



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 20, 2011

Date: January 13, 2011
Case No.: **2009.0906 CV**
Project Address: **34-36 PLEASANT STREET**
Zoning: RM-3 (Residential Mixed, Medium Density),
65-A Height and Bulk District
Block/Lot: 0221/020
Project Sponsor: Ahmad Mohazab
TECTA Associates
2747 19th Street
San Francisco, CA 94110
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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CA 94103-2479

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Information:
415.558.6377

PROJECT DESCRIPTION

The applicant proposes to construct a two story addition to the existing two stories over garage dwelling creating a 49 foot 9 inch tall residential building. The addition will increase the number of dwelling units in the building from two to three units. The proposed fourth and fifth floors would encroach approximately 4 feet into the required rear yard, and result in a rear yard of 11 feet.

VARIANCE APPLICATION

Pursuant to Planning Code Section 134 the subject property is required to maintain a rear yard of approximately 15 feet. The proposed fourth and fifth floors would encroach approximately 4 feet into the required rear yard, and result in a rear yard of 11 feet; therefore, the project requires a variance from the rear yard requirement (Section 134) and to expand a noncomplying structure that would increase the degree of noncompliance (Section 188) of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Pleasant Street, a 35 foot wide secondary street. The street is one block in length between Taylor and Jones Streets. The lot is a rectangular parcel, 20 feet wide and 60 feet deep, occupied by a three-story two-family dwelling that is constructed at the front property line and is setback four feet from the rear property line. Pleasant Street slopes down laterally across the lot from west to east. With the exception of the slope of the street, the lot is generally flat from front to rear.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in a densely developed area in the Nob Hill neighborhood. Pleasant Street, a one block long secondary street, runs behind Clay Street to the north and Sacramento Street to the south. Most of the lots on the south side of the street are through lots that front on Sacramento Street. Most of the lots on the north side, including all those adjacent to the project site, have been divided with separate lots on Pleasant and Clay Streets. The character of development in the area is residential buildings from 3 to 5 stories in height with a large six-story, 24 unit apartment building at Pleasant and Jones Streets and other taller buildings fronting on Sacramento Street. The residential buildings fronting on Pleasant Street generally contain between 2 to 4 units. Larger buildings front on the four surrounding streets containing including apartment buildings ranging from 9 to 24 dwelling units.

ENVIRONMENTAL REVIEW

The project is categorically exempt as a Class 1(e)(2) exemption under CEQA Guidelines.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 31, 2010	December 29, 2010	23 days
Posted Notice	20 days	December 31, 2010	December 23, 2010	28 days
Mailed Notice	10 days	January 10, 2010	December 21, 2010	30 days

PUBLIC COMMENT

- The Department has received two letters and several e-mails from neighbors objecting to the project. Objections relate to the overall height of the building as well as the impact the project may have on light, air and privacy in neighboring buildings. Objections to the requested Variance are that the rear yards are already very small and the area is overdeveloped.

ISSUES AND OTHER CONSIDERATIONS

- The Project has been found to be consistent with the character, height and bulk of existing buildings in the neighborhood by the Residential Design Team.
- The Citywide Action Plan for Housing contains guidelines for development on narrow alleys like Pleasant Street. Under these Guidelines building heights should not exceed 1.25 times the width of the alley. Building that exceed that height should be setback at the upper stories to preserve visual access to the sky. Pleasant Street is 35 feet wide and under the guidelines a 45 foot tall building could be constructed without any setback for the upper floors. The project would be 49 feet 9 inches tall and the upper floor is setback nearly 13 feet and would not be visible from street level.
- The Department has received calls from neighbors concerned about the timing of the notice. When an addition to a residential building requires Conditional Use authorization the

Department mails a combined notice that satisfies the requirements of both Sections 311 and 306. Notices were mailed to property owners within 300 feet and to residents within 150 feet of the Project Site. Because the timing of the notice was near the winter holidays the Department mailed the notice 30 days prior to the hearing instead of the required 10 days. While plans were not mailed with the notice they are available electronically and were sent to neighbors who requested plans.

- The proposed height of the project compares favorable and is harmonious with the existing development patterns in the in the area. The addition of two new stories to the building is comparable with the massing and scale of the adjacent residential buildings, especially considering the upper floor of the addition will not be visible from adjacent public rights-of-way. Other buildings on the subject block range in height from three to over six stories with a number of the buildings featuring smaller top floors setback from the front as proposed by the project.
- The height and bulk of the project have been moderated by articulating the front and rear facades consistent with the Residential Design Guidelines. The additional stories align with the rear of the adjacent building to the west and the upper floor is setback nearly 13 feet from the front of the lower stories. The proposed fourth floor extends the existing bay window on the front of the building upwards. The front of the building follows the existing pattern of stepping down the hill.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a residential building to exceed the height of 40 feet in an RM-3 (Residential Mixed, Medium Density) District and a 65-A Height and Bulk District.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project adds one new dwelling unit to the City's housing stock.
- The Project has been found to be consistent with the character, height and bulk of existing buildings in the neighborhood by the Residential Design Team.
- The District is well served by transit; therefore area residents should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map

Executive Summary
Hearing Date: January 20, 2011

CASE NO. 2009.0906C
34-36 Pleasant Street

Aerial Photograph
Environmental Determination
Photographs
Reduced Plans

Attachment Checklist

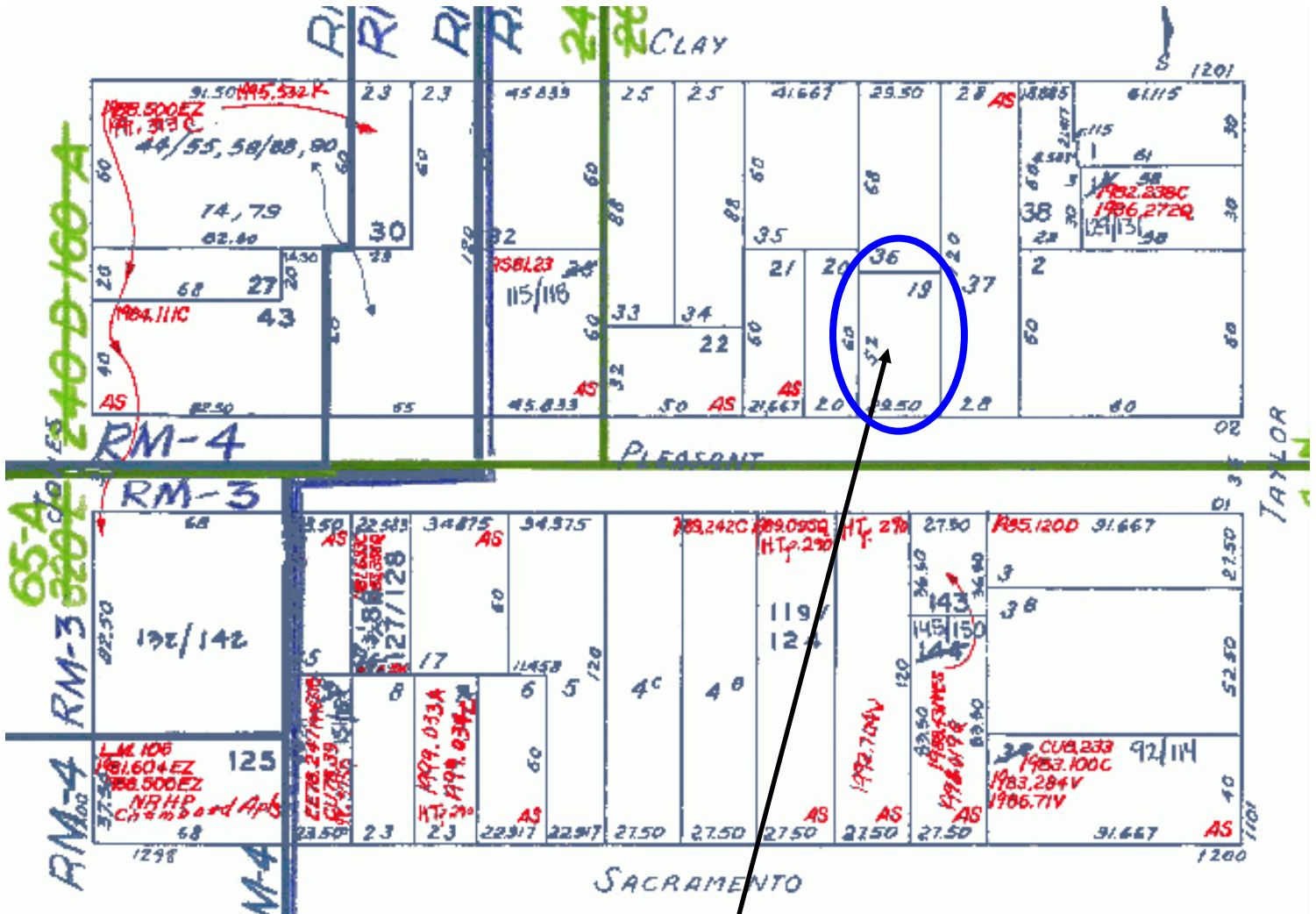
- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Environmental Determination |
| <input checked="" type="checkbox"/> Site Photo | |

Exhibits above marked with an "X" are included in this packet

RC
Planner's Initials

Enter Initials Here: C:\3901 Noriega Street - summary-kmc.doc

Parcel Map

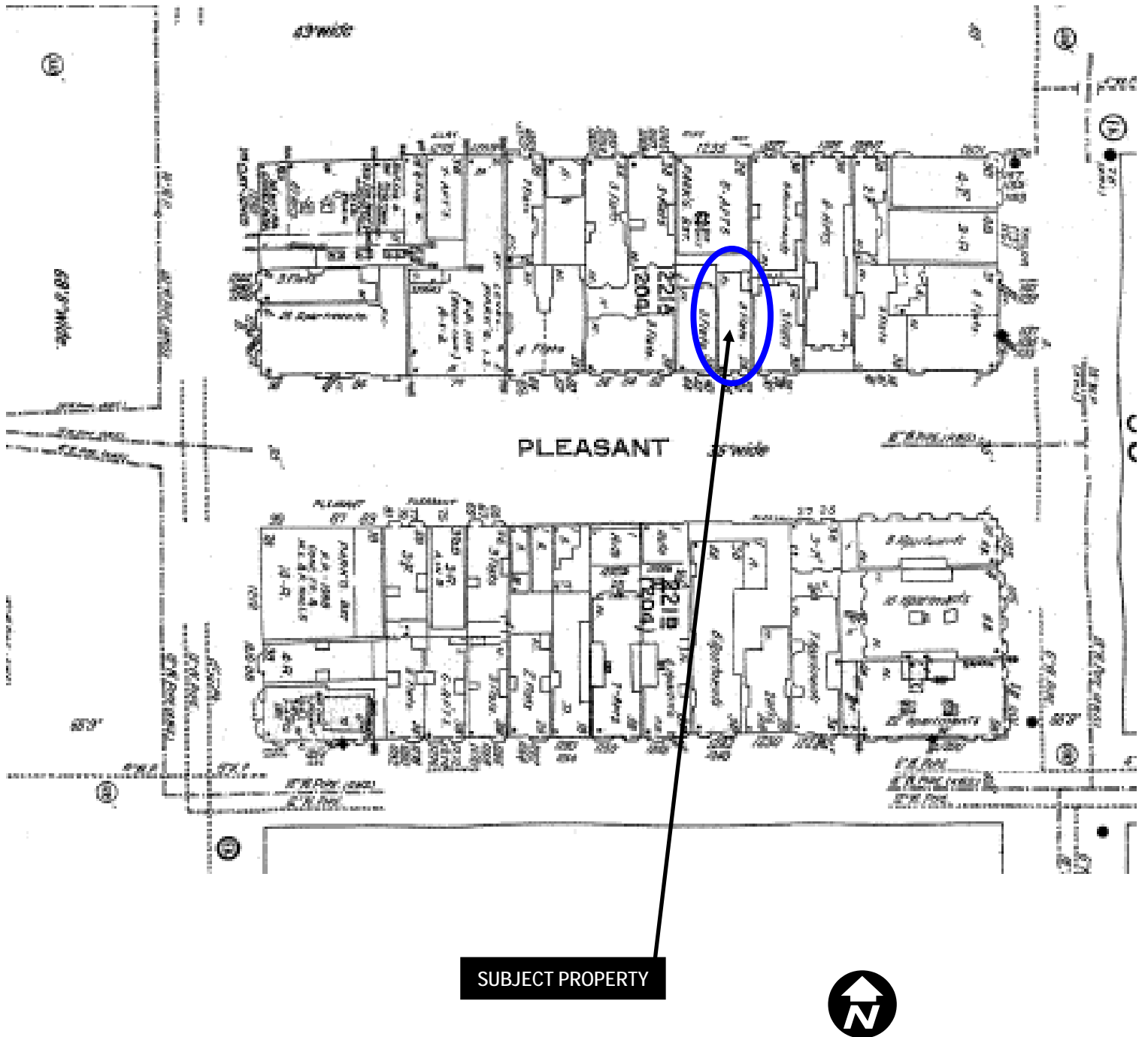


SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2009.0606C
 34-36 Pleasant Street

