



SAN FRANCISCO PLANNING DEPARTMENT

Conditional Use Authorization Appeal 32 Ord Street

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DATE: June 6, 2016
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: John Rahaim, Planning Director – Planning Department (415) 558-6411
Andrew Perry, Case Planner – Planning Department (415) 575-9017
RE: File No. 160534, Planning Case No. 2014-000174CUA - Appeal of the approval of
Conditional Use Authorization for 32 Ord Street,

HEARING DATE: June 14, 2016

ATTACHMENTS:

- A. Planning Commission Staff Report Documents (including: Memo to Planning Commission from April 7, 2016 hearing; Exhibits, Final Motion No. 19609)
- B. Project Sponsor Submittal and Drawings as Approved at April 7, 2016 hearing
- C. Appeal Letter filed by Gary Weiss (May 5, 2016)
- D. BOS Resolution No. 76-15

PROJECT SPONSOR: Jonathan Pearlman, Elevation Architects, 1159 Green St., San Francisco, CA 94109
APPELLANT: Gary Weiss, on behalf of Corbett Heights Neighbors, 78 Mars Street, San Francisco, CA 94114

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of the application for Conditional Use Authorization under Planning Code Sections 303 (Conditional Use Authorization) and 306.7 (Interim Zoning Controls), to permit a horizontal and vertical addition to a single-family home that would increase the existing square footage by more than 100% and result in square footage in excess of 3,000 square feet while also increasing the legal unit count from one- to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District (“the Project”).

This response addresses the appeal (“Appeal Letter”) to the Board filed on May 5, 2016 by Gary Weiss, on behalf of Corbett Heights Neighbors. The Appeal Letter referenced the proposed project in Case No. 2014-000174CUA.

The decision before the Board is whether to uphold or overturn the Planning Commission’s approval of Conditional Use Authorization to allow the proposed addition and increased unit count to the existing building located at 32 Ord Street.

SITE DESCRIPTION & PRESENT USE

The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17th Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one or two residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, into the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

PROJECT DESCRIPTION

The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately 4,208 square feet, an addition of approximately 2,413 square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a two-unit home, comprised of a two-bedroom unit with 1,374 square feet at the basement and first floor levels, and a three-bedroom unit with 2,834 square feet at the second and third floor levels. The one existing off-street parking space will remain, and two bicycle parking spaces will be provided within the garage. The addition will excavate into the upsloping lot at the basement and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal utilizes much of the existing building, with minor material changes to the front façade, and is therefore not “tantamount to demolition” under Planning Code Section 317. The proposed additions, while large in size, have been sensitively designed within the context of the adjacent buildings by

providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.

BACKGROUND

On October 17, 2014, Jonathan Pearlman (hereinafter "Project Sponsor"), on behalf of Sunae Chon, filed Building Permit Application Number 2014.10.17.9274 for the horizontal and vertical expansion to an existing single-family dwelling at 32 Ord Street. On February 20, 2015, the property was sold to John Harty, and on March 5, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter "Department"). The initial project did not require Conditional Use Authorization.

On March 9, 2015, the Board of Supervisors passed interim legislation (hereinafter "Interim Controls") to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring the following:

1. Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet;
2. Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and
3. Conditional Use authorization for residential development that results in greater than 55% lot coverage.

The project triggered the the interim controls because it would increase the size of the development by more than 100% while adding a unit, thus requiring Conditional Use Authorization under number two above.

On August 18, 2015, Jonathan Pearlman, on behalf of John Harty, filed Application No. 2014-000174CUA (hereinafter "Application") with the Department seeking Conditional Use to comply with the Interim Controls. This initial CUA application had proposed a slightly different project than what was eventually approved by the Commission. The original proposal was for a larger structure overall, with approximately 4,750 square feet (compared to the approved 4,208sf) and it would have kept the building as a single-family dwelling instead of increasing the unit count.

On January 4, 2016, the Project Sponsor submitted a revised proposal with the Department that included a proposed studio unit with 490 square feet of space at the first floor, increasing the total unit count to two (2) units. The revised proposal also eliminated some of the excavation that was proposed at the rear of the first floor, so that the total square footage for the building was reduced to 4,336 square feet. The previously proposed building envelope at the second and third stories remained unchanged. These changes were made to help the project be more necessary and desirable for the neighborhood and City through the provision of a new unit, and to be more in accordance with the Interim Controls.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Conditional Use Authorization. At

the hearing, the Commission directed the Project Sponsor to continue to work with neighbors regarding the Project design and the creation of a viable second unit. The Commission also asked the Project Sponsor to continue to work with neighbors to resolve any perceived discrepancies between the surveyed heights shown on the plans and the corresponding 3D massing and shadow studies. After public testimony, the Commission voted 6-0 to continue the item until March 3, 2016. To allow more time in order to resolve the Commission's concerns, the Project Sponsor requested a continuance until April 7, 2016.

Between the time of the first and second hearing, the Project Sponsor continued to work with Department staff, neighbors and neighborhood groups, and revised the Project to respond to the comments made by neighbors and the Commission. The size of the second unit was increased from a 490 square-foot studio to 1,374 square-foot two-bedroom unit. This was achieved by maintaining the existing one-car garage instead of expanding to a two-car garage, and providing this additional space at the basement level to the second unit. As a result, the second unit has a clear second, direct entrance at street level and is better suited to function as an actual second unit instead of a short-term rental unit, as discussed by the Commission at the first hearing. To provide more light to the unit, lightwells are proposed below grade along the southern side of the building. The unit has access to the rear yard and patio area through the open-air passage and stairs along the northern side of the building, the door to which also allows for light into the unit.

The massing of the building was also further reduced, pulling in the rear building wall by an additional 9'-6", to be 15' less than the maximum building allowed. The new location of the rear wall does not extend further toward the rear yard than either adjacent neighbor. Along the southern side property line, a portion of the existing second floor and the new third floor were further set back from the adjacent building, providing a 6'-2" separation between buildings along the rear portion, which will increase light and air to the adjacent property line windows. Along the northern property line, this change did also move the Project slightly closer to the adjacent building. At the second floor the existing wall of the popout will remain, at approximately 4' to the property line. The third floor will have a 7'-0" setback from the shared property line, however, with the neighbor's adjacent setback, total building separation is approximately 16'-6". Lastly, the overall height of the Project has been lowered, so that the top of parapet height is essentially equal to that of the adjacent building, resulting in zero shading to the adjacent solar panels.

The Project Sponsor has revised the 3D models and looked further into the discrepancies with the shadow diagrams, adjusting the parameters such that the existing conditions in the model match the existing conditions as provided through photo evidence by the neighbor. Department staff has reviewed previously approved plans for the adjacent property and is not aware of any discrepancy with how heights are being represented in the current Project and plans, based off a licensed survey.

On April 7, 2016, the Commission conducted the second hearing on the proposed Project. At the hearing, many neighbors, including both adjacent property owners, spoke in opposition to the Project. Most of the comments again focused on the potential impacts to light and air on the living room of the adjacent neighbor to the north, and the accuracy of the submitted shadow study. The neighbors stated that they

would be supportive of a project with a vertical addition that did not extend further to the rear than the existing main footprint of the house. Some of the stated opposition to the project was also due to the fact that the Project exceeded the 3,000 square foot and 100% increase trigger threshold of the Interim Controls.

The Commission made a point to clarify that the Interim Controls were not intended to outright prohibit projects that exceeded the square footage triggers, but to require the Commission make additional findings about the Project being necessary and desirable. The Commission also commented that the Project Sponsor did respond to the direction given in the first hearing to create a larger second unit. Lastly, the Commission acknowledged that the densification of the City would inevitably result in some loss of light and air, however, the resulting separation between the Project and the neighbor to the north (at 16'-6") is appropriate and consistent with Residential Design Guidelines, and would not need to be further reduced. The Commission recognized that this is a Code-complying project and that it has been designed sensitively within the constraints of the adjacent properties and site topography. After the Commission heard and considered the testimony presented on behalf of the applicant, Department staff, and other interested parties, the Planning Commission approved (7-0) the Conditional Use Authorization under Motion No. 19609.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. 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;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

In addition, the Interim Controls established by Board of Supervisor's Resolution 76-15 established one additional trigger applicable to this project, requiring Conditional Use Authorization by the Planning Commission as follows:

Any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 100% if increasing the existing legal unit count. The above Conditional Use Authorization requirement imposed by the Interim Controls would be applicable because the Project proposes to expand an existing 1,765 square-foot structure with one dwelling unit, to a 4,208 square-foot two-family dwelling. The resulting building is in excess of 3,000 square feet and represents an increase to the existing building's square footage of approximately 138%.

The Interim Controls also require additional findings be made prior to approval of projects that exceed 55% lot coverage, or propose development on the opposite street frontage on through lots. Neither of these additional findings are applicable to the project as it does not exceed 55% lot coverage, nor is a through lot.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the Appeal Letter are cited in a summary below and are followed by the Department's response:

ISSUE 1: The appellant cites a concern about the project's adherence to meet the standard conditional use requirements of Planning Code Section 303, specifically that the project is undesirable for the neighborhood and it is detrimental to its neighbors.

RESPONSE 1: The project meets the Conditional Use criteria and has been found to be desirable and compatible with the neighborhood. The Conditional Use *specific criteria are outlined below in italics*, followed by the Commission's findings in standard font.

- 1. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.*

Planning Commission Findings: The proposed Project – a horizontal and vertical expansion of the existing single-family home – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The Commission found that the Project is necessary and desirable in that it meets the Objectives and Policies of the Housing Element and Transportation Element of the General Plan. Specifically, the Project results in a net addition of one dwelling unit to the City's Housing Stock, within an RH-2 Zoning District that permits a density of two dwelling units per lot. Both resulting units provide quality family-sized housing, with a two-bedroom unit and three-bedroom unit proposed. Furthermore, the location of the Project is well-served by public transit, providing housing that is accessible to residents of various needs, and supporting the City's Transit First Policy. Compared with the original plans submitted for the Project, the plans that were approved by the Commission were supported, in part, because the Project will maintain the existing single-car garage, and provide the additional

area at that floor for use by a dwelling unit, instead of an additional parking space as originally proposed.

The additions have been designed such that a large amount of the increase in square footage is achieved through excavation into the upsloping lot – approximately 1,558 square feet of the total expansion, or 65% of the added square footage is below grade – and will therefore be hidden from the public right-of-way, and with minimal impact to the adjacent neighbors. Much of the existing structure will be retained. Material changes are proposed for the front façade consistent with common residential materials that can be found elsewhere in the neighborhood and a new entry for the second unit will be created at street level. The other existing openings and proportions of the front façade will be retained, and the third floor addition will be set back from the main front building wall by 10' and from the front property line by approximately 17', so as to be minimally visible from the street.

The vertical addition at the third floor raises the building height of the subject home, however, it will be approximately two inches taller than the height of the adjacent neighbor at 30 Ord Street, so that no shadowing of the adjacent solar panels will occur. The proposed vertical addition will also be 10 feet lower than the ridge of the adjacent neighbor at 36-38 Ord Street. At the rear, setbacks along the side property lines have been provided for both adjacent neighbors. Along the northern side, the second floor (at rear yard grade) will maintain the existing setback of the popout at approximately 4', and the new third floor will be further set back, at 7' from the side property line. In conjunction with the neighbor's setback, total building separation is 16'-6", which helps minimize shadowing of the adjacent property. Along the southern side property line, the Project maintains the existing building separation of 1'-7" at the front of the building. At the rear, the second floor and the new third floor will provide approximately 6 feet of separation between the buildings and help maintain light and air for the adjacent property's bedroom windows. The third floor also has a 6' side setback from the southern property line at the front portion of the building.

Although the Project does result in an increase of 138% to the existing square footage, it will create a higher-quality two-family house, one unit with three bedrooms, the other with two. The resulting depth and height of the Project is comparable and consistent with the immediately adjacent buildings and others in the surrounding neighborhood, and has been sensitively designed with regard to site-specific constraints. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

2. *The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:*
 - a. *Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;*

Planning Commission Findings: The Subject Property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 50 feet higher than the front property line. The proposed additions will not exceed 55% lot coverage, as stipulated by Code, and is similar in coverage to both adjacent neighbors. The third floor level is set back from the front façade to be minimally visible, is in scale with the adjacent building heights, and due to the upsloping nature of the site, is only one story above grade at the rear of the building. At the rear portion, setbacks have been provided on both sides of the building relative to the adjacent buildings' own extent of setbacks. The result is approximately 16'-6" separation from 30 Ord Street, and approximately 6 feet of setback for much of the building at 36-38 Ord Street, which has a number of windows near the property line. To facilitate privacy, the Project is not proposing any windows at the rear along the northern or southern walls which would look directly onto either of the adjacent properties.

- b. *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;*

Planning Commission Findings: The Project does propose to increase the unit count by one (1) unit, however will remain within the permitted density in the zoning district. This should have minimal impacts to overall traffic patterns in the neighborhood as the additional unit is a studio, which would likely only have a single vehicle. Furthermore, the existing house has a single curb cut and off-street parking for one vehicle; the Project proposes to maintain the existing curb cut and one off-street parking space. Within the garage are also two (2) Class 1 Bicycle Parking spaces.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street Muni Station, and within a quarter-mile of the 24, 33, 35, and 37 Muni bus lines.

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

Planning Commission Findings: The Project will not produce noxious or offensive emissions related to noise, glare, and dust.

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

Planning Commission Findings: The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The existing front setback is occupied by the entry stair and garage structure, however the Project proposes an additional small planter at the base of the stair, and will retain the existing, healthy street tree in front of the property. Additional planters are proposed at the rear, second and

third floor levels, and existing trees in the rear yard will be retained to contribute to an enjoyable rear yard and open space area. A planter and wood trellis along the northern side of the front deck at the third floor will help to screen the area and provide privacy to the adjacent building at 30 Ord Street. The rear deck at the third floor creates level, usable open space within the steep site conditions, and is located such that it will minimally impact the neighboring properties and their own enjoyment of their space.

3. *That the use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.*

Planning Commission Findings: The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

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.

Planning Commission Findings: *The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family, while additionally adding one net new unit to the City's housing stock through the creation of a two-bedroom unit at the existing structure's basement and first floors.*

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.

Planning Commission Findings: *The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family. Families with children typically seek more bedrooms and larger shared living areas, which this home directly provides, and also maintains all bedrooms on the same living level.*

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Planning Commission Findings: *The Project supports these policies in that it is an addition that utilizes a large portion of the existing structure, is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.*

**TRANSPORTATION ELEMENT
Objectives and Policies**

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

Planning Commission Findings: *The Project furthers this policy by creating a quality two-family house in an area well-served by the City's public transit system. The Castro Street Muni Station is less than a*

10-minute walk from the project site, and several Muni bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

Planning Commission Findings: *The Project furthers this policy by ensuring that the proposed addition is not incompatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the adjacent buildings' scale in terms of bulk and lot coverage. Setbacks have been provided at the rear to allow for increased light, air, and privacy to the adjacent buildings; a front setback minimizes the impact of the addition as seen from the street, and a side setback at the front and planter and privacy trellis minimize privacy concerns to the neighbors at the front deck area.*

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:

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

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed additions are designed to be consistent with the height and size typical of the existing neighborhood. The openings and proportions of the existing façade and entry stair will be retained, and a large portion of the increase in square footage is achieved below grade through excavation, which will not be perceived from the street or adjacent properties.

- iii. That the City's supply of affordable housing be preserved and enhanced.*

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house. The Project contributes one net new family-sized unit to the City's housing stock.

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

The Project is located in an area well-served by the City's public transit systems, maintains the existing off-street parking space and provides two bicycle parking spaces. The Castro Muni Rail Station and several Muni bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. Muni transit service will not be overburdened as the existing unit count is only increasing by one unit.

- v. 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.*

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The existing building is substandard relative to earthquake preparedness with removal of some interior walls, dry rot and foundations that were built in 1927. The Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.

- vii. That landmarks and historic buildings be preserved.*

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

- 4. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.*

Planning Commission Findings: The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

For the above reasons, the Commission found the proposed additions and increase by one dwelling unit at 32 Ord Street to be necessary and desirable.

ISSUE 2: The Appellant contends that the permit application and plans are based on factually incorrect claims.

RESPONSE 2: Based on materials submitted by the Appellant and testimony from neighbors at the Planning Commission public hearings, this contention appears to be focused primarily on the anticipated shading that is to occur to the property to the north as a result of the Project. The Appellant and northern neighbor have raised the following issues:

1. **Appellant Concern:** Language contained within the Conditional Use Authorization application and within emails between the Project Sponsor and neighbors alludes to a development proposal that would not cause any shading, or virtually no shading during most of the year onto the property to the north, particularly to the adjacent living room at the rear ground floor and the solar panels on the roof; however, the shadow models submitted by the Project Sponsor and testimony at the hearings does show that the Project will result in some level of shadowing, particularly around the time of the winter solstice, but no shading of the solar panels should occur during the year.

Department Response: The Planning Code does not regulate the amount of shadow that may be deemed acceptable for any given project; however, these design issues may still, in part, be addressed through the application of the Residential Design Guidelines. It is expected that in a dense urban environment development may result in reduced light and air to adjacent properties. Review of the Project by the Residential Design Team found the proposal to be consistent with the Guidelines. Specifically, at the rear of the proposed building, the Project provides a 7' setback along the shared northern side property line for the new third floor. This setback, in conjunction with the adjacent property's own 9'-6" setback, results in a total separation of 16'-6" along the sun access plane. Furthermore, the overall height of the Project has been lowered such that the proposed parapet sits below the adjacent solar panels, avoiding any potential shading.

2. **Appellant Concern:** The original plan submittal contained errors in the representation of existing heights of buildings and features on the adjacent properties, and therefore understated or otherwise misrepresented the effects the Project would have on the adjacent properties.

Department Response: Following the original submittal of plans, these discrepancies were brought to the Project Sponsor's attention. The Project Sponsor subsequently hired a licensed surveyor, who performed a boundary and site survey for the Subject Property, as well as for the

adjacent buildings' corners and heights. The revised plans were based on the results of this survey, and have therefore been prepared according to standard development practices. Department staff has also reviewed the plans that are on file with the Department of Building Inspection for the northern adjacent property (30 Ord St.) as part of their remodel and addition under Building Permit Application No. 2009.02.24.2710, completed in August 2011. Following the review of those plans, Department staff found no errors nor discrepancies in the Subject Project plan set, and found that existing conditions on the adjacent properties have been accurately represented.

3. **Appellant Concern:** The shadow models that have been submitted by the Project Sponsor do not accurately represent the existing shadowing that is seen at the Subject Property and adjacent lot to the north. Photographs taken on the days represented in the models show that the model does understate the level of existing shading; therefore, it follows that the model for the proposed condition would also understate the amount of shading, and therefore make it difficult to determine the true level of impact to the adjacent property.

Department Response: The photos supplied by the adjacent neighbor to the north, taken on December 21st, did not match the initial, existing shading conditions as represented in the Project Sponsor's model for that same day. Following the first hearing in January, the Project Sponsor subsequently adjusted the model's inputs to more accurately reflect the existing conditions, and was incorporated into the submittal for the April 7th hearing before the Planning Commission. Just prior to the hearing, it was also brought to the Project Sponsor's attention that there were discrepancies in the representation of existing shadows on the spring date (March 21st). It is unclear what is causing the discrepancy, as the adjacent neighbor had another sun and shadow survey prepared based on the proposed plans, which resulted in a similar error as was seen in the Project Sponsor's submittal. The Project Sponsor has demonstrated a willingness to find the error and correct the study based on the evidence provided. Ultimately, however, the Department agrees that some level of additional shading is anticipated as a result of the Project, but the Project is consistent with the Residential Design Guidelines and any additional shading would not be exceptional nor extraordinary.

ISSUE 3: The Appellant is concerned that the Interim Controls may be rendered useless, as applied to this project.

RESPONSE 3: To the contrary, the Interim Controls do not prohibit new development such as the proposed project, but instead establish parameters for review of such projects. As described above, the Interim Controls require that the Project Sponsor procure Conditional Use Authorization and asks the Commission to only approve projects that can be found to meet specific aforementioned criteria. The Commission duly considered both the standard Conditional Use criteria of Planning Code Section 303 as well as the additional criteria of the Interim Controls and appropriately approved the project.

CONCLUSION

For the reasons stated above, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use authorization to permit a horizontal and vertical addition to a single-family home that would increase the existing square footage by more than 100% and result in square footage in excess of 3,000 square feet while also increasing the legal unit count from one- to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, at 32 Ord Street and deny the Appellant's request for appeal.



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 7, 2016

Continued from the January 7, 2016 and March 3, 2016 Hearings

Date: March 31, 2016
Case No.: **2014-000174CUA**
Project Address: **32 ORD STREET**
Permit Application: 2014.10.17.9274
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2626/005
Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Approve with Conditions**

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BACKGROUND

On January 7, 2016, the Planning Commission heard Case No. 2014-000174CUA proposing a 2,592 square feet horizontal and vertical addition to an existing single-family house at 32 Ord St. The Project required a Conditional Use authorization due to the interim zoning controls passed by Resolution 76-15; the Project would result in a house in excess of 3,000 square feet, and an increase of more than 100% to the existing structure, while proposing a second unit.

The Commission voted 6-0 to continue the Project. While recognizing the unique topography of the site and the addition of much of the square footage through excavation, the Commission did ask that the second unit deliver more, adding a quality unit to the City's housing stock and functioning as a true second unit. Additionally, the Commission directed the Project Sponsor to continue working with neighbors regarding the Project's massing at the third floor and along the side setbacks at the rear. Lastly, the Commission directed the Project Sponsor to work with neighbors in resolving perceived discrepancies between surveyed and proposed heights, and corresponding shadow impact studies.

CURRENT PROPOSAL

The current project responds to the comments made by neighbors and Commissioners at the hearing in a number of ways. Regarding the second unit, the proposed size has been increased from a 490 square-foot studio to 1,374 square-foot two-bedroom unit. This was achieved by maintaining the existing one-car garage instead of expanding to a two-car garage, and providing this additional space at the basement level to the second unit. As a result, the second unit has a clear second, direct entrance at street level. To provide more light to the unit, lightwells are proposed below grade along the southern side of the

building. The unit has access to the rear yard and patio area through the tradesman passage along the northern side of the building, the door to which also allows for light into the unit.

The massing of the building has also been further reduced, pulling in the rear building wall by an additional 9'-6", to be 15'-0" from the 45% rear yard line. Along the southern side property line, a portion of the existing second floor and the new third floor have increased the amount of setback with the adjacent building from 1'-7" to 6'-2"; this change will reduce impacts on light and air to the adjacent property line windows. Along the northern property line, the Project is now slightly closer to the adjacent building. At the second floor the existing wall of the popout will remain, at approximately 4' to the property line. The third floor will have a 7'-0" setback from the shared property line, however, with the neighbor's adjacent setback, total building separation is approximately 16'-6". Lastly, the overall height of the Project has been lowered, so that the top of parapet height is essentially equal to that of the adjacent building, for no shading to the adjacent solar panels.

The Project Sponsor has revised the 3D models and looked further into the discrepancies with the shadow diagrams, adjusting the parameters such that the existing conditions in the model match the existing conditions as provided through photo evidence by the neighbor. Department staff has reviewed previously approved plans for the adjacent property and is not aware of any discrepancy with how heights are being represented in the current Project and plans, based off a licensed survey.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow for expansion of a single-family home to a two-family home, in excess of 3,000 square feet, and by more than 100% of the existing square footage, within a RH-2 District.

BASIS FOR RECOMMENDATION

- The project provides one net new family-sized dwelling unit to the City's housing stock.
- The project is compatible with the neighborhood and immediately adjacent buildings, providing setbacks to allow for light and air to neighboring windows, and minimizing the amount of shading.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approve with Conditions

Attachments:

- Revised Draft Motion
- Revised Draft Motion (with Tracked Changes from January 7th Draft Motion)
- Revised Project Sponsor Submittal
 - Revised Plans
- Letter from Daniel Westover, Project Surveyor
- Additional Comments in Opposition
- Project Plans as proposed during January 7th hearing (for reference)

Exhibits

Block Book Map

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2626

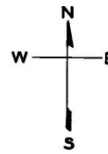
LOTS MERGED
 LOT 19 OMITTED '82A
 " 21A INTO LOT 27-1950
 " 25A " 13-1955
 lot15 into lots41&42 for 2005 roll
 lot9A into lots43&44 for 2006 roll
 lot7 into lots49&50 for 2008 roll
 lot1 into lots43&46 for 2008 roll
 lot14B into lots47&48 for 2008 roll
 lot26 into lots51&52 for 2009 roll
 lot30 into lots53&54 for 2013 roll
 lot32 into lots72&73 for 2013 roll

64-56 LOWER TERRACE

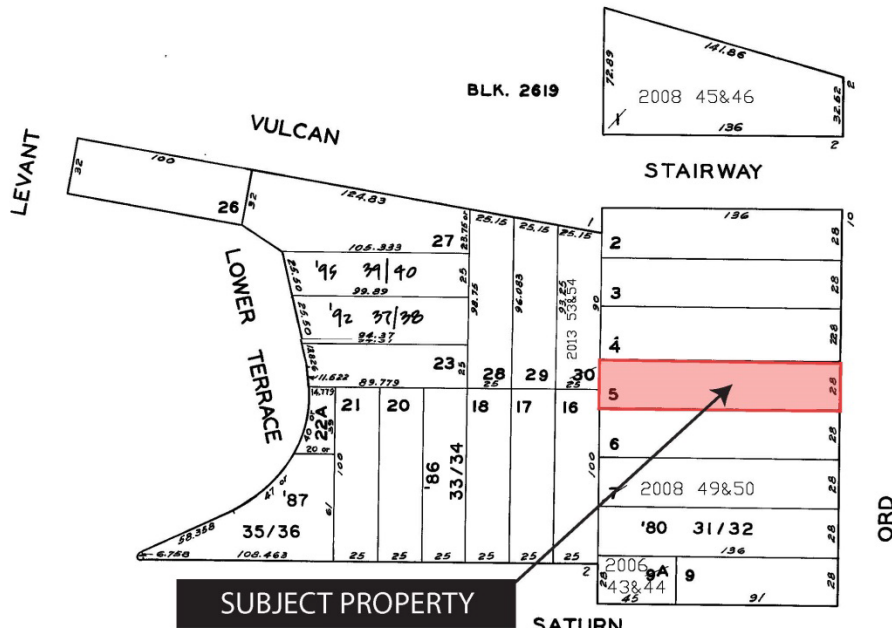
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
39	56	64.72
40	54	35.28

PARK LANE TR. 2 & 5 BLK. U
 HORNERS ADDN. BLK. 203



REVISED '80
 " '86
 " '87
 " '92
 " '95
 Revised 2005
 Revised 2006
 Revised 2008
 Revised 2009
 Revised 2013



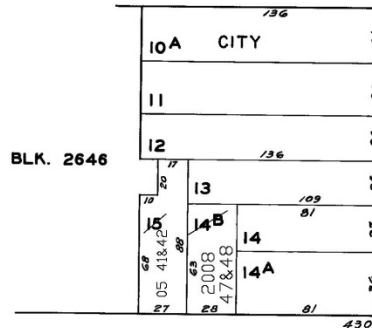
4306-4308 17th St.
A CONDOMINIUM
 LOT UNIT % COMM. AREA
 41 4306 51.34
 42 4308 48.66

1 SATURN ST.
A CONDOMINIUM
 LOT UNIT % COMM. AREA
 43 1 35.01
 44 2 64.99

50 ORD STREET
A CONDOMINIUM
 LOT NO. UNIT NO. %COMMON AREA
 31 1 50
 32 2 50

14-16 SATURN ST.
A CONDOMINIUM
 LOT UNIT % COMM. AREA
 33 14 31.36
 34 16 68.64

10-12 LOWER TERRACE
A CONDOMINIUM
 LOT UNIT % COMM. AREA
 35 10 50.17
 36 12 49.83

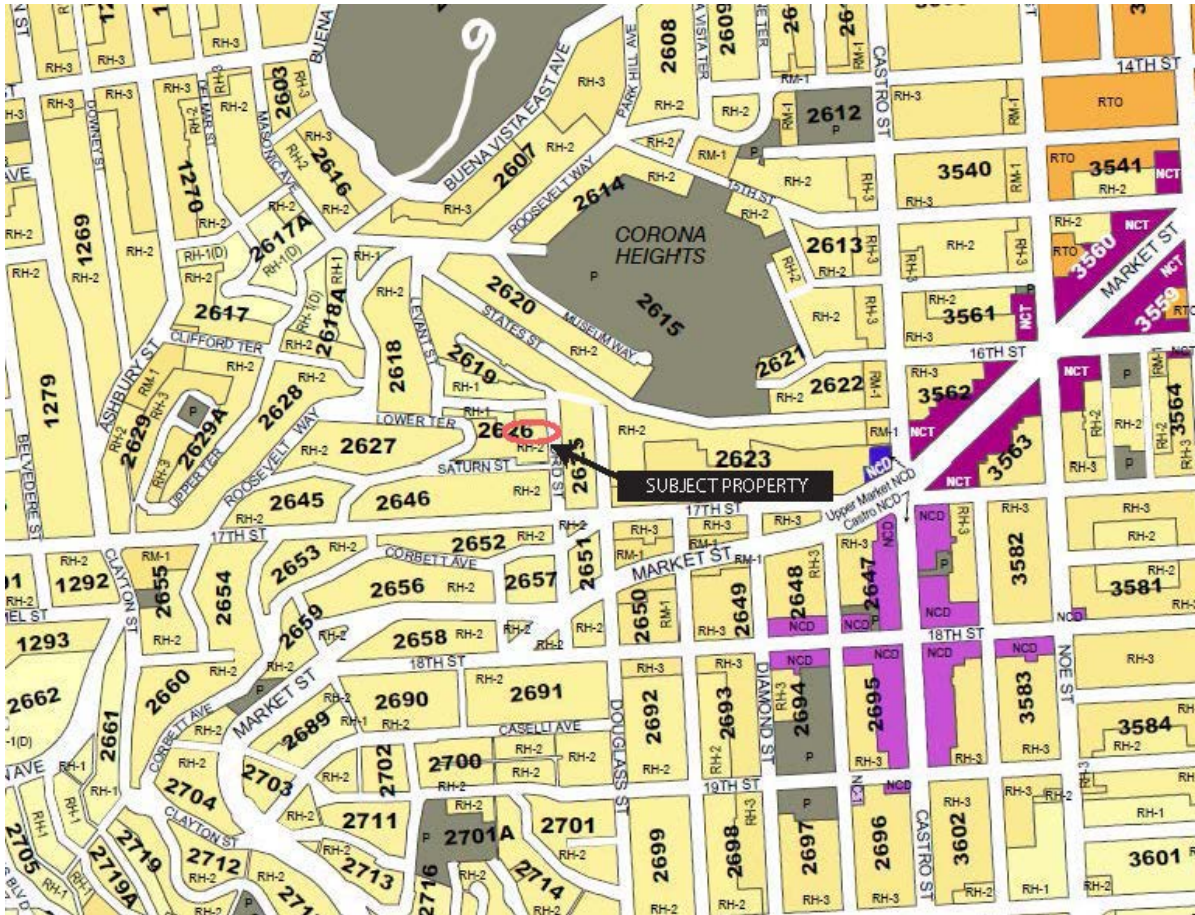


17TH

4b-48 LOWER TERRACE

A CONDOMINIUM

Zoning Map



Aerial Photo (looking west)



Aerial Photo (looking east)



Aerial Photo (looking south)

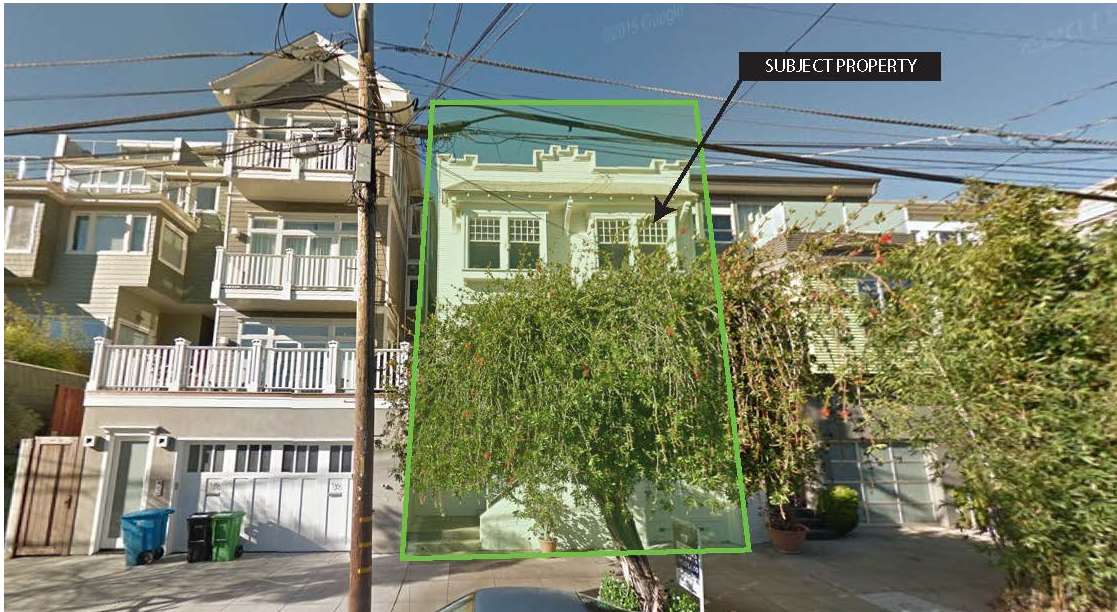


Aerial Photo (looking north)

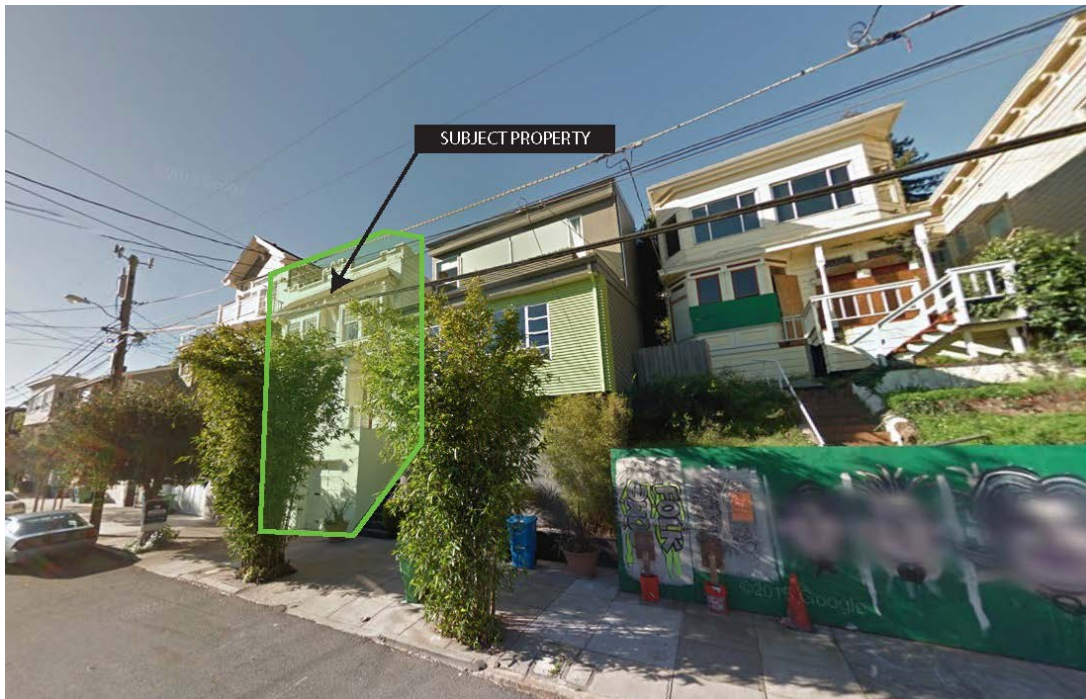


Site Photos

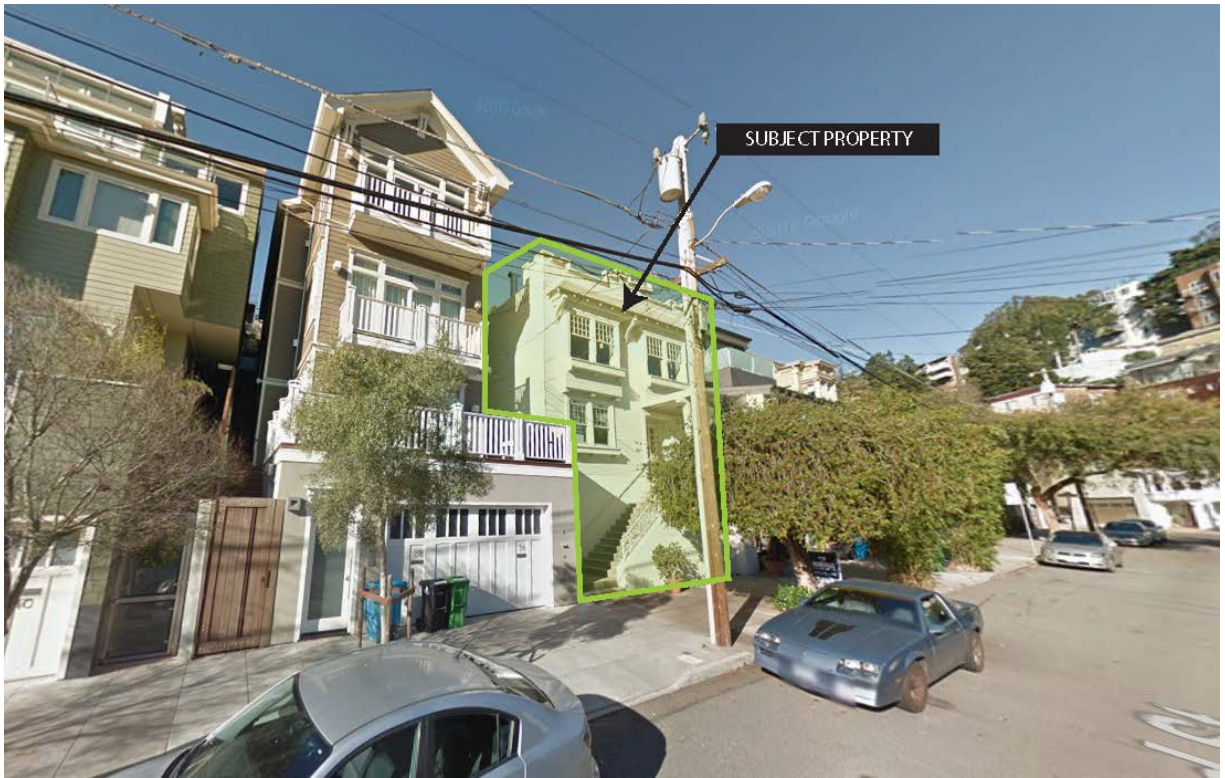
(on Ord Street, looking west)



(on Ord Street, looking southwest)



(on Ord Street, looking northwest)





SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. 19609

HEARING DATE: APRIL 7, 2016

CONTINUED FROM JANUARY 7, 2016 AND MARCH 3, 2016

Case No.: 2014-000174CUA
 Project Address: 32 ORD STREET
 Permit Application: 2014.10.17.9274
 Zoning: RH-2 (Residential House, Two-Family) District
 40-X Height and Bulk District
 Block/Lot: 2626/005
 Project Sponsor: Jonathan Pearlman
 Elevation Architects
 1159 Green Street, Suite 4
 San Francisco, CA 94109
 Staff Contact: Andrew Perry – (415) 575-9017
Andrew.Perry@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO PERMIT A HORIZONTAL AND VERTICAL ADDITION TO A SINGLE-FAMILY HOME THAT WOULD INCREASE THE EXISTING SQUARE FOOTAGE BY MORE THAN 100% AND RESULT IN EXCESS OF 3,000 SQUARE FEET WHILE ALSO INCREASING THE LEGAL UNIT COUNT FROM ONE- TO TWO-UNITS, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 17, 2014, Jonathan Pearlman (hereinafter "Project Sponsor"), on behalf of Sunae Chon, filed Building Permit Application Number 2014.10.17.9274 for the horizontal and vertical expansion to an existing single-family dwelling at 32 Ord Street. On February 20, 2015, the property was sold to John Harty, and on March 5, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter "Department").

