File No.
 231156
 Committee Item No.
 Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Board of Supervisors Meeting

Date:

Date: November 14, 2023

Cmte Board

	Motion Resolution Ordinance Legislative Digest Budget and Legislative Analyst Report Youth Commission Report Introduction Form Department/Agency Cover Letter and/or Report MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Award Letter Application Public Correspondence
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OTHER

Public Works Order No. 208766
Planning Department – Tentative Map Decision 1/20/22
Planning Commission Motion No. 20856 2/18/21
Recorded Notice of Special Restrictions 3/30/21
Recorded Variance Notice of Special Restrictions 3/30/21
Planning Department – CEQA Exemption 2/2/21
Tax Certificate 10/13/23
Final Map

Prepared by:	Jocelyn Wong	Date:	November 10, 2023
Prepared by:		Date:	

FILE NO. 231156

MOTION NO.

1	[Final Map No.11095 - 1776 Green Street]
2	
3	Motion approving Final Map No. 11095, a five-unit new residential condominium
4	project, located at 1776 Green Street, being a subdivision of Assessor's Parcel Block
5	No. 0544, Lot No. 006; and adopting findings pursuant to the General Plan, and the
6	eight priority policies of Planning Code, Section 101.1.
7	
8	MOVED, That the certain map entitled "FINAL MAP No. 11095", a five-unit new
9	residential condominium project, located at 1776 Green Street, being a subdivision of
10	Assessor's Parcel Block No. 0544, Lot No. 006, comprising three sheets, approved October
11	23, 2023, by Department of Public Works Order No. 208766 is hereby approved and said map
12	is adopted as an Official Final Map No. 11095; and, be it
13	FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14	and incorporates by reference herein as though fully set forth the findings made by the
15	Planning Department, by its letter dated January 20, 2022, that the proposed subdivision is
16	consistent with the General Plan, and the eight priority policies of Planning Code, Section
17	101.1; and, be it
18	FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19	the Director of the Department of Public Works to enter all necessary recording information on
20	the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21	Statement as set forth herein; and, be it
22	FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23	the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24	amendments thereto.
25	

1	DESCRIPTION APPROVED:	RECOMMENDED:
2		
3	<u>/s/</u>	<u>/s/</u>
4	Katharine S. Anderson, PLS 8499	Carla Short
5	City and County Surveyor	Interim Director of Public Works
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San Francisco Public Works General – Director's Office 49 South Van Ness Ave., Suite 1600 San Francisco, CA 94103 (628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 208766

CITY AND COUNTY OF SAN FRANCISCO SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP NO. 11095, 1776 GREEN STREET, A 5 UNIT NEW RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 006 IN ASSESSORS BLOCK NO. 0544 (OR ASSESSORS PARCEL NUMBER 0544-006). [SEE MAP]

A 5 UNIT NEW RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 20, 2022, stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

- 1. One (1) paper copy of the Motion approving said map one (1) copy in electronic format.
- 2. One (1) mylar signature sheet and one (1) paper set of the "Final Map No. 11095", comprising 3 sheets.
- 3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
- 4. One (1) copy of the letter dated January 20, 2022, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

DocuSigned by: Х katharine Anderson

Anderson, Kallingie 122465... City and County Surveyor

DocuSigned by: Х Shot 1 a -073CF73A4EA6486..

Short, Carla 073CF73A4EA6486... Interim Director of Public Works



City and County of San Francisco San Francisco Public Works - Bureau of Street Use and Mapping 49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103 sfpublicworks.org - tel (628) 271-2000



Date: Nov 2, 2021

TENTATIVE MAP DECISION

Department of City Planning 49 South Van Ness Avenue 14th Floor, Suite 1400 San Francisco, CA 94103

Project Ty	pe:5 New Residential	Condominium L	Inits
Address#	StreetName	Block	Lot
1776	GREEN ST	0544	006

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,	
James Ryan	Digitally signed by James Ryan Date: 2021.11.02 09:06:50 -07'00'

James Ryan, PLS Acting City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class_____, CEQA Determination Date______, based on the attached checklist.

 \checkmark The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

Signed Laura Ajello Digitally signed by Laura Ajello Date: 2022.01.20 15:16:48 -08'00'

Date January 20, 2022

Planner's Name Laura Ajello for, Corey Teague, Zoning Administrator



PLANNING COMMISSION MOTION NO. 20856

HEARING DATE: FEBRUARY 18, 2021

Record No.: Project Address:	2018-011430CUA 1776 GREEN STREET
Zoning:	RH-2 (Residential-House, Two-Family) Zoning District
-	40-X Height and Bulk District
Block/Lot:	0544/006
Project Sponsor:	Georgianna Kleman
	Sutro Architects
	1055 Post Street
	San Francisco, CA 94109
Property Owner:	Local Capital Group
	572 Ruger St, Suite A
	San Francisco, CA 94129
Staff Contact:	Christopher May – (415) 575-9087
	christopher.may@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 TO PERMIT A TWO-STORY VERTICAL ADDITION AND A CHANGE OF USE FROM AN AUTOMOBILE REPAIR GARAGE TO A RESIDENTIAL BUILDING CONTAINING FIVE NEW RESIDENTIAL UNITS WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 6, 2018, Georgianna Kleman of Sutro Architects (hereinafter "Project Sponsor") filed Application No. 2018-011430CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential dwelling units (hereinafter "Project") at 1776 Green Street, Block 0544 Lot 006 (hereinafter "Project Site").

On November 7, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011430CUA. After hearing and closing public comment, the Commission continued the item to December 5, 2019, and again to February 27, 2020, and again indefinitely, to allow Planning staff an opportunity to conduct additional environmental review to address neighbors' concerns

regarding the subject property being listed on the California Environmental Protection Agency's list of sites with potentially contaminated soils, also known as the "Cortese List".

During California Environmental Quality Act (CEQA) review, it was determined that it can be seen with certainty that there is no possibility of a significant effect on the environment. The proposed project is therefore exempt from CEQA under the common sense exemption (CEQA Guidelines 15061(b)(3)).

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-011430CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2018-011430CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. Project Description. The Project includes the construction of a two-story vertical addition measuring approximately 13,408 square feet and a change of use from an automobile repair garage to a residential building (approximately 13,710 gross square feet) with five 3-bedroom units, 10 below-grade off-street parking spaces, and fifteen Class 1 bicycle parking spaces. The Project includes 2,265 square feet of private open space via balconies and terraces. The Project also includes alterations to the front façade including the restoration of two pilasters that were removed from the central arch to allow a wider garage opening during a 1933 alteration.
- **3. Site Description and Present Use.** The Project site is located on the north side of Green Street, between Octavia and Gough Streets within the Marina neighborhood and bordering the Pacific Heights neighborhood. The subject property is approximately 7,425 square feet in size with 54 feet of frontage on Green Street. The Project site slopes downward from the front to the rear and is occupied by a one-story-plus-mezzanine industrial building covering the entire lot. The existing automobile repair garage building (formerly d.b.a. Green Street Auto Body) was constructed circa 1914 in the Classical Revival style and is currently vacant.



- 4. Surrounding Properties and Neighborhood. The surrounding neighborhood is primarily within the RH-2 Zoning District. The neighborhood context is primarily residential in character with a mix of two-to-threestory multi-unit buildings. Immediately adjacent to the subject property, and to the west, is a two-story, two-unit residential building. Immediately adjacent to the subject property, and to the east, is a sevenstory apartment building containing 26 units. Immediately to the rear and to the north of the subject property is the Union Street Neighborhood Commercial District, which is characterized primarily by twoto-three-story buildings with residential uses located above ground floor commercial uses.
- 5. Public Outreach and Comments. The Department received two letters in opposition to and two letters in support of the project in advance of the February 18, 2021 hearing. The opposition relates primarily to the requested front setback and rear yard variances, as well as the perceived affordability of the proposed dwelling units.
- **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. Use. Planning Code Section 209.1 permits residential uses at a maximum density of one dwelling unit per 1,500 square feet of lot area in the RH-2 Zoning District, as a Conditional Use.

The subject property is approximately 7,425 square feet, which would allow for a total of five dwelling units through Conditional Use Authorization. The project proposes a total of five dwelling units. The additional required findings are listed below under Subsection 7.

B. Front Setback. Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

Only one adjacent property, located at 1778-1780 Green Street, has a front setback, of approximately 22 feet. As such, the required front setback for the subject property is approximately 11 feet. The proposed two-story vertical addition is set back 20 feet from the front lot line, which complies with the front setback requirements of the Planning Code. The existing two-story building, however, has no front setback, and is therefore a noncomplying structure. Because the Project proposes the intensification of a noncomplying structure, a variance is required. After hearing and closing public comment, the Zoning Administrator indicated his intent to approve a request for a variance from the front setback requirements of Planning Code Section 132.

C. Rear Yard. Planning Code Section 134 requires a rear yard equal to 45 percent of the total lot depth, at grade and above, for properties within the RH-2 Zoning District. Planning Code Section 134(c)(1) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings, to a maximum of 25% of the lot depth or to 15 feet, whichever is greater. When a rear yard requirement is reduced by averaging the two adjacent buildings, the last 10 feet of building depth shall be limited to a height of 30 feet.

The subject property has a lot depth of approximately 137.5 feet; therefore, the 45 percent requirement is approximately 62 feet. However, given that the adjacent apartment building at 1770 Green Street has no rear yard, the required rear yard for the Project may be reduced to of 25 percent of the total depth of the lot, which in this case is approximately 34 feet. The proposed third-floor vertical addition is set back



34 feet from the rear lot line, and the fourth-floor vertical addition is set back an additional 10 feet, both of which comply with the rear yard requirements of the Planning Code. The existing one-story-plusmezzanine building has no rear yard and is therefore a noncomplying structure. Because the Project proposes the intensification of a noncomplying structure, a variance is required. After hearing and closing public comment, the Zoning Administrator indicated his intent to approve a request for a variance from the rear yard requirements of Planning Code Section 134.

D. Useable Open Space. Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or 166 square feet of common usable open space per unit.

The Project proposes five dwelling units. Each unit would have its own private usable open space via terraces and decks, ranging in size from 219 square feet to 512 square feet, accessed directly from each unit. As such, the Project exceeds the minimum amount of usable open space required by the Planning Code.

E. Dwelling Unit Exposure. Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

All of the proposed dwelling units will have exposure onto either Green Street, onto the interior courtyard at the rear of the lot, or onto a Code-complying rear yard.

F. Street Frontages. Section 144 of the Planning Code requires that no more than one-third of the width of the ground story of a dwelling along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

The project proposes to replace the existing 29-foot wide central garage door on the ground floor of the building with windows into a common space for the residential units.

G. Off-Street Parking. Planning Code Section 151 does not require any off-street parking spaces and permits a maximum of 1.5 off-street parking spaces for each dwelling unit.

The Project proposes 10 off-street parking spaces in the below-grade basement level. While this would exceed the maximum permitted by two spaces, Planning Code Section 150(e) states that any off-street parking spaces which existed lawfully at the effective date of that section and which exceed the maximum permitted under Section 151.1 shall be considered noncomplying features and shall be regulated as set forth in Planning Code Section 188. Planning Code Section 188 states that a noncomplying structure may be enlarged, altered, or relocated, or undergo a change or intensification of use provided that there is no increase in any discrepancy, or any new discrepancy, at any level of the structure, between existing conditions on the lot and the required standards for new construction. The existing building contains ten off-street parking spaces in the below-grade basement level and two off-street parking spaces on the ground floor, all of which are considered noncomplying features. As such, the Project, which proposes to retain 10 of the 12 existing noncomplying off-street parking spaces,



complies with the requirements of the Planning Code.

H. Bicycle Parking. Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

The Project proposes five Class 1 bicycle parking spaces; one for each unit. Given the large size of the dwelling units, as well as the total number of bedrooms, the Commission determined that an additional ten (10) Class 1 bicycle parking spaces, all of which may be oriented vertically, would be appropriate. As such, the total number of Class 1 bicycle parking spaces is fifteen (15).

I. Height. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Section 260(a)(1)(B) states that where a lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street for the first 100 feet of lot depth. The remainder of the building shall be measured from grade at the rear lot line.

The subject property is located within a 40-foot height district. The existing building is approximately 22 feet in height. The proposed two-story vertical addition will result in a building height of approximately 40 feet.

J. Child Care Requirements for Residential Projects. Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of five new residential units. As such, the Project is subject to the Residential Child Care Impact Fee, which will be collected prior to the issuance of the first construction document.

- 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 size of the enlarged building is compatible with the surrounding neighborhood and its proposed conversion to residential uses is desirable as the existing neighborhood consists of residential uses at various scales, from single-family dwellings to multi-unit apartment buildings.

- 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 height and bulk of the building will remain the same at the block face and does not increase in massing until 20 feet back from the front facade. The Project will restore elements of the façade that had been altered in a previous renovation, which will be more in keeping with its original architectural style.

(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 will reduce vehicular traffic compared to the site's previous use as an automobile repair garage. The existing off-street parking spaces will be available for building residents and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed change of use from an automobile repair garage to residential uses will eliminate the potential for noxious or offensive emissions.

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

Usable open space, in the form of terraces and roof decks will be provided and appropriately landscaped for the use of the building's future residents. The Project includes the partial removal of the existing building's roof at the rear to create an internal courtyard for residents of the buildings' lower floors. New street trees will be planted on the Green Street sidewalk and off-street parking for residential use will be located within the existing below-grade garage.

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 in Subsection 8 below.

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

The Project is consistent with the stated purposed of RH-2 Zoning District in that it proposes the conversion of the existing automobile repair garage to a residential use, which is a more compatible use given its location in a predominantly residential neighborhood

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 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. 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.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.



Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

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.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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



Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

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

Policy 34.5:

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

The Project will revitalize a vacant building, previously occupied by a nonconforming automobile repair garage use, by converting it to a multi-unit residential building. The Project will provide five three-bedroom units which would be suitable for families with children, each with its own private usable open space. The vertical addition to the building is designed to be sensitive and subordinate to the historic building below, will be architecturally cohesive with the surrounding neighborhood and will be of a height and density appropriate to the scale of the nearby properties on Green Street. The proposed residential building would provide five weather-protected bicycle parking spaces for its residents to encourage bicycling, and is located within walking distance to several public transit lines, including the 28 – 19th Ave, 30-X – Marina Express, 41 – Union, 45 – Union/Stockton, 47 – Van Ness, 49 – Van Ness/Mission and 76-X – Marin Headlands Express MUNI bus routes. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

- **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.

While the subject property has previously been used as a neighborhood-serving automobile repair garage, it was a nonconforming use that is no longer in operation. The Project does not propose any neighborhood-serving retail uses.



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

The Project will provide five new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The existing historic building will be retained, and its façade restored, thereby preserving neighborhood character and cultural and economic diversity.

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

The Project does not propose affordable housing.

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

The Project site is well served by nearby public transportation options. The Project is within walking distance of the 28 – 19th Ave, 30-X – Marina Express, 41 – Union, 45 – Union/Stockton, 47 – Van Ness, 49 – Van Ness/Mission and 76-X – Marin Headlands Express MUNI bus routes. The Project also provides off-street parking and sufficient bicycle parking for residents and their guests.

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

The Project does not include commercial office development. Although the Project proposes the conversion of an industrial use to residential uses, the Project will bring the property into conformity with the uses permitted by the Planning Code.

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

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

G. That landmarks and historic buildings be preserved.

The Project will retain and restore the existing historic building occupying the site, and the vertical addition will be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

The Project does not cast shadow onto any parks or open space



- **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. 2018-011430CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 20, 2021, 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 February 18, 2021.



AYES:	Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
NAYS:	None
ABSENT:	None
ADOPTED:	February 18, 2021



EXHIBIT A

Authorization

This authorization is for a conditional use to allow the construction of a two-story vertical addition, a change of use from an automobile repair garage to a residential building, and alterations to the front façade located at 1776 Green Street, Block 0544, and Lot 006, pursuant to Planning Code Sections 209.1 and 303 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 20, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2018-011430CUA and subject to conditions of approval reviewed and approved by the Commission on February 18, 2021 under Motion No. **20856**. 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 February 18, 2021 under Motion No. **20856**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20856** 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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7359, <u>www.sfplanning.org</u>

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 628.652.7359, <u>www.sfplanning.org</u>

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 628.652.7359, <u>www.sfplanning.org</u>

Parking and Traffic

9. Bicycle Parking. The Project shall provide no fewer than fifteen (15) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. Ten (10) of these spaces may be oriented vertically.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, <u>www.sfplanning.org</u>

10. Parking Maximum. Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than ten (10) off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, <u>www.sfplanning.org</u>

11. 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 628.652.7463, <u>www.sfplanning.org</u>

Provisions

12. 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 628.652.7359, <u>www.sfplanning.org</u>

Monitoring - After Entitlement

13. 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 628.652.7463, <u>www.sfplanning.org</u>

14. 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 628.652.7463, <u>www.sfplanning.org</u>

&	VIATIONS					PROJECT	DIRECTORY					
< @ #	and angle at pound or number	HD. HDR. HGR. H.M.	head header hanger hollow metal	S.L.D. S.M.D. S.P.D. SPEC.	see landscape drawings see mechanical drawings see plumbing drawings specification	OWNER:	1776 GREEN STREET LLC 1776 GREEN STREET SAN FRANCISCO, CA 941	CONTACT: JOHN BICKF EMAIL: JBICKFORD@LOG 23		CON	IRACTOR:	IBD Co
± A.B. A.C. A.D. ADJ.	plus or minus anchor bolt air conditioning area drain adjustable	HORIZ. HR. H.R. HT. H.W.H.	horizontal hour handrail height hot water heater	SQ. STA. ST.STL.	square stainless steel station stainless steel	ARCHITECT:	SUTRO ARCHITECTS 1055 POST STREET SAN FRANCISCO, CA 941	CONTACT: STEPHEN SU TELEPHONE: 415.956.344 09 EMAIL: SSUTRO@SUTROA	.5	STRUC ENGII		TBD C
A.F.F. AGGR. ALT. ALUM.	above finish floor aggregate alternate aluminum	I.D. IN. INSUL.	inside diameter inch insulation	S.S. D. STD. STL. STN. STOR.	see structural drawings standard steel stone storage			Contact: Georgiani Telephone: 415.956.344 Email: Gkleman@sutr	5	INTER DESIG		IBD C
APPROX. ARCH. B.B. BD.	approximate architectural butcher block board	INT. INTER. JST. JT.	interior intermediate joist joint	STRUCT. SUSP. S.V. S.W. SYM.	structural suspended sheet vinyl shear wall symmetrical	SYMBOL	LEGEND		PROJECT DATA			
BITUM. BLDG. BLK. BLKG.	bituminous building block blocking	LAM. LAV. LB.	, laminate lavatory pound	SYS.	tread	ROOM NAME	STUDIO A ·····ro					
BM. B.O. B.P.	beam bottom of building paper	LT.FIXT LIN. LN.	light fixture linear line	TEL. TEMP. TER.	telephone tempered terrazzo	WALL TYPE	99A		PROJECT NAME: PROJECT TYPE:	GREEN ST. MULTI-FAMILY RESIE MUTLI-FAMILY ADDITION	DENCE	
B.R. BTWN.	brick between	LT. MACH.	light machine	T & G THK. THRU.	tongue & groove thick through	DOOR TYPE	(99)		PROJECT ADDRESS:	1776 green st., san francis	CO, CA, 9412	23
C. CAB. CEM.	centerline cabinet cement	MAINT. MAT. MAX.	maintenance material maximum	T.M.E. T.N. T.O.C.	to match existing toe nailed top of concrete	WINDOW TYPI	E (9)		DESCRIPTION OF WORK:	(5) (N) RESIGENTIAL UNITS WITH ADDITION	hin (e) struc	TURE & IN A TWO-ST
CER. CHIM C.J.	ceramic chimney control joint	MECH. MEMB. MTL.	mechanical membrane metal	T.O.P. T.O.PLY T.O.W.	top of plate top of plywood top of wall	RCP ELEVATIO			BUILDING DATA			
CLG. CLOS.	ceiling caulking closet	MFR. MIN. MIR.	manufacturer minimum mirror	T.V. TYP.	television typical	FINISH FLOOR ELEVATION	(X'-XX")		APPLICABLE BUILDING CODES	2016 California Building Cod 2016 California Electrical Coc		
CLR. C.M.U. C.O. COL. CONC.	clear concrete masonry unit clean out column	MISC. MSRY. MTD. MUL.	miscellaneous masonry mounted mullion	U.B.C. UNEXC. UNF. U.O.N.	uniform building code unexcavated unfinished unless otherwise noted	ELEVATION DATUM	FIRST FLR I EL. = +X'-X" A.I	FE - datum location F elevation		2016 California Mechanical C 2016 California Plumbing cod 2016 California Fire Code (CF 2016 Green Building Code	le(CPC)	
COND. CONN.	concrete condition connection	(N) N.	new north	V.C.T. VEN.	vinyl compostion tile veneer	SECTION	X	view direction		2016 California Energy Code 2016 San Francisco Building C 2016 San Francisco Electrical	Code Amen	dments
CONSTR. CONT. CPR.	construction continuous copper	N.I.C. NO.OR# NOM.	not in contract number nominal	VERT. VEST. V.I.F.	vertical vestibule verify in field			sheet number drawing number		2016 San Francisco Mechanic 2016 San Francisco Plumbing 2016 San Francisco Green Bu	Code Amen	dments
CPT. CTR. C.W.	carpet center cold water	n.t.s. 0.	not to scale owner	VOL.	volume west or washer	DETAIL	X AX.X	drawing number sheet number		2016 San Francisco Housing C	Code Amend	ments
D. DBL. DEPT.	dryer double department	0.A. OBS. O.C.	overa li obsure	W.C.	with water closet or wall covering		\bigcirc	ew direction	TYPE OF CONSTRUCTION: SPRINKLER PROTECTION:	TYPE III-A WILL BE SPRINKLERED		
DET. DIA. DIM.	detail diameter dimension	O.D. OFF. OPNG.	on center outside diameter office	WD. W//D. W.H.	wood washer / dryer water heater	ELEVATION		eet number	OCCUPANCY TYPE / USE:	EXISTING: COMMERCIAL	PROPOSED: I	R-2 / MULTI FAMILY
DISP. DN. DR.	dispenser down door	OPNG. OPP.	opening opposite	W/O W.P. W.P.M.	without work point waterproof membrane		1	awing number - drawing number	ASSESSOR'S BLOCK/LOT: ZONING DISTRICT:	0544, 006 RH-2		
D.S.P. D.W.	dry standpipe dishwasher	P. PAC	pole pacific	WT. W.R.	weight water resistant	INTERIOR ELEV	/ATION 4 (X) 2'	-elevation designation -sheet number	NO. OCCUPIED FLOORS:		OSED: 4	
DWG. DWR.	drawing drawer	PBWL PERIM. PG & E	paper backed wire lath perimeter pacific gas & electric compar	W.W.M. W.W.F.	welded wire mesh welded wire fabric		3		NO. OF STORIES:	EXISTING: 2; PROP	OSED: 4	
(E) EA.	east existing each	P.I.P. PL. P.LAM.	poured in place see civil engineering drawings plate plastic laminate			COLUMN GRI	IDLINE 99		NO. OF BASEMENTS: NO. OF BEDROOMS/BATHS:		OSED: 15/14	
E.J. ELEV. ELEC.	expansion joint elevation electrical	PLAS. PLYWD.	plaster plywood			ADDENDUM			NO. OF PARKING SPACES:		USED. 15/16.	5; (5) 3-BEDROOM
EMER. ENCL.	emergency enclosure	PNL. PNT. PR.	panel paint pair)	BUILDING HT:		'OSED: 10 CA 'OSED: 40'-0''	R, 5 BIKE
E.P.B. EQ. EQUIP.	electrical panel board equal equipment	P.S.I PT. P.T.	per square inch point pressure treated						GROSS FLOOR AREA:	\triangle	OSED: 40 0	SF
EXST. EXP. EXT.	existing expansion exterior	PTD. Q.T.	painted quarry tile									
F.A. F.A.U.	fire alarm forced air unit	(R) R.	existing to be removed riser			EXISTING	G AND PROPC	OSED AREA CALC	CULATIONS			
F.D. F.E.C.	floor drain fire extinguisher cabinet	R.A. RAD. R.C.P.	return air radius reflected ceiling plan					EXISTING (LOC	CATION) PROPOSED	(LOCATION) NET	CHANGE	
FIN. FIXT. FL.	finish fixture floor	R.D. REC.	roof drain recessed			LIVING AREA BASEMENT					CHANGE	
FLASH. FLUOR. F.O.C.	flashing fluorescent face of concrete	REF. REFL. REFR.	reference reflected refrigerator			HABITABLE		N/A	0	0	15	
F.O.F. F.O.M.	face of finish face of masonry	REG. REINF.	register reinforced			NON HABITAI	BLE	5516	7131	+16	015	
F.O.PLY F.O.S. F.P.	face of plywood face of studs fireproof	REMOV. REQ'D. RESIL.	removable required resilient			HABITABLE		0	6061		061 🔬	
FR. F.R.P.	frame fiberglass reinforced panel	RET. REV.	retaining revision,revised,reversed			NON HABITAI		7123	0	-712	۷۵	
FT. FURR. FUT.	foot or feet furring future	RM. R.O. RWD.	room rough opening redwood					1071	6258		87 🖄	
G. GA.	gas outlet	R.W.L. S.	rain water leader south			NON HABITAI 3rd FLOOR	DLL	0	0	+0		
GALV.	gauge galvanized	S.A.D. S.C.	see architectural drawings solid core			HABITABLE NON HABITAI		0	4150		50 🖄	
G.B. G.D. GEN.	grab bar garbage disposal general	S.C.E.D. SCHED. S.D.	schedule soap dispenser/dish			4th FLOOR				+0		
G.F.I. GL.	ground fault interrupter glass	SECT. SEP.	section separation					0	3518		518 🖄	
GND. G.O. GR.	ground gas outlet grade	SERV. SH. S.H.	service shelf sprinkler head			NON HABITAI	BLE	U	U	+0		
G.S.M. GYP.	galvanized sheet metal gypsum	SHR. SHT. SHTG.	shower sheet sheathing			TOTAL HABIT		1071	19987		16 🔬	
		JUG.	aneon in g			TOTAL NON H	IABITABLE	12639	7131	-55	08	

OJEC	T DIRECTORY					
ER:	1776 GREEN STREET LLC 1776 GREEN STREET SAN FRANCISCO, CA 94123	CONTACT: JOHN BICKFORD EMAIL: JBICKFORD@LOCALCAPGROUP.COM	CONTRACTOR:	TBD	CONTACT:	
HITECT:	SUTRO ARCHITECTS 1055 POST STREET SAN FRANCISCO, CA 94109	Contact: stephen sutro telephone: 415.956.3445 email: ssutro@sutroarchitects.com	STRUCTURAL ENGINEER:	TBD	CONTACT:	
		Contact: Georgianna Kleman Telephone: 415.956.3445 Email: Gkleman@sutroarchitects.com	INTERIOR DESIGNER:	TBD	CONTACT:	

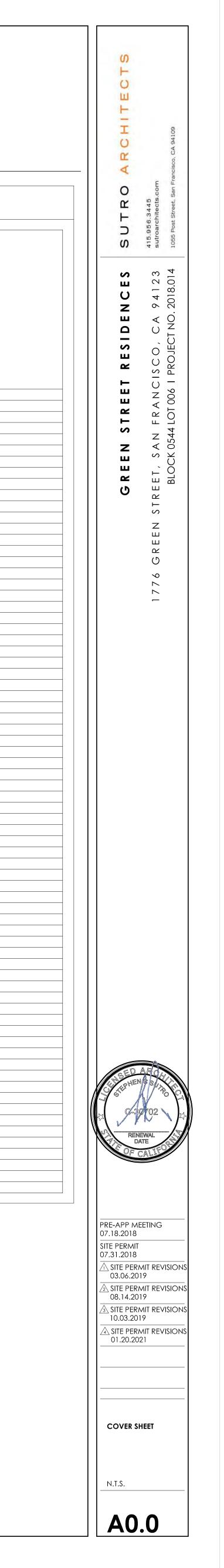
ROOM NAME	STUDIO A · room name	SITE DATA		
WALL TYPE		PROJECT NAME:	^	GREEN ST. MUL
		PROJECT TYPE:		MUTLI-FAMILY A
DOOR TYPE	(99)	PROJECT ADDRESS:		1776 GREEN ST.
WINDOW TYPE	(9)	DESCRIPTION OF WORK:		(5) (n) resigen Addition
RCP ELEVATION	+9'-6"	BUILDING DATA		
FINISH FLOOR ELEVATION	(X'-XX")	APPLICABLE BUILDING C	ODES:	2016 Californic 2016 California 2016 California
ELEVATION DATUM	$\underbrace{FIRST FLR FFE}_{EL. = +X'-X'' A.F.F.} \bigoplus \underbrace{ \text{datum location}}_{elevation}$			2016 California 2016 California 2016 Green Bui 2016 California
SECTION	x/A.X.X sheet number drawing number			2016 San Franc 2016 San Franc 2016 San Franc 2016 San Franc 2016 San Franc
DETAIL	AX.X sheet number	TYPE OF CONSTRUCTION	l:	2016 San Franc TYPE III-A
	view direction	SPRINKLER PROTECTION:		WILL BE SPRINKI
ELEVATION	X/AX.X sheet number	OCCUPANCY TYPE / USE	:	existing: com
	drawing number	ASSESSOR'S BLOCK/LOT		0544, 006
	drawing number	ZONING DISTRICT:		RH-2
INTERIOR ELEVATION	⁴ AX.X ² sheet number	NO. OCCUPIED FLOORS		EXISTING: 2;
	3	NO. OF STORIES:		EXISTING: 2;
COLUMN GRIDLINE	99)	NO. OF BASEMENTS:		EXISTING: 1;
		NO. OF BEDROOMS/BAT	HS:	EXISTING: 0/1;
ADDENDUM	$\Delta \gamma$	NO. OF PARKING SPACE	s: ∠	
		BUILDING HT:		existing: 12 CA
				EXISTING: 26'-5"

DATA	
JECT NAME:	GREEN ST. MULTI-FAMILY RESIDENCE
ЈЕСТ ТҮРЕ:	MUTLI-FAMILY ADDITION
JECT ADDRESS:	1776 GREEN ST., SAN FRANCISCO, CA, 94123
CRIPTION OF WORK:	(5) (N) RESIGENTIAL UNITS WITHIN (E) STRUCTURE & IN A TWO-STORY VERTICAL ADDITION
DING DATA	
ICABLE BUILDING CODES:	2016 California Building Code (CBC) 2016 California Electrical Code (CEC) 2016 California Mechanical Code (CMC 2016 California Plumbing code(CPC) 2016 California Fire Code (CFC) 2016 Green Building Code 2016 California Energy Code 2016 San Francisco Building Code Amendments 2016 San Francisco Electrical Code Amendments 2016 San Francisco Mechanical Code Amendments 2016 San Francisco Plumbing Code Amendments 2016 San Francisco Plumbing Code Amendments 2016 San Francisco Housing Code Amendments 2016 San Francisco Housing Code Amendments
OF CONSTRUCTION:	TYPE III-A
NKLER PROTECTION:	WILL BE SPRINKLERED
CUPANCY TYPE / USE:	EXISTING: COMMERCIAL PROPOSED: R-2 / MULTI FAMILY RESIDENCE
SSOR'S BLOCK/LOT:	0544, 006
ING DISTRICT:	RH-2
OCCUPIED FLOORS:	EXISTING: 2; PROPOSED: 4
OF STORIES:	EXISTING: 2; PROPOSED: 4
OF BASEMENTS:	EXISTING: 1; PROPOSED: 1
OF BEDROOMS/BATHS:	EXISTING: 0/1; PROPOSED: 15/16.5; (5) 3-BEDROOM MARKET RATE UNITS,
OF PARKING SPACES:	A
DING HT:	EXISTING: 26'-5"; PROPOSED: 40'-0"
SS FLOOR AREA:	

RESIDENTIAL UNIT AREA	TOTAL SF
UNIT 101 (3 BED/3.5 BATH)	
HABITABLE	3238
OUTDOOR SPACE	623
STORAGE 102	<u>_2</u>
HABITABLE	1017
UNIT 201 (3 BED/3.5 BATH)	
HABITABLE	2920
OUTDOOR SPACE	219
UNIT 301 (3 BED/3 BATH)	
HABITABLE	2088
OUTDOOR SPACE	414
UNIT 302 (3 BED/3.5 BATH)	
LOWER LEVEL HABITABLE	21142
UPPER LEVEL HABITABLE	1057
OUTDOOR SPACE	512
UNIT 401 (3 BED/3 BATH)	4
HABITABLE	(2944) 🔬
OUTDOOR SPACE	497
ROOF LEVEL	

PROJECT USE TABLE		
USES	EXISTING	PROPOSED
PARKING GSF	5073	4882
RESIDENTIAL GSF	0	(15378 }
RETAIL/COMMERICAL GSF	0 2	
OFFICE GSF	0	0
INDUSTRIAL PDR	0	0
MEDICAL GSF	0	0
VISITOR GSF	0	0
CIE	0	_ 0
USBALE OPEN SPACE	0	(2265 } 🖄
PUBLIC OPEN SPACE	0	0 4

Structure Acchitecture Image: Structure Acch	5	6	6	6		2018		
ARCHITECTURAL DRAWINGS A0.0 COVER SHET / PROJECT INFO. A0.1 GENERAL NOTES / PLOT PLAN A0.2 SITE PHOTOS A0.3 NEIGHBORHOOD DIAGRAM PLAN A0.4 NEIGHBORHOOD DIAGRAM PHOTOS A0.5 EXISTING 3D VIEWS-PHOTO SIMULATIONS A0.6 PROPOSED 3D VIEWS-PHOTO SIMULATIONS A1.0 EXISTING SITE PLAN A1.1 PROPOSED SITE PLAN A1.3 DEMOLITION CALCULATIONS A1.3 DEMOLITION CALCULATIONS A1.4 DEMOLITION CALCULATIONS A1.4 DEMOLITION CALCULATIONS A2.0 EXISTING/DEMO BASEMENT PLAN A2.1 PROPOSED BASEMENT PLAN A2.2 EXISTING/DEMO REZANINE PLAN A2.3 PROPOSED FIRST FLOOR PLAN A2.4 EXISTING/DEMO MEZANINE PLAN A2.5 PROPOSED THIRP FLOOR PLAN A2.4 EXISTING/DEMO ROOF PLAN A2.5 PROPOSED THIRP FLOOR PLAN A2.6		REVISION #3 -	REVISION #2 - 08.14	· ·	MIT - 07.31.2018	•		
A0.0 COVER SHET / PROJECT INFO. A0.1 GENERAL NOTES / PLOT PLAN A0.2 SITE PHOTOS A0.3 NEIGHBORHOOD DIAGRAM PLAN A0.4 NEIGHBORHOOD DIAGRAM PHOTOS A0.5 EXISTING 3D VIEWS-PHOTO SIMULATIONS A0.6 PROPOSED 3D VIEWS-PHOTO SIMULATIONS A0.6 PROPOSED 3D VIEWS-PHOTO SIMULATIONS A0.6 PROPOSED SITE PLAN A1.0 EXISTING SITE PLAN A1.1 PROPOSED ELEVATION RENDERS A1.3 DEMOLITION CALCULATIONS A1.3 DEMOLITION CALCULATIONS A1.4 DEMOLITION CALCULATIONS A1.4 DEMOLITION CALCULATIONS A1.4 DEMOLITION CALCULATIONS A2.0 EXISTING/DEMO BASEMENT PLAN A2.1 PROPOSED BASEMENT PLAN A2.2 EXISTING/DEMO MEZZANINE PLAN A2.3 PROPOSED SECOND FLOOR PLAN A2.4 EXISTING/DEMO MEZZANINE PLAN A2.5 PROPOSED FOURTH FLOOR PLAN A2.4 EXISTING/DEMO ROOF PLAN A2.5 PROPOSED FOURTH FLOOR PLAN A2.6 PROPOSED FOURTH FLOOR PLAN A2.7	SITE PER	SITE PER	SITE PER	SITE PER	SITE PER	PRE-APP		
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• A0.6 PROPOSED 3D VIEWS-PHOTO SIMULATIONS • • A1.0 EXISTING SITE PLAN • • • A1.1 PROPOSED SITE PLAN • • • A1.3 PROPOSED ELEVATION RENDERS • • • A1.3 DEMOLITION CALCULATIONS • • • A1.3 DEMOLITION CALCULATIONS • • • A1.4 DEMOLITION CALCULATIONS • • • A2.0 EXISTING/DEMO BASEMENT PLAN • • • A2.1 PROPOSED BIRST FLOOR PLAN • • • A2.2 EXISTING/DEMO REZANINE PLAN • • • A2.4 EXISTING/DEMO MEZZANINE PLAN • • • A2.4 EXISTING/DEMO ROOT PLAN • • • A2.4 PROPOSED THRUB FLOOR PLAN • • • A2.4 PROPOSED TORITH FLOOR PLAN • • • A2.4 PROPOSED TORITH FLOOR PLAN • • • A2.4 PROPOSED TORITH FLOOR PLAN	+=							
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SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE OR ITEMS.

LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

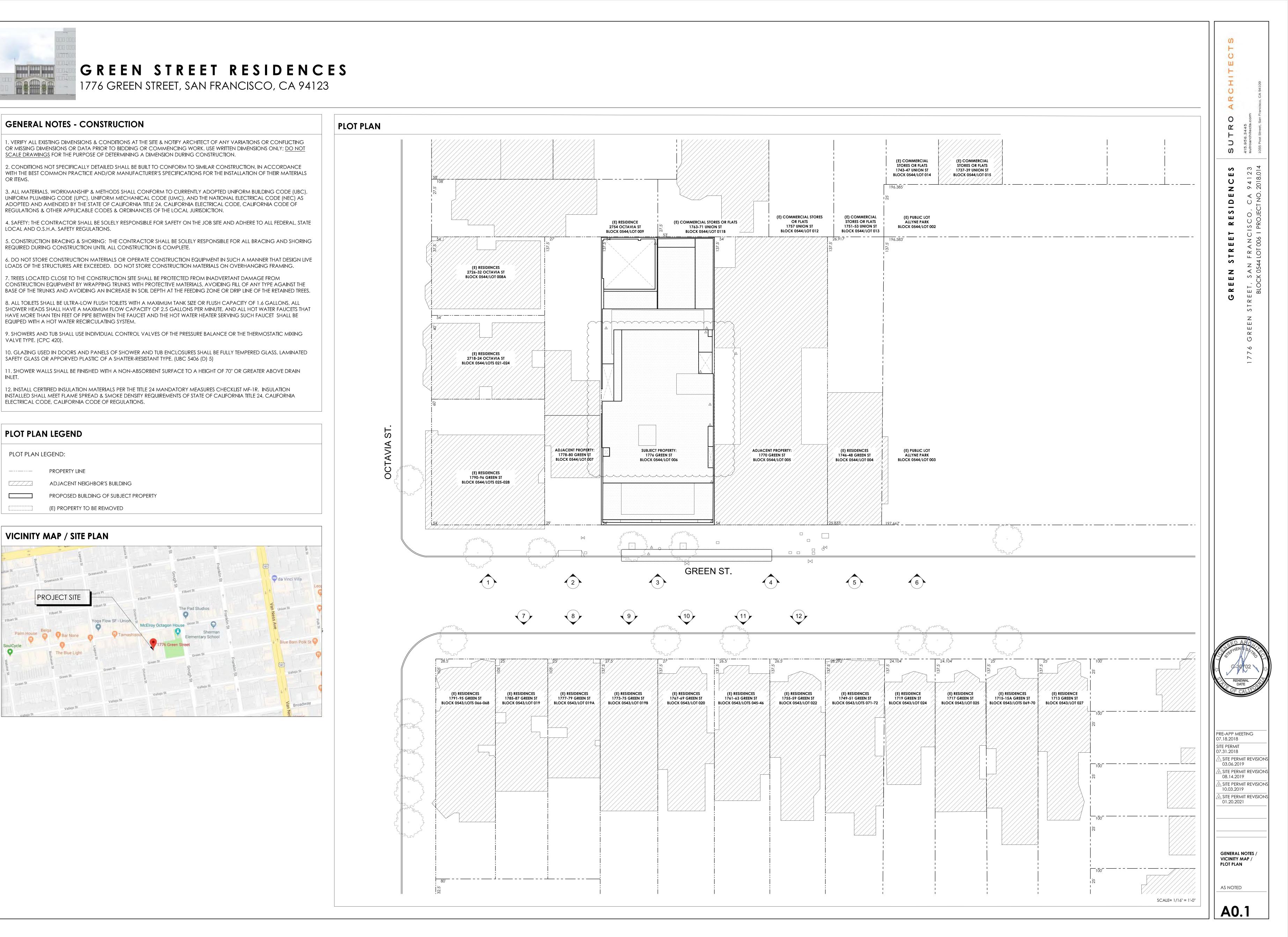
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

SAFETY GLASS OR APPORVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)

11. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.

