



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: DECEMBER 6TH, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 29th, 2012
Case No's.: **2007.0036D and 2007.0037D**
Project Address: **422 Vicente Street**
Zoning: RH-1 (Residential House, One-Family) Zoning District
 40-X Height and Bulk District
Block/Lot: 2416/002H
Project Sponsor: Andrew Lee, Property Owner
 1327 Taraval Street
 San Francisco, CA 94116
Staff Contact: Thomas Wang – (415) 588-6335
thomas.wang@sfgov.org
Recommendation: **Do not take DR and approve demolition as proposed.
 Take DR and approve new construction with modifications.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2007.0036D	New Building Case Number	2008.0037D
Recommendation	Do Not Take DR	Recommendation	Take DR and Approve with Design Modifications
Demolition Application Number	2006.09.13.2173	New Building Application Number	2006.09.13.2176
Number Of Existing Units	One	Number Of New Units	One
Existing Parking	None	New Parking	Two
Number Of Existing Bedrooms	Two	Number of New Bedrooms	Four
Existing Building Area	+/- 1,717 Sq. Ft.	New Building Area	+/- 4,554 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	September 30 th , 2012	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project includes the demolition of an existing two-story, single-family dwelling and a one-story storage shed in the rear yard and the construction of a new two-story over garage, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The subject property at 422 Vicente Street is on the north side of Vicente Street between 15th and 16th avenues. The subject lot contains an existing vacant, two-story, single-family dwelling, constructed circa 1918. A non-functional detached garage structure is located on the northwest corner of the lot with its drive way having already been removed. The subject lot has a frontage of forty feet along Vicente Street and a depth of one hundred feet. It is wider than any other lot on the block. Grade on the subject lot has a steep upslope from the front property line. The grade differential between the front and rear property lines is approximately eighteen feet. The existing single-family dwelling contains an area of approximately one thousand seven hundred forty square feet and is at an elevation of approximately seven feet six inches above street. The subject property is within an RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is in the Parkside neighborhood. The surrounding residential neighborhood is defined by predominantly two-story, single-family dwellings from the 1930s to 1940s with a range of architectural styles and forms. Buildings along the subject block-face were constructed with fairly uniform front setbacks and scale but varied rear yard depths. Both of the immediately adjacent lots measure twenty five feet wide and one hundred feet deep. Each of the two adjacent lots contains a two-story, single-family dwelling. The subject block-face along Vicente Street contains a lateral down slope from west toward east.

As noted in the Historic Resource Evaluation Response (HRER) under Case No. 2008.0725E, this neighborhood is not within a historic district and does not appear to be a potential historic district.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 29 th , 2012	October 26 th , 2012	13 days
Mailed Notice	10 days	October 29 th , 2012	October 26 th , 2012	13 days

PUBLIC COMMENT

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

REPLACEMENT STRUCTURE

The replacement structure will be a two-story over garage, single-family dwelling with a front setback of fifteen feet and a rear yard of twenty five feet. The replacement single-family dwelling will be fifty nine feet ten inches deep and twenty three feet six inches tall at the front façade, rising to a maximum height of

twenty nine feet six inches at the third story roof. A section of the third-story's front wall will be set back fifteen feet three inches from the front main building wall and the remaining third-story's front wall will be set back twelve feet from the front main building wall. The replacement structure's flat roof and front entry are in a similar style to the roof and entry patterns that currently exist at many other buildings in the immediate vicinity. The materials for the front façade include stucco, wood, and glass, which are exterior materials found on many other residential structures in the surrounding neighborhood.

With a total floor area of approximately four thousand five hundred fifty four square-feet, the replacement single-family dwelling will contain four bedrooms and four and one-half full-bathrooms. Features of this dwelling include a living/dining room, kitchen, family room, rumpus room and a garage that contains two parking spaces. A front roof deck at the third floor will function as outdoor open space in addition to the rear yard open space.

Although the replacement single-family dwelling complies with the respective quantitative standards of the Planning Code, including front setback, rear yard and building height requirements, its overall scale will not be consistent with the Residential Design Guidelines with respect to the current building scale at the street and at the mid-block open space. Modifications to the replacement single-family dwelling are described under the Residential Design Team Review on Page No. 5 of this DR Analysis.

PUBLIC COMMENT

The Project has completed Section 311 Notice of Building Permit Application and Mandatory DR hearing notification. No separate Discretionary Review Application was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDING HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10:

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

While the project does not propose affordable housing, it will replace an unsound, two-bedroom, single-family dwelling with a four-bedroom, family-sized single-family dwelling, within a residential district zoned for a density of one unit per lot.

The location of the subject property is within close proximity to neighborhood-serving uses and MUNI L and 48 lines.

SECTION 101.1 PRIORITY POLICIES

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

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

The project will not affect neighborhood-serving retail uses as the project proposes a residential structure located within a residential zoning district.

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

The project, including modifications recommended by the Department, will be in a manner that is compatible in scale with the surrounding neighborhood character.

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

The project will not affect affordable housing as the existing dwelling is not an affordable housing unit, as defined by the Mayor's Office of Housing.

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

The project will provide two off-street parking spaces in a single-family dwelling while only one space is required by the Planning Code. The proposed single-family will not typically engender significant traffic or parking impacts.

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

The project will not displace any industrial or service uses as the project is within a residential zoning district.

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

The project will be designed and constructed in accordance with the current Building Code to protect against injury and loss of life in an earthquake.

7. Landmarks and historic buildings be preserved.

The project proposes demolition of a building that is determined by the Department not to be considered an historic resource.

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

The project is not located within the vicinity of any parks or public open spaces.

ENVIRONMENTAL REVIEW

Under Case No. 2008.0725E, the project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(a)] on August 5th, 2009. It was determined not to be a historic resource for the purposes of CEQA.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) has reviewed several revised design schemes for the replacement two-story over garage, single-family dwelling submitted by the Project Sponsor.

Pursuant to the Residential Design Guidelines, the RDT determined that the design of the replacement dwelling under the latest revised plans shown in the DR packet would still not be compatible with the existing building scale at the street and have impacts on the rear yard at the adjacent property. Therefore, the RDT requests that the design of the replacement dwelling be modified as follows:

A. To Preserve the building scale at the subject block-face of two-story buildings:

Set the third-story back fifteen feet from the main front building wall in order to limit its visibility from the street.

B. To minimize the replacement dwelling's impacts on the rear yard at the adjacent property at 414 Vicente Street, including air, light and connection to the mid-block open space:

Reduce the building mass of the third-story either by setting its rear wall back eight feet to be at an average between the depths of the rear building walls of the two adjacent buildings, or by creating a two hundred four square feet notch on the third-floor, measuring from the third-floor's northeast corner seventeen feet along the north side wall and twelve feet along the east side wall.

C. To prevent the replacement dwelling's garage entrance from becoming a dominant façade feature:

Reduce the width of the garage door from twelve feet to ten feet.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission due to the fact that a Mandatory Discretionary Review is required for residential demolition and that the replacement single-family dwelling does create exceptional and extraordinary circumstances.

BASIS FOR RECOMMENDATION

The Department recommends that the proposed residential demolition be approved and that the proposed replacement single-family dwelling be approved with design modifications. The project is consistent with the Objectives and Policies of the General Plan and meets applicable provisions of the

Planning Code. However, the design of the replacement single-family dwelling does not comply with the Residential Design Guidelines as described above. The project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The project will replace an unsound single-family dwelling, containing only two bedrooms and no off-street parking, with a family-sized single-family dwelling, containing four bedrooms and two off-street parking spaces.
- No tenants will be displaced as a result of this project because the dwelling to be demolished is currently vacant.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the project will maintain the same number of unit at the site, it will provide two additional bedrooms as compared to the existing bedroom count and is therefore, a more family-sized dwelling.
- Although the existing structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark for the purposes of CEQA.

RECOMMENDATION:

Case No. 2007.0036D – Do not take DR and approve the demolition.

Case No. 2007.0037D – Take DR and approve the new construction with design modifications.

DEMOLITION CRITERIA – ADMINISTRATIVE REVIEW

Existing Value and Soundness

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

Project Does Not Meet Criterion

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home price in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

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

Project Meets Criterion

The Planning Department provides criteria for evaluating the soundness of residential structures. "Soundness" is an economic measure that expresses the feasibility of repairing a sub-standard dwelling. It compares the estimated cost to upgrade the structure to the estimated cost to replace the same structure.

The Soundness Report was prepared by Patrick Buscovich – an independent third party for this project. The soundness report states that the structure is on the verge of being unsafe to enter and the floors of the main dwelling rooms are inadequately supported by the framing, footings and soil below them. The legal structure is beyond any reasonable economic feasibility to make it habitable.

Department staff performed a site visit and reviewed the soundness report. It is staff's opinion that the soundness report credibly demonstrates that the cost to upgrade the existing house to make it "safe and habitable" would exceed 50 percent of the cost to replace the entire structure in-kind, based upon the Department's criteria for evaluating the soundness of residential structures. Therefore, the proposed residential demolition is recommended for approval.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criterion

A review of the databases for the Department of Building Inspection and the Planning Department did not reveal any enforcement case or notice of violation.

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

Project does not Meet Criterion

The existing housing has not been properly maintained by previous or current owners and is not in a decent, safe, and sanitary condition.

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

Project Meets Criterion

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

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

Criterion Not Applicable to Project

The property is not an historical resource.

Rental Protection

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

Criterion Not Applicable to Project

The existing dwelling is currently vacant and is not rental housing.

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

Project Meets Criterion

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

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

Project Does Not Meet Criterion

The project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the proposed replacement single-family dwelling will be compatible in scale with the neighborhood character.

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

Project Meets Criterion

The project will conserve neighborhood character and preserve neighborhood cultural and economic diversity. By constructing a replacement dwelling with design modifications requested by the Residential Design Team, it will be more compatible in scale with other existing structures in the surrounding neighborhood.

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

Project Does Not Meet Criterion

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family dwelling and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling unit" by the Mayor's Office of Housing and has been determined to be unsound.

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

Criterion Not Applicable to Project

The project does not include any permanently affordable unit, as the construction of one dwelling unit does not trigger Section 415 review.

Replacement Structure

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

Project Meets Criterion

The project replaces an existing single-family dwelling with a new single-family dwelling in a neighborhood characterized by single-family dwellings.

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

Project Meets Criterion

The project will create one family-sized dwelling that contains four bedrooms.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criterion

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

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

Project Meets Criterion

The replacement structure with design modifications requested by the Residential Design Team will be in scale with the surrounding neighborhood character and constructed with quality materials.

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

Project Does Not Meet the Criterion

The project proposes to replace an unsound single-family dwelling with a new single-family dwelling.

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

Project Meets Criterion

The project increases the number of on-site bedrooms from two to four.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)*

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

Comments: The surrounding residential neighborhood is defined by predominantly two-story, single-family dwellings from the 1930s to 1940s with a range of architectural styles and forms. Buildings along the subject block-face were constructed with fairly uniform building scale.

SITE DESIGN (PAGES 11 - 21)*

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

Comments: The replacement structure respects the existing building pattern on the subject block by not impeding into the established mid-block open space and by providing a landscaped front setback that is the average of the two adjacent front setbacks. However, the replacement structure is not compatible with the existing building scale at the street and does not minimize impacts on the rear yard at the adjacent property, including air, light and connection to the mid-block open space.

BUILDING SCALE AND FORM (PAGES 23 - 30)*

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

Comments: The third story of the replacement building is not entirely set fifteen feet back from the front building wall and therefore, it does not appear subordinate to the primary facade with limited visibility from the street. Although the total building depth is at the average depths of the two adjacent buildings, it does not minimize impacts on the rear yard at the adjacent lot at 414 Vicente Street, including air, light and connection to the mid-block open space. The replacement building's facade is wider than that of those found on surrounding buildings because the subject lot measures forty feet wide, which is wider than any other lot on the subject block. The replacement building's form, bay window articulation, façade pattern, window proportions, and flat roofline are compatible with the existing neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)*

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

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

Comments: The final replacement structure's ground floor recessed entry responds to the majority of building entrances on the subject block-face. The front bay provides needed texture to the front façade and is compatible with the style of bay windows found throughout the neighborhood. The location of the garage door is compatible with the façade of the proposed dwelling. However, the width of the garage door at twelve feet is not compatible with other homes' garage doors in the surrounding area. The ten-foot curb cut is placed in a location that will minimize the loss of on-street parking availability. The proposed clearstory windows above the roof of the replacement building will be set back approximately twenty one feet from the front building wall, which will result in no significant effect on the overall form of the replacement building.

BUILDING DETAILS (PAGES 43 - 48)*

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

Comments: The placement and scale of architectural details on the front façade are compatible with those of other buildings on the subject block-face. Exterior building materials, including cement plaster and a wood garage door are compatible with those found at many other dwellings throughout the neighborhood. The proposed windows are of appropriate size, residential in character and compatible with those found on the surrounding buildings.

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

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

Comments: The project is not an alteration and the dwelling that is proposed to be demolished has been determined not to be an historical resource for the purposes of CEQA.

Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- Categorical Exemption/Historical Resource Evaluation Response

Project Sponsor's packet includes:

- Project Description
- Application for Dwelling Unit Removal/Demolition
- Proposition M Findings
- Context Photographs
- Reduced Plans
- Color Rendering

* All page numbers refer to the Residential Design Guidelines.

