consisting of two- to three-story single- and multi-family dwellings, single- and two-story commercial buildings and two- to four-story mixed-use buildings. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2:

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BY REGION

Policy 2.11:

Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.

The Project proposes two roof decks that have potential for planters and additional landscaping.

OBJECTIVE 3:

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

Policy 3.6:

Maintain, restore, expand and fund the urban forest.

The Project will add to the urban forest with the addition of a new street tree.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install a new street tree along Taraval Street. Frontages are designed with transparent glass and intended for active spaces oriented at the pedestrian level.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes 3 Class 1 and 2 Class 2 bicycle parking spaces in secure, convenient locations.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project does not provide any off-street vehicular parking, which complies with Planning Code Section 151.1.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The Project proposes demolition of an existing single-family building to construct a mixed-use, three-family building with ground floor commercial use. Similar to other existing structures on the block-face, the new building proposes a ground floor commercial storefront with residential above.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. The ground floor commercial use continues the pattern of existing mixed-use buildings in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.

OBJECTIVE 2:

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

Policy 2.6:

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

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall heights. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

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

While the existing housing is proposed to be demolished, the replacement building would provide three dwelling units in a neighborhood made up of single-family residences to small multi-unit buildings of mixed architectural character, as well as commercial uses.

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

The existing single-family dwelling is not designated as affordable housing. The three proposed dwelling units will also not be designated as affordable housing.

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

The Project Site is served by nearby public transportation options. The subject property is within .25-miles of stops for the L and L-OWL MUNI transit lines. Future residents would be afforded proximity to a bus line. The Project also provides bicycle parking for residents and their guests.

- 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 does not involve the creation of commercial office development. The Project would enhance opportunities for resident employment and ownership in retail sales and service sectors by providing for new housing and commercial space, which will increase the diversity of the City's housing supply (a top priority in the City) and provide new potential neighborhood-serving uses and employment opportunities.

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

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

- G. That landmarks and historic buildings be preserved.

A City Landmark or historic building does not occupy the Project site.

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

The Project will have no negative impact on existing parks and open spaces. The shadow analysis conducted for the Project concluded that no new shadows would be cast on Mc Coppin Park. The height of the proposed structure is compatible with the established neighborhood development.

11. 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.
12. 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 Authorization Application No. 2018-011904CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 3, 2020, 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. 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 January 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 30, 2020

EXHIBIT A

AUTHORIZATION

his authorization is for a conditional use to the demolish an existing 3-story single family dwelling and construct a new four-story, 45-ft tall, mixed-use building with 3 dwelling units and 1,731 square feet of ground floor commercial use located at 1420 Taraval Street, Block 2353, and Lot 10 pursuant to Planning Code Section(s) 317 and 303 within the Taraval Street Neighborhood Commercial District and a 65-A Height and Bulk District; in general conformance with plans, dated January 3, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2018-011904CUA and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020 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 January 30, 2020 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. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

11. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 3 bicycle parking spaces (3 Class 1 spaces for the residential portion of the Project and 2 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

13. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

MONITORING - AFTER ENTITLEMENT

14. **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

15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

16. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdprw.org>

17. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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

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

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

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

- San Francisco Building Code 2016 Edition
- San Francisco Fire Code 2016 Edition
- San Francisco Plumbing Code 2016 Edition
- San Francisco Electrical Code 2016 Edition
- San Francisco Mechanical Code 2016 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions.

The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.

D. Unless otherwise shown or noted, all typical details shall used where applicable.
E. All details shall be construed typical at similar conditions.
F. All drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.
G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local building departments, on these plans shall be done by an independent inspection company.
H. Finishes: Replace patch, repair and re/finish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface, all surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified in order to complete the work as herein described in these drawings.

J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

DRAWING INDEX:

- A 1.01 SITE AND ROOF PLAN, GENERAL NOTES, AND DRAWING INDEX
- A 1.02 SITE AND ROOF PLANS EXISTING
- A 2.01 FLOOR PLANS EXISTING
- A 2.02 FLOOR PLANS PROPOSED
- A 2.03 FLOOR PLANS PROPOSED
- A 2.03 FLOOR PLANS PROPOSED
- A 3.00 EXTERIOR ELEVATIONS
- A 3.01 EXTERIOR ELEVATIONS
- A 3.02 EXTERIOR ELEVATIONS
- A 3.03 EXTERIOR ELEVATIONS
- A 3.04 EXTERIOR ELEVATIONS
- A 4.01 BUILDING SECTION
- A 4.02 BUILDING SECTION
- C-2 GREEN BUILDING FOR SITE PERMIT CIVIL SURVEY

PROJECT INFORMATION:

ZONING: NCD TARAVALL NEIGHBORHOOD COMMERCIAL DISTRICT

OCCUPANCY R-3
EXISTING USE: 1 FAMILY RESIDENCE
PROPOSED USE: THREE RESIDENTIAL UNITS OVER COMMERCIAL SPACE

PROPOSED BUILDING HEIGHT: 45'-4"

PROPOSED 4 STORIES

CONSTRUCTION TYPE: 3-A

BUILDING TO BE FIRE SPRINKLERED NFPA-13 R WORK BY SEPARATE PERMIT

BLOCK 2353 LOT 01D

SCOPE OF WORK:
NEW 3 UNIT RESIDENTIAL BUILDING

PROJECT STATISTICS

| PROPOSED | COMMON | RESIDENTIAL | COMMERCIAL | TOTAL |
|------------|----------|-------------|------------|----------|
| 1ST FLOOR: | 759 SF | 0 SF | 1,713 SF | 2,472 SF |
| 2ND FLOOR: | 241 SF | 1,604 SF | 0 SF | 1,845 SF |
| 3RD FLOOR: | 238 SF | 1,580 SF | 0 SF | 1,818 SF |
| 4TH FLOOR: | 238 SF | 1,634 SF | 0 SF | 1,872 SF |
| ROOF: | 202 SF | 0 SF | 0 SF | 202 SF |
| TOTAL | 1,168 SF | 4,818 SF | 1,713 SF | 8,209 SF |

| | |
|--------|----------|
| UNIT 1 | 1,604 SF |
| UNIT 2 | 1,580 SF |
| UNIT 3 | 1,634 SF |

OPEN SPACE:

REQUIRED OPEN SPACE EA UNIT 300 SF

| | |
|--------|--|
| UNIT 1 | 558 SF |
| UNIT 2 | 56 SF AT UNIT: REQUIRED OPEN SPACE PROVIDED AT ROOF DECK |
| UNIT 3 | 0 SF AT UNIT: OPEN SPACE PROVIDED AT ROOF DECK |
| ROOF | 778 SF: DECK OPEN TO UNIT 2 AND 3 |

BIKE PARKING

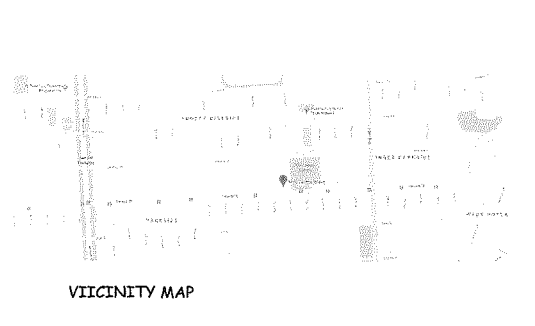
3 CLASS A SPACES PROVIDED
SEE A 2.02 1ST FLOOR PLAN

ABBREVIATIONS:

| | | | |
|---------|--------------------------|----------|------------------------|
| CL | AT CENTERLINE | HGT./HT. | HEIGHT |
| Ø | DIAMETER OR ROUND | INSUL. | INSULATION |
| (E) | EXISTING | | |
| (N) | NEW | | |
| (R) | REPLACE | MPG. | MANUFACTURING |
| | | MAX. | MAXIMUM |
| | | MTL. | METAL |
| | | MIN. | MINIMUM |
| OFF | ABOVE FINISH FLOOR | O.C. | ON CENTER |
| BM | BEAM | PR. | PAIR |
| BLDG. | BUILDING | PKT. | POCKET |
| CBG | CALIFORNIA BUILDING CODE | P.T. | PRESSURE TREATED |
| CLR | CLEAR | REF. | REFRIGERATOR |
| CLOS. | CLOSET | REQ'D | REQUIRED |
| CONC. | CONCRETE | REQ'T | REQUIRED |
| DECK | DECKING | RTR. | RETAINING |
| DET. | DETAIL | R & S | ROD AND SHELF |
| DIA. | DIAMETER | RM. | ROOM |
| DISP. | DISPOSAL | | |
| DW. | DISHWASHER | SIM. | SIMILAR |
| DR. | DOOR | S.C. | SOLID CORE |
| DBL. | DOUBLE | SQ. FT. | SQUARE FOOT/FEET |
| DN. | DOWN | STOR. | STORAGE |
| DRWGS. | DRAWINGS | STRUCT. | STRUCTURAL |
| D | DRYER | | |
| EA. | EACH | TEMP. | TEMPERED |
| | | TRANS. | TRANSPARENT |
| | | TYP. | TYPICAL |
| F | FAHRENHEIT | U.O.N. | UNLESS OTHERWISE NOTED |
| FIN. | FINISH | | |
| F.R. | FIRE RATED | | |
| FLR. | FLOOR | | |
| FR. | FOOT OR FEET | V.I.F. | VERIFY IN FIELD |
| FREN. | FRENCH | | |
| FURN. | FURNISH | W | WASHER |
| FURR. | FURRING | WH. | WATER HEATER |
| | | WP | WATERPROOF |
| GA. | GAUGE | WDO. | WINDOW |
| GL. | GLAZING | W/ | WIDTH |
| GYP. | GYPSPUM | WD. | WOOD |
| GYP.BD. | GYPSPUM BOARD | | |

DRAWING SYMBOLS

- 101 DOOR NUMBER
- 201 WINDOW NUMBER
- 301 SKYLIGHT NUMBER
- 401 DRAWING REVISION
- 1 6.02 DETAIL NUMBER AND DRAWING REFERENCE
- 1 NOTE/ITEM NUMBER
- 0'-0" GRADE
- PL - PROPERTY LINE
- 1 101 ELEV. NO. DRAWING REFERENCE