PROPERTY LINE

ADJACENT NEIGHBOR'S BUILDING (E) PROPERTY TO BE REMOVED

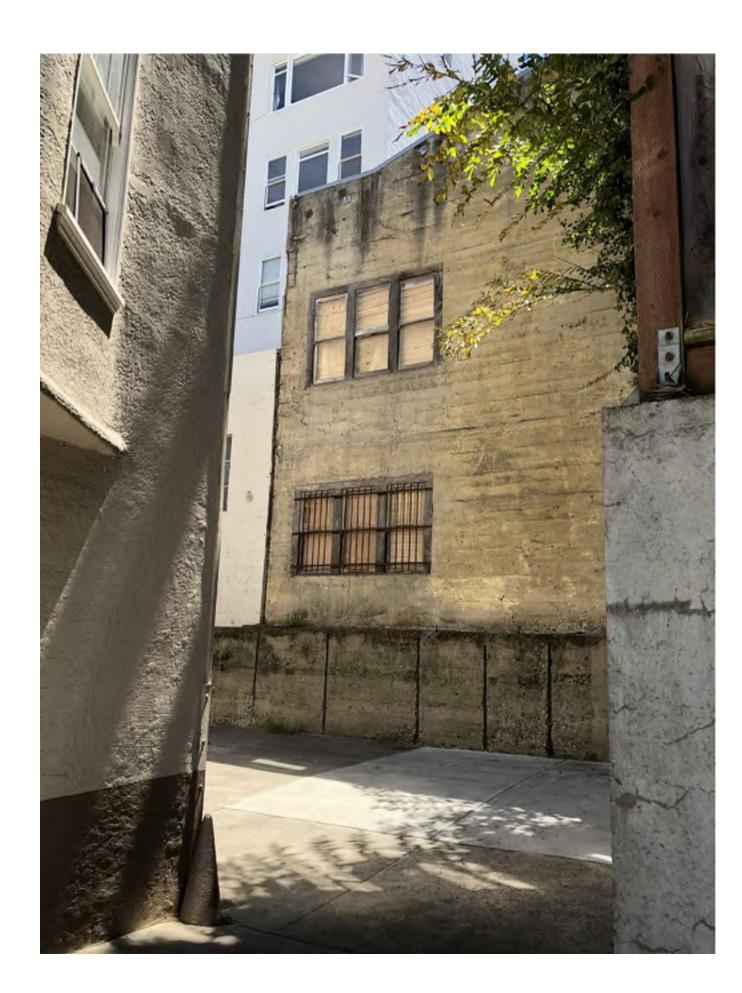


FRONT OF SUBJECT PROPERTY

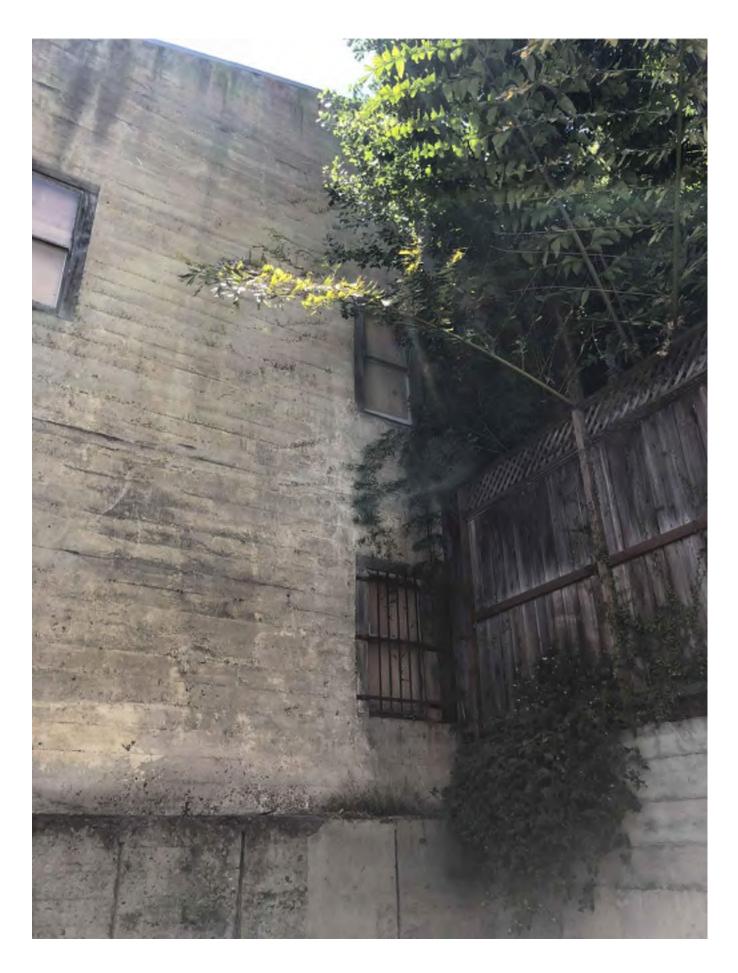


1 FRONT BUILDING FACADE

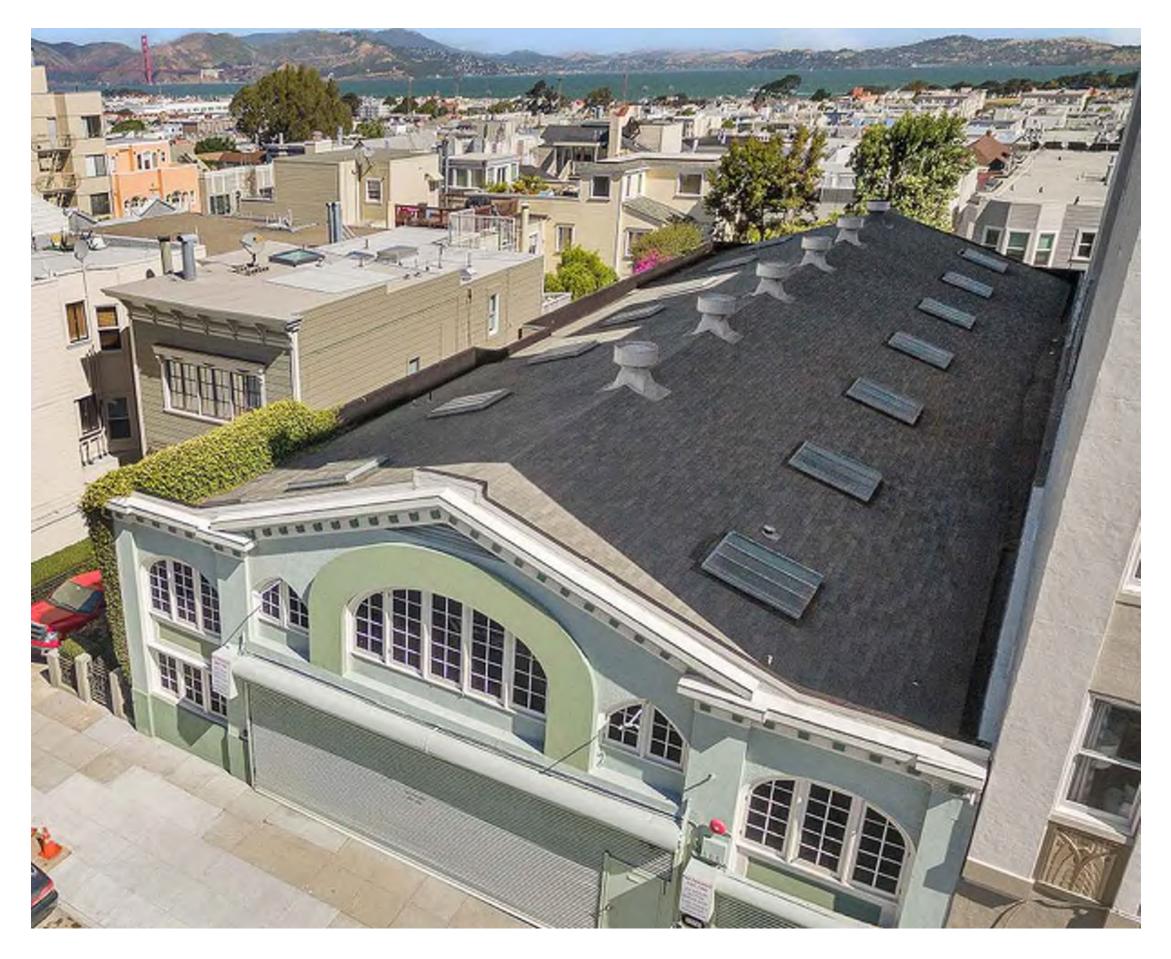
REAR OF SUBJECT PROPERTY



4 REAR BUILDING FACADE

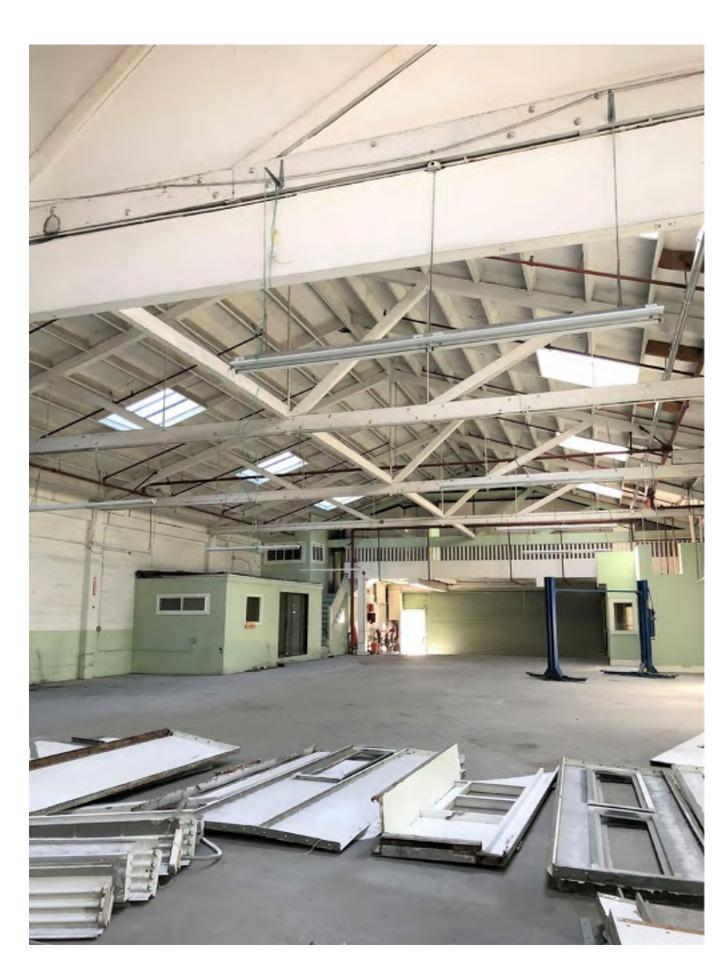






2 FRONT BUILDING FACADE & ROOF

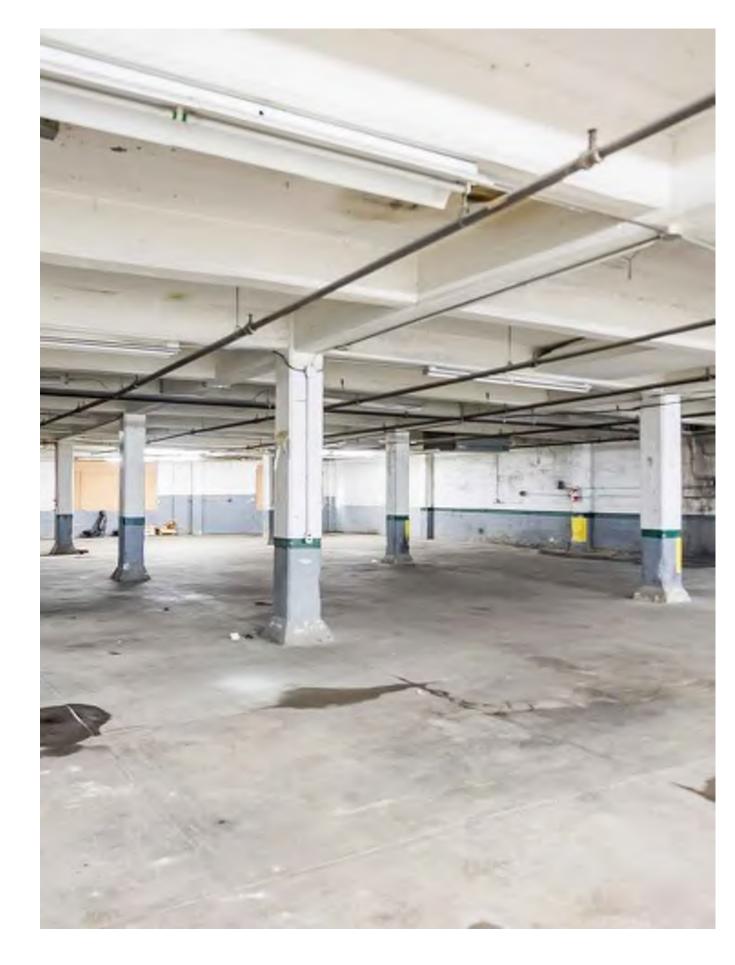
5 REAR FACADE BLOCKED BY ADJ. BLDG.



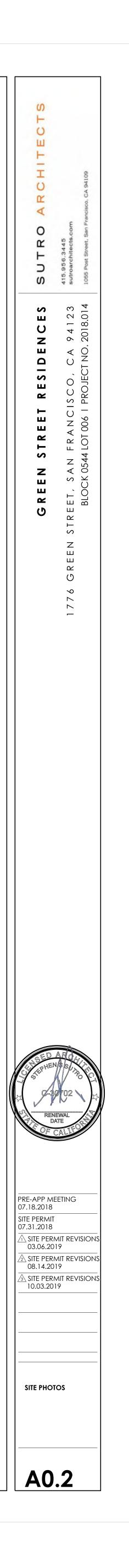
6 INTERIOR OF BUILDING AT FIRST FLOOR

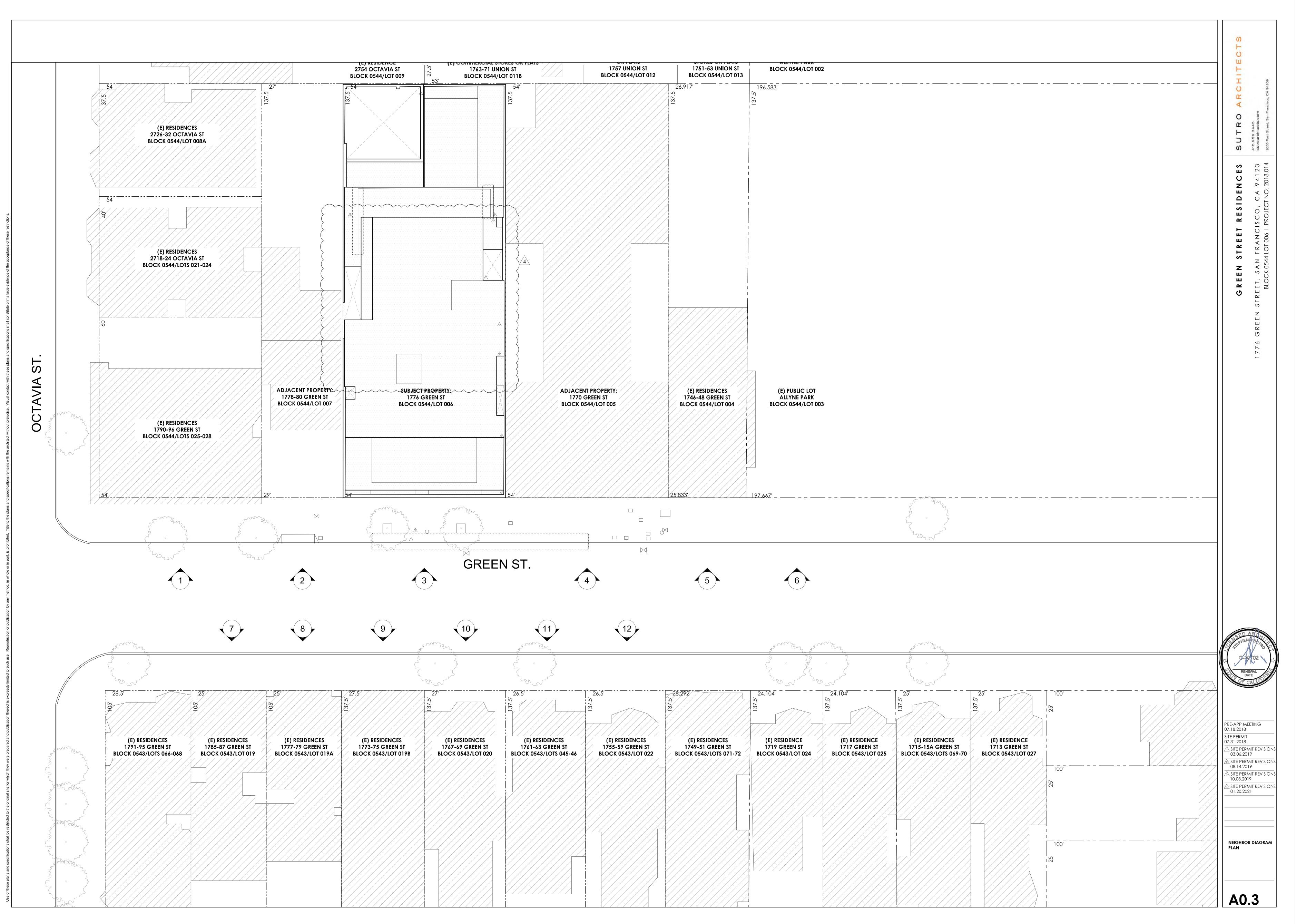


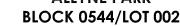
3 PARKING ENTRANCE AT FRONT FACADE



6 INTERIOR OF BUILDING AT BASEMENT







BUILDINGS ON THE SAME SIDE OF THE STREET AS SUBJECT BULIDING

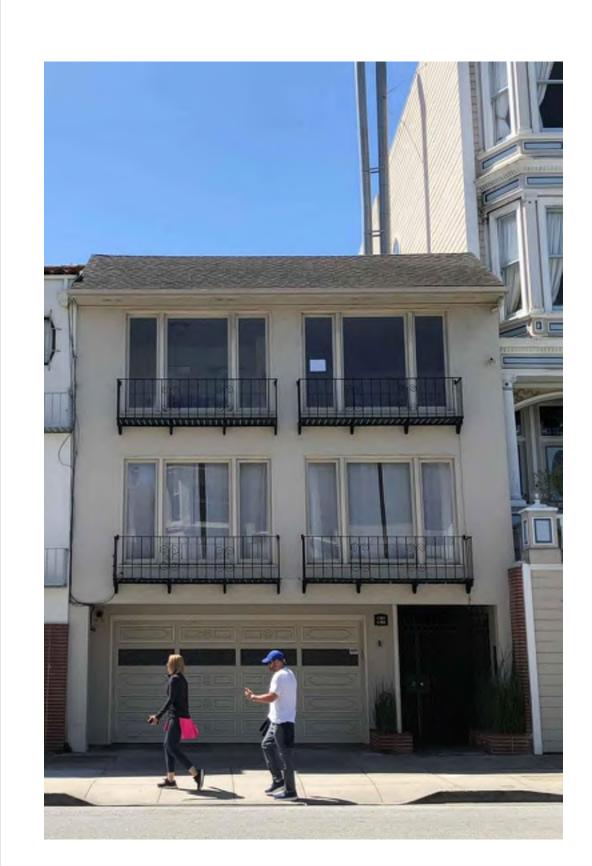


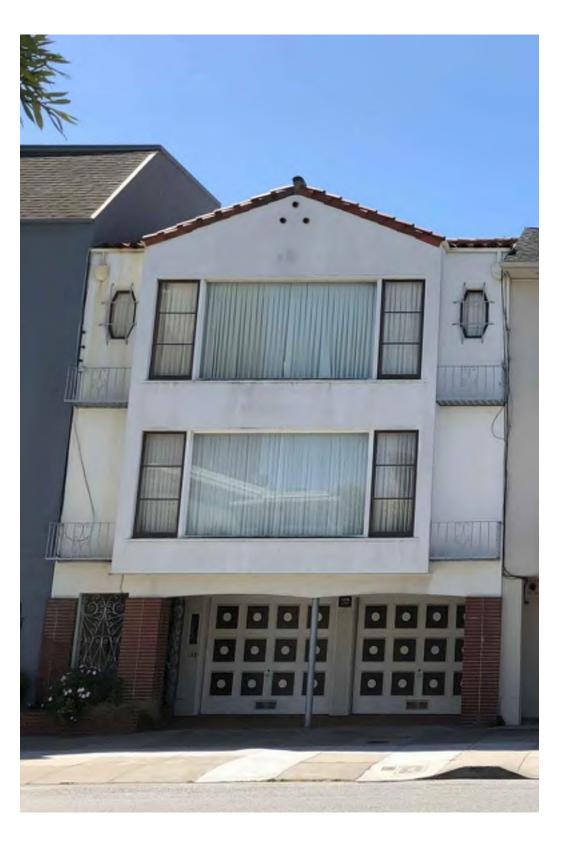


1 1790-1796 GREEN ST.

2 1778-1780 GREEN ST.

BUILDINGS ON THE FACING SIDE OF THE STREET





7 1785-1787 GREEN ST.

8 1777-1779 GREEN ST.



3 1776 GREEN ST. SUBJECT PROPERTY











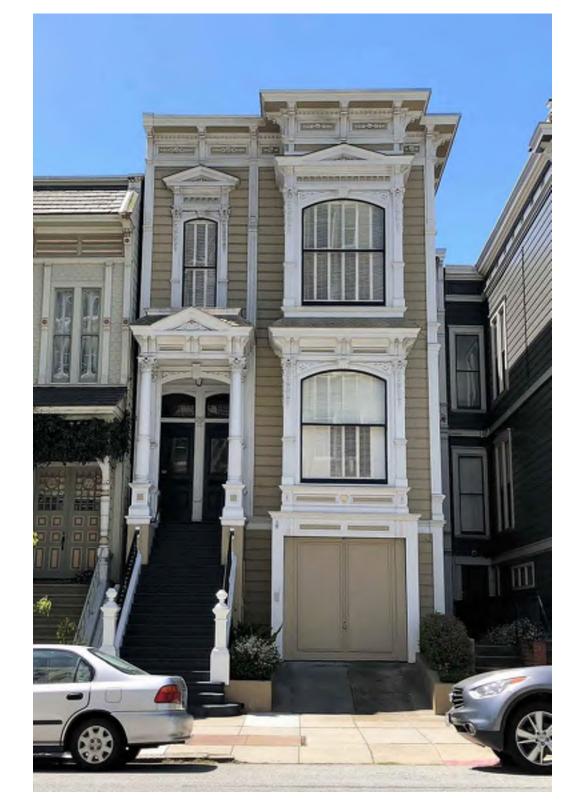
10 1767-1769 GREEN ST.







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6 ALLYNE PARK
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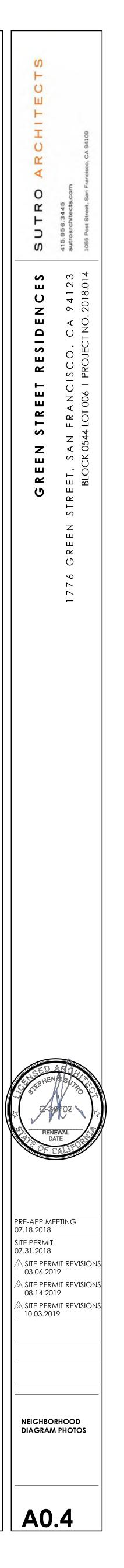






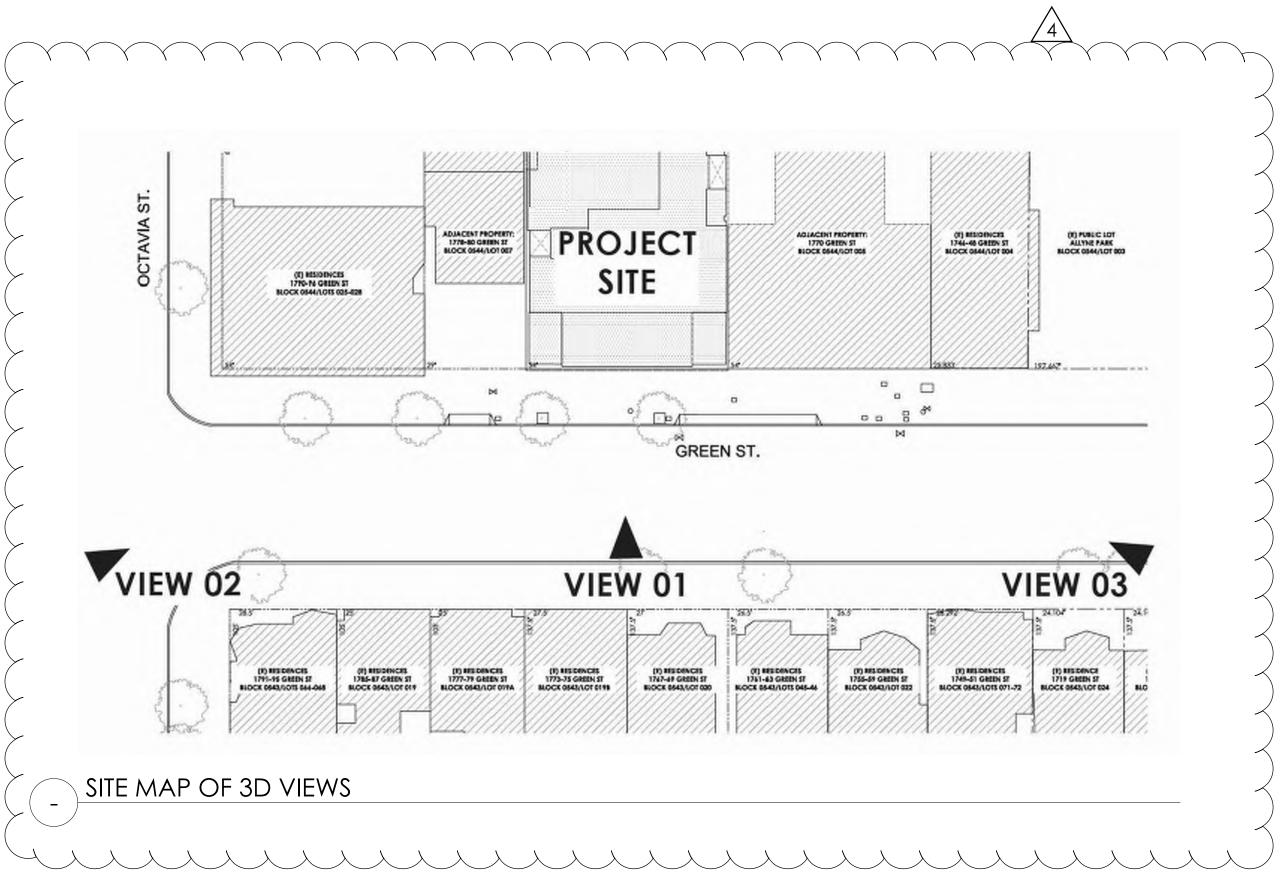
12 1755-1759 GREEN ST.





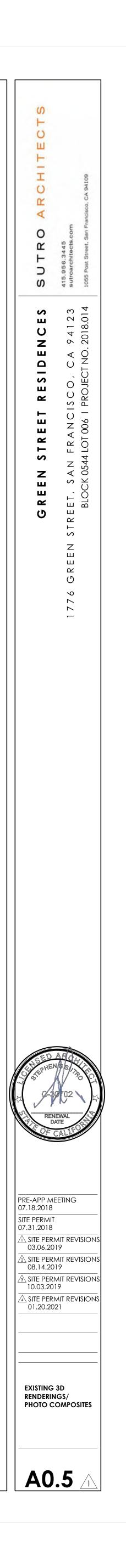








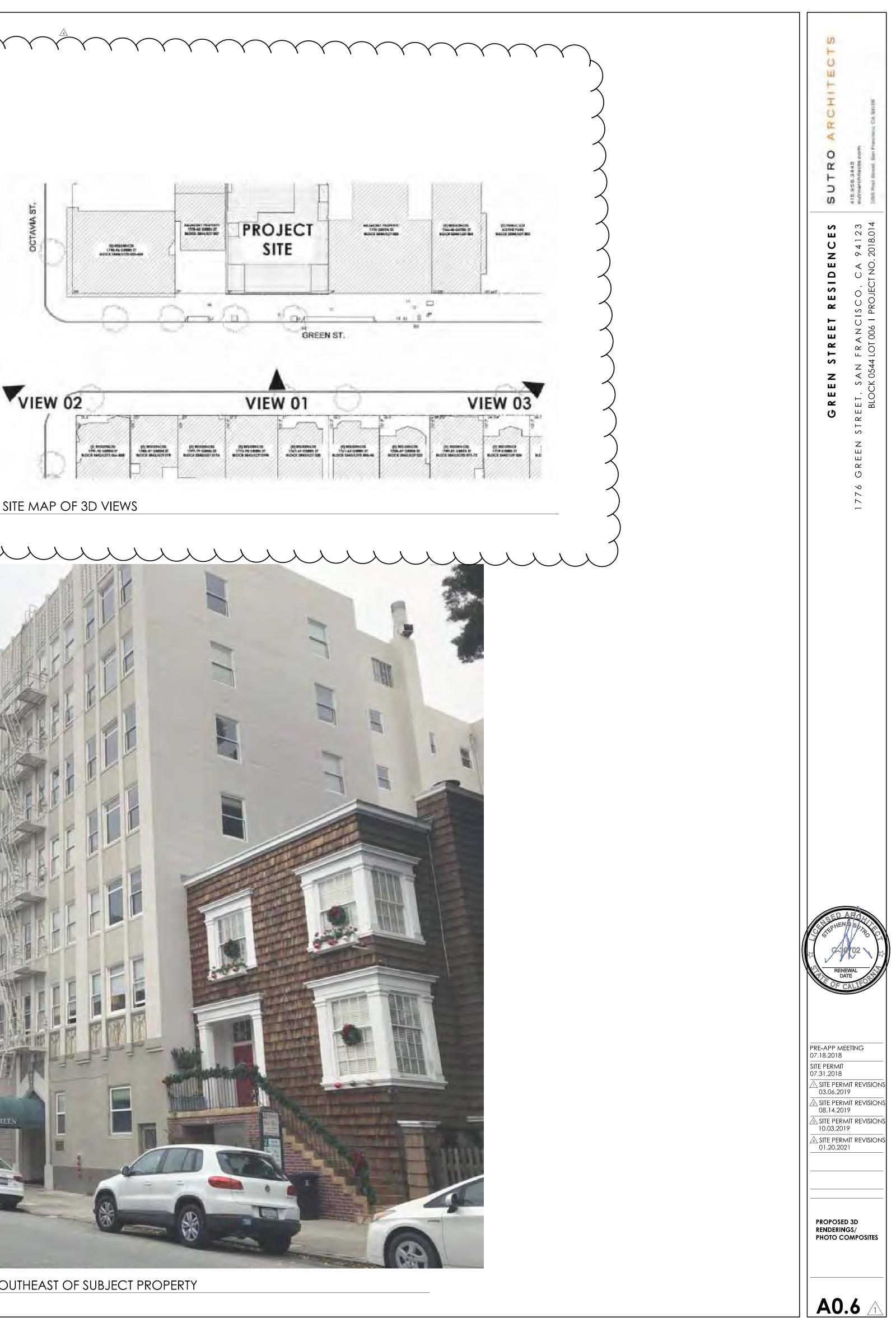
3 EXISTING VIEW 03 - VIEW FROM +/- 150 FEET SOUTHEAST OF SUBJECT PROPERTY



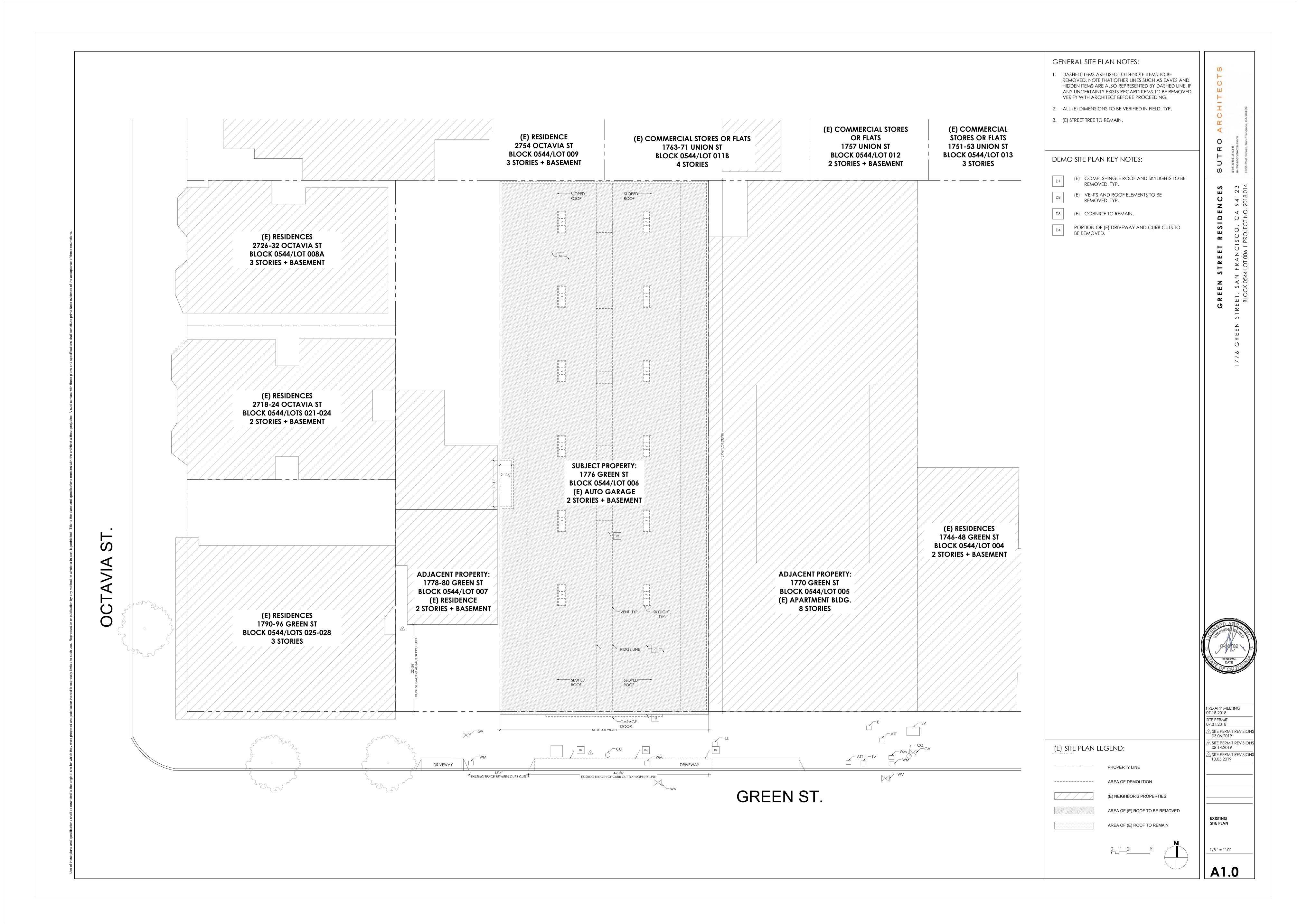


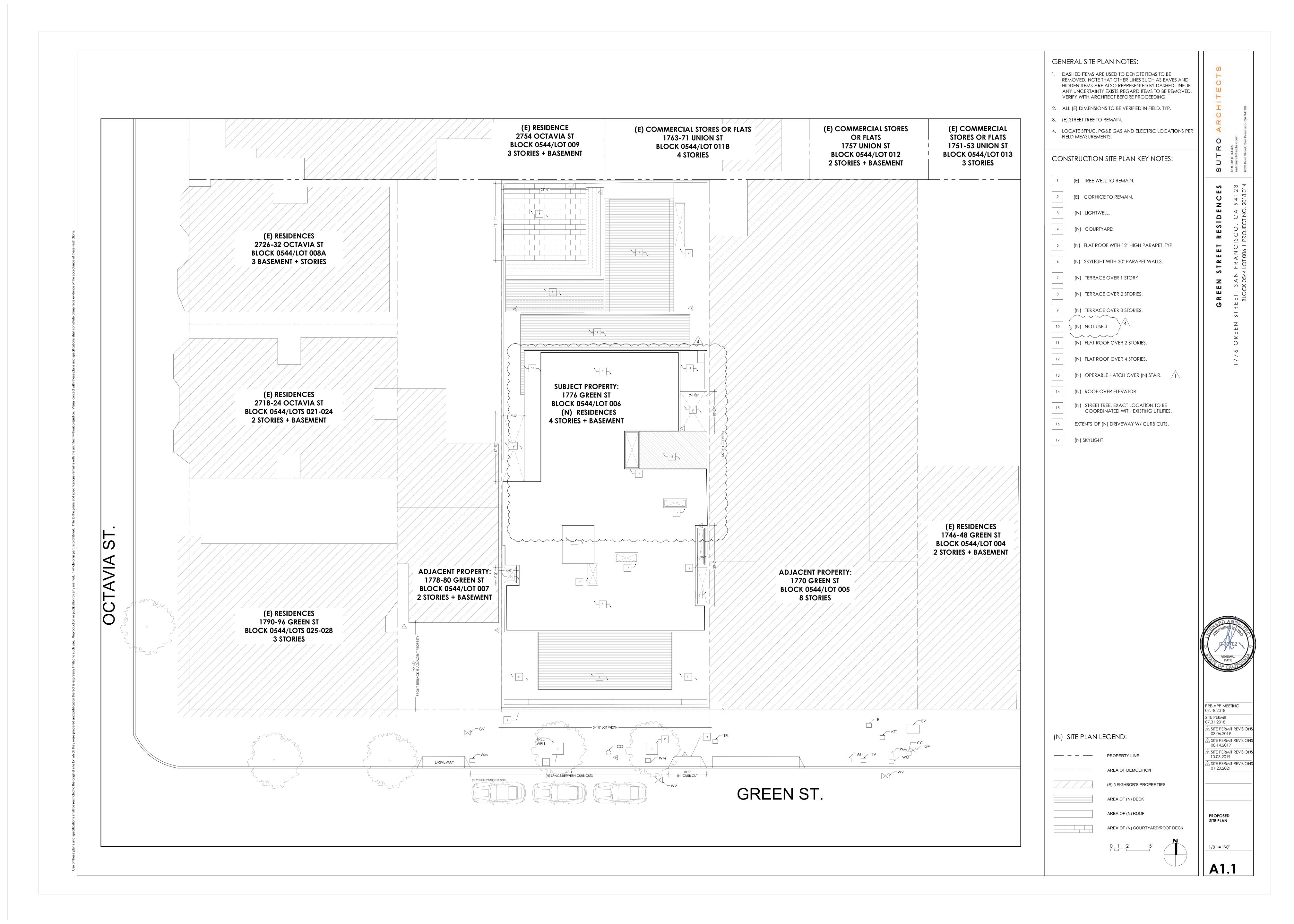
VIEW 01 - DIRECTLY ACROSS THE STREET FROM SUBJECT PROPERTY



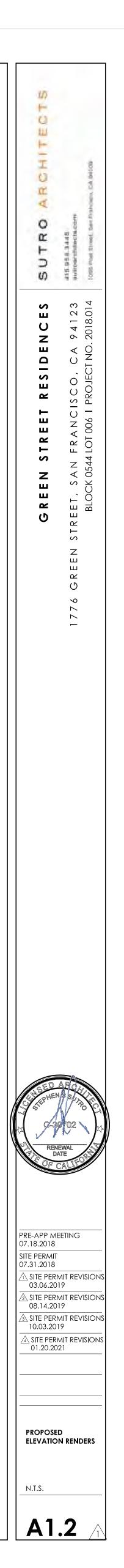




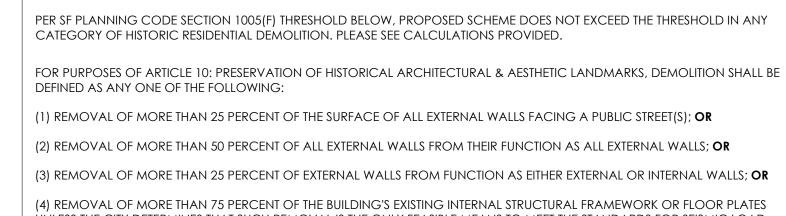












UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE. (SEE SHEET A1.3 FOR DIAGRAM OF INTERNAL STRUCTURAL FRAMEWORK & FLOOR PLATE DEMOLITION)

DEMOLITION AREA - KEY

DEMOLITION AREA - GENERAL NOTES

EXISTING VERTICAL AREA TO BE REMOVED

EXISTING EXTERNAL WALL AREA TO BECOME INTERNAL WALL

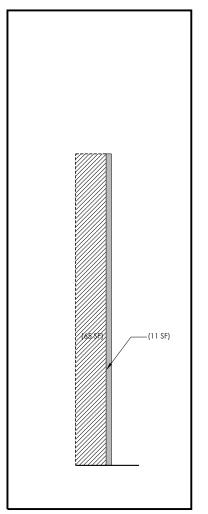
(1) TOTAL DEMOLITION OF STREET FACING EXTERIOR WALL

1005	VERTICAL ELEMENTS	(E) AREA	REMOVED	% REM	
(F) 1	SOUTH FACADE (FRONT)	860	94	766	10.9%
TOTAL	DEMOLITION OF EXTERIO	or walls from	FUNCTION AS EX	(TERNAL WALLS	

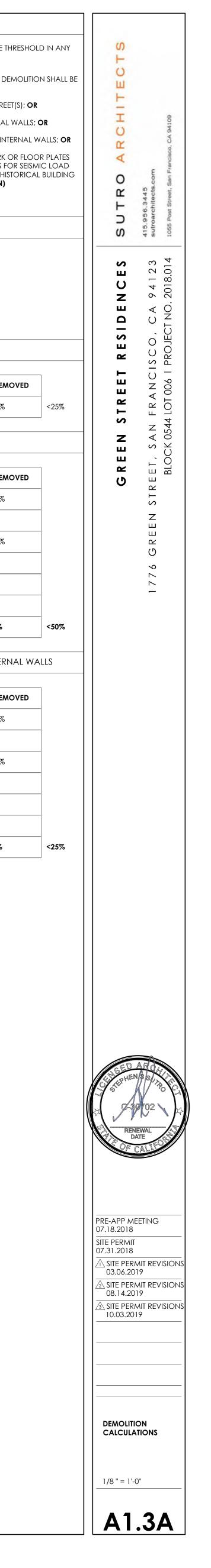
	VERTICAL ELEMENTS	(E) AREA	REMOVED	REMOVED RETAINED	
	1. SOUTH FACADE - FRONT	860	94	766	10.9%
1005 (F) 2	2. NORTH FACADE - REAR	1954	0	1954	0%
	3. WEST FACADE - SIDE	2726	310	2416	11.4%
	4. LIGHTWELL SOUTH - SIDE	76	65	11	86%
	5. LIGHTWELL NORTH - SIDE	76	65	11	86%
	6. EAST FACADE - SIDE	3237	0	3237	0%
	AREA TOTAL	8929	534	8395	6.0%

(3) TOTAL DEMOLITION OF EXTERIOR WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS

	VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMO
	1. SOUTH FACADE - FRONT	860	94	766	10.9%
1005 (F) 3	2. NORTH FACADE - REAR	1954	0	1954	0%
(.).	3. WEST FACADE - SIDE	2726	310	2416	11.4%
	4. LIGHTWELL SOUTH - SIDE	76	65	11	86%
	5. LIGHTWELL NORTH - SIDE	76	65	11	86%
	6. EAST FACADE - SIDE	3237	0	3237	0%
	AREA TOTAL	8929	534	8395	6.0%



$$5 \qquad \qquad LIGHTWELL NORTH ELEV. \\ 1/8'' = 1'-0''$$





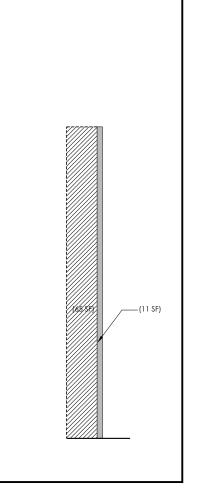
DEMO	OLITION AREA - GENERAL NOTES
	F PLANNING CODE SECTION 317(B) THRESHOLD BELOW, PROPOSED SCHEME DOES NOT EXCEED THE THR GORY OF RESIDENTIAL DEMOLITION. PLEASE SEE CALCULATIONS PROVIDED.
1. 2. 3. 4.	PROPOSED SCHEME PROPOSES REMOVAL OF LESS THAN 50% OF SUM OF ALL EXTERIOR FRONTAGES (B1 PROPOSED SCHEME PROPOSES REMOVAL OF LESS THAN 65% OF LINEAL FOUNDATION MEASUREMENTS PROPOSED SCHEME RETAINS OVER 50% OF ALL VERTICAL ELEMENTS (C1) PROPOSED SCHEME RETAINS OVER 50% OF ALL HORIZONTAL ELEMENTS (C2)
****	"RESIDENTIAL DEMOLITION" SHALL MEAN ANY OF THE FOLLOWING:
(A)	ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMAPPLICATION FOR A DEMOLITION PERMIT IS REQUIRED, OR
	A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% THE FRONT FACADE AND REAR FACADE, <i>AND</i> ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN THE FOUNDATION LEVEL, <i>OR</i>
	A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% ENVELOPE ELEMENTS, AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FE SURFACE AREA.
"HOR	IZONTAL ELEMENTS'' SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR
BARR	FICAL ENVELOPE ELEMENTS" SHALL MEAN ALL ABOVE GRADE EXTERIOR WALLS THAT PROVIDE WEATHER A IERS BETWEEN THE INTERIOR AND EXTERIOR OF THE BUILDING, OR THAT PROVIDE STRUCTURAL SUPPORT TO HE BUILDING ENVELOPE.
NOTE ELEM	: Elements that slope more than 30 degrees off vertical shall be considered horizontal, nc ents.

DEMOLITION AREA - KEY

EXISTING VERTICAL AREA TO REMAIN



EXISTING VERTICAL AREA TO BE REMOVED

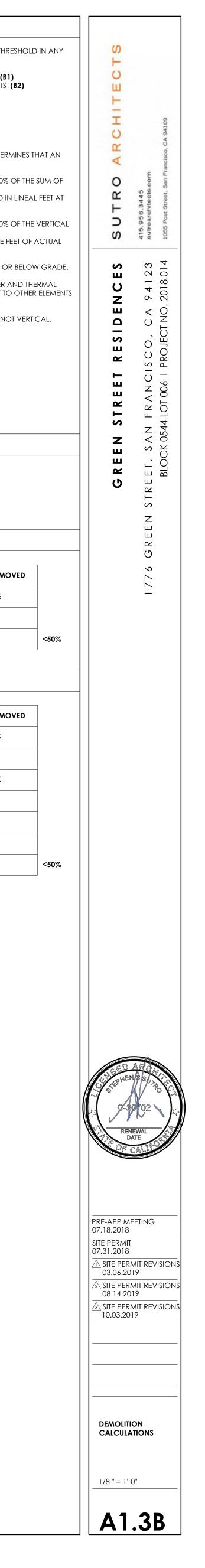


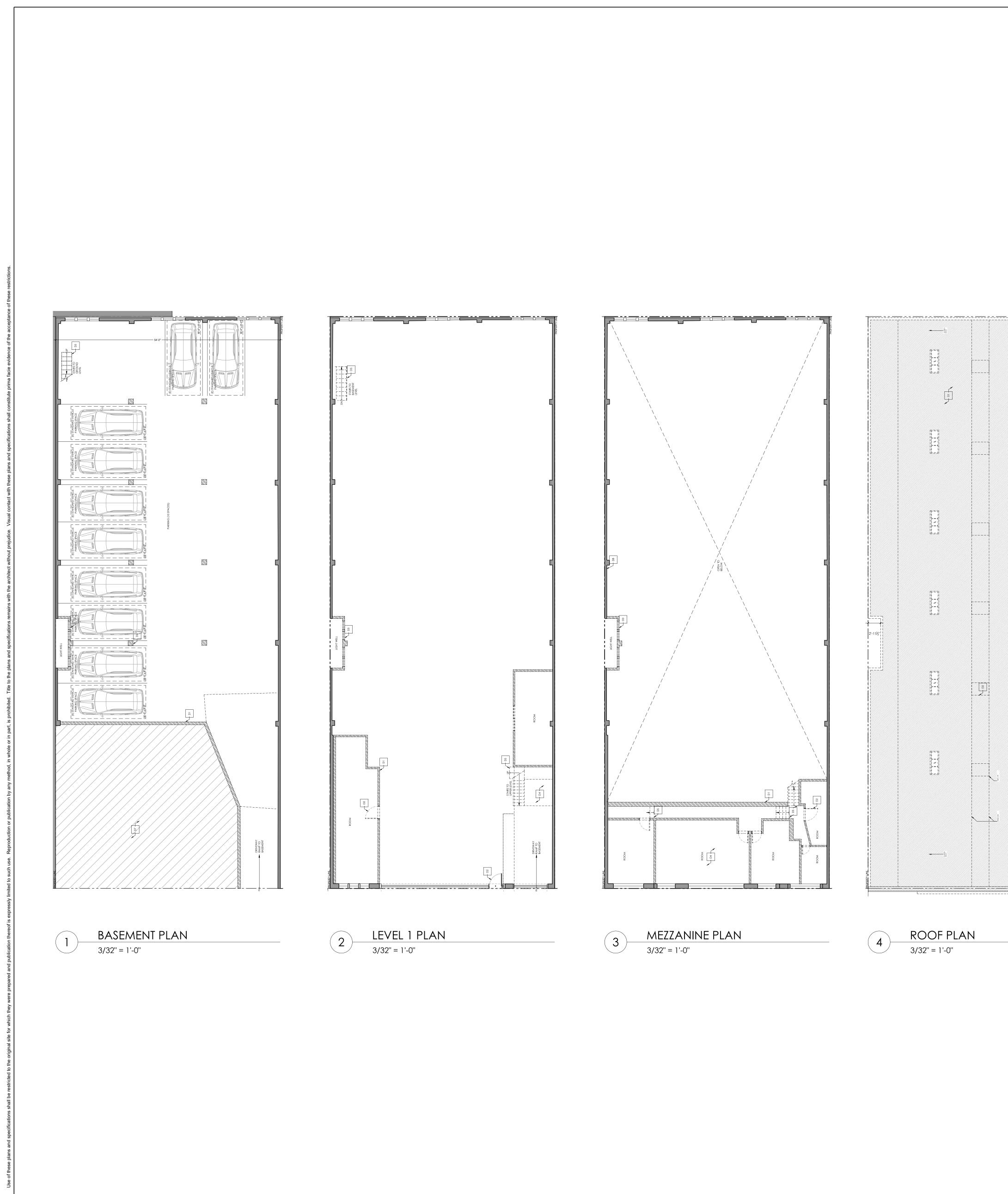
	VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMO
	SOUTH FACADE (FRONT)	860	94	766	10.9%
(B1)	NORTH FACADE (REAR)	1954	0	1954	0%
	AREA TOTAL	2818	94	2720	3.3%

(3) TOTAL DEMOLITION OF SUM OF EXTERIOR WALLS

(1) TOTAL DEMOLITION OF FRONT AND REAR FACADES

	VERTICAL ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMC
	1. SOUTH FACADE - FRONT	860	94	766	10.9%
(01)	2. NORTH FACADE - REAR	1954	0	1954	0%
(C1)	3. WEST FACADE - SIDE	2726	310	2416	11.4%
	4. LIGHTWELL SOUTH - SIDE	76	65	11	86%
	5. LIGHTWELL NORTH - SIDE	76	65	11	86%
	6. EAST FACADE - SIDE	3237	0	3237	0%
	AREA TOTAL	8929	534	8395	6.0%





DEMOLITION AREA - GENERAL NOTES

PER SF PLANNING CODE SECTION 1005(F) THRESHOLD BELOW, PROPOSED SCHEME DOES NOT EXCEED THE THRESHOLD IN ANY CATEGORY OF HISTORIC RESIDENTIAL DEMOLITION. PLEASE SEE CALCULATIONS PROVIDED.

