



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Dwelling Unit Merger

HEARING DATE: MAY 1, 2014

Date: April 21, 2014
Case No.: **2013.0408ADV**
Project Address: **354-356 SAN CARLOS STREET**
Zoning: RTO-M (Residential, Transit-Oriented-Mission) Zoning District
Liberty-Hill Landmark District
40-X Height and Bulk District
Block/Lot: 3609/093
Project Sponsor: Stephen Antonaros
2261 Market Street, Ste. 324
San Francisco, CA 94114
Staff Contact: Rich Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Do Not Take DR and Approve Project As Proposed.**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project consists of reconfiguration of the two existing dwelling units. 354 San Carlos Street would be increased in size from 820 sq ft to 1,677 sq ft, while 356 San Carlos Street would be relocated to the ground floor and reduced in size from 857 sq ft to 407 sq ft. Per Planning Code Section 317(b)(7), the project constitutes a residential merger, since the proposal would enlarge one existing unit while substantially reducing the size of one other unit by more than 25% of its original floor area.

Other aspects of the proposed project include removal of the existing rear stair and deck, raising the existing building by 18-inches, construction of a new one-story rear horizontal addition with a second-story rear deck, façade alterations, and site work. The project would rehabilitate and restore the primary façade by removing the exterior stucco, installing new horizontal wood siding and replacing the non-historic windows with new wood-sash windows, among other work.

SITE DESCRIPTION AND PRESENT USE

Constructed circa 1900, 354-356 San Carlos Street is a three-story, two-family residence located on a rectangular lot (measuring approximately 21.5 ft x 75 ft) on the west side of San Carlos Street between 20th and 21st Streets. The existing building features wood-frame construction, vinyl windows, a false-front parapet and gable roof, and a projecting cornice. The subject property has been altered from its original architectural style, which was likely Italianate, as based upon the overall form, massing and remaining details. Other nearby properties on the same block within the district are predominantly designed in an Italianate architectural style, though the block does possess one or two examples of buildings designed in a Queen Anne or Stick/Eastlake architectural style. The property is located within

the Liberty-Hill Landmark District, within a RTO-M (Residential, Transit-Oriented-Mission) Zoning District with a 40-X Height and Bulk Limit.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood is uniform in character and consists primarily of two- and three-story residences, containing mostly one- or two- residential dwelling units. The adjacent properties are both three-story two-family residences that contribute to the Liberty-Hill Landmark District. The larger neighborhood is primarily residential in character, though commercial corridors exist one block away along Mission Street and two blocks away on Valencia Street. Nearby zoning districts include the Valencia St NCT (Neighborhood Commercial Transit) to the north and west, and the Mission St NCT to the south and east.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 21, 2014	April 11, 2014	20 days
Mailed Notice	10 days	April 21, 2014	April 18, 2014	13 days

PUBLIC COMMENT

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

The Project has completed the Section 311 and Mandatory DR notification. As of April 21, 2014, Department staff has not received any communications from the members of the public. To date, no separate Discretionary Review was filed.

ISSUES AND CONSIDERATIONS

On March 5, 2014, the Historic Preservation Commission reviewed the proposed project, and granted a Certificate of Appropriateness for the exterior alterations, as noted in Historic Preservation Commission Motion No. 0225.

The Project is also requesting a variance from the Zoning Administrator to address the requirements for rear yard (Planning Code Section 134), dwelling unit exposure (Planning Code Section 140), and non-

complying structure (Planning Code Section 188). The variance shall be heard by the Zoning Administrator on May 1, 2014.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Per Planning Code Section 317(e)(2), the Planning Commission shall consider the following criteria in the review of applications to merge residential units:

- a) whether removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

Project Meets Criteria

According to the Project Sponsor, the two dwelling units are owner-occupied. The property owner purchased the subject property in August 2012, and currently occupies 356 San Carlos Street. Currently there are no tenants within 354 San Carlos Street, which is used for extended family.

- b) whether removal of the unit(s) and the merger with another is intended for owner occupancy;

Project Meets Criteria

According to the Project Sponsor, the two dwelling units merger are intended for owner/extended family occupancy.

- c) whether the removal of the unit(s) will remove an affordable housing unit as defined in Section 415 of this Code or housing subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

Currently, the two dwelling units are not considered to be affordable housing as defined in Planning Code section 415. The two dwelling units are subject to the Rent Stabilization and Arbitration Ordinance. The proposed project would not remove either of the two existing dwelling units.

- d) whether removal of the unit(s) will bring the building closer into conformance with prescribed zoning;

Project Meets Criteria

The subject property consists of two dwelling units, which is consistent with subject block and the surrounding RTO-M Zoning District. Within the RTO-M Zoning District, up to three-family dwellings are principally permitted. The proposed project would not remove either of the two existing dwelling units.

- e) if removal of the unit(s) removes an affordable housing unit as defined in Section 401 of this Code or units subject to the Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;

Project Meets Criteria

The proposed project would not remove either of the two existing dwelling units. Both of these units would continue to be subject to the Rent Stabilization and Arbitration Ordinance.

- f) whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;

Project Does Not Meet Criteria

At 354 San Carlos Street, the proposed project reduces the number of bedrooms by converting the two-bedroom dwelling unit into a studio apartment. At 356 San Carlos Street, the proposed project increases the number of bedrooms by converting the one-bedroom dwelling into a three-bedroom dwelling. Therefore, the number of bedrooms provided in the merged unit does not equal and is not greater than the number of bedrooms in the separate units. However, it is arguable that the studio unit functions as a bedroom in which case the criteria would be met.

- g) whether removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criteria

According to the Project Sponsor, merger of the dwelling units is not required to correct any design or functional deficiencies. As noted by the Project Sponsor, the subject property was likely a single-family dwelling, which was converted to a two-family dwelling over the course of its history.

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 2.

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

Policy 2.2. Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

OBJECTIVE 3.

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.4. Preserve “naturally affordable” housing types, such as smaller and older ownership units.

OBJECTIVE 6.

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

Policy 11.1. Promote the construction and rehabilitation of well-designed housing that emphasize the beauty, flexibility and innovative design, and respects existing neighborhood character.

Policy 11.7. Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The proposed project reconfigures the existing dwelling units on a site zoned for residential use and maintains the supply of housing in conformity with the allowable density of the RTO-M Zoning District. The proposed project is also consistent with the City's policies of providing housing appropriate for families, since the proposed three-bedroom dwelling unit would provide adequate space for a modern family. In addition, the proposed studio apartment provides for a "naturally" affordable dwelling unit due to its size and scale. The overall project improves the subject building's relationship to the surrounding Liberty-Hill Landmark District, as noted by the Historic Preservation Commission in Motion No. 0225, which finds the overall project to be compatible with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code. Overall, the proposed project is well designed, improves the existing site by providing for more useable open space for each dwelling unit, and provides a quality living environment.

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 will not affect existing retail uses as the site is occupied by a residential use.

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 will preserve the existing neighborhood character and will be compatible to surrounding residential uses.

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

The project will not affect the City's supply of affordable housing, since there are no designated affordable housing units on the project site.

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

The proposed project would maintain the amount of off-street parking and is located within a transit-rich neighborhood with nearby Muni transit options.

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 will not displace any service or industry establishment.

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

The project will be designed and 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.

7. Landmarks and historic buildings be preserved.

As noted by Historic Preservation Commission Motion No. 0225, the proposed project would preserve the subject property, which is located within the Liberty-Hill Landmark District, and would reinforce the property's relationship to this landmark district.

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

The project will have no negative impact on existing parks and open spaces.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

BASIS FOR RECOMMENDATION

The Department recommends that the reconfiguration of the two dwelling units 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 create one family-sized, three-bedroom dwelling unit, which can better serve a modern family.
- The Project will create a "naturally" affordable dwelling unit.
- 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.
- The RTO-M Zoning District allows for up to three dwelling-units on this lot. Currently, this District accommodates several two-family residences. The Project is therefore an consistent with the existing neighborhood pattern.

RECOMMENDATION: Do Not Take DR and Approve the Project As Proposed.

Attachments:

Exhibits:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs

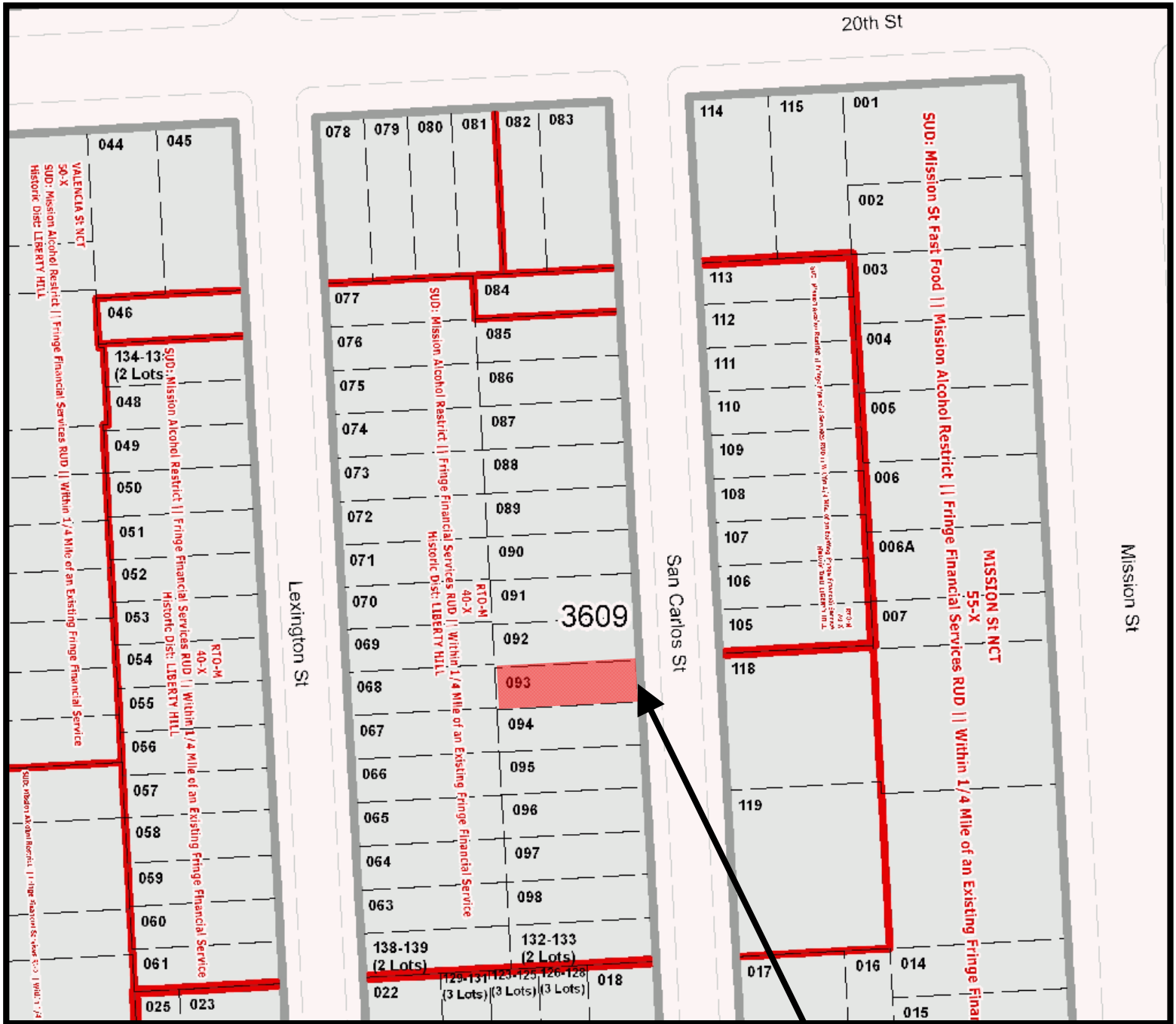
Historic Preservation Commission Motion No. 0225

Section 311 Notice

Proposed Project Drawings

Categorical Exemption

Parcel Map

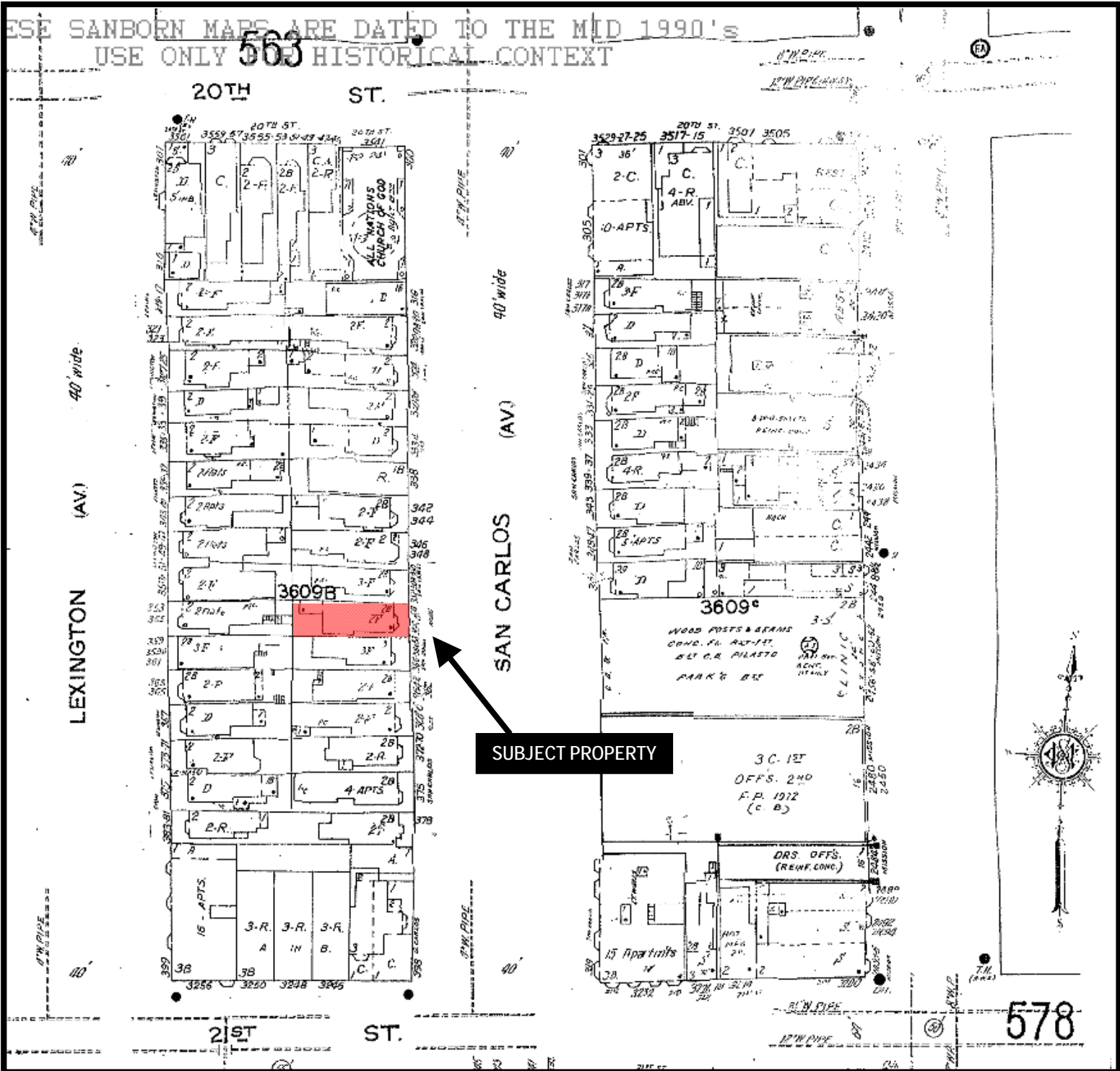


SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2013.0408ADV
354-356 San Carlos Street



Sanborn Map*

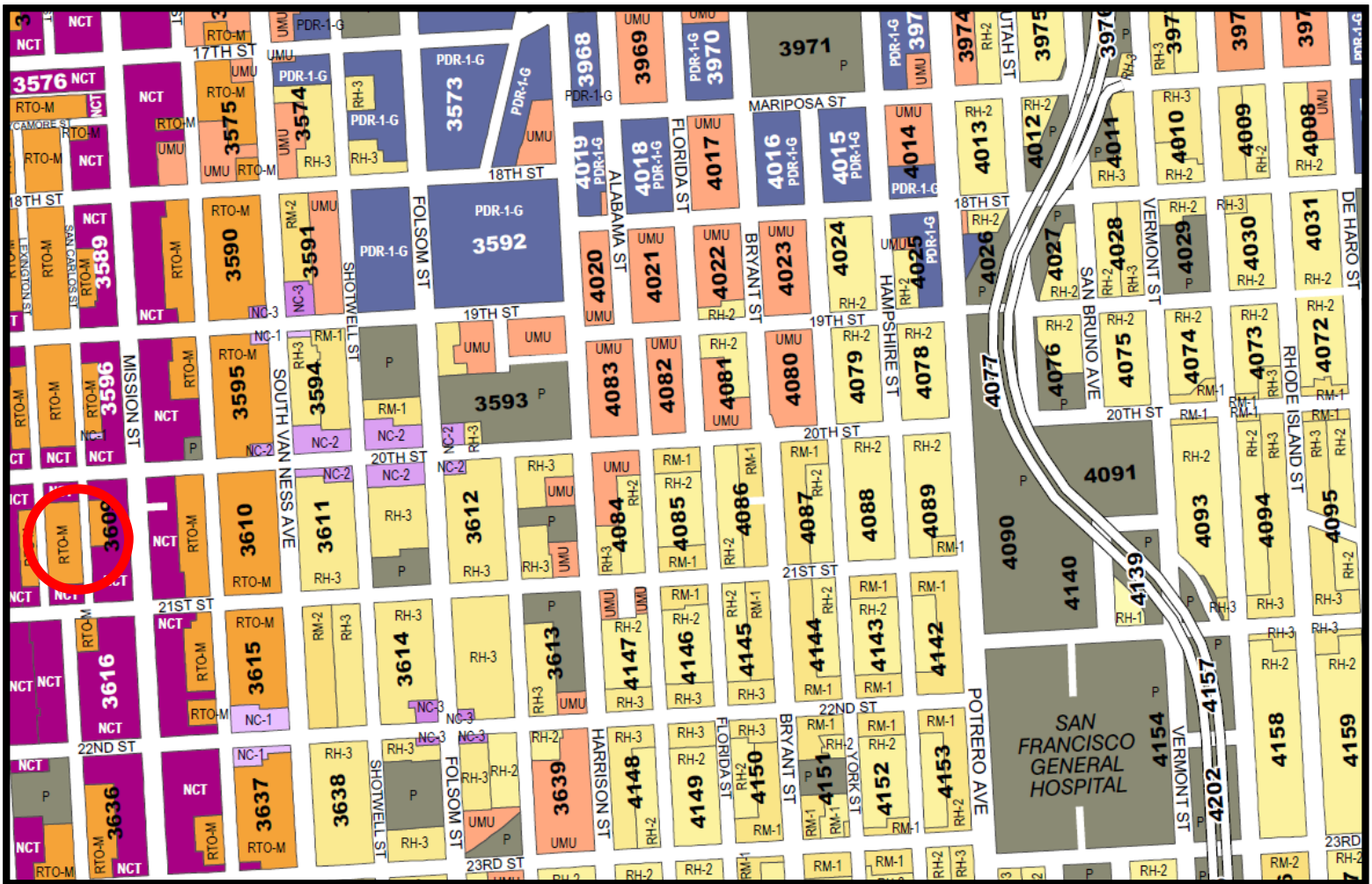


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2013.0408ADV
354-356 San Carlos Street