Sanborn Map*



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

Conditional Use Hearing
Case Number 2009.0606C
34-36 Pleasant Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.0606C
34-36 Pleasant Street

Aerial Photo

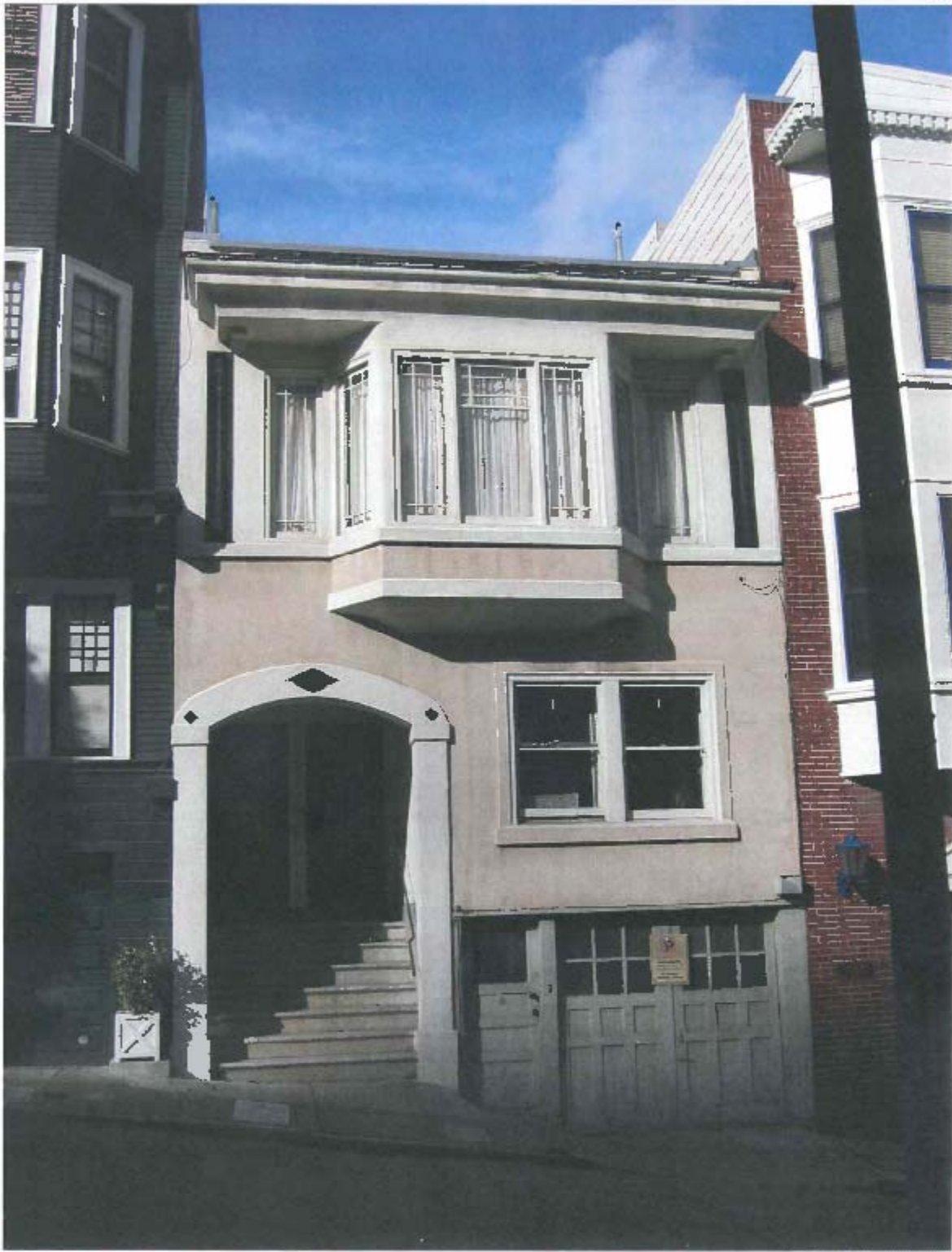


SUBJECT PROPERTY

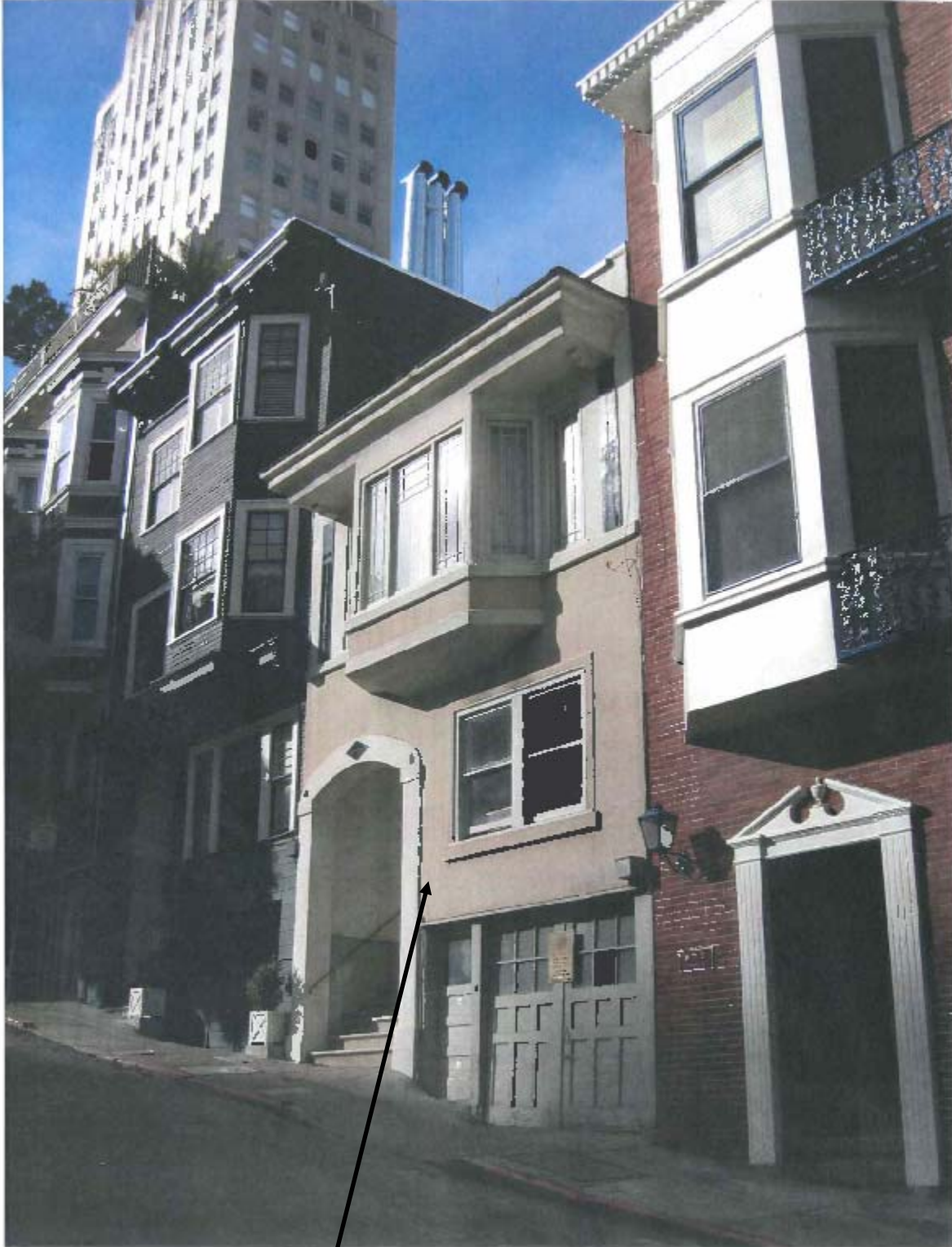
Conditional Use Hearing
Case Number 2009.0606C
34-36 Pleasant Street

Site Photo

5



Context Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2009.0606C
34-36 Pleasant Street

Context Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2009.0606C
34-36 Pleasant Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATED TO THE APPROVALS OF CONDITIONAL USE AUTHORIZATIONS PURSUANT TO SECTIONS 303 AND 253 OF THE PLANNING CODE TO ALLOW AN ADDITION TO AN EXISTING BUILDING TO EXCEED 40 FEET IN HEIGHT WITHIN AN "R" DISTRICT WITHIN THE RM-3 (RESIDENTIAL MIXED, MEDIUM DENSITY) DISTRICT, AND THE 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 7, 2009 Ahmad Mohazab (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, and 253 to allow construction of a two-story addition to the existing two stories over garage dwelling and an increase in the number of dwelling units in the building from two to three, creating a 49 foot 9 inch tall residential building within the RM-3 (Residential Mixed, Medium Density) District and a 65-A Height and Bulk District.

On January 20, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.0606C.

The project is categorically exempt as a Class 1(e)(2) exemption under CEQA Guidelines.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2009.0606C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Pleasant Street, a 35 foot wide secondary street. The street is one block in length between Taylor and Jones Streets. The lot is a rectangular parcel, 20 feet wide and 60 feet deep, occupied by a three-story two-family dwelling that is constructed at the front property line and is setback four feet from the rear property line. Pleasant Street slopes down laterally across the lot from west to east. With the exception of the slope of the street, the lot is generally flat from front to rear.
3. **Surrounding Properties and Neighborhood.** The project site is located in a densely developed area in the Nob Hill neighborhood. Pleasant Street, a one block long secondary street, runs behind Clay Street to the north and Sacramento Street to the south. Most of the lots on the south side of the street are through lots that front on Sacramento Street. Most of the lots on the north side, including all those adjacent to the project site, have been divided with separate lots on Pleasant and Clay Streets. The character of development in the area is residential buildings from 3 to 5 stories in height with a large six-story, 24-unit apartment building at Pleasant and Jones Streets and other taller buildings fronting on Sacramento Street. The residential buildings fronting on Pleasant Street generally contain between 2 to 4 units. Larger buildings front on the four surrounding streets containing including apartment buildings ranging from 9 to 24 dwelling units.
4. **Project Description.** The applicant proposes to construct a two-story addition to the existing two stories over garage dwelling creating a 49 foot 9 inch tall residential building. The addition will increase the number of dwelling units in the building from two to three units. The proposed fourth and fifth floors would encroach approximately 4 feet into the required rear yard, and result in a rear yard of 11 feet.
5. **Public Comment.** The Department has received two letters and several e-mails from neighbors objecting to the project. Objections relate to the overall height of the building as well as the

impact the project may have on light, air and privacy in neighboring buildings. Objections to the requested Variance are that the rear yards are already very small and the area is overdeveloped.

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. **Floor Area Ratio.** Section 124 establishes basic floor area ratios (FAR) for all use districts. FAR is the ratio of the gross floor area of all the buildings on a lot to the total area of the lot. Under Section 124(a), the FAR for RM-3 Districts is 3.6 to 1.

In RM-3 Districts, the FAR limit does not apply to dwellings or to other residential uses.

- B. **Use and Density.** Section 209.1 permits residential uses within the RC-4 District at a maximum density of one dwelling unit for each 400 square feet of lot area.

The 1,200 square foot project site has two existing dwelling units. The project would add a third dwelling unit to the project site, which conforms to the use and density allowed by the Planning Code.

- C. **Rear Yard.** Section 134 of the Planning Code requires a rear yard equal to 25% of the lot depth for property in the RM-3 District.

