



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: DECEMBER 13, 2012

*Date:* December 6, 2012  
*Case No.:* **2012.0082C**  
*Project Address:* **1856 PACIFIC AVENUE**  
*Zoning:* RM-3 [Residential Mixed, Medium Density]  
80-A Height and Bulk District  
*Block/Lot:* 0576/011  
*Project Sponsor:* Galina and Roman Knop  
c/o Craig Nikitas  
Zone Consulting  
2555 32<sup>nd</sup> Avenue  
San Francisco, CA 94116  
*Staff Contact:* Glenn Cabreros – (415) 810-5116  
[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

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**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes a redesign of the front façade and the construction of one additional story above the existing four-story, 11-unit apartment building resulting in an approximately 55-foot tall, 5-story building. The project includes interior alterations that would retain the existing number of dwelling units.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Pacific Avenue, between Franklin and Gough Streets, Block 0576, Lot 011. The property is located within the RM-3 (Residential Mixed, Medium-Density) District and the 80-A Height and Bulk District. The property contains a four-story, eleven-unit residential building constructed circa 1966. The subject lot is an interior lot with a lot width of 34 feet and a depth of approximately 128 feet.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located two blocks northeast of Lafayette Park and one block west of Van Ness Avenue. The immediate neighborhood, comprised of the subject blockface and the opposite blockface, is primarily characterized by tall, multi-unit residential buildings ranging from 4 to 11 stories in height and containing 6 to 72 dwelling units. The subject blockface (with the exception of the subject lot and the adjacent lot to the east) is dominated by tall, multi-unit residential buildings 7 to 11 stories in height. The opposite blockface is predominantly comprised of apartment buildings that are 4 to 6 stories in height.

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 23, 2012	November 23, 2012	20 days
Posted Notice	20 days	November 23, 2012	November 23, 2012	20 days
Mailed Notice	10 days	November 23, 2012	November 21, 2012	22 days

## PUBLIC COMMENT

- The Department has received opposition to the project from two interested parties, the owner of the adjacent apartment building west of the project and tenants who reside in one of the units in that building. The adjacent property owner is concerned that the vertical addition will reduce light and air access to his property. The tenants are concerned that the vertical addition will reduce light and air access to their apartment.

## ISSUES AND OTHER CONSIDERATIONS

- The two parties who are opposed to the project had originally filed Discretionary Review requests (Case No. 2012.0082DD) on the building permit application for the project. The requests for Discretionary Review case were scheduled to be heard on October 25, 2012; however prior to the hearing, Planning Department staff caught an error in the Department's review and that the project requires Conditional Use authorization. On October 25, 2012, the Discretionary Review hearing was continued to December 13, 2012. Since that time, the Discretionary Review cases have been cancelled and the project sponsor has submitted a Conditional Use application (Case 2012.0082C) for the project.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization – pursuant to Planning Code Sections 253 and 303 for construction over 50 feet in height in an RM (Residential Mixed) Zoning District – to allow a one-story vertical addition to the existing four-story, 11-unit building within the RM-3 (Residential Mixed, Medium Density) District and an 80-A Height and Bulk District.

## BASIS FOR RECOMMENDATION

- The project maintains the existing unit count of 11 units at the subject building.
- The project is desirable as it is in keeping with the neighborhood character of tall, multi-unit residential buildings.
- The project conforms to the *Residential Design Guidelines*. The project occurs within the footprint of the existing building, which is in keeping with the scale, height and bulk of other structures

within the immediate neighborhood. The project continues to provide shared lightwells to the adjacent buildings.

- The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Draft Motion

Parcel Map

Sanborn Map

Context and Aerial Photographs

Zoning Map

Project Rendering

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"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> RF Report   |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Community Meeting Notice  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

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

\_\_\_\_\_  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: DECEMBER 13, 2012

*Date:* December 6, 2012  
*Case No.:* **2012.0082C**  
*Project Address:* **1856 PACIFIC AVENUE**  
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[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 253 AND 303 OF THE PLANNING CODE TO AUTHORIZE CONSTRUCTION OVER 50 FEET IN HEIGHT IN AN RM (RESIDENTIAL MIXED) ZONING DISTRICT TO ALLOW A ONE-STORY VERTICAL ADDITION TO THE EXISTING FOUR-STORY, ELEVEN-UNIT BUILDING WITHIN THE RM-3 (RESIDENTIAL MIXED, MEDIUM-DENSITY) DISTRICT AND AN 80-A HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 7, 2012, Craig Nikitas for Galina and Roman Knop (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 253 and 303 to allow construction of a vertical addition onto the existing 4-story, 11-unit building resulting in a 5-story, 11-unit building approximately 56 feet in height within the RM- 3 (Residential Mixed Medium Density) District and the 80-A Height and Bulk District.

On December 6, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0082C.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

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. 2012.0082C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Pacific Avenue, between Franklin and Gough Streets, Block 0576, Lot 011. The property is located within the RM-3 (Residential Mixed, Medium-Density) District and the 80-A Height and Bulk District. The property contains a four-story, eleven-unit residential building constructed circa 1966. The subject lot is an interior lot with a lot width of 34 feet and a depth of approximately 128 feet.
3. **Surrounding Properties and Neighborhood.** The project site is located two blocks northeast of Lafayette Park and one block west of Van Ness Avenue. The immediate neighborhood, comprised of the subject blockface and the opposite blockface, is primarily characterized by tall, multi-unit residential buildings ranging from 4 to 11 stories in height and containing 6 to 72 dwelling units. The subject blockface (with the exception of the subject lot and the adjacent lot to the east) is dominated by tall, multi-unit residential buildings 7 to 11 stories in height. The opposite blockface is predominantly comprised of apartment buildings that are 4 to 6 stories in height.
4. **Project Description.** The project proposes a redesign of the front façade and the construction of one additional story above the existing four-story, 11-unit apartment building resulting in an approximately 55-foot tall, 5-story building. The project includes interior alterations that would retain the existing number of dwelling units.
5. **Public Comment.** The Department has received opposition to the project from two interested parties, the owner of the adjacent apartment building west of the project and tenants who reside in one of the units in that building. The adjacent property owner is concerned that the vertical

addition will reduce light and air access to his property. The tenants are concerned that the vertical addition will reduce light and air access to their apartment.

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. **Height.** Planning Code Section 260 states the building height shall be limited to the height specified by the Zoning Map for the property. The Zoning Map for the subject property identifies an 80-foot height limit for the subject lot.

*The existing building is approximately 42 feet in height. The project proposes a building height of approximately 56 feet. The proposed building height is within the 80-foot height district zoned for the property.*

- B. **Bulk.** The Zoning Map designates an "A" Bulk District for the subject lot. Planning Code Section 270 states that within the "A" Bulk District, above a height of 40 feet, the plan dimensions for a building shall have a maximum length of 110 feet and a maximum diagonal dimension of 125 feet.

*The existing building complies with the "A" Bulk District with plan measurements of 104 feet in length and approximately 110 feet at a diagonal dimension. As the proposed project occurs with an area smaller than the existing building footprint, the project complies with the "A" Bulk District.*

- C. **Rear Yard.** Planning Section 134 requires a rear yard depth equal to 25 percent of the total lot depth within the RM-3 Zoning District.

*The required rear yard depth for the subject property is approximately 32 feet. As the existing rear yard is approximately 12 feet, the existing building is a legal noncomplying structure with regard to the rear yard requirement. The project complies with the rear yard requirement, as a 20-foot setback is provided from the building's existing rear wall to provide a 32-foot rear yard depth at the level of the proposed vertical addition.*

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

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

*The size and intensity of the proposed project is desirable as the project allows for the alteration and expansion of one of the units to create a two-story unit while maintaining the existing unit count of 11 units. The project is also desirable as it is in keeping with the neighborhood character of tall, multi-unit residential buildings.*

- 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 project occurs within the footprint of the existing building, which is in keeping with the scale, height and bulk of other structures within the immediate neighborhood. In conformity with the Residential Design Guidelines, the shape of the project proposes shared lightwells for the existing lightwells at both adjacent buildings to provide continued access to light and air. Although the project will cover two property line windows at the adjacent building to the west (1870 Pacific Avenue), other windows that exist at the adjacent building's front and rear facades and within an existing lightwell will continue to provide light and air access. The affected windows are not considered primary windows due to their location on the property line. In addition, the Planning and Building Codes do not provide protections to property line windows and private views. The Residential Design Guidelines recognize that in areas of dense building patterns, such as the neighborhood where the project is located, it is reasonable to expect some reduction of light and air with an adjacent building expansion. Furthermore, the project would create a similar condition that currently exists for dwelling units at the lower level units at 1870 Pacific Avenue, which do not contain property line windows. These adjacent units abut the existing subject building, and they receive reasonable access to light and air from windows located at the adjacent building's front and rear facades and an existing lightwell.*

- 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 accessibility and traffic pattern are not affected by the project, as the dwelling unit count at the project is proposed to be retained.*

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

*The proposed use is a residential use. Noxious or offensive emissions are typically not associated with residential buildings and uses.*

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

*The existing parking is contained within an existing garage. The project appropriately screens the parking from the public right-of-way with proposed replacement garage doors.*



- 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.*

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

## URBAN DESIGN ELEMENT

### Objectives and Policies

#### **OBJECTIVE 1:**

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

#### **Policy 2:**

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

#### **Policy 3:**

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

*The proposed project is in keeping with the massing, scale and height of the existing patterns of development found on the subject blockface and the opposite blockface. The proposed 5-story building would provide a transition from the 7-story apartment building to the west to the 4-story residential building to the east.*

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

*The proposed development will retain the existing 11 dwelling units at the project site, while allowing the expansion of one dwelling to create a large, family-sized unit. The project also proposes a new façade treatment and replacement windows that will complement the existing neighborhood character.*

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

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

*The proposal does not affect neighborhood retail uses, as the project is a residential building within a residential zoning district.*

- 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 11 units at the subject property are to be retained. The proposed facade alterations are in keeping with the neighborhood character.*

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

*No housing is removed for this project.*

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

*As the existing number of units will remain unchanged, additional traffic is not attributed to the project.*

- 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.*

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

*The project will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not affect the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the project site.*

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

*The project will have no negative effect on existing parks and open spaces. Per Planning Code Section 295, a shadow study was required for the project. The results of the shadow study (Case No. 2012.0082K) revealed that protected parks and open space would not be shadowed by the project.*

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0082C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 10, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. \_\_\_\_\_. 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 December 13, 2012.

Jonas Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 13, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use pursuant to Planning Code Sections 253 and 303 to allow construction of a vertical addition onto the existing 4-story, 11-unit building resulting in a 5-story, 11-unit building approximately 56 feet in height located at 1856 Pacific Avenue within the RM- 3 (Residential Mixed, Medium-Density) District and the 80-A Height and Bulk District; in general conformance with plans, dated October 10, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0082C and subject to conditions of approval reviewed and approved by the Commission on December 13, 2012 under Motion No. \_\_\_\_\_. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 13, 2012** under Motion No.\_\_\_\_\_.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

