



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JUNE 28, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 21, 2012
Case No.: 2012.0527D/2012.0739D
Project Address: 1340 Natoma Street
Zoning: UMU (Urban Mixed Use)
 40-X Height and Bulk District
Block/Lot: 3548/065
Project Sponsor: Tony Kim, Town Consulting
 100 Clement Street, 3rd Floor
 San Francisco, CA 94118
Staff Contact: Brittany Bendix – (415) 575-9114

Brittany.bendix@sfgov.org

Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

ALTERATION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2012.0527D	New Building Case Number	2012.0739D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2012.06.12.2372	New Building Application Number	2012.06.12.2368
Number Of Existing Units	1	Number Of New Units	3
Existing Parking	1	New Parking	3
Number Of Existing Bedrooms	2	Number Of New Bedrooms	9
Existing Building Area	±2,074 Sq. Ft.	New Building Area	±6,173 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
312 Expiration Date	6/27/12	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to demolish an existing two-story with attic single-family dwelling and construct a new four-story, three-family dwelling. The new construction will be in general conformity with the existing building footprint. The project complies with front setback, rear yard, and other applicable requirements.

SITE DESCRIPTION AND PRESENT USE

The property at 1340 Natoma Street is located on the west side of Natoma Street between 14th and 15th Streets. The Property has approximately 25 feet of lot frontage along Natoma Street with a lot depth of 80 feet and a total lot area of approximately 2,000 square feet. The relatively flat lot contains a two-story with attic, single-family dwelling of approximately 2,074 gross square feet. The dwelling is setback approximately 2 feet from the front property line, has a depth of 53.5 feet and provides a rear yard of 24.5 feet. A non-complying shed occupies the rear portion of the property. The site is within a UMU (Urban Mixed Use) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1907 as a two-story with attic single-family dwelling; however, the existing structure has been significantly altered since its initial construction.

PROJECT HISTORY

The Project Sponsor initially submitted an application for a vertical and horizontal alteration to the existing single family dwelling in December 2007, prior to the adoption of the Eastern Neighborhoods Area Plan. At that time the subject site was located in a C-M (Heavy Commercial) Zoning District and Conditional Use Authorization was required to establish two additional dwelling units and the defacto demolition of the dwelling unit. Upon adoption of the area plan in December 2008, the property was rezoned to a UMU (Urban Mixed Use) Zoning District; yet, because of the initial 2007 filing date, the project was considered a “pipeline project” pursuant to Planning Code Section 175.6. Accordingly, the project could proceed as a “pipeline project” but only by meeting the previous use requirements of the C-M district and complying with certain physical requirements of the UMU district. After continued discussions with neighbors, a reconfiguration of the proposed units and a change to the façade, it became evident that the proposal met all current zoning controls and the initial Conditional Use Authorization was withdrawn. Instead, the Mandatory Discretionary Review case was created for the demolition of a dwelling unit. Additionally, the scope of work initially submitted as a building permit for an alteration was converted to permits for demolition and new construction. The Eastern Neighborhoods Impact Fee of \$8 per gross square foot of new development is now applicable.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Subject Property is located on the northern edge of the Mission neighborhood, one block south of U.S. Highway 101. Natoma Street is one of two residential alleys that run parallel with, and are situated between, Mission Street and South Van Ness Avenue. This area, bound by 14th Street to the north and 15th Street to the south, is characterized by two- to four- story apartment buildings and flats. Most commercial or industrial uses in this block are found on Mission Street or South Van Ness Avenue. However, prior to the adoption of the Eastern Neighborhoods Area Plan and the rezoning of this block to an Urban Mixed Use Zoning District, the adjacent properties were zoned as C-M (Heavy Commercial). Therefore the immediate area has a mixed development pattern that results in the occasional one-story industrial garage and an inconsistent mid-block open space. The adjacent property to the north is raised with three-stories and has three dwelling units. The adjacent property to the south is four stories with eight dwelling units. Directly across the street is a four-story four-family dwelling, a single story garage, and a two-story two-family dwelling.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 18, 2012	June 12, 2012	16 days
Mailed Notice	10 days	June 18, 2012	June 12, 2012	16 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	0	5	0
Neighborhood groups	0	0	0

REPLACEMENT STRUCTURE

The replacement structure will provide three dwelling-units with a three-car garage within a four-story building 40'-0" in height. Each unit will have three bedrooms and range from 1,195 square feet to 1,236 square feet in area. The ground floor will contain the three-car garage and an entryway to the units. The ground floor will occupy the entire depth of the lot to accommodate the two required means of egress for the dwellings, utilities, a lobby area, a lightwell intended to match one on the adjacent property, and the three independently accessible parking spaces. The required rear yard of 20-feet, 25 percent of the lot depth, will be provided at every story above the garage level. The second, third and fourth stories will contain the three-dwelling units. Unit 1 will have direct access to open space provided by a terrace established above the garage level. The size of bedrooms in Unit 1 will range from 105 to 147 square-feet. Units 2 and 3 will have identical floor plans and will have bedrooms ranging in size from 117 to 185 square feet. All three units will have direct access to a roof terrace at the top of the building. The penthouse stair, to minimize visibility and impact on neighbors is located against the building wall of the taller adjacent building and setback 12.5 feet from the front building wall.

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are contemporary, yet reflect traditional architectural styles. There is a horizontal base treated with tile that is matched with treatments on the upper stories to emphasize the vertical nature of the building – enhanced with the use of different materials and a change in planes. The design facilitates the structure’s need to be compatible with early 20th century industrial and residential buildings on the block face; yet, employs materials that give it a distinctly modern aesthetic.

PUBLIC COMMENT

During the public notification process for this project Staff received five e-mails in opposition to the project and one in support. No separate Discretionary Review was filed. The neighbor indicating support for the project resides in the adjacent apartment building to the south and applauded the project as a positive contribution to the neighborhood.

The neighbors in opposition to the project are not directly adjacent to the site. Their concerns related to rising property values, decline in unit affordability, overcrowding, the Project's provision of off-street parking, the anticipated burden on on-street parking, pedestrian safety and related construction noise. Those opposing the project also raised design concerns that the proposed height is out of scale with the block, that the façade is incompatible with the Edwardian style of older residential buildings, and that the absence of a porch would contribute to isolationism among the neighbors and facilitate crime on the street. An affordable housing unit or 50% BMR requirement was also requested by three residents.

As this case was initially scheduled to be heard on June 14, 2012, the Project Sponsor and neighbors used the extra time to meet on June 18, 2012, to discuss issues of concern. Staff also attended this meeting. The principal issues left unresolved were the scale and aesthetic of the buildings. Some neighbors stated concern that the building is out of scale with the context of the neighborhood and suggested eliminating ground floor parking as a means to reduce the height of the building. Additionally, there is a concern that the contemporary design aesthetic is incompatible with the Edwardian buildings and that the façade of the structure should be of that historic style. Neighbors requested a porch as a means to improve the design and also integrate the private and public realms as pedestrian safety has recently been an issue on this block.

The Department continues to recommend approval of the Project as proposed, given the rationale stated in the following findings.

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 1.7:

Encourage and support the construction of quality, new family 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.

While the project does not propose affordable units, it appropriately infills an underdeveloped lot with three units, a net gain of two units to the City's housing stock. Additionally, the project also provides family-sized housing for the City by proposing three three-bedroom units, a net gain of 7 bedrooms for the site. On-site parking at a ratio of one space to one unit is provided and permitted by the Planning Code if each unit is at

least 2 bedrooms and a minimum of 1,000 square feet of occupiable floor area. Further, given the site's proximity to public transit options and the bicycle infrastructure on Valencia and Market Streets, the development will still enable residents' access to alternative means of transit.

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 11.1:

Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.2:

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

Policy 11.3:

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

Policy 11.5:

Promote the construction of well-designed housing that enhances existing neighborhood character.

Policy 11.8:

Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The Project appropriately locates housing units at a site zoned for residential use and increases the supply of housing in conformity with the allowable density of the UMU Zoning District. The Project is also consistent with the City's policies of providing housing appropriate for families: each three-bedroom dwelling provides adequate space for a modern family. The Project's architectural design is compatible with the existing scale, character and mixed architectural styles of the neighborhood. Indeed, the project serves as a unifying style that incorporates similar massing and style of the diverse structures in the vicinity. The Project is well designed and provides a quality living environment.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 2.3:

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.3:

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

The project exceeds the required minimum bedroom mix of 40% two bedroom units or 30% three bedroom. All three units of this proposal will include three bedrooms. Additionally, as new development, the project is required to contribute to the Eastern Neighborhoods Public Benefits Fund which serves as a financial resource for community infrastructure projects including parks, transit, child care, libraries, and other community facilities needed by residents within the neighborhood.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The project does not remove any neighborhood-serving uses as the project is maintaining the existing residential use of the property.

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

The project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the project would not disrupt the existing neighborhood character.

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

The existing single family dwelling is not subject to rent control nor is the subject unit considered an "affordable dwelling-unit" by the Mayor's Office of Housing. Rather, the existing unit is considered "relatively affordable and financially accessible" housing. However, the addition of two new dwelling units contributes to the overall housing goals of the City by distributing the cost of housing per lot among three units rather than one.

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

The proposed residential units are within close proximity to neighborhood-serving uses along Mission Street and within ¼ mile of the 12-Folsom, 14-Mission, 22-Fillmore, 33-Stanyan, and 49-Van Ness/Mission MUNI bus routes. The 16th Street BART Station and stops for Samtrams are also within a short walk from the subject site. Additionally, the site provides three off-street parking spaces while reducing the size of the property's existing 16-foot curb cut to 10-feet.

5. 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 affect industrial and service sectors as the project is maintaining the property's existing residential use.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will be reviewed and constructed according to current Building Codes to address seismic safety issues.

7. Landmarks and historic buildings be preserved.

The subject property is not an historic resource or a landmark building.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The project is proposed to be constructed within the 40 foot height limit and does not require a shadow study per Planning Code Section 295. The project is not located adjacent to any parks or open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1(e)(1) and 3(b) on April 24, 2009 under environmental cases 2007.0310E and 2008.1053E.

RESIDENTIAL DESIGN TEAM REVIEW

Residential Design Team (RDT) review is not required for projects in the Urban Mixed Use zoning district; however, the team reviewed the project informally to provide input regarding the overall design and massing of the building. In general, the team found that the scale and massing of the project is appropriate given the context of the existing mixed development pattern.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new three-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will result in a net gain of two dwelling-units in the UMU Zoning District which enables greater density. The Project is therefore an appropriate in-fill development.
- The UMU Zoning District uses bedroom requirements to control for the density of dwelling units on a lot and encourages family sized units when possible. The Project will create three family-sized dwelling-units, each with three bedrooms.
- The Project is subject to the Eastern Neighborhoods Impact Fee assessment of \$8 per net new gross square foot of development. This fee will be recovered and put into the Eastern Neighborhoods Public Benefit Fund and will finance future community improvements.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.

- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2012.0527D – Do not take DR and approve the demolition.

Case No. 2012.0739D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meet Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317. However, the building is vacant, will not displace tenants, and will provide a net increase in units.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meet Criteria

Based on Planning staff's review of the Soundness Report prepared by Santos & Urrutia Structural Engineers – an independent third party for this Project – the existing structure cannot be considered unsound housing. The upgrade costs included in the report did not account for the cost to bring the dwelling into compliance with the minimum standards of the Housing Code and the Building Code in effect at the time of its construction. Costs were based on current code standards. Therefore, the building was determined sound. The Project Sponsor is not challenging this assessment.

DEMOLITION CRITERIA

Existing Building

3. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

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

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

5. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource and is not located within a historic district.

Rental Protection

7. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a net gain of housing and thus preserves the quantity of housing. Three family-sized units will replace one single-family home that contained only two bedrooms. The creation of these three family-sized units will preserve the cultural and economic diversity within the neighborhood. The provision of three three-bedroom units exceeds the requirements of the UMU Zoning District that 40% of proposed new units are two-bedroom or 30% are three-bedroom. This requirement is in place as a tool to increase the neighborhood's family sized housing stock.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating a compatible new building that increases the density by two units in a neighborhood defined by multi-family housing, the neighborhood's cultural and economic diversity will be preserved.

11. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating three new dwelling-units where one dwelling used to exist, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over three dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Criteria Not Applicable to Project

The Project does not include any permanently affordable units, as the construction of three units does not trigger Section 415 review.

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one single-family dwelling with three dwelling-units in a neighborhood characterized by multi-family dwellings.

14. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will create three family-sized units – each with three-bedrooms. The floor plans reflect such new quality, family housing. Additionally, each unit will have direct access to open space.

15. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and constructed of high-quality materials.

17. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The Project increases the number of dwelling units on the site from one to three.

18. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from two to nine.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly multi-family residential units. The cross streets of 14th and 15th Street have residential uses and commercial properties at the Mission Street and South Van Ness Avenue intersections. Given the area's mix of commercial, industrial and residential activities, the neighborhood contains buildings of varying heights and depths. The adjacent property to the north is developed with a three-story, three-family dwelling. The adjacent property to the south is developed with a four-story eight-family dwelling.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The Project proposes a code-complying front setback that serves as a transition between the two adjacent properties and that provides more than the required amount of landscaping. In regards to the rear yard, the surrounding properties lack a clearly defined mid-block open space. However, the

massing of the building provides the required rear yard of 20-feet from the first residential story and above.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a compatible front setback. The height and depth of the building are compatible with the existing mid-block open space, as most buildings on the block extend up to or close to the 25% required rear yard or have non-complying structures that encroach into the mid-block area. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context. The façade incorporates a variation in planes that reflect the vertical form of the surrounding residential Edwardian buildings yet employs appropriate materials and fenestration to ensure the building reads as a quality modern-day design.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with	X		

the building and the surrounding area?			
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: Building entrances vary on this street given the mixed context of residential and industrial designs. Of the 27 buildings with entrances on Natoma Street, approximately 44% have raised entries. The remaining buildings have ground floor entrances, many of which have no visibility to interior space. The proposed design attempts to synthesize the two patterns by providing a ground floor entrance that is clearly demarcated and incorporates landscaping treatments to soften the transition between public and private realms. The garage door is minimized to 8'8" which will enable independent access for automobiles, but maintains room for an expanded entry area and space to hide the utilities. The proposal also reduces the size of the existing curb cut.

Bay windows are a consistent element found on this street's residential buildings. The site's transition from a horizontal projection as seen on the existing building to the proposed vertical projection will bring the property into greater conformity with the predominating pattern of vertical forms. Furthermore the extended parapet on the south side of the building and the placement of the bays on the north side will facilitate a roofline that reflects the step down in height between the adjacent properties.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		

Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The cement plaster and wood siding finishes will reflect finishes typical of the block but will be distinctly modern given the elements of metal trim and detailing. The casement windows are residential in character and compatible with the window patterns found on neighboring residential buildings. Furthermore, the project adds eyes to the street by incorporating glazing as a major element of the façade and placing the primary living area at the front of the building.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

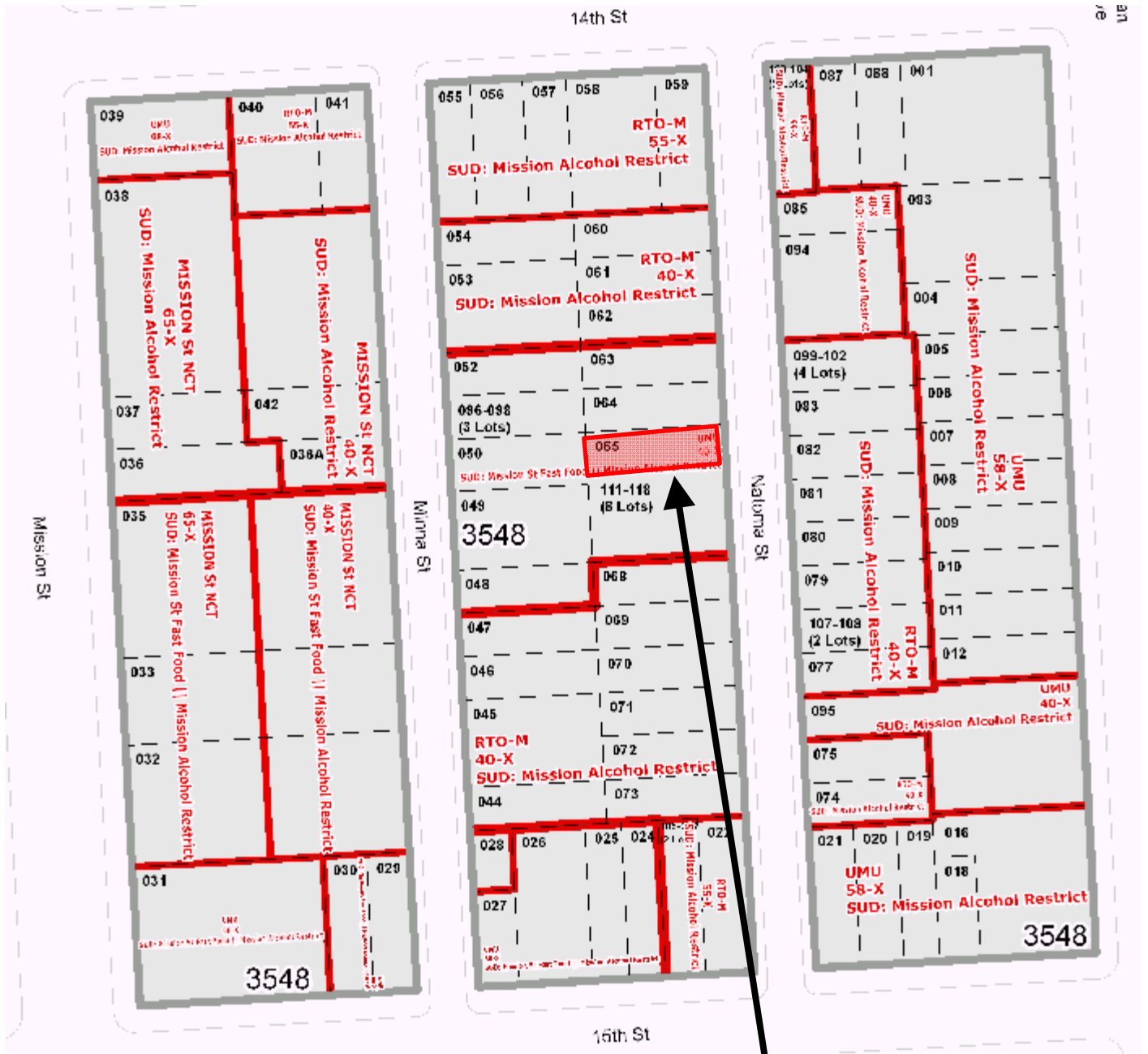
QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?		X	
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project has been determined not to be an historical resource for the purposes of CEQA. This site is not within a historic district.

Attachments:

- Design Review Checklist for replacement building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 312 Notice
- Residential Pipeline: Entitled Housing Units 2007- Q1 of 2012
- Residential Demolition Application
- Prop M findings
- Environmental Evaluation / Historic Resources Information
- Public Comment
- Project Sponsor Statement
- Context Photos
- Color Rendering
- Reduced Plans