The project site is 60 feet in depth requiring a rear yard of 15 feet. The existing building is setback only 4 feet from the rear property line. The proposed additional stories are to be setback 11 feet from the rear property line aligning with the rear wall of the building on the adjacent parcel to the west. The building on the adjacent parcel to the east is setback 4 feet from the rear property line. The proposed rear yard does not comply with the Planning Code and the Project sponsor has requested a Variance from that requirement.

- D. **Usable Open Space.** Section 135 of the Planning Code requires a minimum amount of usable open space to be provided for dwelling units within the RM-3 District either in the form of 100 square feet of private usable open space per dwelling unit or 133 square feet of usable common open space per dwelling unit. This Section specifies that an outdoor area must meet minimum requirements for area, horizontal dimensions, and exposure to light and air to be considered usable open space.

The project site is currently occupied by a residential building with two dwelling units that does not provide any Code complying usable open space on the property and is considered a noncomplying building. Section 188 of the Planning Code allows noncomplying building to remain in a noncomplying status provided the building is not made more noncomplying. The project would add a third dwelling unit to the property and would provide 618 square feet of private usable open space for the new unit in front of the fifth floor and on the roof of the building. The project will not increase the degree of noncompliance of the existing building.

- E. **Dwelling Unit Exposure.** Section 140 requires every dwelling unit in every use district to face either a public street, a public alley at least 25 feet in width, a rear yard meeting the

requirements of the Code, or an open area at least 25 feet in every horizontal dimension for the floor at which the dwelling unit in question with an increase in five feet in every horizontal dimension at each subsequent floor.

The dwelling unit would face Pleasant Street, a public street 35 feet in width.

- F. **Street Trees.** Section 138.1 requires the installation of one street tree for every 20 feet of property frontage along each street or alley, with any remaining fraction of ten feet or more of frontage requiring an additional tree. The species and locations of trees installed in the public right-of-way shall be subject to approval by the Department of Public Works.

The property does not have an existing street tree. With a proposed addition of one dwelling unit one street tree is required for the 20 foot wide Project Site.

- G. **Off-Street Parking.** Section 151 of the Planning Code requires one parking space for every dwelling unit on the subject property.

The Project will provide three off-street parking spaces for the three dwelling units on the property. Two of the parking spaces would use a lift.

- H. **Height.** Section 253 of the Planning Code provides that, notwithstanding any other provision to the contrary, in any R District, wherever a height limit prescribed by the height and bulk district is more than 40 feet, any building or structure exceeding 40 feet in height shall be permitted only upon conditional use authorization by the City Planning Commission. The Section further provides that when reviewing any such proposal the Planning Commission consider the expressed purposes of the applicable "R" district and the general purposes of the height and bulk district in which the property is located. On balance, the Project does comply with these purposes, in that.

The project will increase the height of the existing building to approximately 45 feet 9 inches in a 65-A Height and Bulk District.

- i. **RM-3 (Residential Mixed Medium Density) District – Section 206.2.** These districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, 10 or more units. Most of these districts are close to downtown and have been developed in this manner for some time. The units vary in size, but tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over that height may be accommodated without disruption of the district character. Although lots and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting nonresidential uses are often found in these areas.

The Project would be compatible with the moderate density nature of the RM-3 District and the subject neighborhood and is comparable with the massing and scale of the adjacent residential

buildings, especially considering the addition will not be visible from the adjacent public right-of-way. The Project also fulfills General Plan policies in regards to creating new housing opportunities, especially near transit.

- ii. **65-A Height and Bulk District.** Section 251 establishes that the general purposes of the height and bulk district are to relate the scale of new development to be harmonious with existing development patterns and the overall form of the City, respect and protect public open spaces and neighborhood resources, and to synchronize levels of development intensity with an appropriate land use and transportation pattern. The scale of the proposed development fits within the general character of the area.

The proposed height of the project compares favorable and is harmonious with the existing development patterns in the in the area. The addition of two new stories to the building is comparable with the massing and scale of the adjacent residential buildings, especially considering the addition will not be visible from the adjacent public right-of-way. Other building on the subject block range in height from three to over six stories with a number of the buildings featuring smaller top floors setback from the front as proposed by the project.

- I. **Shadow on Recreation and Parks Department Properties.** Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project will result in the net addition of shadow to properties under the jurisdiction of the Recreation and Parks Department.

The Department conducted a shadow analysis and determined that the Project would not impact any properties under the jurisdiction of the Recreation and Parks Department.

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

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

The existing building is smaller than the neighboring buildings which are generally 4 stories tall and many feature partial fifth floors. The development is desirable as it will add another dwelling unit to the housing stock of the City.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the project have been moderated by articulating the front and rear facades consistent with the Residential Design Guidelines. The additional stories align with the rear of the adjacent building to the west and the upper floor is setback over 12 feet from the front of the lower stories. The proposed fourth floor extends the existing bay window on the front of the building upwards. The front of the building follows the existing pattern of stepping down the hill.

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

The project will provide a third off-street parking space for the new third dwelling unit. The area is well served by public transit.

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

The proposed use is a third dwelling unit in an existing residential building and would not be expected to generate noxious or offensive emissions such as noise, glare, dust and odor.

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

The existing building is built to the front property line leaving no room for on-site landscaping. The project would be required to plant one street tree in front of the property.

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

The Project complies with all relevant requirements and standards of the Planning Code, with the exception of the rear yard for which a Variance is sought, and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is not located within a Neighborhood Commercial District.

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

HOUSING ELEMENT:

Objectives and Policies

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.1:

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

Policy 1.3:

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.2:

Ensure housing is provided with adequate public improvements, services, and amenities.

The project will increase the supply of housing in the City by adding one dwelling unit. The Project will not be visible from adjacent public rights-of-way making the Project compatible with the surrounding buildings and the neighborhood.

The Proposed new dwelling unit will be in a location well-served by transit, which would make public transit convenient.

**URBAN DESIGN ELEMENT:
Objectives and Policies**

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project's height, dimensions and character have been designed to be respectful to the buildings surrounding the project site. Furthermore, the Project has been found to be consistent with the character, height and bulk of existing buildings in the neighborhood by the Residential Design Team.

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

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

The Project would not displace any retail establishments or compromise employment opportunities in the area.

- 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 not diminish the existing housing stock, and will add to the existing building in a manner that complements the prevailing development pattern of the neighborhood. The existing housing stock and neighborhood character in the area would not be adversely affected. The project will add one new dwelling unit to the City's housing stock.

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

The Project will not result in the loss of any existing affordable housing units.

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

The area is well served by transit, and the size of the development is not expected to generate substantial automobile traffic. The Project complies with the off-street parking requirements of the Planning Code.

- 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 any commercial space and will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

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

- G. That landmarks and historic buildings be preserved.

The subject building is not an historic resource and the project will not impact any historic resource.

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

The Project will not cast shadows or impede views for parks and open spaces in the area, nor have any negative impact on existing public parks and open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2009.0606C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on July 7, 2010 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 20, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 20, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow construction of a two story addition to the existing two stories over garage dwelling, creating a 49 foot 9 inch tall residential building, and increasing the number of dwelling units in the building from two to three, located at 34-36 Pleasant Street Lot 020 in Assessor's Block 0221 pursuant to Planning Code Sections 303 and 253 within the RM-3 (Residential Mixed, Medium Density) District and a 65-A Height and Bulk District; in general conformance with plans, dated November 4, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2009.0906C and subject to conditions of approval reviewed and approved by the Commission on January 20, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 20, 2011 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

2. **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 architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

3. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating

that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works.

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

PARKING AND TRAFFIC

1. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide a total of three (3) independently accessible off-street parking spaces.

MONITORING - AFTER ENTITLEMENT

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

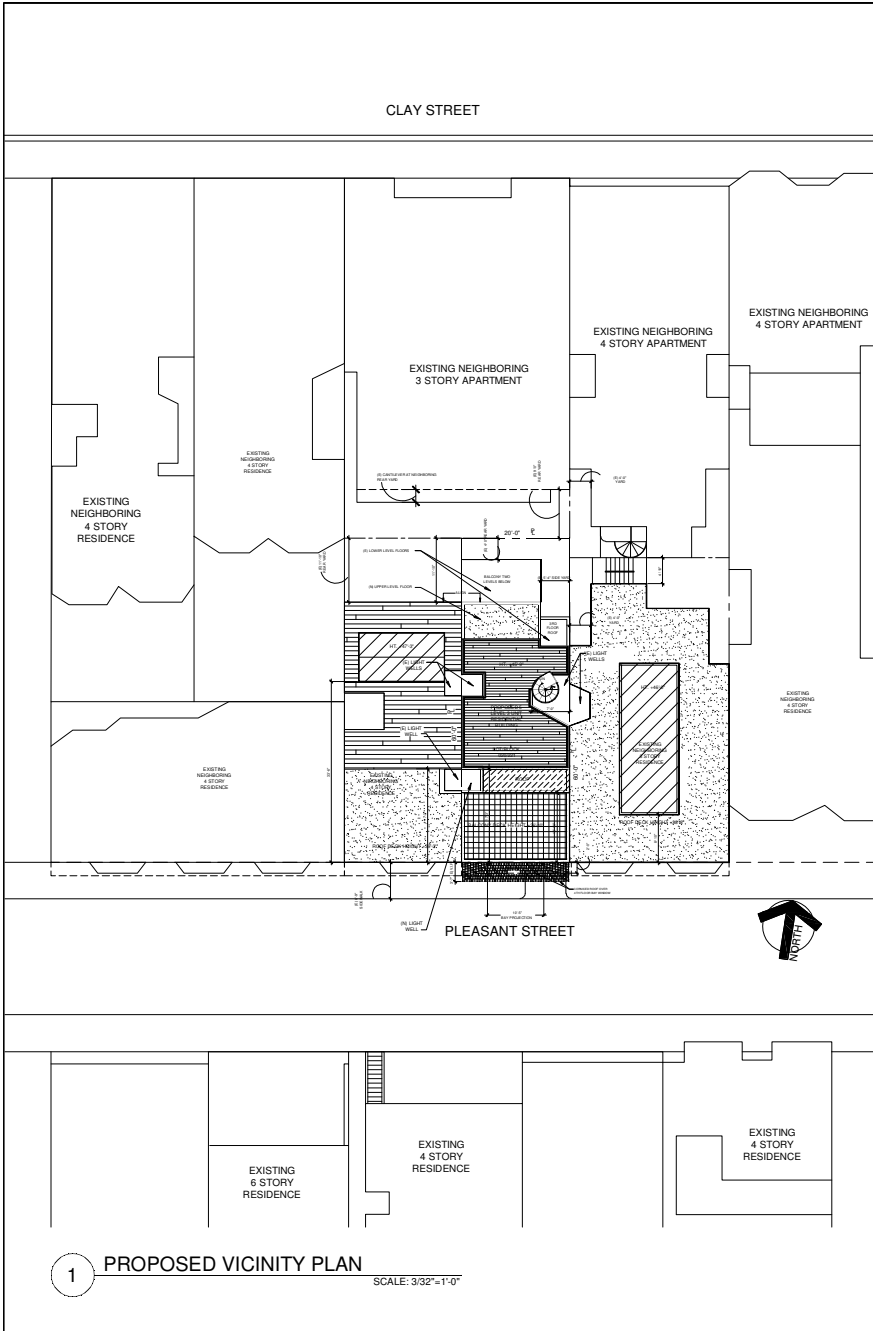
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

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



1 PROPOSED VICINITY PLAN
SCALE: 3/32"=1'-0"

PROJECT DATA:

ALTERATIONS TO 36 PLEASANT STREET
 CODE : 2007 SFBC
 CONSTRUCTION TYPE : V A OVER 1A
 SPRINKLERING: REQUIRED UNDER SEPARATE PERMIT
 OCCUPANCY GROUPS : R-2, S-2
 FLOORS: 5 LEVELS: FOUR STORIES OVER A BASEMENT
 LOT AREA : 1,200 SQ.FT
 BLOCK/ LOT : 0221/020
 ZONING : RM3, RESIDENTIAL - MIXED,
 MEDIUM DENSITY
 HEIGHT/ BULK DISTRICT : 65-A
 FRONT SETBACK : EXISTING
 REAR SETBACK : EXISTING/ NEW STAIR ENCROACHMENT

SCOPE OF WORK:

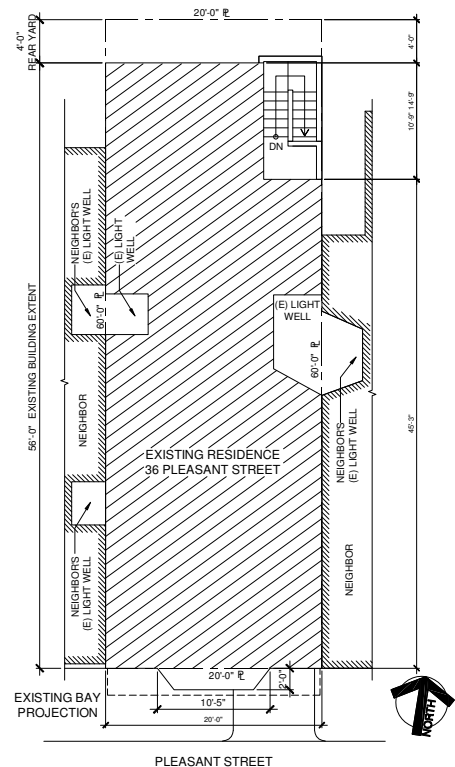
- CONVERSION OF THREE LEVEL RESIDENTIAL DUPLEX TO NEW FIVE LEVEL TRIPLEX APARTMENT BUILDING.
- ADDITION OF TWO NEW FLOORS.
- ADDITION OF TWO ONSITE PARKING SPACES.
- CONVERSION OF OCCUPANCY FROM R-3 TO R-2.

