



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 17, 2011

Continued from the December 16, 2010 Hearing

Date: March 10, 2011
Case No.: **2009.0173DV/2010.1040D**
Project Address: **353 SAN JOSÉ AVENUE**
Zoning: RM-2 (Residential, Mixed, Moderate Density)
40-X Height and Bulk District
Block/Lot: 6531/022
Project Sponsor: Gabriel Ng
1360 9th Avenue, #210
San Francisco, CA 94122
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The Proposed Project was originally heard by the Planning Commission on December 16, 2010. The Planning Commission did not take action on the Mandatory Discretionary Review, but instead continued the case to February 10, 2011 to give the Project Sponsor the opportunity to alter the design of the Proposed Project in accordance with the direction given by the Planning Commission. The case was continued again at the request of the Project Sponsor from February 10, 2011 to March 17, 2011 to provide the Project Sponsor additional time to alter the design.

The Planning Commission provided both specific and general directions for the re-design. A summary of the direction follows:

- The design must be more responsive to the surrounding context, especially with respect to scale.
- The internal circulation should be reconsidered to eliminate inefficiencies.
- The units should be redesigned to meet the needs of a family with elderly members, with respect to physical accessibility.
- The Proposed Project should provide additional setback or notching to reduce mass.
- The Proposed Project should not exceed three stories in scale.

CURRENT PROPOSAL

In response to the direction by the Planning Commission, the Project Sponsor has made the following revisions to the Proposed Project:

- The fourth floor is eliminated.
- The Proposed Project is approximately 32 feet in height and three stories.
- The front setback is increased from approximately nine feet to ten feet.
- The ground floor unit is designed to be accessible for individuals using a wheelchair for mobility.
- The units no longer are multi-level units and this eliminates the need for multiple staircases in the entire building.
- The notch at the northeast corner of the building is expanded from approximately four feet to six feet.
- The change in design reduces the number of dwelling units lacking Planning Code required Dwelling Unit Exposure from two units to one unit.

OTHER CONSIDERATIONS

The Project is seeking a Variance from the Rear Yard and Dwelling Unit Exposure requirements. Planning Code Section 134 requires a rear yard of 34' – 8" at all levels and limits the height of the last 10 feet of building depth to 30 feet. The Replacement Structure does not provide a rear yard at the ground level, is proposing a rear yard of 22' – 6" at all levels above the ground level and the last 10 feet of building depth exceeds 30 feet in height. Planning Code Section 140 requires that all dwelling units either face a public street or alley of at least 25 feet in width or a code complying rear yard. Unit #3 does not face a code complying rear yard or a public street or alley of at least 25 feet in width and therefore does not meet the minimum standards for Dwelling Unit Exposure.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must not take Discretionary Review and approve the Proposed Project or take Discretionary Review and modify the Proposed Project.

BASIS FOR RECOMMENDATION

The Department recommendation is to not take Discretionary Review and approve the demolition of the existing single-family dwelling and to not take Discretionary Review on the replacement structure and approve as revised.

- The Project Sponsor has complied with the Planning Commission direction to produce a more responsive design for the Proposed Project by reducing the number of stories to three, by reducing the mass through an enlarged front setback and notch at the northern property line and by eliminating inefficient internal circulation.

- The Proposed Project will result in a net gain of three dwelling units.
- The Proposed Project will create three family sized dwelling units, of two and three bedrooms.
- The Proposed Project realizes the maximum allowable residential density of four units for its Zoning District and lot size, which, given the goal to locate housing near transit, is desirable.
- Given the scale of the Proposed Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the 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. 2010.1040D – Do not take DR and approve the demolition.

Case No. 2009.0173DV – Do not take DR and approve the new construction.

Attachments:

Revised Plans

Revised Rendering



REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 2/09/10 [Note: this form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2007-12-12-0285

Property Address: 353 San Jose Ave (fully sprinklered)

Block and Lot 6531 / 022 Occupancy Group: R-2 Type of Construction: V-A No. of Stories: 4

Describe Use of Building 4-story four-family dwelling.

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 89.108.7; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

2001 SFBC, per original application date

Proposed Modification or Alternate

2007 SFBC, as well as 2007 Mechanical, Electrical & Plumbing Codes with San Francisco Amendments.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Plan Review Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6133 - FAX (415) 558-6041 - www.sfgov.org/dbi

Substitution of 2007 code is allowed to ensure compliance with current building standards.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER

Print Name: Abd Shaikh Gabriel Y. Ng, AIA

Signature: [Signature] [Signature]

Telephone: 415-377-4131 415-882-8060



[Professional stamp, here]

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
(signed and dated by)

Plan Reviewer: _____ Date: _____

Group Leader: _____ Date: _____

Plan Review Manager: _____ Date: _____

for Fire Marshal (if required): _____ Date: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS:

P:\Admin\Bulletin\036\2007 Local Equivalency.doc Rev 0-6-2008



GABRIEL Y. NG
& ASSOCIATES

June 28, 2006

Jeff Ma, Assistant Manager
Major Plan Check Division
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

Re: 353 San Jose Ave,
Block 6531, Lot 22

Dear Mr. Jeff Ma:

Thank you for taking the time to meet with me on 6/28/06 to help clarify the requirements for the newly revised SFBC Sec. 1105A.