Parcel Map

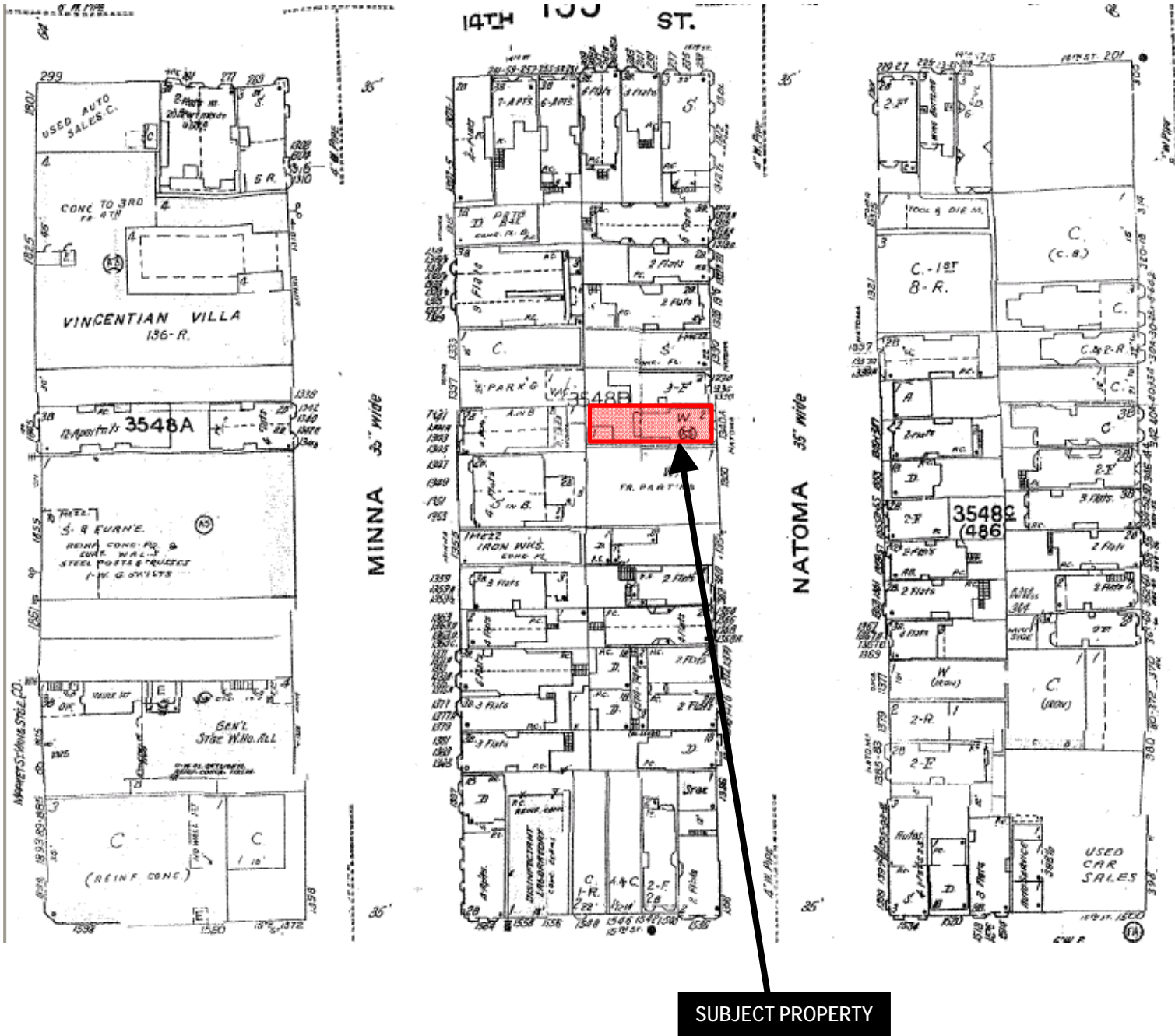


SUBJECT PROPERTY



Mandatory Discretionary Review
 Case Number 2012.0527D/2012.0739D
 1340 Natoma Street

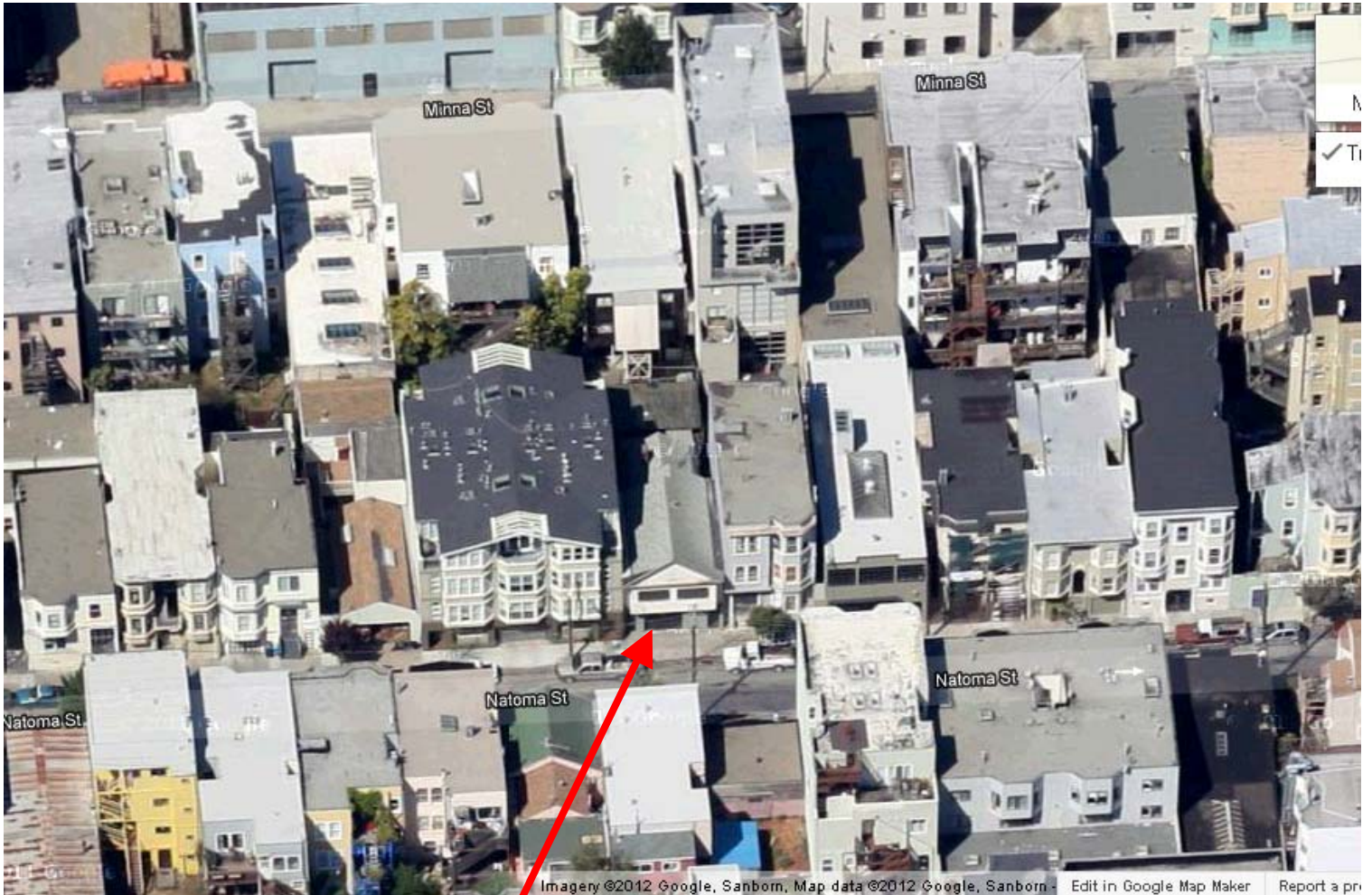
Sanborn Map*



Mandatory Discretionary Review
 Case Number 2012.0527D/2012.0739D
 1340 Natoma Street



Aerial Photo (looking West)

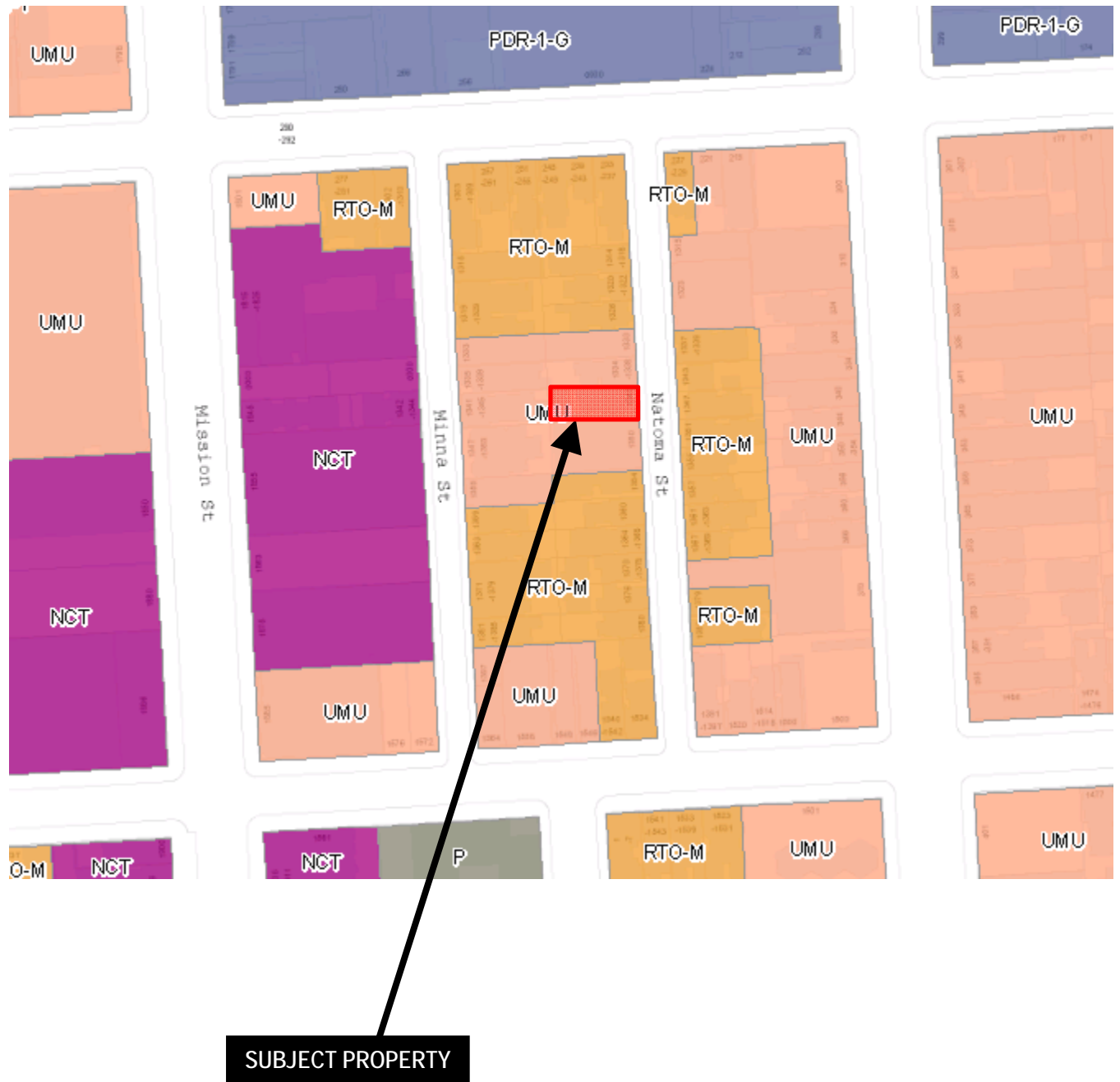


SUBJECT PROPERTY



Mandatory Discretionary Review
Case Number 2012.0527D/2012.0739D
1340 Natoma Street

Zoning Map



Mandatory Discretionary Review
Case Number 2012.0527D/2012.0739D
1340 Natoma Street

Site Photo



Mandatory Discretionary Review
Case Number 2012.0527D/2012.0739D
1340 Natoma Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312) (Amended)

On **June 12, 2012**, the Applicant named below filed Building Permit Application Nos. **2012.06.12.2372** (Demolition) and **2012.06.12.2368** (New Construction) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Tony Kim	Project Address:	1340 Natoma Street
Address:	100 Clement Street, 3rd Floor	Cross Streets:	14th and 15th Streets
City, State:	San Francisco, CA 94118	Assessor's Block /Lot No.:	3548/065
Telephone:	(415) 246-8855	Zoning Districts:	UMU/40-X

Under San Francisco Planning Code Section 312, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible.