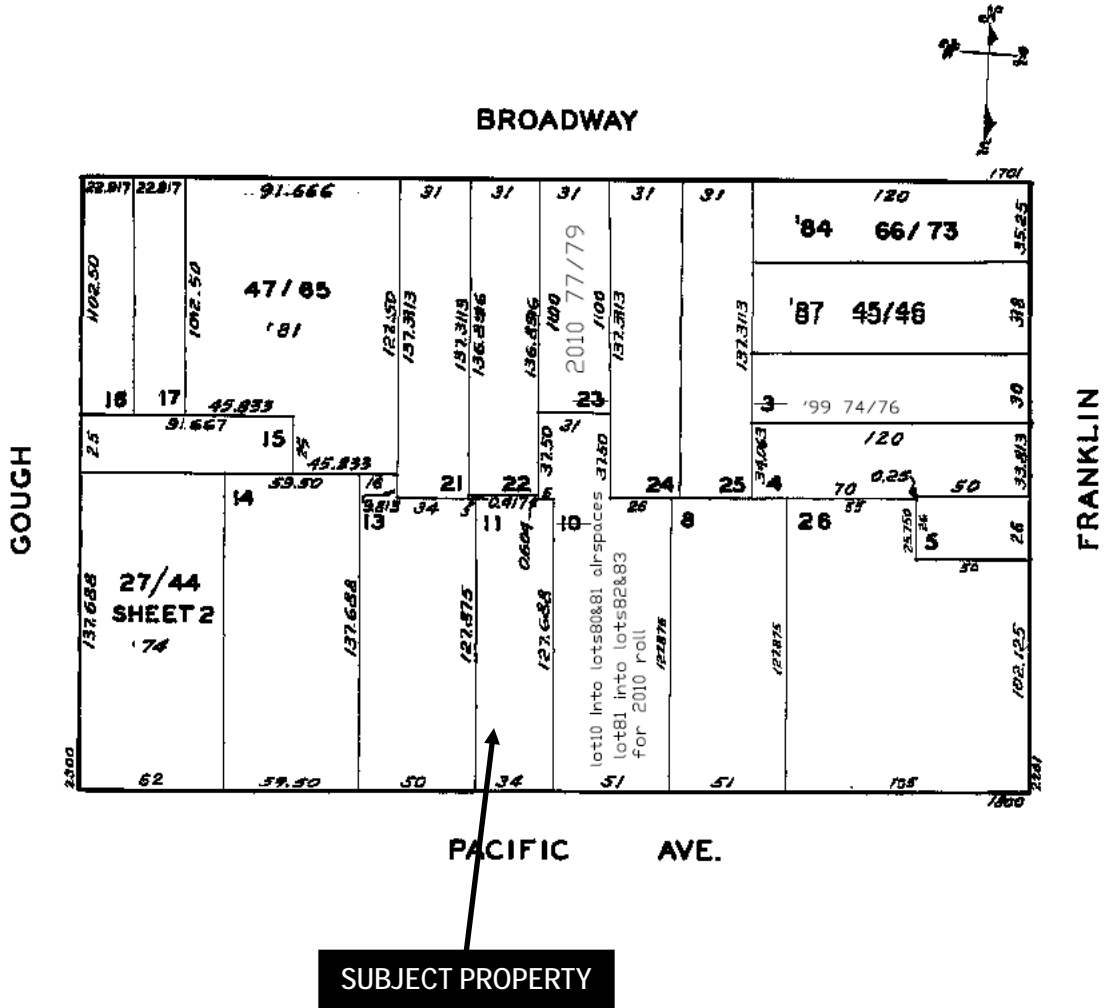
## DESIGN

2. **Façade Alterations.** Wood replacement windows shall be proposed at the front façade.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*
3. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*
4. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with plantings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

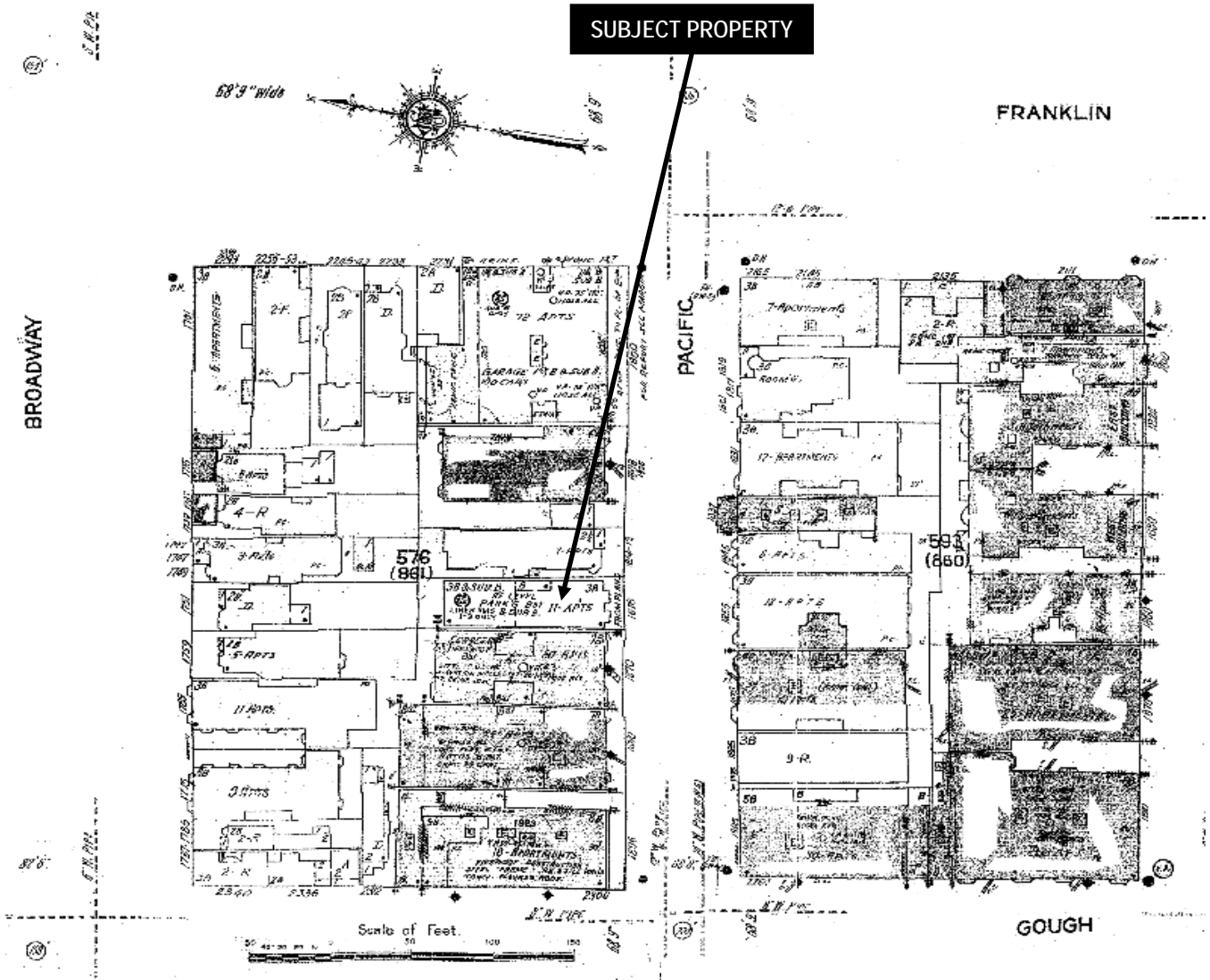
# Parcel Map



Conditional Use Hearing  
 Case Number 2012.0082C  
 1856 Pacific Avenue  
 Hearing Date: December 13, 2012



# Sanborn Map\*

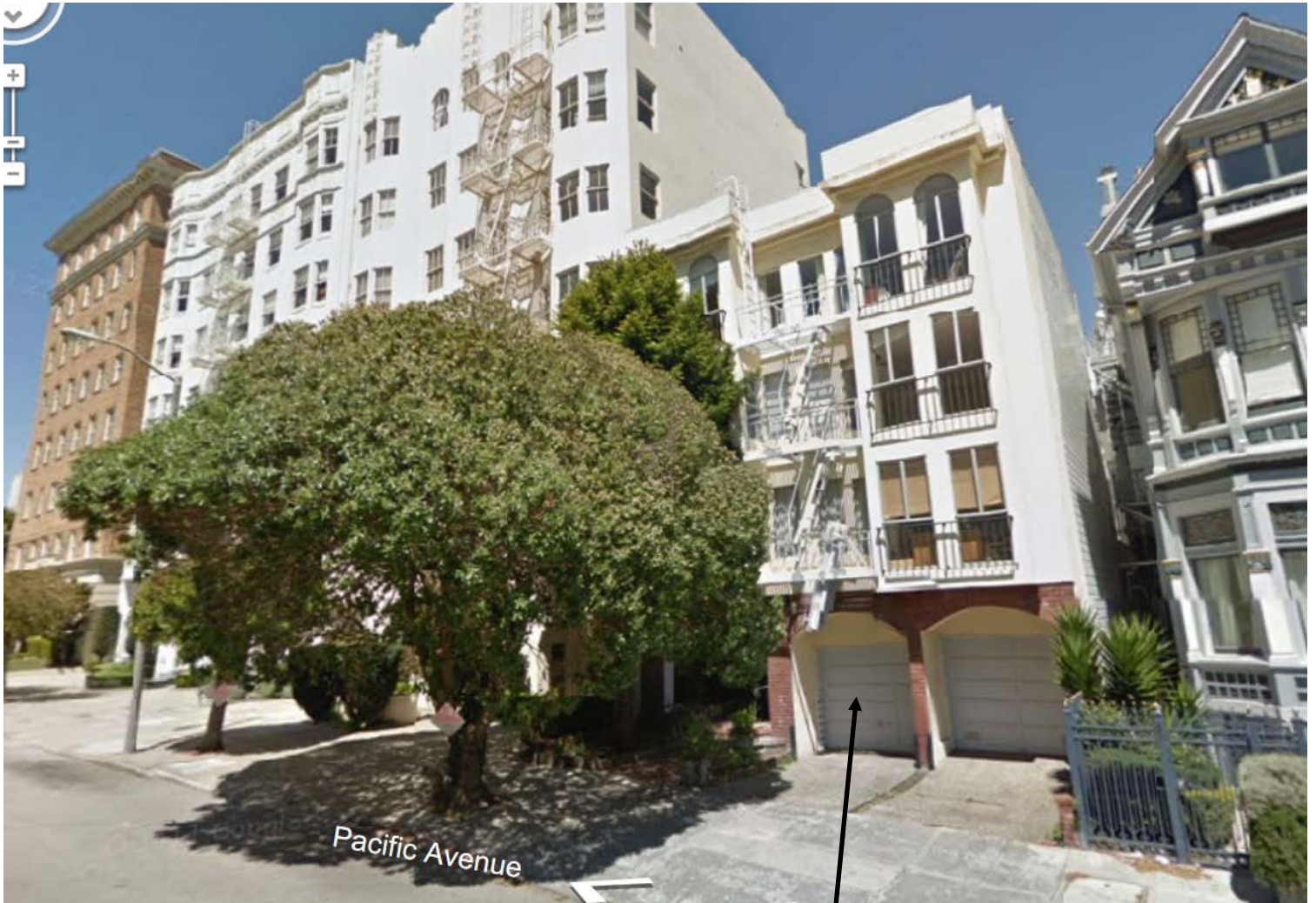


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2012.0082C  
1856 Pacific Avenue  
Hearing Date: December 13, 2012

# Context Photo 1



SUBJECT PROPERTY

Conditional Use Hearing  
Case Number 2012.0082C  
1856 Pacific Avenue  
Hearing Date: December 13, 2012

# Context Photo 2 – View towards Gough St.



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2012.0082C  
1856 Pacific Avenue  
Hearing Date: December 13, 2012

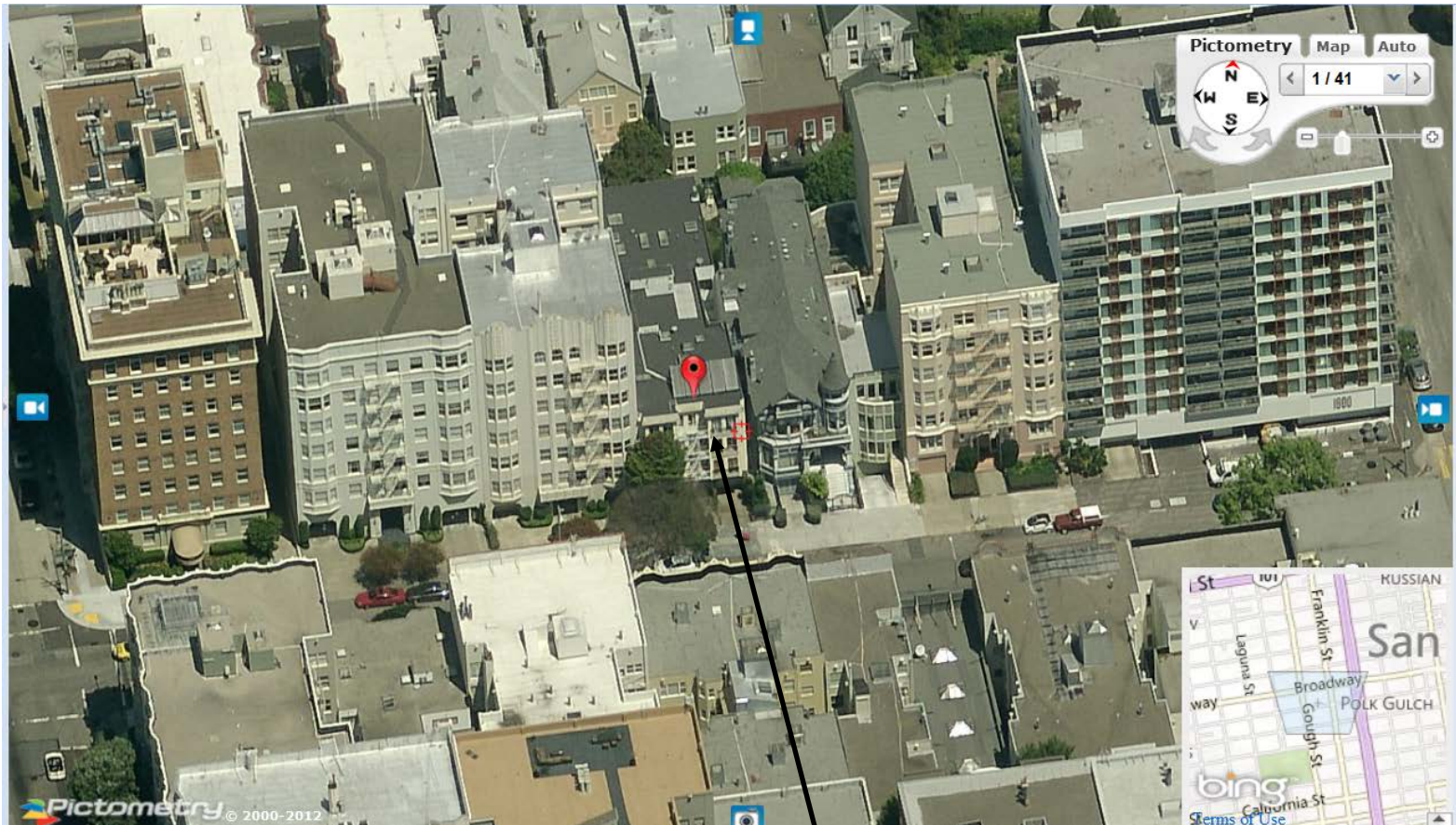


# Context Photo 3 – View toward Franklin St.



Conditional Use Hearing  
Case Number 2012.0082C  
1856 Pacific Avenue  
Hearing Date: December 13, 2012

