



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 25, 2010

Date: March 18, 2010
Case No.: 2008.0992CV and 2003.1287V
Project Address: 200 Dolores Street
Zoning: RTO (Residential, Transit-Oriented)
40-X Height and Bulk District
Block/Lot: 3557/063 and 3557/062
Staff Contact: Sophie Hayward – (415) 558-6372
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SUMMARY OF JANUARY 28, 2010 PUBLIC HEARING

At the January 28, 2010 Planning Commission hearing, President Miguel closed the public hearing and the Planning Commission indicated its intent to deny the request for a Conditional Use Authorization (CU) to allow for 1:1 parking by a vote of +4,-3. While the Commission expressed support for the proposal to add thirteen new residential units, its objection was specific to the request for 1:1 parking and several concerns regarding the proposed design. After the January 28, 2010 hearing, the Project Sponsor revised the proposed design in accordance with the Staff recommendations.

The request for 1:1 parking is the trigger for the CU requirement; but for the parking request, the proposed project (13 residential units) would be permitted by right. A proposal for 10 off-street parking spaces (or 0.75 off-street parking spaces for every unit) would be permitted by right.

Enclosed with your packets are two Draft Motions. The first is a Draft Motion of Approval, for the project as proposed. The second is a Draft Motion that disapproves the request for Conditional Use Authorization for 1:1 Parking. The intent of the Draft Motion to Disapprove is to allow the Planning Commission an opportunity to disapprove the request for the Conditional Use Authorization to allow 1:1 parking, while expressing support for a project with reduced parking, at a level permitted by right.

If the request for Conditional Use Authorization is denied, the project sponsor may revise the proposed project with reduced parking. A revised project with reduced parking may be approved by Staff if the Zoning Administrator grants the requested variances, as it has been duly noticed through the combined 311/CU notification process. If the proposed project is revised such that no CU is required, both the Inclusionary Housing requirements and Mitigation Monitoring program associated with the CEQA findings would be incorporated as Conditions of Approval of the Variance.

SPECIFIC PROJECT INFORMATION

Prior to the January 28, 2010 public hearing, the Planning Commission requested clarification on three points for the above referenced project located on the southeast corner of 15th and Dolores Streets: the

total number of existing and proposed units included in the project, the Department's support for the request for 1:1 off-street parking, and the required Variances from the Planning Code Rear Yard, Front Setback, Minimum Lot Size, and Open Space requirements.

TOTAL NUMBER OF EXISTING AND PROPOSED UNITS

The project includes Lots 062 and 063 on Assessor's Block 3557.

- On Lot 062, which fronts on 15th Street, no new construction is proposed. There is currently one, three-unit building on Lot 062 (1919-1923 15th Street), with three off-street parking spaces located in the existing side setback along the west property line. The proposed project includes a lot line adjustment which would remove the west 8.5' of Lot 062 and grant it to Lot 063 (200 Dolores Street). This lot line adjustment would result in the loss of the three existing off-street parking spaces for the property at 1919-1923 15th Street.
- On Lot 063, which is the corner property (200 Dolores Street), there is one existing building with three vacant, fire-damaged residential units in the historic structure. The proposed project includes constructing a new, ten-unit building on the lot as well as the rehabilitation of the three-unit existing building on the lot.
- **If the proposed project is approved, Lot 062 would have three dwelling units and no on-site off-street parking. Lot 063 would have 13 dwelling units, and 16 off-street parking spaces on-site, three of which would be deeded to the 3 residential units on Lot 062.**

RECOMMENDATION OF APPROVAL FOR 1:1 PARKING

After lengthy internal discussions regarding the Project Sponsor's request for Conditional Use Authorization for 1:1 parking, the Department is recommending approval. However, on this point in particular, the Department seeks the input and guidance of the Planning Commission.

The proposed project includes a garage with 16 off-street parking spaces. Three of those spaces will be deeded to the adjacent parcel, Lot 062, to replace the off-street parking that will be lost as a result of the lot line adjustment.

- The project proposes 13 new off-street parking spaces for the 13 dwelling units on the lot.
- The project proposes to provide 3 off-street parking spaces for the existing building at 1919-23 15th Street, to replace the spaces lost as a result of the lot line adjustment.

The Department supports the request for 1:1 parking in this instance due to the site location in relation to transit and the location of the parking within the proposed new building. There is currently no public transit on either 15th or Dolores Streets. The closest BART station is located at 16th and Mission Streets, and MUNI stops are located on 16th and Church Streets as well as on Market at Dolores and Market at Church Streets. While these stops are in the vicinity of the subject property, the BART station in particular is located a full five to six blocks southwest of the proposed project. As proposed, the off-street parking is provided in a below-grade parking facility accessed from 15th Street through a single garage entrance. As proposed, the parking entrance will replace the existing curb cut on 15th Street, and will minimally impact the existing streetscape.

REAR YARD, FRONT SETBACK, AND OPEN SPACE VARIANCES

The proposed project on Lot 063 (200 Dolores) requires a Variance from the Rear Yard and Front Setback requirements of the Planning Code. The lot line adjustment for Lot 062 (1919-1923 15th Street) triggers a requirement that the project get a Variance from the Minimum Lot Size and Open Space requirements of the Planning Code.

Lot 063, 200 Dolores

Rear Yard. Planning Code Section 134 requires that the subject property maintain a rear yard that measures 51' in length for the full 71' of width of the property, which fronts on Dolores Street. As proposed, the new building will front on 15th Street and will share a rear yard with the existing structure on the subject property. The west portion of the proposed new building, measuring approximately 51' in length along 15th Street, would be located within the required rear yard. The proposed project provides a shared open space as a courtyard for all thirteen units at ground level. The proposed courtyard would measure approximately 1,580 square feet, with a width of approximately 31' and a depth that measures 51' in length.

Front Setback. Planning Code Section 132 requires that the proposed new building maintain a front setback that measures 13'8" in length. The northeast corner of the proposed new building extends to the property line and does not provide a front setback. The lot configuration results in an unusually deep front setback requirement for a corner building. The Project Sponsor is requesting a Variance from the Planning Code's front setback requirement in order to construct a residential building with a strong corner element to help define the character of the block.

Lot 062, 1919-23 15th Street

Minimum Lot Size. Planning Code Section 121 requires a minimum lot size of 2,500 square feet for the lot with frontage on 15th Street, Lot 062 (1919-23 15th Street). With the proposed lot line adjustment, the lot will measure approximately 1,882 square feet.

Open Space. Planning Code Section 135 requires that a minimum of 100 square feet of private usable open space, or approximately 400 square feet of common open space be provided for the three-unit building located at 1919-23 15th Street. The dimensions for areas used as common open space must measure, at a minimum, 15 feet in any horizontal direction. The proposed lot line adjustment will result in a lot that does not meet the minimum requirements for usable, common open space for the existing residential units.



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 25, 2010

Date: March 18, 2010
Case No.: **2008.0992C**
Project Address: **200 DOLORES STREET**
Zoning: RTO (Residential, Transit-Oriented)
40-X Height and Bulk District
Block/Lot: 3557/063
Project Sponsor: David Silverman
Reuben & Junius
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Sophie Hayward – (415) 558-6372
sophie.hayward@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project includes rehabilitation of the existing vacant, fire-damaged three-unit residential building on the subject lot and the construction of a new, ten-unit residential building adjacent to the existing building on the subject lot. In total, the project proposes to provide thirteen dwelling units with thirteen off-street parking spaces, and to replace three parking spaces for the adjacent property (Lot 062, Assessor's Block 3557) that would be lost as a result of the lot line adjustment associated with the proposed project. The project will result in two buildings on the subject lot:

- **Existing Building:** The existing vacant fire-damaged building at 200 Dolores containing three residential units will be rehabilitated, and each of the three, two-bedroom units will be renovated.
- **New Building:** The proposed new building will provide ten new residential units. One unit will be a one-bedroom unit, and nine units will be two-bedroom units. The new building will include an underground garage with 16 off-street parking spaces, including 13 spaces for the 13 units on the subject property. The underground garage will also include 3 parking spaces that are being shifted from adjacent Lot 62 to Lot 63 as part of the lot line adjustment. All of the parking spaces will be accessed from 15th Street. The four-story structure will be 40 feet tall and located on a rectangular shaped lot with primary frontage of 113.5 feet on 15th Street, and secondary frontage of 71 feet on Dolores Street (Assessors Block 3557, Lot 63).

The Project includes a lot line adjustment that would add 10.5 feet of lot width (currently a driveway) to Lot 63 from adjacent Lot 62, by moving the property boundary to the west. The three parking spaces currently provided in the driveway for the three units at Lot 62 will likewise be shifted to Lot 63 and provided to the occupants of the three units at Lot 62.

The proposed project requires a Conditional Use Authorization, pursuant to Planning Code Sections 151.1, 157, and 303.

Pursuant to Planning Code Sections 121, 132, 134, and 135, the proposed project also requires Rear Yard and Front Setback Variances for the subject property (Lot 063); and Open Space and Minimum Lot Size Variances for the adjacent property (Lot 062) in order to allow a lot line adjustment necessary for the construction of the new residential building. The subject building is located in an RTO District and a 40-X Height and Bulk District.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southwest corner of Dolores and 15th Streets, Block 3557, Lot 063. The property is located within an RTO (Residential, Transit-Oriented) District with 40-X Height and Bulk district. The subject property is a corner lot, with approximately 71 feet of frontage on Dolores Street and 114 feet of frontage on 15th Street. The lot is approximately 16% covered by the subject building, with the rear yard extending west toward Lot 062, along 15th Street. The property is developed with one structure on the south end of the lot. The existing structure on the lot is a fire-damaged residential structure with three vacant dwelling units.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of 15th and Dolores Streets, within the Market-Octavia Plan Area. The subject property is located within the Upper Market neighborhood, and is most closely associated with the Mission Dolores and Castro-Market neighborhoods. The adjacent property to the south, located at 214 Dolores, is San Francisco Landmark No. 67, the Tanforan Cottages. The Project site is located in an RTO District, which is primarily residential. Surrounding properties are located within the RTO District.

ENVIRONMENTAL REVIEW

On October 27, 2009, the Planning Department (hereinafter "Department") issued a Final Mitigated Negative Declaration, finding that the proposed project could not have a significant effect on the environment. This finding, pursuant to the California Environmental Quality Act ("CEQA") review procedures, is described in the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 8, 2010	January 8, 2010	20 days
Posted Notice	20 days	January 8, 2010	January 8, 2010	20 days
Mailed Notice	10 days	January 18, 2010	January 15, 2010	14 days

PUBLIC COMMENT

- The Department has received one letter of support for the proposed project, and one letter in opposition to the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The existing subject property is a vacant, fire-damaged residential building on a large and prominent corner lot within the Mission-Dolores neighborhood. The lot is considered blight in the neighborhood, and is currently fenced off. The existing building on the lot has been vandalized.
- The project includes a lot line adjustment with the adjacent parcel on 15th Street (Assessor's Lot 062). As a result of the lot line adjustment, the adjacent parcel will lose the area that serves as off-street parking for three vehicles. Therefore, the proposed project includes 1:1 parking for the 13 units proposed for the subject property, as well as a replacement of the three off-street parking spaces for the adjacent parcel. In total, the proposed project includes 16 off-street parking spaces.
- The proposed project would provide ten new residential units. The unit mix consists of nine, two-bedroom units, and one, one-bedroom unit. The proposed project would comply with Inclusionary Housing requirements (Section 315 of the Planning Code) by paying the appropriate in-lieu fee.
- The proposed project requires a Variance from Planning Code Sections 121, 132, 134, and 135. The Zoning Administrator will hear the Variance request immediately following the Planning Commission's action on the request for Conditional Use Authorization.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow for one off-street parking space for each of the thirteen dwelling units within the RTO (Residential, Transit-Oriented) Zoning District. If the Commission denies the request for the Conditional Use Authorization, the project may be revised to provide a maximum of ten off-street parking spaces (and three additional spaces to replace those lost by the adjacent property due to the lot line adjustment), and the project could be approved by Staff as a code-complying project if the required Variances are approved by the Zoning Administrator.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable, with the recommended Conditions of Approval, under Sections 303 and 157 of the Planning Code for the following reasons:

- The project provides quality, new family housing in an appropriate location;
- The project includes the restoration of an historical resource;
- The project will improve neighborhood aesthetics and safety by rehabilitating the largely vacant lot.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Section 311/CU Notice
Draft Motion to Approve
Draft Motion to Disapprove
CU Application
Photographs
Reduced Plans

Attachment Checklist

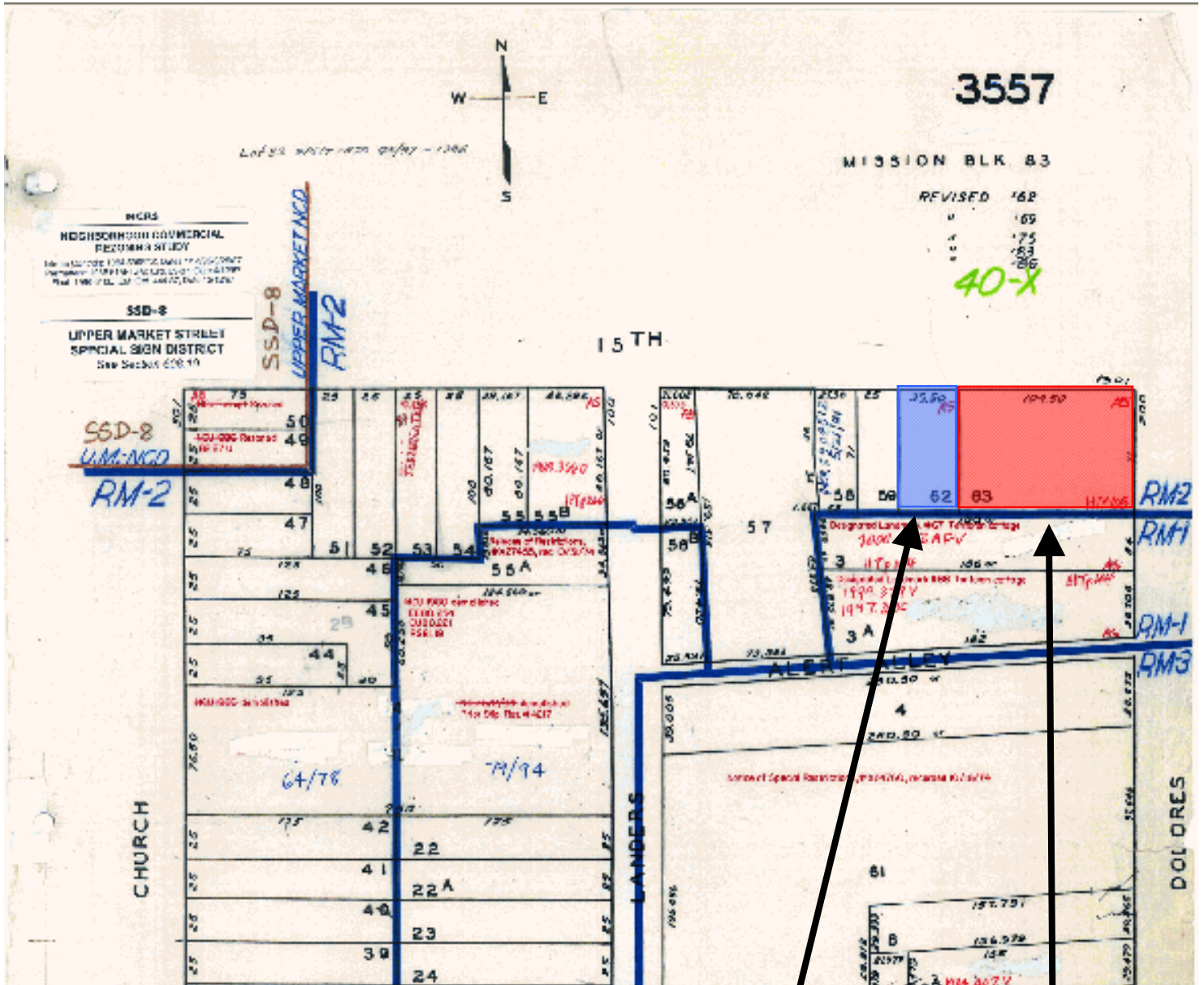
- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked=""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

