



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 17, 2010
Continued from the April 8, 2010 Hearing

Date: June 10, 2010
Case No.: **2008.0794C**
Project Address: **2115-2117 TARAVAL STREET**
Zoning: NC-2 (Neighborhood Commercial; Small-Scale)
50-X Height and Bulk District
Block/Lot: 2394/046
Project Sponsor: Kevin Ma, Architecture + Design
156 South Park Street
San Francisco, CA 94107
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval with Conditions**

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BACKGROUND

The Project seeks to demolish a two-story mixed-use building with two dwelling-units and construct a new four-story mixed-use structure with two family-sized dwelling-units. The Project requires Conditional Use Authorization, pursuant to Planning Code Sections 317 and 161(j), in order to grant the demolition of the existing dwelling-units and to allow the construction of two replacement dwelling-units without the two required off-street parking spaces.

At the hearing on April 8th, 2010, the Commission expressed a concern about the compatibility of the replacement building with the surrounding neighborhood context. Specifically, there was a concern that the design was too bold. The Commission asked the architect to work with staff to create a more contextual building, making the materials, glazing, and overall fenestration pattern more compatible with the surrounding neighborhood character. The Commission also wanted this building, which is one of the first properties along Taraval Street to be redeveloped, to be less of a stark contrast between old and new.

CURRENT PROPOSAL

A new staff planner has been reassigned to this Project, and has worked with the project architect to respond to all of the issues discussed at the hearing.

In response to the Commission's comments, the following improvements have been made:

- The architect has eliminated the use of floor-to-ceiling glazing and has instead clad the upper floors of the building in horizontal wood siding and the ground floor in tile. The revised façade materials are more in-keeping with the more traditional development along Taraval Street.

- The architect has strengthened the base of the building, differentiating it from the upper floors by use of materials and glazing pattern, and by recessing the commercial entry to be in-keeping with the more traditional commercial spaces found throughout the neighborhood. The differentiation of materials between the ground and upper floors helps to ground the base of the building and provides a stronger transition between the adjacent two commercial spaces. The ground floor commercial space will have a 13'-0" floor-to-ceiling height that is emphasized by the use of clearstory windows along the storefront. Taraval Street has a strong pattern of traditional ground floor commercial spaces, and the revised design helps to unify this pattern along the block. The architect has incorporated design features from surrounding older buildings while ensuring a vocabulary that is current and that does not mimic the past.
- The architect has incorporated punched window openings with trim for the upper floors that are more residential in character. The façade includes the use of high-quality aluminum windows with wood or aluminum-clad wood trim. Although the window are more contemporary in material than many of the windows found of surrounding buildings, the use of punched openings and a more residential fenestration pattern make the building more in-keeping with the surrounding context along Taraval Street.
- The property line windows from the original design have been eliminated, and the architect has incorporated the use of a skylight and a large light court to provide additional light to the building.
- Lastly, the architect has further recessed the top floor of the building for a total of an 8'-0" setback. Although the Department is still seeking a total front setback of 15'-0" feet, the Department also wants to ensure that a family-sized flat is maintained at the top floor. A setback of 15'-0" is included in the Conditions of Approval.

In Summary, the Department finds the revised Project to be well-designed and contextual, respecting the architectural styles of surrounding buildings. This portion of Taraval Street contains a mix of building heights and architectural styles and is one of the west-side's main transit corridors through predominantly residential neighborhoods. One of the Department's goals is to increase density and heights along transit condors, and the Department finds the revised project to be an appropriate transit-oriented development. The revised design respects the surrounding architectural styles, provides two family-sized dwelling-units where two small one-bedroom units previously existed, and provides improved commercial space – both in terms of quality and quantity – along a transit corridor.

REQUIRED COMMISSION ACTION

In order for the Project to be approved, the Commission must grant Conditional Use Authorization to allow the demolition of two dwelling-units and the new construction of two dwelling-units without the required two off-street parking spaces.

BASIS FOR RECOMMENDATION

- The Project is well designed, in-keeping with the neighborhood context, and will aid in the neighborhood's transition.
- The Project will result in two family-sized dwelling-units.
- The Project will increase the quality and quantity of neighborhood-serving commercial spaces and will increase job opportunities along the transit corridor.
- The District is well served by transit, therefore customers should not impact traffic.
- There is no net increase in dwelling-units at the property, thus the lack of off-street parking should not substantially affect neighborhood parking or congestion.
- New curb cuts are generally discouraged along transit corridors.

RECOMMENDATION: Approve with Conditions

K E V I N M A [architecture + design]	STATEMENT	2115-2117 TARAVAL STREET
	DATE	17 JUNE 2010

Members of the Planning Commission:

In response to the comments made by the Planning Commission, the Project Architect and Owner have worked with the project's Staff Planner and the Residential Design Team in revising the design presented on April 8th 2010 to address the following:

1. Consistency with existing buildings,
2. Recognition of existing glazing/fenestration to solid wall ratio,
3. Elimination of the sloping roof at the Fourth, Uppermost floor.
4. Definition of Base, ground level.
5. Recess of Commercial Entry.
6. Property Line windows.

Regarding the setback on the residential unit at the Fourth Floor, we have increased the setback from 6'-0" to 8'-0". Although it is not the 15'-0" as recommended by the initial Residential Design Review, we believe to have fulfilled the intentions of the setback.

Additionally, our primary goal is to create two livable, family-sized units. As shown by the plans, the upper unit is only a Two-bedroom Unit, as compared to the Three-bedroom Unit on the third floor. Any further increase in the setback at the Two-bedroom Unit would greatly reduce the usability of the unit's common spaces (Living Room and Dining Area).



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JUNE 17, 2010

Date: June 10, 2010
Case No.: **2008.0794 C**
Project Address: **2115-2117 TARAVAL STREET**
Zoning: NC-2 (Neighborhood Commercial, Small-Scale),
 50-X Height and Bulk District
Block/Lot: 2394/046
Project Sponsor: Kevin Ma
 1359 Broadway Street
 San Francisco, CA 94109
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval with Conditions.**

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PROJECT DESCRIPTION

The Project includes the demolition of an existing two-story mixed-use building – containing two residential dwelling-units (one on the ground floor, one on the second floor) and ground-floor commercial space – and the construction of a new, four-story, mixed-use structure – containing commercial space on the ground floor, office space on the second floor, and two dwelling units (one on the third floor, one on the fourth floor). The replacement structure would not provide any off-street parking.

Pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.” This report includes finding for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case No.	2008.0794C	New Building Case No.	2008.0794C
Recommendation	Approve w/conditions	Recommendation	Approve w/conditions
Demolition Application No.	N/A	New Building Application No.	N/A
Number Of Existing Units	1 Commercial, 1 Residential	Number Of New Units	1 Commercial, 1 Bus/Prof. Svc, 2 Residential

Existing Parking	0	New Parking	0
Number Of Existing Bedrooms	2	Number Of New Bedrooms	5
Existing Building Area	±980 Sq. Ft.	New Building Area	±7,550 Sq. Ft. (+ 4,250 commercial; + 3,300 residential)
Public DR Also Filed?	No	Public DR Also Filed?	No
312 Expiration Date	N/A	Date Time & Materials Fees Paid	N/A

SITE DESCRIPTION AND PRESENT USE

The site contains a 25-foot wide by 100-foot deep lot fronting on Taraval Street, between 31st and 32nd Avenues. The subject property contains a building constructed in 1926 with retail/commercial space on the ground floor at the front of the structure containing approximately 2,000 square feet; this portion of the structure is one level. The existing structure contains one 500-square foot residential dwelling-unit behind the commercial space and one 500-square residential dwelling-unit above. This portion of the structure is two levels. The retail space formerly contained a kitchen and bath supply store, but has been vacant for five years. The two residential units are vacant and were previously used as one dwelling-unit, although there is no permit history that authorizes a dwelling-unit merger for the Subject Property. The building does not contain any on-site parking.

The project block contains a slight downward slope from east to west along Taraval Street, and the roof line of existing structures generally follows the laterally-sloping topography of the block. The project site contains a two-level structure proposed to be demolished. Although the two residential units have been vacant for approximately five years, due to the size of the units, the previous owner utilized them as a single-family dwelling unit.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located in the NC-2 (Neighborhood Commercial – Small Scale) and Taraval Street Taraval Restaurant and Fast-Food Sub-District (RUSD) as defined in 711.1 and 781.1, respectively. The NC-2 District along Taraval Street spans from Funston to 36th Avenues, and is approximately 25 blocks long. The Project Site is located between 31st and 32nd Avenues, within the middle mixed-use neighborhood along Taraval Street, which contains predominantly single-family dwellings along the Avenues running perpendicular to Taraval Street. Retail and commercial uses in this area include restaurants, grocery stores, bakeries, and general retail stores which serve the surrounding residents within this area.

The NC-2 Districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

The RUSD is intended to preserve the mix and variety of goods and services provided to the Sunset and Parkside neighborhoods and City residents, prevent further proliferation of restaurant uses and prevent further aggravation of parking and traffic congestion in this district. This District is generally applicable for the NC-1-zoned portions of Taraval Street located between 40th and 41st Avenues and between 45th and 47th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th and 36th Avenues, as designated on Sectional Maps 5SU and 6SU of the Zoning Map.

REPLACEMENT STRUCTURE

The replacement structure would be four-stories tall, 25-feet wide, and 95-feet deep at the first level. The structure would be constructed to within five feet of the rear property line. The first level would include a retail/commercial space with two bathrooms at the rear and an entrance to the upper floors. The second level would be 25-feet wide by 75-feet deep and include office spaces, a full bathroom and a 25-foot wide by 20-foot deep rear deck. The third level would be 25-feet wide by 75-feet deep and contain a living/dining room, full kitchen, three bedrooms, two full bathrooms and a mechanical room to house the water heater and air handling unit. The fourth and top level would be set back six feet from the front wall, creating a small balcony at the front, and would be 68-feet deep. This level would contain a living/dining room, full kitchen, two bedrooms, two full bathrooms, a mechanical room to house the water heater and air handling unit, and a small 16-foot wide by four-foot deep rear balcony. The structure would have access to a roof-top terrace by the residents of the building.

The proposed structure would be 48-feet tall, to the top of the parapet, with the top floor set back six feet from the front wall. The new structure would be approximately thirty feet taller than the structure to the west and 20 feet taller than the structure to the east. Lots fronting the subject block of Taraval Street are zoned to allow construction to 50 feet in height; however, this block generally contains structures with only two levels with retail/commercial use on the ground floor and residential above.

The Department believes the design, as proposed, is not compatible with the surrounding context and is inconsistent with the General Plan. As such, the Department recommends the following modifications:

1. Setback the 4th floor 15' from front façade. A 3-story façade along the street is acceptable.
2. Eliminate or setback the parapet at the uppermost roof to mitigate the buildings' height.

The Department would like to see a greater front setback at the fourth level than the proposed eight-foot setback. The increased front setback would allow for a stronger connection between the public realm and the new structure.

ENVIRONMENTAL REVIEW

The applicant completed a Historic Resource Evaluation and the project was determined to be Categorically Exempt under Classes 1, 3 (State CEQA Guidelines Section 15301(1)(3) and 15303(b) and (c)) by the San Francisco Planning Department. The project was determined to be in compliance with Section 295 of the Planning Code, which restricts structures over 40 feet in height from casting new shadow on properties under the jurisdiction of the Recreation and Park Department. The project would not impact any parks or other properties protected by Section 295 of the Planning Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 5, 2010	February 5, 2010	20 days
Posted Notice	20 days	February 5, 2010	February 5, 2010	20 days
Mailed Notice	10 days	February 15, 2010	February 15, 2010	10 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 Department has received two letters of opposition from individuals who live or own businesses on adjacent blocks of Taraval Street. The Department has not received any support or opposition to the project from anyone who lives adjacent to or on the same block as the Subject Property.

ISSUES AND OTHER CONSIDERATIONS

- **Traffic.** The subject site is well served by public transit (MUNI rail and bus) so that potential customers to the ground floor retail/commercial use and residents and visitors to the residential units would not be adversely affecting the traffic flow.

- **Notification.** The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.
- **Housing.** The project would replace two, small dwellings with two, family-sized dwellings. The number of bedrooms on site would increase from two to five.

RESIDENTIAL DESIGN TEAM REVIEW

The Project is not subject to the Residential Design Guidelines, and thus not subject to the Residential Design Team's review, since it is located in an NC District.

REQUIRED COMMISSION ACTION

The project requires Commission Use Authorization, pursuant to Sections 161(j), 303, 317, 711.93, and 790.86 of the Planning Code, to allow the demolition of two dwelling-units (one on the ground floor and one on the second floor) and the construction of a new four-story mixed-use building with two commercial units and two residential dwelling-units with no off-street parking in the NC-2 District.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing mixed-use building and the construction of a new mixed-use building be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code. The Project meets the criteria set forth in Section 101.1 and the criteria set forth in Section 317 of the Planning Code in that:

- The Project is desirable in that it promotes small-business ownership, and contributes to the vitality of the Small-Scale Neighborhood Commercial District as well as the surrounding residential districts.
- The Project is desirable as a neighborhood-serving use.
- The Project is necessary as it would increase employment opportunities to the neighborhood.
- The Project is necessary as it would add two, family-size dwelling-units to the City's housing stock.
- The District is well served by transit, therefore the increased customers and employees should not impact traffic.
- The proposed Project, as conditioned, meets all applicable requirements of the Planning Code and is consistent with the General Plan's Objectives and Policies.