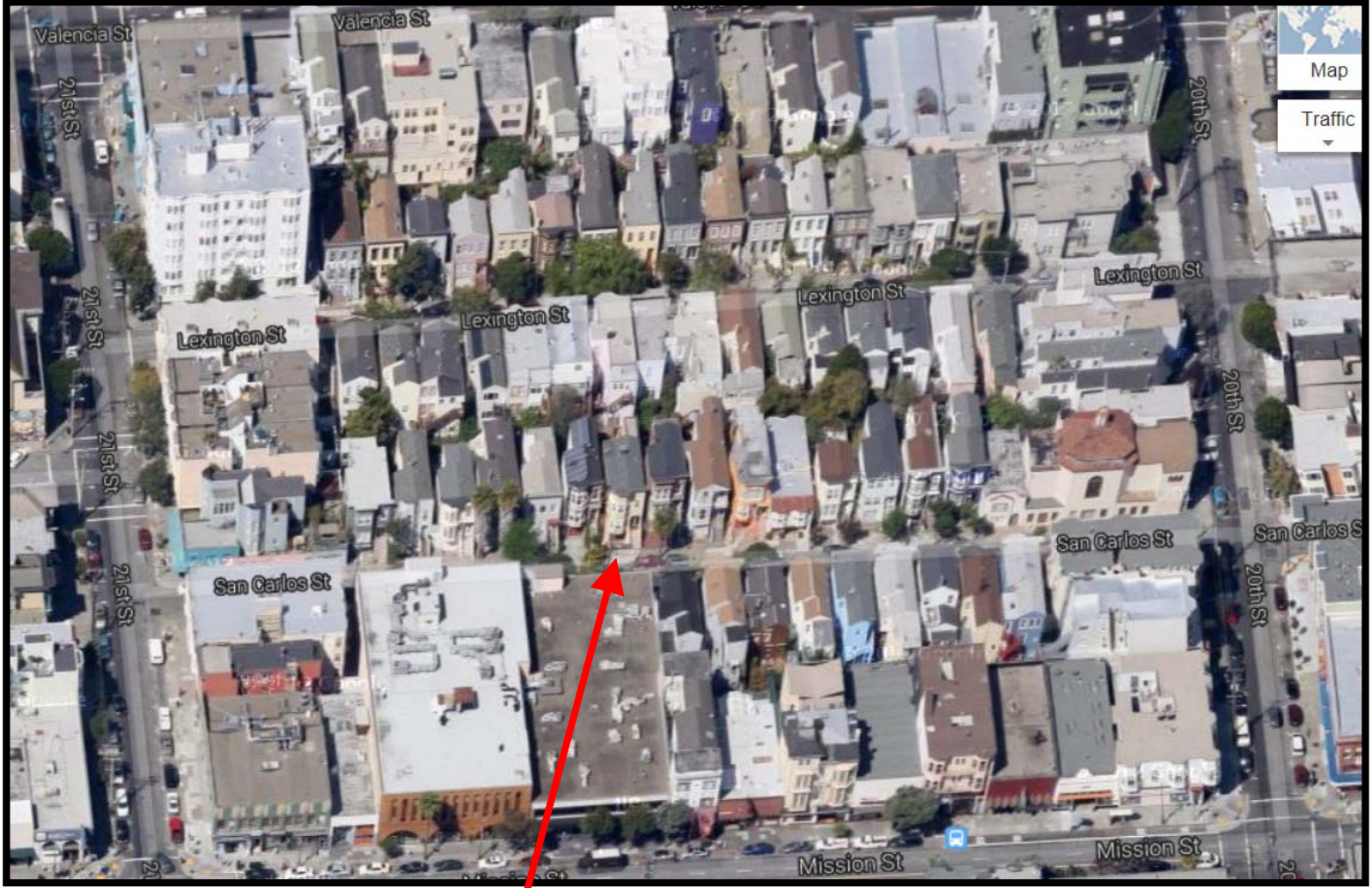
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2013.0408ADV
354-356 San Carlos Street



Aerial Photo

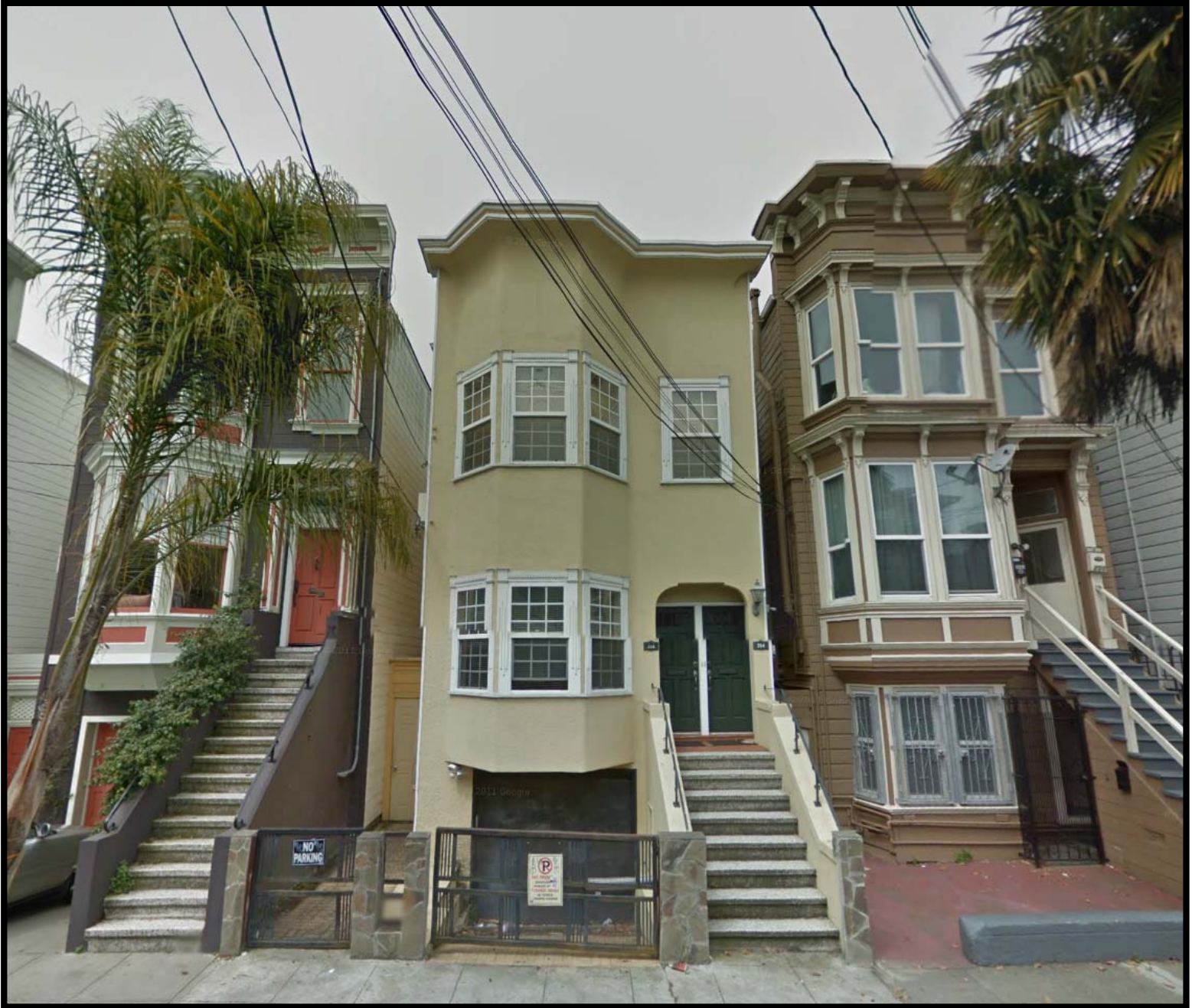


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2013.0408ADV
354-356 San Carlos Street

Site Photo



**354-356 San Carlos Street, April 2011
(Source: Google Maps; Accessed February 22, 2014)**

Certificate of Appropriateness Hearing
Case Number 2013.0408ADV
354-356 San Carlos Street



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0225

HEARING DATE: MARCH 5, 2014

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Filing Date: April 18, 2013
Case No.: **2013.0408A**
Project Address: **354-356 SAN CARLOS STREET**
Historic Landmark: Liberty-Hill Landmark District
Zoning: RTO-M (Residential, Transit-Oriented—Mission Neighborhood) District
40-X Height and Bulk District
Block/Lot: 3609/093
Applicant: Stephen Antonaros
2261 Market Street, Ste. 324
San Francisco, CA 94114
Staff Contact Richard Sucre - (415) 575-9108
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Reviewed By Timothy Frye – (415) 575-6822
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 093 IN ASSESSOR'S BLOCK 3609, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, RTO-M (RESIDENTIAL, TRANSIT-ORIENTED—MISSION NEIGHBORHOOD) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on April 18, 2013, Stephen Antonaros (Project Sponsor) on behalf of Joyjit Nath (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for façade alterations, to raise the existing building, and a new horizontal addition to the subject property located on Lot 093 in Assessor's Block 3609.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 Categorical Exemption (CEQA Guideline Sections 15301 and 15331) on February 26, 2014.