Discretionary Review Analysis
Hearing Date: December 6th, 2012

CASE NO'S.: 2007.0036D & 2007.0037D
422 Vicente Street

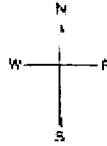
Parcel Map

24:6

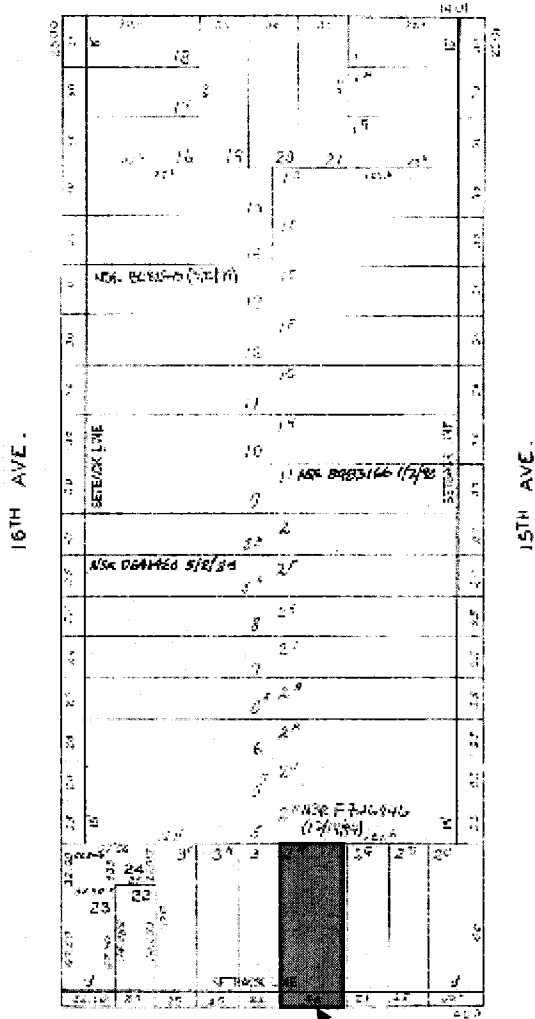
SUNSET BLK 1288
REVISIO 15E

RH-1

40-X



ULLOA



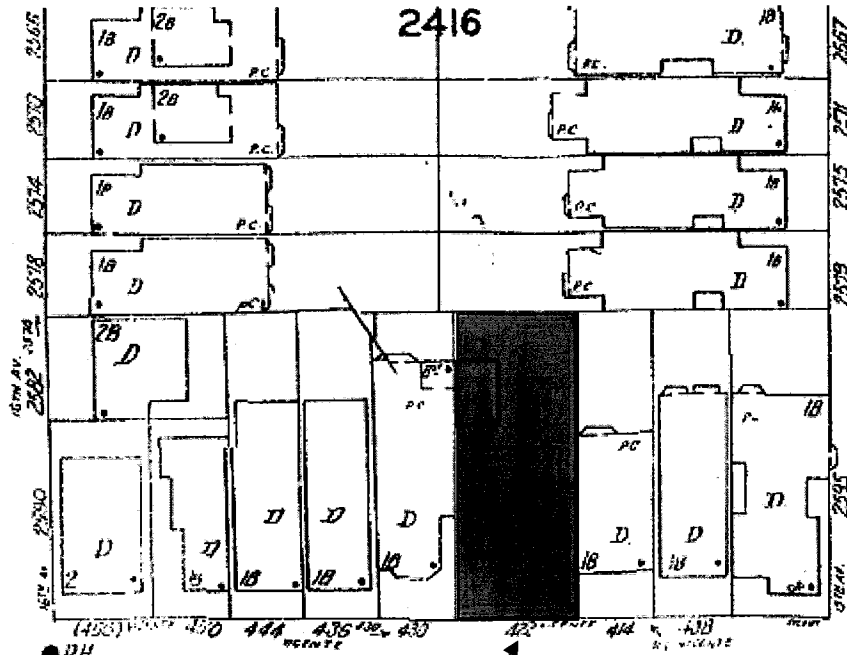
VICENTE

SUBJECT PROPERTY

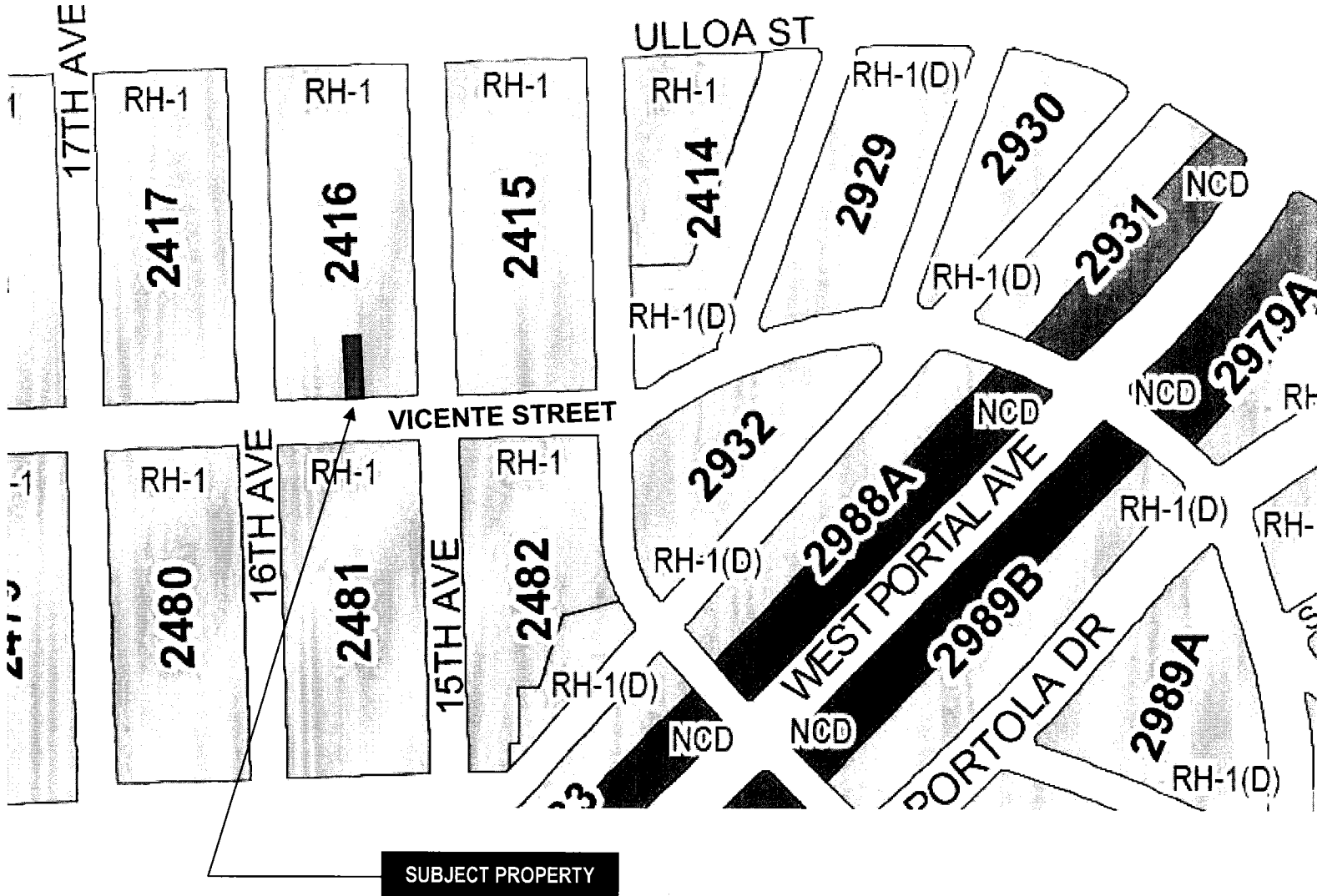


Planning Commission Hearing
Case Number 2007.0036D and 2007.0037D
422 Vicente Street

Sanborn Map*



Zoning Map



Planning Commission Hearing
Case Number 2007.0036D and 2007.0037D
422 Vicente Street

Aerial Photo



Date: 05/18/2012 | Level: Neighborhood | Scale: 75%

SUBJECT PROPERTY



Aerial Photo



Date: 05/18/2012 | Level: Neighborhood | Scale: 75%

SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2007.0036D and 2007.0037D
422 Vicente Street

Aerial Photo



Date: 05/18/2012 | Level: Neighborhood | Scale: 75

SUBJECT PROPERTY



Aerial Photo



Date: 03/29/2011 | Level: Neighborhood | Scale: 75'

SUBJECT PROPERTY



Street View



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 13th, 2006, the Applicant named below filed Demolition Permit Application No. 2006.09.13.2173 and Building Permit application No. 2006.09.13.2176 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Andrew Lee	Project Address:	422 Vicente Street
Address:	1327 Taraval Street	Cross Streets:	Between 15 th & 16 th avenues
City, State:	San Francisco, CA 94116	Assessor's Block /Lot No.:	2416/002H
Telephone:	(415) 759-8880	Zoning Districts:	RH-1/40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE			
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single Family Dwelling	No Change
FRONT SETBACK	16 feet	15 feet 1 inch
SIDE SETBACKS	5 ft. on E. side; 7 ½ ft on W. side	3 ½ ft. on E. side; 3 ft. on W. side
BUILDING DEPTH	34 feet 10 inches	59 feet 10 inches
REAR YARD	15 feet	25 feet
HEIGHT OF BUILDING	18 feet 6 inches	29 feet 6 inches
NUMBER OF STORIES	Two-story	Two-story over garage
NUMBER OF DWELLING UNITS	One	One
NUMBER OF OFF-STREET PARKING SPACES	None	Two

PROJECT DESCRIPTION

The proposed work at the subject property includes (1) demolition of an existing two-story, single-family dwelling and a one-story storage shed and (2) construction of a new two-story over garage, single-family dwelling. (Pursuant to Planning Code Section 317, the proposed demolition of the existing residential building and construction of a new single-family dwelling will be subject to a Mandatory Discretionary Review hearing before the Planning Commission. Such Discretionary Review hearing will be scheduled at a later date.)

PLANNER'S NAME: Tom Wang
 PHONE NUMBER: (415) 558-6335
 EMAIL: Thomas.wang@sfgov.org

DATE OF THIS NOTICE:
 EXPIRATION DATE:

8-31-12
 9-30-12

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. **If the project includes multi building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2008.0725E
Project Address: 422 Vicente Street
Zoning: RH-1 (Residential-House, One-family) District
40-X Height and Bulk District
Block/Lot: Block 2416; Lots 002H
Lot Size: 1,460 square feet
Project Sponsor: Andrew Lee – 415 756-7666, representing self
Staff Contact: Jeremy D. Battis – 415 575-9022
jeremy.battis@sfgov.org

PROJECT DESCRIPTION:

The proposed project is the demolition of two existing structures: an approximately 19-foot-high, 1,740-square foot (sq ft) one-unit dwelling constructed circa 1918 and a 10-foot high, 347-sq ft rear yard storage shed and construction of a 31-foot-high, two-story over basement garage, 5,587-sq ft single-family dwelling. The proposed building would provide two off-street parking spaces; the existing building has no parking. The subject parcel is on the block bounded by Vicente Street to the south, 16th Avenue to the west, Ulloa Street to the north, and 15th Avenue to the east, and is located in the West of Twin Peaks neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines, Sections 15301(l)(1) & 15303(a)]

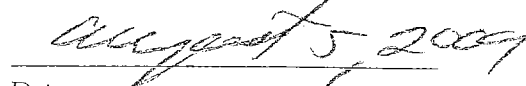
REMARKS:

See next page.

DETERMINATION:

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


Bill Wycko
Environmental Review Officer


Date

cc: Andrew Lee, Project Sponsor
D. Washington & B. Bollinger, Planning Dept. Bulletin Board/M.D.F.
Sean Elsbernd, Supervisor, District 7 Historic Preservation List

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first had to determine whether the subject building is a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HREER) memorandum).¹

The existing building exhibits characteristics of the Craftsman style and its date of construction is believed to be in the range of 1915 to 1918.² The building is a modest, two-story, wood-framed single-family dwelling. The building does not exhibit a high degree of workmanship or artistic value, and is not a good example of the Craftsman style. Additionally, the existing building has not been home to any significant persons or the site of events important to local, state, or national history. As such, it is not eligible for inclusion in the California Register of Historical Resources (CRHR).³

The Department also concluded that the surrounding neighborhood is not a historic district and does not appear to meet the criteria to be listed on the CRHR.⁴ The Department has thus determined that the existing building is not a historic resource and therefore, its demolition would not result in a significant impact to a historic resource.

Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As discussed below, the proposed project meets the criteria for exemption from environmental review under Class 1 and Class 3.

CONCLUSION

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition of a single-family residence, which in urban areas may include up to three single-family dwellings. The proposed project would entail demolition of a 1,740-sq ft one-unit dwelling and 347-sq ft storage shed. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of one single-family residence in a residential zone. In urbanized areas, this exemption applies to up to three single-family residences. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. Excavation to a depth of 11 feet would occur with the proposed project, but it is not expected that CEQA-significant archeological resources are present on the site. Therefore, the project would not result in a significant impact.⁵ There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Michael Smith, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 422 Vicente Street*, November 4, 2008. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0725E.

² *Supplemental Information Form for Historic Resource Evaluation 422 Vicente*, San Francisco, CA. Prepared by Carey & Co., Inc., October 29, 2004. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0725E.

³ *Supra* note 1.

⁴ *Supra* note 1.

⁵ *MEA Preliminary Archeological Review: Checklist for 422 Vicente Street* by Randall Dean and Don Lewis, September 16, 2008. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0725E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Jeremy Battis
Project Address: 422 Vicente Street
Block/Lots: 2416/002H
Case No.: 2008.0725E
Date of Review: November 4, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing two-story, single-family dwelling and detached garage, which were constructed circa 1918, and construct a three-story single-family dwelling that is approximately 5,587 gsf.

PRE-EXISTING HISTORIC RATING / SURVEY

The building was constructed circa 1915-1918. For the purposes of CEQA review by the Planning Department, the building is a "Category B" building because it proposed for demolition and greater than fifty-years in age. It is not included on any historic surveys, nor is it included on the National or California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the north side of Vicente Street between 15th and 16th Avenues in the Parkside neighborhood. The immediate neighborhood is defined by two-story, single-family dwellings from the 1930s and 1940s. There is no pattern of setbacks between buildings and the setbacks and yards are fairly uniform. The lots generally measure 25-feet in width and 100-feet or more in depth. The neighborhood is not a historic district and it does not appear to meet the district criteria to be listed on the California Register.

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

Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine

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

If Yes; Period of significance:

Notes: The building is a modest, two-story, wood-framed dwelling with a rectangular plan and a detached garage. The driveway to access the garage has been removed. It has a side facing gabled roof and front facing shed roof dormer that covers a second floor front porch. The side walls beneath the gable and the dormer are sided in wood shingles. The ground floor features a centered recessed entrance that is raised above the street and is accessed by cement stairs. The windows and entry openings are decorated with scalloped shaped plywood surrounds. The wall surface at the ground floor is sided in stucco and features two wood sash picture windows and battered corners. The side windows are wood sash casement windows. The building's shed dormer, side facing gabled roof, and battered corners are all characteristics of Craftsman style.

Archival research yielded no information that would indicate that 422 Vicente Street is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register under criterion 1. In general, the building represents the early development of the Parkside neighborhood but it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

City directories list Frederick and Gloria Miller as the owners and residents of the property from 1951 through 2001. Based upon archival research of newspaper indexes it could not be demonstrated that the Millers or any other people associated with the property were important to local, California, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

Though the original architect is unknown, the building does not exhibit a high degree of workmanship or artistic value, and does not appear to be the work of a master. Furthermore, the building is not a good example of the Craftsman style. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register under criterion 3.

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts.

The building has no significant visual linkage to the buildings within the immediate vicinity. Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

Notes: The building sits on a lot that is wider than the average lot in this neighborhood. It appears that the lot was even wider at one point because there no longer is space on the west side of the building to provide driveway access to the detached garage. Though there are no permits on file to document the alterations the building appears to have undergone some minor changes. The most notable of the changes are the stucco siding, the replaced front stairs and windows, and the decorative scalloped plywood around the front windows and entry. These changes are minor and do not impact the building's integrity of design or feeling. The building also retains integrity of location because it has not been moved. The changes do adversely impact the building's integrity of setting, workmanship, and materials. Since no significant historical associations have been discovered, integrity of association is not applicable. On balance the building has fair historic integrity.

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

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

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

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

The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

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

Yes No Unable to determine

Notes: There are no off-site historic resources that would adversely impacted by the removal of the building.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

10-3-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virmaliza Byrd / Historic Resource Impact Review File
Jeremy Battis / MEA Planner

MES\G:\WORD\Preservation\422 Vicente St..doc

422 Vicente Street Project Photos

Front View



Alternate Front View



**Moscone
Emblidge
Sater
& Otis**

October 29, 2012

220 Montgomery St
Suite 2100
San Francisco
California 94104

Ph: (415) 362-3599
Fx: (415) 362-2006

mosconelaw.com

Via Hand Delivery

Rodney Fong
President, Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

Re: 422 Vicente Street

Dear President Fong:

We welcome the opportunity to push this long-stalled project forward and remove an eyesore from this neighborhood. This project is fully compliant with the Planning Code, and completely consistent with the Residential Design Guidelines. After extensive neighborhood outreach, it appears the neighbors' main concern has been the length of time it has taken for the project to gain City approval.

The subject parcel is on the block bounded by Vicente Street to the south, 16th Avenue to the west, Ulloa Street to the north, and 15th Avenue to the east, and is located in the West of Twin Peaks neighborhood. The proposed project – after several significant concessions by the property owner to address the concerns of Planning staff and neighbors – includes:

- (1) demolition of two existing structures: an approximately 19-foot-high, 1,740-square foot, one-unit dwelling constructed circa 1918 and a 10-foot high, 347-square foot, rear yard storage shed; and
- (2) construction of a 31-foot-high, two-story over basement garage, 5,587-square foot single-family dwelling. The proposed building would provide two off-street parking spaces; the existing building has no parking.

In August 2009, the Planning Department found the project exempt from environmental review. It concluded that the existing “modest, two-story, wood-framed single-family dwelling . . . does not exhibit a high degree of workmanship or artistic value, . . . [and] has not been home to any significant persons or the site of [important events].” The Department also found “that the surrounding neighborhood is not a historic district.” The Department concluded that the building’s demolition “would not result in a significant impact to a historic resource.”

The demolition is supported by a Soundness Report from Patrick Buscovich & Associates that finds the building unsound under the Planning Department's criteria, and concludes that the replacement cost would be almost 70% of the property's value.

The project is Code compliant. Its only remaining hurdle is mandatory discretionary review.

The permits for this project have been in the works for over *six years*. During that time at least four different planners have been assigned to this project, each taking a somewhat different approach and requiring different information. This has been extremely frustrating to the owners, and to the neighbors who want to see an attractive home on this lot.

We believe we have now addressed *every* outstanding issue the Department identified in its most recent letter, dated July 28, 2011. Specifically:

1. We have modified the rear of the building to address the massing issue staff raised. As we understand it, staff is concerned that the neighbor to the east of the property might lose visual access to mid-block open space. We certainly understand the importance of maintaining access to mid-block open space, but at this site the staff's concern is misplaced. The topography of the site *currently* interferes with any such visual access by the neighbor. In other words, the neighbor presently has no (or at best, extremely limited) visual access to the open space, because that house is at a lower elevation and any view of mid-block open space is blocked by an existing fence. Accordingly, this project will not cause that property to be isolated. (See Attachment 1 which depicts the rear yards of the subject property and the neighboring property.)

However, to address staff's concerns, we have included an additional three-foot setback on the east side of the top story. (See Attachment 2 at pp. A-1, A-3 and A-5.) In addition, although the Planning Code does not require side setbacks for this project, we have including a three-foot side setback to the west and a 3'6" side setback to the east, which will further decrease any sense of massing experienced by the neighbors. In short, any adverse impact on the property to the east – and we believe there is none – has been thoroughly mitigated.

2. Staff felt the original ten-foot setback of the top floor at the front of the house was not adequate. Accordingly, we have set back the top floor of the building 15 feet from the street on the west side and 12 feet on the east side. A 12-foot setback is consistent with the treatment of other multi-story structures on the block and accomplishes staff's objectives of subordinating the top floor and making it minimally visible from the street. (See Attachment 2 at pp. A-1, A-4 and A-5 and Attachment 5.) There is no need to set back the entire top floor 15 feet, and to do so what significantly impact the useful square footage on that floor. We are not aware of any other building in the immediate vicinity

Rodney Fong
President, Planning Commission
October 29, 2012
Page 3

that has a 15-foot setback of its top story. The Department has referred us to pages 23-25 of the Residential Design Guidelines, but those pages prove our point. The illustration on page 25 of an acceptable top-floor setback is practically identical to the scale and nature of the setback we have proposed.

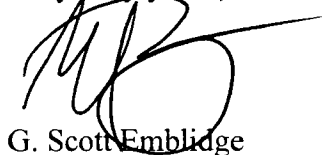
It is important for the Department to keep in mind that this project was designed to provide a home for a large family – a type of housing in short supply in San Francisco. We do not believe we can accomplish that objective if we further reduce the building envelope. Given that the project complies with the Planning Code and the Residential Design Guidelines, we believe it is misguided for the Department to require additional reductions in the size of this project.