FOR PURPOSES OF ARTICLE 10: PRESERVATION OF HISTORICAL ARCHITECTURAL & AESTHETIC LANDMARKS, DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

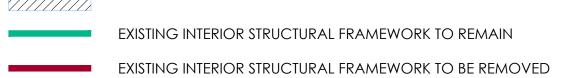
(1) REMOVAL OF MORE THAN 25 PERCENT OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); OR (2) REMOVAL OF MORE THAN 50 PERCENT OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; OR (3) REMOVAL OF MORE THAN 25 PERCENT OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; OR

(4) REMOVAL OF MORE THAN 75 PERCENT OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD AND FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE. (SEE SHEET A1.3 FOR DIAGRAM OF INTERNAL STRUCTURAL FRAMEWORK & FLOOR PLATE DEMOLITION)

DEMOLITION AREA - KEY

EXISTING HORIZONTAL AREA TO REMAIN

EXISTING HORIZONTAL AREA TO BE REMOVED



(4) TOTAL DEMOLITION OF INTERNAL STRUCTURAL FRAMEWORK

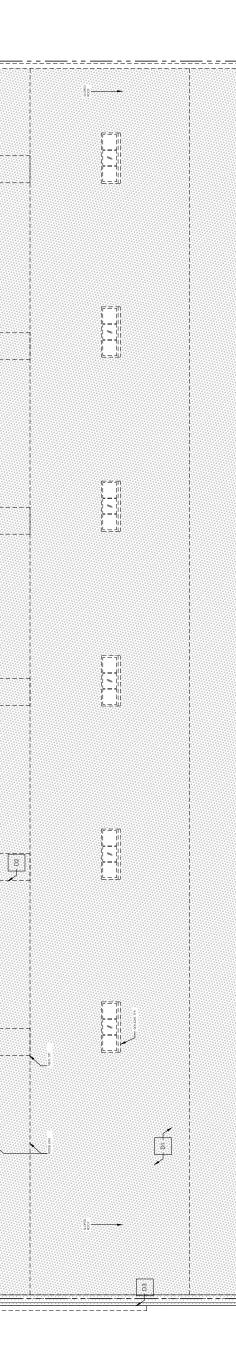
	LEVEL	(E) STRUCTURAL WALLS LENGTH (IN)	WALL LENGTH REMOVED (IN)	WALL LENGTH RETAINED (IN)	% REM
	LEVEL 1	0	0	0	0%
1005 (F) 4	MEZZANINE	0	0	0	0%
(1) 4	LINEAL TOTAL	0	0	0	0%

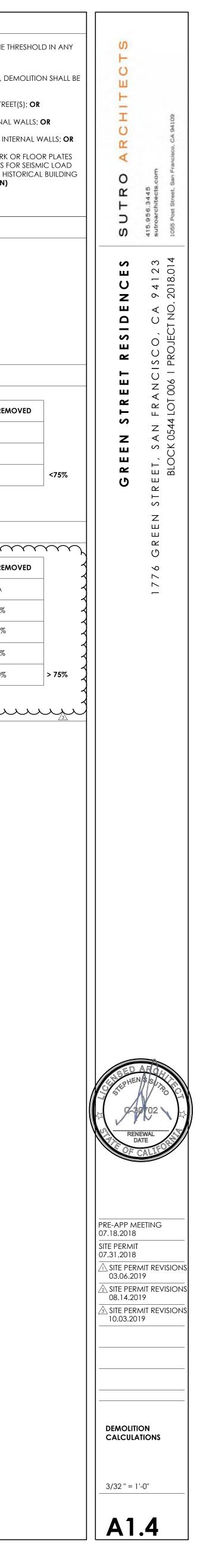
NO INTERNAL STRUCTURAL FRAMEWORK

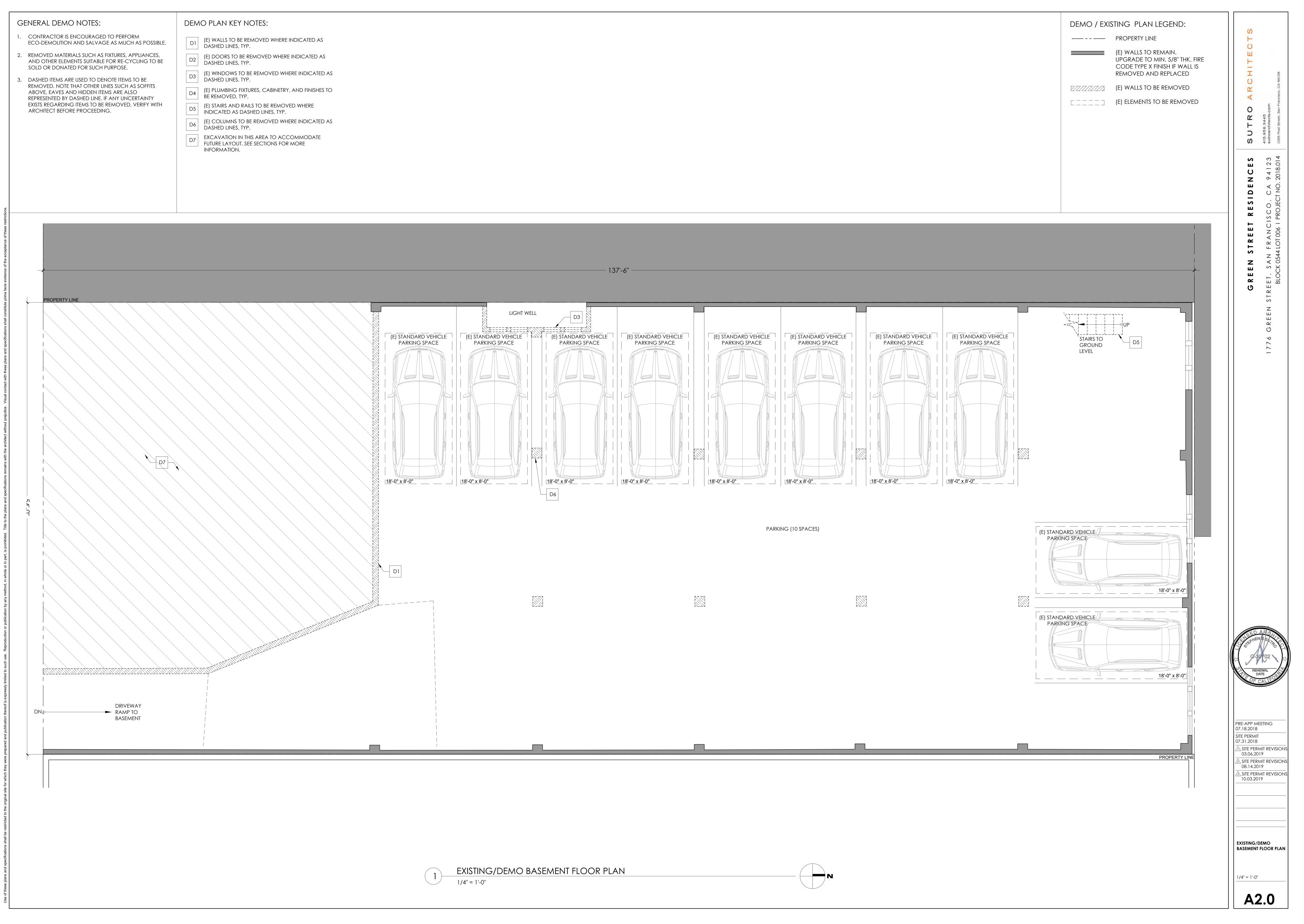
(4) TOTAL DEMOLITION OF FLOOR PLATES

	LEVEL	(E) AREA	REMOVED	RETAINED	% REMO
1005 (F) 4	BASEMENT	N/A	N/A	N/A	N/A
	LEVEL 1	5102	5102	0	100%
	MEZZANINE	1071	1071	0	100%
	ROOF	7237	7173	0	100%
	AREA TOTAL	13410	13410	0	100%

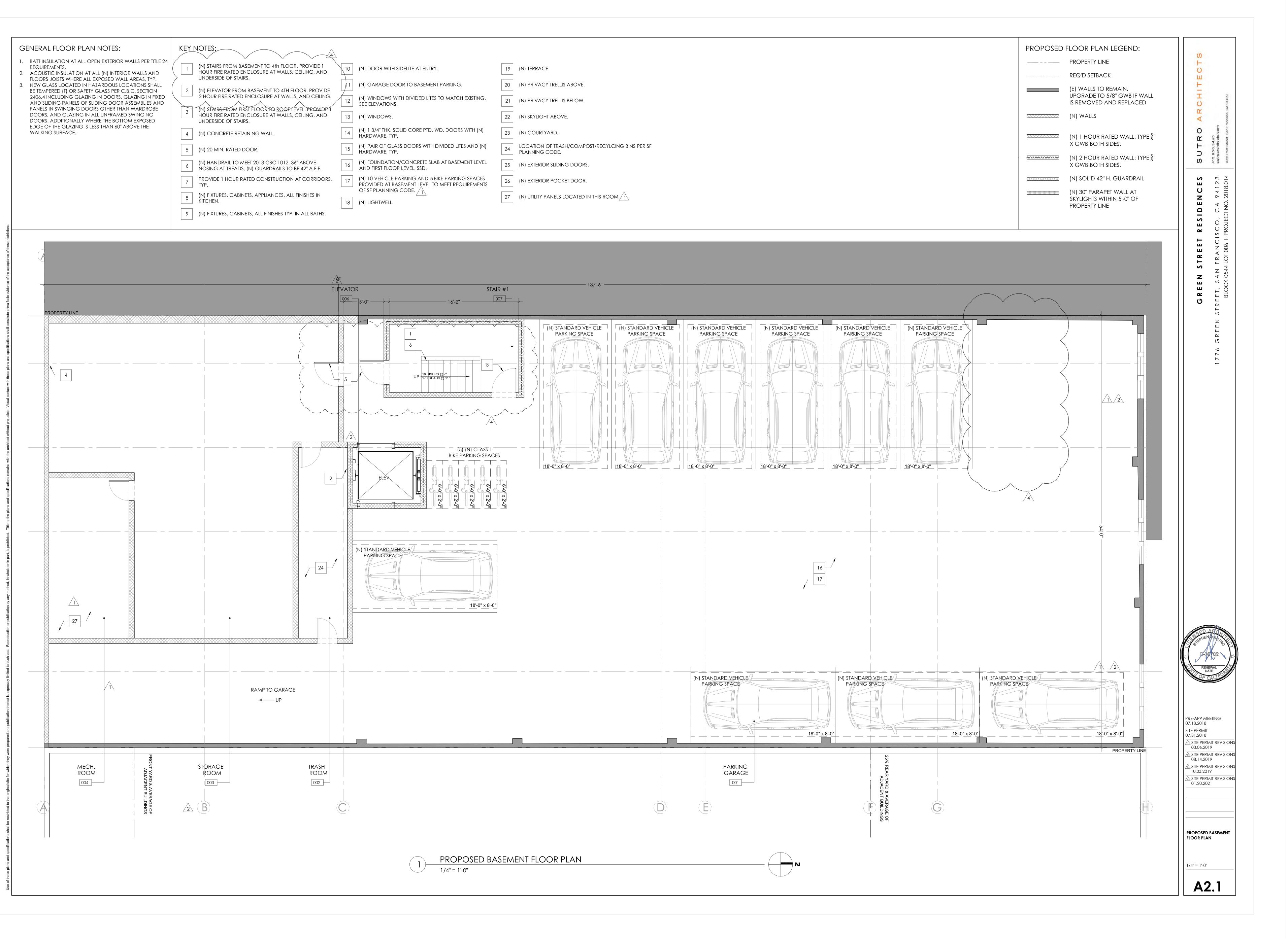
BASEMENT IS BELOW GRADE. PORTION OF FIRST FLOOR IS AT GRADE. Muununun muununun





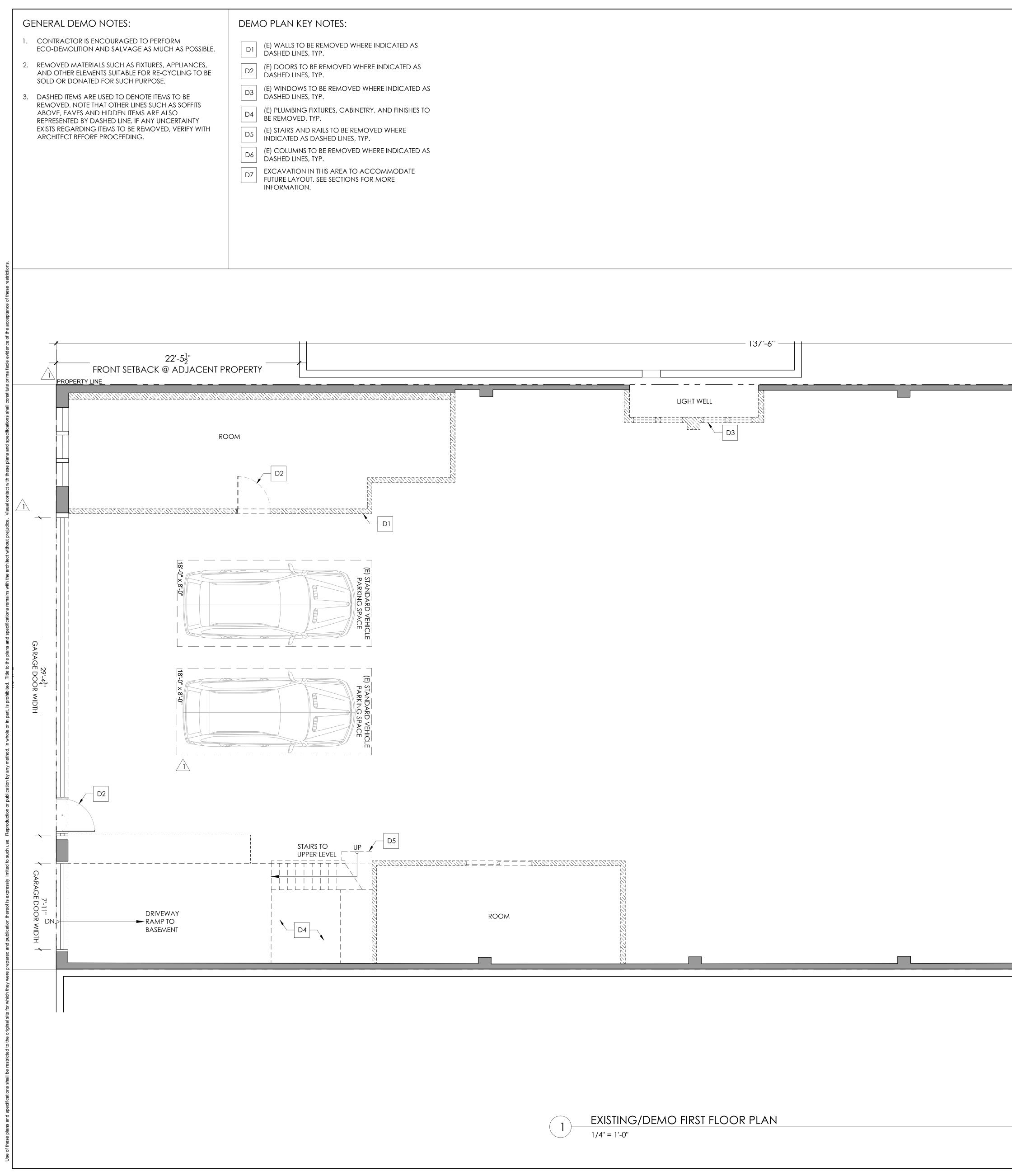


DEMO / EXI	STING PLAN LEGEND: PROPERTY LINE
	(E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8'' THK. F CODE TYPE X FINISH IF WALL REMOVED AND REPLACED
	(E) WALLS TO BE REMOVED
	(E) ELEMENTS TO BE REMOVE



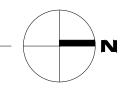
10	(N) DOOR WITH SIDELITE AT ENTRY.	19	(N) TERRACE.
	(N) GARAGE DOOR TO BASEMENT PARKING.	20	(N) PRIVACY TRELLIS ABOVE.
12	(N) WINDOWS WITH DIVIDED LITES TO MATCH EXISTING. SEE ELEVATIONS.	21	(N) PRIVACY TRELLIS BELOW.
13	(N) WINDOWS.	22	(N) SKYLIGHT ABOVE.
14	(N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.	23	(N) COURTYARD.
15	(N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N) HARDWARE, TYP.	24	LOCATION OF TRASH/COMPOST/RECYLCING BINS PER SF PLANNING CODE.
16	(N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL AND FIRST FLOOR LEVEL. SSD.	25	(N) EXTERIOR SLIDING DOORS.
17	(N) 10 VEHICLE PARKING AND 5 BIKE PARKING SPACES PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS	26	(N) EXTERIOR POCKET DOOR.
18	OF SF PLANNING CODE.	27	(N) UTILITY PANELS LOCATED IN THIS ROOM.

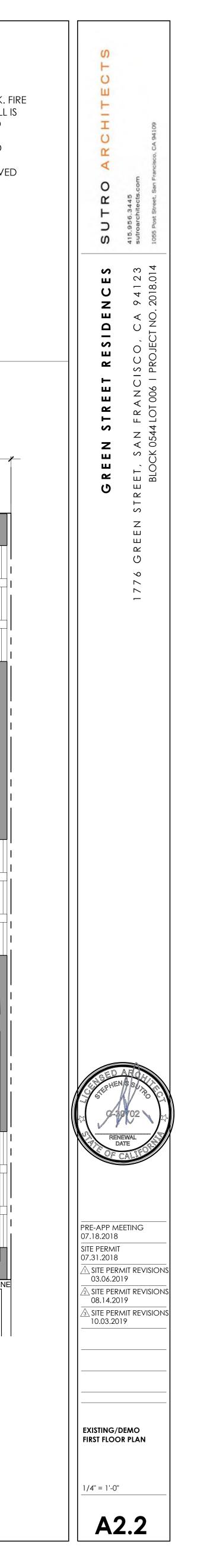
PROPOSED I	FLOOR PLAN LEGEND:
	PROPERTY LINE
	REQ'D SETBACK
	(E) WALLS TO REMAIN. UPGRADE TO 5/8'' GWB IF WA IS REMOVED AND REPLACED
****	(N) WALLS
	(N) 1 HOUR RATED WALL: TYP X GWB BOTH SIDES.
	(N) 2 HOUR RATED WALL: TYP X GWB BOTH SIDES.
<u> </u>	(N) SOLID 42" H. GUARDRAIL
	(N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



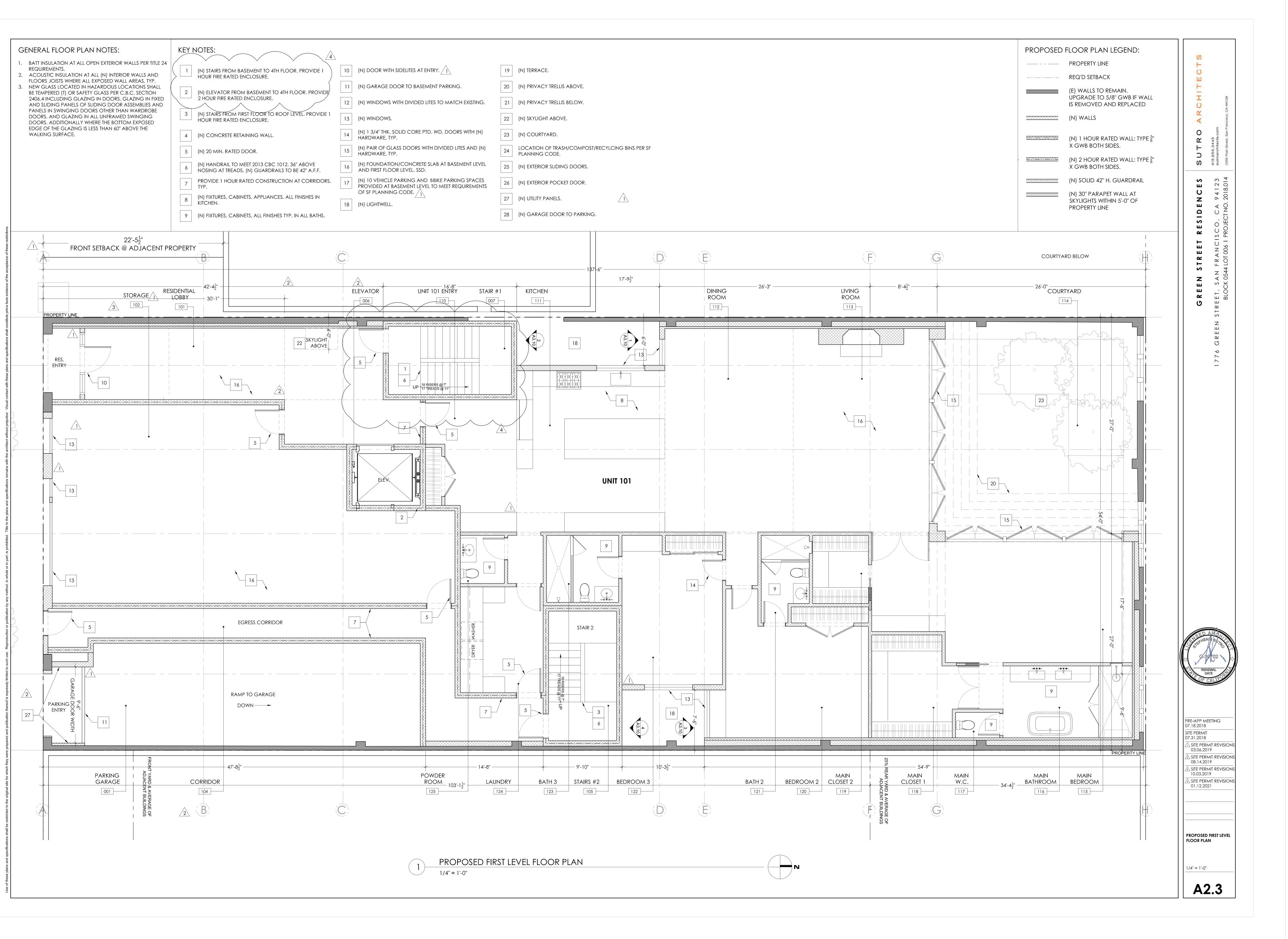
DEMO / EXI	STING PLAN LEGEND:
	PROPERTY LINE
	(E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8'' THK CODE TYPE X FINISH IF WAL REMOVED AND REPLACED
	(E) WALLS TO BE REMOVED
	(E) ELEMENTS TO BE REMOV

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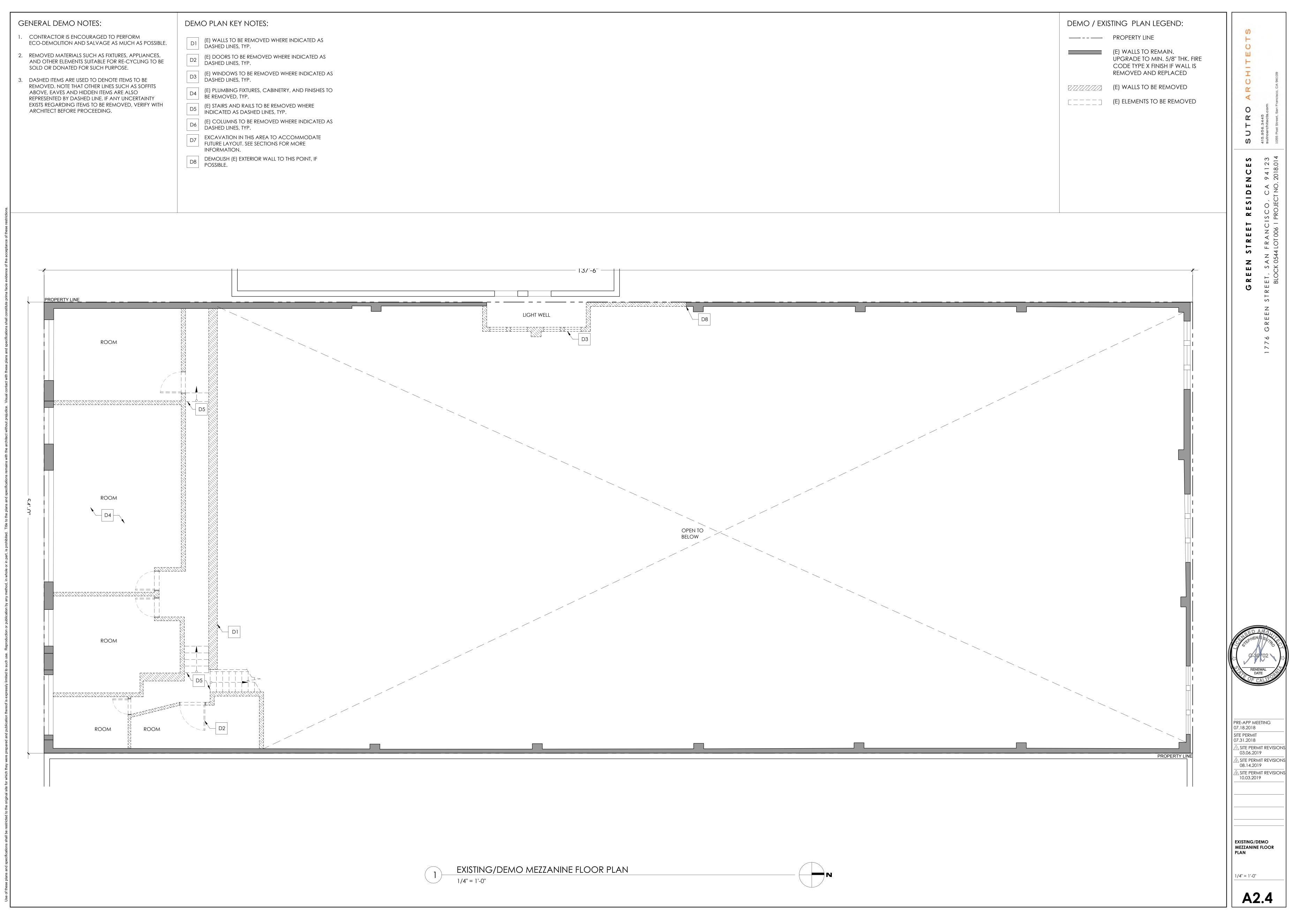


PROPERTY LI

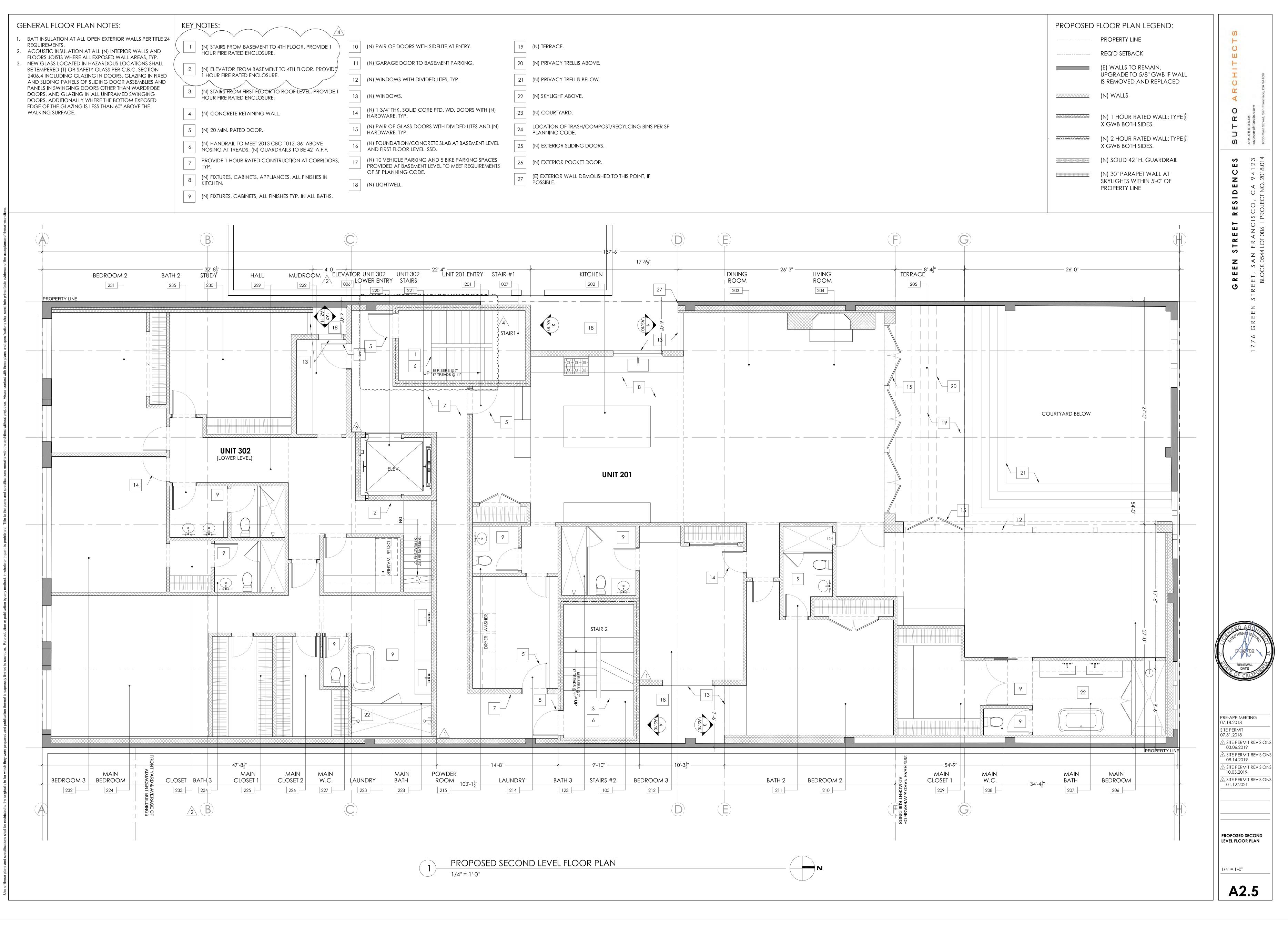


Ē	11	(N) GARAGE DOOR TO BASEMENT PARKING.	20	(N) PRIVACY TRELLIS ABOVE.
/	12	(N) WINDOWS WITH DIVIDED LITES TO MATCH EXISTING.	21	(N) PRIVACY TRELLIS BELOW.
1	13	(N) WINDOWS.	22	(N) SKYLIGHT ABOVE.
	14	(N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.	23	(N) COURTYARD.
	15	(N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N) HARDWARE, TYP.	24	LOCATION OF TRASH/COMF PLANNING CODE.
	16	(N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL AND FIRST FLOOR LEVEL. SSD.	25	(N) EXTERIOR SLIDING DOOR
S,	17	(N) 10 VEHICLE PARKING AND 5BIKE PARKING SPACES PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS	26	(N) EXTERIOR POCKET DOOR
	[]	OF SF PLANNING CODE.	27	(N) UTILITY PANELS.

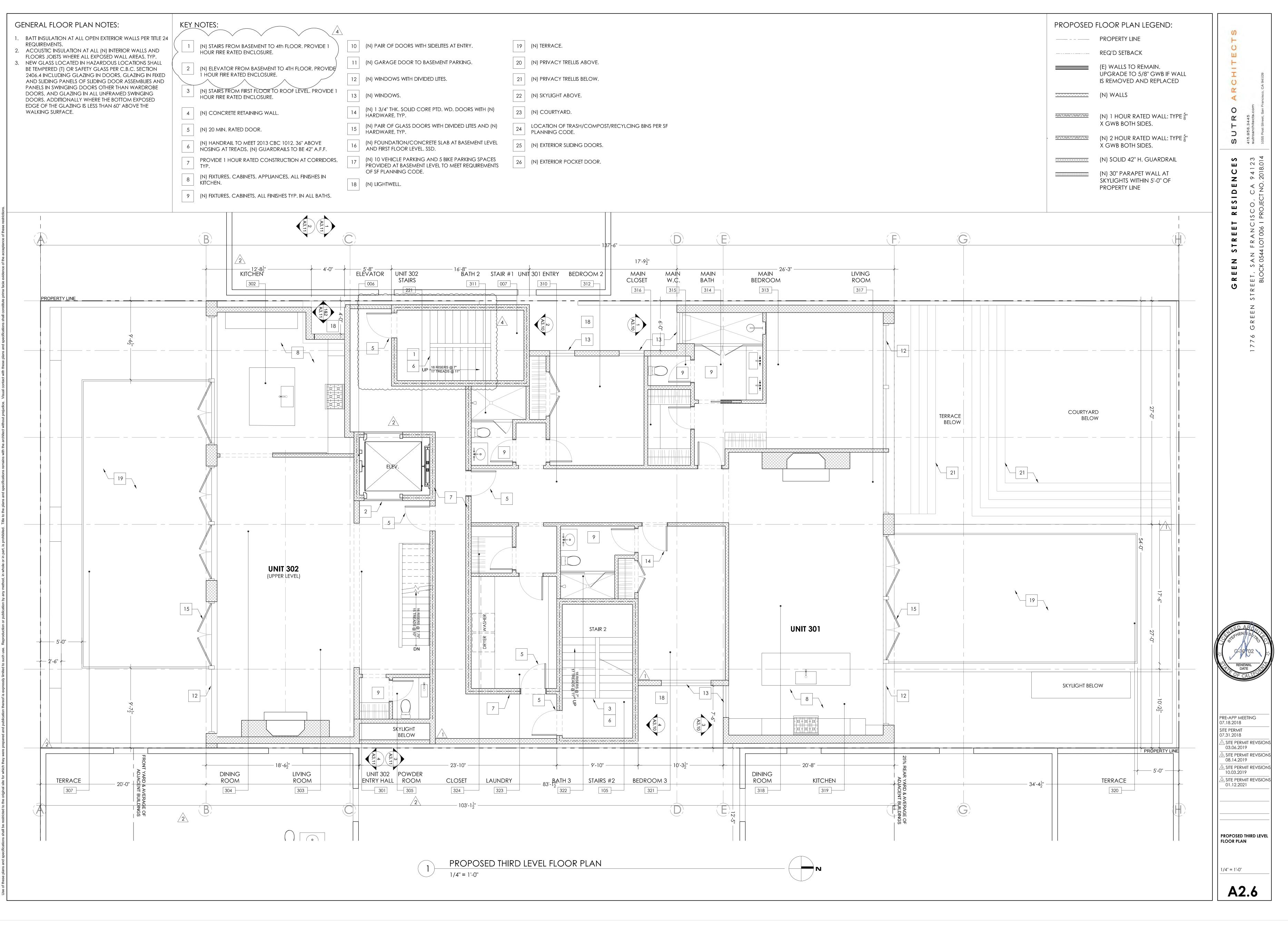
PROPOSED	FLOOR PLAN LEGEND:
	PROPERTY LINE
	REQ'D SETBACK
	(E) WALLS TO REMAIN. UPGRADE TO 5/8'' GWB IF WA IS REMOVED AND REPLACED
<u> </u>	(N) WALLS
****	(N) 1 HOUR RATED WALL: TYPE X GWB BOTH SIDES.
*********	(N) 2 HOUR RATED WALL: TYPE X GWB BOTH SIDES.
<u> </u>	(N) SOLID 42" H. GUARDRAIL
	(N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



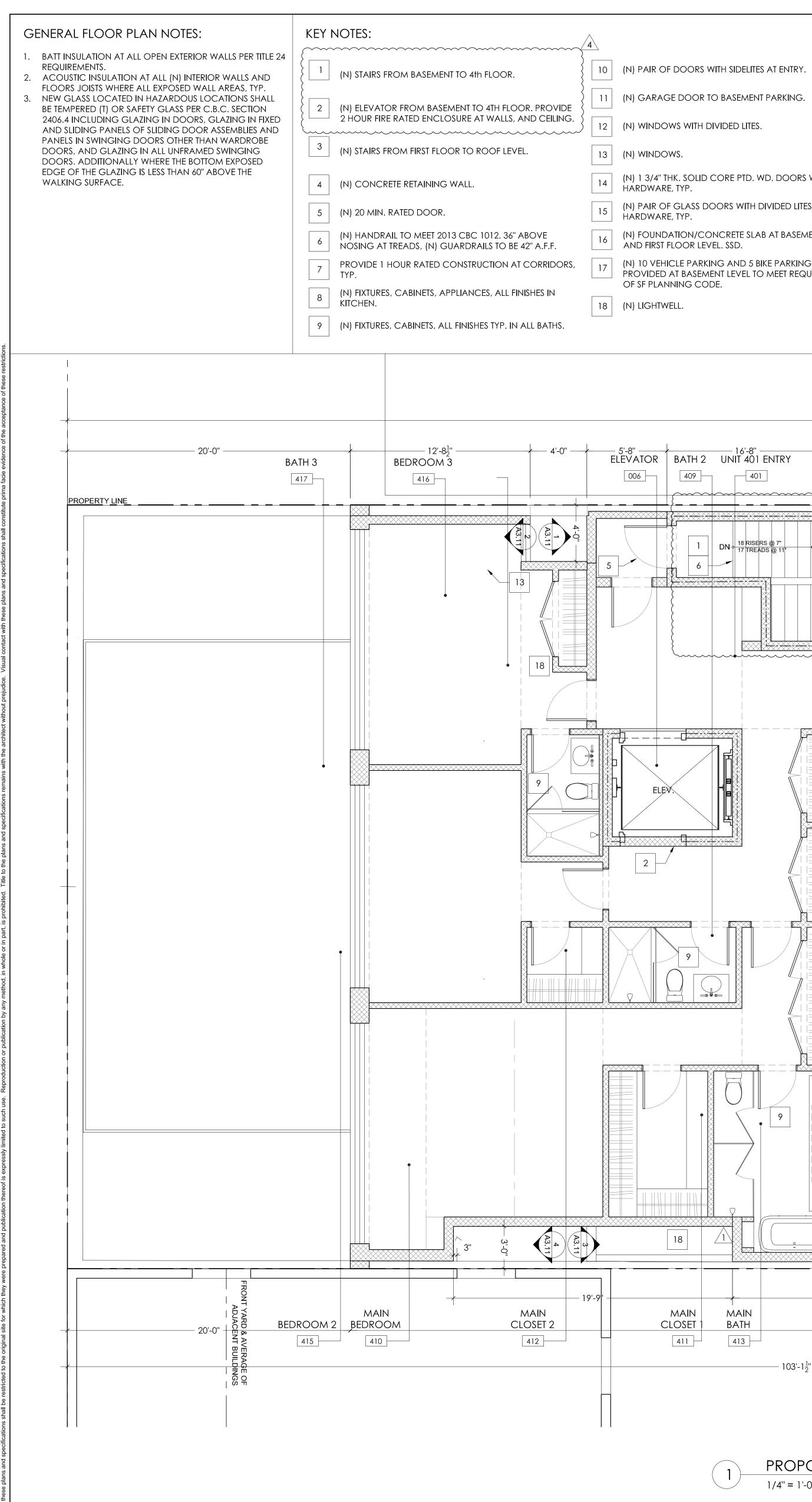
DEMO / EXI	STING PLAN LEGEND:
	PROPERTY LINE
	(E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8'' THK CODE TYPE X FINISH IF WAL REMOVED AND REPLACED
	(E) WALLS TO BE REMOVED
	(E) ELEMENTS TO BE REMOV



PROPOSED	FLOOR PLAN LEGEND:
	PROPERTY LINE
	req'd setback
	(E) WALLS TO REMAIN. UPGRADE TO 5/8'' GWB IF IS REMOVED AND REPLAC
*****	(N) WALLS
	(N) 1 HOUR RATED WALL: T X GWB BOTH SIDES.
	(N) 2 HOUR RATED WALL: T X GWB BOTH SIDES.
<u> </u>	(N) SOLID 42'' H. GUARDRA
	(N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE



PROPOSED	FLOOR PLAN LEGEND
	PROPERTY LINE
	REQ'D SETBACK
	(E) WALLS TO REMAIN. UPGRADE TO 5/8'' GWB IF IS REMOVED AND REPLAC
*****	(N) WALLS
	(N) 1 HOUR RATED WALL: 1 X GWB BOTH SIDES.
	(N) 2 HOUR RATED WALL: 1 X GWB BOTH SIDES.
<u> </u>	(N) SOLID 42'' H. GUARDRA
	(N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE

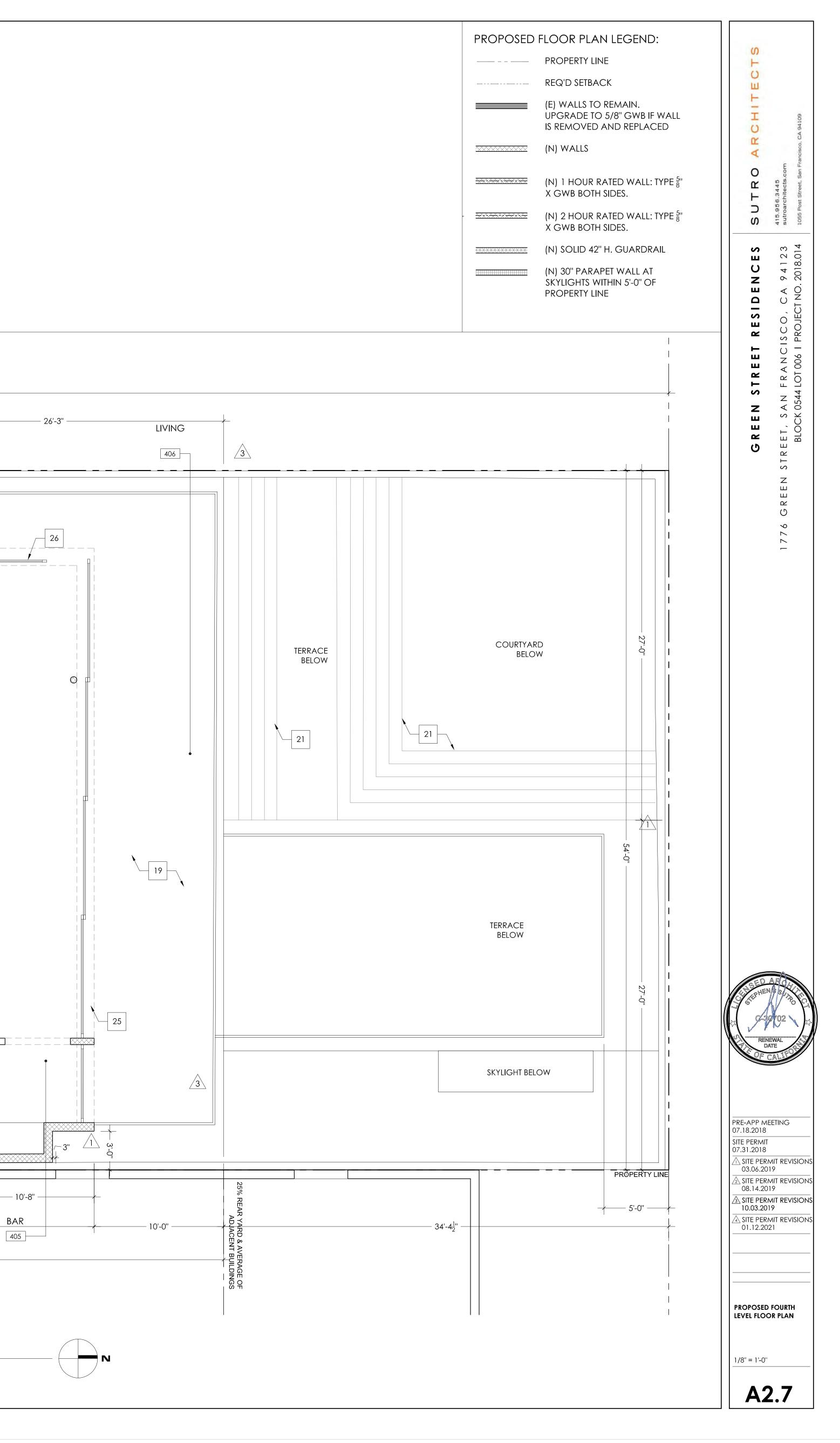


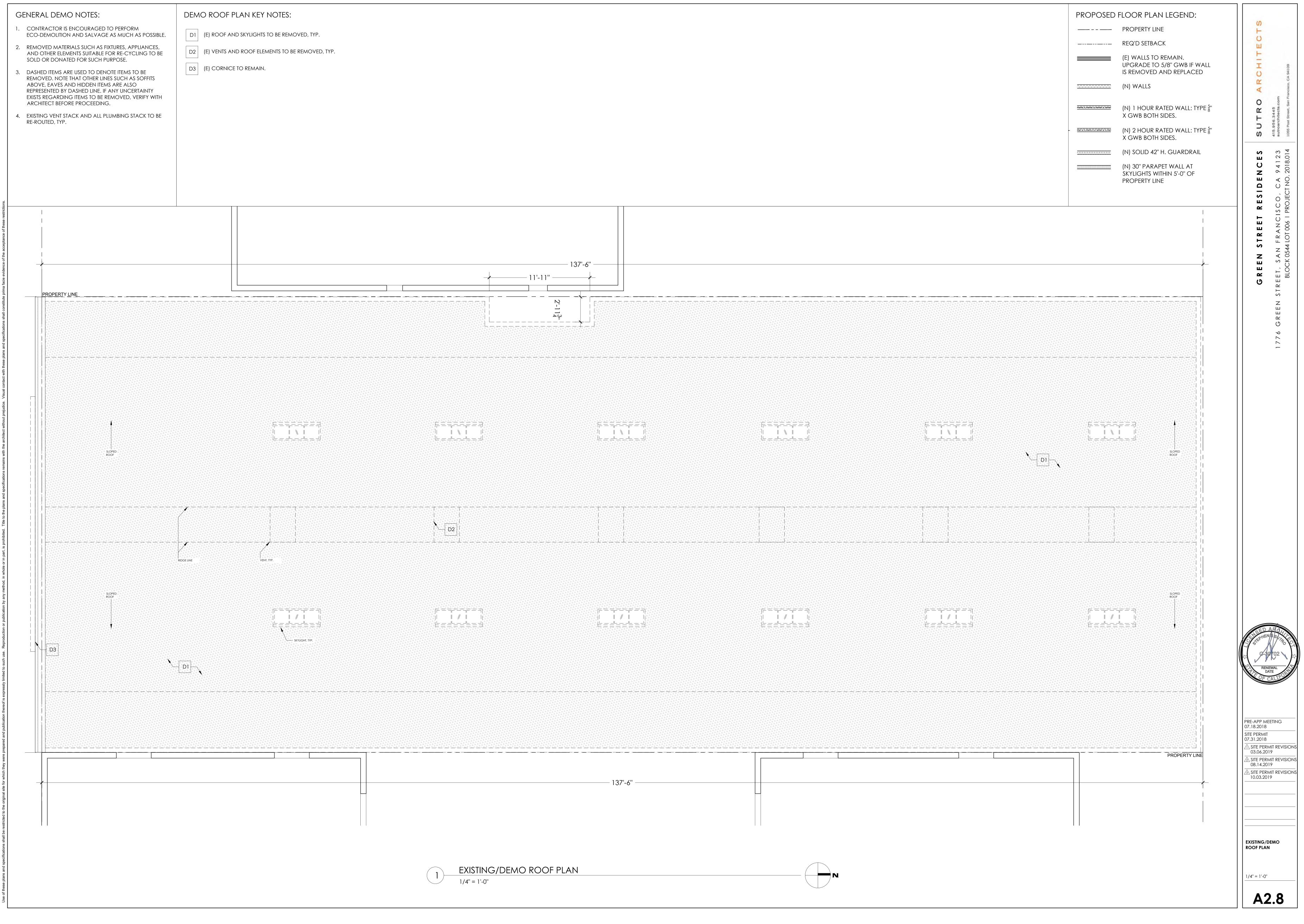
12 (N) WINDOWS WITH DIVIDED LITES.	21 (N) PRIVACY TRELLIS BELOW.
13 (N) WINDOWS.	22 (N) SKYLIGHT ABOVE.
(N) 1 3/4" THK. SOLID CORE PTD. WD. DOORS WITH (N) HARDWARE, TYP.	23 (N) COURTYARD.
(N) PAIR OF GLASS DOORS WITH DIVIDED LITES AND (N)	LOCATION OF TRASH/COMPOST/RECYLCING BINS PER SF
(N) FOUNDATION/CONCRETE SLAB AT BASEMENT LEVEL	25 (N) EXTERIOR SLIDING DOORS.
(N) 10 VEHICLE PARKING AND 5 BIKE PARKING SPACES	26 (N) EXTERIOR POCKET DOOR.
PROVIDED AT BASEMENT LEVEL TO MEET REQUIREMENTS OF SF PLANNING CODE.	
18 (N) LIGHTWELL.	
5'-8"	137-6" 17'-9 ¹ " 1 DINING
ELEVATOR BATH 2 UNIT 401 ENTRY STAIR #1 006 409 401 007	ROOM 402 404
1 DN • 18 RISERS @ 7" 5 6 7	
9	22 UNIT 401
	$\begin{array}{c c c c c c c c c c c c c c c c c c c $
19'-9"	9'-10"
CLOSET 1 BATH 73'-1 ¹ / ₂ " 411 413 73'-1 ¹ / ₂ " 40	NDRY KITCHEN STAIRS #2 07 403 105
103'-1 ¹ / ₂ "	
1 PROPOSED FOU 1/4" = 1'-0"	JRTH LEVEL FLOOR PLAN

19 (N) TERRACE.