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Residential	No Change
FRONT SETBACK	2 feet	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH (ground floor)	53.5-feet	80-feet
BUILDING DEPTH (upper stories)	53.5-feet	58-feet
REAR YARD (at lowest level w/dwelling)	24.5-feet	20-feet
HEIGHT OF BUILDING	23.5-feet (grade to mid-pitch)	40-feet (grade to finished roof)
NUMBER OF STORIES	2 with attic	4
NUMBER OF DWELLING UNITS	1	3
NUMBER OF OFF-STREET PARKING SPACES	1	3
PROJECT DESCRIPTION		

The proposal is to demolish the existing single family dwelling and construct a new three family dwelling in its place. Demolition of a dwelling unit requires Mandatory Discretionary Review by the Planning Commission. A hearing date for case nos. 2012.0527D/2012.0739D is scheduled for June 28, 2012.

PLANNER'S NAME: **Brittany Bendix**

PHONE NUMBER: **(415) 575-9114**

EMAIL: **Brittany.Bendix@sfgov.org**

DATE OF THIS NOTICE: **6/12/12**

EXPIRATION DATE: **6/27/12**



SAN FRANCISCO PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Residential Pipeline

ENTITLED HOUSING UNITS 2007 TO Q1 2012

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need Allocation (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents all development projects adding residential units that have been entitled since January 2007. The total number of entitled units is tracked by the San Francisco Planning Department, and is updated quarterly in coordination with the Pipeline Report. Subsidized housing units, including moderate and low income units, are tracked by the Mayor's Office of Housing, and are also updated quarterly.

2012 - QUARTER 1	RHNA Allocation 2007-2014	Units Entitled To Date	Percent Entitled
Total Units Entitled¹	31,193	11,130	35.7%
Above Moderate (> 120% AMI)	12,315	7,457	60.6%
Moderate Income (80-120% AMI)	6,754	360	5.3%
Low Income (< 80% AMI)	12,124	3,313	27.3%

¹ Total does not include entitled major development projects such as Treasure Island,, Candlestick, and Park Merced. While entitled, these projects are not projected to be completed within the current RHNA reporting period (through June 2014).

CASE NUMBER:
For Staff Use only

2012.05270/

2012.0739D

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Mr. Enda Keane	
PROPERTY OWNER'S ADDRESS: 1340 Natoma Street San Francisco 94103	TELEPHONE: ()
	EMAIL:

APPLICANT'S NAME: Enda Keane		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 1340 Natoma Street San Francisco 94103	TELEPHONE: ()	
	EMAIL:	

CONTACT FOR PROJECT INFORMATION: Tony Kim, Town Consulting		Same as Above <input type="checkbox"/>
ADDRESS: 100 Clement Street 3rd floor San Francisco CA 94118	TELEPHONE: 415) 246-8855	
	EMAIL: tony@townconsulting.com	

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 1340 Natoma Street	ZIP CODE: 94103
CROSS STREETS: 14th & 15th Streets	

ASSESSORS BLOCK/LOT: 3548 / 065	LOT DIMENSIONS: 25' x 80'	LOT AREA (SQ FT): 2,000	ZONING DISTRICT: UMU	HEIGHT/BULK DISTRICT: 40-X
------------------------------------	------------------------------	----------------------------	-------------------------	-------------------------------

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	3	+2
2	Total number of parking spaces	1	3	+2
3	Total gross habitable square footage	2,074	6,173	+3,469
4	Total number of bedrooms	2	9	+7
5	Date of property purchase	1/7/04		
6	Total number of rental units	0	tbd	tbd
7	Number of bedrooms rented	0	tbd	tbd
8	Number of units subject to rent control	0		
9	Number of bedrooms subject to rent control	0		
10	Number of units currently vacant	1		
11	Was the building subject to the Ellis Act within the last decade?	NO		
12	Number of owner-occupied units	0		

Applicant's Affidavit

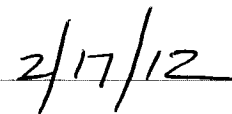
Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____



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



Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Loss of Dwelling Units Through **Demolition**

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing. Please see website under Publications for Loss of Dwelling Units Numerical Values.

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

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

N/A

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

Please see attached soundness report prepared by Santos & Urrutia.

3. Whether the property is free of a history of serious, continuing code violations;

The subject building has no code violations.

Existing Building (continued)

4. Whether the housing has been maintained in a decent, safe, and sanitary condition;
The property has been well maintained, however the subject building is 105 years old.

5. Whether the property is a *historical resource* under CEQA;
The subject building has been altered and determined not a "historic resource" under CEQA.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Rental Protection

7. Whether the Project converts rental housing to other forms of tenure or occupancy;

No, the dwelling has not been rented.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

NO

CASE NUMBER:
For Staff Use only

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
The proposed project would provide new housing opportunities and attract new residents to help preserve cultural and economic diversity in the neighborhood.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
The proposed replacement building is compatible with the existing residential density pattern, character and scale of the neighborhood.

11. Whether the Project protects the relative affordability of existing housing;
The existing building is not habitable and not an affordable dwelling unit.

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;
N/A

Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
The subject property is an appropriate site for in-fill housing. The UMU zoning controls allows and encourages increased density beyond the existing single-family residence. The proposed replacement structure will be compatible with the existing scale and density of the immediate area.

Replacement Structure

14. Whether the Project creates quality, new family housing;

The replacement building is well designed and would create three, three-bedroom residential dwelling units.

15. Whether the Project creates new supportive housing;

N/A

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

The replacement building is well-designed with contemporary features. The proposed openings and window proportions is compatible with the adjacent structures. The new building will be viewed as a modern building designed and constructed in 2012 and will enhance the existing neighborhood character.

17. Whether the Project increases the number of on-site dwelling units;

Yes. The project will provide 2 new net dwelling units.

18. Whether the Project increases the number of on-site bedrooms.

Yes. The proposed building provides and net increase of seven bedrooms.

~~Sonya Banks~~ Margaret
LPAB Recording Secretary
Planning Department
INTEROFFICE #29

RECEIVED

AUG 27 2008

ENVIR

ATION

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Owner/Agent Information

Property Owner: Denis McMahon / Gold and Silver LLC Tel. No.: 415.828.4581
Address: 2458 Polk Street #2 Fax No.: 415.643.1409
San Francisco, CA 94109
Project Contact: Kerman Morris Architects Tel. No.: 415.749.0302
Address: 69A Water Street Fax No.: 415.928.5152
San Francisco, CA 94133 Email: toby@kermanmorris.com

Site Information

Site Address(es): 1340 Natoma Street
Nearest Cross Street(s): 14th Street
Assessor's Block(s)/Lot(s): 3548/065 Zoning District(s) C-M
Site Square Footage: 2000 sf Height/Bulk District(s): 50-X
Present or Previous Use of the Site: single-family residence
Does the project site have an average slope greater than 20 percent? no
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. no

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

- Addition Change of Use New Construction Lot Split/Subdivision
 Alteration Demolition Zoning Change Other

Please Describe Proposed Use: 3-unit residential
Estimated Construction Cost: \$800,000
Previous Environmental Review: none Case No.: _____

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Conditional Use for residential

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

please see sheet attached

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	<input checked="" type="checkbox"/>
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	<input checked="" type="checkbox"/>
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	<input checked="" type="checkbox"/>
Check payable to <u>San Francisco Planning Department</u>	<input checked="" type="checkbox"/>
Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter from property owner(s) authorizing agent to sign Application	<input checked="" type="checkbox"/>
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	<input checked="" type="checkbox"/>
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	<input type="checkbox"/>
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	<input type="checkbox"/>

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: Edward D. Morris Date: 8-26-08
Agent or Owner

Print full name of applicant: Edward D. Morris

(This space for staff use only)

Fees: \$ _____ Exemption Stamp \$ _____ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(a)(1) and Class 3(b)
Demolition of (E) single-family residential structure and
Construction of (M) multi-family residential structure
totaling no more than 4 dwelling units. 4/24/08
M. Pilar LaValley
Approved Planning Dept. M. Pilar LaValley

August 26, 2008

San Francisco Planning Department

1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1340 Natoma Street

Environmental Exemption Application

Written Project Description: *Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces.*

Project Information:

Property Address: 1340 Natoma Street, San Francisco
Block/Lot: 3548/ 065
Occupancy: R-3

Type of Construction:

Existing: Type V-B

Proposed: Type V-A (1hr) with sprinklers (2007 CBC/IBC)

No. of Stories:

Existing: 2 stories (1 story residential over garage)

Proposed: 4 stories (3 stories residential over garage).

The project is located at 1340 Natoma Street, between 14th and 15th Streets. (Block 3548, Lot 065). The lot is 2000 sq. ft.

Existing: The existing building is a 2-story single-family residence. There is a garage with (1) parking space on the ground level. The gross square footage of the existing building is approximately 2,200 square feet. The existing building is approximately 23'-6" feet tall.

Proposed: The proposed project is a demolition of the existing 2-story building and the new construction of a 4-story building. The new building will have 3-units over a garage containing (3) parking spaces; the lobby and miscellaneous corridor/utility spaces are also located on the ground floor. The gross square footage of the proposed building will be about 6,320 square feet. The proposed building will be 40-feet tall with a flat roof.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: 1340 Natoma Street
Block/Lot: 3548/065
Case No.: 2007.0310E
Date of Review: April 15, 2009
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposed project includes demolition of the existing two-story residential building and construction of an approximately 40-foot tall, four-story, three-unit, residential building of approximately 6,320 square feet with three off-street parking spaces. The proposed construction is depicted in architectural plans dated 1/10/07, prepared by Kerman Morris Architects.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, constructed in 1907, was surveyed in 2003 as part of the Inner Mission North survey. The survey identified a potential California Register-eligible historic district, the Mission Reconstruction District, with boundaries that include the subject property. As part of the survey process, the subject property was also evaluated and assigned a California Historical Resources Status Code of "6Z," or "found ineligible for NR [National Register], CR [California Register] or local designation through survey evaluation. Therefore, the survey results make the subject property a "Category C" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the northern portion of the Mission neighborhood on the west side of Natoma Street between 14th and 15th street. The immediate context is a mixture of residential and light industrial buildings with dates of construction that vary from pre-1906 to present. Visual continuity is mixed in terms of architectural style, building materials, and heights.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or Yes No Unable to determine

Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Notes: Staff concurs with the survey forms (DPR 532A and B) for the subject property prepared for the Inner Mission North survey, which found that the property was not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject property has undergone significant alteration (at unknown dates) and generally lacks integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

No Resource Present (Go to 6. below) Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: See attached explanation of how the project meets standards.