3. At staff's request we have capped the two-story façade with a stronger cornice. (See Attachment 2 at p. A-4.)
4. We also have capped the front bay with a roof similar in form to the adjacent bays. (*Id.*)
5. At staff's request we have eliminated the arched window above the entry, even though an arched window was consistent with other homes on the block, including the home immediately west of the project. (*Id.*)
6. Finally, we have capped the entry element with a sloped roof. (*Id.*)

The Department has asked us to submit plans in an 11" x 17" format. Those plans are attached at Attachment 2. Also attached are the Proposition M findings (Attachment 3), context photographs (Attachment 4), color renderings (Attachment 5), and the Soundness Report (Attachment 6).

We look forward to proceeding to the mandatory discretionary review hearing at the Commission's November 8 meeting.

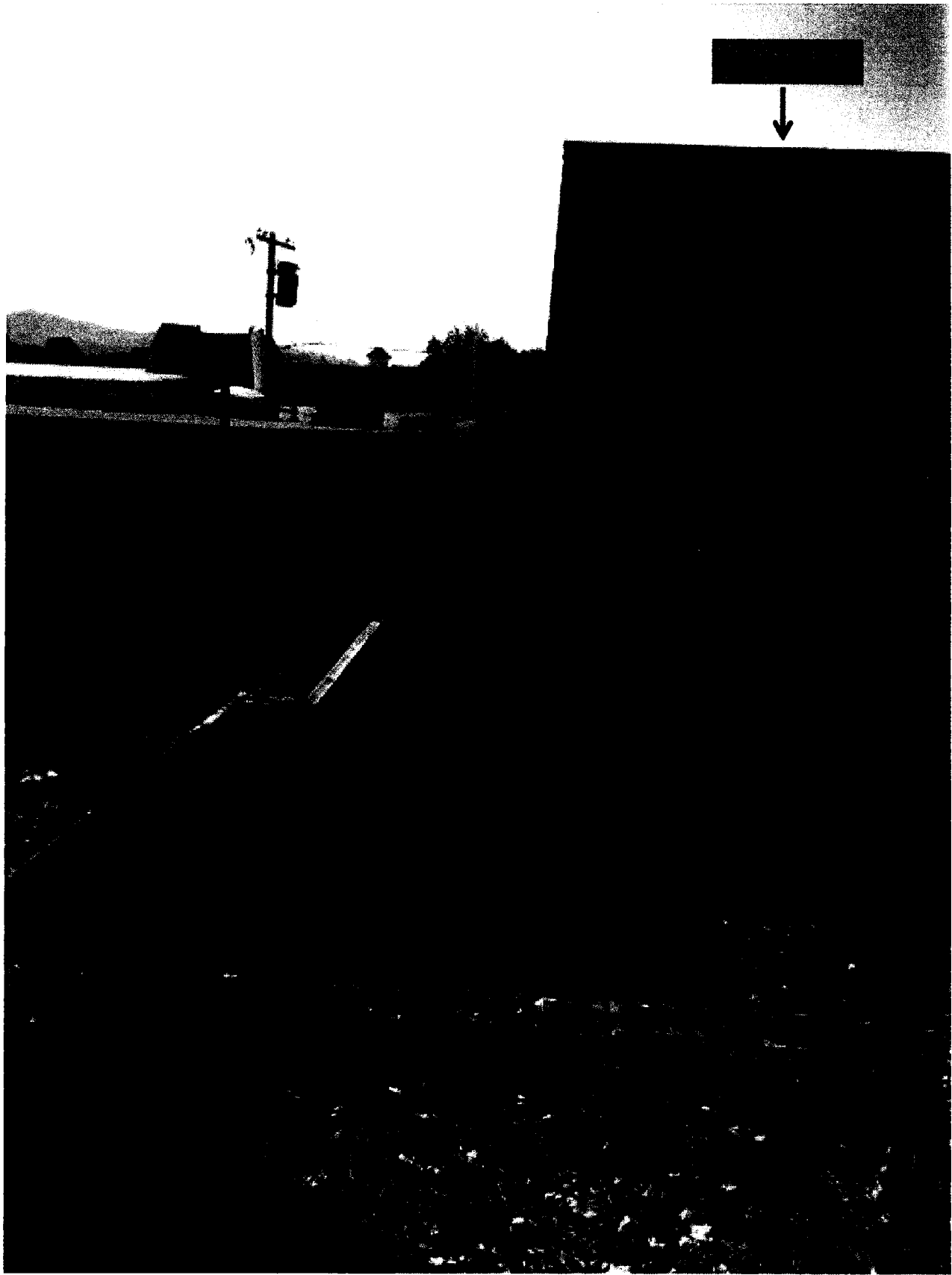
Very truly yours,



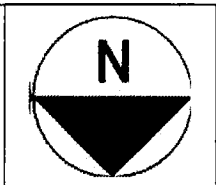
G. Scott Emblidge

Attachment 1

Site Photograph – Rear View of Property



**422 Vicente Street
Rear View of Property
Site Photograph**

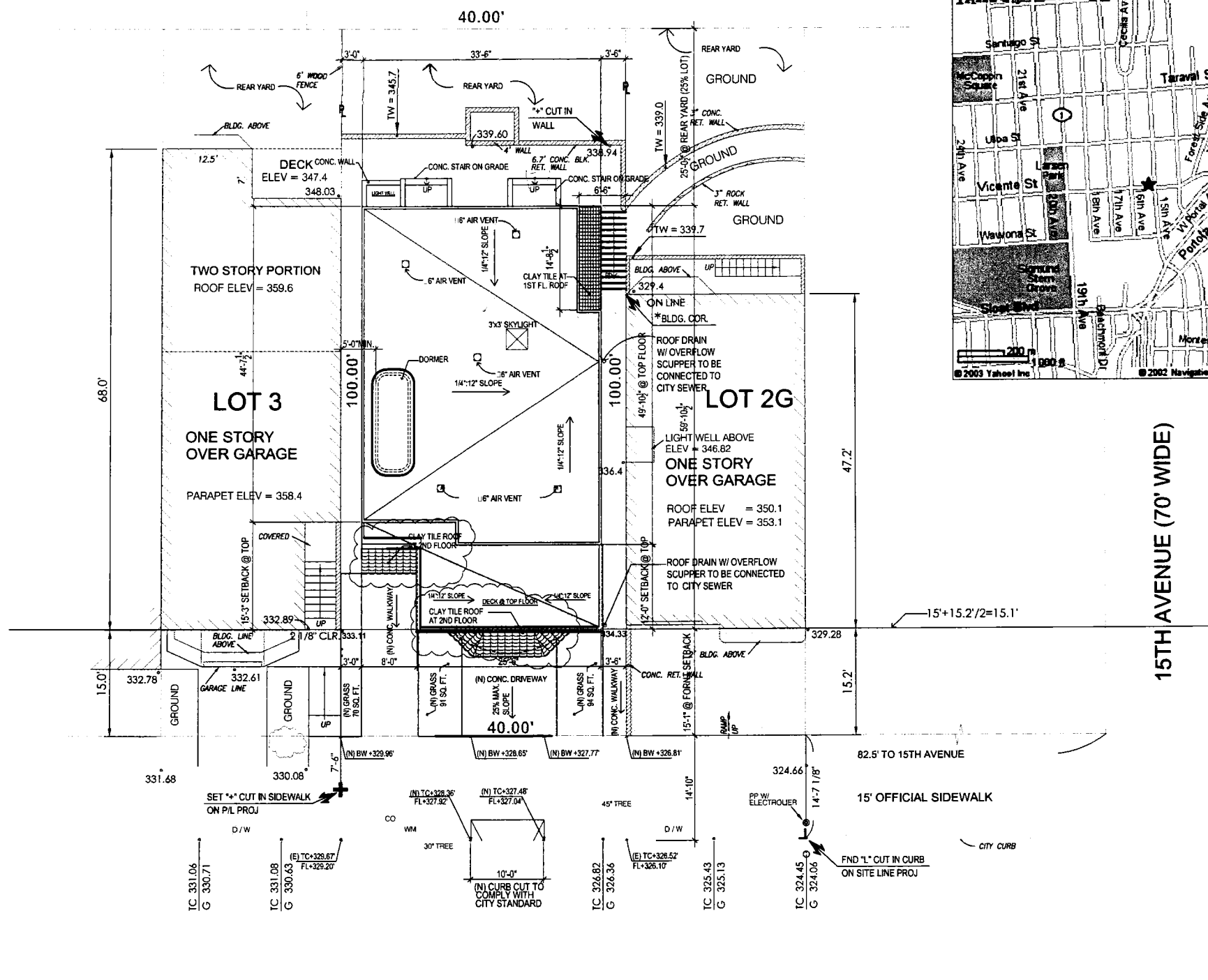


Attachment 2

Plans

LOT 5

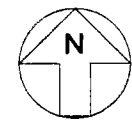
LOT 2K



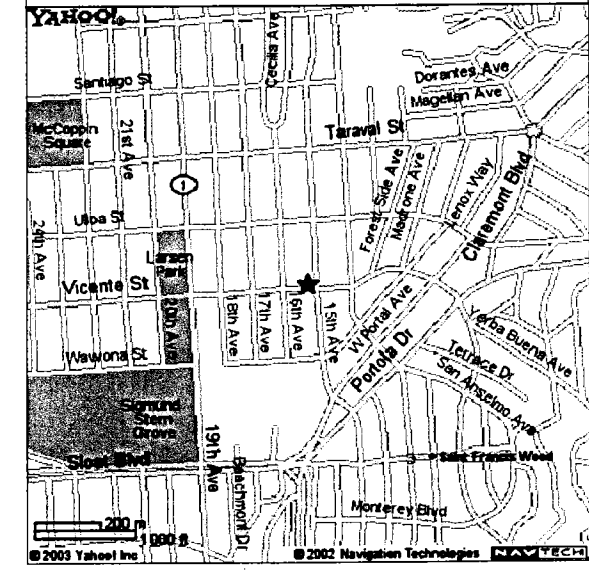
NOTES:
 FRONT SETBACK AREA = 660 SQ. FT.
 PROVIDE LANDSCAPING = 255 SQ. FT.
 (255 SQ. FT. / 660 SQ. FT. = 38.6% > 20%
 OF THE REQUIRED SETBACK AREA)

PLOT PLAN
 1/8" = 1'-0"

VICENTE STREET (80' WIDE)



LOCATION MAP



15TH AVENUE (70' WIDE)

DRAWING INDEX

A-1	PLOT PLAN
A-1.1	(E) SITE PLAN
A-1.2	PHOTOS
A-2	BASEMENT & FIRST FLOOR PLANS
A-3	SECOND FLOOR & B-B SECTION PLANS
A-4	FRONT & REAR ELEVATIONS
A-4.1	(E) FRONT ELEVATIONS
A-4.2	(E) REAR ELEVATIONS
A-5	RIGHT ELEVATION
A-5.1	(E) RIGHT ELEVATION
A-6	LEFT ELEVATION
A-6.1	(E) LEFT ELEVATION
A-7	A-A BUILDING SECTION
A-8	(E) FLOOR PLANS

PROJECT DATA

BLOCK LOT: 2416/002H	OCCUPANCY GROUP: R-3
TYPE OF CONST: S-N	ZONING: RH-1
NO. OF STORIES: 2 STORIES OVER BASEMENT	NO. OF DWELLING UNIT: ONE

GENERAL NOTES

All Construction work shall be done in accordance with the City Building Code and Uniform Building Code, as well as all applicable Federal, State, OSHA, County and City Ordinances, Amendments and Rulings. The City Code shall govern when it and the UBC or any other reference codes and standards are in conflict.

The contractor shall give all notices necessary and incidental to the lawful execution of the work.

The contractor shall verify all existing conditions, dimensions of the lot, easement, soil conditions, all proposed dimensions, including excavation, underpinning, drainage and utility lines at subject property, as well as, at adjacent properties. Should any discrepancy and/or inconsistency appears or occurs in the drawings and site conditions, the contractor, before proceeding with the work, shall notify the Engineer for proper adjustment, and in no case, shall proceed with the work in uncertainty.

The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in a good and workman-like manner and in every detail although every necessary item involved is not particularly mentioned. Except as otherwise specifically stated, the contractor shall pay for all necessary permit, fees, materials, labor, tools, and equipment for the entire completion of the work intended to be described and shall avail himself manifestly of any unintentional error or omission should such exist.

At all times, the contractor shall be solely and completely responsible for the conditions at the job site, including safety of people, subject property, and adjacent properties. The Engineer will not review the adequacy of the contractor's safety measures.

The Engineer shall not have control charge of, and shall not be responsible for construction means, techniques, sequences or procedures, for the omissions of the contractor or subcontractors performing any of the work or for the failure of any of the work to carry out the work in conformance with the plans and specifications.

All drawings, specifications, and information furnished herein are and shall remain the property of the Engineer and shall be held confidential and shall not be used for any purpose or purposes other than those for which they have been supplied and prepared. The Engineer's drawings, specifications, or other documents, shall not be used by others on any other projects, except by agreement in writing.

Any drawings issued without the approval stamp, signed and dated by the building department shall be considered in the preliminary stage and shall not be used for construction.

Do not scale drawings.

SYMBOLS

	Column grid line		Sprinkler head
	Interior elevation number with direction indication		Exhaust fan
	Section/Detail identification		Exhaust fan w/heat lamp
	Enlarged plan section or Detail reference		Thermostat
	Room/Space number		Telephone outlet
	Door number		Television cable
	Hardware group		Duplex convenient outlet
	Window number		Appliance circuit (220V)
	New stud wall		Duplex receptacle w/one switched outlet
	New stud wall with insulation		Switch
	New Wall and Door		3 Way
	Existing wall/door to be removed		4 Way
	Existing wall/door to remain		Dimmer
	Masonry wall		Light fixture-celling
	Floor drain		Light fixture-wall mounted
	Roof drain		Light fixture-recessed
	House bibb		C.A.R. Cold air return
	Smoke detector		Heating duct register
			Ceiling fan

REVISION	BY
03-28-05	T.L.
01-18-06	T.L.
10-18-07	T.L.
10-2-10	T.L.
3-8-11	T.L.
4-15-11	T.L.
7-23-12	J.LI

J.L.I. & ASSOCIATES INC.
 1279 Hill Crest Blvd
 Milbrae, California 94030
 Telephone: (415) 810-0788 Fax No.: (650) 692-3688
 E-mail: jamesli18@yahoo.com

NEW SINGLE FAMILY HOUSE
 422 VICENTE STREET
 SAN FRANCISCO, CA 94116
 BLOCK/LOT: 2416 / 002H

PLOT PLAN

Owner's Information:
 LEE ANDREW
 1327 TARAVAL STREET,
 San Francisco, CA 94112
 Tel.: (415)
 Cel.: (415)
 E-mail: abc@yahoo.com

Date	04-26-2004
Scale	1/4"=1'-0"
Drawn	T.L.
Job	
Sheet	A-1

REVISION	BY
03-28-05	T.L.
07-18-06	T.L.
10-18-07	T.L.
10-2-10	T.L.
8-23-2012	T.L.