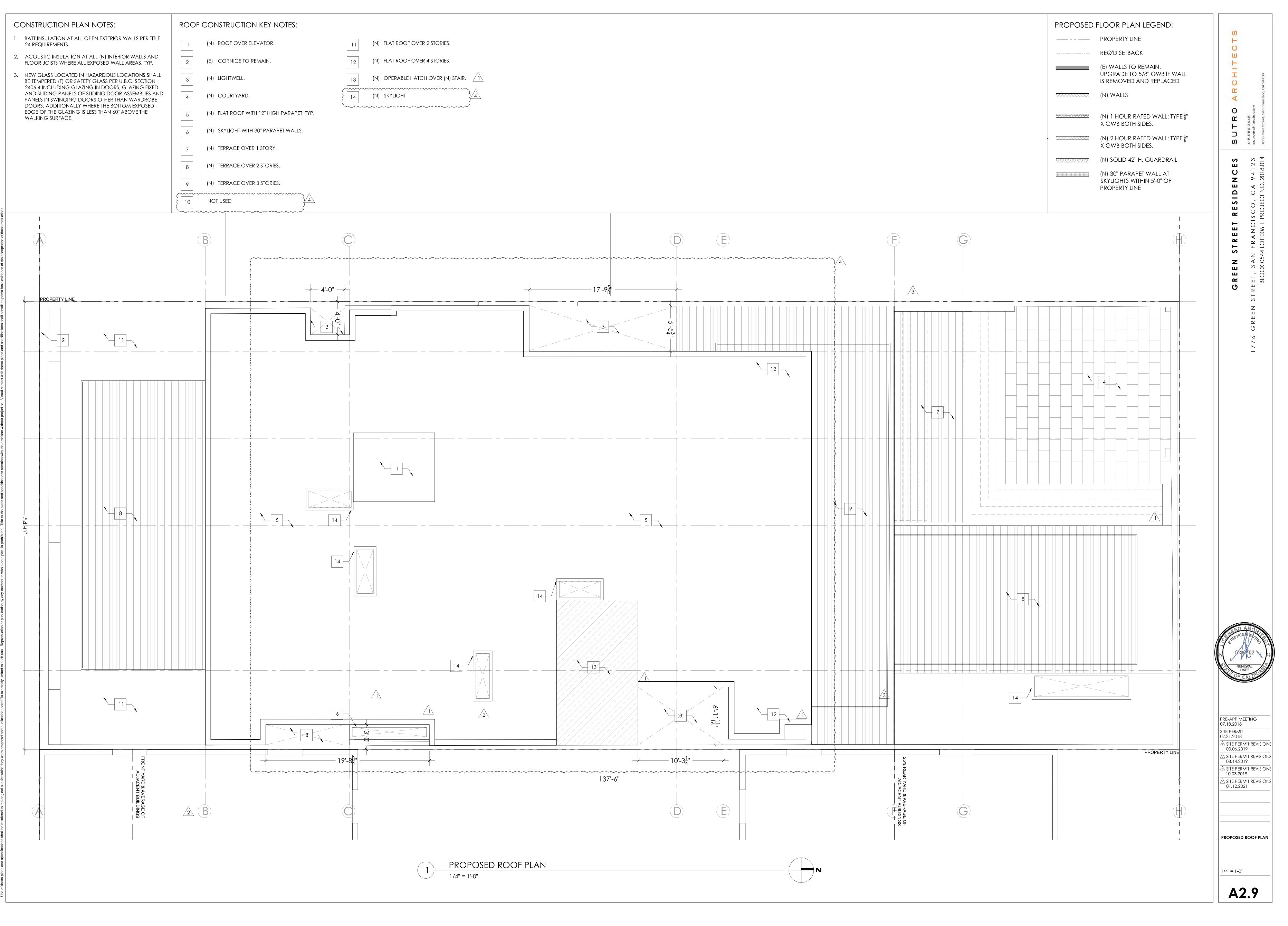
20 (N) PRIVACY TRELLIS ABOVE.

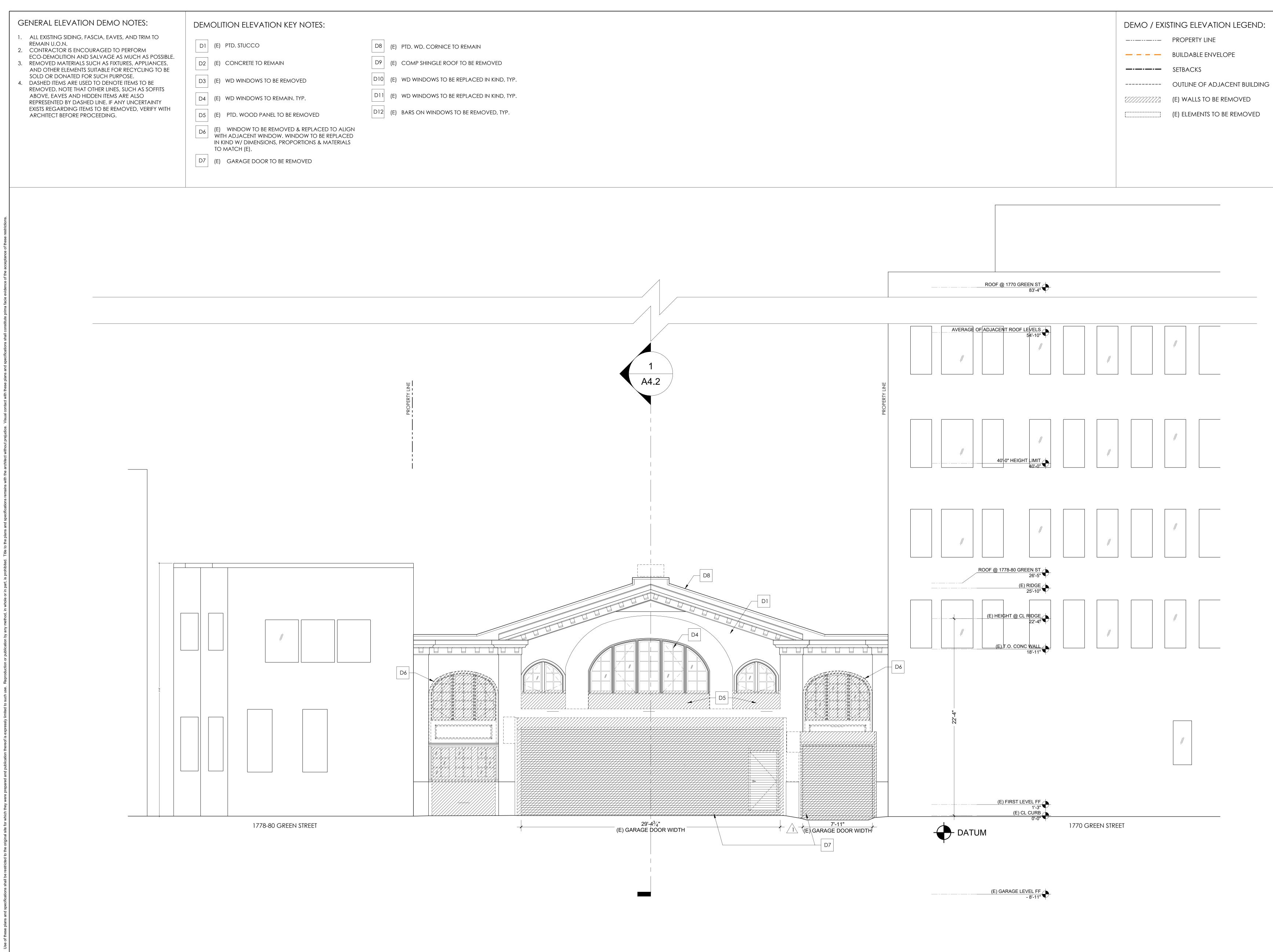
PROPOSED	FLOOR PLAN LEGEND
	PROPERTY LINE
	req'd setback
	(E) WALLS TO REMAIN. UPGRADE TO 5/8'' GWB IF IS REMOVED AND REPLAC
	(N) WALLS
*****	(N) 1 HOUR RATED WALL: 1 X GWB BOTH SIDES.
- **********	(N) 2 HOUR RATED WALL: 1 X GWB BOTH SIDES.
<u> </u>	(N) SOLID 42'' H. GUARDRA
	(N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE
1	

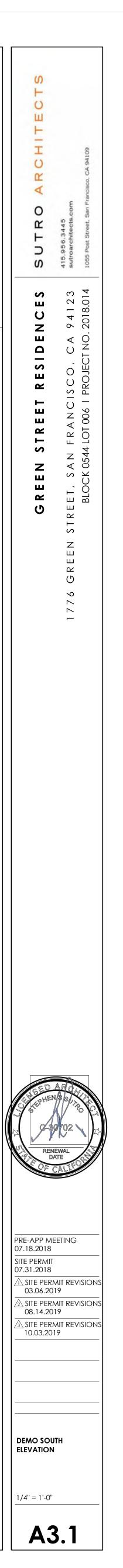


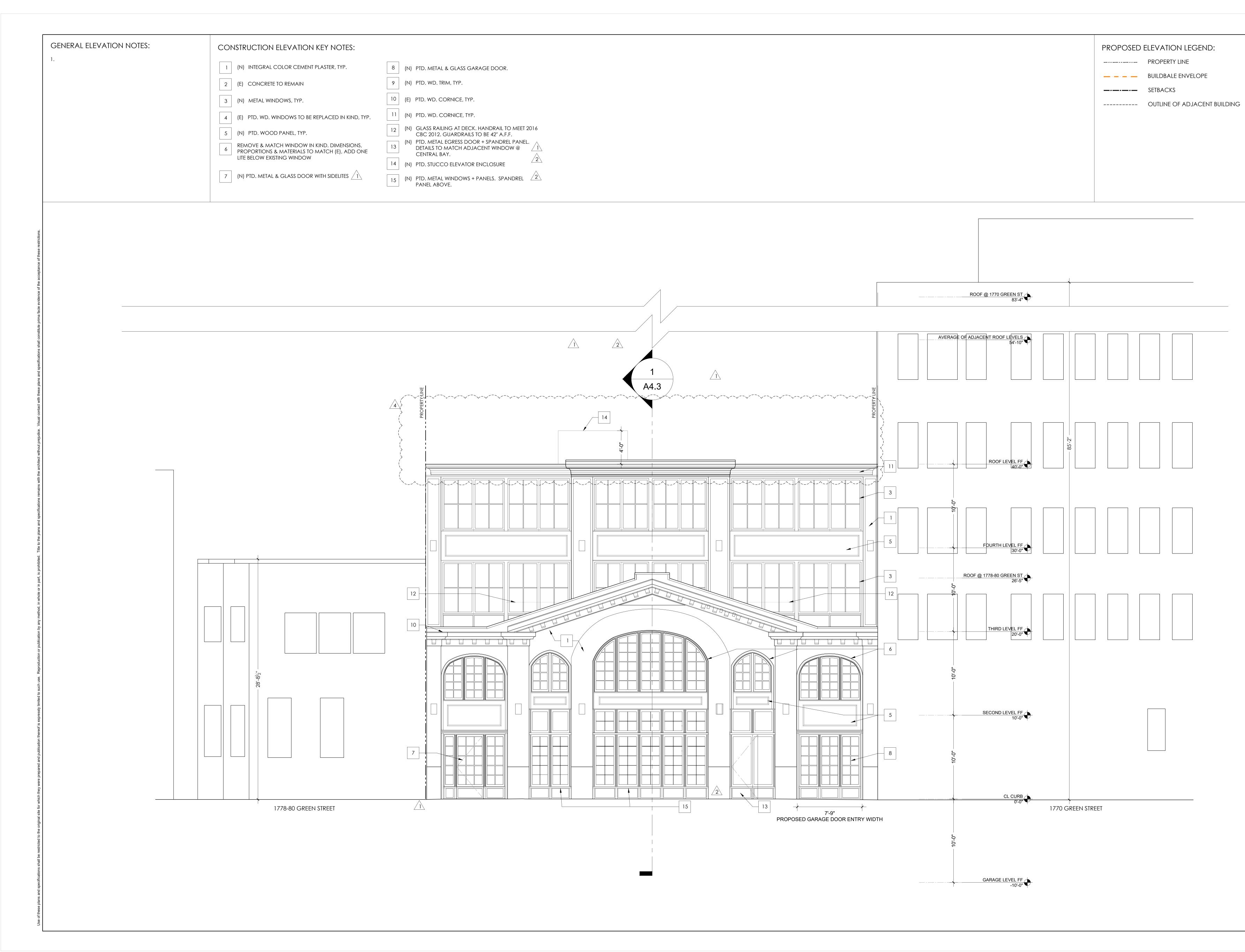


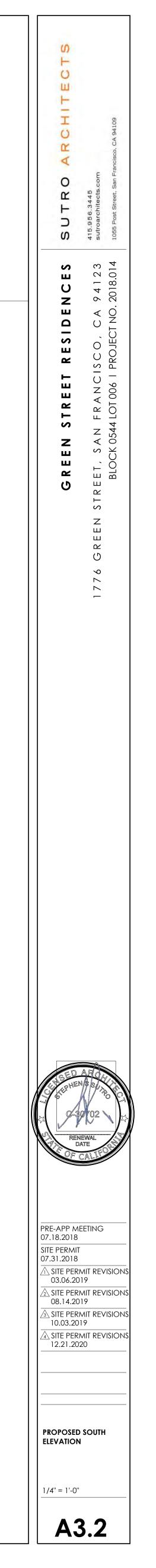
PROPOSED	FLOOR PLAN LEGEND:
	PROPERTY LINE
	REQ'D SETBACK
	(E) WALLS TO REMAIN. UPGRADE TO 5/8'' GWB IF \ IS REMOVED AND REPLACE
	(N) WALLS
	(N) 1 HOUR RATED WALL: T X GWB BOTH SIDES.
- =	(N) 2 HOUR RATED WALL: T X GWB BOTH SIDES.
<u> </u>	(N) SOLID 42'' H. GUARDRA
	(N) 30" PARAPET WALL AT SKYLIGHTS WITHIN 5'-0" OF PROPERTY LINE

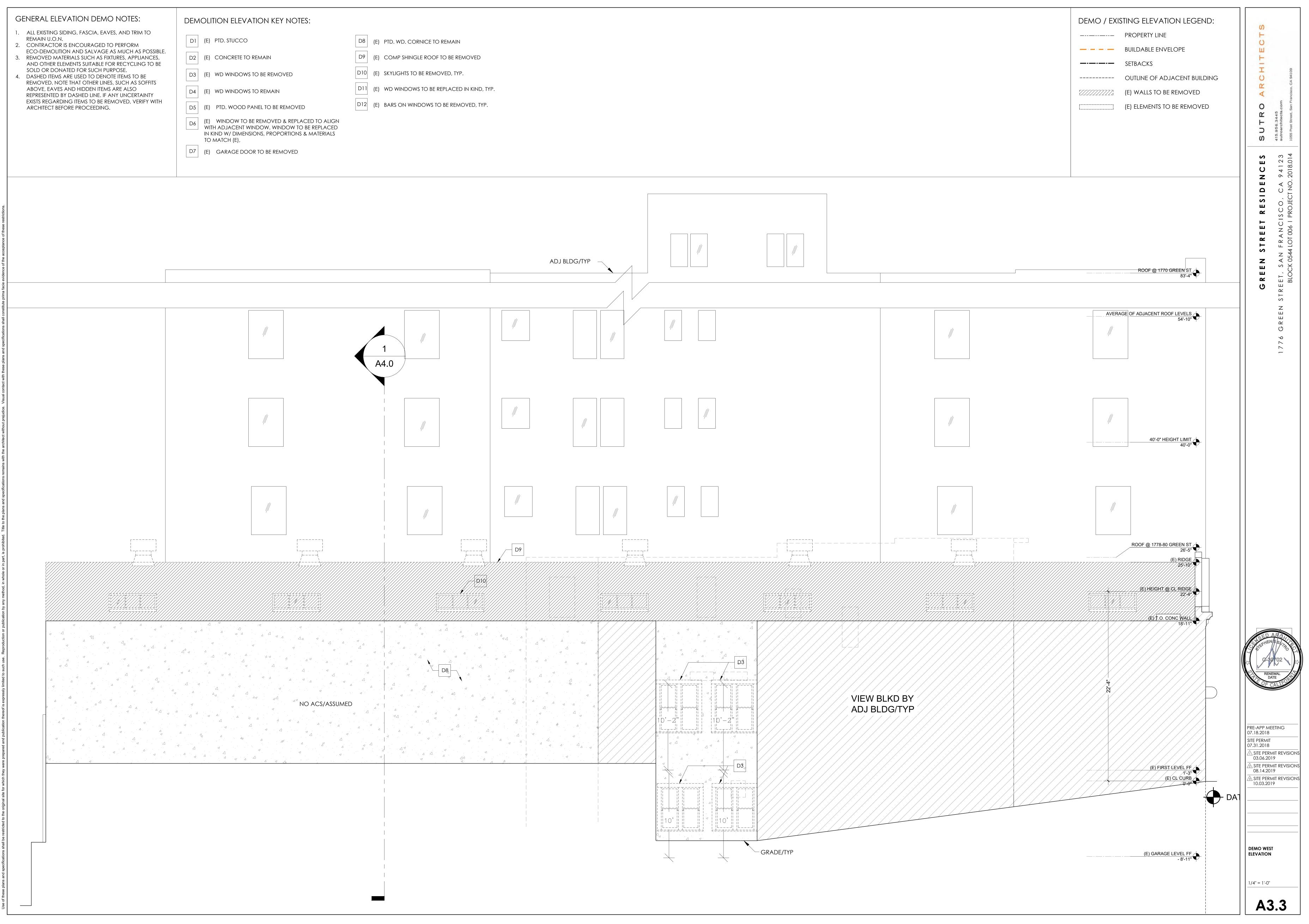




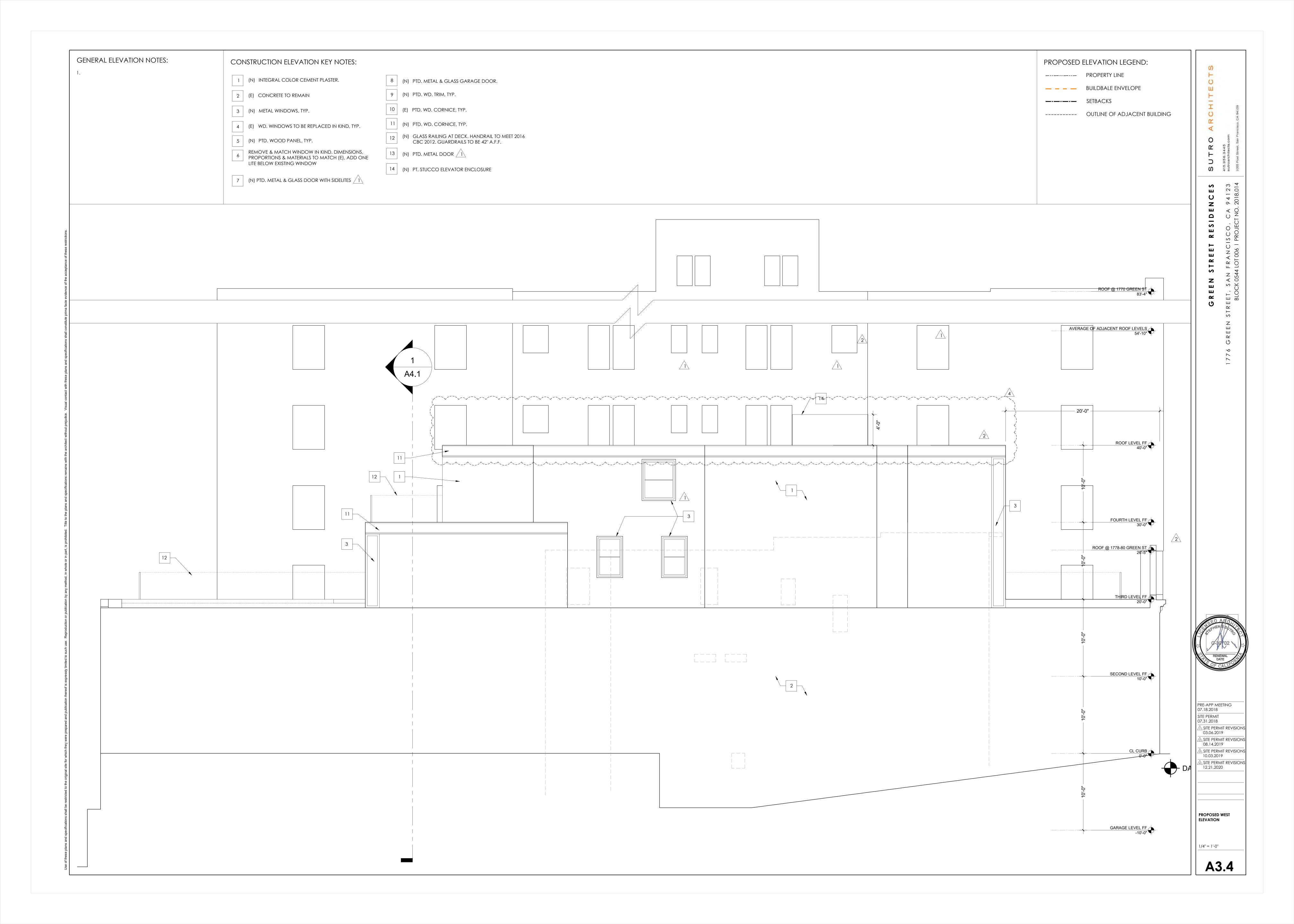


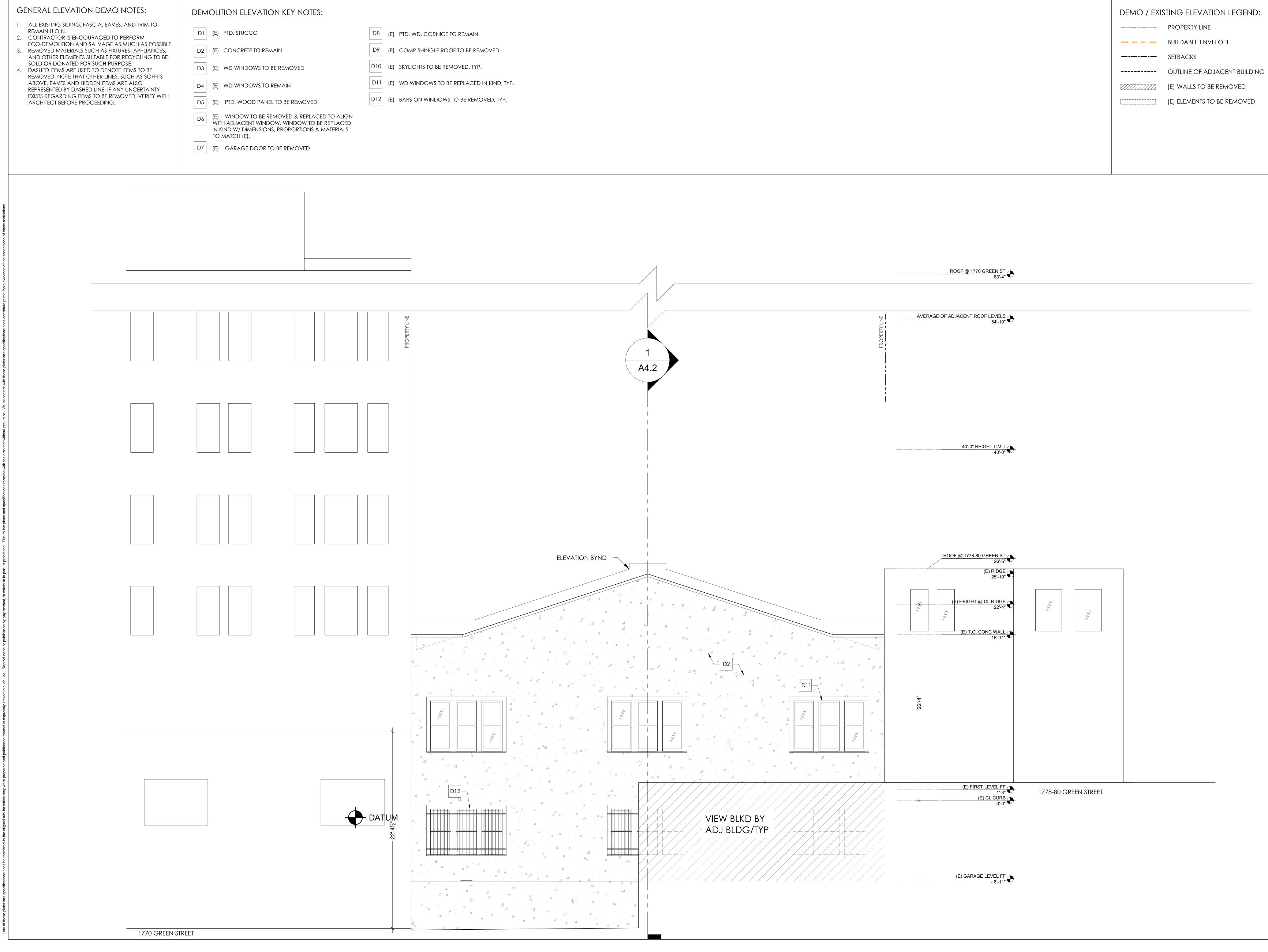




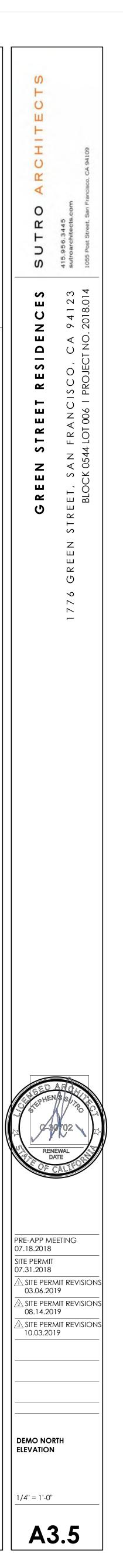






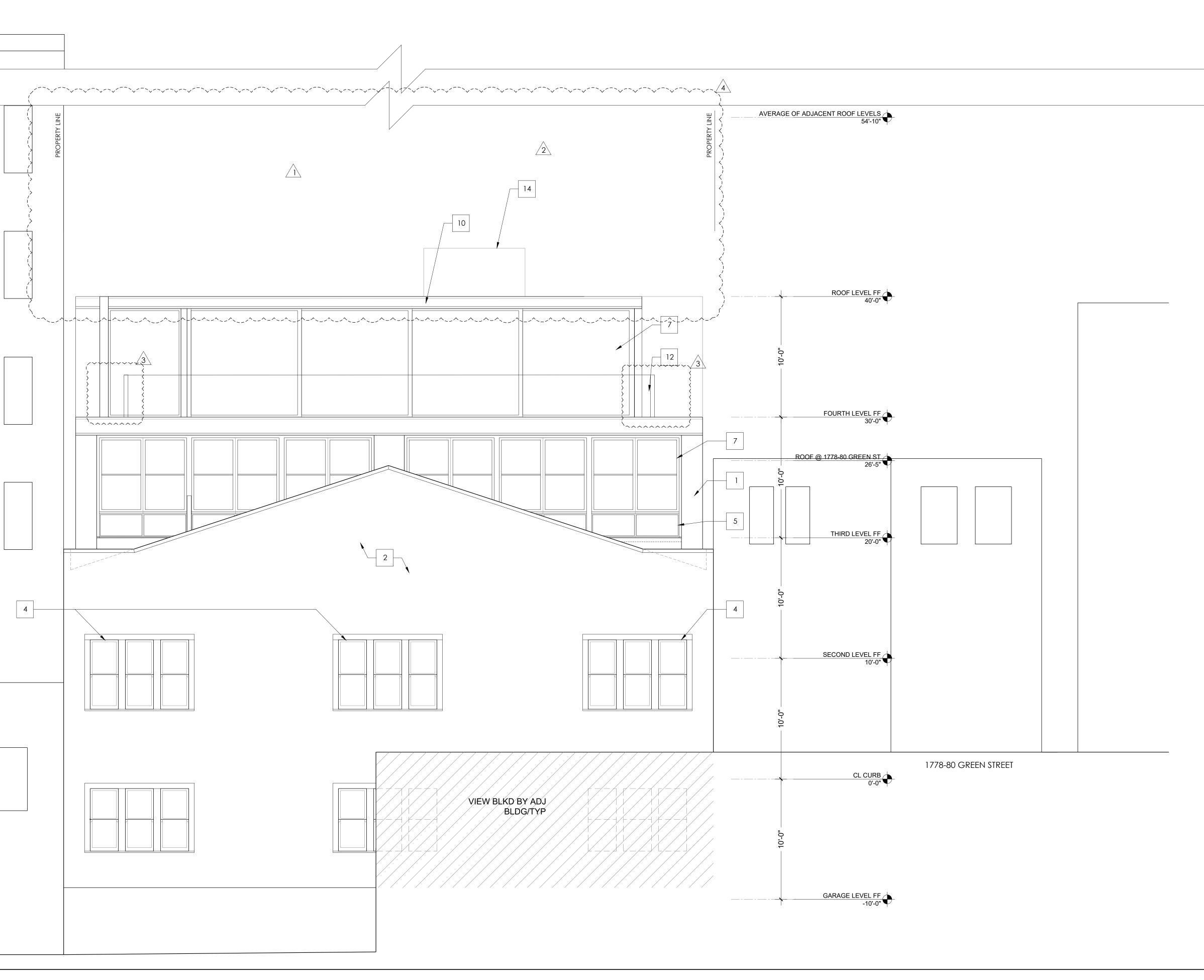


DEMO / EXISTING ELEVATION LEGEND:

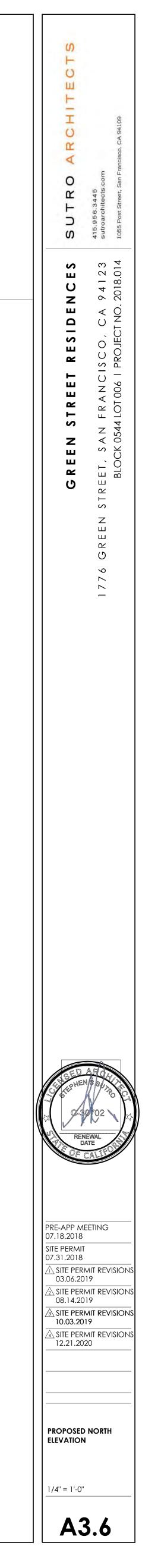


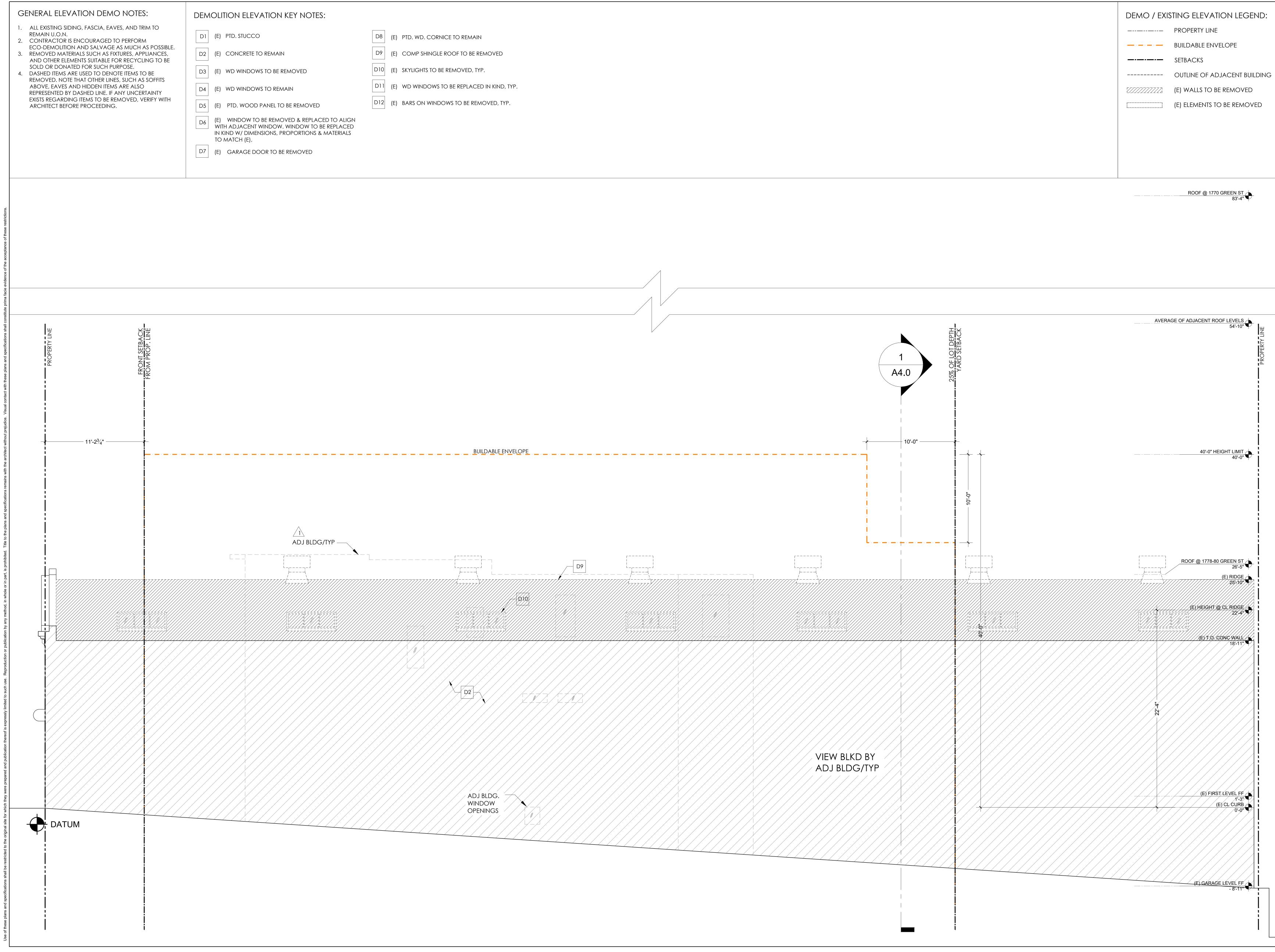
GENERAL ELEVATION NOTES: 1.		1 2 3 4 5 6	 (N) INTEG (E) CONC (N) METAI (E) WD. W (N) PTD. W REMOVE 8 PROPORTION LITE BELOW 	RAL COLOR CRETE TO REA WINDOWS, VINDOWS TO VOOD PANE MATCH WIN ONS & MATE VEXISTING W	TYP. 9 BE REPLACED IN K L, TYP. NDOW IN KIND. DIM RIALS TO MATCH (E	IND, TYP. MENSIONS E), ADD O	NE
	1770 GRFFN ST	RFFT					

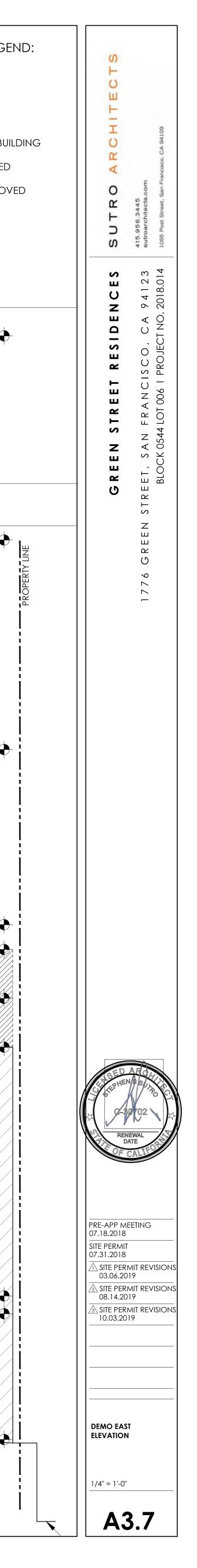
8 (N) PTD. METAL & GLASS GARAGE DOOR.
9 (N) PTD. WD. TRIM, TYP.
10 (E) PTD. WD. CORNICE, TYP.
11 (N) PTD. WD. CORNICE, TYP.
12 (N) GLASS RAILING AT DECK. HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F.
13 (N) PTD. METAL DOOR 1
14 (N) PT. STUCCO ELEVATOR ENCLOSURE

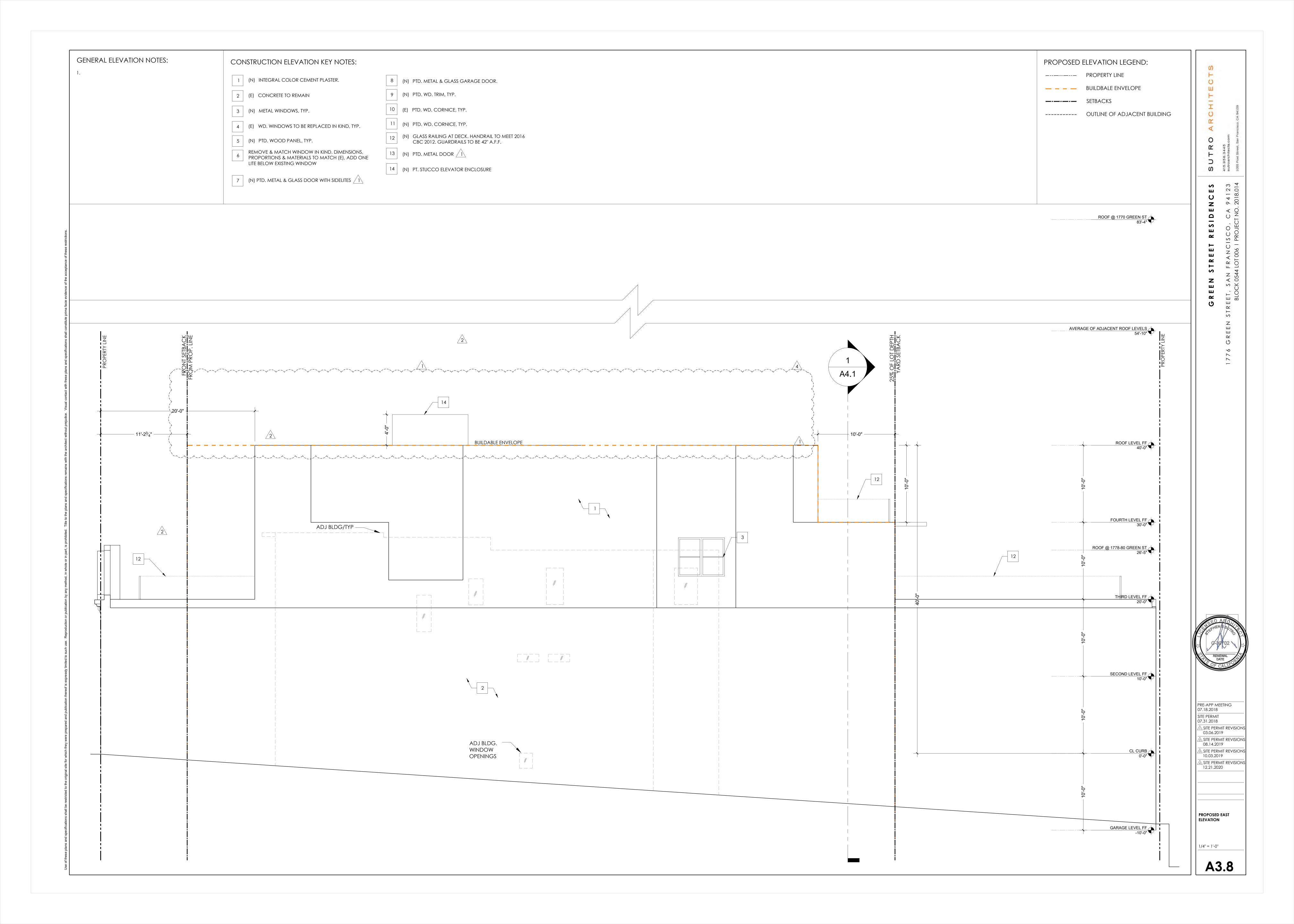












la facie evidence of the acceptance of these restrictions.	 GENERAL ELEVATION DEMO NOTES: ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN U.O.N. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES, SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING. 	DEMOLITION ELEVATION KEY NOTES: D1 (E) PTD. STUCCO D2 (E) CONCRETE TO REMAIN D3 (E) WD WINDOWS TO BE REMOVED D4 (E) WD WINDOWS TO REMAIN D5 (E) PTD. WOOD PANEL TO BE REMOVED D6 (E) WINDOW TO BE REMOVED & REPLACED TO ALIGN WITH ADJACENT WINDOW, WINDOW TO BE REPLACED IN KIND W/ DIMENTIONS, PROPORTIONS & MATERIALS TO MATCH (E), D7 (E) GARAGE DOOR TO BE REMOVED
ise. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these rest		
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use.		1778-80 GREEN STREET

LEVATION - SOUTH

(E) GARAGE LEVEL FF - 8'-11"

	(E) RIDGE 25'-10"	
	(E) HEIGHT @ CL RIDGE 22'-4"	
	(E) T.O. CONC WALL 18'-11"	
=.		
22'-4" -		
	(E) FIRST LEVEL FF 1'-3" (E) CL CURB 0'-0"	

ROOF @ 1778-80 GREEN ST 26'-5"

40'-0" HEIGHT LIMIT 40'-0"

AVERAGE OF ADJACENT ROOF LEVELS 54'-10"

ROOF @ 1770 GREEN ST 83'-4"

D9 (E) COMP SHINGLE ROOF TO BE REMOVED

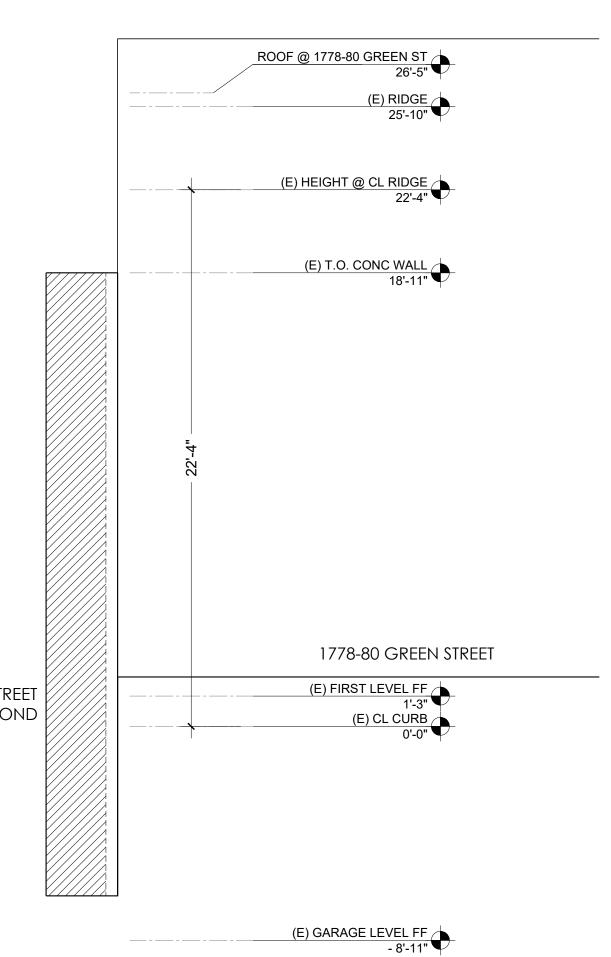
D8 (E) PTD. WD. CORNICE TO REMAIN

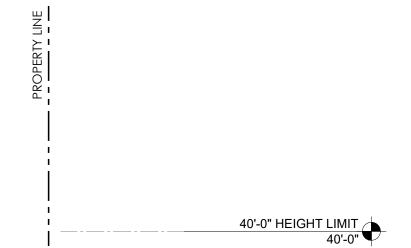
D10 (E) SKYLIGHTS TO BE REMOVED, TYP.