# Aerial Photo 1 – Subject Blockface



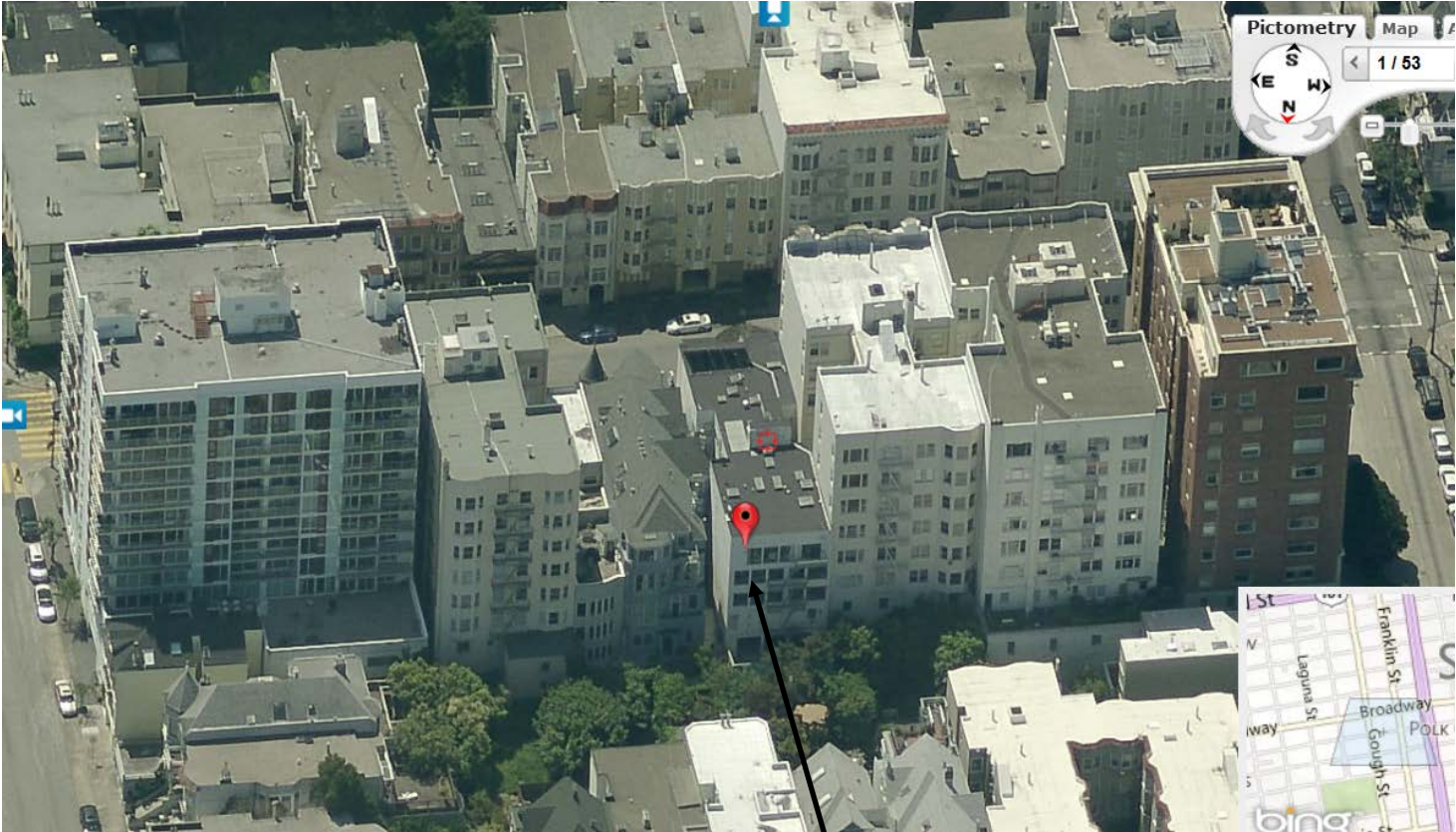
SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2012.0082C  
1856 Pacific Avenue  
Hearing Date: December 13, 2012



# Aerial Photo 2 – Rear Walls and Opposite Blockface

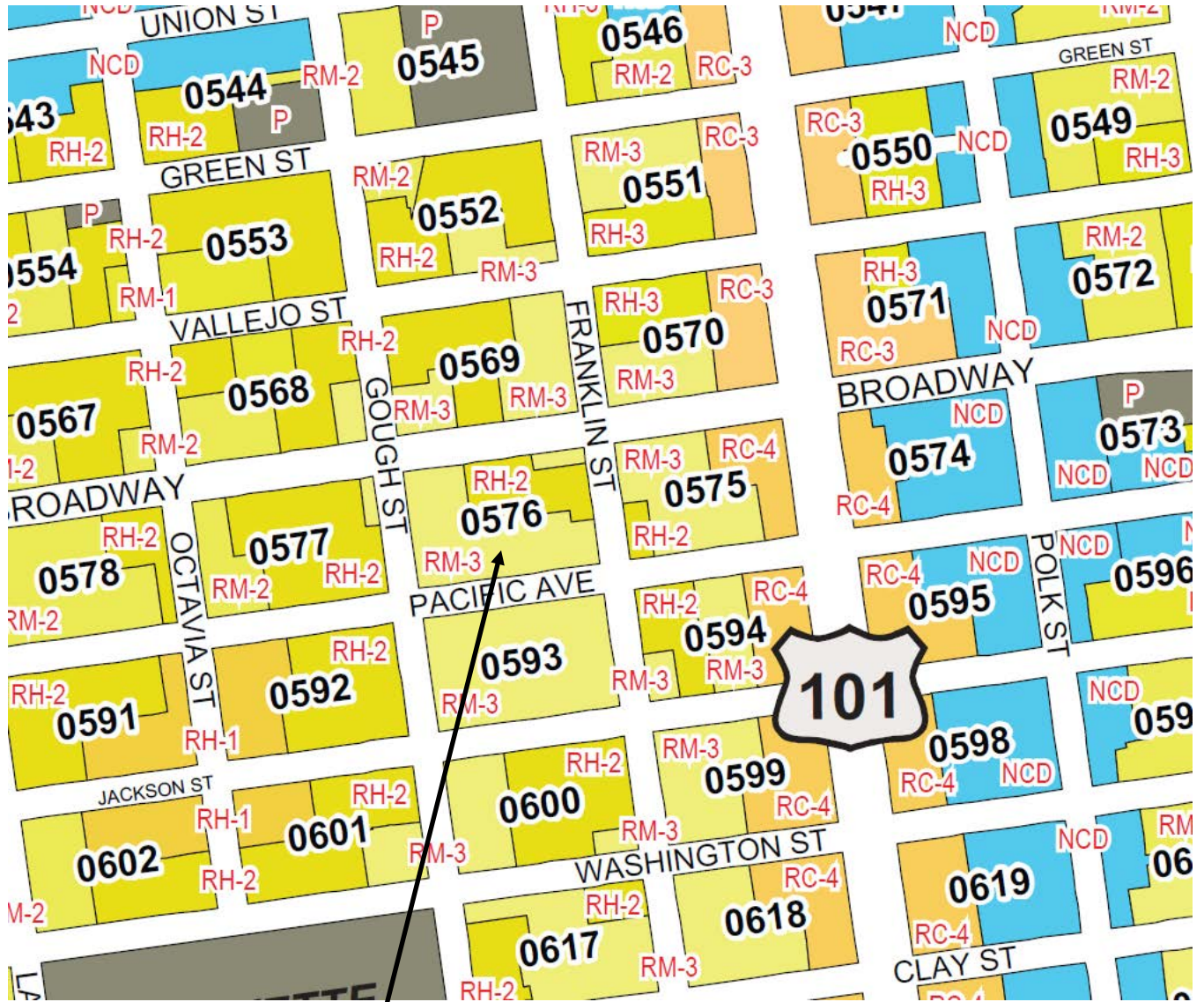


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2012.0082C  
1856 Pacific Avenue  
Hearing Date: December 13, 2012

# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2012.0082C  
1856 Pacific Avenue  
Hearing Date: December 13, 2012





EXISTING CONDITIONS

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA

BLOCK 0576, LOT 11

PROPOSED RENDERING

3207 Mission St  
 San Francisco, CA 94118  
 415.551.8818  
 www.leavittarchitecture.com

LEAVITT architecture

Revisions  
 1 27 FEB 2009  
 2 03 OCT 2012



**EXISTING NET SQUARE FOOTAGES / UNIT COUNT / BEDROOM & BATH COUNT**

RESIDENTIAL UNIT NUMBERS	FLOOR LEVEL	# OF BEDROOMS	# OF BATHS	NET UNIT AREAS
UNIT - 1	2ND	1 BEDROOM	1 BATH	670 S.F.
UNIT - 2	2ND	1 BEDROOM	1 BATH	600 S.F.
UNIT - 3	2ND	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 4	2ND	1 BEDROOM	1 BATH	603 S.F.
UNIT - 5	3RD	1 BEDROOM	1 BATH	670 S.F.
UNIT - 6	3RD	1 BEDROOM	1 BATH	600 S.F.
UNIT - 7	3RD	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 8	3RD	1 BEDROOM	1 BATH	660 S.F.
UNIT - 9	4TH	1 BEDROOM	1 BATH	670 S.F.
UNIT - 10	4TH	1 BEDROOM	1 BATH	600 S.F.
UNIT - 11	4TH	3 BEDROOMS	2 BATHS	1,594 S.F.

**PROPOSED NET SQUARE FOOTAGES / UNIT COUNT / BEDROOM & BATH COUNT**

RESIDENTIAL UNIT NUMBERS	FLOOR LEVEL	# OF BEDROOMS	# OF BATHS	NET UNIT AREAS
UNIT - 1	2ND	2 BEDROOMS	1 BATH	775 S.F.
UNIT - 2	2ND	1 BEDROOM	1 BATH	503 S.F.
UNIT - 3	2ND	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 4	2ND	1 BEDROOM	1 BATH	600 S.F.
UNIT - 5	3RD	2 BEDROOMS	1 BATH	745 S.F.
UNIT - 6	3RD	1 BEDROOM	1 BATH	520 S.F.
UNIT - 7	3RD	2 BEDROOMS	2 BATHS	890 S.F.
UNIT - 8	3RD	1 BEDROOM	1 BATH	660 S.F.
UNIT - 9	4TH	1 BEDROOM	1 BATH	520 S.F.
UNIT - 10	4TH	1 BEDROOM	1 BATH	503 S.F.
UNIT - 11	4TH/5TH	4 BEDROOMS	3 1/2 BATHS	4,144 S.F.

**SCOPE OF WORK**

INTERIOR MODIFICATIONS TO EXISTING 4TH FLOOR RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW 5TH FLOOR TO CREATE A TWO LEVEL PENTHOUSE UNIT. MODIFICATIONS TO EXISTING BUILDING ELEVATION AT PACIFIC AVENUE.

