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BOARD OF SUPERVISORS
SAN FRANCISCO

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

JAN 13 PM 1:56

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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 95 Nordhoff Street.

December 12, 2019

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

January 10, 2020

Appeal Filing Date

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

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

The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2018-015554CUA _____.

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:

Planning Commission Motion No. 20602
Memo to the Planning Commission
Project Application - 2018-15554PRJ

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

The proposed project is incompatible with size and scale of the development in these portion of the Glen Park neighborhood. We support building new housing, but this plan does not address the protection of the redwood tree, nor the need for workforce priced housing and there are significantly better alternatives.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Steven Ganz

Name

Steven Ganz

Name

49 Stillings Avenue

Address

49 Stillings Avenue

Address

415-203-1619

Telephone Number

415-203-1619

Telephone Number



Signature of Appellant or
Authorized Agent

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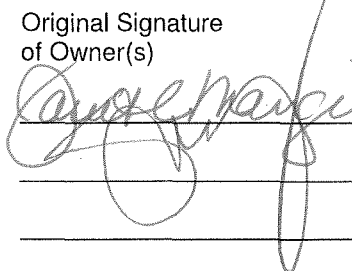
City Planning Commission

Case No. 2018-15554P2

2020 JAN 13 PM 1:54

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>575 Congo St</u>	<u>6764/004</u>	<u>JANET C. MANGINI</u>	
2.	<u>49 Stillings Ave</u>	<u>6763/031</u>	<u>STEVEN GANZ</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1997	G193848-00	07/31/1997	G936	0295	DEED	R E	MARTINEZ SUZETTE A MANGINI JANET C

575 CONGO

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2014	J895050-00	06/16/2014			DEED	R	GANZ STEVEN J
						R	TICK JUDITH H
						E	GANZ STEVEN
						E	JUDITH TICK & STEVEN GANZ RVC TR
						E	TICK JUDITH

YA STILUNGIS

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>521 Congo St.</u>	<u>6764/013</u>	<u>Laurel I. Schaefer-Trent</u>	<u>Laurel I. Schaefer Trent</u>
2.	_____	_____	_____	_____
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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
1995	F785260-00	04/25/1995	G367	0019	DEED	R R R E E	ARON CHARLENE A ARON-DEVICO 1991 TRUST DEVICO ALFRED G SCHAEFER-TRENT LAUREL I TRENT THOMAS W

521 copy

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City Planning Commission
Case No. 2018-15554 PRJ

2020 JAN 13 PM 1:55

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>14 NORDHOFF</u>	<u>6762/023</u>	<u>PAUL COBLE</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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Search Results Document Details

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2019	K730799-00	02/12/2019			DEED	R	BERNING SCOTT M
						R	SCOTT M BERNING REVOC TRUST
						E	COENE BEN
						E	COENE PARIYA
						E	COENE TRUST

44 NORDHOFF

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City Planning Commission
Case No. 2018-15554PR

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>43 Nordhoff St</u>	<u>6763/010</u>	<u>Michael Rosenblith</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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Search Results Document Details

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		Date	Reel			GranteE	Name
2019	K729852-00	02/08/2019			DEED	R	ROSENBLUTH KATHRYN H
						R	ROSENBLUTH MICHAEL J
						E	ROSENBLUTH FMLY LVG TR
						E	ROSENBLUTH KATHRYN H
						E	ROSENBLUTH MICHAEL J

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City Planning Commission
Case No. 2018-15554PRJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>24 Stillings Ave.</u>	<u>6734-11</u>	<u>Anne J. Lasker</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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Document Details

Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
2017	K429997-00	04/05/2017			DEED	R	LASKEY ANNE J
						R	LASKEY ANNIE J
						E	ANNE JENKINS LASKEY LIVING TRUST
						E	LASKEY ANNE J

24 STILWINGS

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City Planning Commission
Case No. 2018-15554PRJ

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1. <u>33 Nordhoff St</u>	<u>6763 012</u>	<u>Elizabeth Uprichard</u> <u>Barbara Tatum</u>	<u>Barbara Tatum</u>
2. <u>3 Nordhoff</u>	<u>6763012</u>	<u>E. UPRICHARD</u>	<u>[Signature]</u>
3. _____	_____	_____	_____
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Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2013	J799156-00	12/02/2013	L034	0247	DEED	R R E E E	TATUM BARBARA S UPRICHARD ELIZABETH M TATUM BARBARA S UPRICHARD ELIZABETH M UPRICHARD/TATUM 2013 TRUST

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City Planning Commission
Case No. 2018-15554PCJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	39 Nordhoff St.	6763/011	Kelli + Paul Stock	
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Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2019	K792202-00	07/09/2019			DEED	R	STOCK KELLI A
						R	STOCK PAUL J
						E	KELLI & PAUL STOCK REVOC TRUST 5/17/19
						E	STOCK KELLI A
						E	STOCK PAUL J

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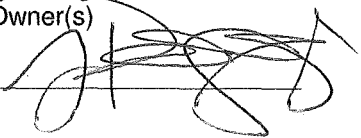


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City Planning Commission
Case No. 2018-15554(P)

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.	16 S Fillings Avenue	6734 009	Jacqueline Roggi	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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Year	Document	Record Date	Reel	Image	Document Type	GrantorE	GranteeE	Name
2019	K831627-00	09/16/2019			DEED	R		POGGI JACQUELINE M
						E		JACQUELINE POGGI TRUST
						E		POGGI JACQUELINE M

16 STILLINGS

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City Planning Commission
Case No. 208-15554PRJ

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>11 Woodhull</u>	<u>6763/015</u>	<u>JIN PARK</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
2003	H381727-00	03/14/2003	I344	0027	DEED	R	DUGAN MOORE REVOC TR OF 1999
						R	MOORE DUGAN
						E	PARK JEONG H
						E	PARK JIN W

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City Planning Commission
Case No. 2018-15554 PCJ

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1.	<u>20 Stillings Ave</u>	<u>6734/010</u>	<u>Louise Swig</u>	<u>Louise Swig</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1990	E565999-00	06/20/1990	F150	0430	DEED	R E E	DEMONTELLANO THELMA M ORTIZ DONALDSON HERBERT SWIG LOUISE

20 STILLINGS

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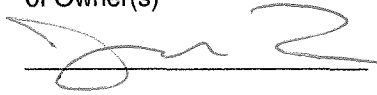
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City Planning Commission
Case No. 2018-15554PRJ

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>46 Stillings Ave</u>	<u>MC 6734/023</u>	<u>Judith Tick</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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17.	_____	_____	_____	_____
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20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____



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Search Results
Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2017	K396209-00	01/19/2017			DEED	R	RUBENSTEIN MARGUERITE
						R	RUBENSTEIN REAL PROPERTY LIVING TRUST
						E	46 STILLINGS PROPERTIES LLC

46 STILLINGS

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City Planning Commission
Case No. 2018-15554PRJ