J. LI & ASSOCIATES INC.
 1279 Hillcrest Blvd
 Millbrae, California 94030
 Telephone: (415) 810-0188 Fax No.: (650) 692-3898
 E-mail: jamesli16@yahoo.com

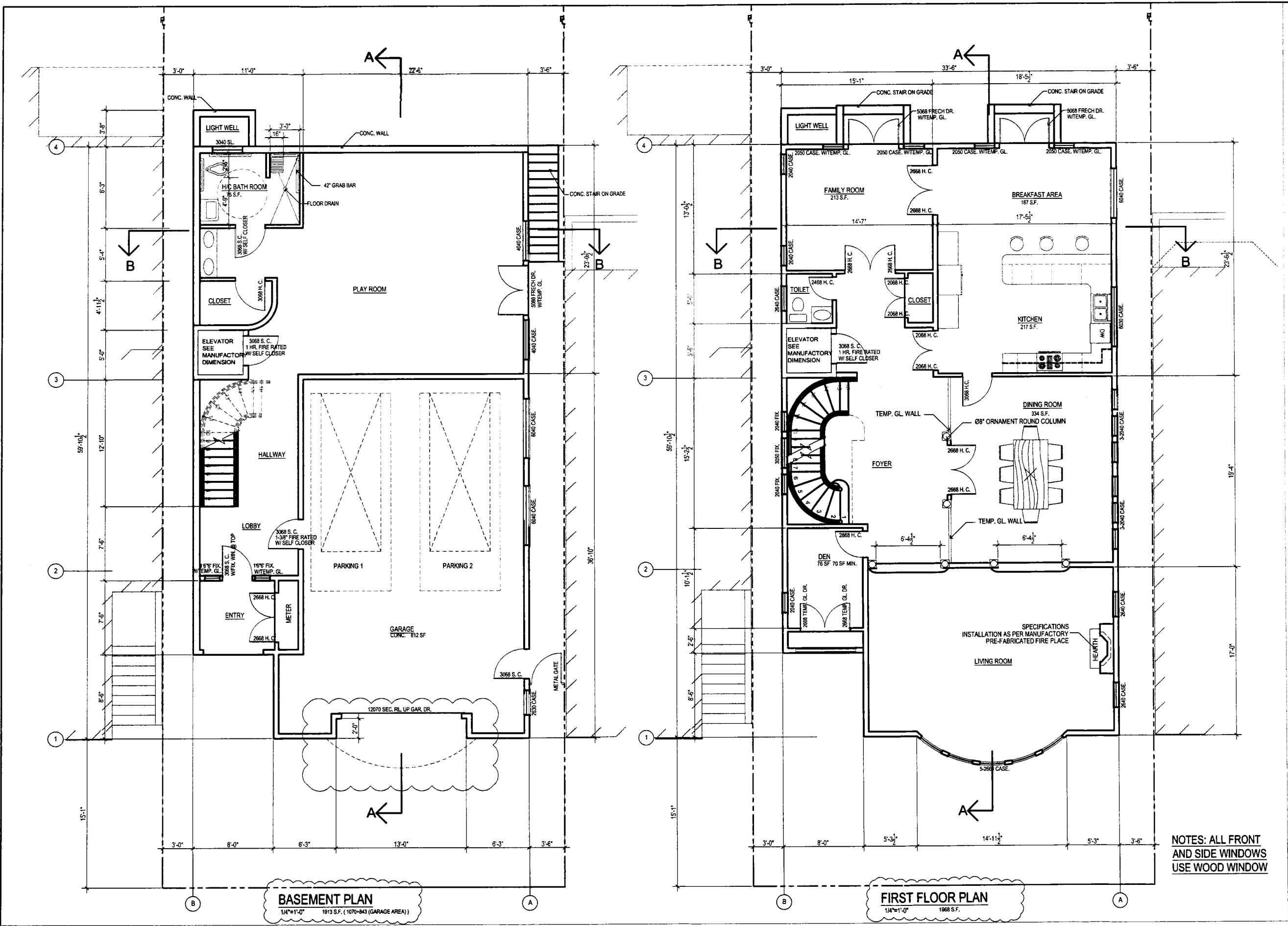
NEW SINGLE FAMILY HOUSE
 422 VICENTE STREET
 SAN FRANCISCO, CA 94116
 BLOCK/LOT: 2416 / 002H

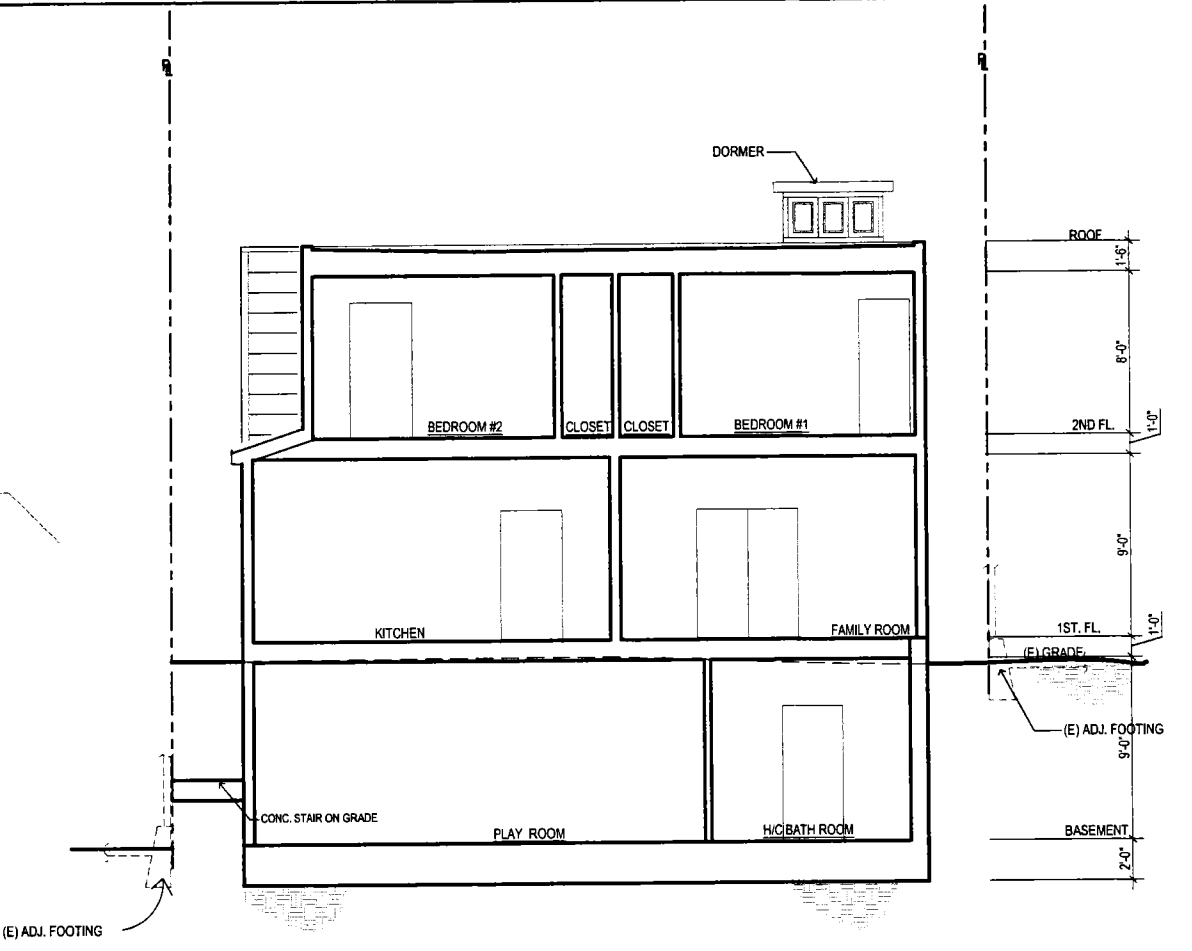
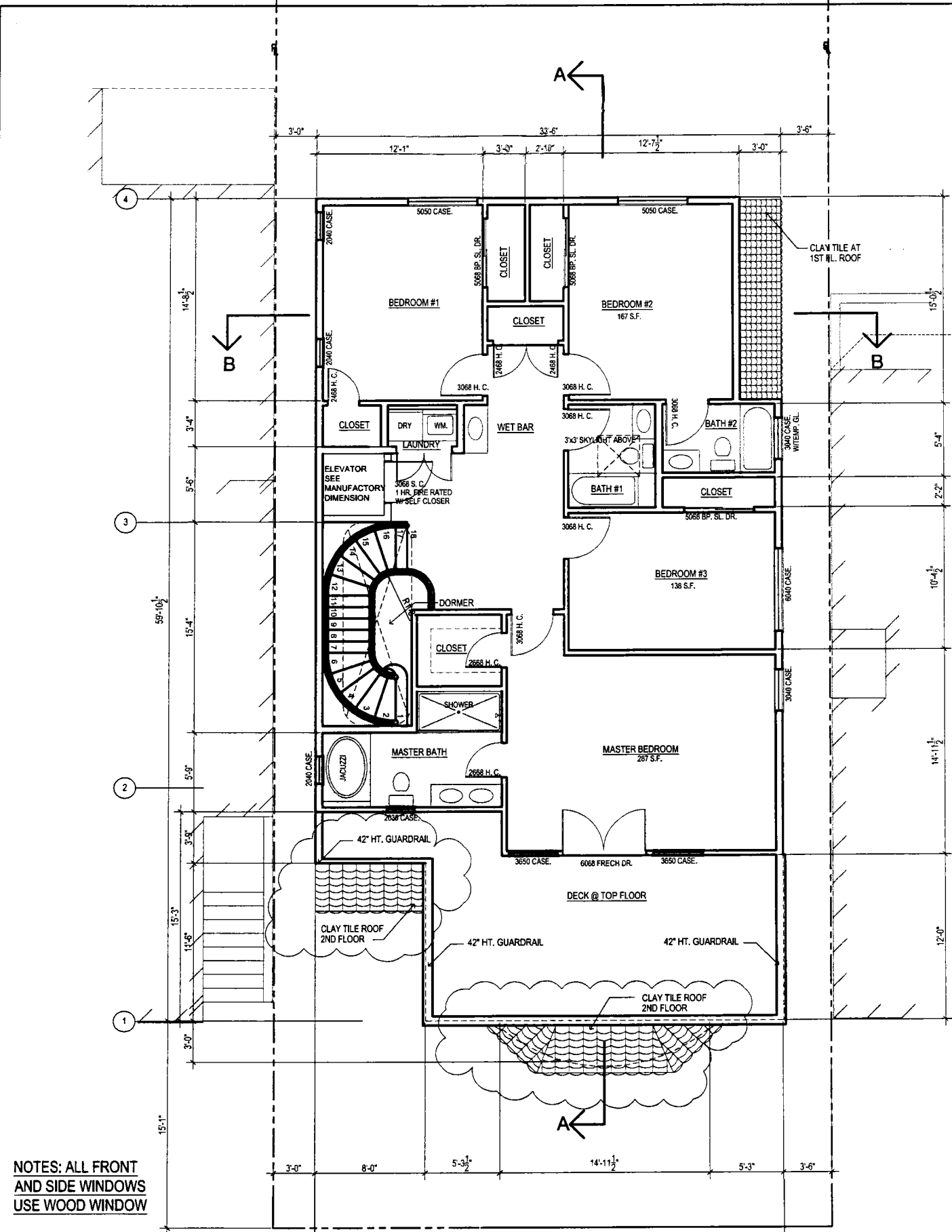
BASEMENT & FIRST
 FLOOR PLANS

Owner's Information:
 LEE ANDREW
 1327 TARAVAL STREET,
 San Francisco, CA 94116
 Tel.: (415)
 Cel.: (415)
 E-mail: abc@yahoo.com

Date	04-26-2004
Scale	1/4"=1'-0"
Drawn	T.L.
Job	2004/
Sheet	

A-2





B-B SECTION
1/4"=1'-0"

NOTES: ALL FRONT AND SIDE WINDOWS USE WOOD WINDOW

SECOND FLOOR PLAN
1/4"=1'-0" 1516 S.F.

REVISION	BY
03-28-05	T.L.
01-18-06	T.L.
10-18-07	T.L.
10-2-10	T.L.
7-23-12	J.L.I.

J.L.I. & ASSOCIATES INC.
1279 Hill Crest Blvd
Milbrae, California 94030
Telephone: (415) 870-0188 Fax No.: (650) 952-3898
E-mail: jamesl18@yahoo.com

NEW SINGLE FAMILY HOUSE
422 VICENTE STREET
SAN FRANCISCO, CA 94116
BLOCK/LOT: 2416 / 002H

SECOND FLOOR & B-B
BUILDING SECTION PLANS

Owner's Information:
LEE ANDREW
1327 TARAVAL STREET,
San Francisco, CA 94112
Tel.: (415)
Cel.: (415)
E-mail: abc@yahoo.com

Date	04-26-2004
Scale	1/4"=1'-0"
Drawn	T.L.
Job	2004/
Sheet	

REVISION	BY
03-28-05	T.L.
01-18-06	T.L.
10-18-07	T.L.
10-2-10	T.L.
4-15-11	T.L.
7-23-12	J.L.I.

J. LI & ASSOCIATES INC.
 1279 Hill Crest Blvd
 Millbrae, California 94030
 Telephone: (415) 910-0188 Fax No.: (650) 692-9898
 E-mail: jamesli16@yahoo.com

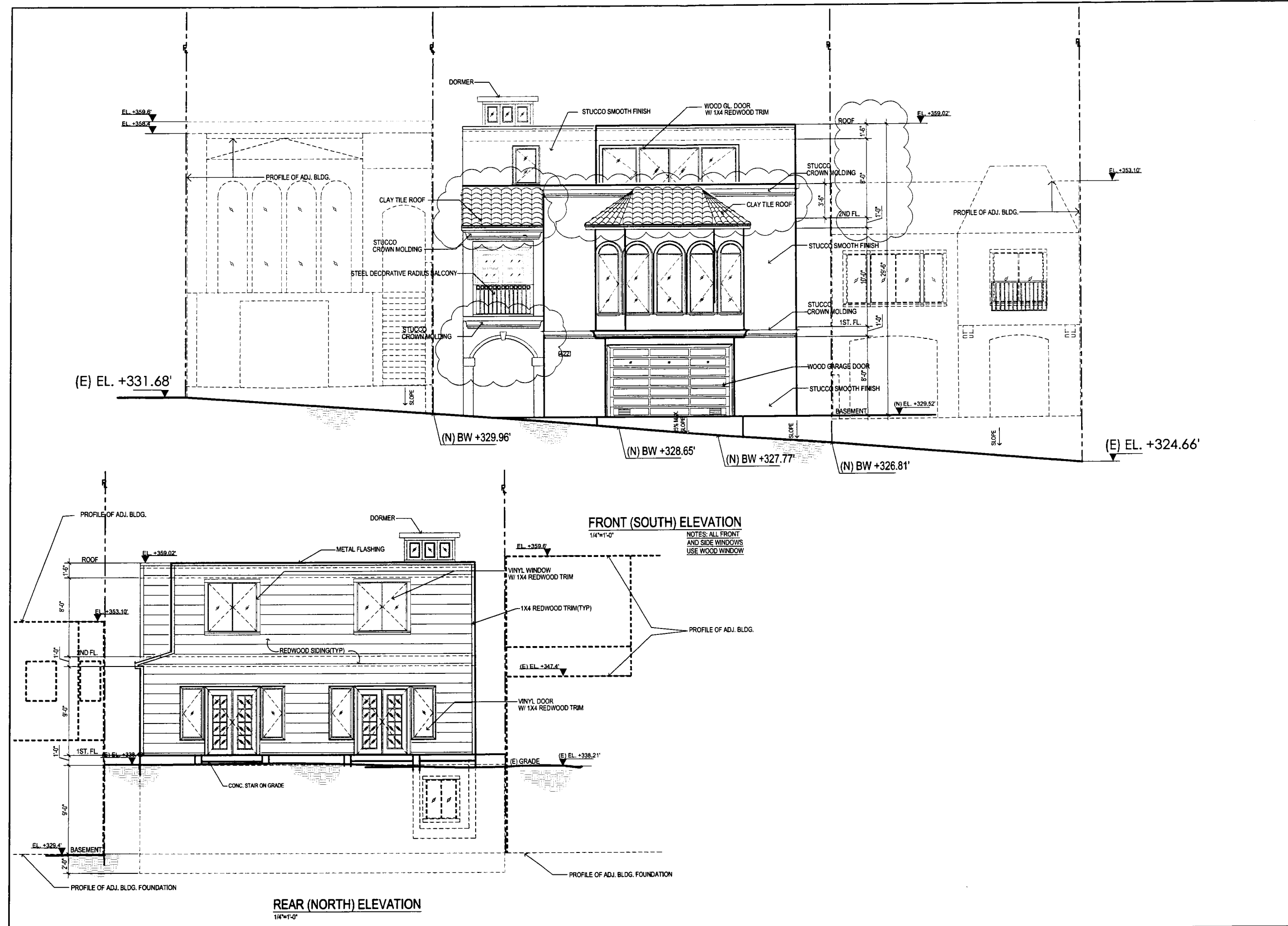
NEW SINGLE FAMILY HOUSE
 422 VICENTE STREET
 SAN FRANCISCO, CA 94116
 BLOCK/LOT: 2416 / 002H

FORNT & REAR ELEVATIONS

Owner's Information:
 LEE ANDREW STREET.
 1327 Taraval Street, CA 94112
 San Francisco, CA 94112
 Tel.: (415)
 Cel.: (415)
 E-mail: abc@yahoo.com

Date 04-26-2004
 Scale 1/4"=1'-0"
 Drawn T.L.
 Job
 Sheet

A-4



REVISION	BY
03-28-05	T.L.
01-18-06	T.L.
10-18-07	T.L.
10-2-10	T.L.
4-15-11	T.L.
7-23-12	J.L.I.