**DRAWING INDEX**

- A0 COVER SHEET / PROPOSED SITE / ROOF PLAN
- A0.5 EXISTING SITE / ROOF PLAN
- A1 EXISTING / PROPOSED BASEMENT FLOOR PLAN & EXISTING GROUND FLOOR PLAN
- A1.1 EXISTING SECOND AND THIRD FLOOR PLAN
- A1.2 EXISTING FOURTH FLOOR AND ROOF PLAN
- A2 EXISTING FRONT AND REAR ELEVATION
- A3 EXISTING EAST SIDE ELEVATION
- A4 EXISTING WEST SIDE ELEVATION
- A5 PROPOSED GROUND AND SECOND FLOOR PLAN
- A6 PROPOSED THIRD AND FOURTH FLOOR PLAN
- A7 PROPOSED FIFTH FLOOR AND ROOF PLAN
- A8 PROPOSED FRONT ELEVATION
- A8.1 PROPOSED REAR ELEVATION
- A9 PROPOSED EAST SIDE ELEVATION
- A10 PROPOSED WEST SIDE ELEVATION
- A11 PROPOSED SECTION A-A

**PLANNING DEPARTMENT NOTES**

**PROJECT LOCATION:**  
NORTH SIDE OF PACIFIC AVENUE, BETWEEN GOLDEN STREET AND FRANKLIN STREET, ASHLAND'S BLOCK 0576, LOT 011

**ZONING DISTRICT:**  
RM-3

**UNIT DENSITY:**  
ONE RESIDENTIAL UNIT PER 400 SQ. FT. OF LOT AREA. LOT AREA = 4,356 SQ. FT., THEREFORE 10 UNITS ALLOWED PER CODE. BUILDING CONTAINS 11 EXISTING RESIDENTIAL UNITS, THEREFORE 1 UNIT IS NON CONFORMING. UNIT #11 HAS BEEN DESIGNATED AS THE LEGAL NON CONFORMING UNIT. 11 UNITS ARE PROPOSED AFTER IMPROVEMENTS.

**EXISTING / PROPOSED BUILDING USE:**  
MULTI-FAMILY RESIDENTIAL UNITS ABOVE GROUND LEVEL PARKING GARAGE AND UNDERGROUND PARKING GARAGE.

**EXISTING / PROPOSED BUILDING HEIGHT:**  
ALLOWABLE HEIGHT DISTRICT - RM-3  
EXISTING BUILDING HEIGHT - 42'-0" AT BUILDING CENTERLINE ABOVE TOP OF CURB. HEIGHT TO EXISTING SOLAR PANELS = 22'-0"  
PROPOSED HEIGHT = 55'-0" AT BUILDING CENTERLINE ABOVE TOP OF CURB. NEW SOLAR PANELS PROPOSED AT 3'-0" ABOVE ROOF ELEVATION.

**EXISTING / PROPOSED FRONT SETBACK:**  
EXISTING 12'-0" FRONT SETBACK TO BE MAINTAINED.

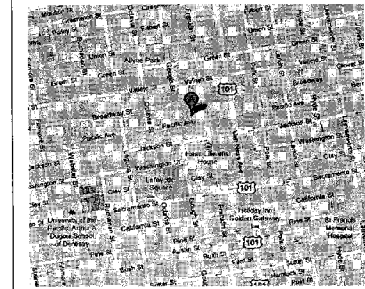
**EXISTING / PROPOSED REAR SETBACK:**  
EXISTING REAR YARD 10' DEEPTH MAINTAINED AT 12'-0" DEPTH. PROPOSED SIDE YARD ALLOCATION AT 75% LOT DEPTH AND 25% REAR YARD MAINTAINED.

**EXISTING / PROPOSED USABLE OPEN SPACE:**  
PER SECTION 135, USABLE OPEN SPACE REQUIRED SHALL BE 80 S.F. PER RESIDENTIAL UNIT. EXISTING BUILDING HAS NO PROVISION FOR USABLE OPEN SPACE. PROPOSED 5TH FLOOR PRIVATE TERRACE AND PRIVATE ROOF DECK PROVIDES A TOTAL OF 1140 S.F. OF USABLE OPEN SPACE FOR UNIT #11.

**NET BUILDING AREA CALCULATIONS: (EXISTING)**  
TOTAL RESIDENTIAL AREA (11 UNITS) = 8,590 N.S.F.  
GARAGE = 4,000 N.S.F.  
CIRCULATION = 1,393 N.S.F.  
TOTAL NET BUILDING AREA = 14,293 N.S.F.

**NET BUILDING AREA CALCULATIONS: (PROPOSED)**  
TOTAL RESIDENTIAL AREA (11 UNITS) = 10,794 N.S.F.  
GARAGE = 4,000 N.S.F.  
CIRCULATION = 1,256 N.S.F.  
TOTAL NET BUILDING AREA = 16,440 N.S.F.

**LOCATION MAP**



Revisions	By
22 FEB 2012 ML	
10 OCT 2012 ML	



1307 MARKET ST.  
SAN FRANCISCO  
CALIFORNIA 94103  
415.574.9000  
1415.574.9001

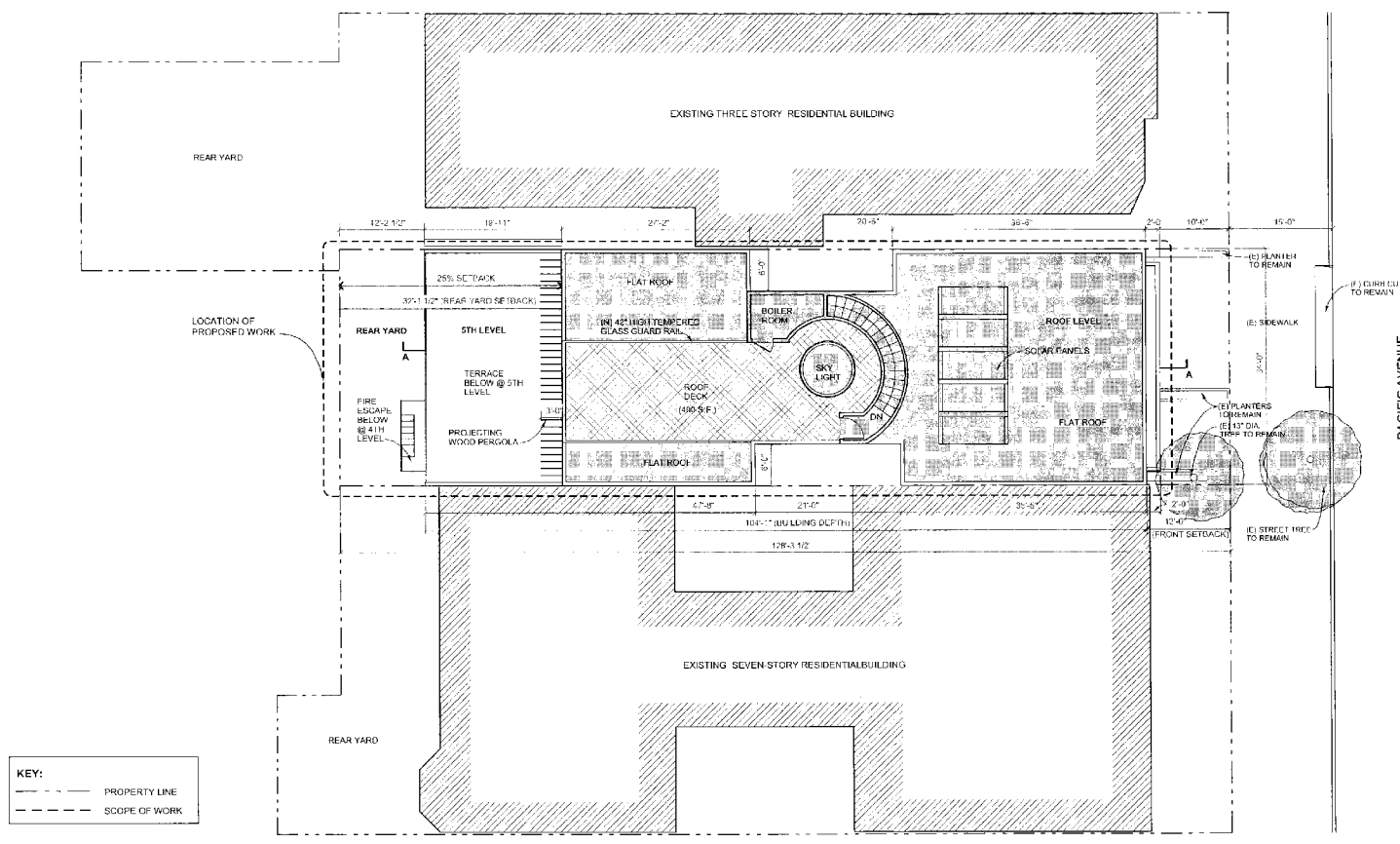
COVER SHEET / PROPOSED SITE / ROOF PLAN

1866 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0576, LOT 11

1866 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0576, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 24 MARCH 2010  
SCALE: 1/8" = 1'-0"  
DRAWN: ML  
SHEET

**A0**



**KEY:**

---	PROPERTY LINE
---	SCOPE OF WORK

PROPOSED SITE / ROOF PLAN N

Revisions	By
1	22 FEB 2012 ML
2	10 OCT 2012 ML

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architecture

1327 mason st  
san francisco  
california 94103  
415.674.9830  
1415 674 9830

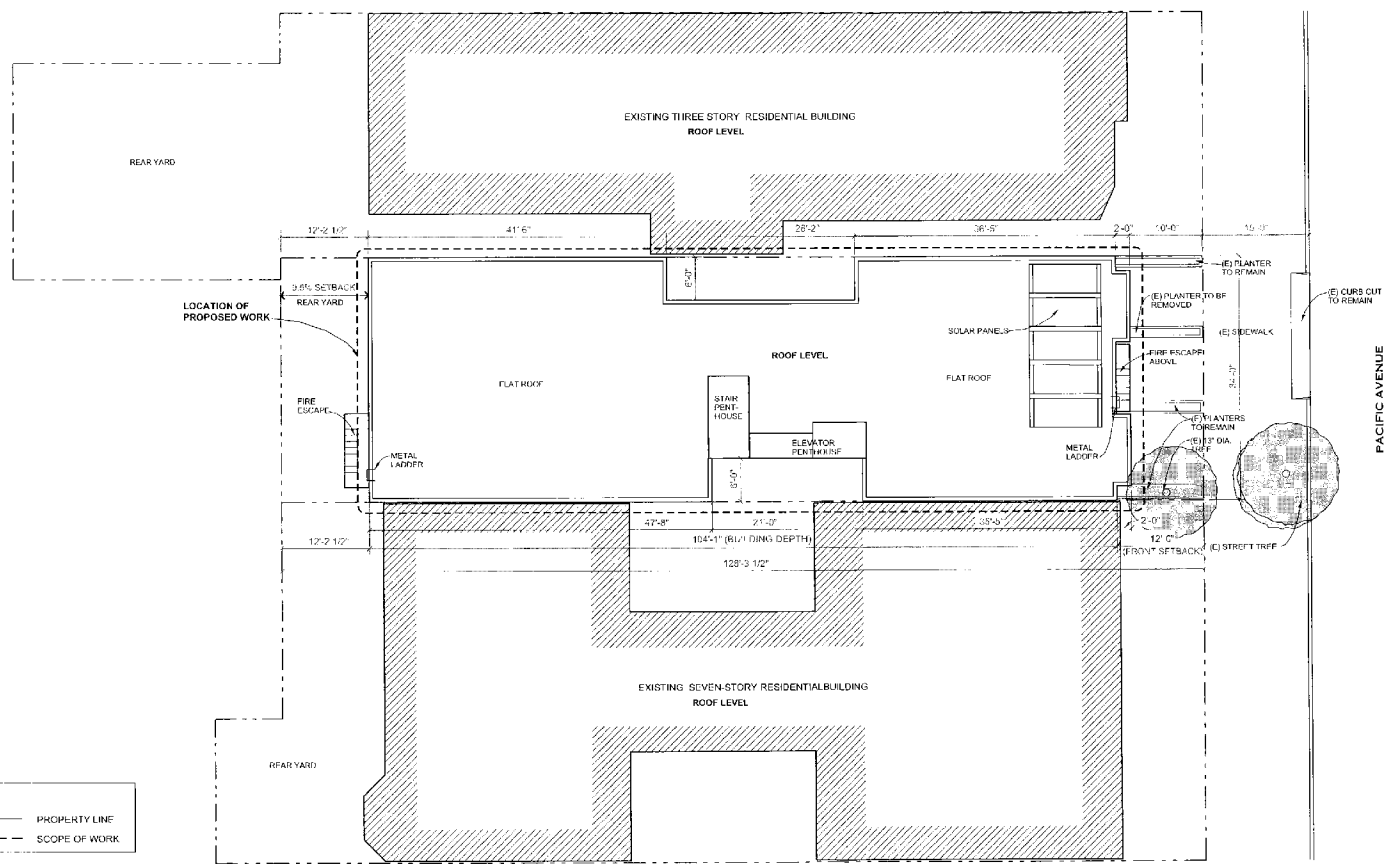
EXISTING SITE /  
ROOF PLAN

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0676, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 24 MARCH 2010  
SCALE: 1/8"=1'-0"  
DRAWN: ML  
SHEET:

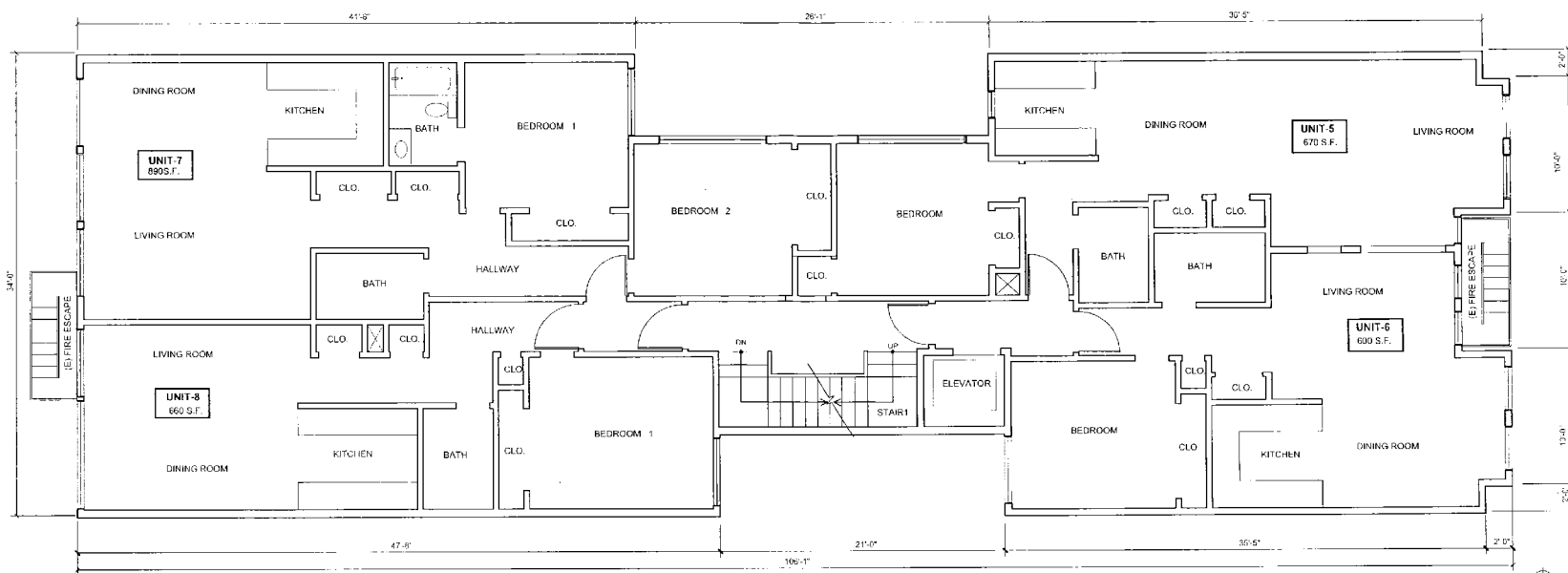
**A0.5**

**KEY:**  
 - - - - - PROPERTY LINE  
 - - - - - SCOPE OF WORK

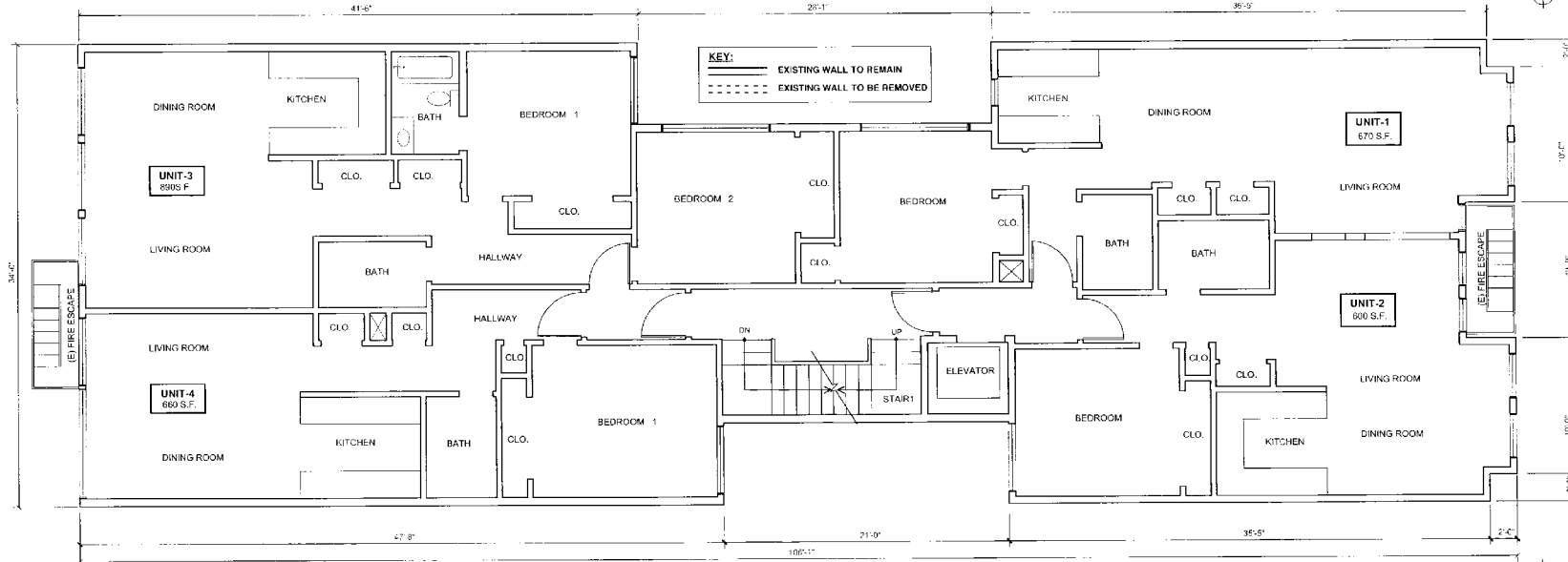


EXISTING SITE / ROOF PLAN N





EXISTING 3RD LEVEL PLAN



EXISTING 2ND LEVEL PLAN

**KEY:**  
 ——— EXISTING WALL TO REMAIN  
 - - - - - EXISTING WALL TO BE REMOVED

Revisions	By
1	22 FEB 2012 ML
2	10 OCT 2012 ML

**LEAVITT J**  
**architecture**

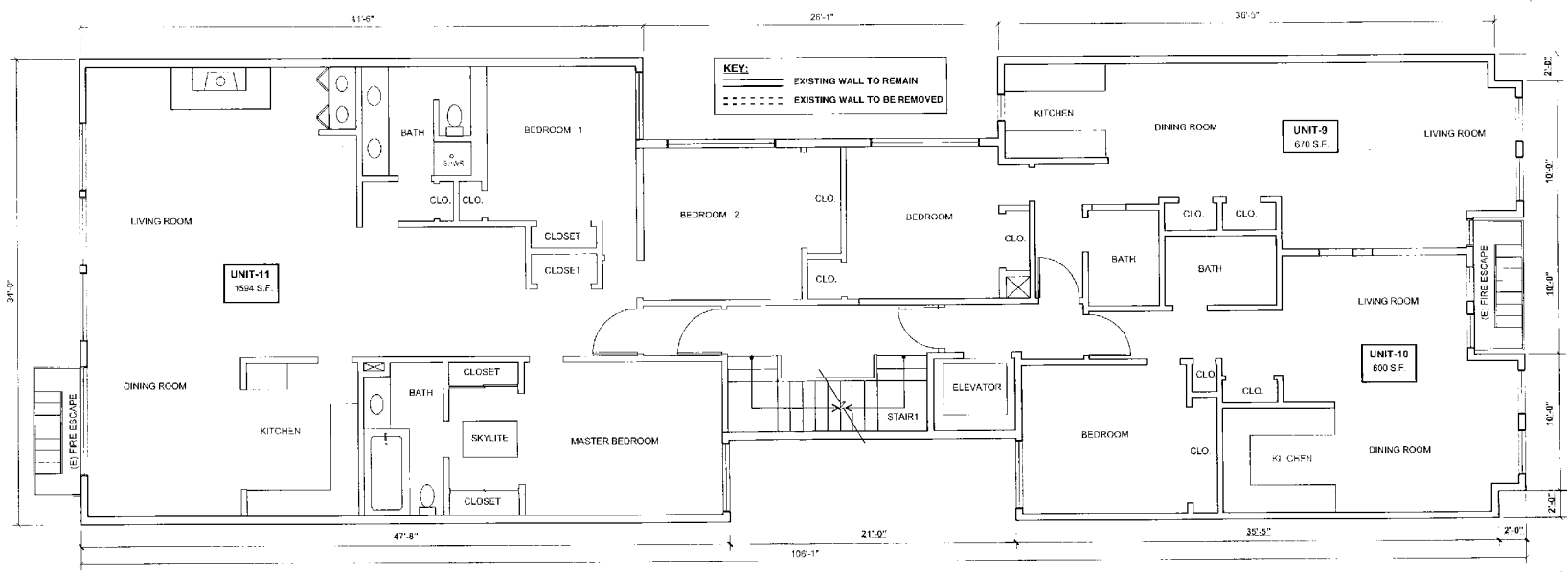
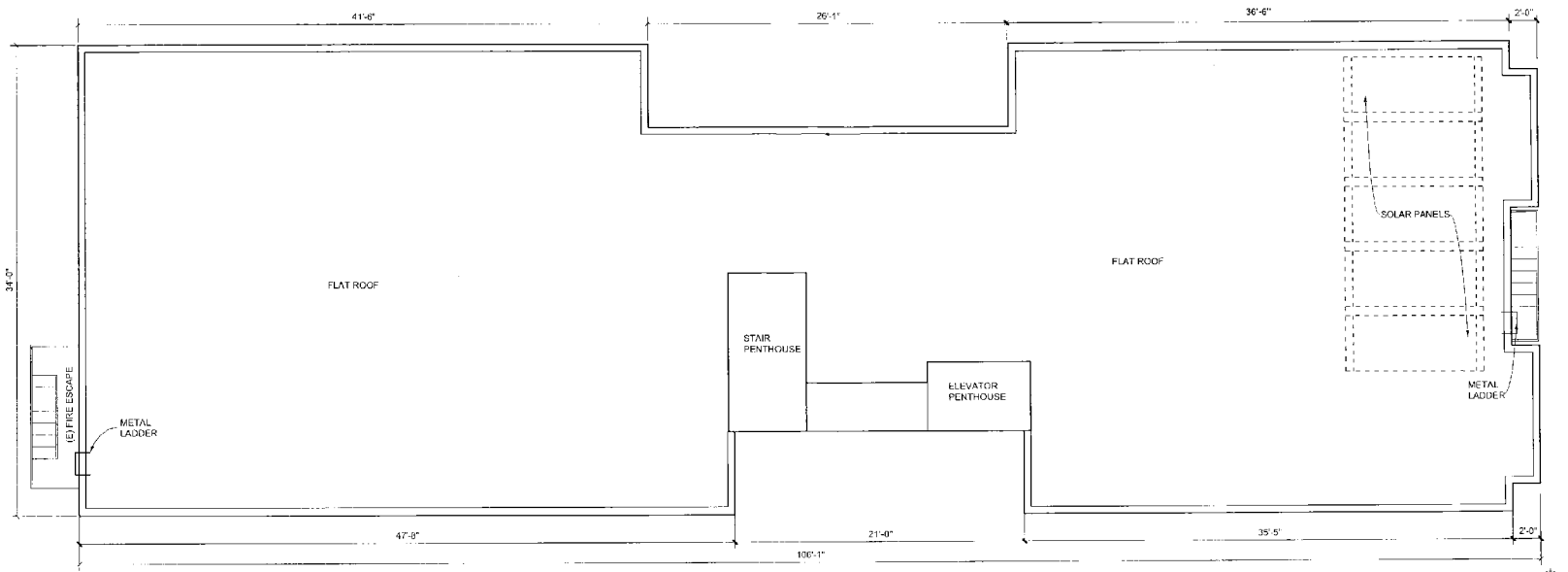
1827 Mission St.  
 San Francisco  
 California 94133  
 (415) 674-9100  
 (415) 674-9101

EXISTING 2ND AND 3RD  
 LEVEL FLOOR PLANS

1886 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA  
 BLOCK 0876, LOT 11

