



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: DECEMBER 8TH, 2011

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Date: December 1st, 2011
Case No.: 2005.0844DD and 2008.0224D
Project Address: 42 Miramar Avenue
Zoning: RH-1 (Residential, House, One-Family) District and a
 40-X Height and Bulk District
Block/Lot: 7016/033
Project Sponsor: Santos & Urrutia Structural Engineers
 2451 Harrison Street
 San Francisco, CA 94110
Staff Contact: Tom Wang – (415) 588-6335
 thomas.wang@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2008.0224D	New Building Case Number & a Public Filed DR	2005.0844DD
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2005.05.16.2509	New Building Application Number	2005.05.16.2506
Number Of Existing Units	One	Number Of New Units	One
Existing Parking	None	New Parking	Two Spaces In Tandem
Number Of Existing Bedrooms	One	Number Of New Bedrooms	Four
Existing Building Area	± 600 Sq. Ft.	New Building Area	± 3,134 Sq. Ft.
Public DR Also Filed?	None	Public DR Also Filed?	One DR Filed During The <u>First Section 311</u> Notification Only
<u>First Section 311</u> Expiration Date	August 26 th , 2005	Date Time & Materials Fees Paid	N/A
<u>Second Section 311</u> Expiration Date	August 7 th , 2011		

PROJECT DESCRIPTION

The project is to demolish an existing one-story over non-habitable crawl space, single-family dwelling and construct a new two-story over garage, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The subject property at 42 Miramar Avenue is on the east side of Miramar Avenue between Crafton and Lake View avenues and contains an existing vacant, one-story over non-habitable crawl space, single-family dwelling that was constructed circa 1907. The subject lot measures 25 feet wide and 112.5 feet deep and contains a lateral down slope from south to north. The existing single-family dwelling contains an area of approximately 600 square feet (according to Property Information Report from the Assessor’s Office) and is at an elevation averaging 16 feet 6 inches above street. The subject property is within an RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is in the Ocean View neighborhood. The surrounding residential neighborhood contains predominantly two-story, single-family dwellings with a range of architectural styles and forms. Although buildings along the subject block-face and the opposite block-face were constructed between 1900 and 1965 with varying heights, depths and front setbacks, the overall building scale is uniform. The adjacent lots to the south and north have similar lot dimensions as that of the subject lot. Each of the two adjacent lots contains a two-story, single-family dwelling. The subject block-face along Miramar Avenue contains a lateral down slope from south to north.

As noted in the Historic Resource Evaluation Response (HRER) the subject block 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	November 28 th , 2011	November 22 nd , 2011	16 days
Mailed Notice	10 days	November 28 th , 2011	November 22 nd , 2011	16 days

PUBLIC COMMENT DURING FIRST SECTION 311 NOTICE OF BUILDING PERMIT APPLICATION FOR THE ORIGINAL REPLACEMENT STRUCTURE

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

The first Section 311 notice of building permit application for the original replacement structure has been completed.

Public comments in opposition to the project resulted in the filing of one public Discretionary Review request.

In total, the Planning Department, in addition to the one public Discretionary Review request, has received a petition signed by eight other neighbors on the block or directly across the street in opposition to the proposed project.

PUBLIC COMMENT DURING *SECOND SECTION 311 NOTICE OF BUILDING PERMIT APPLICATION FOR THE FINAL REPLACEMENT STRUCTURE

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	--	--
Other neighbors on the block or directly across the street	--	None	--
Neighborhood groups	--	--	--

*Due to the number of revisions submitted by the Project Sponsor during an overlong period of time, a second Section 311 notice of building permit was performed for the final replacement structure after it had been reviewed and approved by the Residential Design Team.

The second Section 311 notice of building permit application for the final replacement structure has been completed.

The Planning Department did not receive any response, including letters, telephone calls or application requesting Discretionary Review by any individual from the neighborhood.

After being contacted by Staff, the DR Requestors, who was opposed to the original replacement structure, expressed no objection to the final replacement structure. However, the DR Requestors did not withdraw their Discretionary Review application filed on the original replacement structure.

FINAL REPLACEMENT STRUCTURE

The final replacement structure will be a two-story over garage, single-family dwelling with a front setback of 15 feet and a rear yard of 41 feet. The proposed single-family dwelling will be 50 feet deep and 21 feet tall at the front façade, rising to a maximum height of 28 feet at the third story. The third-story will be set back 15 feet from the front building wall. The proposed single-family dwelling complies with the respective front setback, rear yard and building height requirements of the Planning Code.

With a total floor area of approximately 3,134 square-feet, the proposed single-family dwelling will contain four bedrooms and four full-bathrooms. Features of this dwelling include a living/dining room, kitchen, study and a garage that allows two parking spaces in a tandem fashion. A rear deck at the second floor and front and rear roof decks at the third floor will function as outdoor open space in addition to the rear yard open space.

The overall scale, design and materials of the final replacement structure will be compatible with the current architecture along the subject block-face and will complement the residential neighborhood

character. The final 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.

DR REQUESTORS

Jason and Qin Stone, owners/residents of a two-story, single-family dwelling at 26 Miramar Avenue, which is on the fourth lot or 75 feet south of the subject property.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

The DR Requestors' concerns about the original replacement structure and proposed alternatives are as follows:

Issue #1: The original replacement structure is too tall and too deep, as a result, it is not compatible with the neighborhood character and will impact light and view to the mid-block open space that are currently available to the surrounding buildings.

Alternatives:

- Reduce the replacement building's height from three to two stories tall.
- Limit the replacement building's depth to the average depth of the two adjacent buildings.

Issue #2: The proposed single-family dwelling that includes only one off-street parking space will not meet the demands of a family-sized unit and will impact the currently limited on-street parking in this neighborhood.

Alternatives:

- Increase off-street parking spaces in the replacement building from one to at least two parking spaces.

Please reference the attached Discretionary Review Application for additional information.

PROJECT SPONSOR'S RESPONSE

In response to the DR Requestors' concerns, the design of the original replacement structure has been significantly modified. The depth of the final replacement structure has been limited to the average depth of the two adjacent buildings. The depth of the garage has been increased to accommodate two off-street parking spaces in a tandem fashion. The third story has been set back 15 feet and 9 feet from the front building wall and the rear building wall, respectively, in order to minimize its visibility from the street and its impact on air and light to both adjacent buildings. The overall height of the replacement building has been reduced by employing a one-hour fire rated roof and deleting the parapet.

Please see the attached Project Sponsor's Response to Discretionary Review for additional information.

PROJECT ANALYSIS OF FINAL REPLACEMENT BUILDING

Issue #1: Building scale (height and depth) at the street and at the mid-block open space.

The front façade of the final replacement structure is designed to read as a two-story mass, which is the predominant building scale in the immediate vicinity. The third story will be setback 15 feet from the front building wall in order to appear subordinate to the two-story mass and to minimize its visibility from the street.

The rear façade of the final replacement structure is not flat but rather broken up into two planes. The third story is set back 9 feet from the rear building wall and will not project beyond the rear building walls of both adjacent buildings. The total building depth has been further limited to the average depth of the two adjacent buildings. As a result, the final replacement structure will cause no significant loss of light and view to the mid-block open space that are currently available to both adjacent buildings.

Issue #2: Off-street parking.

The original replacement structure's garage will accommodate the minimum Planning Code required one off-street parking space. Neither the General Plan nor any other policy document supports the concept of requiring more off-street parking for a proposed single-family dwelling.

However, the depth of the garage in the original replacement structure has been increased voluntarily by the Project Sponsor to accommodate two off-street parking spaces in a tandem fashion and to address the DR Requestors' concern about the currently limited on-street parking availability in this neighborhood.

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:

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

Policy 1.4:

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

The proposed project will replace an existing one-story over non-habitable crawl space, single-family dwelling with a two-story over-garage, single-family dwelling in a residential district zoned for a dwelling unit density of one unit per lot.

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 proposed 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 existing housing and neighborhood character is conserved and protected as the proposed project would maintain one single-family dwelling on the subject lot, 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 proposed 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 proposed project will provide two tandem 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 proposed project does not displace any industrial or service uses.

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

Design of the proposed single-family dwelling will be reviewed by the Department of Building Inspection for compliance with the current Building Code.

7. Landmarks and historic buildings be preserved.

The project proposes demolition of a building that is not considered an historic resource.

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

The proposed project is not located within the vicinity of any parks and open spaces.

ENVIRONMENTAL REVIEW

Pursuant to Case No. 2005.0844E, the proposed project was issued a Categorical Exemption [State CEQA Guidelines Sections 15301(1)(1) and 15303(a)] on May 16th, 2007.

RESIDENTIAL DESIGN TEAM REVIEW OF FINAL REPLACEMENT BUILDING

The Residential Design Team (RDT) has reviewed the proposed project on May 4th, 2011, including the proposed demolition of the existing dwelling, plans for the original replacement structure, the DR application and plans for the final replacement structure. Please see the attached Residential Design Team Review Comments.