1776 GREEN STREET BUILDING BEYOND

2







AVERAGE OF ADJACENT ROOF LEVELS 54'-10"

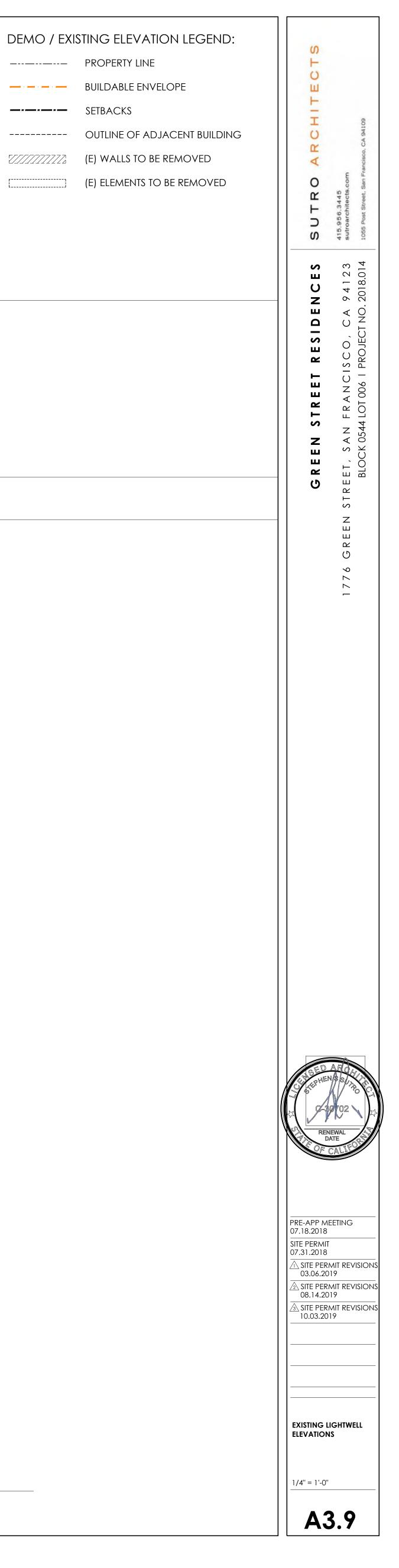
ROOF @ 1770 GREEN ST 83'-4"

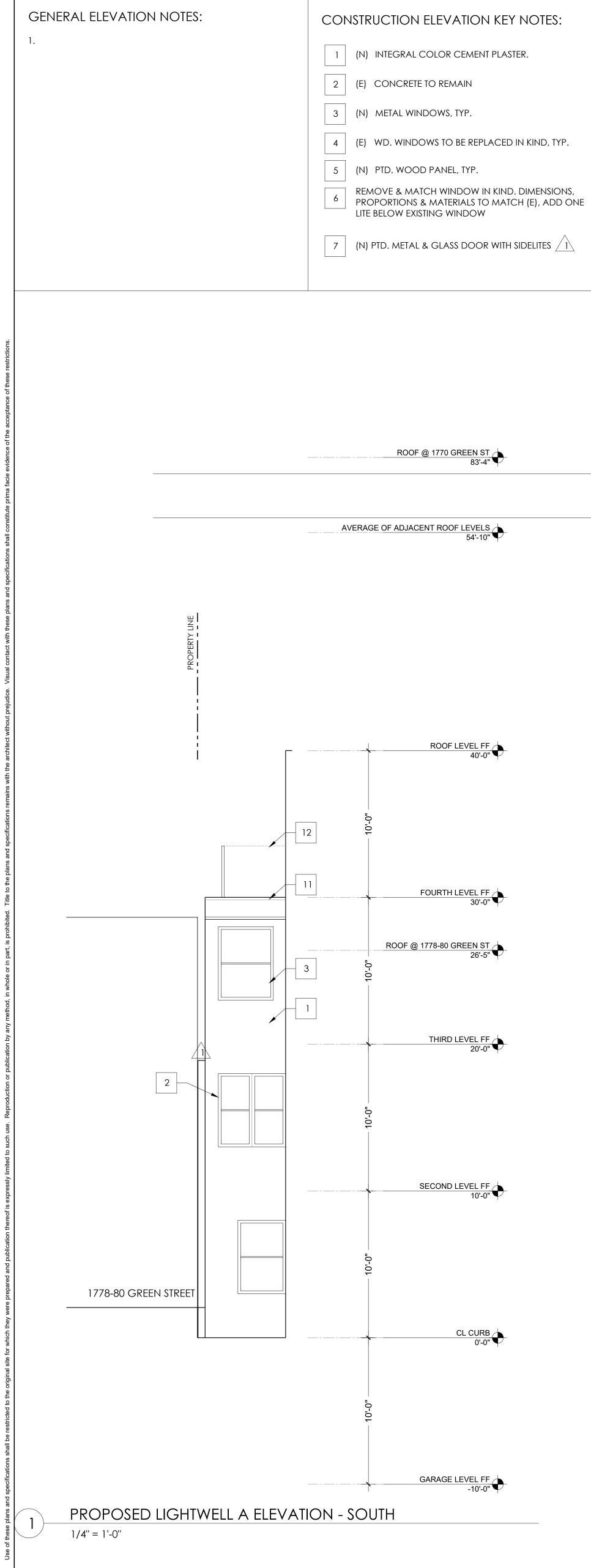
—----- Setbacks

-----------------BUILDABLE ENVELOPE

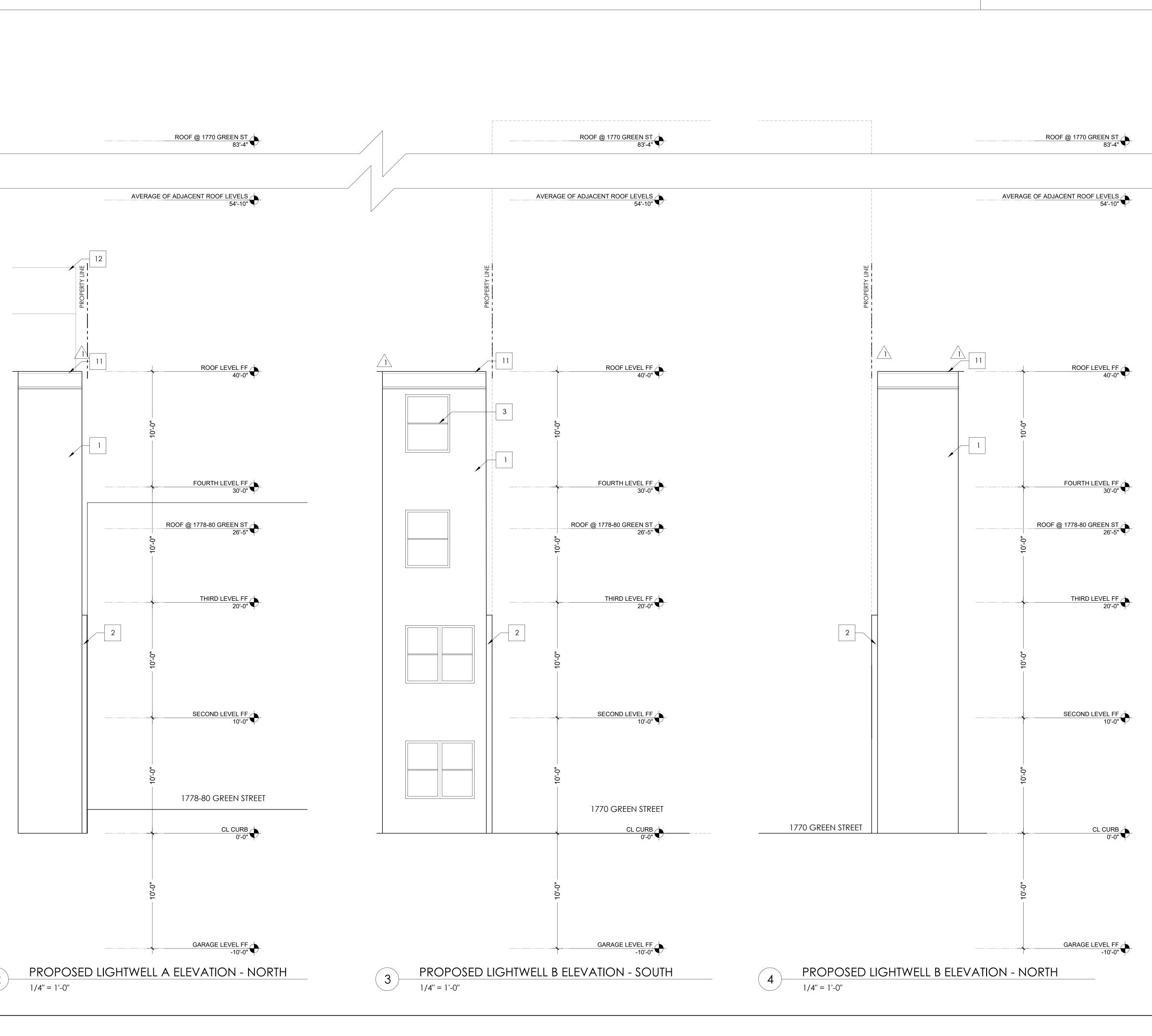
----- PROPERTY LINE

DEMO / EXISTING ELEVATION LEGEND:





2



- 10 (E) PTD. WD. CORNICE, TYP. 11 (N) PTD. WD. CORNICE, TYP.

8 (N) PTD. METAL & GLASS GARAGE DOOR.

- 12 (N) GLASS RAILING AT DECK. HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F.

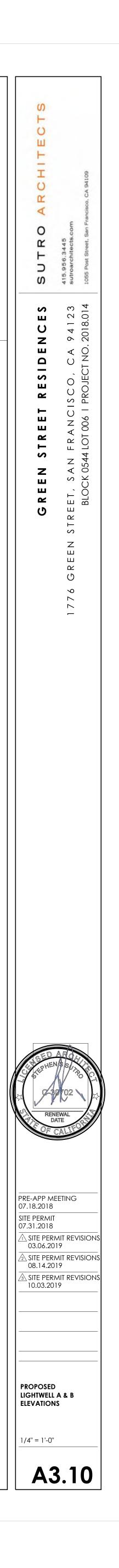
9 (N) PTD. WD. TRIM, TYP.

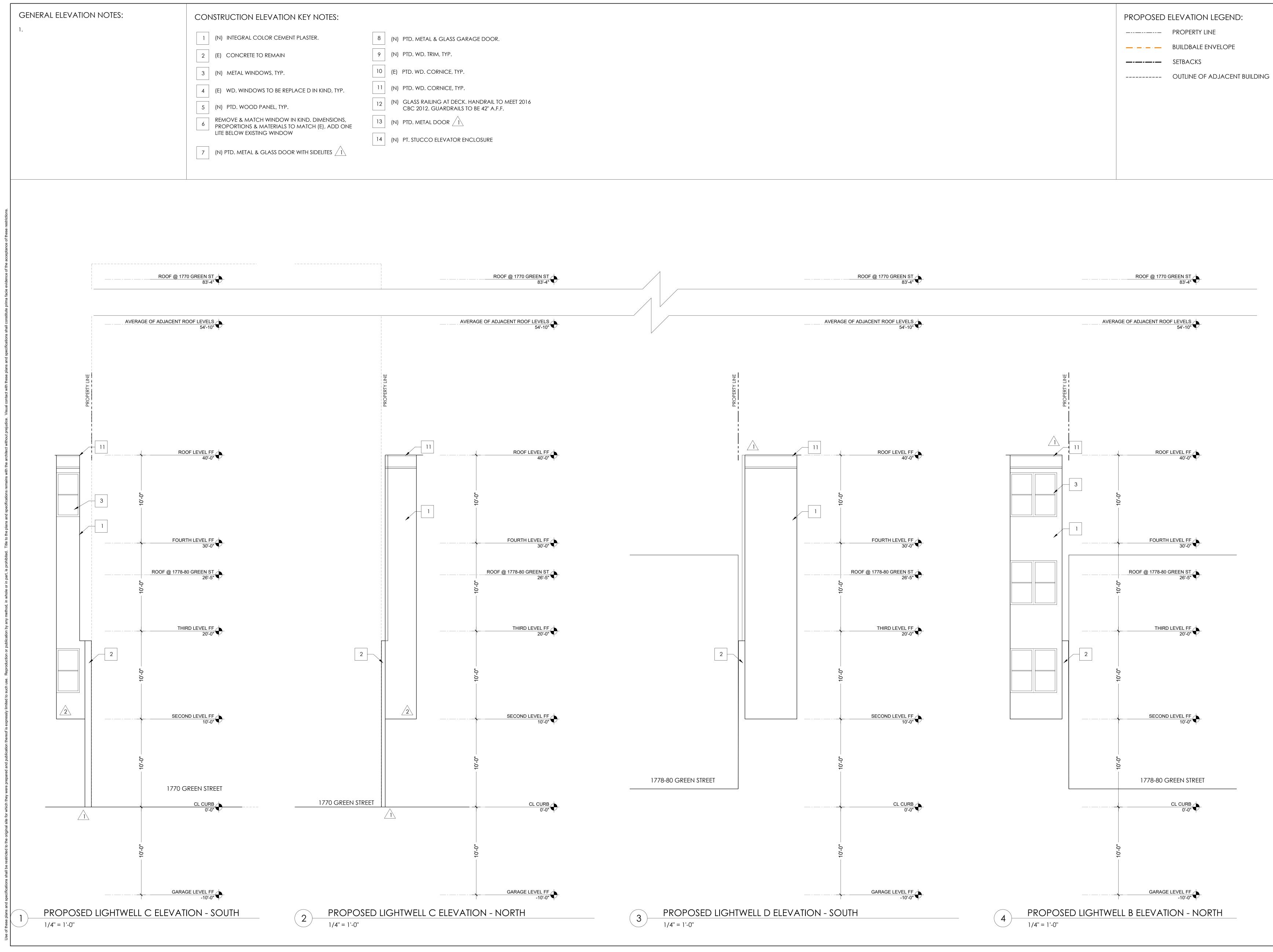
- 13 (N) PTD. METAL DOOR 1
- 14 (N) PT. STUCCO ELEVATOR ENCLOSURE

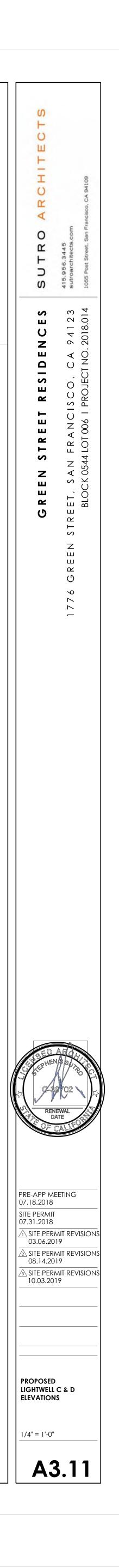
BUILDBALE ENVELOPE ----- SETBACKS ----- OUTLINE OF ADJACENT BUILDING

PROPOSED ELEVATION LEGEND:

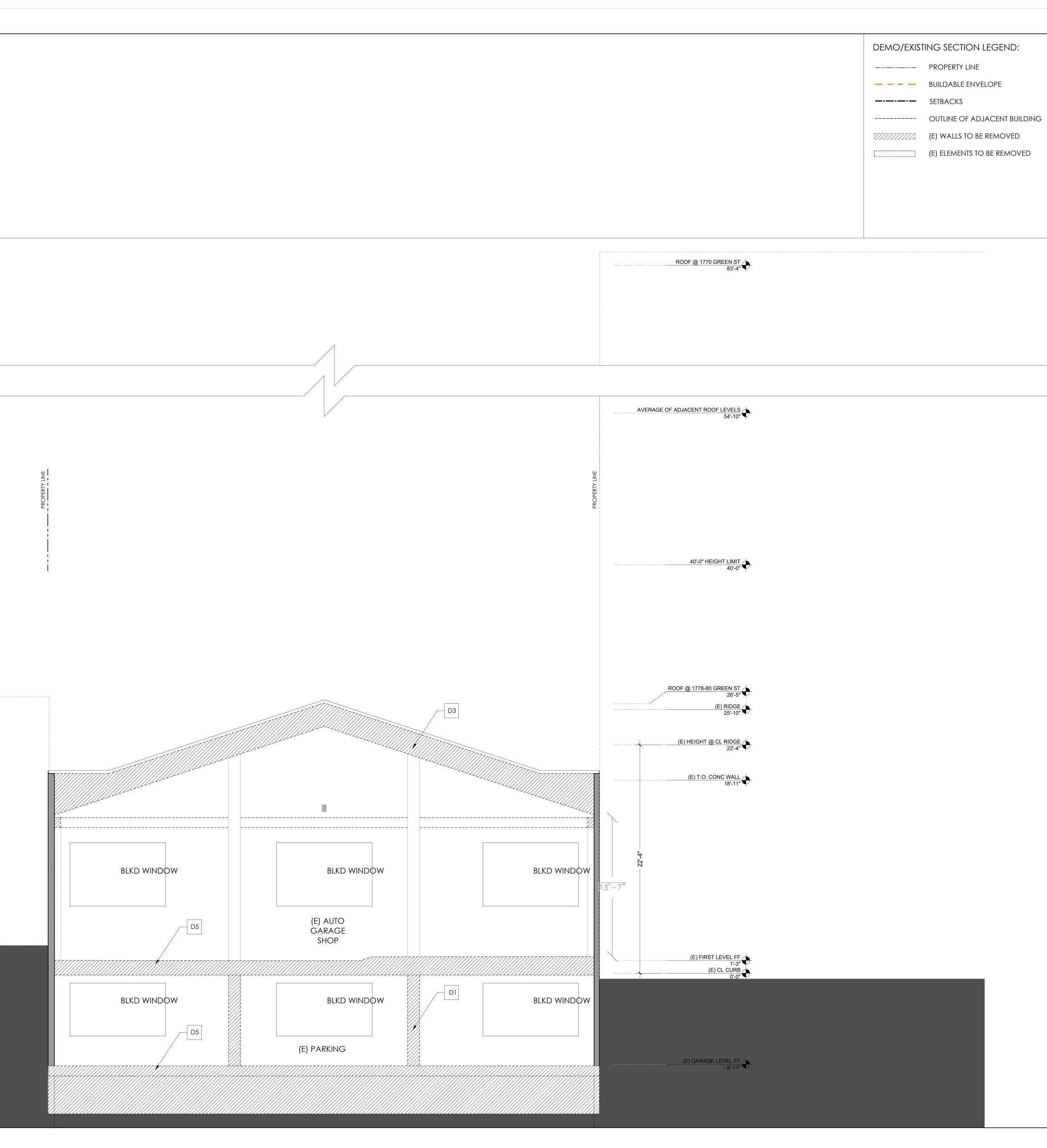
----- PROPERTY LINE

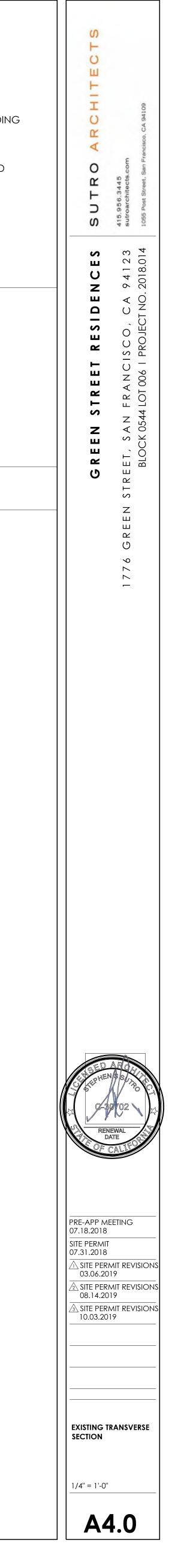




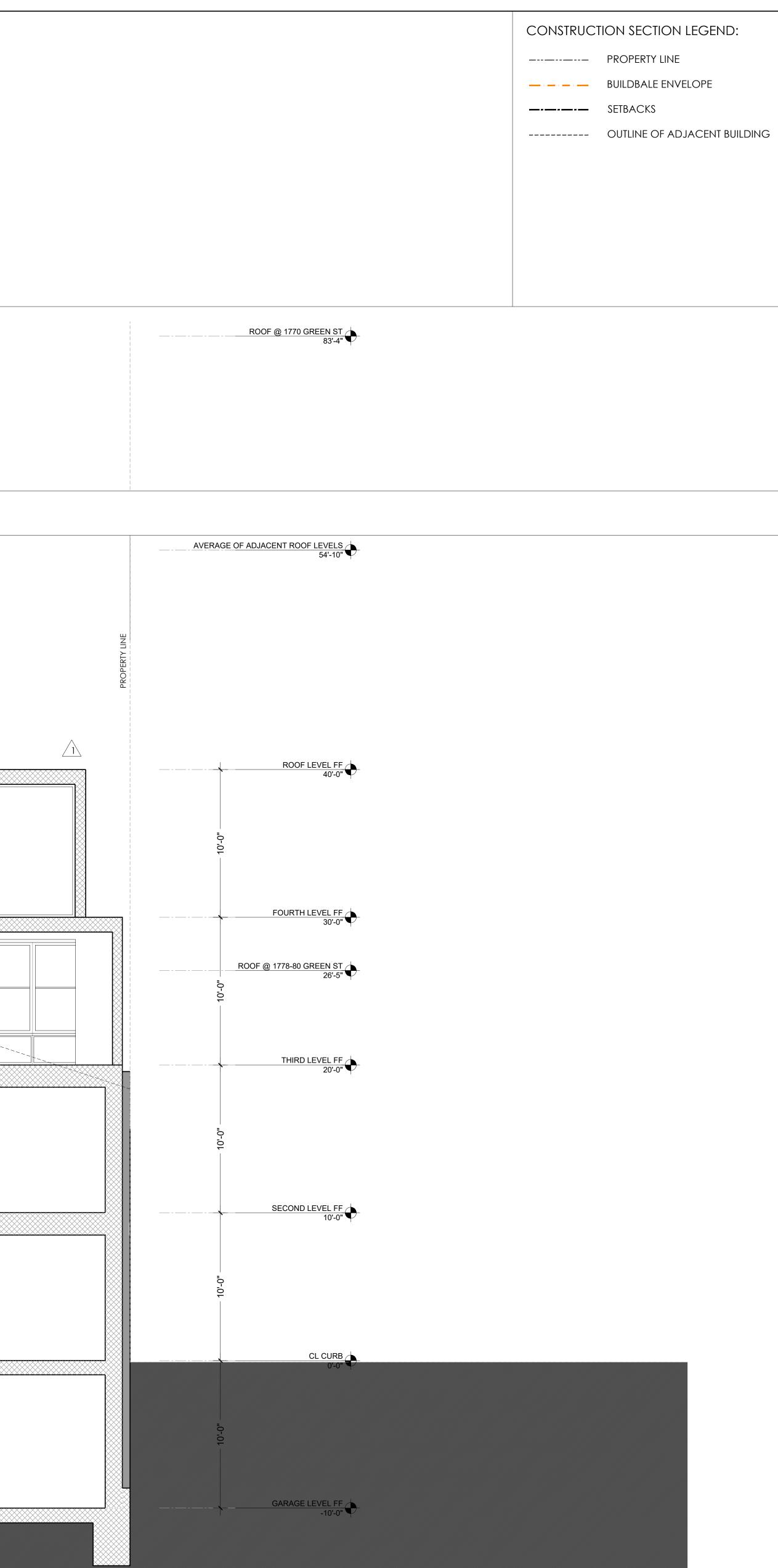


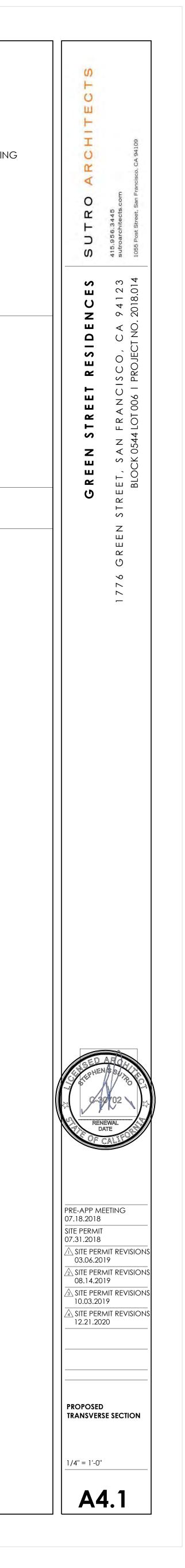
1	 DEMOLITION SECTION GENERAL NOTES: CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING. 	 DEMOLITION SECTION KEY NOTES: D1 (E) WALLS AND COLUMNS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. D2 (E) WINDOWS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. D3 (E) COMP SHINGLE ROOF, CEILING, AND ROOF ELEMENTS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. D4 (E) DOORS TO BE REMOVED WHERE INDICATED AS DASHED LINES, TYP. D5 (E) CONC. SLAB TO BE REMOVED TO ACCOMMODATE EXCAVATION AND NEW LAYOUT.
all constitute prima facie evidence of the acceptance of these restrictions.		
or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.		
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction		
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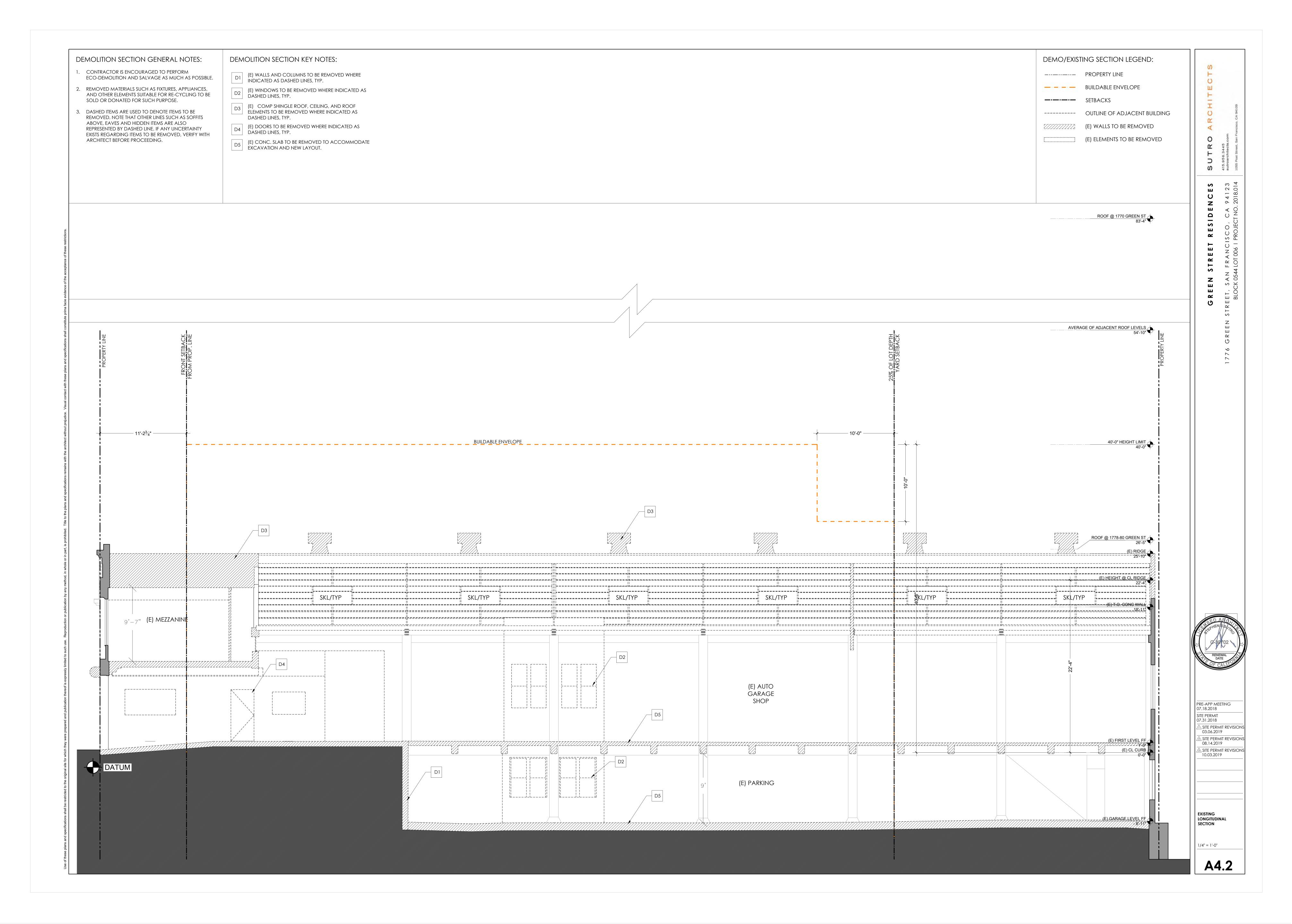


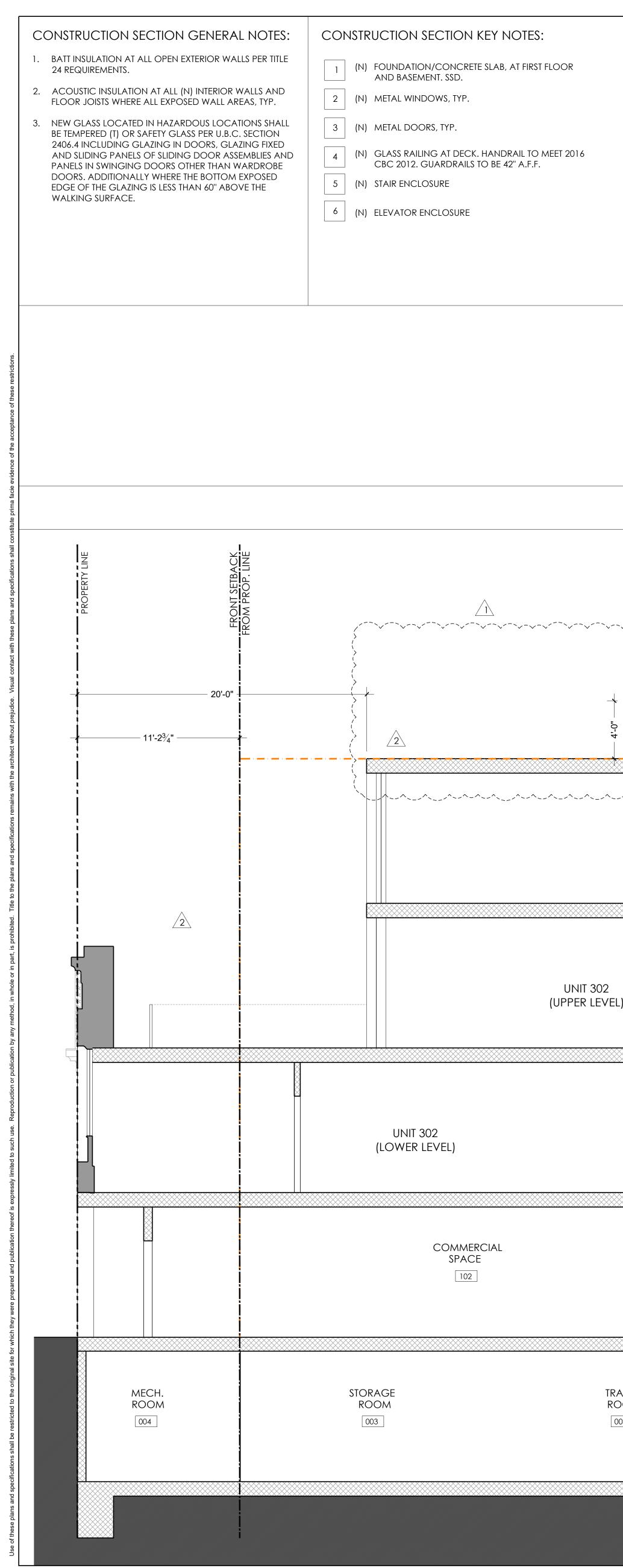


						
CONSTRUCTION SECTION GENERAL NOTES:	CONSTRUCTION SECTION KEY NOTES:					
1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.	1 (N) FOUNDATION/CONCRETE SLAB, AT FIRST FLOOR AND BASEMENT. SSD.					
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOOR JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.	2 (N) METAL WINDOWS, TYP.					
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION	3 (N) METAL DOORS, TYP.					
2406.4 INCLUDING GLAZING IN DOORS, GLAZING FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND	4 (N) GLASS RAILING AT DECK. HANDRAIL TO MEET 2016 CBC 2012. GUARDRAILS TO BE 42" A.F.F.					
PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE	5 (N) STAIR ENCLOSURE					
WALKING SURFACE.	6 (N) ELEVATOR ENCLOSURE					
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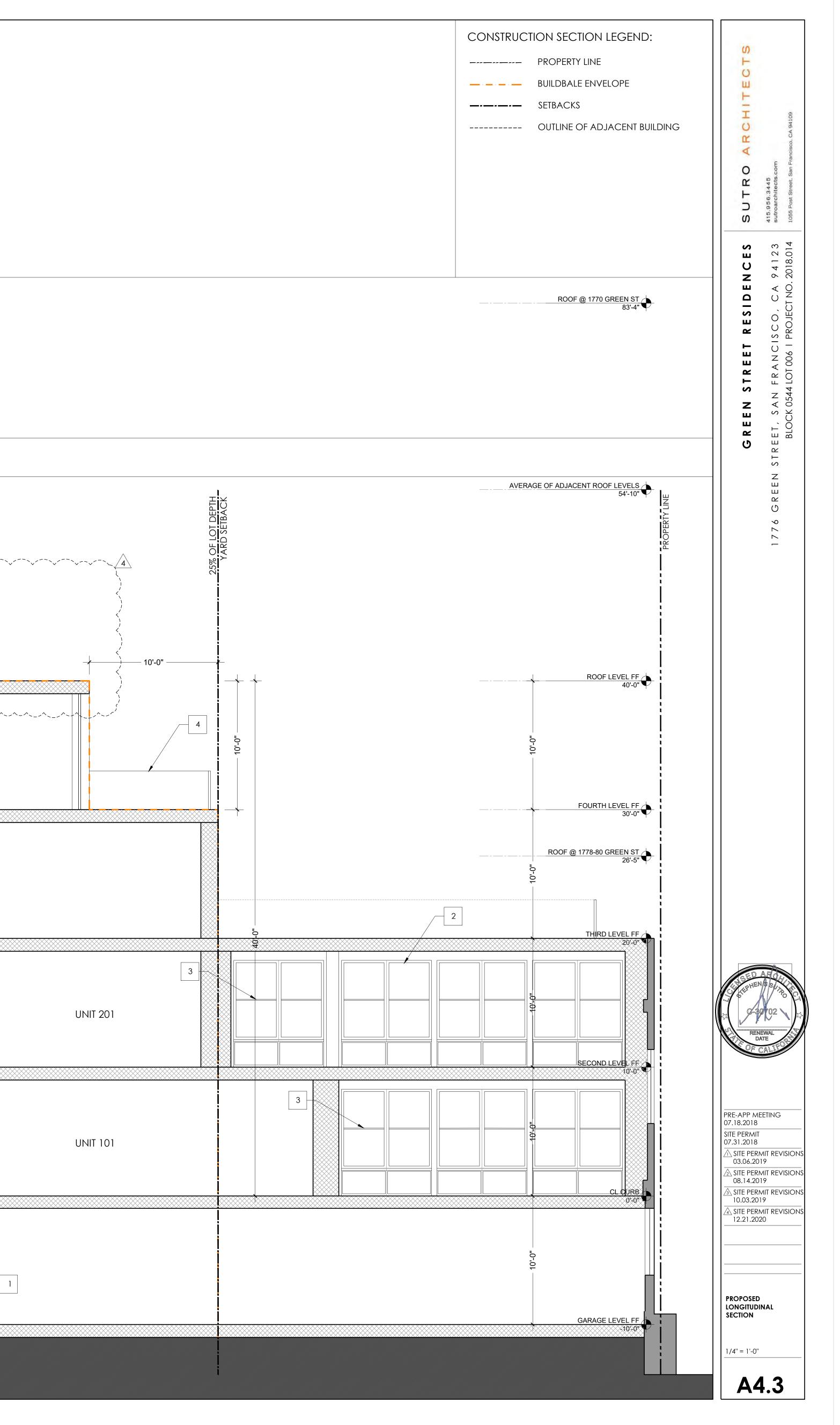




<u></u>					
	BUILDABLE ENVELOPE				
^^^^^^	^	<^<^	^^	UNIT 401	~_
EL)				UNIT 301	~~~~

TRASH ROOM 002

PARKING GARAGE 001 -1



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T.

RECORDING REQUESTED BY								Doc # 2021	055117			
And V	Whe	n Recorde	ed Mail	To:		City and Joaquín						
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							(5	Space Al	bove Th	is Line I	For Recorder's Use)	
	I (N	/e)	1776	5 GREEN	STHEFT	460		ta ayan ka galayar bariyi			the ow	ner(s)

of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 0544; LOT: 006;

COMMONLY KNOWN AS: 1776 GREEN STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Conditional Use Authorization No. 2018-011430CUA authorized by the Planning Commission of the City and County of San Francisco on February 18, 2021, as set forth on Planning Commission Motion No. 20856, to allow the construction of a two-story vertical addition, a change of use from an automobile repair garage to a residential building, and alterations to the front façade located at 1776 Green Street, Block 0544, and Lot 006, pursuant to Planning Code Sections 209.1 and 303 within the RH-2 Zoning District and a 40-X Height and Bulk District.

The restrictions and conditions of which notice is hereby given are

1

AUTHORIZATION

This authorization is for a conditional use to allow the construction of a two-story vertical addition, a change of use from an automobile repair garage to a residential building, and alterations to the front façade located at 1776 Green Street, Block 0544, and Lot 006, pursuant to Planning Code Sections 209.1 and 303 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 20, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2018-011430CUA and subject to conditions of approval reviewed and approved by the Commission on February 18, 2021 under **Motion No. 20856**. 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 February 18, 2021 under **Motion No. 20856**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission **Motion No. 20856** 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 628.652.7463, *www.sfplanning.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 628.652.7463, *www.sfplanning.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 628.652.7463, *www.sfplanning.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 628.652.7463, *www.sfplanning.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 628.652.7463, *www.sfplanning.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 628.652.7359, *www.sfplanning.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 628.652.7359, *www.sfplanning.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 628.652.7359, <u>www.sfplanning.org</u>

PARKING AND TRAFFIC

9. Bicycle Parking. The Project shall provide no fewer than fifteen (15) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. Ten (10) of these spaces may be oriented vertically.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, *www.sfplanning.org*

10. Parking Maximum. Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **ten (10)** off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, *www.sfplanning.org*

11. 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 628.652.7463, <u>www.sfplanning.org</u>

PROVISIONS

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 628.652.7359, <u>www.sfplanning.org</u>

MONITORING - AFTER ENTITLEMENT

13. 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 628.652.7463, *www.sfplanning.org*.

14. 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 628.652.7463, www.sfplanning.org

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

	1_			Jos H CORZI	NE
(Signature)				(Printed Name)	
Dated:	3/22	<u>20 <mark>2 </mark></u>	at	MILL VALLEY	, California.
Josh COR MANAGRA MANAGRA MANAGRA	(Month, Day)	il Group Hours I Street	uc, IIIC, iuc	(City)	
(Signature)	an de la general de la companya de	niyanga sing kapangan kabalan kapang dipak		(Printed Name)	
Dated:		. <u>20</u>	at		, California.
	(Month, Day)			(City)	
(Signature)			dan manana kapa dapat ng talangka panana	(Printed Name)	na fa a ta cana a ta
Dated:	(Month, Day)	, <u>20</u>	at	(City)	, California.

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 MARIN On <u>S·22·2/</u>, before me, <u>Martin Konopaski</u>, <u>Notary Public</u>, personally appeared <u>bshcg S.</u>

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

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



WITNESS my hand and official seal.

SIGNATURE

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date:______Number of Pages:______

Signer(s) Other than Named Above:_____

ORDER NO.: 0224044407

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Northerly line of Green Street, distant thereon 81 feet Easterly from the Northeasterly corner of Green and Octavia Streets; running thence Easterly and along said line of Green Street 54 feet; thence at a right angle Northerly 137 feet and 6 inches; thence at a right angle Westerly 54 feet; thence at a right angle Southerly 137 feet and 6 inches to the point of beginning.

Being part of Western Addition Block No. 167.

Assessor's Lot 006; Block 0544





NOTICE OF SPECIAL RESTRICTIONS (NSR): Recordation instructions

GENERAL PLANNING INFORMATION

Procedures to follow after an approval has been made for projects that require conditions of approval to be recorded on a property.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注 意,規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

NOTICE OF SPECIAL RESTRICTIONS (NSR)

This NSR must be signed by the Property Owner(s), notarized, and recorded at the Recorder's Office at City Hall. Specific step-by-step instructions are listed below.

PRIOR TO RECORDATION:

- 1. Complete the header portion of the NSR with the mailing address where the original recorded NSR should be returned.
- 2. Enter the legal property description, normally found on the deed of the property. Attach a copy of the legal description to the NSR and title it as "Exhibit A" to the NSR.
- 3. All property owners must sign the NSR. Each signature must be notarized by a notary public. The Notary Acknowledgement form must be attached to the NSR.
- 4. Make one copy of the entire original NSR packet, including Exhibit A and the Notary Acknowledgement form with Official Notarial Seal(s). Take the original and copy to the Office of the Assessor-Recorder.

AT THE RECORDER/ ACCESSOR'S OFFICE:

- 5. The Office of the Assessor-Recorder will temporarily retain the original copy, returning that copy to the address provided on the NSR header within two weeks' time. The copy will be stamped and conformed and returned for your immediate use.
- 6. Please email a scanned .pdf copy of the stamped and conformed NSR to your Project Planner, promptly after recordation.
- 7. The stamped and conformed NSR must also be incorporated into the Building Permit Plan Set. If the Building Permit has already been submitted, please scan the documents onto a page of the plan set, and submit two copies of that page (24 in. x 36 in.) as a revision to the Building Permit Application to DBI (Department of Building Inspection). The revised sheets will be routed to your planner.

Note: Six pages of an NSR can typically fit on a 24 in. x 36 in. plan sheet immediately after the Cover Sheet.

AFTER DELIVERY TO PLANNING DEPARTMENT:

8. Once your planner receives the stamped and conformed NSR outlined in steps 6 and 7 above, your Building Permit may be approved and routed back to DBI for their review and issuance, assuming there are no other outstanding Planning issues to be resolved.

Note: To check the status of a Building Permit Application, you may go online to the DBI permit tracking webpage at: <u>https://sfdbi.org/dbi-permit-tracking-system</u> OR call 628.652.3200.

USEFUL CONTACT INFORMATION

Office of the Assessor-Recorder 1 Dr. Carlton B. Goodlett Place, City Hall, Room 190 San Francisco, CA 94102 Phone: 415.554.5596 Email: assessor@sfgov.org Web: https://www.sfassessor.org/

Department of Building Inspection

49 South Van Ness Avenue San Francisco, CA 94103 Phone: 628.652.3200 Email: <u>dbicustomerservice@sfgov.org</u> Web: <u>https://sfdbi.org/</u>



FOR MORE INFORMATION: Contact the San Francisco Planning Department

Central Reception 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103

TEL: 628.652.7600 WEB: www.sfplanning.org Planning counter at the Permit Center 49 South Van Ness Avenue, 2nd Floor San Francisco, CA 94103

EMAIL: pic@sfgov.org TEL: 628.652.7300





PLANNING COMMISSION MOTION NO. 20856

HEARING DATE: FEBRUARY 18, 2021

Record No.:	2018-011430CUA
Project Address:	1776 GREEN STREET
Zoning:	RH-2 (Residential-House, Two-Family) Zoning District
	40-X Height and Bulk District
Block/Lot:	0544/006
Project Sponsor:	Georgianna Kleman
	Sutro Architects
	1055 Post Street
	San Francisco, CA 94109
Property Owner:	Local Capital Group
	572 Ruger St, Suite A
	San Francisco, CA 94129
Staff Contact:	Christopher May – (415) 575-9087
	christopher.may@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 TO PERMIT A TWO-STORY VERTICAL ADDITION AND A CHANGE OF USE FROM AN AUTOMOBILE REPAIR GARAGE TO A RESIDENTIAL BUILDING CONTAINING FIVE NEW RESIDENTIAL UNITS WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 6, 2018, Georgianna Kleman of Sutro Architects (hereinafter "Project Sponsor") filed Application No. 2018-011430CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential dwelling units (hereinafter "Project") at 1776 Green Street, Block 0544 Lot 006 (hereinafter "Project Site").

On November 7, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011430CUA. After hearing and closing public comment, the Commission continued the item to December 5, 2019, and again to February 27, 2020, and again indefinitely, to allow Planning staff an opportunity to conduct additional environmental review to address neighbors' concerns

regarding the subject property being listed on the California Environmental Protection Agency's list of sites with potentially contaminated soils, also known as the "Cortese List".

During California Environmental Quality Act (CEQA) review, it was determined that it can be seen with certainty that there is no possibility of a significant effect on the environment. The proposed project is therefore exempt from CEQA under the common sense exemption (CEQA Guidelines 15061(b)(3)).

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-011430CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2018-011430CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. Project Description. The Project includes the construction of a two-story vertical addition measuring approximately 13,408 square feet and a change of use from an automobile repair garage to a residential building (approximately 13,710 gross square feet) with five 3-bedroom units, 10 below-grade off-street parking spaces, and fifteen Class 1 bicycle parking spaces. The Project includes 2,265 square feet of private open space via balconies and terraces. The Project also includes alterations to the front façade including the restoration of two pilasters that were removed from the central arch to allow a wider garage opening during a 1933 alteration.
- 3. Site Description and Present Use. The Project site is located on the north side of Green Street, between Octavia and Gough Streets within the Marina neighborhood and bordering the Pacific Heights neighborhood. The subject property is approximately 7,425 square feet in size with 54 feet of frontage on Green Street. The Project site slopes downward from the front to the rear and is occupied by a one-story-plus-mezzanine industrial building covering the entire lot. The existing automobile repair garage building (formerly d.b.a. Green Street Auto Body) was constructed circa 1914 in the Classical Revival style and is currently vacant.