RECOMMENDATION: Approval with Conditions.

Attachments:

Memo from Project Sponsor
Draft Motion
Categorical Exemption
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
New Color Renderings
New Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Draft Motion | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Categorical Exemption | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Block Book Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Color Renderings |
| <input checked="" type="checkbox"/> Context Photos | |

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

EW
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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50-X Height and Bulk District
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Project Sponsor: Kevin Ma
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Staff Contact: Elizabeth Watty – (415) 558-6620
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 161(j), 317, 711.39, AND 790.86, TO ALLOW THE DEMOLITION OF TWO RESIDENTIAL DWELLING-UNITS WITHIN AN EXISTING MIXED-USE BUILDING AND THE NEW CONSTRUCTION OF A FOUR-STORY, MIXED-USE STRUCTURE WITH TWO-DWELLING-UNITS, GROUND FLOOR COMMERCIAL AND SECOND FLOOR OFFICE SPACE WITH NO OFF-STREET PARKING WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL – SMALL-SCALE) DISTRICT, TARAVAL STREET RESTAURANT AND FAST-FOOD SUB-DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 4, 2009 Kevin Ma (hereinafter “Project Sponsor”) filed an application (hereinafter “Application”), to demolish a two-story mixed-use building, including two single-family residences, and to construct a new, four-level, mixed-use structure to include a commercial and an office space, and two single-family residential dwelling-units, without on-site parking. The project is in an NC-2 (Neighborhood Commercial – Small-Scale) District, the Taraval Street Restaurant and Fast-Food Sub-District, and a 50-X Height and Bulk District.

On April 8, 2010, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.0794C. The Commission continued the item to June 10, 2010 to allow for further refinement of the design.

On June 10, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional use Application No. 2008.0794C. This item was continued to June 17, 2010, at the request of the Project Sponsor.

On June 17, 2010, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.0794C.

On March 6, 2009, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2008.0794C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The site contains a 25-foot wide by 100-foot deep lot fronting on Taraval Street, between 31st and 32nd Avenues. The subject property contains a building constructed in 1926 with retail/commercial space on the ground floor at the front of the structure containing approximately 2,000 square feet; this portion of the structure is one level. The existing structure contains one 500-square foot residential dwelling-unit behind the commercial space and one 500-square residential dwelling-unit above. This portion of the structure is two levels. The retail space formerly contained a kitchen and bath supply store, but has been vacant for five years. The two residential units are vacant and were previously used as one dwelling-unit, although there is no permit history that authorizes a dwelling-unit merger for the Subject Property. The building does not contain any on-site parking.

The project block contains a slight downward slope from east to west along Taraval Street, and the roof line of existing structures generally follows the laterally-sloping topography of the block. The project site contains a two-level structure proposed to be demolished. Although the two residential units have been vacant for approximately five years, due to the size of the units, the previous owner utilized them as a single-family dwelling unit.

- 3. Surrounding Properties and Neighborhood.** The Project site is located in the NC-2 (Neighborhood Commercial – Small Scale) and Taraval Street Taraval Restaurant and Fast-Food Sub-District (RUSD) as defined in 711.1 and 781.1, respectively. The NC-2 District along Taraval Street spans from Funston to 36th Avenues, and is approximately 25 blocks long. The Project Site is located between 31st and 32nd Avenues, within the middle a mixed-use neighborhood along Taraval Street, which contains predominantly single-family dwellings along the Avenues running perpendicular to Taraval Street. Retail and commercial uses in this area include restaurants, grocery stores, bakeries, and general retail stores which serve the surrounding residents within this area.

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These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

The RUSD is intended to preserve the mix and variety of goods and services provided to the Sunset and Parkside neighborhoods and City residents, prevent further proliferation of restaurant uses and prevent further aggravation of parking and traffic congestion in this district. This District is generally applicable for the NC-1-zoned portions of Taraval Street located between 40th and 41st Avenues and between 45th and 47th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th and 36th Avenues, as designated on Sectional Maps 5SU and 6SU of the Zoning Map.

4. **Project Description.** The Project includes the demolition of an existing two-story mixed-use building – containing two residential dwelling-units (one on the ground floor, one on the second floor) and ground-floor commercial space – and the construction of a new, four-story, mixed-use structure – containing commercial space on the ground floor, office space on the second floor, and two dwelling units (one on the third floor, one on the fourth floor). The replacement structure would not provide any off-street parking.

Pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.” This report includes finding for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

5. **Public Comment.** The Department has received two letters in opposition to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Off-Street Parking.** Planning Code Section 151 provides that one off-street parking space is required for each dwelling unit.

The Project includes the construction of two new dwelling-units, which requires two off-street parking spaces. The Project does not include any off-street parking. Per Section 161(j), the Planning Commission may grant Conditional Use Authorization to allow reduced on-site parking within the NC-2 District.

- B. **Reduction in Off-Street Parking.** Planning Code Section 161(j) provides that off-street parking requirements for dwelling units in NC Districts, as described in Article 7 of this Code, may be reduced by the Planning Commission pursuant to the procedures for conditional use authorization set forth in Section 303 of this Code. In acting upon any application for a reduction of requirements, the Planning Commission shall consider the criteria set forth below in lieu of the criteria set forth in Section 303(c), and may grant the reduction if it finds that:

- (1) The reduction in the parking requirement is justified by the reasonably anticipated auto usage by residents of and visitors to the project;
- (2) The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity;
- (3) The project is consistent with the existing character and pattern of development in the area; and
- (4) The project is consistent with the description and intent of the neighborhood commercial district in which it is located.

The project is to construct a new, four-level, mixed-use structure, which includes two commercial spaces and two dwelling-units, without on-site parking, where two off-street parking spaces are

required. The subject site is well served by public transit (MUNI rail and bus) so that potential customers to the ground floor retail/commercial use and residents and visitors to the residential units would not be adversely affecting the traffic flow. Further, NC-2 Districts are generally linear shopping streets which provide convenience goods and services to the surrounding neighborhoods which are commonly located along both collector and arterial streets which have transit routes

- C. **Rear Yard Requirement.** Planning Code Section 711.12 provides that in the NC-2 District, a rear yard is required at the second story and above and at all residential levels. Section 134 of the Planning Code requires a minimum rear yard of 25% at all residential levels.

The second level would be 25-feet wide by 75-feet deep to include a 25-foot wide by 20-foot deep rear deck. The structure would be built five feet from the rear property line, complying with the 25% rear yard requirement.

- D. **Usable Open Space.** Planning Codes 135 and 711.93 require either 100 square feet of private space per residential dwelling-unit, if private, or 133 square feet per unit if common space is provided.

The subject property contains a 600 square foot rooftop deck that is accessible to both dwelling-units. The third floor dwelling-unit also contains a 150 square-foot private deck.

- E. **Height Limits.** The subject property is within a 50-X Height and Bulk District, allowing structures to be built to 50 feet in height.

Although the proposed structure complies with the 50-foot height limit, the Department believes the design, as proposed does not meet the Residential Design Guidelines and would like to see a greater front setback at the fourth level than the proposed six feet. An increased front setback and removal of the parapet would allow for a stronger pedestrian connection between the new structure and the street.

- F. **Use.** Pursuant to Planning Code Sections 317, 711.39 and 790.86, Conditional Use Authorization is required for the demolition of dwelling units in an NC-2 District.

- G. **Loss of Residential Units through Demolitions.** Planning Code Sections 711.39 and 790.86 require Conditional Use Authorization to allow the demolition of a dwelling-unit at the second floor in an NC-2 District. The demolition of the ground-floor dwelling-unit is subject to a Mandatory Discretionary Review under Sections 711.39 and 317; however, Section 317(d)(2) states that if a Conditional Use is required under any other Section of the Planning Code, the Commission shall consider the residential demolition that is subject to a Mandatory DR as part of the Conditional Use request.

Section 317 also establishes additional criteria in the review of applications to demolish residential dwelling-units, which are included under Item 8 of this Motion.

7. Under **Planning Code Section 303** the Planning Commission may approve an application for Conditional Use if the facts presented are such to establish:

- A. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community:

The Project would replace an existing two-story structure, containing retail/commercial space on the ground floor and two, 500-square foot, dwelling-units at the rear of the structure. This development is consistent with the General Plan, which promotes the creation of family-sized dwellings. The new structure is a contemporary design that will add aesthetic value to the mixed-use district in this neighborhood.

The Project Site is within a desirable neighborhood, in close proximity to several public transit lines along Taraval Street and 19th Avenue.

- B. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

The size and shape of the proposed structure would meet the General Plan and Planning Code. However, the project would not comply with the Residential Design Guidelines and the Department recommends a greater front setback at the top level, from six feet to 15 feet.

Although the existing structure is a sound building, the existing 500-square-foot dwelling-units are sub-standard in size and the building has been vacant for several years. The new building will add two-family-sized units to the housing stock and retain the retail/commercial use on the ground floor.

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

The project does not include any on-site parking and is located on a transit-oriented street. Therefore, the project would have minimal impact on accessibility and traffic patterns for persons and vehicles arriving at and departing from the Project Site. The Project Site is in close proximity to several public transit line located on Taraval Street and 19th Avenue.

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

Since the Project is residential in nature with retail/commercial, it would not be considered to generate noxious or offensive emissions.

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

A street tree would be planted along the public right-of-way on Taraval Street.

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

The Project complies with all applicable provisions of the Planning Code and is consistent with Objectives and Policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable NC-2 District.

The Project is consistent with the stated purpose of the NC-2 Districts, which are intended to recognize, protect, conserve and enhance areas characterized by neighborhood serving and mixed uses.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction;

Project Does Not Meet Criteria

The applicant does not contend that the existing mixed-use structure is unsound.

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

Project Meets Criteria

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the existing structure.

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

Project Meets Criteria

The structure appears to have been properly maintained.

- iv. Whether the property is an “historic resource” under CEQA;

Criteria Not Applicable

Although the existing single-family dwelling is more than 50 years old, a review of the supplemental information resulted in a determination that the structure is not an historical resource.

- v. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable

Not applicable. The existing structure is not an historical resource.

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

Project Meets Criteria

The two existing dwelling-units were rental units and the property owner has stated indicated that the new dwelling-units will be rental housing.

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

Project Does Not Meet Criteria

The two existing dwelling-units were rental units subject to rent control; however, they have been vacant for five years since the purchase of the property. The property owner will continue to utilize the residential units as rental housing, although they will not be rent-controlled.

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

Project Does Not Meet Criteria

The Project includes the demolition of the existing housing and thus does not preserve the existing housing.

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

Project Meets Criteria

The Project would create family-sized housing to the City's housing stock and add one retail/commercial space, therefore, the project would conserve neighborhood character with appropriate scale, design, and materials, and promote economic diversity by creating family-sized housing and adding a retail/commercial space.

- x. Whether the Project protects the relative affordability of existing housing;

Project Does Not Meet Criteria

The proposed two dwellings would both be larger than the existing dwelling units to be demolished and would be market rate housing; therefore, they would be less affordable than the existing dwelling.

- xi. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Project Does Not Meet Criteria

The Project proposes no permanently affordable units.

- xii. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project would replace a mixed-use building containing two small dwelling-units with a new mixed-use building containing two new family-sized dwelling-units; the Project creates in-fill housing on an appropriate in-fill development site in the NC-2 District. The project would generally conform to the neighborhood character, with respect to scale and architectural style.

- xiii. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project would create two, quality family-sized housing units, each containing approximately 1,000 square feet.

- xiv. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project does not create supportive housing.

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

Project Meets Criteria

Although the proposed building would be taller than the existing structures on the block face, the overall scale, design, and materials of the proposed structure would mirror the four-level structure across the street, would be compatible with existing buildings on the block, and would compliment the neighborhood character with a contemporary design. The Department is recommending an additional setback to the top floor in order improve the overall scale of the building.

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

Project Does Not Meet Criteria

The Project proposes two family-sized dwellings to replace two, sub-standard single-family units.

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

Project Meets Criteria

The Proposed two dwellings would provide a total of five on-site bedrooms; three bedrooms more than the existing two bedrooms provided within the existing building.

9. **General Plan Compliance.** The Project is, on balance, consistent with, and will not adversely affect the General Plan, including, among others, the following objectives and policies:

HOUSING ELEMENT

OBJECTIVE 1:

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

Policy 1.4:

Locate in-fill housing on appropriate sites in established residential neighborhoods.

The Project is located in an established mixed-use neighborhood with residential and retail/commercial uses. The existing dwelling units are approximately 500 square-feet each and have been utilized as a single-family dwelling for many years by the previous owner. Therefore, the lot has been underutilized for the zoning district. The proposed project would add two, family-sized dwellings to the housing stock and built to acceptable levels of seismic safety without an undue financial burden.

OBJECTIVE 2:

RETAIN THE EXISTING SUPPLY OF HOUSING.

Policy 2.1:

Discourage the demolition of sound existing housing.

The existing structure has not been determined to be unsound. However, the two, existing single-family dwellings are sub-standard and would be replaced by family-sized units.

OBJECTIVE 8

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.7:

Eliminate discrimination against households with children.

The Project provides a total of three additional bedrooms, within two, family-sized single-family dwellings; suitable for households with children.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The project creates new commercial and office space within an established NC-2 District. The NC-2 zoning controls encourage development at the ground and second stories, as it is consistent with the surrounding neighborhood development.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1:

Maintain and enhance a favorable business climate in the city.