J.L.I. & ASSOCIATES INC.
 1279 Hill Crest Blvd
 Millbrae, California 94030
 Telephone: (415) 810-0188 Fax No.: (650) 662-3888
 E-mail: jamesli161@yahoo.com

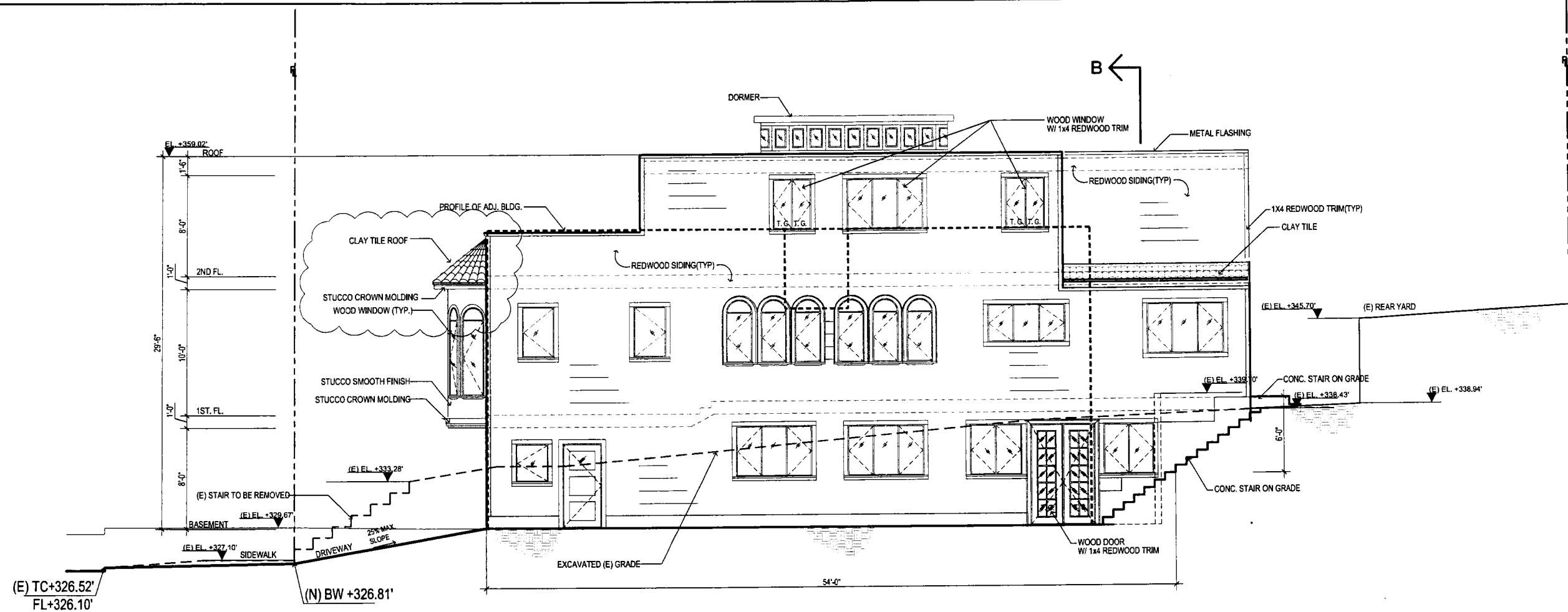
NEW SINGLE FAMILY HOUSE
 422 VICENTE STREET
 SAN FRANCISCO, CA 94116
 BLOCK/LOT: 2416 / 002H

RIGHT ELEVATION

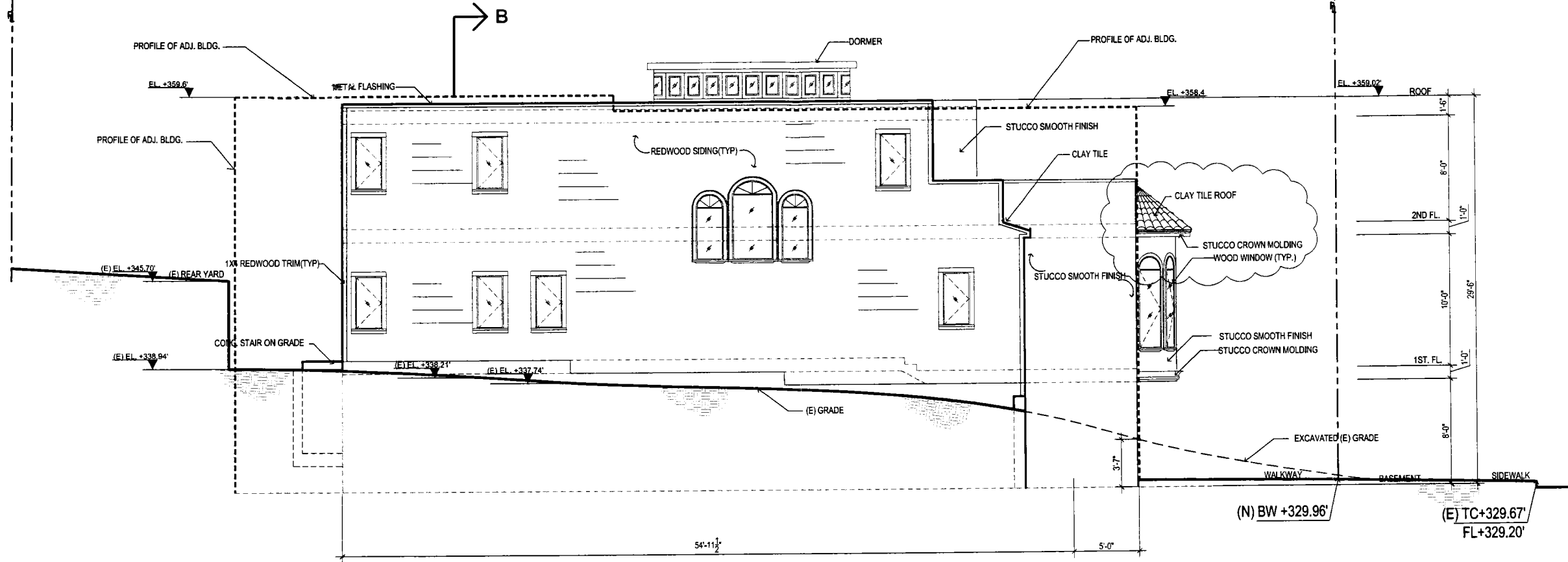
Owner's Information:
 LEE ANDREW
 1327 TARAVAL STREET.
 San Francisco, CA 94112
 Tel.: (415)
 Cel.: (415)
 E-mail: abc@yahoo.com

Date 04-26-2004
 Scale 1/4"=1'-0"
 Drawn T.L.
 Job
 Sheet

A-5



RIGHT (EAST) ELEVATION
 1/4"=1'-0"
 NOTES: ALL FRONT AND SIDE WINDOWS USE WOOD WINDOW



LEFT (WEST) ELEVATION

1/4"=1'-0" NOTES: ALL FRONT AND SIDE WINDOWS USE WOOD WINDOW

REVISION	BY
03-28-05	T.L.
01-18-06	T.L.
10-18-07	T.L.
10-2-10	T.L.
4-15-11	T.L.
7-23-12	J.L.U.

J.L.U. & ASSOCIATES INC.
 1279 Hill Crest Blvd
 Milpitas, California 95030
 Telephone: (415) 910-0188 Fax No.: (650) 862-3888
 E-mail: jameslu10@yahoo.com

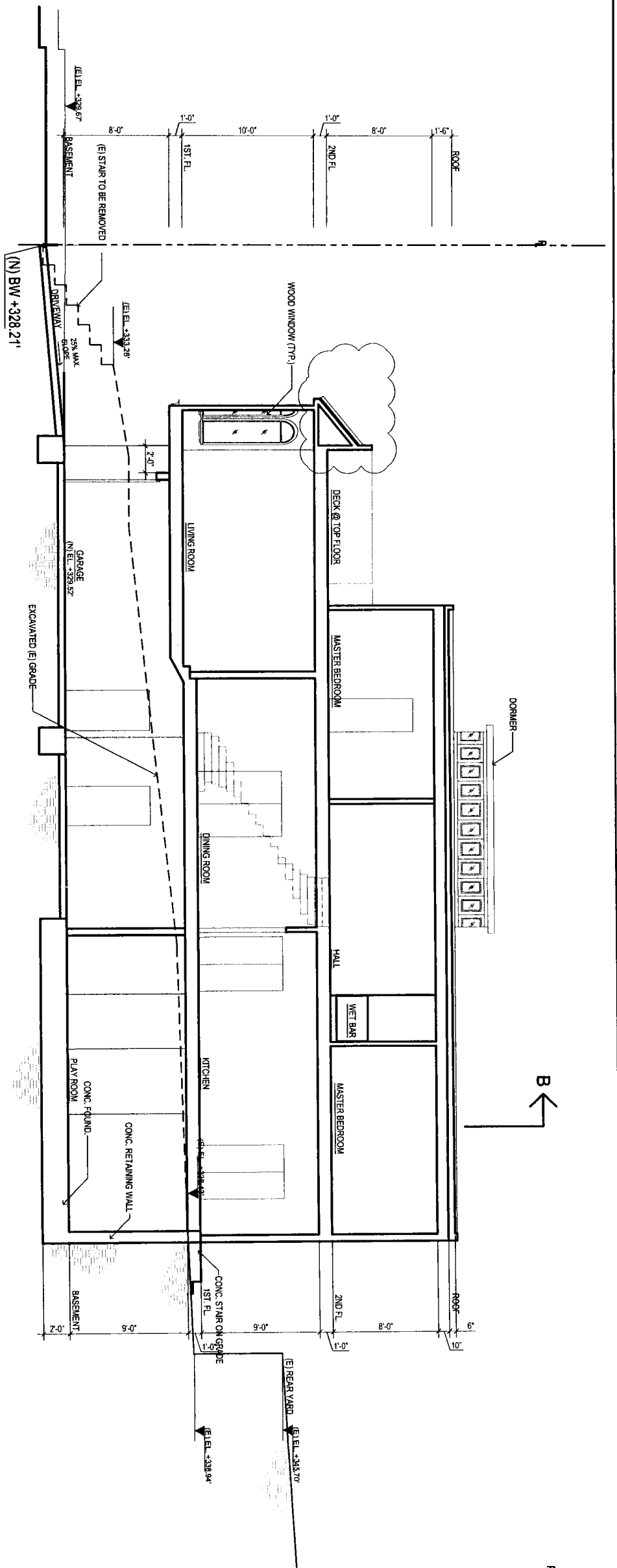
NEW SINGLE FAMILY HOUSE
422 VICENTE STREET
SAN FRANCISCO, CA 94116
BLOCK/LOT: 2416 / 002H

LEFT ELEVATION

Owner's Information:
LEE ANDREW
 1327 TARAVAL STREET,
 San Francisco, CA 94112
 Tel.: (415)
 Cel.: (415)
 E-mail: abc@yahoo.com

Date	04-26-2004
Scale	1/4"=1'-0"
Drawn	T.L.
Job	
Sheet	

A-6



A-A SECTION
1/4"=1'-0"

REVISION	BY
05-24-05	T.L.
05-18-07	T.L.
10-2-10	T.L.
4-8-11	T.L.
7-28-12	T.L.

J. LI & ASSOCIATES INC.
1279 Hill crest Blvd
Millbrae, California 94030
Telephone: (415) 810-0188 Fax No.: (650) 692-3898
E-mail: jamesli1618@yahoo.com

NEW SINGLE FAMILY HOUSE
422 VICENTE STREET
SAN FRANCISCO, CA94116
BLOCK/LOT: 2416 / 002H

A-A BUILDING SECTION

Owner's Information:
LEE ANDREW
1327 TARAVAL STREET.
San Francisco, CA 94112
Tel.:(415)
Cel.:(415)
E-mail:abc@yahoo.com

Date 04-24-04
Scale 1/4"=1'-0"
Drawn T.L.
Job
Street

A-7

Attachment 3

Proposition M Findings

Priority General Plan Policies- Planning Code Section 101.1

1. *The proposal does not affect existing neighborhood serving retail uses as the Project is located in a residential district and is a single family house.*
2. *The proposal is to demolish the existing unsound residence and therefore does not result in the preservation or protection of the existing single family house. The neighborhood's cultural and economic diversity will be enhanced more from a new single family house which is designed to be consistent with the residential Design Guidelines, and the appearance of the surrounding buildings.*
3. *The proposal does not include preservation or protection of the existing single family house, which can be considered relatively affordable.*
4. *The proposal is not expected to impede transit service and will improve access to on street parking opportunities with the inclusion of off-street parking which currently is not provided in the existing unsound single family house.*
5. *The proposal does not affect the existing industrial and service sectors of San Francisco nor does it detract from existing service sectors because this is a residential project in a residential district.*
6. *The existing building has been found to be unsound by an independent third party and is not safe in an earthquake. The replacement single family house is designed to satisfy State Building Codes and would achieve all safety requirements.*
7. *The proposal includes demolition of a building constructed in 1915. However, it has been determined by Preservation Staff that the property is not a Historic Resource.*
8. *No existing park or open space is impacted by the proposed single family house.*

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	1	
2	Total number of parking spaces	0	2	
3	Total gross habitable square footage	1,717		
4	Total number of bedrooms	3	4	
5	Date of property purchase	probate sale 7/03		
6	Total number of rental units	0	0	
7	Number of bedrooms rented	0	0	
8	Number of units subject to rent control	0	0	
9	Number of bedrooms subject to rent control	0	0	
10	Number of units currently vacant	1	NA	
11	Was the building subject to the Ellis Act within the last decade?	No		
12	Number of owner-occupied units	1	1	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

8-20-2012

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

ANDREW LEE

Owner / Authorized Agent (circle one)

Loss of Dwelling Units Through Demolition

(FORM A - COMPLETE IF APPLICABLE)

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

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

Existing Value and Soundness

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

The appraised value of the property is below the 80% average price of single family homes in SF

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

The existing vacant single family structure has been found unsound above the 50% threshold. A soundness Report has been provided which indicates ~~a requirement~~ of 69% of the value of the Replacement Cost property

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

Only one Code Violation for Unsightly Appearance w/ DBI

Existing Building (continued)

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

The building has been the subject of a proposed demo permit since 2003 & 2006. During that time the housing has been boarded & protected

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

A Historical Resource Evaluation was prepared & submitted to DCP. The property was determined not to be a Resource under CEQA

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

NA

Rental Protection

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

NA

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

NA

Priority Policies

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

The existing single family home has been vacant & uninhabitable since purchased in 2003. A Soundness Report concludes that the existing building is unsound & requires an upgrade of 69% of the value of the property. The existing unsound building

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

contributes nothing to the diversity of this neighborhood.

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

The project will allow for family housing to be established. The existing unsound building cannot be recognized as affordable given the replacement costs.

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

The project does not increase the number of permanently affordable dwelling units.

Replacement Structure

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

The project site is on an in-fill property located within a historically residential neighborhood. The site is within walking distance to schools, parks & churches. The West Portal comm. district is nearby.

Replacement Structure

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

The new single family home will include family sized dining and storage areas, includes off st. parking for safe entry and indoor recreation space. There are 4 bedrooms with access to light/air.

15. Whether the Project creates new supportive housing;

The project is designed to be family oriented and supportive of a growing, multi generational family.

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

The project is consistent with Res. Des. Guidelines of the Planning Code & is sensitive to the character of the immediate setting. The project reincorporates the existing side yards to preserve access to light/air.

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

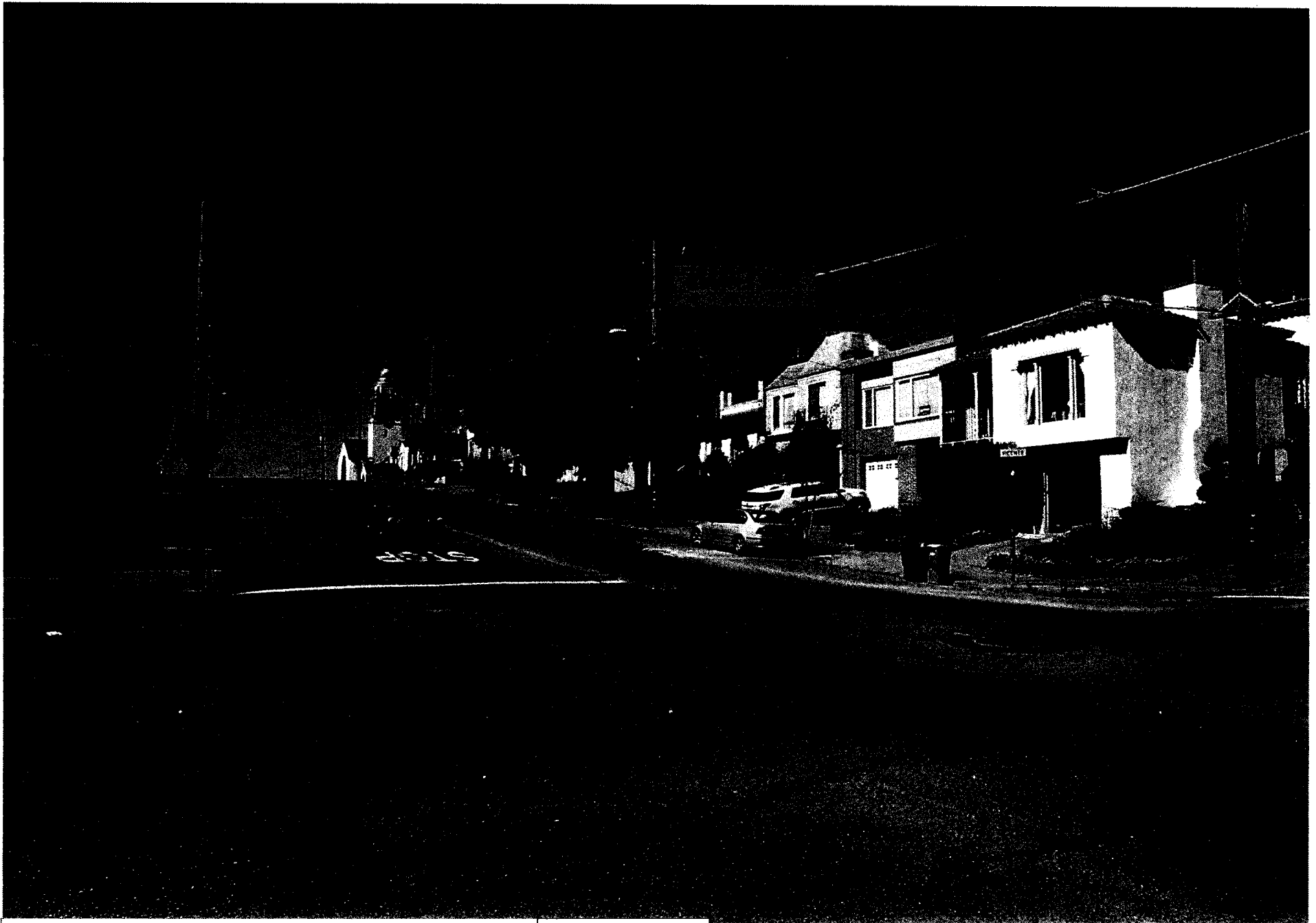
The project maintains the existing number of dwelling units

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

The project increases the number of on site bedrooms from 3 to 4, enhancing the family nature of the residence.