On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage. The project site was affected by the interim legislation, requiring Conditional Use Authorization.

On August 18, 2015, Jonathan Pearlman, on behalf of John Harty, filed Application No. 2014-000174CUA (hereinafter "Application") with the Department seeking Conditional Use Authorization for horizontal and vertical additions to the existing single-family dwelling that would increase the existing gross square footage in excess of 3,000 square feet and more than 75% without an increase to the legal unit count, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces, and is an addition of approximately 2,985 square feet, bringing the total square footage of the home to approximately 4,750. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line.

On January 4, 2016, the Project Sponsor submitted a revised proposal with the Department that would provide an additional residential dwelling unit at the first floor. The revised proposal also eliminated some of the excavation that was proposed at the rear of the first floor, so that the total square footage for the building was reduced to 4,336 square feet. The previously proposed building envelope at the second and third stories remained unchanged.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000174CUA. After receipt of public testimony, the Commission voted 6-0 to continue the item until March 3, 2016. At the hearing, the Commission directed the Project Sponsor to continue to work with neighbors regarding the Project design and the creation of a viable second unit. The Commission also asked the Project Sponsor to continue to work with neighbors to resolve any perceived discrepancies between the surveyed heights shown on the plans and the corresponding 3D massing and shadow studies. To allow more time in order to resolve these concerns, the Project Sponsor requested a continuance until the April 7, 2016 Commission hearing.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-000174CUA, pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count from one- to two-units, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17th Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

4. **Project Description.** The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately 4,208 square feet, an addition of approximately 2,413 square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a two-unit home, comprised of a two-bedroom unit with 1,374 square feet at the basement and first floor levels, and a three-bedroom unit with 2,834 square feet at the second and third floor levels. The one existing off-street parking space will remain, and two bicycle parking spaces will be provided within the garage. The addition will excavate into the upsloping lot at the basement and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal utilizes much of the existing building, with minor material changes to the front façade, and is not tantamount to demolition under Planning Code Section 317. The proposed additions have been sensitively designed within the context of the adjacent buildings by providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.

5. **Public Comment/Community Outreach.** The Department has received numerous emails with regard to the Project from both adjacent neighbors at 30 and 36-38 Ord Street. The first communication was received on January 8, 2015 with concerns about the accuracy of the plans and the representation of the subject and adjacent properties. Additionally, the neighbor at 30 Ord Street presented concerns that the Project height and vertical addition would result in shadowing and loss of function to their rooftop solar panels; also, that the addition at the rear (including the new third story) would cause significant impacts to light, air, and privacy to their property, particularly to their living room located at grade in the rear yard, with windows facing the Subject Property. The neighbor at 36-38 Ord Street was concerned that the Project would have significant impacts to several windows located in proximity to the shared property line and that face onto the Subject Property.

The Planner has conveyed these communications to the Project Sponsor, and subsequent revisions addressed the discrepancies and plan deficiencies that were identified in the public comments. The Planner has also met with the neighbors in person on two occasions, including one at the project site, so that conditions could be understood from inside both adjacent homes. The Project Sponsor has revised the plans based on the comments received in order to alleviate some of the concerns. Specifically, the Project height has been lowered toward the rear of the proposed structure, so that it does not exceed the height of the solar panels and shadowing does not occur; additional setbacks and lightwells have been provided to give more protection to the windows along 36-38 Ord Street; at the rear of the proposed Project, the new building mass will have a setback of 8'-9" from the shared side property line with 30 Ord Street, resulting in a total setback of 18'-3" from the adjacent neighbor's living room wall.

Additionally, the Department received an inquiry from Jack Keating of the Eureka Valley Neighborhood Association on December 9th, 2015 requesting information about the Project and the Department's internal review procedures more generally for proposals subject to the interim zoning controls under Ordinance 76-15.

Following the original Commission hearing on January 7, 2016, the Project Sponsor and neighbors were in communication regarding the modified Project design. During this time, a meeting occurred at the Planning Department, attended by the Project Sponsor, subject property owner, neighbors and representatives of the Eureka Heights Neighborhood Association and Corbett Heights Neighborhood Association. The Project Sponsor has submitted three sets of revisions during this time. With regard to the shadow models for the Project, the Project Sponsor has revised the parameters of the model and adjusted the sun angle, to more accurately represent the existing conditions as documented in photographs supplied by the adjacent property owner.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard (Section 134).** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The subject property has a lot depth of 136 feet, and a required rear yard depth of 61'-2½". The rear building walls of the adjacent properties would not allow for any reduction of the rear yard requirement. The Project maintains a rear yard setback of approximately 76'-2", with the rear wall of the third floor 15' from the rear yard line. An elevated walkway connects the third floor with a patio area and stairs that lead to the second floor below, which do encroach into the required rear yard setback. However, these features qualify as permitted obstructions pursuant to Planning Code Sections 136(c)(14) and 136(c)(24), as they will be built into the upsloping topography of the site and will not exceed a height that is 3 feet above grade within the required rear yard area.

- B. **Open Space (Section 135).** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private.

The Project proposes to add one (1) additional dwelling unit for a total of two (2) dwelling units on the property. The upper unit at the second and third floors meets the usable open space requirement through the provision of a private front deck area at the third floor with approximately 224 square feet of deck area, exceeding the 125 square feet that is required for the unit as private usable open space. The lower unit has access to the rear yard through a passage along the northern side of the building. At the rear, there is a shared common patio with approximately 216 square feet of area; this exceeds the 166.25 square feet common usable open space requirement for the second unit.

- C. **Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires one new street tree for every 20 feet of frontage for projects that meet the conditions contained in Section 806(d) of the Public Works Code.

The Project triggers the requirement contained in the Public Works Code, as it proposes to add at least 500 square feet to the existing building. The subject property has 28 feet of linear frontage and would

therefore require one (1) street tree. There is an existing street tree proposed to remain, therefore the requirement is met.

- D. **Bird Safety (Section 139).** Planning Code Section 139 requires that feature-related hazards, such as free standing glass deck railings, either be treated with bird-friendly glazing or limited in size such that no unbroken glazed segment is 24 square feet or larger in size.

The Project proposes free-standing glass deck railings at the rear deck on the third floor level, however the area of unbroken glazing is only approximately 8 square feet, therefore the requirement is met.

- E. **Off-Street Parking (Section 151).** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes to maintain the existing 1-car garage. The Project with the addition of one unit, does not constitute a major addition pursuant to Planning Code Section 150. No additional parking is therefore required by Code.

- F. **Bicycle Parking (Section 155.2).** Planning Code Section 155.2 requires one (1) Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two (2) Class 1 Bicycle Parking spaces within the garage, therefore the requirement is met.

- G. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two (2) dwelling units per lot in an RH-2 District.

The Project proposes to increase the existing legal unit count from one (1) to two (2) units, therefore the permitted density is not exceeded.

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

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

The proposed Project – a horizontal and vertical expansion of the existing single-family home – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The additions have been designed such that a large amount of the increase in square footage is achieved through excavation into the upsloping lot – approximately 1,558 square feet of the total expansion, or 65% of the added square footage is below grade – and will therefore be hidden from the public right-of-way, and with minimal impact to the adjacent neighbors. Much of the existing structure will be retained. Material changes are proposed for the front façade consistent with common

residential materials that can be found elsewhere in the neighborhood and a new entry for the second unit will be created at street level. The other existing openings and proportions of the front façade will be retained, and the third floor addition will be set back from the main front building wall by 10' and from the front property line by approximately 17', so as to be minimally visible from the street.

The vertical addition at the third floor raises the building height of the subject home, however, it will be approximately two inches taller than the height of the adjacent neighbor at 30 Ord Street, so that no shadowing of the adjacent solar panels will occur. The proposed vertical addition will also be 10 feet lower than the ridge of the adjacent neighbor at 36-38 Ord Street. At the rear, setbacks along the side property lines have been provided for both adjacent neighbors. Along the northern side, the second floor (at rear yard grade) will maintain the existing setback of the popout at approximately 4', and the new third floor will be further set back, at 7' from the side property line. In conjunction with the neighbor's setback, total building separation is 16'-6", which helps minimize shadowing of the adjacent property. Along the southern side property line, the Project maintains the existing building separation of 1'-7" at the front of the building. At the rear, the second floor and the new third floor will provide approximately 6 feet of separation between the buildings and help maintain light and air for the adjacent property's bedroom windows. The third floor also has a 6' side setback from the southern property line at the front portion of the building.

Although the Project does result in an increase of 138% to the existing square footage, it will create a higher-quality two-family house, one unit with three bedrooms, the other with two. The resulting depth and height of the Project is comparable and consistent with the immediately adjacent buildings and others in the surrounding neighborhood, and has been sensitively designed with regard to site-specific constraints. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Subject Property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 50 feet higher than the front property line. The proposed additions will not exceed 55% lot coverage, as stipulated by Code, and is similar in coverage to both adjacent neighbors. The third floor level is set back from the front façade to be minimally visible, is in scale with the adjacent building heights, and due to the upsloping nature of the site, is only one story above grade at the rear of the building. At the rear portion, setbacks have been provided on both sides of the building relative to the adjacent buildings' own extent of setbacks. The result is approximately 16'-6" separation from 30 Ord Street, and approximately 6 feet of setback for much of the building at 36-38 Ord Street, which has a number of windows near the property line. To facilitate privacy, the Project is not proposing any windows at the rear along the northern or southern walls which would look directly onto either of the adjacent properties.

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

The Project does propose to increase the unit count by one (1) unit, however will remain within the permitted density in the zoning district. This should have minimal impacts to overall traffic patterns in the neighborhood as the additional unit is a studio, which would likely only have a single vehicle. Furthermore, the existing house has a single curb cut and off-street parking for one vehicle; the Project proposes to maintain the existing curb cut and one off-street parking space. Within the garage are also two (2) Class 1 Bicycle Parking spaces.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street Muni Station, and within a quarter-mile of the 24, 33, 35, and 37 Muni bus lines.

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

The Project will not produce noxious or offensive emissions related to noise, glare, and dust.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The existing front setback is occupied by the entry stair and garage structure, however the Project proposes an additional small planter at the base of the stair, and will retain the existing, healthy street tree in front of the property. Additional planters are proposed at the rear, second and third floor levels, and existing trees in the rear yard will be retained to contribute to an enjoyable rear yard and open space area. A planter and wood trellis along the northern side of the front deck at the third floor will help to screen the area and provide privacy to the adjacent building at 30 Ord Street. The rear deck at the third floor creates level, usable open space within the steep site conditions, and is located such that it will minimally impact the neighboring properties and their own enjoyment of their space.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Interim Zoning Controls (Resolution 76-15).** On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage.

The proposed Project proposes residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count, therefore Conditional Use Authorization pursuant to Planning Code Section 303 is required. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

- A. The Planning Commission shall only grant a Conditional Use Authorization allowing residential development to result in greater than 55% lot coverage upon finding unique or exceptional lot constraints that would make development on the lot infeasible without exceeding 55% total lot coverage, or in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage.

The Project would not result in greater than 55% lot coverage, therefore additional findings are not required, however the lot is exceptional and unique due to the steep upsloping grade at the site. A deck at the third floor and stairs which lead to the second floor below exceed the 55% lot coverage threshold, but are considered as permitted obstructions under Section 136 of the Code; it would be difficult to otherwise create usable open space at the rear of the property without these permitted obstructions exceeding the coverage threshold.

- B. The Planning Commission, in considering a Conditional Use Authorization in a situation where an additional residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

The Project is not a through lot, nor does it propose to add an additional residential unit, therefore additional findings are not required.

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 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 1.6:

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.

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family, while additionally adding one net new unit to the City's housing stock through the creation of a two-bedroom unit at the existing structure's basement and first floors.

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 advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family. Families with children typically seek more bedrooms and larger shared living areas, which this home directly provides, and also maintains all bedrooms on the same living level.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

The Project supports these policies in that it is an addition that utilizes a large portion of the existing structure, is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality two-family house in an area well-served by the City's public transit system. The Castro Street Muni Station is less than a 10-minute walk from the project site, and several Muni bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed addition is not incompatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible

with the adjacent buildings' scale in terms of bulk and lot coverage. Setbacks have been provided at the rear to allow for increased light, air, and privacy to the adjacent buildings; a front setback minimizes the impact of the addition as seen from the street, and a side setback at the front and planter and privacy trellis minimize privacy concerns to the neighbors at the front deck area.

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.

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed additions are designed to be consistent with the height and size typical of the existing neighborhood. The openings and proportions of the existing façade and entry stair will be retained, and a large portion of the increase in square footage is achieved below grade through excavation, which will not be perceived from the street or adjacent properties.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house. The Project contributes one net new family-sized unit to the City's housing stock.

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

The Project is located in an area well-served by the City's public transit systems, maintains the existing off-street parking space and provides two bicycle parking spaces. The Castro Muni Rail Station and several Muni bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. Muni transit service will not be overburdened as the existing unit count is only increasing by one unit.

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.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The existing building is substandard relative to earthquake preparedness with removal of some interior walls, dry rot and foundations that were built in 1927. The Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

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

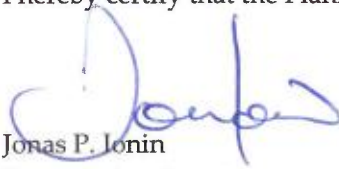
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000174CUA** pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 16, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19609. 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 April 7, 2016.


Jonas P. Jonin
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Moore, Richards, Wu

Motion No. 19609
Hearing Date: April 7, 2016

CASE NO. 2014-000174CUA
32 Ord Street

NAYS: None

ABSENT: None

ADOPTED: April 7, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, at 32 Ord Street, Block 2626, Lot 005 pursuant to Planning Code Sections 303 and 306.7 within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated March 16, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2014-000174CUA and subject to conditions of approval reviewed and approved by the Commission on April 7, 2016 under Motion No 19609. 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 April 7, 2016 under Motion No 19609.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19609 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. Finished materials and selected paint color shall be a light color shade, per Commission comments and approval.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, 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 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

- 8. 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

PARKING AND TRAFFIC

- 9. 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

- 10. 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

11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
13. **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

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016



32 ORD STREET IS A RENOVATION AND ADDITION TO A 1913 ECLECTIC STYLE HOME IN THE CORONA HEIGHTS NEIGHBORHOOD. THE PROJECT INCLUDES:

- Creation of a 3 bedroom / 3 1/2 bath family-sized unit
- Creation of a new 2 bedroom / 2 1/2 bath family-sized unit
- Vertical addition of a new 3rd floor
- Retaining of the existing home



The project is designed to retain the existing house with an addition that is minimally visible from the street

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

CU FINDING I:

THAT THE PROPOSED USE OR FEATURE, AT THE SIZE AND INTENSITY CONTEMPLATED AND AT THE PROPOSED LOCATION WILL PROVIDE A DEVELOPMENT THAT IS NECESSARY OR DESIRABLE FOR, AND COMPATIBLE WITH THE NEIGHBORHOOD OR COMMUNITY.

THE PROJECT IS DESIRABLE AND COMPATIBLE WITH THE OVERALL CHARACTER OF THE CORONA HEIGHTS NEIGHBORHOOD

- The addition creates two quality family-sized homes with a 3-bedroom / 3 1/2 bath unit and a 2-bedroom / 2 1/2 bath unit;
- A significant amount of the increased space of the addition is buried in the hill and invisible to the immediate neighbors and the community at-large;
- Most of the existing building will be retained to preserve neighborhood character;
- The new 3rd floor addition is setback 10'-0" from the front façade so as to be minimally visible from the street;
- The addition is 15'-0" less than the allowable 55% lot coverage and is only one-story at the rear yard;
- The design of the addition of the 3rd floor provides for privacy between neighbors and a form that reduces shadowing onto the neighboring homes.

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

IS THE PROJECT A MONSTER HOUSE?

The Interim Zoning Controls for Corona Heights are based in the concern that new and renovated over-scaled homes are destroying the small-scale character of the neighborhood. From the legislation:

WHEREAS, The Planning Code encourages development that preserves existing neighborhood character yet recent residential development proposals within the boundaries established by this Resolution have been significantly larger and bulkier than existing residential buildings

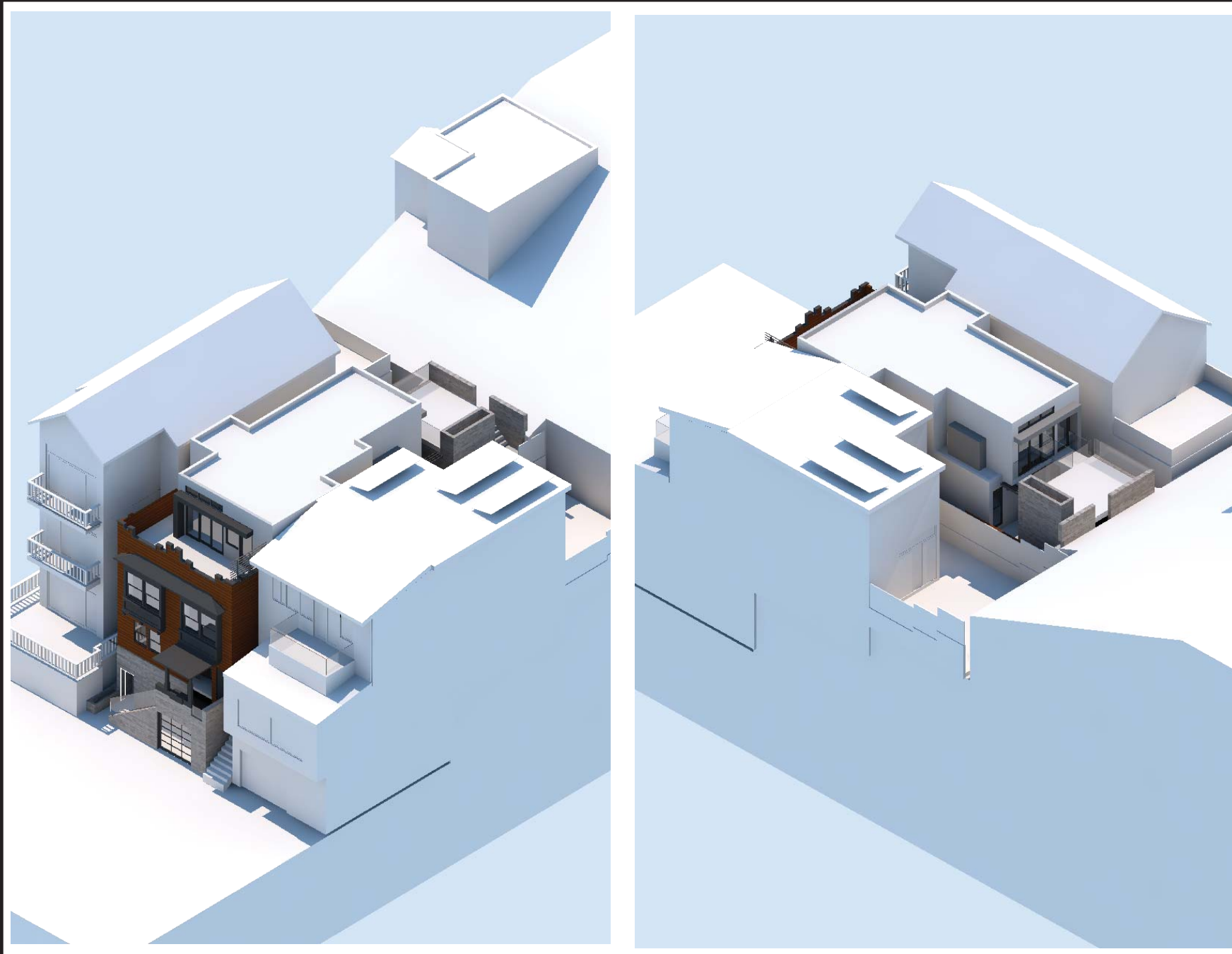
The legislation calls for a Conditional Use hearing for a project with a greater than 100% increase over 3,000 square feet (with an additional dwelling unit). The legislation does NOT limit the building size to 3,000 square feet. At 4,208 square feet, the project exceeds the 100% increase by 678 square feet.

THE FORM AND SCALE

- 64% (1,558 square feet) of the expansion is below grade and unseen from Ord Street or from the immediate neighbor's homes
- The 3rd floor addition is 893 square feet
- The 3rd floor addition is set back from the existing facade to not block the north facing windows of 36-38 Ord. The addition can be barely seen from the street.
- The 3rd floor addition is virtually the same height as 30 Ord and is significantly lower than 36-38 Ord Street
- The rear of the 3rd floor has a setback away from 30 Ord creating a separation of 16'-6" at the north side property line
- The rear of the 3rd floor is setback 6'-2" from 36-38 Ord Street to allow light into their property line windows
- The massing of the new 3rd floor is smaller than the 3rd floor of 30 Ord and substantially smaller than the 3rd floor of 36-38 Ord

SENSITIVITY TO THE NEIGHBORHOOD

- Much of the existing house is retained to preserve the character of the street
- The new materials of the facade and addition are all common materials found throughout Corona Heights and in all residential neighborhoods of San Francisco
- The existing single-car curb cut and street tree will be retained in the same location

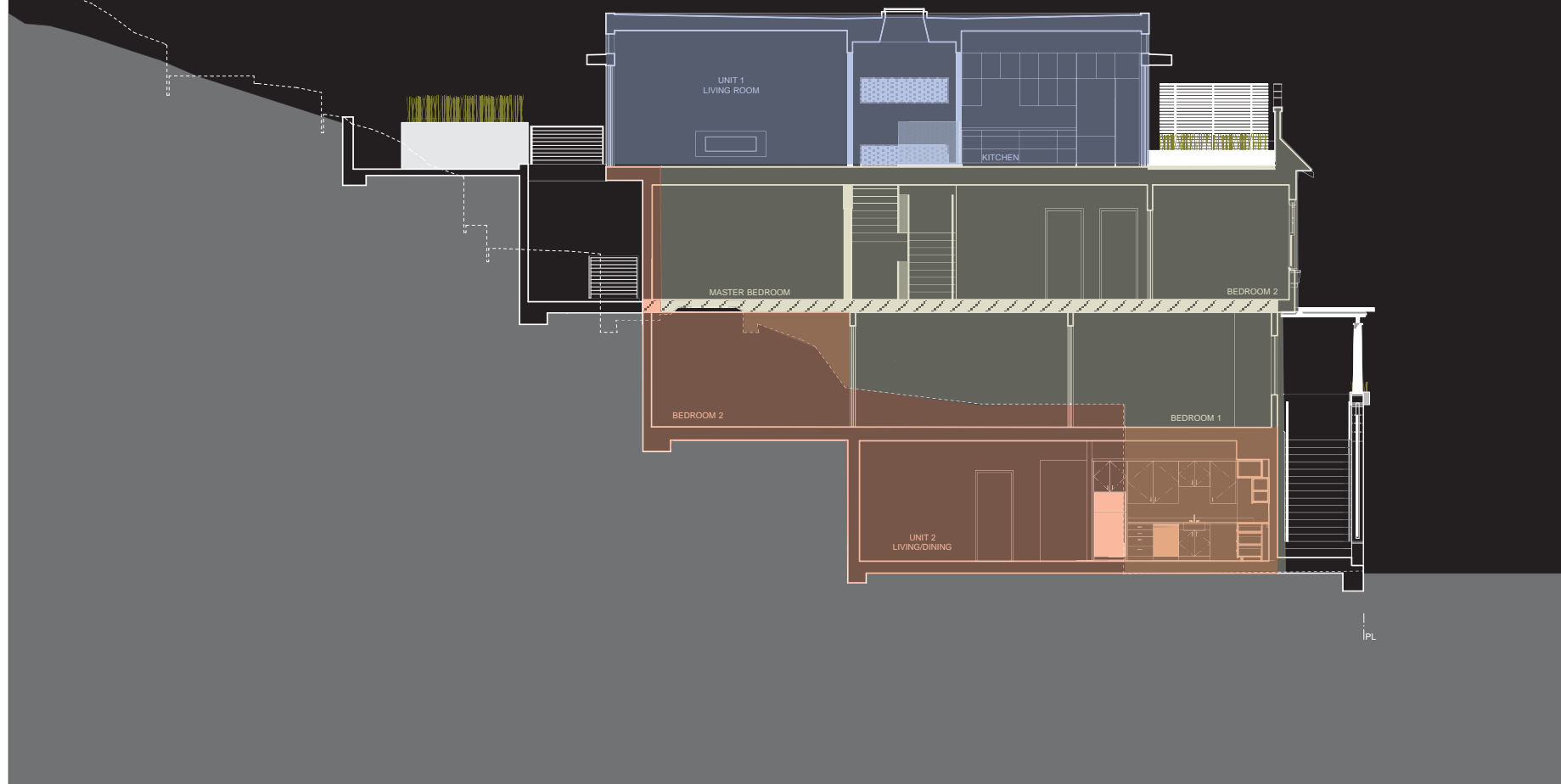


HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

- 3rd floor addition
- Sub-grade addition
- Existing house



CU FINDING 2:

THAT SUCH USE OR FEATURE PROPOSED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE OF PERSONS IN THE VICINITY, OR INJURIOUS TO PROPERTY OR POTENTIAL DEVELOPMENT IN THE VICINITY, WITH RESPECT TO:

(A) THE NATURE OF THE PROPOSED SITE, INCLUDING ITS SIZE AND SHAPE, AND THE PROPOSED SIZE, SHAPE AND ARRANGEMENT OF STRUCTURES;

- This is a unique site with 56'-0" of rise from front to rear property line
- 64% of the project is built into the hillside at the basement and 1st floor
- Due to the up-slope, the new 3rd floor is only 1-story above grade at the rear portion of the house

(B) THE ACCESSIBILITY AND TRAFFIC PATTERNS, THE TYPE AND VOLUME OF SUCH TRAFFIC, AND THE ADEQUACY OF PROPOSED OFF-STREET PARKING AND LOADING;

- There is an existing curb cut and a one-car garage. The project retains the curb cut and expands the garage for 2 cars
- There is no perceptible change to the nature or volume of traffic

(C) THE SAFEGUARDS TO PREVENT NOXIOUS OR OFFENSIVE EMISSIONS SUCH AS NOISE, GLARE, DUST AND ODOR;

- There will be no noxious or offensive emissions, noise, glare or dust emanating from the building.

(D) TREATMENT GIVEN TO SUCH ASPECTS AS LANDSCAPING, SCREENING, OPEN SPACES, PARKING AND LOADING AREAS, SERVICE AREAS, LIGHTING AND SIGNS;

- There is no change to the front of the house regarding landscape
- Privacy for the northern neighbor is created with an 16'-6" side separation from the west rear side of 30 Ord
- The 3rd floor addition is setback 6'-2" from the south property line to provide light to the property line windows of 36-38 Ord
- A privacy screen to the upper floor windows of 30 Ord is provided at the northeast corner of the new 3rd floor deck

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

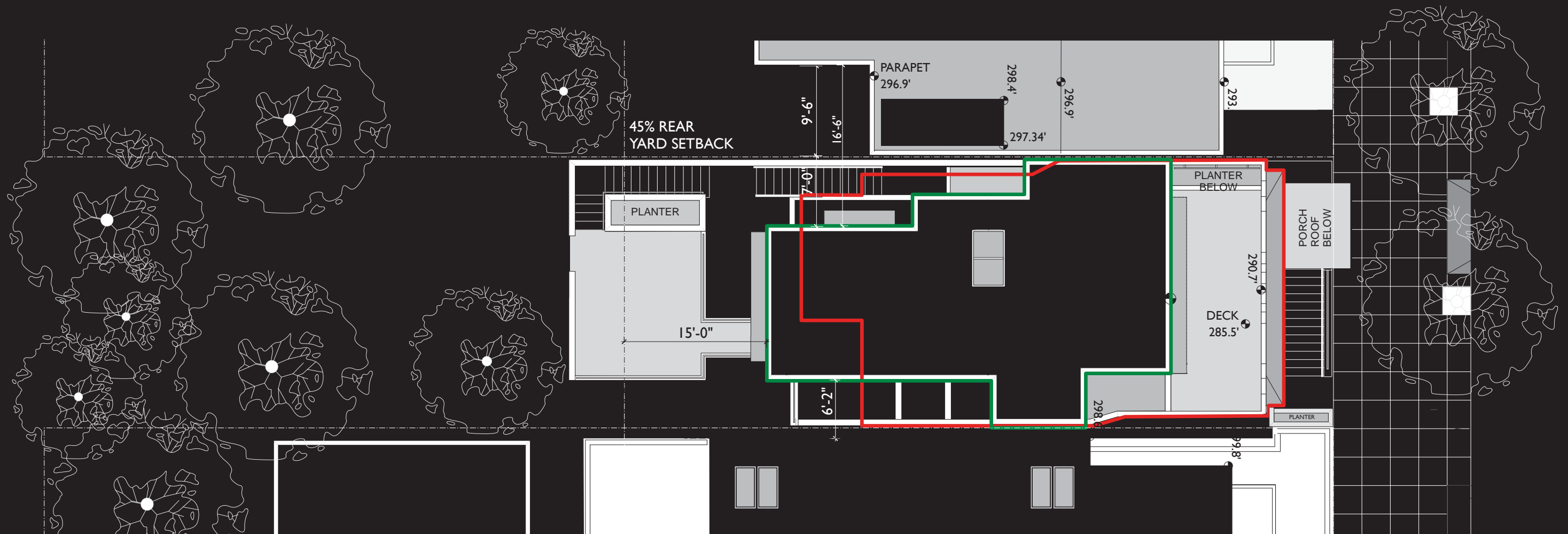
A VERY MODEST ADDITION

THE 3RD FLOOR ADDITION IS SMALL AND ONLY HAS A MINIMAL EFFECT ON THE NEIGHBORING PROPERTIES

- The front is setback 5'-6" from the front of 30 Ord and 6'-0" from the front of 36-38 Ord
- The north side is setback 3'-6" MORE than the existing house from 30 Ord for a total of a 7'-0" setback
- The south side INCREASES the setback by 4'-6" to 6'-2" increasing the light and air to property line windows of 36-38 Ord
- The floor extends only 3'-9" beyond the existing rear end of the house
- The rear is SHORTER than both 30 Ord and 36-38 Ord and 15'-0" less than the rear yard setback line
- The parapet height is 2" above 30 Ord and 10'-0" lower than the ridge of 36-38 Ord
- There will be no shadowing of the solar panels on the roof of 30 Ord
- The overall footprint of the proposed building is only 31 square feet larger than the existing house

— FOOTPRINT OF EXISTING HOUSE

— OUTLINE OF 3RD FLOOR ADDITION





HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

CU FINDING 3:
THAT SUCH USE AND FEATURE WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE CODE AND WILL NOT ADVERSELY AFFECT THE MASTER PLAN.

The design of the remodel and addition to 32 Ord Street complies with all code provisions and its dimensions, mass and form are all well below all code maximums allowed in this RH-2 district.

Sec. 132: Front Setback Area in RH District:
There is no change to the location of the front of the building as the front entry stair and façade are retained in this project. The new 3rd floor addition is setback 10'-0" from the front façade.

Sec 134(a)(2): Rear Yard Setback: 45% of total depth of the lot
The proposed addition to this building will be within the allowed area.

Sec 138.1 (c)(1)(B)(i)(cc): Streetscape and Pedestrian Improvements
There is a healthy "Bottle Brush" street tree in front of the house which will be maintained

Sec. 151(b): Schedule of Required Off-street Parking Spaces
The project proposes to add one additional parking space for a total of 2 off-street parking spaces.
The project will retain the single width garage door.