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

Planner's Initials

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Parcel Map



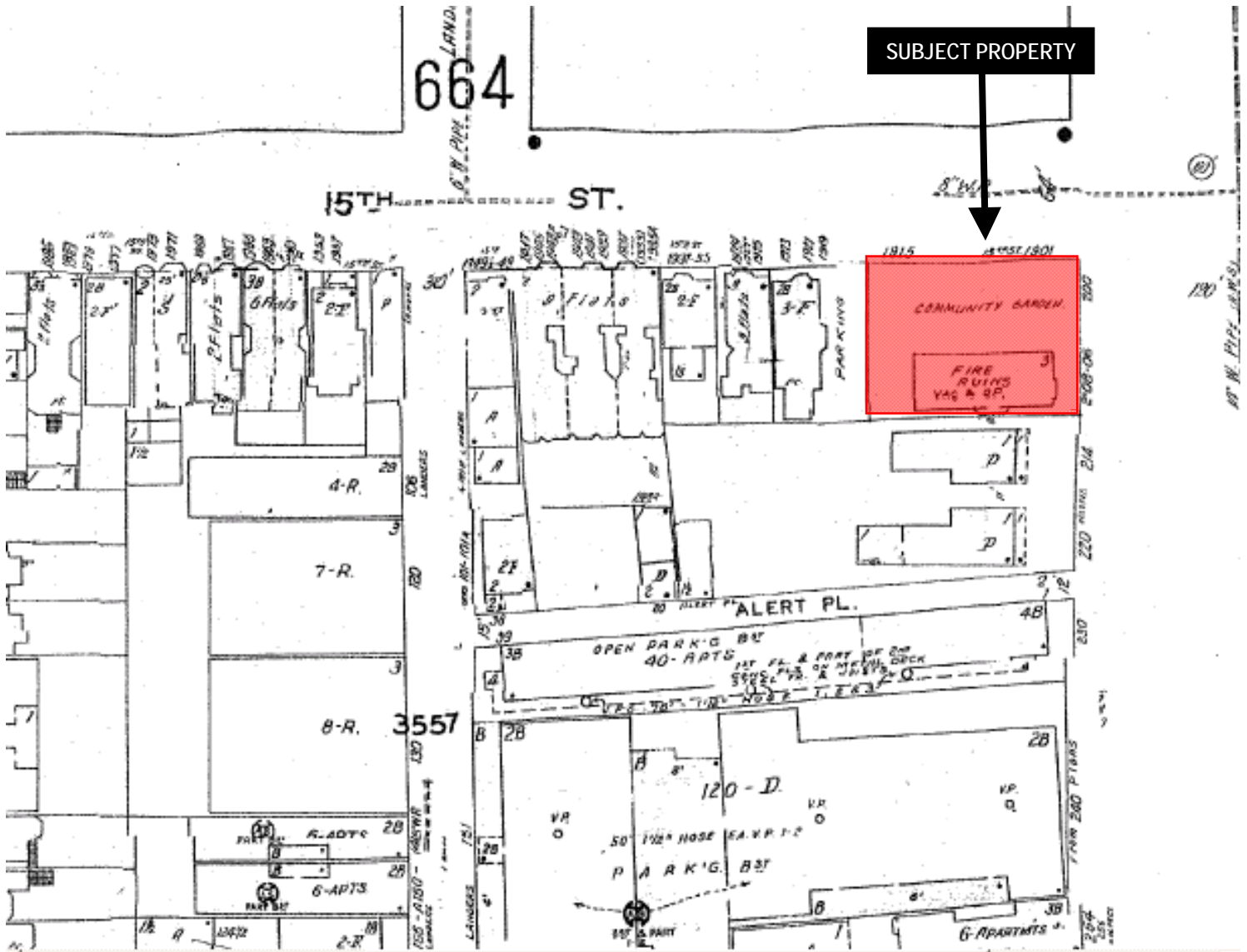
ADJACENT LOT, 062

SUBJECT PROPERTY



Conditional Use and Variance Hearing
 Case Numbers 2008.0992CV and 2003.1287V
 200 Dolores Street

Sanborn Map*



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

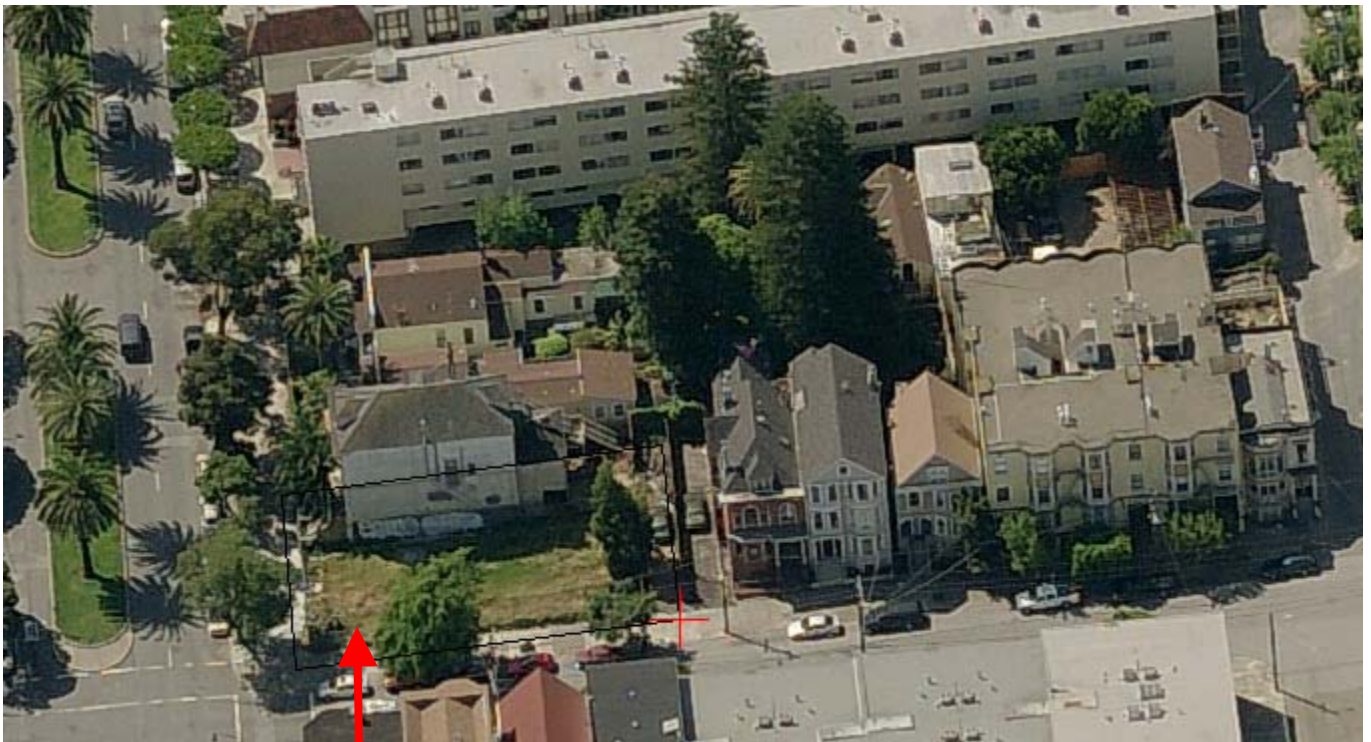


Conditional Use and Variance Hearing
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200 Dolores Street

Aerial Photos



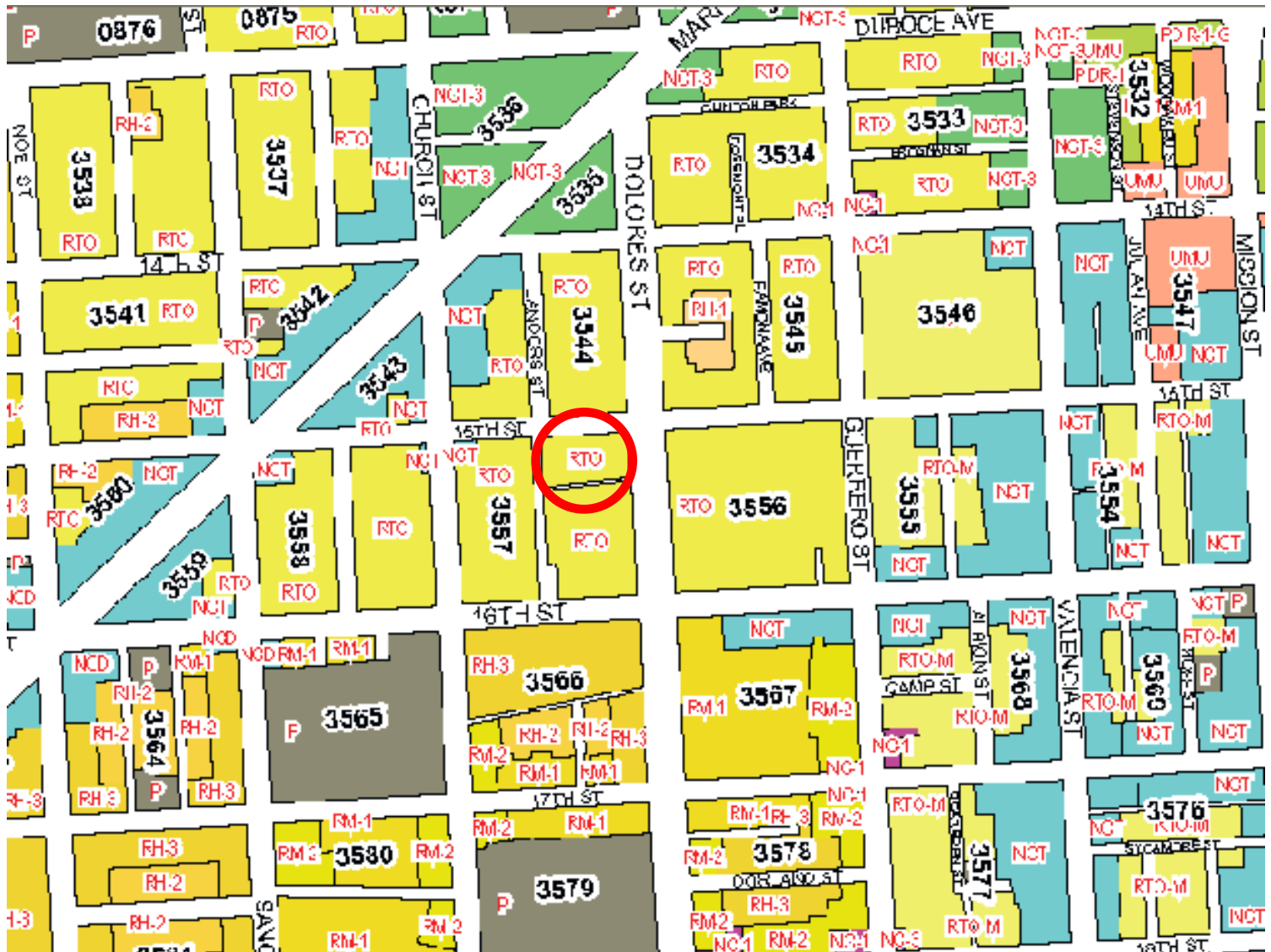
SUBJECT PROPERTY



SUBJECT PROPERTY

Conditional Use and Variance Hearing
Case Numbers 2008.0992CV and 2003.1287V
200 Dolores Street

Zoning Map



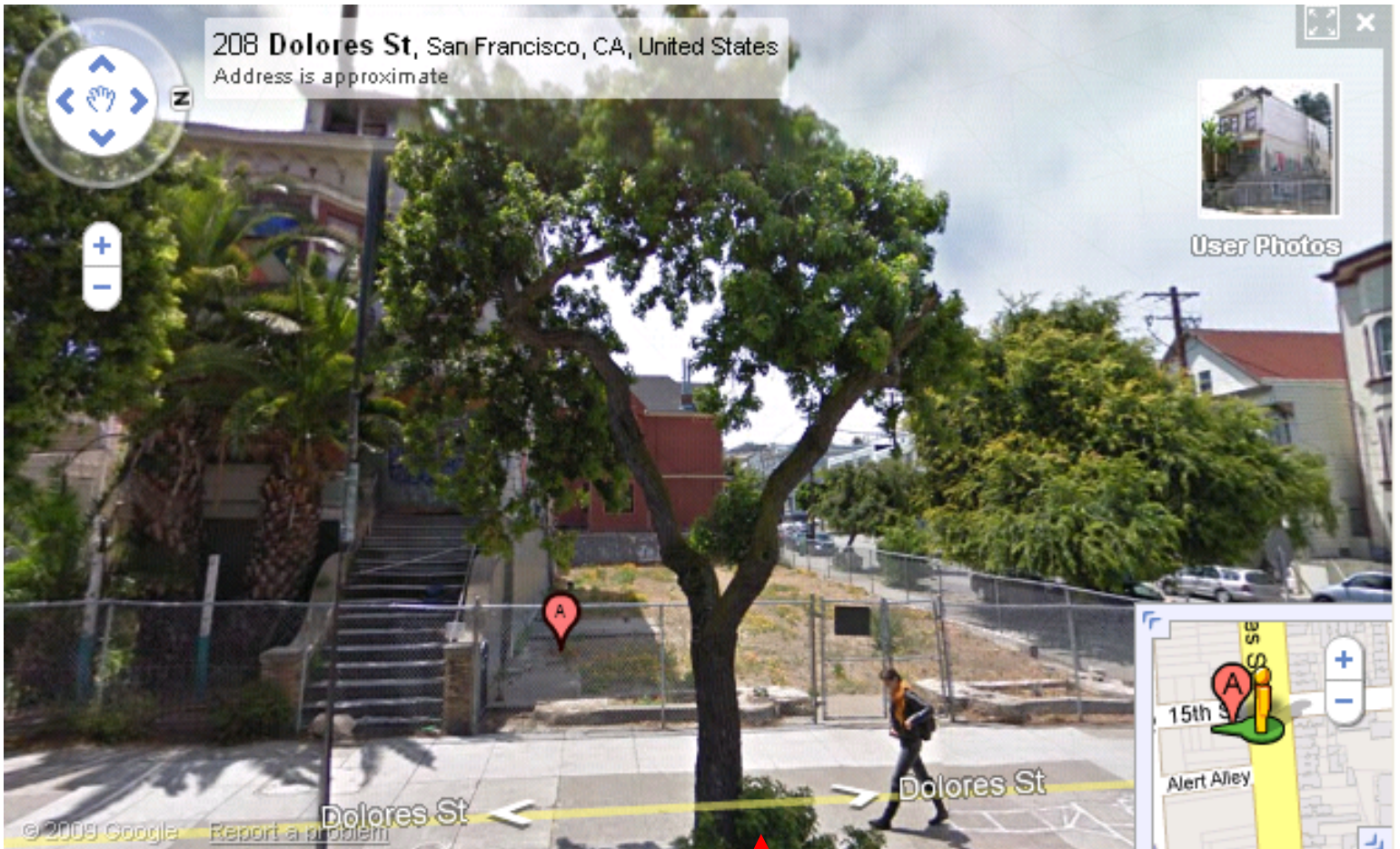
ZONING DISTRICTS INCLUDED IN THIS MAP:

- | | |
|------------------------------------|--------------|
| RH-1, RH-1(S), RH-1(D), RH-2, RH-3 | SLR, SLI |
| RM-1, RM-2, RM-3, RM-4 | C-3-S, C-3-G |
| UMU, RTO-M, RED, RC-3, RC-4 | PDR-1-G |
| NC-1, NC-2, NC-3, NCD | P |
| NCT, NCT-3 | |



Conditional Use and Variance Hearing
Case Numbers 2008.0992CV and 2003.1287V
200 Dolores Street

Site Photo



SUBJECT PROPERTY

Conditional Use and Variance Hearing
Case Numbers 2008.0992CV and 2003.1287V
200 Dolores Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Draft Motion

HEARING DATE: MARCH 25, 2010

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Case No.: **2008.0992C**
Project Address: **200 DOLORES STREET**
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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 151.1, 157, AND 303 OF THE PLANNING CODE TO ALLOW THE CONSTRUCTION OF THIRTEEN DWELLING UNITS WITH THIRTEEN OFF-STREET PARKING SPACES, AND TO REPLACE THREE PARKING SPACES FOR THE ADJACENT LOT (LOT 062, ASSESSOR’S BLOCK 3557) WITHIN AN RTO (RESIDENTIAL, TRANSIT-ORIENTED) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 15, 2009, David Silverman, on behalf of Covorn, LLC (Project Sponsor) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 151.1, 157, and 303 of the Planning Code to allow a proposal to construct thirteen dwelling units with thirteen off-street parking spaces, and to replace, on-site, the three parking spaces for the adjacent property (Lot 062, Assessor’s Block 3557) that would be lost as a result of the project, within an RTO (Residential, Transit-Oriented) District and a 40-X Height and Bulk District.

On January 28, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.0992C. The Commission President closed the public hearing, and continued the item to the regularly scheduled public hearing on March 25, 2010.

On September 23, 2009, a Notice of Availability and Intent to Adopt a Mitigated Negative Declaration (MND) for the Project was prepared and published for public review; and

The Draft MND was available for public comment until October 13, 2009; and

On October 27, 2009, the Planning Department reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Department found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2008.0992E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

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. 2008.0992C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southwest corner of Dolores and 15th Streets, Block 3557, Lot 063. The property is located within an RTO (Residential, Transit-

Oriented) District with 40-X height and bulk district. The property is developed with one structure on the south end of the lot. The existing structure on the lot is a fire-damaged residential structure with three vacant dwelling units. The subject property is a corner lot, with approximately 71 feet of frontage on Dolores Street and 114 feet of frontage on 15th Street. The lot is approximately 16% covered by the subject building, with the rear yard extending west toward Lot 062, along 15th Street.

3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of 15th and Dolores Streets, within the Market-Octavia Plan Area. The subject property is located within the Upper Market neighborhood, and is most closely associated with the Mission Dolores and Castro-Market neighborhoods. The adjacent property to the south, located at 214 Dolores, is San Francisco Landmark No. 67, the Tanforan Cottages. The Project site is located in an RTO District, which is primarily residential. Surrounding properties are located within the RTO District.

4. **Project Description.** The Project comprises two separate buildings, each described below:

Building 1: Existing Building, at 200 Dolores Street: The existing vacant fire-damaged building located on the subject property contains three residential units and will be restored and each of the units will be renovated. The renovated structure will contain three, two-bedroom residential units. The existing interior gross building area measures approximately 4,400 square feet and the renovated gross building area remain approximately the same, 4,200 square feet.