Attachment 4

Context Photographs



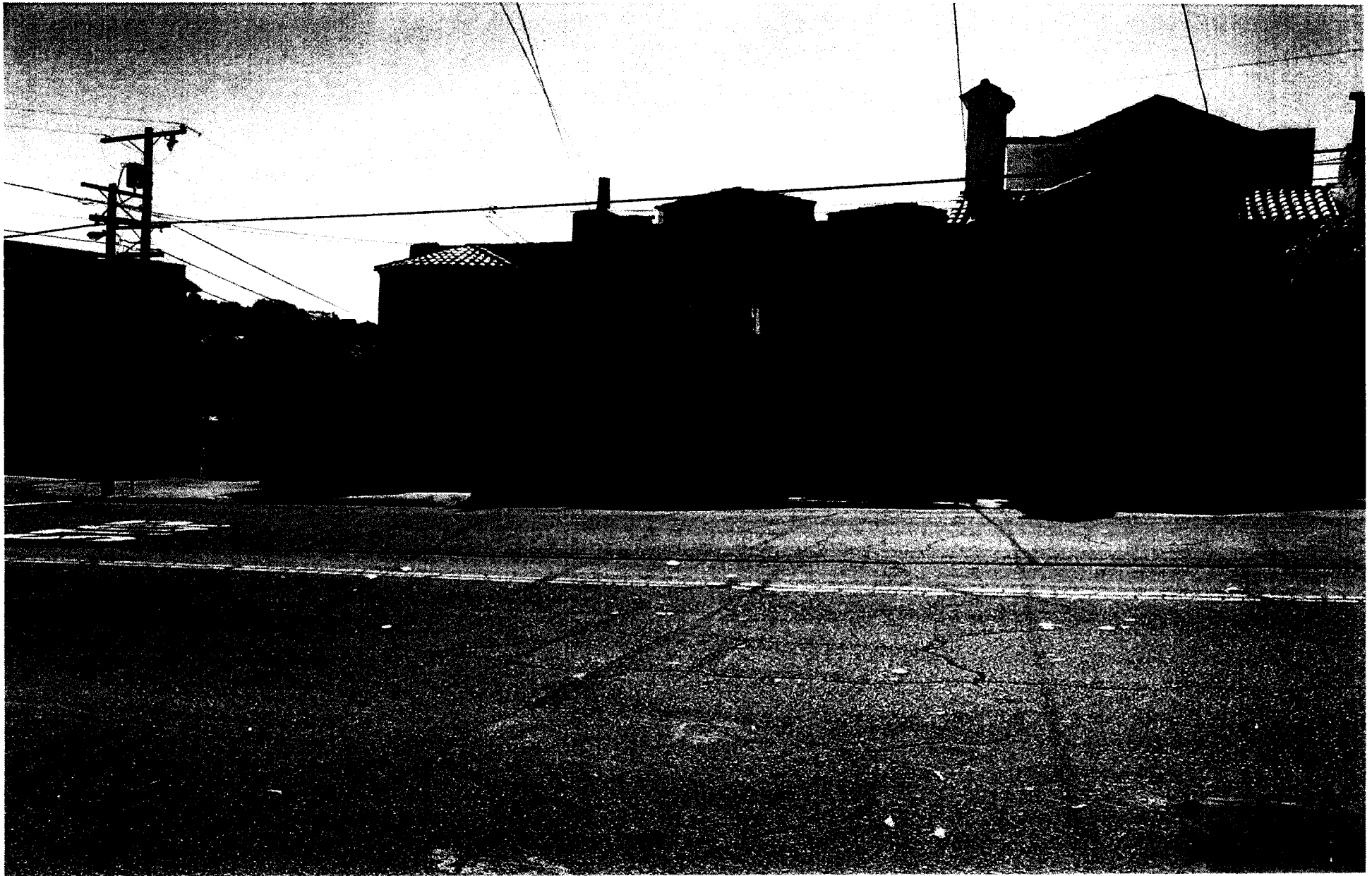
422 Vicente Street
Intersection of Vicente Street and 15th Avenue
Context Photograph – 1



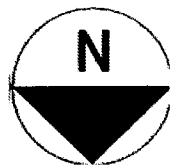


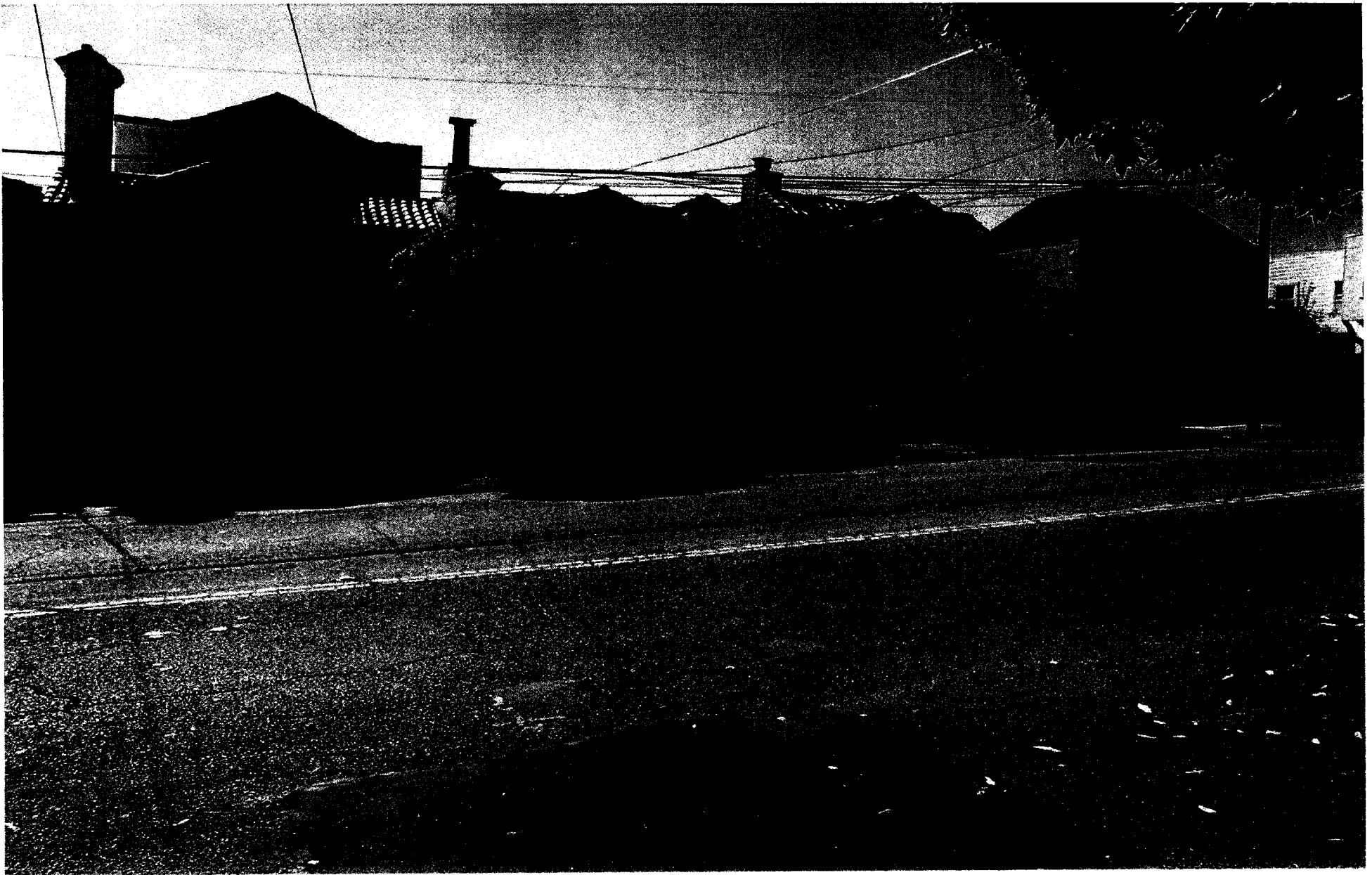
**422 Vicente Street
Intersection of 15th Avenue and Vicente Street
Context Photograph – 2**



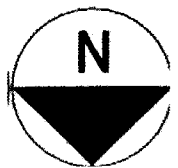


Vicente Street
Across the Street from Subject Site/Intersection
of 15th Avenue and Vicente Street
Context Photograph – 3





**Vicente Street
Across the Street from Subject Site
Context Photograph – 4**





**422 Vicente Street
Adjacent Properties
Context Photograph – 5**



Attachment 5

Color Renderings



422 Vicente Street
Color Rendering – 1





**422 Vicente Street
Color Rendering - 2**



Attachment 6

Soundness Report

SOUNDNESS REPORT

422 Vicente Street

San Francisco, CA 94116

**Prepared By: Patrick Buscovich & Associates
Structural Engineers, Inc.
235 Montgomery Street, 823
San Francisco, CA 94104**

Copyright 2011

Job Number: 11.057

Date: August 24, 2011

Disclaimer:

This report is a soundness study on the subject structure. The preparer of this report has prepared this report under generally recognized engineering principle. The preparer has no interest in this property or any other property of the owner nor is the preparer of this report doing any other work on this property or any other property owned by this owner.

Owner: Ms. Lee
DCP planner: Tong Wang 558-6335
Contractor Estimate: Wong Construction
Termite: Markoff Structural Pest

Basis of Soundness Report

The soundness evaluation will be based upon the cost to repair and/or remediate applicable soundness criteria deficiencies using the latest DCP soundness standard. Please note that dilapidation due to vacancy cannot be counted towards the upgrade cost (“*Upgrade Cost*” is an estimate of the cost to make the existing housing safe and habitable), that is, **the cost to bring a sub-standard dwelling into compliance with the minimum standards of the Housing Code and with the Building Code in effect at the time of its construction** with certain retroactive life-safety-exceptions.”

These costs are based upon the house being vacant, which it is currently. The costs are prepared in conjunction with a licensed contractor (Wong Construction) and license termite contractor (Mark off Structural Pest) and represent current construction costs. Not included in these costs are architectural and engineering fees. Permit fees are also included as well as 18% profit/overhead (except for termite cost which include the 18% P/O). This soundness cost is to be compared to a replacement cost. Not included in this replacement cost is the demolition cost of the existing structure.

It is important to note that the soundness cost number using the 50% threshold do not include the following:

1. Deterioration due to intentional, willful negligence.
2. Maintenance.
3. Remodeling not associated with required work.
4. Upgrade not associated with required work.

The official DCP Soundness Matrix Item number system will be used in this report. The complete DCP Soundness summary and Matrix is in Appendix A. The 1916 and 1962 SFBC will be the Building Code used in the analysis. The 1916 SFBC is for the original construction and the 1962 SFBC is for the 1964 façade work.

Planning Information

The lot has an area of 3,998 ft². The zoning is RH1, 40x Height. The DCP property information report is in Appendix C. The assessor shows the floor area as 1,460ft². Field measurement give 991 ft² habitable at the 1st floor and 560 ft² habitable at the 2nd floor and 203 ft² storage at the 2nd floor. Total habitable is 990 ft² + 506 ft² = 1,497 ft² which is slightly bigger than the assessor S.F. This report will use the as measured larger square footage.

Building Description

The building is a two story, wood framed, single family house. The first floor and second floor are the habitable rooms. The foundations are unreinforced concrete grade beams. Major portions of the house footings are inadequate, due to a slide/slope stability condition at the front of the house. The slope stability is visible in the front yard, the effect are also visible on the house (ie. Cracks). This slide requires replacement of the interior and exterior footings with a model foundation adequate for the slope instability. The front yard of the house has a slope stability failure. There is also major termite work. See Markoff report (Appendix E).

Summary of deficiencies

Preamble

When I perform a soundness evaluation of a residential building, it is my professional opinion for a building to be determined to be unsound that at least one major deficiency exists along with some moderate and minor deficiencies. This building major deficiency is the foundation/slope stability deficiency.

DCP Matrix #3 – Kitchen Electrical (Not Included at This Time)

There is only one plug in the kitchen. The soundness criteria require two plugs in the kitchen. A second plug would trigger an electrical upgrade per DBI Elec. Div. memo (attached in DBI appendix D). At this time I have not counted this item because an electrical upgrade is \$15,000 and I want to focus on the building's main soundness issues.

DCP Matrix #5 – Façade Flashing/Weather Proofing (\$6,500)

The structure is a single family house built in 1918. In 1964, a stucco façade was added per a building permit on top of the 1918 wood façade. The 1964 stucco façade has inadequate/missing flashing and weatherproofing, which has allowed water intrusion into the house. The 1962 SFBC require building paper under the exterior stucco for the 1964 work. No building paper was found during destructive testing. The contractor estimate includes total stucco removal & replacement, installing flashing/weatherproofing/building paper and reinstalling the stucco façade.

DCP Matrix #8 Foundation (\$100,000 Markoff + \$75,000 Caisson = \$175,000)

The existing footing needs to be replaced. The building is sitting on an unstable hill with is moving toward the street. The building is settling and sliding down the front hill and the foundation has failed. The footings are structurally improper for a slide zone. A caisson foundation was required in the original construction, not a simple grade beam foundation. This grade beam is probably unreinforced concrete. There is a slope stability failure at the front yard. The proper foundation is a reinforced concrete grade beam with a caisson system. The caissons would extend below the slide zone. The existing footing need to be removed and a new footing/caisson system installed with 25 caissons approximately 15 foot deep @\$200/L.F. This adds \$75,000 to a new foundation cost from Markoff.

DCP Matrix #9 – Floor Hazard (\$50,000)

The first floor framing at the living room is so marginal, the floor bounces when walked on. The floor framing is 2x4 joists, which is so sub standard it needs to be replaced to comply to any Building Code. The minimum size for floor joist is 2 x 8. This work is given in the termite report, so no 18% mark-up. This is also a violation of the Housing Code and Building Code

DCP Matrix #12 – Chimney (\$13,500)

The original chimney is composed of stones and sheet metal, the chimney stones are delaminating, the sheet metal flue is rusted and the chimney needs to be rebuilt. The existing chimney is cobblestone over a sheet metal flue. This chimney was defectively built. The exterior chimney should have been brick with a clay tile liner, not sheet metal. The sheet metal is rusting and the cobble stone are falling off of the flue.

DCP Matrix #17 –Structural Pest (See #5, #8, #9)

The structural pest cost is distributed into Item #8 and #9. The termite report is substantial. The termite report cost is \$175,000 to \$200,000 including pest, foundation and façade work (Attached Appendix E). Façade damage is due to sub-standard construction in 1964 at the porch, and there is missing building paper/weather proofing under the stucco façade. The 1962 SFBC require building paper under the exterior stucco. None was found during destructive testing.

DCP Matrix #18 – Fire Rating Window (Not Included at This Time)

The existing dining room window is blocked by the neighbor's building. The bay window need to be reconfigure/reduced so as to move the windows 3 feet away from the neighbors building pursuant to the San Francisco Fire Code and to provide natural light and ventilation to this habitable room.

DCP Matrix #26– Furnace (Not Included at This Time)

Install ducting to habitable rooms to provide heat. At this time I have not counted this item because an furnace upgrade is \$5,000 and I want to focus on the building's main soundness issues.

The total upgrade cost is \$264,100

Replacement Cost

Based upon as-built measurement, the habitable area of the house is 1,497 square feet and 203 ft² of storage. Based upon DCP cost of \$240/ ft² to rebuild habitable floor and \$110/sf for non-habitable, the replacement cost is:

$$(1,497/\text{ft}^2 \times \$240/\text{ft}^2) + (203 \text{ ft}^2 \times \$110/\text{ft}^2) = \$359,280 + \$23,330 = \$381,610$$

50% Cost Evaluation

Upgrade Cost	\$264,100	=	69% > 50% unsound Building
Replacement Cost	\$381,610		

Conclusion

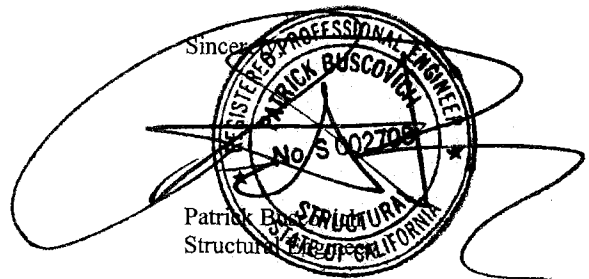
Based upon Department of City Planning Guidelines and Engineering Principle's, the building is **unsound**.