The project will result in the construction of a new four-story mixed-use building, which will include new commercial and office space facilities.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.2

Promote economically vital neighborhood commercial district which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The Project includes construction of a new mixed-use building within an established neighborhood commercial district. The new commercial and office spaces will be attractive to small business entrepreneurs who wish to locate their business in the Parkside neighborhood.

URBAN DESIGN ELEMENT

OBJECTIVE 1

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

Policy 1.3:

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

Policy 1.6:

Make centers of activity more prominent through design of street features and by other means.

The new construction results in a well-designed building that is compatible with the broader neighborhood-context of the NC-2 District along Taraval Street.

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

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

No neighborhood serving retail uses would be displaced or otherwise adversely affected by the Project. Rather, the additional retail/commercial space and increased size of dwelling units would provide more residents to patron the existing neighborhood-serving retail uses.

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

The Project increases the number of on-site bedrooms from one to five allowing for two family-sized dwelling-units, which enhances the diversity of the neighborhood

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

The existing structure does not contribute to the City's supply of affordable housing in that the dwellings are sub-standard in size and have been vacant for approximately five years. Further, due to the size of the dwellings, the previous owner has utilized the units as one dwelling-unit.

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

The Project does not include any on-site parking and would not result in any significant impact on automobile traffic flow, on-street parking in the neighborhood, or MUNI service.

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

The Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The proposed mixed-use structure would be built in compliance with the City's current Building Code Standards to protect against injury and loss of life in an earthquake.

- G. That landmarks and historic buildings be preserved.

The existing structure is not an individual landmark and is neither within a recognized historic district nor included on any historic or architectural surveys. It has been determined by the Department not to be an historic resource, thus the proposed demolition of this building will not affect any historic properties

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

The Department determined that the project would not have any negative impact on and land under the jurisdiction of the Recreation and Park Commission, per Section 295 of the Planning Code.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2008.0794C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. _____. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 17, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 17, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 161(j) for reduced parking within an N-2 (Neighborhood Commercial – Small-Scale); and 317, 711.39, and 790.86, to demolish a mixed-use building containing two dwelling-units and to construct a new four-story, mixed-use building containing two commercial spaces and two dwelling-units, with no off-street parking. The Project is in an NC-2 (Neighborhood Commercial – Small-Scale) District, the Taraval Street Restaurant and Fast Food Sub-District, and a 50 X Height and Bulk District.
2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's Block 2394, Lots 046), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.
6. 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 the Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.
7. Final tile design and texture for the ground floor façade shall be reviewed and approved by the Planning Department prior to the approval of any building permit application.
8. One 24-inch box street-tree shall be installed, pursuant to Planning Code Section 143.
9. The second floor shall be specified on the final building permit plans as "business/professional service" rather than office space.

10. The final building shall include a 15' setback of the top floor from front façade.
11. The parapet surrounding the roof deck shall be pulled off the side property lines by 5'-0", and shall be an open or transparent railing.

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0794E
 Project Title: 2115-2117 Taraval Street
 Zoning: NC-2 (Neighborhood Commercial - Small Scale)
 50-X Height and Bulk District
 Block/Lot: 2394/046
 Lot Size: 2,500 square foot
 Project Sponsor: Kevin Ma
 (415)279-1578
 Staff Contact: Moises Aceves – (415) 575-9050
 Moises.Aceves@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION:

The proposed project includes the demolition of an existing 21-foot-tall commercial and residential building, built in 1926, and construction of a new four-story commercial, office and residential building. The existing, approximately 2,000 square foot building includes a single-story commercial space in the front and two, two-story residential units at the rear, with no off-street parking. The proposed new, approximately 5,000-square-foot building would include retail use on the ground floor, office use on the second floor and one residential unit on each of the two upper floors. No off-street parking is proposed. The project site is located mid-block on the south side of Taraval Street, between 31st and 32nd Avenues in San Francisco's Parkside neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1, and 3 [State CEQA Guidelines Section 15301(l)(3), and 15303 (b) and (c)].

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
 Environmental Review Officer

Date

cc: Kevin Ma, Project Sponsor
 S. Middlebrook, Planning Dept.
 Historic Distribution List
 Supervisor Carmen Chu, District 4

Bulletin Board
 V. Byrd, M.D.F.
 Exclusion/Exemption File

2008.0794E

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing structure is not a historic resource.¹ As described in the attached Historic Resource Evaluation Response, the existing building, built in 1926, is a double-story structure, rectangular in form, wood frame building featuring a double-door storefront facing the street, which is a typical example of commercial structures on the Taraval Street commercial strip built after the first half of the 20th century. The structure does not appear to represent a trend or the collective history of the site or area that has made a significant contribution to the broad patterns of local history. Further, research has not revealed information indicating that any of its owners or occupants were associated with persons that have made significant contributions to broad patterns of history.² Accordingly, the building does not appear eligible for the California Register of Historic Places as an individual resource.

The immediate area along Taraval Street possesses a mixed character in terms of building types and styles. The area is comprised of typical San Francisco architecture which includes modified Revival, modified Mission Revival, and contemporary infill; however, no eligible historic district has been identified that encompasses the 2115-2117 Taraval Street site or any adjacent off-site historic resources. As a result, the building does not appear eligible for the California Register as a contributor to a historic district.³ Therefore, the demolition of the existing structure and construction of the proposed project would not have an adverse effect on any historic resources.⁴

Archeology: The proposed project would require minor excavation to a depth of five feet below the existing ground level in order to construct a three-foot-deep concrete mat foundation. In a memorandum dated July 14, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.⁵ Accordingly, the proposed project would not adversely affect CEQA-significant archaeological resources.

The proposed project would be consistent with the San Francisco General Plan and with its zoning designation. The site is located within a NC-2 (Neighborhood Commercial, Small-Scale) zoning district where the proposed density of development and uses would be permitted, pursuant to *Planning Code* sections 711.10 and 711.90.

Pursuant to *Planning Code* Section 711.94, the project would be permitted to provide a maximum of two off-street parking spaces, which amounts to one space for every dwelling unit. The proposed project would not provide off-street parking spaces. The project would be consistent with all other applicable zoning plans and policies.

¹ Memorandum from S. Middlebrook, Historic Preservation Technical Specialist, Historic Resource Evaluation Response 2115 Taraval Street, 10/21/2008.

² Ibid.

³ Ibid

⁴ Ibid

⁵ Memorandum from Randall Dean, San Francisco Planning Department to Moises Aceves, San Francisco Planning Department, July 14, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0794E.

Conclusion: CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or small structures, including a duplex or similar multi-family residential structure totaling no more than six units in urban areas (15303(b)), and a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area (15303(c)). In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed project would construct an approximately 5,000 square foot building with two residential dwellings, office and retail space in a fully urbanized area of San Francisco. Therefore, the proposed project meets the criteria for a Class 3 exemption.

CEQA State Guidelines Section 15301(1), or Class 1, provides an exemption from environmental review for the demolition and removal of individual small structures, such as a duplex or similar multi-family residential structure (15301(1)(2)) and small commercial structures if designed for an occupant load of less than 30 persons or less (15301(1)(3)). In urbanized areas, this exemption applies to the demolition of up to three such commercial buildings on sites zoned for such use. The proposed project would involve the demolition of an approximately 2,000-square-foot commercial and residential structure. Therefore, the proposed project meets the criteria for an exemption under Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Moises Aceves
Project Address: **2115 Taraval Street**
Block/Lot: 2394/046
Case No.: 2008.0794E
Date of Review: October 21, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@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 demolishing the existing one-story, mixed-use building, and constructing a new, four-story mixed-use building with offices, commercial space, and two residential units. According to the County Assessor’s records, the existing structure measures approximately 2,000 square feet. As proposed, the new structure will measure approximately 5,000 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor’s records indicate that the building was constructed in 1926; however, the Spring Valley Water records indicate that the subject building was connected to the municipal water supply in 1923. The architectural style of the subject building indicates that the subject building was constructed in the very early 1920’s. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a “Category B” building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the south side of Taraval Street, between 31st and 32nd Avenues within an NC-2 Zoning District and a 50-X Height and Bulk District, in the Parkside neighborhood. The subject block consists primarily of one-story commercial structures, with a limited number of two-story structures located on the north side of the block. A single four-story structure is located across the street from the subject building. A mix of architectural styles and uses characterizes Taraval Street at this location, including mixed-use buildings constructed in modified revival styles, and commercial structures constructed in styles that include modified Mission Revival and contemporary infill. The subject building is typical of the single-story commercial buildings on the neighborhood commercial strip, with a storefront topped by a parapet that conceals a sloped roof. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

¹ Please see “Preservation Bulletin #16,” available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

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:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed sometime between 1920 and 1925. The subject property appears to be among the early wave of residential construction on the block. However, the subject building does not appear to represent a trend or the collective history of the site or area that has made a significant contribution to the broad patterns of local history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The original building permit provided by the project sponsor indicates that the subject building was constructed by Benjamin Schiner, and the first known owner of the subject building was Carl J. Schiner. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a wood frame, mixed use building with ground floor commercial space and store front on Taraval Street, with two dwelling units at the rear. The store front is framed in metal with a recessed entrance on the west end of the street-facing façade. The façade is detailed with tile and stucco, which extends up to the parapet above the non-historic awning.

The subject building does not appear to have specific characteristics that appear to definitively embody an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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

Notes: It appears that the subject building has been altered since its original construction. Most significantly, the original storefront configuration appears to have been altered. Permits were granted in both 1984 and 1997 to make changes to the street facing elevation that included combining storefronts, replacing and reconfiguring the display windows, and adding the awning.

It does not appear that the subject property is a contributor to a potential historic district.

As noted above, it does not appear that the subject building is individually eligible for the California Register.

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 and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

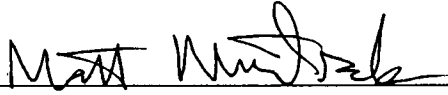
to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: 
Matt Weintraub, Acting Preservation Coordinator

Date: 10/22/08

CC:

Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

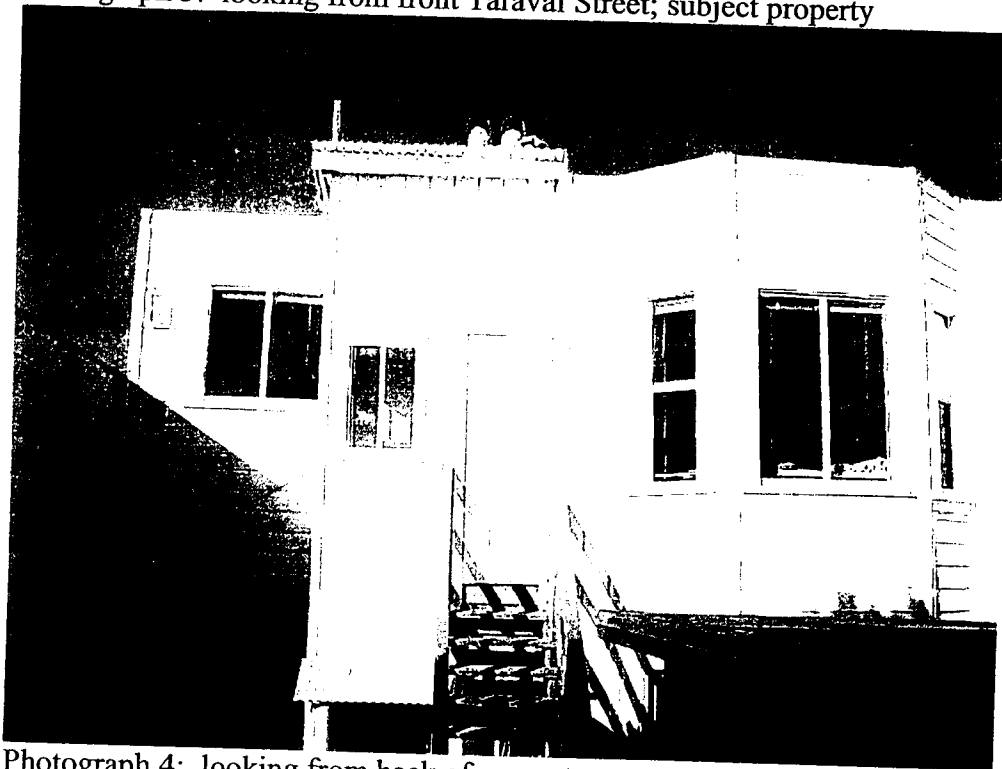
G:\DOCUMENTS\historic\2115 Taraval Street.doc

PROPERTY DESCRIPTION / CONSTRUCTION HISTORY

Current Photographs-Photos:



Photograph 3: looking from front Taraval Street; subject property



Photograph 4: looking from back of property

Parcel Map

2394

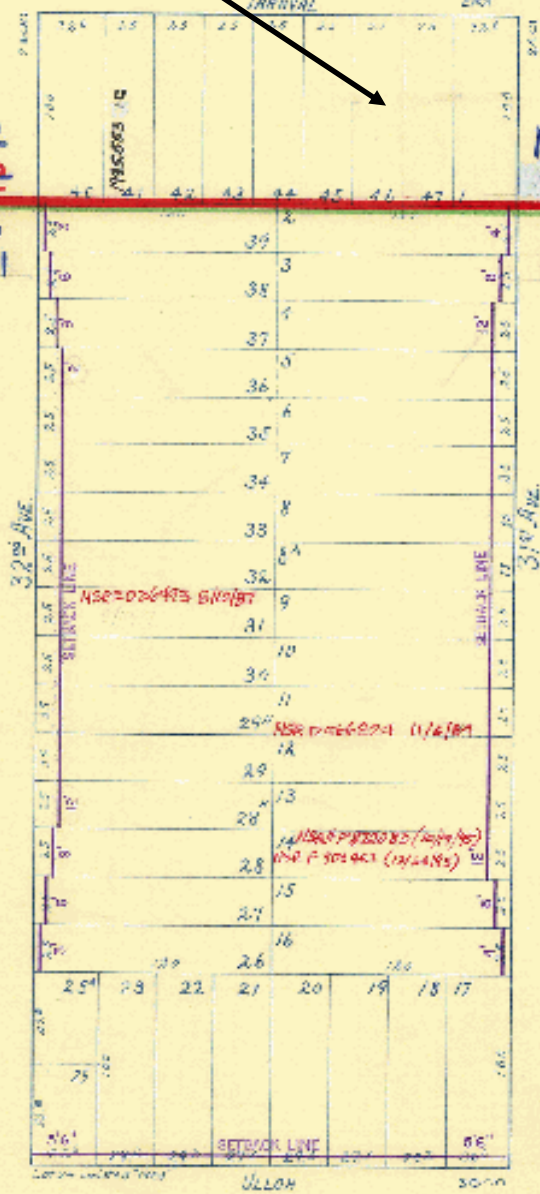
SUNSET BLK. 1166

SUBJECT PROPERTY



TARAVAL ST R & IV BUSD
TARAVAL STREET RESTAURANT
AND FAST FOOD SUBDISTRICT
 250' 0" 0" 0" 0"
 250' 0" 0" 0" 0"
NCHS
HIGH SCHOOL COMMERCIAL
REZONING DISTRICT
 100' 0" 0" 0" 0"
 100' 0" 0" 0" 0"
 100' 0" 0" 0" 0"
 100' 0" 0" 0" 0"

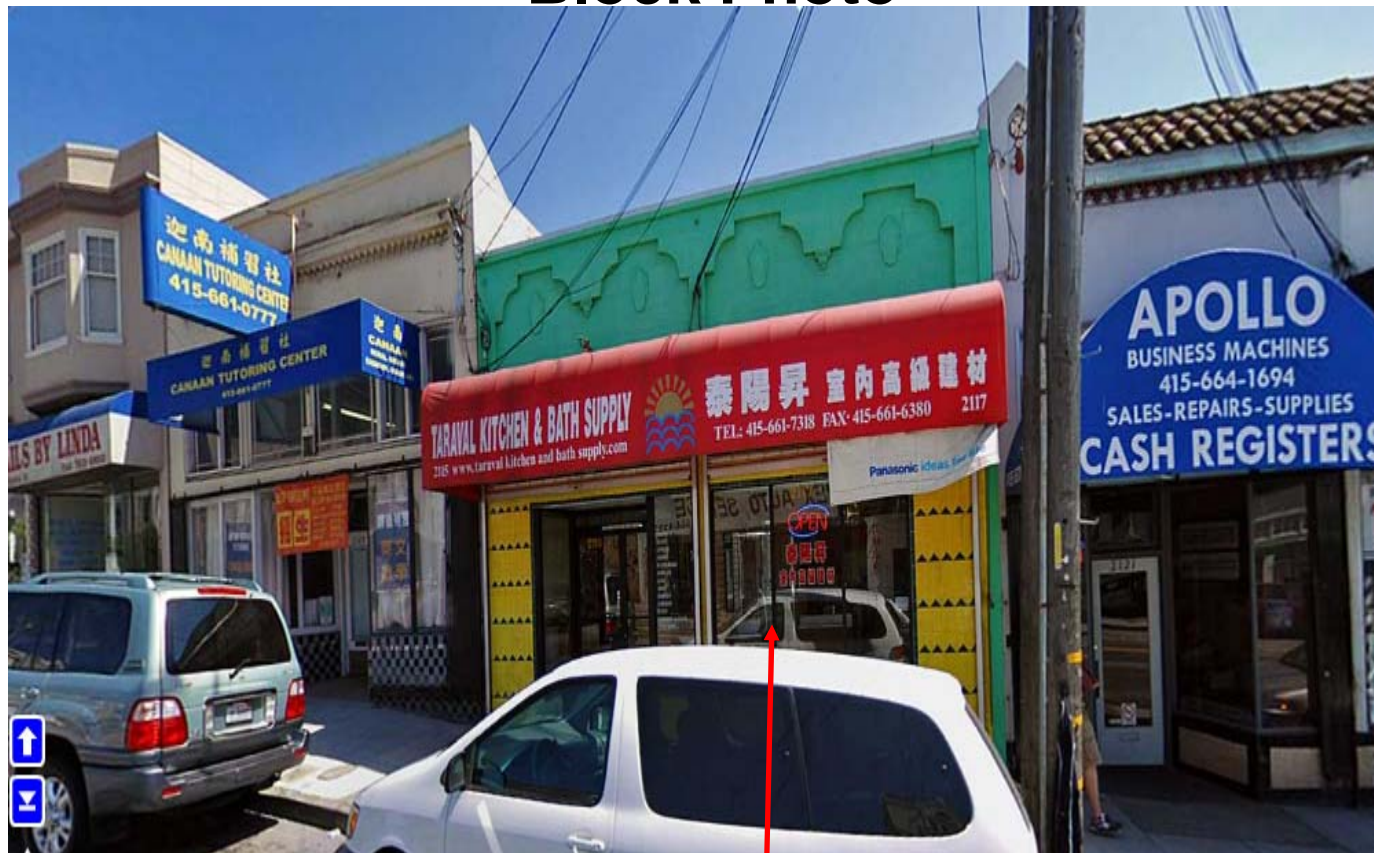
50-X ~~G-2~~ 50-X
 40-X ~~R-1~~ 40-X
 RH-1 ~~RH-1~~ RH-1



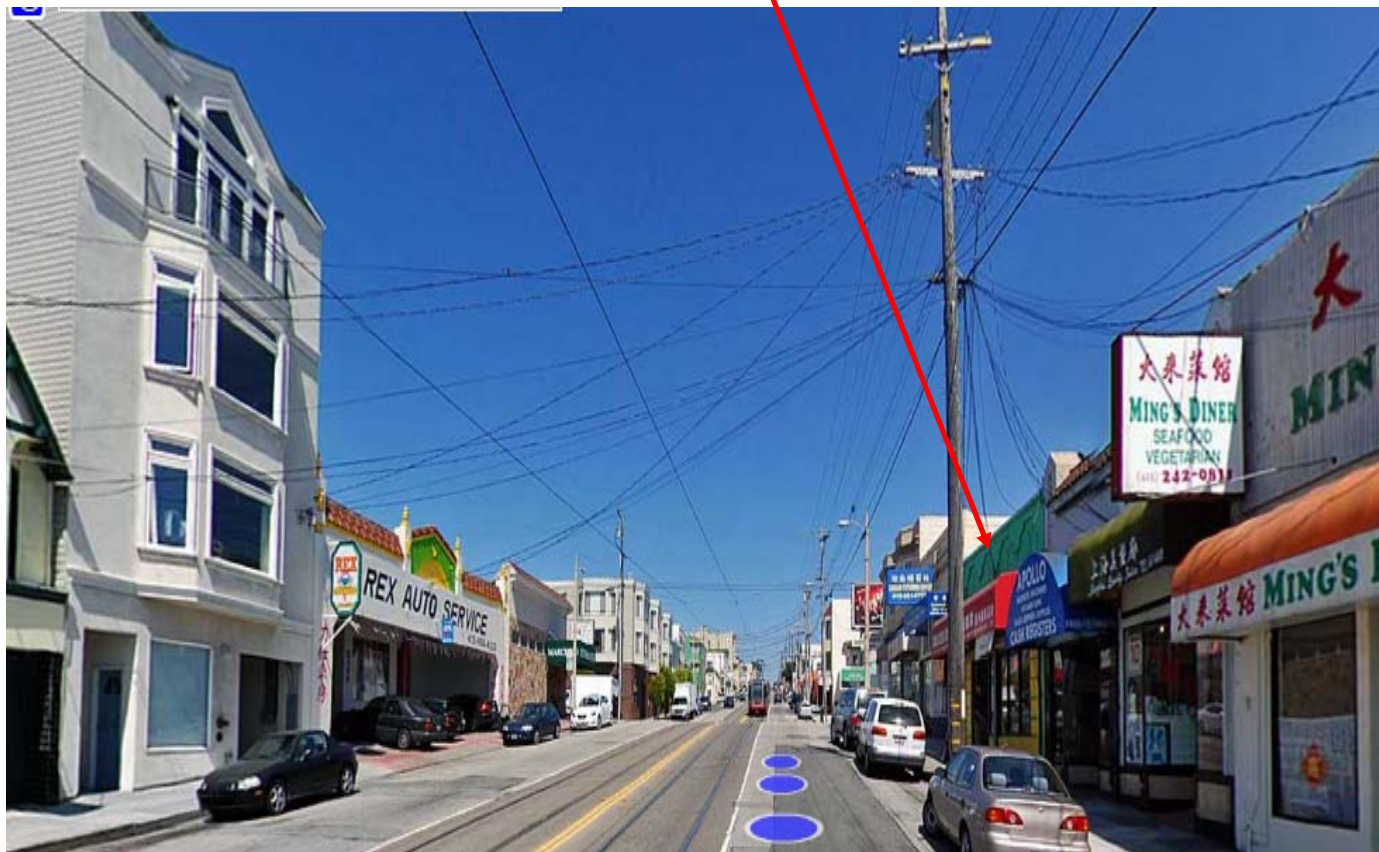
NO. 1000 1000 1000 1000
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 1000 1000 1000 1000



Block Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY.



2115-2117 TARAVAL STREET SAN FRANCISCO, CA 94116

ZONING:

DISTRICT: NC-2

HEIGHT MAX.: 50x

FAR MAX.: 2.5 TO 1 = 6,250 sq. ft.
(Does not include residential per Sec 124 (b) of SF Planning Code)

LOT COVERAGE: 100% Coverage of Commercial First Floor

REAR YARD SETBACK: 25%
(At second story, and at each succeeding story of building per Sec 134 (B) of SF Planning Code).

PARKING: None required if Commercial Area less than 5,000 sq. ft.
(E) to be demolished (2 residential units), no (E) parking provided
(N) to be built (2 residential units), no (N) parking provided

DRAWING INDEX:

COVER SHEET

AS1.0 Architectural Site Plan/Existing Architectural Site Plan

RENDERINGS

A0.1 Existing First Floor Plan/Existing Second Floor Plan

A0.2 Existing Elevations

A1.0 First Floor Plan/Second Floor Plan

A1.1 Third Floor Plan/Fourth Floor Plan

A1.2 Roof Plan

A2.0 North (Front) Elevation

A2.1 West (Right) Elevation

A2.2 South (Back) Elevation

A2.3 East (Left) Elevation

A3.0 Building Section

DIAGRAMS

AREA TABULATIONS:

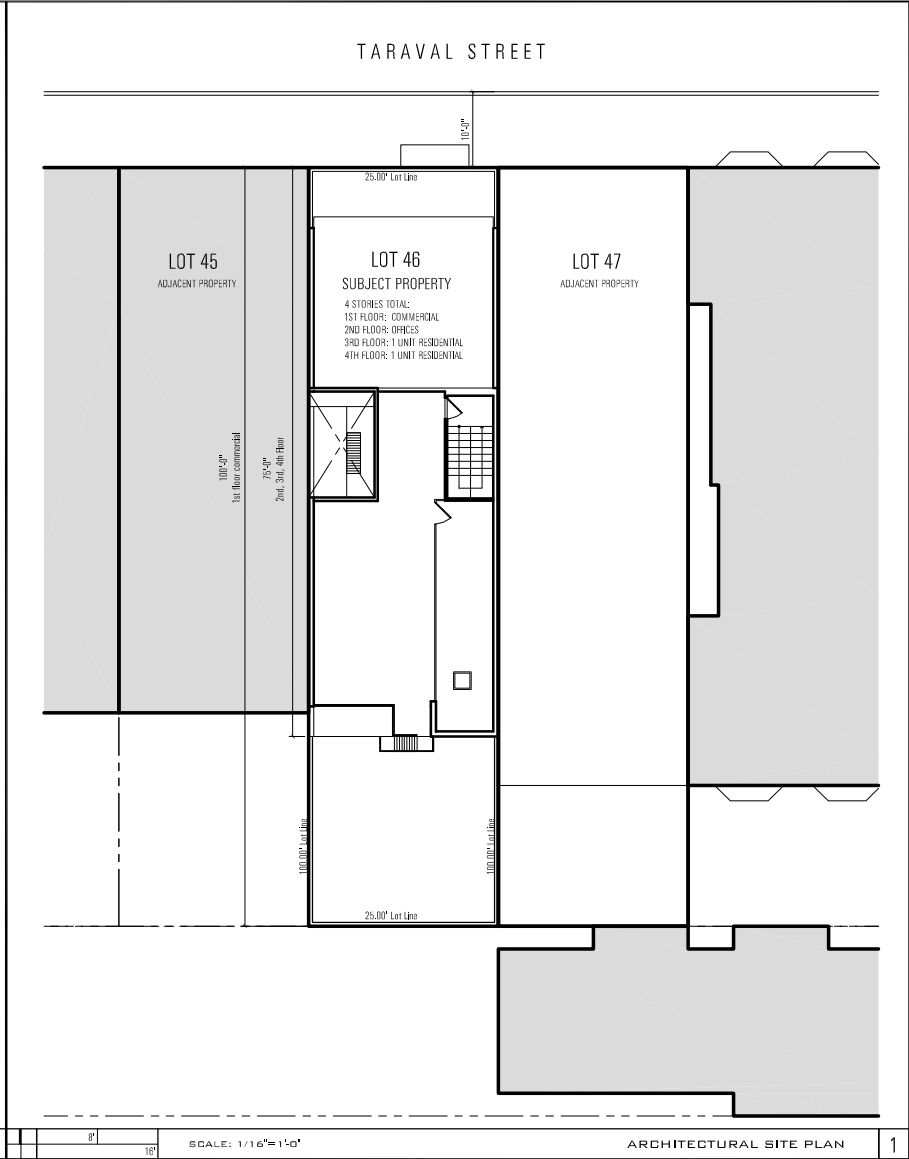
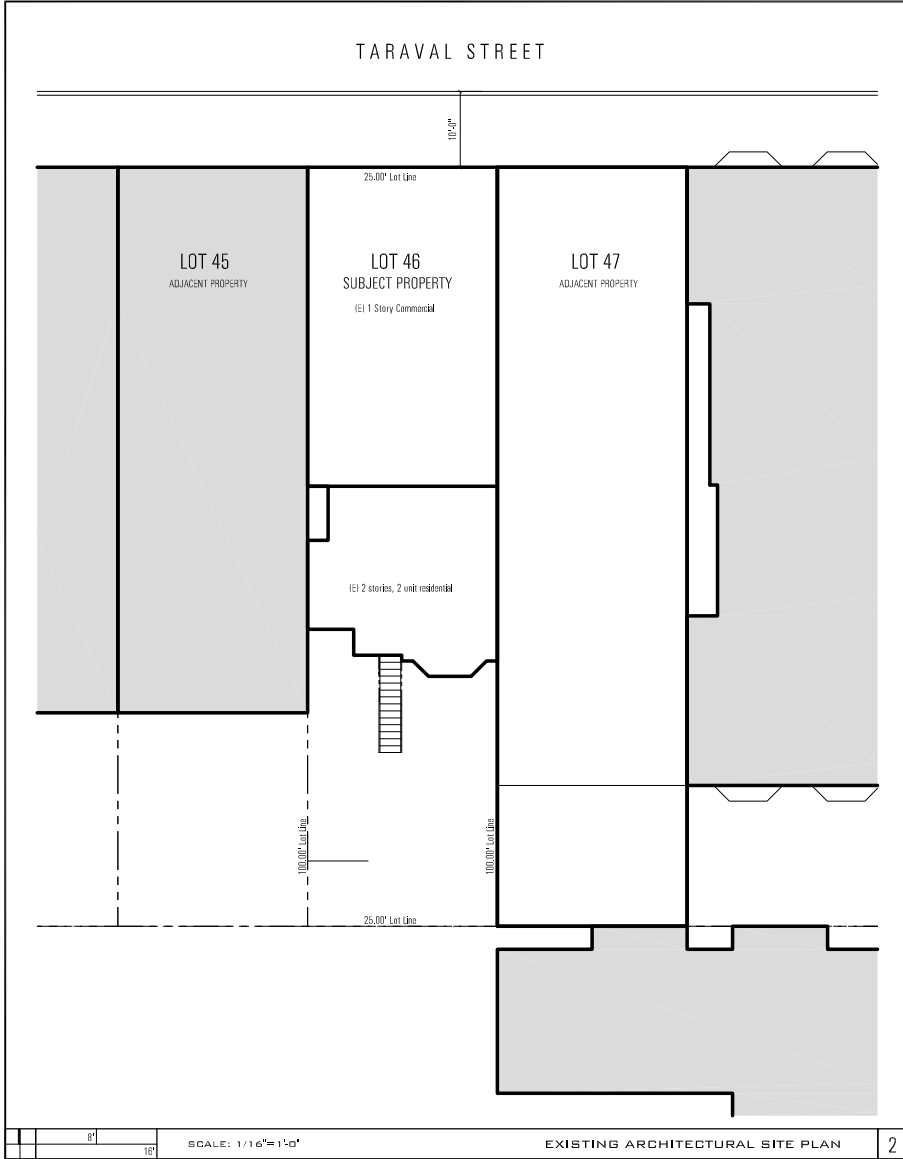
BUILDING AREA (Gross)			
FIRST FLOOR	Commercial	2,500 s.f.	} 4,300 s.f.
SECOND FLOOR	Office	1,800 s.f.	
THIRD FLOOR	Residential	1,733 s.f.	} 3,223 s.f. (Residential)
FOURTH FLOOR	Residential	1,490 s.f.	
		<hr/>	
		7,523 s.f.	

OWNER:

DAVID JIAN
131 SOMERSET STREET, SF, CA

ARCHITECT:

KEVIN MA
KEVIN MA [architecture + design]
1359 BROADWAY SF, CA



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⊙	⊙	17	June 10	PLANNING CUL

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TARAVAL
 210-2107, Taraval St. San Francisco, CA 94116

SHEET TITLE
 ARCHITECTURAL SITE PLAN/
 E1 ARCHITECTURAL SITE PLAN

SHEET
 AS1.0

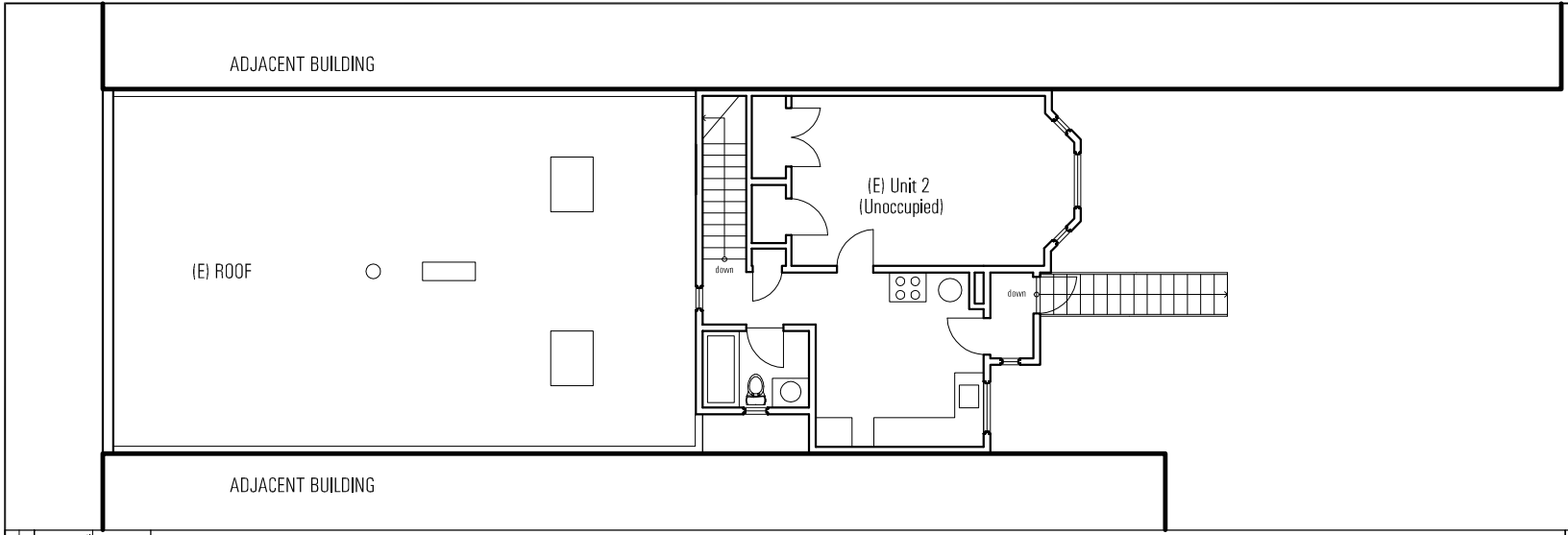
2115-2117 TARAVAL STREET SAN FRANCISCO, CA 94116



RENDERING 2



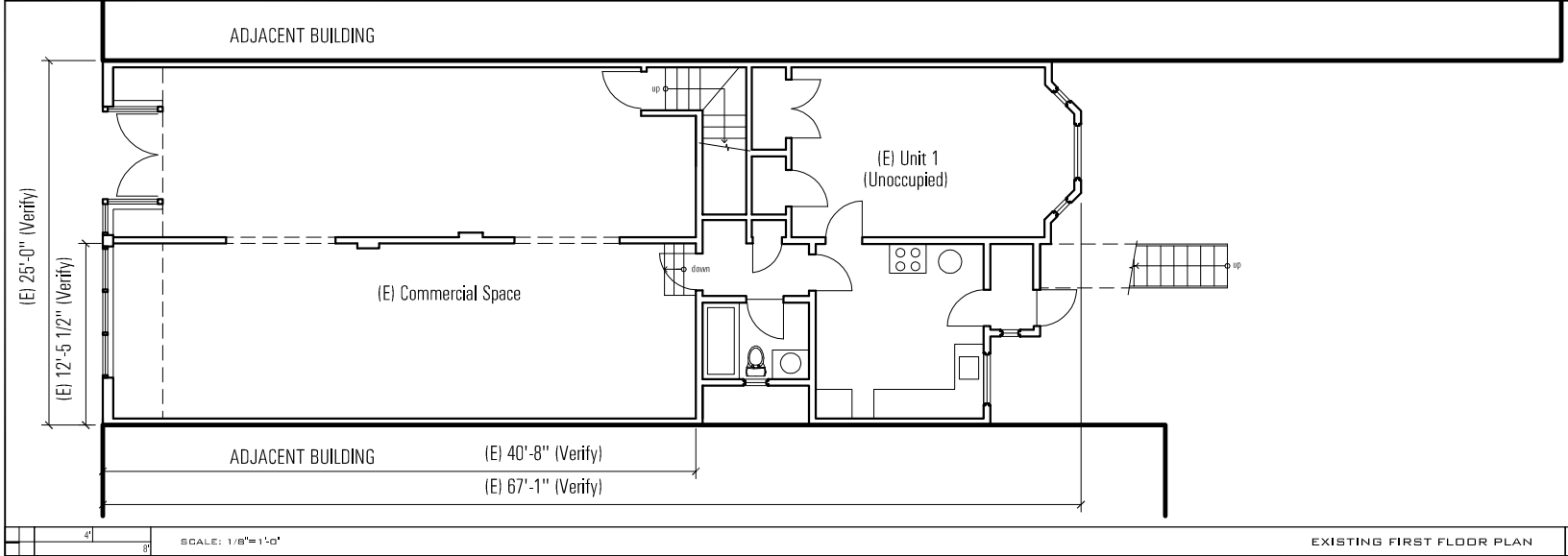
RENDERING 1



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

EXISTING SECOND FLOOR PLAN

2



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

EXISTING FIRST FLOOR PLAN

1

NOTES

1. ALL (E) BUILDING AND RELATED COMPONENTS ARE TO BE DEMOLISHED.

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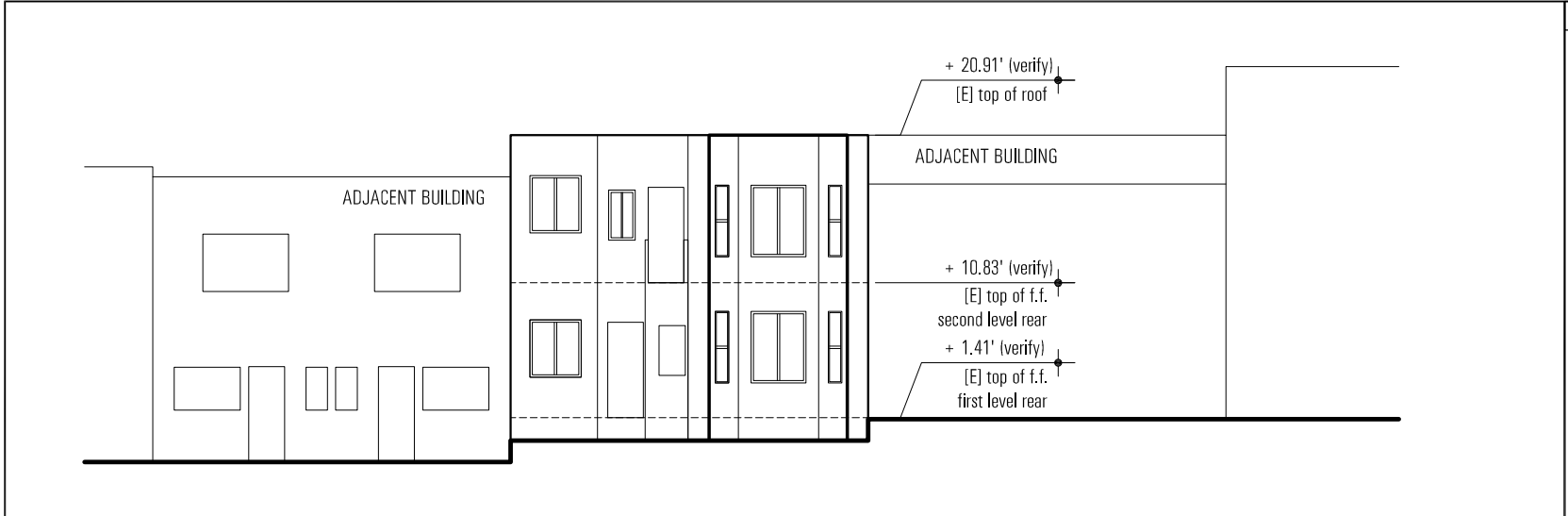
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TARAVAL
 210-2017 Taraval St. San Francisco, CA 94116