Sec. 155.2.(a)(3): Bicycle Parking For addition to a building or lot that increases the building's gross floor area by more than 20 percent;
One Class I bicycle parking space will be provided in the garage.

CU FINDING 3:
THAT SUCH USE AND FEATURE WILL NOT ADVERSELY AFFECT THE MASTER PLAN.

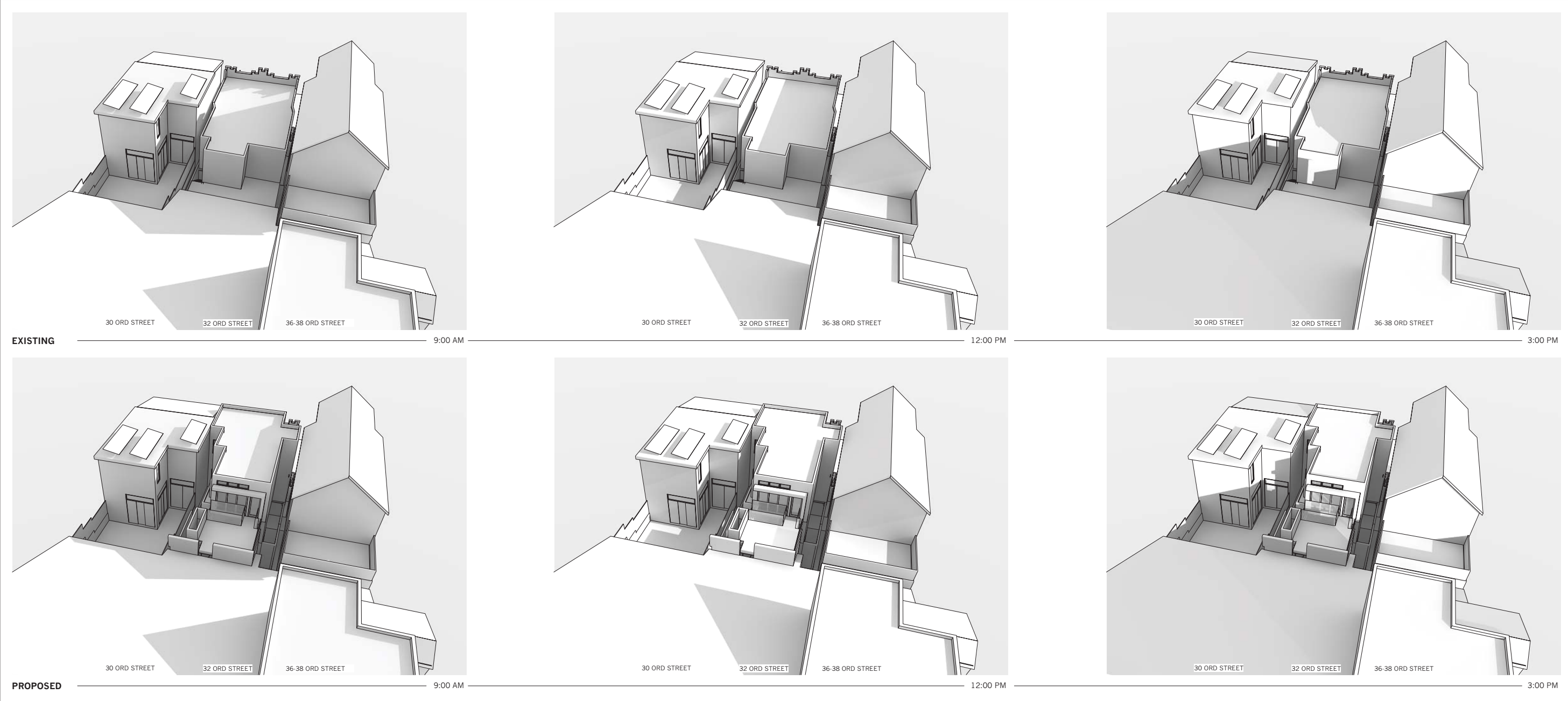
- 1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced: *The existing building is residential with no business use.*
- 2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods: *Retaining the existing house and setting the new 3rd floor addition back 10'-0" will conserve existing housing and neighborhood character.*
- 3) That the City's supply of affordable housing be preserved and enhanced: *There is no affordable housing on this site.*
- 4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking. *The existing curb cut will be retained and with the addition of a 2nd dwelling unit there may be one or two additional cars on this street*
- 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. *There is no existing industrial or service sector use on this site.*
- 6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. *The existing building is sub-standard relative to earthquake preparedness with some dry rot and foundations built in 1913. The new building will meet or exceed performance standards of the current California Building Code.*
- 7) That landmarks and historic buildings be preserved. *The existing building is not considered a historic resource and has been classified with a status rating of "C". Despite this listing, the project retains the 100 year old house.*
- 8) That our parks and open space and their access to sunlight and vistas be protected from development. *There are no parks or open space in the vicinity of the proposed project. There will be no effect on parks and open space.*

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

The neighbor to the north at 30 Ord Street has expressed concern that the 3rd floor addition to 32 Ord Street would throw additional shadow on his home. These diagrams represent **the worst case scenario** on the first day of winter, December 21. There is a small increase of shadow during the mid-day hours.



9 AM, December 21

12 PM, December 21

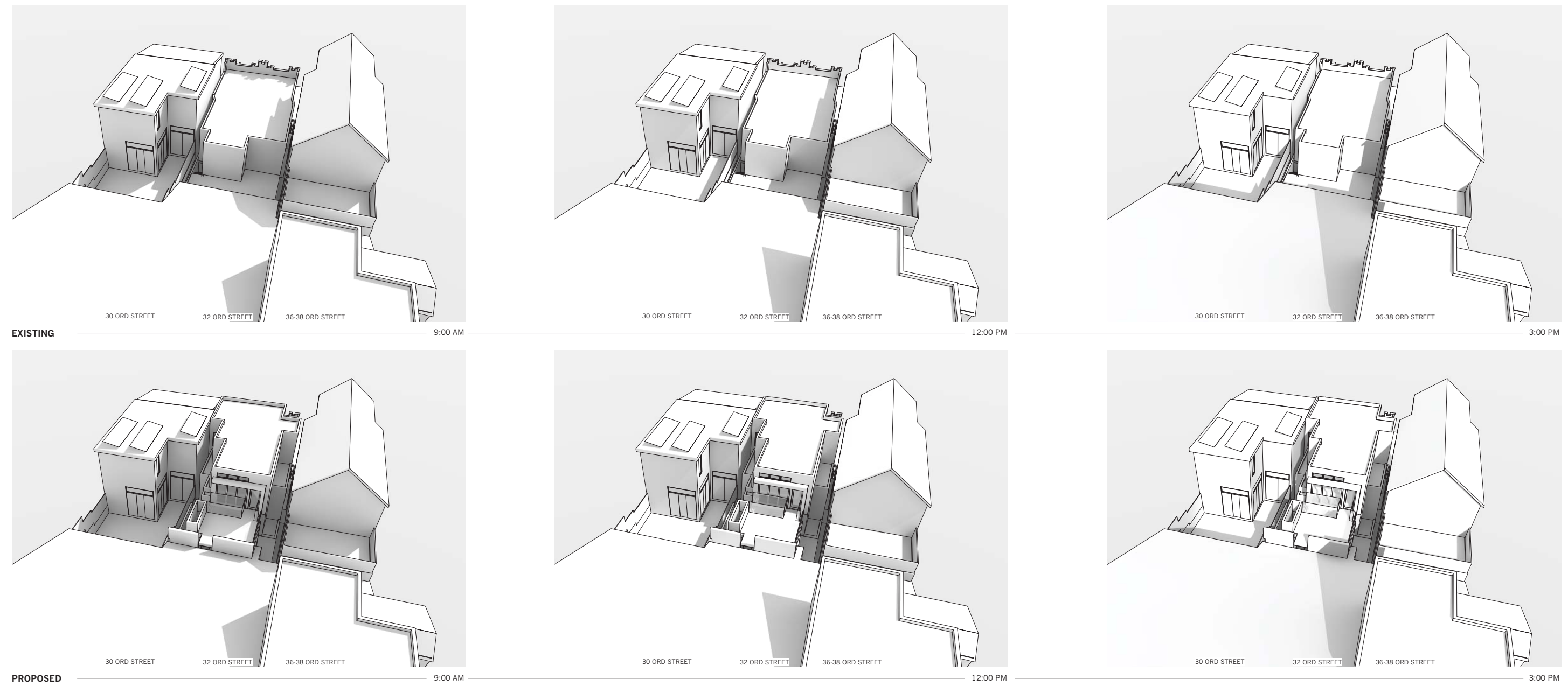
3 PM, December 21

HARTY RESIDENCE

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PLANNING COMMISSION HEARING: APRIL 7, 2016

At the Spring and Fall equinox, there is no change to the shadowing on 30 Ord.
These diagrams are based on surveyed heights and locations.



9 AM, March 21 and September 21

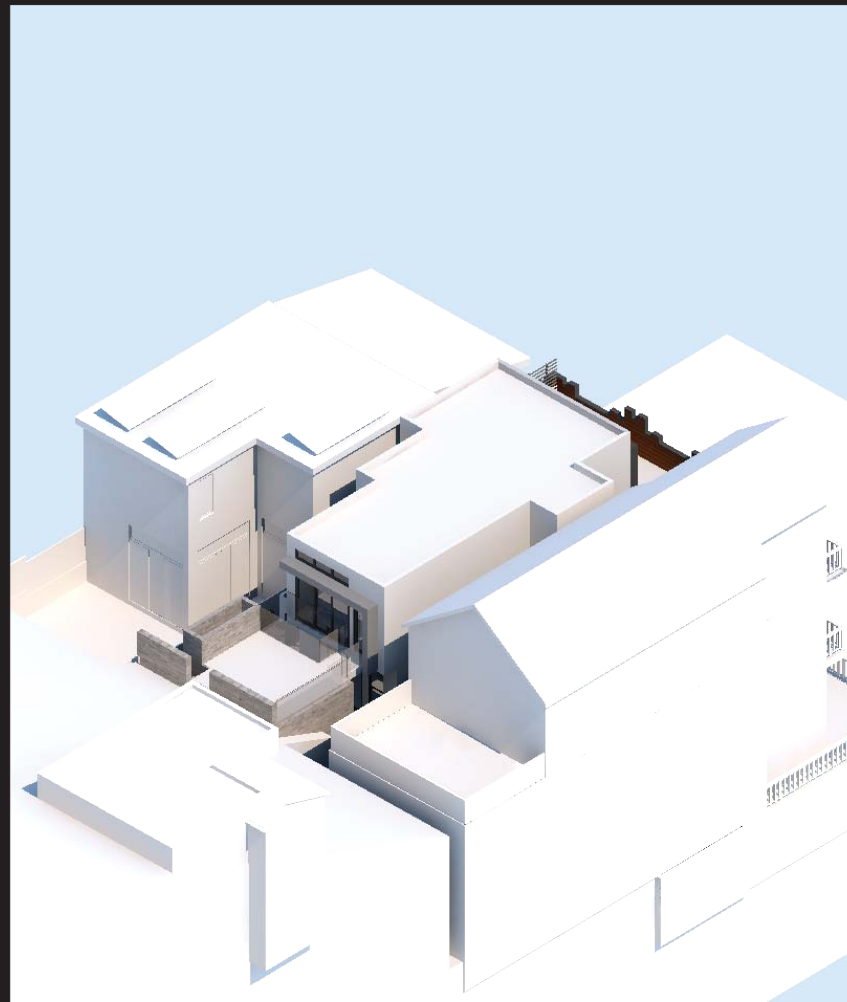
12 PM, March 21 and September 21

3 PM, March 21 and September 21

HARTY RESIDENCE

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PLANNING COMMISSION HEARING: APRIL 7, 2016



The 3rd floor addition is smaller than the 3rd floor of both 30 Ord and 36-38 Ord.



RESPONDING TO COMMISSION CONCERNS

REVISIONS TO THE PROPOSED PROJECT SINCE THE CU HEARING ON JANUARY 7, 2016

- The project sponsor has revised the project 3 times in response to the neighbor's concerns
- The project sponsor met with the neighbors and representatives of the neighborhood association and provided all drawings to them for their review
- The project sponsor acknowledges that the sun path study was not accurate. It has been updated to reflect actual light conditions with a revision of 1.75°
- The project size has been reduced by 125 square feet while increasing the 2nd unit by 885 square feet
- The 2nd unit has been increased from 490 square foot studio to a 1,374 square foot 2 bedroom/ 2 1/2 bath unit with its own street level entry
- The upper unit has been reduced to a 3 bedroom / 3 1/2 bath unit
- The parapet has been lowered so it is lower than the solar panels on 30 Ord
- The rear extension into the rear yard has been reduced by 9'-6" to be 15'-0" from the rear yard setback line
- The side setback of 6'-2" to 36-38 Ord has been extended by 13'-0" impacting only one property line window
- The design of the rear of the 3rd floor has increased the privacy between the neighboring houses

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016



THIS PROJECT MEETS ALL OF THE REQUIREMENTS FOR A CONDITIONAL USE AUTHORIZATION AND COMPLETELY COMPLIES WITH THE CORONA HEIGHTS INTERIM ZONING CONTROLS

THE PROPOSED PROJECT IS DESIREABLE TO THE NEIGHBORHOOD AND WILL HAVE VIRTUALLY NO IMPACT ON THE NEIGHBORHOOD, ORD STREET AND THE IMMEDIATE NEIGHBORS

- Project is fully in context and is NOT larger or bulkier than neighboring houses on Ord Street
- Project adds a family-sized unit to the community
- Project retains existing 1913 house to preserve character of the street
- Project additions are either buried into the hillside or minimally visible from the street
- Project is respectful to immediate neighbors

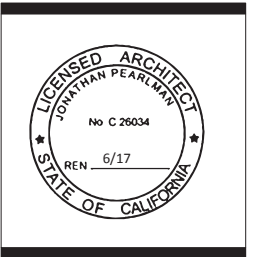
HARTY RESIDENCE

32 ORD STREET SAN FRANCISCO, CA 94114



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PROJECT TEAM

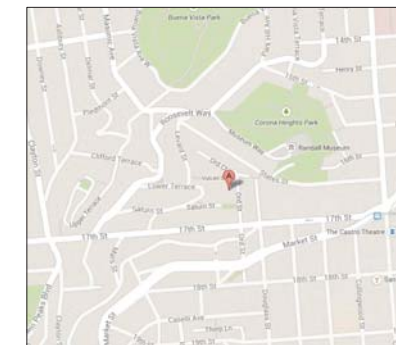
Building Owner:
John Harty
627 Occidental Avenue
San Mateo, CA 94402
Contact: John Harty
Phone: 415-716-0093
dharty913@yahoo.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125 x101
jonathan@elevationarchitects.com

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VICINITY MAP



WALL TYPES

	EXISTING	NEW
NON-RATED WALL		
1 HOUR RATED WALL		
	ELEVATION KEY	
	DETAIL KEY	
	SECTION KEY	
	WALL TYPE KEY	
	DOOR NUMBER KEY	
	WINDOW TYPE KEY	
	REVISION CLOUD & KEY	

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CLR	CENTERLINE	O.C.	ON CENTER
CONC	CLEAR	O/	OVER
CONT	CONCRETE	OD	OVERFLOW DRAIN
CPT	CONTINUOUS	O.H.	OPPOSITE HAND
CT	CARPET	PLAM	PLASTIC LAMINATE
	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION	RAD	RADICAL
DIMS.	DIMENSIONS	REF	REFRIGERATOR
DN	DOWN	REQ.	REQUIRED
DWG	DRAWING	RB	RUBBER BASE
(E), EX.	EXISTING	RM	ROOM
EA.	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RDWD	REDWOOD
ELEC	ELECTRIC	SC	SOLID CORE
EL., ELEV.	ELEVATION	SHTG	SHEETING
EMB.	EMBEDDED	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST. STL	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STRL	STRUCTURAL
F.O.M.	FACE OF MASONRY	STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYP. BOARD	TYP.	TYPICAL
GWB	GYP. WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P.	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

PERMITS

- SITE PERMIT
- ADDENDA FOR ARCHITECTURAL, STRUCTURAL AND MECHANICAL
- ELECTRICAL, PLUMBING PERMITS TO BE FILED SEPARATELY

APPLICABLE CODES

BUILDING: 2013 CBC
MECHANICAL: 2010 CMC
PLUMBING: 2013 CPC
ELECTRICAL: 2013 CEC
FIRE: 2013 CFC
ENERGY: 2013 CEC (TITLE 24, PART 6)

SCOPE OF WORK

- REMODEL INTERIOR OF HOUSE, ADD 3RD FLOOR.
- EXPAND BASEMENT AND 1ST FLOOR TO ADD NEW DWELLING UNIT

PLANNING DEPARTMENT NOTES

LOCATION: 32 ORD STREET
BLOCK/LOT: 2626/005
ZONING: RH-2
EXISTING BUILDING USE: 1-UNIT RESIDENTIAL
PROPOSED BUILDING USE: 2-UNIT RESIDENTIAL
SETBACKS: FRONT: AVERAGE (NO CHANGE)
SIDE: NONE REQUIRED
REAR: 45% OF LOT: NOT < 15'-0"

HEIGHT & BULK: 40-X
(E): BUILDING HEIGHT: 31'-8"
(N): BUILDING HEIGHT: 39'-0"
PARKING: 1-CAR GARAGE
PARKING: 1-CAR GARAGE

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASS: R-3
OCCUPANCY SEPARATION: 1-HR BETWEEN GARAGE AND LIVING SPACE
1-HR BETWEEN UNIT 1 AND UNIT 2
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 3 STORIES OVER BASEMENT

SQUARE FOOTAGE CALCULATIONS

	EXISTING	NEW
BASEMENT:	200 SF	1,003 SF
1ST FLOOR:	315 SF	1,070 SF
2ND FLOOR:	1,250 SF	1,242 SF
3RD FLOOR:		893 SF + 224 SF DECK

TOTAL: 1,765 SF 4,208 SF + 224 SF DECK

UNIT 1: 2,834 SF
UNIT 2: 1,374 SF

GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS AND THE PROPERTY OWNER WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE OTHER THAN THE PROPERTY OWNER FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114
APP #2014.1017.9274 S

#	date	issue
	03.16.16	REVISION 5

Cover Sheet

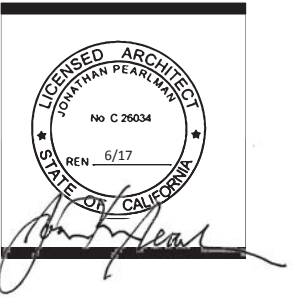
project: 14.12
drawn by: JP
checked by:
date: 07.20.15
scale:

A-0.1



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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

**Green Building
Site Permit Submittal**

project:	14.12
drawn by:	JP
checked by:	
date:	07.20.15
scale:	

A-0.2

Green Building: Site Permit Checklist

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name ¹	Harty Residence	Block/Lot	2626/005	Address	32 Ord Street
Gross Building Area	4,143 SF	Primary Occupancy	2-UNIT RESIDENTIAL	Design Professional/Applicant:	<i>[Signature]</i> MARCH 1, 2016
# of Dwelling Units ¹	1	Height to highest occupied floor	32'-1"	Number of occupied floors	3

Instructions:
As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:
(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.
AND
(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.
Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

Attachment C-2 -
Green Building:
Site Permit Submittal
Version: July 18, 2012

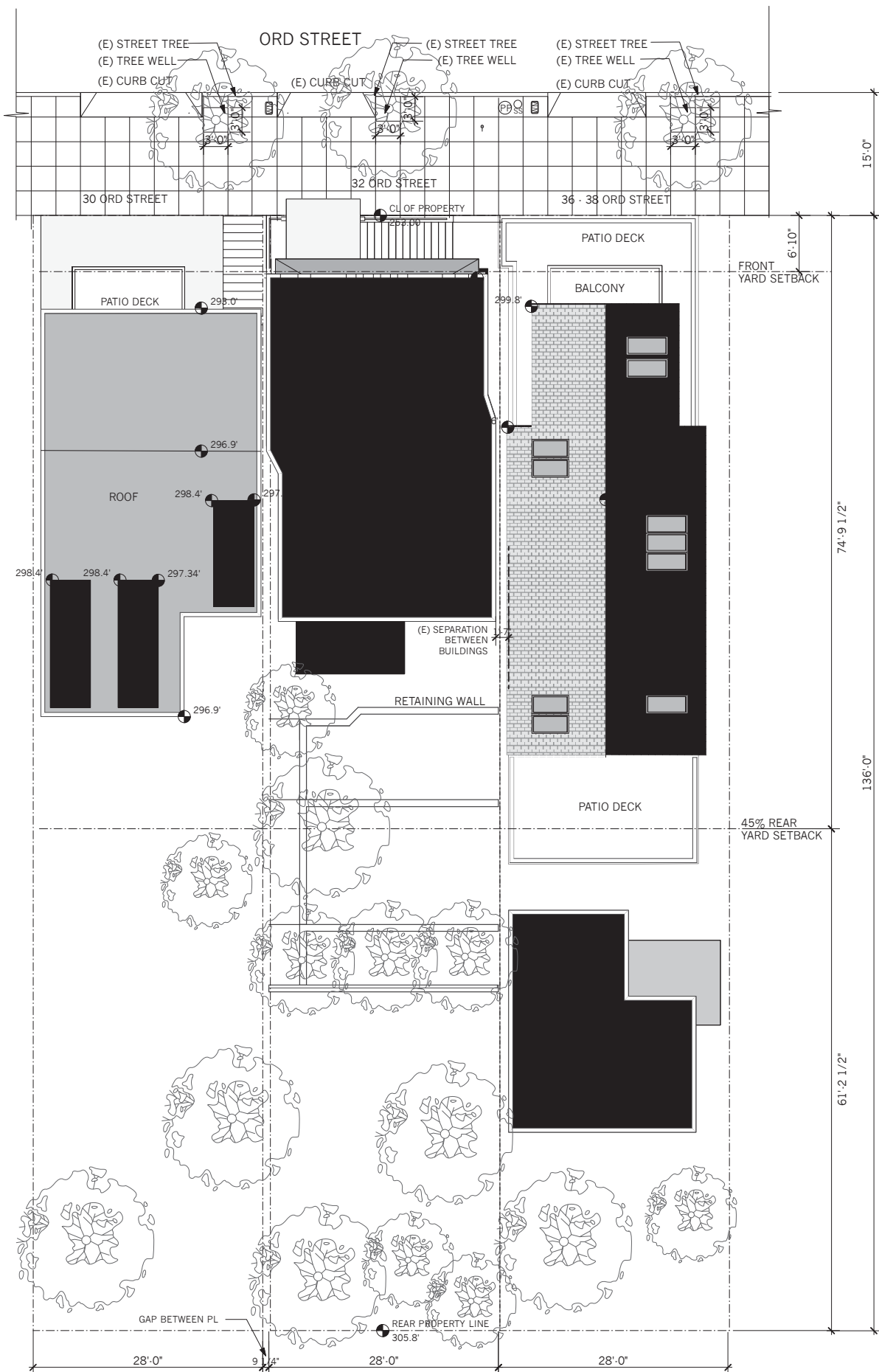
ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines.	
Water Efficient Irrigation - Projects that include ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance.	
Recycling by Occupants - Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

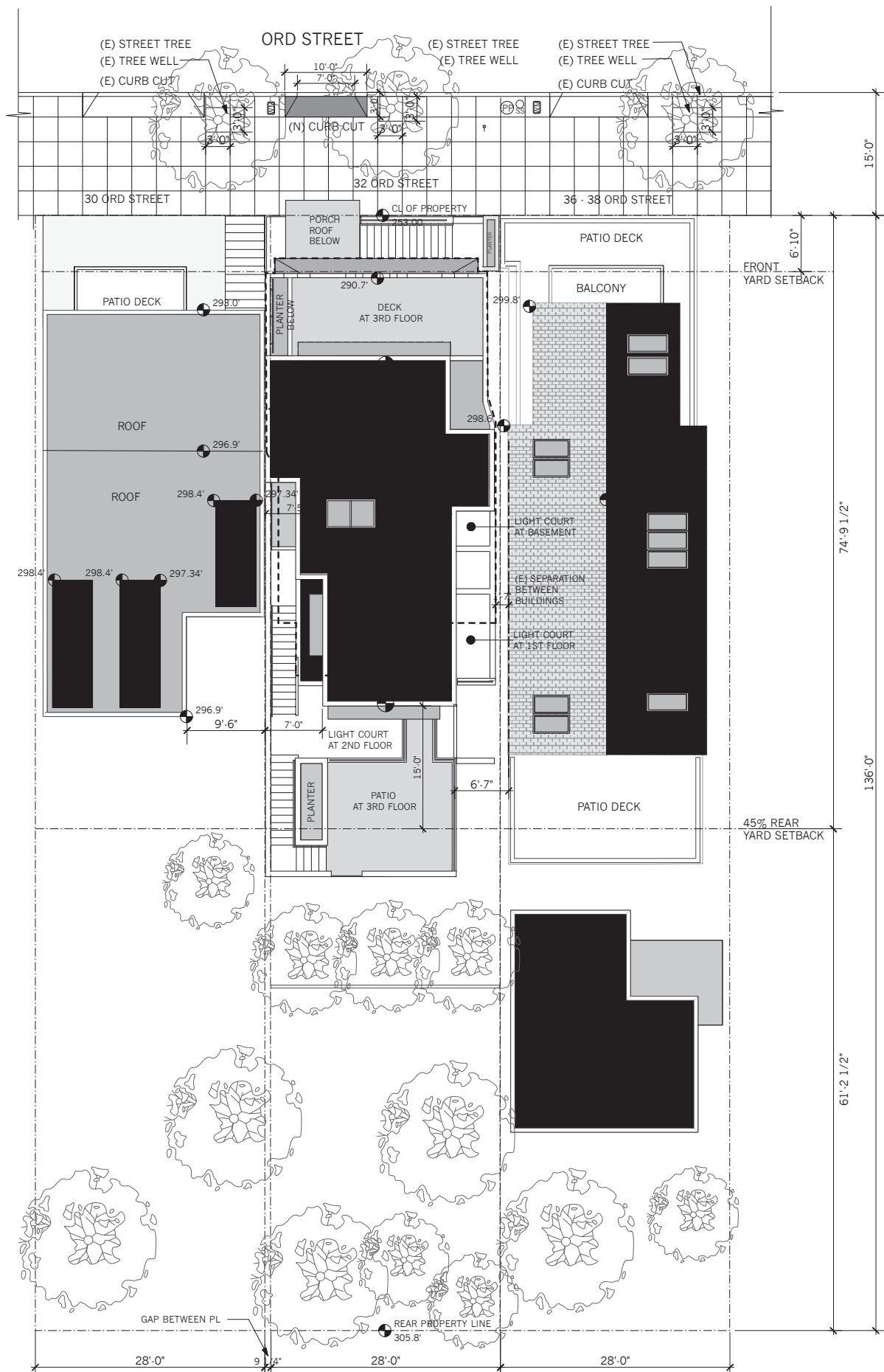
Notes
1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60		50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (N/A indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points					Meet C&D ordinance only	
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3				Meet LEED prerequisites		
Water Use - 30% Reduction LEED WE 3, 2 points		n/r		Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1.4.2, 4.3, and 4.4		n/r				
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2. (13C.5.106.4)			n/r		n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)			See San Francisco Planning Code 155		n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq ft. (13C5.303.1)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-13 filters in residential buildings in all-quality hotspots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)		n/r			n/r	n/r
Acoustical Control: Wall and roof ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C5.507.4)			See CBC 1207		n/r	n/r

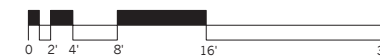
OTHER APPLICABLE NON-RESIDENTIAL PROJECTS	
Type of Project Proposed (Check box if applicable)	Other New Non-Residential
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.201.1.1)	n/r
Bicycle Parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2). (13C.5.106.4)	
Low-emitting, fuel efficient, and carpool/van pool vehicles: approximately 8% of total spaces. (13C.5.106.5)	
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash basins, water closets, and urinals. (13C.5.504.3)	
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	
Adhesives, sealants and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CSI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceiling STC 40. (13C.5.507.4)	See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet	
Construction Waste Management: Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012. Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	n/r



1 EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"

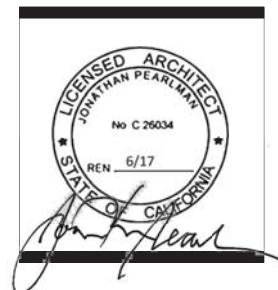


2 PROPOSED SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



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Remodel and Addition
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San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

Site / Roof Plan

project:	14.12
drawn by:	JP
checked by:	
date:	10.16.14
scale:	

A-1.1

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SAN FRANCISCO PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	27'-0"	2'-7"	10%
REAR FAÇADE	26'-6"	26'-6"	100%
TOTALS	53'-6"	29'-1"	54%
NORTH SIDE	49'-0"	28'-0"	57%
SOUTH SIDE	49'-0"	13'-10"	28%
TOTALS	151'-6"	68'-4"	47%

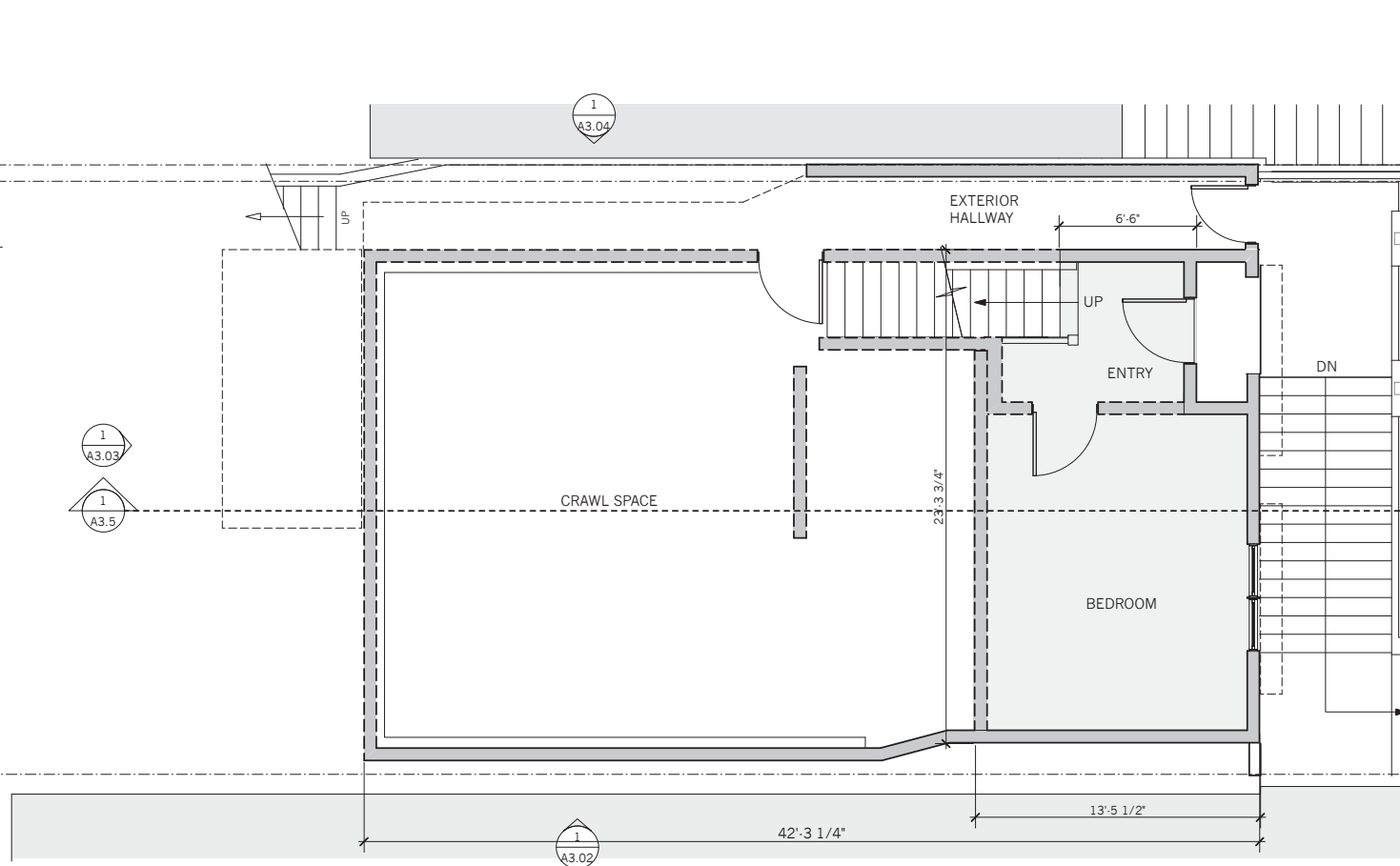
AREA MEASUREMENT

VERTICAL ELEMENTS	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	1,028 SF	28 SF	3%
REAR FAÇADE	410 SF	410 SF	100%
NORTH SIDE	1,078 SF	538 SF	50%
SOUTH SIDE	1,145 SF	314 SF	27%
VERTICAL TOTAL	3,661 SF	1,290 SF	35%

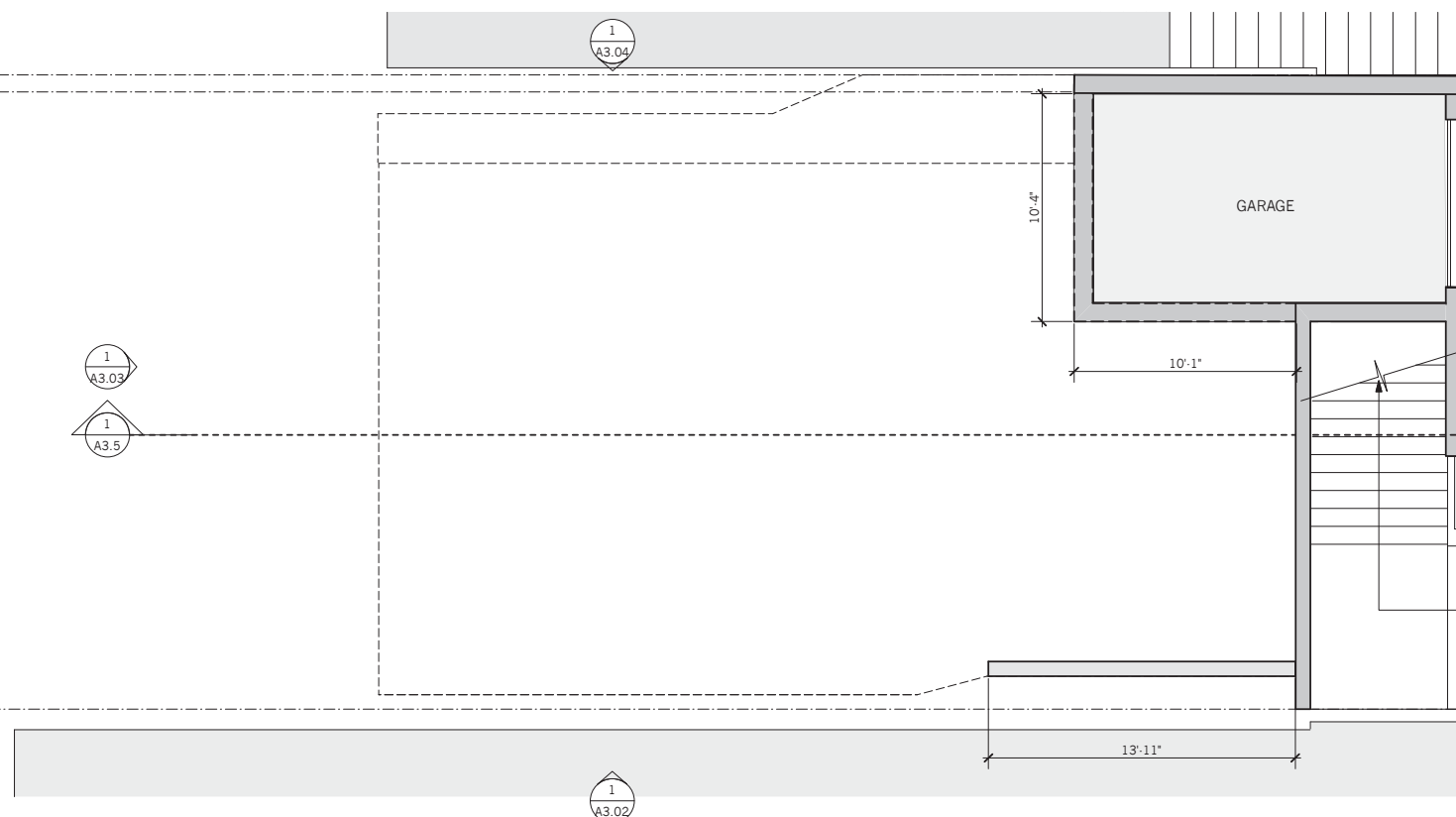
HORIZONTAL ELEMENTS

VERTICAL ELEMENTS	LENGTH	REMOVED	% REMOVED
1ST FLOOR	277 SF	0 SF	0%
2ND FLOOR	1,249 SF	195 SF	60%
ROOF	1,249 SF	914 SF	73%
HORIZONTAL TOTALS	2,775 SF	1,035 SF	40%