The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

ADJACENT PROPERTY
BLOCK 3548/ LOT 111

SUBJECT PROPERTY
BLOCK 3548/ LOT 065

ADJACENT PROPERTY
BLOCK 3548/ LOT 064



SUBJECT PROPERTY: 1340 NATOMA STREET
BUILDINGS ON THE SAME SIDE OF STREET
KERMAN MORRIS ARCHITECTS 08/26/08



1340 Natoma - Case No.: 2012.0527D Permit No.: 2007.12.17.0620

Chris Keenan

to:

brittany.bendix@sfgov.org

06/05/2012 02:32 PM

Please respond to Chris Keenan

[Show Details](#)

History: This message has been replied to.

Ms. Bendix

I am a proud 9 year resident of San Francisco and a 4.5 year homeowner on Natoma Street. Specifically, I purchased a condo at 1350 Natoma, directly next to the proposed construction. I am writing to convey my unequivocal support for the proposed construction of 1340 Natoma. We have a wonderful street where people look out for eachother and with a 98 Walking Score, we have many other neighborhoods beat.

I have seen the proposed drawings and believe it will work with the current architecture of the street and I look forward to seeing it rise.

Please let other people enjoy the wonderful neighborhood I call home.

Christopher Keenan

1350 Natoma Street

#2

SF, CA 94103

415-505-2581



340 Natoma St Case# 2007.0310C
 Ciaran Scallan
 to:
 Brittany.Bendix@sfgov.org
 06/03/2012 10:51 PM
 Please respond to Ciaran Scallan
 Show Details

History: This message has been replied to and forwarded.

Dear Brittany,

My name is Ciaran Scallan. I am an eight year resident of Natoma St (1359 Natoma St) and live close to the proposed development at 1340 Natoma St Case# 2007.0310C. I am concerned by the proposed development for a number of reasons and would like these reasons to be taken into consideration during the planning review.

1) The proposed development is not in keeping with the general architecture of the neighborhood. We have previously received information from the planning department describing the historical significance of the buildings in the inner Mission many of which date back to the Edwardian era post the 1906 earthquake and are described in a historical survey. As residents of these buildings we are expected to maintain these buildings in keeping with that era. For example when we replaced the aluminum casement windows in the front of the building the planning department enforced that we had to replace the windows with wooden frames in the original style of the building. This expectation is enforced on regular residents of Natoma St but when a developer comes in and proposes demolishing the building completely and changing the whole front of the building in a modern style this is often tolerated by the planning department and no such expectation that the historical significance of the building be maintained. If such a building is permitted your department should insist that it is designed in keeping with the majority of Edwardian properties on this street.

2) My second concern stems from the design of the building that encourages isolation from the residents of our street. The design which has a garage on the ground floor encourages residents to drive directly into their building, get out of their motor cars and enter their apartment without going into the street and meeting their neighbors. This isolationist design does not encourage meeting and mixing of residents. The building at 1350 Natoma St is of a similar design and since it went up in 2007 I have not had a significant discussion or exchanged many pleasantries with these residents. This is unlike the relationship which I have had with other neighbors on the street. Natoma St is not without its problems. We have gang activity on our St with two recent shootings. To deal with these issues we need a concerted neighborhood response but if residents don't even know each other then how can the residents help curb this problem. If the planning department would like to help the street there should be no parking in this building and the front doors of the units should open directly onto the St.

3) I have concerns over the height of the building. The precedent set by 1350 Natoma St development and now 1340 Natoma St is encouraging an ever taller St. which has an impact on the aesthetic of the St. In addition these tall buildings do affect light levels in the neighborhood. A building less than 40 foot, preferably the height of the existing building, would be more in keeping with the existing buildings.

4) It would be great if an affordable income unit could be considered. I realize this might be difficult considering how few units are going into the building but it would be a great gesture to the Natoma St

community.

I would appreciate if my concerns could be recorded and considered for the upcoming meeting. My wish would be for a building that would contribute to the community and that the best possible design be put forward. If you have any questions please do not hesitate to contact me.

Thank you for considering these views,

Sincerely,

Ciaran Scallan



Concerns about Building Permit Application No. 2007.12.17.0620
 Joe Sciarrillo
 to:
 brittany.bendix
 05/23/2012 01:08 AM
 Show Details

History: This message has been forwarded.

Hi Brittany,

My name is Joe Sciarrillo and I am a resident of 1368A Natoma St.
 I want to thank you for reaching out to the neighbors and residents of the proposed building site at 1340 Natoma St.

I, along with many of my neighbors, hope to push back against the proposal for Building Permit Application No. 2007.12.17.0620 to convert a 2 story single-family dwelling and garage at 1340 Natoma into a four story set of condos and garage. It's right next to a massive, fairly new condo complex, which has not only drastically changed the aesthetic feel of the street, but it has raised rents, brought in more cars, and altered the sense of community on our block. The proposed project will negatively exacerbate these factors.

I would personally support new housing units at 1340 Natoma St. as long as 50% of the units were BMR, an outdoor stoop was in place to mirror neighboring stoops, and no more than 3 parking spots were added.

Aside from explaining my opposition, I wanted to ask your opinion of what the most effective methods my neighbors and I can undertake to be engaged in this project.

What are the most productive ways of getting engaged, besides just letter writing campaigns and showing up to hearings?

Is it most helpful for you to hear about our concerns for the aesthetics of the project and the traffic concerns?
 Is the Planning Department the appropriate place for us to share our desires to see more BMR units and more community mitigation fees included in proposed projects?

Any ideas are welcome! Thanks,
 joe

ps, Is this the most updated online project description?

<http://sfplanning.org/index.aspx?page=2783>

2007.0310C: 1340 Natoma Street, west side, between 14th and 15th Streets, Lot 065 in Assessor's Block 3548: Request for Conditional Use authorization under Planning Code Sections 175.6(e), 215, 303 and 317 to demolish an existing single-family dwelling and to construct a 40-foot tall three-family dwelling within a UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk designation; and utilizing the Project's Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former C-M (Heavy Commercial) Zoning District and 50-X Height and Bulk designation.

Case Number 2007.0310C.

--

Joe Sciarrillo, paralegal.
 African Advocacy Network

Member of SFILEN - San Francisco Immigrant Legal and Education Network

[415-503-1032](tel:415-503-1032)

fax: [415-282-2826](tel:415-282-2826)

938 Valencia St., San Francisco, CA 94110

<http://www.aansf.org/>

<http://www.sfimmigrantnetwork.org/>

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

Re: Written comments on Case No 2007.0310C
1340 Natoma Street

Dear Ms. Bendix,

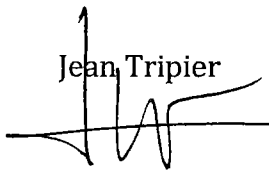
As residents of a property located near 1340 Natoma Street we are extremely concerned by the plans filed for that location. Specifically:

- The planned height of the new building is excessive and will block out the sun and views to our and other properties. It is completely out of proportion with the typical building height of this block of Natoma and Minna Street.
- The planned garage and extension all the way to the back of the lot is also excessive and will result in a negative impact to our properties and gardens.
- The general style of the building is out of character for this block of Natoma and Minna Streets which contains several historical buildings. No effort appears to have been made to build a structure that fits into the general character of our residential streets.
- Finally, the rectangular shape of the building combines with the planned height to create a negative impact on surrounding building including our own.

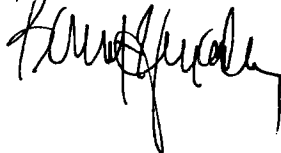
Sincerely,

The residents of 1347, 1349, 1351 and 1352 Minna Street.

Jean Tripier



Robert Hernandez



Henrietta Green



Sylvie Simon





I oppose more condominiums near Natoma Street (between 15th and 14th Streets) in SF, CA!

Antonio Amado-Vaz to: brittany.bendix

12/07/2011 12:55 PM

SF Mayor Ed Lee, Malia.Cohen, John.Avalos, David.Campos,
Cc: David.Chiu, Eric.L.Mar, Mark.Farrell, Jane.Kim, Carmen.Chu,
Scott.Wiener, Sean.Elsbernd

Dear Brittany,

I oppose more condos for Natoma Street (between 15th and 14th Streets).

We are requesting that the city officials be kind and humane to existing families who currently live there. Elderly folks, moms, dads, children, single adults and immigrants of all races and background deserve our consideration. The consequence of this project will harm some people and may cause adverse effect on others. For example, housing prices, lack of affordability, parking, increasing concerns in public safety, overcrowding, etc. There are so many places where the city can build more condos.

I have serious doubts about this statement: "That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods" (<http://commissions.sfplanning.org/cpcpackets/2011.0803Q.pdf>) Don't cause anger to good people in the community. Let people pursuit their lives through happiness without new developments getting in the way. This decision shall be made very careful to avoid angering residents who are already going through economic struggles in their lives.

It's transparent to most of us that 99% is struggling to get-by and the 1% continue to squeeze us with no end in site. As a man of God and good conscience, I am always involved to help those who live in my community and I am also interested in the Mission neighborhood where I live and coordinate large number of San Francisco Fire Department Neighborhood Emergency Response Team not too far away. I want residents of my community to be satisfied with their housing.

I am getting involved to support the wishes of most of the residents in Natoma Street.

I have concerns about adding condos to Natoma St. Please, keep me updated on this issues and inform me on how I can be more helpful to this cause.

I oppose more condos for Natoma Street (between 15th and 14th Streets).

Respetfully,

Antonio
SF, CA
415-814-0334



1340 Natoma Street Building Proposal
Tiffany Chan
to:
brittany.bendix
06/04/2012 03:11 PM
[Show Details](#)

History: This message has been replied to.

Dear Ms. Bendix,

As a part-time resident of 1368-A Natoma Street, I am objecting to Building Permit Application No. 2007.12.17.0620 to convert a 2 story single-family dwelling and garage at 1340 Natoma into a four story set of condos and garage. I would like to raise the following issues that may arise from the establishment of this structure.

Noise: I have lived at 1368-A Natoma Street since June 2008 and noise has always been an issue. The police have been called multiple times for noise complaints generated by neighbors and/or disruptive pedestrians on Natoma Street. I know that Natoma street is a preferred residential street because it is accessible and ideally located, and the lack of foot traffic gives the unique aspect of keeping the street still relatively safe and quiete. The noise generated by the construction of this large building will add to the noise (especially morning noise) and likely generate further noise complaints from neighbors.

Traffic: Natoma Street is extremely narrow for a two way street. This often causes an obstruction when two cars are approaching in opposite directions. Parking is an even larger issue. The proposed structure will add residents to an already full street and could potentially create even further parking issues and traffic congestion on the street.

Safety: The speed of cars has been a longstanding issue on Natoma Street. For a narrow alley, cars most slow considerably, but often do not. One outstanding suggestion was putting speed bumps on the street. As a family-based street, there are almost always school-aged children playing in the street until the evening. Increasing traffic (by increasing residents) can put the safety of neighborhood children in jeopardy.