ADMIN BULLETINS:

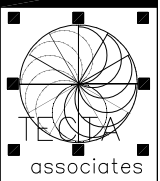
AB-020 EXITING THROUGH GARAGE
 AB-009 OPENINGS IN PROPERTY LINE WALLS

SHEET INDEX:

- A-1 VICINITY MAP, SITE PLAN & PROJECT DATA
- A-1.1 ENLARGED SITE PLAN
- A-2 EXISTING FLOOR PLANS
- A-3 EXISTING ELEVATIONS AND SECTION
- A-3.1 EXISTING ELEVATIONS AND SECTION
- A-4 PROPOSED FLOOR PLANS
- A-5 PROPOSED FLOOR PLANS
- A-6 PROPOSED FRONT ELEVATION
- A-7 PROPOSED REAR ELEVATION AND SECTION
- A-8 PROPOSED EAST ELEVATION
- A-9 PROPOSED WEST ELEVATION
- A-10 SECTION
- A-11 DEMO CALCS



2 EXISTING SITE PLAN
SCALE: 3/16"=1'-0"



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 415-362-5867
 415-362-5044 FAX



ARCHITECTURAL PROJECT NO.:

**34-36 PLEASANT STREET
 SAN FRANCISCO, CA 94108**

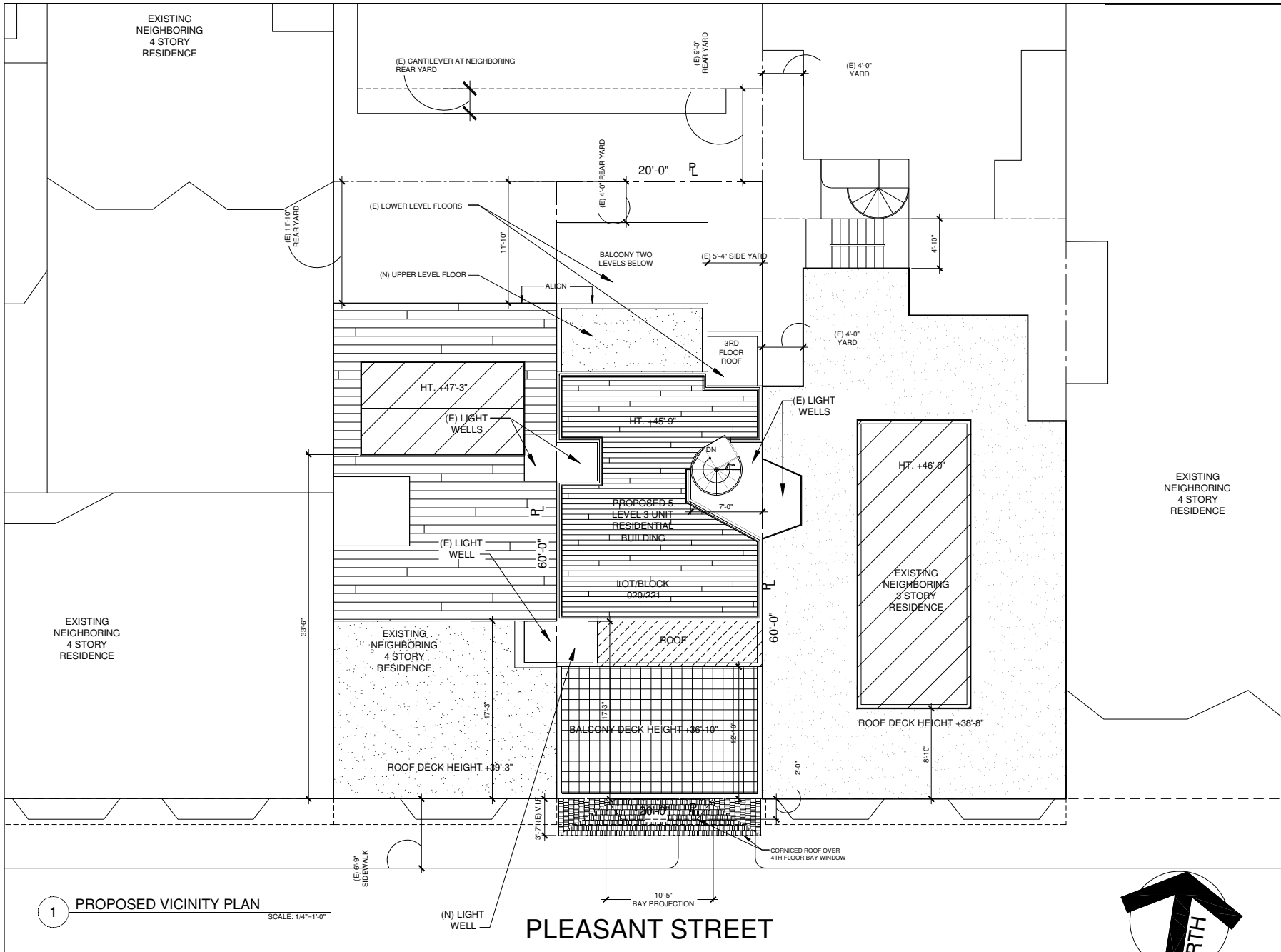
NO.	REVISIONS	DATE
1	PRE-APPLICATION MEETING	1/20/16
2	SITE PERMIT APPLICATION	4/23/16
3	CUP APPLICATION	7/26/16
4	REVISED EXISTING	10/9/16
5	ROT REVISIONS	3/27/17
6	ROT REVISIONS	10/9/17
7	NOTICE OF REQUIREMENTS	1/24/18

ISSUE DATE:
 SPACE PLAN DATE:

DRAWING TITLE:
**VICINITY PLAN
 EXIST. SITE PLAN**

DRAWING NUMBER:

A-1



1 PROPOSED VICINITY PLAN
SCALE: 1/4"=1'-0"



● ARCHITECTURE
● INTERIORS
● PLANNING

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NO.	REVISIONS	DATE
△	PRE-APPLICATION MEETING	1/20/10
△	SITE PERMIT APPLICATION	4/23/10
△	CUP APPLICATION	7/06/10
△	REVISED EXISTING	10/19/10
△	ROT REVISIONS	12/27/10
△	ROT REVISIONS	12/27/10
△	NOTICE OF REQUIREMENTS	1/04/11

ISSUE DATE:
SPACE PLAN DATE:

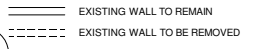
DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NUMBER:

A-1.1

DEMO WALL LEGEND



● ARCHITECTURE
● INTERIORS
● PLANNING

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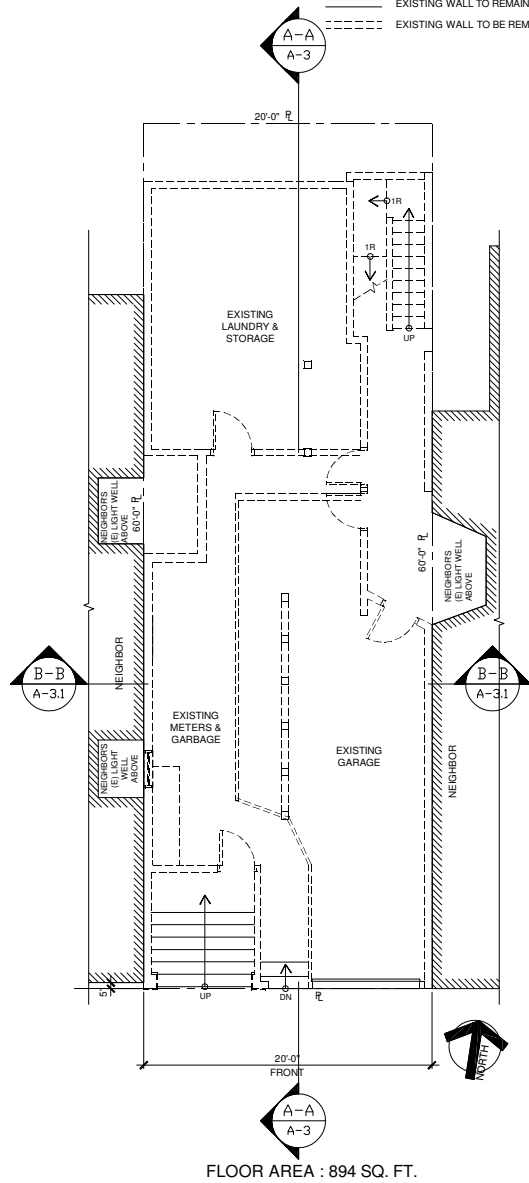
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△	SITE PERMIT APPLICATION	4/23/15
△	CUP APPLICATION	7/26/15
△	REVISED EXISTING	10/9/15
△	ROT REVISIONS	3/27/16
△	ROT REVISIONS	10/9/16
△	NOTICE OF REQUIREMENTS	1/14/17

ISSUE DATE:
SPACE PLAN DATE:

DRAWING TITLE:
EXIST. FLOOR PLANS

DRAWING NUMBER:

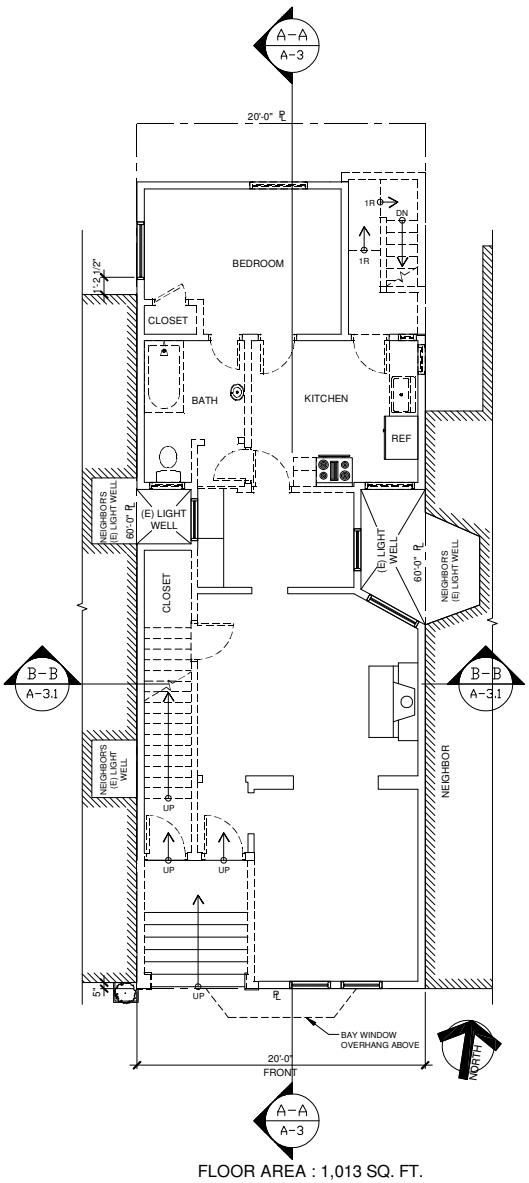
A-2



FLOOR AREA : 894 SQ. FT.