VICINITY MAP

WILLIAM PASHELINSKY ARCHITECT
1907 HAYES STREET
SAN FRANCISCO, CA 94117
415 274 2076
818681@gmail.com

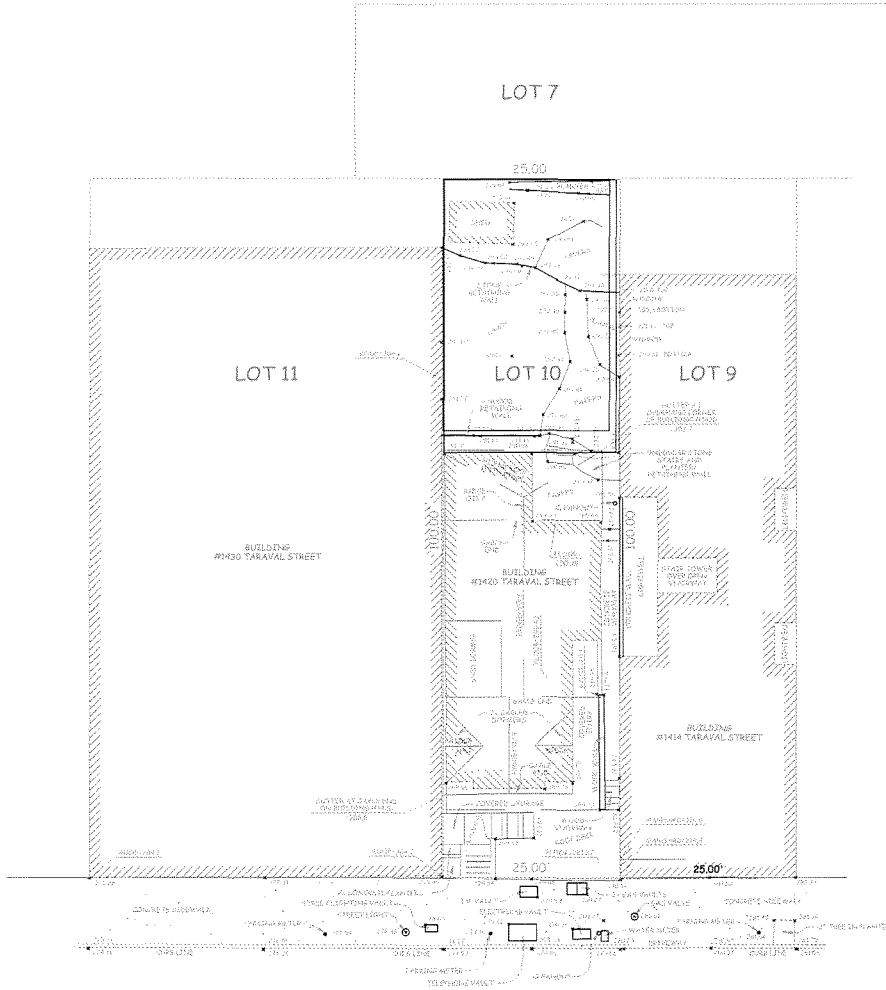
NEW 3 UNIT RESIDENCE OVER COMMERCIAL SPACE
1526 TARAVALL STREET
SAN FRANCISCO, CA

ALL DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

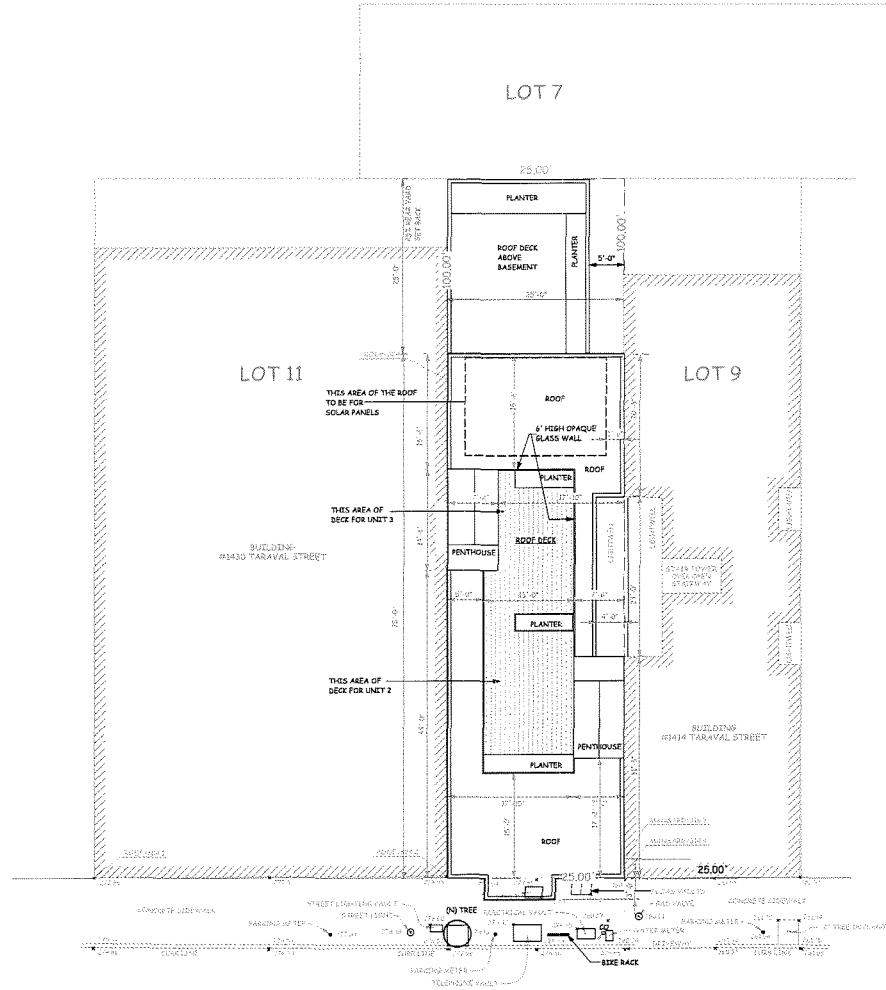
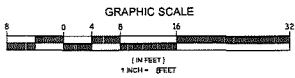
| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 11/7/19 | PLANNING REV |
| 2 | 11/7/19 | PLANNING REV |
| 4 | 01.03.20 | PLANNING REV |

PROJECT NO. 2017.03
SHEET

**NEW 3 UNIT
 RESIDENCE OVER
 COMMERCIAL SPACE**
 1420 TARAVAL STREET
 SAN FRANCISCO, CA.



SITE PLAN (E)
 1/8"=1'-0"

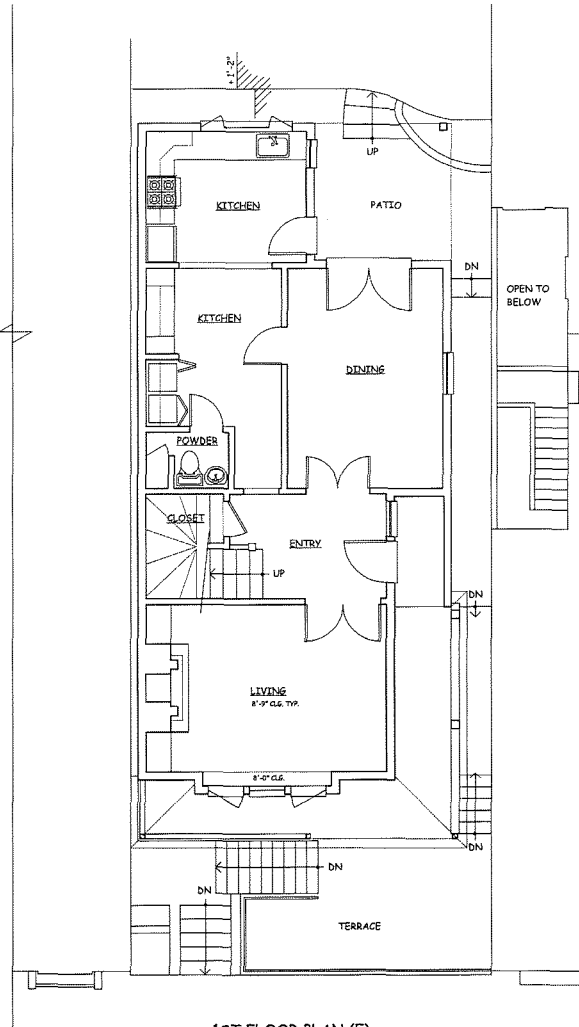


SITE PLAN (N)
 1/8"=1'-0"

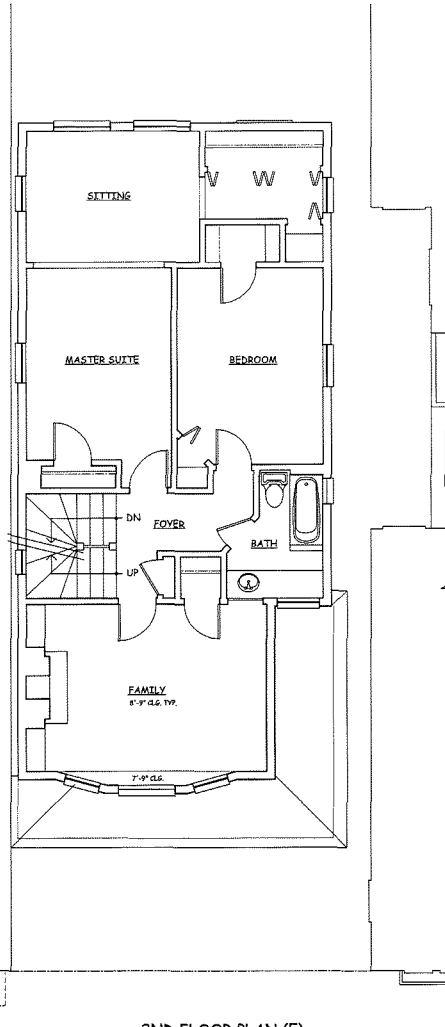
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT.

| NO. | DATE | DESCRIPTION |
|-----|----------|---------------|
| 1 | 05.15.20 | PLANNING REV. |
| 4 | 01.03.20 | PLANNING REV. |