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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>2 STILLINGS</u>	<u>6134/008</u>	<u>JAMES & JACLYN HANRATTY</u>	<u>Jane J Hanratty</u>
2. <u>2 STILLINGS</u>	<u>6134/008</u>	<u>JACLYN HANRATTY</u>	<u>Jaclyn Hanratty</u>
3. _____	_____	_____	_____
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21. _____	_____	_____	_____
22. _____	_____	_____	_____



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Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
1993	F427458-00	08/31/1993	F954	0236	DEED	R	HANRATTY JACKLYN D
						R	HANRATTY JAMES J & JACKLYN A
						E	

2 STILLINGS

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2020 JAN 13 PM 1:58

City Planning Commission
Case No. 2018-15554PCJ

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>69 NORDHOFF</u>	<u>6763/047</u>	<u>BASHIR A. ABDULLAH</u>	<u>Bashir A. Abdullah</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
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Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
2004	H728776-00	05/26/2004	I646	0561	DEED	R	ABDULLAH BASHIR A
						E	
						E	BASHIR A ABDULLAH TRUST

69 NORDHOFF

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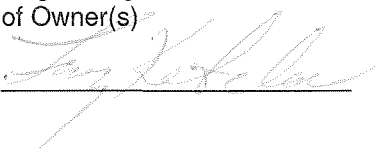
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2020 JAN 13 PM 1:56

City Planning Commission
Case No. 2018-15554(PR)

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.	65 NORDHOFF	6763/007	LARRY KETELAAR	
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Search Results Document Details

Year	Document	Record			Document Type	GrantoR		Name
		Date	Reel	Image		GranteE		
2013	J665737-00	05/22/2013	K902	0274	DEED	R		KETELAAR LARRY MELVIN
						E		KETELAAR LARRY M
						E		LARRY M KETELAAR REVOCABLE TRUST

65 NORTH HOFF

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City Planning Commission
Case No. 2018-15554PRJ

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.	51 Stillings Ave SAN FRANCISCO	6763 030	CRISTINA D. DOBLEMAN	<i>Cristina D. Dobleman</i>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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Search Results
Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
1990	E842101-00	12/31/1990	F282	0162	DEED	R	DOBLEMAN JOHN MICHAEL
						E	DOBLEMAN CRISTINA D

51 STILLINGS

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City Planning Commission
Case No. 2018-15554PEJ

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.	57 Shillings Ave	6763/037	Carmen Vega	Carmen Vega
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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2011	J263961-00	09/02/2011	K474	0509	DEED	R E	FREDERICK WALTER R VEGA CARMEN

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City Planning Commission
Case No. 2018-15554(P2)

2020 JAN 13 PM 1:56

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. 222 N 2nd St	6762/028	EVA JAN	<i>Eva Jan</i>
2. 222			
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City Planning Commission
Case No. 2018-13554PR

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>38 North St.</u>	<u>6762/022</u>	<u>Anthony Plaza</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
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City Planning Commission
Case No. 2012-15554 PC

2020 JAN 13 PM 1:57

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>544 Congo St</u>	<u>6763/022</u>	<u>Gregory R. Jenour</u>	<u>[Signature]</u>
2.	<u>544 Congo St</u>	<u>6763/022</u>	<u>Deborah May</u>	<u>[Signature]</u>
3.	<u>500 Congo St</u>	<u>6763/042</u>	<u>JIMMY OLSON</u>	<u>[Signature]</u>
4.	<u>538 Congo St</u>	<u>6763/021</u>	<u>Elizabeth Murdock</u>	<u>[Signature]</u>
5.	<u>538 Congo St</u>	<u>6763/021</u>	<u>PAUL COYT</u>	<u>[Signature]</u>
6.	<u>514 Congo St</u>	<u>6763/017</u>	<u>Stuart Pibet</u>	<u>[Signature]</u>
7.	<u>514 Congo St</u>	<u>6763/017</u>	<u>Suzan Ostermann</u>	<u>[Signature]</u>
8.	<u>521 Congo St</u>	<u>6764/013</u>	<u>THOMAS T. PACT</u>	<u>[Signature]</u>
9.	<u>527 CONGO ST. SF</u>	<u>6764/012</u>	<u>HERBERT RAMIREZ</u>	<u>[Signature]</u>
10.	<u>511 CONGO ST. SF</u>	<u>6764/014</u>	<u>HOWARD ROSENFELD</u>	<u>[Signature]</u>
11.	<u>15 Melrose Ave</u>	<u>3062/001</u>	<u>Juan Lopez</u>	<u>[Signature]</u> *
12.	<u>16 Melrose Ave</u>	<u>3060/002</u>	<u>VICKI CHIANG</u>	<u>[Signature]</u>
13.	<u>541 Congo St</u>	<u>6764/021</u>	<u>JASON KEEL</u>	<u>[Signature]</u>
14.	<u>541 Congo St</u>	<u>6764/021</u>	<u>NEERU GUPTA</u>	<u>[Signature]</u>
15.	<u>574 Congo St</u>	<u>6763/041</u>	<u>Theodore Harris</u>	<u>[Signature]</u>
16.	<u>520 Congo St</u>	<u>6763/018</u>	<u>Flora M. Ware</u>	<u>[Signature]</u>
17.	<u>561 CONGO ST.</u>	<u>6764/006</u>	<u>CHARLES D. ANDERSON</u>	<u>[Signature]</u>
18.	<u>556 Congo St</u>	<u>6763/039</u>	<u>James J. Vogt</u>	<u>[Signature]</u>
19.	<u>20 Melrose</u>	<u>3060/002A</u>	<u>Julie Goot</u>	<u>[Signature]</u>
20.				
21.				
22.				



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Search Results Document Details

Year	Document	Record		Reel	Image	Document Type	Grantor	
		Date					GranteE	Name
2015	K061693-00	05/18/2015				DEED	R	MAY DEBORAH L
							R	RIDENOUR GREGORY P
							E	GREGORY RIDENOUR & DEBORAH MAY TRUST
							E	MAY DEBORAH L
							E	RIDENOUR GREGORY

544 CONGO

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2013	J698241-00	06/28/2013	K928	0770	DEED	R E	OLSON JAMES D LUCERO JENNIFER M

SSD CONFID

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Year	Document	Record		Image	Document Type	GrantoR	
		Date	Reel			GranteE	Name
2012	J430025-00	06/13/2012	K667	0107	DEED	R	CORT PAUL R
						R	MURDOCK MARY ELIZABETH
						E	CORT PAUL
						E	MURDOCK CORT FAMILY TRUST
						E	MURDOCK M ELIZABETH

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Year	Document	Record	Reel	Image	Document Type	Grantor	Name
		Date				Grantee	
2011	J232093-00	08/02/2011	K451	0068	DEED	R	MARY P TRAVERS REVOC LVG TR
						R	TRAVERS MARY P
						E	OSTERMANN SUSAN
						E	PILORZ STUART

514 con-60

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR	GranteeE	Name
1995	F785260-00	04/25/1995	G367	0019	DEED	R		ARON CHARLENE A
						R		ARON-DEVICO 1991 TRUST
						R		DEVICO ALFRED G
						E		SCHAEFER-TRENT LAUREL I
						E		TRENT THOMAS W