The follow items will require work:

Upgrade Cost Breakdown

DCP 50% Matrix Item #	Description	Cost	18% Mark up	Comment & Mark-up
#1	Building Permit Fee	\$2,000		
#3	Kitchen Electrical	\$?		
#5	Façade weatherproofing	\$6,500	18%	\$1,170
#8 Report	Replace foundation due to defective construction. Shoring building for foundation work	\$100,000	No Mark-Up on Termite	Markoff Structural Report
	(N) Caissons	+ \$75,000	18%	\$13,500
	2 nd Floor walls cracking from foundation work	\$?		
#9	Address 1 st Floor framing hazard, repair walls @ 1 st Floor	\$50,000	No Mark-Up on Termite	See Markoff Report
#12	Chimney, demolish & Rebuild	\$13,500	18%	\$2,430
#17	Termite report includes foundation #8 and #9	See #8 & #9		
#18 & #28	(E) Dining room windows are block by neighbors building	\$?		
#26	Furnace/Heat All Habitable Rooms	\$?		
Subtotal		\$247,000	+	
18% Mark-up		\$17,100	←	\$17,100
Total		\$264,100	+	

- Note:** 1) No mark up on termite work
 2) No permit fee on termite work
 3) TBD – to be determined \$ __?__, not counted at this time



Copyright 2011

List Attachment:

- Floor Plans
- DBI
- Photographs
- DCP

Sample Soundness Report Template

Project Address: 442 Vicente

Job Number: 11.057

Replacement Cost \$381,610

Type of Space	Area (Square Feet)	Cost per Square Foot	Cost
1 occupied, finished spaces	1497 S.F.	\$240/S.F.	\$359,280
2 unfinished space with flat ceiling & > 7'-6" of headroom (e.g., basements, garages)	203 S.F.	\$110/ S.F.	\$22,330
3			
Replacement Cost Total			\$381,610

WORK THAT COULD BE INCLUDED IN THE UPGRADE COST ESTIMATE FOR THE 50% THRESHOLD:
 (Attach cost estimates from relevant consultants)

Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
1 Building Permit Fee				\$2,000
2 Providing room dimensions at a minimum of 70 sq. ft. for any habitable room.				
3 Providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen.				Not Included At This Time
4 Providing at least one switched electrical light in any room where there is running water.				
5 Correcting lack of flashing or proper weather protection if not originally installed.				

Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
6	Installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed.			
7	Provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted).			
8	Eliminating structural hazards in foundation due to structural inadequacies.	Shore Building, Replace Foundation & Repair Plaster Crack From Foundation Work 1 st Floor, (See Markoff Estimate) Add Caissons, and Repair Cracks 2 nd Floor		\$100,000 + Caisson \$75,000 + 2 nd Floor Wall =\$175,000
9	Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.	Reframe 1 st Floor and First Floor Wall, (See Markoff Estimates)		\$50,000
10	Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry vertical loads.			
11	Eliminating structural hazards in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.			
12	Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.	Delaminating Chimney Stones and rusting Sheet metal Chimney flue		\$12,000 \$13,500
13	Upgrading electrical wiring which does not conform to the regulations in effect at the time of installation.			
14	Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation.			
15	Providing exiting in accordance with the code in effect at the time of construction.			

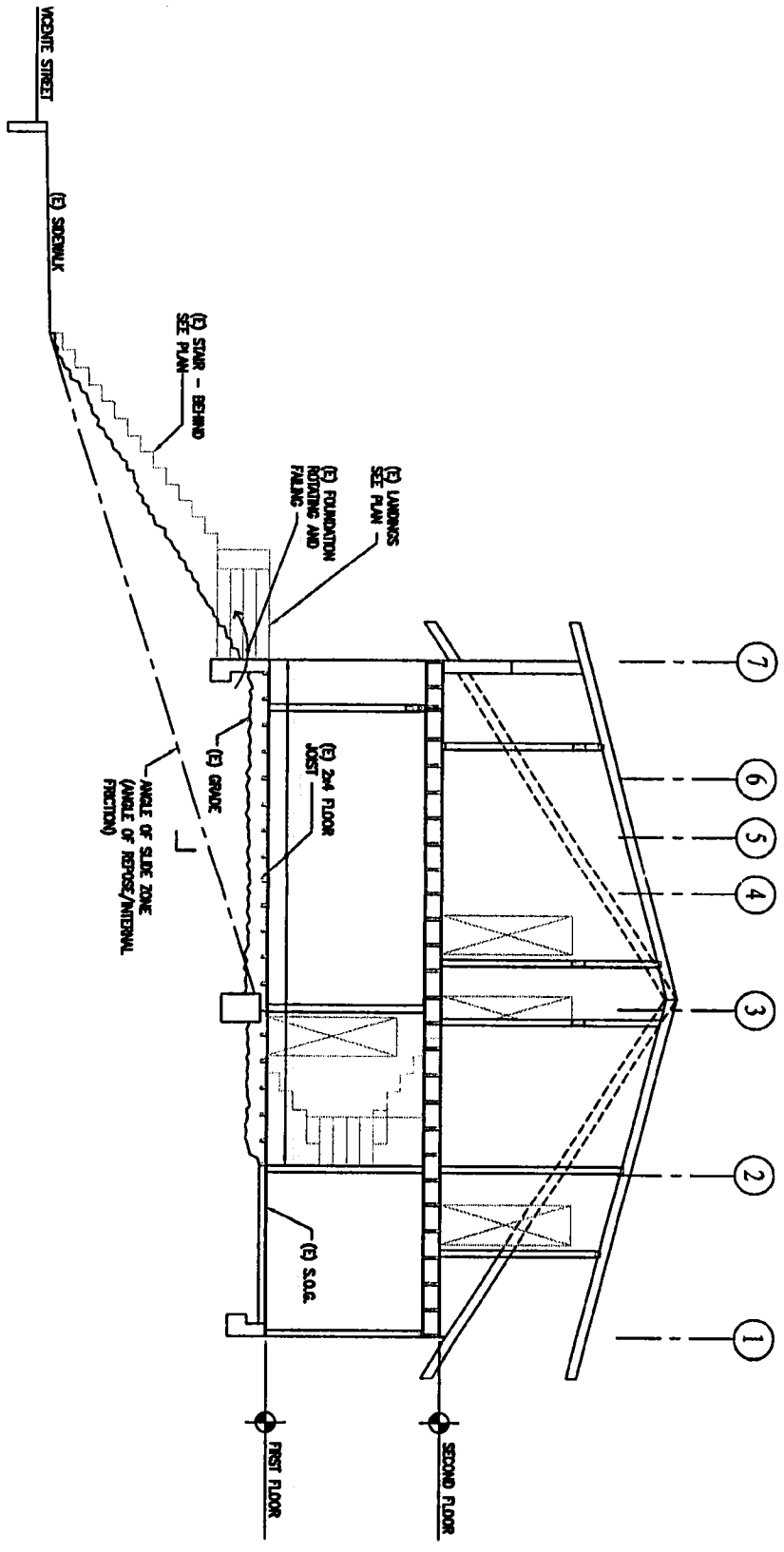
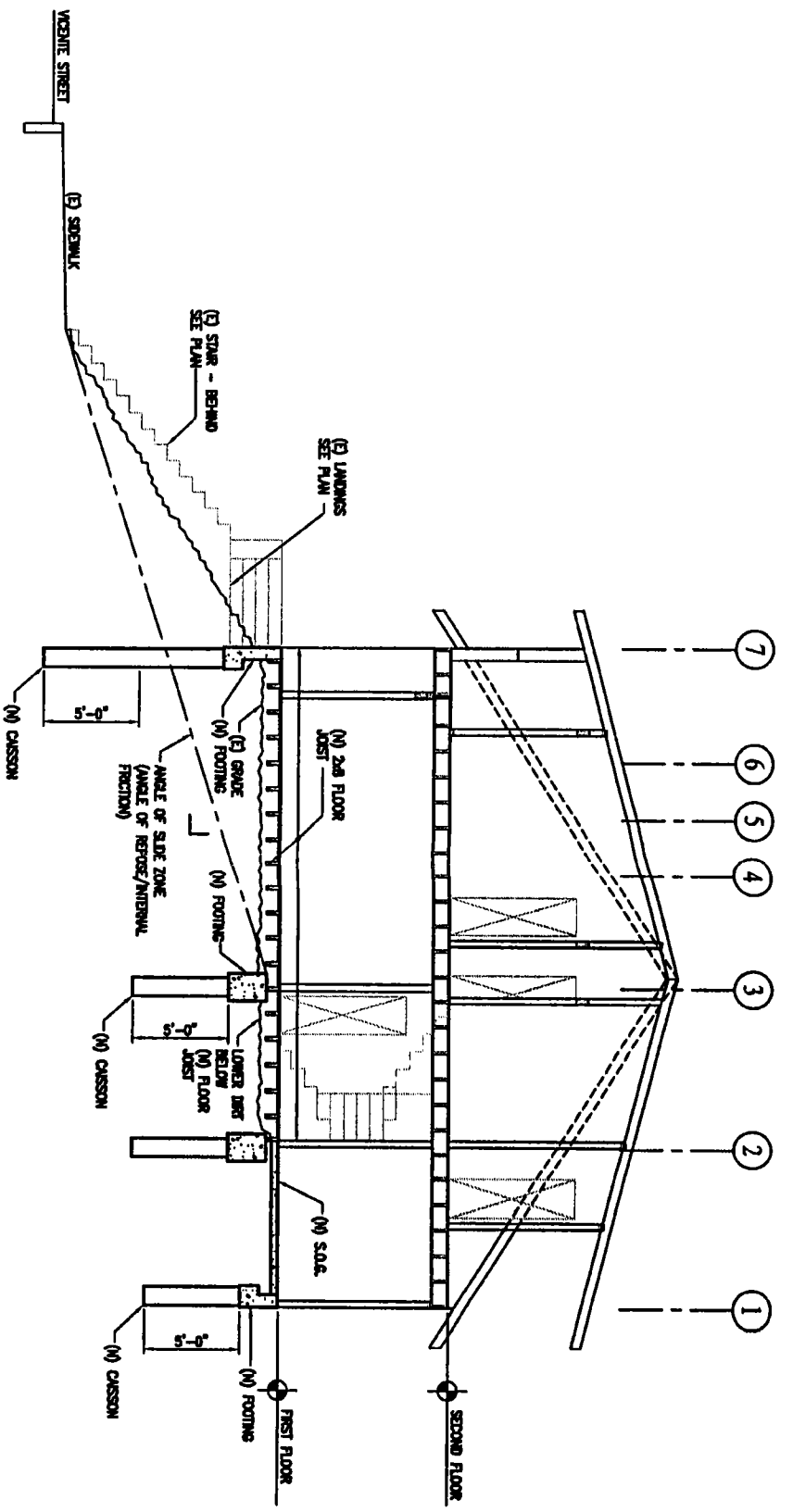
Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
16	Correction of improper roof, surface or sub-surface drainage if not originally installed, if related to the building and not to landscape or yard areas.			
17	Correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation).	See Markoff termite report. (Appendix E)		See Item 8 & 9
18	Repair of fire-resistive construction and fire protection systems if required at the time of construction, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms when required.	Block window at dining room.		Not Included At This Time
19	Wood and metal decks, balconies, landings, guardrails, fire escapes and other exterior features free from hazardous dry rot, deterioration, decay or improper alteration.			
20	Repairs as needed to provide at least one properly operating water closet, and lavatory, and bathtub or shower.			
21	Repair of a kitchen sink not operating properly.			
22	Provision of kitchen appliances, when provided by the owner, in good working condition, excluding minor damage.			
23	Repair if needed of water heater to provide a minimum temperature of 105° and a maximum of 102°, with at least 8 gallons of hot water storage.			
24	Provision of both hot and cold running water to plumbing fixtures.			

Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
25	Repair to a sewage connection disposal system, if not working.			
26	Repair heating facilities that allow the maintenance of a temperature of 70° in habitable rooms, if not working.			Not Included At This Time
27	Repair ventilation equipment, such as bathroom fans, where operable windows are not provided, if not working.			
28	Provision of operable windows in habitable rooms (certain exceptions apply).			
29	Repair of electrical wiring if not maintained in a safe condition.			
30	Repair of plumbing materials and fixtures if not maintained in good condition.			
31	Elimination structural hazards in ceilings, roofs, or other horizontal members.			
32	Fireplace (See Item #12)			
33	Mold & Mildew			
34	Lead & asbestos			
35	Contractor's profit & overhead, not to exceed 18% of construction subtotal, if unit costs used for repair items do not include profit & overhead			\$18,500 \$17,100
			50% Threshold Cost Subtotal	\$264,100 264,100

Summary

Replacement Cost: \$381,610

50% Threshold Upgrade Cost: $\$381,610/2 = \$190,805$ < ~~\$250,100~~ ^{\$264,100} Unsound



REV.	DATE	DESCRIPTION

PATRICK BUSCOVICH AND ASSOCIATES STRUCTURAL ENGINEERS, INC.
 235 MONTGOMERY STREET, SUITE 823
 SAN FRANCISCO, CALIFORNIA 94104
 (415) 788-2708
 © COPYRIGHT 2011



422 VICENTE STREET
 SAN FRANCISCO, CA.

SOUNDNESS REPORT
EXISTING SECTION AND PROPOSED SECTION

DATE	11/05/11
BY	DA
CHECKED	DA
DESIGNED	DA
SCALE	AS NOTED
PROJECT	422 VICENTE STREET
SHEET	11/05/11

OF **S3.1** SHEETS

DESCRIPTION

APPENDIX A	SOUNDNESS REPORT TEMPLATE & SF HOUSING CODE
APPENDIX B	PHOTOGRAPHS
APPENDIX C	DCP / ASSESSOR
APPENDIX D	DBI, KITCHEN ELECTRICALMEMO
APPENDIX E	TERMITE REPORT
APPENDIX F	SF 2010 HOUSING CODE, 2010 CHPT 10, RETROATIVE AND STATE HOUSING ACT

SOUNDNESS REPORT TEMPLATE

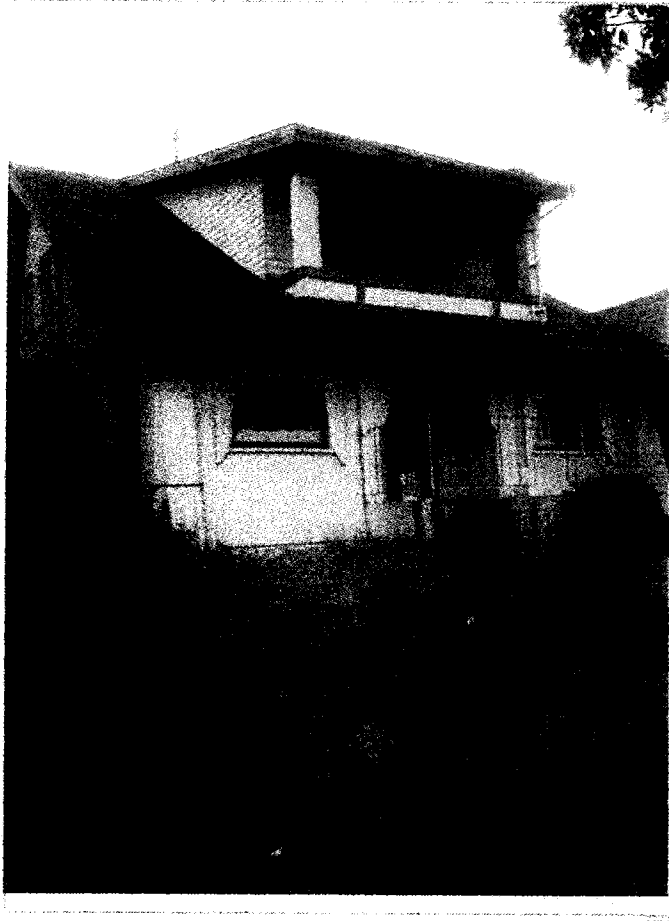
DCP 50% Soundness Items

<u>Item</u>	<u>Description</u>
1.	Building permit application cost
2.	Min. 70 S.F. habitable room
3.	One electrical outlet in habitable rooms, 2 in kitchen
4.	Light switch in kitchen and bathroom
5.	Correct lack of Flashing/Weather protection
6.	Install Weather protection/ventilation
7.	Garbage storage
8.	Foundation structural hazard
9.	Floor structural hazard
10.	Wall structural hazard
11.	Roof structural hazard
12.	Chimney hazard
13.	Electrical per code in effect
14.	Plumbing per code in effect
15.	Exiting per code in effect
16.	Correct roofing or drainage
17.	Structural pest
18.	Repair fire resistant construction
19.	Deck deterioration
20.	Bathroom
21.	Kitchen sink
22.	Kitchen appliance
23.	Water heater
24.	Hot & cold water plumbing
25.	Sewage connection
26.	Repair heating facilities
27.	Repair ventilation
28.	Provision of operable window in habitable room
29.	Repair electrical in safe condition
30.	Repair plumbing in good condition
31.	Eliminate structural hazarding ceiling, roof & floor
32.	Fireplace (See Item 12)
33.	Mold & Mildew
34.	Lead & Asbestos
35.	18% Profit/overhead