Community: The large number of families living on Natoma have made the street a neighborhood. Many of the residents have been long-term and a good number know each other. New housing and new residents could make way for increased rent and lead to the breakdown of the valuable community structure of the neighborhood with a mass exodus of families who can no longer afford to live on Natoma Street.

I appreciate your time and consideration in reading my email. If you have any questions, please feel free to contact me at this email address or on my cellphone at 650-380-4015.

Regards,
Tiffany Chan



June 6, 2012

Rodney Fong, President
Vice President Cindy Wu and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th floor
San Francisco, CA 94103

**RE: 1340 Natoma Street
Case No. 2012.0527D**

Dear Commissioners:

PROPOSAL

The project sponsor, Enda Keane, proposes to demolish the existing two-story, single-family structure and construct a four-story, 40-foot-tall residential building containing three, three-bedroom units with three off-street parking spaces.

EXISTING STRUCTURE & USE

The existing two-story structure was constructed in 1907 and occupied as a single-family house. However, for nearly 20 years the subject building has not been occupied as a residential dwelling unit, but as an office. It has been vacant since the project sponsor purchased the property. Prior to the Eastern Neighborhood rezoning the subject block was zoned C-M (heavy commercial use).

SURROUNDING RESIDENTIAL DENSITY & USES

According to the San Francisco Assessor's records, Natoma Street is predominantly a residential block. Of the 26 parcels fronting on Natoma Street, 20 parcels contain two or more residential units and two lots contain an industrial type use. The proposed three-unit residential building would be in keeping with the established density pattern.

PROJECT HIGHLIGHTS

- **Project is subject to Eastern Neighborhoods Impact fees**
- **Net increase of seven new bedrooms**
- **Code-complying (UMU) Eastern Neighborhoods in-fill project**

NEIGHBORHOOD OUTREACH

The project sponsor held a pre-application meeting on October 1, 2011. Based on the neighbors comments and suggestions a second neighborhood meeting was held on November 5, 2011. Modifications to the proposed building were made in response to the neighbors' requests. Please see attached neighborhood outreach summary. Additionally, we have been communicating and willing to meet with any interested neighbors.

CONCLUSION

The in-fill project proposes an appropriate residential building that is compatible with the existing neighborhood character and established density pattern. The subject lot is underutilized and no one would be evicted as a result of this project. The project promotes the public welfare, convenience and necessity and meets all the required findings of the General Plan and Planning Code. The project sponsor respectfully requests that the Planning Commission not take discretionary review and approve the demolition of the vacant two-story building and the construction of the replacement structure.

Thank you for your consideration.



Tony B. Kim
(415) 246-8855



June 19, 2012

Ms. Brittany Bendix
San Francisco Planning Department
1650 Mission Street, 4th floor
San Francisco CA 94103

RE: 1340 Natoma Street

Dear Ms. Bendix:

This letter summarizes the neighborhood outreach conducted by the project sponsor for 1340 Natoma Street.

On October 1, 2011, an informational neighborhood meeting was held at the subject property. Invitations to the meeting were prepared and mailed according to the pre-application meeting requirements.

Several neighbors attended the meeting and had the following comments:

- 1) Reduce the mass and bulk of the rooftop penthouse.
- 2) Modify the materials of the front façade to be more consistent with the residential feel of the subject block.
- 3) Provide a rear yard at the ground floor.
- 4) Ensure that the proposed lightwell on the north side is all the way to the ground floor.
- 5) Proposed building (front façade) does not fit in with the character of the neighborhood.

On November 5, 2011, a follow up meeting was held at the subject property. Invitations to the meeting were prepared and mailed according to the pre-application meeting requirements and to the neighbors who attended the October 1, 2011 meeting.

The project sponsor responded to the neighbors' comments and made the following modifications to the proposed building:

- 1) The rooftop penthouse was minimized and sculpted.
- 2) The metal finish of the front bay window was removed and replaced with wood siding.
- 3) The proposed north lightwell extends all the way to the ground floor.

I presented the modifications and the neighbors who attended the meeting were satisfied with the modifications and my explanations.


Mr. Joe Sciarrillo who resides at 1368A Natoma Street requested a meeting to discuss the proposal. I met with Mr. Sciarrillo and other interested neighbors on June 18th, 2012 at the subject property.

Several neighbors who attended the meeting had the following comments:

- 1) The project sponsor did not change the design of the front façade from a contemporary building to a building that fits in with the character of the subject block.
- 2) The proposed building should resemble an Edwardian style building or something more compatible with the existing architectural style of subject block.
- 3) The project sponsor should consider incorporating balconies facing Natoma Street.

I explained the thought process behind the design of the proposed building. I also informed the neighbors that I would inform the project architect to consider incorporating balconies facing Natoma Street.

Please let me know if you have any questions.



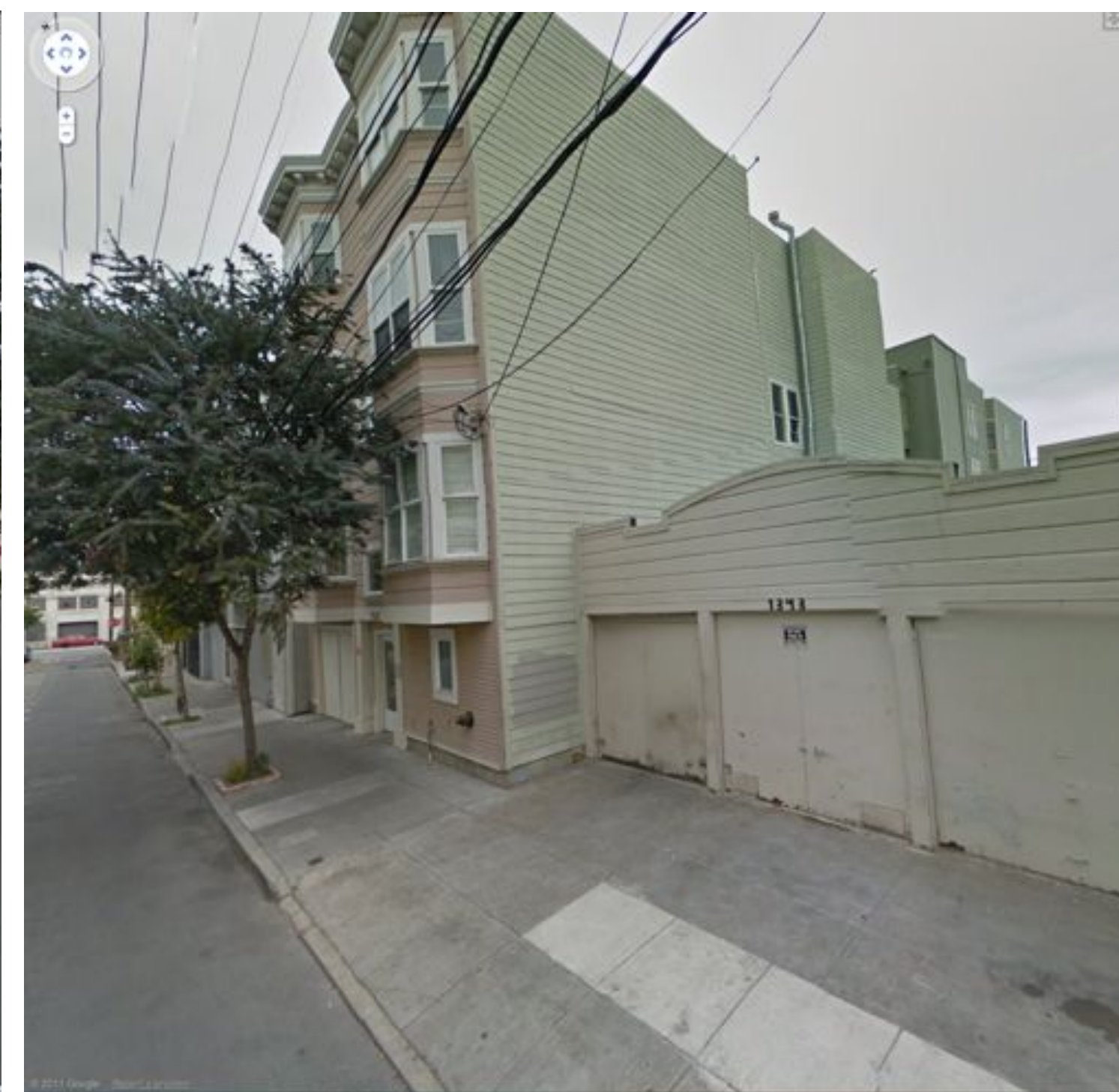
Tony B. Kim
(415) 246-8855



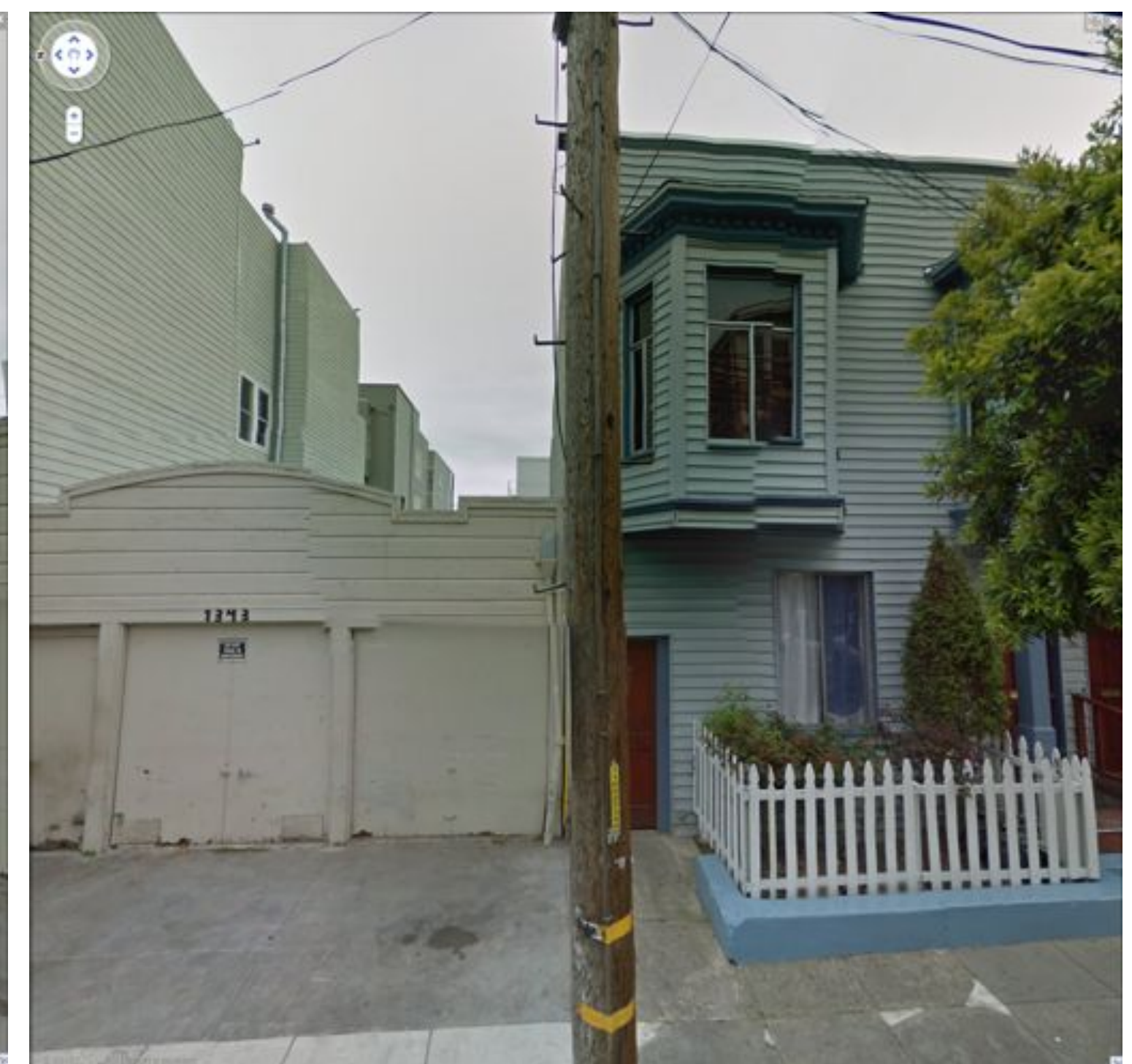
LOOKING NORTHWEST: FROM NATOMA STREET:
PROJECT SITE: BUILDING TO BE DEMOLISHED.