- 4. Surrounding Properties and Neighborhood. The surrounding neighborhood is primarily within the RH-2 Zoning District. The neighborhood context is primarily residential in character with a mix of two-to-three-story multi-unit buildings. Immediately adjacent to the subject property, and to the west, is a two-story, two-unit residential building. Immediately adjacent to the subject property, and to the east, is a seven-story apartment building containing 26 units. Immediately to the rear and to the north of the subject property is the Union Street Neighborhood Commercial District, which is characterized primarily by two-to-three-story buildings with residential uses located above ground floor commercial uses.
- 5. Public Outreach and Comments. The Department received two letters in opposition to and two letters in support of the project in advance of the February 18, 2021 hearing. The opposition relates primarily to the requested front setback and rear yard variances, as well as the perceived affordability of the proposed dwelling units.
- 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. Use. Planning Code Section 209.1 permits residential uses at a maximum density of one dwelling unit per 1,500 square feet of lot area in the RH-2 Zoning District, as a Conditional Use.

The subject property is approximately 7,425 square feet, which would allow for a total of five dwelling units through Conditional Use Authorization. The project proposes a total of five dwelling units. The additional required findings are listed below under Subsection 7.

B. Front Setback. Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

Only one adjacent property, located at 1778-1780 Green Street, has a front setback, of approximately 22 feet. As such, the required front setback for the subject property is approximately 11 feet. The proposed two-story vertical addition is set back 20 feet from the front lot line, which complies with the front setback requirements of the Planning Code. The existing two-story building, however, has no front setback, and is therefore a noncomplying structure. Because the Project proposes the intensification of a noncomplying structure, a variance is required. After hearing and closing public comment, the Zoning Administrator indicated his intent to approve a request for a variance from the front setback requirements of Planning Code Section 132.

C. Rear Yard. Planning Code Section 134 requires a rear yard equal to 45 percent of the total lot depth, at grade and above, for properties within the RH-2 Zoning District. Planning Code Section 134(c)(1) allows for the reduction in the rear yard requirement to the average between the depths of the rear building walls of the two adjacent buildings, to a maximum of 25% of the lot depth or to 15 feet, whichever is greater. When a rear yard requirement is reduced by averaging the two adjacent buildings, the last 10 feet of building depth shall be limited to a height of 30 feet.

The subject property has a lot depth of approximately 137.5 feet; therefore, the 45 percent requirement is approximately 62 feet. However, given that the adjacent apartment building at 1770 Green Street has no rear yard, the required rear yard for the Project may be reduced to of 25 percent of the total depth of the lot, which in this case is approximately 34 feet. The proposed third-floor vertical addition is set back



34 feet from the rear lot line, and the fourth-floor vertical addition is set back an additional 10 feet, both of which comply with the rear yard requirements of the Planning Code. The existing one-story-plusmezzanine building has no rear yard and is therefore a noncomplying structure. Because the Project proposes the intensification of a noncomplying structure, a variance is required. After hearing and closing public comment, the Zoning Administrator indicated his intent to approve a request for a variance from the rear yard requirements of Planning Code Section 134.

D. Useable Open Space. Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or 166 square feet of common usable open space per unit.

The Project proposes five dwelling units. Each unit would have its own private usable open space via terraces and decks, ranging in size from 219 square feet to 512 square feet, accessed directly from each unit. As such, the Project exceeds the minimum amount of usable open space required by the Planning Code.

E. Dwelling Unit Exposure. Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

All of the proposed dwelling units will have exposure onto either Green Street, onto the interior courtyard at the rear of the lot, or onto a Code-complying rear yard.

F. Street Frontages. Section 144 of the Planning Code requires that no more than one-third of the width of the ground story of a dwelling along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

The project proposes to replace the existing 29-foot wide central garage door on the ground floor of the building with windows into a common space for the residential units.

G. Off-Street Parking. Planning Code Section 151 does not require any off-street parking spaces and permits a maximum of 1.5 off-street parking spaces for each dwelling unit.

The Project proposes 10 off-street parking spaces in the below-grade basement level. While this would exceed the maximum permitted by two spaces, Planning Code Section 150(e) states that any off-street parking spaces which existed lawfully at the effective date of that section and which exceed the maximum permitted under Section 151.1 shall be considered noncomplying features and shall be regulated as set forth in Planning Code Section 188. Planning Code Section 188 states that a noncomplying structure may be enlarged, altered, or relocated, or undergo a change or intensification of use provided that there is no increase in any discrepancy, or any new discrepancy, at any level of the structure, between existing conditions on the lot and the required standards for new construction. The existing building contains ten off-street parking spaces in the below-grade basement level and two off-street parking spaces on the ground floor, all of which are considered noncomplying off-street parking spaces, the Project, which proposes to retain 10 of the 12 existing noncomplying off-street parking spaces,



complies with the requirements of the Planning Code.

H. Bicycle Parking. Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

The Project proposes five Class 1 bicycle parking spaces; one for each unit. Given the large size of the dwelling units, as well as the total number of bedrooms, the Commission determined that an additional ten (10) Class 1 bicycle parking spaces, all of which may be oriented vertically, would be appropriate. As such, the total number of Class 1 bicycle parking spaces is fifteen (15).

I. Height. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Section 260(a)(1)(B) states that where a lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street for the first 100 feet of lot depth. The remainder of the building shall be measured from grade at the rear lot line.

The subject property is located within a 40-foot height district. The existing building is approximately 22 feet in height. The proposed two-story vertical addition will result in a building height of approximately 40 feet.

J. Child Care Requirements for Residential Projects. Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of five new residential units. As such, the Project is subject to the Residential Child Care Impact Fee, which will be collected prior to the issuance of the first construction document.

- 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 size of the enlarged building is compatible with the surrounding neighborhood and its proposed conversion to residential uses is desirable as the existing neighborhood consists of residential uses at various scales, from single-family dwellings to multi-unit apartment buildings.

- 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 height and bulk of the building will remain the same at the block face and does not increase in massing until 20 feet back from the front facade. The Project will restore elements of the façade that had been altered in a previous renovation, which will be more in keeping with its original architectural style.

(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 will reduce vehicular traffic compared to the site's previous use as an automobile repair garage. The existing off-street parking spaces will be available for building residents and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed change of use from an automobile repair garage to residential uses will eliminate the potential for noxious or offensive emissions.

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

Usable open space, in the form of terraces and roof decks will be provided and appropriately landscaped for the use of the building's future residents. The Project includes the partial removal of the existing building's roof at the rear to create an internal courtyard for residents of the buildings' lower floors. New street trees will be planted on the Green Street sidewalk and off-street parking for residential use will be located within the existing below-grade garage.

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 in Subsection 8 below.

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

The Project is consistent with the stated purposed of RH-2 Zoning District in that it proposes the conversion of the existing automobile repair garage to a residential use, which is a more compatible use given its location in a predominantly residential neighborhood

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 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. 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.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.



Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

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.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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



Policy 28.3:

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

OBJECTIVE 34:

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

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

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

Policy 34.5:

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

The Project will revitalize a vacant building, previously occupied by a nonconforming automobile repair garage use, by converting it to a multi-unit residential building. The Project will provide five three-bedroom units which would be suitable for families with children, each with its own private usable open space. The vertical addition to the building is designed to be sensitive and subordinate to the historic building below, will be architecturally cohesive with the surrounding neighborhood and will be of a height and density appropriate to the scale of the nearby properties on Green Street. The proposed residential building would provide five weather-protected bicycle parking spaces for its residents to encourage bicycling, and is located within walking distance to several public transit lines, including the 28 – 19th Ave, 30-X – Marina Express, 41 – Union, 45 – Union/Stockton, 47 – Van Ness, 49 – Van Ness/Mission and 76-X – Marin Headlands Express MUNI bus routes. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

- **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.

While the subject property has previously been used as a neighborhood-serving automobile repair garage, it was a nonconforming use that is no longer in operation. The Project does not propose any neighborhood-serving retail uses.



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

The Project will provide five new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The existing historic building will be retained, and its façade restored, thereby preserving neighborhood character and cultural and economic diversity.

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

The Project does not propose affordable housing.

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

The Project site is well served by nearby public transportation options. The Project is within walking distance of the 28 – 19th Ave, 30-X – Marina Express, 41 – Union, 45 – Union/Stockton, 47 – Van Ness, 49 – Van Ness/Mission and 76-X – Marin Headlands Express MUNI bus routes. The Project also provides off-street parking and sufficient bicycle parking for residents and their guests.

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

The Project does not include commercial office development. Although the Project proposes the conversion of an industrial use to residential uses, the Project will bring the property into conformity with the uses permitted by the Planning Code.

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

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

G. That landmarks and historic buildings be preserved.

The Project will retain and restore the existing historic building occupying the site, and the vertical addition will be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

The Project does not cast shadow onto any parks or open space



- 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. 2018-011430CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 20, 2021, 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.



hat the Planning Commission ADOPTED the foregoing Motion on February 18, 2021.

Jonas P. Ionin Commission Secretary

AYES:	Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel
NAYS:	None
ABSENT:	None
ADOPTED:	February 18, 2021



EXHIBIT A

Authorization

This authorization is for a conditional use to allow the construction of a two-story vertical addition, a change of use from an automobile repair garage to a residential building, and alterations to the front façade located at 1776 Green Street, Block 0544, and Lot 006, pursuant to Planning Code Sections 209.1 and 303 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 20, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2018-011430CUA and subject to conditions of approval reviewed and approved by the Commission on February 18, 2021 under Motion No. **20856**. 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 February 18, 2021 under Motion No. **20856**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20856** 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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7463, <u>www.sfplanning.org</u>

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 628.652.7359, <u>www.sfplanning.org</u>

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 628.652.7359, <u>www.sfplanning.org</u>

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 628.652.7359, <u>www.sfplanning.org</u>

Parking and Traffic

9. Bicycle Parking. The Project shall provide no fewer than fifteen (15) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. Ten (10) of these spaces may be oriented vertically.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, <u>www.sfplanning.org</u>

10. Parking Maximum. Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **ten (10)** off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, <u>www.sfplanning.org</u>

11. 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 628.652.7463, <u>www.sfplanning.org</u>

Provisions

12. 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 628.652.7359, <u>www.sfplanning.org</u>

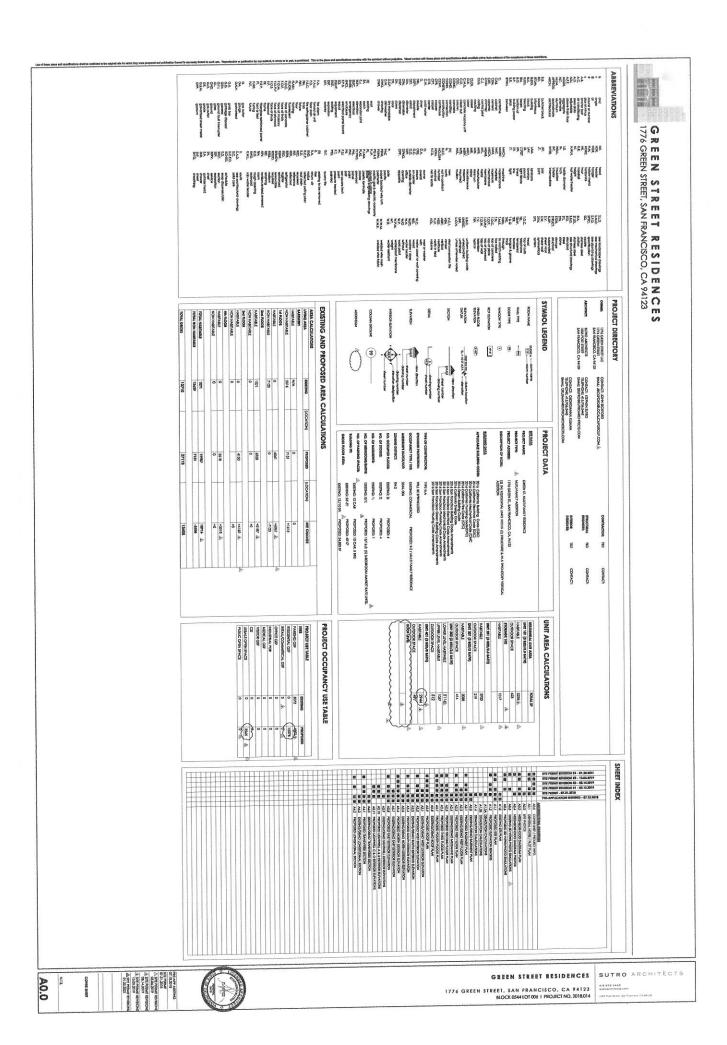
Monitoring - After Entitlement

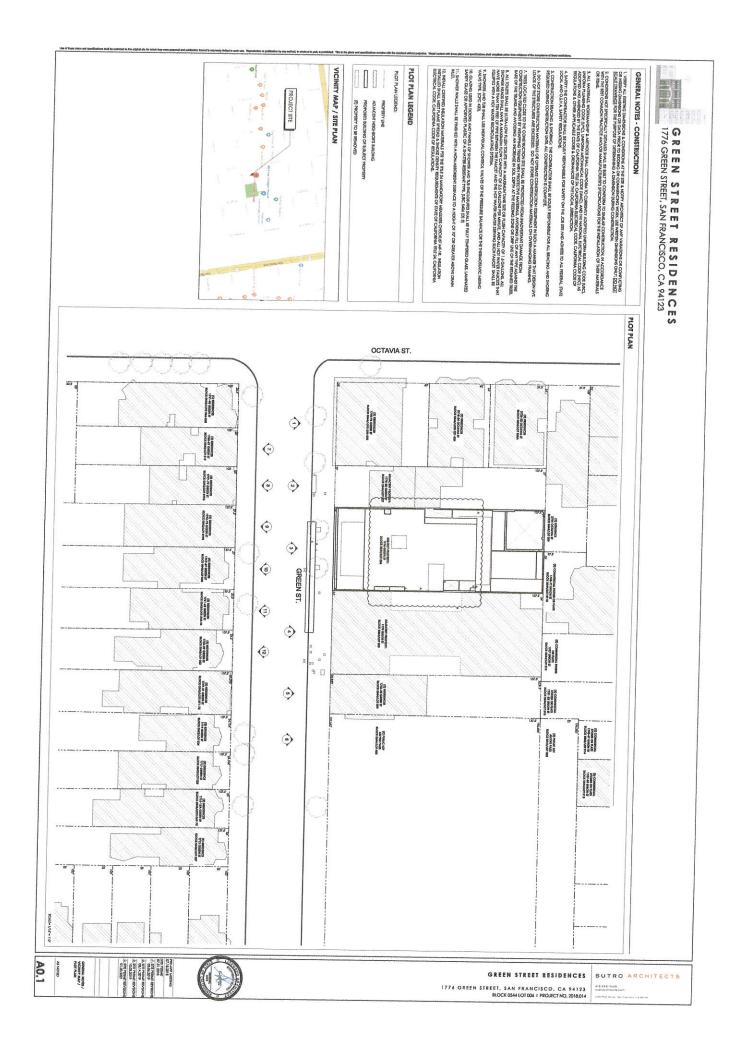
13. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or 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 628.652.7463, <u>www.sfplanning.org</u>

14. 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 628.652.7463, <u>www.sfplanning.org</u>









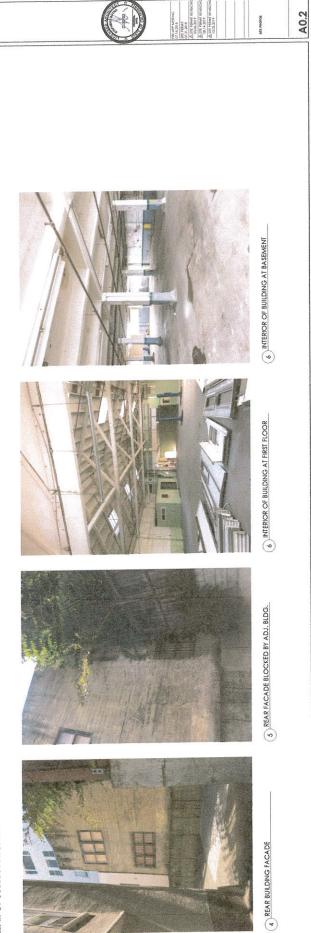




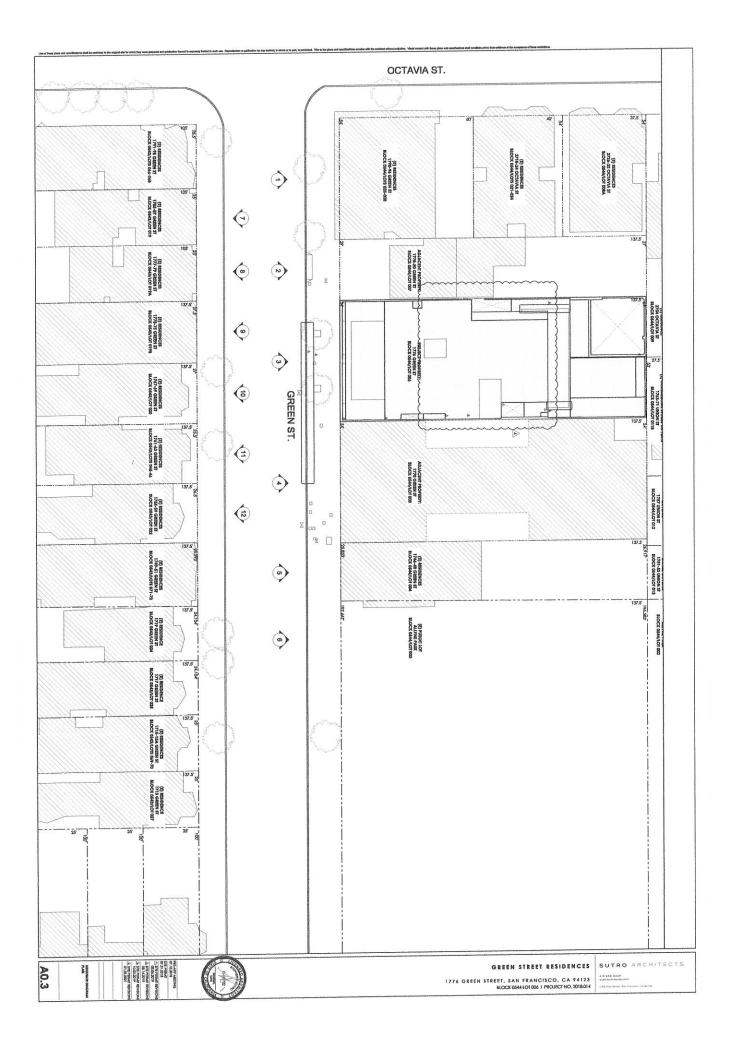


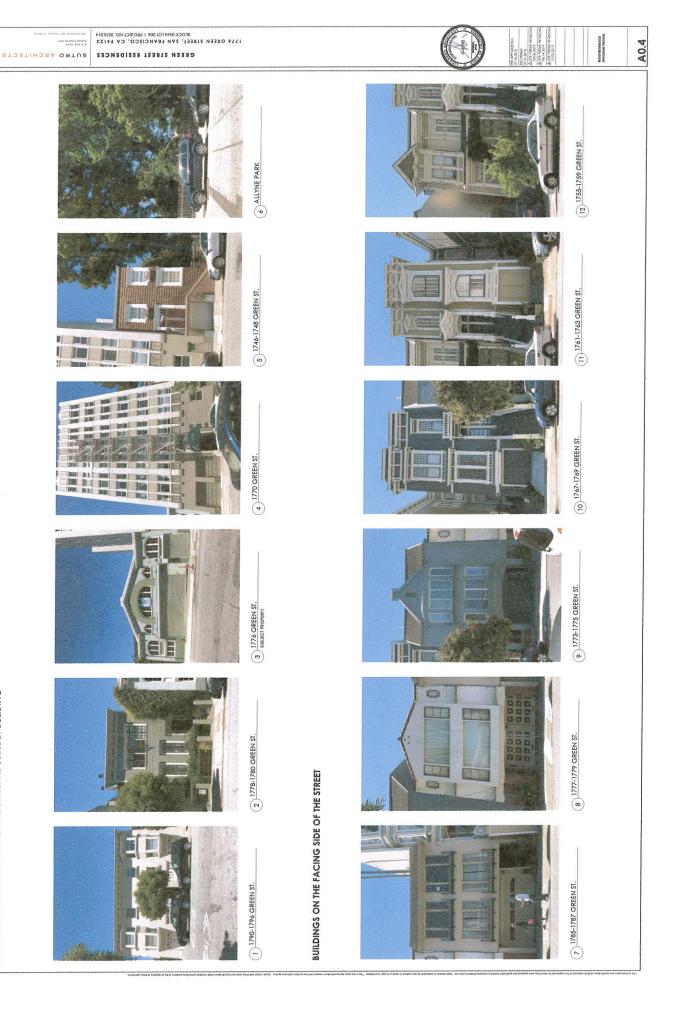
PARKING ENTRANCE AT FRONT FACADE

REAR OF SUBJECT PROPERTY

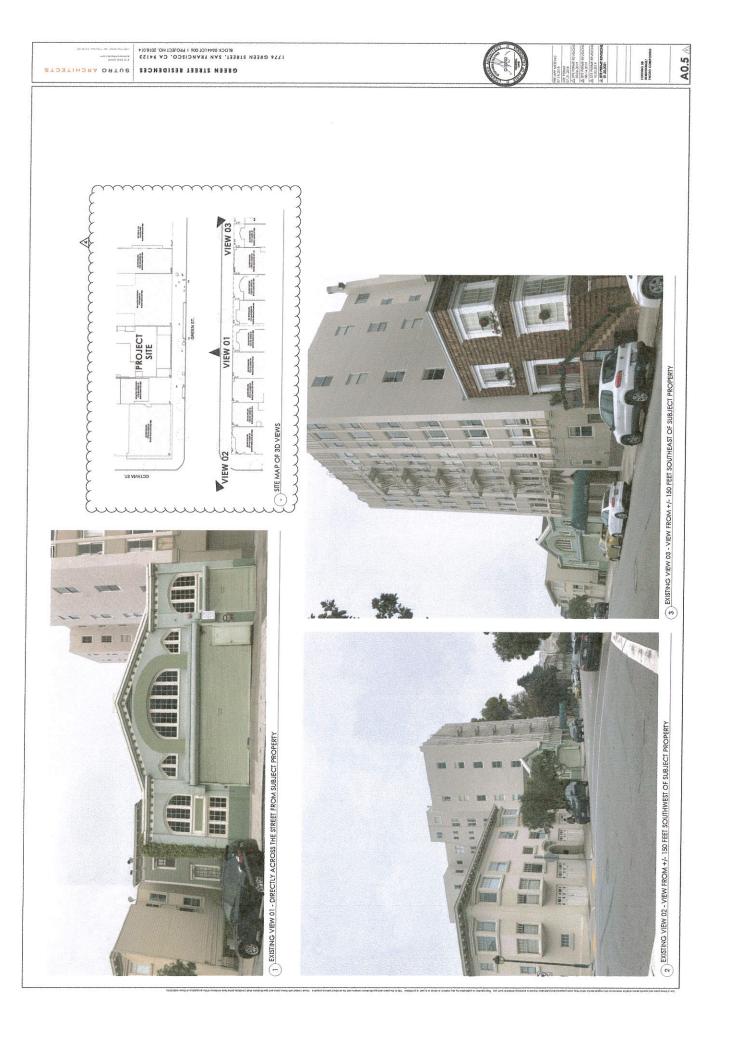


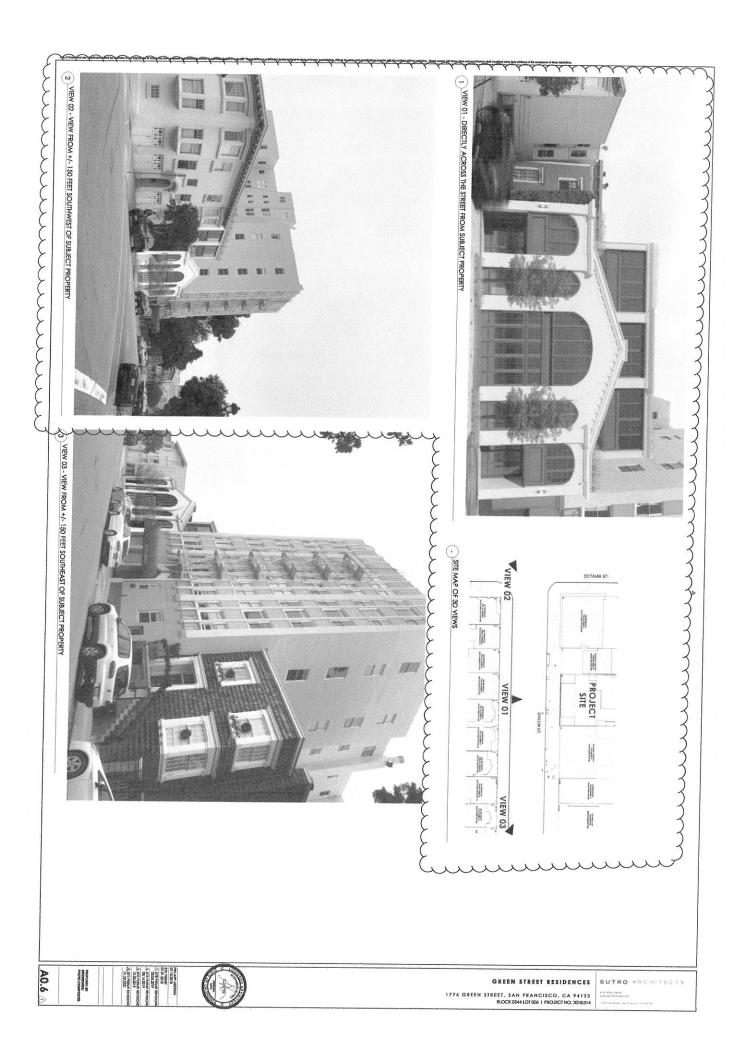
BLOCK 0544 LOT 006 I PROJECT NO. 2016.014 BLOCK 0544 LOT 006 I PROJECT NO. 2016.014 GREEN STREET RESIDENCES SUTRO ARCHITECTS