521 CONSO

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2014	J867084-00	04/22/2014			DEED	R R E E	LUISTRO ROLAND RAMIREZ HERBERT LUISTRO ROLAND RAMIREZ HERBERT

527 CONGO

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Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
1997	G116349-00	02/14/1997	G820	0003	DEED	R	PANAGOTACOS FAMILY TRUST
						R	PANAGOTACOS MILTON J
						R	PANAGOTACOS SHARON A
						E	ROSENFELD HOWARD

511 CANGO

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2013	J775761-00	10/25/2013	L011	0301	DEED	R	CHIANG VICKI
						R	RAMSEY JAMES M
						R	RAMSEY JAMES T
						R	RAMSEY KATHLEEN L
						E	CHIANG VICKI
						E	RAMSEY JAMES M

16 MELROSE

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Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2018	K616265-01	05/17/2018			SUBSTITUTION TRUSTEE	R	GUPTA NEERU
						R	JPMORGAN CHASE BANK NA
						R	KEEL JASON A
						E	J P MORGAN CHASE CUSTODY SVCS INC

541 Congo

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K056743-00	05/06/2015			DEED	R	HARRIS FAYE L
						R	HARRIS FAYE LI
						R	HARRIS THEODORE D
						R	HARRIS THEODORE DAVID
						E	HARRIS FAYE L
						E	HARRIS THEODORE D

574 CONGO

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Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
1991	E896216-00	04/24/1991	F361	0459	DEED	R	WONG GARY N & FLORA M
						E	GARY N & FLORA M WONG 1991 TRUST
						E	WONG FLORA M
						E	WONG GARY N

520 WONG

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Recording Requested By:
WASHINGTON MUTUAL BANK, FA

When Recorded Return To:
Current Trustor:
CHARLES D ARON
561 CONGO ST
SAN FRANCISCO, CA 94131-2846

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2005-H975818-00
Check Number 0959/2770
Tuesday, JUN 21, 2005 14:10:45
Ttl Pd \$19.00 Nbr-0002767872
REEL 1915 IMAGE 0578
09a/TD/2-2

SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE

WASHINGTON MUTUAL - CLIENT #08 #:0163518888 "ARON" Lender ID:220/003/0362820002 San Francisco, California PiF: 04/05/2005

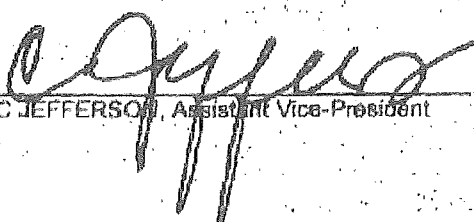
The undersigned WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED Beneficiary(ies), in and under the provisions of that certain Deed of Trust executed by CHARLES D ARON Trustor, to SKO-FED MORTGAGE CORPORATION, AN ILLINOIS CORPORATION as Trustee for SKO-FED MORTGAGE CORPORATION, AN ILLINOIS CORPORATION Beneficiaries, dated 03/13/1987, and recorded 04/08/1987 in the office of the Recorder of San Francisco County, State of California, Instrument number D970840 Book E315, Page 896, of Official Records, do(es) in accordance with provisions of said Deed of Trust, the undersigned beneficiary hereby give notice of the Substitution and Appointment of itself as trustee, in place and instead of the present Trustee, and do(es) hereby vest itself as substituted trustee, all rights, title, estate, power, duty and trusts conferred by said Deed of Trust upon the Trustee therein named. And whereas the indebtedness secured, to be paid by the Deed of Trust above mentioned, has been fully paid and/or satisfied.

NOW THEREFORE, WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED as substituted Trustee, does hereby GRANT AND RECONVEY unto parties entitled thereto without warranty, all the estate and interest defiled to the said Trustee under said Deed of Trust in the lands therein described, situated in the county of San Francisco County, State of California. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

Assessor's/Tax ID No. 6784 -006

On May 16th, 2005

WASHINGTON MUTUAL BANK, FA SUCCESSOR BY MERGER TO BANK UNITED as Current Beneficiary and Trustee


C. JEFFERSON, Assistant Vice-President



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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2016	K199894-00	02/10/2016			DEED	R E E	VOGT JAMES JAMES J VOGT LIVING TRUST VOGT JAMES J

556 CONGO

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Search Results Document Details

Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
2005	I030635-00	09/15/2005	I975	0112	DEED	R	HARRIS STEPHEN K
						R	LOGSDON KARYN
						R	STEPHEN K HARRIS & KARYN LOGSDON 2001 TR
						E	GOOT JULIE L

20 MELROSE

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RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

City Planning Commission
 Case No. 2018-15554PRJ

2020 JAN 13 PM 1:57

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.	66 Nordhoff	6762/027	Jennifer Polishook	
2.	66 Nord Hoff	6762/027	Tim Polishook	
3.	53 STILLINGS	6763/038	ALEXIS STURDY	
4.	51 Martha	6762/030A	FRANK C JOHNS	
5.	52 Martha	6735/015	LESLIE M. LOPARO	
6.	66 Martha	6735/019	UNITAF MITCHELL	
7.	80 Nordhoff	6762/088	Carolyn Fog	
8.	88 MARTHA	6735/025	TOM CHRISTIAN	
9.	88 Martha	6735/025	Margaret Hewitt	
10.	62 Martha	6735/018	JOY DURIGHELLO	
11.	64 Nordhoff	6762/026	CLAIRE BROOG	
12.	64 NORDHOFF	6762/026	ANDREW BROOG	
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				



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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2012	J440369-00	06/29/2012	K679	0401	DEED	R	POLISHOOK TIMOTHY
						R	POLLSHOOK JENNIFER
						R	TIM & JENS TRUST
						E	POLISHOOK JENNIFER L
						E	POLLSHOOK TIMOTHY M

66 NORSTOFF

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2016	K364352-00	11/29/2016			DEED	R R E E	SCHLOTFELDT PAUL A WALTER H HIBERT LVG TRUST COLE PAUL STURDY ALEXIS

53 STILLINGS

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2017	K406692-00	02/09/2017			DEED	R R E E E	LEBEAUYOUNG BARBARA YOUNG FRANK CHIENG-CHUN YOUNG BARBARA LE BEAU YOUNG FAMILY TRUST 2005 YOUNG FRANK CHIENG-CHUN

SI MACHA

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2007	I316022-00	01/09/2007	J303	0441	DEED	R	GETZ CHARLES
						R	LOPATO LESLIE
						E	GETZ CHARLES
						E	GETZ/LOPATO REVOC TR
						E	LOPATO LESLIE MERNA

52 MARTHA

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1992	F123604-00	05/20/1992	F631	0514	DEED	R E E	MITCHELL UNITA FAY MAYWEATHER SHARON MITCHELL UNITA FAY

66 MARSHA

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2013	J613652-00	03/04/2013	K845	0064	DEED	R R E	HORTON ANDREW WAYNE HORTON DANA ANNE FLEG CAROLYN J

80 NORDHOFF

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2001	G996598-00	08/14/2001	H951	0019	DEED	R E	HEWITT MARGARET A CHRISTIAN THOMAS X