SHEET TITLE
 EXISTING FIRST FLOOR PLAN /
 EXISTING SECOND FLOOR PLAN

SHEET
A0.1



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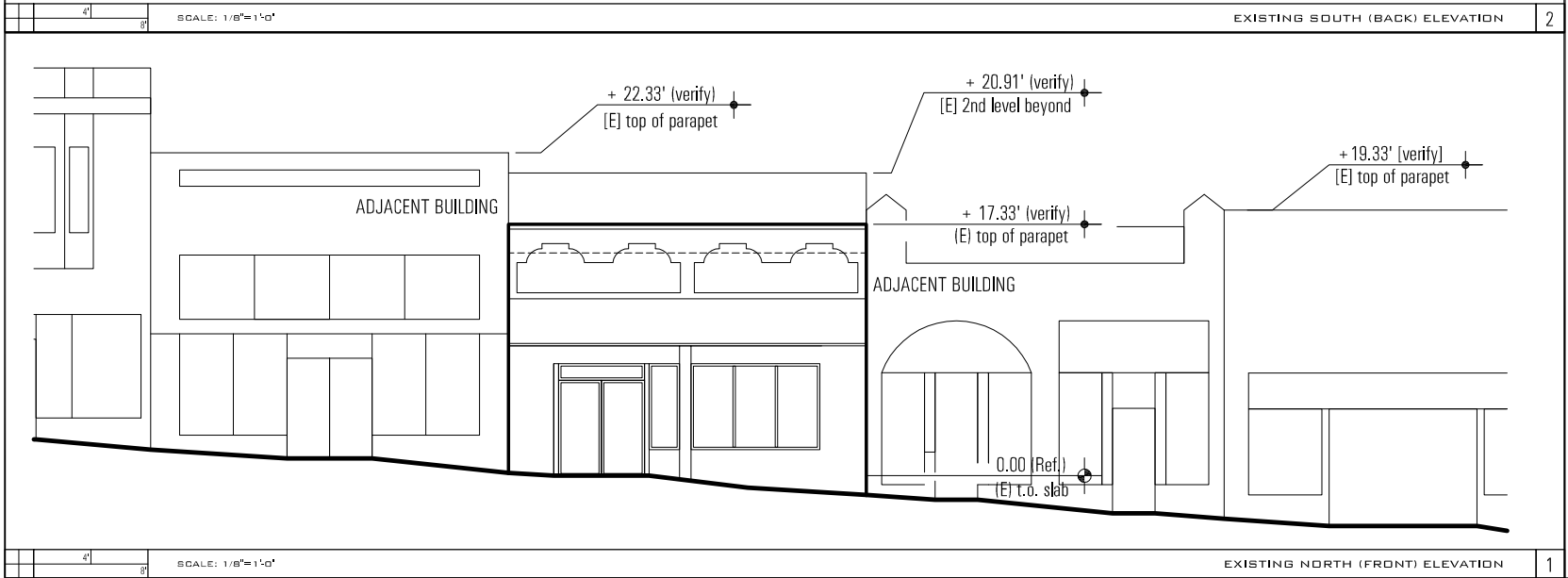
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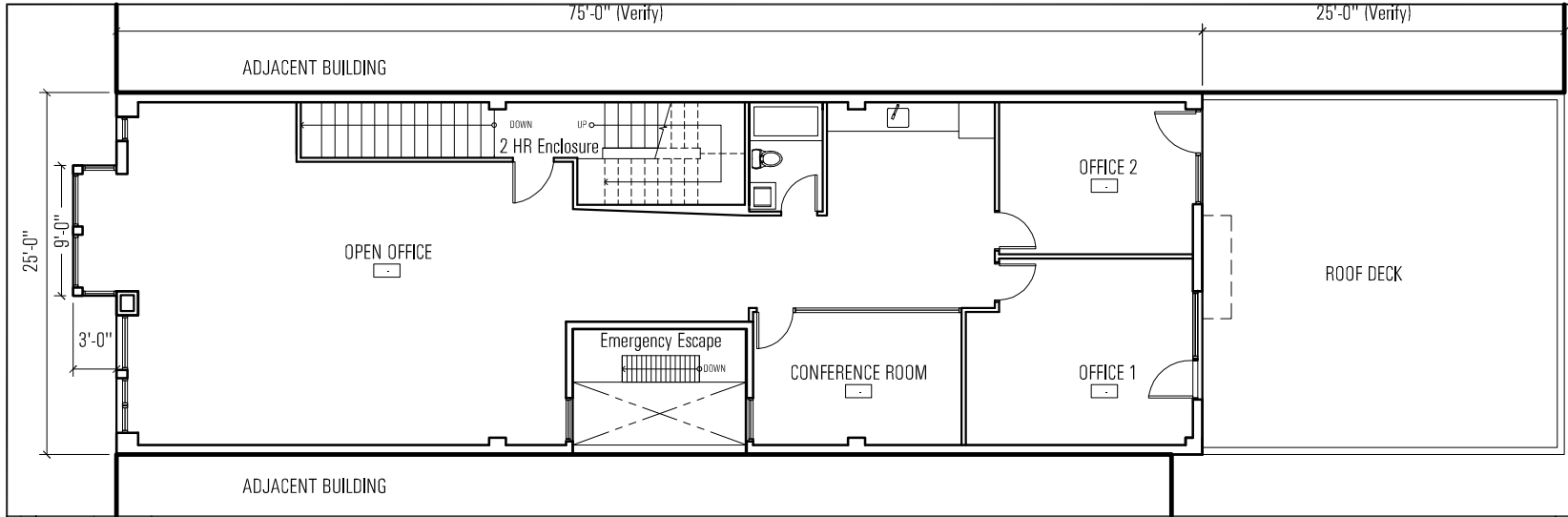
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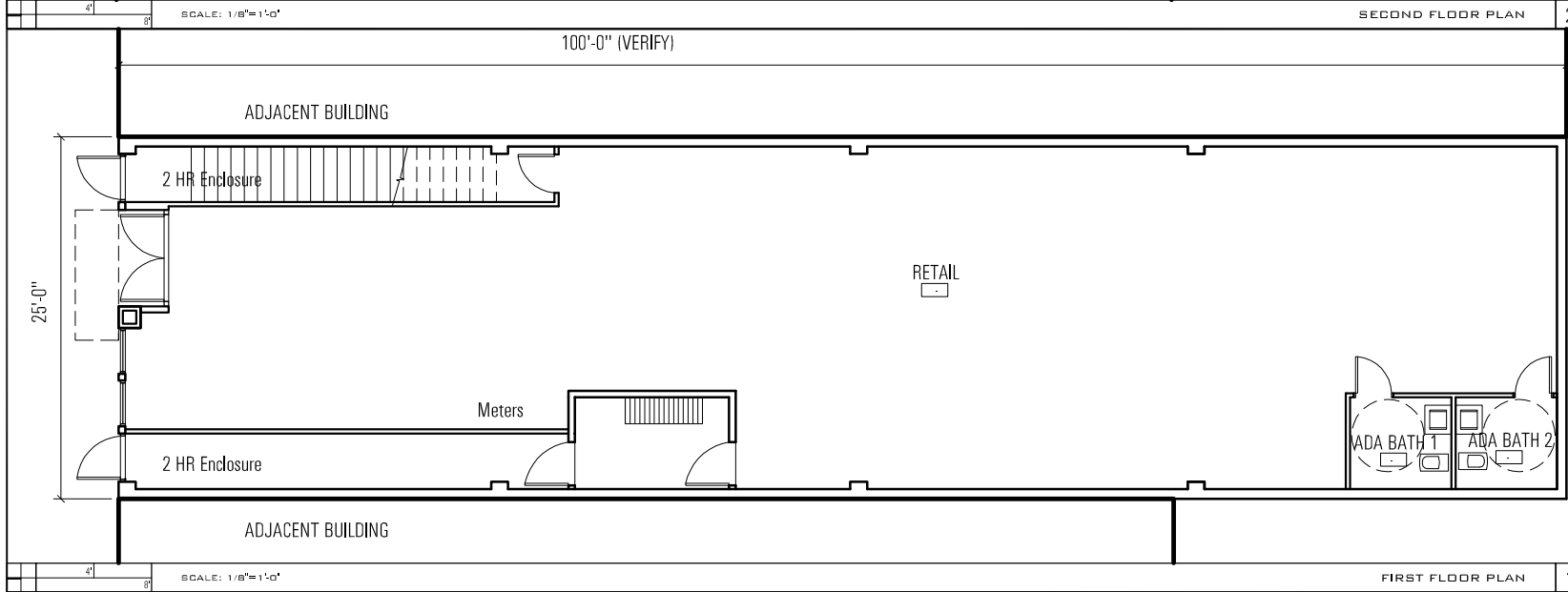
SHEET TITLE
 EXISTING BUILDING ELEVATIONS

SHEET
A0.2



NOTES

1. -



SECOND FLOOR PLAN 2

FIRST FLOOR PLAN 1

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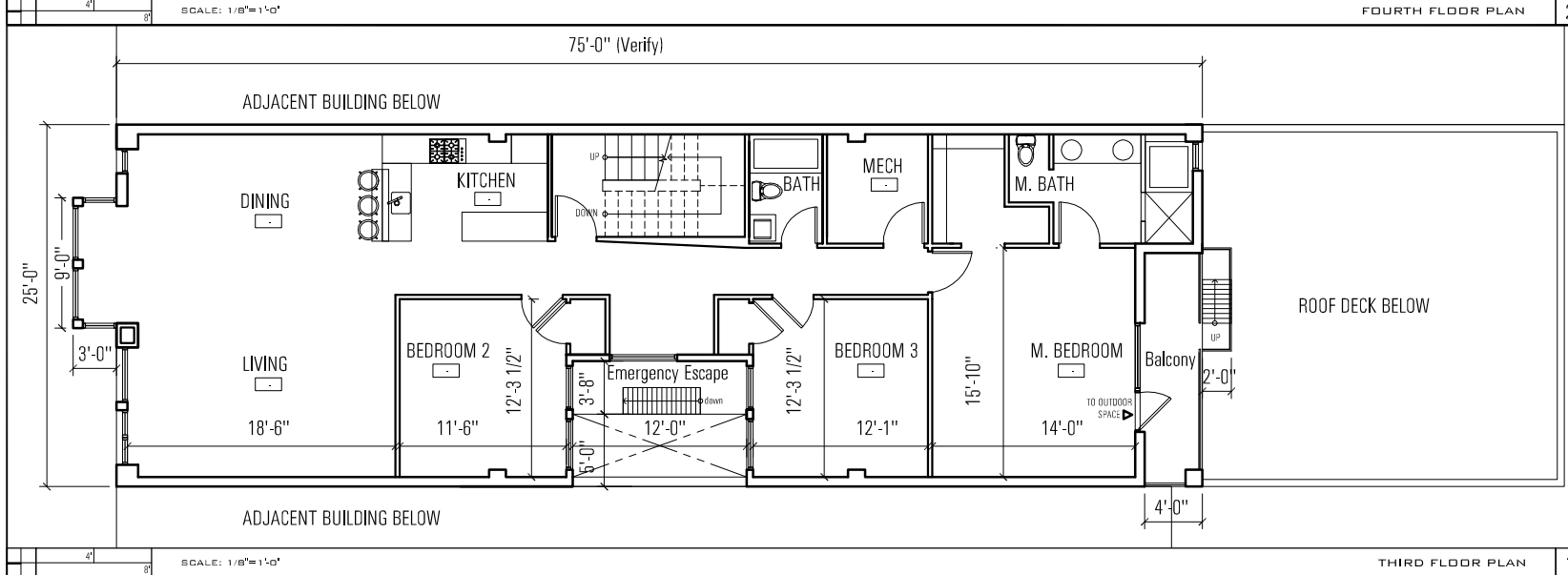
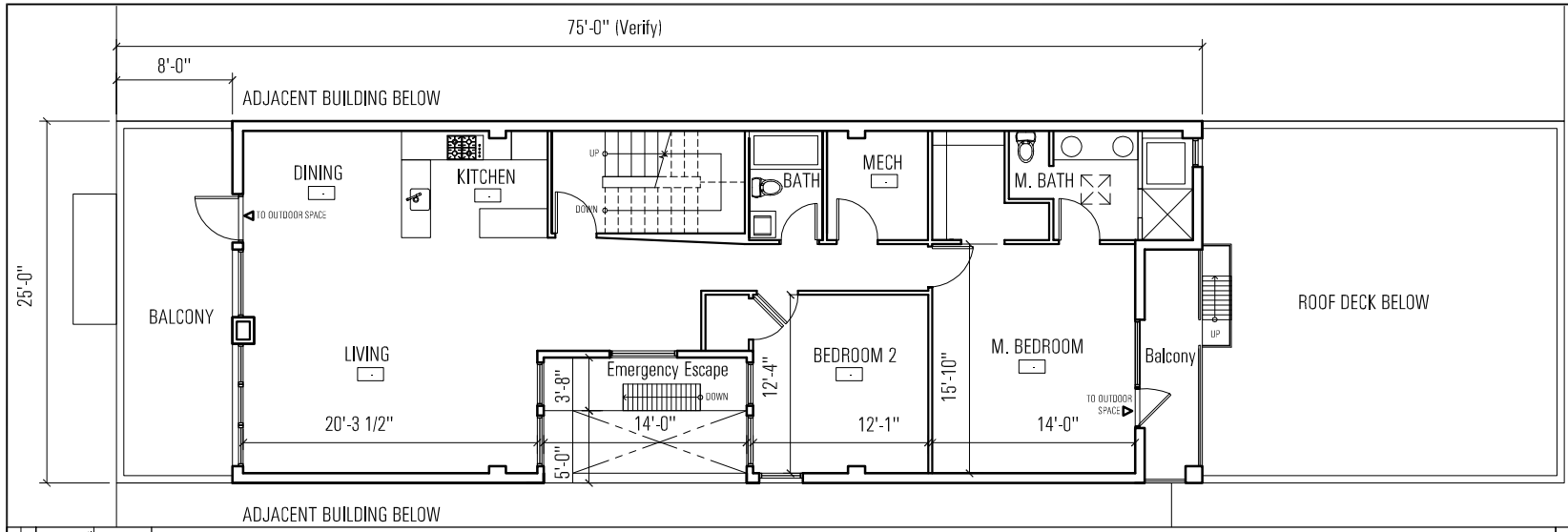
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TARAVAIL
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SHEET TITLE
 FIRST FLOOR PLAN /
 SECOND FLOOR PLAN
SHEET
A1.0