WHEREAS, on March 5, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0408A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions a Certificate of Appropriateness, in conformance with the project information dated February 25, 2014 and labeled Exhibit A on file in the docket for Case No. 2013.0408A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall submit additional information, including information on any scarring or shadow lines that denote removed trim and/or decorative details for the primary facade. Department Preservation staff shall conduct a site visit upon removal of the exterior stucco. Upon removal of the stucco and additional research, the Project Sponsor shall submit a revised façade elevation reflective of any physical evidence. This revised façade elevation shall be reviewed and approved by Department Preservation Staff, who shall ensure that the proposed trim and details are compatible with the surrounding district. New trim and millwork shall be based upon documentary evidence from original wood siding, and shall accurately reflect the physical evidence, the subject property's original construction and the district's period of significance. All wood elements shall feature a painted or matte finish.
2. As part of the Building Permit, the Project Sponsor shall provide a window schedule and window details. At a minimum, the window schedule shall include the material, type and size of each window, as well as the manufacturer's specifications.
3. As part of the Building Permit, the Project Sponsor shall provide a specification outlining the paint removal methodology specified for the restoration of the original siding. In general, the paint removal shall follow accepted preservation practices, and shall be undertaken using the gentlest methods possible. The Project Sponsor shall seek approval from Department Preservation staff, and test the paint removal methods in a discrete location to determine the gentlest means of restoration/paint removal.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project features façade alterations and a horizontal addition, which are compatible with the Liberty-Hill Landmark District, since these alterations and addition maintain the historic form of the residence, do not destroy historic materials, and provide for alterations, which is compatible, yet differentiated.
- That the proposed raising of the existing building would not impact the overall form and relationship of the subject property to the adjacent buildings and surrounding district.
- That the proposed project restores important exterior elements and maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, front facing parapet and projecting cornice, as well as, other elements identified in the designating ordinance for Liberty-Hill Landmark District.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Liberty-Hill Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to

improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The project will not have any impact on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of Liberty-Hill Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will have no impact upon affordable housing, since there are no identified affordable housing units on the project site.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines. The project provides two off-street parking spaces, thus accommodating the allowable amount of parking for the two dwelling units.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs, since there is no commercial or industrial uses on the project site.

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

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

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 **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 3609 for proposed work in conformance with the project information dated February 25, 2014, labeled Exhibit A on file in the docket for Case No. 2013.0408A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Motion on March 5, 2013.

Jonas P. Ionin
Commission Secretary

AYES: Hasz, Johnck, Johns, Matsuda, Pearlman, and Wolfram

NAYS:

ABSENT: Hyland

ADOPTED: March 5, 2014



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 5, 2013**, the Applicant named below filed Building Permit Application No. **2013.04.05.3874** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	354-356 San Carlos Street	Applicant:	Stephen Antonaros
Cross Street(s):	20th & 21st Streets	Address:	2261 Market St
Block/Lot No.:	3609/093	City, State:	San Francisco, CA 94115
Zoning District(s):	RTO-M / 40-X / Liberty Hill Hist. Dist.	Telephone:	(415) 864-2261

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Two-Family Residence	No Change
Front Setback	10 feet	No Change
Side Setbacks (North Lot Line)	3 feet 6 inches	No Change
Building Depth	56 feet 4 inches	No Change
Rear Yard (To Rear Building Wall)	8 feet 9 inches	No Change
Building Height (To Top of Parapet)	31 feet 6 inches	33 feet
Building Height (To Mid-Point of Gable)	30 feet	31 feet 6 inches
Number of Stories	3	No Change
Number of Off-Street Parking Spaces	2	No Change
Number of Dwelling Units	2	No Change
PROJECT DESCRIPTION		
<p>The proposal consists of removal of the existing rear stair and deck, raising the existing building by 18 inches, reducing the size of one dwelling unit to 380 sq ft, and construction of a new one-story rear horizontal addition with a second-story rear deck with the required rear yard, as well as façade alterations and site work. The project would rehabilitate and restore the primary façade by removing the exterior stucco, installing new horizontal wood siding and replacing the non-historic windows with new wood-sash windows, among other work. On March 5, 2014, the Historic Preservation Commission approved a Certificate of Appropriateness for the proposed exterior work, as noted in HPC Motion No. 0225. Due to the reduction in the size of a dwelling unit, the project is tentatively scheduled for a Mandatory Discretionary Review (DR) in front of the Planning Commission on May 1, 2014. In addition, the Zoning Administrator will tentatively review the request for a variance from Planning Code Sections 134 (Rear Yard), 136 (Open Space), 140 (Exposure), and 188 (Non-Complying Structure) at the Planning Commission Hearing on May 1, 2014. Separate public notice will occur for the Variance and Mandatory DR hearings.</p>		

For more information, please contact Planning Department staff:

Planner: Richard Sucre
 Telephone: (415) 575-9108
 E-mail: richard.sucre@sfgov.org

Notice Date:
 Expiration Date:

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
354-356 San Carlos Street		3609/093	
Case No.	Permit No.	Plans Dated	
2013.0408E		02/25/14	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Facade alterations, one-story rear horizontal addition and roof deck, remove rear stair and deck			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input checked="" type="checkbox"/>	Class 31 (Historic Resource Restoration/Rehabilitation)

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input checked="" type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Reviewed by Monica Periera (05/14/13)	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**


PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

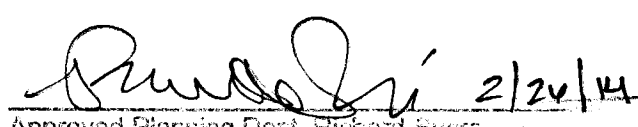
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

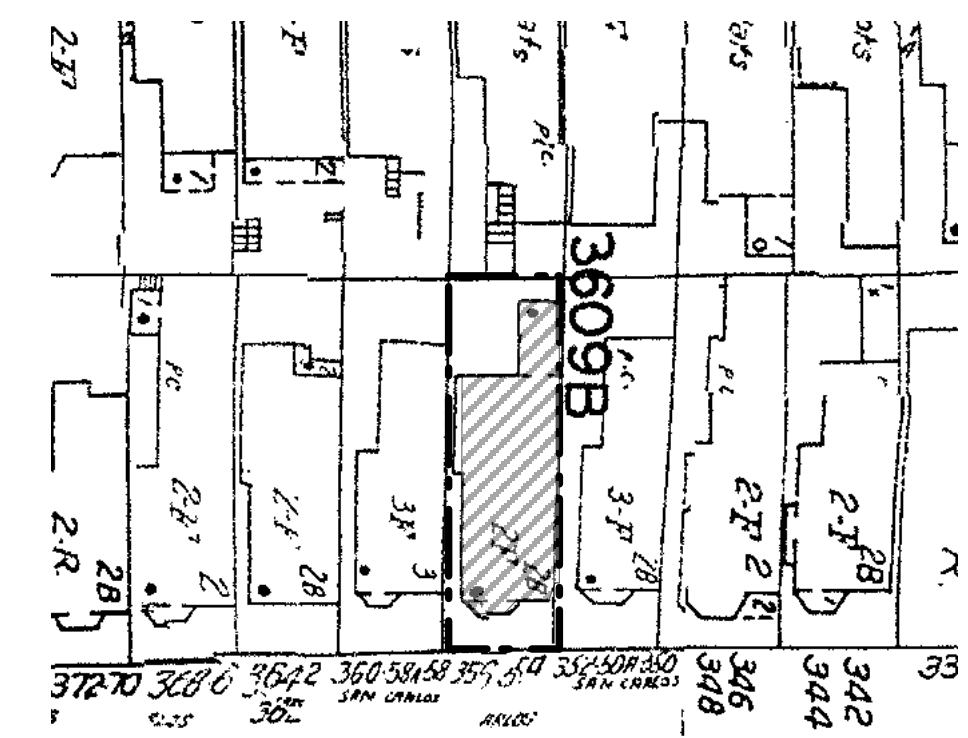
STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>See Sec'y Standards Analysis within Case Report for 2013.0408A. Proposed project meets Secretary of the Interior's Standards for Rehabilitation.</p>
<input type="checkbox"/>	<p>9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify):</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: </p>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Rich Sucre</p>	<p>Signature or Stamp:</p>
	<p>Project Approval Action: Historic Preservation Commis <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p> Approved Planning Dept. Richard Sucre</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		



B Plot Plan- (Sanborn)
A1 Scale: 1/8" = 1'-0"

BUILDING CONSTRUCTION TYPE : Type 5 B
Three Stories of Occupancy
OCCUPANCY CLASSIFICATION : R-3 / S-2
APPLICABLE CODES:
2010 California Historic Building Code
2010 California Building Code
2010 Mechanical Code
2010 Plumbing Code
2010 Electrical Code, and
2010 San Francisco Building Code
ZONING : RTO-M
(Residential, Transit-Oriented-Mission)