Building 2: New Building on the Corner of Dolores and 15th Street: Construction of 10 dwelling units on four floors comprising approximately 12,905 square feet of residential space, with an underground garage for 1:1 parking comprising approximately 7,900 gross square feet. One of the new dwelling units will be a one-bedroom unit, and the other nine units will be two-bedroom dwellings. All of the parking spaces will be accessed from 15th Street. The underground garage will also include three parking spaces that are being shifted from adjacent Lot 62 to Lot 63 as part of the lot line adjustment. The four-story structure will be 40 feet tall and located on a rectangular shaped lot with frontage that measures approximately 114 feet in length along 15th Street, and secondary frontage of approximately 71 feet on Dolores Street (Assessors Block 3557, Lot 63).

In addition to the Conditional Use Authorization, the proposed project also requires Variances from the Rear Yard and Front Setback requirements of Planning Code Sections 132 and 134. As a result of the Lot Line Adjustment, the proposed project will also require a Variance from the Open Space requirements of the Planning Code for the adjacent parcel (Lot 062).

5. **Public Comment.** The Department has received one letter in support of the proposal, from Peter Lewis on behalf of the Mission Dolores Neighborhood Association, and one letter of opposition to the proposed 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. **Parking.** Planning Code Section 151.1 states Off-street accessory parking shall not be required for any use. Parking may be provided for up to three cars for each four dwelling units. Providing one car for each dwelling unit requires Conditional Use authorization.

The Project Sponsor is seeking a Conditional Use Authorization in order to provide 1 parking space for each of the thirteen dwelling units, and to replace the three existing parking spaces for the adjacent parcel that will be lost as a result of the proposed project's lot line adjustment. Pursuant to the requirements of Planning Code Section 151.1, the Planning Commission finds:

- i. Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;*
 - ii. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal; and*
 - iii. Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.*
- B. **Rear Yard.** Planning Code Section 134 requires that the subject property maintain a rear yard that measures 51' in length for the full 71' of width of the property, which fronts on Dolores Street.

As proposed, the new building will front on 15th Street and will share a rear yard with the existing structure on the subject property. The west portion of the proposed new building, measuring approximately 51' in length along 15th Street, would be located within the required rear yard. The Project Sponsor is requesting a variance from the Planning Code's rear yard requirements in order to provide a shared open space as a courtyard for all thirteen units at ground level. The proposed courtyard would measure approximately 1,580 square feet, with a width of approximately 31' and a depth that measures 51' in length. The Zoning Administrator will hear the Variance at a public hearing scheduled for March 25, 2010.

- C. **Front Setback.** Planning Code Section 132 requires that the proposed new building maintain a front setback that measures 13'8" in length. The northeast corner of the proposed new building extends to the property line and does not provide a front setback.

The lot configuration results in an unusually deep front setback requirement for a corner building. The Project Sponsor is requesting a variance from the Planning Code's front setback requirement in order to construct a residential building with a strong corner element to help define the character of the block. The Zoning Administrator will concurrently hear the Variance at a public hearing scheduled for March 25, 2010.

- D. **Open Space.** Section 135 of the Planning Code requires that open space be provided for each dwelling unit. 100 square feet of private open space for each unit, or 1,729 feet of common open space is required for the subject property in the RTO Zoning District.

Open space for the subject property will be provided as common open space at the rear yard and the roof decks. The rear yard will provide approximately 1,580 square feet of usable open space which is accessible by all units. The roof decks will provide an additional 900 square feet of common open space.

- E. **Street Trees.** Planning Code Section 143(b) requires the installation by the owner or developer of street trees in the case of construction of a new building. The street trees installed shall be a minimum of one 24-inch box tree for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located either within a setback area on the lot or within the public right-of-way along such lot. Six street trees are required for the 114' 15th Street frontage.

The requirement for the installation of five of the six street trees has been met by the presence of the existing street trees on the 15th Street frontage of the subject property. One additional street tree will be planted on 15th Street pursuant to Planning Code Section 143(b).

7. **Residential Inclusionary Affordable Housing Program.** Planning Code Section 315 sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Planning Code Section 315.3, these requirements would apply to projects that consist of ten or more units, where the first application (EE or BPA) application was applied for before July 18, 2006. Pursuant to Planning Code Section 315.6, the Project has elected to pay an in-lieu fee. This fee is made payable to the Treasurer for use by the Mayor's Office of Housing for the purpose of constructing the required housing at an alternate site providing .17 times the total number of units as affordable off-site units.

The Project Sponsor has submitted a Declaration of Intent to satisfy the requirements of the Residential Inclusionary Housing Ordinance through payment of an in-lieu fee, in an amount to be established by the Mayor's Office of Housing. The EE application was submitted on December 17, 2003.

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

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

The proposed Project is desirable because it will contribute residential units to the City's housing supply. The immediate neighborhood is surrounded by residential buildings. The project will result in the addition of ten new dwelling units, in a manner that is consistent with the prevailing pattern of neighborhood development.

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

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

The subject property is well suited for multi-unit residential development. The subject property is located on a corner lot with two street frontages on Dolores and 15th Streets. The proposed density at one unit per 474 square feet of lot area, and the proposed 40-foot height are appropriate for the Site location and size.

- 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 Planning Code does not require parking or loading for a residential project. For residential uses, the RTO District principally permits 0.75 parking spaces per unit, and 1:1 parking as a conditional use. Thus, 10 residential spaces are principally permitted for 13 units with 1:1 parking. The Project provides a total of 16 independent residential parking spaces, including 3 spaces for Lot 62. All parking spaces will be underground.

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

The proposed project will consist of high quality residential units. The proposed residential use will not generate noxious or offensive emissions, noise, glare, dust, or odor.

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

The proposed Project is intended to produce an environment where residents can enjoy an attractive, safe and comfortable environment. The Project will provide sufficient open space through the use of the rear yard and the roof decks. Lighting along the building façade and at the street level, and installation of street trees, will be consistent with the neighborhood character.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

9. **Planning Code Section 157.** Planning Code Section 157 establishes criteria to consider in evaluating any application for conditional use where the amount of parking exceeds the amount classified in Section 204.5 as accessory parking, that the Planning Commission must in addition to those set forth in Section 303(c):

- A. Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as

accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;

The proposed 13 dwelling units for the proposed project will generate a parking demand of 13 spaces, plus three spaces for the three adjacent units at Lot 62, which will lose their existing off-street parking as a result of the proposed project. During the week, it is anticipated that most residents will travel to work by walking, taking public transit such as BART or MUNI, or using taxicabs. However, the residents will require additional parking beyond that which is normally allowed as accessory parking because it is anticipated that each household will desire to own a vehicle primarily for non-commuter purposes and generate a parking demand of at least one parking space. Existing on-street parking in this area is limited.

- B. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;

While it is anticipated that the majority of residents will take public transit for commuter purposes, it is likely that each household will maintain one car for use outside of commuting hours. This demand will not decrease with the provision of car-share parking spaces.

- C. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services;

The additional parking will not have any detrimental effect on the surrounding area. All parking will be provided in an underground parking garage accessed through a single garage entrance on 15th Street.

- D. In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees;

The Project Sponsor will limit the proposed residential parking to residents. There are no commercial uses in the Project.

- E. Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

The proposed new parking is associated with a residential use, and will not be available for the use by the general public.

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

HOUSING ELEMENT OBJECTIVES AND POLICIES

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.

The proposed project will provide quality, new family housing in an appropriate location.

Policy 11.2:

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

The proposed new housing will provide adequate improvements, services, and amenities.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3:

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

The Project will enhance the neighborhood by reinforcing the urban nature of the street pattern. The Project will result in a better utilization of the Project Site than that of the existing vacant lot and fire-damaged building. The Project Site is located in an established residential neighborhood.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

The Project will improve neighborhood safety by rehabilitating the existing vacant, fire-damaged building on the subject property and by the improvement of a largely vacant lot.

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.

There are no retail or commercial uses existing or proposed for the subject property. The proposed project could enhance nearby neighborhood-serving retail uses by increasing the number of residents in the area.

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

The existing vacant, fire-damaged building will be rehabilitated, and the three existing units will be renovated. In addition, ten new units will be added to the site and the vacant portion of the lot will be utilized in a manner consistent with the existing neighborhood pattern.

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

No housing is removed for this Project. The proposed project will provide ten new dwelling units, and will rehabilitate three existing, fire-damaged and vacant dwelling units for a project total of thirteen units. The proposed project will pay an in-lieu fee in a manner consistent with Planning Code Section 315.

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

The proposed residential project will not impede MUNI transit. The addition of ten new and the renovation of three existing dwelling units will not overburden streets or neighborhood parking. As proposed, the project includes a single curb cut on 15th Street.

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 will not displace any service or industry establishment. The project will not impact industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

The proposed project includes the preservation and restoration of the existing building on the subject property. The proposed project includes the construction of a new building adjacent to the existing building.

- H. That our 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.

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. 2008.0992C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on January 15, 2009 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the MND and contained in the MMRP are included as conditions of approval.

The Planning Commission further finds that since the MND was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the MND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the MND.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 25, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

Motion XXXXXX
Hearing Date: March 25, 2010

CASE NO 2008.0992C
200 Dolores Street

ABSENT:

ADOPTED: March 25, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 151.1, 157, and 303 of the Planning Code to allow to allow a proposal to construct thirteen dwelling units with thirteen off-street parking spaces, and to replace, on-site, the three parking spaces for the adjacent property (Lot 062, Assessor's Block 3557) that would be lost as a result of the project, within an RTO (Residential, Transit-Oriented) District and a 40-X Height and Bulk District in general conformance with plans filed with the Application as received on January 15, 2009 and stamped "EXHIBIT B" included in the docket for **Case No. 2008.0992C**, reviewed and approved by the Commission on March 25, 2010.
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 3557, Lot 063), 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. **Below Market Rate Units (BMR Units)**
 - a. **Requirement.** Pursuant to Planning Code 315.6, the Project Sponsor has elected to pay a fee in-lieu of providing seventeen percent (17%) off-site affordable below-market-rate units ("BMR units") to satisfy its Inclusionary Requirement.
 - b. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 315 et seq. of the Planning Code and the terms of the Residential Inclusionary Affordable Housing Monitoring and Procedures Manual (hereinafter "Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 315 (collectively the "Inclusionary Housing Ordinance"). Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
http://www.sfgov.org/site/uploadedfiles/planning/inclusionaryhousingproceduresmanual6_28_07.pdf.
 - i. The in-lieu fee must be paid in full sum prior to the issuance of the first site or building permit by the Department of Building Inspection (DBI).

- ii. Prior to the issuance of the first site or building permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR unit(s).
 - iii. If project applicant fails to comply with the Inclusionary Housing requirement, the Director of Building Inspection shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A project applicant's failure to comply with the requirements of Planning Code Sections 315 to 315.9 shall constitute cause for the City to record a lien against the development project.
 - iv. **Future Applicable Controls:** If the Interim Controls contained in Board of Supervisors Resolution No. 100047 entitled "Planning Code - Interim Controls Related to Affordable Housing Requirements" or permanent controls in substantially similar form to those contained in Ordinance No. 100046 entitled "Planning Code - Amending Inclusionary Housing Ordinance" proposing amendments to Planning Code Section 315 et seq. (collectively "applicable future controls") are approved by the Board of Supervisors prior to issuance of the first certificate of occupancy for the Project, the Project shall be subject to the applicable future controls and not the current provisions of Planning Code Section 315 et seq. Specifically, the Project shall pay the affordable housing fee as provided in the applicable future controls unless it is eligible to meet the requirements of Section 315 et seq. through an alternative method. The affordable housing fee currently designated in the draft applicable future controls is set at the same amount as the current in lieu fee in Planning Code Section 315.6 and the Planning Commission does not anticipate, except for standard indexing provided for by ordinance, that it shall increase as a result of the future permanent controls.
4. **Mitigation Measures**
- a. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval
5. 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 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.

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2008.0992E
200 Dolores Street Residential Project

Motion No.:
Page 1

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
MITIGATION MEASURE M-CP-1 Archeological Resources				
<p>Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the Environmental Review Officer (ERO) for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level of potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) (c).</p>	<p>The project sponsor</p>	<p>Prior to issuance of grading or building permits</p>	<p>Project sponsor shall retain archeological consultant to undertake archaeological monitoring program in consultation with ERO.</p>	<p>Complete when Project Sponsor retains qualified archaeological consultant.</p>
<p><i>Archeological Monitoring Program (AMP)</i>. The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to commencing any project-related soils-disturbing activities. The ERO in consultation with the project archeologist shall determine what project activities shall be 	<p>The project sponsor and archeological consultant</p>	<p>Prior to any soils disturbance</p>	<p>Consultation with ERO on scope of AMP</p>	<p>After consultation with and approval by ERO of AMP.</p>

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

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200 Dolores Street Residential Project

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archeological resources and to their depositional context.</p> <ul style="list-style-type: none"> • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. 				
<p>If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If, in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO</p>	<p>The archaeological consultant, Project Sponsor and project contractor.</p>	<p>Monitoring of soils disturbing activities.</p>	<p>Archaeological consultant to monitor soils disturbing activities specified in AMP and immediately notify the ERO of any encountered archaeological</p>	<p>Considered complete upon completion of AMP.</p>

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

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200 Dolores Street Residential Project

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.</p>			<p>resource.</p>	
<p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>(A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>(B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>	<p>ERO, archaeological consultant, and Project Sponsor.</p>	<p>Following discovery of significant archaeological resource that could be adversely affected by project.</p>	<p>Redesign of project to avoid adverse effect or undertaking of archaeological data recovery program.</p>	<p>Considered complete upon avoidance of adverse effect</p>
<p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the</p>	<p>Archeological consultant in consultation with the ERO</p>	<p>After determination by ERO that an archaeological data recovery program is required</p>	<p>Archaeological consultant to prepare an ADRP in consultation with ERO</p>	<p>Considered complete upon approval of ADRP by ERO.</p>

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

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200 Dolores Street Residential Project

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils-disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and, in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC), who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>Archaeological consultant or medical examiner</p>	<p>Discover of human remains</p>	<p>Notification of County/City Coroner and, as warranted, notification of NAHC.</p>	<p>Considered complete on finding by ERO that all State laws regarding human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, and that sufficient opportunity has been provided to the archaeological consultant for scientific/historical analysis of remains/funerary objects.</p>
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical of any discovered archeological resource and describes the archeological and historical research methods employed in the</p>	<p>Archeological consultant</p>	<p>Following completion of cataloguing, analysis, and</p>	<p>Preparation of FARR</p>	<p>FARR is complete on review and approval of</p>

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

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200 Dolores Street Residential Project

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate, removable insert within the draft final report.		interpretation of recovered archaeological data.		ERO
Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy, and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three (3) copies of the FARR, along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.	Archeological consultant	Following completion and approval of FARR by ERO	Distribution of FARR after consultation with ERO.	Complete on certification to ERO that copies of FARR have been distributed
<p>MITIGATION MEASURE M-HZ-1</p> <p><i>Hazards (PCBs and Mercury)</i></p>				
The project sponsor would ensure that building surveys for PCB- and mercury-containing equipment (including elevator equipment), hydraulic oils, and fluorescent lights are performed prior to the start of renovation. Any hazardous materials so discovered would be abated according to federal, state, and local laws and regulations.	Project sponsor.	Prior to demolition and construction activities.	San Francisco Planning Department to review building materials surveys and monitor abatement	Considered complete upon receipt by the San Francisco Planning Department of final abatement

EXHIBIT C
MITIGATION MONITORING
AND REPORTING PROGRAM

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200 Dolores Street Residential Project

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Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
			compliance	compliance report.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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

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415.558.6409

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Information:
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Planning Commission Draft Motion (Disapproval for Request for Conditional Use Authorization)

HEARING DATE: MARCH 25, 2010

Date: March 18, 2010
Case No.: **2008.0992C**
Project Address: **200 DOLORES STREET**
Zoning: RTO (Residential, Transit-Oriented)
 40-X Height and Bulk District
Block/Lot: 3557/063
Project Sponsor: David Silverman
 Reuben & Junius
 One Bush Street, Suite 600
 San Francisco, CA 94104
Staff Contact: Sophie Hayward – (415) 558-6372
sophie.hayward@sfgov.org

ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 151.1, 157, AND 303 OF THE PLANNING CODE TO ALLOW THE CONSTRUCTION OF THIRTEEN DWELLING UNITS WITH THIRTEEN OFF-STREET PARKING SPACES, AND TO REPLACE THREE PARKING SPACES FOR THE ADJACENT LOT (LOT 062, ASSESSOR’S BLOCK 3557) WITHIN AN RTO (RESIDENTIAL, TRANSIT-ORIENTED) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 15, 2009, David Silverman, on behalf of Covorn, LLC (Project Sponsor) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 151.1, 157, and 303 of the Planning Code to allow a proposal to construct thirteen dwelling units with thirteen off-street parking spaces, and to replace, on-site, the three parking spaces for the adjacent property (Lot 062, Assessor’s Block 3557) that would be lost as a result of the project, within an RTO (Residential, Transit-Oriented) District and a 40-X Height and Bulk District.

On January 28, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.0992C. The Commission President closed the public hearing and continued the item to the March 25, 2010 regularly scheduled public hearing.