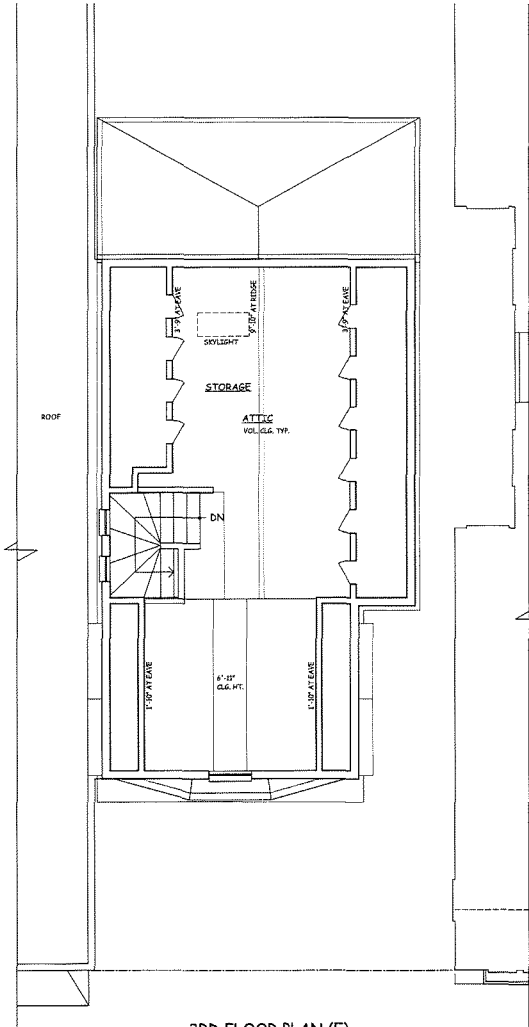
PROJECT NO. 191732
 SHEET



1ST FLOOR PLAN (E)
 1/4"=1'-0"



2ND FLOOR PLAN (E)
 1/4"=1'-0"



3RD FLOOR PLAN (E)
 1/4"=1'-0"

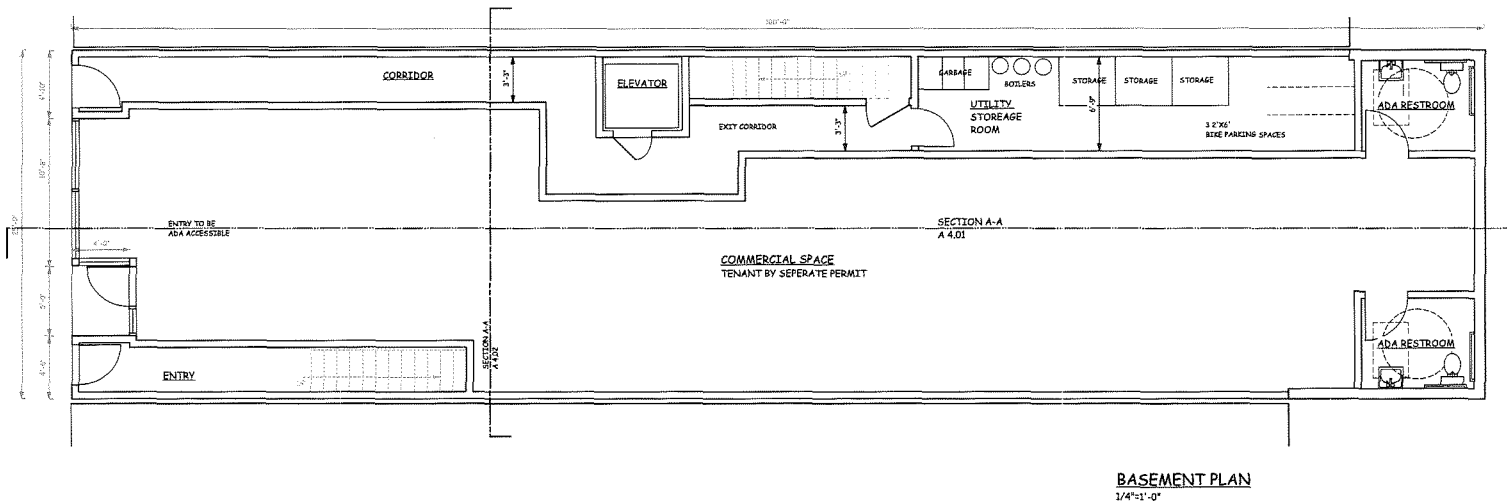
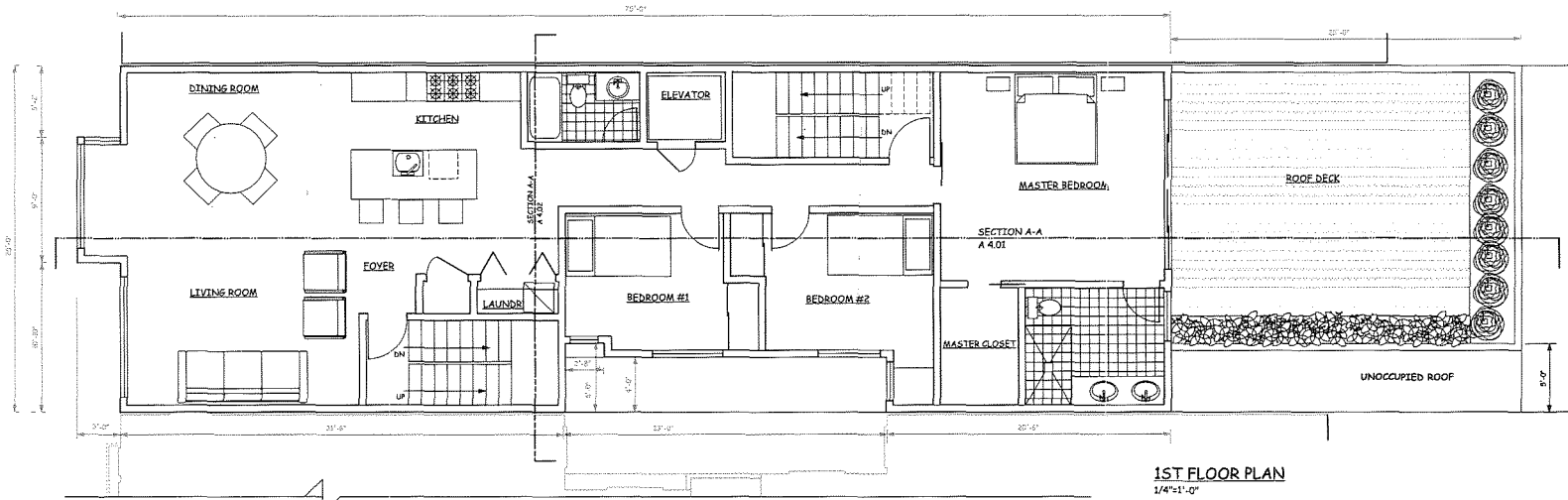
(E) BUILDING TO BE DEMOLISHED

EXISTING BUILDING STATS

| | |
|------------|----------|
| 1ST FLOOR: | 865 SF |
| 2ND FLOOR: | 986 SF |
| 3RD FLOOR: | 325 SF |
| TOTAL: | 2,176 SF |

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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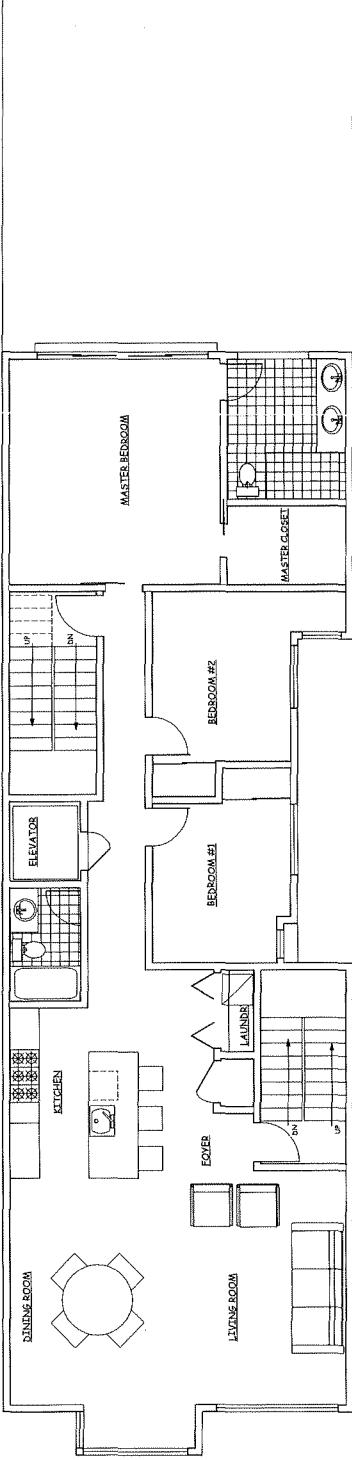
WILLIAM PASHELINSKY ARCHITECT
1327 HAYES STREET
SAN FRANCISCO, CA 94117
415 379 3676
rlpash@earthlink.net