LOOKING NORTH: ALONG NATOMA STREET.



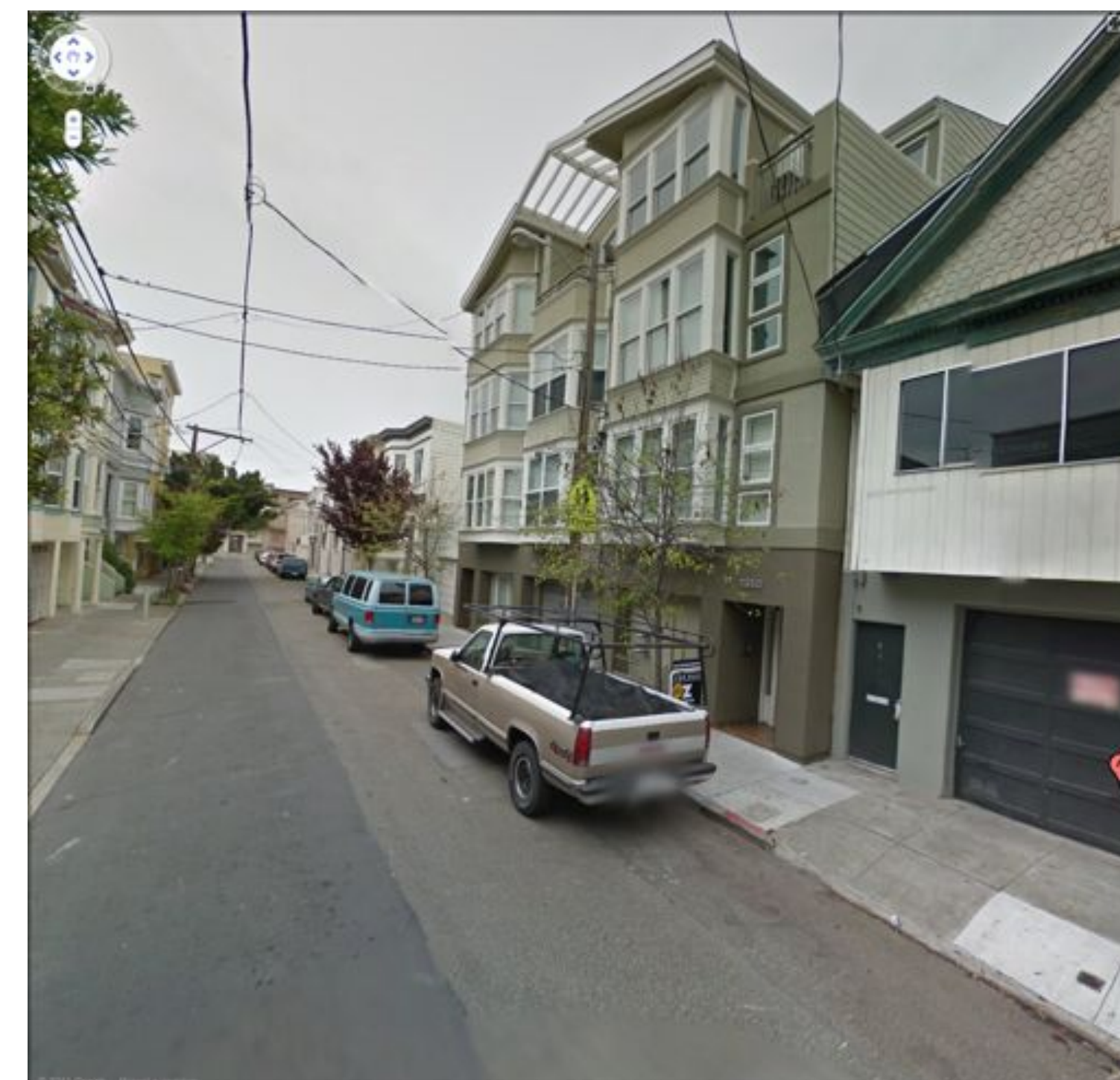
LOOKING NORTHEAST: ALONG NATOMA STREET.



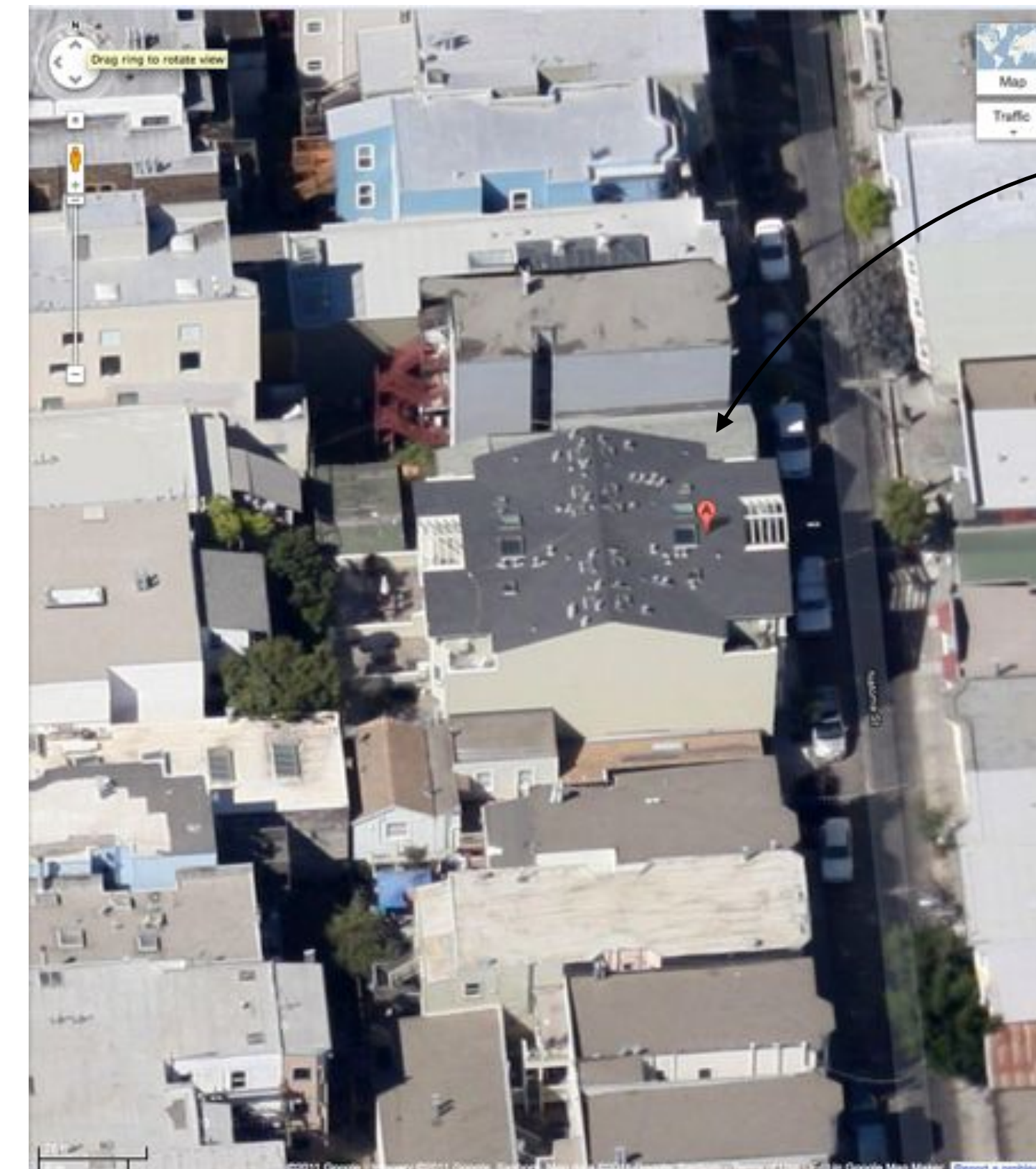
LOOKING SOUTHEAST: FROM NATOMA STREET:
ACROSS STREET FROM PROJECT SITE.



LOOKING SOUTH: ALONG NATOMA STREET:



LOOKING SOUTHWEST: ALONG NATOMA STREET.