On September 23, 2009, a Notice of Availability and Intent to Adopt a Mitigated Negative Declaration (MND) for the Project was prepared and published for public review; and

The Draft MND was available for public comment until October 13, 2009; and

On October 27, 2009, the Planning Department reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Department found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2008.0992E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

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 disapproves the Conditional Use Authorization for 1:1 parking requested in Application No. 2008.0992C, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southwest corner of Dolores and 15th Streets, Block 3557, Lot 063. The property is located within an RTO (Residential, Transit-Oriented) District with 40-X height and bulk district. The property is developed with one

structure on the south end of the lot. The existing structure on the lot is a fire-damaged residential structure with three vacant dwelling units. The subject property is a corner lot, with approximately 71 feet of frontage on Dolores Street and 114 feet of frontage on 15th Street. The lot is approximately 16% covered by the subject building, with the rear yard extending west toward Lot 062, along 15th Street.

3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of 15th and Dolores Streets, within the Market-Octavia Plan Area. The subject property is located within the Upper Market neighborhood, and is most closely associated with the Mission Dolores and Castro-Market neighborhoods. The adjacent property to the south, located at 214 Dolores, is San Francisco Landmark No. 67, the Tanforan Cottages. The Project site is located in an RTO District, which is primarily residential. Surrounding properties are located within the RTO District.
4. **Project Description.** The Project comprises two separate buildings, each described below:

Building 1: Existing Building, at 200 Dolores Street: The existing vacant fire-damaged building located on the subject property contains three residential units and will be restored and each of the units will be renovated. The renovated structure will contain three, two-bedroom residential units. The existing interior gross building area measures approximately 4,400 square feet and the renovated gross building area remain approximately the same, 4,200 square feet.

Building 2: New Building on the Corner of Dolores and 15th Street: Construction of 10 dwelling units on four floors comprising approximately 12,905 square feet of residential space, with an underground garage for 1:1 parking comprising approximately 7,900 gross square feet. One of the new dwelling units will be a one-bedroom unit, and the other nine units will be two-bedroom dwellings. All of the parking spaces will be accessed from 15th Street. The underground garage will also include three parking spaces that are being shifted from adjacent Lot 62 to Lot 63 as part of the lot line adjustment. The four-story structure will be 40 feet tall and located on a rectangular shaped lot with frontage that measures approximately 114 feet in length along 15th Street, and secondary frontage of approximately 71 feet on Dolores Street (Assessors Block 3557, Lot 63).

In addition to the Conditional Use Authorization, the proposed project also requires Variances from the Rear Yard and Front Setback requirements of Planning Code Sections 132 and 134. As a result of the Lot Line Adjustment, the proposed project will also require a Variance from the Open Space requirements of the Planning Code for the adjacent parcel (Lot 062).

5. **Public Comment.** The Department has received one letter in support of the proposal, from Peter Lewis on behalf of the Mission Dolores Neighborhood Association.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with or is not consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Parking.** Planning Code Section 151.1 states Off-street accessory parking shall not be required for any use. Parking may be provided for up to three cars for each four dwelling units. Providing one car for each dwelling unit requires Conditional Use authorization.

The Project Sponsor is seeking a Conditional Use Authorization in order to provide 1 parking space for each of the thirteen dwelling units, and to replace the three existing parking spaces for the adjacent parcel that will be lost as a result of the proposed project's lot line adjustment. Pursuant to the requirements of Planning Code Section 151.1, the Planning Commission finds:

- i. Vehicle movement on or around the project would unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district; and*
- ii. Accommodating excess accessory parking would degrade the overall urban design quality of the project proposal; and*
- iii. Excess accessory parking would diminish the quality and viability of existing or planned streetscape enhancements.*

- B. Rear Yard.** Planning Code Section 134 requires that the subject property maintain a rear yard that measures 51' in length for the full 71' of width of the property, which fronts on Dolores Street.

As proposed, the new building will front on 15th Street and will share a rear yard with the existing structure on the subject property. The west portion of the proposed new building, measuring approximately 51' in length along 15th Street, would be located within the required rear yard. The Project Sponsor is requesting a variance from the Planning Code's rear yard requirements in order to provide a shared open space as a courtyard for all thirteen units at ground level. The proposed courtyard would measure approximately 1,580 square feet, with a width of approximately 31' and a depth that measures 51' in length. The Zoning Administrator will hear the Variance at a public hearing scheduled for March 25, 2010.

- C. Front Setback.** Planning Code Section 132 requires that the proposed new building maintain a front setback that measures 13'8" in length. The northeast corner of the proposed new building extends to the property line and does not provide a front setback.

The lot configuration results in an unusually deep front setback requirement for a corner building. The Project Sponsor is requesting a variance from the Planning Code's front setback requirement in order to construct a residential building with a strong corner element to help define the character of the block. The Zoning Administrator will concurrently hear the Variance at a public hearing scheduled for March 25, 2010.

- D. Open Space.** Section 135 of the Planning Code requires that open space be provided for each dwelling unit. 100 square feet of private open space for each unit, or 1,729 feet of common open space is required for the subject property in the RTO Zoning District.

Open space for the subject property will be provided as common open space at the rear yard and the roof decks. The rear yard will provide approximately 1,580 square feet of usable open space which is accessible by all units. The roof decks will provide an additional 900 square feet of common open space.

- E. **Street Trees.** Planning Code Section 143(b) requires the installation by the owner or developer of street trees in the case of construction of a new building. The street trees installed shall be a minimum of one 24-inch box tree for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located either within a setback area on the lot or within the public right-of-way along such lot. Six street trees are required for the 114' 15th Street frontage.

The requirement for the installation of five of the six street trees has been met by the presence of the existing street trees on the 15th Street frontage of the subject property. One additional street tree will be planted on 15th Street pursuant to Planning Code Section 143(b).

7. **Residential Inclusionary Affordable Housing Program.** Planning Code Section 315 sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Planning Code Section 315.3, these requirements would apply to projects that consist of ten or more units, where the first application (EE or BPA) application was applied for before July 18, 2006. Pursuant to Planning Code Section 315.6, the Project has elected to pay an in-lieu fee. This fee is made payable to the Treasurer for use by the Mayor's Office of Housing for the purpose of constructing the required housing at an alternate site providing .17 times the total number of units as affordable off-site units.

The Project Sponsor has submitted a Declaration of Intent to satisfy the requirements of the Residential Inclusionary Housing Ordinance through payment of an in-lieu fee, in an amount to be established by the Mayor's Office of Housing. The EE application was submitted on December 17, 2003.

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

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

Overall, the proposed Project is desirable because it will contribute residential units to the City's housing supply. The immediate neighborhood is surrounded by residential buildings. The project will result in the addition of ten new dwelling units, in a manner that is consistent with the prevailing pattern of neighborhood development. The request to provide excess parking at a rate of 1:1 is neither necessary nor desirable.

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

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

The subject property is well suited for multi-unit residential development. The subject property is located on a corner lot with two street frontages on Dolores and 15th Streets. The proposed density at one unit per 474 square feet of lot area, and the proposed 40-foot height are appropriate for the Site location and size.

- 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 Planning Code does not require parking or loading for a residential project. For residential uses, the RTO District principally permits 0.75 parking spaces per unit, and 1:1 parking as a conditional use. Thus, 10 residential spaces are principally permitted for 13 units with 1:1 parking. The Project provides a total of 16 independent residential parking spaces, including 3 spaces for Lot 62. All parking spaces will be underground. The 3 excess parking spaces requested are neither necessary nor desirable.

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

The proposed project will consist of high quality residential units. The proposed residential use will not generate noxious or offensive emissions, noise, glare, dust, or odor.

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

The proposed Project is intended to produce an environment where residents can enjoy an attractive, safe and comfortable environment. The Project will provide sufficient open space through the use of the rear yard and the roof decks. Lighting along the building façade and at the street level, and installation of street trees, will be consistent with the neighborhood character.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

9. **Planning Code Section 157.** Planning Code Section 157 establishes criteria to consider in evaluating any application for conditional use where the amount of parking exceeds the amount classified in Section 204.5 as accessory parking, that the Planning Commission must in addition to those set forth in Section 303(c):

- A. Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;

The Project proposes 13 dwelling units with 13 off-street parking spaces, plus three spaces for the three adjacent units at Lot 62, which will lose their existing off-street parking as a result of the proposed project. During the week, it is anticipated that most residents will travel to work by walking, taking public transit such as BART or MUNI, or using taxicabs. The ten off-street parking spaces permitted by right for the proposed Project will meet the apparent demand by the thirteen dwelling units.

- B. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;

The apparent demand for additional parking can be satisfied by existing car share facilities located on the block, and does not require the provision of three additional off-street parking spaces in the proposed Project.

- C. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services;

The requested additional parking would not have any detrimental effect on the surrounding area. All parking will be provided in an underground parking garage accessed through a single garage entrance on 15th Street.

- D. In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees;

The Project Sponsor will limit the proposed residential parking to residents. There are no commercial uses in the Project.

- E. Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

The proposed new parking is associated with a residential use, and will not be available for the use by the general public.

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

HOUSING ELEMENT OBJECTIVES AND POLICIES

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.

The proposed project will provide quality, new family housing in an appropriate location.

Policy 11.2:

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

The proposed new housing will provide adequate improvements, services, and amenities.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3:

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

The Project will enhance the neighborhood by reinforcing the urban nature of the street pattern. The Project will result in a better utilization of the Project Site than that of the existing vacant lot and fire-damaged building. The Project Site is located in an established residential neighborhood.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

The Project will improve neighborhood safety by rehabilitating the existing vacant, fire-damaged building on the subject property and by the improvement of a largely vacant lot.

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.

There are no retail or commercial uses existing or proposed for the subject property. The proposed project could enhance nearby neighborhood-serving retail uses by increasing the number of residents in the area.

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

The existing vacant, fire-damaged building will be rehabilitated, and the three existing units will be renovated. In addition, ten new units will be added to the site and the vacant portion of the lot will be utilized in a manner consistent with the existing neighborhood pattern.

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

No housing is removed for this Project. The proposed project will provide ten new dwelling units, and will rehabilitate three existing, fire-damaged and vacant dwelling units for a project total of thirteen units. The proposed project will pay an in-lieu fee in a manner consistent with Planning Code Section 315.

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

The proposed residential project will not impede MUNI transit. The addition of ten new and the renovation of three existing dwelling units will not overburden streets or neighborhood parking.

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 will not displace any service or industry establishment. The project will not impact industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

The proposed project includes the preservation and restoration of the existing building on the subject property. The proposed project includes the construction of a new building adjacent to the existing building.

- H. That our 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.

11. The Project is not consistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would not 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 **DISAPPROVES Conditional Use Application No. 2008.0992C.**

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 25, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 25, 2010

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A. INTRODUCTION

This Project is the result of more than six years of collaborative effort among the Project Sponsor, the Mission Dolores Neighborhood Association, and the Planning Department staff. The Project includes the renovation and historic preservation of the existing vacant fire-damaged structure at 200 Dolores and construction of a new 10-unit residential building in a vacant lot adjacent to the existing structure designated as 208 Dolores Street. The proposed Project would require a conditional use authorization for 1:1 parking that will be located in an underground garage and for shifting three parking spaces to the Project Site from the adjacent lot for the use of the occupants of adjacent Lot 62, as part of a lot line adjustment for the Project.

B. SITE INFORMATION

Street Address:	200-208 Dolores Street
Cross Streets:	15 th Street
Assessor's Block/Lot:	3557/63
Current Zoning District:	RTO
Current Height/Bulk District:	40-X
Planning Areas:	Market and Octavia Neighborhood Plan
Site Size:	8,058.5 square feet
Dimensions:	71 feet x 113.5 feet
Existing Use:	Vacant fire-damaged structure and adjacent vacant lot

C. PROJECT SUMMARY

Proposed Use:	New 10-unit residential building with 1:1 parking (all will be underground), and historic preservation and renovation of existing building.
Building Height:	40 feet
Gross Square Footage:	Approximately 17, 065 square feet of residential living area in two buildings; approx. 7,900 square feet of parking area; and common areas (including stairs, elevator and lobby areas)
Number of Stories:	4 stories over underground parking garage

Open Space: Approx. 2,000 square feet of common open space, and approx. 2,000 square feet of private open space in the form of private decks.

The Project comprises two separate buildings as follows:

1. First Building, at 200 Dolores Street: The existing vacant fire-damaged building at 200 Dolores containing three residential units will be renovated. The renovated structure will also contain three residential units. The existing interior gross building area is approximately 4,400 square feet and the renovated gross building area will be approximately the same, 4,200 square feet.

2. Second Building, At Vacant Lot at Corner of Dolores and 15th Street designated as 208 Dolores Street: Construction of 10 dwelling units on four floors comprising approximately 12,905 square feet of residential space, with an underground garage for 1:1 parking comprising approximately 7,900 gross square feet. All of the parking spaces will be accessed from 15th Street. The underground garage will also include 3 parking spaces that are being shifted from adjacent Lot 62 to Lot 63 as part of the lot line adjustment. The four-story structure will be 40 feet tall and located on a rectangular shaped lot with primary frontage of 113.5 feet on 15th Street, and secondary frontage of 71 feet on Dolores Street (Assessors Block 3557, Lot 63).

The proposed Project is situated in the Market-Octavia Plan Area, the RTO Zoning District, and the 40-X Height and Bulk District. The Project includes a lot line adjustment that would add 10.5 feet of lot width (currently a driveway) to Lot 63 from adjacent Lot 62, by moving the property boundary to the west. The three parking spaces currently provided in the driveway for the three units at Lot 62 will likewise be shifted to Lot 63 and provided to the occupants of the three units at Lot 62.

The surrounding neighborhood is the Mission-Dolores and Castro-Market district. The area is generally zoned for moderate to high-density residential use within an overall 40-foot height limit. The immediate area surrounding the project site is characterized predominantly by three and four-story residential buildings.

D. PROPOSED ACTION

The Project requires a Conditional Use Authorization to allow 1:1 parking, which is in excess of the 10 spaces principally permitted by the Planning Code (0.75:1) for 13 units. Three of the parking spaces are being shifted to Lot 63 from Lot 62 as a result of the lot line adjustment for the Project, for use by the occupants of the three units at Lot 62. Accordingly, the Project Sponsor submits this application pursuant to Planning Code Section 303 to obtain a conditional use authorization for 1:1 parking and for the shifting of 3 spaces from Lot 62 to Lot 63 to allow the lot line adjustment for the Project. Among other reasons, the requested 1:1 parking, which is strongly supported by the neighborhood, would help to raise funds to pay for the historic preservation project, which is a very expensive and unprofitable undertaking in light of the extensive fire

damage to the existing structure. The Project promotes the public welfare, convenience and necessity, and meets all other requirements of San Francisco's General Plan and the Planning Code.

Pursuant to Planning Code Section 102.14, a "lot" in some cases can be considered to be a combination of contiguous Assessor's lots or portions thereof where such combination is necessary to meet the requirements of the Code. In this case, the two adjacent lots, 62 and 63, can be considered together for purposes of determining parking requirements under Section 151.1. This conditional use would authorize the shifting of Lot 62's three parking spaces to Lot 63 as part of the lot line adjustment for the project.

E. WORKING TOGETHER WITH THE NEIGHBORHOOD

The Project was originally proposed in 2004 as a demolition of the vacant and extensively fire-damaged building at 200 Dolores Street. After a number of meetings with the Mission-Dolores Neighborhood Association, the Sponsor changed the Project to preserve and renovate the existing building rather than demolish it, as requested by the Association. In addition, the Sponsor has worked closely with the Mission-Dolores Neighborhood Association for the past several years to modify the design of the proposed new building at the vacant lot at 208 Dolores Street to address their desires. The Mission-Dolores Neighborhood Association supports the Project. (See attached **Exhibit C** Letter of Support.)

F. COMPLIANCE WITH SECTION 303 (CONDITIONAL USE) CRITERIA

The Project requires conditional use authorization by the Planning Commission to authorize accessory off-street parking. Under Section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented establish the following:

1. Desirability and Compatibility of Project

Planning Code section **303(c)(1)** requires that facts be established which demonstrate the following:

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 proposed Project is desirable because it will contribute residential units to the City's housing supply. The immediate neighborhood is surrounded by residential buildings.

Each household in the Project will likely desire to own at least one vehicle and require parking. Therefore, the application is for 1:1 parking, rather than .75/1, as ordinarily allowed under the Market-Octavia Plan.

The proposed parking is necessary and desirable for the following reasons:

a. 1:1 Parking Will Help Fund Historic Preservation

As noted above, the Project includes the historic preservation and renovation of a vacant fire-damage building that will be enormously expensive and unprofitable due to the extensive fire-damage to the building. The 1:1 parking will help to raise funds for the historic preservation project.

b. The Proposed Parking Will Not Affect the City's Transit First Policy.

The City's Transit First policy is intended to prevent bringing additional cars from outside the City into the City by encouraging the use of public transit. That policy does not apply to this site. The cars owned by the occupants of the Project will not contribute to traffic during the commute hours because they do not need to be used for commuting to work. The Project will generate a parking demand of at least 13 spaces arising from the residents. During the week, it is anticipated that most residents will travel to work by walking, taking public transit such as BART or MUNI, or using taxicabs. There is very little available on-street parking in this area during the week. Residents must have the ability to park their vehicle overnight at the building and to leave the vehicle stored for extended periods when it is not needed.

c. The Parking Will Not Have Any Detrimental Effect on the Surrounding Area

The additional parking will not have any detrimental effect on the surrounding area. To the contrary, if the parking is not approved, there would be additional demand for any existing on-street parking, making parking more difficult for the neighbors. The Project Site provides an excellent potential for much needed housing. The Project is within close proximity to existing business, cultural, and retail uses, thereby minimizing the need for the use of automobiles during daytime commuter hours.