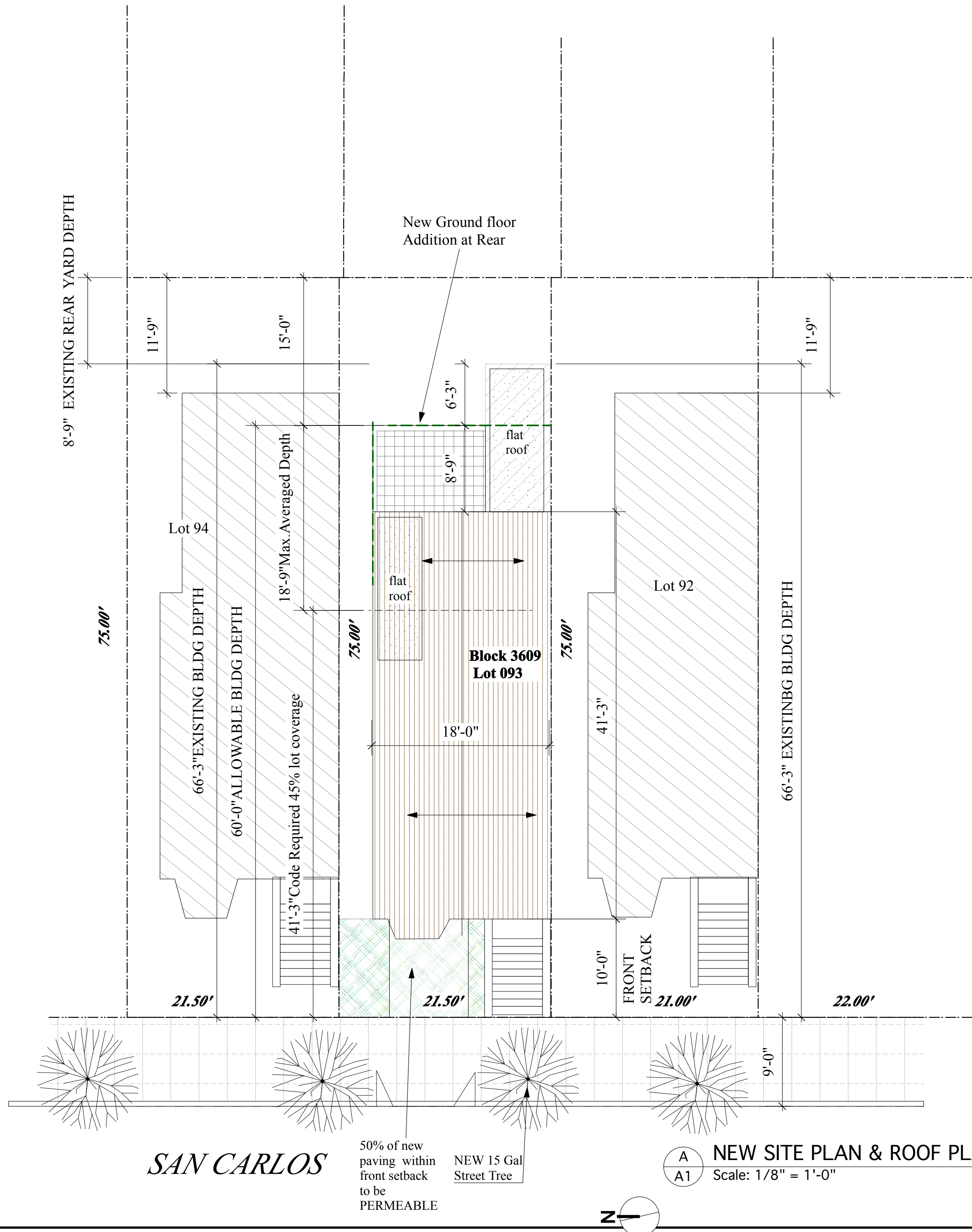
DRAWING INDEX	
A-1	Site Plan & Roof Plan
A-2	Existing Floor Plans
A-3	New Floor Plans
A-4	Front & Rear Elevations Existing & New
A-5	Side Elevations Existing & New
A-6	Entry Stair Details



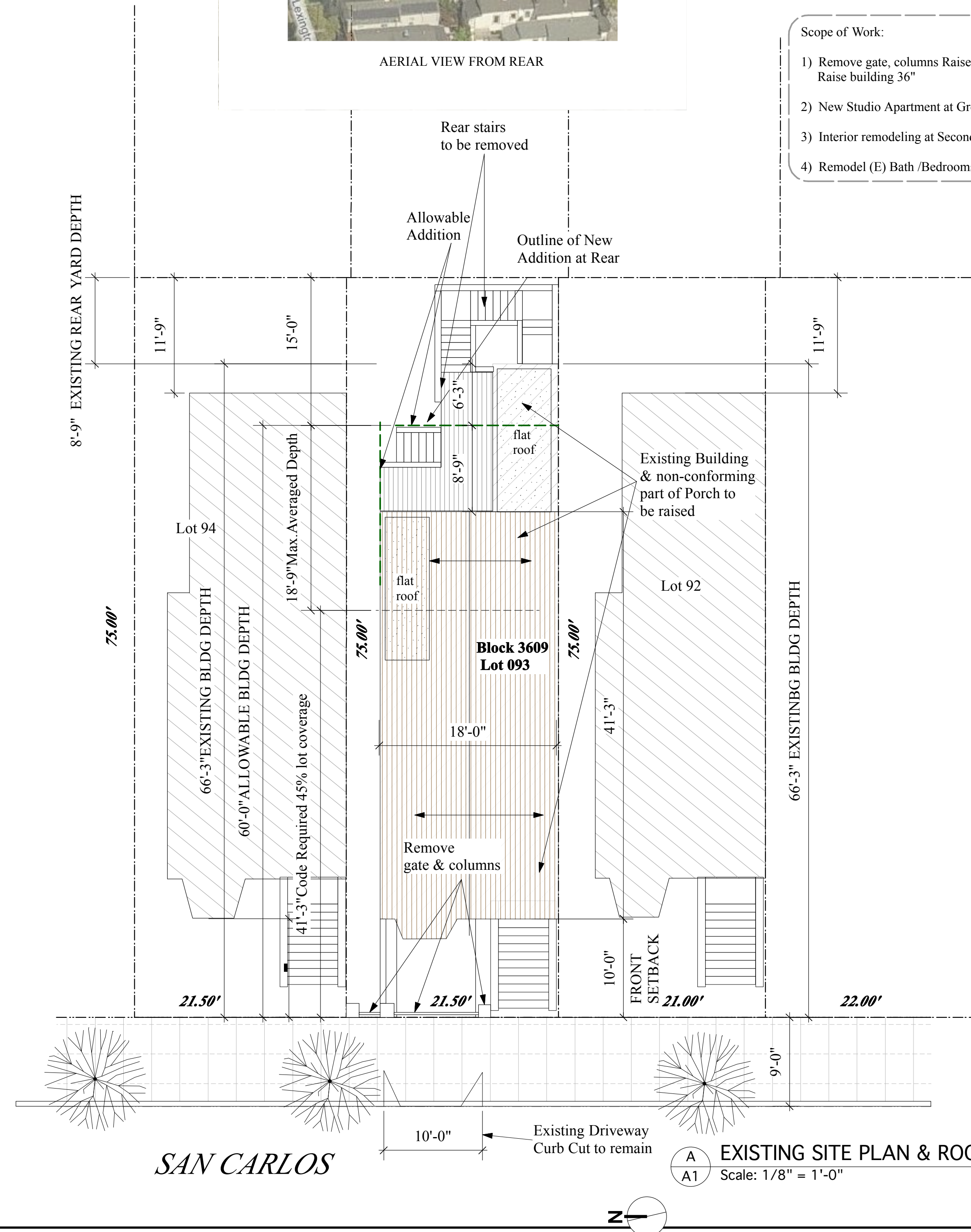
AERIAL VIEW FROM REAR

Scope of Work:

- 1) Remove gate, columns Raise existing garage floor 18" Raise building 36"
- 2) New Studio Apartment at Ground Level-First Floor
- 3) Interior remodeling at Second Floor; new 1/2 bath
- 4) Remodel (E) Bath /Bedrooms and interior@ 3rd Floor



A NEW SITE PLAN & ROOF PLAN
A1 Scale: 1/8" = 1'-0"



A EXISTING SITE PLAN & ROOF PLAN
A1 Scale: 1/8" = 1'-0"

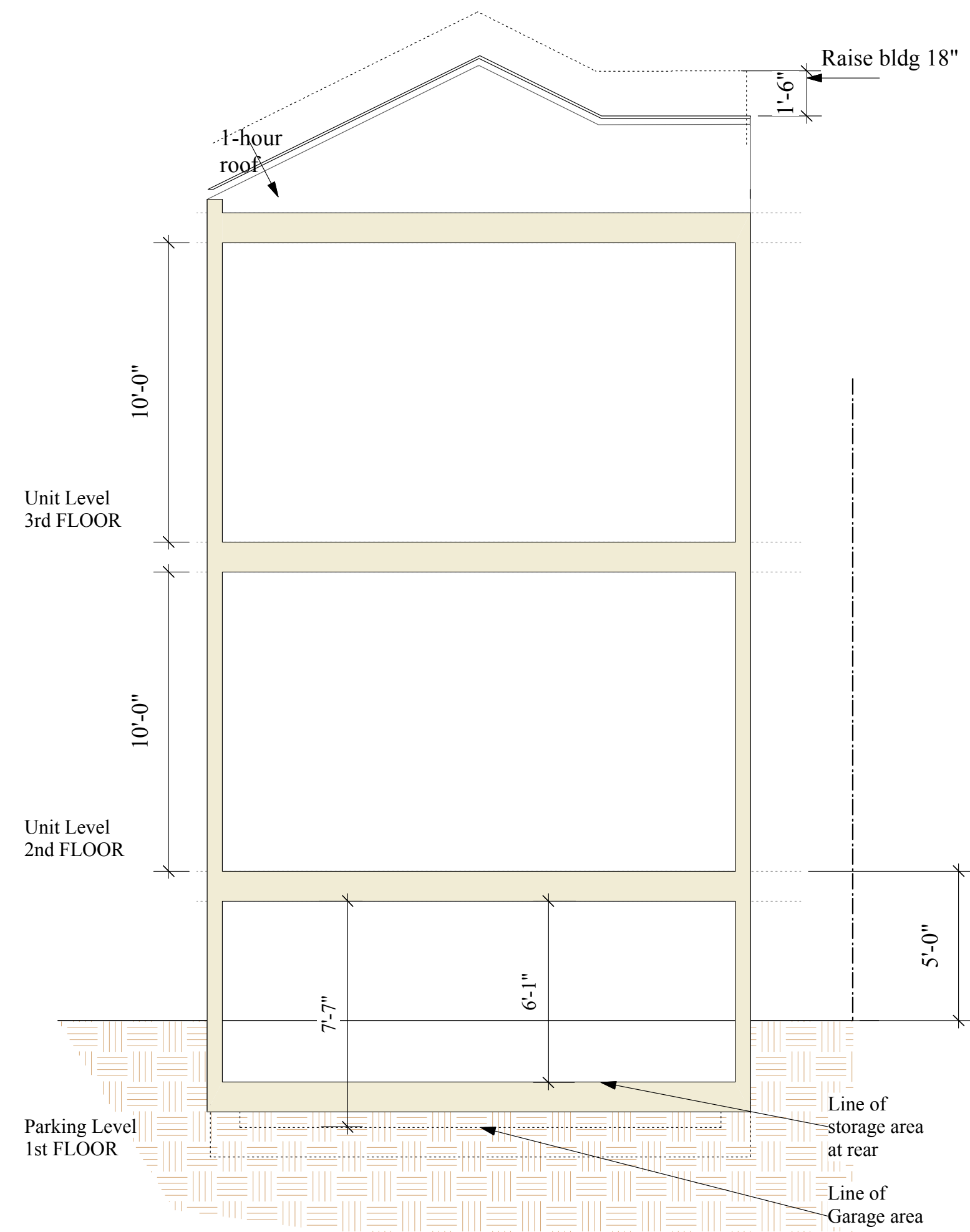
REVISIONS	BY
Feb 25, 2013	
Mar 20, 2014	

STEPHEN ANTONAROS ARCHITECT
2261 Market Street #324
San Francisco, California 94114
www.antonaros.com santonaros@sglobinet.com
(415) 864 2261