1 EXISTING GROUND FLOOR PLAN

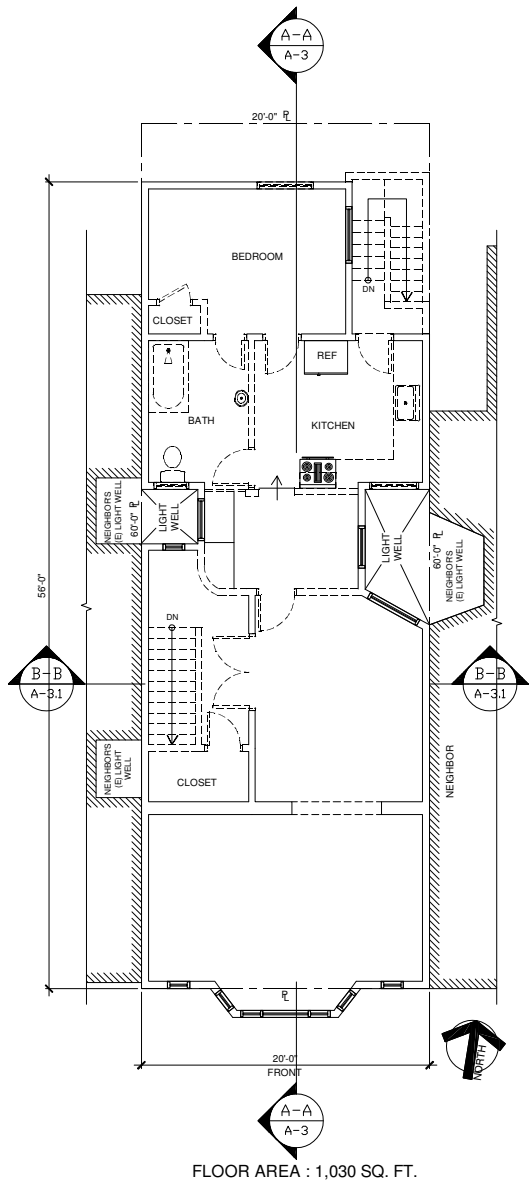
SCALE: 1/4"=1'-0"



FLOOR AREA : 1,013 SQ. FT.

2 EXISTING SECOND FLOOR PLAN

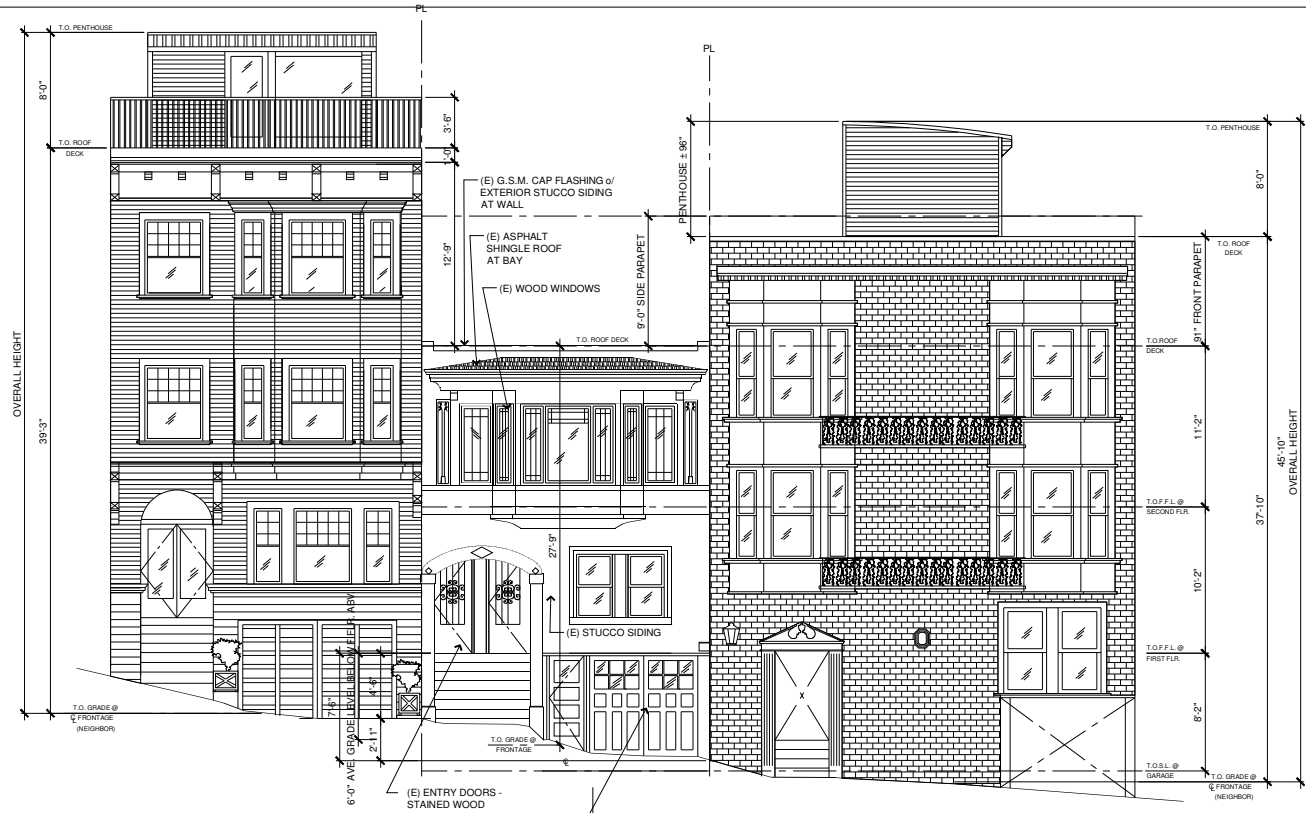
SCALE: 1/4"=1'-0"



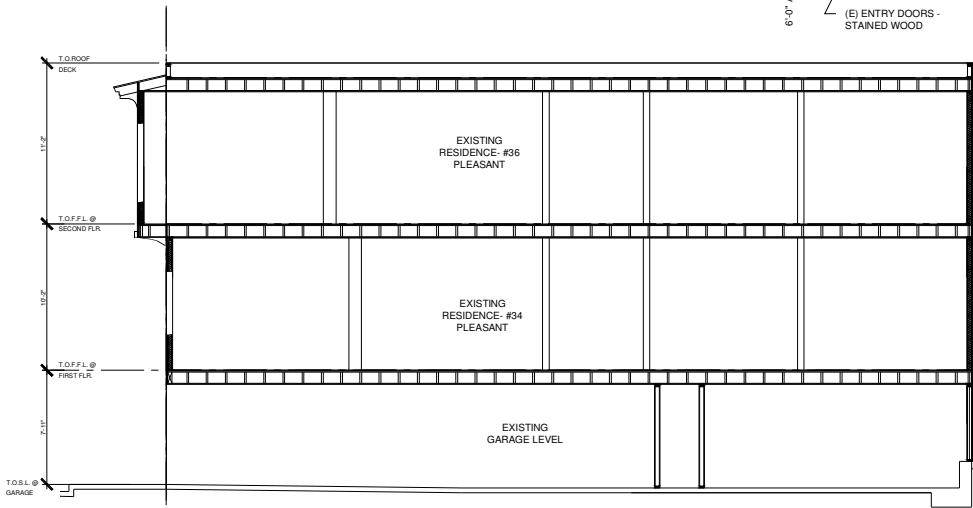
FLOOR AREA : 1,030 SQ. FT.

3 EXISTING THIRD FLOOR PLAN

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



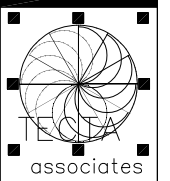
1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING SECTION A-A
SCALE: 1/4"=1'-0"

EXISTING GRADE PLANE ANALYSIS

- SOUTH FACE: 6'-0" AVE. @ 13% (OF PERIMETER, TYP.)
- NORTH FACE: 8'-0" AVE. @ 13.2%
- EAST FACE: 8'-4" AVE. @ 36.8%
- WEST FACE: 4'-4" AVE. @ 37%
- TOTAL AVERAGE GRADE PLANE LEVEL: 6.5' BELOW FINISHED FLOOR ABOVE
- LOWEST EXISTING LEVEL IS A STORY



● ARCHITECTURE
● INTERIORS
● PLANNING
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ARCHITECTURAL PROJECT NO.:

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SAN FRANCISCO, CA 94108**

NO.	REVISIONS	DATE
1	PRE-APPLICATION MEETING	1/25/04
2	SITE PERMITS APPLICATION	4/29/05
3	CLIP APPLICATION	7/26/05
4	REVISED EXTING	10/9/05
5	RTY REVISIONS	3/27/10
6	RTY REVISIONS	10/9/10
7	NOTICE OF REQUIREMENTS	1/24/11

ISSUE DATE:
SPACE PLAN DATE:

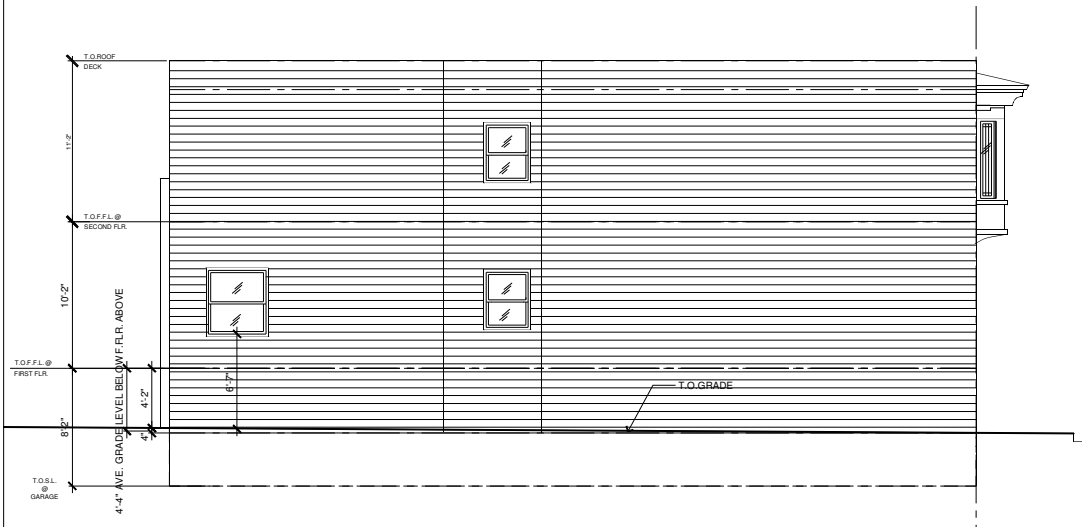
DRAWING TITLE:
EXIST. ELEVATIONS

DRAWING NUMBER:

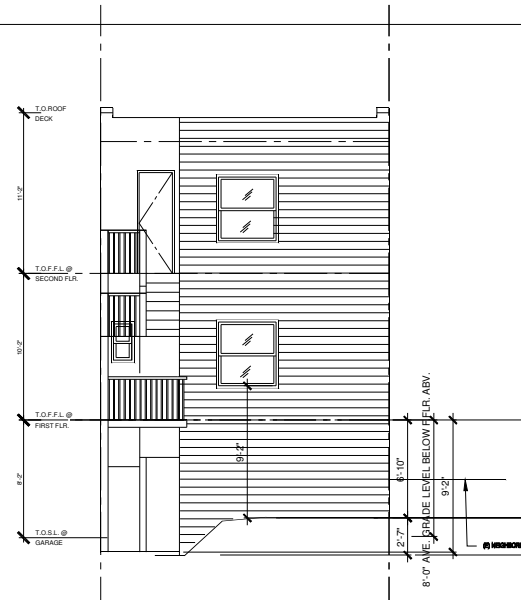
A-3



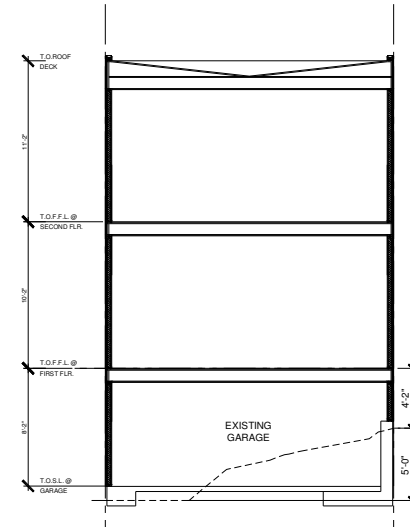
1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