Based upon the design of the final replacement structure, it was found not to contain or create exceptional or extraordinary circumstances as related to issues discussed within the above Project Analysis section of this report.

The RDT found that the building scale at the front of the final replacement structure is compatible with the surrounding context and that building scale at the rear of the final replacement structure is consistent with that of both adjacent buildings and will have no significant impact on the current mid-block open space.

A second Section 311 notice of building permit application was subsequently mailed for the final replacement building.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission despite its consistency with the Residential Design Guidelines, due to the fact that a Mandatory Discretionary Review is required for demolition and new construction, pursuant to Section 317 of the Planning Code. However, this project does not contain or create any exceptional or extraordinary circumstances.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the new construction of a two-story over garage, single-family building be approved. On balance, the project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The project will replace an unsound single-family dwelling, containing only one-bedroom and no off-street parking, with a family-sized single-family dwelling, containing four bedrooms and two tandem 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 three additional bedrooms as compared to the existing one bedroom count and is therefore, an appropriate in-fill development.

- 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.

RECOMMENDATION:

Case No. 2008.0224D – Do not take DR and approve the demolition.

Case No. 2005.0844DD – Do not take DR and approve the new construction as proposed.

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 prices in San Francisco. The property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317, although the dwelling unit is not considered an affordable unit as defined by the Mayor's Office of Housing.

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

Project Meets Criterion

Based upon Staff's review of the Soundness Report prepared by Patrick Buscovich – an independent third party for this project, 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. Even disregarding the replacement and upgrade costs of work done without building permits, the legal structure is beyond any reasonable economic feasibility to make it habitable.

Staff's opinion is 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. Therefore, the current structure is unsound in accord with the provisions of Planning Code Section 317 and on that basis, demolition approval is recommended.

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 cases or notices 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 historic 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 to preserve neighborhood cultural and economic diversity by constructing a replacement structure that will be compatible with other structures in the surrounding neighborhood, including scale, glazing pattern and materials and by creating family-sized housing.

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

Project Does Not Meets 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 final replacement structure 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 one 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 contains predominantly two-story, single-family dwellings with a range of architectural styles and forms. Although buildings along the subject block-face and the opposite block-face were constructed between 1900 and 1965 with varying heights, depths and front setbacks, the overall building scale is uniform.

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 final 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 front setback that is the average of the two adjacent front setbacks, providing an appropriate transition between varied front setbacks of both adjacent buildings.

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 final replacement structure will be setback 15 feet from the front building wall and 9 feet from the rear building wall, respectively for the purposes that it will appear subordinate to the two-story mass with limited visibility from the street and that it will minimize the loss of light and view to the mid-block open space that are currently available to both adjacent buildings. The total building depth has been limited to the average depth of the two adjacent buildings. The overall scale of the final replacement structure will be compatible with the existing building scale at the street and at the mid-block open space. The final replacement structure'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 and the 10-foot width of the garage door are compatible with the façade of the proposed dwelling and other homes' garage doors in the surrounding area, respectively. The 8-foot curb cut is placed in a location that will minimize the loss of on-street parking availability. The final replacement structure will contain no rooftop features, including stair penthouse, parapets, dormers, or windscreens.

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 wood siding, are compatible with the existing cement plaster and wood siding found on the exterior of 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 proposed 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:

Department staff’s packet includes:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- First Section 311 Notice
- Second Section 311 Notice
- Residential Design Team Review of Final Replacement Structure
- Categorical Exemption/Historical Resource Evaluation Response

Project Sponsor’s packet includes:

- Public Discretionary Review Application
- Discretionary Review Response
- Application for Dwelling Unit Removal/Demolition
- Proposition M Findings
- Reduced Plans
- Context Photographs
- New Building Renderings
- Soundness Report

* All page numbers refer to the Residential Design Guidelines.

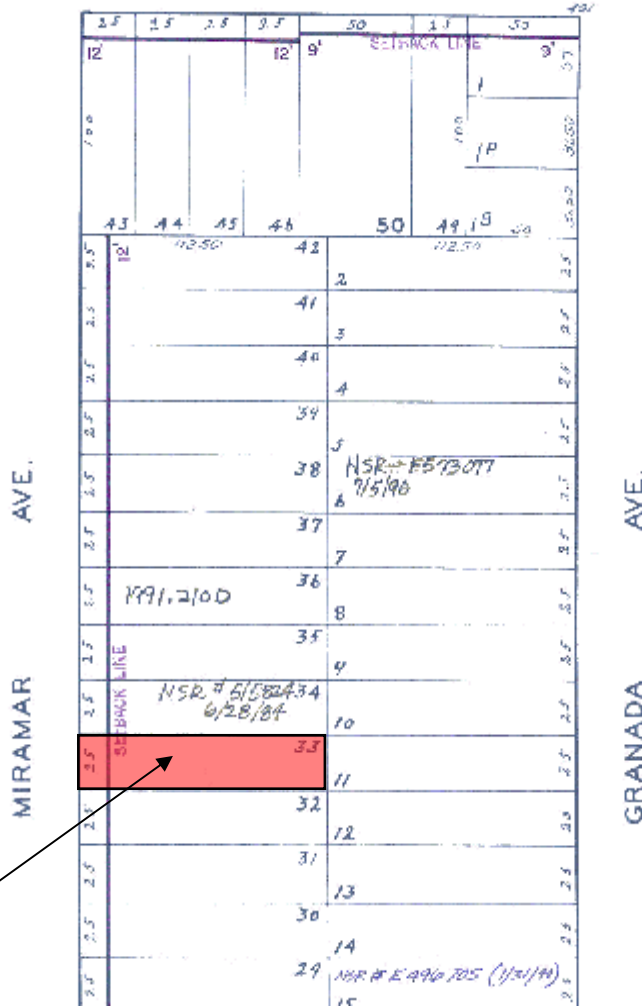
Parcel Map

LOTS MERGED
LOT 50 INTO LOTS 1/1A-1/1E

7016
LAKEVIEW
BLK 12

RH-1 ~~R-1~~
40-X

GRAFTON AVE.

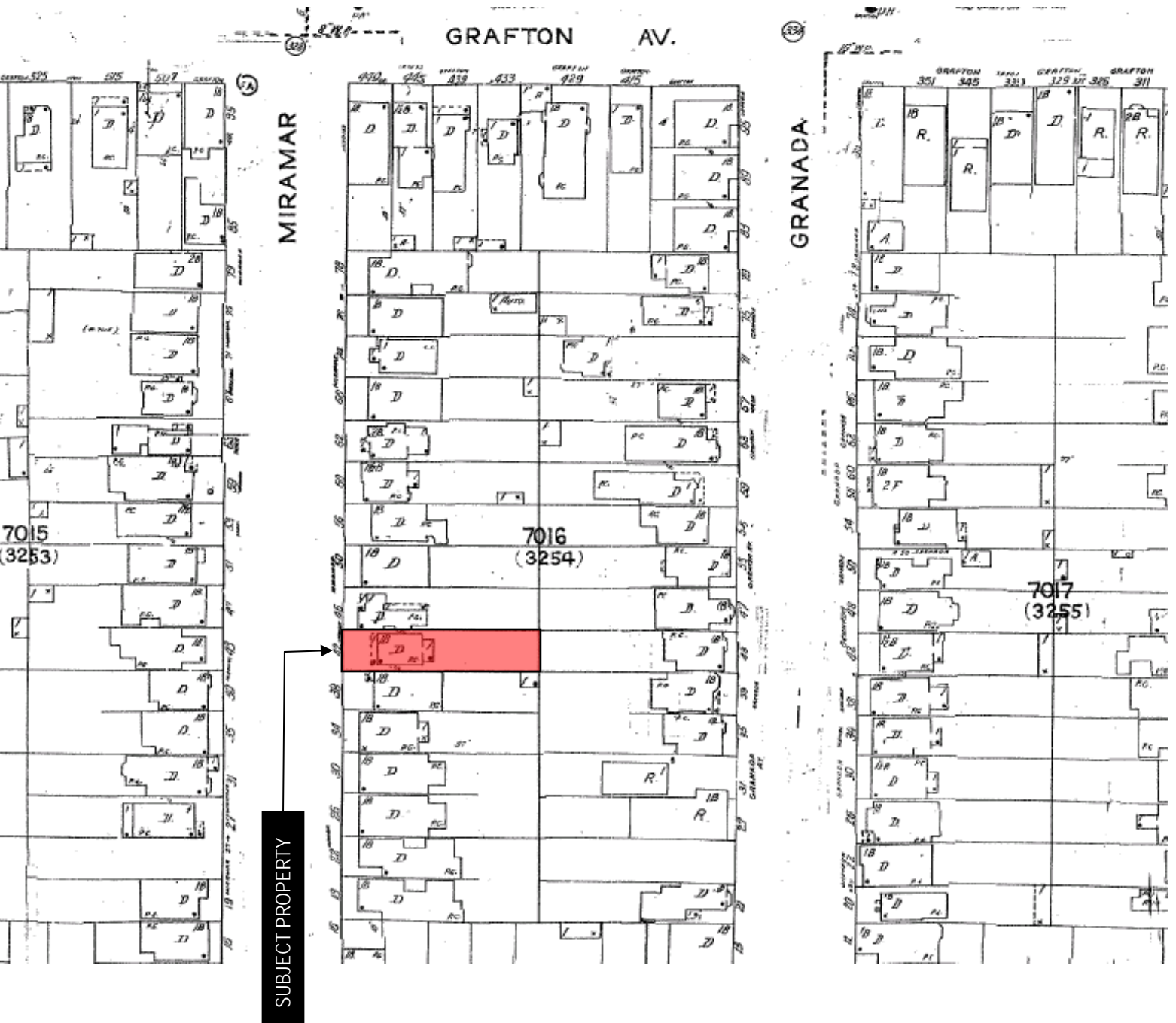


SUBJECT PROPERTY



Planning Commission Hearing
Case Numbers 2008.0224D & 2005.0844DD
42 Miramar Avenue