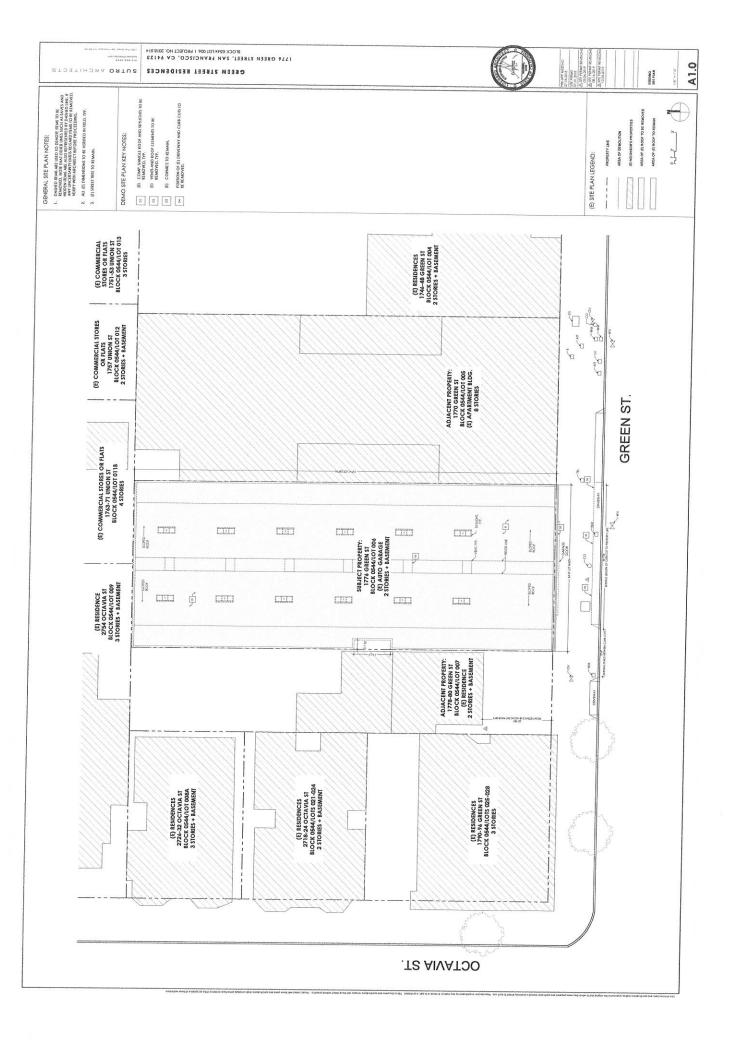


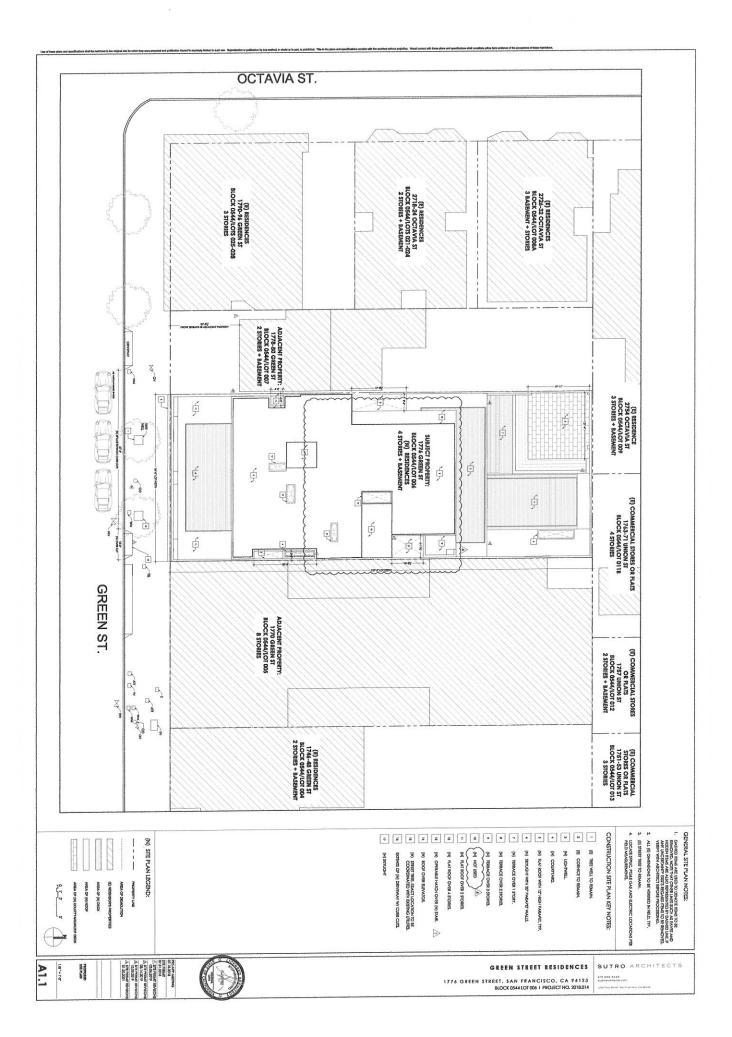


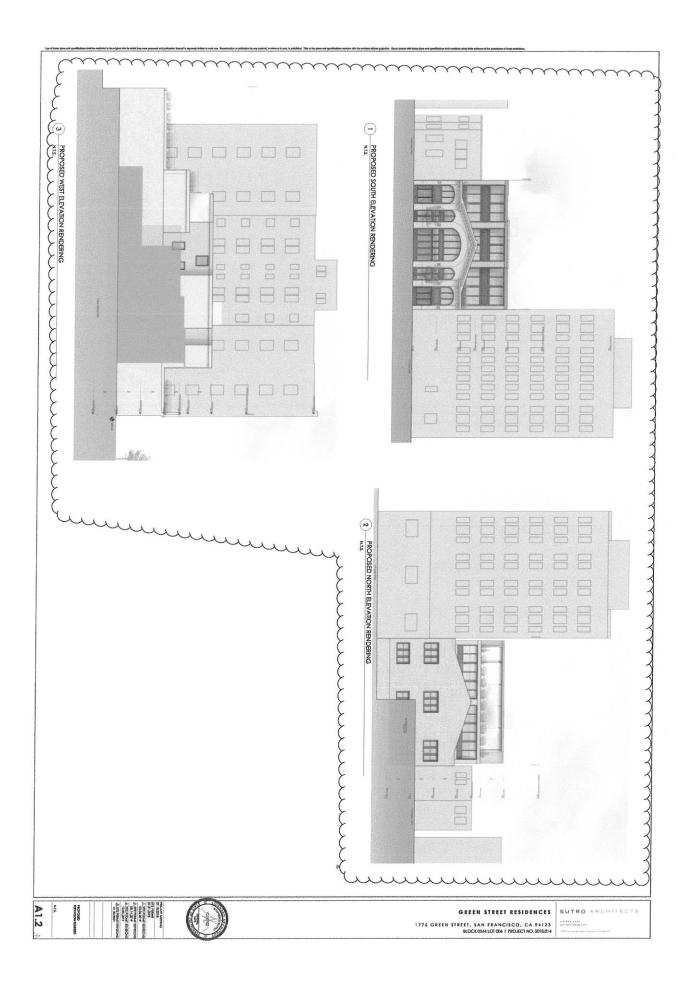
BUILDINGS ON THE SAME SIDE OF THE STREET AS SUBJECT BULIDING

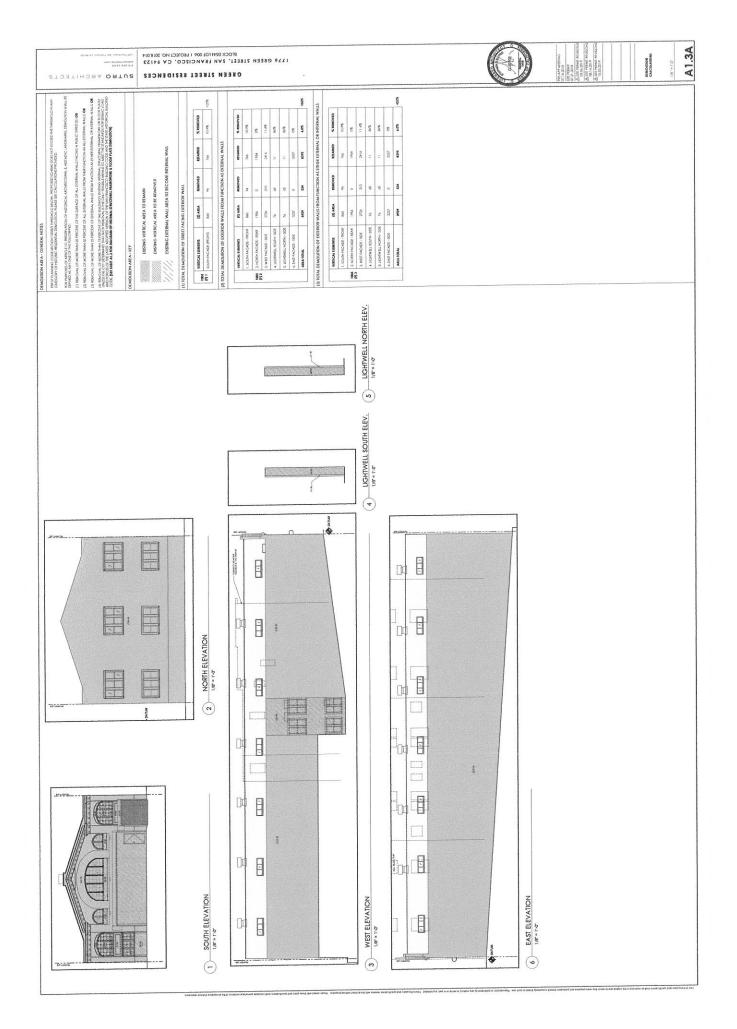


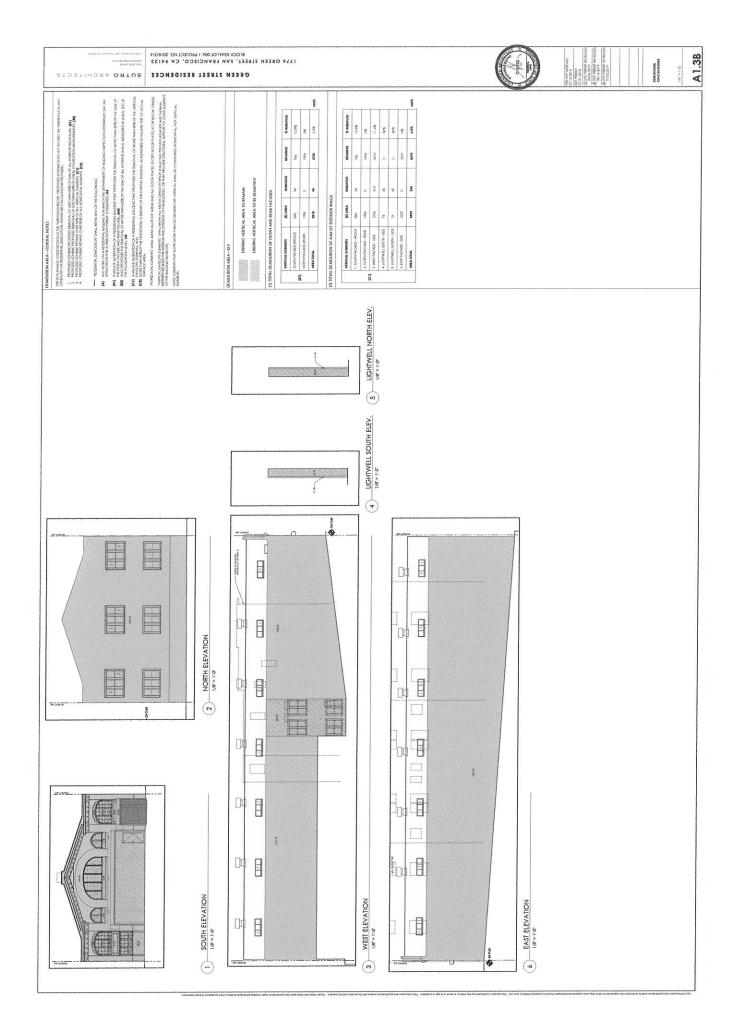


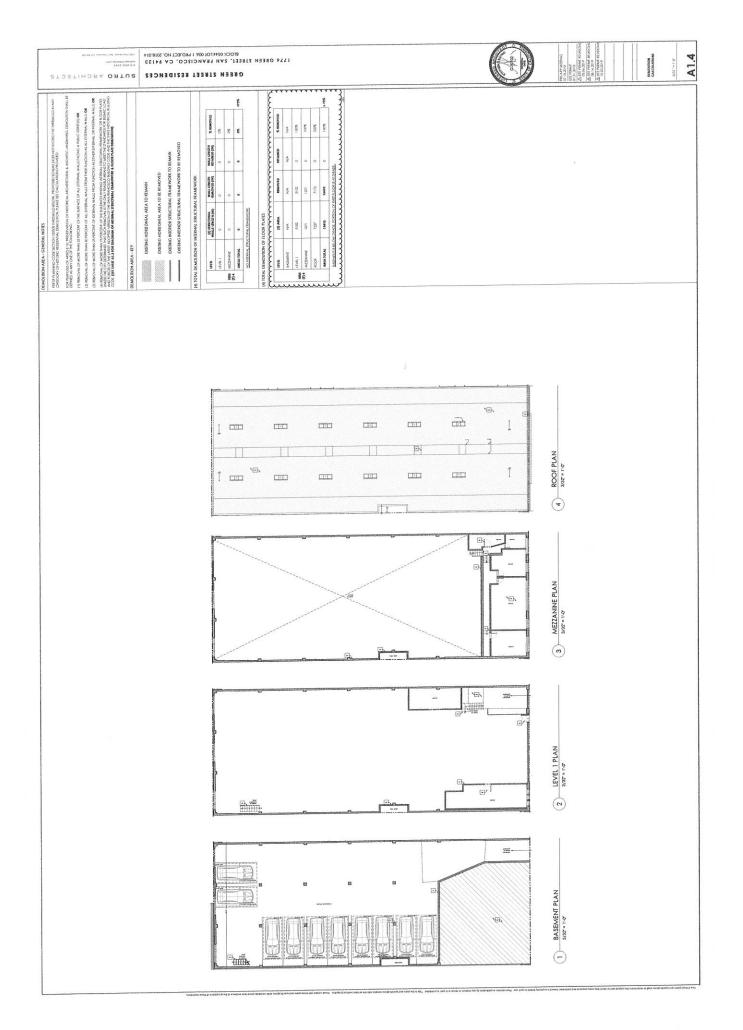


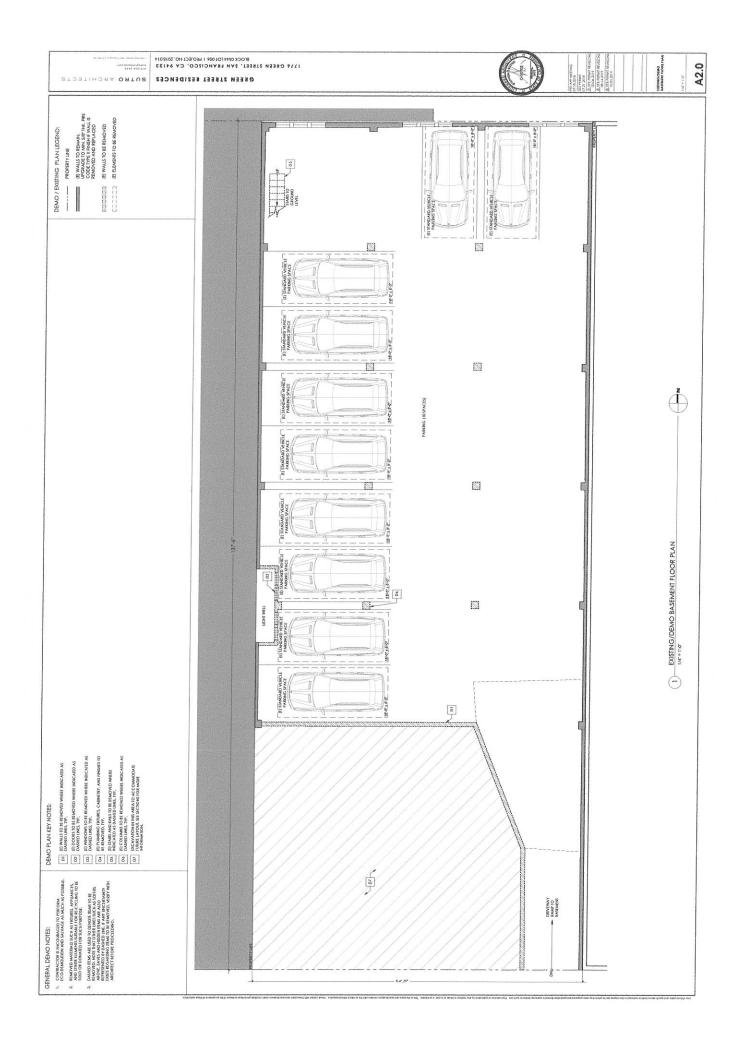


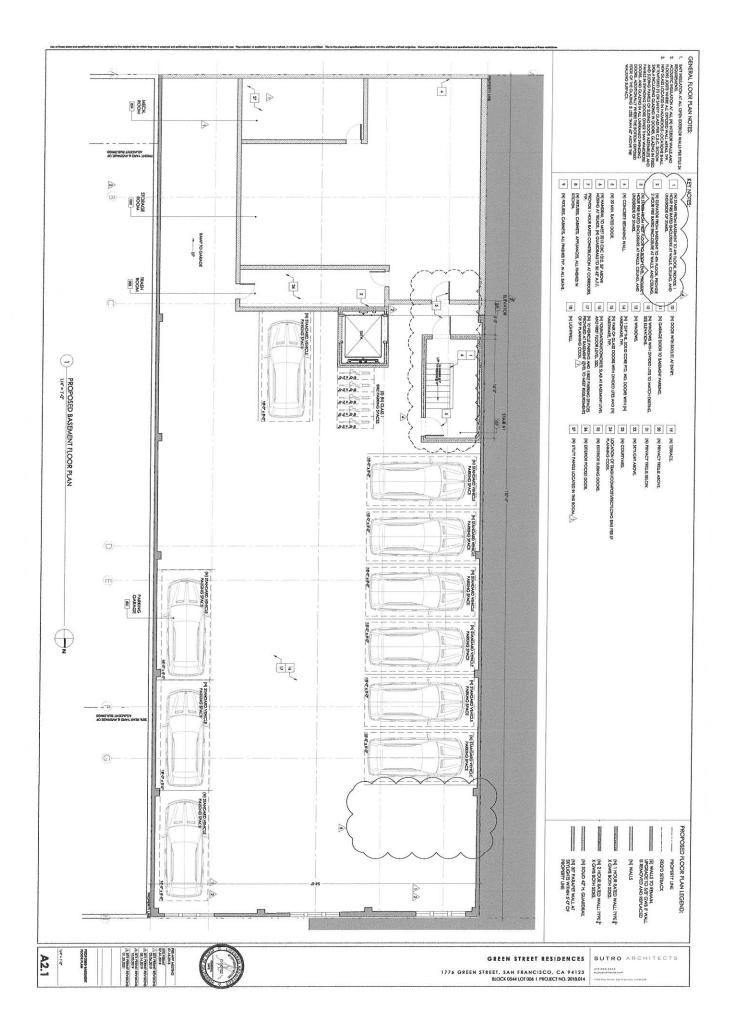


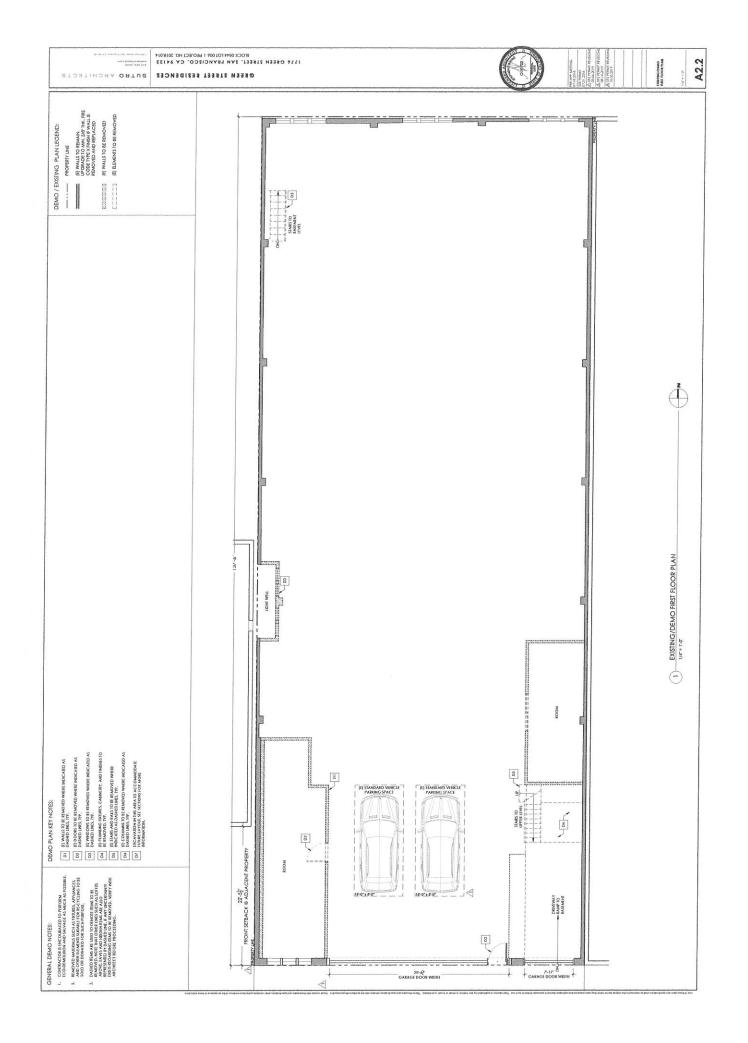


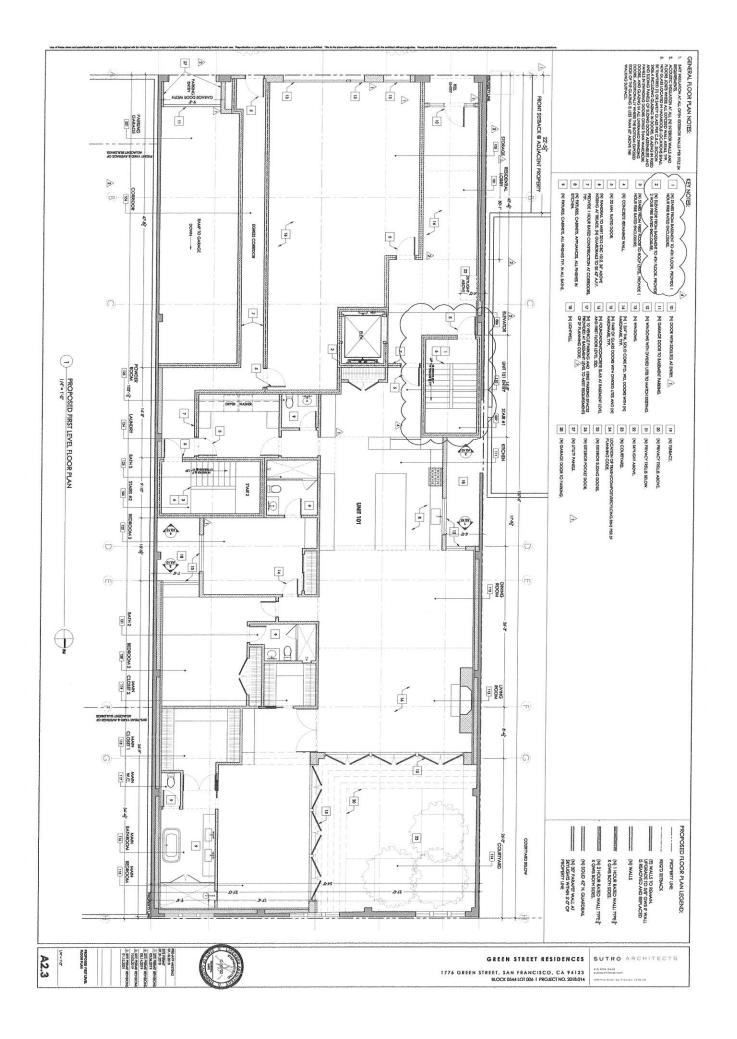


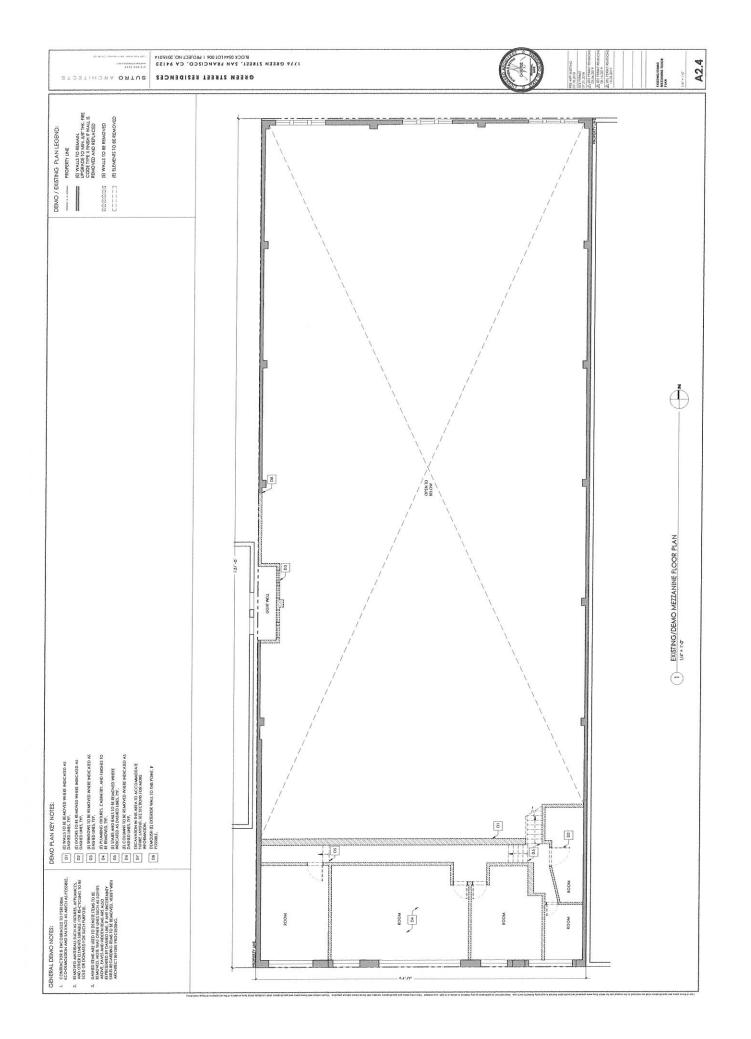


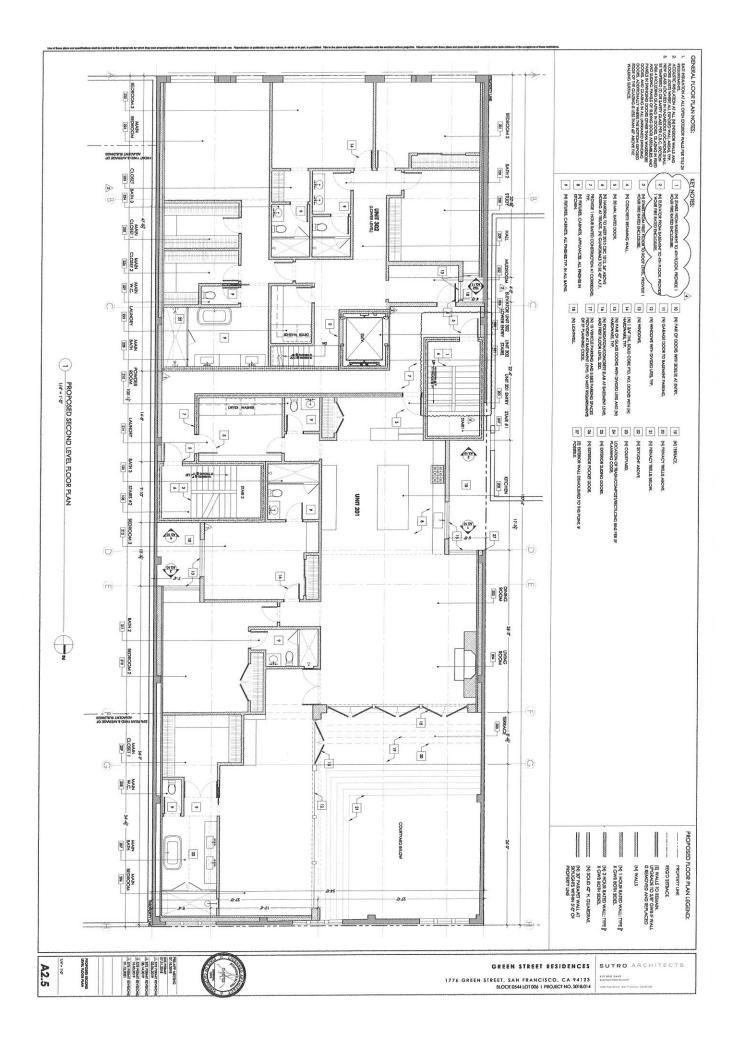


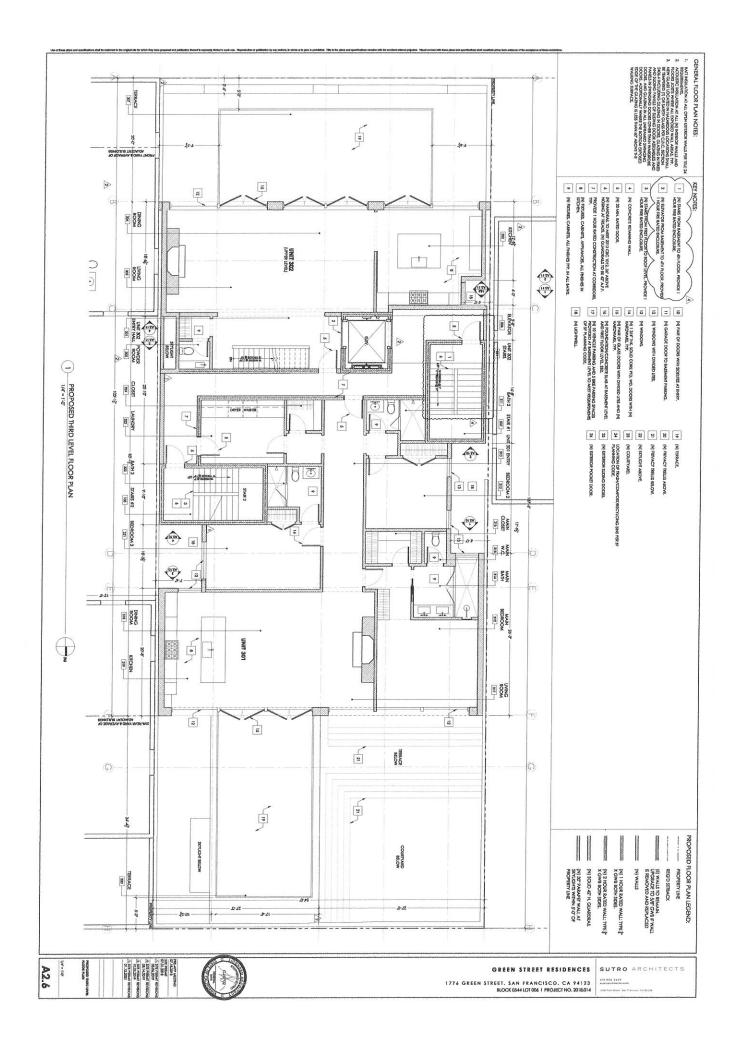


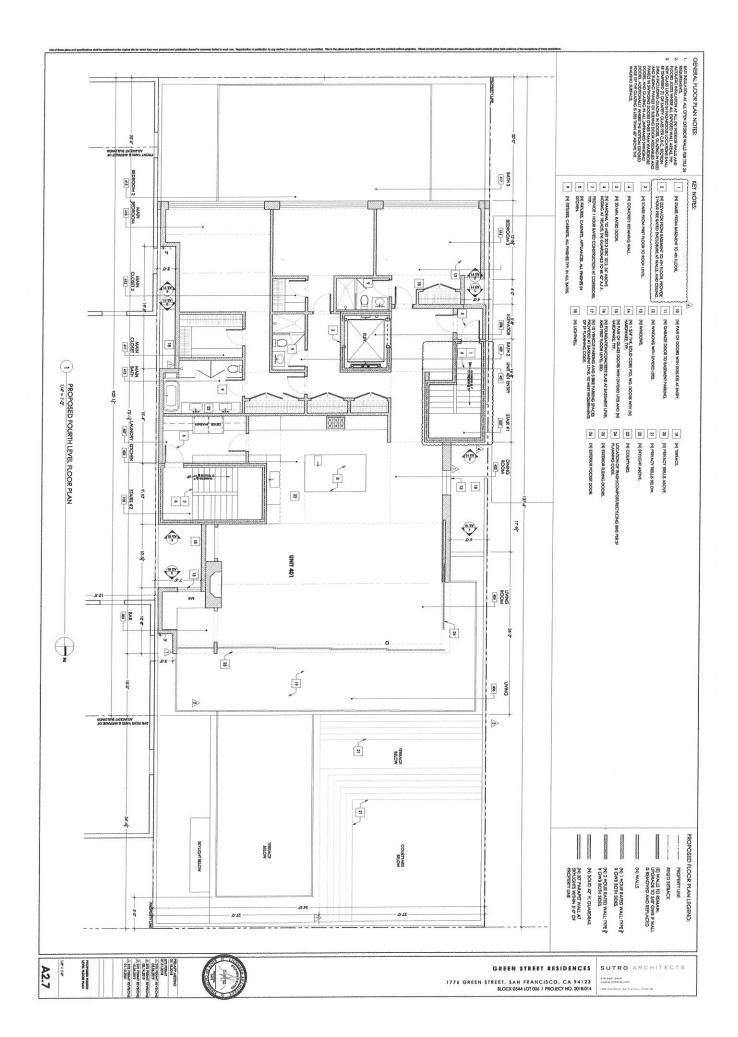


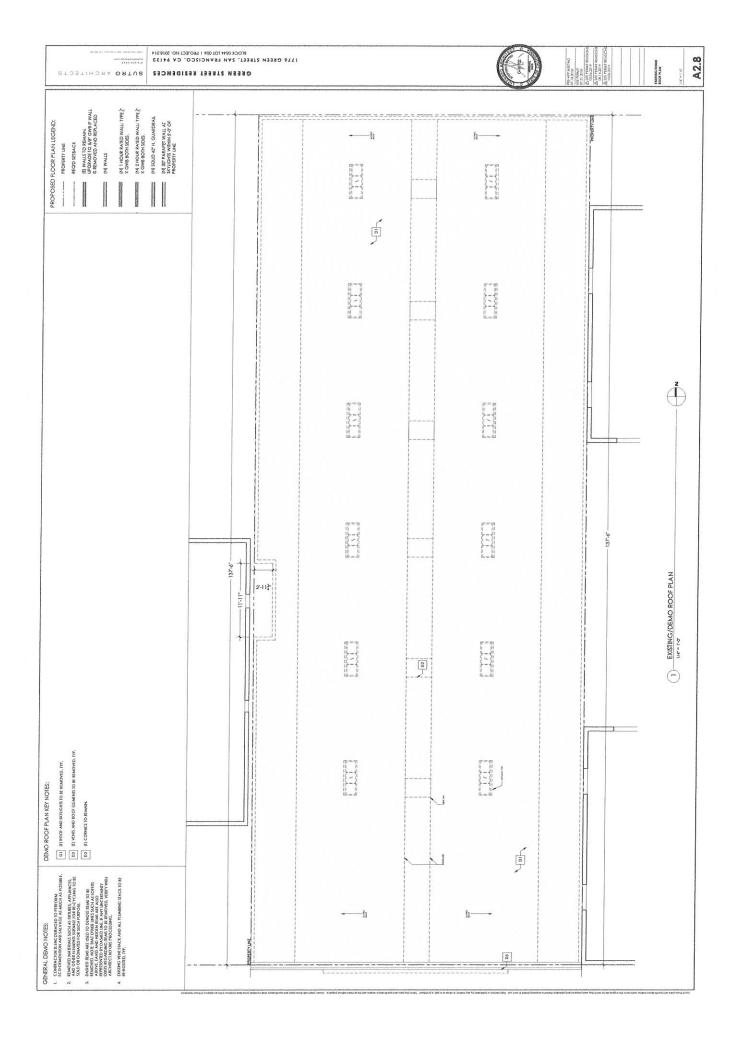


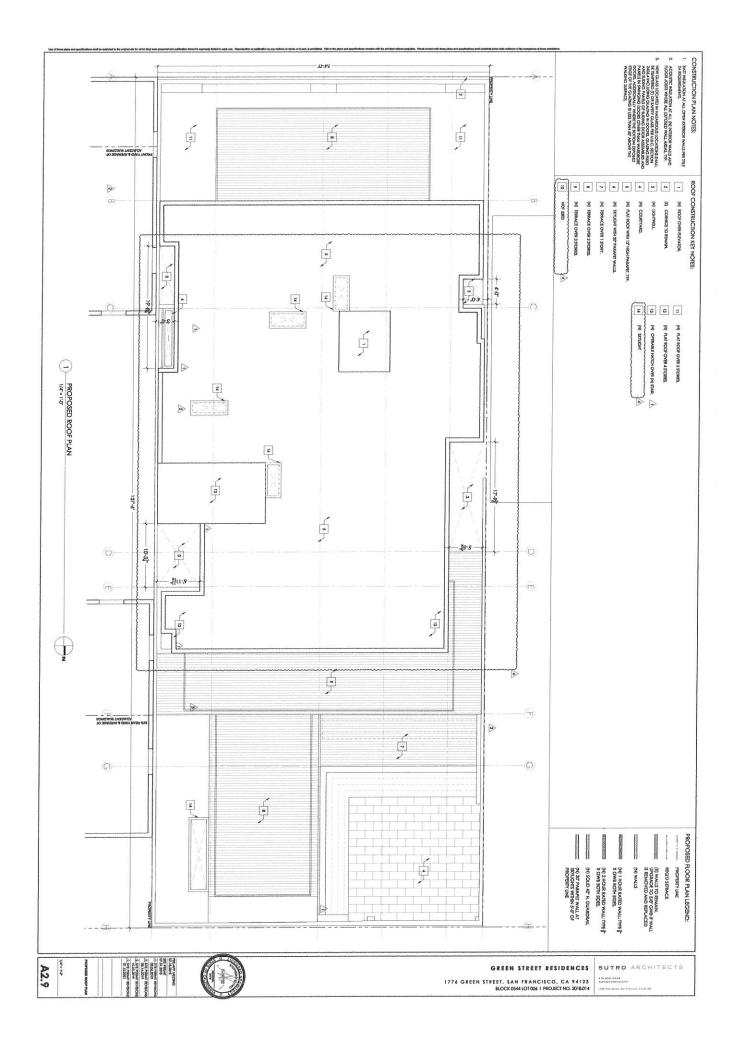


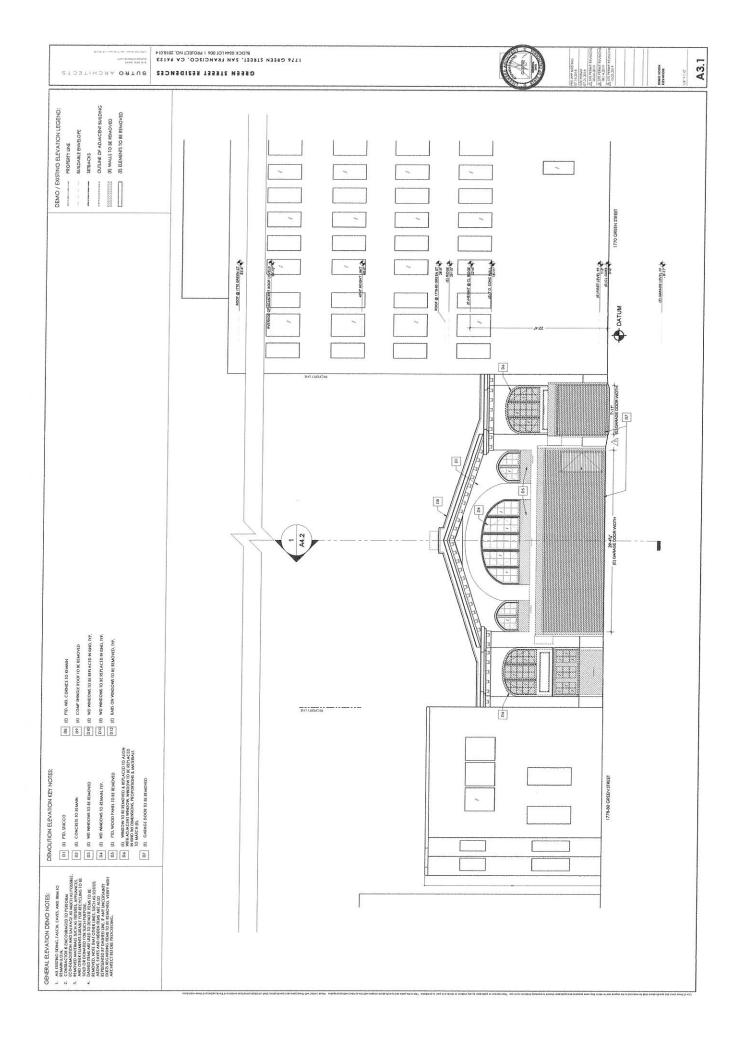


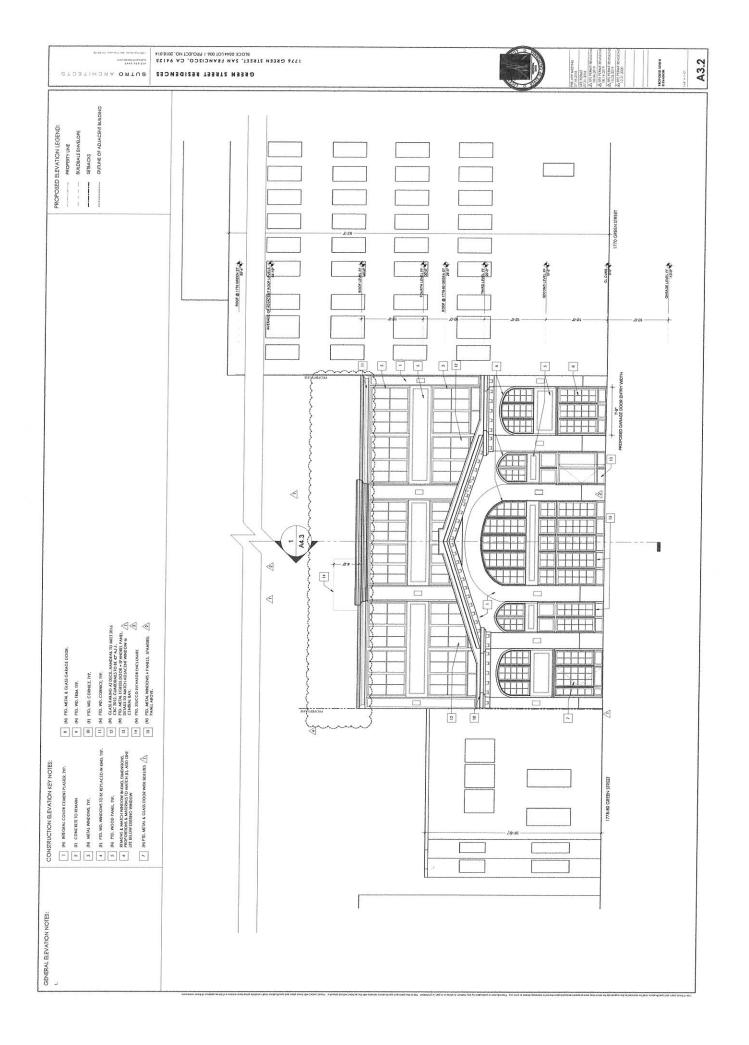


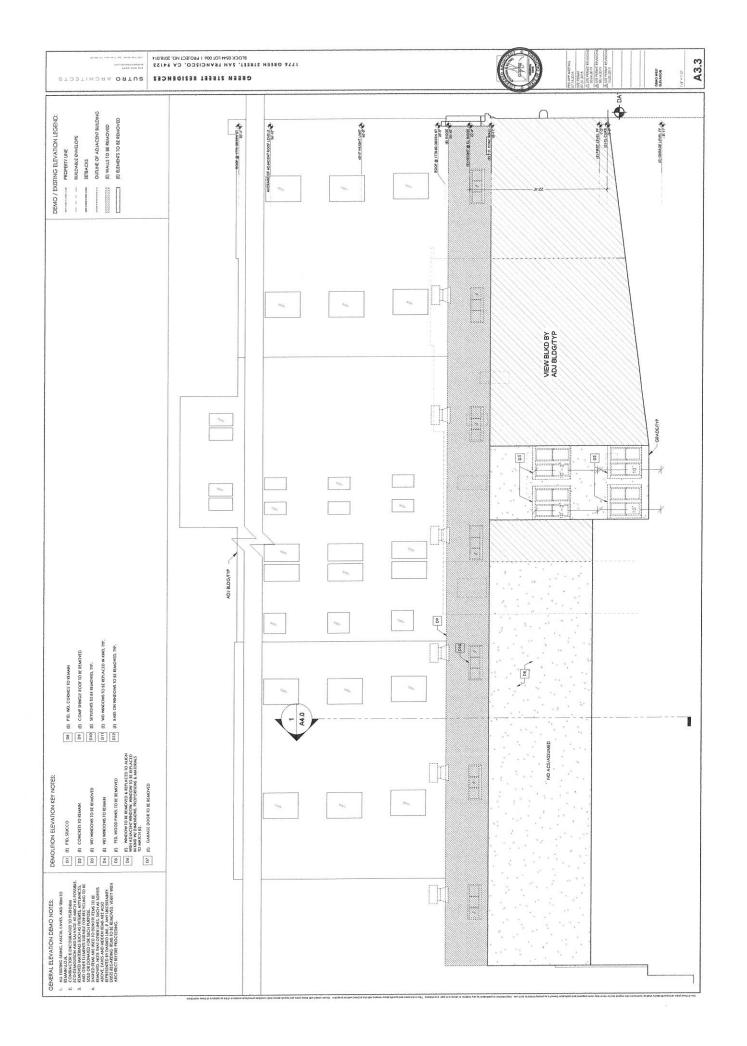


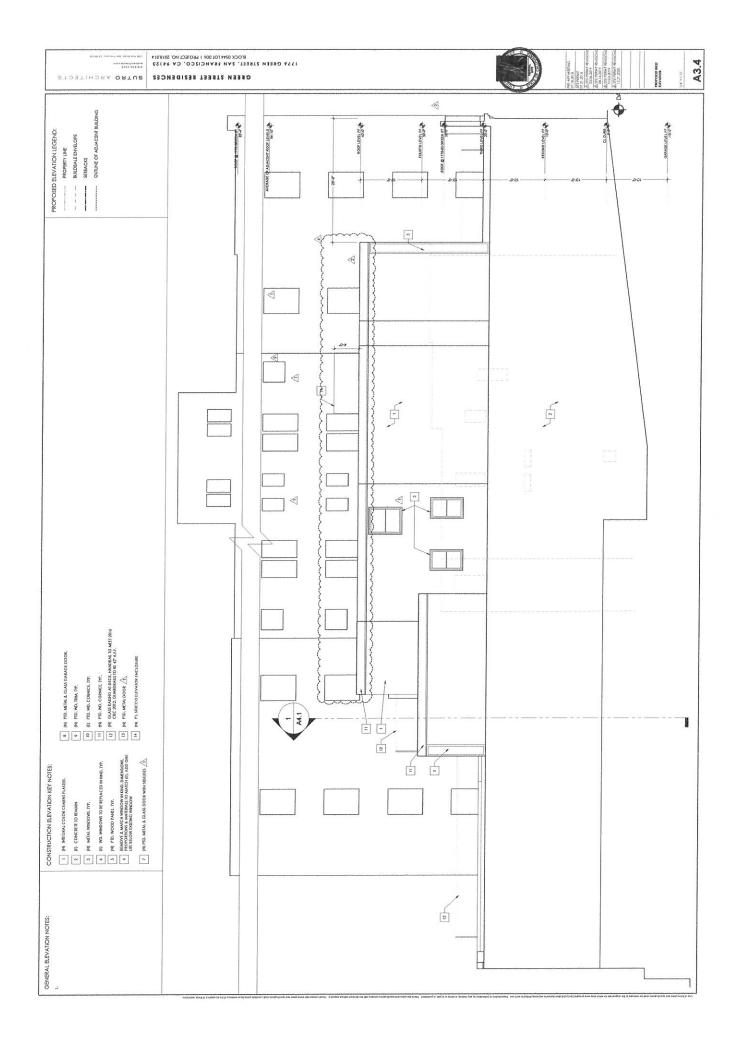


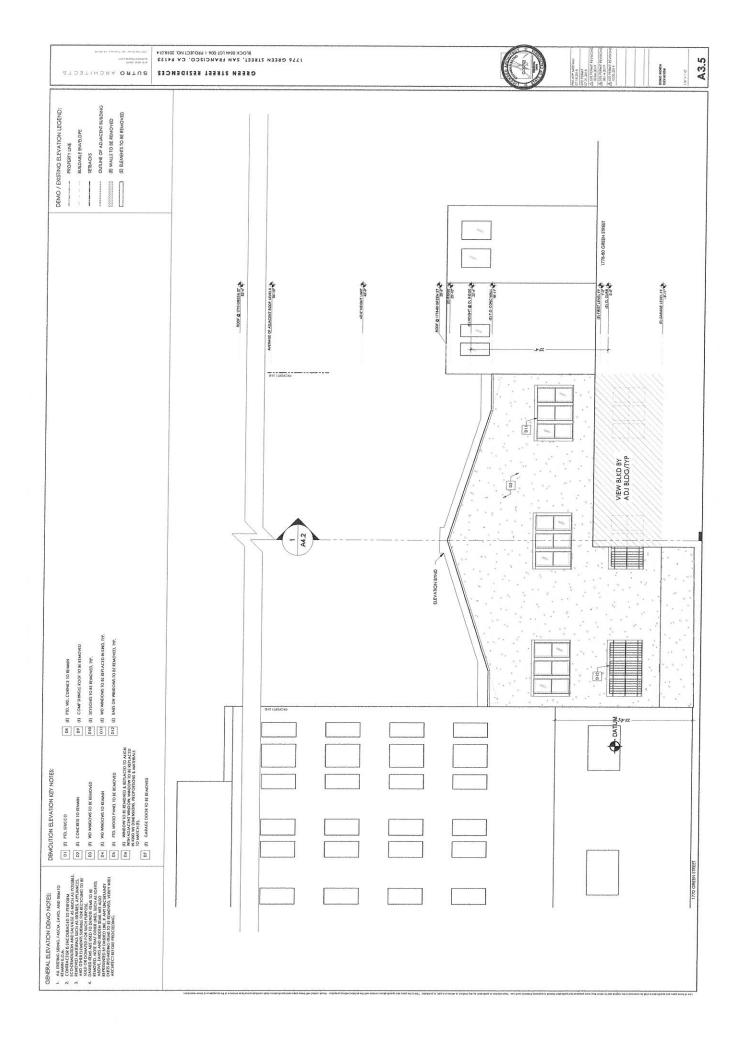


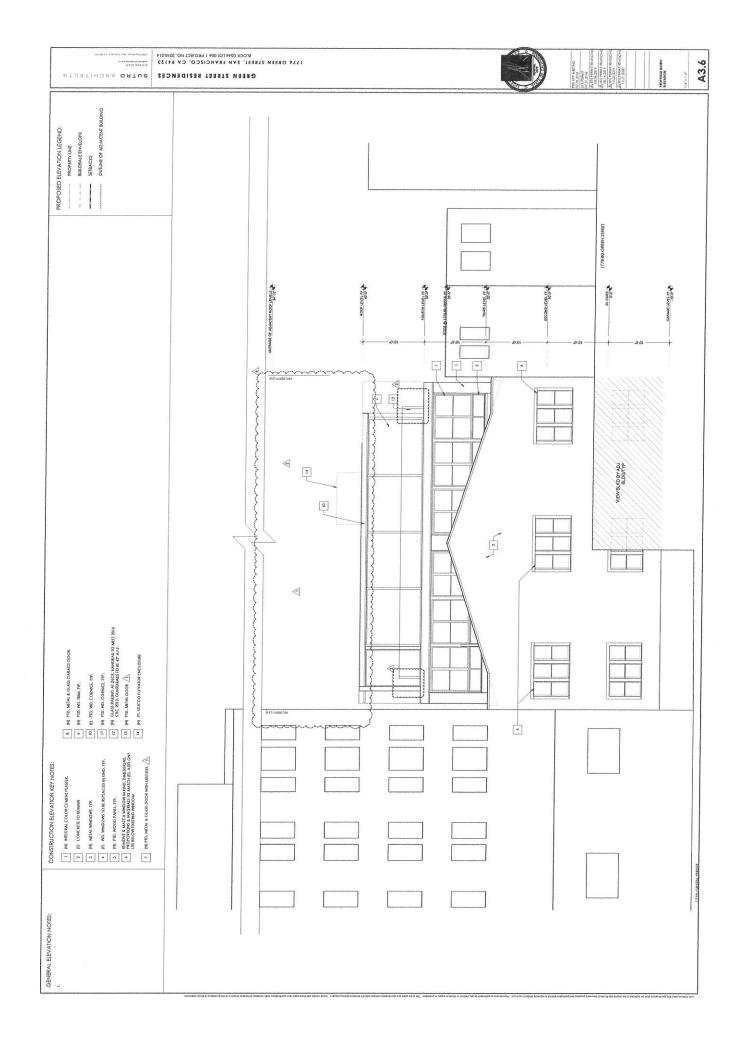


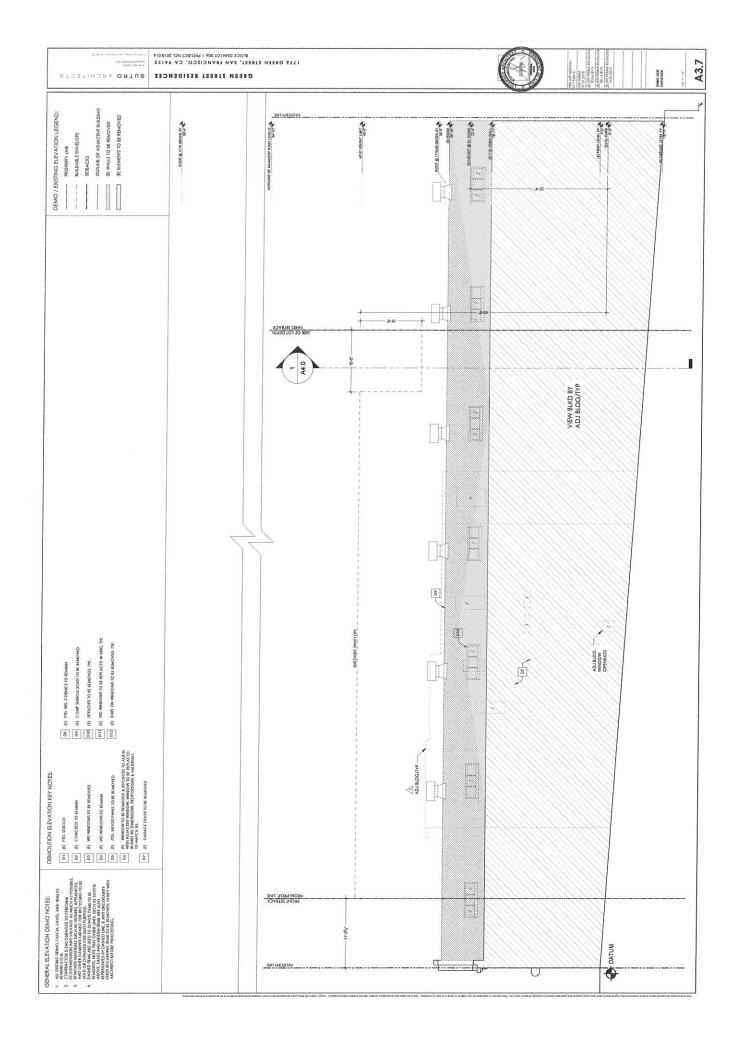


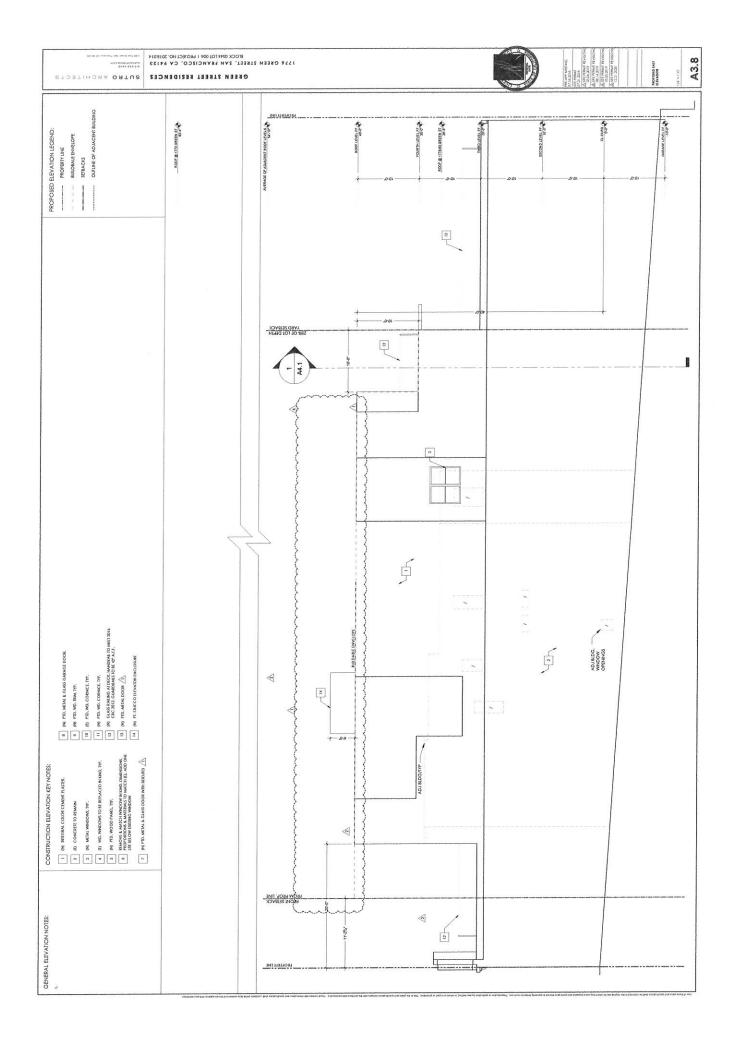


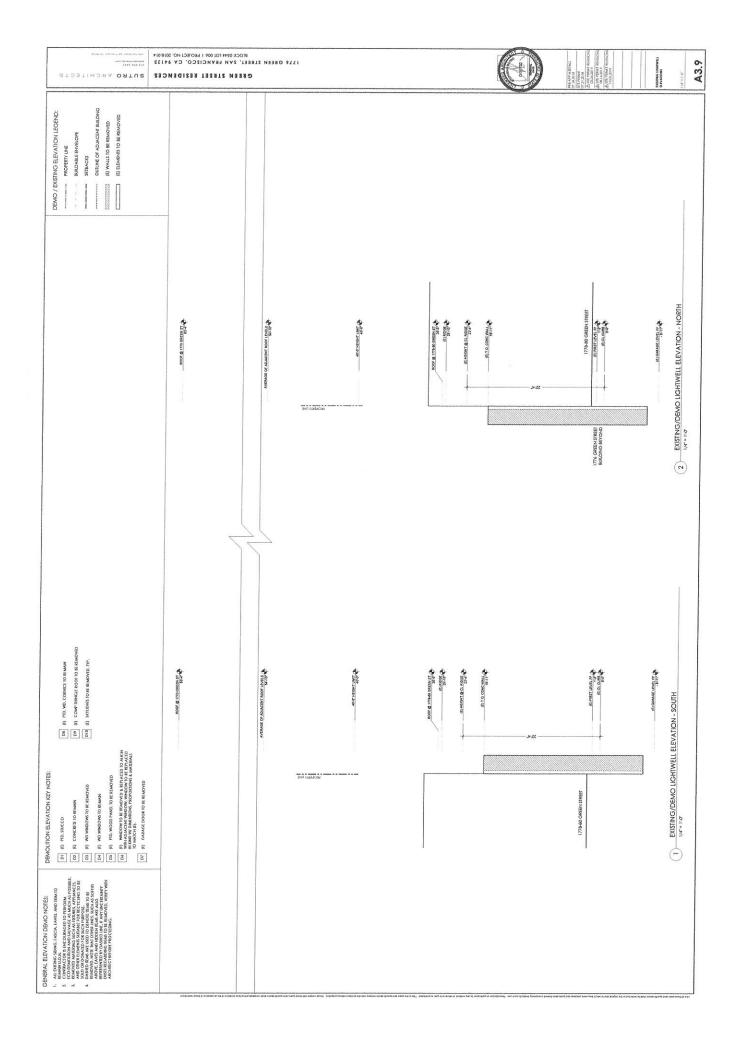


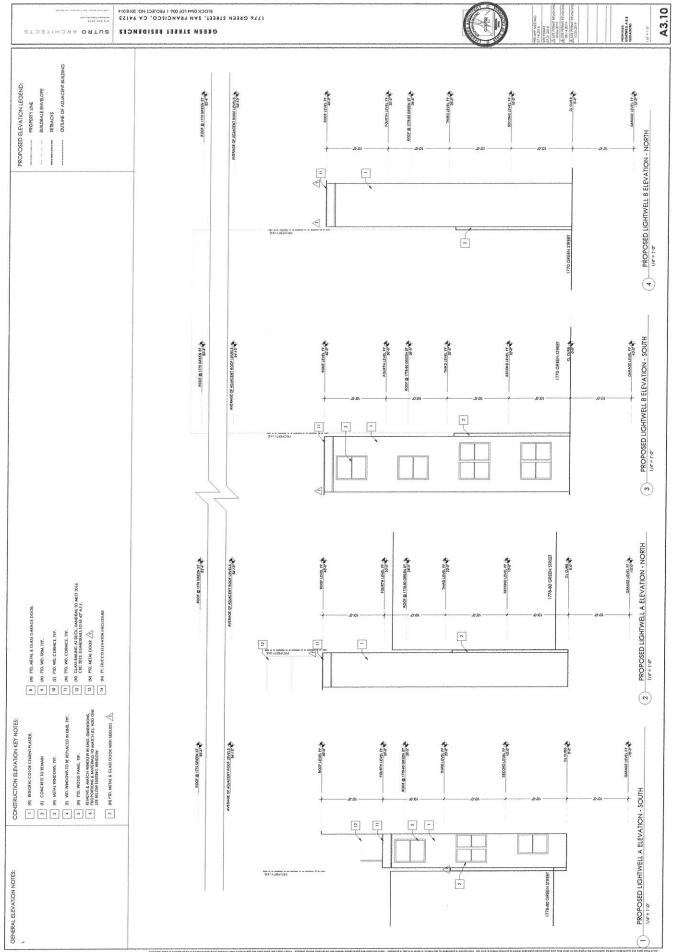


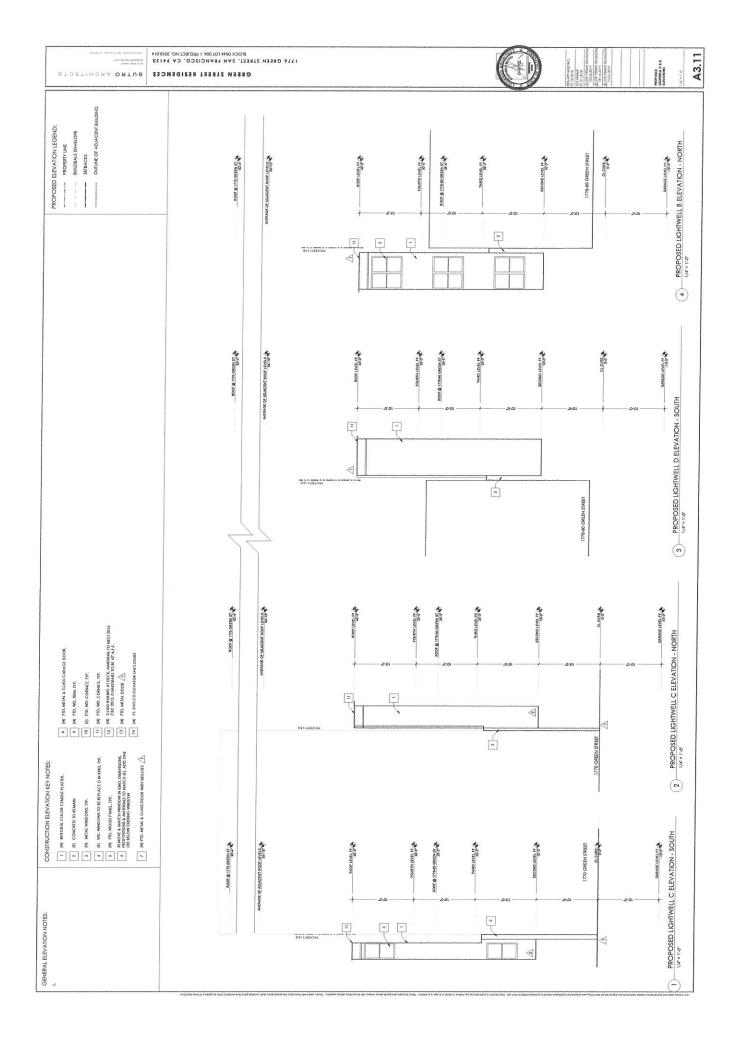


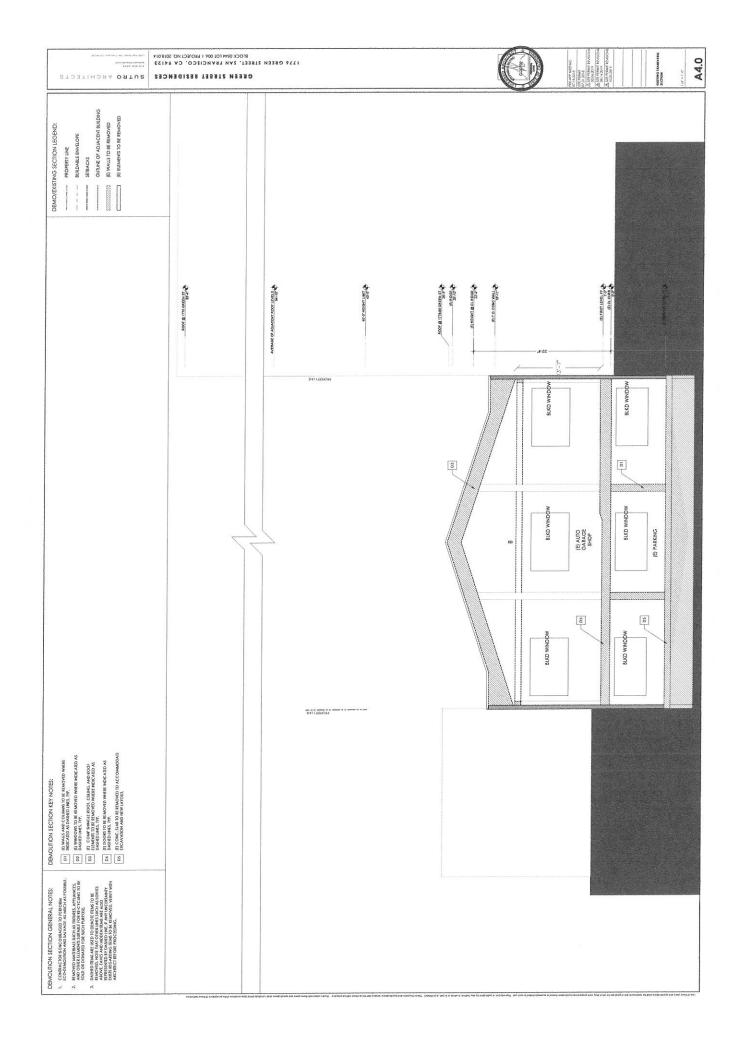


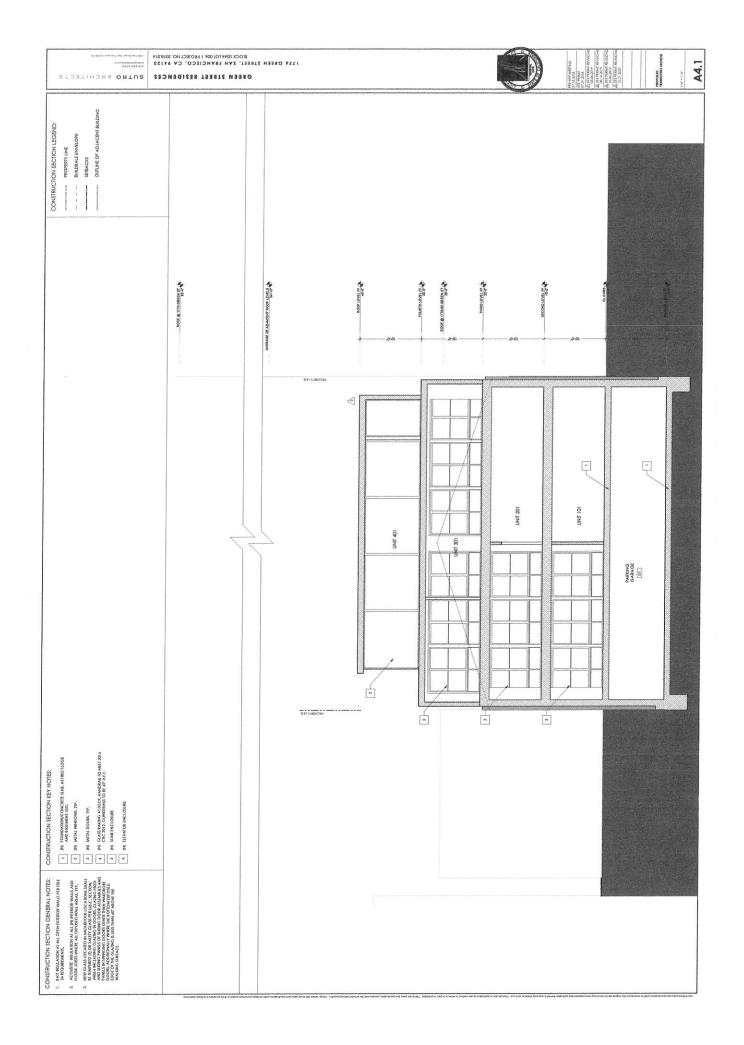


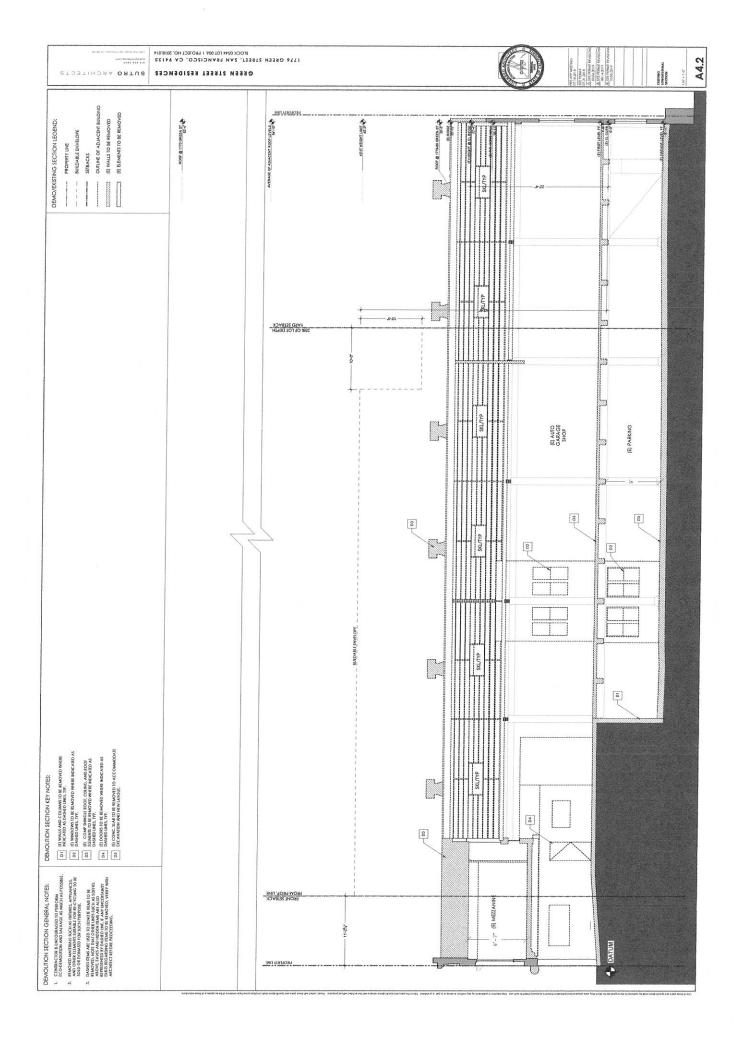


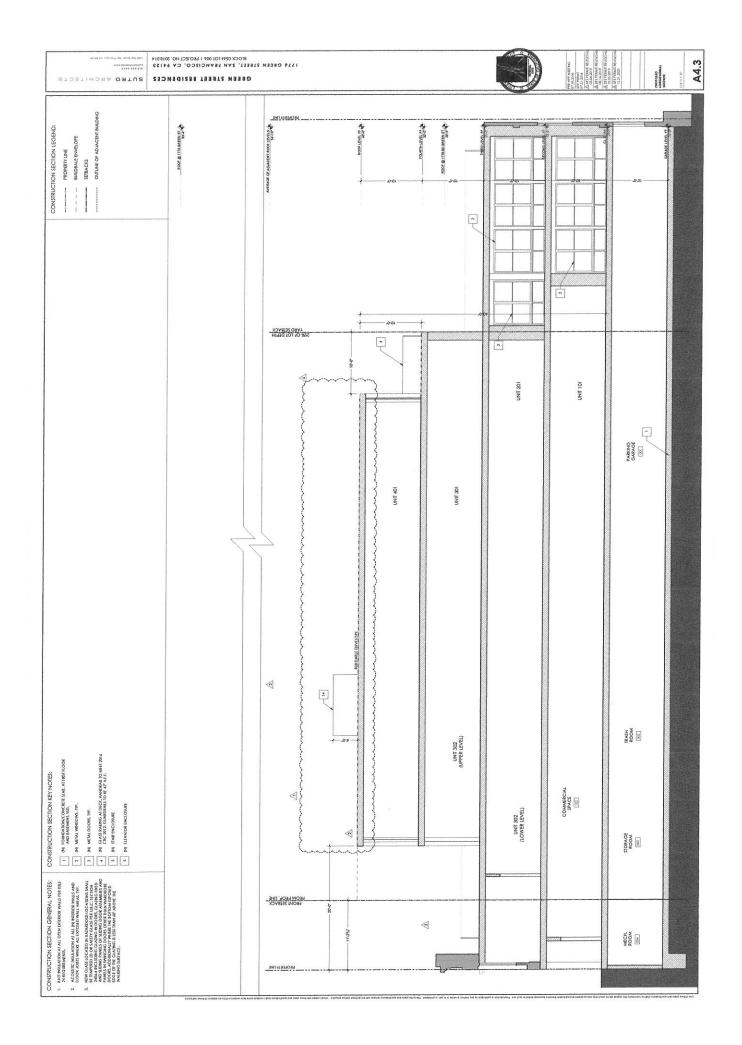












NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY	
And When Recorded Mail To:	CONFORMED COPY of document recorded
Name: JUSH CORZINE	2021055118 3/30/2021
Address: 572 RUGER ST, SUITER	ne with decusion 100 This docuser has been compared whethe original SAN FRANCISCO ABSESSOR-RECORDER
City: SAN FRANCISCO	
State: CA ZIP: 94129	
	(Space Above This Line For Recorder's Use)

I (We) <u>1776 GABEN STREET LLC</u>, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 0544; LOT: 006;

COMMONLY KNOWN AS: 1776 GREEN STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to **Variance Application No. 2018-011430VAR** authorized by the Zoning Administrator of the City and County of San Francisco on **March 24, 2021**, to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five dwelling units.

The restrictions and conditions of which notice is hereby given are:

1. The authorization and rights vested by virtue of this decision letter **shall be deemed void and cancelled** if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when 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.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- 2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
- 3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
- 4. Minor modifications as determined by the Zoning Administrator may be permitted.
- 5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
- 6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project, if applicable.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

	<u>[.</u>	9			OFZINE
(Signature)				(Printed Name)	
Dated:	3/29	20_2		MILL VALLEY	, California.
JOSH CORZ MANAGER MANAGER, MANAGER,	(Month, Day) INZ LUCAL CATETAL LUCAL PARTNER OF 1776 GARKN	STARLET L	L_{c}	(City)	
(Signature)				(Printed Name)	
Dated:	(Month, Day)	, <u>20</u>	at	(City)	, California.
		an a			
(Signature)				(Printed Name)	
Dated:	(Month, Day)	, <u>20</u>	at	(City)	, California.

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 MARIN On <u>3.29.2/</u>, before me, <u>Martin Konopaski</u>, <u>Notary Public</u>, personally appeared <u>Bshua</u> S. Corze'ne

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

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



WITNESS my hand and official seal.

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

SIGNATURE

Description of attached document

Title or type of document: _____

Document Date: _____Number of Pages:_____

Signer(s) Other than Named Above:

ORDER NO. : 0224044407

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Northerly line of Green Street, distant thereon 81 feet Easterly from the Northeasterly corner of Green and Octavia Streets; running thence Easterly and along said line of Green Street 54 feet; thence at a right angle Northerly 137 feet and 6 inches; thence at a right angle Westerly 54 feet; thence at a right angle Southerly 137 feet and 6 inches to the point of beginning.

Being part of Western Addition Block No. 167.

Assessor's Lot 006; Block 0544





49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

VARIANCE DECISION

Date:	March 24, 2021
Case No.:	2018-011430VAR
Project Address:	1776 Green Street
Block/Lots:	0544/006
Zoning:	RH-2 (Residential-House, Two-Family) Zoning District
Height/Bulk: 40-X Height and Bulk District	
Applicant:	Georgianna Kleman, Sutro Architects
	1055 Post Street, San Francisco CA
Owner:	1776 Green Street LLC
	572 Ruger Street, San Francisco CA
Staff Contact:	Christopher May – (628) 652-7359
	Christopher.may@sfgov.org

Description of Variances – Front Setback and Rear Yard Variances Sought:

The proposal is to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five dwelling units.

Planning Code Section 132 requires properties in the RH-2 Zoning District to maintain a front setback area equivalent to the average of the front setbacks of the two adjacent properties, but no more than 15 feet. Only one adjacent property (1778-1780 Green Street) has a front setback, which is approximately 22 feet. As such, the required front setback for the subject property is approximately 11 feet. The proposed two-story vertical addition is set back 20 feet from the front lot line, which complies with the front setback requirements of the Planning Code. The existing two-story building, however, has no front setback, and is therefore a noncomplying structure. Because the project proposes the intensification of a noncomplying structure, a front setback variance is required.

Planning Code Section 134 requires properties in the RH-2 Zoning District to maintain a rear yard equivalent to 45 percent of the total lot depth at grade level and at each succeeding story of the building, unless reduced to the average of qualifying adjacent rear building walls. The subject property has a lot depth of approximately 137.5 feet. Therefore, the 45 percent requirement is approximately 62 feet. However, given that the adjacent apartment building at 1770 Green Street has no rear yard, the required rear yard for the Project may be reduced to of 25 percent of the total depth of the lot, which in this case is approximately 34 feet. The proposed third-floor vertical addition is set back 34 feet from the rear lot line, and the fourth-floor vertical addition is set back an additional 10 feet, both of which comply with the rear yard requirements of the Planning Code. The existing one-story-plus-mezzanine building has no rear yard and is therefore a noncomplying structure. Because the Project

proposes the intensification of a noncomplying structure, a variance is required.

Procedural Background:

- 1. The project is exempt from CEQA under the common sense exemption (CEQA Guidelines 15061(b)(3)).
- The Planning Commission and Zoning Administrator held a joint public hearing on February 18, 2021 and the Planning Commission approved Conditional Use Authorization Application No. 2018-011430CUA to exceed the principally permitted two dwelling units per lot in the RH-2 Zoning District, to a maximum of one dwelling unit per 1,500 square feet of lot area. The Zoning administrator heard Variance Application No. 2018-011430VAR.

Decision:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five dwelling units, subject to the following conditions:

- 1. The authorization and rights vested by virtue of this decision letter **shall be deemed void and cancelled** if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when 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.
- 2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
- 3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
- 4. Minor modifications as determined by the Zoning Administrator may be permitted.
- 5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
- 6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project, if



applicable.

Findings:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The existing two-story automobile repair garage, constructed circa 1914, is a Category A historic resource that covers the entire property and was previously occupied by a use not permitted within the RH-2 Zoning District. The walls of the building are located within the required front setback area and rear yard, rendering it a nonconforming structure. The nonconforming status of the subject building restricts its redevelopment and adaptive reuse and is therefore an exceptional and extraordinary circumstance that does not apply generally to other properties or uses in the same class of district.
- B. The subject block has no consistent mid-block open space due to Allyne Park on the eastern end and structures built very deep into lots 005 and 011B.
- C. The adjacent building at 1778-1780 Green Street is an outlier on the block, as all other buildings fronting Green Street have no front setback.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

A. Given the front setbacks and rear yards of the adjacent buildings, the subject property is required to maintain a front setback area of approximately 11 feet and a rear yard of approximately 34 feet. Literal enforcement of these requirements would require either the partial demolition of the existing nonconforming portions of the subject building (including the historic front façade), or preclude the adaptive reuse of the building for residential uses that would otherwise bring the building into conformance with the uses permitted by the RH-2 Zoning District. Considering the lot and block context described above, such demolition would have limited positive effect and would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the



property.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

A. The project includes converting a former automobile repair garage to residential uses in conformance with the uses contemplated by the RH-2 Zoning District. Variances to the front setback and rear yard requirements of the Planning Code are necessary in order to allow the subject property to be converted to residential uses in a manner that preserves the historic resource building and avoids unnecessary demolition. This represents a substantial property right of the subject property, possessed by other property in the same class of district.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. The granting of the variances to allow the conversion of the nonconforming portions of the building to residential uses will be completely within the existing building envelope and will not be materially detrimental to the public welfare or material injurious to the property or improvements in the vicinity.
- B. The Planning Department received both opposition and support for the project and determined the project to be consistent with the Residential Design Guidelines. Additionally, the Planning Commission found the project to be necessary or desirable for, and compatible with, the neighborhood or the community, and approved the associated Conditional Use Authorization.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
 - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 - 2. The proposed project will be in keeping with the existing housing and neighborhood character. The



conversion of the automobile repair garage to five residential dwelling units is consistent with the surrounding area and permitted density of the lot.

- 1. The proposed project will have no effect on the City's supply of affordable housing.
- 2. The proposed project does not adversely affect neighborhood parking or public transit.
- 3. The project will have no effect on the City's industrial and service sectors.
- 4. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
- 5. The project will have no effect on the City's landmarks or historic buildings, as the proposed vertical addition maintains adequate setbacks that meet the Secretary of the Interior's standards for historic structures.
- 6. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

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.

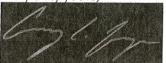
APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit



Variance Decision March 24, 2021

www.sfgov.org/bdappeal.

Very truly yours,



Corey A. Teague, AICP Zoning Administrator

This is not a permit to commence any work or change occupancy. Permits from appropriate departments must be secured before work is started or occupancy is changed.







49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

VARIANCE DECISION

Date:	March 24, 2021	
Case No.:	2018-011430VAR	
Project Address:	1776 Green Street	
Block/Lots:	0544/006	
Zoning:	RH-2 (Residential-House, Two-Family) Zoning District	
Height/Bulk:	40-X Height and Bulk District	
Applicant: Georgianna Kleman, Sutro Architects		
	1055 Post Street, San Francisco CA	
Owner:	1776 Green Street LLC	
	572 Ruger Street, San Francisco CA	
Staff Contact:	Christopher May – (628) 652-7359	
	Christopher.may@sfgov.org	

Description of Variances - Front Setback and Rear Yard Variances Sought:

The proposal is to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five dwelling units.

Planning Code Section 132 requires properties in the RH-2 Zoning District to maintain a front setback area equivalent to the average of the front setbacks of the two adjacent properties, but no more than 15 feet. Only one adjacent property (1778-1780 Green Street) has a front setback, which is approximately 22 feet. As such, the required front setback for the subject property is approximately 11 feet. The proposed two-story vertical addition is set back 20 feet from the front lot line, which complies with the front setback requirements of the Planning Code. The existing two-story building, however, has no front setback, and is therefore a noncomplying structure. Because the project proposes the intensification of a noncomplying structure, a front setback variance is required.

Planning Code Section 134 requires properties in the RH-2 Zoning District to maintain a rear yard equivalent to 45 percent of the total lot depth at grade level and at each succeeding story of the building, unless reduced to the average of qualifying adjacent rear building walls. The subject property has a lot depth of approximately 137.5 feet. Therefore, the 45 percent requirement is approximately 62 feet. However, given that the adjacent apartment building at 1770 Green Street has no rear yard, the required rear yard for the Project may be reduced to of 25 percent of the total depth of the lot, which in this case is approximately 34 feet. The proposed third-floor vertical addition is set back 34 feet from the rear lot line, and the fourth-floor vertical addition is set back an additional 10 feet, both of which comply with the rear yard requirements of the Planning Code. The existing one-story-plus-mezzanine building has no rear yard and is therefore a noncomplying structure. Because the Project

proposes the intensification of a noncomplying structure, a variance is required.

Procedural Background:

- 1. The project is exempt from CEQA under the common sense exemption (CEQA Guidelines 15061(b)(3)).
- The Planning Commission and Zoning Administrator held a joint public hearing on February 18, 2021 and the Planning Commission approved Conditional Use Authorization Application No. 2018-011430CUA to exceed the principally permitted two dwelling units per lot in the RH-2 Zoning District, to a maximum of one dwelling unit per 1,500 square feet of lot area. The Zoning administrator heard Variance Application No. 2018-011430VAR.

Decision:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five dwelling units, subject to the following conditions:

- 1. The authorization and rights vested by virtue of this decision letter **shall be deemed void and cancelled** if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when 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.
- 2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
- 3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
- 4. Minor modifications as determined by the Zoning Administrator may be permitted.
- 5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
- 6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project, if

applicable.

Findings:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The existing two-story automobile repair garage, constructed circa 1914, is a Category A historic resource that covers the entire property and was previously occupied by a use not permitted within the RH-2 Zoning District. The walls of the building are located within the required front setback area and rear yard, rendering it a nonconforming structure. The nonconforming status of the subject building restricts its redevelopment and adaptive reuse and is therefore an exceptional and extraordinary circumstance that does not apply generally to other properties or uses in the same class of district.
- B. The subject block has no consistent mid-block open space due to Allyne Park on the eastern end and structures built very deep into lots 005 and 011B.
- C. The adjacent building at 1778-1780 Green Street is an outlier on the block, as all other buildings fronting Green Street have no front setback.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

A. Given the front setbacks and rear yards of the adjacent buildings, the subject property is required to maintain a front setback area of approximately 11 feet and a rear yard of approximately 34 feet. Literal enforcement of these requirements would require either the partial demolition of the existing nonconforming portions of the subject building (including the historic front façade), or preclude the adaptive reuse of the building for residential uses that would otherwise bring the building into conformance with the uses permitted by the RH-2 Zoning District. Considering the lot and block context described above, such demolition would have limited positive effect and would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the



property.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

A. The project includes converting a former automobile repair garage to residential uses in conformance with the uses contemplated by the RH-2 Zoning District. Variances to the front setback and rear yard requirements of the Planning Code are necessary in order to allow the subject property to be converted to residential uses in a manner that preserves the historic resource building and avoids unnecessary demolition. This represents a substantial property right of the subject property, possessed by other property in the same class of district.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. The granting of the variances to allow the conversion of the nonconforming portions of the building to residential uses will be completely within the existing building envelope and will not be materially detrimental to the public welfare or material injurious to the property or improvements in the vicinity.
- B. The Planning Department received both opposition and support for the project and determined the project to be consistent with the Residential Design Guidelines. Additionally, the Planning Commission found the project to be necessary or desirable for, and compatible with, the neighborhood or the community, and approved the associated Conditional Use Authorization.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
 - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 - 2. The proposed project will be in keeping with the existing housing and neighborhood character. The



conversion of the automobile repair garage to five residential dwelling units is consistent with the surrounding area and permitted density of the lot.

- 1. The proposed project will have no effect on the City's supply of affordable housing.
- 2. The proposed project does not adversely affect neighborhood parking or public transit.
- 3. The project will have no effect on the City's industrial and service sectors.
- 4. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
- 5. The project will have no effect on the City's landmarks or historic buildings, as the proposed vertical addition maintains adequate setbacks that meet the Secretary of the Interior's standards for historic structures.
- 6. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

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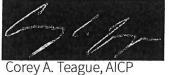
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APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit

Variance Decision March 24, 2021

www.sfgov.org/bdappeal.

Very truly yours,



Zoning Administrator

This is not a permit to commence any work or change occupancy. Permits from appropriate departments must be secured before work is started or occupancy is changed.





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1776 GREEN ST		0544006
Case No.		Permit No.
2018-011430ENV		201808016167
Addition/ Alteration	Demolition (requires HRE for Category B Building)	New Construction

Project description for Planning Department approval.

The project site is located on the north side of Green Street between Octavia and Gough streets in the Marina neighborhood. The project site is occupied by a 27-foot-tall, two-story over basement, industrial building that is approximately 13,710 gross square feet in size with 12 vehicle parking spaces. The existing automobile repair garage building was constructed in circa 1914 and is currently vacant (formerly occupied by "Green Street Auto Body"). The project sponsor proposes a two-story vertical addition and a change of use to convert the existing automotive garage to a new residential development with five residential units. The project would add approximately 13,408 gross square feet to the existing building. The project includes 2,265 square feet of private open space via balconies and terraces. The project includes alterations to the front façade, including the restoration of two pilasters that were removed from the central arch to allow for a wider garage opening during a 1933 alteration. With the proposed improvements, the building would be 40 feet tall (44 feet tall with elevator overrun) and 27,118 gross square feet in size with 10 below-grade parking spaces and five class 1 bicycle parking spaces. In addition, the project includes the expansion of the existing basement by 1,615 square feet (from 5,516 square feet)

FULL PROJECT DESCRIPTION ATTACHED

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).			
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.		
	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.		
	 Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY 		
	Other		
	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY		

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT TO BE COMPLETED BY PROJECT PLANNER

	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (<i>refer to The Environmental Information tab on the San Francisco Property Information Map</i>)
	 Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to The Environmental Information tab on the San Francisco</i> <i>Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.
	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (<i>refer to The Environmental Planning tab on the San Francisco Property Information</i> <i>Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
	Seismic Hazard: Landslide or Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to The Environmental tab on the San Francisco Property Information Map) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Com	ments and Planner Signature (<i>optional</i>):
See	attached additional information.

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PL	ANNER

10 8			
PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)			
	Category A: Known Historical Resource. GO TO STEP 5.		
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.		
	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.		

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.			
	1. Change of use and new construction. Tenant improvements not included.		
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.		
	 Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 		
	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.		
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.		
	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.		
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .		
	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.		
Note: Project Planner must check box below before proceeding.			
	Project is not listed. GO TO STEP 5.		
	Project does not conform to the scopes of work. GO TO STEP 5.		
	Project involves four or more work descriptions. GO TO STEP 5.		
	Project involves less than four work descriptions. GO TO STEP 6.		

STEP 5: ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.				
	1. Reclassification of property status. (Attach HRER Part I)			
	Reclassify to Category A Reclassify to Category C			
	a. Per HRER (No further historic review)			
	b. Other (specify):			
	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.			
	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.			
	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.			
	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.			

	6. Raising the building in a manner that does not remove, alter, features.	or obscure character-defining	
	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.		
	8. Work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required):		
	9. Work compatible with a historic district (Analysis required):		
	10. Work that would not materially impair a historic resource (A	Attach HRER Part II).	
	Note: If ANY box in STEP 5 above is checked, a Prese	rvation Planner MUST sign below.	
	Project can proceed with exemption review . The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.		
Comments (optional): PLEASE SEE ATTACHED			
Preser	Preservation Planner Signature: Allison Vanderslice		
STEP 6: EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the			
	environment. Project Approval Action: Planning Commission Hearing	Signature: Jeanie Poling 02/02/2021	

Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.

Full Project Description

The project site is located on the north side of Green Street between Octavia and Gough streets in the Marina neighborhood. The project site is occupied by a 27-foot-tall, two-story over basement, industrial building that is approximately 13,710 gross square feet in size with 12 vehicle parking spaces. The existing automobile repair garage building was constructed in circa 1914 and is currently vacant (formerly occupied by "Green Street Auto Body").

The project sponsor proposes a two-story vertical addition and a change of use to convert the existing automotive garage to a new residential development with five residential units. The project would add approximately 13,408 gross square feet to the existing building. The project includes 2,265 square feet of private open space via balconies and terraces. The project includes alterations to the front façade, including the restoration of two pilasters that were removed from the central arch to allow for a wider garage opening during a 1933 alteration. With the proposed improvements, the building would be 40 feet tall (44 feet tall with elevator overrun) and 27,118 gross square feet in size with 10 below-grade parking spaces and five class 1 bicycle parking spaces. In addition, the project includes the expansion of the existing basement by 1,615 square feet (from 5,516 square feet to 7,131 square feet).

Project construction would involve approximately 1,400 cubic yards of soil disturbance, ranging from a depth of 1 to 2 feet below ground surface at the north end of the property to 15 feet below ground surface at the south end of the property.

Conventional hand-excavated end-bearing piers would be used for the proposed underpinning system. Heavy equipment would not be used within 10 horizontal feet from adjacent shallow foundations and basement walls; jumping jack or hand-operated vibratory plate compactors would be used for compacting fill within this zone.

The project requires conditional use authorization approval by the Planning Commission pursuant to Planning Code Sections 209.1 and 303 to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within the RH 2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

Step 5: Advanced Historical Review Comments

See 11/25/19 HRER Part II for a full evaluation of potential impacts to historic resources. Preservation staff has reviewed the revised plans dated 1/20/21 and determined that there are no project changes that would result in a revision to the findings in the HRER Part II.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:		
	Result in expansion of the building envelope, as defined in the Planning Code;	
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;	
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?	
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?	
If at least one of the above boxes is checked, further environmental review is required.		

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

	The proposed modification wou	uld not result in any of the above changes.		
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project				
approval and no additional environmental review is required. This determination shall be posted on the Planning Department				
website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance				
with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the				
Environmental Review Officer within 10 days of posting of this determination.				
Planr	ner Name:	Date:		

	Date.



1776 Green St (2018-011430ENV) - Additional Information

Project history. On September 6, 2018, the Planning Department accepted a project application for the proposed project. The department issued a categorical exemption for the project on October 30, 2019 (subsequently rescinded) and a categorical exemption/common sense exemption for the project on November 27, 2019 (subsequently rescinded). Project review was put on hold due to public concerns related to unfinished remediation of hazardous materials contamination from the removal in 2016 of four underground storage tanks associated with the project site.

On February 6, 2020, an appeal of the categorical exemption/common sense exemption was filed with the Board of Supervisors. The appeal was determined to be unripe for review because the project approval had not yet occurred.

On February 20, 2020, the project sponsor submitted a project application to the planning department for a separate, independent project involving the San Francisco Department of Public Health's (SFDPH's) investigation and remediation of subsurface contaminants associated with leaks from underground storage tanks previously located beneath the sidewalk in front of 1776 Green Street and removed in 2016 ("the LOP case," Planning Record No. 2020-002484ENV).¹

On June 16, 2020, the planning department issued a common sense exemption for the LOP case, which was appealed to the Board of Supervisors. On December 15, 2020, the appeal of the LOP case was withdrawn and the Board affirmed the planning department's determination that the LOP case has independent utility from the proposed development project at 1776 Green Street and is exempt from further environmental review.²

Hazardous materials. The project site is listed as an active leaking underground storage tank cleanup site on the Hazardous Waste and Substances Sites List (pursuant to section 65962.5 of the state government code, also known as the "Cortese List"), and thus is ineligible for categorical exemption per CEQA section 21084(d). The proposed project is also subject to the Maher Program (Article 22A of the San Francisco Health Code). Under the Maher Program, cases are assessed based on applicable regulatory standards issued by the State of California and/or the U.S. Environmental Protection Agency. In addition, the Maher Program addresses health risks to residential occupants, if such uses are proposed on a particular site, based on long-term exposure.

The project sponsor enrolled in the Maher Program on July 31, 2018, and on August 8, 2019, SFDPH approved a Phase II subsurface investigation plan and requested a Phase II site characterization report. The Department of Building Inspection shall not issue a certificate of occupancy until SFDPH has confirmed that any hazardous substances on the site have been removed or remediated to State standards for the intended use. Based on the performance standards required by the State to ensure that no adverse impacts with respect to public health and safety would occur, it can be clearly demonstrated that the project, with oversight for remediation by SFDPH in compliance with the

¹ The LOP case (SFDPH-LOP Site #12076 Investigation/Remediation) is currently under review by SFDPH. On December 1, 2020, SFDPH issued a letter citing that that additional work is required to obtain case closure under the Low-Threat Closure Policy.

² Board of Supervisors File No. 200908, Motion No. M20-202 <u>https://sfbos.org/sites/default/files/m20-0202.pdf</u>.

Maher Program, has no potential to have significant environmental effects with respect to hazardous substances on the site.

Archeology. Planning staff archeologists conducted preliminary archeological review and determined that no significant archeological resources are expected within project-affected soils.

Public notice. Notification of a project receiving environmental review was mailed on November 12, 2019, to adjacent occupants and owners of buildings within 300 feet of the project site and the Marina neighborhood group list. Six members of the public responded to this notice and expressed concerns related to noise from the proposed project's roof deck, hazardous materials contamination, and the department's prior issuance of a categorical exemption. A roof deck that was initially proposed has been removed from the project. The other public concerns are addressed above.



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

> Block: **0544** Lot: **006** Address: **1776 GREEN ST**

24

David Augustine, Tax Collector

Dated **October 13, 2023** this certificate is valid for the earlier of 60 days from **October 13, 2023** or **December 31, 2023.** If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

City Hall - Room 140 • 1 Dr. Carlton B. Goodlett Place • San Francisco, CA 94102-4638

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 11095".

1776 GREEN STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Orgi
NAME: John Bickford
TITLE: Manager
OWNER'S 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
ON January 18, 20.23 BEFORE ME
Vincent You, Notary Public PERSONALLY
APPEARED John Bickford
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE:
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2401070
MY COMMISSION EXPIRES: <u>A pril 17, 2026</u> COUNTY OF PRINCIPAL PLACE OF BUSINESS: <u>Son Francisco</u>
COUNTY OF PRINCIPAL PLACE OF BUSINESS:
SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 1776 GREEN STREET LLC IN MARCH 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.
LONAL LAND C
BY: JACQUELINE LUK, P.L.S. 8934 DATE DATE
* PLS 8934
ROARD OF SUDERVISOR'S ADDROVAL

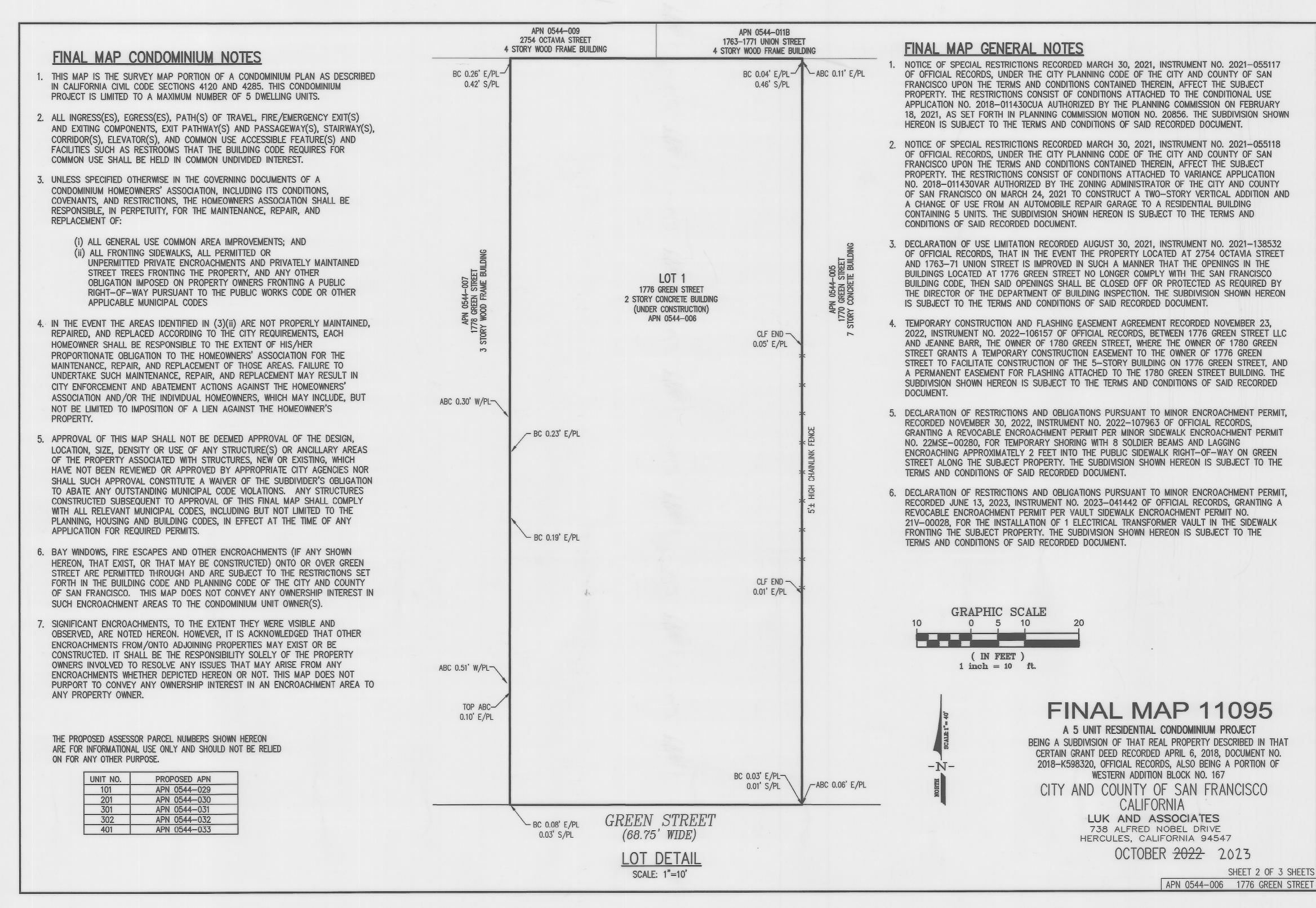
BY:	Daval J Burns
NAME:	Sarah & BURNS
TITLE:	Vice President

BENEFICIARY'S STATEMENT	TAX STATEMENT	
THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED SEPTEMBER 29, 2022, INSTRUMENT NO. 2022–090839, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP. BANK OF THE WEST, A CALIFORNIA BANKING CORPORATION	I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREA TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THEI LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR U STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSE COLLECTED AS TAXES.	EREBY STATE ASURER AND SHOWING RE ARE NO INPAID
BY: <u>Sarah J BURNS</u> NAME: <u>Sarah J BURNS</u> ITTLE: <u>Vice President</u>	DATED THIS: DAY OF	_, 20
BENEFICIARY'S 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.	CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA CLERK'S STATEMENT	
STATE OF CALIFORNIA COUNTY OF <u>Contra Costa</u>	I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STA BOARD OF SUPERVISORS BY ITS MOTION NO	ATE THAT SAID
ON <u>Eebruary</u> , 20 <u>23</u> BEFORE ME <u>Davon E'Orio</u> PERSONALLY APPEARED <u>Sarah J Burns</u>	, 20, AF ENTITLED, "FINAL MAP 11095". IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAN SEAL OF THIS OFFICE TO BE AFFIXED.	PPROVED THIS MAP ID AND CAUSED THE
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.	BY: DATE: CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA	
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.	RECORDER'S STATEMENT FILED THIS DAY OF	APPROVALS THIS MAP IS APPROVED THIS <u>23</u> DAY OF -' October 2023 BY ORDER
WITNESS MY HAND AND OFFICIAL SEAL.		
SIGNATURE: Plum E'Orio	20, ATM. IN BOOK	NO208766
NOTARY PUBLIC, STATE OF CA COMMISSION NO .: 2283335		DATE: 10/25/2023
MY COMMISSION EXPIRES: March 28, 2023	OF FINAL MAPS, AT PAGE, AT THE REQUEST OF 1776 GREEN STREET LLC.	DATE: 00000
		BY: algywr
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Contra CITY AND COUNTY SURVEYOR'S STATEMENT I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED	SIGNED: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA	CARLA SHORT INTERIM DIRECTOR OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT. KATHARINE S. ANDERSON, PLS 8499 CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO		
		FINAL MAP 11095 A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BY: KATHARINE S. ANDERSON DATE: 10/24/2023 NO. 8499	CEF	G A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT RTAIN GRANT DEED RECORDED APRIL 6, 2018, DOCUMENT NO. 18—K598320, OFFICIAL RECORDS, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 167
APPROVED AS TO FORM DAVID CHIU, CITY ATTORNEY	С	ITY AND COUNTY OF SAN FRANCISCO CALIFORNIA LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CALIFORNIA 94547
BY:		OCTOBER 2022 2023

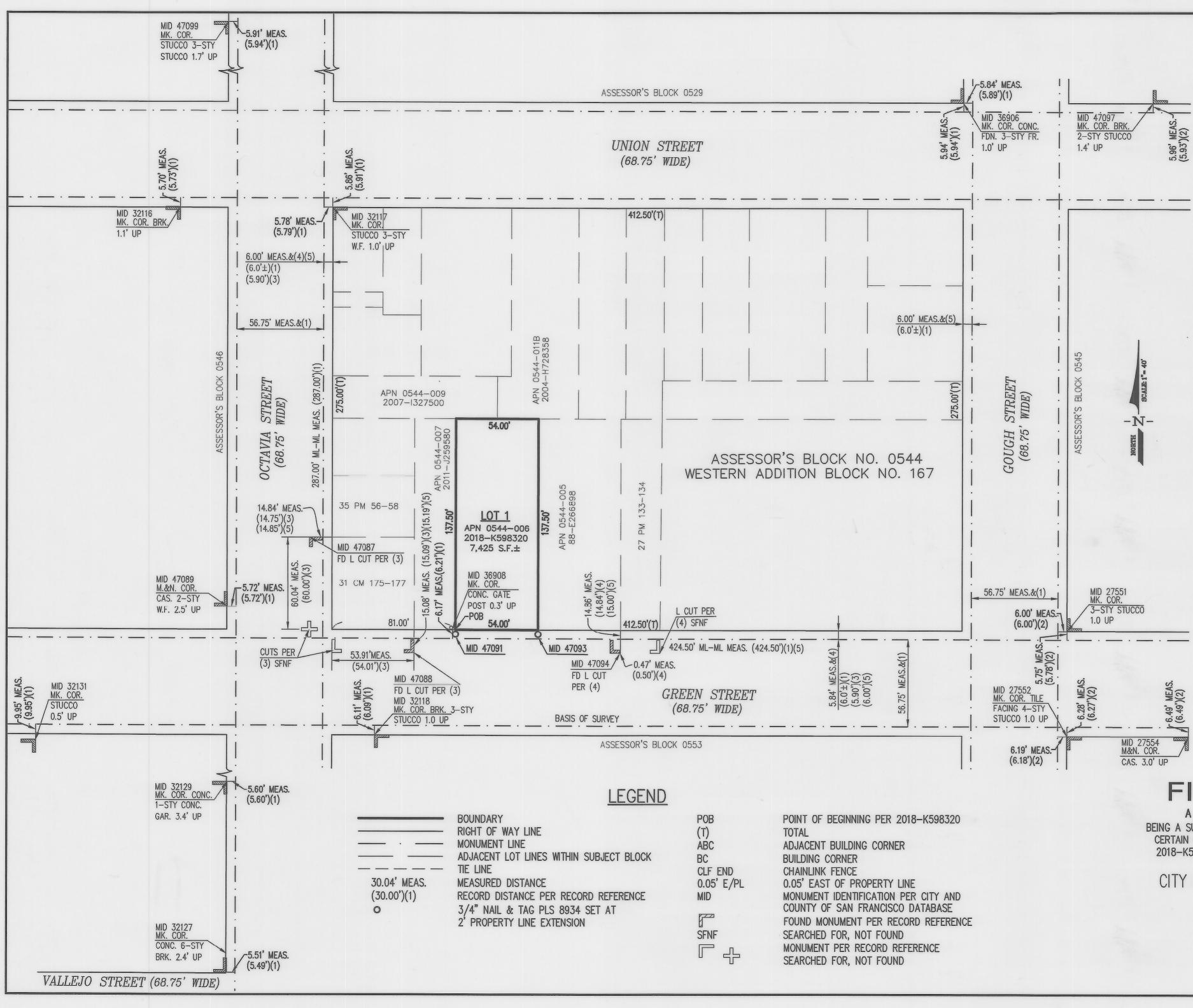
DEPUTY CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO

SHEET 1 OF 3 SHEETS APN 0544-006 1776 GREEN STREET









RECORD REFERENCES

(1) MONUMENT MAPS NO. 022, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. (2) MONUMENT MAPS NO. 018, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. (3) MAP OF 1790-1792-1794-1796 GREEN STREET, RECORDED 9/20/1990, 31 CM 175-177, OFFICIAL RECORDS OF THE CITY & COUNTY OF SAN FRANCISCO.

(4) PARCEL MAP OF 1746-1748 GREEN STREET, RECORDED 2/27/1984, 27 PM 133-134, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

(5) RECORD OF SURVEY NO. 10716, RECORDED 11/8/2021, BOOK JJ OF SURVEY MAPS, PAGE 85, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF SURVEY

FOUND MONUMENTS ON GREEN STREET BETWEEN LAGUNA AND FRANKLIN STREETS AS SHOWN ON MONUMENT MAP NO. 22 AND 18, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

FIELD SURVEY COMPLETION

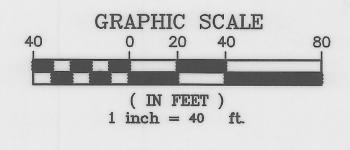
THE SURVEY FOR THIS MAP WAS COMPLETED ON 3/3/2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 3. SEE SHEET 2 FOR LOT DETAIL. BUILDING OCCUPATIONS WERE MEASURED AT A HEIGHT OF 5'± FROM GROUND LEVEL.

4. MONUMENT MARKS WITHIN THE SUBMIT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (SFNF).



FINAL MAP 11095

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 6, 2018, DOCUMENT NO. 2018-K598320, OFFICIAL RECORDS, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 167

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CALIFORNIA 94547

OCTOBER 2022 2023

SHEET 3 OF 3 SHEETS

APN 0544-006 1776 GREEN STREET



From:	Mapping, Subdivision (DPW)
To:	BOS Legislation, (BOS)
Cc:	MARQUEZ, JENINE (CAT); SKELLEN, LAUREN (CAT); PETERSON, ERIN (CAT); Rems, Jacob (DPW); Schneider,
	<u>Ian (DPW); Anderson, Kate (DPW); TOM, CHRISTOPHER (CAT); Dehghani, Jessica (DPW)</u>
Subject:	Final Map No. 11095 - 1776 Green Street BOS Submittal Email 1
Date:	Wednesday, November 1, 2023 2:45:00 PM
Attachments:	Order208766.docx.pdf
	<u>11095 BOS Motion 20231023.doc</u>
	<u>11095 TAX_CERTIFICATE_20231024.pdf</u>
	<u>11095 SIGNED MYLAR 20231101.pdf</u>

Email 1:

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the November 14th BOS meeting. The mylar package is currently with Chris Tom and will be delivered to your office once he has signed the mylar.

RE: BOS Final Map Approval for 1776 Green Street, PID: 11095

Regarding: BOS Approval for Final Map APN: 0544/006 Project Type: 5 Unit New Residential Condominium Project

See attached documents:

- PDF of signed DPW Order
- Word document of the Motion and hard copy of the Motion will be delivered.
- PDF of current Tax Certificate
- PDF of signed mylar map

If you have any questions regarding this submittal, please feel free to contact Katharine Anderson by email at <u>katharine.anderson@sfdpw.org</u>.

Thank you,

Jessica Dehghani | Subdivision and Mapping Bureau of Street Use & Mapping | San Francisco Public Works 49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103 Jessica.Dehghani@sfdpw.org