88 MARTHA

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1995	F810501-00	06/28/1995	G412	0334	DEED	R E E	DURIGHELLO MARIA DURIGHELLO REVOCABLE TRUST

G2 MARTHA

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Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2019	K841077-00	10/08/2019			DEED	R	DROOG ANDREW PHILIP
						R	DROOG CLAIRE ANNE
						E	ANDREW/CLAIRE DROOG LVG TR
						E	DROOG ANDREW PHILIP
						E	DROOG CLAIRE ANNE

64 NORDHOFF

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2020 JAN 13 PM 1:58

City Planning Commission
Case No. 2018-15554 PRJ

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.	639 Congo Street	3059/005	FRANCIS NEWBURN	Francis Newburn
2.	628 Congo	6734/028	BARBARA KOKEROLS	Barbara Kokerols
3.	663 Congo	3059/002	Tara Pouchard	Tara Pouchard
4.	729 Congo	6706/060	Brian Curry	Brian Curry
5.	710 Congo	6734/033	Allan Pleened	Allan Pleened
6.	749 CONGO	6706/044	MIKE YOUNGBLOOD	Mike Youngblood
7.	701 Congo	6706/042	Chris Garvey	Chris Garvey
8.	652 Congo	6734/029	Julie Long Gallegos	Julie Long Gallegos
9.	624 Congo	6734/018	Cheng Liu	Cheng Liu
10.	624 Congo	6734/018	Wanwei zhan	Wanwei zhan
11.	620 Congo	6734/017	Kenneth Avery	Kenneth Avery
12.	566 Congo	6763/043	Divya Ghandi	Divya Ghandi
13.	720 Congo	6734/002	Jeffrey Lafranchini	JEFFREY LAFRANCHINI
14.	730 Congo		Adrienne Laca	Adrienne Laca
15.	730 CONGO	6734/003	ADRIENNE LACAU	Adrienne Laca
16.	732 Congo	6734/003	ADRIENNE LACAU	Adrienne Laca
17.	810 Congo	6735/027	Eric Kammernd	Eric Kammernd
18.	822 Congo St	6735/063	Melissa Choy	Melissa Choy
19.	830 Congo St	6735/048	Miriam Moss	Miriam Moss
20.	680 Congo St.	6734/031	Lisa McCahan	Lisa McCahan
21.				
22.				

Search Results
Document Details

Year	Document	Record		Reel	Image	Document Type	GrantoR	
		Date					GranteE	Name
2015	K012920-00	01/27/2015				DEED	R	NEWBUM FRANCES L
							R	NEWBUM TRUST
							E	NEWBURN FRANCES L
							E	NEWBURN TRUST POWER OF APPOINTMENT TR

634 CONGD

RECORDING REQUESTED BY:

Thomas M. Johnson, Esq.

AND WHEN RECORDED MAIL TO:

Thomas M. Johnson, Esq.

*2171 Junipero Serra Boulevard, Suite 530
Daly City, Ca 94014*

Carmen Chu, Assessor-Recorder
DOC-2015-K012920-00

Check Number 4499

Tuesday, JAN 27, 2015 13:18:45

Ttl Pd \$18.00

Rcpt # 0005092639

okc/KC/1-1

TRUST TRANSFER DEED

APN: 3059-005

GRANT DEED (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A Section 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. Transfer for no consideration to a Revocable Trust)

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. (Transfer to Revocable Trust --R&T Section 11930)

Unincorporated area: City of San Francisco, State of California.

This is a Trust Transfer under Section 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: Frances L. Newburn, Surviving trustee of the Newburn Trust dated September 7, 2001, hereby grants to Frances L. Newburn, Trustee of the Newburn Trust Power of Appointment Trust, the following described real property in the City of San Francisco, County of San Francisco, State of California:

Lot 25, in Block "O" according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace" filed in the office of the County recorder of the City of San Francisco, State of California, March 25, 1910 and recorded in Book "G" of Maps, pages 60 and 63 inclusive.

[Commonly known as 639 Congo Street, San Francisco, California]

Dated: December 5, 2014

Frances L. Newburn

Frances L. Newburn

NOTARIAL ACKNOWLEDGMENT

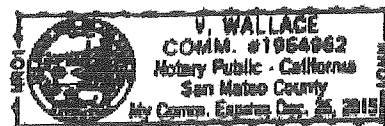
STATE OF CALIFORNIA)
) ss
COUNTY OF SAN MATEO)

On December 5, 2014, before me, V. Wallace, a Notary Public, personally appeared Frances L. Newburn, who proved to me on the basis of satisfactory evidence 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.

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.
V. Wallace

Signature



MAIL TAX STATEMENTS TO: Frances L. Newburn, 639 Congo Street, San Francisco, CA 94131



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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
1996	G024401-00	08/27/1996	G705	0607	DEED	R E	KOCKEROLS BARBARA KOCKEROLS BARBARA E

G28 conqd

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2017	K410494-00	02/21/2017			DEED	R	POUCHARD CHRISTOPHE
						R	POUCHARD TARA
						E	POUCHARD CHRISTOPHE
						E	POUCHARD TARA
						E	POUCHARD TRUST

663 cont'd

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San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC- 2017-K410494-00

Recording requested by
 Sarah Summerall
 Summerall Law, PC

When Recorded, Mail To
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

Check Number 402
 Tuesday, FEB 21, 2017 08:09:31
 Ttl Pd \$21.00 Rcpt # 0005555243
 okc/KC/1-2

Mail Tax Documents
 Tara Pouchard and Christophe Pouchard
 663 Congo Street, San Francisco, California

APN: 3059-002

TRUST TRANSFER DEED

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:
 Documentary transfer tax is \$0. This is a no sale transfer. There is no transfer tax due under R & T Code § 11930.
 This is a trust Transfer under § 62 of the Revenue and Taxation Code and the Grantor(s) have checked the following applicable exclusion Transfer to a Revocable Trust

Grantor(s): **TARA POUCHARD and CHRISTOPHE POUCHARD**
 Hereby Grant(s) To: **TARA POUCHARD and CHRISTOPHE POUCHARD**, Trustees of **THE POUCHARD TRUST** dated 8/31/16.
 The real property in **SAN FRANCISCO COUNTY**, commonly known as: **663 Congo Street, San Francisco, California** and more particularly described as: See attached "Exhibit A"

8/31/16
 DATE

Tara Pouchard
 TARA POUCHARD

8/31/16
 DATE

CPouchard
 CHRISTOPHE POUCHARD

ACKNOWLEDGMENT

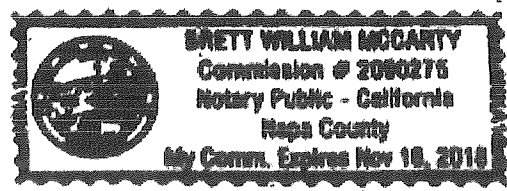
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
 COUNTY OF San Francisco)

On August 31, 2016, before me, Brett William McCarty,
 NOTARY PUBLIC, personally appeared **TARA POUCHARD and CHRISTOPHE POUCHARD** 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 entity 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.