3 EXISTING SECTION B-B
SCALE: 1/4"=1'-0"



associates
 ● ARCHITECTURE
 ● INTERIORS
 ● PLANNING
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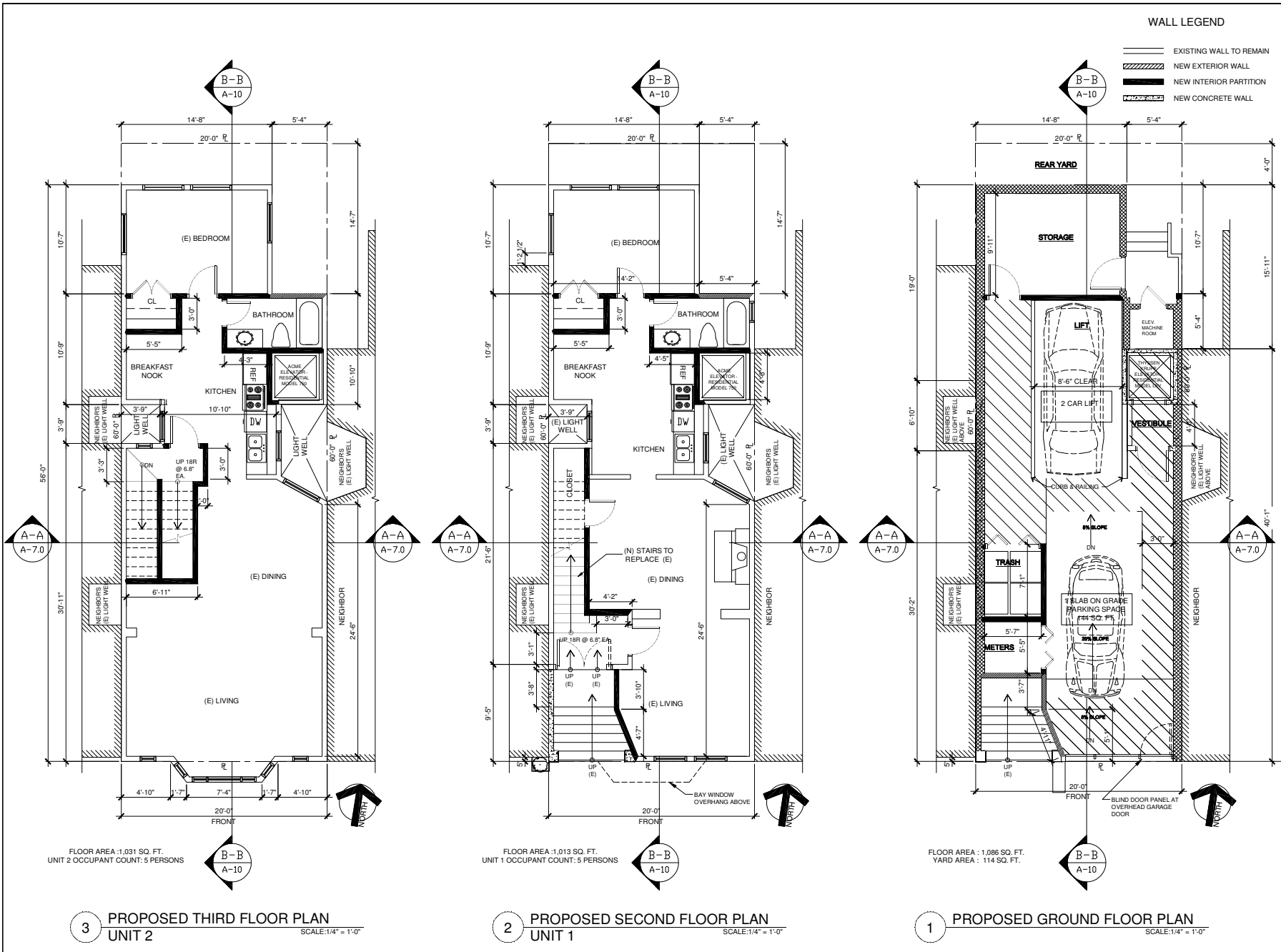
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1	PRE-APPLICATION MEETING	11/20/14
2	SITE PERMIT APPLICATION	4/29/15
3	CLIP APPLICATION	7/26/15
4	REVISED EXISTING	10/9/15
5	NOT REVISIONS	02/17/16
6	NOT REVISIONS	10/9/16
7	NOTICE OF REQUIREMENTS	11/04/16

ISSUE DATE:
 SPACE PLAN DATE:

DRAWING TITLE:
 EXIST. ELEVATIONS

DRAWING NUMBER:

A-3.1



associates

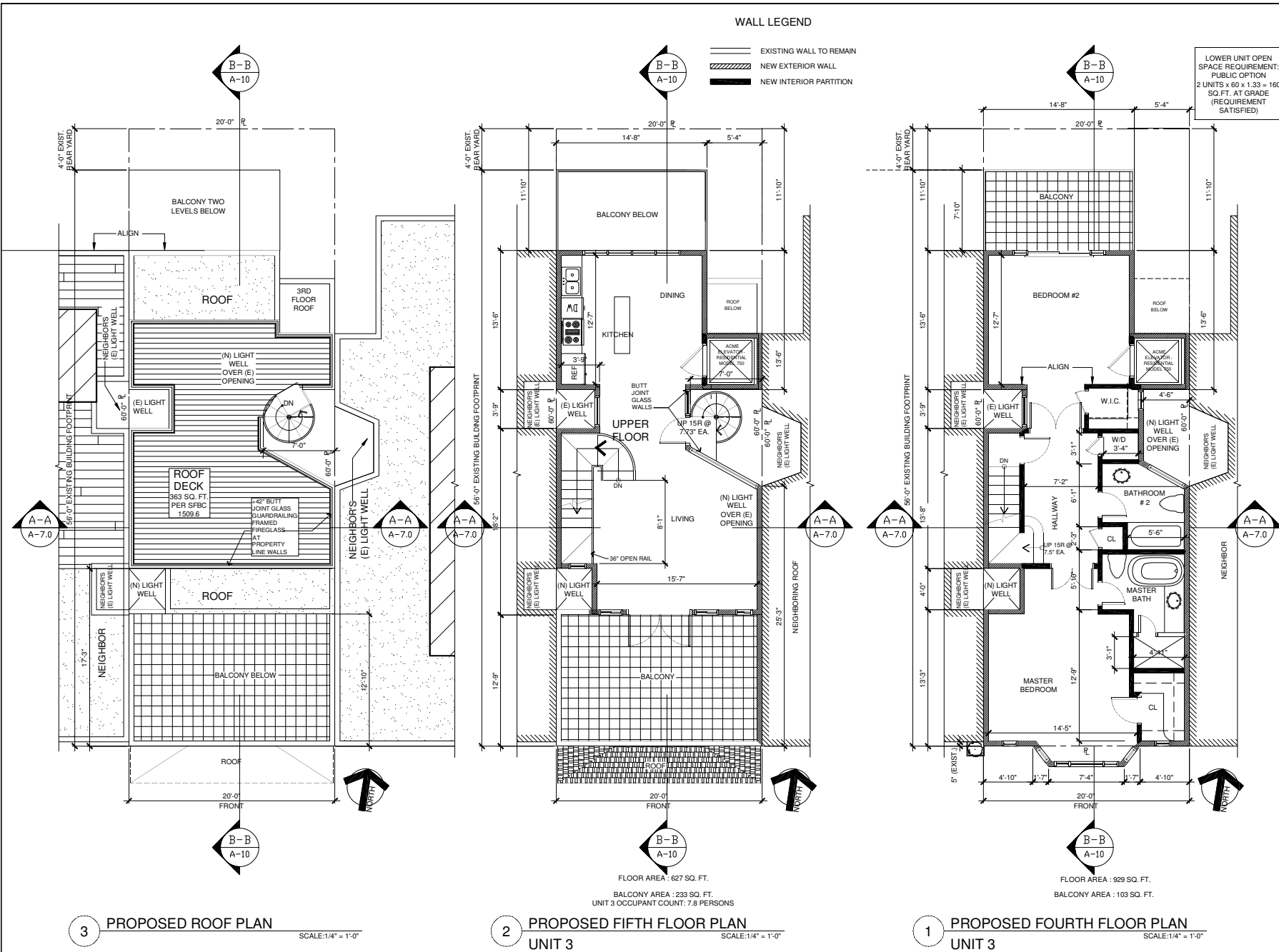
- ARCHITECTURE
- INTERIORS
- PLANNING

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**34-36 PLEASANT STREET
 SAN FRANCISCO, CA 94108**

A-4



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- ARCHITECTURE
- INTERIORS
- PLANNING

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ARCHITECTURAL PROJECT NO.:

**34-36 PLEASANT STREET
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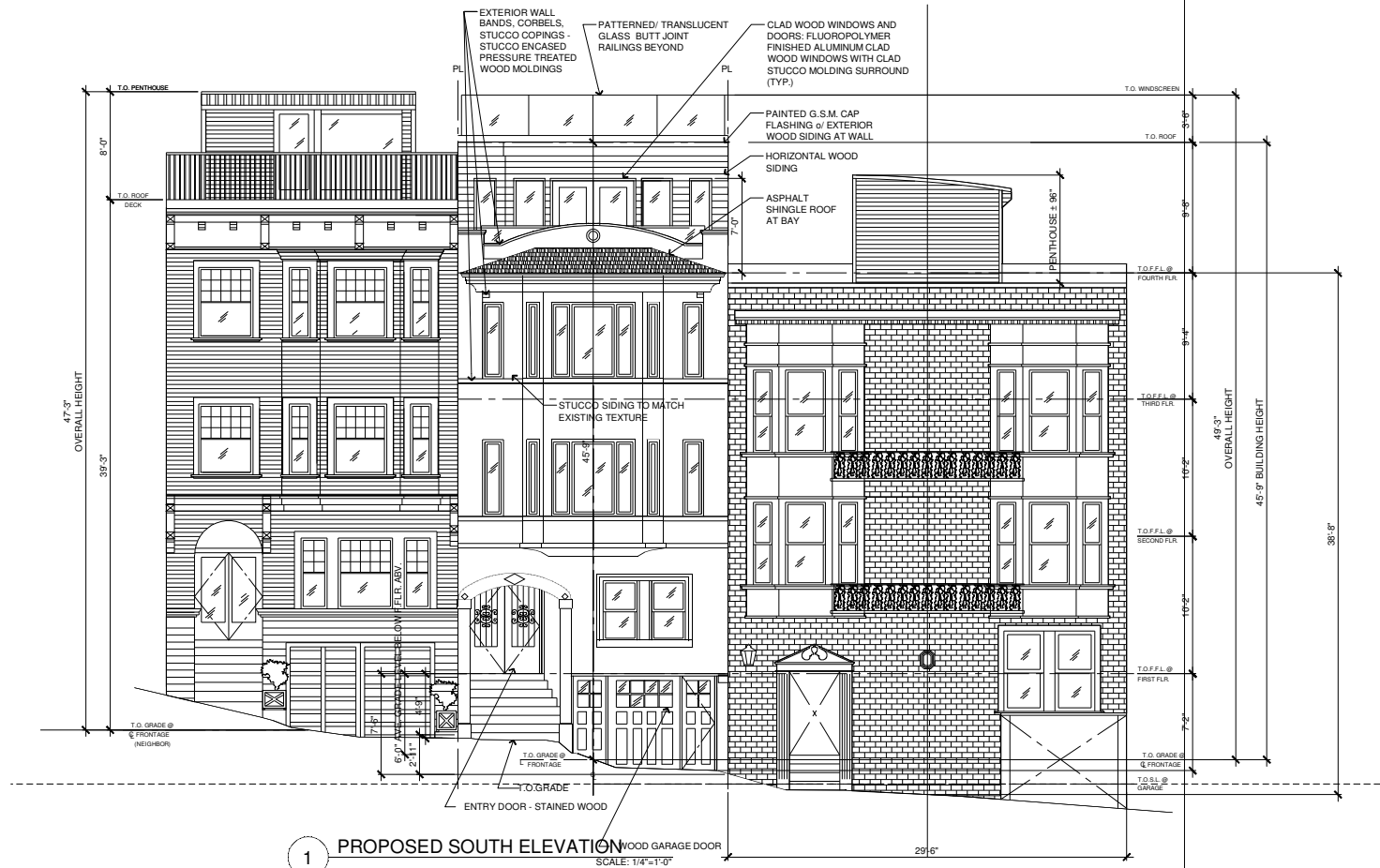
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2	SITE PERMIT APPLICATION	4/23/06
3	CUP APPLICATION	7/26/06
4	REVISED DATING	10/9/06
5	NOT REVISIONS	3/27/10
6	NOTICE OF REQUIREMENTS	1/10/12