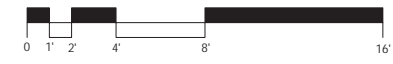
SEC. 317(b)(2) "Residential Demolition" shall mean any of the following:
(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or
=> DBI DOES NOT CONSIDER THIS A DEMOLITION
(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade **and also** proposes the removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
=> 54% OF THE SUM OF THE FRONT AND REAR FAÇADES REMOVED AND ALSO THE REMOVAL OF 47% OF ALL EXTERIOR WALLS. THEREFORE, THIS DOES NOT APPLY.
(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements **and** more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.
=> REMOVAL OF 35% OF VERTICAL ELEMENTS AND 40% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY.
DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)



2 EXISTING 1ST FLOOR
Scale: 1/4" = 1'-0"

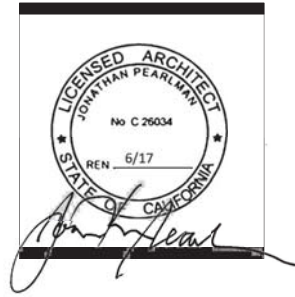


1 EXISTING BASEMENT LEVEL - GARAGE
Scale: 1/4" = 1'-0"



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#	date	issue
03.16.16	REVISION 5	

Existing Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.01

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SAN FRANCISCO PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	27'-0"	2'-7"	10%
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TOTALS	53'-6"	29'-1"	54%
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SOUTH SIDE	49'-0"	13'-10"	28%
TOTALS	151'-6"	68'-4"	47%

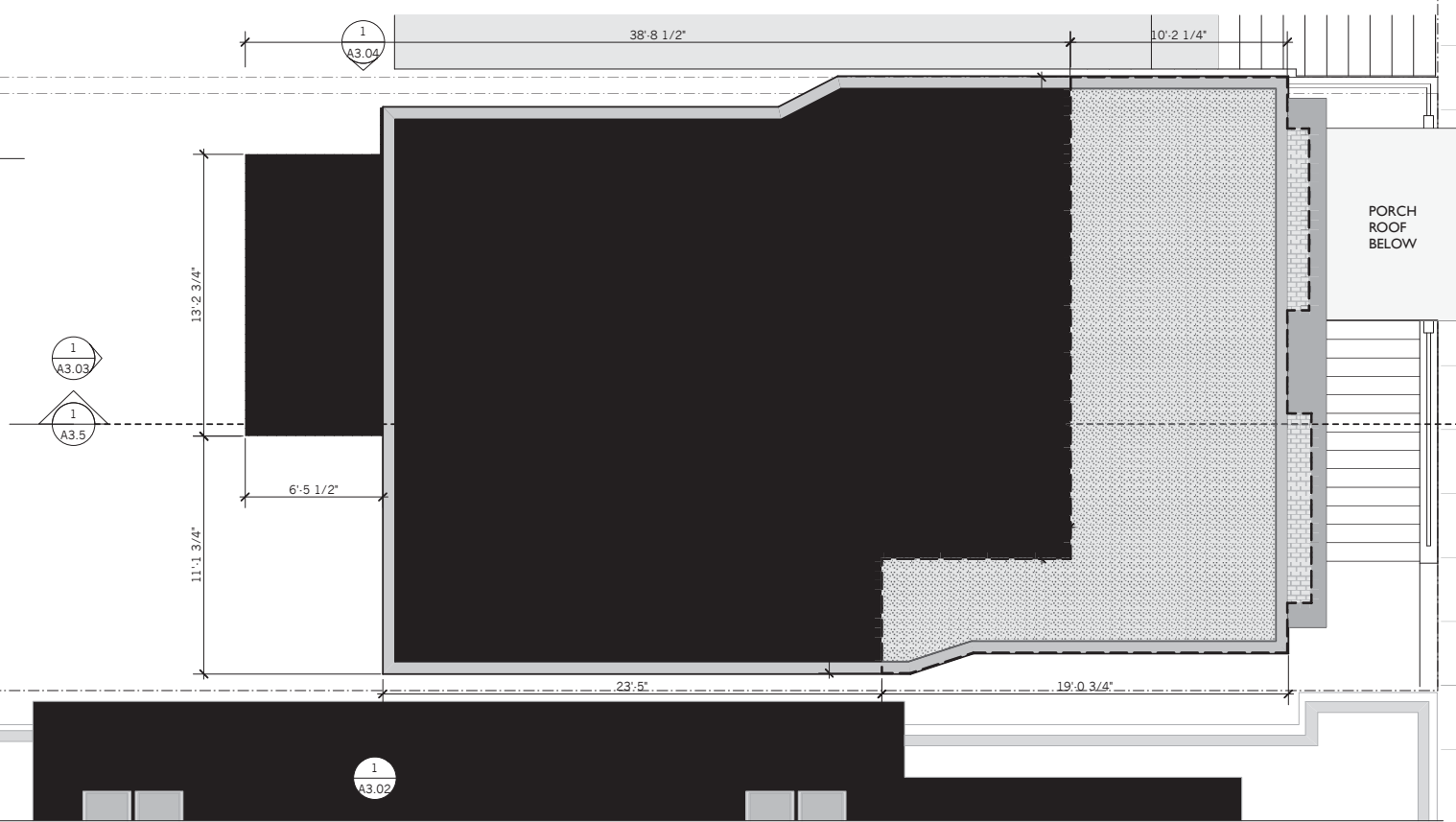
AREA MEASUREMENT

VERTICAL ELEMENTS	LENGTH	REMOVED	% REMOVED
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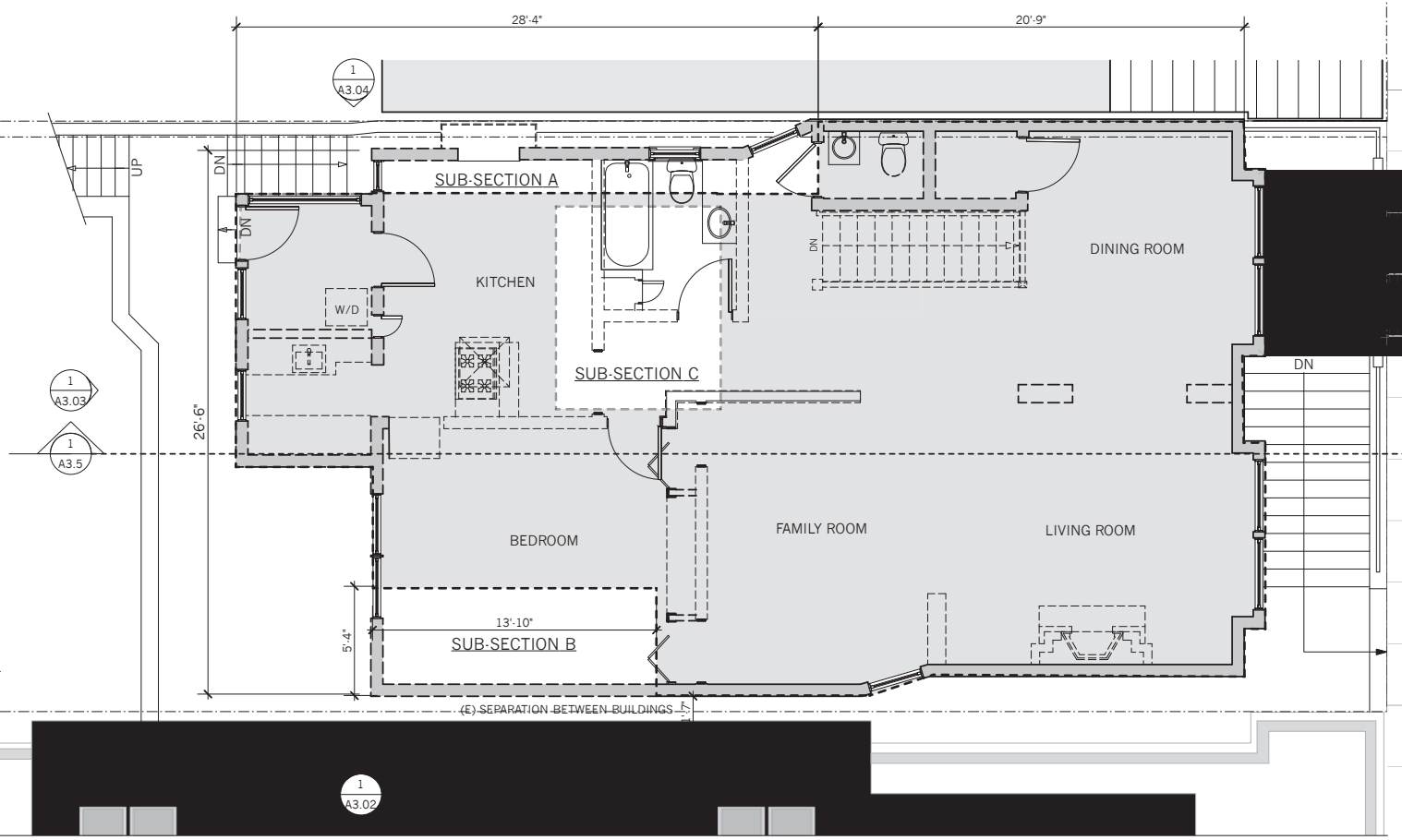
HORIZONTAL ELEMENTS

VERTICAL ELEMENTS	LENGTH	REMOVED	% REMOVED
1ST FLOOR	277 SF	0 SF	0%
2ND FLOOR	1,249 SF	195 SF	60%
ROOF	1,249 SF	914 SF	73%
HORIZONTAL TOTALS	2,775 SF	1,035 SF	40%

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=> REMOVAL OF 35% OF VERTICAL ELEMENTS AND 40% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY.
DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)



2 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



SUB-SECTION A: 49 SF
SUB-SECTION B: 73 SF
SUB-SECTION C: 73 SF

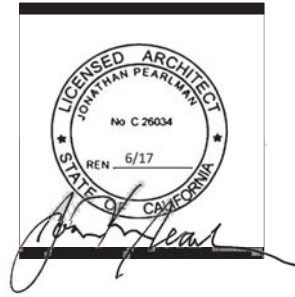
TOTAL REMOVED: 195 SF
TOTAL FLOOR AREA: 1,249 SF
PERCENTAGE REMOVED: 16%

1 EXISTING 2ND FLOOR
Scale: 1/4" = 1'-0"



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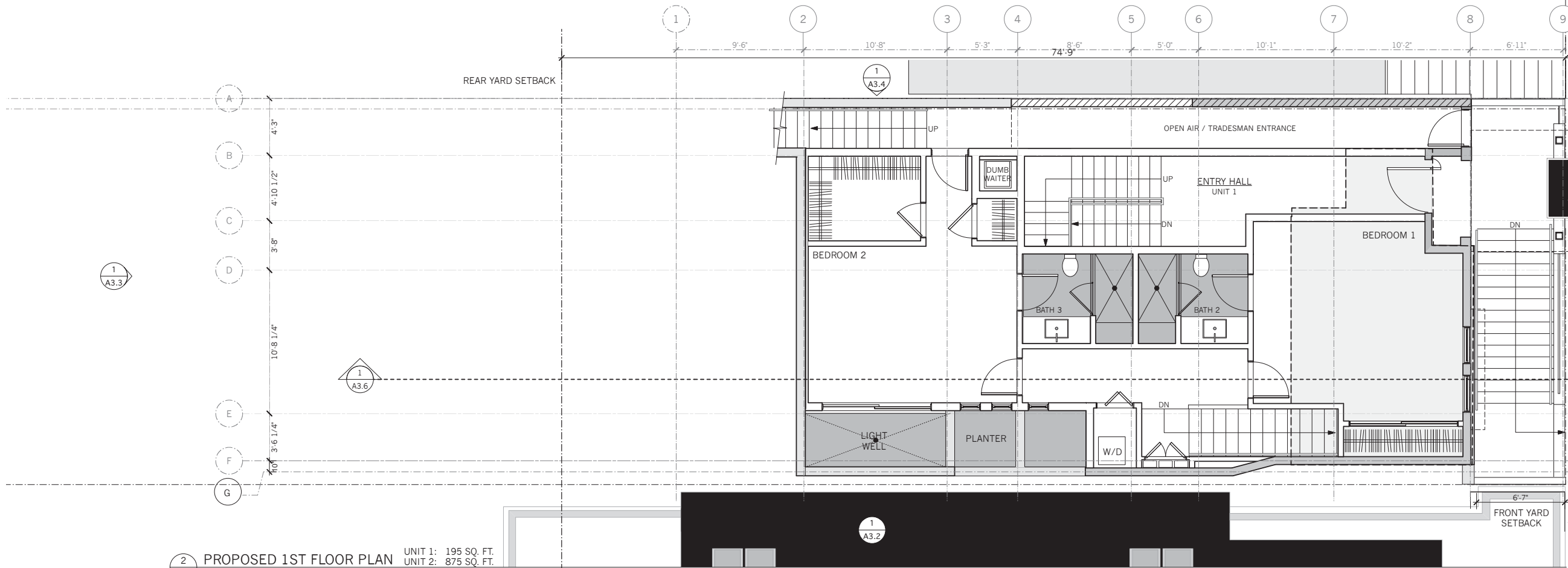
#	date	issue
03.16.16	REVISION 5	

Existing Floor Plans

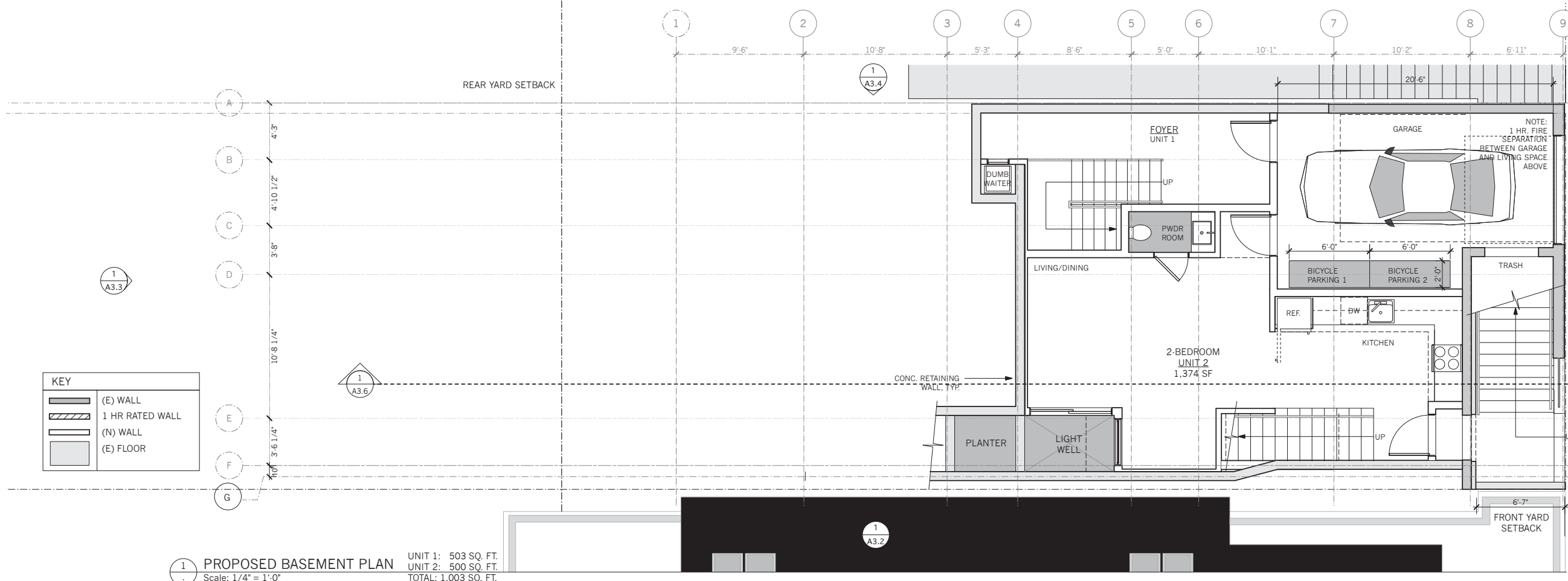
project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.02





2 PROPOSED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

KEY

	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR



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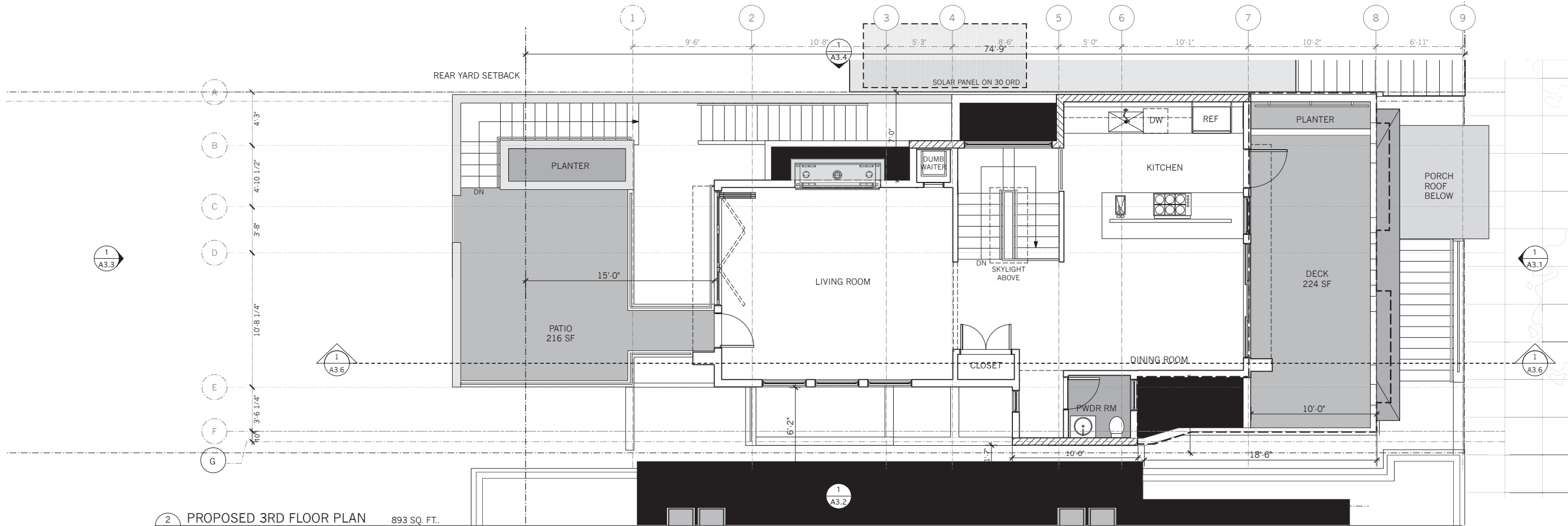
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#	date	issue
03.16.16	REVISION 5	

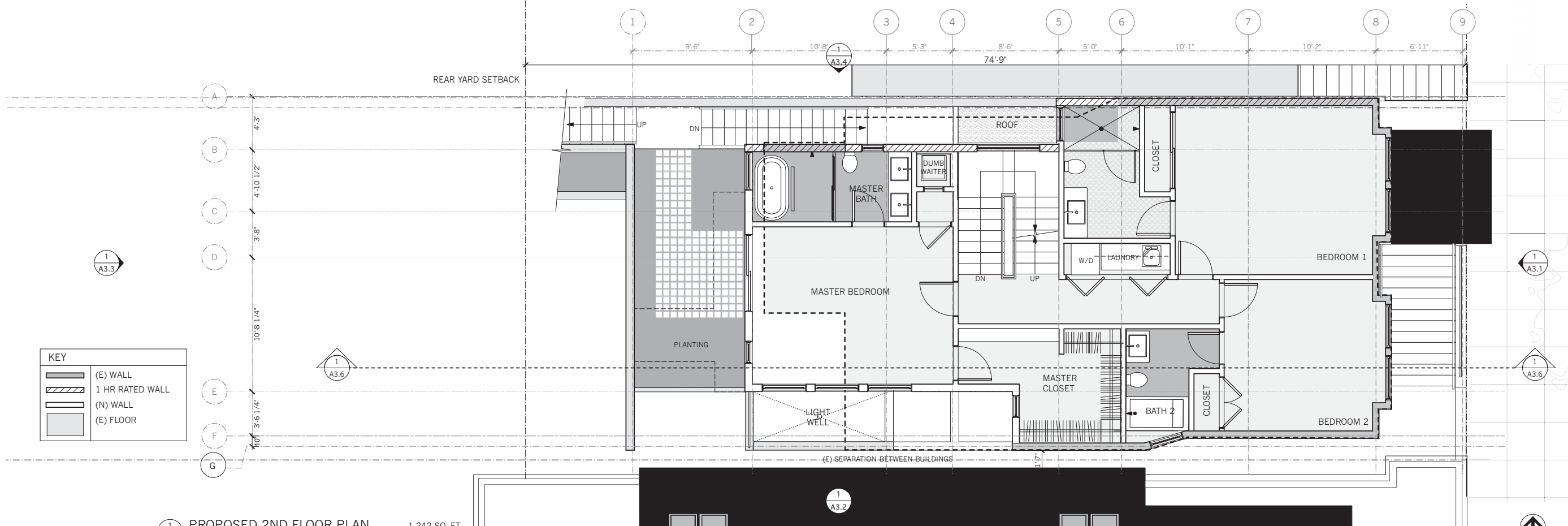
Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.1



2 PROPOSED 3RD FLOOR PLAN 893 SQ. FT., 216 SQ. FT. PATIO
Scale: 1/4" = 1'-0"



1 PROPOSED 2ND FLOOR PLAN 1,242 SQ. FT.
Scale: 1/4" = 1'-0"

KEY

	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR



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San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

Floor Plans

project: 14.11
drawn by: JP
checked by:
date: 02.25.15
scale:

A-2.2



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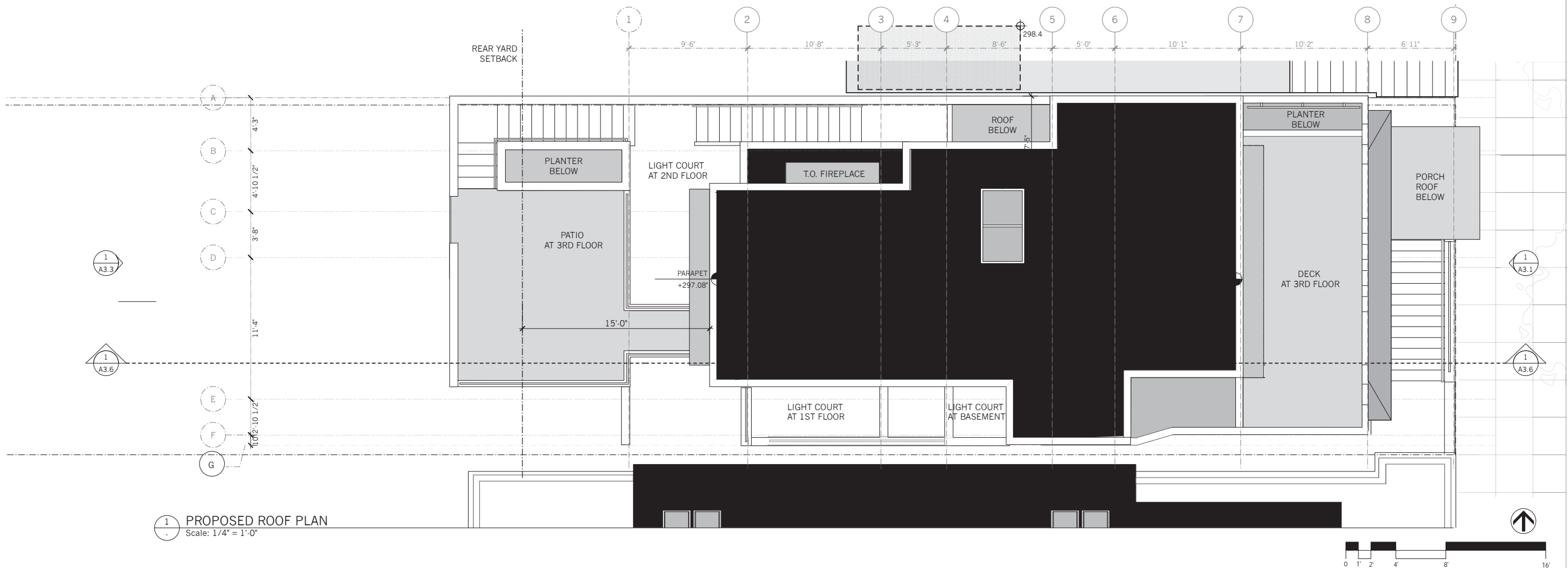
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#	date	issue
03.16.16	REVISION 5	

Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.3



1 PROPOSED ROOF PLAN
 Scale: 1/4" = 1'-0"

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SAN FRANCISCO PLANNING DOCUMENT:
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LINEAR FOOTAGE MEASUREMENT

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TOTALS	53'-6"	29'-1"	54%
NORTH SIDE	49'-0"	28'-0"	57%
SOUTH SIDE	49'-0"	13'-10"	28%
TOTALS	151'-6"	68'-4"	47%

AREA MEASUREMENT

VERTICAL ELEMENTS			
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VERTICAL TOTAL	3,661 SF	1,290 SF	35%

HORIZONTAL ELEMENTS

1ST FLOOR	277 SF	0 SF	0%
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ROOF	1,249 SF	914 SF	73%
HORIZONTAL TOTALS	2,775 SF	1,035 SF	40%

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==> REMOVAL OF 35% OF VERTICAL ELEMENTS AND 40% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY.

DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)



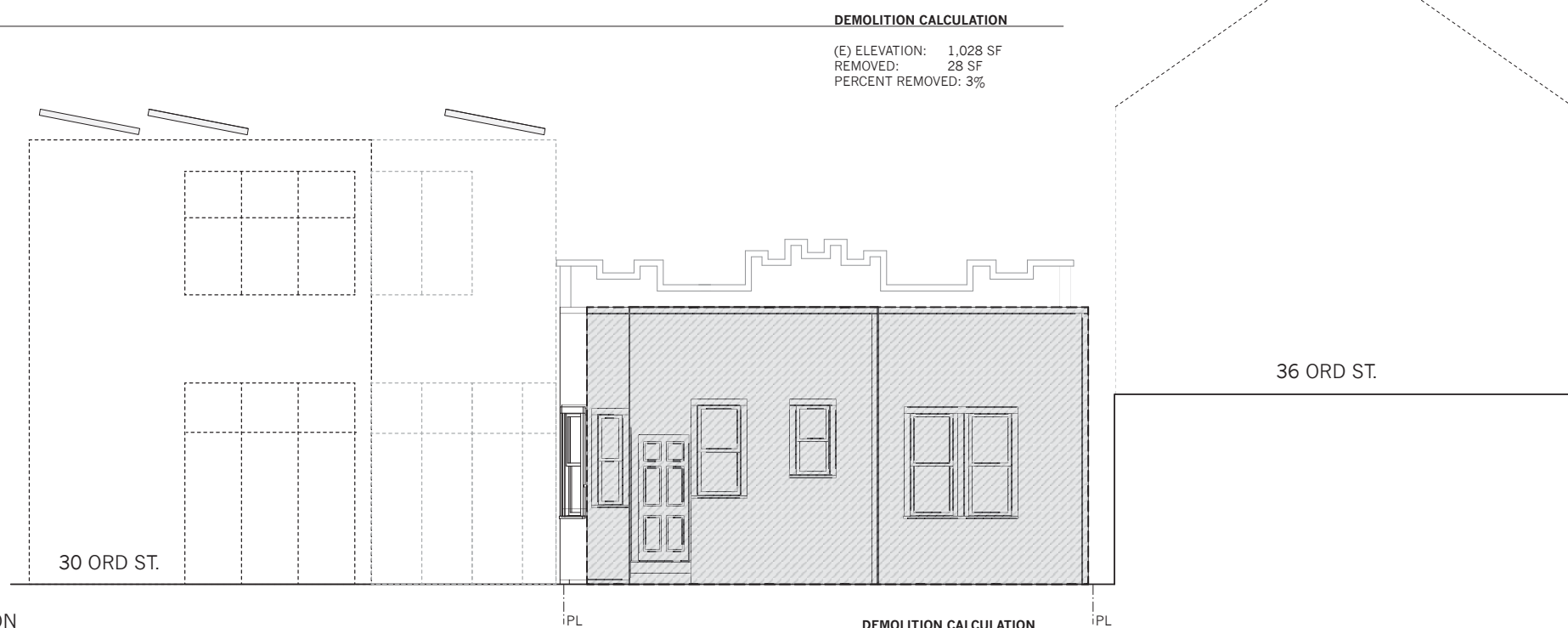
1 - EXISTING EAST ELEVATION
Scale: 1:48

DEMOLITION CALCULATION

(E) ELEVATION: 1,028 SF
REMOVED: 28 SF
PERCENT REMOVED: 3%

KEY	
	(E) WALL REMAINING
	(E) WALL TO BE DEMO'D

1 - EXISTING WEST ELEVATION
Scale: 1:48



DEMOLITION CALCULATION

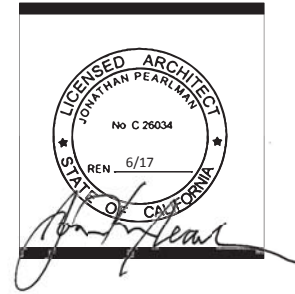
(E) ELEVATION: 410 SF
REMOVED: 410 SF
PERCENT REMOVED: 100%



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San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

East/West Elevation
Demo Plan

project:	14.11
drawn by:	JP
checked by:	
date:	01.29.16
scale:	

A-3.01



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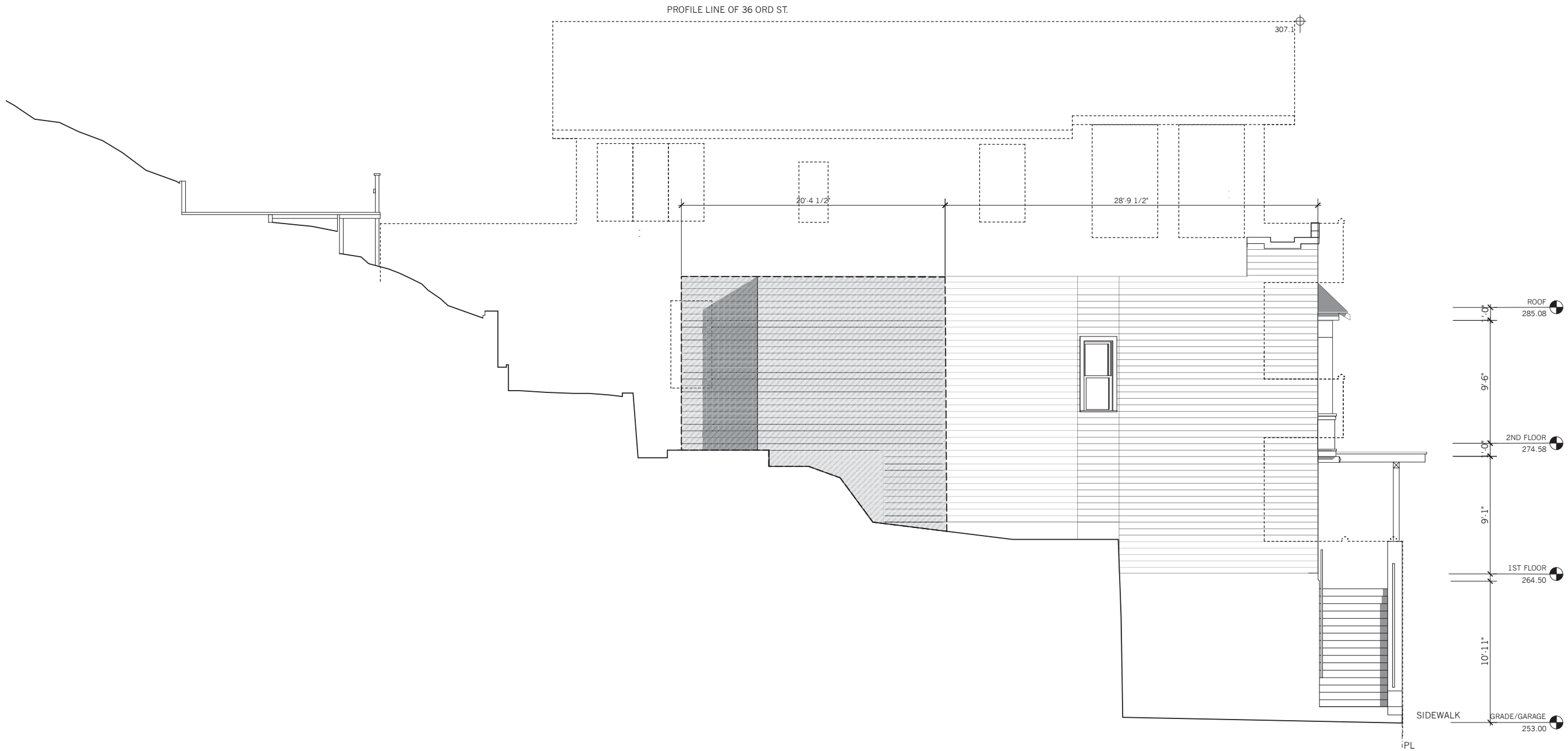
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

**South Elevation
 Demo Plan**

project: 14.11
 drawn by: JP
 checked by:
 date: 01.29.16
 scale:

A-3.02



KEY	
	(E) WALL REMAINING
	(E) WALL TO BE DEMO'D

1 EXISTING SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

DEMOLITION CALCULATION

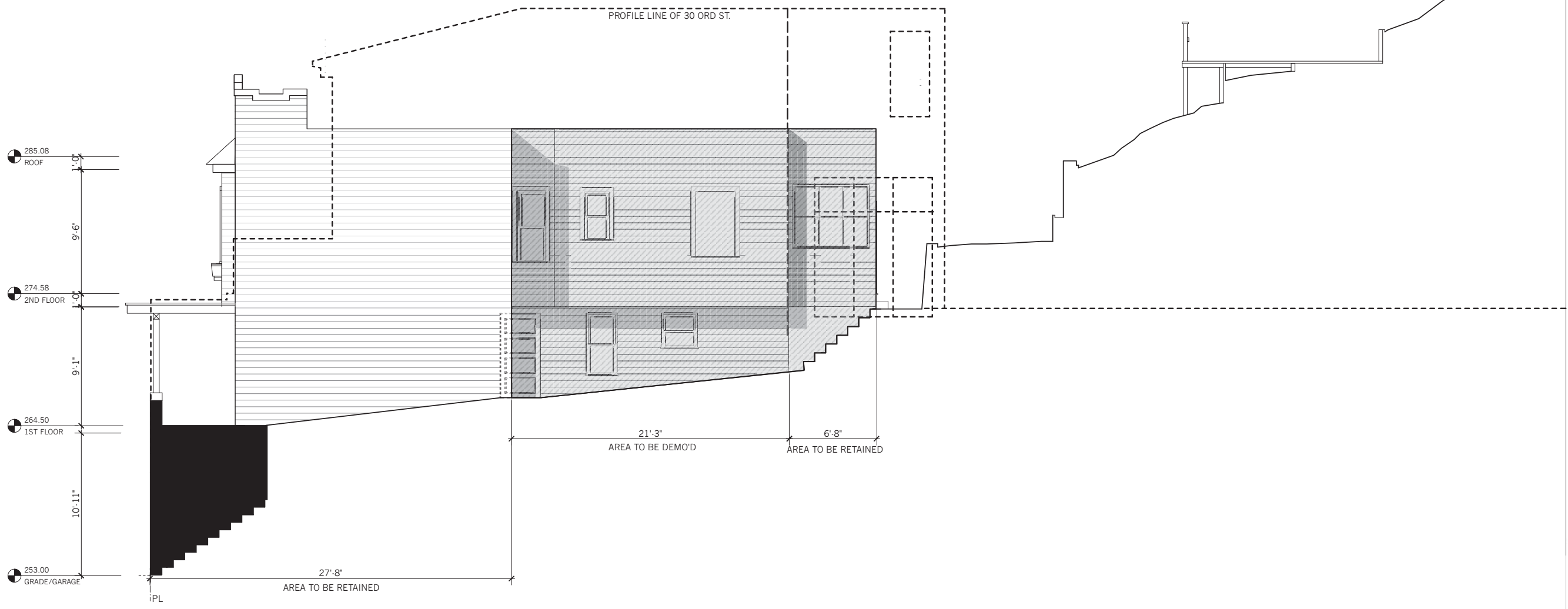
(E) ELEVATION: 1,145 SF
 REMOVED: 314 SF
 PERCENT REMOVED: 27%





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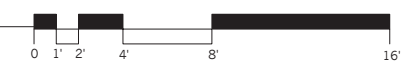


KEY	
	(E) WALL REMAINING
	(E) WALL TO BE DEMO'D

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

DEMOLITION CALCULATION

(E) ELEVATION: 1,078 SF
 REMOVED: 538 SF
 PERCENT REMOVED: 50%



Remodel and Addition
HARTY RESIDENCE
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#	date	issue
	03.16.16	REVISION 5

**North Elevation
 Demo Plan**

project: 14.11
 drawn by: JP
 checked by:
 date: 01.29.16
 scale:

A-3.03



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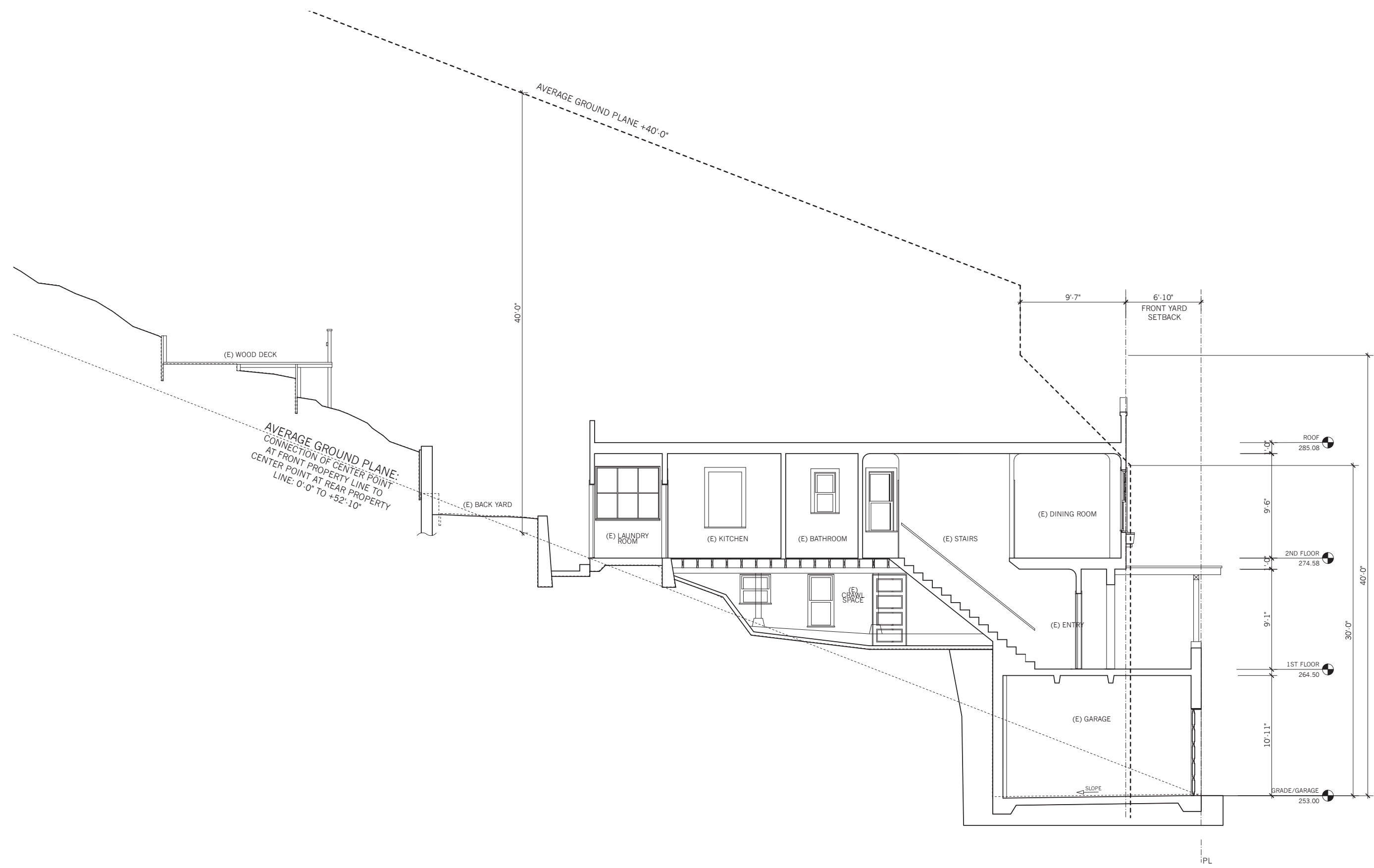
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

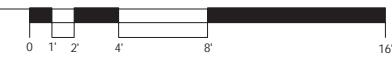
**(E) East-West
 Building Section**

project: 14.11
 drawn by: JP
 checked by:
 date: 04.13.15
 scale:

A-3.04



1 EXISTING BUILDING SECTION
 Scale: 1/4" = 1'-0"





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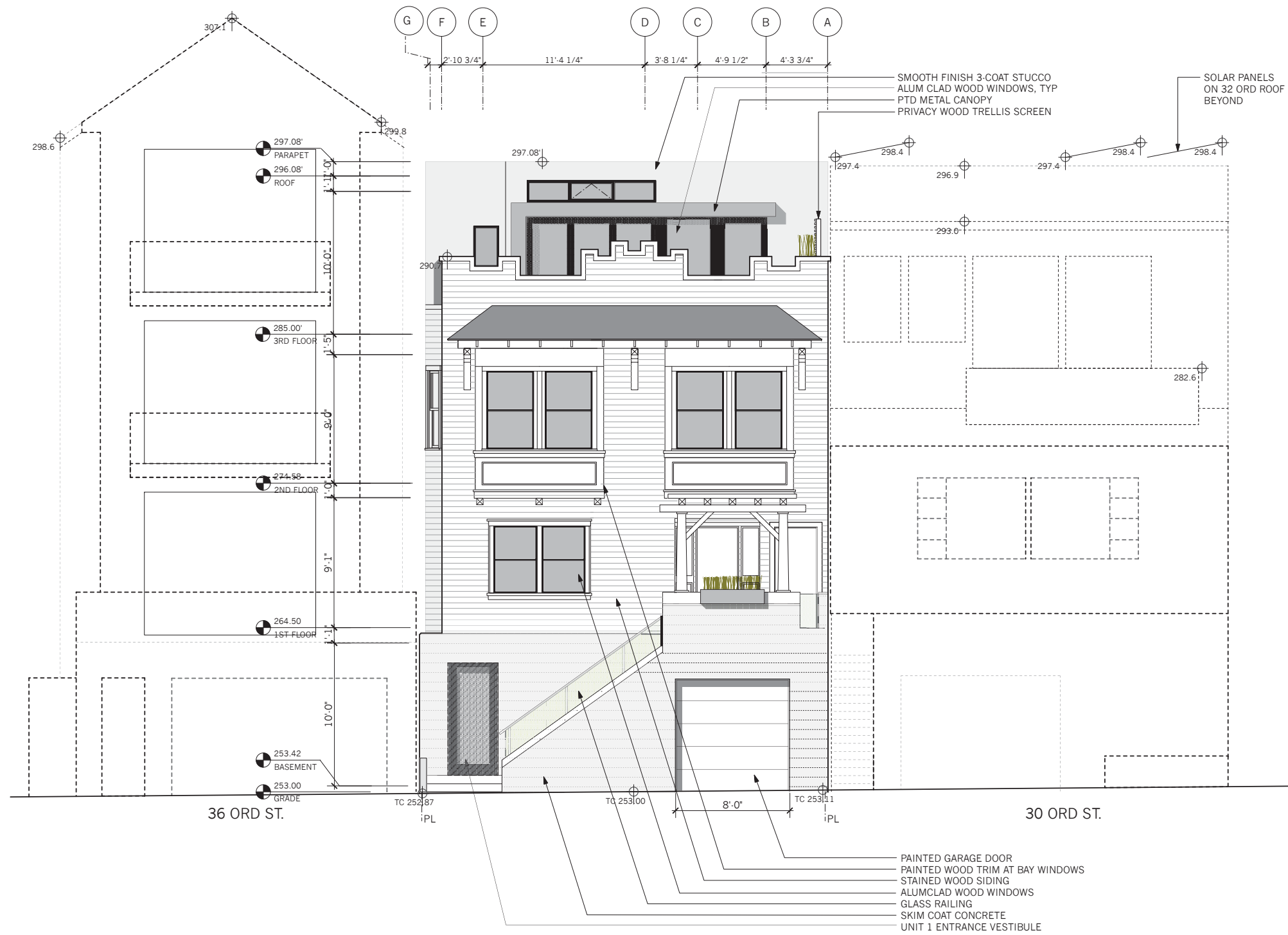
Remodel and Addition
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#	date	issue
	03.16.16	REVISION 5

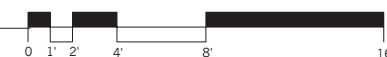
East Elevation

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.1



1 PROPOSED EAST ELEVATION
 Scale: 1:48





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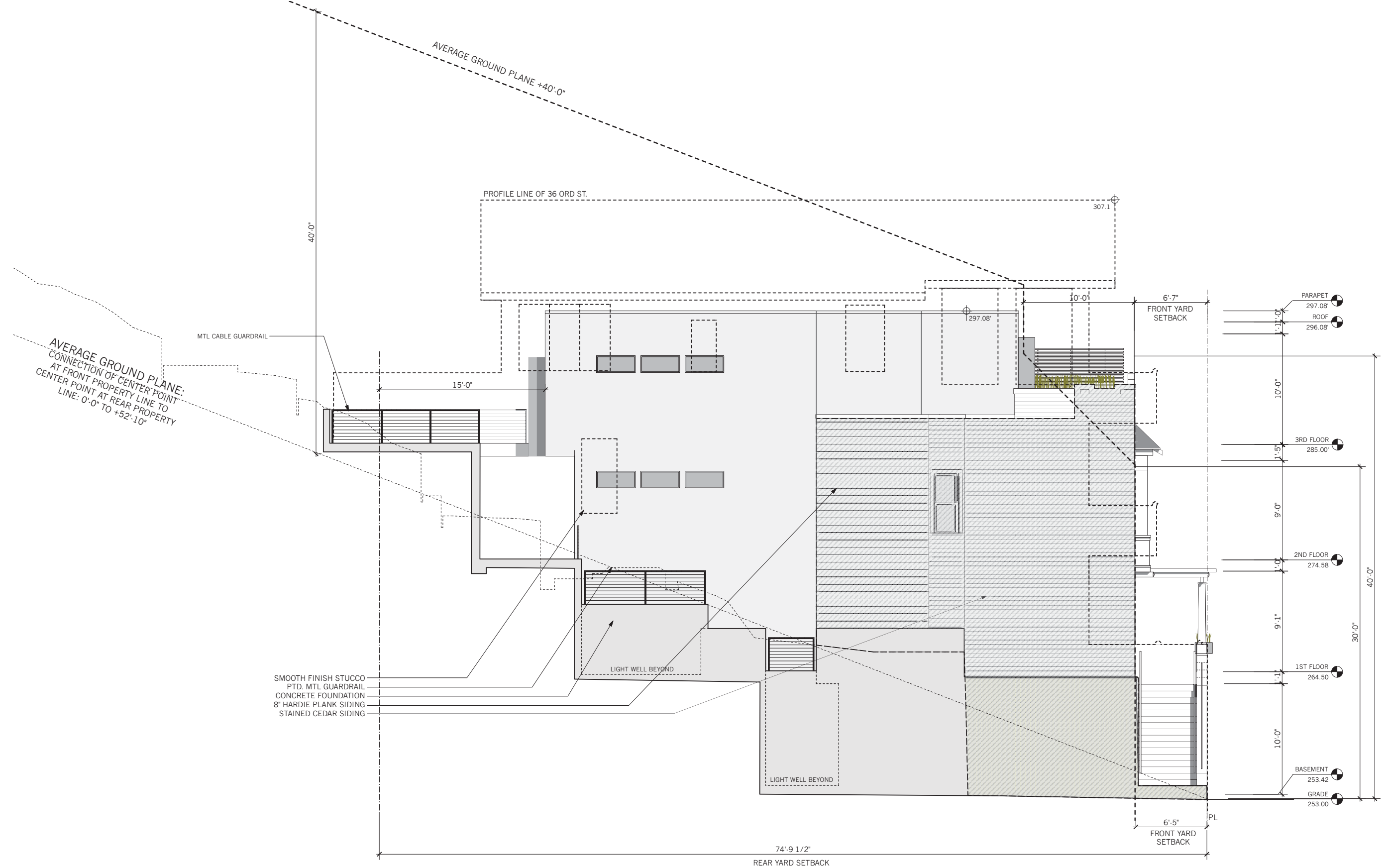
Remodel and Addition
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#	date	issue
	03.16.16	REVISION 5

South Elevation

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

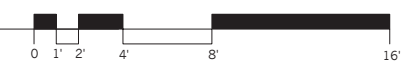
A-3.2

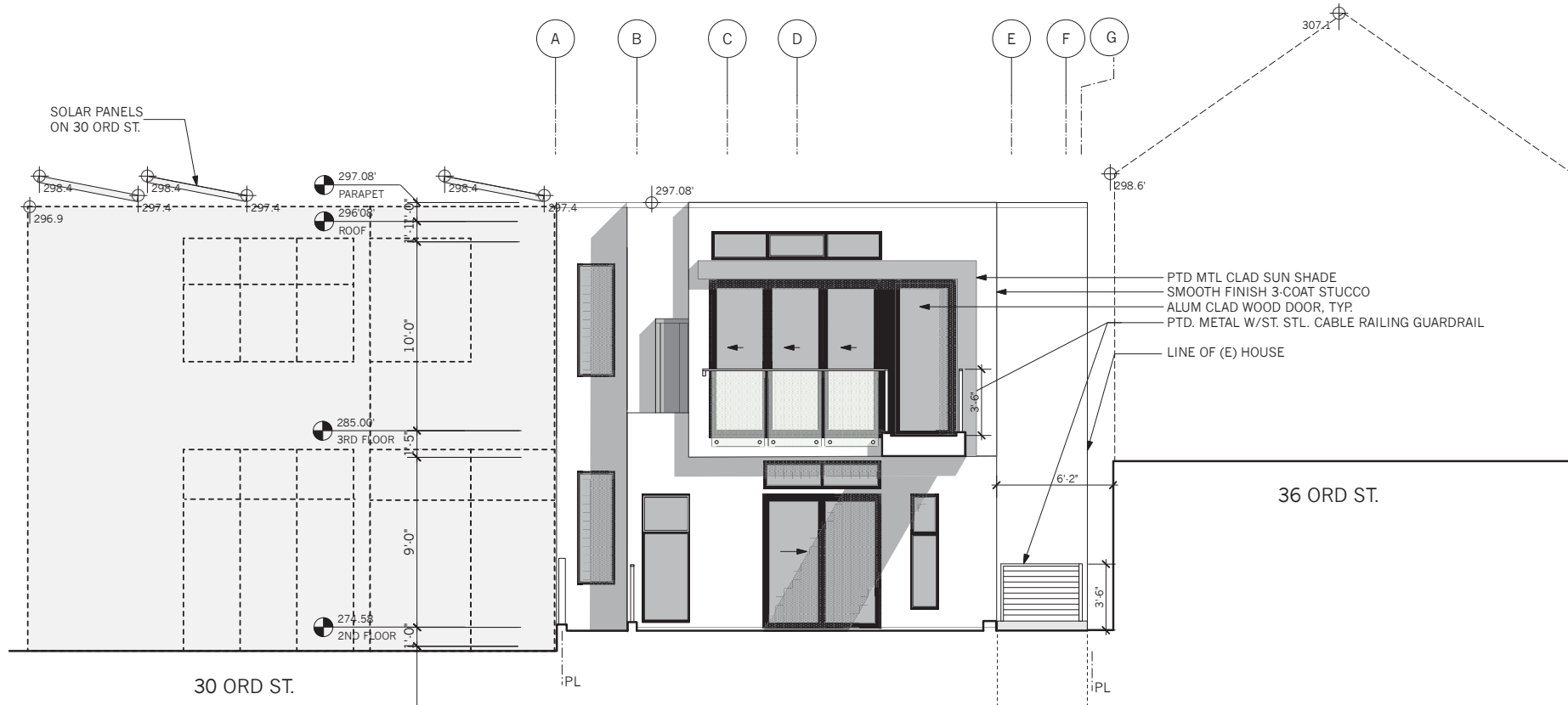


1 PROPOSED SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

DEMOLITION CALCULATION

(E) ELEVATION: 1,145 SF
 REMOVED: 314 SF
 PERCENT REMOVED: 27%





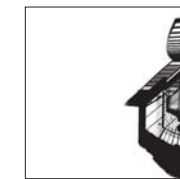
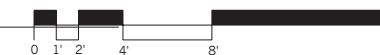
2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"

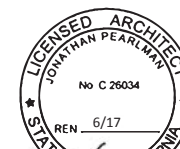
DEMOLITION CALCULATION

(E) ELEVATION: 410 SF
REMOVED: 410 SF
PERCENT REMOVED: 100%



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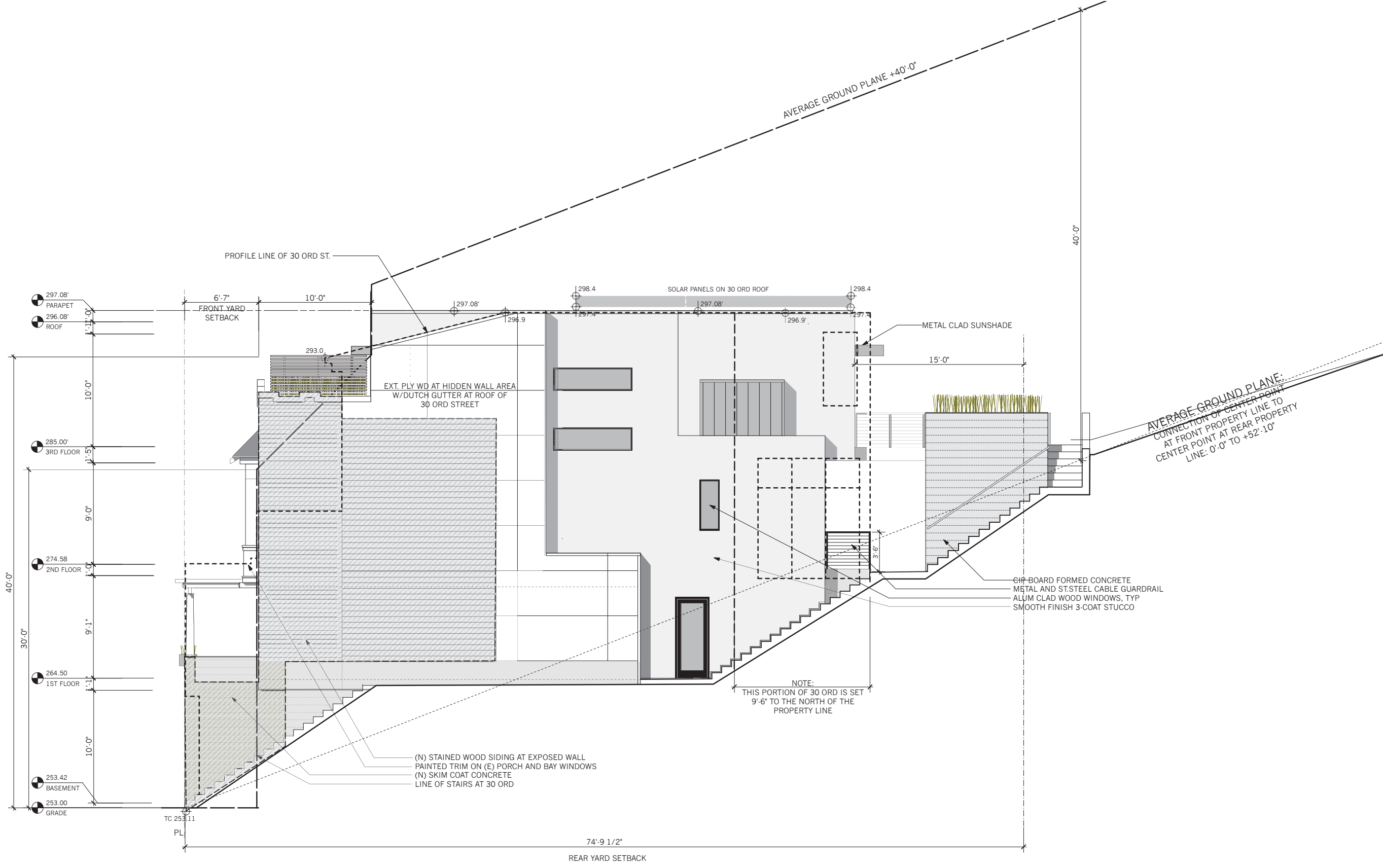
Remodel and Addition
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#	date	issue
03.16.16	REVISION 5	

West Elevation

project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

A-3.3



AVERAGE GROUND PLANE +40'-0"

AVERAGE GROUND PLANE:
CONNECTION OF CENTER POINT
AT FRONT PROPERTY LINE TO
CENTER POINT AT REAR PROPERTY
LINE: 0'-0" TO +52'-10"

NOTE:
THIS PORTION OF 30 ORD IS SET
9'-6" TO THE NORTH OF THE
PROPERTY LINE

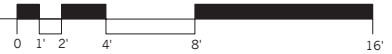
(N) STAINED WOOD SIDING AT EXPOSED WALL
PAINTED TRIM ON (E) PORCH AND BAY WINDOWS
(N) SKIM COAT CONCRETE
LINE OF STAIRS AT 30 ORD

CHIP-BOARD FORMED CONCRETE
METAL AND ST. STEEL CABLE GUARDRAIL
ALUM CLAD WOOD WINDOWS, TYP
SMOOTH FINISH 3-COAT STUCCO

DEMOLITION CALCULATION

(E) ELEVATION: 1,078 SF
REMOVED: 538 SF
PERCENT REMOVED: 50%

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



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



Jonathan Pearlman

Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

North Elevation

project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

A-3.4



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 1159 Green Street, Suite 4
 San Francisco, CA 94109

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 www.elevationarchitects.com



Jonathan Pearlman

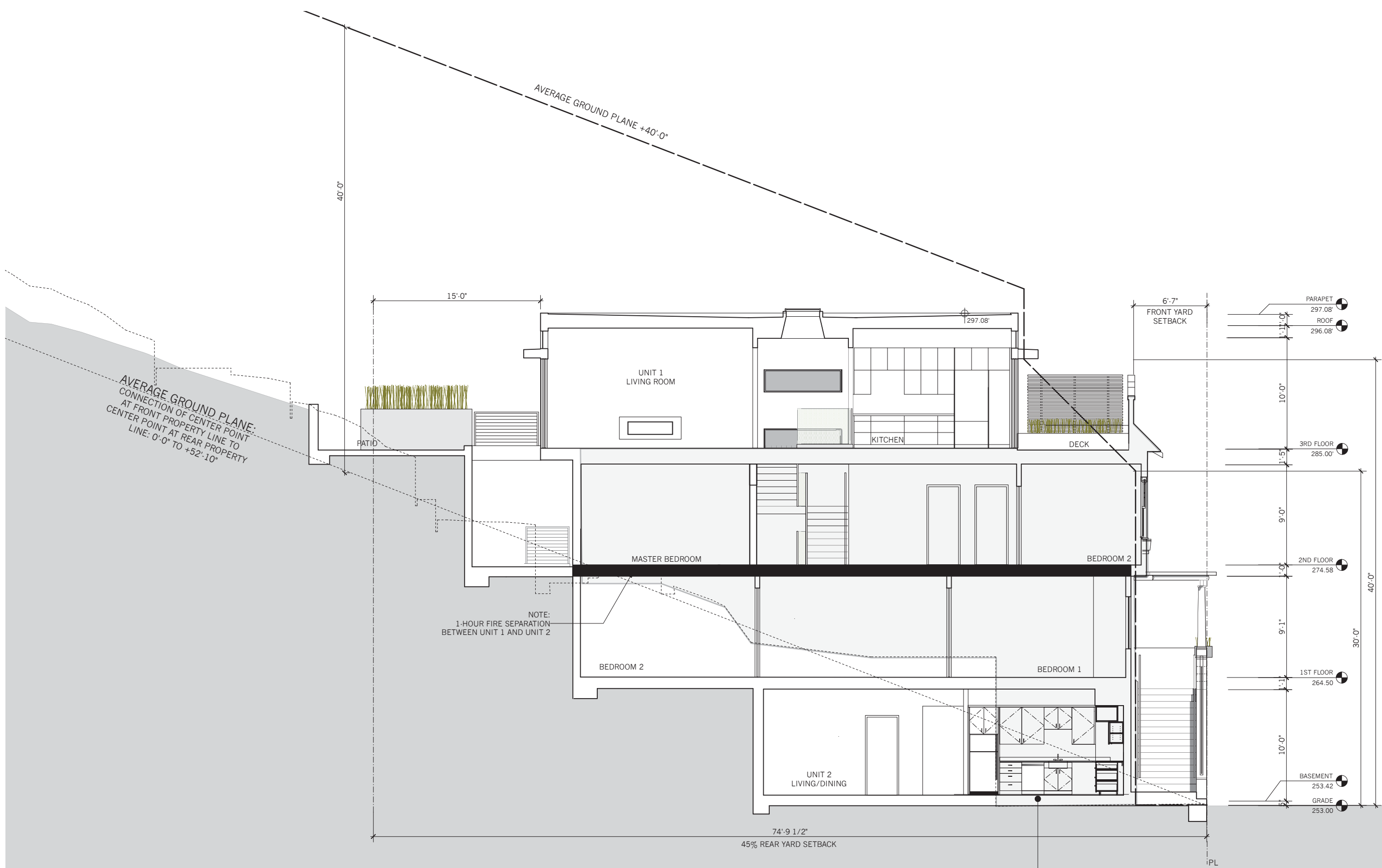
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

(N) East-West
 Building Section

project: 14.11
 drawn by: JP
 checked by:
 date: 04.13.15
 scale:

A-3.5



1 E-W BUILDING SECTION
 Scale: 1/4" = 1'-0"



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

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

MAY -5 AM 10:53
BY BT

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 32 Ord Street (Block 2626/Lot 005)

April 7, 2016

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

May 5, 2016

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. 2014-000174 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 attachment

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

See attachment

Person to Whom
Notices Shall Be Mailed

Dirk Aguilar

Name

30 Old Street
San Francisco, CA 94114

Address

(415) 347-5415

Telephone Number

Email: DAguilar@gmail.com

Name and Address of Person Filing Appeal:

Gary Weiss
President of Corbett Heights Neighbors

Name

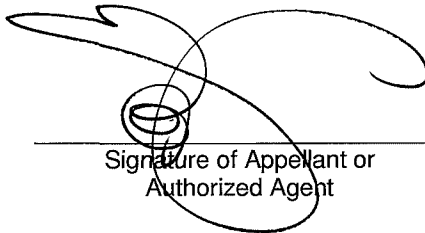
78 Mars Street
San Francisco, CA 94114

Address

(415) 279-5570

Telephone Number

Email: gary@corbettheights.org



Signature of Appellant or
Authorized Agent

Statement of Appeal:

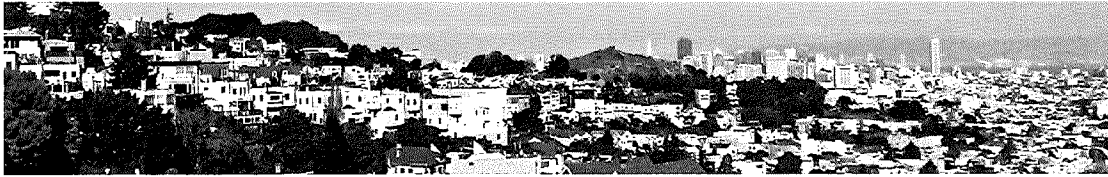
a) The set forth part(s) of the decision the appeal is taken from:

The approval of Conditional Use Authorization No. 2014-000174CUA, including, among other things, to permit an increase to the existing square footage by more than 100%.

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

Among other things, the project fails to meet the criteria of the Interim Zoning Controls Legislation and it fails to meet the City's Conditional Use requirements. Specifically the project is undersirable for the neighborhood and it is detrimental to its neighbors. Further, the permit application is based on factually incorrect claims.

We incorporate by reference materials submitted and presented at the Planning Commission Conditional Use Hearings. We will provide further explanation, testimony and materials in our brief and at the Board of Supervisors Hearing.



CORBETT HEIGHTS NEIGHBORS

www.corbettheights.org

May 2, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Conditional Use Appeal: 32 Ord St. Board of Supervisors Appeal Fee Waiver

To Whom It May Concern,

My name is Gary Weiss. I am the President of Corbett Heights Neighbors, a neighborhood association that is registered with the City and County of San Francisco and the Secretary of State of California.

Corbett Heights Neighbors supported Supervisor Scott Wiener's Interim Zoning Controls legislation that were passed in 2015.

This project, as currently designed, does not comply with the intent of the legislation. We feel that there are alternative solutions that would allow for an equally good design and that would respect the Interim Zoning Controls. We previously requested that the Planning Commission deny the Conditional Use authorization. We are appealing their decision (Case Number 2014-000174CUA) for the same reasons.

Sincerely,

Gary Weiss, President
Corbett Heights Neighbors

cc: Supervisor Scott Wiener

Gary Weiss
President of Corbett Heights Neighbors
78 Mars Street
San Francisco, CA 94114

May 5, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-9425

32 Ord Street Appeal: Letter of Authorization

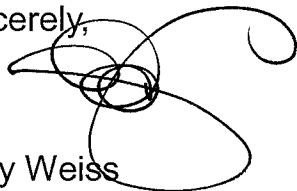
To whom it may concern

I am the Appellant of the 32 Ord Street Conditional Use Authorization Case No 2014-000174CUA. I authorize Dirk Aguilar to act as my agent and on my behalf for all purposes of this appeal.

Please communicate directly with:

Dirk Aguilar
30 Ord Street, San Francisco, CA 94114
DAguilar@gmail.com / (415) 347-5415

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a flourish.

Gary Weiss

Gary Weiss
President of Corbett Heights Neighbors
78 Mars Street
San Francisco, CA 94114

May 5, 2016

Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689

32 Ord Street Appeal: Letter of Authorization

To whom it may concern

I am the Appellant of the 32 Ord Street Conditional Use Authorization Case No 2014-000174CUA. I authorize Dink Aguilar to act as my agent and on my behalf for all purposes of this appeal.

Please communicate directly with:

Dink Aguilar
30 Ord Street, San Francisco, CA 94114
D Aguilar@gmail.com / (415) 347-5415

Sincerely,


Gary Weiss



SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY - 5 AM 10:54

Subject to: (Select only if applicable)

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

BY BJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19609

HEARING DATE: APRIL 7, 2016

CONTINUED FROM JANUARY 7, 2016 AND MARCH 3, 2016

Case No.: 2014-000174CUA
 Project Address: 32 ORD STREET
 Permit Application: 2014.10.17.9274
 Zoning: RH-2 (Residential House, Two-Family) District
 40-X Height and Bulk District
 Block/Lot: 2626/005
 Project Sponsor: Jonathan Pearlman
 Elevation Architects
 1159 Green Street, Suite 4
 San Francisco, CA 94109
 Staff Contact: Andrew Perry – (415) 575-9017
Andrew.Perry@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO PERMIT A HORIZONTAL AND VERTICAL ADDITION TO A SINGLE-FAMILY HOME THAT WOULD INCREASE THE EXISTING SQUARE FOOTAGE BY MORE THAN 100% AND RESULT IN EXCESS OF 3,000 SQUARE FEET WHILE ALSO INCREASING THE LEGAL UNIT COUNT FROM ONE- TO TWO-UNITS, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 17, 2014, Jonathan Pearlman (hereinafter "Project Sponsor"), on behalf of Sunae Chon, filed Building Permit Application Number 2014.10.17.9274 for the horizontal and vertical expansion to an existing single-family dwelling at 32 Ord Street. On February 20, 2015, the property was sold to John Harty, and on March 5, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter "Department").

On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage. The project site was affected by the interim legislation, requiring Conditional Use Authorization.

On August 18, 2015, Jonathan Pearlman, on behalf of John Harty, filed Application No. 2014-000174CUA (hereinafter "Application") with the Department seeking Conditional Use Authorization for horizontal and vertical additions to the existing single-family dwelling that would increase the existing gross square footage in excess of 3,000 square feet and more than 75% without an increase to the legal unit count, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces, and is an addition of approximately 2,985 square feet, bringing the total square footage of the home to approximately 4,750. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line.

On January 4, 2016, the Project Sponsor submitted a revised proposal with the Department that would provide an additional residential dwelling unit at the first floor. The revised proposal also eliminated some of the excavation that was proposed at the rear of the first floor, so that the total square footage for the building was reduced to 4,336 square feet. The previously proposed building envelope at the second and third stories remained unchanged.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000174CUA. After receipt of public testimony, the Commission voted 6-0 to continue the item until March 3, 2016. At the hearing, the Commission directed the Project Sponsor to continue to work with neighbors regarding the Project design and the creation of a viable second unit. The Commission also asked the Project Sponsor to continue to work with neighbors to resolve any perceived discrepancies between the surveyed heights shown on the plans and the corresponding 3D massing and shadow studies. To allow more time in order to resolve these concerns, the Project Sponsor requested a continuance until the April 7, 2016 Commission hearing.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-000174CUA, pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count from one- to two-units, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17th Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

4. **Project Description.** The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately 4,208 square feet, an addition of approximately 2,413 square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a two-unit home, comprised of a two-bedroom unit with 1,374 square feet at the basement and first floor levels, and a three-bedroom unit with 2,834 square feet at the second and third floor levels. The one existing off-street parking space will remain, and two bicycle parking spaces will be provided within the garage.. The addition will excavate into the upsloping lot at the basement and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal utilizes much of the existing building, with minor material changes to the front façade, and is not tantamount to demolition under Planning Code Section 317. The proposed additions have been sensitively designed within the context of the adjacent buildings by providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.