Sanborn Map*



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



Planning Commission Hearing
Case Numbers 2008.0224D & 2005.0844DD
42 Miramar Avenue

Aerial Photo



Aerial Photo



Zoning Map



SUBJECT PROPERTY

ZONING USE DISTRICTS

- RESIDENTIAL, HOUSE DISTRICTS
 - RH-1(D) RH-1 RH-1(S) RH-2 RH-3
- RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
 - RM-1 RM-2 RM-3 RM-4
- NEIGHBORHOOD COMMERCIAL DISTRICTS
 - NC-1 NC-2 NC-3 NCD NC-S
- SOUTH OF MARKET MIXED USE DISTRICTS
 - SPD RED RSD SLR SLI SSO
- COMMERCIAL DISTRICTS
 - C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)
- INDUSTRIAL DISTRICTS
 - C-M M-1 M-2

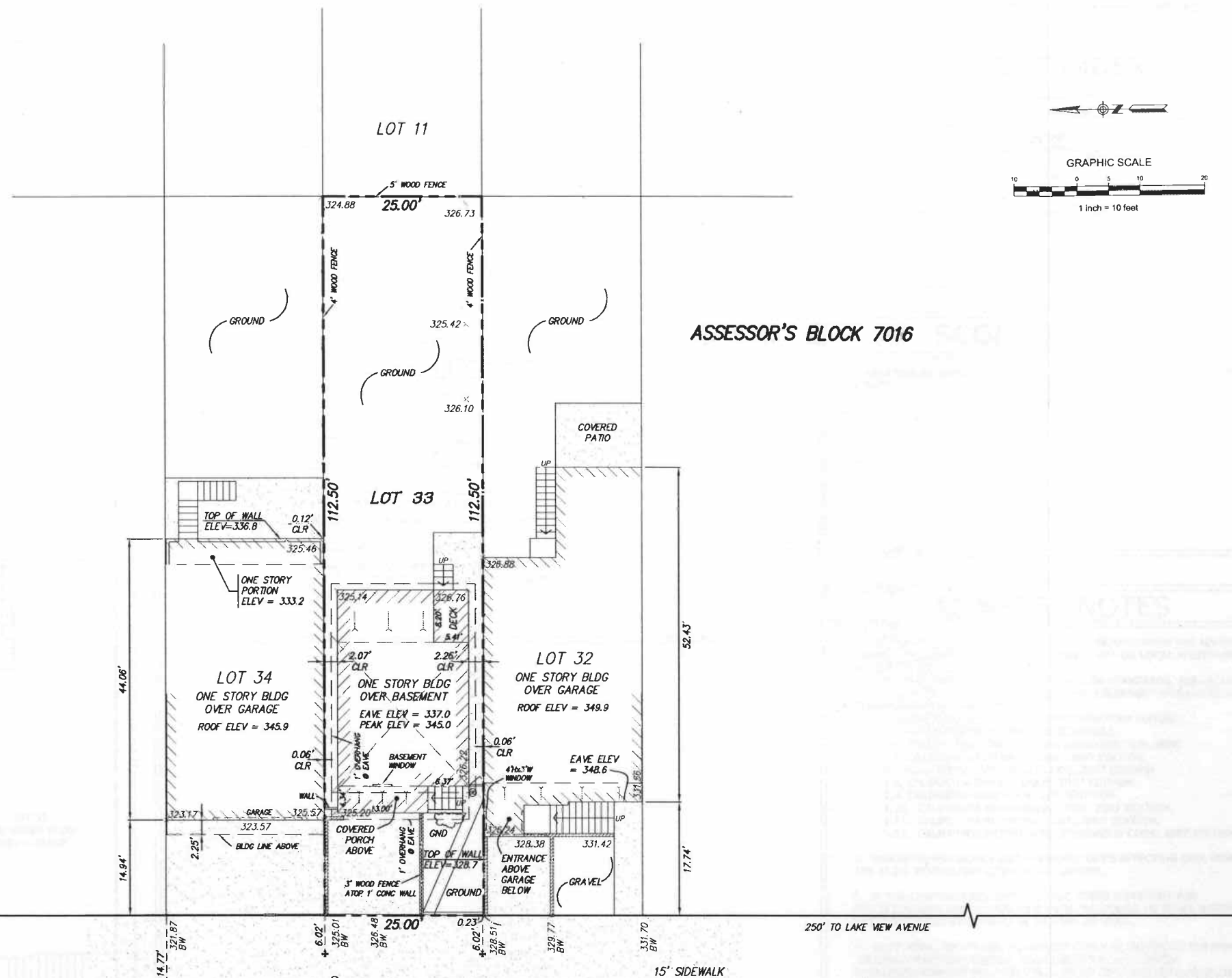
- CHINATOWN MIXED USE DISTRICTS
 - CRNC CVR CCB
- RESIDENTIAL-COMMERCIAL DISTRICTS
 - RC-3 RC-4
- REDEVELOPMENT AGENCY DISTRICTS
 - MB-RA HP-RA
- DOWNTOWN RESIDENTIAL DISTRICTS
 - RH DTR TB DTR
- MISSION BAY DISTRICTS
 - MB-OS MB-O
- PUBLIC DISTRICT
 - P



Planning Commission Hearing
 Case Numbers 2008.0224D & 2005.0844DD
 42 Miramar Avenue

GRAFTON AVENUE (60.00' WIDE)

LAKE VIEW AVENUE (48.00' WIDE)



ASSESSOR'S BLOCK 7016

MIRAMAR AVENUE (70.00' WIDE)

LEGEND

- MARK - MONUMENT MAP
- CITY MONUMENT
- SET 1/2" REBAR & PLASTIC CAP LS 6975
- FND 1/2" REBAR
- SET NAIL & TAG LS 6975
- FOUND NAIL & TAG
- FOUND L CUT
- SET CROSS
- FD CROSS
- FIRE HYDRANT
- JOINT POLE
- WATER METER
- ELECTRIC METER
- ELECTRIC BOX
- TELEPHONE VAULT
- WATER VALVE
- GAS VALVE
- CLEAN OUT
- ELECTROLIER
- CATCH BASIN
- SEWER MANHOLE
- STORM MANHOLE
- LAMPHOLE
- PARKING METER
- CONCRETE
- ASPHALT PAVING

ABBREVIATIONS

- [] ASSESSOR'S PLAT INFORMATION
- AC ASPHALT CONCRETE
- BLDG BUILDING
- CLR CLEAR
- CO CLEANOUT
- CONC CONCRETE
- COR CORNER
- CB CATCH BASIN
- DW DRIVEWAY
- DI DROP INLET
- ELEV ELEVATION
- (E) EXISTING
- FND FOUND
- GND GROUND
- GV GAS VALVE
- FL FLOW LINE
- HC HANDICAP RAMP
- (N) NEW
- OV OVER
- PL PROPERTY LINE
- PROJ PROJECTED
- TC TOP OF CURB
- WM WATER METER
- PM PARKING METER

BENCH MARK
MIRAMAR & GRAFTON AVENUES (S.E. CORNER)
CROW CUT OUTER RIM SWI
ELEV. = 328.070 (CITY DATUM)

NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING

- THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS' AND/OR HIS AGENT'S REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS: DEED TITLE REPORT A.P.N. ADDRESS OF THE P.I.G.
- FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.
- THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
- THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMITS.
- FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSAMERICAN ENGINEERS DISCLAIMS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.
- THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
- THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
- THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO TRANSAMERICAN ENGINEERS; UNLESS OTHERWISE AGREED TO.
- THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
- THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

SPECIAL NOTES

- ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
- "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
- "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
- DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
- IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
- ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

Job No.	5655.1
Sheet No.	1 OF 1
Date	NOVEMBER 2004
Survey	JB 11/20/04
Design	N/A -
Drawn	JT 11/22/04
Checked	HA 11/24/10
Scale	1" = 10'