SITE OVERVIEW

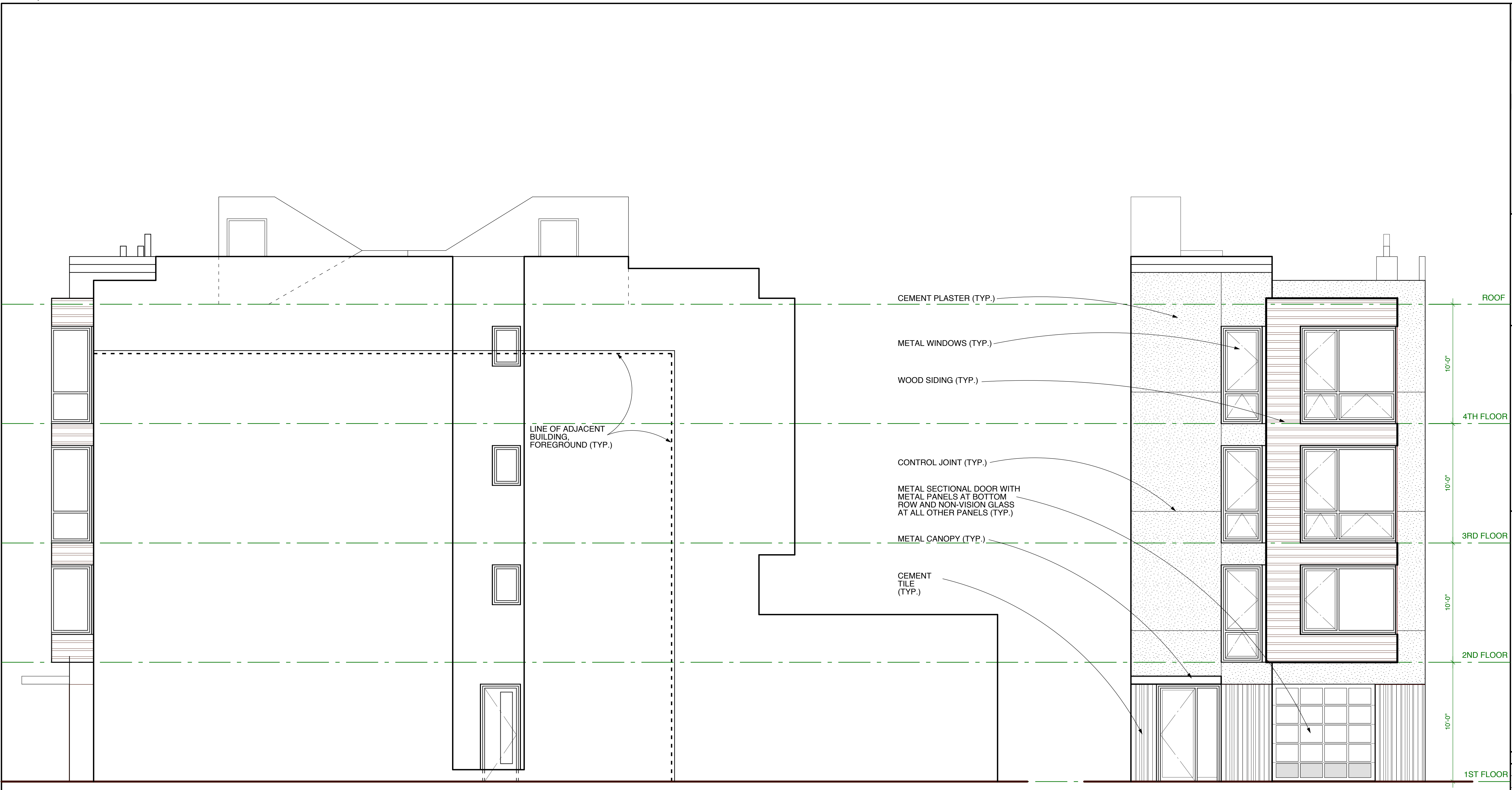
PROJECT SITE

SITE PHOTOS

NEW THREE UNIT BUILDING
1340 NATOMA STREET
BLOCK 3548, LOT 065
SAN FRANCISCO, CA

Rev./Issue.	Date
PLANG COMM	11/23/11

Date:	11/17/11
Scale:	1/4"=1'-0"
Drawn:	DS
Sheet:	

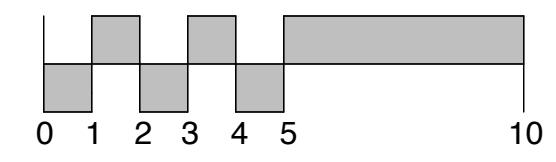


EAST (SIDE) ELEVATION

2

SOUTH (FRONT) ELEVATION

1



1331 HARRISON STREET
SAN FRANCISCO CA 94103
TEL 415.882.9783 FAX 415.882.9796

**STERNBERG
BENJAMIN**
ARCHITECTS

www.sternbergbenjamin.com

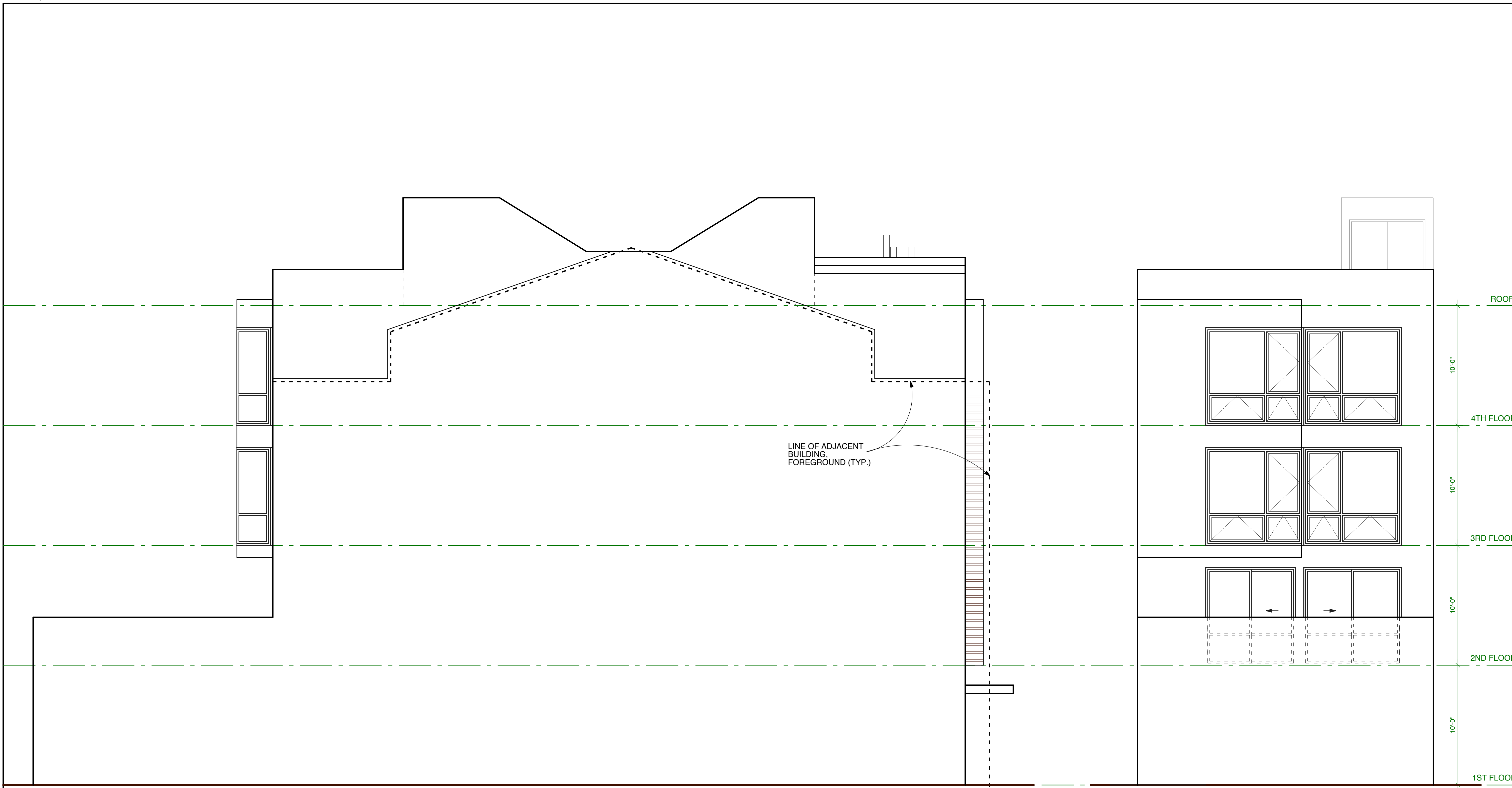
**SOUTH AND EAST
ELEVATIONS**

NEW THREE UNIT BUILDING
1340 NATOMA STREET
BLOCK 3548, LOT 065
SAN FRANCISCO, CA

Rev./Issue	Date
NEIGH.REV.	10/27/11
PLANG COMM	11/23/11
REV.	03/07/12

Date: 10/18/11
Scale: 1/4"=1'-0"
Drawn: DS

Sheet: **A5**

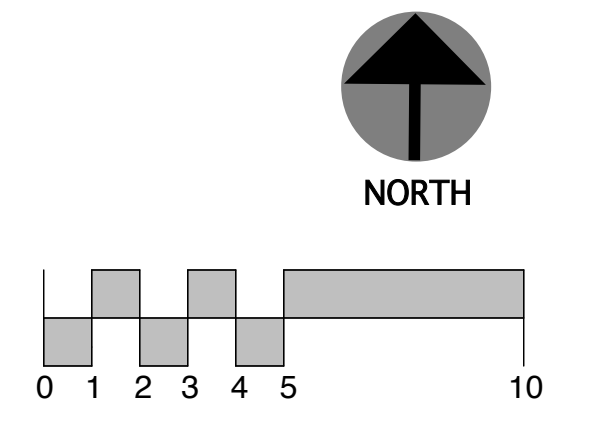


WEST (SIDE) ELEVATION

2

NORTH (REAR) ELEVATION

1



1331 HARRISON STREET
SAN FRANCISCO CA 94103
TEL 415.882.9783 FAX 415.882.9796

**STERNBERG
BENJAMIN**
ARCHITECTS

www.sternbergbenjamin.com

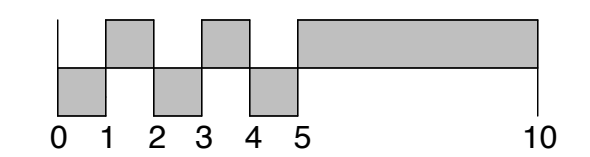
**NORTH AND WEST
ELEVATIONS**

NEW THREE UNIT BUILDING
1340 NATOMA STREET
BLOCK 3548, LOT 065
SAN FRANCISCO, CA

Rev./Issue.	Date
NEIGH.REV.	10/27/11
PLANG COMM	11/23/11

Date: 10/18/11
Scale: 1/4"=1'-0"
Drawn: DS
Sheet:

A6



SOUTH (FRONT) ELEVATION

1

SOUTH ELEVATION
 IN CONTEXT

NEW THREE UNIT BUILDING
 1340 NATOMA STREET
 BLOCK 3548, LOT 065
 SAN FRANCISCO, CA

Rev./Issue	Date
NEIGH.REV.	10/27/11
PLANG COMM	11/23/11
REV.	03/07/12

Date: 10/18/11
 Scale: 1/4"=1'-0"
 Drawn: DS
 Sheet:

A7