NEW 3 UNIT RESIDENCE OVER COMMERCIAL SPACE
1425 MARIAL STREET
SAN FRANCISCO, CA

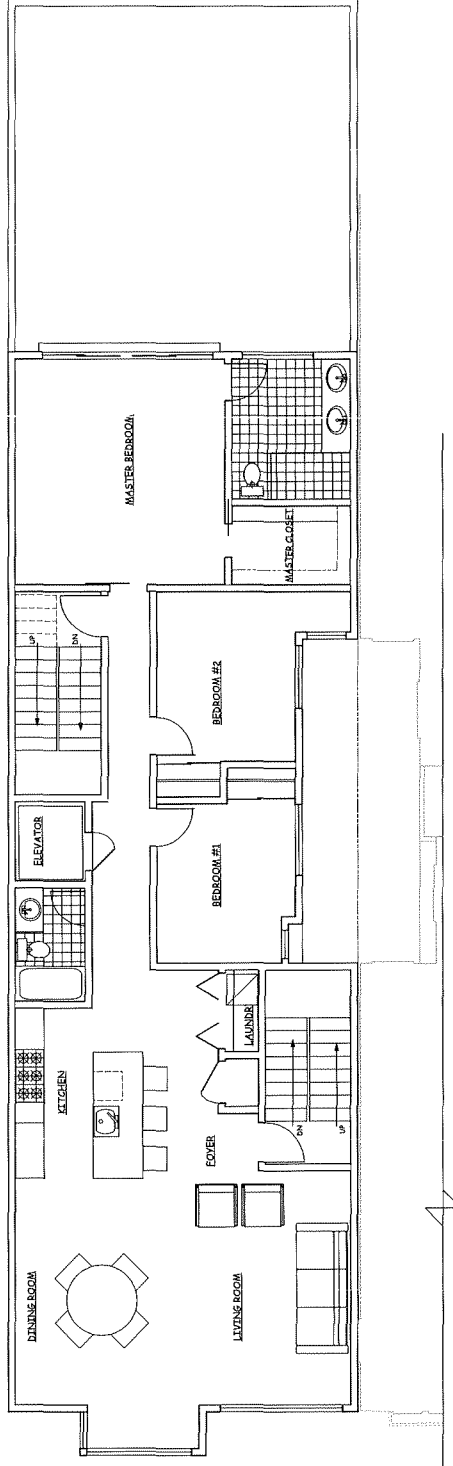
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND THESE DRAWINGS, INCLUDING AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT, NONE OF THESE IDEAS, DESIGN ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 05.15.19 | PLANNING REV |
| 4 | 01.03.20 | PLANNING REV |
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PROJECT NO. 2017.32
SHEET



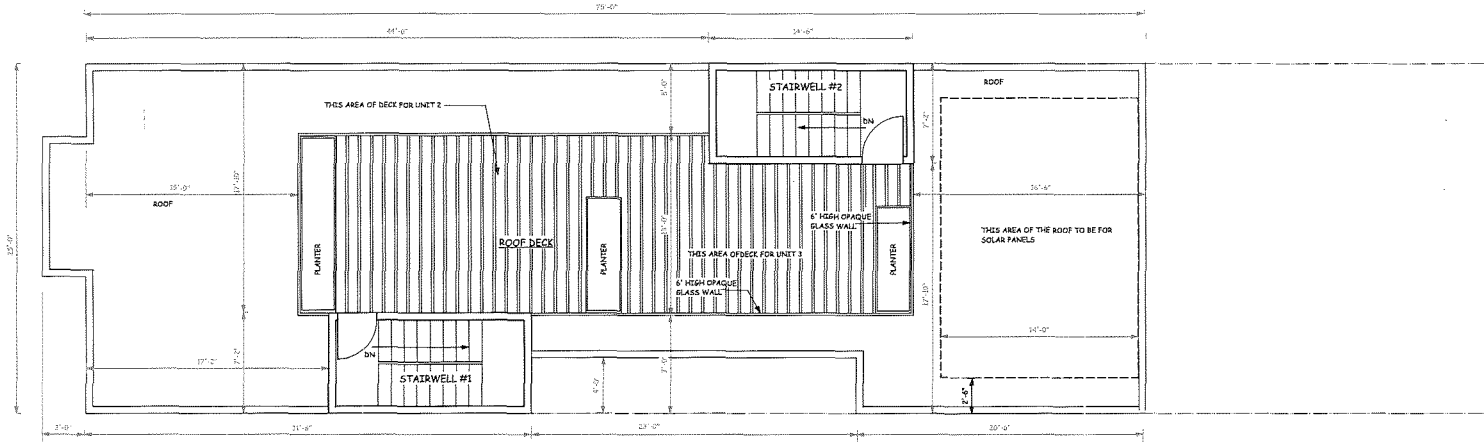
3RD FLOOR PLAN
1/4"=1'-0"



2ND FLOOR PLAN
1/4"=1'-0"

**WILLIAM PASHELINSKY
ARCHITECT**
1937 HAYES STREET
SAN FRANCISCO, CA 94117
415 578 2876
wipash@gmail.com

**NEW 3 UNIT RESIDENCE
OVER COMMERCIAL
SPACE**
1825 BAYVIEW STREET
SAN FRANCISCO, CA



ROOF PLAN
1/4"=1'-0"

ROOF 1: 1,870 S.F.
STAIR PENTHOUSES: 206 S.F.
ALLOWABLE 1,870X2= 374 S.F.

PER BETTER ROOF CIRCUMSTANCE
SOLAR PANELS TO BE PROVIDED
1,870X15= 280 S.F.

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. NONE OF THESE IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT.

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 05.15.19 | PLANNING REV |
| 4 | 01.03.20 | PLANNING REV |
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PROJECT NO. 2017.32
SHEET

**WILLIAM PASHELINSKY
ARCHITECT**
10150 WILSON BLVD, SUITE 110
LOS ANGELES, CA 90024
310.207.1117
wpa@wpaarch.com

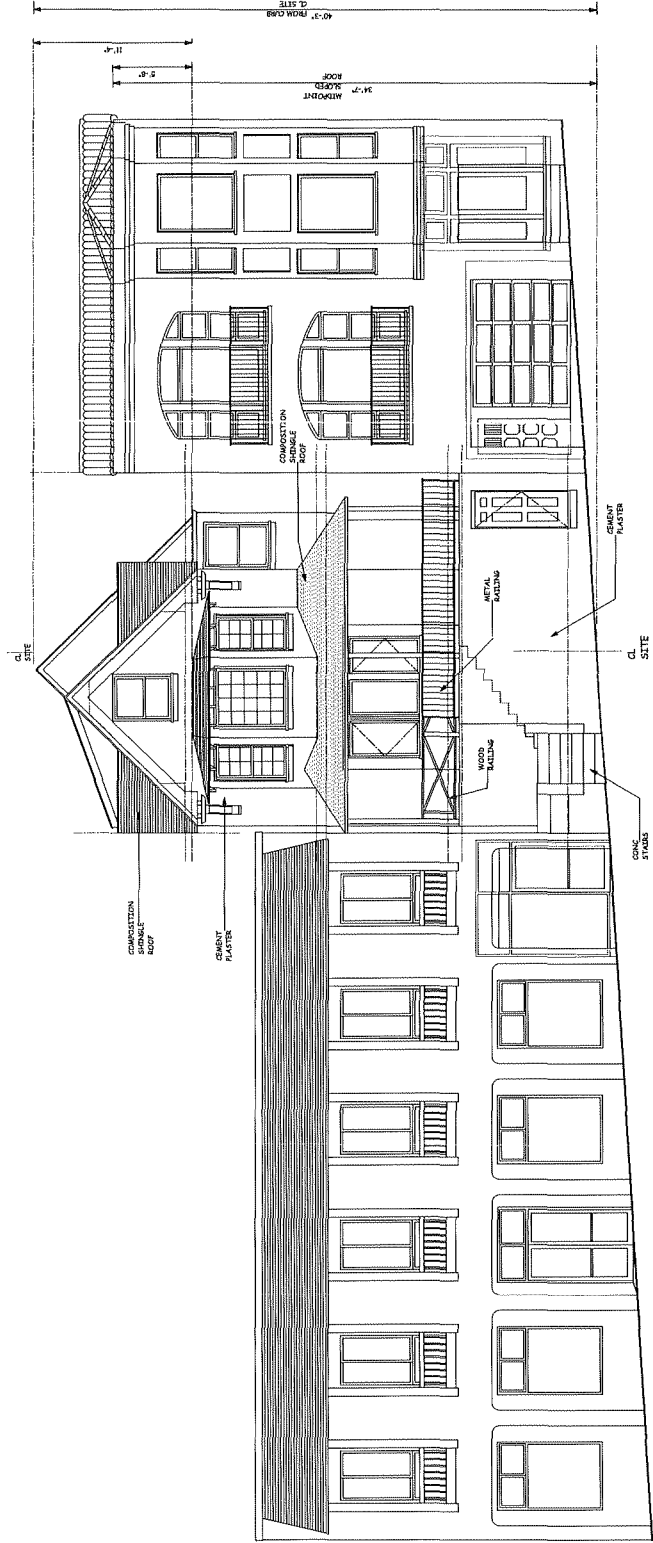
**NEW 3 UNIT RESIDENCE
OVER COMMERCIAL
SPACE**
10150 WILSON BLVD
LOS ANGELES, CA

ALL LEGAL, PERMITS, ORDINANCES AND PLANS
SHOWN ARE PREPARED BY WILLIAM PASHELINSKY
ARCHITECT AND ARE NOT TO BE USED FOR ANY
OTHER PROJECT WITHOUT THE WRITTEN
CONSENT OF WILLIAM PASHELINSKY ARCHITECT.
THIS SET OF PLANS IS THE PROPERTY OF
WILLIAM PASHELINSKY ARCHITECT AND IS TO
BE USED ONLY FOR THE PROJECT AND SITE
IDENTIFIED HEREON. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC,
MECHANICAL, PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 03.15.19 | PLANNING SET |
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SHEET NO. 2017.02
SHEET

A-3.00



CONCRETE
FRAME
ROOF

SMOOTH
PLASTER

WOOD
SILLING

METAL
RAILING

CEMENT
PLASTER

CINK
STAKES

CL SITE

CL SITE

40'-3" FROM CURB
CL SITE

11'-4"