Brett William McCarty
 Signature of Notary





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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K038958-00	03/26/2015			DEED	R E E	OTTO KENT TEX CURRY BRIAN F SWANN JESSICA E

729 60250

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K048181-00	04/17/2015			DEED	R	PLEANER ALLAN B
						R	PLEANER RUTH E
						E	ALLAN B & RUTH E PLEANER REVOC LVG TR
						E	PLEANER ALLAN B
						E	PLEANER RUTH E

710 CONGO

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Search Results Document Details

Year	Document	Record		Image	Document Type	GrantoR		Name
		Date	Reel			GranteE		
2015	K081433-00	06/24/2015			DEED	R		DANIEL J KENNEY & MARK E MURPHY LVG TRU
						R		KENNEY DANIEL J
						R		MURPHY MARK E
						E		MUCKERMAN MARY ELLEN
						E		YOUNGBLOOD MICHAEL

749 cons

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Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2016	K284039-00	07/08/2016			DEED	R R E E	PARSONS MERRILEE A QUERCINI BRUNO GARVEY CHRISTOPHER GARVEY KATHLEEN M

801 Condo

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2003	H536015-00	09/15/2003	1472	0300	DEED	R E E E E	GALLEGOS RONALD M GALLEGOS GEOFFREY B GALLEGOS JASON A GALLEGOS RONALD M RONALD M GALLEGOS LVG TR

652 6090

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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2019	K769968-00	05/22/2019			DEED	R	SMALL CAROLYN PEARCE
						R	SMALL FAMILY TRUST
						R	SMALL TAYLOR MOFFETT
						E	LIU CHANG
						E	ZHAO WENWEI

624 CONGO

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Year	Document	Record		Image	Document Type	Grantor	Name
		Date	Reel			GranteE	
2016	K356355-00	11/10/2016			DEED	R	AVERY KENNETH C
						R	JAMES E SKEEN JR 1998 REVOC TR
						R	KENNETH C AVERY 1998 REVOC TR
						R	SKEEN JAMES E JR
						E	AVERY KENNETH C
						E	JAMES E SKEEN JR 1998 REVOC TR
						E	KENNETH C AVERY 1998 REVOC TR
						E	SKEEN JAMES E JR

620 6060

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Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor	Grantee	Name
2013	J800491-00	12/04/2013	L036	0562	DEED	R		CHANDER DIVYA
						E		BLUE PEARL TRUST
						E		CHANDER DIVYA

566 CONGO

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2019	K829460-00	09/10/2019			DEED	R E E	LAFFRANCHINI JEFFREY C JEFFREY C LAFFRANCHINI 2015 TRUST LAFFRANCHINI JEFFREY C

720 60560

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Search Results
Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
1993	F381899-00	06/29/1993	F910	0012	DEED	R R E	COMPTON ADRIENNE L LACAU ADRIENNE H

730 CONGO

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K059557-00	05/12/2015			DEED	R	KAMMERUD ERIC M
						R	KAMMERUD MARGARET P
						E	KAMMERUD ERIC M
						E	KAMMERUD FAMILY TRUST
						E	KAMMERUD MARGARET P

810 CONGO

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Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2015	K042436-00	04/06/2015			DEED	R R E E E	CHOY MELISSA J MAR TIM CHOY MELISSA JUNE MAR & CHOY 2015 FMLY TR MAR TIMMY BO

822 60190

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RECORDING REQUESTED BY

ROBERT T. RODDICK
Attorney at Law

ORDER #

APN

6735-40

WHEN RECORDED MAIL TO



San Francisco Assessor-Recorder

Phil Ting, Assessor-Recorder

DOC-2009-1740213-00

Check Number 4242

Friday, MAR 27, 2009 10:10:32

Ttl Pd \$31.00 Rcpt # 0003640844

REEL J857 IMAGE 0311

OKC/RE/1-8

03

Name

MIRIAM A. MOSS

Street

Trustee

Address

830 Congo Street

City &

San Francisco, CA 94131

State

Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$.....

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of.....

Really not sold. Transfer to Grantor's Living Trust.

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

MIRIAM A. MOSS

hereby GRANT(S) to

MIRIAM A. MOSS, as Trustee of
THE MIRIAM A. MOSS REVOCABLE TRUST,

Dated: March 26th, 2009,

that property in City of San Francisco, San Francisco County, State of California, described as:

BEGINNING at the point of intersection of the southwesterly line of Congo Street and the northwesterly line of Lot 8 as shown on the map hereinafter referred to, and running thence southwesterly along the northwesterly line of said Lot 8 a distance of 77.64 feet, to a point distant thereon 72 feet northeasterly from the northeasterly line of Martha Avenue; thence southeasterly 25 feet; more or less, to a point on the southeasterly line of said Lot 8 distant thereon 72 feet northeasterly from the said northeasterly line of Martha Avenue; thence northeasterly along the southeasterly line of said Lot 8 a distance of 94 feet to the southerly line of Congo Street; thence westerly along said southerly line of Congo Street 29.20 feet to an angle point therein; and thence northwesterly along said southwesterly line of Congo Street 0.91 feet to the point of beginning.

BEING a portion of Lot 8 in Block "J" Additions to Castro Street Addition & Glen Park Terrace, as per Map thereof filed March 25, 1910 in Book "G" of Maps, pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

APN 6735-40

COMMONLY KNOWN AS 830 Congo Street, San Francisco, CA 94131.

Mail all tax billings to the address first indicated above.

Dated: MARCH 26, 2009

Miriam A. Moss
MIRIAM A. MOSS



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Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2014	J983775-00	12/05/2014			DEED	R R R E E	CY L FURMAN IRREVOCABLE TRUST CY L FURMAN REVOC TR FURMAN CY L ELLIOTT CHANCE MCCAHERN LISA

680 CON40

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13300 New Airport Rd, Suite 101 Auburn, CA 95602





**SAN FRANCISCO
PLANNING DEPARTMENT**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 JAN 13 PM 1:56

Planning Commission Motion No. 20602

HEARING DATE: DECEMBER 12, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2018-015554CUA
Project Address: 95 NORDHOFF STREET
Zoning: RH-1 (Residential-House, One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6763/001
Project Sponsor: Anthony Pantaleoni
70 Zoe Street, Suite 200
San Francisco, CA 94107
Property Owner: 95 Nordhoff LLC
San Francisco, CA 94131
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121 AND 303 FOR THE SUBDIVISION OF AN EXISTING LOT CURRENTLY CONTAINING A SINGLE-FAMILY DWELLING UNIT INTO FOUR NEW LOTS, TWO OF WHICH WILL BE SUBSTANDARD LOTS, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 14, 2018, Anthony Pantaleoni of Kotas Pantaleoni Architects (hereinafter "Project Sponsor") filed Application No. 2018-015554CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to subdivide an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots (hereinafter "Project") at 95 Nordhoff Street, Block 6763 Lot 001 (hereinafter "Project Site").

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

On April 11, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015554CUA. After hearing the item, the Commission voted to continue the item to the May 23, 2019 hearing date and requested that the Project Sponsor explore the construction of Accessory Dwelling Units within the three single-family dwelling units or the reduction of the size of proposed new single-family dwelling units.