5. **Public Comment/CommunityOutreach.** The Department has received numerous emails with regard to the Project from both adjacent neighbors at 30 and 36-38 Ord Street. The first communication was received on January 8, 2015 with concerns about the accuracy of the plans and the representation of the subject and adjacent properties. Additionally, the neighbor at 30 Ord Street presented concerns that the Project height and vertical addition would result in shadowing and loss of function to their rooftop solar panels; also, that the addition at the rear (including the new third story) would cause significant impacts to light, air, and privacy to their property, particularly to their living room located at grade in the rear yard, with windows facing the Subject Property. The neighbor at 36-38 Ord Street was concerned that the Project would have significant impacts to several windows located in proximity to the shared property line and that face onto the Subject Property.

The Planner has conveyed these communications to the Project Sponsor, and subsequent revisions addressed the discrepancies and plan deficiencies that were identified in the public comments. The Planner has also met with the neighbors in person on two occasions, including one at the project site, so that conditions could be understood from inside both adjacent homes. The Project Sponsor has revised the plans based on the comments received in order to alleviate some of the concerns. Specifically, the Project height has been lowered toward the rear of the proposed structure, so that it does not exceed the height of the solar panels and shadowing does not occur; additional setbacks and lightwells have been provided to give more protection to the windows along 36-38 Ord Street; at the rear of the proposed Project, the new building mass will have a setback of 8'-9" from the shared side property line with 30 Ord Street, resulting in a total setback of 18'-3" from the adjacent neighbor's living room wall.

Additionally, the Department received an inquiry from Jack Keating of the Eureka Valley Neighborhood Association on December 9th, 2015 requesting information about the Project and the Department's internal review procedures more generally for proposals subject to the interim zoning controls under Ordinance 76-15.

Following the original Commission hearing on January 7, 2016, the Project Sponsor and neighbors were in communication regarding the modified Project design. During this time, a meeting occurred at the Planning Department, attended by the Project Sponsor, subject property owner, neighbors and representatives of the Eureka Heights Neighborhood Association and Corbett Heights Neighborhood Association. The Project Sponsor has submitted three sets of revisions during this time. With regard to the shadow models for the Project, the Project Sponsor has revised the parameters of the model and adjusted the sun angle, to more accurately represent the existing conditions as documented in photographs supplied by the adjacent property owner.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard (Section 134).** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The subject property has a lot depth of 136 feet, and a required rear yard depth of 61'-2½". The rear building walls of the adjacent properties would not allow for any reduction of the rear yard requirement. The Project maintains a rear yard setback of approximately 76'-2", with the rear wall of the third floor 15' from the rear yard line. An elevated walkway connects the third floor with a patio area and stairs that lead to the second floor below, which do encroach into the required rear yard setback. However, these features qualify as permitted obstructions pursuant to Planning Code Sections 136(c)(14) and 136(c)(24), as they will be built into the upsloping topography of the site and will not exceed a height that is 3 feet above grade within the required rear yard area.

- B. **Open Space (Section 135).** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private.

The Project proposes to add one (1) additional dwelling unit for a total of two (2) dwelling units on the property. The upper unit at the second and third floors meets the usable open space requirement through the provision of a private front deck area at the third floor with approximately 224 square feet of deck area, exceeding the 125 square feet that is required for the unit as private usable open space. The lower unit has access to the rear yard through a passage along the northern side of the building. At the rear, there is a shared common patio with approximately 216 square feet of area; this exceeds the 166.25 square feet common usable open space requirement for the second unit.

- C. **Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires one new street tree for every 20 feet of frontage for projects that meet the conditions contained in Section 806(d) of the Public Works Code.

The Project triggers the requirement contained in the Public Works Code, as it proposes to add at least 500 square feet to the existing building. The subject property has 28 feet of linear frontage and would

therefore require one (1) street tree. There is an existing street tree proposed to remain, therefore the requirement is met.

- D. **Bird Safety (Section 139).** Planning Code Section 139 requires that feature-related hazards, such as free standing glass deck railings, either be treated with bird-friendly glazing or limited in size such that no unbroken glazed segment is 24 square feet or larger in size.

The Project proposes free-standing glass deck railings at the rear deck on the third floor level, however the area of unbroken glazing is only approximately 8 square feet, therefore the requirement is met.

- E. **Off-Street Parking (Section 151).** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes to maintain the existing 1-car garage. The Project with the addition of one unit, does not constitute a major addition pursuant to Planning Code Section 150. No additional parking is therefore required by Code.

- F. **Bicycle Parking (Section 155.2).** Planning Code Section 155.2 requires one (1) Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two (2) Class 1 Bicycle Parking spaces within the garage, therefore the requirement is met.

- G. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two (2) dwelling units per lot in an RH-2 District.

The Project proposes to increase the existing legal unit count from one (1) to two (2) units, therefore the permitted density is not exceeded.

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

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

The proposed Project – a horizontal and vertical expansion of the existing single-family home – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The additions have been designed such that a large amount of the increase in square footage is achieved through excavation into the upsloping lot – approximately 1,558 square feet of the total expansion, or 65% of the added square footage is below grade – and will therefore be hidden from the public right-of-way, and with minimal impact to the adjacent neighbors. Much of the existing structure will be retained. Material changes are proposed for the front façade consistent with common

residential materials that can be found elsewhere in the neighborhood and a new entry for the second unit will be created at street level. The other existing openings and proportions of the front façade will be retained, and the third floor addition will be set back from the main front building wall by 10' and from the front property line by approximately 17', so as to be minimally visible from the street.

The vertical addition at the third floor raises the building height of the subject home, however, it will be approximately two inches taller than the height of the adjacent neighbor at 30 Ord Street, so that no shadowing of the adjacent solar panels will occur. The proposed vertical addition will also be 10 feet lower than the ridge of the adjacent neighbor at 36-38 Ord Street. At the rear, setbacks along the side property lines have been provided for both adjacent neighbors. Along the northern side, the second floor (at rear yard grade) will maintain the existing setback of the popout at approximately 4', and the new third floor will be further set back, at 7' from the side property line. In conjunction with the neighbor's setback, total building separation is 16'-6", which helps minimize shadowing of the adjacent property. Along the southern side property line, the Project maintains the existing building separation of 1'-7" at the front of the building. At the rear, the second floor and the new third floor will provide approximately 6 feet of separation between the buildings and help maintain light and air for the adjacent property's bedroom windows. The third floor also has a 6' side setback from the southern property line at the front portion of the building.

Although the Project does result in an increase of 138% to the existing square footage, it will create a higher-quality two-family house, one unit with three bedrooms, the other with two. The resulting depth and height of the Project is comparable and consistent with the immediately adjacent buildings and others in the surrounding neighborhood, and has been sensitively designed with regard to site-specific constraints. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Subject Property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 50 feet higher than the front property line. The proposed additions will not exceed 55% lot coverage, as stipulated by Code, and is similar in coverage to both adjacent neighbors. The third floor level is set back from the front façade to be minimally visible, is in scale with the adjacent building heights, and due to the upsloping nature of the site, is only one story above grade at the rear of the building. At the rear portion, setbacks have been provided on both sides of the building relative to the adjacent buildings' own extent of setbacks. The result is approximately 16'-6" separation from 30 Ord Street, and approximately 6 feet of setback for much of the building at 36-38 Ord Street, which has a number of windows near the property line. To facilitate privacy, the Project is not proposing any windows at the rear along the northern or southern walls which would look directly onto either of the adjacent properties.

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

The Project does propose to increase the unit count by one (1) unit, however will remain within the permitted density in the zoning district. This should have minimal impacts to overall traffic patterns in the neighborhood as the additional unit is a studio, which would likely only have a single vehicle. Furthermore, the existing house has a single curb cut and off-street parking for one vehicle; the Project proposes to maintain the existing curb cut and one off-street parking space. Within the garage are also two (2) Class 1 Bicycle Parking spaces.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street Muni Station, and within a quarter-mile of the 24, 33, 35, and 37 Muni bus lines.

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

The Project will not produce noxious or offensive emissions related to noise, glare, and dust.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The existing front setback is occupied by the entry stair and garage structure, however the Project proposes an additional small planter at the base of the stair, and will retain the existing, healthy street tree in front of the property. Additional planters are proposed at the rear, second and third floor levels, and existing trees in the rear yard will be retained to contribute to an enjoyable rear yard and open space area. A planter and wood trellis along the northern side of the front deck at the third floor will help to screen the area and provide privacy to the adjacent building at 30 Ord Street. The rear deck at the third floor creates level, usable open space within the steep site conditions, and is located such that it will minimally impact the neighboring properties and their own enjoyment of their space.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Interim Zoning Controls (Resolution 76-15).** On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage.

The proposed Project proposes residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count, therefore Conditional Use Authorization pursuant to Planning Code Section 303 is required. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

- A. The Planning Commission shall only grant a Conditional Use Authorization allowing residential development to result in greater than 55% lot coverage upon finding unique or exceptional lot constraints that would make development on the lot infeasible without exceeding 55% total lot coverage, or in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage.

The Project would not result in greater than 55% lot coverage, therefore additional findings are not required, however the lot is exceptional and unique due to the steep upsloping grade at the site. A deck at the third floor and stairs which lead to the second floor below exceed the 55% lot coverage threshold, but are considered as permitted obstructions under Section 136 of the Code; it would be difficult to otherwise create usable open space at the rear of the property without these permitted obstructions exceeding the coverage threshold.

- B. The Planning Commission, in considering a Conditional Use Authorization in a situation where an additional residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

The Project is not a through lot, nor does it propose to add an additional residential unit, therefore additional findings are not required.

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 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 1.6:

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.

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family, while additionally adding one net new unit to the City's housing stock through the creation of a two-bedroom unit at the existing structure's basement and first floors.

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 advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family. Families with children typically seek more bedrooms and larger shared living areas, which this home directly provides, and also maintains all bedrooms on the same living level.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

The Project supports these policies in that it is an addition that utilizes a large portion of the existing structure, is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, facade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality two-family house in an area well-served by the City's public transit system. The Castro Street Muni Station is less than a 10-minute walk from the project site, and several Muni bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed addition is not incompatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible

with the adjacent buildings' scale in terms of bulk and lot coverage. Setbacks have been provided at the rear to allow for increased light, air, and privacy to the adjacent buildings, a front setback minimizes the impact of the addition as seen from the street, and a side setback at the front and planter and privacy trellis minimize privacy concerns to the neighbors at the front deck area.

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.

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed additions are designed to be consistent with the height and size typical of the existing neighborhood. The openings and proportions of the existing façade and entry stair will be retained, and a large portion of the increase in square footage is achieved below grade through excavation, which will not be perceived from the street or adjacent properties.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house. The Project contributes one net new family-sized unit to the City's housing stock.

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

The Project is located in an area well-served by the City's public transit systems, maintains the existing off-street parking space and provides two bicycle parking spaces. The Castro Muni Rail Station and several Muni bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. Muni transit service will not be overburdened as the existing unit count is only increasing by one unit.

- 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.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The existing building is substandard relative to earthquake preparedness with removal of some interior walls, dry rot and foundations that were built in 1927. The Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

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 Application No. 2014-000174CUA** pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 16, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19609. 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 April 7, 2016.


Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Johnson, Moore, Richards, Wu

Motion No. 19609
Hearing Date: April 7, 2016

CASE NO. 2014-000174CUA
32 Ord Street

NAYS: None

ABSENT: None

ADOPTED: April 7, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, at 32 Ord Street, Block 2626, Lot 005 pursuant to Planning Code Sections 303 and 306.7 within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated March 16, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2014-000174CUA and subject to conditions of approval reviewed and approved by the Commission on April 7, 2016 under Motion No 19609. 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 April 7, 2016 under Motion No 19609.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19609 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. Finished materials and selected paint color shall be a light color shade, per Commission comments and approval.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, 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 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

8. **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

PARKING AND TRAFFIC

9. **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

10. **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

11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
13. **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

May 5, 2016

San Francisco Public Works
Bureau of Street Use & Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Re: 32 Ord Street
Lot 005 of Assessor's Block 2626
Appealing Planning Commission's approval of Conditional Use Application 2014-000174CUA

To Whom It May Concern

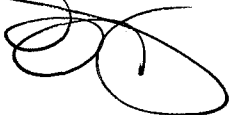
My name is Gary Weiss. I am the President of Corbett Heights Neighbors, a neighborhood association that is registered with the City and County of San Francisco and the Secretary of State of California. We are the appellant in the above referenced case.

We are pleased to provide the enclosed signatures in support of our appeal. Many of the respective homes are held in Trust, in which cases we are supplying proof of authorized signatures. Evidence comprises of relevant extracts from the Trust themselves and notarized Deeds that have been recorded with the City of San Francisco.

Please feel free to direct any questions to:

Dirk Aguilar
30 Ord Street, San Francisco, CA 94114
D Aguilar@gmail.com / (415) 347-5415

Best regards,



Gary Weiss
President of Corbett Heights Neighbors

2016 MAY -5 AM 11:00

City Planning Commission
Case No. 2014-000174CU.A

BY BJ

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>9 ORD ST</u>	<u>2625/017</u>	<u>CHRISTOPHER MILLER</u> <u>JOSEPH PIAZZA</u>	<u>[Signature]</u>
2. <u>245 States St.</u>	<u>2619/093</u>	<u>Joel Smart</u> <u>Clarence Dahlin</u>	<u>[Signature]</u> Trustee
3. <u>4322 17th St.</u>	<u>2646/059</u>	<u>Roberta Leblang Davis</u> <u>Roberta Leblang Davis</u>	<u>[Signature]</u> Trustee
4. <u>33 Ord Ct</u>	<u>2619/027</u>	<u>Barbara Taylor</u> <u>Maypet</u>	<u>[Signature]</u>
5. <u>JOHN QUINN</u>			
6. <u>25-27 ORD ST</u>	<u>2625/015B</u>	<u>JOHN QUINN</u>	<u>[Signature]</u>
7. <u>51 ORD ST</u>	<u>2625/020</u>	<u>EDKINS FANGLINGOVENY FAMILY TRUST</u>	<u>[Signature]</u>
8. <u>51 ORD ST</u>	<u>2625/020</u>	<u>EDKINS FANGLINGOVENY FAMILY Trust</u>	<u>[Signature]</u>
9. <u>44 Vulcan Chairs</u>	<u>2619/094</u>	<u>Melody Marks</u>	<u>[Signature]</u>
10. <u>53 Ord Ct</u>	<u>2619/022</u>	<u>Kimberlee Adamski</u> <u>Kimberlee Adamski</u>	<u>[Signature]</u>
11. <u>53 ORD CT</u>	<u>2619/022</u>	<u>LUCAS ADAMSKI</u>	<u>[Signature]</u>
12. <u>71 ORD ST</u>	<u>2625/015</u>	<u>ROBERT MOULD</u>	<u>[Signature]</u>
13. <u>4322A 17th St.</u>	<u>2646/059</u>	<u>HARVEY DAVID</u>	<u>[Signature]</u> Trustee
14. <u>212 States St.</u>	<u>2620/016</u>	<u>JOEL C HOLLOWELL</u>	<u>[Signature]</u>
15. <u>212 STATES ST.</u>	<u>2620/016</u>	<u>TRICIA GARLOCK</u>	<u>[Signature]</u>
16. <u>40 Ord St</u>	<u>2626/049</u>	<u>Jonathan Neuberger</u>	<u>[Signature]</u>
17. <u>40 Ord St</u>	<u>2626/049</u>	<u>Katherine Zinsler</u>	<u>[Signature]</u>
18. <u>64 Douglass St.</u>	<u>2625/038</u>	<u>Richard Nelson</u>	<u>[Signature]</u>
19. <u>187 STATES ST</u>	<u>2619/001</u>	<u>JANE E WHITAKER</u>	<u>[Signature]</u>
20. <u>16 Ord Ct.</u>	<u>2619/104</u>	<u>Ed Connelly</u>	<u>[Signature]</u>
21. <u>24-26 Ord</u>	<u>2626/003</u>	<u>Teddy Tsau-Wai</u>	<u>[Signature]</u>
22. <u>50 Ord St.</u>	<u>2626/031</u>	<u>Jeffrey Mordon Trust</u>	<u>[Signature]</u> Trustee

2016 MAY -5 AM 11:00
 BJ

City Planning Commission
 Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	74 Vulcan Stairway	2619/013	Alan Brossard	Alan Brossard
2.	74 Vulcan Stairway	2619/013	Maurice Belote	Maurice Belote
3.	1 VULCAN STWY	2626/053	MARTIN BURBIDGE	M. J. Burbidge
4.	1 Vulcan Stairway	2626/053	Grace Gellerman	Grace Gellerman
5.	1 VULCAN STAIRWAY	2626/029	Josephine White	Josephine White
6.	3 VULCAN STAIRWAY	2626/029	GEORGE E WHITE	George E White
7.	30 Ord Street	2626/004	Guanabana Trust	2626 (TRUSTEE)
8.	172-174 Museum Way	2620/010	Mark Randall & Christopher Sullivan	Mark Randall & Christopher Sullivan
9.	80 ORD ST	2626/012	PATRICK LUPINETTI	Patrick Lupinetti
10.	80 Ord St.	2626/012	Bernadette Lupinetti	Bernadette Lupinetti
11.	36-38 Ord St	2626/006	FABIOLA COBARRUBIAS	Fabiola Cobarrubias
12.	36 Ord St	2626/006	STEVE DECK	Steve Deck
13.	41 Ord St.	2625/034	ROBERTO MANELLI	Roberto Manelli
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RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:00

City Planning Commission
Case No. 2014-000174CUA

^{BJ}
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>10 ORD COURT</u>	<u>2619/73</u>	<u>JUNE V. JOHNSON</u>	<u>[Signature]</u>
2. <u>12 ORD CT</u>	<u>2619/72</u>	<u>ALAN REGISTER</u>	<u>[Signature]</u>
3. <u>14 ORD CT</u>	<u>2619/71</u>	<u>[Signature]</u>	<u>[Signature]</u>
4. <u>12 ORD CT</u>	<u>2619/72</u>	<u>NEIL BELINEAU</u>	<u>[Signature]</u>
5. <u>68 DOUGLASS ST</u>	<u>2625/040</u>	<u>Susan Detwiler</u>	<u>[Signature]</u>
6. <u>68 DOUGLASS ST</u>	<u>2625/040</u>	<u>Todd Huss</u>	<u>[Signature]</u>
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RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:00

City Planning Commission
Case No. 2014-000174 CUA

BY: BJ
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>18 CROST ST</u>	<u>2626 2</u>	<u>Richard Walsh</u>	<u>[Signature]</u>
2.	<u>N</u>	<u>N</u>	<u>Patrick Davis</u>	<u>[Signature]</u>
3.	<u>5 Volean Stairway</u>	<u>2626 028</u>	<u>Gyrgan Coliver</u>	<u>[Signature]</u>
4.	<u>5 VOLEAN STAIRWAY</u>	<u>2626 028</u>	<u>ROBERT FERMAN</u>	<u>[Signature]</u>
5.	<u>[scribble]</u>			
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RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

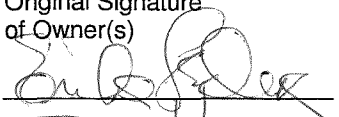

2016 MAY -5 AM 11:00

City Planning Commission
Case No. 2014-000174CUA

BY BJ

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.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>57 ORD COURT</u>	<u>2619/021</u>	<u>Enka Leder</u>	
2.	<u>37 ORD CT</u>	<u>2619/021</u>	<u>Bill Harris</u>	
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>16 Ord Court # 3</u>	<u>2619/103</u>	<u>Cary Norworthy</u>	<u>Cary Norworthy</u>
2.	<u>16 Ord Court # 1</u>	<u>2619/101</u>	<u>Tanya Nakhimovsky</u>	<u>Tanya Nakhimovsky</u>
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1.	<u>2 SATURN STR</u>	<u>2626/16</u>	<u>Hans SURBER</u>	<u>H. Surber</u>
2.	<u>52 ORD ST</u>	<u>2626/32</u>	<u>CAROL CLEMENTS</u>	<u>C. Clements</u>
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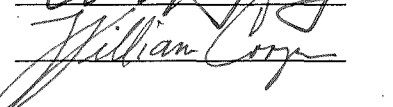
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>60 Lower Ter</u>	<u>2626/027</u>	<u>William Holtzman</u>	
2.	<u>54 Lower Terr.</u>	<u>2626/040</u>	<u>William Cooper</u>	
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8/39

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1.	<u>49 ORIO COURT</u>	<u>2619-023</u>	<u>Anne ODRISCOLL</u>	<u><i>Anne O Driscoll</i></u>
2.	_____	_____	_____	_____
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1.	<u>45 Ord Court</u>	<u>2619/024</u>	<u>JOYCE S. PERKINS</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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1.	<u>41 Oak Ct. SFCA</u>	<u>2619/25</u>	<u>Richard L. Cornelius Charles S. Attix</u>	<u>R. Cornelius Charles Attix</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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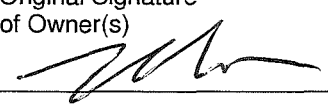
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1.	<u>38 Old Court</u>	<u>2619 062</u>	<u>GARY HOUSTON</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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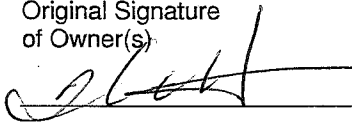
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1.	<u>6 Ord Ct</u>	<u>2619/075</u>	<u>Thomas Harrell</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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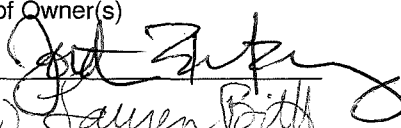
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1.	<u>29-31 Douglass</u>	<u>2623/044</u>	<u>Jonathan Berkeley (trustee)</u>	
2.	<u>29-31 Douglas St.</u>	<u>2623/044</u>	<u>Lauren Bittl (trustee)</u>	<u>Lauren Bittl</u>
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1.	<u>21 Douglass Street</u>	<u>2623/45</u>	<u>Louise Palmer</u>	<u>Louise Palmer</u>
2.	_____	_____	_____	_____
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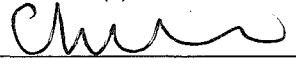
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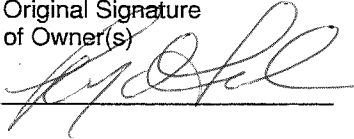
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>15 DOUGLASS ST</u>	<u>2623/046</u>	<u>CAMERON, ELA</u>	<u></u>
2.	<u>home held in trust</u>			
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1.	<u>43 DOUGLASS STREET</u>	<u>2623/226</u>	<u>RANDY D LINDHOLM</u>	
2.	_____	_____	_____	_____
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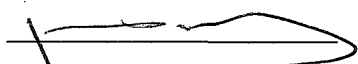
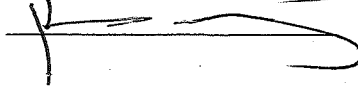
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>40 DOUGLASS ST</u> L	<u>2625/003A</u> L	<u>MARK BAUMLI / DAVID COEN</u> L	<u>M. Baumli</u> <u>D. Coen</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

2016 MAY -5 AM 11:02

City Planning Commission
Case No. 2014-000174CUA

BT
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.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>78 Douglass Street</u>	<u>2625/009</u>	<u>JAMES YOUNG</u>	
2. <u>80 Douglass Street</u>	<u>2625/010</u>	<u>JAMES YOUNG</u>	
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
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18. _____	_____	_____	_____
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BJ

City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>19 ORD STREET</u>	<u>2625/016</u>	<u>RICHARD BIDGOOD</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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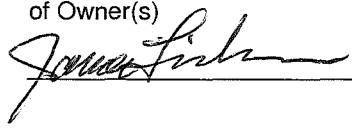
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City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>7 ORD ST</u>	<u>2625/018</u>	<u>JAMES LINDALKER</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
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City Planning Commission
Case No. ~~2014~~ -00674 CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	4210 17TH STREET	2625/023-024	FRED MOYER	
2.				
3.				
4.				
5.				
6.				
7.				
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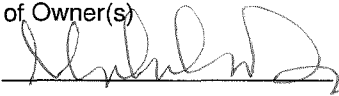
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City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>12474 420 St.</u>	<u>2626/011</u>	<u>MALCOLM DAVIS</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
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16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

2016 MAY -5 AM 11:02

City Planning Commission
Case No. 2014-000174CUA

BY BJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>4300 17th Street</u>	<u>2826/014A</u>	<u>Hill Trust</u>	<u>Bob Hill, Trustee</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

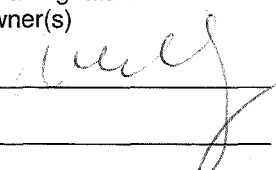
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City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>208 STATES ST #2</u>	<u>2670/130</u>	<u>QING WU</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
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City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>4-6-8 54702W</u>	<u>2626/1017</u>	<u>ANSELMO WONG</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
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BY BJ

City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>10-12 SATURN ST.</u>	<u>2626/18</u>	<u>DOROTHY GEOGHEGAN</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

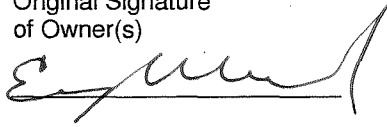
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City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>56 Lowe Terrace</u>	<u>2626/039</u>	<u>Eugene Michel</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
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19.	_____	_____	_____	_____
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. Saturn street unit #1	2626/043	Angie Yen Hung Wang	Angie Yen Hung Wang
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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18. _____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>1 Saturn St #2 SF</u>	<u>2626/044</u>	<u>John Frye</u>	<u>John Frye</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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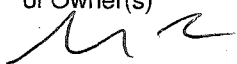
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City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2 Vulcan Stairway</u>	<u>2626/046</u>	<u>Michael Rhee</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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17.	_____	_____	_____	_____
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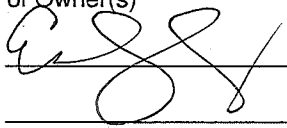
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City Planning Commission
Case No. 2014-000174CUA

The undersigned declare that ^{PI} 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>4304 17th St.</u>	<u>2626/048</u>	<u>ERIC MURPHY</u>	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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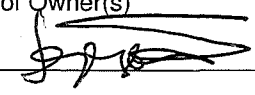
RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:02

City Planning Commission
Case No. 2014-000174CUA

The undersigned declare that ^{BT} 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.	41 Saturn St	2646/044	Jason Manayam	
2.				
3.				
4.				
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2016 MAY -5 AM 11:03

City Planning Commission
Case No. 2014-000174CUA

BY BJ

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>29 Saturn Street</u>	<u>2646/047</u>	<u>DIANE A VEGAS</u> <u>TRUSTEE</u>	<u>Diane A. Vegas</u> <u>Trustee</u>
2. _____	_____	_____	_____
3. _____	_____	<u>DIANE A VEGAS</u>	_____
4. _____	_____	<u>2013 SEPARATE PROPERTY TRUST</u>	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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30 Ord

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:00

City Planning Commission
Case No. 2014-000174CUA

BY BJ

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.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>7 Saturna St.</u>	<u>2646/053</u>	<u>Patricia Perkins</u>	<u>Patricia Perkins</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:03

City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3 SATURN ST.</u>	<u>2646/55</u>	<u>JOEL VILLALON</u>	<u>Joel Villalon</u>
2.	<u>3 SATURN ST</u>	<u>2646/55</u>	<u>JOSHUA SCHWARTZ</u>	<u>J Schwartz</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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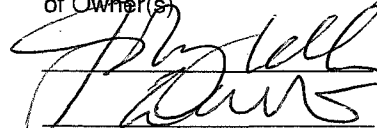
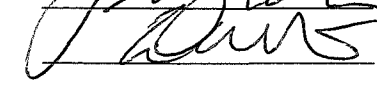
RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:03

City Planning Commission
Case No. 2014-000174CUA

^{BJ}
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>5 SATURN ST.</u>	<u>2646/056</u>	<u>Johnny Welch</u>	
2.	<u>5 SATURN ST.</u>	<u>2646/056</u>	<u>Callan Carter</u>	
3.	_____	_____	_____	_____
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RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:03

City Planning Commission
Case No. 2014-000174CUA

BY BT

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>35 SATURN STREET</u>	<u>2646/71</u>	<u>MAURO BATTOCCHI</u>	<u><i>Mauro Battocchi</i></u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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38/39

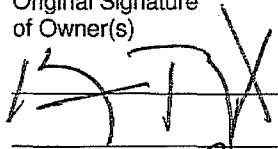

2016 MAY -5 AM 11:03

BT BT

City Planning Commission
Case No. 2014-000174CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>227 STATES ST</u>	<u>2619/109</u>	<u>KEVIN J RENEK</u> <u>TRUST</u>	
2.	_____	_____	_____	_____
3.	<u>40 Ord Court</u>	<u>2619/99</u>	<u>Jeffery Poe</u>	
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
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20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 12-36512623-BJ
Locate No.: CACTT7738-7738-2365-0036512623
Title No.: 12-36512623-RM

**When Recorded Mail Document
and Tax Statement To:**

Barbara Taylor Mayper
33 Ord Street
San Francisco, CA 94114



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J353449-00

Acct 1-CHICAGO Title Company
Tuesday, FEB 14, 2012 08:00:00
Ttl Pd \$20.00 Rcpt # 0004338768
REEL K583 IMAGE 0140
og1/GG/1-2

APN: Lot 027, Block 2619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

33 ORD COURT

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ **City Transfer Tax is \$**

- [] computed on full value of property conveyed, or
- [] computed on full value less value of liens or encumbrances remaining at time of sale,
- [] Unincorporated Area City of **San Francisco**,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Barbara Taylor Mayper, a married woman as her sole and separate property . who acquired title as Barbara Anne Taylor, an unmarried woman **hereby GRANT(S) to** Barbara Taylor Mayper, a married woman as her sole and separate property **the following described real property in the City of San Francisco, County of San Francisco, State of California:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: January 23, 2012

State of California
County of San Francisco

Barbara Taylor Mayper

On Feb 8, 2012 before me,
Daniel Flores Notary Public, Notary Public
(here insert name and title of the officer), personally appeared
Barbara Taylor Mayper

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
Daniel Byrne, Esq.



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J949409-00

Check Number 2785
Monday, SEP 15, 2014 11:33:36
Ttl Pd \$21.00 Rcpt # 0005017149
car/AB/1-2

AND WHEN RECORDED MAIL TO:

Name George and Josephine White
Street Address 3 Vulcan St.
San Francisco, CA 94114
City State Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

209

Trust Transfer Deed

ASSESSORS PARCEL NO. Block 2626, Lot 29

3 Vulcan Stairway

Grant Deed (Excluded from Reappraisal Under Proposition 13, I.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0.00

Computed on full value of property conveyed, or Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) Revenue & Tax Code 11930 - Grantee is a Trust created for the benefit of the Grantors

Unincorporated area: City of _____ and
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: _____

GRANTOR(S): George E. White and Josephine White, his wife, as JOINT TENANTS

hereby **GRANT(S)** to George E. White and Josephine White, as Trustees of the George E. White and Josephine White

Revocable Living Trust Dated September 10, 2014

the following described real property in the County of San Francisco, State of California
Please See Exhibit A attached hereto

Dated: 9-10-14

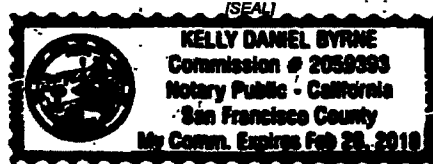
STATE OF CALIFORNIA
COUNTY OF San Francisco

George E. White
George E. SIGNATURE White
Josephine White
Josephine SIGNATURE White

On 9-10-14 before me, Kelly Daniel Byrne [name & title of officer],

personally appeared George E. White and Josephine White, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Kelly Daniel Byrne
SIGNATURE

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS TO: George and Josephine White, 3 Vulcan Stwy, San Francisco, CA 94114

[Rev. January 28, 2008]

NAME ADDRESS CITY, STATE, ZIP



EXHIBIT A

Real property located in the City and County of San Francisco and more commonly known as 3 Vulcan Stairway, San Francisco, California 94114 and more fully described as follows:

Lot No. 14, in Block U, Park Lane Tract No. 5, according to map thereof recorded September 22, 1891, in Map Book "E" and "F" at page 157, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Parcel Number: Block 2626, Lot 29



RECORDING REQUESTED BY:

ROBERTA LEBLANG-DAVIS

MAIL DEED and TAX STMTS TO:

ROBERTA LEBLANG-DAVIS
4322A 17th Street
San Francisco, CA 94114

San Francisco Assessor-Recorder
D. Hoa Nguyen, Acting Assessor-Recorder
DOC- 2012-J556722-00

Check Number 1820
Monday, DEC 10, 2012 15:54:43
Ttl Pd \$23.00 Rcpt # 0004567599
REEL K789 IMAGE 0742
odn/KC/1-3

APN: 2646-059

Address: 4322A 17th Street, San Francisco, CA 94114

—————SPACE ABOVE THIS LINE FOR RECORDER'S USE—————

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ NONE (Transfer to grantors' revocable trust) R&T Sect.
11930

(X) Realty not sold

FOR NO CONSIDERATION, ROBERTA LEBLANG DAVIS (a.k.a. ROBERTA B. LEBLANG DAVIS), a married woman as her sole and separate property,

hereby GRANT(S) to HARVEY C. DAVIS and ROBERTA LEBLANG-DAVIS as Trustees of the HARVEY AND ROBERTA DAVIS 2012 LIVING TRUST dated December 6, 2012,

the real property situated in the City and County of San Francisco, San Francisco, State of California, more particularly described as follows:

PARCEL I:

Condominium Unit No. 1 Lot No. 59, as shown upon the Condominium Map and diagrammatic floor plan entitled "Map of 4322 17th Street, a Condominium, being a resubdivision of Lot 5 portion of Assessor's Block 2646," which was filed for record on March 30, 1990 in Condominium Map Book 31, at pages 5 to 7, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions recorded on April 3, 1990, in Book E526 Page 127 and following,

the Declaration.

Dated: December 6, 2012

Roberta Leblang-Davis
ROBERTA LEBLANG-DAVIS
(a.k.a. ROBERTA B. LEBLANG-DAVIS)

ACKNOWLEDGMENT OF NOTARY PUBLIC

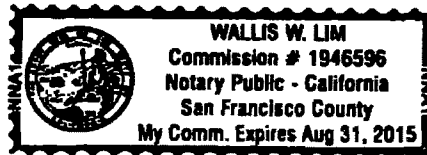
STATE OF CALIFORNIA)
) SS
COUNTY OF SAN FRANCISCO)

On December 6, 2012, before me, Wallis W. Lim, Notary Public, personally appeared ROBERTA LEBLANG-DAVIS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Wallis W. Lim*
Wallis W. Lim, Notary Public



24



WHEN RECORDED MAIL TO:

LSI
5039 Dudley Blvd #D
McClellan, Ca 95652
Escrow #5067710

10/20
20

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2008-1668989-00

Check Number 373335
Tuesday, OCT 21, 2008 10:18:57
Ttl Pd \$28.00 Rcpt # 0003557526
REEL J751 IMAGE 0257
okc/FT/1-7

THIS INSTRUMENT WAS PREPARED BY:

DARREN RODGERS
Citibank
P.O. Box 790017, MS 221
St. Louis, MO 63179
1-866-643-5190

Recording Requested By: Equity Source Account® DEED OF TRUST
LSI ACCOUNT NO.: 108100106346000

1
M

In this Deed, "You," "Your" and "Yours" means, JANE E. WHITAKER, TRUSTEE UNDER THE JANE E. WHITAKER REVOCABLE TRUST DATED APRIL 26, 2005, of 187 STATES ST. SAN FRANCISCO, CA 94114-1403, each person signing as trustor. "We," "Us" and "Our" means CITIBANK, N.A. ("Beneficiary"), 3900 Paradise Road, Suite 127, Las Vegas, Nevada 89109. The "Trustee" means Verdugo Trustee Service Corporation or any successor appointed pursuant to Paragraph 26 of this Deed of Trust. The "Borrower" means the individual(s) who has(ve) signed the Equity Source Account® Agreement and Disclosure (the "Agreement") of even date herewith and in connection with this Deed of Trust.