The Project is necessary, desirable and compatible with the neighborhood and the community for the following reasons:

(a) *The Project is necessary and desirable because it will create new dwelling units in an in-fill project within an established urban area, fulfilling existing zoning control standards, and General Plan policies that encourage provision of new housing;*

(b) *The Project will aesthetically enhance the neighborhood; and*

(c) *The design of the Project is compatible with the neighborhood character.*

2. Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code section 303(c)(2) requires that facts be established which demonstrate the following:

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 injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.
- (b) 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.
- (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.
- (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

(a) The Nature of the Project Site is appropriate for the Project

The Project Site is well suited for multi-unit residential development. The Project Site is located on a corner lot with two street frontages on Dolores and 15th Streets.

The proposed density at one unit per 474 square feet of lot area, and the proposed 40-foot height are appropriate for the Site location and size.

(b) The Project has adequate off-street parking

For residential uses, the RTO District principally permits 0.75 parking spaces per unit, and 1:1 parking as a conditional use. Thus, 10 residential spaces are principally permitted for 13 units with 1:1 parking. The Project provides a total of 16 independent residential parking spaces, including 3 spaces for Lot 62. All parking spaces will be underground.

(c) The Project will not Produce Noxious Emissions

The Project will consist of high quality residential units. The proposed uses will not generate any noxious or offensive emissions, noise, glare, dust or odors.

(d) Appropriate Treatment has been Given to Landscaping, Open Space, Parking, Loading, Service Areas and Lighting

The proposed Project is intended to produce an environment where residents can enjoy an attractive, safe and comfortable environment.

The Project will provide both private and common usable open space. The Project will provide 5 private decks totaling 2,000 square feet. In addition to the private open space, approximately 2,000 square feet of common open space will be provided at the rear yard.

Lighting along the building façade and at the street level, and installation of street trees, will be consistent with the neighborhood character. No freight loading is required or provided.

3. Compliance with the General Plan

Planning Code Section **303(c)(3)** requires that facts be established that demonstrate the following:

That such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the General Plan.

The Project will comply with the Planning Code and will affirmatively promote, will be consistent with, and will not adversely affect the General Plan, including the following objectives and policies:

Housing Element Objectives and Policies

The objectives and policies of the Residence Element of the General Plan encourage the provision of new housing, the affordability of housing and a quality living environment.

Housing Supply

Objective 1. Provide new housing in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand.

Policy 1.1. Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households.

Policy 1.7. Encourage and support the construction of quality, new family housing.

Housing Density, Design and Quality of Life

Objective 11. In increasing the supply of housing, pursue place making and neighborhood building principles and practices to maintain San Francisco's desirable urban fabric and enhance livability in all neighborhoods.

Policy 11.1. Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.2. Ensure housing is provided with adequate public improvements, services, and amenities.

Policy 11.8. Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The Project proposes the historic preservation and renovation of a vacant fire-damaged building and construction of 10 new dwelling units on an adjacent vacant lot. The Project appropriately locates housing units in an established residential neighborhood and increases the City's supply of housing. The Projects architectural design is compatible with the existing scale and character of the neighborhood. The Project is well designed and provides a quality living environment.

Urban Design Element Objectives and Policies

The Project promotes the Urban Design Element's objectives and policies as follows:

City Pattern

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 1.2. Protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3. Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

The Project will enhance the District by reinforcing the urban nature of the street pattern. The Project will result in a better utilization of the Project Site than that of the existing vacant lot and fire-damaged building. The Project Site is located in an established residential neighborhood.

Neighborhood Environment

Objective 4. Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.

Policy 4.12. Install, promote and maintain landscaping in public and private areas.

The Project will improve neighborhood safety by the historic preservation and renovation of a vacant fire-damaged building and by improvement of a vacant lot.

4. Additional Parking Criteria – Section 157

Pursuant to Section 157, in considering any application for conditional use where the amount of parking exceeds the amount classified in Section 204.5 as accessory parking, the Planning Commission must consider the following additional criteria in addition to those set forth in Section 303(c):

(A) Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;

(B) The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services;

(C) In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and

(D) Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

(A) THE PARKING DEMAND IS AT LEAST 13 SPACES

The Project will generate a parking demand of at least 13 spaces arising from the residents of the 13 residential units, plus three spaces for the three adjacent units at Lot 62. The parking demand exceeds the parking principally permitted by the Code, which is .75 to 1. During the week, it is anticipated that most residents will travel to work by walking, taking public transit such as BART or MUNI, or using taxicabs. However, the residents will require additional parking beyond that which is normally allowed as accessory parking because it is anticipated that each household will desire to own a vehicle primarily for non-commuter purposes and generate a parking demand of at least one parking space. There is very little available on-street parking in this area during the week, and residents require the ability to park and store their vehicle overnight and/or for extended periods of time when the vehicles may remain unused.

(B) THE ADDITIONAL PARKING WILL NOT HAVE A DETRIMENTAL EFFECT ON THE SURROUNDING AREA.

The additional parking will not have any detrimental effect on the surrounding area. To the contrary, if the parking is not approved, there would be an additional demand for the existing on-street parking and public parking facilities, making parking more difficult for the general public.

(C) THE ADDITIONAL PARKING WILL NOT BE USED BY EMPLOYEES.

Section 157(c) provides that the Commission must consider “[i]n the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees.” The Project Sponsor will limit the proposed residential parking to residents. There are no commercial uses in the Project.

(D) GENERAL PUBLIC’S USE OF THE ADDITIONAL PARKING.

The parking is not for public use.

G. FINDINGS

Planning Code Section 151.1 requires the Planning Commission to make the following findings with respect to requested accessory parking:

(A) Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;

(B) Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal; and

(C) Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

H. MASTER PLAN PRIORITY POLICIES

Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Conditional Use application are consistent with each of these policies as follows:

1. That Existing Neighborhood-Serving Retail Uses Be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such Businesses Enhanced

There are no existing retail uses on the site.

2. That Existing Housing And Neighborhood Character Be Conserved And Protected In Order To Preserve The Cultural And Economic Diversity Of Our Neighborhoods

The existing vacant fire-damaged building will be historically preserved and renovated. The Project will contribute to the neighborhood character and preserve and enhance the cultural and economic diversity of the neighborhood. The Project is compatible with the scale and design of the neighborhood within which the Project Site is located.

3. That the City's Supply Of Affordable Housing Be Preserved And Enhanced

The Project will further this priority policy by creating new affordable housing units within the Project.

4. That Commuter Traffic Not Impede MUNI Transit Service Or Overburden Our Streets or Neighborhood Parking

This is a residential Project, and will therefore not create new commuter traffic that could overburden local streets or neighborhood parking.

5. That A Diverse Economic Base Be Maintained By Protecting Our Industrial And Service Sectors From Displacement Due To Commercial Office Development, and That Future Opportunities for Resident Employment and Ownership in These Sectors Be Enhanced

The Project does not include office uses or industrial or service sector uses.

6. That The City Achieve the Greatest Possible Preparedness to Protect Against Injury And Loss of Life in an Earthquake

The Project will conform to the structural and seismic requirements of the San Francisco Building Code.

7. That Landmarks And Historic Buildings Be Preserved

The Project includes the historic preservation and renovation of the vacant fire-damaged historic building on the site.

8. That Our Parks And Open Space And Their Access To Sunlight And Vistas Be Protected From Development

The Project will not impact parks, open space, or their access to sunlight or vistas.

I. CONCLUSION

The Project satisfies all of the criteria of the Planning Code and the Master Plan for approval of a Conditional Use Authorization. The Project will preserve and renovate a vacant fire-damaged historic building, and provide much needed additional housing for San Francisco on a vacant lot in a residential neighborhood. The proposed new building on the vacant lot is urban infill. The proposed density is appropriate for the Project Site size and location. The proposal furthers the objectives and policies of the City's Master Plan and zoning controls, and will be a positive addition to the neighborhood. The Project is supported by the Mission-Dolores Neighborhood Association, and there is no known opposition.

Accordingly, the Conditional Use application should be approved.

Respectfully,

REUBEN & JUNIUS, LLP
Attorneys for Corvorn LLC

Dated: January 19, 2010

By: _____
David Silverman

LIST OF EXHIBITS

- Exhibit A – Plans, Elevations, and Sections
- Exhibit B – Photographs of Project Site and Project Block
- Exhibit C – Letter of Support from Mission-Dolores
Neighborhood Association

**Before the
San Francisco Planning Commission**

**HISTORIC PRESERVATION AND RENOVATION PROJECT
FOR FIRE-DAMAGED BUILDING AND CONSTRUCTION OF
NEW RESIDENTIAL UNITS ON ADJACENT VACANT LOT**

**PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF
APPLICATION FOR CONDITIONAL USE AUTHORIZATION**

for

**Property Located at 200-208 Dolores Street
Block 3557, Lot 63**

**Project Sponsor:
Corvorn LLC**

Planning Department Case No. 2003.1287

Attorneys for Project Sponsor:









ABBREVIATIONS

AA	ALUMINUM AWNING WINDOW	JAN	JANITOR
A.B.	ANCHOR BOLT	JT.	JOINT
AC	ALUMINUM CASEMENT WINDOW	KIT.	KITCHEN
ACOUST.	ACOUSTIC	LAB.	LABORATORY
A.C.T.	ACOUSTIC CEILING TILE	LAM.	LAMINATE
A.D.	AREA DRAIN	LAUN.	LAUNDRY
ADJ.	ADJUSTABLE	LAV.	LAVATORY
ALF.	ALUMINUM FIXED WINDOW	LIN.	LINEN
AFF	ABOVE FINISH FLOOR	L.R.	LIVING ROOM
AGGR.	AGGREGATE	LT.	LIGHT
AH	ALUMINUM HOPPER WINDOW	LVR.	LOUVER
AL	ALUMINUM	M.	MASTER
ANOD.	ANODIZED	MAX.	MAXIMUM
APPROX	APPROXIMATE(LY)	M.C.	MEDICINE CABINET
APT.	APARTMENT	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MEMB.	MEMBRANE
ASH.	ALUMINUM SINGLE HUNG WINDOW	MFR.	MANUFACTURER
ASL.	ALUMINUM SLIDER WINDOW	M.H.	MANHOLE
ASPH.	ASPHALT	MIN.	MINIMUM
BD	BOARD	MIR.	MIRROR
BDRM.	BEDROOM	MISC.	MISCELLANEOUS
BF.	BIFOLD	M.O.	MASONRY OPENING
BITUM.	BITUMINOUS	M.R.	MOISTURE RESISTANT
BKFT.	BREAKFAST	MTD	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING	MUL.	MULLION
BM.	BEAM	N.	NORTH
B.O.S.	BOTTOM OF STRUCTURE	(N)	NEW
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
B.R.	BULLET RESISTIVE	NO./#	NUMBER
BSM.	BASEMENT	NORM.	NOMINAL
BSBD	BASEBOARD	NTS	NOT TO SCALE
BSMT.	BASEMENT	O.A.	OVERALL
BTWN.	BETWEEN	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER (DIM)
C.B.	CATCH BASIN	OPNG.	OPENING
CEM.	CEMENT	OPP.	OPPOSITE
CER.	CERAMIC	OV.	OVER
C.I.	CAST IRON	P.	PAINT
C.G.	CORNER GUARD	P.A.	PURLIN ANCHOR
CLG.	CEILING	PDP	POWDER DRIVEN PIN(S)
CLD.G.	CEILING	PERF	PERFORATED
CLO.	CLOSET	P.E.N.B.	PLYWOOD EDGE NAILING
CLR.	CLEAR	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	P.LAM.	PLASTIC LAMINATE
CNTR.	COUNTER	PLKAS.	PLASTER
C.O.	CLEAN OUT	PLYWD.	PLYWOOD
COL.	COLUMN	PR.	PAIR
CONN.	CONCRETE	PT.	POINT
CONN.	CONNECTION	P.T.D.	PAPER TOWEL DISPENSER
CONSTR.	CONSTRUCTION	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
CONT.	CONTINUOUS	P.V.C.	POLYVINYL CHLORIDE PIPE
CONTR.	CONTRACTOR	PWDR.	POWDER
CORR.	CORRIDOR	Q.T.	QUARRY TILE
C.P.	CLOSET POLE	R.	RISER
C	CASEMENT	RAD.	RADIUS
CSMT	CERAMIC TILE	R.D.	ROOF DRAIN
C.T.	CENTER	REC.	RECESSED
CTR	COUNTER SINK	REF.	REFERENCE
CTS.K.	DRYER	REFL.	REFLECTED
D.	DOUBLE	REFR.	REFRIGERATOR
DBL.	DEMOLISH, DEMOLITION	REINF.	REINFORCED
DEMO.	DETAIL	REQ.	REQUIRED
DET.	DOUGLAS FIR	RESIL.	RESILIENT
D.F.	DRINKING FOUNTAIN	RET.	RETAINING
D.R.	DINING ROOM	R.H.	ROUND HEAD
DIA.	DIAMETER	RH	ROBE HOOK
DIM.	DIMENSION	RM.	ROOM
DISP.	DISPENSER	R.O.	ROUGH OPENING
DNL	DRAIN	R.S.	ROUGH SAWN
DWG.	DRAWING	RWD	REDWOOD
DWR.	DRAWER	R.W.L.	RAIN WATER LEADER
E.	EAST	S.	SOUTH
(E)	EXISTING	S.B.	SOLID BLOCKING
E.A.	EACH	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
EL.	ELEVATION	S.D.	SOAP DISPENSER
ELEC.	ELECTRICAL	SH.	SHELF
ELEV.	ELEVATOR	SHR.	SILL HEIGHT
EMER.	EMERGENCY	SHT.	SHOWER
ENCL.	ENCLOSURE	SHTG.	SHEET
E.P.	ELECTRICAL PANELBOARD	SIM.	SHEATHING
EQ.	EQUAL	SKLT.	SIMILAR
EQPT.	EQUIPMENT	SL.S.	SKYLIGHT
EXP.	EXPOSED	S.N.D.	SLIDING
EXT.	EXPANSION	SPEC.	SANITARY NAPKIN DISPOSAL
F.A.	FIRE ALARM	SO.	SQUARE
FAU	FORCE AIR UNIT	SSD.	SEE MECHANICAL DRAWINGS
F.B.	FLAT BAR	STD.	SEE STRUCTURAL DRAWINGS
F.D.	FLOOR DRAIN	STL.	STANDARD
F.F.	FOUNDATION	SSTL.	STEEL
F.F.F.	FIRE EXTINGUISHER	STR.	STAINLESS STEEL
F.H.C.	FIRE HOSE CABINET	STR.L.	STRUCTURAL
FIX.	FIXTURE	SUSP.	SUSPENDED
FL.	FINISH	T.C.	TEMPERED
FLASH.	FLASHING	TEL.	TOWEL BAR
FLOUR.	FLUORESCENT	TER.	TRASH COMPACTOR
F.O.	FACE OF	T.F.	TELEPHONE
F.O.C.	FACE OF CONCRETE	T.G.B.	TERRAZZO
F.O.F.	FACE OF FINISH	T&G.	TOP OF GRADE BEAM
F.O.S.	FACE OF STUD	THK.	TONGUE AND GROOVE
F.O.G.B.	FACE OF GRADE BEAM	T.O.C.	TOP OF CURB
F.O.H.C.	FREE OF HEART CENTER	T.S.	TOP OF SLAB
FPRDF.	FIREPROOF	T.P.H.	TOP OF PAVEMENT
FRMG.	FRAMING	TRD.	TOILET PAPER HOLDER
FRZR.	FREEZER	T.W.	TREAD
F.S.	FULL SIZE FULL SCALE	T.O.PL.	TOP OF WALL
FT.	FOOT OR FEET	TYP.	TYPICAL
FTG.	FOOTING	UNEXC.	UNEXCAVATED
FURR.	FURRING	UNF.	UNFINISHED
FUT.	FUTURE	U.O.N.	UNLESS OTHERWISE NOTED
GA.	GAUGE	UR.	URINAL
GALV.	GALVANIZED	V.C.T.	VINYL COMPOSITION TILE
G.B.	GRAB BAR	VERT.	VERTICAL GRAIN
G.D.	GARBAGE DISPOSAL	VEST.	VESTIBULE
G.F.I.	GROUND FAULT INTERRUPTER	W.	WASHER
G.L.B.	GLASS LAMINATED BEAM	W/	WITH
GR.	GRADE	WA	WOOD AWNING WINDOW
GR.BM.S	GRADE BEAM	WB.	WOOD CASEMENT WINDOW
GSM	GALVANIZED SHEET METAL	WC	WET BAR
GYP.	GYPHUM	WD.	WOOD CLOSET
H.B.	HOSE BIB	W.W.	WROUGHT IRON
H.C.	HOLLOW CORE	WG	WOOD
HDWD.	HARDWOOD	W.H.	WINDOW
HDWR.	HARDWARE	W.I.	WIRE GLASS
HDR.	HEADER	W/O	WITHOUT
H.H.	HOLLOW METAL	WT.	WEIGHT
H.M.	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HORIZ.	HORIZONTAL	WWM	WOVEN WIRE MESH
H.P.	HORSEPOWER		
HR.	HOUR		
I.D.	INSIDE DIMENSION (DIM)		
INSUL.	INSULATION		
INT.	INTERIOR		