I would like to confirm that based on our discussion of this four-unit residential building, it was determined that:

Per SFBC Section 1105A, it is agreed that the following conditions are permitted:

1. Only the ground floor of townhouse Unit #1 shall be accessible.
2. The primary entry to Unit #1 will be on an accessible route from San Jose Avenue. The secondary entry to the unit will be directly served by a lift inside the unit (per SFBC Sec. 1110A.2) from the garage that is four (4) feet lower than the unit's finish elevation due to existing grade condition.
3. All parking spaces will be assigned for each unit; the portion of accessible aisle for van parking will encroach into one of the assigned vehicle path.

If you have any questions, please feel free to contact me. Thank you.

Very truly yours,

Gabriel Y. Ng, AIA

[Signature]

ARCHITECTURE Agreed to the above determination:
PLANNING

1376 SUTTER STREET
SUITE 402
SAN FRANCISCO
CALIFORNIA 94109

www.gyni.com
415-431-5500
415-431-6925

[Signature]
By: Jeff Ma, Assistant Manager

Date: 7-3-06

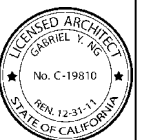
REVISIONS	BY
3-09-10 REV. PER HPC	JS
8-27-10 REV. PER RDT	MML
3-9-11 PLNG. COMM.	MML /JS



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FAX 415-432-8720
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NEW 4-UNIT DWELLING
353 SAN JOSE AVENUE
BLOCK 6531, LOT 022
SAN FRANCISCO, CA 94110

LOCAL EQUIVALENCY



Date 12-10-07

Scale AS NOTED

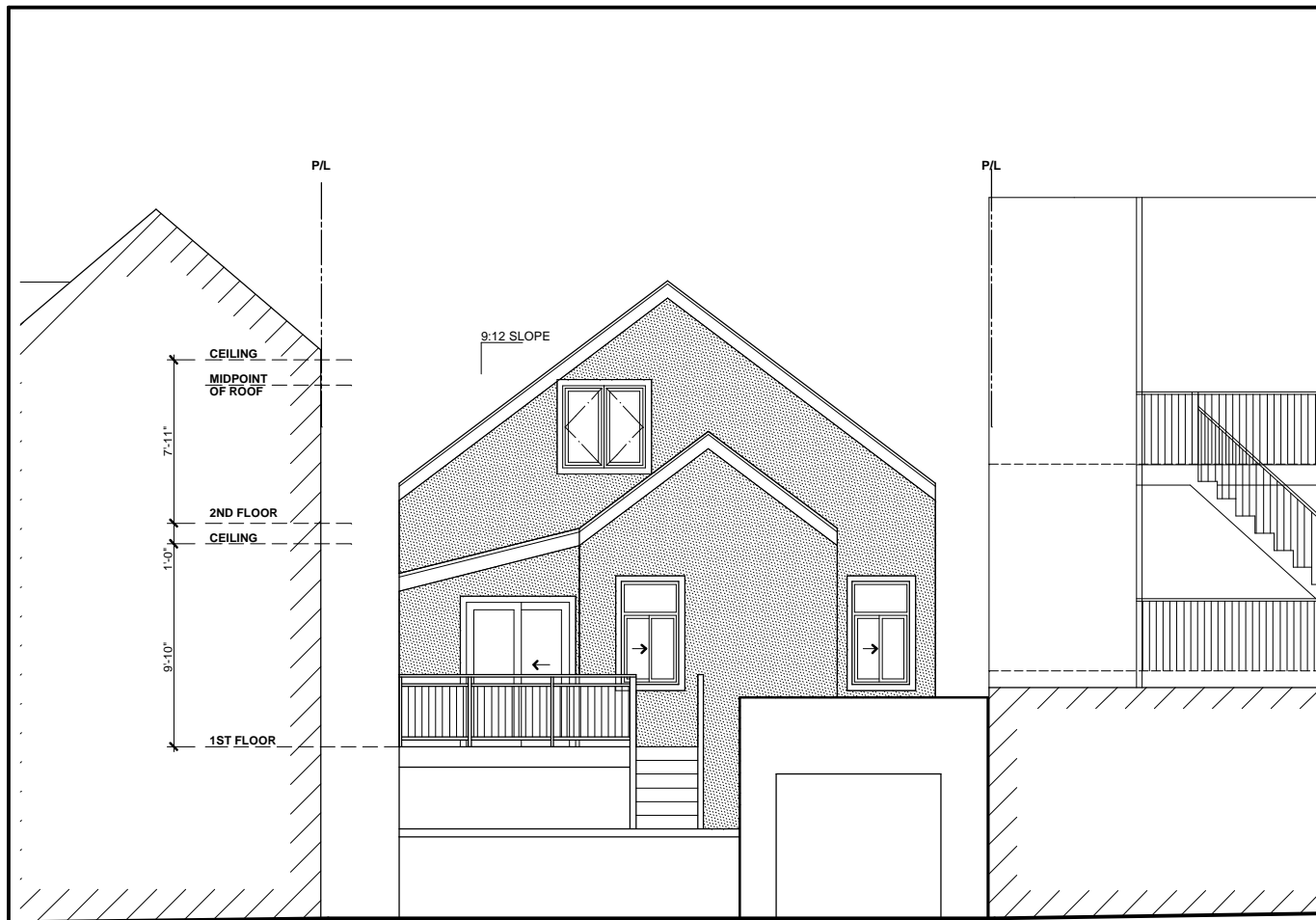
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Job 031023