ISSUE DATE:
SPACE PLAN DATE:

DRAWING TITLE:
PROPOSED FLOOR PLANS

DRAWING NUMBER:

A-5



PROPOSED GRADE PLANE ANALYSIS

- SOUTH FACE: 6'-0" AVE. @ 13% (OF 152 FT. PERIMETER, TYP.)
 - NORTH FACES: 5'-6" AVE. @ 9.7%, 8'-2" AVE. @ 3.5% (REVISED FROM EXISTING)
 - EAST FACES: 7'-10" AVE. @ 32.5%, 5'-6" AVE. @ 4.3% (REVISED FROM EXISTING)
 - WEST FACE: 4'-4" AVE. @ 37%
- TOTAL AVERAGE GRADE PLANE LEVEL: 5.98' FROM FINISHED FLOOR ABOVE.
- LOWEST PROPOSED LEVEL IS A BASEMENT



• ARCHITECTURE
• INTERIORS
• PLANNING

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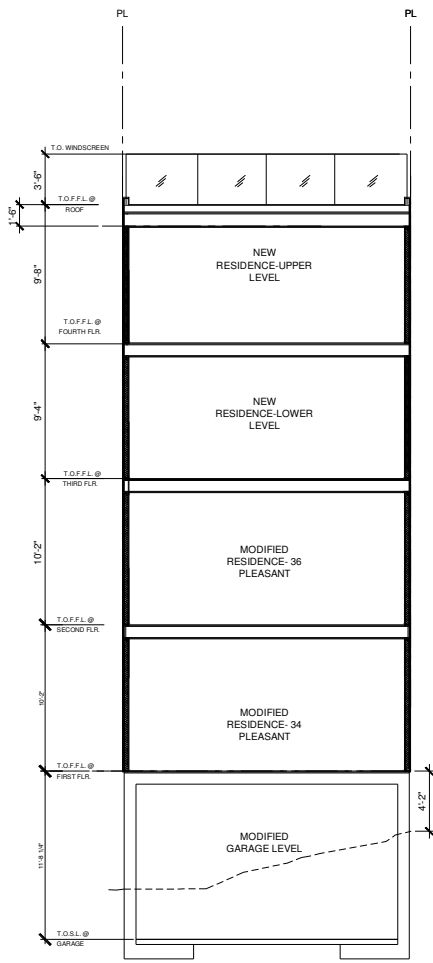
NO.	REVISIONS	DATE
1	PRE-APPLICATION MEETING	1/20/14
2	SITE PERMIT APPLICATION	4/23/15
3	CLIP APPLICATION	7/28/15
4	REVISED EXISTING	10/9/15
5	NOT REVISIONS	12/7/15
6	NOT REVISIONS	12/9/15
7	NOTICE OF REQUIREMENTS	1/14/16

ISSUE DATE:
SPACE PLAN DATE:

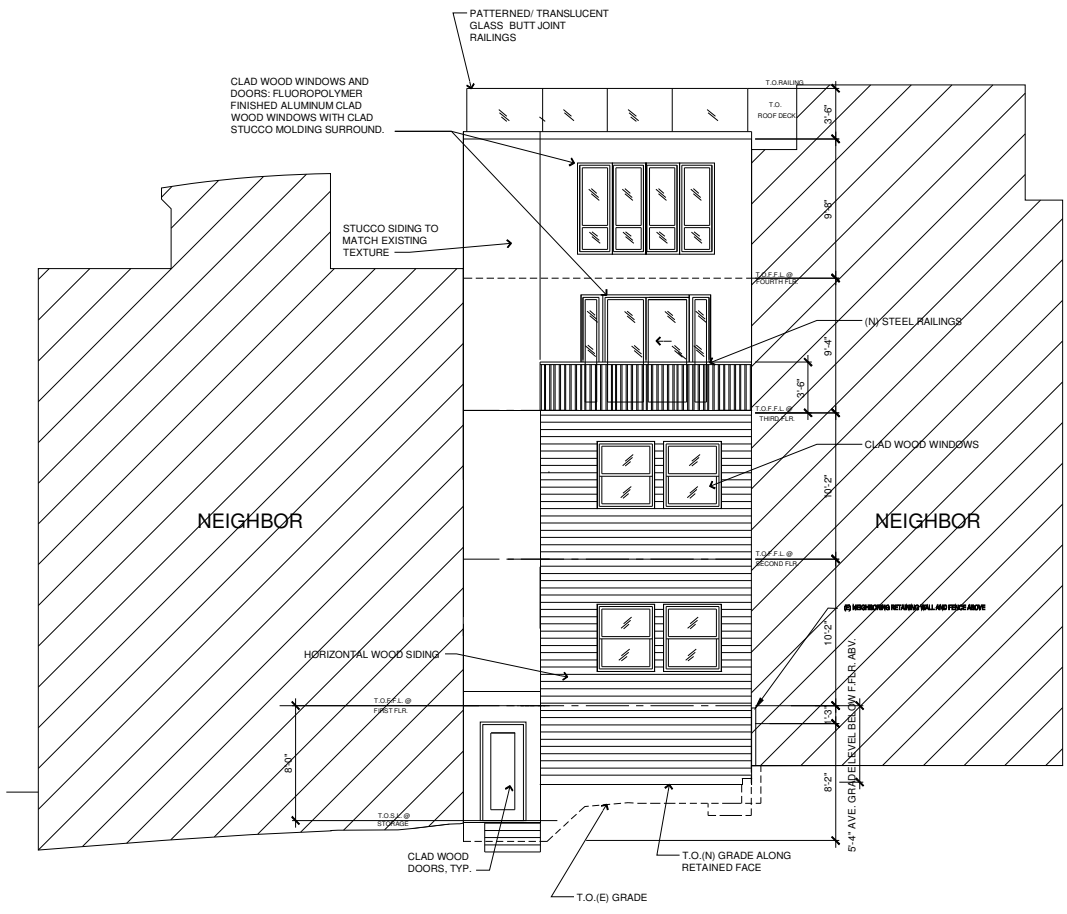
DRAWING TITLE:
PROPOSED ELEVATION

DRAWING NUMBER:

A-6



2 PROPOSED SECTION A-A
SCALE: 1/4"=1'-0"



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



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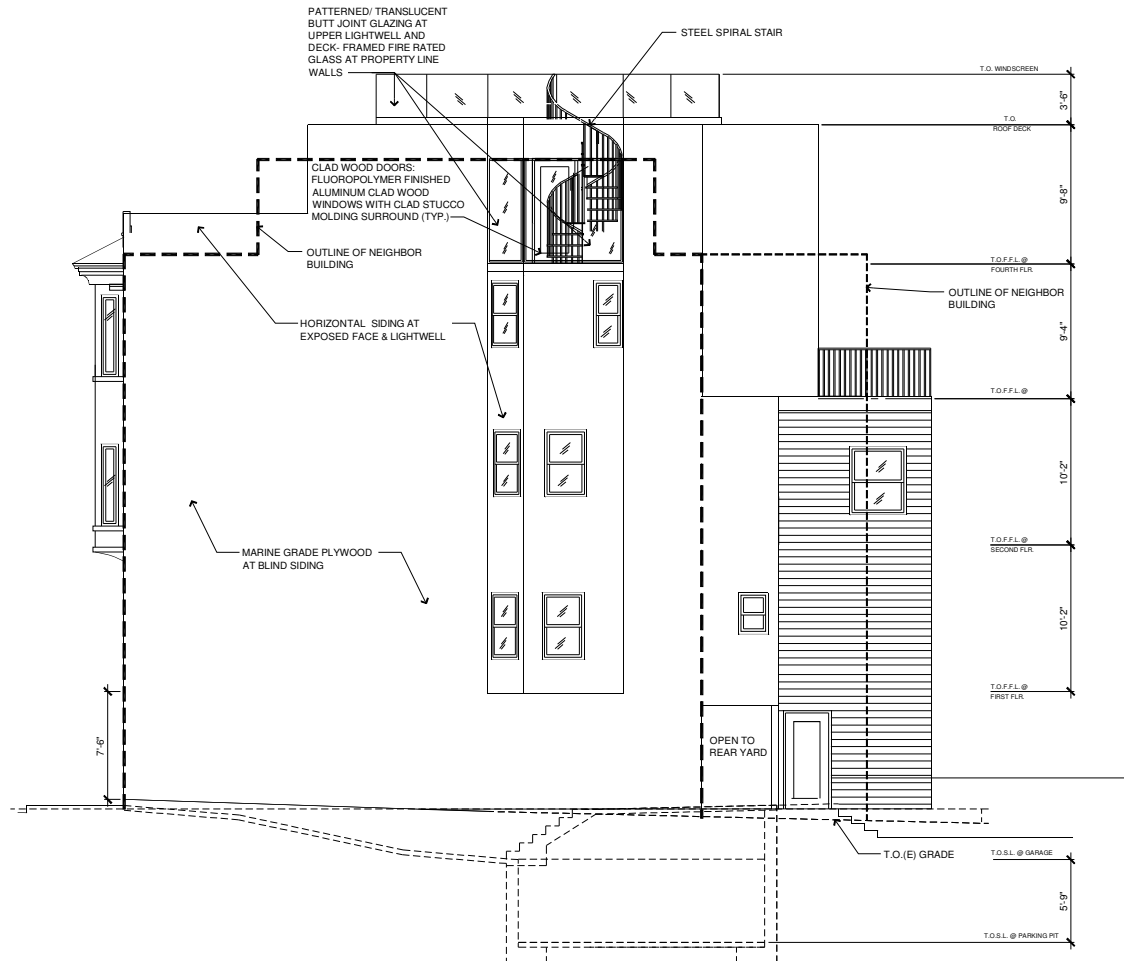
ARCHITECTURAL PROJECT NO.:

**34-36 PLEASANT STREET
SAN FRANCISCO, CA 94108**

NO.	REVISIONS	DATE
1	PRE-APPLICATION MEETING	11/25/14
2	SITE PERMIT APPLICATION	4/23/15
3	CLP APPLICATION	7/06/15
4	REVISED EXTING.	10/09/15
5	REV. REVISIONS	02/27/16
6	REV. REVISIONS	03/07/16
7	NOTICE OF REQUIREMENTS	11/04/16

ISSUE DATE:
SPACE PLAN DATE:
DRAWING TITLE:
PROPOSED ELEVATION

DRAWING NUMBER:
A-7



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



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SAN FRANCISCO, CA 94108

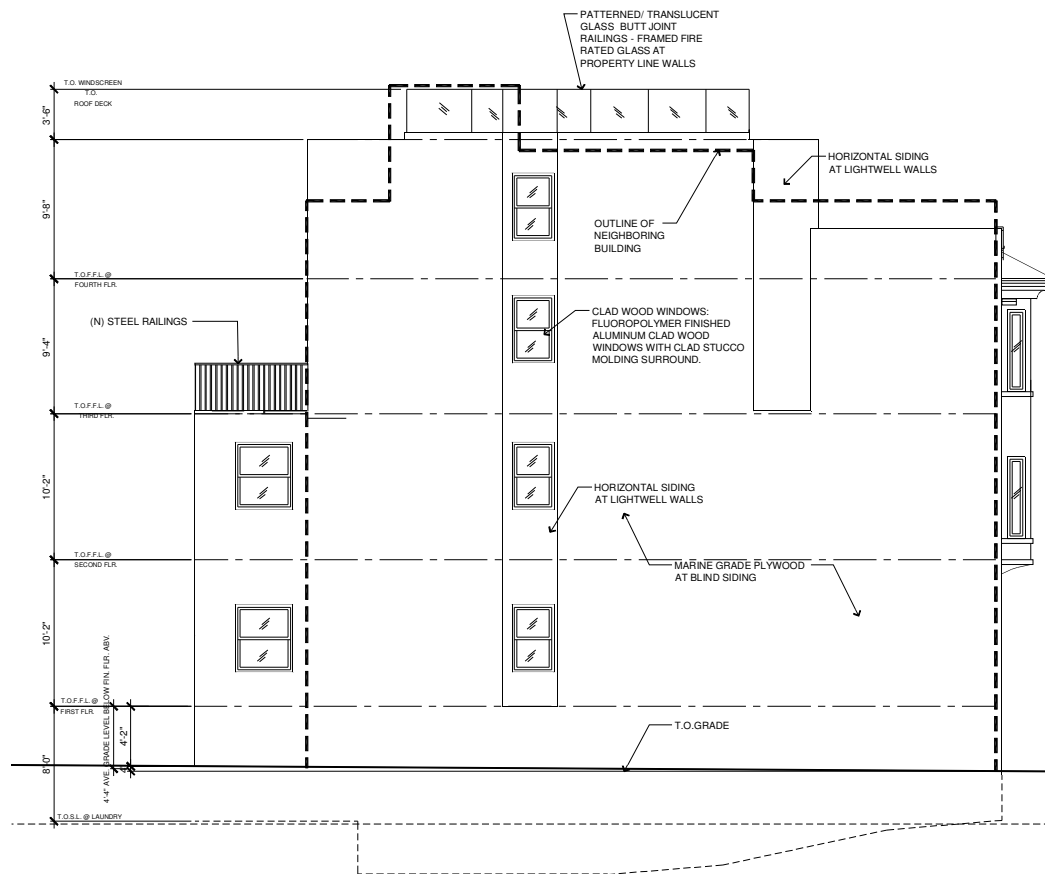
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△	PRE-APPLICATION MEETING	11/20/04
△	SITE PERMIT APPLICATION	4/23/05
△	CUP APPLICATION	7/26/05
△	REVISED EXTING.	10/19/05
△	ROT REVISIONS	02/27/10
△	ROT REVISIONS	03/07/10
△	NOTICE OF REQUIREMENTS	11/04/10