Without hearing the item on May 23, 2019, the Planning Commission continued the item to the June 27, 2019 public hearing as requested by the Project Sponsor, and then further continued the item to the October 10, 2019 public hearing and thereafter to the October 24, 2019 public hearing.

Without hearing the item on October 24, 2019, the Planning Commission continued the item indefinitely.

On December 12, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015554CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-015554CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-015554CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots. The proposal will individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family dwelling unit. One lot will remain vacant.
3. **Site Description and Present Use.** The 7,346 square-foot property is located on the west side of Nordhoff Street, between Stillings and Mangels Avenues; Lot 001 of Assessor's Block 6763. The property is developed with a two-story single-family dwelling unit which measures 45 feet 4 inches in length and 29 feet 9 inches in width. The approximately 2,693 square-foot single-family dwelling unit is located at the northeast corner of the subject property and occupies approximately 16 percent of the existing property's total area. The subject building, constructed in 1900, is not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject building is currently occupied by the listed property owner and has been occupied by such since April of 2016.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the RH-1 (Residential-House, One Family) Zoning District, the 40-X Height and Bulk District, and Outer Mission neighborhood, adjacent to the Diamond Heights, Glen Park, and West Twin Peaks

neighborhoods. The RH-1 (Residential-I House, One-Family) is located to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-three story residential developments specifically single-family dwelling units. Directly to the north, west, and south of the subject property are single-family dwelling units.

5. **Public Outreach and Comments.** The Project Sponsor completed a Pre-Application Meeting on March 5, 2015 prior to the submittal of the listed Conditional Use Authorization Application. Thirty members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. The Department has received 20 correspondences in support of the Project.
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. **Minimum Lot Width and Area.** Planning Code Section 121 states that all properties within all other zoning use districts except RH-1 (D) Zoning District shall have a minimum lot width equal to 25 feet and a minimum lot area equal to 2,500 square feet, except that the minimum lot area any lot having its frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet. However, the Planning Commission may grant a Conditional Use Authorization for the creation of one or more lots of lesser width to be created, with each lot containing a single-family dwelling and having a lot area of not less than 1,500 square feet, according to the procedures and criteria pursuant to Planning Code Section 303.

The Project includes the subdivision of an existing 7,346 square foot lot currently containing a single-family dwelling unit into four new lots with lot widths varying from 23.04 feet to 29.42 feet wide. Two of the proposed four lots will be composed of lot widths less than the required 25'-0". In addition, one of the proposed two lots with substandard lot widths will contain a lot area less than the required 1,750 square feet. Therefore, the Project requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Section 303.

- B. **Residential Use and Density.** Planning Code Section 209.1 states that properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot. However, a Conditional Use Authorization may be granted pursuant to Planning Code Section 303 for the construction of one dwelling unit per 3,000 square feet of lot area, with no more than three units per lot.

Three of the four proposed lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) will be developed with a single-family dwelling unit. Therefore, the Project will comply with this requirement.

- C. **Rear Yard.** Planning Code Section 134 requires that properties within the RH-1 Zoning District maintain a minimum rear yard equal to 25% of the lot's depth, but in no case less than 15 feet.

The Project will subdivide an existing lot into four new lots and develop three of the four lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) with a single-family dwelling unit. Each development will provide a rear yard equal to 25% of the lot's depth, but in no case less than 15 feet. Therefore, the Project will comply with this requirement.

- D. **Front Setback.** Planning Code Section 132 requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

The Project will subdivide an existing lot into four new lots and develop three of the four lots (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street) with a single-family dwelling unit. Each development will provide a front setback equal to the average of adjacent properties' front setback (12 feet). Therefore, the Project will comply with this requirement.

- E. **Useable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-1 Zoning District contain access to at minimum 300 square feet of private useable open space or at minimum 400 square feet of common useable open space.

The Project will comply with this requirement. Each dwelling unit will contain access to at minimum 300 square feet of private useable open space.

- F. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

Each dwelling unit will contain a room measuring at minimum 120 square feet in area with required windows facing onto either Nordhoff Street (a public street) or a conforming rear yard as indicated by Planning Code Section 134. Therefore, the Project complies with this requirement.

- G. **Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required per dwelling unit. However, each dwelling unit is principally permitted to contain at maximum two off-street parking spaces.

The Project will comply with this requirement. Each dwelling unit, both existing and proposed, will contain one legal off-street parking space.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a

secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

Each dwelling unit, both existing and proposed, will contain one Class 1 bicycle parking space within the unit's ground floor. Therefore, the Project complies with this requirement.

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

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

The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underutilized lot and will provide two additional dwelling units to the City's housing stock, with the potential of third unit to be developed at the proposed vacant lot. Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct buildings that are compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.

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

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

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposed subdivision, alteration to an existing building, and construction of two new dwelling units will be compatible to the development pattern, density, and height of the immediate neighborhood. The existing and new buildings will have features similar to that of single-family dwelling units on the subject block and immediate neighborhood. In particular, the buildings will contain an elevated main entrance and a garage door at the front of each dwelling, with living space on the upper floor(s). These building elements are consistent with the prevailing residential pattern of nearby neighborhood.

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

The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling unit. The number of available on-street parking spaces is not expected to be altered significantly. Additionally, the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and one block from Bosworth Street which is served by the 44-bus line.

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

The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions.

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

The proposed Project will provide adequate useable open space, landscaping, and bicycle parking spaces for each dwelling unit. Additionally, the Project will preserve the walkability of the sidewalk directly adjacent to the subject property.

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

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

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

The Project is consistent with the stated purpose of the RH-1 (Residential-IHouse, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling units will be consistent with the characteristics of the listed Zoning District.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.10

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

OBJECTIVE 2:

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

Policy 2.4

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

OBJECTIVE 4:

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

Policy 4.1

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

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.6

Encourage an equitable distribution of growth according to infrastructure and site capacity.

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

OBJECTIVE 2:

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

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.6

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

The Project will subdivide an existing underutilized lot into four new lots at a location within a close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing two additional dwelling units while simultaneously enhancing and preserving an existing dwelling unit. The proposal will also present an opportunity to further increase the City's housing stock by developing a third unit at the proposed vacant lot. Furthermore, the proposed dwelling units will be developed to meet the needs and necessities of families. The Project will also provide a use compatible the RH-1 Zoning District and neighborhood in that the proposed buildings will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single-family dwelling units under 40 feet in height, similar to the proposed dwelling units in the listed Project.

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

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

The proposal will not remove or displace an existing neighborhood serving retail uses. The Project site does not contain an existing neighborhood serving retail use, rather the site is utilized and occupied by a residential use.

- 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 will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will preserve an existing dwelling unit located at the subject property and construct two new complying dwelling units, with the opportunity of a third dwelling unit to be constructed on the remaining proposed vacant lot.

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

The Project will not affect the City's supply of affordable housing; no affordable housing will be removed. The Project site is currently occupied by an existing single-family dwelling unit which will be retained and preserved.