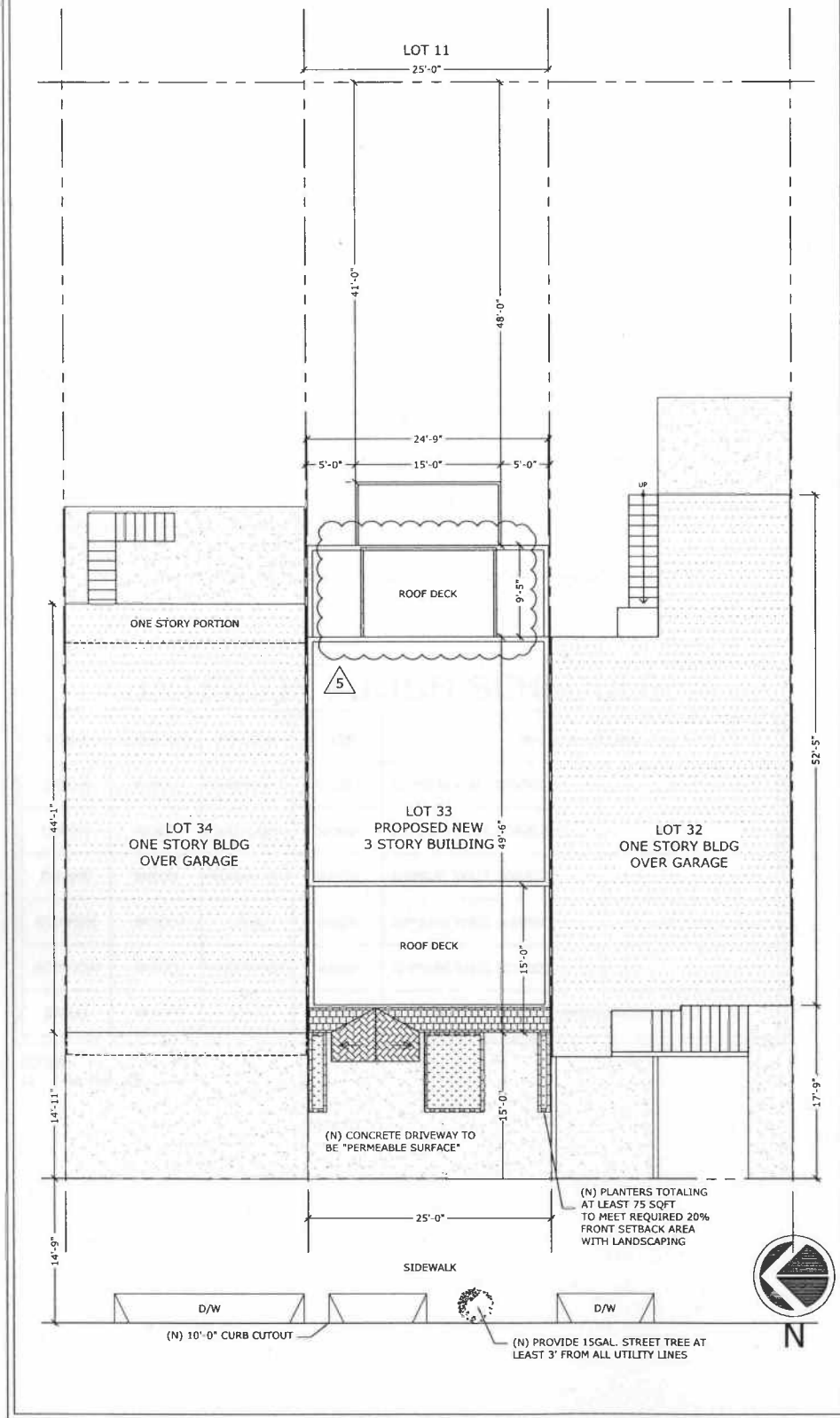


FOX PLAZA
1390 Market St., Suite 201
San Francisco, CA 94102
Phone No. (415) 553-4092
Fax No. (415) 553-4071

ARCHITECTURAL TOPOGRAPHIC SURVEY
ASSESSOR'S BLOCK No. 7016
LOT No. 33
42 MIRAMAR AVENUE
SAN FRANCISCO CALIFORNIA

Approved by:	ESP
Chief Engineer/ License No.	
Approved by:	
Chief Surveyor/ License No. 6975	
Expire 9/30/2011	
Revisions	By:
02/22/11	BAP

SITE PLAN



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

PROJECT DATA

ADDRESS: 42 MIRAMAR AVENUE
SAN FRANCISCO, CA

STORIES: 3 STORIES

OCCUPANCY: R3 S.F.D.

TYPE: 5B

ZONING: RH1 S.F.D.

BLOCK: 7016

LOT: 033

LEGEND

- NEW WALL
- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW 1 HR FIRE RATED WALL WITH R-13 INSULATION
- NEW WALL WITH R-13 INSULATION
- NEW 1 HR FIRE RATED WALL
- (N) 5/8" PLY WD. WITH 10d NAILS AT 3" O.C. EDGE AND 12" O.C. FIELD

SHEET INDEX

- A-0.1 NOTES, LEGENDS, SCOPE OF WORK
- A-0.2 SCHEDULES
- A-1.1 PROPOSED GROUND/SECOND/THIRD FLOOR PLANS & ROOF PLAN
- A-2.1 PROPOSED ELEVATION/SECTION VIEWS
- A-2.2 EXISTING GROUND/SECOND FLOOR PLANS
- A-2.3 EXISTING ELEVATION VIEWS
- A-4.0 DETAILS
- A-5.0 SITE SURVEY
- A-6.0 EXISTING FLOOR PLAN/ELEVATIONS (DEMOLITION)

SCOPE OF WORK

1. NEW SINGLE FAMILY DWELLING, 2 STORY OVER GARAGE, 4 BEDROOM/ 4 BATH.

GENERAL NOTES

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE ADOPTED CODES, STANDARDS AND ANY APPLICABLE STATE OR LOCAL AMENDMENTS, INCLUDING BUT NOT LIMITED TO:
 - 1.1. OCCUPATIONAL SAFETY AND HEALTH STANDARDS, (CAL OSHA).
 - 1.2. LISTS OF INSPECTED APPLIANCES, EQUIPMENT AND MATERIALS (UNDERWRITERS LABORATORIES).
 - 1.3. APPROVED EQUIPMENT LISTING (FACTORY MUTUAL).
 - 1.4. HANDBOOK OF RIGGING (ROSSNAGEL).
 - 1.5. SAFETY CODE FOR BUILDING CONSTRUCTION, ANSI.
 - 1.6. CALIFORNIA BUILDING CODE, 2007 EDITION.
 - 1.7. CALIFORNIA ELECTRICAL CODE, 2007 EDITION.
 - 1.8. CALIFORNIA ENERGY CODE, 2007 EDITION.
 - 1.9. CALIFORNIA FIRE CODE, 2007 EDITION.
 - 1.10. CALIFORNIA MECHANICAL CODE, 2007 EDITION.
 - 1.11. CALIFORNIA PLUMBING CODE, 2007 EDITION.
 - 1.12. CALIFORNIA REFERENCED STANDARDS CODE, 2007 EDITION.
2. WHERE DIFFERENCES EXIST BETWEEN CODES AFFECTING THIS WORK, THE MORE RESTRICTIVE CODE SHALL GOVERN.
3. IF THE CONTRACTORS OBSERVE THAT THESE DRAWINGS AND SPECIFICATIONS ARE IN VARIANCE WITH THE CODES, HE SHALL NOTIFY THE ARCHITECTS AND ENGINEERS IN WRITING AT ONCE.
4. DUCTWORK, PIPING AND EQUIPMENT SHALL BE INSTALLED PER SMACNA "SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS" ADDENDUM No. 1 OR EQUAL IN ACCORDANCE WITH ASCE CHAPTER 13 "SEISMIC DESIGN REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS".
5. ALL FIRE-RATED WALL AND FLOOR PENETRATIONS SHALL BE FIRESAFED UTILIZING A UL APPROVED FIRE SAFING SYSTEMS.
6. ALL PLUMBING AND PIPING SYSTEMS SHALL BE PRESSURE TESTED AND VERIFIED LEAK TIGHT PRIOR TO CALLING FOR CITY PROGRESS OR FINAL INSPECTIONS.

GENERAL NOTE:

THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION.

TOMMY LEE
ARCHITECTURAL AND ENGINEERING
CONSULTANTING

259 BROAD ST
SAN FRANCISCO, CA

NO.	DESCRIPTION	DATE
△	REVISION	11.11.10
△	REVISION	03.09.11
△	REVISION	04.21.11
△	REVISION	06.07.11
△	REVISION	11.01.11

PROJECT TITLE

NEW SINGLE FAMILY
DWELLING

SHEET TITLE

NOTES, LEGENDS,
SCOPE OF WORK

LOCATION

42 MIRAMAR AVE
SAN FRANCISCO, CA

BLOCK 7016 LOT. 033

ZONING RH1

OWNER -



DRAWN R.YU

CHECKED T.LEE

SCALE AS NOTED

DATE 10/9/2010

PROJECT NO.