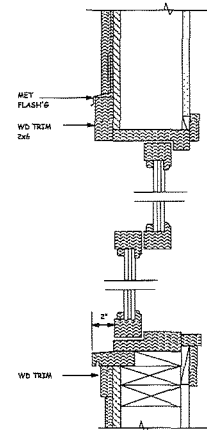
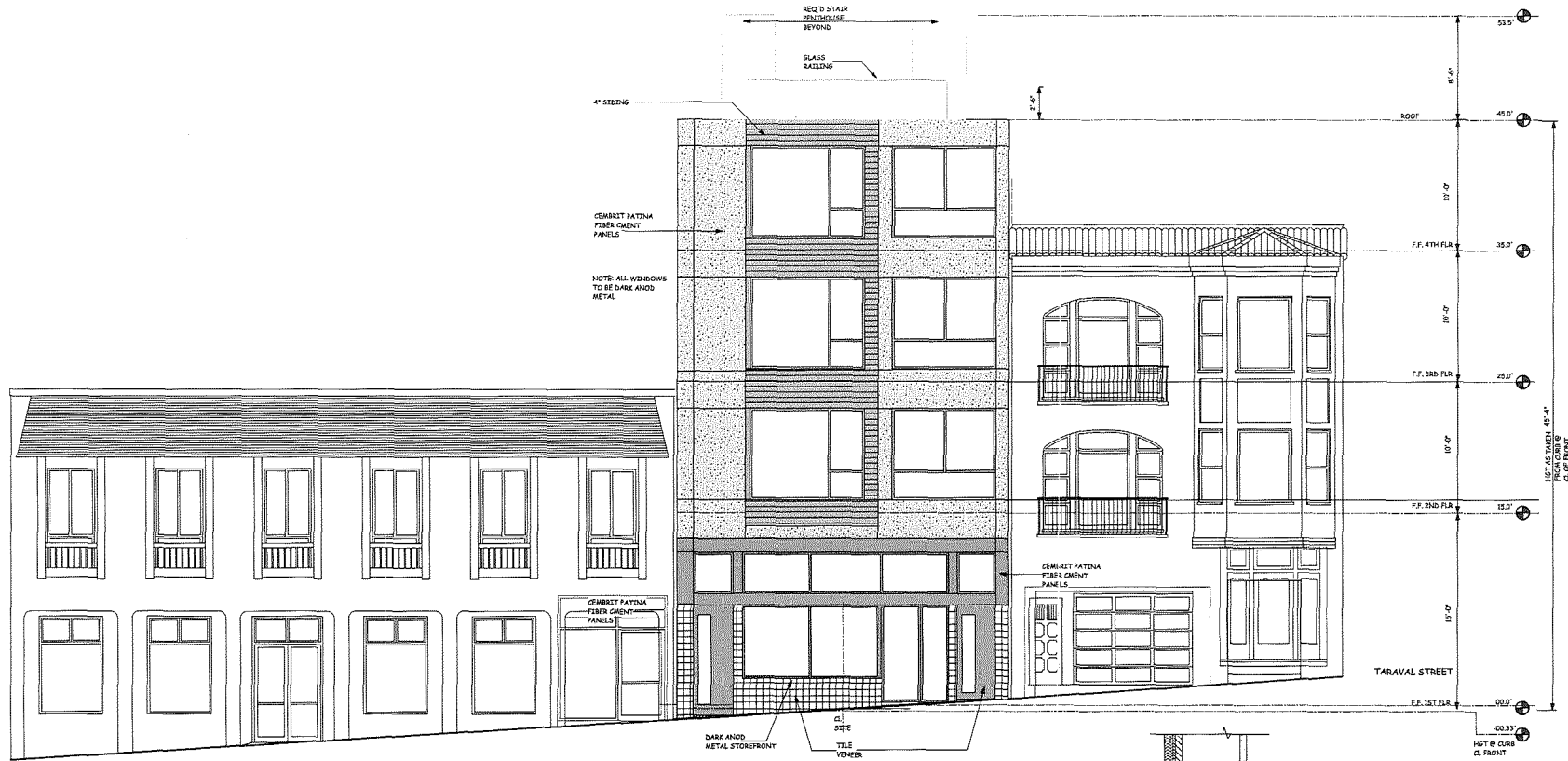
5'-8"

34'-7" ROOF
MITER

CONCRETE
FRAME
ROOF

WILLIAM PASHELINSKY ARCHITECT
 1017 JAVEL STREET
 SAN FRANCISCO, CA 94117
 415.292.2672
 wpash@mac.com

NEW 3 UNIT RESIDENCE OVER COMMERCIAL SPACE
 1420 TARAVAL STREET
 SAN FRANCISCO, CA



1 TYP WINDOW DET DBL HUNG

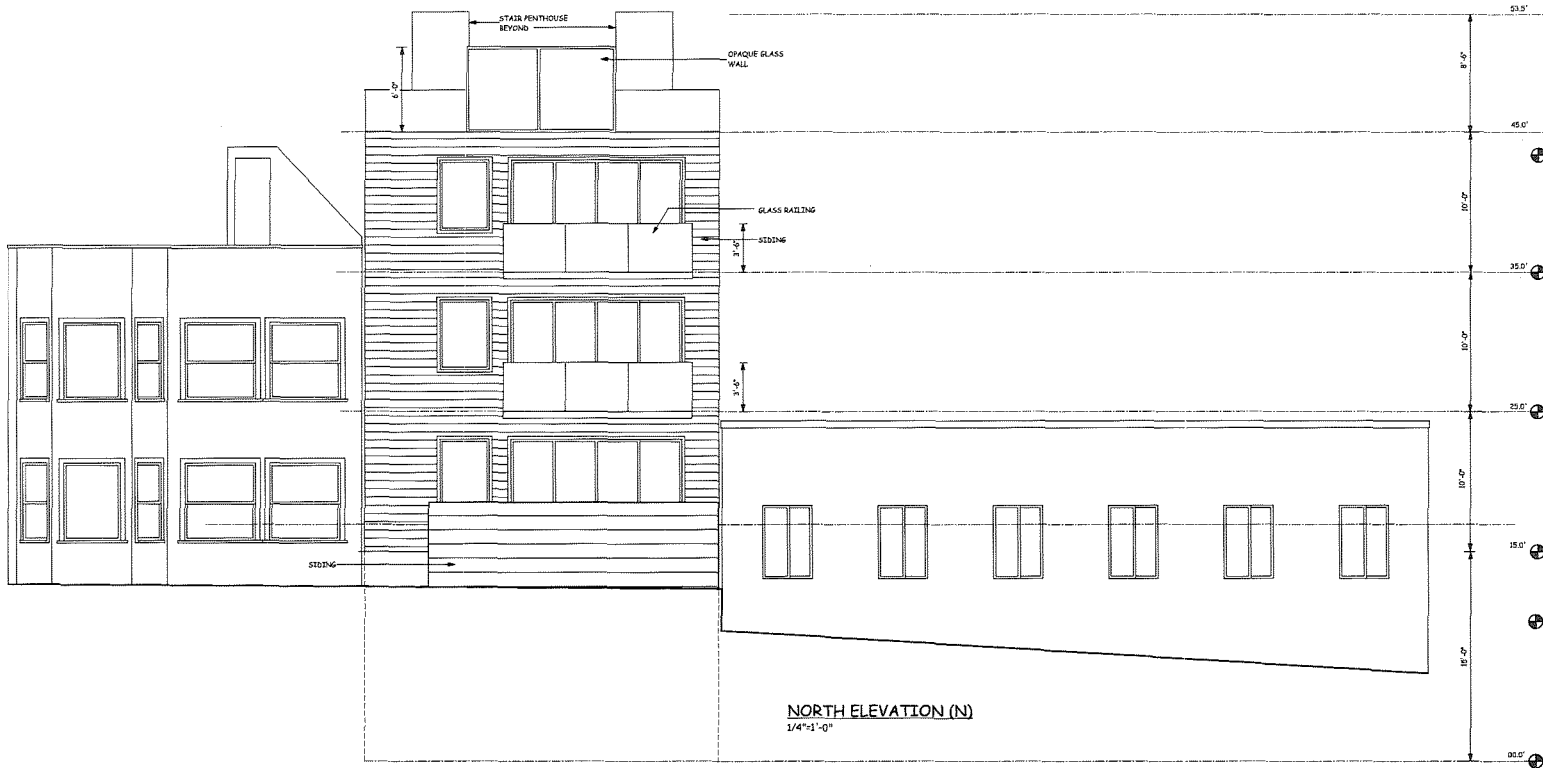
MASON ALUM CLAD WINDOW
 TYP AT FRONT
 NOTE: ALL WINDOWS AT FRONT ELEVATION AND WEST TO BE ALUM CLAD

ALL IDEAL DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND SHALL BE KEPT IN CONFIDENTIALITY AND NOT BE REPRODUCED OR USED IN CONNECTION WITH THIS PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 05.15.19 | PLANNING REV |
| 2 | 06.10.19 | PLANNING REV |
| 3 | 11.21.19 | PLANNING REV |
| 4 | 01.03.20 | PLANNING REV |

PROJECT NO. 2017.02
 SHEET

A-3.01



NORTH ELEVATION (N)
1/4"=1'-0"



NORTH ELEVATION (E)
1/4"=1'-0"

WILLIAM PASHELNSKY ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA 94117
415.376.8576
wpash@mac.com