2619-001

The "Property" means the real estate, including the leasehold (if any), located at 187 STATES ST. SAN FRANCISCO, CA 94114-1403 and having the legal description attached to and made a part of this Deed of Trust.

THIS MORTGAGE between You, Trustee and Us is made as of the date next to Your first signature below and has a final maturity date 30 years from such date.

The Agreement provides that the credit secured by the Property is an open-end revolving line of credit at a variable rate of interest. The maximum amount of all loan advances made to the Borrower under the Agreement and which may be secured by this Deed of Trust may not exceed \$150,000.00 (the "Credit Limit"). At any particular time, the outstanding obligation of Borrower to Us under the Agreement may be any sum equal to or less than the Credit Limit plus interest and other charges owing under the Agreement and amounts owing under this Deed of Trust. Obligations under the Agreement, Deed of Trust and any riders thereto shall not be released even if all indebtedness under the Agreement is paid, unless and until We cause a reconveyance of the Property to be executed to You and such reconveyance is properly recorded.

TO SECURE to Us: (a) the payment and performance of all indebtedness and obligations of the Borrower under the Agreement or any modification or replacement of the Agreement; (b) the payment of all other sums advanced in accordance herewith to protect the security of this Deed of Trust, with finance charges thereon at the variable rate described in the Agreement; and (c) the payment of any future advances made by Us to Borrower (pursuant to Paragraph 16 of this Deed of Trust (herein "Future Loan Advances")) and, in consideration of the indebtedness herein recited and the trust herein created, You hereby irrevocably grant and convey to Trustee, in trust, with, if allowed by applicable law, power of sale, the Property.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to You to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the Property (which, if this Deed of Trust is on a unit in a condominium project or planned unit development, shall include the common elements in such project or development associated with such unit), all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property.

Deed of Trust, continued

IN WITNESS WHEREOF, YOU HAVE EXECUTED THIS DEED OF TRUST, AND AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS STATED ON PAGES 2 THROUGH 6 FOLLOWING.

Jane Whitaker 10/15/2008
 Trustor: JANE E. WHITAKER as trustee and also in
 his/her capacity as an individual

<input type="checkbox"/> Married	<input checked="" type="checkbox"/> Unmarried	<input type="checkbox"/> Married	<input type="checkbox"/> Unmarried
<input type="checkbox"/> Married	<input type="checkbox"/> Unmarried	<input type="checkbox"/> Married	<input type="checkbox"/> Unmarried
<input type="checkbox"/> Married	<input type="checkbox"/> Unmarried	<input type="checkbox"/> Married	<input type="checkbox"/> Unmarried

STATE OF CALIFORNIA
COUNTY OF San Francisco

On 10/15/2008, before me, Ma S. Oo NOTARY PUBLIC,
personally appeared JANE E. WHITAKER

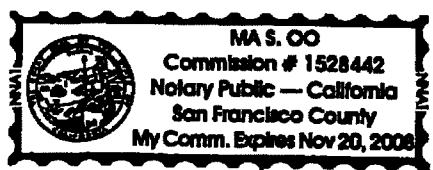
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ma S Oo

(Signature of Person Taking Acknowledgment)



Ma S. Oo, Notary Public

(Signature of Person Taking Acknowledgment Typed, Printed or Stamped)

You covenant that You are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant, and convey the Property,
and that the Property is unencumbered, except for the encumbrances of record and any first deed of trust. You covenant that You warrant
and will defend generally the title to the Property against all claims and demands, except those disclosed in writing to Us as of the date of
this Deed of Trust.

You and We covenant and agree as follows:

- 1. Payment of Indebtedness.** Borrower shall promptly pay when due the indebtedness secured by this Deed of Trust including, without limitation, that evidenced by the Agreement.
- 2. Application of Payments.** Unless applicable law provides otherwise, all payments received by Us under the Agreement will be applied to the principal balance and any finance charges, late charges, collection costs, and other charges owing with respect to the indebtedness secured by this Deed of Trust in such order as We may choose from time to time.
- 3. Charges; Liens.** Except as expressly provided in this Paragraph 3, You shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any, by Your making payments, when due, directly to the payee thereof. In the event You make payments directly to the payee thereof, upon Our request You shall promptly furnish to Us receipts evidencing such payment.

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

Recording Requested By:
BANK OF AMERICA, N.A.
Consumer Post Closing Review FL9-700-04-21
9000 Southside Blvd., Bld. 700
Jacksonville, Florida 32256

20169K19262400005
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2016-K192624-00
Acct 4002-WFG Lender Services - Westlake
Thursday, JAN 21, 2016 08:18:26
Ttl Pd \$30.00 Nbr-0005302062
ojl/RE/1-5

And After Recording Return To:
~~BANK OF AMERICA, N.A.
ReconTrust Co. NA, FL9-700-04-21
9000 Southside Blvd., Bld. 700
Jacksonville, Florida 32256~~

80199092

609158

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST (EQUITY MAXIMIZER® ACCOUNT)

This Deed of Trust is made on JANUARY 7, 2016 by ROBERT J MAC KAY,
ROBERT J. MAC KAY Trustee of the ROBERT J. MAC KAY TRUST, DATED:
OCTOBER 27, 2009

(collectively and individually "Trustor"); ReconTrust Company, N.A. ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank"). Trustee is a subsidiary of Bank. Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more.

BANK AND I AGREE:

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in SAN FRANCISCO County, California described as follows:

~~SCHEDULE A ATTACHED HERETO AND MADE A PART OF.~~

Exhibit


with the street address: 14 ORD CT, SAN FRANCISCO, CALIFORNIA 94114
and with Parcel No. 19-2619-021-01 and including all improvements and fixtures now or later
erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to the
above described property (collectively the "Property").

Trustor's address is 14 ORD COURT, SAN FRANCISCO, CALIFORNIA 94114


ROBERT J MAC KAY/995152871641440
CALIFORNIA SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER® ACCOUNT)
CAHESISF.BOA 01/02/15



BY SIGNING BELOW, Trustor accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Trustor and recorded with it.



ROBERT J MAC KAY (Seal)
-Trustor



ROBERT J. MAC KAY, (Seal)
Trustee of the ROBERT J. MAC
KAY TRUST, DATED: OCTOBER 27,
2009 -Trustor

(Seal)
-Trustor

(Seal)
-Trustor

(Seal)
-Trustor

(Seal)
-Trustor

RECORDING REQUESTED BY:

STEVEN E. PAYETTE, Esq.

AND WHEN RECORDED MAIL TO:

STEVEN E. PAYETTE
Attorney at Law
1253 Ninth Avenue
San Francisco, California 94122



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2008-1702956-00

Check Number 17058
Tuesday, DEC 30, 2008 14:15:52
Ttl Pd \$16.00 Rcpt # 0003597357
REEL J797 IMAGE 0501
ofa/FT/1-3

SPACE ABOVE FOR RECORDER'S USE ONLY

TRUST TRANSFER DEED

The undersigned grantor declares:

APN: Block 2619 Lot 73
Address: 10 Ord Court, San Francisco, CA

Cerrito, California

Documentary transfer tax is \$ -0-

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- City and County of San Francisco
- Realty not sold (Transferred from Transferor's Living Trust)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JUNE V. JOHNSON, as Trustee of the **JOHNSON LIVING TRUST DATED OCTOBER 22, 1990**, and amendments thereto, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to **JUNE V. JOHNSON**, a single woman, surviving Trustor and beneficiary of the **JOHNSON LIVING TRUST DATED OCTOBER 22, 1990**, and amendments thereto, all the real property situated in the City and County of San Francisco, State of California, described as follows:

FOR DESCRIPTION OF THE PROPERTY SEE EXHIBIT "A" ATTACHED HERETO

Mail tax statements to: Mrs. June V. Johnson, 10 Ord Court, San Francisco, California 94114

Dated: 12-8-08, 2008




JUNE V. JOHNSON

3

Recording Requested By:
See 'Return To:' name

Return To:
Document Management
Quicken Loans Inc.
1050 Woodward Ave
Detroit, MI 48226-1906


San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J836389-00
Check Number 9598
Tuesday, FEB 11, 2014 08:22:48
Ttl Pd \$87.00 Rcpt # 0004886596
REEL L082 IMAGE 0008
okc/KC/1-24

Prepared By:
Lori Thompson
1050 Woodward Ave
Detroit, MI 48226-1906
(313)373-0000

58697830 - 2401788 [Space Above This Line For Recording Data] 3322926687

DEED OF TRUST

MIN 100039033229266873

2619/075

①

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated January 30, 2014 together with all Riders to this document.

(B) "Borrower" is Thomas Reeves Harrell, trustee of the Thomas Reeves Harrell Trust, dated 2/22/2005

Situs

Borrower's address is 6 Ord Ct . San Francisco, CA 94114

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is Quicken Loans Inc.

Lender is a Corporation organized and existing under the laws of the State of Michigan

CALIFORNIA Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

2772809686
Walters Kluwer Financial Services
VMPSM-6A(CA) (1/30/2) 00

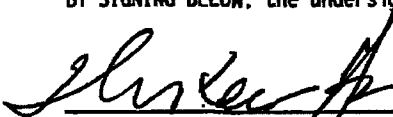

03322926687 0233 462 0115


The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

BY SIGNING BELOW, the undersigned Settlor(s).


01/30/2014 (Seal)
Thomas Reeves Harrell, Settlor of the Borrower
Thomas Reeves Harrell Trust UAD February 22,
2005 FBO Thomas Reeves Harrell, acknowledges all
of the terms and covenants contained in this
Security Instrument, Rider(s) thereto and
agrees to be bound thereby.


01/30/2014 (Seal)
Thomas Reeves Harrell, Trustee of the Borrower
Thomas Reeves Harrell Trust UAD February 22,
2005 FBO Thomas Reeves Harrell

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower



q03322926607 0233 544 1415

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

VMP®-6A(CA) (1302).00

Page 14 of 15

WHEN RECORDED MAIL TO:

Melody Marks
44 Vulcan Stairway
San Francisco, CA 94114-1425



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2007-1481489-00

Check Number 37640
Monday, OCT 29, 2007 09:09:35
Ttl Pd \$12.00 Nbr-0003340221
REEL J506 IMAGE 0099
ata/TD/1-2

4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

~~Deed to a Trust, Not a Sale~~
DOCUMENTARY TRANSFER TAX \$.....None.....
....Computed on the consideration or value of property Conveyed; OR
....Computed on the consideration or value less liens or encumbrances
remaining at time of sale

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax -Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MELODY SUE MARKS, a single woman,

hereby **GRANTS** to MELODY MARKS, Trustee of the Melody Marks Revocable Living Trust dated
October 26 2007.

the real property in the City and County of San Francisco, State of California, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Block 2619 Lot 084
(Commonly known as 42-44 Vulcan Stairway, San Francisco, CA 94114-1425)

Dated: October 26, 2007

Melody Marks
MELODY SUE MARKS, aka MELODY MARKS

State of California }
 }ss.
County of San Francisco }

On OCTOBER 26, 2007, before me, GREGORY P. O'KEEFE, a notary public, personally appeared MELODY SUE MARKS, aka MELODY MARKS, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal
Signature _____
[Signature]

CERTIFICATE OF TRUST
FOR THE SMART-DAHLIN TRUST

We, Clarence A. Dahlin and Joel R. Smart, hereby declare under penalty of perjury under the laws of the State of California that:

1. On January 11, 2016, we signed a Declaration of Trust which established a revocable living trust on behalf of the settlors, Clarence A. Dahlin and Joel R. Smart, known as The Smart-Dahlin Trust ("Trust" herein).
2. The within Certificate is a true and correct representation of the terms of the Trust.
3. We, Clarence A. Dahlin and Joel R. Smart, are the currently-acting cotrustees of The Smart-Dahlin Trust. Any of our signatures as the currently-acting cotrustees is binding on the Trust and its beneficiaries and may be relied upon by third parties.
4. The Trust is not of record in any court of law and has not been recorded in the real property records of any county.
5. The Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.
6. We have reserved the right and authority to amend and revoke the Trust as long as we are alive.
7. We are the current beneficiaries of the Trust.
8. The Trust is classified as a "grantor trust" under applicable U.S. Treasury Regulations, and either Settlor's social security numbers, [REDACTED] or [REDACTED] may be used as the Taxpayer Identification Number for the Trust.
9. Title to assets of the Trust should be taken in substantially the following form:

"Clarence A. Dahlin and Joel R. Smart, Trustees of The Smart-Dahlin Trust, Dated January 11, 2016."
10. This Certificate is intended to serve as a "Certification of Trust" under California Probate Code Section 18100.5, as amended. Its purpose is to certify the existence of the Trust, the identity and powers of the Trustee(s), the manner of taking title to assets and to summarize some of the more important provisions of the Trust, so that the Trustee(s) can deal with third parties,

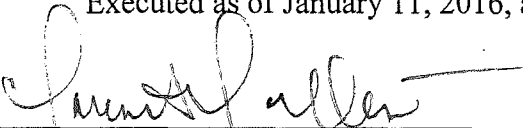
such as financial institutions, stock transfer agents, brokerage houses, title companies, insurance companies, and others, without disclosing the entire Trust, which is a private and confidential document.

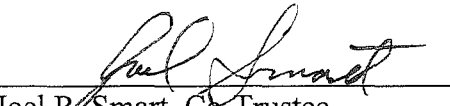
11. All third parties dealing with the Trustee(s) may rely on this Certificate of Trust as a true statement of the provisions of the Trust described herein as of the date of this Certificate is presented to such third party (regardless of the date of execution of this Certificate), unless the third party has actual knowledge that the representations contained herein are incorrect. Any third party who demands trust documents in addition to this Certification (other than excerpts from the original trust documents) in order to prove facts set forth in this certification may be liable for damages, including attorney's fees, incurred as a result of the refusal to accept this Certification in lieu of the requested documents.

12. Under the terms of The Smart-Dahlin Trust, the Trustees' powers include the powers set forth in Exhibit "A," which is attached hereto and incorporated herein by reference. The Trustees' powers also include all other powers and authority granted to trustees under the California Probate Code as amended from time to time.

13. This Certificate of Trust is being signed by the currently-acting Trustees of The Smart-Dahlin Trust.

Executed as of January 11, 2016, at San Francisco, California.


Clarence A. Dahlin, Co-Trustee


Joel R. Smart, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

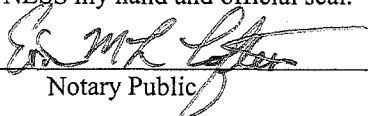
ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN FRANCISCO)

On January 11, 2016, before me, Erin M. L. Loftus, a notary public in and for the State of California, personally appeared **Clarence A. Dahlin** and **Joel R. Smart**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Notary Public



REVOCABLE TRUST DECLARATION OF
KEVIN ANTHONY REHER

I, Kevin Anthony Reher, also known as Kevin A. Reher and Kevin Reher, as settlor of a Revocable Trust of April 18, 2005, (hereafter also referred to as the "Original Trust"), hereby amend that Original Trust by deleting each and every word thereof and replacing it with the following.

ARTICLE 1.

I SET UP THE TRUST AND DESCRIBE WHAT I WILL INCLUDE IN IT

1.01. Settlor. I, Kevin Anthony Reher, also known as Kevin A. Reher and Kevin Reher, am the settlor of this revocable trust. In this Declaration, all the words "I", "me", "myself", "my", "mine" or the "settlor" refer to Kevin Anthony Reher.

1.02. Declaration of Trust. I declare a trust. I have set aside or transferred, hereby transfer, or will transfer to myself as trustee, the property listed on Schedules "A" and "B" (if any) attached to this declaration of trust (which I also refer to as this "Declaration"). I call the property that is in the trust (now or at any later time) the "trust estate." I will hold the trust estate in trust for the benefit of the beneficiaries and on the terms I have set forth in this Declaration.

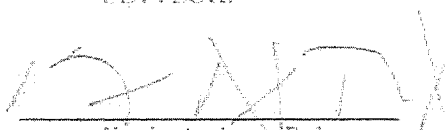
1.03. Trust Date and Name. The date of this Declaration is April 26, 2013. The full title of the trust this Declaration creates is "The Kevin Anthony, Reher Living Trust of April 18, 2005, as Amended and Restated on April 26, 2013" and I may also refer to it as "The Kevin Anthony, Reher Living Trust, as Amended and Restated" and "The Kevin Anthony, Reher Living Trust."

1.04. Initial Trustee. I am the initial trustee and will perform that function until I die, resign or am unable to perform the functions of the trustee.

avoid invalidity by applying the law in effect at another time or in another jurisdiction that has enough contacts with the trust involved for this purpose. If I amend any provision, California law in effect on the date I sign each amendment shall govern the meaning of the provisions that the amendment affects. If any provision of this Declaration is invalid, the remaining provisions shall nevertheless remain in effect.

I am signing this Declaration at Emeryville, California on April 26, 2013, as settlor and as trustee of the Original trust and of this Amended and Restated revocable trust that I have created in this Declaration.

SETTLOR:


Kevin Anthony Reher

TRUSTEE:


Kevin Anthony Reher

STATE OF CALIFORNIA } On April 26, 2013, before me, Kurt E. Yip, a Notary Public,
 } ss. personally appeared Kevin Anthony Reher, who proved to me on the
COUNTY OF ALAMEDA } basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.





Notary Public

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

M. Jean Johnston, Esq.
Johnston|Childress, LLP
220 Montgomery Street, 15th Floor
San Francisco, CA 94104



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2007-1490740-00

Check Number 1781
Friday, NOV 16, 2007 12:56:13
Ttl Pd \$12.00 Nbr-0003351198
REEL J519 IMAGE 0516
ota/ER/1-2

**APN: Lot 044, Block 2623
(29 Douglass, San Francisco, CA 94114)**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED (INDIVIDUAL)

The undersigned grantor declares:
Documentary transfer tax is \$-0-

Transfer by Grantors to Revocable Living
Trust of which Grantors are the sole Trustees
and Beneficiaries. R&T Code §11930.

2
EJ

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jonathan E. Berkeley and Lauren Britt, husband and wife, as joint tenants,

hereby GRANT to Jonathan E. Berkeley and Lauren Britt, as Trustees of the Berkeley-Britt Family
Revocable Trust dated November 13, 2007,

all of the right, title and interest in the following described real property in the City and County of San
Francisco, State of California:

BEGINNING at a point on the easterly line of Douglass Street, distant thereon 285 feet northerly
from the northerly line of 17th Street; running thence northerly along said line of Douglass Street
25 feet; thence at a right angle easterly 102 feet; thence at a right angle southerly 25 feet; thence
at a right angle westerly 102 feet to the point of beginning.

BEING a portion of HORNER'S ADDITION BLOCK NO. 200.

Dated: November 13, 2007

Jonathan E. Berkeley

Lauren Britt

MAIL TAX STATEMENTS TO:

Jonathan E. Berkeley and
Lauren Britt
29 Douglass Street
San Francisco, CA 94114

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E967435

Tuesday, September 03, 1991 11:26:17am
Rec 5.00 --- Ps 5.00
Stp 2.00 --- Mic 1.00
Amt 20.00 --- Chs 5.00
TOTAL -> \$11.00
REEL F452 IMAGE 0337

AND WHEN RECORDED MAIL TO:

BURTON J. PACIORETTY
Attorney at Law
431 Castro Street
San Francisco, California 94114

3/8

AFFIDAVIT TO ESTABLISH FACT OF DEATH
TO TERMINATE A JOINT TENANCY

STATE OF CALIFORNIA)
) ss:
COUNTY OF SAN FRANCISCO)

LOUISE J. PALMER, being first duly sworn, deposes and says;

That BIANCA CASSINERIO, also known as BIANCA C. CASSINERIO, died March 9, 1991, in San Francisco, State of California, being a resident of said State and County; and said decedent mentioned in the attached certified copy of Certificate of Death 3 91 38 is the same person as BIANCA CASSINERIO, named as one of the joint tenants in that certain Grant Deed dated March 8, 1990, recorded March 20, 1990, as Instrument E519506 in Reel F 85, Image 1272 of the Official Records of the San Francisco County Recorder's Office, State of California, wherein BIANCA CASSINERIO, a widow and mother, conveyed to BIANCA CASSINERIO, a widow and mother, and LOUISE J. PALMER, a widow and daughter, as joint tenants, the following described real property:

All that real property situated in the City and County of San Francisco, State of California, described as:

BEGINNING at a point on the easterly line of Douglass Street, distant thereon 310 feet northerly from the northerly line of Seventeenth Street; running thence northerly along said line of Douglass Street 25 feet; thence at a right angle easterly 102 feet; thence at a right angle southerly 25 feet; and thence at a right angle westerly 102 feet to the point of beginning.

BEING portion of Horner's Addition Block No. 200.

APN: 2623/45

DATED: August 24, 1991.

Louise J. Palmer
LOUISE J. PALMER

Subscribed and sworn to before me this 24 day of August, 1991.

[Signature]
NOTARY PUBLIC

HELGA SILBERBERG
NOTARY PUBLIC-CALIFORNIA
San Francisco County
My Commission Expires July 12, 1994



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J841878-00

Check Number 2688
Friday, FEB 21, 2014 14:05:55
Ttl Pd \$24.00 Rcpt # 0004893071
REEL L089 IMAGE 0359
ofa/FT/1-3

Recording Requested by:

ATTORNEY

When Recorded Mail to:

Martha Howard
P. O. Box 714
Inverness, CA 94937

The undersigned declares that
this conveyance is exempt from
documentary transfer tax because it
is a gift/transfer to the grantor's
revocable trust.

9
M

APN: 2623-046

DEED OF REALTY IN TRUST

Deed made on December 9, 2013, by GRANTOR: ELSA CAMERON, a
married woman as her sole and separate property, who took title
as a single woman, Settlor, to GRANTEE: ELSA SUE CAMERON,
Trustee of the CAMERON TRUST dated December 9, 2013.

GRANTOR hereby grants to GRANTEE, that certain real property
located at 15 Douglass Street, City and County of San Francisco,
California, and more particularly described in the Legal
Description attached hereto and incorporated herein as Exhibit A.

EXECUTED at San Francisco, California on the date first
above written.

Elsa Cameron
ELSA CAMERON

Mail Tax Statements to: Elsa Cameron, *15 Douglass Street, San
Francisco, CA 94114

20159K09170800003
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K091708-00
Acct 6003-Fidelity National Title - San Francisco
Thursday, JUL 16, 2015 13:12:00
Ttl Pd\$12,297.25 Nbr-0005185808
okc/RE/1-3

RECORDING REQUESTED BY:
Fidelity National Title Company

Escrow Order No.: FSFM-3031500505

When Recorded Mail Document To:
Randy D. Lindholm, Trustee of The Randy D.
Lindholm Trust, dated August 7, 2002
2343 Bignonia St
Melbourne, FL 32901-5905

Property Address: 43 Douglass Street,
San Francisco, CA 94114
APN/Parcel ID(s): Lot 226, Block 2623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$12,266.25 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in the City of San Francisco.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Roland Meier and Daniela Meier, husband and wife as community property with right of survivorship

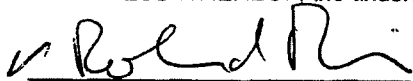
hereby GRANT(S) to Randy D. Lindholm, Trustee of The Randy D. Lindholm Trust, dated August 7, 2002

the following described real property in the City of San Francisco, County of San Francisco, State of California:

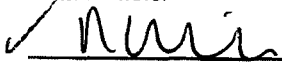
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 14, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

 7/15/15

Roland Meier

 07/15/2015

Daniela Meier

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

JEWEL & STONEMAN, LLP
220 Montgomery Street, Suite 678
San Francisco, CA 94104

AND WHEN RECORDED MAIL TO:

Michelle A. Edkins
51 Ord Street
San Francisco, CA 94114



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J915466-00

Check Number 7859

Tuesday, JUL 29, 2014 14:29:09

Ttl Pd \$21.00

Rcpt # 0004979651

ofa/JL/1-2

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art. 13 A§1 et Seq. and Calif. Revenue & Taxation Code Section 11930-Grantee is a trust for the benefit of the Grantor. THIS CONVEYANCE TRANSFERS AN INTEREST INTO OR OUT OF A LIVING TRUST, R & T 11930)

The undersigned Grantor(s) declare under penalty of perjury that the following is true and correct:

There is no consideration for this transfer. Documentary transfer tax is \$0. This is a Transfer under §62 of the Revenue and Taxation Code, which qualifies for an exclusion because the transfer is to a revocable trust. *Not pursuant to a sale and for the benefit of the Grantor.*

GRANTOR(S): MICHELLE A. EDKINS, a married woman, who took title as an married woman, as her sole and separate property, hereby grant(s) to MICHELLE A. EDKINS and VINCENT GUY SERGE NONDI FANGUINOVENY, Trustees, or their successors in trust, under the EDKINS FANGUINOVENY FAMILY TRUST dated July 1, 2014, and any amendments thereto, as her sole and separate property, the following described property in the City of San Francisco, County of San Francisco, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

APN: Lot: 020, Block:2625

Commonly known as: 51 Ord Street, San Francisco, CA 94114

DATED: July 1, 2014

MICHELLE A. EDKINS, GRANTOR

State of California)
County of San Francisco)

On July 1, 2014, before me, Heather Rose Stoneman, a Notary Public, personally appeared MICHELLE A. EDKINS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



NOTARY PUBLIC


MAIL TAX STATEMENTS TO:

Michelle A. Edkins
51 Ord Street
San Francisco, CA 94114

27

RECORDING REQUESTED BY
First American Title

AND WHEN RECORDED MAIL DOCUMENT TO:
Michelle A. Edkins
51 Ord Street
San Francisco, CA 94114


San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2011-J309998-00
Acct 3-FIRST AMERICAN Title Company
Friday, DEC 02, 2011 08:00:00
Ttl Pd \$23.00 Rcpt # 0004289453
REEL K534 IMAGE 0027
081/GG/1-3

51 OLD STREET

A.P.N.: LOT: 020, BLOCK: 2625

File No.: 3807-3882304 (KC)

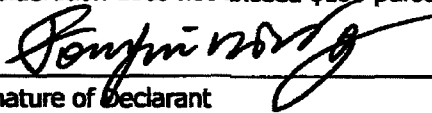
INTERSPOUSAL TRANSFER GRANT DEED

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, or termination, solely between the spouses of any co-owner's interest.

SURVEY MONUMENT FEE \$0

The Undersigned Grantor(s) declare(s): **DOCUMENTARY TRANSFER TAX \$0; CITY TRANSFER TAX \$0;**

This conveyance is solely between spouses and is EXEMPT from the imposition of Documentary Transfer Tax because it is an inter vivos gift pursuant to Section 11930 of the Revenue and Taxation Code and therefore consideration does not exceed \$100 pursuant to 11911 of the Revenue and Taxation Code.



Signature of Declarant

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Vincent Guy Serge Nondi Fanguinoveny, spouse of the grantee herein**

hereby GRANTS to **Michelle A. Edkins, a married woman as her sole and separate property**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

See Exhibit A attached hereto for legal description.

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his/her sole and separate property.

Dated: 11/28/2011



Vincent Guy Serge Nondi Fanguinoveny

Mail Tax Statements To: **SAME AS ABOVE**



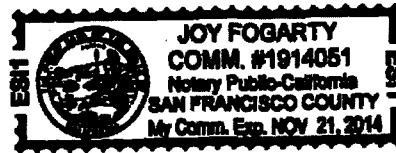
STATE OF California)SS
COUNTY OF San Francisco)

On 11-28-2011 before me, Joy Fogarty, Notary Public, personally appeared Vincent Guy Serge Nordi Fanguinaveny

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Handwritten Signature]

My Commission Expires: _____

This area for official notarial seal

Notary Name: Joy Fogarty
Notary Registration Number: 1914051

Notary Phone: 415-563-2206
County of Principal Place of Business: ST

**TRUST AGREEMENT ESTABLISHING
RICHARD NELSON 2005 REVOCABLE TRUST
RICHARD NELSON, TRUSTOR**

THIS AGREEMENT is made this 8th day of August, 2005 by and RD
between Richard Nelson of San Francisco, California, as Trustor
and Richard Nelson as Trustee. It is the intention of the Trustor
to create a revocable trust; and for that purpose, the Trustor
agrees to transfer certain property to the Trustee. The Trustor
upon signing this Agreement declares and establishes this Trust,
to be held by the Trustee in trust subject to all of the terms,
conditions and provisions of this Agreement; and the Trustee upon
executing this Agreement agrees to hold and administer the trust
estate of the Trust and shall dispose of the principal and income
of the Trust as set forth in this Agreement.

ARTICLE I
Name of Trust

The trust created under this Agreement shall be known as the
RICHARD NELSON 2005 REVOCABLE TRUST (hereinafter sometimes
referred to as the "Trust").

ARTICLE II
Family Declarations

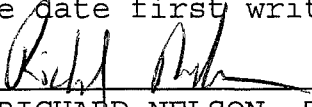
At the date of this Agreement the Trustor has no children,
living or dead. The Trustor is a single person.

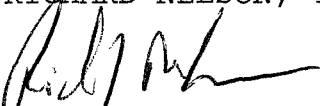
poses of this trust, the person shall be considered to have predeceased Trustor.

M. No Contest. If any beneficiary under this Agreement in any manner, directly or indirectly, contests or attacks this Agreement or any of its provisions, any share or interest in the trust estate given to that contesting beneficiary under this Agreement is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased the Trustor and such contesting beneficiary shall not serve in any fiduciary capacity hereunder.

N. The property subject to this Agreement includes, but is not limited to, the property on Schedule A, attached hereto and incorporated by reference herein.

IN WITNESS WHEREOF, the Trustor and the Trustee have each executed this instrument on the date first written above.

 Trustor
RICHARD NELSON, Trustor

 Trustee
RICHARD NELSON, Trustee



San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC- 2014-J981856-00

Check Number 1046

Tuesday, DEC 02, 2014 10:29:51

Ttl Pd \$21.00

Rcpt # 0005056267

01/KC/1-2

RECORDING REQUESTED BY

AST Properties Investments

WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO

AST Properties Investments
 P.O. Box 1212
 Millbrae, CA 94030

APN: Block 2626 Lot 003

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$0.00
 computed on the full value of the property conveyed, or
 computed on full value less value of the liens or encumbrances remaining at the time of the sale,
 real estate not sold

FOR A VALUEABLE CONSIDERATION, receipt of which is hereby acknowledged,

AST Properties Investments, a California Corporation

Hereby GRANT(S) to

AST Properties Investments, a California Corporation as to an undivided 50 percent (%) interest and William Tsao-Wu, single man as to an undivided 25 percent (%) interest and Judy Tsai, single woman as to an undivided 25 percent (%) interest, all as Tenants in Common,

The real property in the City of San Francisco, County of San Francisco, State of California, described as:

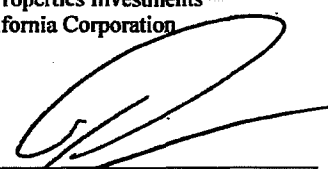
SEE LEGAL DESCRIPTION ATTACHED

Property address: 24-26 Ord Street, San Francisco, California 94114

AST Properties Investments
 A California Corporation

State of California)

County of San Francisco)

By: 
 Teddy Tsao-Wu, President/Officer

On October 22, 2014 before me, Holly Elaine Burnett Cranshaw (Notary Public)
 personally appeared, Teddy Tsao-Wu
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
 are subscribed to the within instrument and acknowledged to me that he/she/they
 executed the same in their authorized capacity(ies), and that by his/her/their signature(s)
 on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
 executed the instrument.

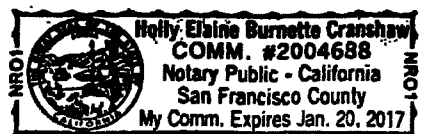
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(This area for official notary seal)

WITNESS my hand and official seal



Mail Tax Statements as directed above.



**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Richard L. Ehrman, Esq.
THOITS, LOVE, HERSHBERGER & McLEAN
A Professional Corporation
245 Lytton Avenue, Suite 300
Palo Alto, CA 94301

CERTIFICATION OF

THE GUANABANA TRUST

PURSUANT TO PROBATE CODE SECTION 18100.5

THIS CERTIFICATION OF THE GUANABANA TRUST is executed this 10th day of May, 2006, by **Dirk Aguilar**, as Trustee (hereinafter referred to as the "Trustee") of The Guanabana Trust (sometimes hereinafter referred to as the "Trust"). In accordance with California Probate Code section 18100.5, the Trustee confirms the following facts concerning the Trust:

1. The Trust is presently in existence and was established by The Guanabana Trust declaration of trust executed earlier this day.

2. The Trust was established by **Dirk Aguilar**, as Settlor; **Dirk Aguilar** is the only currently acting Trustee of the Trust. Settlor may use the trust property as collateral for any personal loan of Settlor, and the Trustee on behalf of the trust may guarantee any such personal loans, and, in this connection, the Trustee shall execute, alone, or shall join with Settlor in the execution of any guaranties, promissory notes, deeds of trust, mortgages, financing statements, escrow instructions, or other documents convenient or necessary in order to evidence the loan and the security for the loan, even though the lender shall deliver the loan proceeds directly to Settlor.



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J680423-00

Recording Requested By:

Please Return this Document after
Recording to:
ATTN: Andrew Radomski
CCS RECORDING TEAM
3001 Leadenhall Road
Mt. Laurel, NJ 08054

Check Number 7825
Monday, JUN 10, 2013 13:35:54
Ttl Pd \$87.00 Rcpt # 0004707345
Laur REEL K914 IMAGE 0841
Cal/MA/1-24

24

Prepared By:
Lisa Arcangeletti
c/o PHH Mortgage, 1 Mortgage Way, Mount Laurel, NJ 08054

Handwritten initials: LA

PL 22476
004/2626
30 Ord St.

[Space Above This Line For Recording Date]

DEED OF TRUST

MIN 100262860067100139

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **May 30, 2013** together with all Riders to this document.
- (B) "Borrower" is **Dirk Aguilar, Trustee of the Guanabana Trust Dated May 10, 2006**

Borrower's address is **30 ORD STREET, San Francisco, CA 94114**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Morgan Stanley Private Bank, National Association**

Lender is a **National Bank** organized and existing under the laws of **United States of America**

6006710013

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3005 1/01

Wolters Kluwer Financial Services

VMP®-6A(CA) (0711)

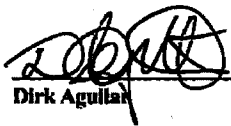
Page 1 of 16

Initials: DA


The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:


Dirk Aguilar

(Seal)
-Borrower


Dirk Aguilar as Trustee of the The Guanabana Trust under Trust Instrument dated 05/10/2006, for the benefit of Dirk Aguilar.

(Seal)
-Borrower

(Seal)
- Borrower

(Seal)
-Borrower

10



San Francisco Assessor-Recorder
D. Hoa Nguyen, Acting Assessor-Recorder
DOC- 2013-J582662-00

Check Number 1858
Monday, JAN 14, 2013 09:52:51
Ttl Pd \$62.00 Rcpt # 0004596567
REEL K812 IMAGE 0165
081/AB/1-16

Recording Requested By:

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

~~JUL W. Bay Street~~
[Street Address]
Jacksonville, FL 32202
[City, State Zip Code]

LA: 2013-006 [Space Above This Line For Recording Data]

36-38 ORD ST SF

Loan No.: 1222048592
MIN: 100063412220485923

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated December 27, 2012, together with all Riders to this document.

(B) "Borrower" is STEVEN DEEKS AND FABIOLA COBARRUBIAS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP. Borrowers address is 36-38 Ord St, SAN FRANCISCO, CA 94114. Borrower is the trustor under this Security Instrument.