SHEET
A0.1

WINDOW SCHEDULE

#	CONDITION	HEIGHT	WIDTH	TYPE	U FACTOR	NOTES
1	(N)	5'-0"	3'-0"	SGL HUNG	0.40	PROVIDE WOOD TRIM
2	(N)	5'-0"	5'-0"	SGL HUNG	0.40	PROVIDE WOOD TRIM
3	(N)	3'-0"	5'-0"	FIXED	0.40	NOT USED
4	(N)	5'-0"	6'-0"	SGL HUNG	0.40	NOT USED
5	(N)	5'-0"	2'-6"	SGL HUNG	0.40	NOT USED
6	(N)	5'-0"	6'-8"	SL DOOR	0.40	PROVIDE WOOD TRIM
7	(N)	6'-6"	4'-0"	FIXED	0.40	PROVIDE WOOD TRIM
8	(N)	6'-6"	2'-0"	CASEMENT	0.40	PROVIDE WOOD TRIM
9	(N)	6'-6"	1'-6"	CASEMENT	0.40	PROVIDE WOOD TRIM
10	(N)	5'-8"	1'-8"	FIXED	0.40	PROVIDE WOOD TRIM
11	(N)	6'-6"	1'-6"	FIXED	0.40	PROVIDE WOOD TRIM
12	(N)	6'-6"	3'-0"	FIXED	0.40	PROVIDE WOOD TRIM

NOTES:

- 1) NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQFT
- 2) MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES
- 3) MINIMUM CLEAR OPENING OF 20 INCHES
- 4) BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES ABOVE THE FLOOR (2007 CBC)

INTERIOR FINISH SCHEDULE

ROOM	SUBFLOOR	FIN. FLR	BASE	WALLS & CEILING
STAIRS	WOOD	HARDWOOD	WOOD	GYPSUM WALL BOARDS
LIVING	WOOD	HARDWOOD	WOOD	GYPSUM WALL BOARDS
DINING	WOOD	HARDWOOD	WOOD	GYPSUM WALL BOARDS
KITCHEN	WOOD	LINO	WOOD	GYPSUM WALL BOARDS
BEDROOM	WOOD	HARDWOOD	WOOD	GYPSUM WALL BOARDS
BATHS	WOOD	LINO	WOOD	GYPSUM WALL BOARDS WATERPROOF (TYP.)

NOTES:

- 1) ALL FLOORS

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△	REVISION	04.21.11
△	REVISION	06.07.11
△	REVISION	11.01.11

PROJECT TITLE

NEW SINGLE FAMILY
DWELLING

SHEET TITLE

SCHEDULES

LOCATION

42 MIRAMAR AVE
SAN FRANCISCO, CA

BLOCK 7016 LOT. 033

ZONING RH1

OWNER

-



DRAWN R.YU

CHECKED T.LEE

SCALE AS NOTED

DATE 10/9/2010

PROJECT NO.

SHEET
A0.2

1 GROUND FLOOR PLAN

2 SECOND FLOOR PLAN

3 THIRD FLOOR PLAN

4 2007 FLOOR PLAN

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3	REVISION	04.21.11
4	REVISION	06.07.11
5	REVISION	11.01.11

PROJECT TITLE

NEW SINGLE FAMILY DWELLING

SHEET TITLE

PROPOSED
GROUND/SECOND/
THIRD FLOOR PLANS
& ROOF PLAN

LOCATION

42 MIRAMAR AVE
SAN FRANCISCO, CA

BLOCK 7016 LOT. 033

ZONING RH1

OWNER



DRAWN R.YU

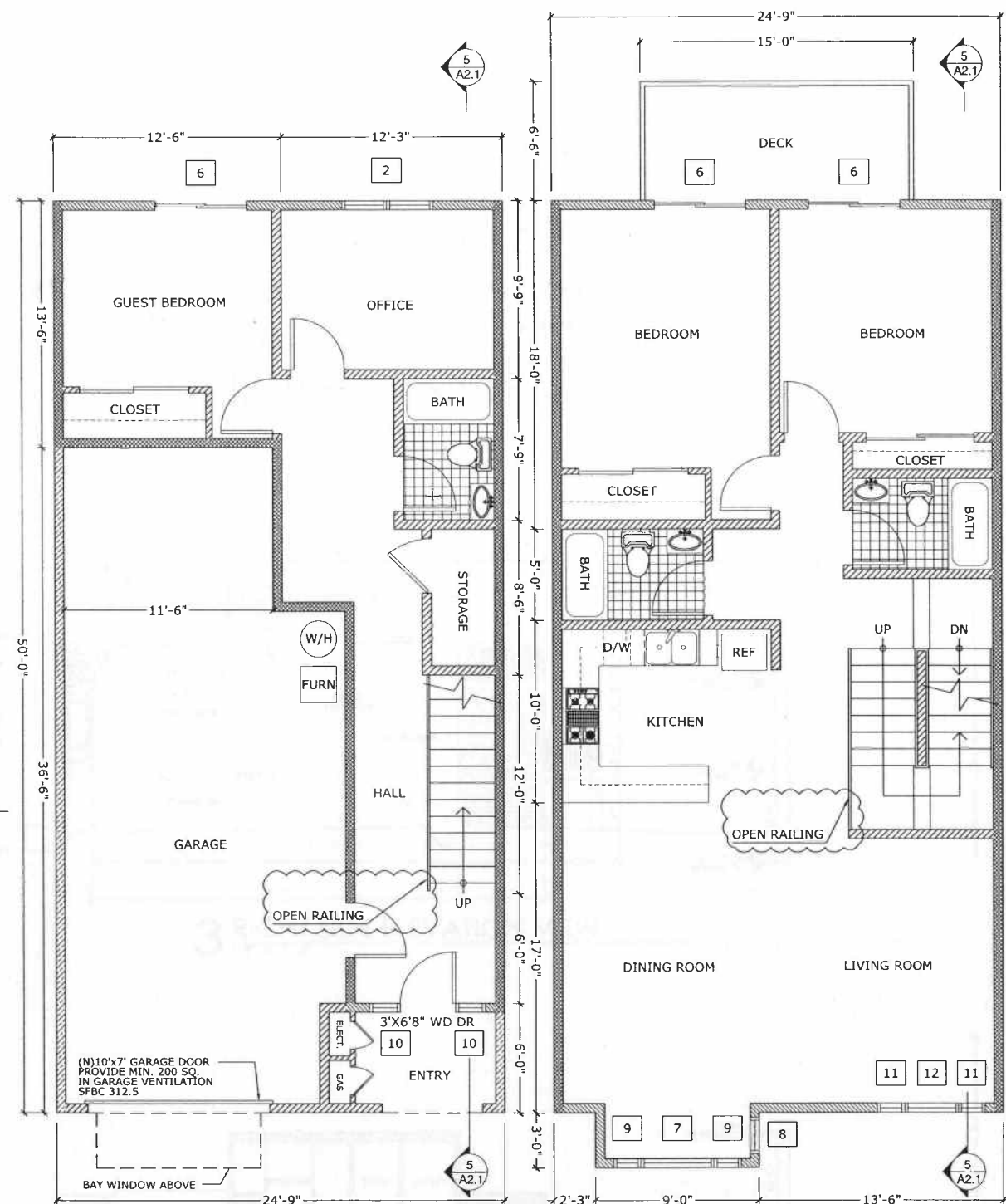
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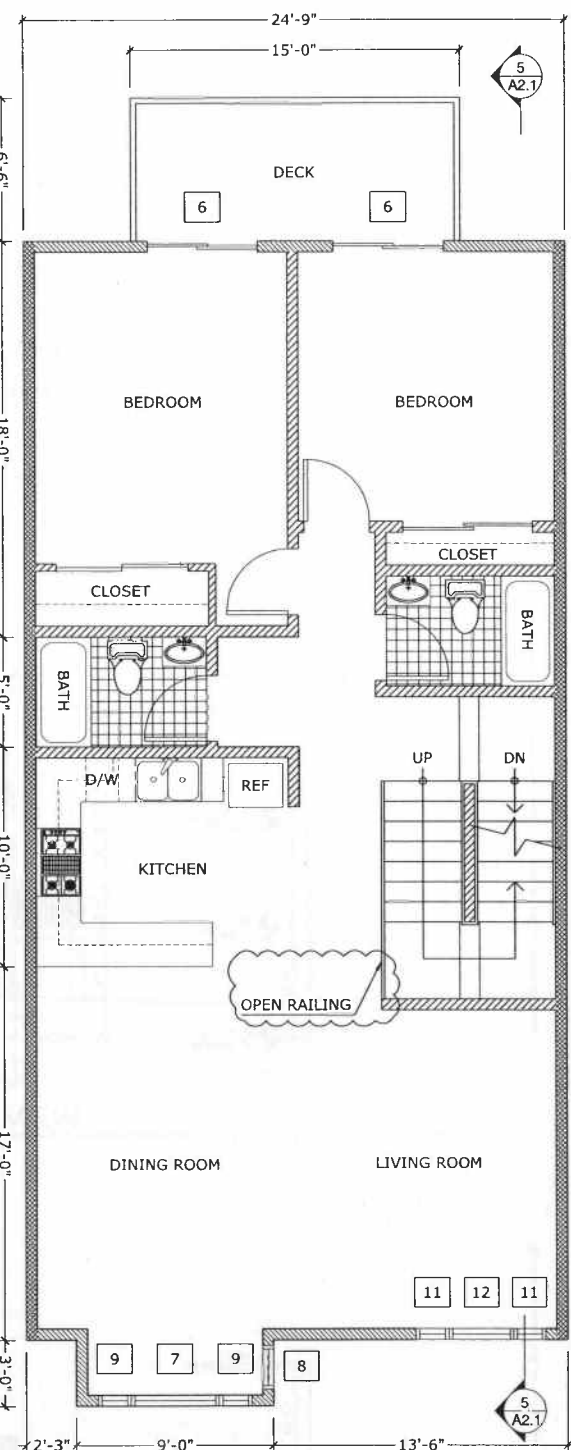
DATE 10/9/2010

PROJECT NO.