DATE: 24 MARCH 2010  
 SCALE: 1/8"=1'-0"  
 DRAWN BY:  
 SHEET:

**A1.1**



Revisions By

1	22 FEB 2012 ML
2	10 OCT 2012 ML



1327 Mission St.  
 San Francisco, CA 94103  
 California 94133  
 415.674.9000  
 415.674.9001

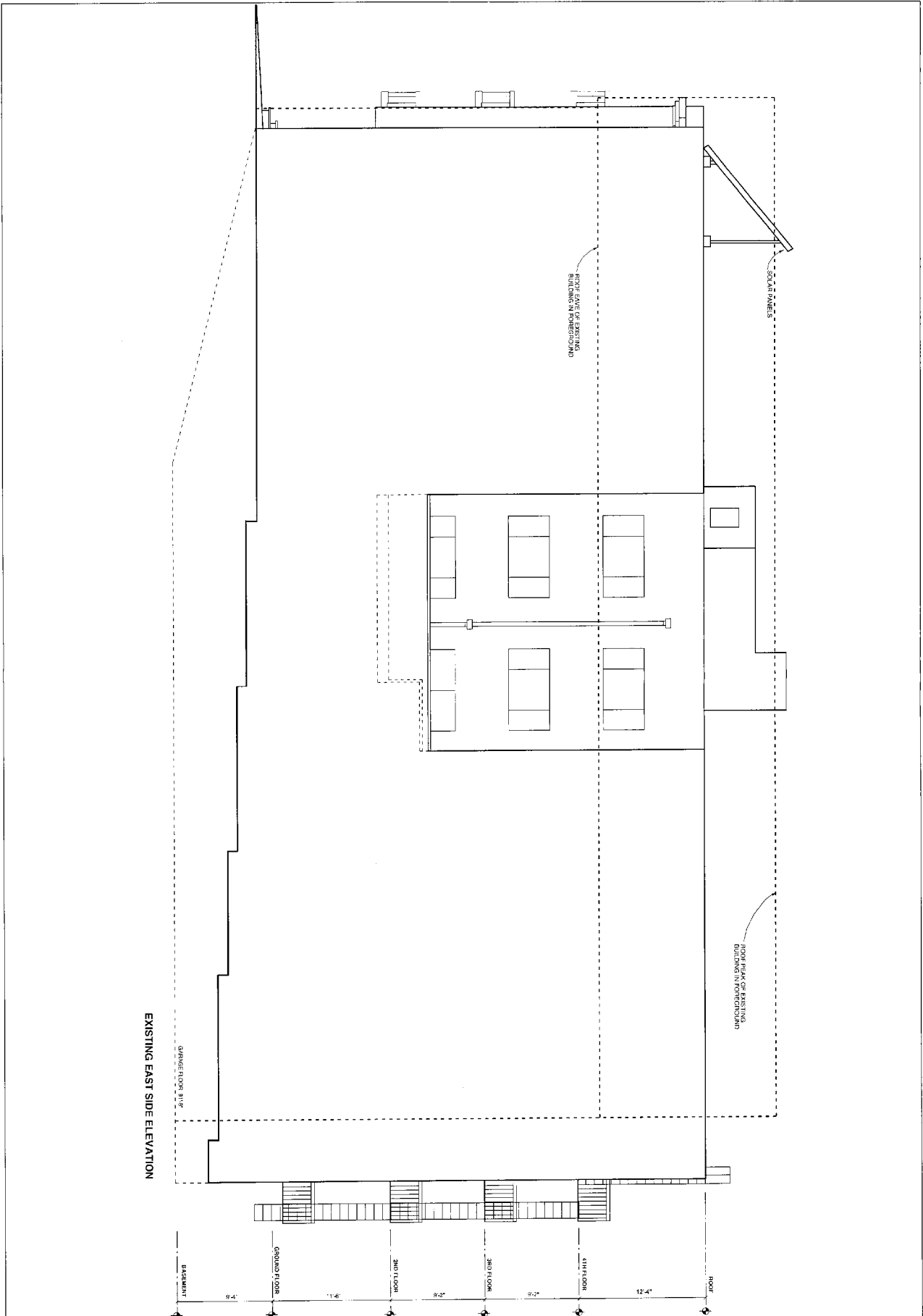
EXISTING 4TH AND ROOF  
 LEVEL FLOOR PLANS

1855 PACIFIC AVENUE ADDITION & RENOVATIONS  
 SAN FRANCISCO, CALIFORNIA  
 BLOCK 0576, LOT 11

DATE: 21 MARCH 2016  
 SCALE: 1/8"=1'-0"  
 DRAWN: ML  
 SHEET:

A1.2





**A3**

DATE: 11/11/2011  
 DRAWN BY: [Name]  
 SHEET: [Number]

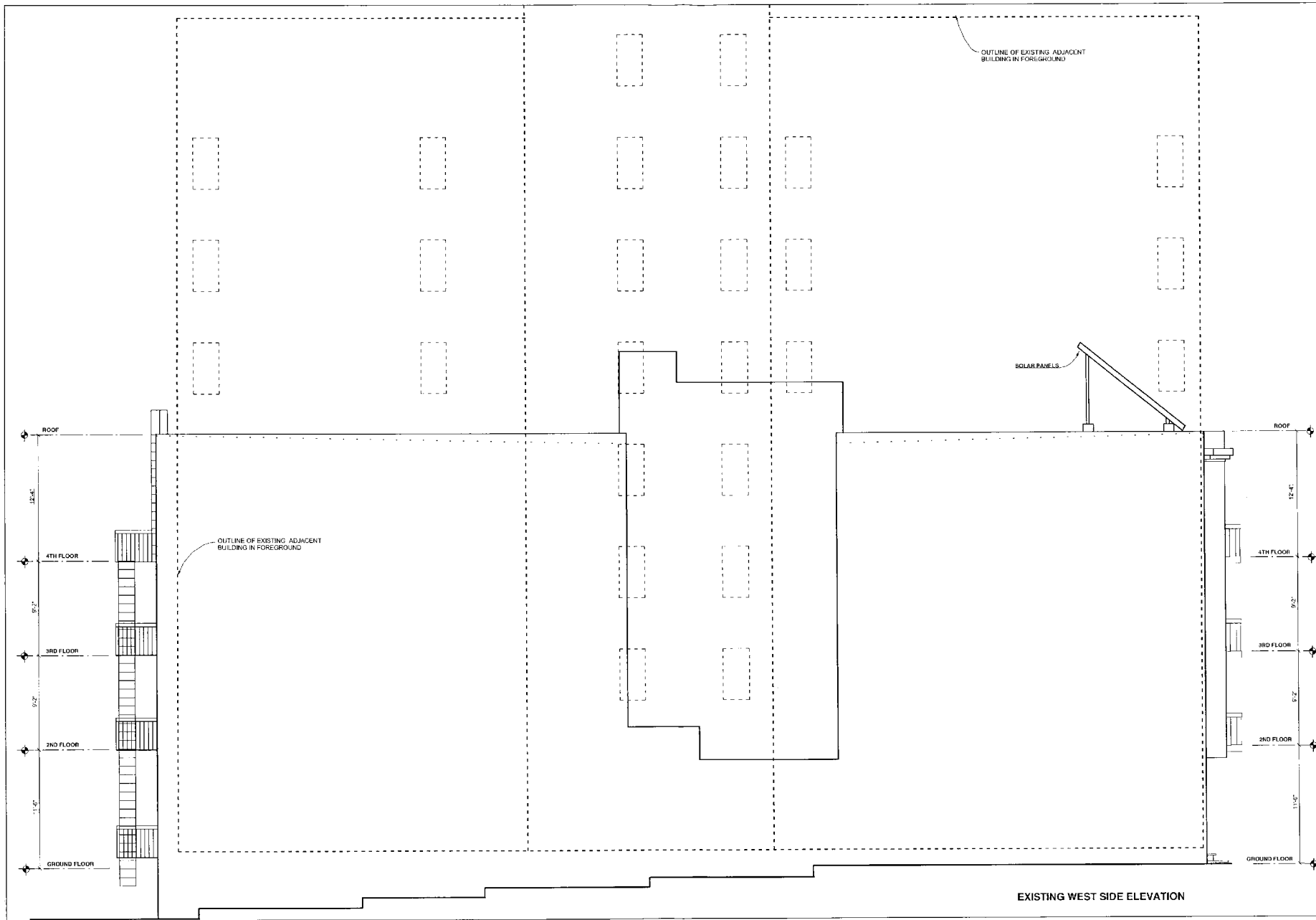
**1856 PACIFIC AVENUE ADDITION & RENOVATIONS**  
 SAN FRANCISCO, CALIFORNIA      BLOCK 0576, LOT 11

**EXISTING EAST SIDE ELEVATION**

100% MEASUREMENTS  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED

**LEAVITT** architecture llc

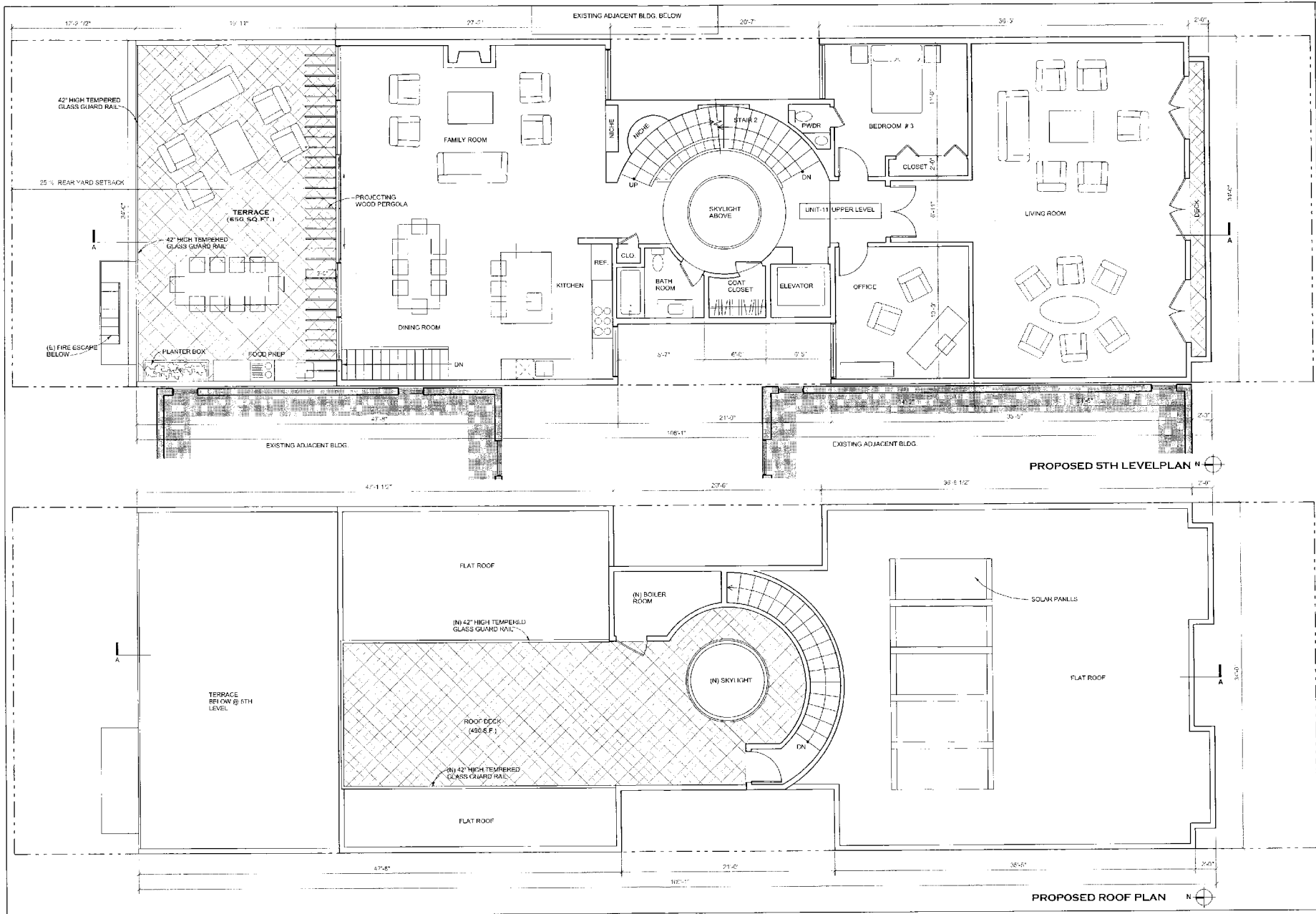
Drawings By  
 27 FEB 2012 M.L.  
 10 OCT 2011 K.M.