Appendix A

PHOTOGRAPHS

Appendix B



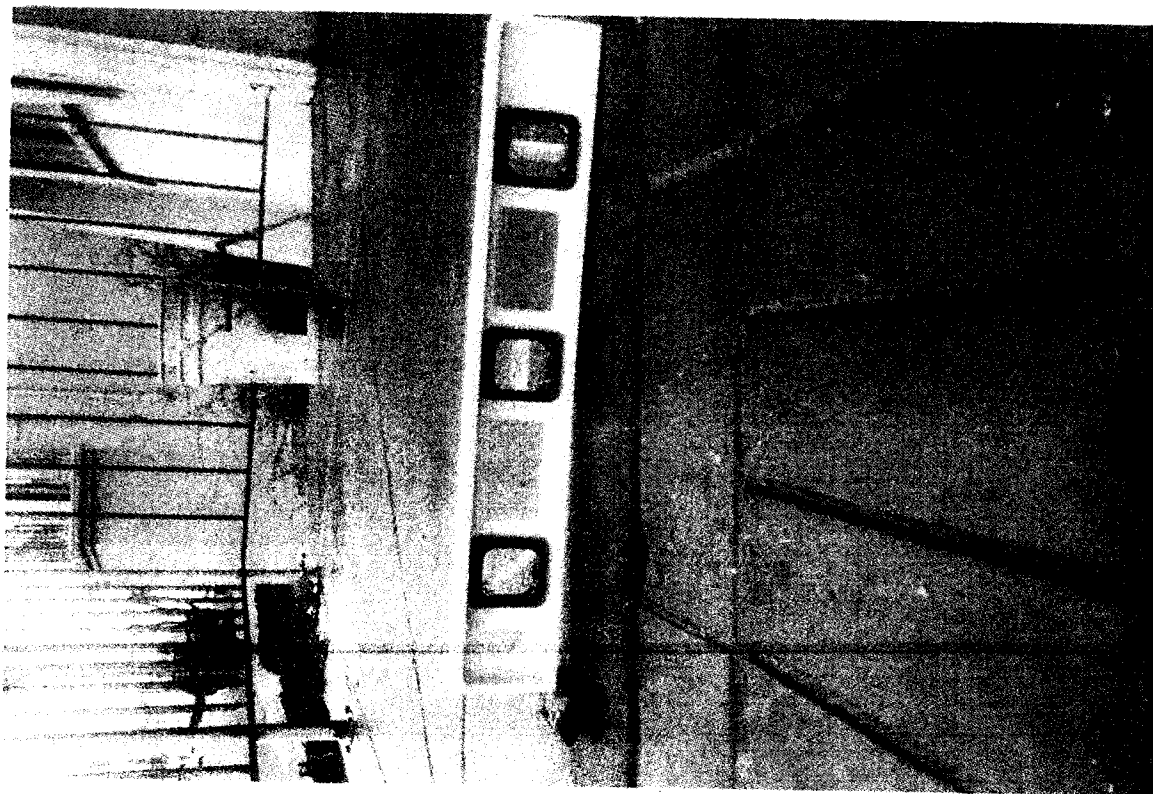
1. Front Façade



2. Chimney Failure



3. Front Stair Movement Due to Slide



4. Front Stair Movement Due to Slide

DCP

See 1913 San Born & Current San Born

Appendix C

PROPERTY INFORMATION REPORT

Block 2416 Lot 002H Census Tract 308 Census Block 5012

Site Address: 422 - 0 VICENTE ST

Site Zip Code: 94116

OWNER

LEE ANDREW
1327 TARAVAL ST
SAN FRANCISCO CA

94116

PROPERTY VALUES

Land	\$424,318.00	Sales Date	03/22/2005
Structure	\$282,879.00	Price	\$650,000.00
Fixture	\$0.00		
Other	\$0.00		

PHYSICAL CHARACTERISTICS

Lot Frontage		Year Built	1918
Lot Depth		Stories	2
Lot Area	3,998.00	Assessor Units	1
Lot Shape		Bedrooms	0
Building Sq.Ft.	1,460.00	Bathrooms	1
Basement Sq.Ft.	0.00	Rooms	6
		Assessor Use	Dwelling
Authorized Use	ONE FAMILY DWELLING		
Original Use	UNKNOWN		

PLANNING INFORMATION

Zoning	RH-1	Planning District	14
Height Limit	40-X	SSD	
Quadrant	SOUTHWEST		
Leg. Setback	9	Redevelopment Area	NOT IN RDA PROJECT AREA

Notices of Special Restrictions:

Non-Conforming Uses:

Comments:

Physical characteristics information is not guaranteed accurate or complete

APPLICABLE REGULATIONS (Special Zones)

Type	Value	Description
------	-------	-------------

PARCEL EVENTS (Special Instructions, Determination Letters, Project Reviews)

Date	Type	Description
05/31/2007	Instruction	Contact Don Andrini at SF Heritage 441-3000 in coordination with "E" case.
12/16/2008	Instruction	This parcel is subject to interim controls requiring CU use authorization for new residential developments over 20 units and for new commercial or retail developments over 50,000 square feet per Resolution 457-08. Expires 5/1/10

2416

SUNSET BLK. 1188

REVISED '58

RH-1 ~~R-1~~

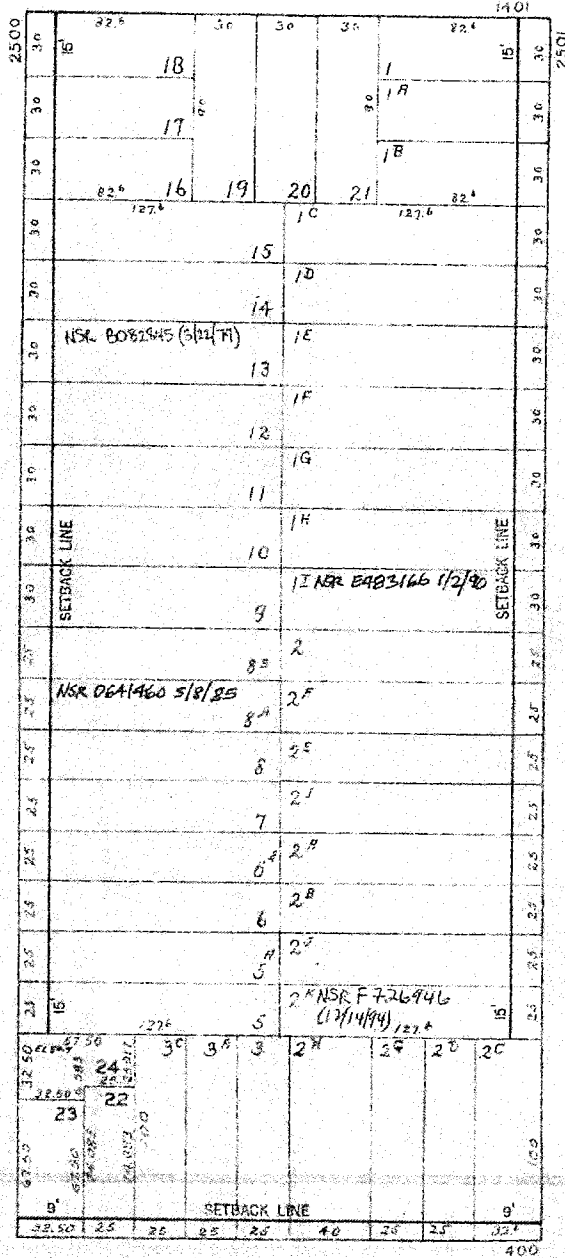
40-X



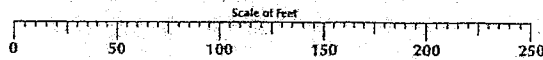
ULLOA

16TH AVE.

15TH AVE.



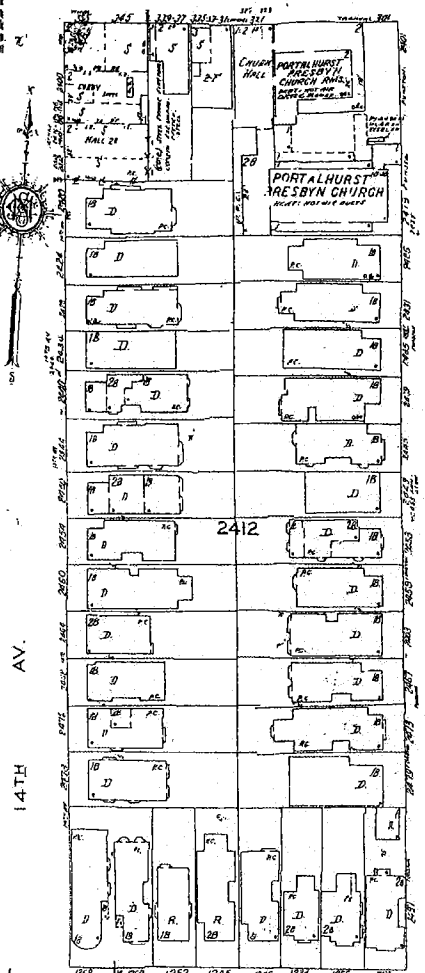
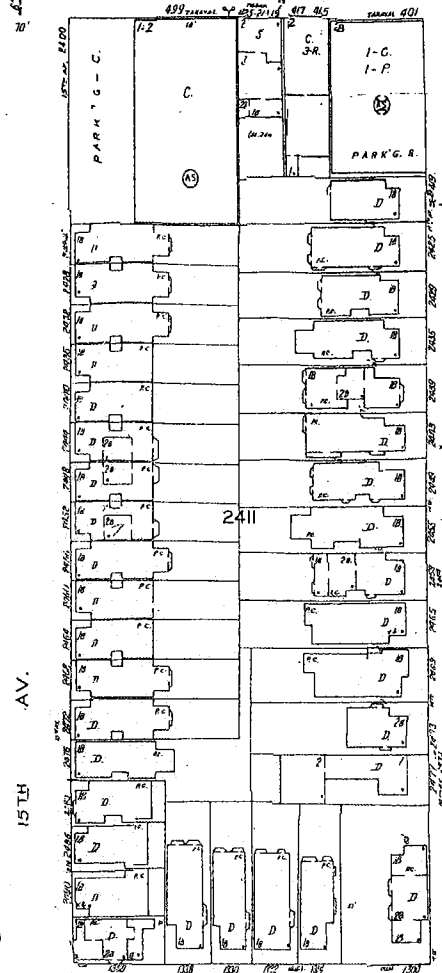
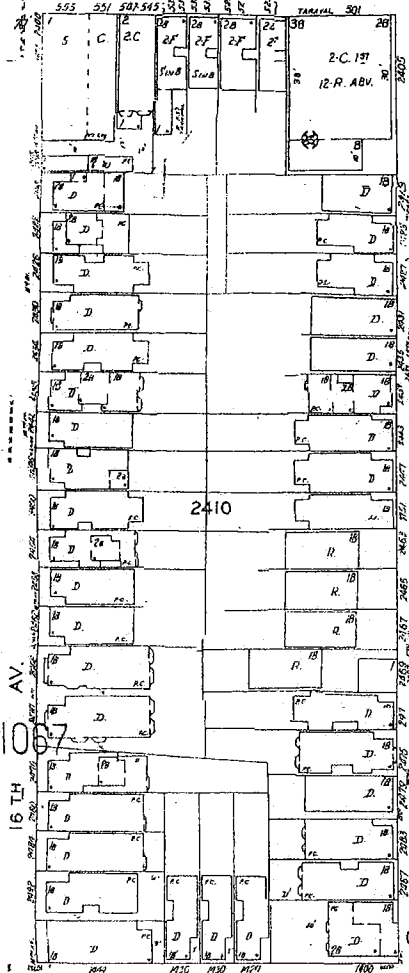
VICENTE



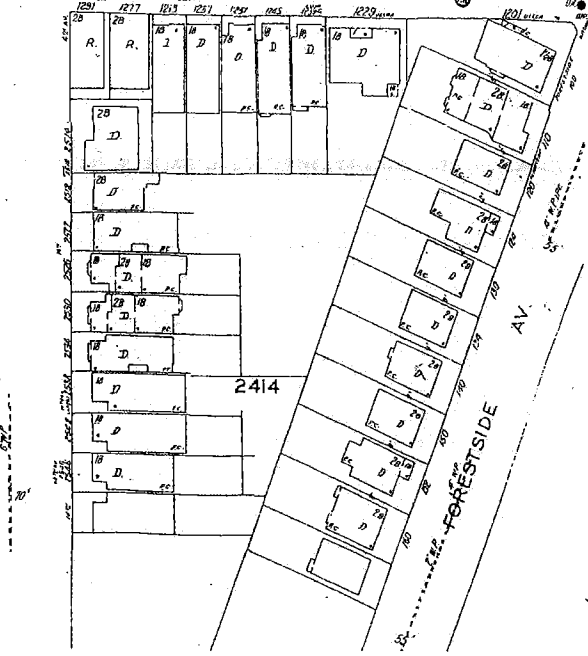
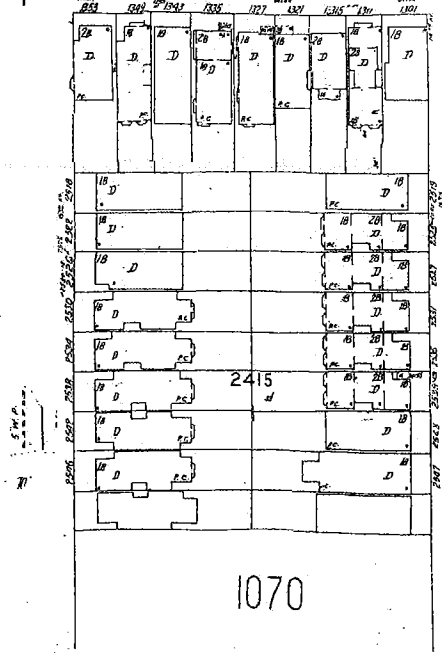
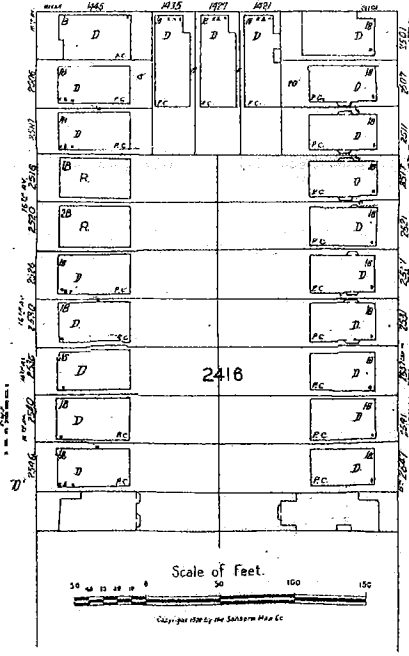
1069

1058

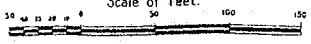
TARAVAL



ULLOA



Scale of feet.



Copyright 1914 by the Sanborn Map Co.

Case Tracking

Case No. 2008.0725

Project Name 422 VICENTE ST

Parcel Number 2416 / 002H **Zoning**

Cross Streets 15th St

Sponsor Andrew Lee

Description The proposal is to demolish the existing two-story, single-family dwelling and detached garage, which were constructed circa 1918, and construct a three-story single-family dwelling that is approximately 5,587 gsf.

Case Information

<u>Suffix</u>	<u>File Date</u>	<u>Planner</u>	<u>Docket Location</u>	<u>Status</u>	<u>Close Date</u>
E	06/19/2008	JEREMY BATTIS	MEA w/ J. Battis	Closed	08/06/2009

Case Information

n/a

<u>Construction Cost</u>	<u>Initial Fee</u>	<u>Balance</u>
	\$5,214.00	

<u>Action Date</u>	<u>Entity</u>	<u>Action</u>	<u>Action No.</u>
--------------------	---------------	---------------	-------------------

08/05/2009	MEA	Cat ex Class _1 & 3_ issued	
------------	-----	-----------------------------	--

DBI PERMIT HISTORY

<u>DATE</u>	<u>DESCRIPTION</u>
1964	Remove Front Porch & Rebuild New
1965	Redo Kitchen Floor with Vinyl, Asbestos Tile, Correct Leak

Built Circa 1918 No Record

**DBI Complaint - Property Constitutes A
Hazard to
Occupants & Adj Properties**

Electrical Upgrade Memo

Appendix D

Guidelines, Electrical Permits

Purpose: To clarify electrical permit requirements for minor alterations and upgrades to existing residential kitchens.

An Electrical Permit is required when the scope of work includes or later results in the installation or alteration of any of the following:

Branch circuit wiring

Small appliance receptacle outlets

Fixed appliances

Lighting system changes

Ground-fault protection of existing receptacles

Removal of kitchen wall or ceiling finish

Change in layout of existing countertops

An Electrical Permit is **not** required when the layout of the replaced countertops is unchanged and the existing small-appliance receptacles and the kitchen lighting were installed or upgraded with permit and approved under the provisions of the 1998 or later Editions of the San Francisco Electrical Code (SFEC). The 1998 and subsequent Editions of the SFEC require all countertop receptacles to have GFCI protection and be spaced so that no point along the wall line of the countertop is more than 24" from a receptacle, SFEC Section 210.52 (C)

TERMITE REPORT DATED

<u>Description</u>	<u>Recommendation</u>	<u>Cost</u>
<u>SUBSTRUCTURE/FOUNDATIONS</u>		
<p>1). The lower wood floor of this structure is constructed directly over open soil. Floor joists resting directly in contact with soil. Subterranean termite infestations extending from below the wood floor up to the second floor level. Exterior perimeter foundations lack proper sub grade footings, adequate reinforcement, resulting in settlement of the structure at several locations. The masonry fireplace settling. Exterior stucco has been placed over the original wood façade. This condition lends itself to excessive moisture, infestations and structural damage that will likely be uncovered when stucco is removed.</p> <p>Interior modifications have resulted in non-conforming interior walls, stairs, etc.</p>	<p>Install proper shoring and excavate 3' to 4'. Remove entire lower level floor system. Remove existing non-conforming and non-supportive foundations. Install new concrete reinforced foundations, reframe floor</p>	<p>\$175,500 to \$200,000 USE \$175,000</p>

August 15, 2011 Markoff Breakdown		Soundness Report Cost
1) Foundation without Caissons	\$100,000 to \$120,000	\$100,000 plus \$75,000 for Caissons.
2) Reframe First Floor	\$50,000 to \$75,000	\$50,000.
	\$150,000 to \$175,000	

Appendix E

**SF HOUSING CODE 2010
CHPT 10, RETROACTIVE
&
STATE HOUSING CODE**

Appendix F