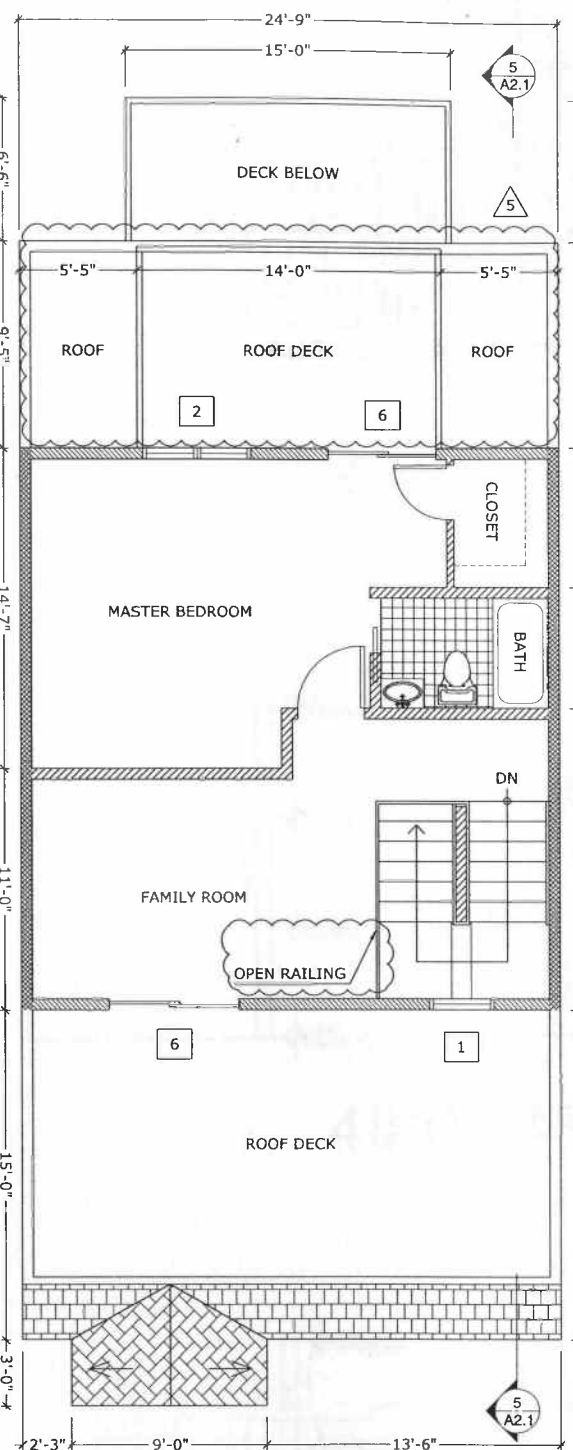
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A1.1



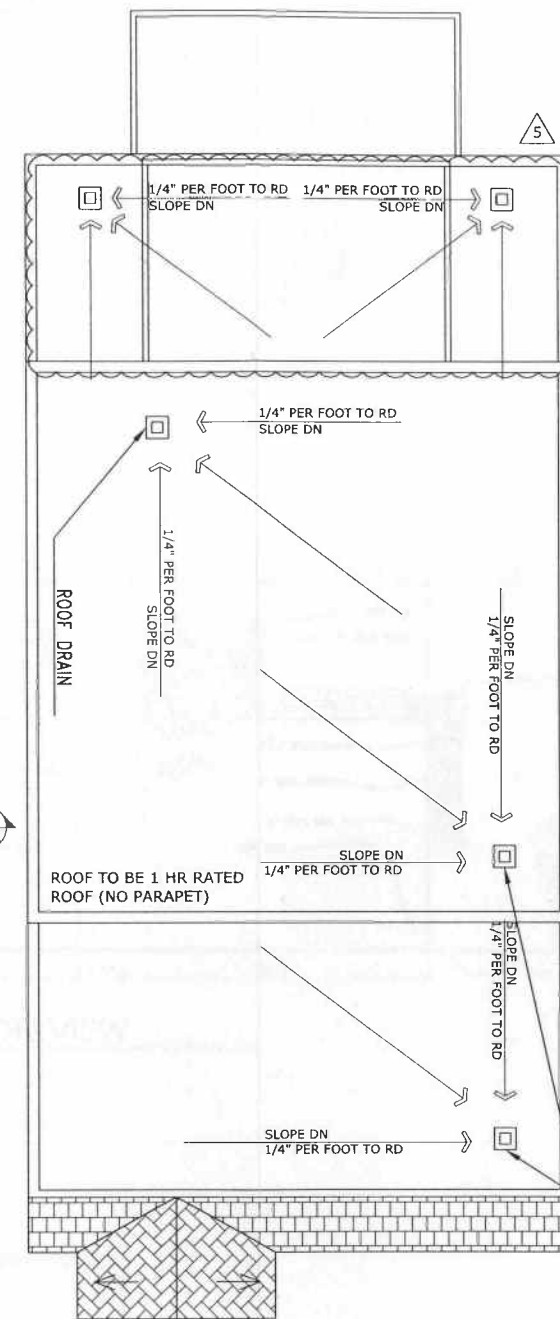
1 GROUND FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