- NOTES:**
- CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.
 - SHORING, UNDERPINNING, SPRINKLER, AND FIRE ALARM SYSTEM UNDER SEPERATE PERMIT.
 - STATE INDUSTRIAL SAFTY PERMIT IS REQUIRED.
 - PUBLIC STAIRWAY VENTILATION PER SEC 1203.3.1 SFBC.
 - 2HR. STAIRWAY ENCLOSURE FOR 4 STORY BUILDING WITH 1 1/2 HR. DOORS W/CLOSERS.
 - PROVIDE SMOKE DETECTORS PER SEC 310.9 UBC.
 - PROVIDE MINIMUM 1 HR. CORRIDOR TYPICAL.
 - PROVIDE METAL STRAPS TO WALLS FOR WATER HEATER ON 18 IN. HT. PLATFORM.
 - PROVIDE VENTILATION PER SEC. 312.5/CBC 1202.2.7 FOR GARAGE.
 - PROVIDE ONE HOUR CONSTRUCTION WITH SOUND INSULATION BETWEEN UNITS AND PUBLIC AREA.
 - PROVIDE FLUORESCENT LIGHTING AT BATHROOMS AND KITCHENS.
 - PROVIDE TEMPERED GLASS 18" AND ABOVE FLOOR PER SEC. 2406.4.
 - ROOF DRAIN AND OVERFLOW DRAIN AT ROOF AND DECK CONNECT TO CITY SEWER. ROOFING MATERIALS SHALL BE CLASS A OR B WITH 1.4IN. TO 1FT. SLOPE TYPICAL.
 - EXTERIOR WALL PROTECTION PER SEC 1006.3.3.3.
 - EXIT PATH SHALL COMPLY WITH ADMINISTRATION BULLETIN AB-20.
 - STAIRS (EXTERIOR/INTERIOR) SHALL COMPLY WITH CHAPTER 10 CBC.
 - PROVIDE SEPARATION JOINT BETWEEN BUILDING AND PROPERTY LINE PER CHAPTER 16.
 - COMPLY TO SECURITY REQUIREMENTS PER SEC. 1005A S.F. BUILDING CODE.
 - SITE PERMIT APPROVED FOR THIS PROJECT.
 - TRASHROOM TO COMPLY WITH SEC. 711.5 S.F.B.C.
 - PRVIDE EMERGENCY LIGHTING PER CODE.
 - PROVIDE STAIR I.D. WITH SIGN PER SEC. 1003.3.13
 - PROVIDE 3/4HR FIX. WIND. W/SPRIKLER AT PROP. LINE PER SEC. 503.5 S.F.B.C.
 - PROVIDE 3/4HR RATED SKYLIGHTS WITHIN 5FT. OF PROP. LINE
 - PROVIDE 1HR CONSTRUCTION W/ SOUND INSUL. BETWEEN UNITS AND PUBLIC AREA
 - CLASS A COMP. SHINGLES 0/30#ROOFING FELT OVER 1/2" CD-X PLYWOOD. INSTALL PER MANUFACTURE'S STANDARDS AND RECOMMENDATIONS.
 - TYPE1 CONSTRUCTION TO BE OF NON-COMBUSTIBLE MATERIALS
 - ALL FIREPLACES TO BE "UL" LISTED.
 - PROVIDE 3/4HR RATED PROTECTION FOR OPENINGS (DOORS&WINDOWS) WITHIN 10FT. OF STAIR OPENINGS.
 - PROVIDE EXIT SIGNS PER SEC. 1013.

KEY TO SYMBOLS

- TOILET 1.5 GALLON PER FLUSH MAX 18" CENTERLINE OF TOILET TO WALL ON EITHER SIDE.
- EXHAUST FAN: CONNECT DIRECTLY TO OUTSIDE AIR 5 AIR CHANGES PER HOUR PER UMC CHAPTER 11
- 5/8" TYPE X GYP. BD. ON WALLS AND CEILING.
- 1 1/2" DIA. METAL HANDRAIL WITH SAFETY RETURNS PER SFBC SECTION 10006.9.
- PERM-O-FLEX EXTERIOR FINISH SYSTEM INSTALL PER MANUFACTURER'S RECOMMENDATIONS OVER 5/8" DENSGLOSS AND BUILDING PAPER.
- 5/8" WATERPROOF DUROCK TILE BACKING AT SHOWERS AND BATHTUBS.
- ICBO UL APPROVED GAS FIREPLACES. INSTALL PER MANUFACTURER'S & ANSI Z223.1 STANDARDS.
- GACOFLEX DECK SURFACE OVER 1 1/8" EXT. PLYWD. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 5/8" GREENBOARD GYP. BD. AT BATHROOMS.
- VENT DRYERS TO OUTSIDE WITH SMOOTH WALL PIPE AND BACKDRAFT DAMPER PER UMC 1903.
- GARBAGE DOOR OPENER WITH SAFETY RELEASE AND PRESSURE SENSOR.
- ROOF: 3 PLY BUILT UP ROOF OVER 1 1/8" EXT. PLYWD. T&G INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- PAINTED GSM SCUPPER AND RAIN WATER LEADER. INSTALL PER SMACNA RECOMMENDATIONS. CONNECT TO CITY SEWER TYPICAL
- REMOVABLE DOORS & TOE KICK WITHOUT THE USE OF SPECIAL TOOLS
- 16" x 26" RECESSED MEDICINE CABINET.
- SURFACE MOUNTED MIRROR. WOOD STAIR WITH CARPET: 8" MAX. RISER AND 9" MIN. TREAD.
- WOOD STAIR WITH CARPET: 7" MAX. RISER AND 11" MIN. TREAD.
- CLASS A COMP. SHINGLES 0/30#ROOFING FELT OVER 1/2" CD-X PLYWOOD. INSTALL PER MANUFACTURE'S STANDARDS AND RECOMMENDATIONS.
- 30" x 60" CAST IRON BATHTUB WITH TEMPERED GLASS ENCLOSURE.
- 8" MAX RISER AND 9 1/2 MIN. TREAD. WOOD STAIR
- SOLID BLOCKING FOR GRAB BARS BETWEEN +30" TO +40" HIGH.
- 42" HIGH METAL GUARDRAIL PER SFBC SECTION 509.
- NOT USED
- 1 x 10 WOOD SIDING OVER BUILDING PAPER 1/2" CD-X STRUCTURAL PLYWOOD.

SYMBOLS

- CEILING LIGHT FIXTURE
- CEILING SUSPENDED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE I.C. UNITS IN INSULATED CEILING
- RECESSED LIGHT FIXTURE I.C. UNITS IN INSULATED CEILING
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE SEE SCHEDULE FOR SIZE
- STANDARD OUTLET MOUNT 12" ABOVE THE FLOOR U.O.N.
- STANDARD OUTLET - HOUSE
- 220 VOLT OUTLET
- GFI GROUND FAULT INTERCEPT CIRCUIT MOUNT 42" ABOVE FLOOR UON
- WP GFI GROUND FAULT INTERCEPT CIRCUIT MOUNT 42" ABOVE FLOOR UON
- SD SMOKE DETECTOR 110V INTERCONNECTED WITH BATTERY BACKUP
- RECESSED LIGHT FIXTURE I.C. UNITS IN INSULATED CEILING
- RECESSED LIGHT FIXTURE I.C. UNITS IN INSULATED CEILING
- TELEPHONE OUTLET
- RECESSED WATER HOOKUP - PER CITY REQUIREMENTS
- HOSE BIB W/ NONREMOVABLE BACKFLOW PREVENTER
- RECESSED WATER HOOKUP - PER CITY REQUIREMENTS
- FAU SUPPLY - FLOOR
- FAU SUPPLY - WALL
- FAU RETURN - WALL
- FAU RETURN - FLOOR

REFERENCE SYMBOLS

- REFERENCE TO NOTE FOR FURTHER IN
- KEY NOTE SYMBOL
- WALL TYPE - SEE SHEET D-1
- WALL TYPES**
- KEY WALL CONSTRUCTION MATERIAL SEE SHEET D-1
- KEY WALL DETAILS**
- DETAIL # SHEET #
- DETAIL SYMBOL
- SECTION # SHEET #
- SECTION SYMBOL
- WINDOW TYPE
- WINDOW SYMBOL**
- DOOR TYPE
- DOOR SYMBOL**
- INFORMATION INSIDE BUBBLE HAS BEEN REVISED - SEE TITLE BLOCK FOR DATE

CONSULTANT LIST

STRUCTURAL ENGINEER:
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2451 HARRISON STREET
SAN FRANCISCO, CA. 94110
415.642.7722

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WOODSIDE, CA. 94062-2496
650.529.9662

SURVEYOR:
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SOIL ENGINEER:
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671 ROCKDALE DR.
SAN FRANCISCO, CA 94127
415.406.0537

TITLE 24:
ENERGY SOFT
1025-5TH STREET
NOVATO, CA 94945-2413
415.897.6400

SEPARATES PERMIT FOR THE FOLLOWING:

- SEPARATE PERMIT FOR EMERGENCY LIGHTING
- SEPARATE PERMIT FOR COMMON AREA VENTILATION
- SEPARATE PERMIT FOR FIRE ALARM & SPRINKLER SYSTEM.
- SEPARATE PERMIT FOR SHORING AND UNDERPINNING
- SEPARATE PERMIT FOR SECURITY SYSTEM PER SFBC SECTION 1005A.
- SEPARATE PERMIT FOR TENANT IMPROVEMENTS

NOTE:

- ALL CORRIDORS AND WALLS BETWEEN UNITS TO HAVE MIN. R-13 BATT INSULATION.
- ALL FLOORS BETWEEN UNITS AND BETWEEN GARAGE AND UNITS TO HAVE A MIN. OF R-30 BATT INSULATION.
- ALL EXIT CORRIDORS TO HAVE A MIN. FIRE RATING OF ONE HOUR.
- BUILDING SHALL COMPLY WITH SFBC SECTION 1005A FOR SECURITY REQUIREMENTS.

DRAWING INDEX

ARCHITECTURAL

A0	CONSULTANT LIST, VICINITY MAP, BUILDING INFO
A1	SITE PLAN/ROOF PLAN
A2	EAST ELEVATION
A3	NORTH ELEVATION
A4	SOUTH ELEVATION
A5	WEST ELEVATION
A6	BASEMENT/GARAGE PLAN
A7	FIRST FLOOR PLAN
A8	SECOND FLOOR PLAN
A9	THIRD FLOOR PLAN
A10	FOURTH FLOOR PLAN
A11	SECTION A-A
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OCCUPANCY REQUIREMENTS

OCCUPANCY LOAD FOR ENTIRE BUILDING IS NOT TO EXCEED 50 TWO EXITS REQUIRED FROM BUILDING MIN. WIDTH OF 44"

ADA REQUIREMENTS

THE BOTTOM LEVEL OF OF A MULTI STORY UNIT IS LOCATED ON THE GRADE LEVEL OF THIS BUILDING. THEREFORE THE "GROUND FLOOR" (FOR PURPOSES OF THE MULTI FAMILY ACCESS REGULATIONS) IS ESTABLISHED AT THE GRADE LEVEL. THE SUBJECT MULTI-STORY UNIT IS EXEMPT BECAUSE AN ELEVATOR IS NOT PROVIDED IN THE BUILDING. THEREFORE, ALL UNITS WITHIN THIS BUILDING ARE EXEMPT FROM DISABILITY ACCESS REQUIREMENTS PER 1998 UBC SECTION 1103.1.9.3

KITCHEN:

- BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOE BOARD AND SHELVING SHALL BE REMOVABLE WITHOUT SPECIAL KNOWLEDGE OR TOOLS.
- A 30" MIN. SECTION OF THE COUNTERTOP SHALL BE PROVIDED FOR WORKSPACE. BOTH SINK AND WORKSPACE AREA SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28".
- KITCHEN SINK FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

BATHROOMS:

- BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOE BOARD AND SHELVING SHALL BE REMOVABLE WITHOUT SPECIAL KNOWLEDGE OR TOOLS.
- A 30" MIN. SECTION OF THE COUNTERTOP SHALL BE PROVIDED FOR WORKSPACE. BOTH SINK AND WORKSPACE AREA SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28".
- BATHROOM SINK FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- WATER CLOSET SHALL BE INSTALLED AND CENTERED IN A SPACE 36" MIN. WIDTH.
- GRAB BARS: PROVIDE REINFORCEMENT FOR GRAB BARS IN APPROPRIATE LOCATION IN THE ADJOINING WALLS. REINFORCEMENT SHALL BE SUFFICIENT LENGTH TO PERMIT THE INSTALLATION OF THE GRAB BARS. THE REINFORCEMENT WALL SHALL BE CAPABLE OF SUPPORTING A LOAD OF AT LEAST 250 LBS.

ELECTRICAL:

- INSTALLED NO HIGHER THAN 48" NOR LOWER THAN 15" ABOVE THE FLOOR. THE CENTER OF ALL 15-20 AND 30 AMP ELECTRICAL OUTLETS SHALL BE
- IF THE REACH IS OVER AN OBSTRUCTION THE MAX. HEIGHT IS 44" AS AN EXAMPLE IN THE KITCHEN COUNTER AREA.
- SEE SHEET HC-2 FOR FURTHER INFORMATION.

ZONING: RM-2 (LOT 113.5'x71'=8,058.5SQ.FT.<600SQ.FT. PER/UNIT =13 UNITS ALLOWED.
LOT SIZE: LOT 63 AREA=8,058.5SQ.FT.
REQ. REAR YARD: 25% AT COURTYARD=2,014 SQ.FT.
DESIGNATED COMMERCIAL SPACE: NONE

TOTAL LIVING AREA=17,065 SQ.FT.
PARKING GARAGE AREA: 7,900 SQ.FT.(BASEMENT)
11 (8'X20') STANDARD SPACES
5 (8'X16') COMPACT SPACES
1 (9'X18') H.C. VAN SPACES
5 (2'X6') BICYCLE SPACES
BUILDING HEIGHT: 40FT. (40FT. ALLOWED)
COMMON OPEN SPACE 2,000 SQ.FT. (LOCATED AT REAR YARD)
PRIVATE OPEN SPACE=2,000 SQ.FT.
TYPE 1 CONSTRUCTION (AT GARAGE LEVEL)
TYPE 5-1HR CONSTRUCTION (ALL ABOVE GROUND LEVELS)

COMMERCIAL "B" OCCUPANCY

UNIT #	MAIN FLOOR	UPPER LEVEL	TOTAL S.F.
TOTAL			NONE

RESIDENTIAL "R-1" OCCUPANCY

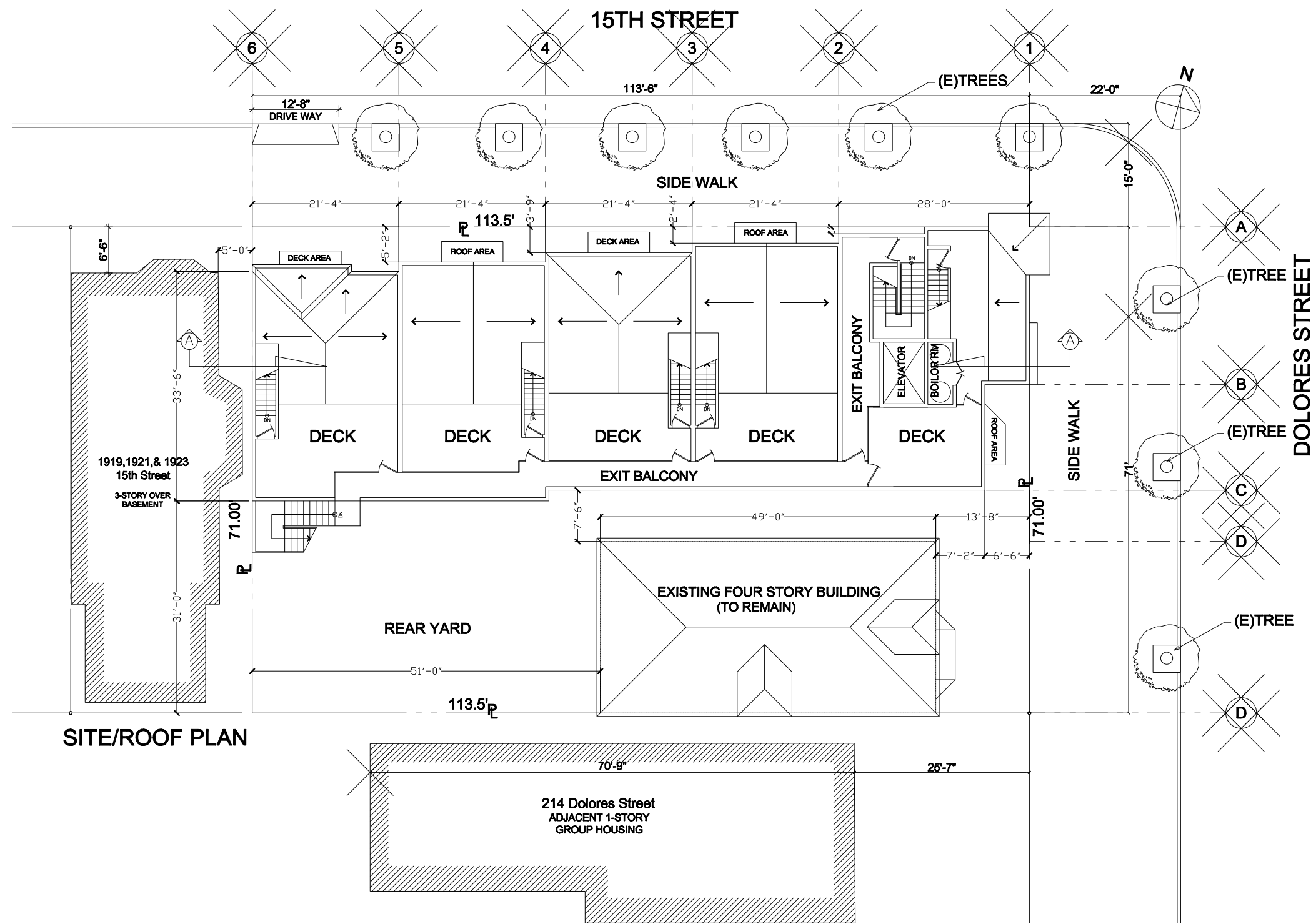
UNIT #	FLOOR AREA	NO.	TOTAL S.F.
1-BED		1	680
2-BED		11	14,505
3-BED		1	1,880
TOTAL		13	17,065

PARKING "S-3" OCCUPANCY

FLOOR	S.F.
FIRST FLOOR	0 S.F.
FIRST BASEMENT FLOOR	7,900 SF
SECOND BASEMENT FLOOR	0 S.F.