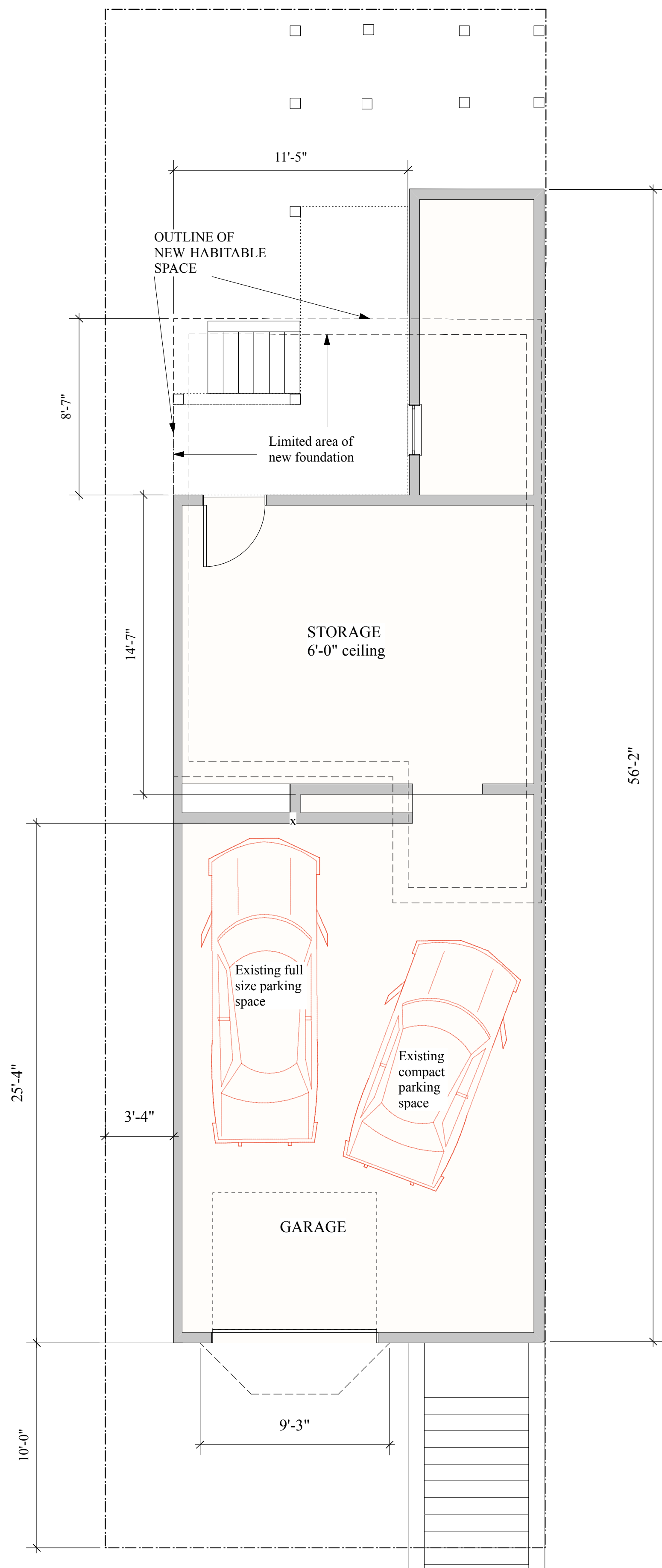
for Joyjit & Preetha Nath
415-373-6816

INTERIOR ALTERATIONS & ADDITION TO REAR
354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110
Block 3609 Lot 093

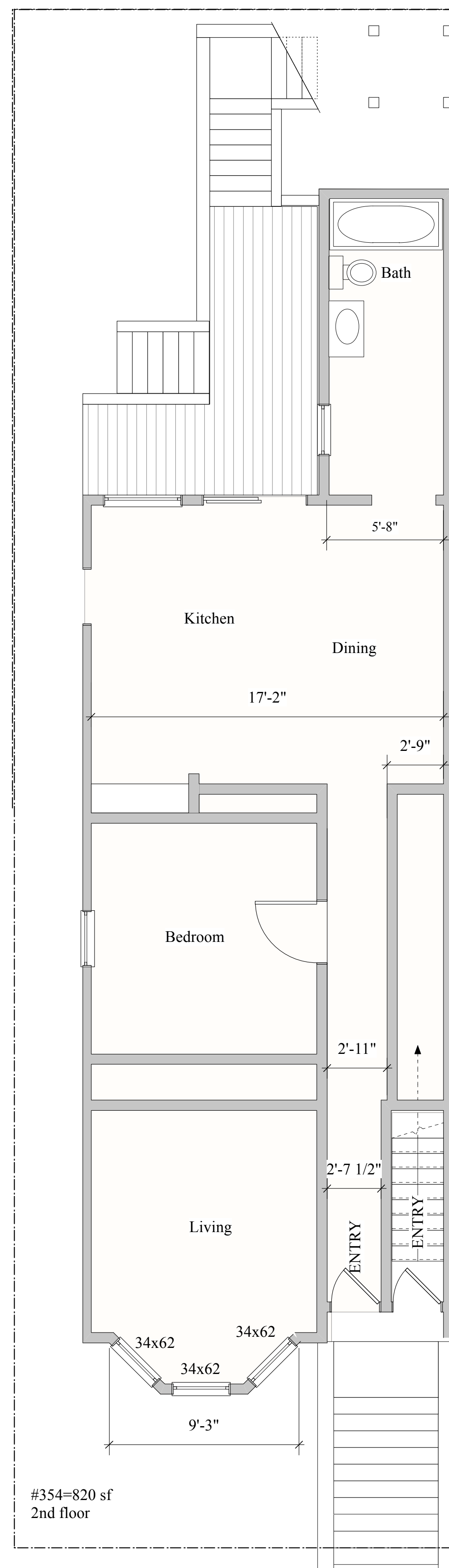
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Scale	1/8"=1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A1
Of	Sheets



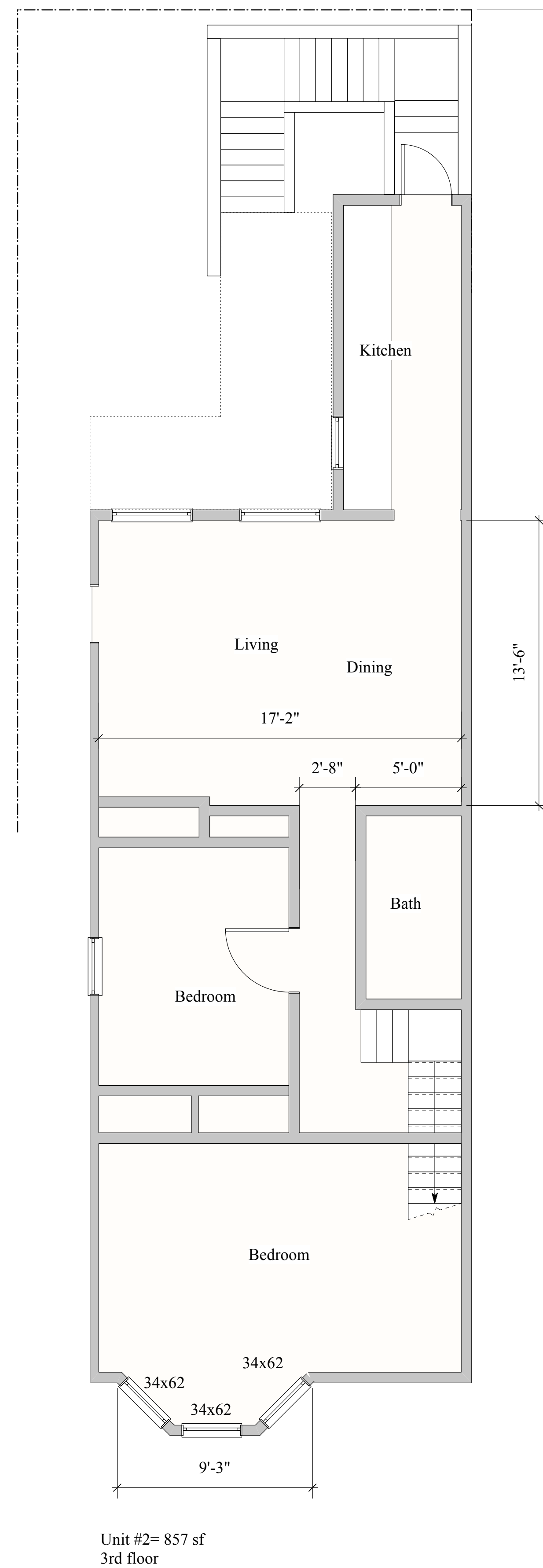
A
A2 BUILDING SECTION - Existing
Scale: 1/4" = 1'-0"



B
A2 EXISTING 1st FLOOR PLAN
Scale: 1/4" = 1'-0"

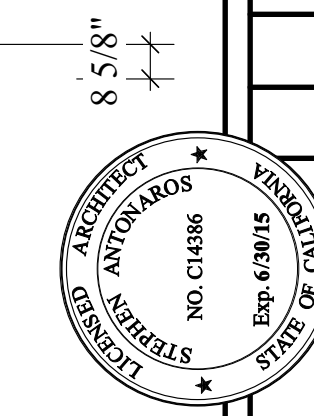


C
A2 EXISTING 2nd FLOOR PLAN
Scale: 1/4" = 1'-0"