(C) "Lender" is EverBank. Lender is a Federal Savings Association organized and existing under the laws of the United States of America. Lender's address is 301 W. Bay Street, Jacksonville, FL 32202.

(D) "Trustee" is First American Title Insurance Company.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated December 27, 2012. The Note states that Borrower owes Lender Eight Hundred Eighty Three Thousand and 00/100ths Dollars (U.S. \$883,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1, 2028.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."




fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

24. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.


25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

BY SIGNING BELOW. Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to him at the address of the Borrower set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.



STEVEN DEEKS (Seal)
-Borrower
[Printed Name]



FABIOLA COBARRUBIAS (Seal)
-Borrower
[Printed Name]

(Seal)
-Borrower
[Printed Name]

(Seal)
-Borrower
[Printed Name]



ACKNOWLEDGMENT

State of California

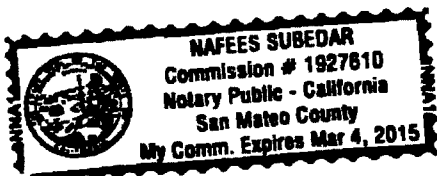
County of San Francisco

§
§
§

On 12/11/12 before me, NAFEES SUBEDAR, a Notary Public, personally appeared STEVEN DEEKS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)

[Signature]
Notary Public

NAFEES SUBEDAR
Printed Name

My Commission Expires: MAR. 4, 2015



thereupon became the Successor Trustee of said Trust. A copy of said Acceptance is attached hereto as Exhibit 3. On that date the Trustee of said trust changed from Lillian A. Hill to Roderick D. Hill.

The undersigned, Roderick D. Hill, is the current and only acting Trustee of said trust.

Dated: July 25 2012

Roderick D. Hill
Roderick D. Hill, Successor Trustee

State of California)ss.
County of San Francisco)

Subscribed and sworn to (or affirmed) before me on this 25 day of July, 2012, by Roderick D. Hill, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]
Signature of notary public

(Seal)



**CERTIFICATION OF TRUST
OF THE
WILLIAM C. HOLTZMAN REVOCABLE TRUST**

I, WILLIAM C. HOLTZMAN , as Trustee of the WILLIAM C. HOLTZMAN REVOCABLE TRUST ("Trust" herein), certify as follows:

1. CREATION OF TRUST

The Trust was established on July 30, 2002, as amended and restated in its entirety on December 15, 2009, by William C. Holtzman, as Settlor and Trustee.

2. NAME OF TRUST

The name of the Trust is the "WILLIAM C. HOLTZMAN REVOCABLE TRUST."

3. TRUSTEE

The currently acting Trustee of the Trust is WILLIAM C. HOLTZMAN .

4. SUCCESSOR TRUSTEE

In the event that WILLIAM C. HOLTZMAN shall cease to act as Trustee, SUSAN HOLTZMAN, is appointed to act as sole Trustee. In the event that SUSAN HOLTZMAN shall fail or cease to act as Trustee, NANCY SHEER is appointed to act as sole Trustee.

5. TRUST PROPERTY

The Trustee is now holding as Trustee of the Trust one or more items of property, which constitute the Trust Estate.

6. BENEFICIARIES OF TRUST


WILLIAM C. HOLTZMAN is the current beneficiary of the Trust.

7. REVOCABILITY/IRREVOCABILITY OF TRUST

The Trust is amendable and revocable. WILLIAM C. HOLTZMAN is the person who holds the power to amend or revoke the Trust.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Charles H. Packer, Esq.
Gray Cary Ware & Freidenrich LLP
400 Hamilton Avenue
Palo Alto, California 94301-1825


San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H261842-00
Check Number 5283/7832
Wednesday, OCT 02, 2002 13:54:38
Ttl Pd \$15.00 Nbr-0001964665
REEL I235 IMAGE 0440
okc/KC/1-3

Space Above This Line For Recorder's Use

MAIL TAX STATEMENTS TO:
Mr. William C. Holtzman
60 Lower Terrace
San Francisco, CA 94114

GRANT DEED

DOCUMENTARY TRANSFER TAX \$-0-(None) Revenue & Tax Code § 11902 - conveyance of grantor's interest to a revocable living trust. There is no consideration for this transfer. This is a transfer to a revocable living trust and is excluded from a change of ownership under §62(d) of the Revenue & Taxation Code.

WILLIAM HOLTZMAN, a single man

hereby Grants to

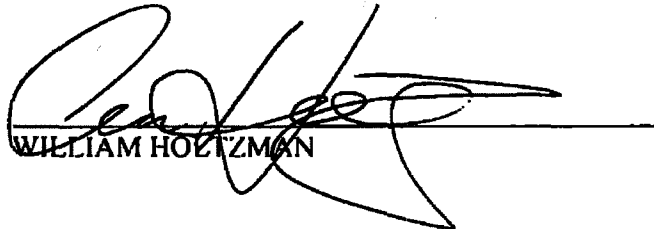
WILLIAM C. HOLTZMAN, trustee of the WILLIAM C. HOLTZMAN REVOCABLE TRUST dated July 30, 2002

all of his right, title, and interest in and to that certain real property in the City of San Francisco, the County of San Francisco, State of California, and more particularly described in Exhibit "A" attached hereto and fully incorporated herein.

Commonly known as 7 Vulcan Stairway, San Francisco, CA 94114

APN: Lot 27, Block 2626

Dated: July 30, 2002


WILLIAM HOLTZMAN

Please send tax statements to: William C. Holtzman, 60 Lower Terrace, San Francisco, CA 94114

Prepared ✓
Recording Requested By: Jt Morales
Return To: JPMorgan Chase Bank, N.A.
Collateral Trailing Documents
P.O. Box 8000 - Monroe, LA 71203

Deed of Trust

Definitions. Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "*Security Instrument*" means this document, which is dated March 4, 2013, together with all Riders to this document.

(B) "*Borrower*" is William R. Cooper, as Trustee of the William R. Cooper 2000 Revocable Inter-Vivos Trust . Borrower's address is 54 LOWER TERRACE, SAN FRANCISCO, CA 94114. Borrower is the trustor under this Security Instrument.

(C) "*Lender*" is JPMorgan Chase Bank, N.A.. Lender is a National Banking Association organized and existing under the laws of the United States. Lender's address is 1111 Polaris Parkway, Floor 4J, Columbus, OH 43240 . Lender is the beneficiary under this Security Instrument.

(D) "*Trustee*" is JPMorgan Chase Bank, N.A..

(E) "*Note*" means the promissory note signed by Borrower and dated March 4, 2013. The Note states that Borrower owes Lender one hundred sixty eight thousand seven hundred thirty-six and 00/100 Dollars (U.S. \$168,736.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1, 2043.

(F) "*Property*" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "*Loan*" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.




25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Borrower


WILLIAM R COOPER, Individually 3-4-13
and as Trustee of the WILLIAM R.
COOPER 2000 REVOCABLE
INTER-VIVOS TRUST under trust
instrument dated October 16, 2000 for
the benefit of WILLIAM R COOPER,
Borrower. Date



RECORDING REQUESTED BY:

Angie Yen Hung Wang
1 Saturn Street # 1
San Francisco, CA 94114



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2008- I534941-00

Tuesday, FEB 12, 2008 13:40:58
Ttl Pd \$12.00 Rcpt # 0003401930
REEL J576 IMAGE 0429
oar/AB/1-2

WHEN RECORDED MAIL TO:

Angie Yen Hung Wang
1 Saturn Street # 1
San Francisco, CA 94114

APN: LOT 43, BLOCK 2626

Property Address: 1 Saturn Street #1, San Francisco, California 94114
Lot Number: 43
Block Number: 2626

GRANT DEED

Mail tax statements to: Angie Yen Hung Wang, 1 Saturn Street # 1, San Francisco, California 94114

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GRANTOR, Angie Yen Hung Wang, an unmarried woman

hereby **GRANTS TO Angie Yen Hung Wang**, Trustee of the Angie Yen Hung Wang Revocable Trust dated 22 December, 2007 the following described real property in the City of San Francisco, County of San Francisco, State of California:

PARCEL I:

Condominium Unit No. 1, Lot 43 as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 1 Saturn Street" which was filed for record on October 28, 2005 in Condominium Map Book 92, at pages 81-83, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions of 1 Saturn Street recorded on November 9, 2005, in Book J14 Page 850 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit.

Reserving therefrom:

(a) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other Units.

(b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

PARCEL II:

An undivided 35.01% interest in and to the Common Area as shown and defined on the Map, reserving therefrom the following:

(a) Exclusive easements, other than PARCEL III, as designated on the Map and reserved by Grantor to units for use as designated in the Declaration; and

(b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

PARCEL III:

(a) The exclusive easement to use the Parking area(s) designated P-1 on the Map.

(b) The exclusive easement to use the Patio area(s) designated PA-1 on the Map.

PARCEL IV:

A nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361 (a).

PARCEL V:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

Dated: 22 December 2007

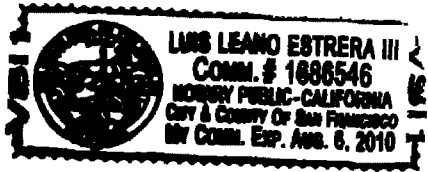
Angie Yen Hung Wang
ANGIE YEN HUNG WANG

State of California)
County of San Francisco) ss

On 12-22, 2007 before me, Luis Estrera, a notary public in and for the State of California, personally appeared Angie Yen Hung Wang, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



17

APN 044 2626

Recording Requested By:

Return To:
Bank of America, N.A.
c/o PHH Mortgage, 1 Mortgage Way, Mount L



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J671054-00

Acct 11-FIDELITY NATIONAL Title Company
Thursday, MAY 30, 2013 08:00:00

Ttl Pd \$81.00 Rcpt # 0004696937

REEL K907 IMAGE 0077

car/GG/1-22

Prepared By:

c/o PHH Mortgage, 5201 Gate Parkway, Jacksonville, FL

044/2626
1 Saturn St #2

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **May 22, 2013** together with all Riders to this document.

(B) "Borrower" is **John W. Frye, Trustee of the John W. Frye Revocable Trust 2004 dated April 14th, 2004**

Borrower's address is **1 Saturn Street, APARTMENT 2, San Francisco, CA 94114**

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Bank of America, N.A.**

Lender is a **Corporation** organized and existing under the laws of **Delaware**

7104757179

CALIFORNIA - Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Wolters Kluwer Financial Services

VMP 8-8(CA) (0711)

Page 1 of 16

Initials:

Form 3005 1/01

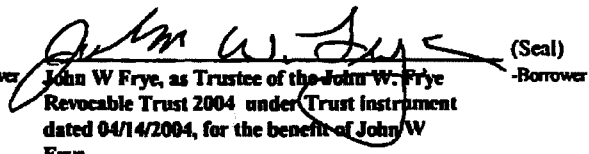
The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:


John Warren Frye

(Seal)
-Borrower


John W Frye, as Trustee of the John W. Frye
Revocable Trust 2004 under Trust Instrument
dated 04/14/2004, for the benefit of John W
Frye.

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

State of California
County of SAN FRANCISCO

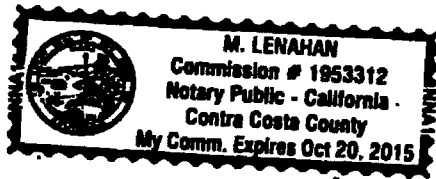
On May 22, 2013

John Warren Frye

before me, *M. Lenahan*, Notary Public } ss.
, personally appeared

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



M. Lenahan (Seal)

7104757179

CALIFORNIA - Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
VMP 8-(CA) (0711)

Page 18 of 18

[Signature]
Initials

Form 3006 1/01

Certification of Trustee
of
The Neuberger - Zinsser Revocable Trust
(California Probate Code Section 18100.5)

NOTICE: California Probate Code Section 18100.5(h) provides that "any person making a demand for the trust documents in addition to a certification of trust to prove facts set forth in the certification of trust acceptable to the third party shall be liable for damages, including attorney's fees, incurred as a result of the refusal to accept the certification of trust in lieu of the requested documents if the court determines that the person acted in bad faith in requesting the trust documents."

TO WHOM IT MAY CONCERN:

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, as Trustors and Trustees of The Neuberger - Zinsser Revocable Trust, hereby certify as follows:

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, as the original Trustors and Trustees, created The Neuberger - Zinsser Revocable Trust pursuant to that certain Revocable Trust Agreement dated May 31, 2013 (hereinafter referred to as "the Trust").

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER are the current duly appointed and acting Trustees of the Trust.

The Trust is fully revocable by JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER.

The tax identification number for the Trust is the Social Security Number of either Trustor. The Social Security Number of JONATHAN A. NEUBERGER is [REDACTED] and the Social Security Number of KATHERINE J. ZINSSER is [REDACTED].

The Trustees have all of those powers conferred on them by law and as described in Exhibit "A", attached hereto and made a part hereof. The Trustees are properly exercising their powers under the Trust.

While JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER are acting as co-Trustees, either of them acting alone may bind the Trust in any transaction, either of them may act as sole Trustee with respect to a trust asset, and any third party dealing with the trust may rely on this singular authority without requiring the other co-Trustee to join in the transaction.

Under the terms of the Trust, if either JONATHAN A. NEUBERGER or KATHERINE J. ZINSSER fails or ceases to act as a co-Trustee, then the other of them is named to act as sole Trustee. If both of JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER fail or cease to act as Trustees, then DEBRA J. DOLCH is designated to serve as successor Trustee of the Trust. If DEBRA J. DOLCH fails or ceases to act as successor

Original Held By
Dudnick, Detwiler, Rivin & Sticker
351 California St., 15th Floor
San Francisco, CA 94104
(415) 982-1400

Trustee for any reason, then JEFFREY T. ANTONCHUK, VINCENT MARQUEZ and STUART GURREA have the power to designate a successor Trustee or series of successor Trustees of the Trust. Any designation by JEFFREY T. ANTONCHUK, VINCENT MARQUEZ and STUART GURREA shall be made a majority decision if all three of them are available and willing to act, or by unanimous decision if two of them are available and willing to act.

The Trust is valid, is in full force and effect and has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification to be incorrect.

Title to assets of the Trust may be held in the name of both Trustees or either of them as follows:

Jonathan A. Neuberger and Katherine J. Zinsser, or their successor(s), as Trustees of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended

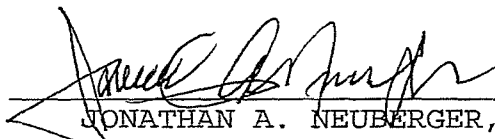
Jonathan A. Neuberger, or his successor(s), as Trustee of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended

Katherine J. Zinsser, or her successor(s), as Trustee of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended

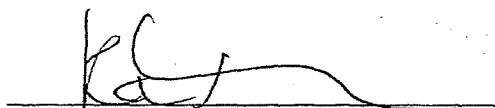
This Certification is being signed by all of the currently acting and authorized Trustees of the Trust. All of the information contained in this Certification is true and correct and the recipient of this Certification conducting business with the Trustees may rely on this information until the recipient receives written notice of any changes signed by the then acting Trustees.

Each of the undersigned declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this Certification was executed at San Francisco, California.

Dated: May 31, 2013.



JONATHAN A. NEUBERGER,
co-Trustee



KATHERINE J. ZINSSER,
co-Trustee

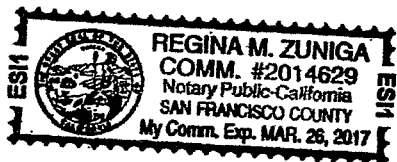
STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On May 31, 2013, before me, REGINA M. ZUNIGA, Notary Public, personally appeared JONATHAN A. NEUBERGER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Regina M. Zuniga (seal)



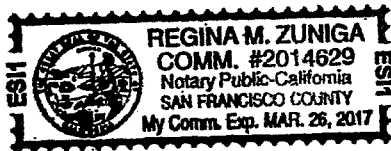
STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On May 31, 2013, before me, REGINA M. ZUNIGA, Notary Public, personally appeared KATHERINE J. ZINSSER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Regina M. Zuniga (seal)





San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J678268-00

Check Number 5361
Thursday, JUN 06, 2013 13:08:46
Ttl Pd \$24.00 Rcpt # 0004704713
REEL K912 IMAGE 1042
ear / DM / 1-3


RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

JEFFREY T. ANTONCHUK, Esq.
Dudnick Detwiler
Rivin & Stikker • LLP
351 California Street, 15th Floor
San Francisco, CA 94104

40 ORD STREET

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0 - NO CONSIDERATION - Transfer by Grantors to a revocable trust for their own benefit.
.... Computed on the consideration or value of property conveyed; OR
.... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Notary Public or Agent determining tax - Firm Name

FOR NO CONSIDERATION

Jonathan A. Neuberger and Katherine J. Zinsser, husband and wife as community property with right of survivorship

hereby GRANT(S) to

JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, or their successor(s), as Trustees of The Neuberger - Zinsser Revocable Trust under Revocable Trust Agreement dated May 31, 2013, as amended,

that certain real property in the City and County of San Francisco, State of California, described as follows:

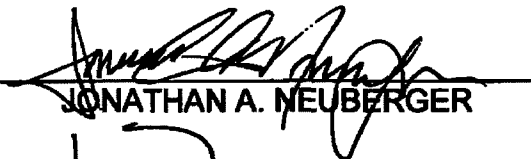
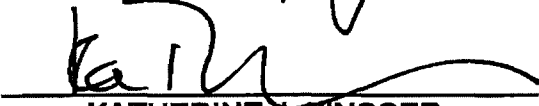
See attached "Exhibit A" hereby referred to and made a part hereof

AP#: Lot 049; Block 2626

Dated: May 31, 2013

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO } S.S.

On May 31, 2013, before me, REGINA M. ZUNIGA, Notary Public, personally appeared JONATHAN A. NEUBERGER and KATHERINE J. ZINSSER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


JONATHAN A. NEUBERGER

KATHERINE J. ZINSSER



WITNESS my hand and official seal.

Signature  (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE:
Mr. Jonathan A. Neuberger & Ms. Katherine J. Zinsser 40 Ord Street San Francisco, CA 94114
Name Address City, State, Zip



San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC- 2013-J713388-00

Check Number 8289
 Thursday, JUL 25, 2013 14:03:08
 Ttl Pd \$21.00 Rcpt # 0004745578
REEL K946 IMAGE 0410
 cal/MA/1-2

RECORDING REQUESTED BY AND
 WHEN RECORDED MAIL TO:

KAREN M.Z. MITCHELL
 Attorney at Law
 329 West Portal Avenue
 San Francisco, CA 94127-1411

MAIL TAX STATEMENTS TO:

DIANE A. VEGAS, Trustee
 487 Vernon Street
 San Francisco, CA 94132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE
 Transfer to a revocable trust for the benefit of Grantor

Diane Vegas
 Signature of Declarant or Agent Determining tax Firm name

ma

GRANT DEED

FOR NO CONSIDERATION

DIANE VEGAS, a married woman as her sole and separate property,
 hereby GRANT(S) to

DIANE A. VEGAS, Trustee of the DIANE A. VEGAS 2013 SEPARATE PROPERTY
 TRUST, under Declaration of Revocable Living Trust dated July 24,
 2013.

The real property in the City and County of San Francisco, State of
 California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT "A" AND
 MADE A PART HEREOF.

APN: Block 2646, Lot 47
 Commonly known as: 29-31 Saturn Street, San Francisco, CA

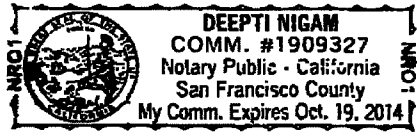
Dated: JULY 24, 2013

Diane Vegas
 DIANE VEGAS

STATE OF CALIFORNIA }
 COUNTY OF SAN FRANCISCO }

On 7-24-2013, before me,
DEEPTI NIGAM, Notary Public,
 personally appeared DIANE ~~X~~ VEGAS who proved to
 me on the basis of satisfactory evidence to be the
 person(s) whose name(s) is/are subscribed to the
 within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their
 authorized capacity(ies), and that by
 his/her/their signature(s) on the instrument the
 person(s), or the entity upon behalf of which the
 person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the
 laws of the State of California that the foregoing
 paragraph is true and correct.
 WITNESS my hand and official seal.



Signature Dnigam

(This area for official notarial seal)

Recording Requested by:

B1-2646, lot 56
When Recorded Mail to:
First Republic Bank
111 Pine Street
San Francisco, CA 94111
Attn.: LOAN REVIEW DEPT.
LOAN # 60-552371-7

20159K1342900027
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2015-K134290-00
Acct 2001-Chicago Title Company Concord
Friday, SEP 18, 2015 13:09:43
Ttl Pd \$96.00 Nbr-0005233940
oar/RE/1-27

CTC FWRN 3551500976 FL (Space Above This Line For Recording Data)

5 Saturn St.

DEED OF TRUST

NOTE: This document contains a provision for Adjustable interest Rate and secures a revolving line of credit. THIS DEED OF TRUST ("Security Instrument") is made on August 21, 2015. The trustor is Johnny E. Welch and Callan G. Carter, Trustees of The Welch and Carter 2010 Trust dated November 12, 2010

("Borrower")

The trustee is
Fidelity National Title Insurance Company
The beneficiary is **First Republic Bank,**

which is organized and existing under the laws of **California**
and whose address is **111 Pine Street, San Francisco, CA 94111** ("Lender").

This Security Instrument secures (a) all of the obligations of Borrower under that certain agreement entitled EQUITY SECURED LINE OF CREDIT AGREEMENT AND FEDERAL TRUTH-IN-LENDING DISCLOSURE between Borrower and Lender (the Note) as the Note may be modified, extended, renewed or replaced from time to time. The Note provides, among other things, for the establishment of a revolving line of credit in the maximum amount of \$ **200,000.00**, an adjustable interest rate tied to an index and other charges, (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property, located in **SAN FRANCISCO** County, California:

**See Legal description(s) attached hereto
and by this reference made a part hereof AS EXHIBIT A**

which has the address of **5 Saturn Street**, **San Francisco**
(Street) (City)
California **94114** ("Property Address");
(ZIP)



22. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Borrower will have to pay a recording fee and a reconveyance fee for release of this Security Instrument.

23. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name or the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

24. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

25. Statement of Obligation Fee. Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

26. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

Check applicable box(es)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Equity Line Rider | <input checked="" type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |

Other(s) [specify]

LEGAL

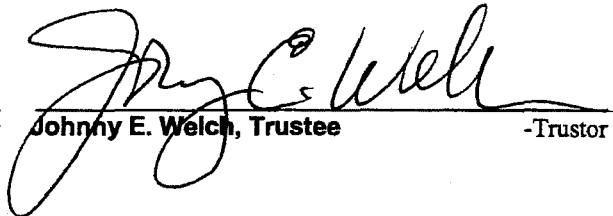
Revocable and Settlor Riders, Add. to Equity Line Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.



Callan G. Carter, Trustee

-Trustor



Johnny E. Welch, Trustee

-Trustor

-Trustor

-Trustor

[Space Below This Line for Acknowledgment]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Francisco

} ss.

On August 27, 2015 before me, Florence Low
Notary Public, personally appeared Callan G. Carter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

I certify under PENALTY OF PERJURY, under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Florence Low

Notary Public



My commission expires: 05/03/18

Loan origination organization **First Republic Bank**
NMLS ID **362814**
Loan originator **Dyann E Tresenfeld**
NMLS ID **0487194**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -5 AM 11:03

CORBETT HEIGHTS NEIGHBORS
78 MARS ST.
SAN FRANCISCO, CA 94114-1828

90-2267/1211

155

DATE 4-29-16

PAY TO THE
ORDER OF

San Francisco Planning Dept \$ 562.⁰⁰

Five hundred & sixty two DOLLARS

usbank.
Five Star Service Guaranteed

usbank.com

MEMO

32 Ord St appeal

Wesley K. Reed MP

SECURE PRINTING OR EQUIVALENT SAFETY PAPER

Security Features
Included.
Details on Back.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

Application to Request a Board of Supervisors Appeal Fee Waiver	
CASE NUMBER: <small>(For Staff Use Only)</small>	

2016 MAY -5 AM 11:02

APPLICATION FOR Board of Supervisors Appeal Fee Waiver

1. Applicant and Project Information

APPLICANT NAME: Gary Weiss		
APPLICANT ADDRESS: 78 Mars Street San Francisco, CA 94114		TELEPHONE: (415) 279-5570
		EMAIL: gary@corbetteheights.org
NEIGHBORHOOD ORGANIZATION NAME: Corbett Heights Neighbors		
NEIGHBORHOOD ORGANIZATION ADDRESS: 78 Mars Street San Francisco, CA 94114		TELEPHONE: (415) 279-5570
		EMAIL: gary@corbetteheights.org
PROJECT ADDRESS: 32 Ord Street (Block 2626 / Lot 005)		
PLANNING CASE NO.: 2014-000174C UA	BUILDING PERMIT APPLICATION NO.:	DATE OF DECISION (IF ANY): 4/7/2016

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- 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.
- 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.
- 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.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

PLEASE SEE ATTACHMENTS

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



SAN FRANCISCO
PLANNING
DEPARTMENT

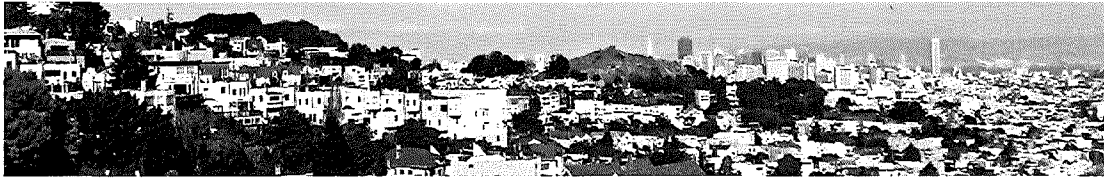
FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415.558.6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



CORBETT HEIGHTS NEIGHBORS

www.corbettheights.org

May 2, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Conditional Use Appeal: 32 Ord St. Board of Supervisors Appeal Fee Waiver

To Whom It May Concern,

My name is Gary Weiss. I am the President of Corbett Heights Neighbors, a neighborhood association that is registered with the City and County of San Francisco and the Secretary of State of California.

Corbett Heights Neighbors supported Supervisor Scott Wiener's Interim Zoning Controls legislation that were passed in 2015.

This project, as currently designed, does not comply with the intent of the legislation. We feel that there are alternative solutions that would allow for an equally good design and that would respect the Interim Zoning Controls. We previously requested that the Planning Commission deny the Conditional Use authorization. We are appealing their decision (Case Number 2014-000174CUA) for the same reasons.

Sincerely,

Gary Weiss, President
Corbett Heights Neighbors

cc: Supervisor Scott Wiener

Appeal Waiver attachment

1. The appellant is authorized to file an appeal on behalf of the organization:

Gary Weiss is President of Corbett Heights Neighbors.

Source: <http://www.corbettheights.org/p/welcome.html>

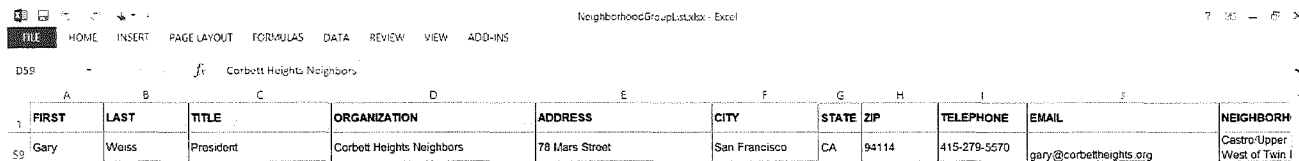
2. The organization is registered with the Planning Department:

Corbett Heights Neighbors is a neighborhood organization registered with the Planning Department.

Source 1: <http://sf-planning.org/neighborhood-groups-map>

Source 2:

<http://default.sfplanning.org/administration/communications/neighborhoodgroups/NeighborhoodGroupList.xlsx>



FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORH
Gary	Weiss	President	Corbett Heights Neighbors	78 Mars Street	San Francisco	CA	94114	415-279-5570	gary@corbettheights.org	Castro/Upper West of Twin

3. The organization has been in existence at least 24 months prior to the waiver request:

Corbett Heights Neighbors was established in July 2004 and newsletters that date back to January 2011 are available on its website.

Source 1: <http://www.corbettheights.org/p/welcome.html>

Source 2: <http://www.corbettheights.org/>

4. Corbett Heights Neighbors encompasses 32 Ord Street:

“Clayton Street, from Seventeenth Street to Market Street, both sides; Market Street, north side, from Clayton Street to Douglass Street; Douglass Street, from Market Street to Ord Court, both sides; Seventeenth Street, from Douglass Street to Clayton Street, both sides; Corbett Avenue, from Douglass Street to Iron Alley, both sides; **Ord Street, from Market Street to Ord Court, both sides**; Ord Court, from Douglass Street to Ord Street, both sides; Saturn Street, from Ord Street to Roosevelt Way, both sides; Roosevelt Way, from Saturn Street to 17th Street, both sides; Temple Street, from Saturn Street to 17th Street, both sides; Hattie Street, from Market Street to Corbett Avenue, both sides; Danvers Street, from Market Street to Corbett Avenue, both sides; erritt Street, both sides; Mars Street, both sides; Deming Street, both sides; Uranus Terrace, both sides.”

Source: <http://www.corbettheights.org/p/map.html>

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(Attach copy of Planning Commission's Decision)

1 [Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning
2 Districts]

3 **Resolution imposing interim zoning controls for an 18-month period for parcels**
4 **in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market**
5 **Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way,**
6 **the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern**
7 **property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street,**
8 **requiring Conditional Use authorization for any residential development on a vacant**
9 **parcel that will result in total residential square footage exceeding 3,000 gross square**
10 **feet; requiring Conditional Use authorization for any new residential development on a**
11 **developed parcel that will increase the existing gross square footage in excess of 3,000**
12 **square feet and by more than 75% without increasing the existing legal unit count, or**
13 **more than 100% if increasing the existing legal unit count; requiring Conditional Use**
14 **authorization for residential development that results in greater than 55% total lot**
15 **coverage; and making environmental findings, including findings of consistency with**
16 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

17
18 WHEREAS, Planning Code Section 306.7 provides for the imposition of interim zoning
19 controls that promote the public interest, including but not limited to development and
20 conservation of the City's commerce and industry to maintain the City's economic vitality and
21 maintain adequate services for its residents, visitors, businesses, and institutions; and
22 preservation of neighborhoods and areas of mixed residential and commercial uses and their
23 existing character; and

24 WHEREAS, The area within a perimeter established by Market Street, Clayton Street,
25 Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of

1 parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street is
2 composed primarily of residential buildings, many of which are small in scale and located on
3 large lots and on through lots; and

4 WHEREAS, Existing zoning controls generally allow residential development much
5 larger in scale than the existing residential fabric within the boundaries established by this
6 Resolution; and

7 WHEREAS, The Planning Code encourages development that preserves existing
8 neighborhood character yet recent residential development proposals within the boundaries
9 established by this Resolution have been significantly larger and bulkier than existing
10 residential buildings; and

11 WHEREAS, The interim controls established by this Resolution will allow time for the
12 orderly completion of a planning study and for the adoption of appropriate legislation; and

13 WHEREAS, This Board of Supervisors ("Board") has considered the impact on the
14 public health, safety, peace, and general welfare if these interim controls are not imposed;
15 and

16 WHEREAS, The Board has determined that the public interest will best be served by
17 imposition of these interim controls to ensure that the legislative scheme which may be
18 ultimately adopted is not undermined during the planning and legislative process for
19 permanent controls; and

20 WHEREAS, The Board makes the following findings of consistency with the Priority
21 Policies set forth in Planning Code Section 101.1: By requiring Conditional Use authorization
22 for (1) any residential development that will result in total residential square footage exceeding
23 3,000 gross square feet on a parcel if the residential development will occur on a vacant
24 parcel; (2) any residential development that will increase the total existing gross square
25 footage on a developed parcel in excess of 3,000 square feet and by (a) more than 75%

1 without increasing the existing legal unit count or (b) more than 100% if increasing the existing
2 legal unit count; and (3) any residential development, either as an addition to an existing
3 building or as a new building, that results in greater than 55% lot coverage, these interim
4 controls advance Priority Policy 2, that existing housing and neighborhood character be
5 conserved and protected to preserve the cultural and economic diversity of our
6 neighborhoods; and these interim controls do not conflict with the other Priority Policies of
7 Section 101.1; and

8 WHEREAS, The Planning Department has determined that the actions contemplated in
9 this Resolution are in compliance with the California Environmental Quality Act (California
10 Public Resources Code, Sections 21000 et seq.). Said determination is on file with the Clerk
11 of the Board of Supervisors in File No.150192 and is incorporated herein by reference. The
12 Board hereby affirms this determination; now, therefore, be it

13 RESOLVED, That pursuant to Planning Code, Section 306.7, the Board hereby
14 requires that for all parcels zoned RH-1, RH-2, or RH-3 within a perimeter established by
15 Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum
16 Way, the eastern property line of parcel 2620/063, the eastern property line of parcel
17 2619/001A, and Douglass Street, (1) a Conditional Use authorization pursuant to Planning
18 Code Section 303 is required for any residential development that will result in total residential
19 square footage exceeding 3,000 gross square feet on a parcel if the residential development
20 will occur on a vacant parcel; (2) a Conditional Use authorization pursuant to Planning Code
21 Section 303 is required for any residential development that will increase the total existing
22 gross square footage on a developed parcel in excess of 3,000 square feet and by (a) more
23 than 75% without increasing the existing legal unit count or (b) more than 100% if increasing
24 the existing legal unit count; and (3) a Conditional Use authorization pursuant to Planning
25

1 Code Section 303 is required for any residential development, either as an addition to an
2 existing building or as a new building, that results in greater than 55% lot coverage; and, be it

3 FURTHER RESOLVED, That the Planning Commission shall only grant a Conditional
4 Use authorization allowing residential development to result in greater than 55% lot coverage
5 upon finding unique or exceptional lot constraints that would make development on the lot
6 infeasible without exceeding 55% total lot coverage, or, in the case of the addition of a
7 residential unit, that such addition would be infeasible without exceeding 55% total lot
8 coverage; and, be it

9 FURTHER RESOLVED, That the Planning Commission, in considering a Conditional
10 Use authorization in a situation where an additional new residential unit is proposed on a
11 through lot on which there is already an existing building on the opposite street frontage, shall
12 only grant such authorization upon finding that it would be infeasible to add a unit to the
13 already developed street frontage of the lot; and, be it

14 FURTHER RESOLVED, That upon imposition of these interim controls, the Planning
15 Department shall conduct a study of the contemplated zoning proposal and propose
16 permanent legislation to address the issues posed by large residential development projects
17 within an existing fabric of smaller homes; and, be it

18 FURTHER RESOLVED, That these interim controls shall apply to all applications for
19 residential development in the area covered by the controls where a final site or building
20 permit has not been issued as of the effective date of this Resolution; and, be it

21 FURTHER RESOLVED, That for projects currently scheduled for a hearing at the
22 Planning Commission under a Discretionary Review as of the effective date of this Resolution,
23 the Planning Department is requested to expedite the processing and calendaring of any
24 required Conditional Use authorization under these controls; and, be it

1 FURTHER RESOLVED, That these interim controls shall remain in effect for a period
2 of eighteen (18) months unless extended in accordance with Planning Code Section 306.7(h)
3 or until permanent controls are adopted; and, be it

4 FURTHER RESOLVED, That the Planning Department shall provide reports to the
5 Board pursuant to Planning Code Section 306.7(i).

6
7 APPROVED AS TO FORM:
8 DENNIS J. HERRERA, City Attorney

9 By: 
10 ROBB KAPLA
11 Deputy City Attorney

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City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 150192

Date Passed: March 10, 2015

Resolution imposing interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage; and making environmental findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

March 09, 2015 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

March 09, 2015 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

March 10, 2015 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150192

I hereby certify that the foregoing Resolution was ADOPTED on 3/10/2015 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

3/19/15

Date Approved