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and one block from Bosworth Street which is served by the 44-bus line. Additionally, the Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling 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.

The Project will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.

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

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

- G. That landmarks and historic buildings be preserved.

The subject property is not occupied by a landmark or historic building.

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

The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

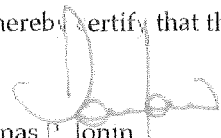
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-015554CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 28, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 12, 2019.


Jonas P. Ionin
Commission Secretary

AYES: Moore, Fung, Diamond, Johnson, Koppel, Melgar

NAYS: None

ABSENT: Richards

ADOPTED: December 12, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to subdivide an existing lot currently containing a single-family dwelling unit into four new lots, two of which will be substandard lots, at 95 Nordhoff Street, Block 6763 and Lot 001 pursuant to Planning Code Sections 121 and 303 within the RH-1 District and the 40-X Height and Bulk District; in general conformance with plans, dated March 28, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-015554CUA and subject to conditions of approval reviewed and approved by the Commission on December 12, 2019 under Motion No. 20602. 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 December 12, 2019 under Motion No. 20602.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "Exhibit A" of this Planning Commission Motion No. 20602 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

11. **Bicycle Parking.** The Project shall provide no fewer than three Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. One Class 1 bicycle parking space shall be provided at each dwelling unit (addressed 89 Nordhoff Street, 91 Nordhoff Street, and 95 Nordhoff Street).

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

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

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

PROVISIONS

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

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

MONITORING - AFTER ENTITLEMENT

14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

14.1490 D

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: John Kaufman	
PROPERTY OWNER'S ADDRESS: 4487 23rd Street, No 2 San Francisco, CA. 94114	TELEPHONE: (415) 298-1835 EMAIL: voicematch@yahoo.com

APPLICANT'S NAME: Anthony Pantaleoni Kotas/ Pantaleoni Architects Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 70 Zoe Street, Suite 200 San Francisco, CA. 94107	TELEPHONE: (415) 495-4051 EMAIL: tony@kp-architects.com

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

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 95 Nordhoff Street	ZIP CODE: 94131
CROSS STREETS: At the corner of Stillings Ave. and Nordhoff	

ASSESSORS BLOCK/LOT: 6763 / #1	LOT DIMENSIONS: 73.27 x 122	LOT AREA (SQ FT): 7343 sq. ft.	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X
-----------------------------------	--------------------------------	-----------------------------------	--------------------------	-------------------------------

3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):	DATE FILED:
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) JUNE 12, 2014	
		ELLIS ACT	YES <input type="checkbox"/>
		Was the building subject to the Ellis Act within the last decade?	

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
PROJECT FEATURES				
Dwelling Units	1	0	4	4
Hotel Rooms				
Parking Spaces	1	0	4	4
Loading Spaces				
Number of Buildings	1	0	4	4
Height of Building(s)	30 ft.	0	35 ft.	35 ft.
Number of Stories	3	0	3	3
Bicycle Spaces	0		2	2
GROSS SQUARE FOOTAGE (GSF)				
Residential	1894	0		
Retail				
Office				
Industrial/PDR <small>Production, Distribution, & Repair</small>				
Parking	799	0		
Other (Specify Use)				
TOTAL GSF	2,693			

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	0	0
Rental Units:			
Total Units:	0	0	0
Units subject to Rent Control:			
Vacant Units:			

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	0	0
Rental Bedrooms:			
Total Bedrooms:			
Bedrooms subject to Rent Control:			

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
 (Attach a separate sheet if more space is needed)

No Rental Units are Proposed for the Project

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

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

Please respond to each policy; if it's not applicable explain why:	
<p>1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</p>	<p>The proposed homes will help preserve the existing retail uses in the community.</p>
<p>2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</p>	<p>The proposed single family homes will preserve the neighborhoods character. The surrounding properties are all single family homes.</p>
<p>3. That the City's supply of affordable housing be preserved and enhanced;</p>	<p>The City's supply of affordable housing will be preserved. The project will be providing new housing for growing families.</p>
<p>4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</p>	<p>The project will not have any effect on Muni or overburden our streets. The property is not located on a transit corridor or Muni bus line. Off street parking will be provided for each property to minimize it's effect on neighborhood parking.</p>

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

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

Industrial and service sectors will not be affected by these single family homes.

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

The new homes will be constructed to meet current code which will be stronger than any of the neighbors.

7. That landmarks and historic buildings be preserved; and

No historic building will be affected by this project.

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

Parks and open space will not be affected by this single family home.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); OR
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

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2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit Demolition
(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: September 9, 2014

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

Anthony Pantaleoni

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input checked="" type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input checked="" type="checkbox"/>
Supplemental Information Pages for Demolition	<input checked="" type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input checked="" type="checkbox"/>
Site Plan (existing and proposed)	<input checked="" type="checkbox"/>
Floor Plans (existing and proposed)	<input checked="" type="checkbox"/>
Elevations (including adjacent structures)	<input checked="" type="checkbox"/>
Current photographs	<input checked="" type="checkbox"/>
Historic photographs (if possible)	<input type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input checked="" type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- * Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- Current or historic photograph(s) of the property.
- All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- A digital copy (CD or USB drive) of the above materials.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



San Francisco
Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 95 NORDHOFF

Block/Lot(s): 6763/001

Property Owner's Information

Name: 95 NORDHOFF LLC Mr. John Kaufman

Address: 95 Nordhoff Street, SAN FRANCISCO, CA
94131

Email Address: voicematch@yahoo.com

Telephone: 415.298.1835

Applicant Information

Same as above

Name: ANTHONY PANTALEONI

Company/Organization: KOTAS PANTALEONI ARCHITECTS

Address: 70 ZOE SUITE 200, SAN FRANCISCO, CA
94107

Email Address: TONY@KP-ARCHITECTS.COM

Telephone: 415.495.4051

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: 95 NORDHOFF LLC Email: voicematch@yahoo.com Phone: 415-298-1835

Please Select Primary Project Contact: Owner Applicant Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

Subdivide large parcel into 4 single family lots. Existing house at 95 Nordhoff is two stories over garage. The house will be remodeled and enlarged with an addition at the rear. The front facade will be restored to match original design.

Two lots facing Nordhoff (89 and 91 Nordhoff) to have two new single family homes. The homes will be 3 story over garage.

The lot facing Stillings Street to remain vacant at this time.