AREA BY UNIT:

UNIT NO.	S.F.
UNIT NO. 1	1,180 SF
UNIT NO. 2	1,000 SF
UNIT NO. 3	1,500 SF
UNIT NO. 4	1,430 SF



SITE/ROOF PLAN

REVISIONS	
DATE	SYM.
02.22.08	
06.30.08	
11.01.09	

DESIGNED BY: ZONE DESIGN DEVELOPEMENT
 DRAKE GARDNER 415.884.2489 (O)
 394 BEL MARIN KEYS 415.884.8058 (F)
 SUITE NO. 1
 NOVATO, CA. 94949 415.377.6694 (C)

PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT
 200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

DATE: 09.15.07
 SCALE: 1/8IN. = 1'-0"
 DESIGNER: D.G.
 JOB NO.: CORVORN, LLC
 SHEET NO.:

REVISIONS	
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12.15.09	
03.10.10	

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EAST ELEVATION

NOTE: ALL FINISHES ARE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.

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 SAN FRANCISCO, CA.
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12.15.09	
03.10.10	

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 394 BEL MARIN KEYS 415.884.8058 (F)
 SUITE NO. 1 415.377.6694 (C)
 NOVATO, CA. 94949



NORTH ELEVATION
 NOTE: ALL FINISHES ARE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.

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 200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

DATE: 09.15.07
 SCALE: 3/16IN. = 1'-0"
 DESIGNER: D.G.
 JOB NO.: CORVORN, LLC
 SHEET NO.:



SOUTH ELEVATION

NOTE: ALL FINISHES ARE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.

DATE	SYM.
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06.30.08	
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12.15.09	
03.10.10	

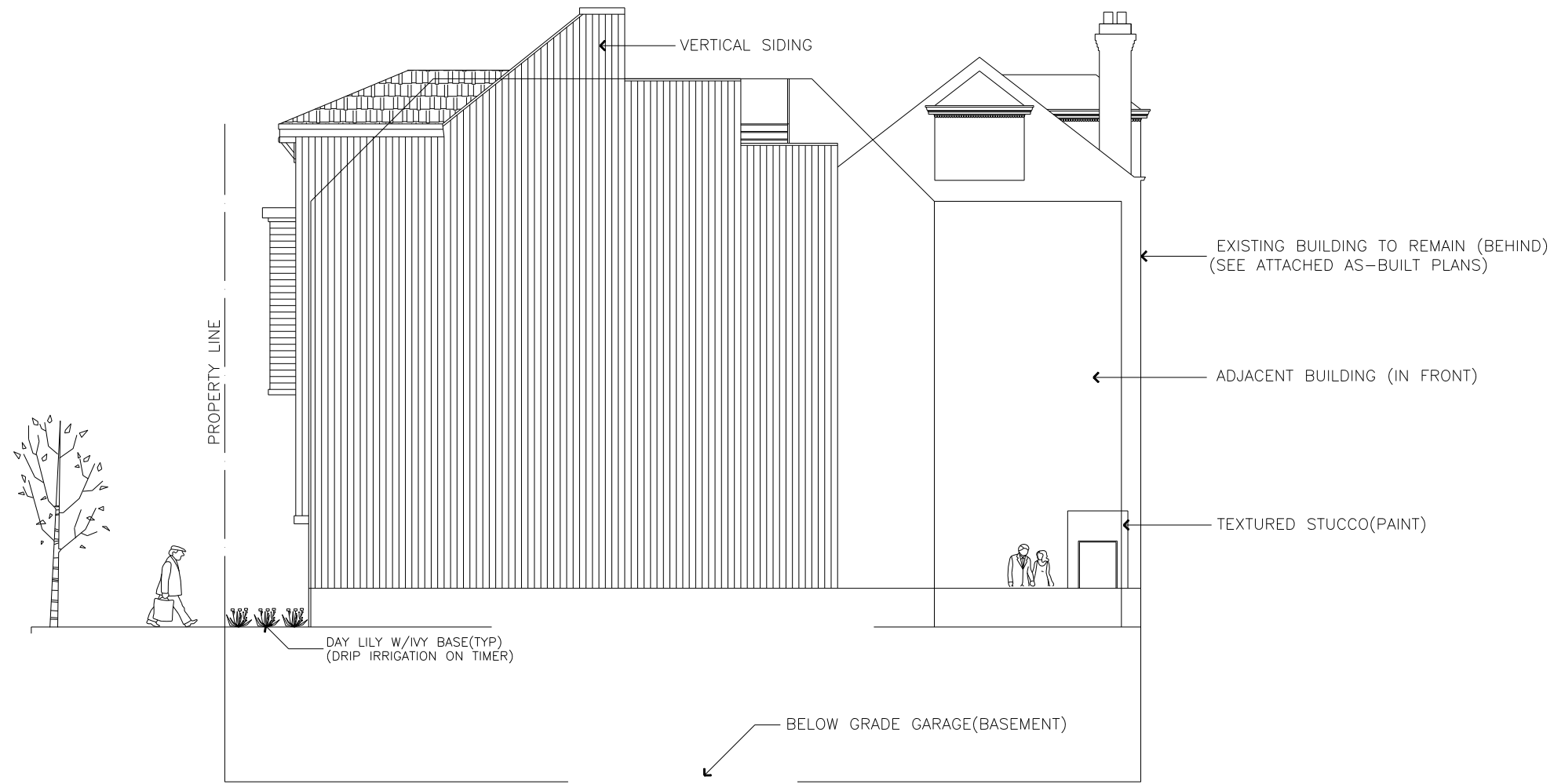
DESIGNED BY: ZONE DESIGN DEVELOPMENT
 DRAKE GARDNER 415.884.2489 (O)
 394 BEL MARIN KEYS 415.884.8058 (F)
 SUITE NO. 1 415.377.6694 (C)
 NOVATO, CA. 94949

PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT

200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

DATE: 09.15.07
 SCALE: 3/16IN. = 1'-0"
 DESIGNER: D.G.
 JOB NO.: CORVORN, LLC
 SHEET NO.:

A4



WEST ELEVATION

NOTE: ALL FINISHES ARE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE INDICATED.

REVISIONS	
DATE	SYM.
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06.30.08	
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03.10.10	

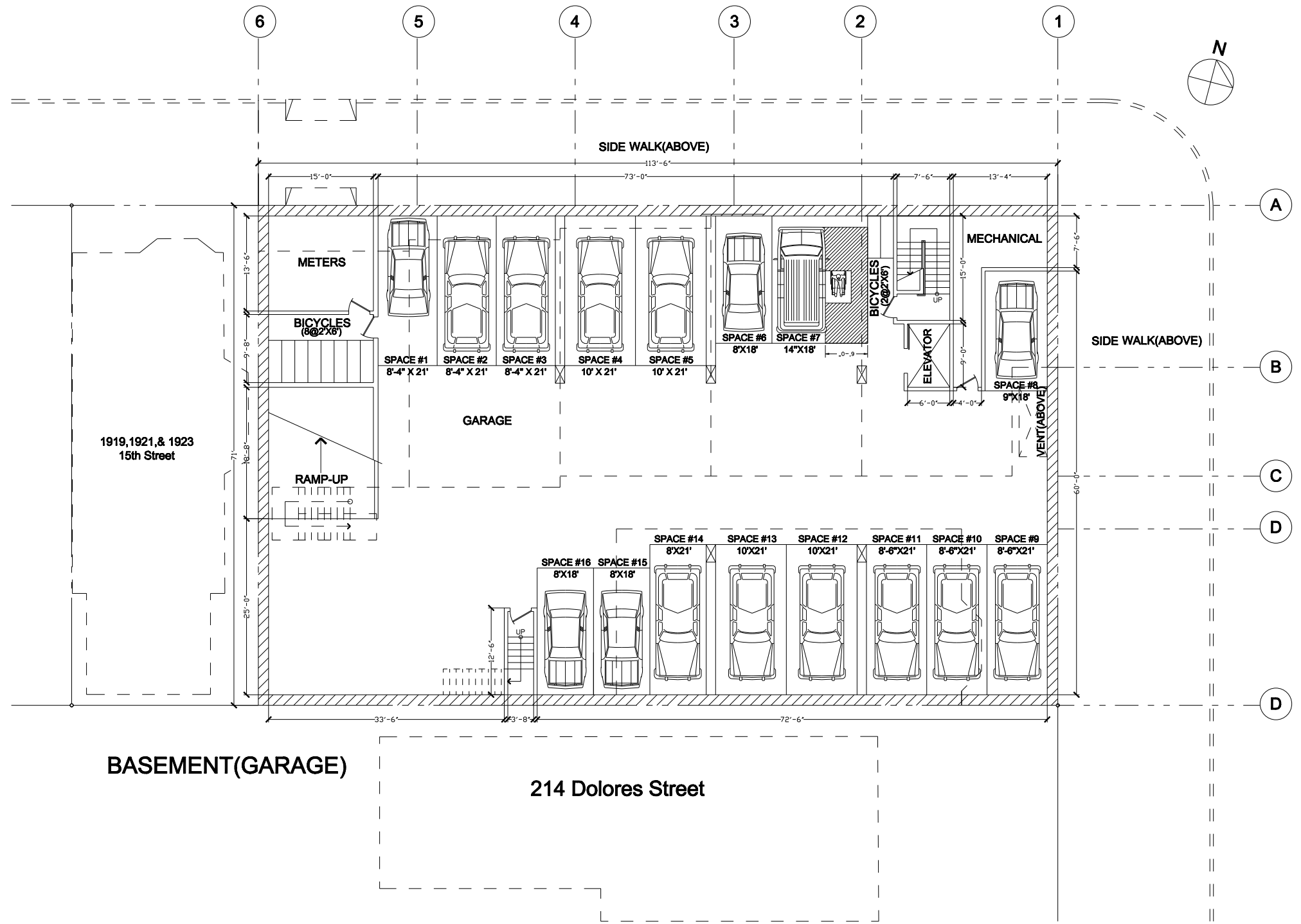
DESIGNED BY: ZONE DESIGN DEVELOPMENT
 DRAKE GARDNER 415.884.2489 (O)
 394 BEL MARIN KEYS 415.884.8058 (F)
 SUITE NO. 1 415.377.6694 (C)
 NOVATO, CA. 94949

PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT

200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

DATE: 09.15.07
 SCALE: 3/16IN. = 1'-0"
 DESIGNER: D.G.
 JOB NO.: CORVORN, LLC
 SHEET NO.:

A5



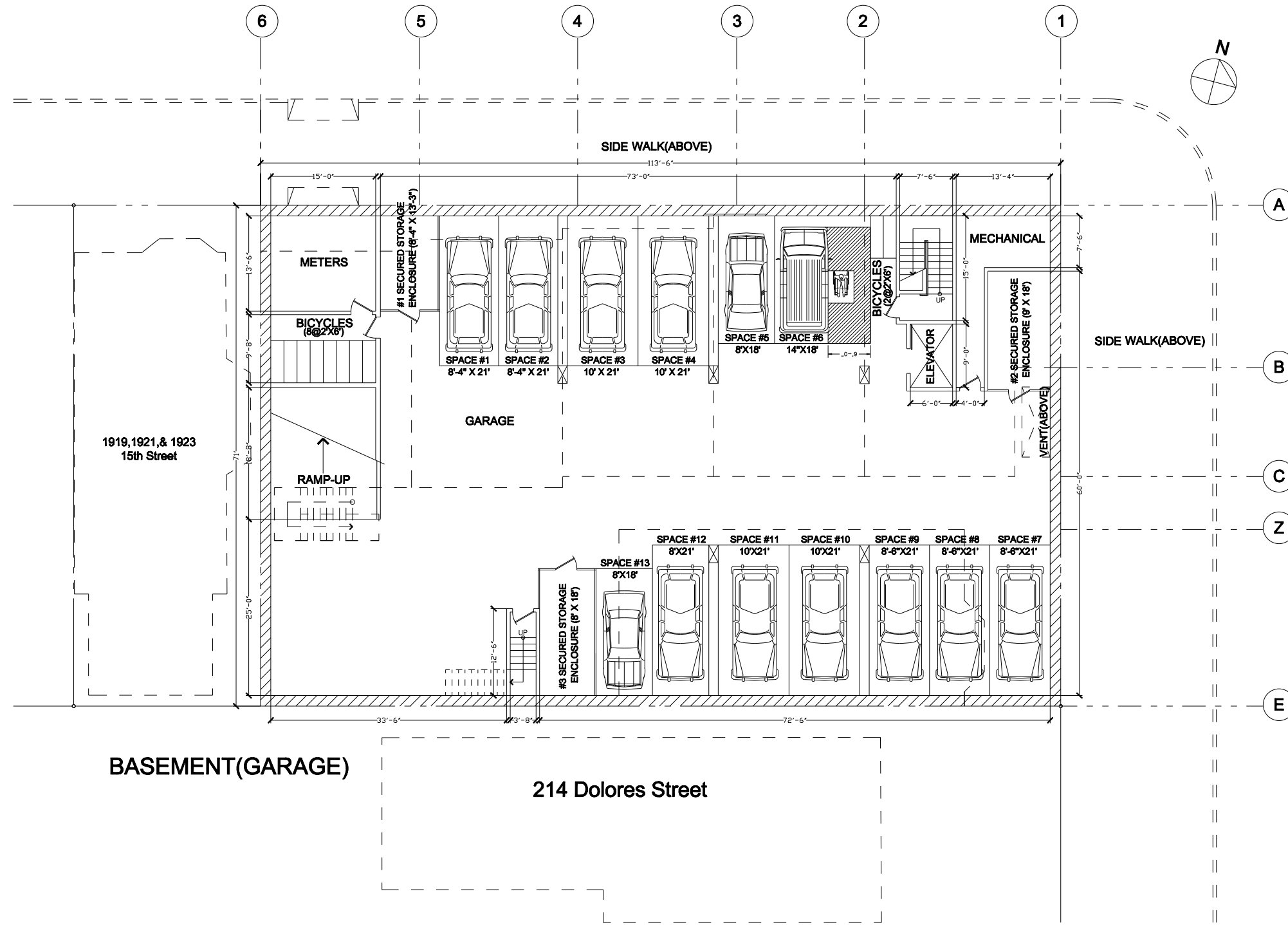
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12.15.09	
01.01.10	

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PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT
 200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

DATE: 09.15.07
 SCALE: 1/8"IN. = 1'-0"
 DESIGNER: D.G.
 JOB NO.: CORVORN, LLC
 SHEET NO.:

A6



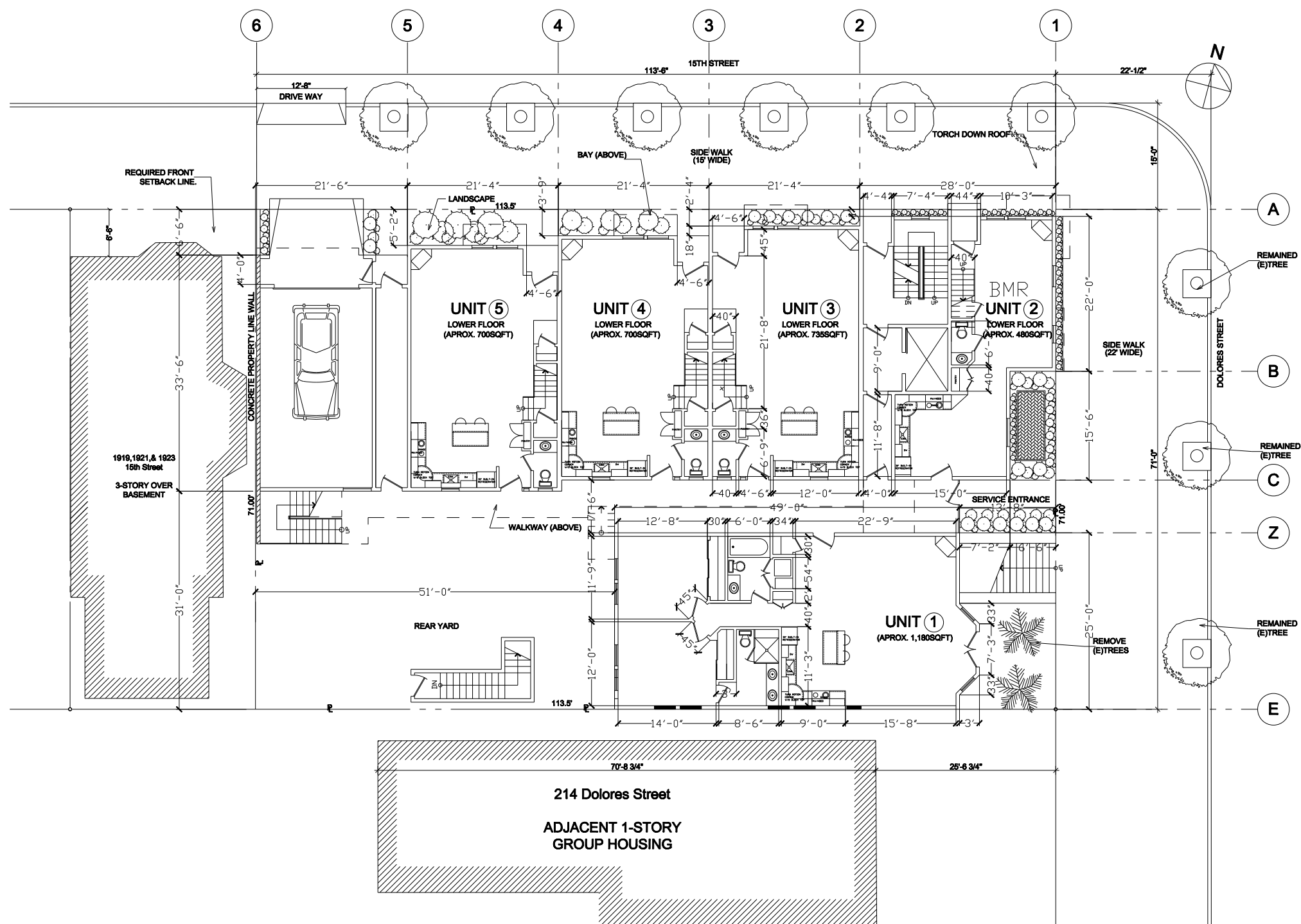
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A6



FIRST FLOOR PLAN

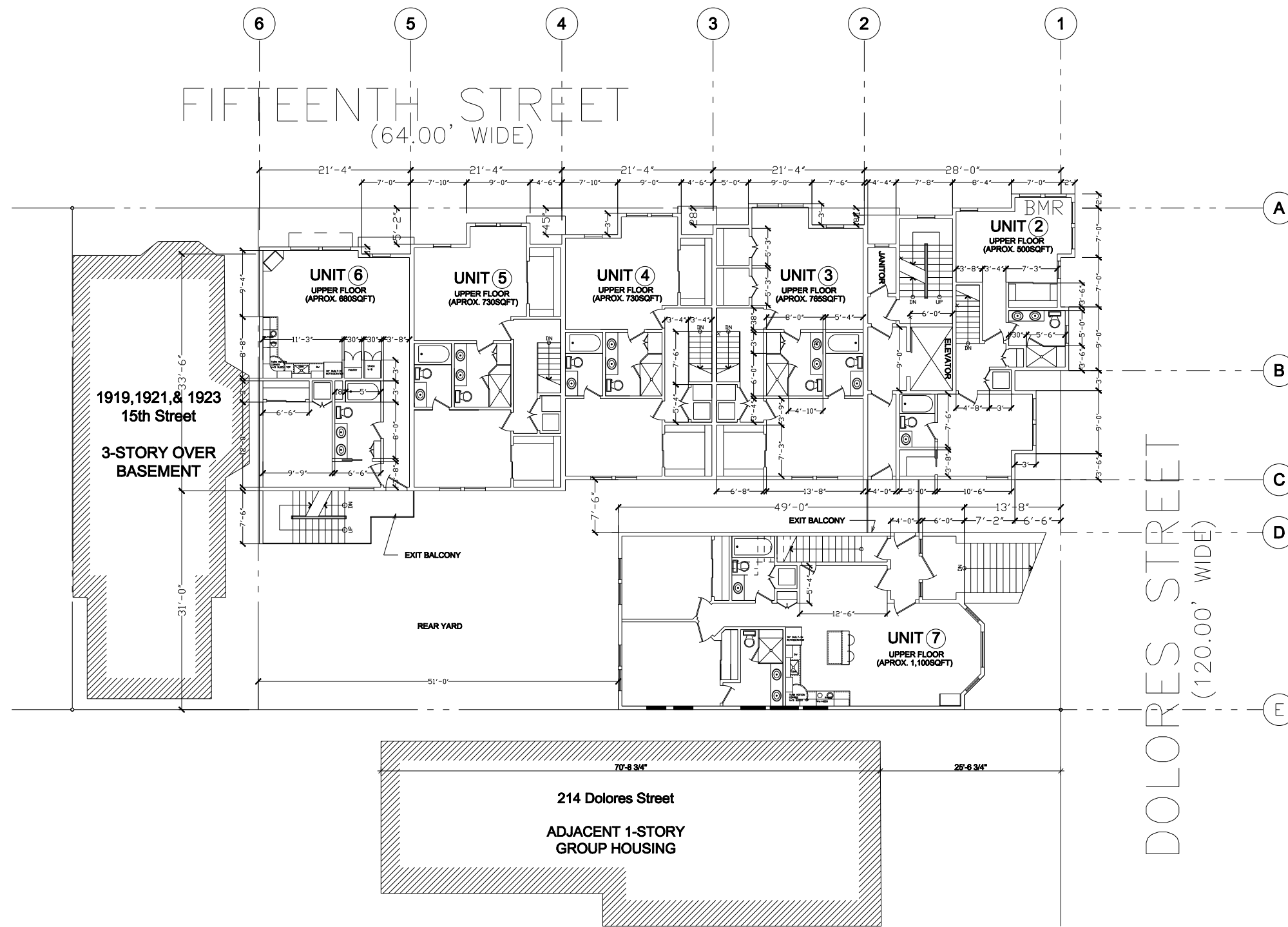
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 JOB NO.: CORVORN, LLC
 SHEET NO.:

A7



SECOND FLOOR PLAN

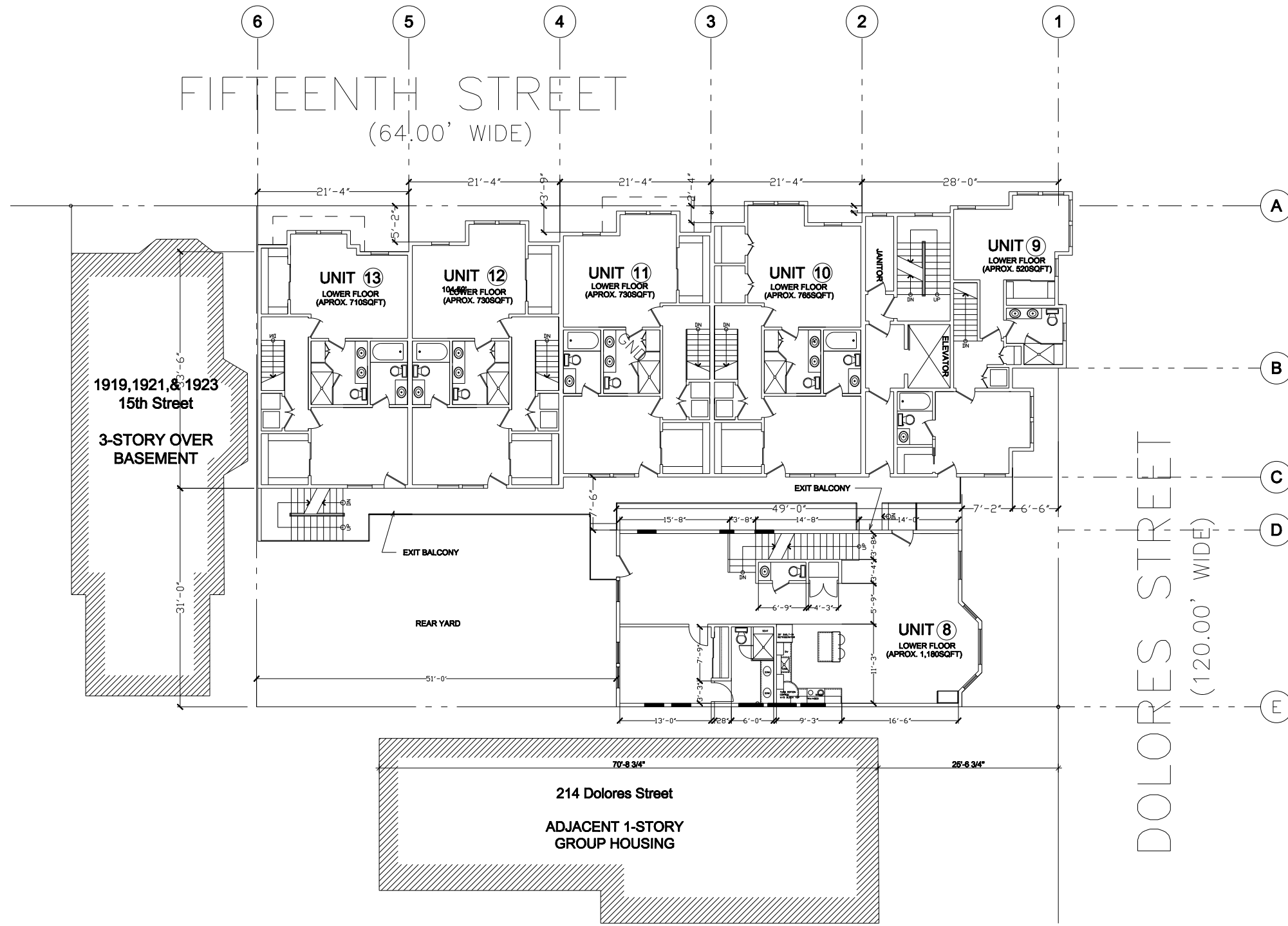
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PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT
 200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
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DATE: 09.15.07
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 DESIGNER: D.G.
 JOB NO.: CORVORN, LLC
 SHEET NO.:

A8



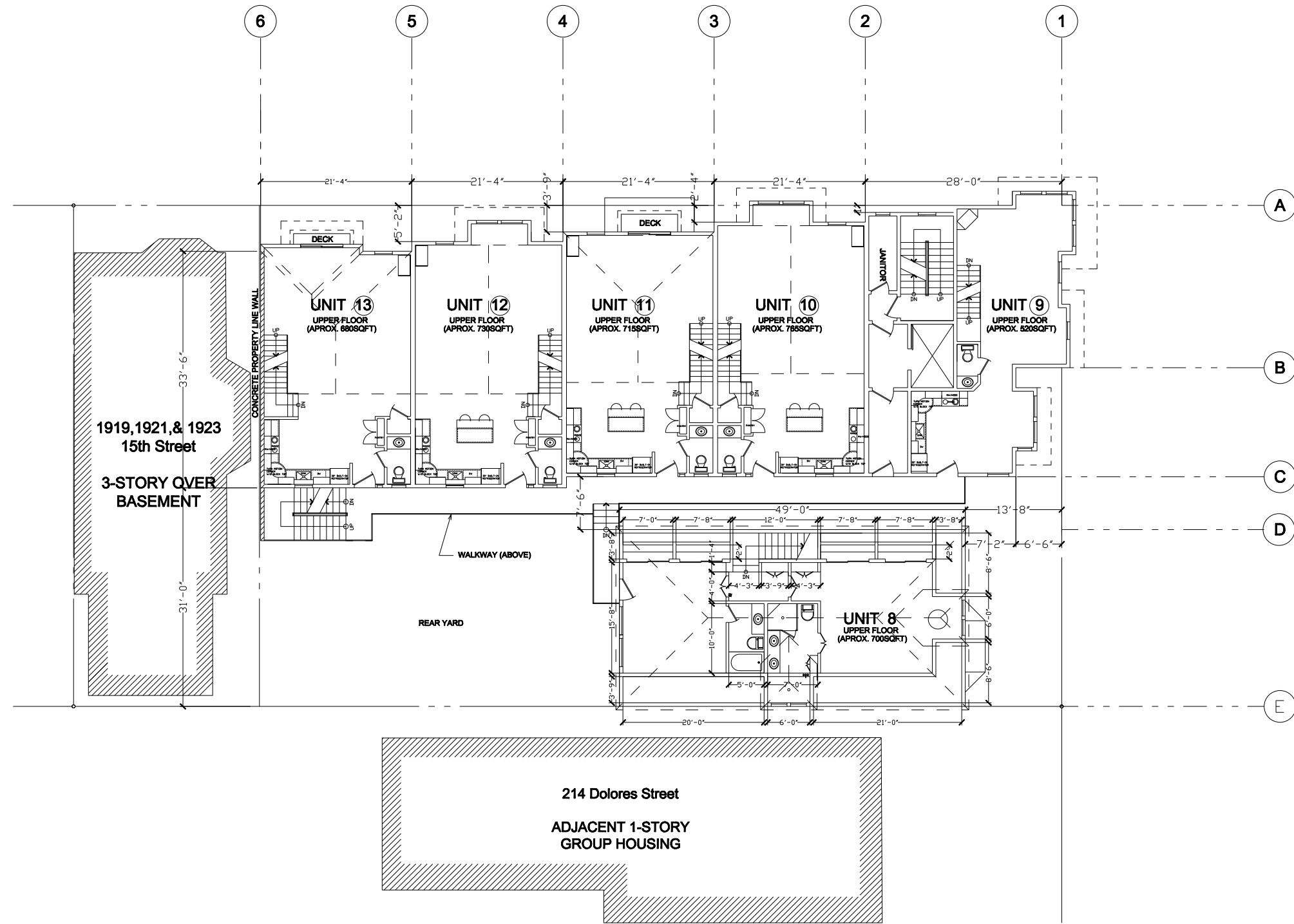
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PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT
 200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

DATE: 09.15.07
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 DESIGNER: D.G.
 JOB NO.: CORVORN, LLC
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A9



REVISIONS	
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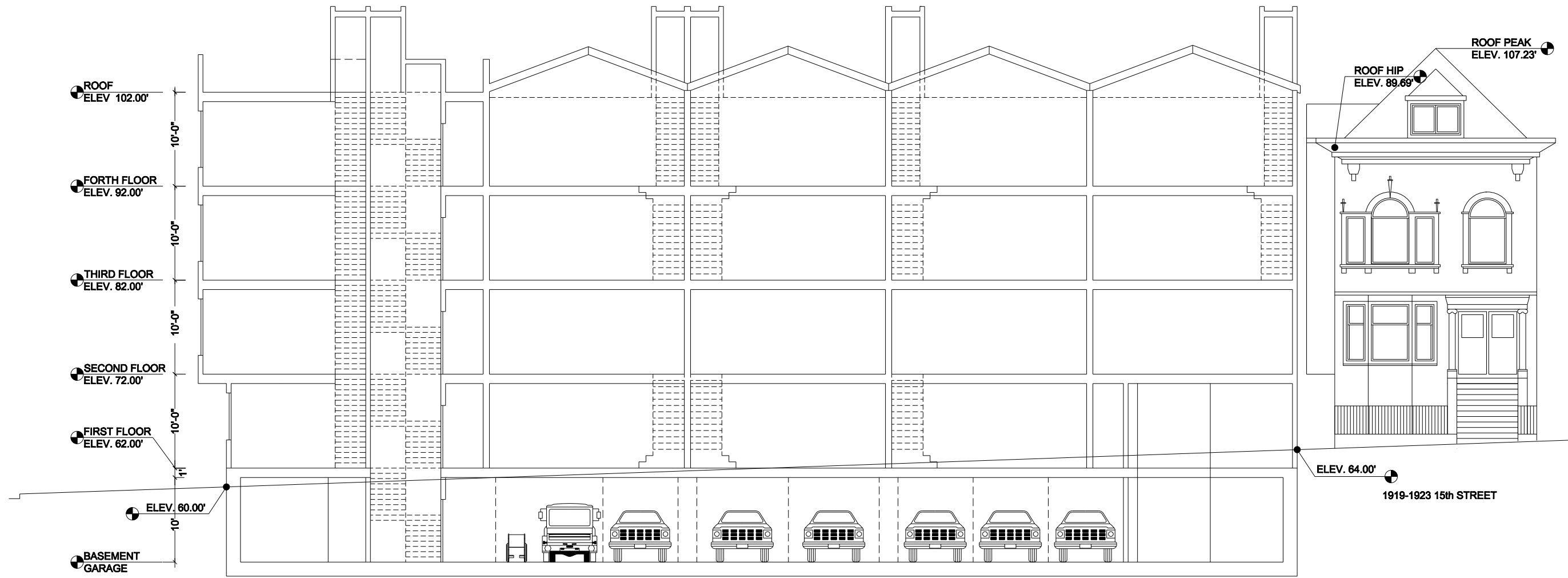
PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT
 200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

DATE: 09.15.07
 SCALE: 1/8"IN. = 1'-0"
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 JOB NO.: CORVORN, LLC
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A10

REVISIONS	
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SECTION A-A

PROJECT: NEW 13 UNIT RESIDENTIAL PROJECT
 200 DOLORES STREET
 SAN FRANCISCO, CA.
 LOT: 63 BLOCK: 3557
 CORVORN, LLC (OWNERS) 415.861.9200

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A11