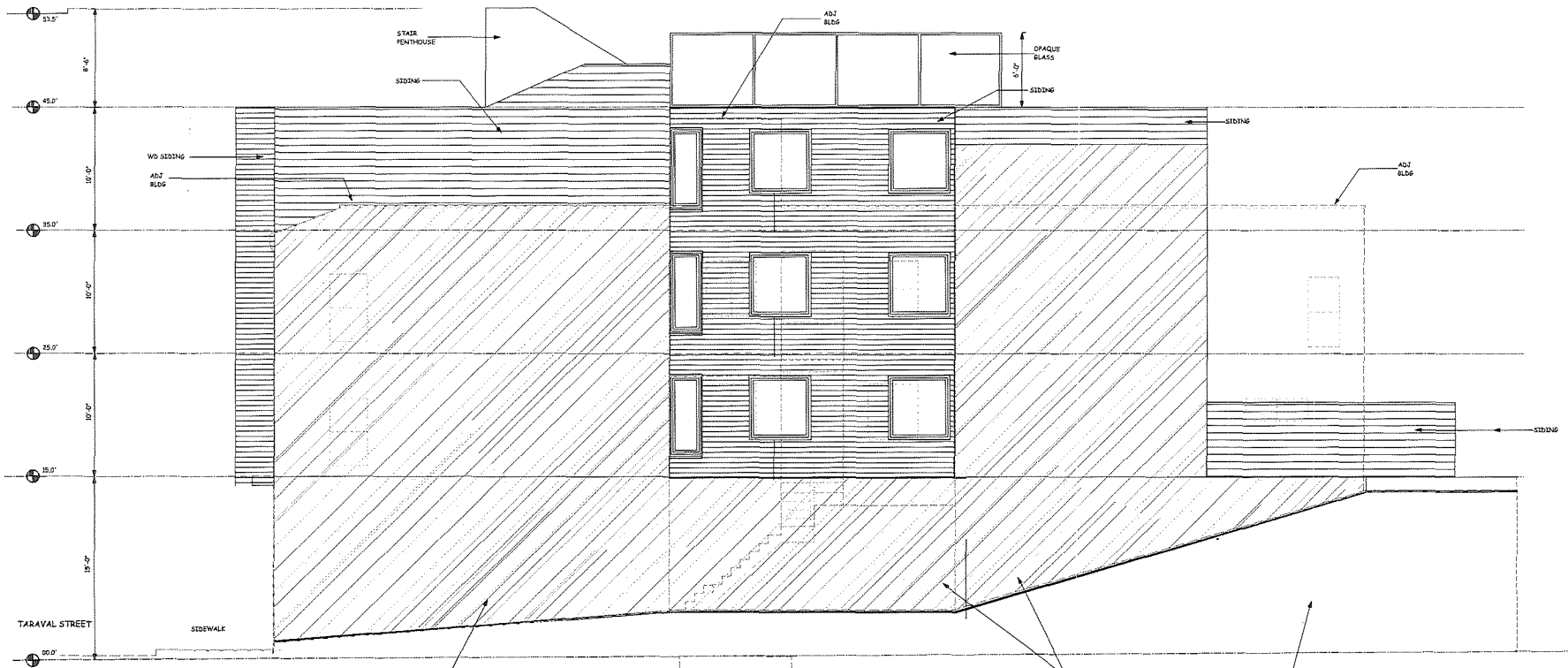
NEW 3 UNIT RESIDENCE OVER COMMERCIAL SPACE
1427 TRAWAL STREET
SAN FRANCISCO, CA

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS ARE INDICATED OR REPRESENTED BY THE DRAWINGS AND OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELNSKY ARCHITECT AND WILL BE KEPT IN CONFIDENCE AND NOT TO BE REPRODUCED OR COPIED FOR ANY USE IN AND IN CONNECTION WITH THIS SPECIFIC PROJECT, NONE OF THESE IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, NOW OR IN THE FUTURE, WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELNSKY ARCHITECT

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 02.15.12 | PLANNING REV |
| 3 | 01.03.12 | PLANNING REV |
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PROJECT NO. 2017.32
SHEET

A-3.02



EAST ELEVATION (N)
1/4"=1'-0"



EAST ELEVATION (E)
1/4"=1'-0"

WILLIAM PASHELINSKY ARCHITECT
107 HAVES STREET
SAN FRANCISCO, CA 94117
415.776.8078
01624PH@gmail.com

NEW 3 UNIT RESIDENCE OVER COMMERCIAL SPACE
1402 TARAVAL STREET
SAN FRANCISCO, CA

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND THESE PLANS, SPECIFICATIONS AND DEVELOPMENT OR USE OR IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR REPRODUCED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSES, WHAT SO EVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 02.13.19 | PLANNING REV |
| 2 | 10.22.19 | PLANNING REV |
| 3 | 01.03.19 | PLANNING REV |

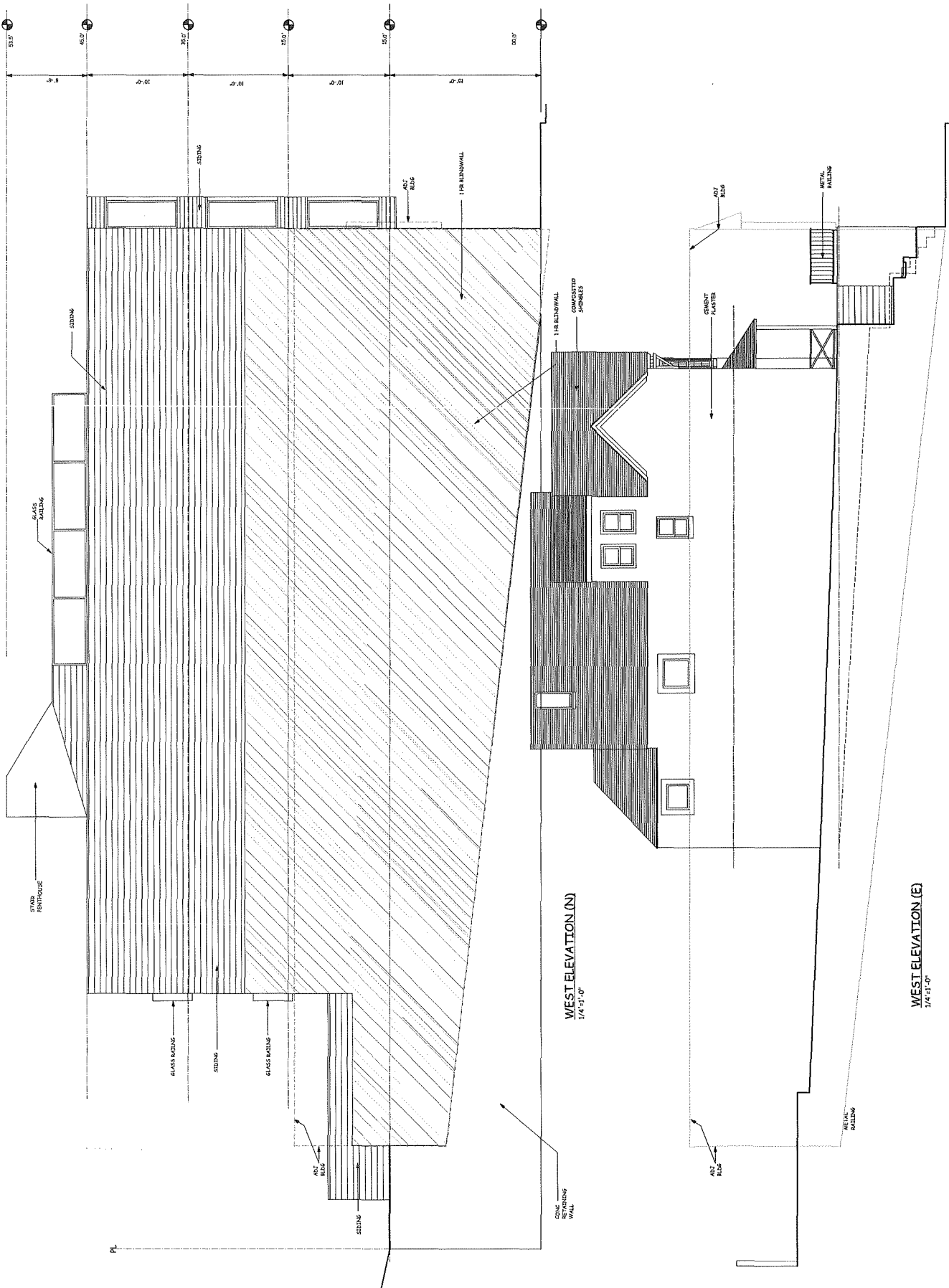
PROJECT NO. 2017.32
SHEET

A-3.03

ALL USCA DESIGN, MANAGEMENT AND PLANS
 DRAWINGS ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT
 AND WILL BE KEPT IN HIS OFFICE. ANY REPRODUCTION OR
 DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN
 PERMISSION OF WILLIAM PASHELINSKY ARCHITECT IS PROHIBITED.
 THESE DRAWINGS ARE FOR PERMITS ONLY AND ARE NOT TO BE
 USED FOR CONSTRUCTION. ANY CHANGES TO THESE DRAWINGS
 SHALL BE MADE BY THE ARCHITECT AND SHALL BE DOCUMENTED IN
 A REVISION SHEET. ANY CHANGES MADE BY OTHERS SHALL BE
 AT THE USER'S RISK AND WITHOUT LIABILITY TO THE ARCHITECT.
 THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL
 SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

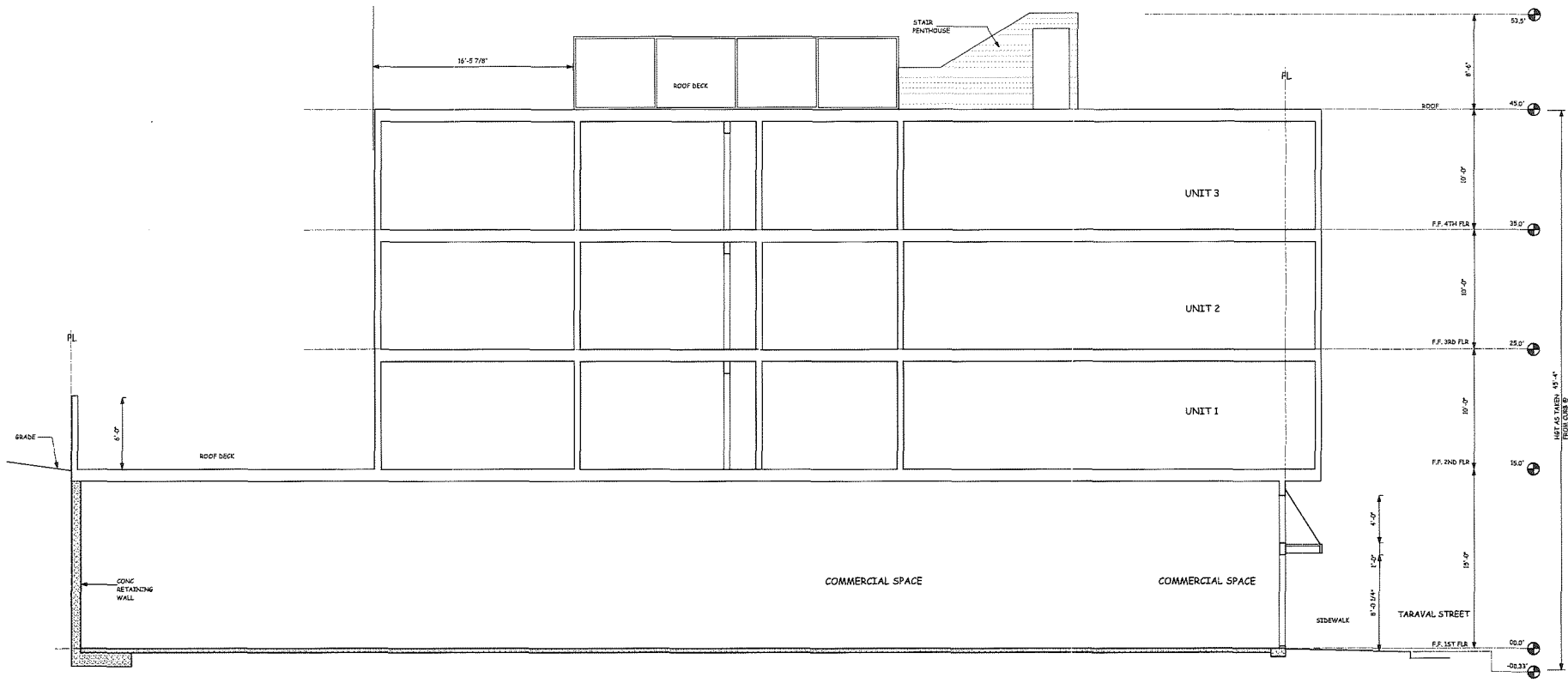
| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 02.12.19 | PLANNING REV |
| 2 | 02.21.19 | PLANNING REV |
| 3 | 03.01.19 | PLANNING REV |