D
A2 EXISTING 3rd FLOOR PLAN
Scale: 1/4" = 1'-0"

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Job	
Sheet	A2
Of	Sheets

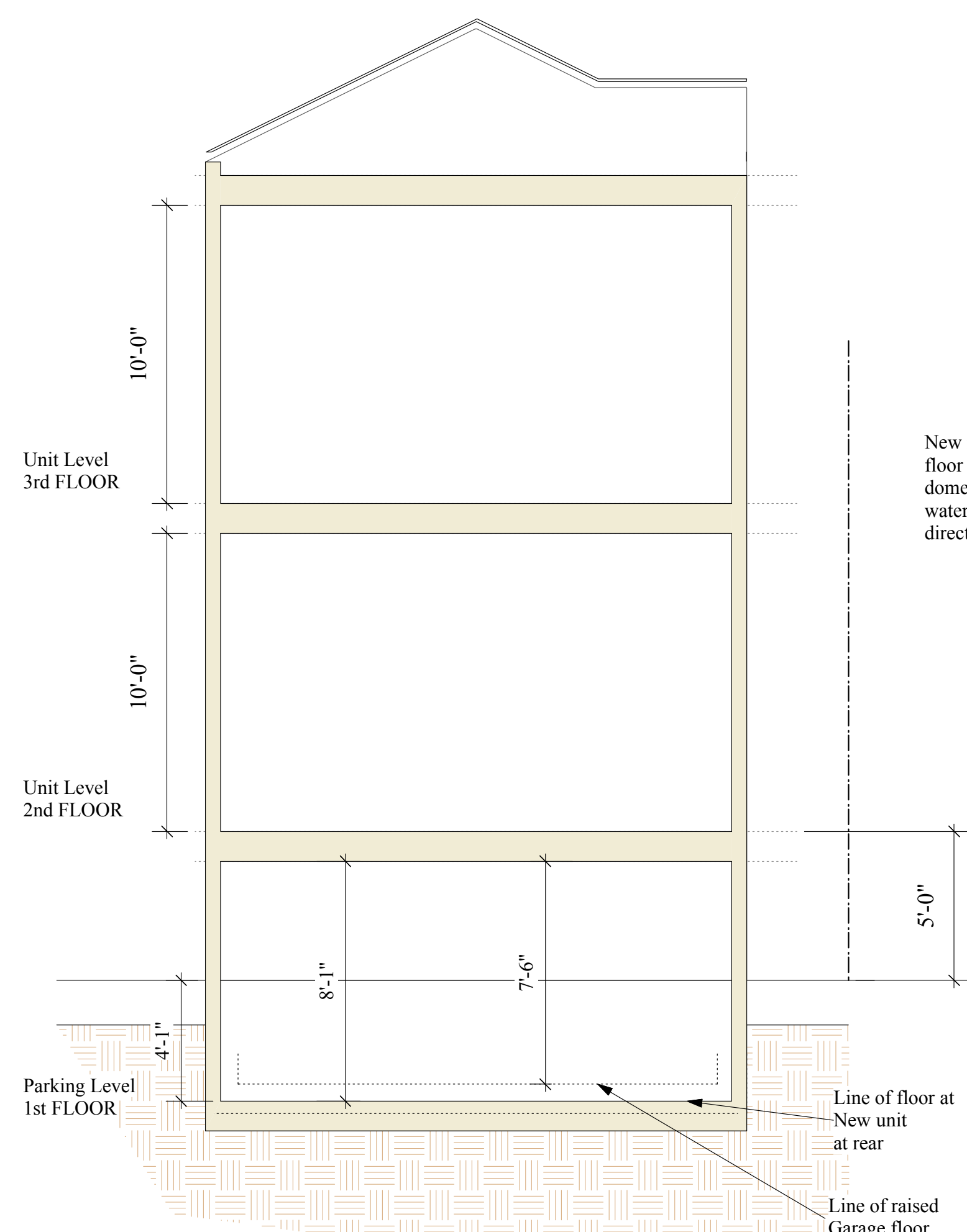
GENERAL ENERGY Notes:

INSULATION:
 Provide R-30 Batt Insulation at all Roof areas
 Provide R-13 Batt Insulation at all Exterior wall areas
 All existing wood windows to be replaced in kind with new wood/clad windows, double paned to match existing. New windows to have U factor of 0.40 or better

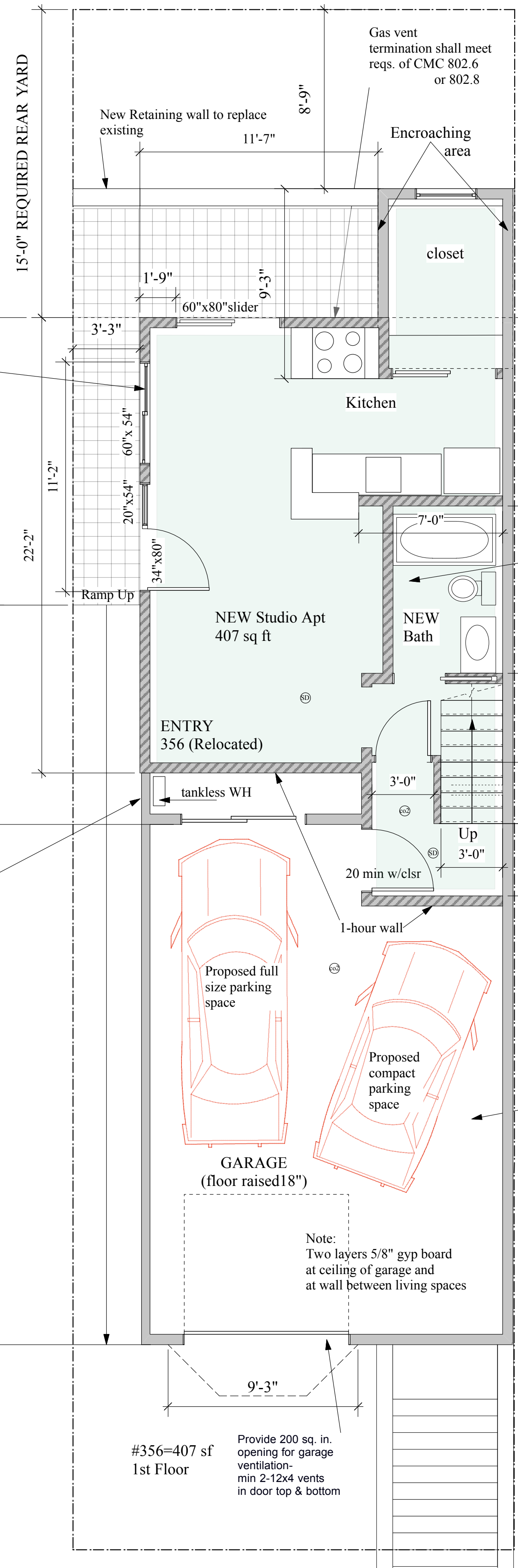
LIGHTING:

All new lighting shall be high efficiency or provide lighting control per CEC 150 (k)

Domestic range vent shall meet reqs. of CMC 504.2

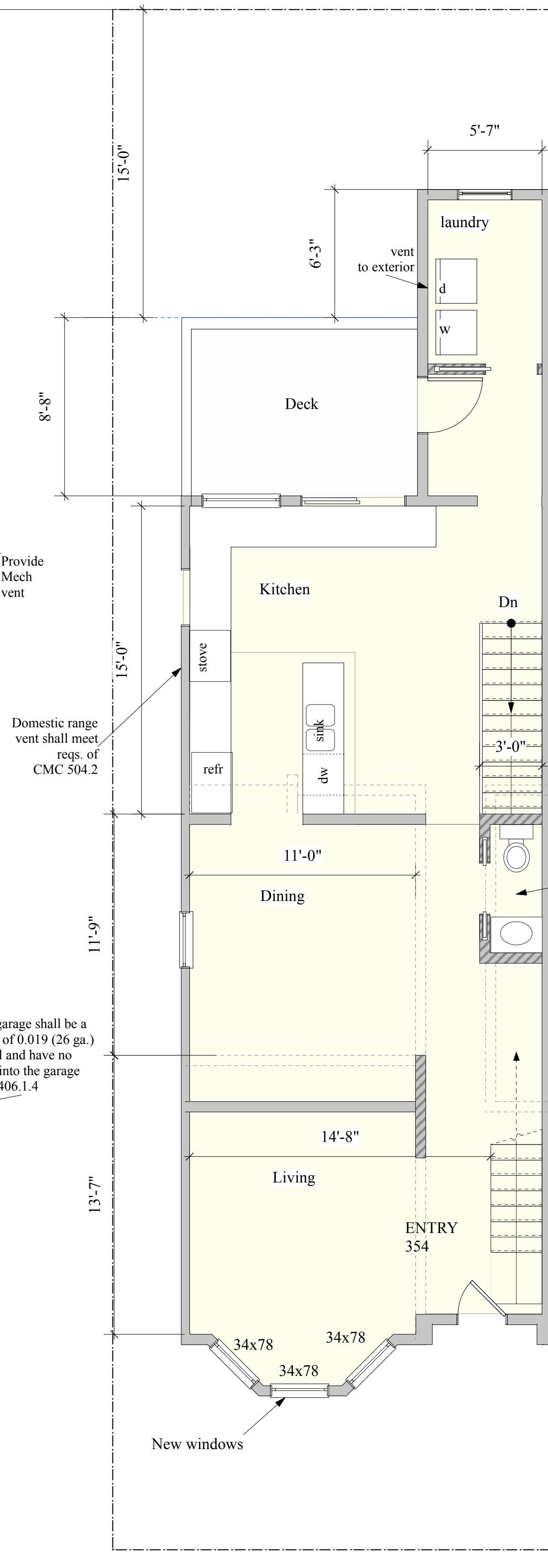


50 feet of wall length x 10 feet high = 500 sq ft of wall
 Windows less than 5 feet from PL = 11 ft x 7 ft = 77 sq ft < 25%