ISSUE DATE:
SPACE PLAN DATE:

DRAWING TITLE:
PROPOSED ELEVATION

DRAWING NUMBER:

A-8



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



● ARCHITECTURE
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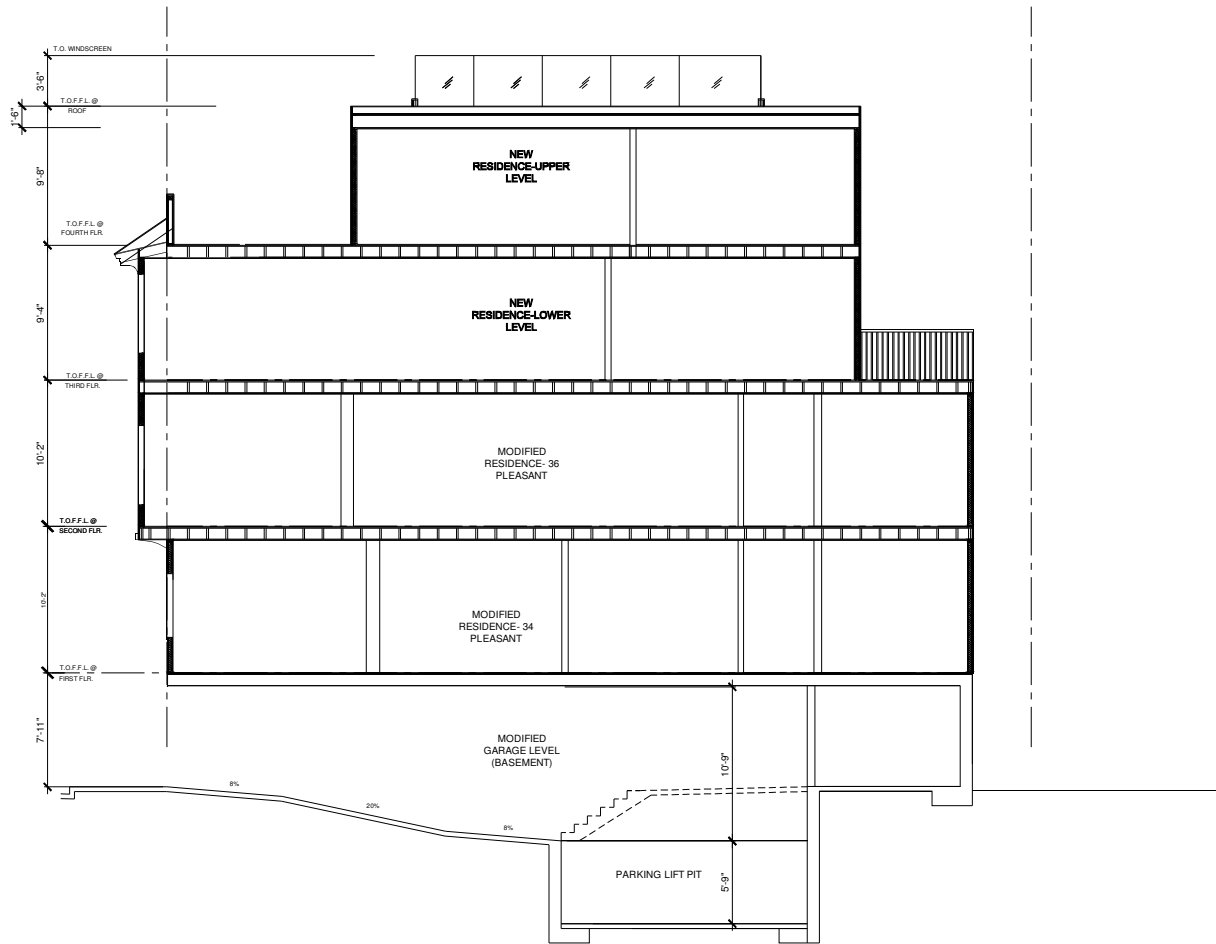
NO.	REVISIONS	DATE
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3	CUP APPLICATION	7/26/15
4	REVISED EXTING.	10/9/15
5	REV. REVISIONS	3/27/16
6	REV. REVISIONS	10/9/16
7	NOTICE OF REQUIREMENTS	1/04/17

ISSUE DATE:
SPACE PLAN DATE:

DRAWING TITLE:
PROPOSED ELEVATION

DRAWING NUMBER:

A-9



1 PROPOSED SECTION B-B SCALE: 1/4"=1'-0"



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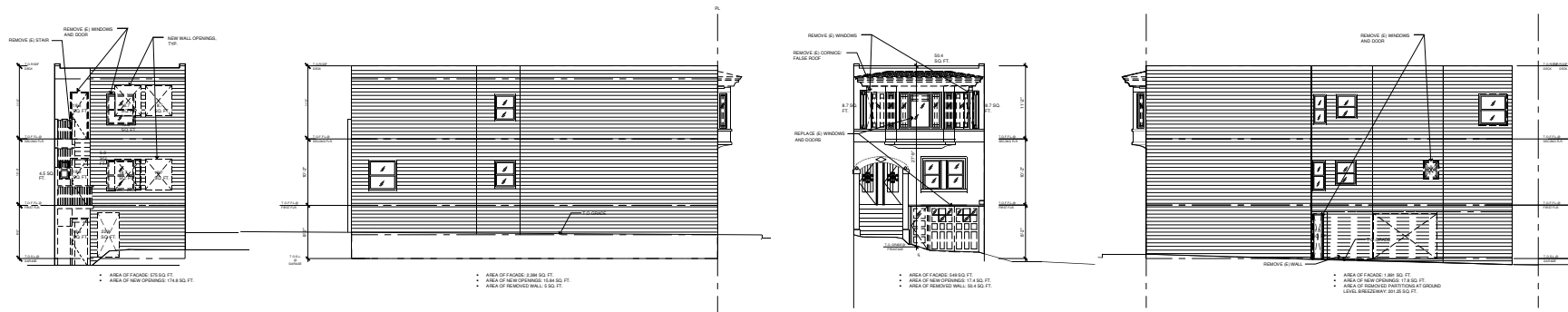
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2	SITE PERMIT APPLICATION	4/23/10
3	CUP APPLICATION	7/06/10
4	REVISED EXTING.	10/16/10
5	ROT REVISIONS	11/27/10
6	ROT REVISIONS	12/16/10
7	NOTICE OF REQUIREMENTS	1/04/11

ISSUE DATE:
 SPACE PLAN DATE:

DRAWING TITLE:
 PROPOSED ELEVATION

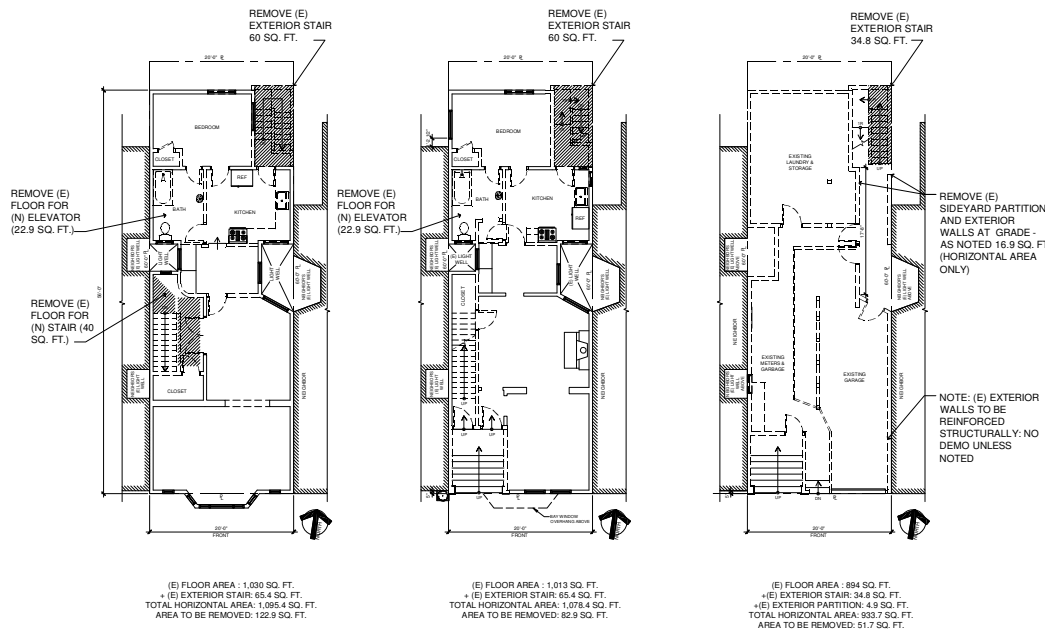
DRAWING NUMBER:

A-10



DEMO ELEVATIONS

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



DEMO AREA SUMMARY PER SECTION 317

- SUM OF FRONT AND REAR FACADE AREAS: 1,134 SQ. FT.
- PERCENTAGE OF (E) FRONT AND REAR FACADES BEING REMOVED: 21.0%
- MAXIMUM PERMITTED: 50%
- SUM OF ALL EXTERIOR WALLS: LINEAL FEET: 1,055 FT.
- TOTAL LINEAL WALL REMOVED AT GRADE: 32.5 FT.
- LINEAL PERCENTAGE OF EXTERIOR WALLS BEING REMOVED: 17.0%
- MAXIMUM PERMITTED: 60%
- SUM OF HORIZONTAL AREAS: 3,107.5 SQ. FT.
- AREA BEING REMOVED: 257.5 SQ. FT.
- PERCENTAGE OF HORIZONTAL AREAS BEING REMOVED: 8.3%
- MAXIMUM PERMITTED: 60%
- SUM OF VERTICAL ENVELOPE ELEMENTS: 5,399 SQ. FT.
- AREA BEING REMOVED: 402.49 SQ. FT.
- PERCENTAGE OF ENVELOPE AREAS BEING REMOVED: 8.9%
- MAXIMUM PERMITTED: 50%

DEMO PLANS

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



● ARCHITECTURE
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ARCHITECTURAL PROJECT NO.:

34-36 PLEASANT STREET
SAN FRANCISCO, CA 94108

NO.	REVISIONS	DATE
△	PRE-APPLICATION MEETING	1/15/10
△	SITE PERMIT APPLICATION	4/23/10
△	CLIP APPLICATION	7/06/10
△	REVISED DATING	10/16/10
△	NOT REVISIONS	02/27/10
△	NOT REVISIONS	10/07/10
△	NOTICE OF REQUIREMENTS	11/04/10

ISSUE DATE:
SPACE PLAN DATE:

DRAWING TITLE:
DEMO CALCULATIONS

DRAWING NUMBER:

A-11