PROJECT NO. 2017.02
 SHEET



WEST ELEVATION (N)
 1/4"=1'-0"

WEST ELEVATION (E)
 1/4"=1'-0"



SECTION A-A (N)
1/4"=1'-0"

WILLIAM PASHELINSKY ARCHITECT
 1377 HAYES STREET
 SAN FRANCISCO, CA 94117
 415.278.2678
 billpash@gmail.com

NEW 3 UNIT RESIDENCE OVER COMMERCIAL SPACE
 1400 TARAVAL STREET
 SAN FRANCISCO, CA

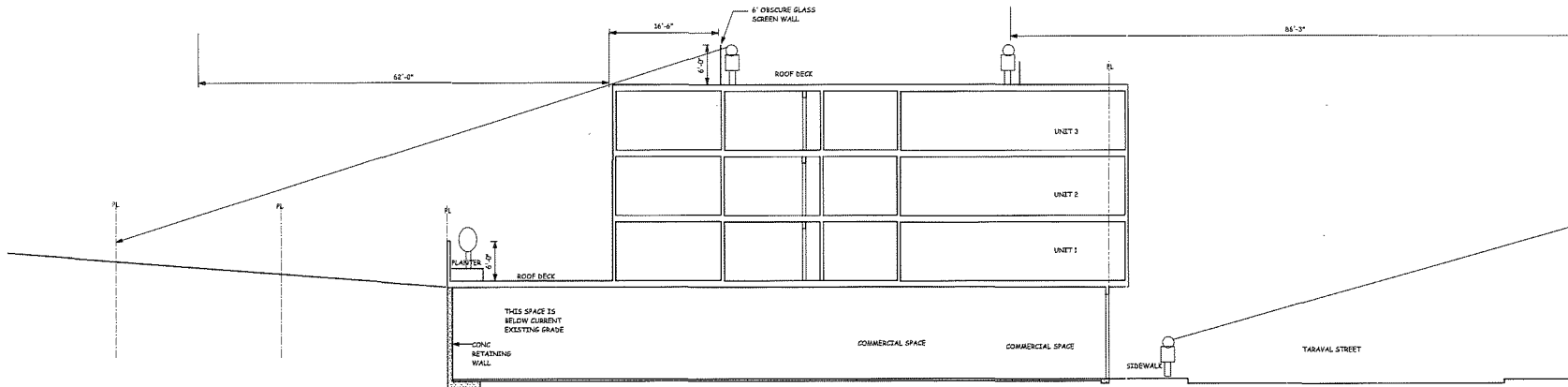
HEIGHT TAKEN 45'-0"
 FROM CURB @
 CL OF PAVEMENT

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ONLY AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT.

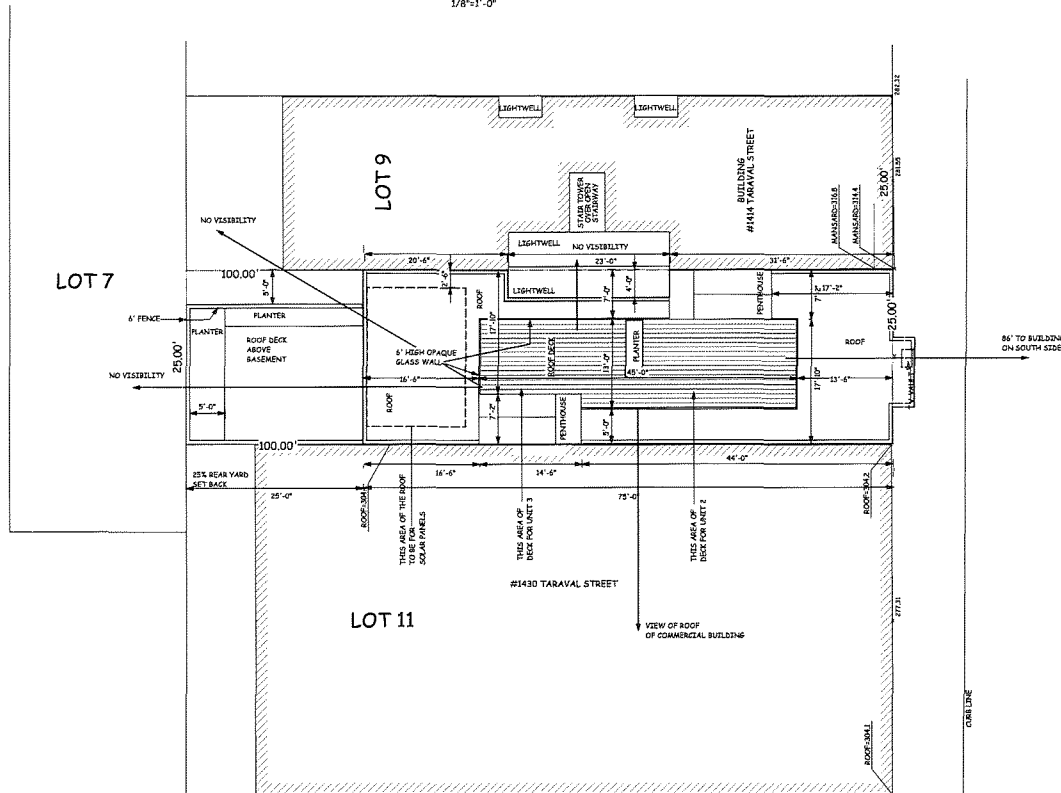
| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 1 | 05.15.19 | PLANNING REV |
| 2 | 01.03.19 | PLANNING REV |
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PROJECT NO. 2017.02
 SHEET

A-4.01



SECTION (N)
1/8"=1'-0"



SITE PLAN (N)
1/8"=1'-0"

ROOF DECK ANALYSIS

WILLIAM PASHELINSKY
ARCHITECT
1537 HAYES STREET
SAN FRANCISCO, CA 94117
415.378.3676
bpash@pmail.com

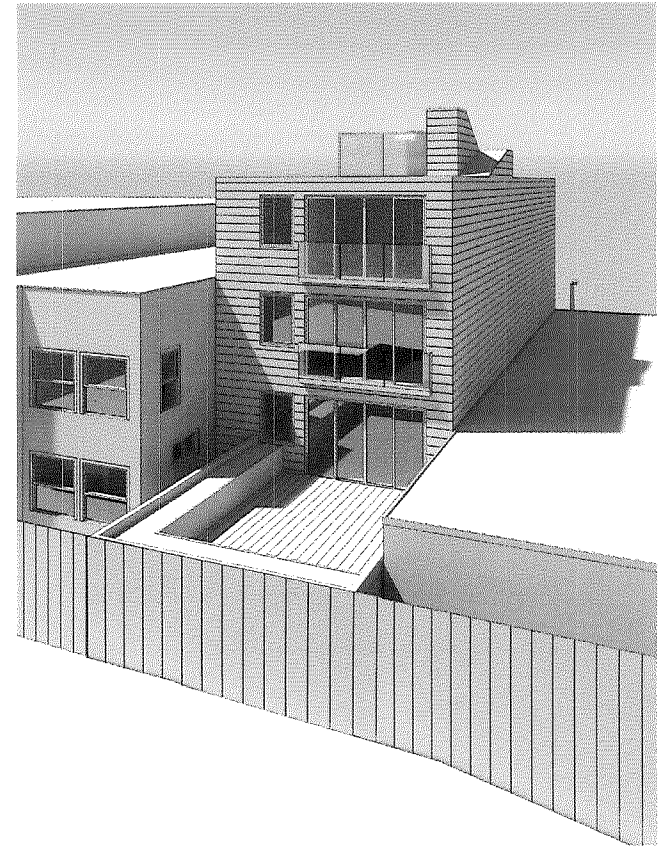
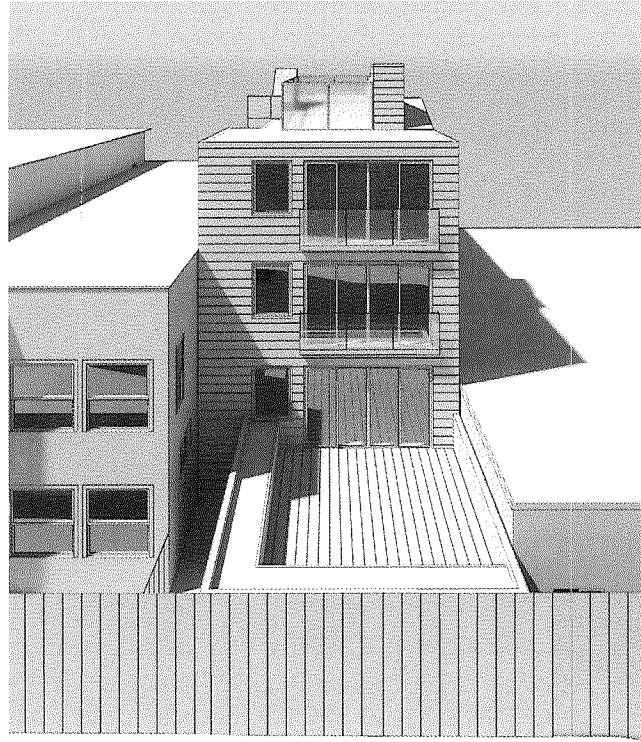
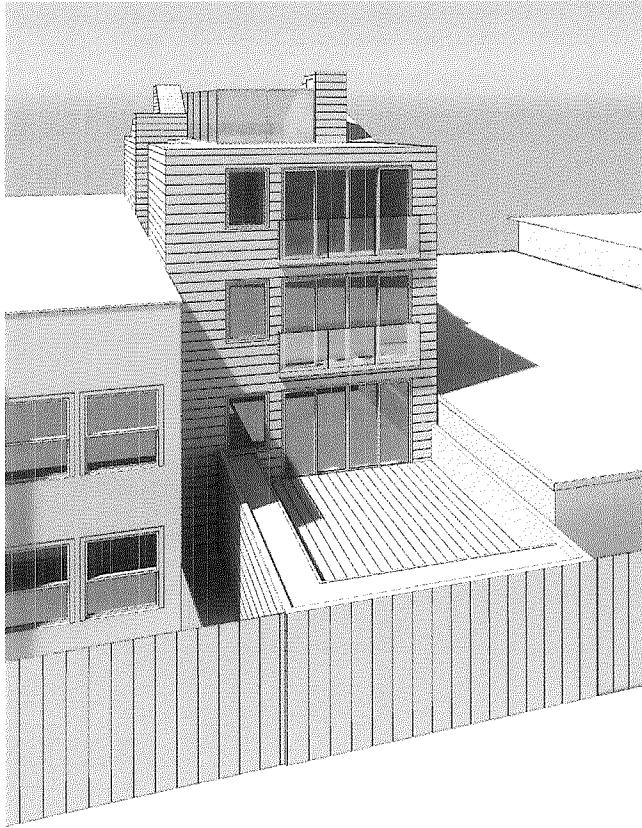
**NEW 3 UNIT
RESIDENCE OVER
COMMERCIAL SPACE**
1420 TARAVAL STREET
SAN FRANCISCO, CA