Revisions		By
▲	22 FEB 2012 ML	
▲	19 OCT 2012 ML	
<b>LERVITT</b> architecture		
1327 Mission St San Francisco California 94133 415.524.8020 415.574.9108		
EXISTING WEST SIDE ELEVATION		
1856 PACIFIC AVENUE ADDITION & RENOVATIONS SAN FRANCISCO, CALIFORNIA BLOCK 0576, LOT 11		
DATE:	24 MARCH 2010	
SCALE:	1/4" = 1'-0"	
DRAWN BY:	W	
SHEET:		
<b>A4</b>		







Revisions	By
▲ 22 FEB. 2012 ML	
▲ 19 OCT. 2012 ML	

**LEAVITT**  
architecture

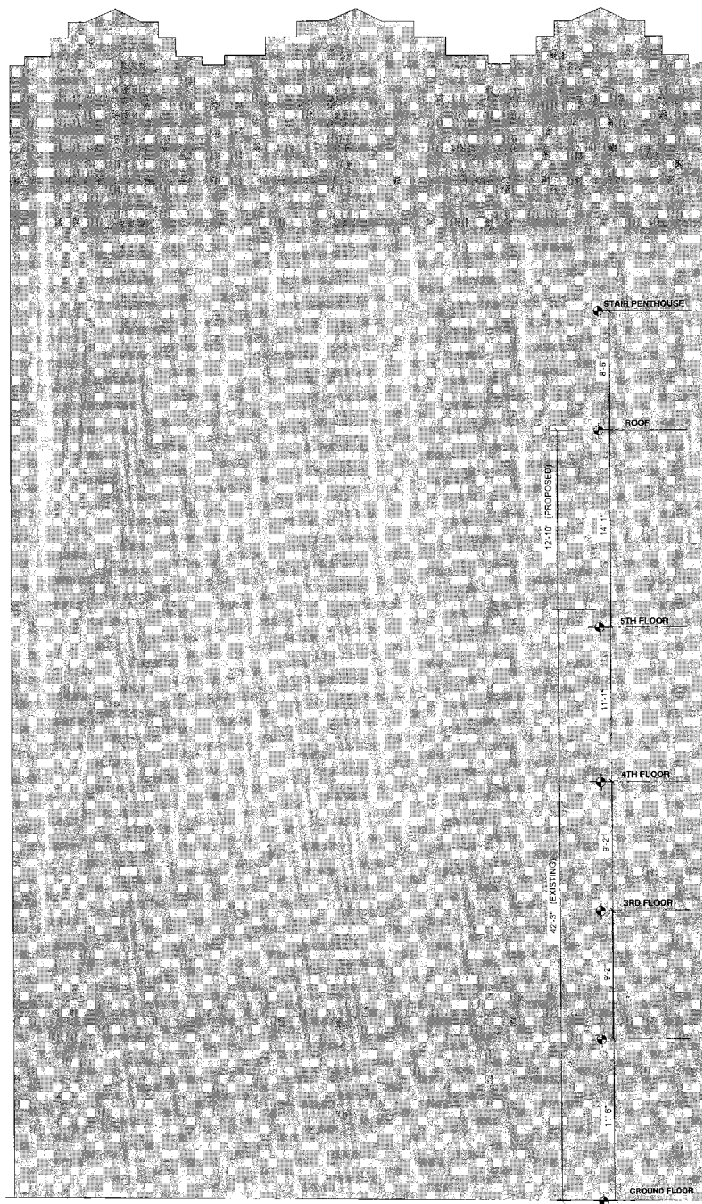
1327 mason st.  
san francisco  
california 94109  
PH: 415.571.5800  
F: 415.574.5101

**PROPOSED 5TH LEVEL  
AND ROOF PLAN**

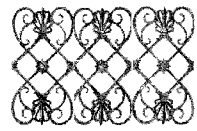
**1855 PACIFIC AVENUE ADDITION & RENOVATIONS**  
SAN FRANCISCO, CALIFORNIA  
BLOCK 8576, LOT 11

DATE: 28 MARCH 2016  
SCALE: AS SHOWN  
DRAWN: ME  
SHEET:

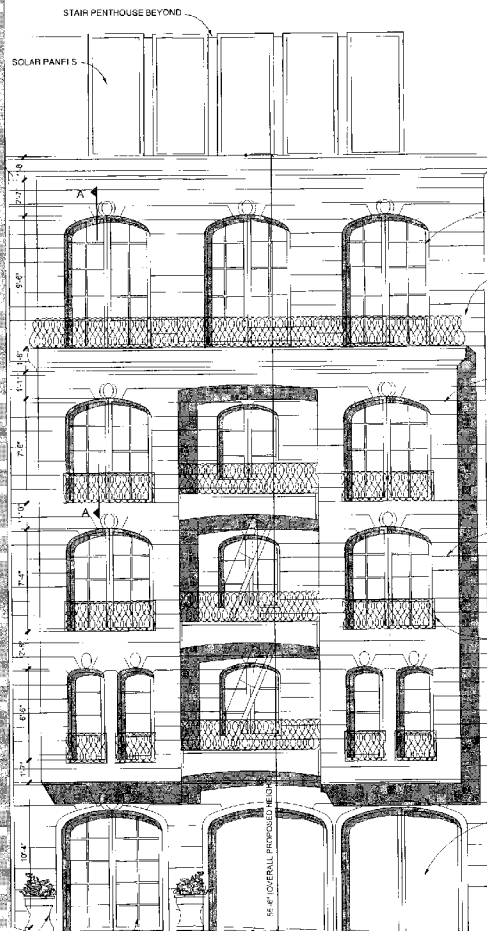
**A7**



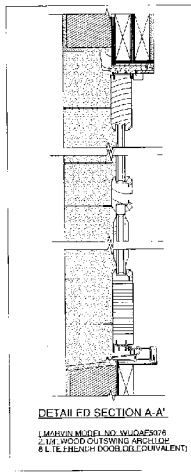
EXISTING ADJACENT RESIDENTIAL BUILDING



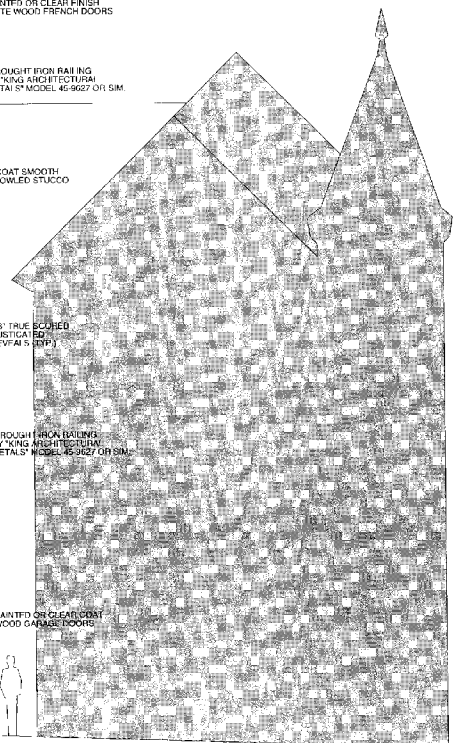
DETAIL OF "KING ARCHITECTURAL METALS" MODEL 45-9827



PROPOSED FRONT ELEVATION



DETAIL FD SECTION A-A  
LIMEVINA MODEL NO. WJ04F6078  
2 1/4\"/>



EXISTING ADJACENT RESIDENTIAL BUILDING

Revisions	By
1	22 FEB 2010 ML
2	10 OCT 2012 ML

**LEAVITT**  
architecture

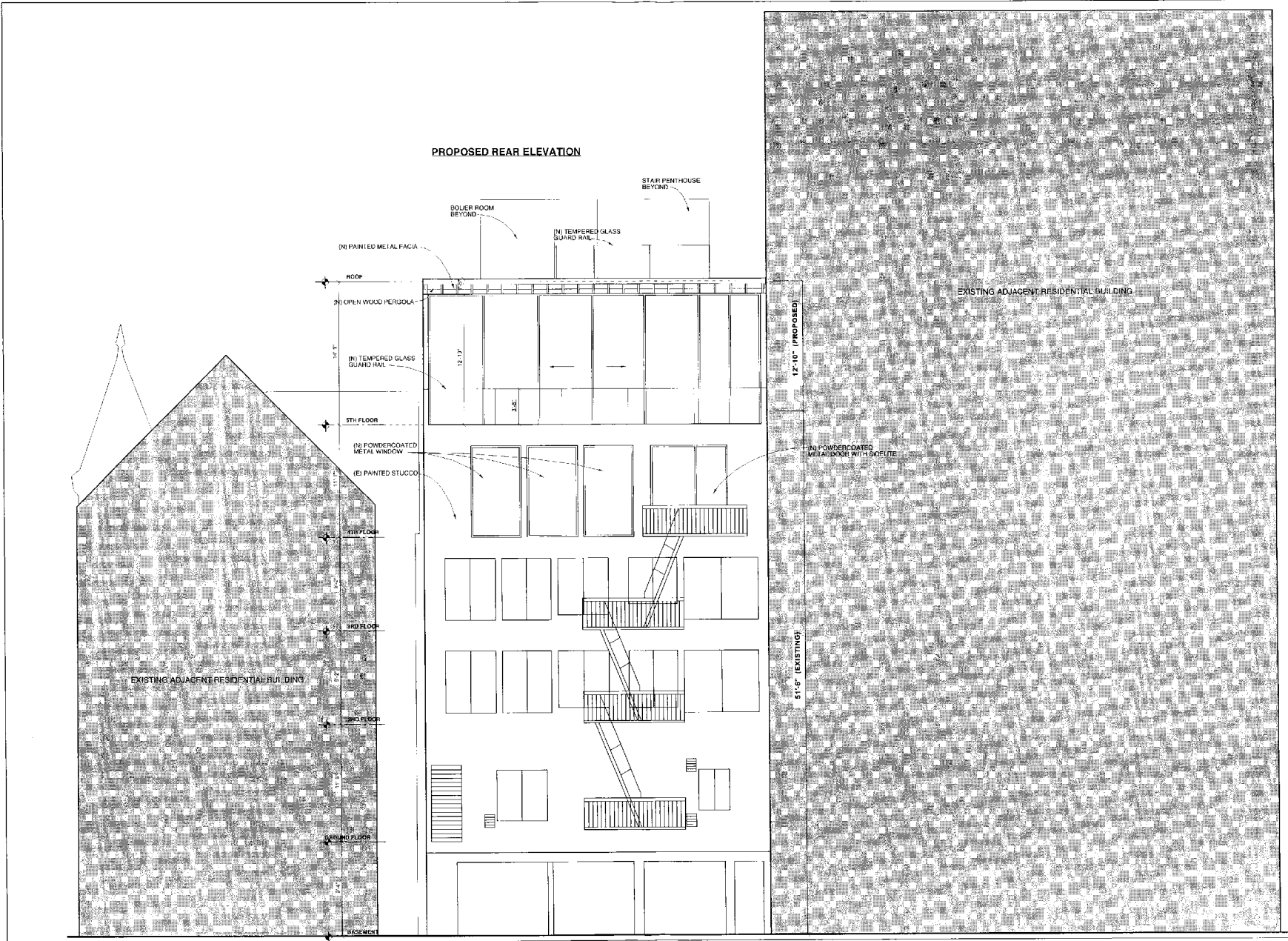
1327 MARSHALL  
SAN FRANCISCO  
CALIFORNIA 94109  
415 574 9100  
415 674 9111

PROPOSED FRONT  
ELEVATION

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0576, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 04/03/2010  
SCALE: 1/4"=1'-0"  
DRAWN: M.  
SHEET:

**A8**



PROPOSED REAR ELEVATION

PROPOSED REAR ELEVATION

Revisions	By
△ 23 FEB 2012 ML	
△ 10 OCT 2012 ML	

**LERVITT**  
architecture

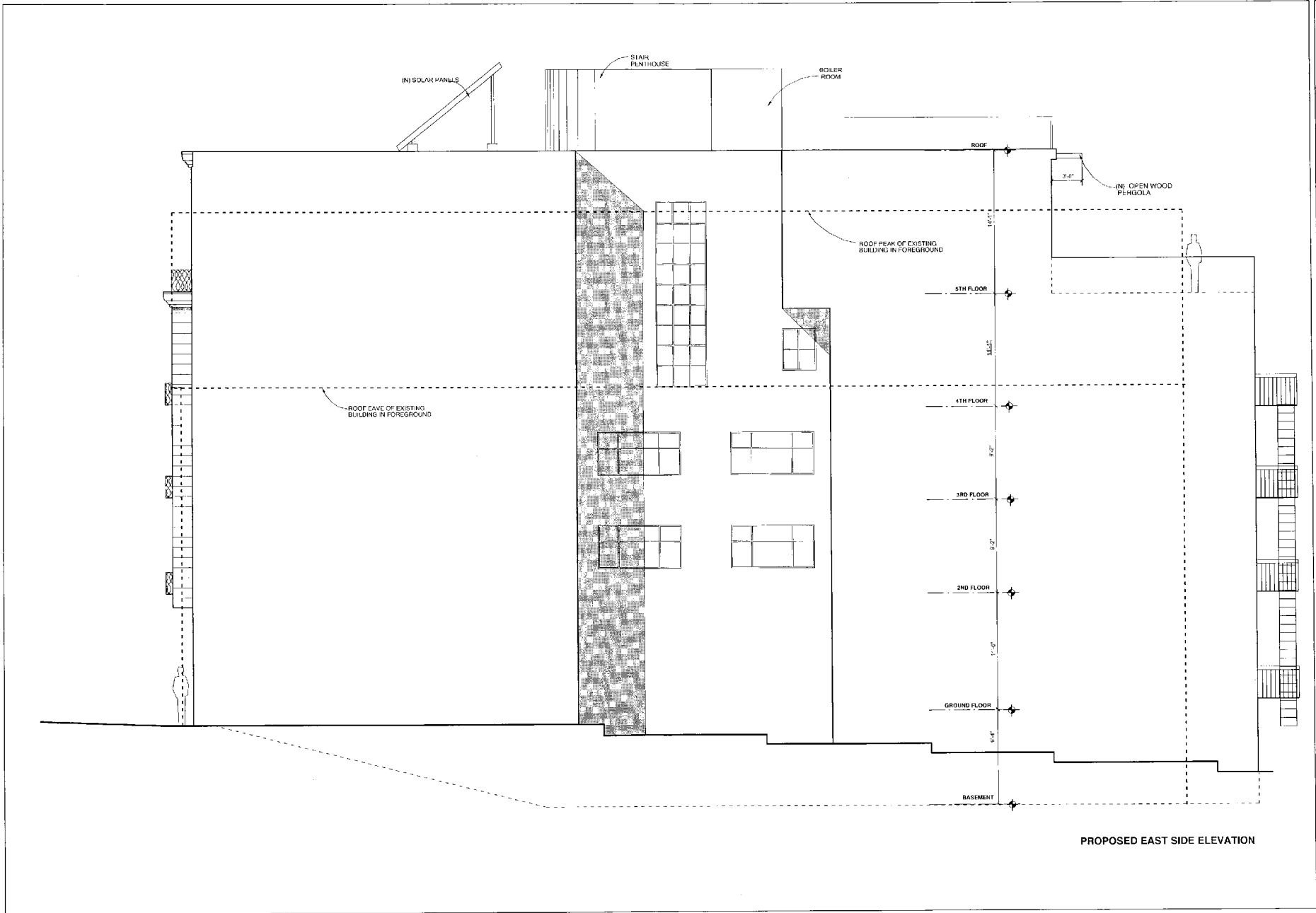
1327 Mission St.  
San Francisco  
California 94133  
(415) 674-3883  
(415) 674-5888

PROPOSED  
REAR ELEVATION

1866 PACIFIC AVENUE ADDITION & RENOVATIONS  
SAN FRANCISCO, CALIFORNIA  
BLOCK 0576, LOT 11

DATE: 04 MARCH 2012  
SCALE: 1/4" = 1'-0"  
DRAWN: ML  
SHEET:

**A8.1**



PROPOSED EAST SIDE ELEVATION

Revisions	By
1	02 FEB. 2012 ML
2	10 OCT. 2012 ML

**LEAVITT**  
architecture

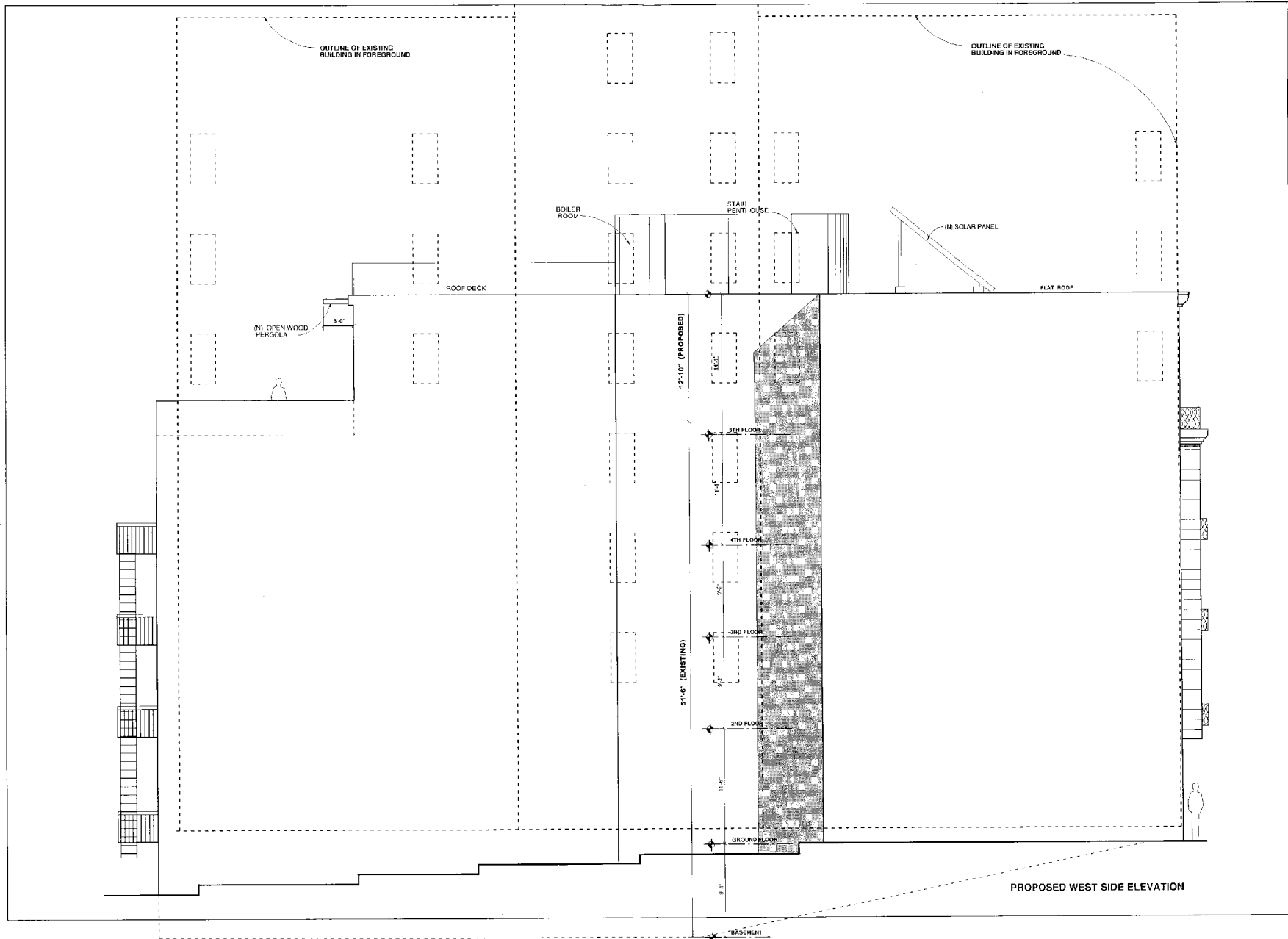
1327 MARSH ST.  
SAN FRANCISCO  
CALIFORNIA 94133  
TEL: 415.574.5000  
FAX: 415.574.9800

PROPOSED EAST  
SIDE ELEVATION

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0376, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 3/20/2009  
SCALE: 1/8"=1'-0"  
DRAWN: ML  
SHEET:

**A9**



Revisions	By
1	22 FEB 2012 ML
2	30 OCT 2012 ML

**LEAVITT**  
architecture

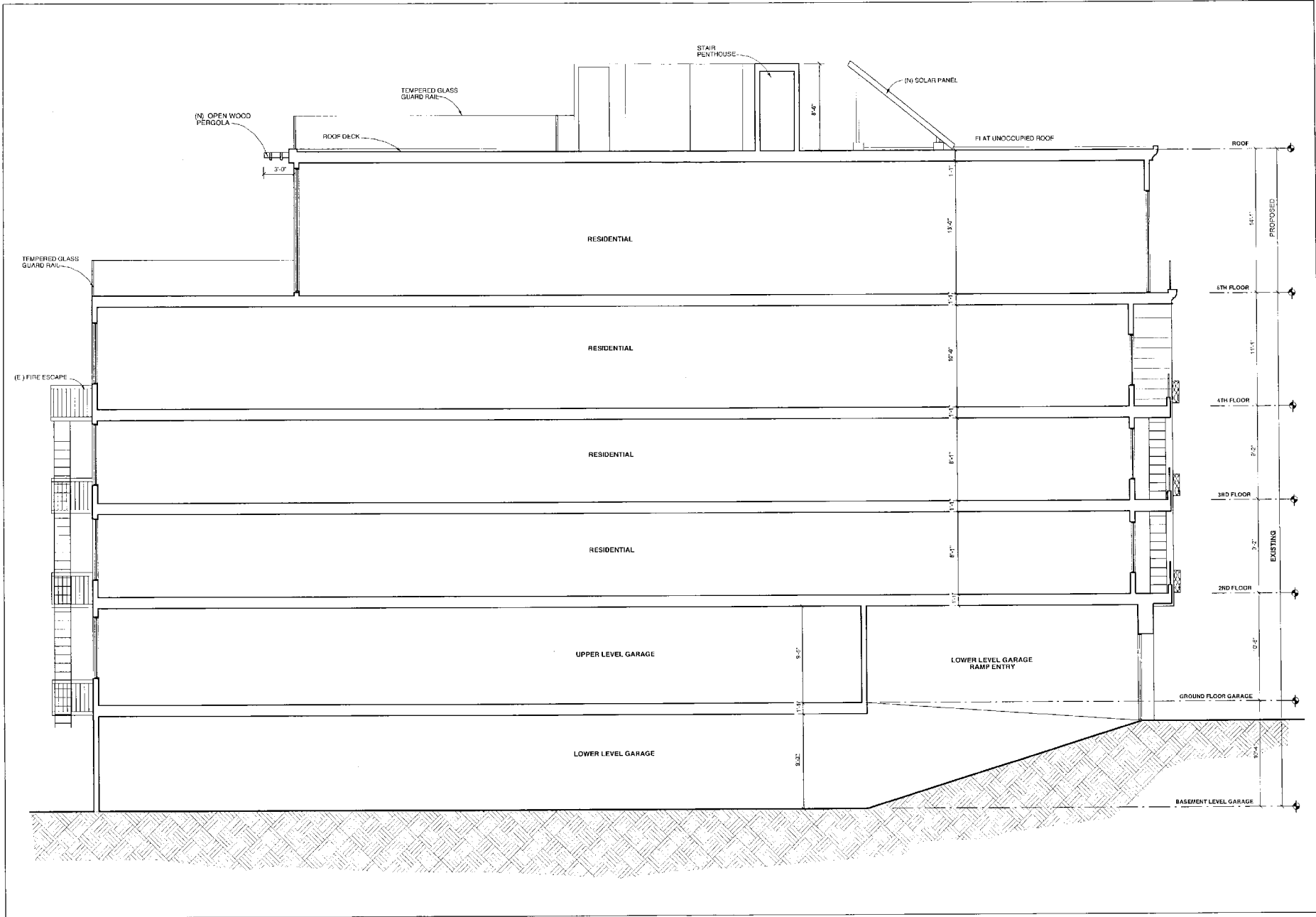
1327 Mission St.  
San Francisco, CA 94103  
415.674.8300  
415.674.8301

**PROPOSED WEST  
SIDE ELEVATION**

**1856 PACIFIC AVENUE ADDITION & RENOVATIONS**  
SAN FRANCISCO, CALIFORNIA  
BLOCK 0576, LOT 11

DATE: 3 NOV 2009  
SCALE: 1/8" = 1'-0"  
DRAWN: JCL  
CHECKED:

**A10**



Revisions

22 FEB. 2012 ML
10 OCT. 2012 ML

**LEAVITT**  
Architecture

1327 Mason St.  
San Francisco  
California 94109  
+1 415 674 5100  
+1 415 674 9101

PROPOSED SECTION

1856 PACIFIC AVENUE ADDITION & RENOVATIONS  
BLOCK 0576, LOT 11  
SAN FRANCISCO, CALIFORNIA

DATE: 24 MARCH 2012  
SCALE: 1/4"=1'-0"  
DRAWN: VE  
CHECK: SWTT

**A11**