Construction Costs:

- 95 Nordhoff; \$250,000
- 91 Nordhoff; \$450,000
- 89 Nordhoff; \$450,000

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
- Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

- Residential:** Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
- Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
- Financial Service Massage Establishment Other: _____

Estimated Construction Cost: See above

PROJECT AND LAND USE TABLES

		Existing		Proposed	
General Land Use	Parking GSF	800	±	1431 (All 3 garages)	±
	Residential GSF	1895	±	7,231 (All 3 houses)	±
	Retail/Commercial GSF	0		0	
	Office GSF	0		0	
	Industrial-PDR	0		0	
	Medical GSF	0	±	0	
	Visitor GSF	0		0	
	CIE (Cultural, Institutional, Educational)	0		0	
	Useable Open Space GSF	456	±	1525	±
	Public Open Space GSF	0		0	

Project Features	Dwelling Units - Affordable	0		0	
	Dwelling Units - Market Rate	1		3	
	Dwelling Units - Total	1		3	
	Hotel Rooms	0		0	
	Number of Building(s)	1		3	
	Number of Stories	2		3	
	Parking Spaces	1		3	
	Loading Spaces	0		0	
	Bicycle Spaces	0		3	
	Car Share Spaces	0		0	
	Other: _____				


Land Use - Residential	Studio Units	0		0	
	One Bedroom Units			0	
	Two Bedroom Units			0	
	Three Bedroom (or +) Units	0		3 (All 3 Houses)	±
	Group Housing - Rooms	0		0	
	Group Housing - Beds	0		0	
	SRO Units	0		0	
	Micro Units	0		0	
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0		0	

ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	18 Months
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Spread Footing
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <i><u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u></i>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <i><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u></i>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

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

SINGLE FAMILY HOMES NOT IN RETAIL AREA.

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

PROVIDING 2 ADDITIONAL SINGLE FAMILY HOMES IN A RESIDENTIAL NEIGHBORHOOD. THE NEW LOT WILL PROVIDE ANOTHER UNIT.

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

N/A/

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

PARKING PROVIDED FOR EACH HOME.

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

NOT IN SERVICE AREA.

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

WILL BE DESIGNED TO CURRENT SEISMIC CODES.

7. That landmarks and historic buildings be preserved; and

95 NORDHOFF IS NOT OF ANY HISTORIC MERIT, BUT WE PRESERVING IT ANYWAY

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

BELOW 40' IN HEIGHT NOT IN THE VICINITY OF A PARK OR OPEN SPACE.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

Anthony Pantaleoni Digitally signed by Anthony Pantaleoni
Date: 2018.10.16 11:18:52 -07'00'

Signature

ANTHONY PANTALEONI

Name (Printed)

ARCHITECT

Relationship to Project
(i.e. Owner, Architect, etc.)

415.495.4051

Phone

TONY@ KP-ARCHITECTS.COM

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

1	TARA POUCHARD	663 CONGO ST	3059/002
2	FRANCES NEWBURN	639 CONGO ST	3059/005
3	VICKI CHIANG	16 MELROSE AVE	3060/002
4	GOOT JULIE L	20 MELROSE AVE	3060/002A
5	JUAN LOPEZ	15 MELROSE AVE	3062/001
6	GARVEY CHRISTOPHER	801 CONGO ST	6706/042
7	YOUNGBLOOD MICHA	749 CONGO ST	6706/044
8	BRIAN CURRY	729 CONGO ST	6706/060
9	JEFFREY C LAFFRANCH	720 CONGO ST	6734/002
10	LACAU ADRIENNE H T	730 CONGO ST	6734/003
11	HANRATTY JACKIE	2 STILLINGS AVE	6734/008
12	HANRATTY JAMES	2 STILLINGS AVE	6734/008
13	JACQUELINE POGGI	16 STILLINGS AVE	6734/009
14	SWIG LOUISE	20 STILLINGS AVE	6734/010
15	ANNE JENKINS LASKEY	24 STILLINGS AVE	6734/011
16	KENNETH C AVERY 199	620 CONGO ST	6734/017
17	LIU CHANG	624 CONGO ST	6734/018
18	ZHAO MANWEI	624 CONGO ST	6734/018
19	JUDITH TICK	46 STILLINGS AVE	6734/023
20	BARBARA KOCKEROLS	628 CONGO ST	6734/028
21	GALLEGOS JULIE	652 CONGO ST	6734/029
22	LISA McCAHON	680 CONGO ST	6734/031
23	ALLAN PLEANER	710 CONGO ST	6734/033
24	LESLIE LOPATO	52 MARTHA AVE	6735/015
25	JOY DURIGHELLO	62 MARTHA AVE	6735/018
26	MITCHELL UNITA F an	66 MARTHA AVE	6735/019
27	CHRISTIAN THOMAS X	88 MARTHA AVE	6735/025
28	MARGARET HEWITT	88 MARTHA AVE	6735/025
29	ERIC KAMMERUD	810 CONGO ST	6735/027
30	MIRIAM A MOSS	830 CONGO ST	6735/048
31	MELISA CHOY	822 CONGO ST	6735/063
32	ANTHONY PLAZA	38 NORDHOFF	6762/022
33	BEN COENE	44 NORDHOFF ST	6762/023
34	ANDREW DROOG	64 NORDHOFF ST	6762/026
35	CLAIRE DROOG	64 NORDHOFF ST	6762/026
36	POLISHOOK JENNIFER	66 NORDHOFF ST	6762/027
37	POLISHOOK TIMOTHY	66 NORDHOFF ST	6762/027
38	EVA JAN	22 NORDHOFF ST	6762/028
39	FLEG CAROLYN J	80 NORDHOFF ST	6762/028
40	FRANK C YOUNG	51 MARTHA AVE	6762/030A
41	LARRY M KETELAAR R	65 NORDHOFF ST	6763/007
42	MICHAEL ROSENBLUTH	43 NORDHOFF ST	6763/010
43	KELLI STOCK	39 NORDHOFF ST	6763/011
44	BARBARA TATUM	33 NORDHOFF ST	6763/012
45	ELIZABETH UPRICHARD	33 NORDHOFF ST	6763/012
46	JIN PARK	11 NORDHOFF	6763/015
47	OSTERMANN SUSAN	514 CONGO ST	6763/017
48	PILORZ STUART	514 CONGO ST	6763/017
49	FLORA M WONG	520 CONGO ST	6763/018
50	CORT PAUL	538 CONGO ST	6763/021
51	MURDOCK ELIZABETH	538 CONGO ST	6763/021
52	DEBORAH MAY	544 CONGO ST	6763/022
53	GREGORY RIDENOUR	544 CONGO ST	6763/022
54	DOBLEMAN CRISTINA	51 STILLINGS AVE	6763/030
55	STEVEN GANZ	49 STILLINGS AVE	6763/031
56	VEGA CARMEN	57 STILLINGS AVE	6763/037
57	STURDY ALEXIS	53 STILLINGS AVE	6763/038
58	JAMES J VOGT LIVING	556 CONGO ST	6763/039
59	HARRIS THEODORE D	574 CONGO ST	6763/041
60	JIMMY OLSON	550 CONGO ST	6763/042
61	DIVYA CHANDER	566 CONGO ST	6763/043
62	BASHIR A ABDULLAH T	69 NORDHOFF ST	6763/044
63	MANGINI JANET C	575 CONGO ST	6764/004
64	ARON CHARLES D	561 CONGO ST	6764/006
65	RAMIREZ HERBERT	527 CONGO ST	6764/012
66	SCHAEFER-TRENT LAUREL	521 CONGO ST	6764/013
67	TRENT THOMAS W	521 CONGO ST	6764/013
68	GUPTA NEERU	541 CONGO ST	6764/021

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JUDITH TICK

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DATE 1/13/20

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