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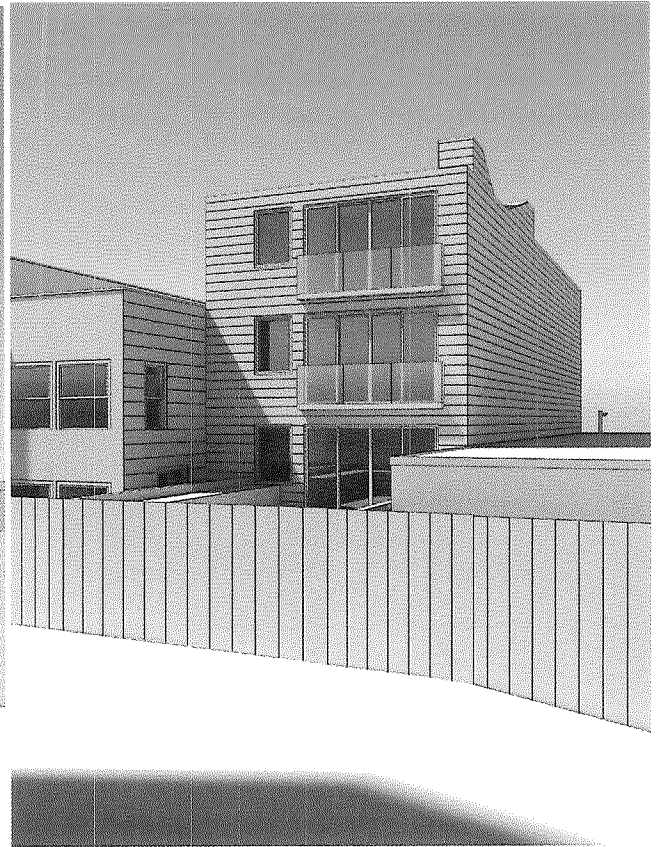
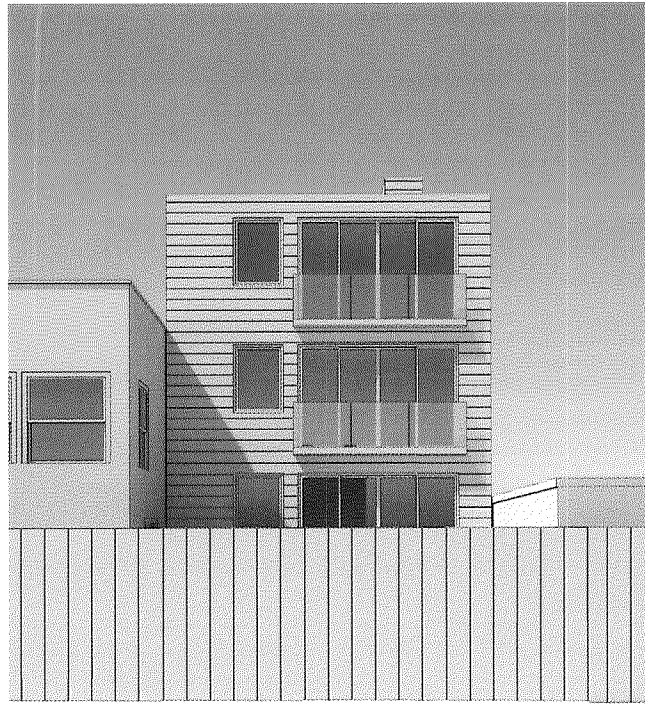
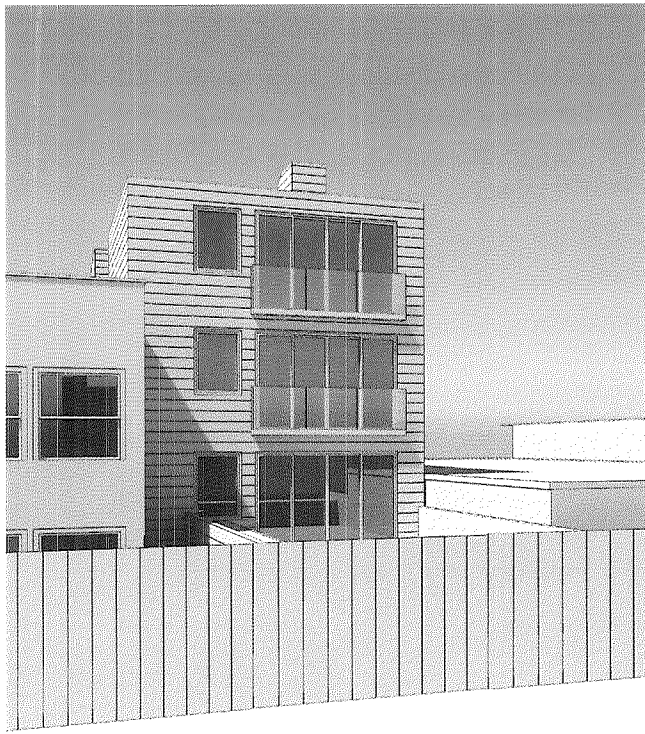
| NO. | DATE | DESCRIPTION |
|-----|----------|--------------|
| 4 | 01.23.20 | PLANNING REV |
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PROJECT NO. 2017.32
SHEET





1420 TARAVAL STREET
REAR VIEW



1420 TARAVAL STREET
REAR VIEW



San Francisco Planning

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 MAR -2 PM 2:01

BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: EILEEN BOKEN

Address: 2063-22ND AVE Email Address: AEBOKEN@GMAIL.COM
SAN FRANCISCO, CA Telephone: 415-680-5936
94116

Neighborhood Group Organization Information

Name of Organization: SUNSET-PARKSIDE EDUCATION & ACTION

Address: COMMITTEE (SPEAK) Email Address: SPEAKSANFRANCISCO@
1329-7TH AVE Telephone: N/A YAHOO.COM
SAN FRANCISCO CA PERSONAL: 415-680-5936
94122

Property Information

Project Address: 1420 TARAVAL ST SAN FRANCISCO, CA 94116

Project Application (PRJ) Record No: 2018-011904 Building Permit No: 201808086754

Date of Decision (if any): JANUARY 30, 2020
CUA

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

| REQUIRED CRITERIA | YES | NO |
|--|-----|----|
| The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization. | X | |
| The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations. | X | |
| The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters. | X | |
| The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal. | X | |

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION CURRENT ORGANIZATION REGISTRATION MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

WAIVER APPROVED WAIVER DENIED

NAPA VALLEY

EILEEN T BOKEN

1148

11-35/1210 CA
90406

MARCH 2, 2020
DATE

PAY TO THE ORDER OF SAN FRANCISCO PLANNING DEPT | \$ 640.00

Public Viewpoints

SIX HUNDRED - FORTY AND 00/100 DOLLARS

Security Features Details on Back

Bank of America

ACH R/T 121000359

FOR 1420 CARAVAL CUA ABSENT Eileen T. Boken

MP

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2020 MAR - 2 PM 2:01
BY

SPEAK SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE
1329 7th Avenue, San Francisco, CA 94122-2507 speaksanfrancisco@yahoo.com

To: Clerk of the Board of Supervisors
San Francisco Planning Department-Planning Information Center

February 27, 2020

Eileen Boken is a member of the Sunset-Parkside Education and Action Committee (SPEAK), a 501(c)(3) organization that is registered with the San Francisco Planning Department and appears in the Planning Department's current list of neighborhood organizations.

This letter authorizes Ms. Boken to file an appeal on behalf of the Sunset-Parkside Education and Action Committee (SPEAK) of the Planning Commission's conditional use authorization in case number 2018-011904CUA for 1420 Taraval Street to the Board of Supervisors. The building permit application number is 201808086754.

The Sunset-Parkside Education and Action Committee (SPEAK) is a neighborhood organization that is affected by the project and that is the subject of the appeal. The organization has been in existence at least 24 months prior to the submittal of the fee waiver request. In fact, the organization has been in existence since 1969 and the organization's records are held at the San Francisco Library History Center as indicated on the web site of the Online Archive of California:
<https://oac.cdlib.org/findaid/ark:/13030/c84t6qwn/>

Sincerely,



Eileen Boken
President

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2020 MAR -2 PM 2:01
BY 