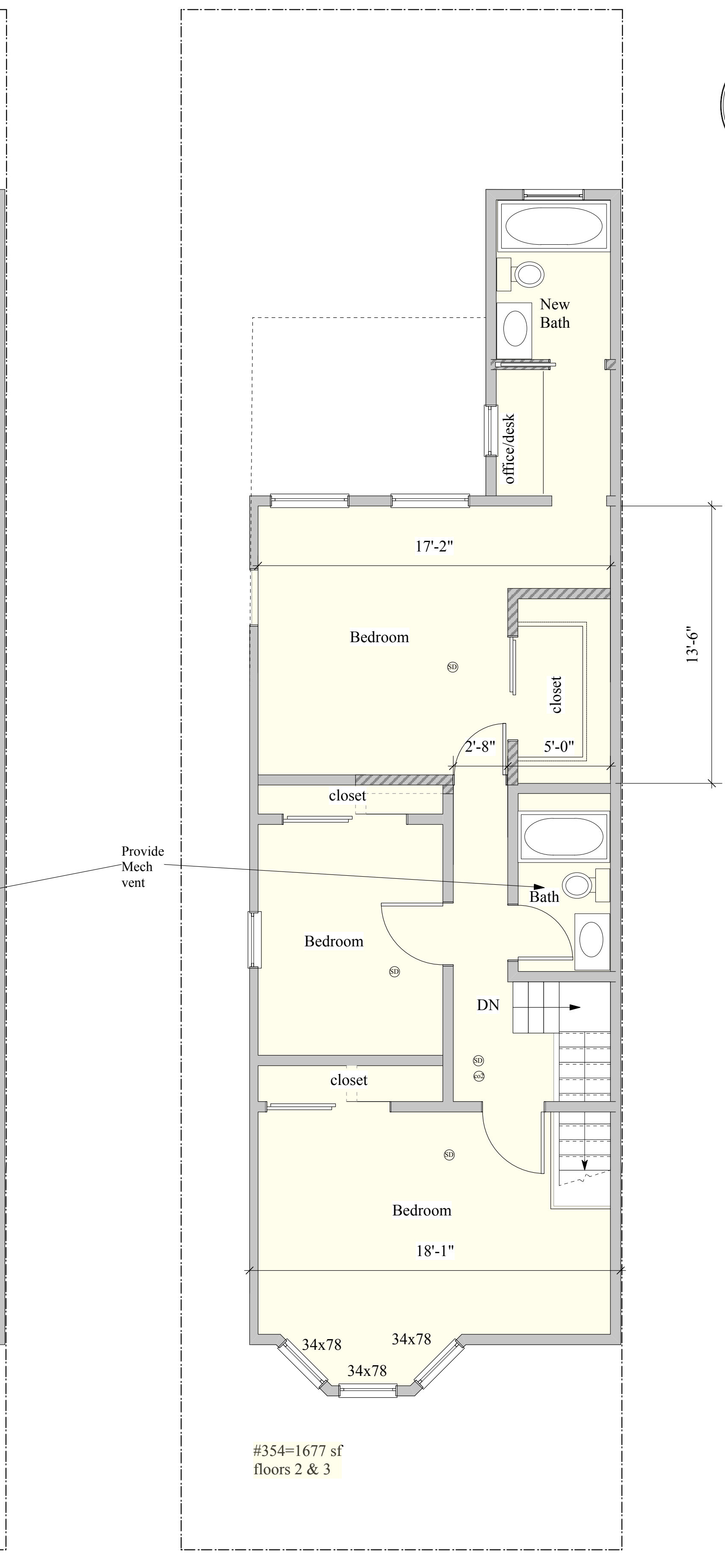
New #356-1stFloor Area 407sq ft
 20 lin ft of interior wall to be removed out of 20 lin ft interior walls
 100% of interior walls to be removed/replaced

26 lin ft of exterior wall to be removed out of 147 lin ft exterior walls
 18% of exterior walls to be removed/replaced



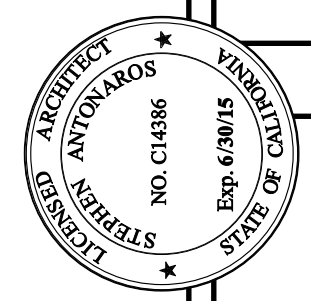
#354-2ndFloor Area 842 sq ft
 64 lin ft of interior wall to be removed out of 95 lin ft interior walls
 67% of interior walls to be removed/replaced

0 lin ft of exterior wall to be removed



#354-3rdFloor Area 821 sq ft
 6 lin ft of wall to be removed out of 78 lin ft interior walls
 8% of interior walls to be removed/replaced

0 lin ft of exterior wall to be removed



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INTERIOR ALTERATIONS & ADDITION TO REAR
 354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110
 Block 3609 Lot 093

Date April 2013

Scale 1/8" = 1'-0" u.o.n.

Drawn SA

Job

Sheet

A3
 Of Sheets

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Feb 25, 2013	
Mar 20, 2014	



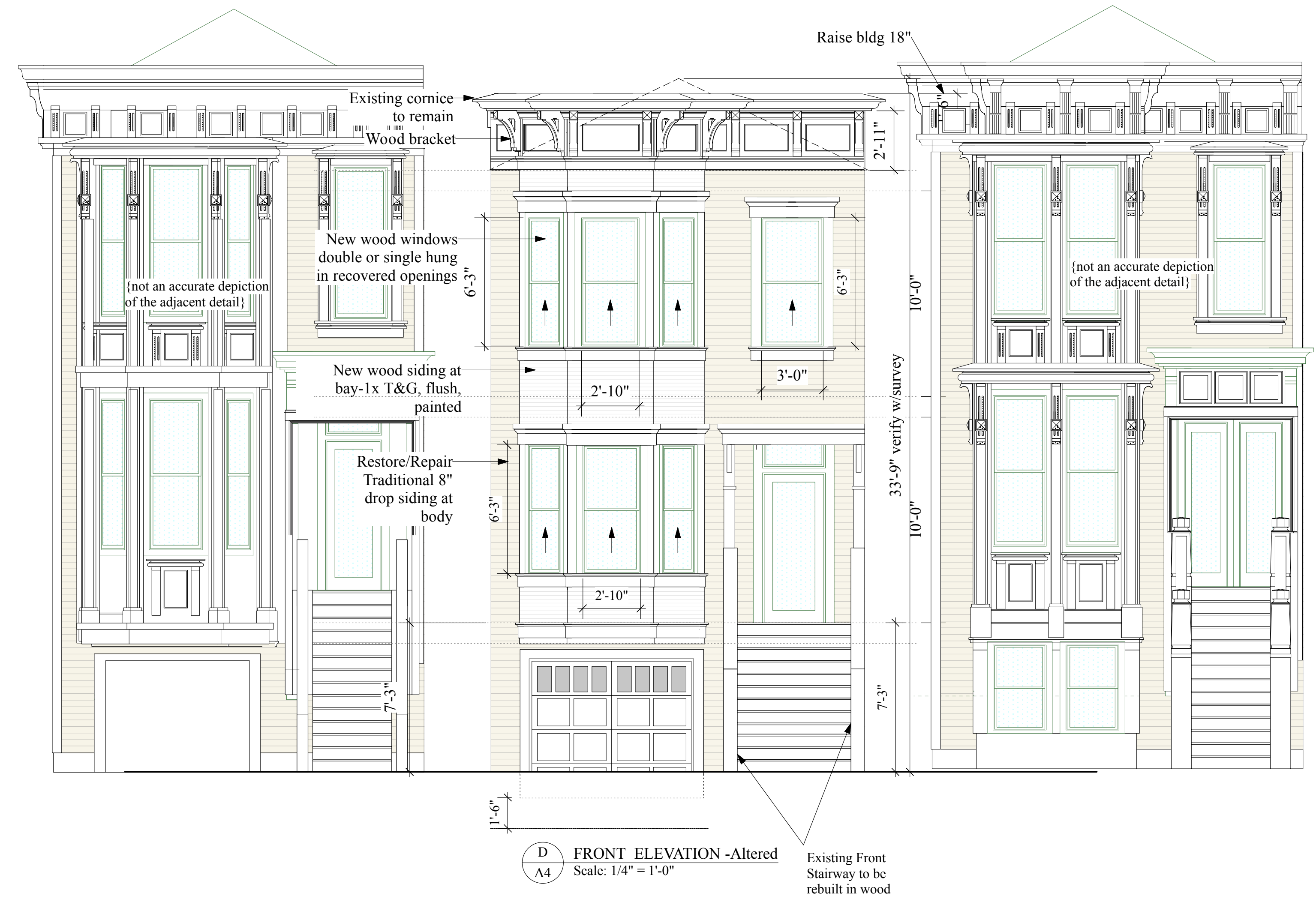
A REAR ELEVATION - Existing
 A4 Scale: 1/4" = 1'-0"



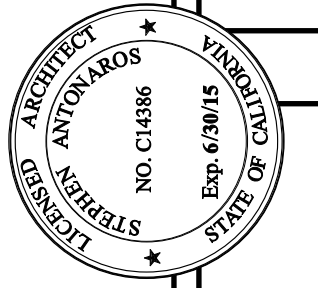
B REAR ELEVATION - Altered
 A4 Scale: 1/4" = 1'-0"



C FRONT ELEVATION - Existing
 A4 Scale: 1/4" = 1'-0"



D FRONT ELEVATION - Altered
 A4 Scale: 1/4" = 1'-0"



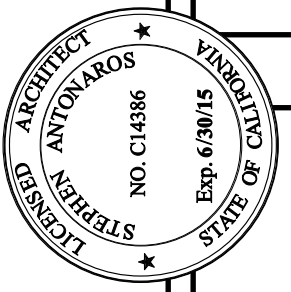
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Of	A4 Sheets

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 Of Sheets