NOTES

1. -

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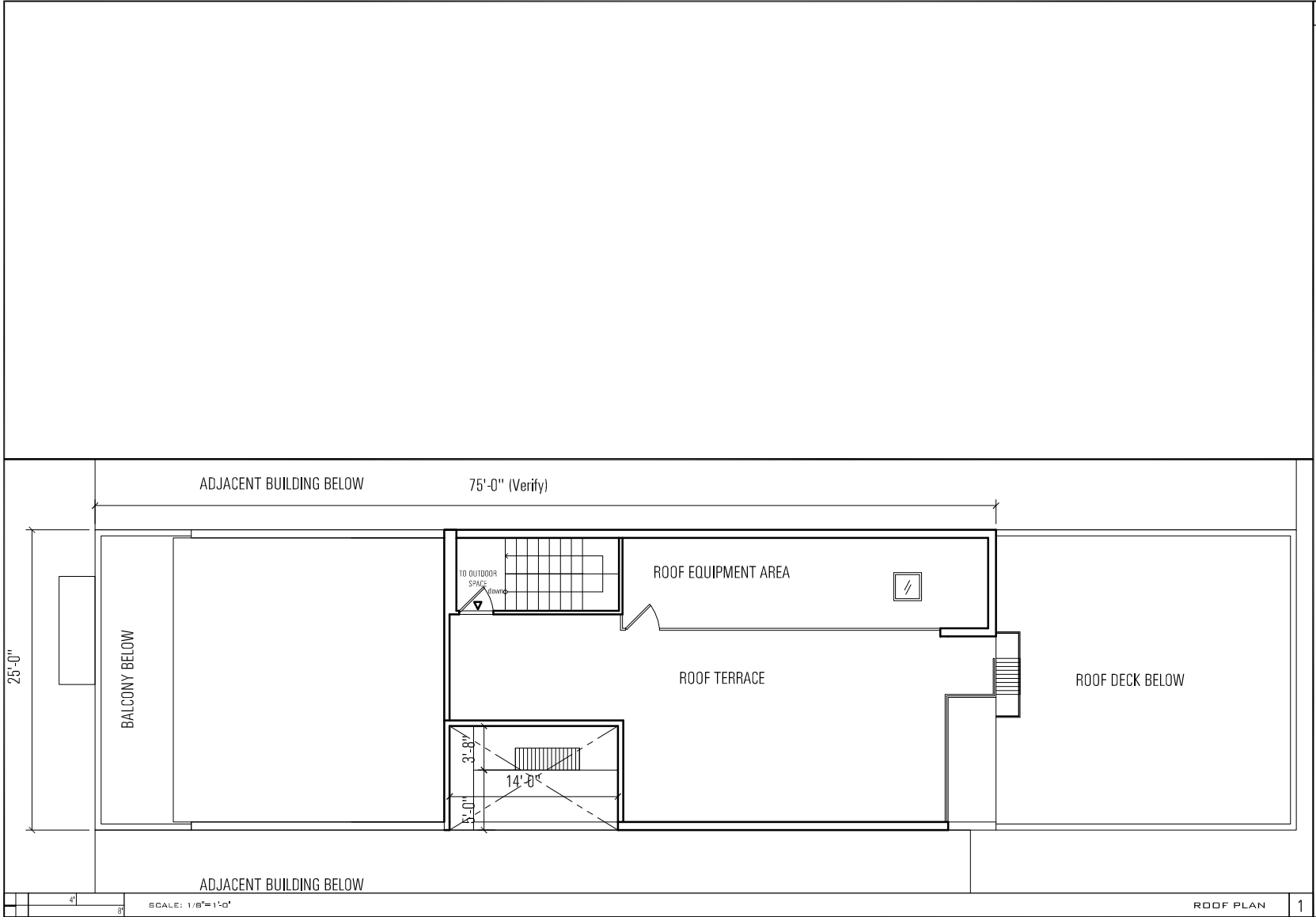
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○	△	17	June 10	PLANNING CUL

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TARAVAL
 2105-2107 Taraval St. San Francisco, CA 94116

SHEET TITLE
 THIRD FLOOR PLAN /
 FOURTH FLOOR PLAN

SHEET
A1.1



NOTES

1. -

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







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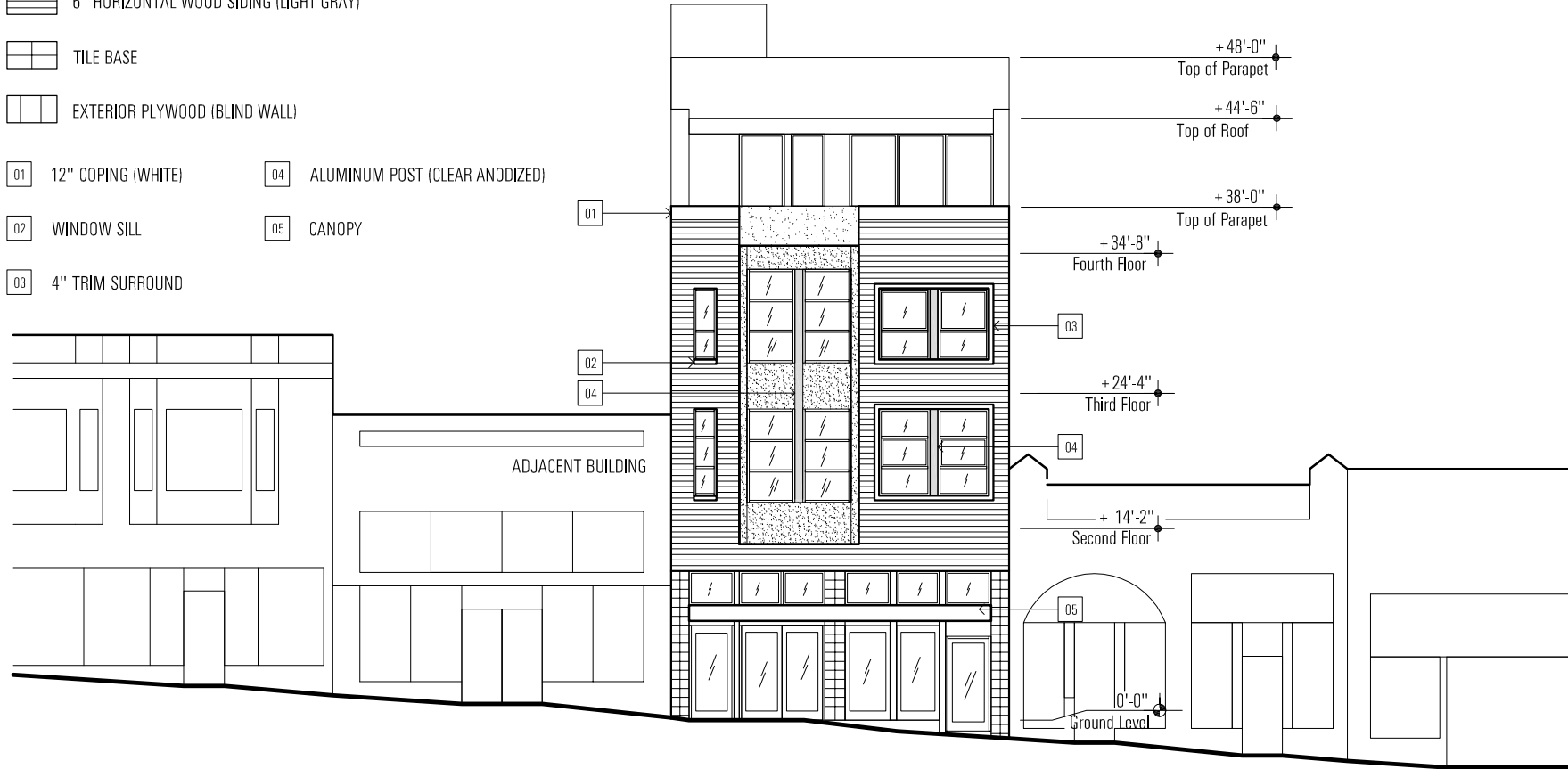
TARAVAL
 2105-2107 Taraval St. San Francisco, CA 94116

SHEET TITLE
 ROOF PLAN

SHEET
A1.2

ELEVATION SYMBOLS AND NOTES

-  STUCCO-SMOOTH FINISH (WHITE)
-  GLAZING WITH ALUMINUM FRAME (WHITE OR CLEAR ANODIZED)
-  6" HORIZONTAL WOOD SIDING (LIGHT GRAY)
-  TILE BASE
-  EXTERIOR PLYWOOD (BLIND WALL)
-  01 12" COPING (WHITE)
-  02 WINDOW SILL
-  03 4" TRIM SURROUND
-  04 ALUMINUM POST (CLEAR ANODIZED)
-  05 CANOPY



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SHEET TITLE
 BUILDING ELEVATION

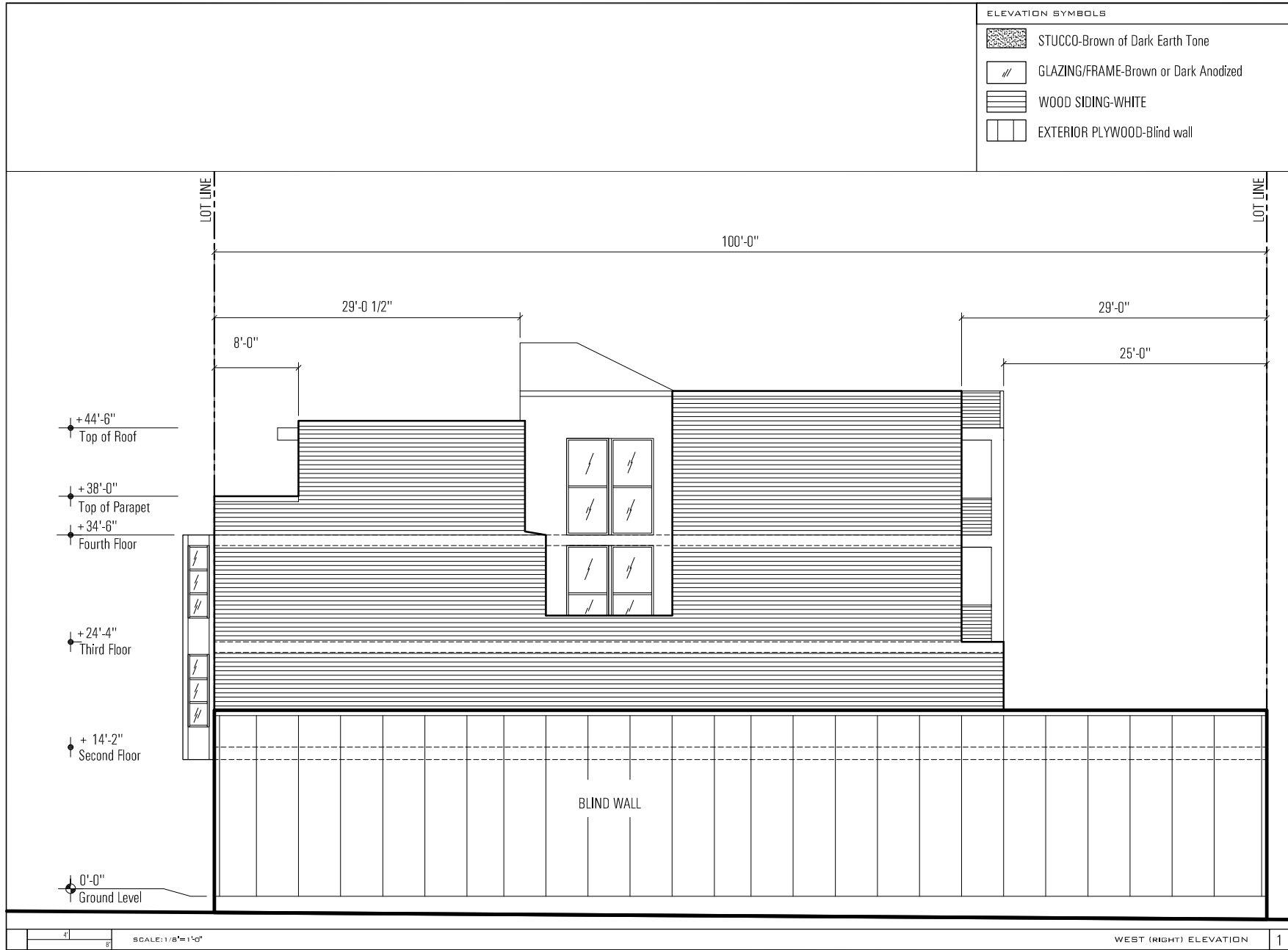
SHEET

A2.0

NORTH (FRONT) BUILDING ELEVATION

1

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



ELEVATION SYMBOLS	
	STUCCO-Brown of Dark Earth Tone
	GLAZING/FRAME-Brown or Dark Anodized
	WOOD SIDING-WHITE
	EXTERIOR PLYWOOD-Blind wall