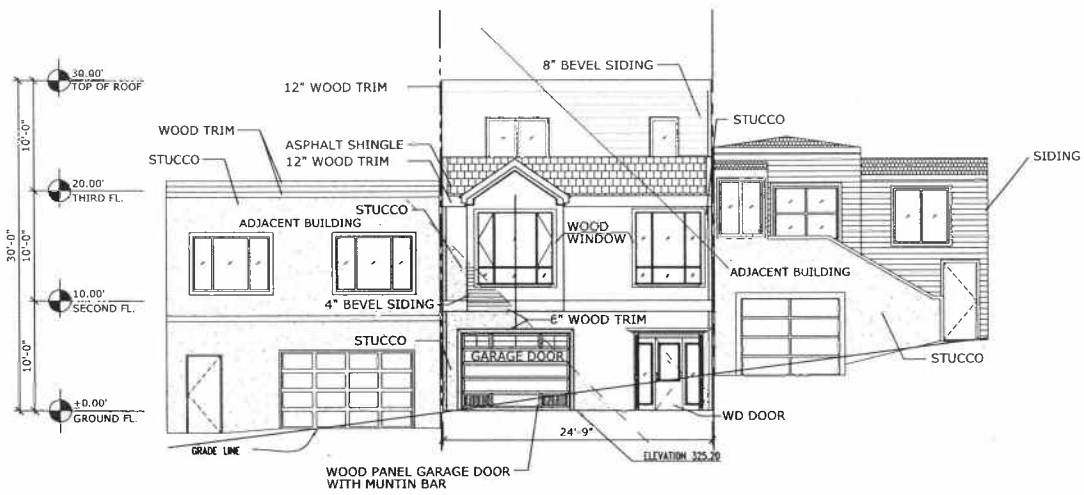


3 THIRD FLOOR PLAN
1/4" = 1'-0"

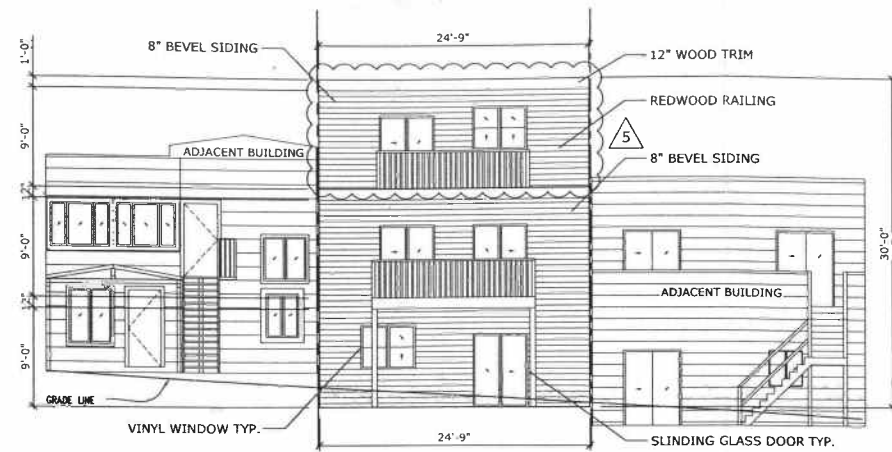


4 ROOF FLOOR PLAN
1/4" = 1'-0"

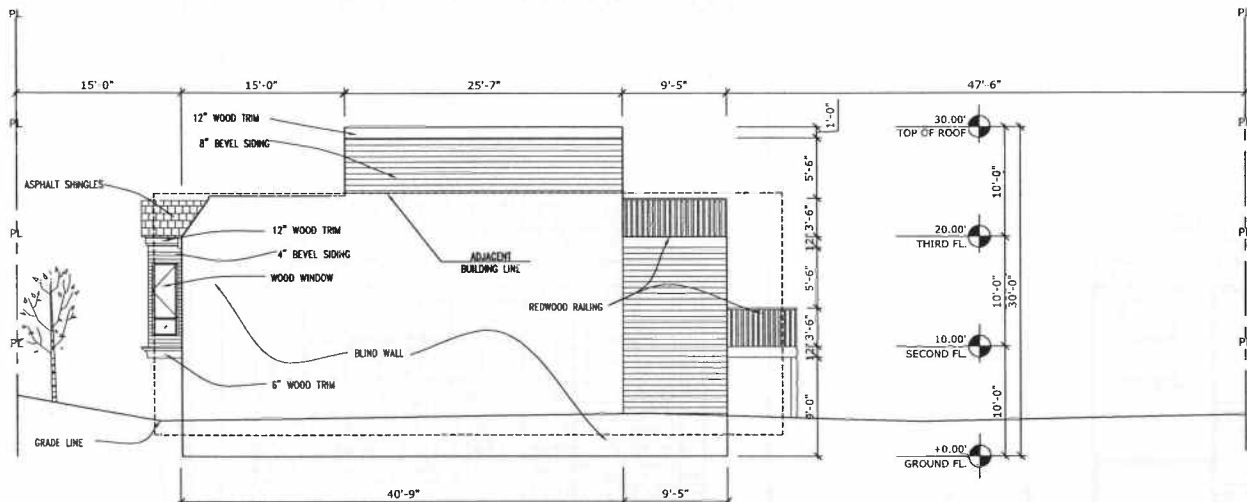




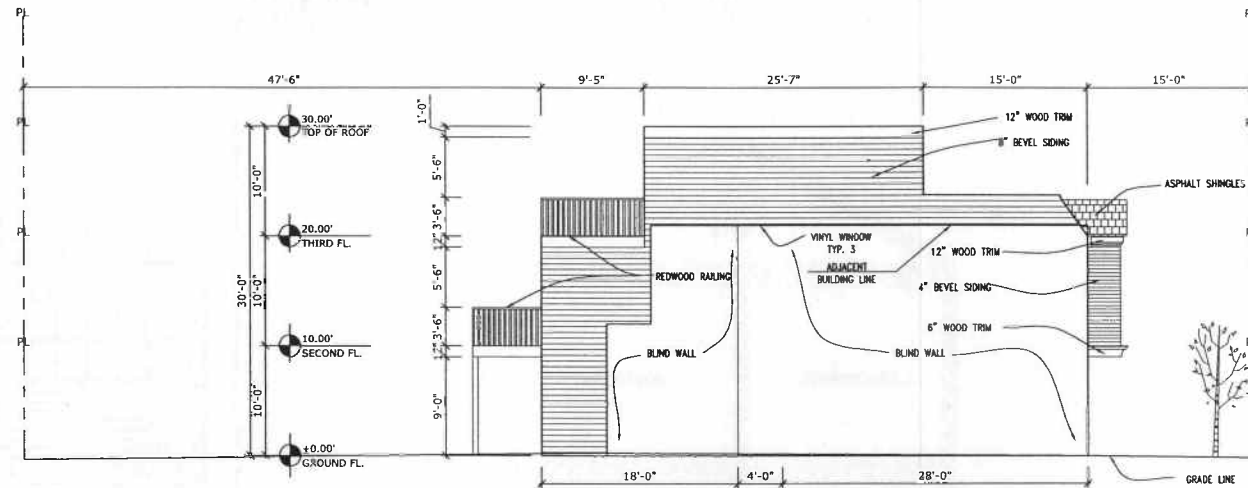
1 FRONT ELEVATION VIEW
1/8" = 1'-0"



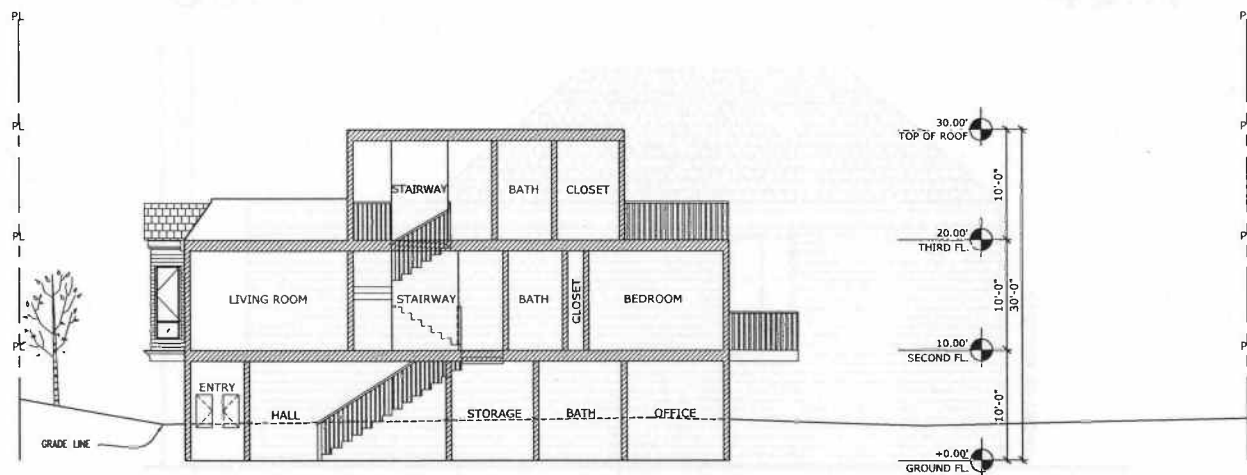
2 REAR ELEVATION VIEW
1/8" = 1'-0"



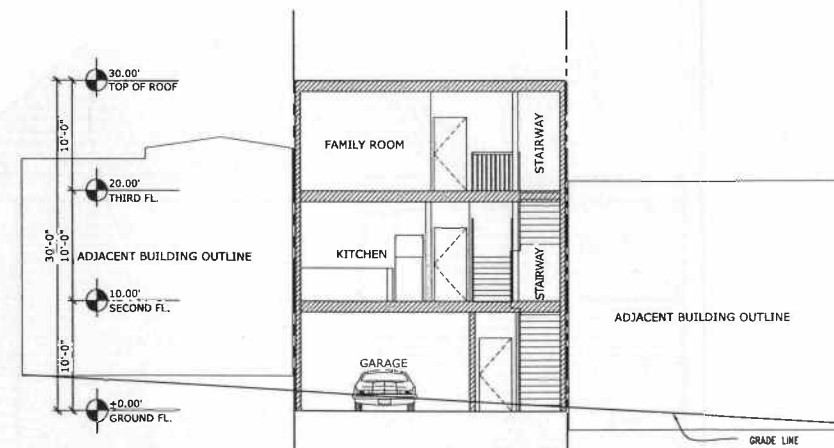
3 RIGHT SIDE ELEVATION VIEW
1/8" = 1'-0"