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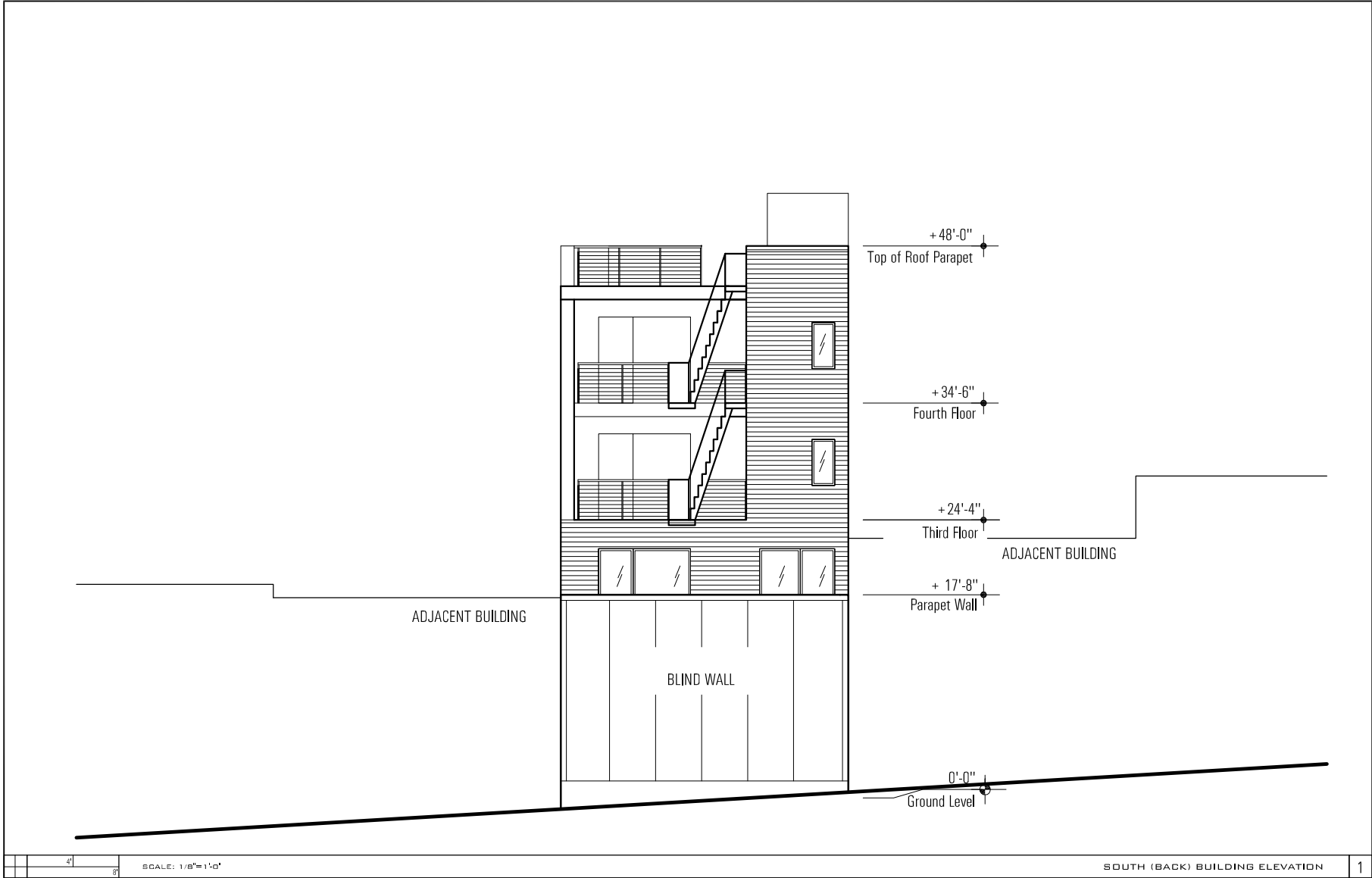
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 200c-2077 TaraVal St, San Francisco, CA 94116

SHEET TITLE
 ELEVATION

SHEET
A2.1

WEST (RIGHT) ELEVATION 1



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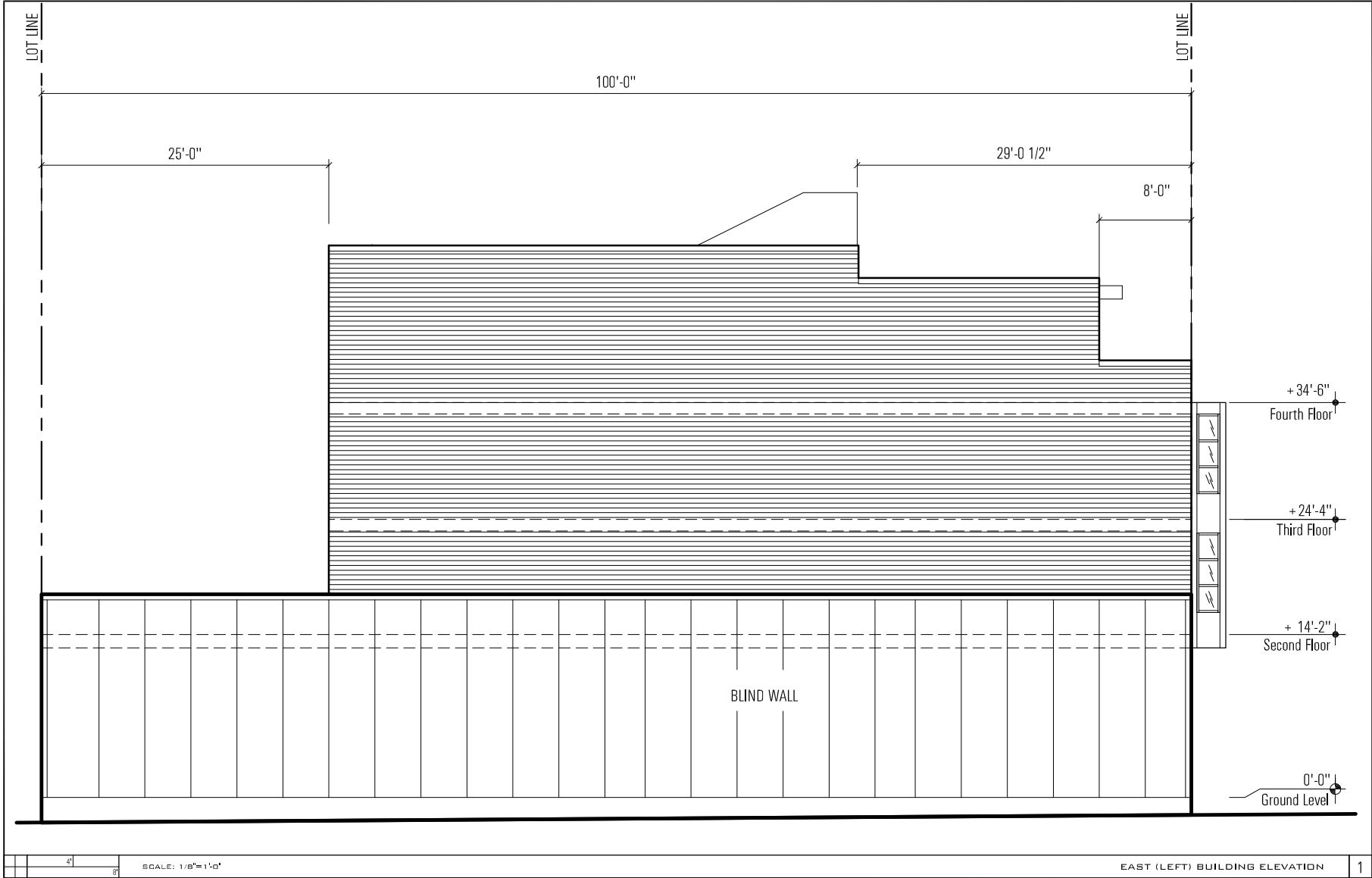
SHEET

A2.2

SOUTH (BACK) BUILDING ELEVATION

1

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



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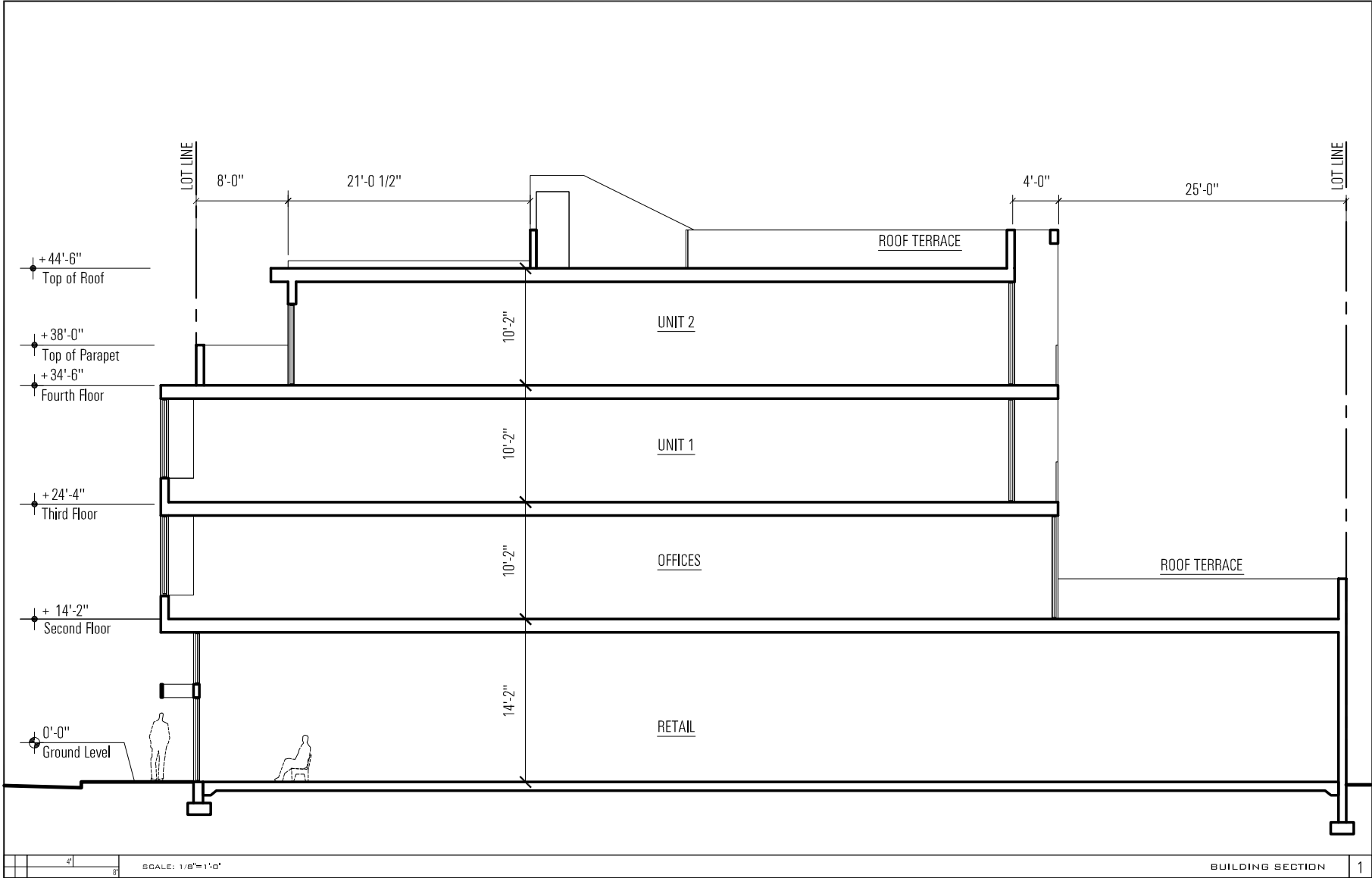
SHEET

A2.3

EAST (LEFT) BUILDING ELEVATION

1

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



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TARAVAL
 210-2017 Taraval St. San Francisco, CA 94116

SHEET TITLE
 BUILDING SECTION

SHEET
A3.0

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

BUILDING SECTION

1

2115-2117 TARAVAL STREET SAN FRANCISCO, CA 94116



DIAGRAM 1: Datum Line

The Proposed ground floor maintains the datum line established by the commercial, storefronts of neighboring buildings and their canopies.



DIAGRAM 2: Openings

The Proposed Project maintains the void to solid ratio as compared to the neighboring buildings on the ground, commercial level, as well as at the upper, residential ones.