4 LEFT SIDE ELEVATION VIEW
1/8" = 1'-0"



5 SIDE SECTION VIEW
1/8" = 1'-0"



6 REAR SECTION VIEW
1/8" = 1'-0"

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5	REVISION	11.01.11

PROJECT TITLE
NEW SINGLE FAMILY DWELLING

SHEET TITLE
PROPOSED ELEVATION/SECTION VIEWS

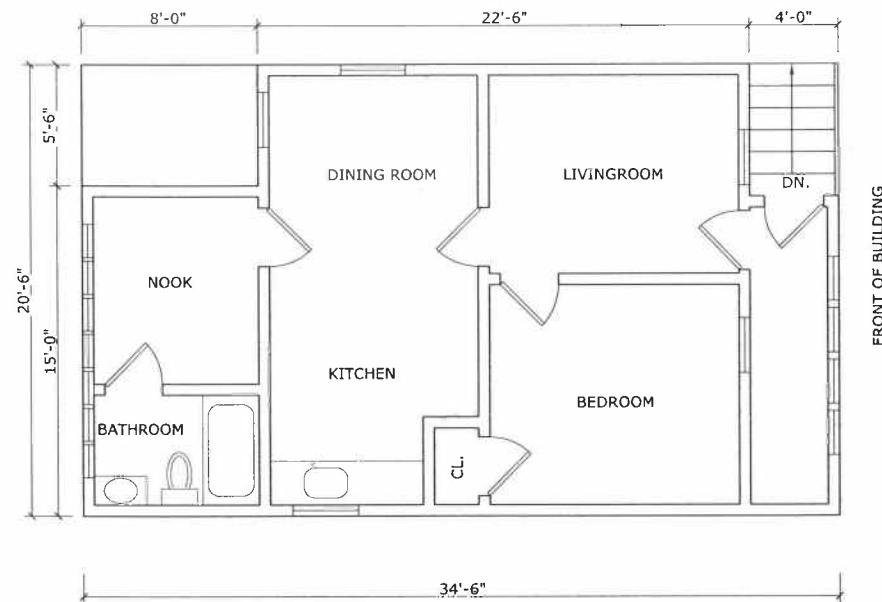
LOCATION
42 MIRAMAR AVE
SAN FRANCISCO, CA
BLOCK 7016 LOT. 033
ZONING RH1

OWNER -

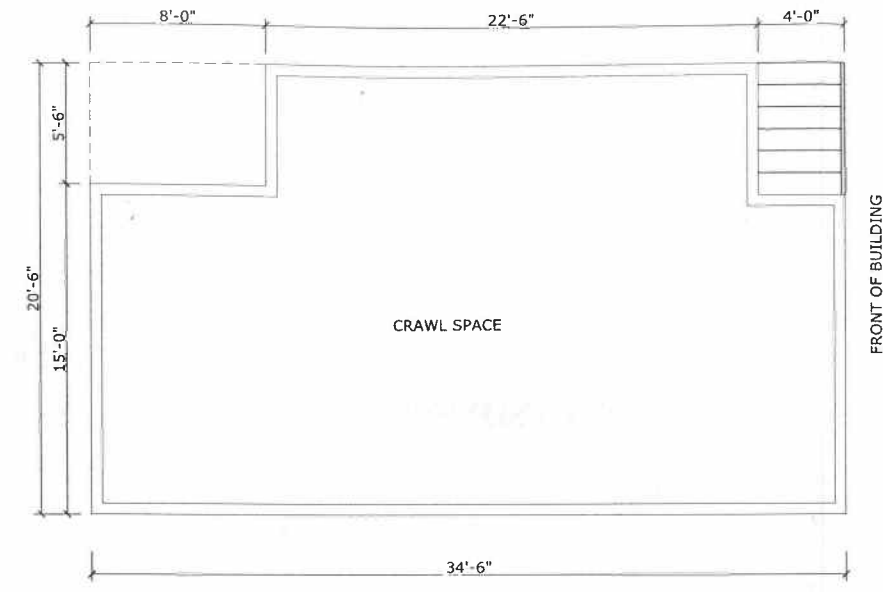


DRAWN **R.YU**
CHECKED **T.LEE**
SCALE **AS NOTED**
DATE **10/9/2010**
PROJECT NO.

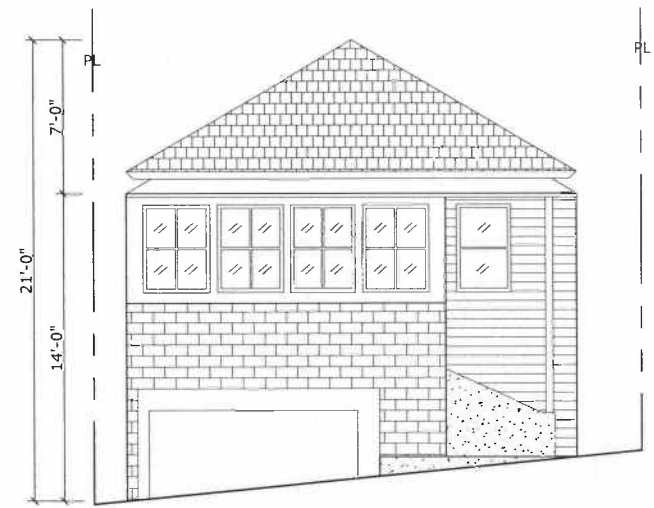
SHEET
A2.1



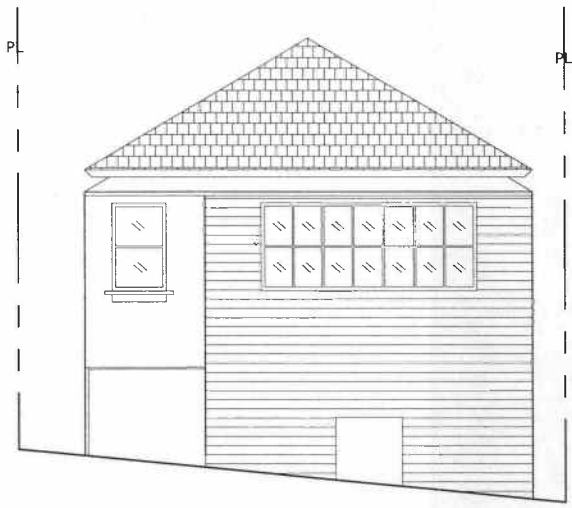
1 EXISTING FLOOR PLAN (DEMOLITION)
1/4" = 1'-0"



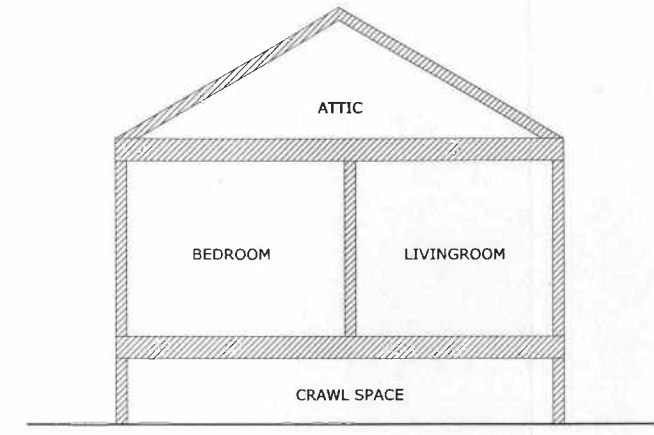
2 CRAWL SPACE (DEMOLITION)
1/4" = 1'-0"



3 EXISTING FRONT ELEVATION
1/4" = 1'-0"



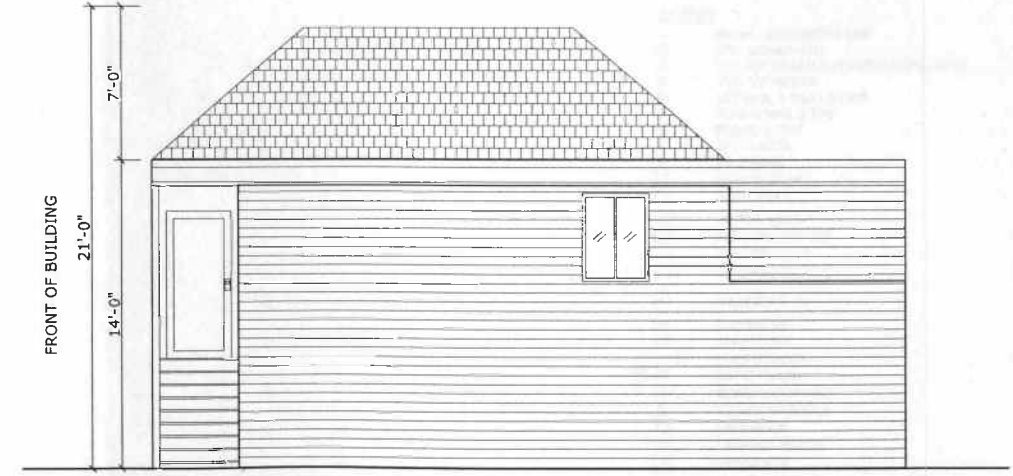
4 EXISTING REAR ELEVATION
1/4" = 1'-0"



5 EXISTING SECTION
1/4" = 1'-0"



6 EXISTING FRONT ELEVATION
1/4" = 1'-0"



7 EXISTING FRONT ELEVATION
1/4" = 1'-0"

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3	REVISION	04.21.11
4	REVISION	06.07.11
5	REVISION	11.01.11

PROJECT TITLE
NEW SINGLE FAMILY DWELLING

SHEET TITLE
EXISTING FLOOR PLAN/ELEVATIONS (DEMOLITION)

LOCATION
42 MIRAMAR AVE
SAN FRANCISCO, CA
BLOCK 7016 LOT 033
ZONING RH1

OWNER



DRAWN **R.YU**

CHECKED **T.LEE**

SCALE **AS NOTED**

DATE **10/9/2010**

PROJECT NO.

SHEET
A6.0