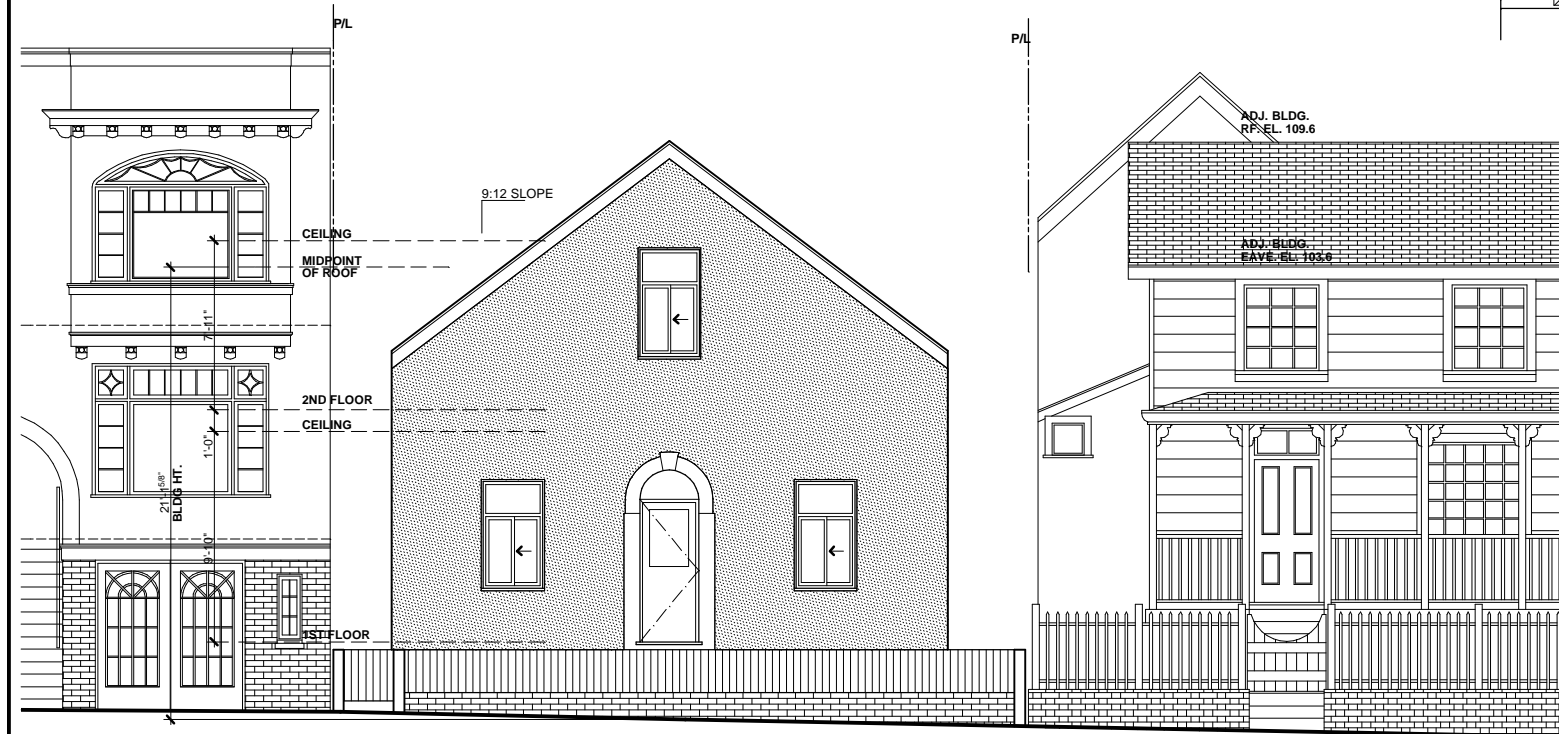
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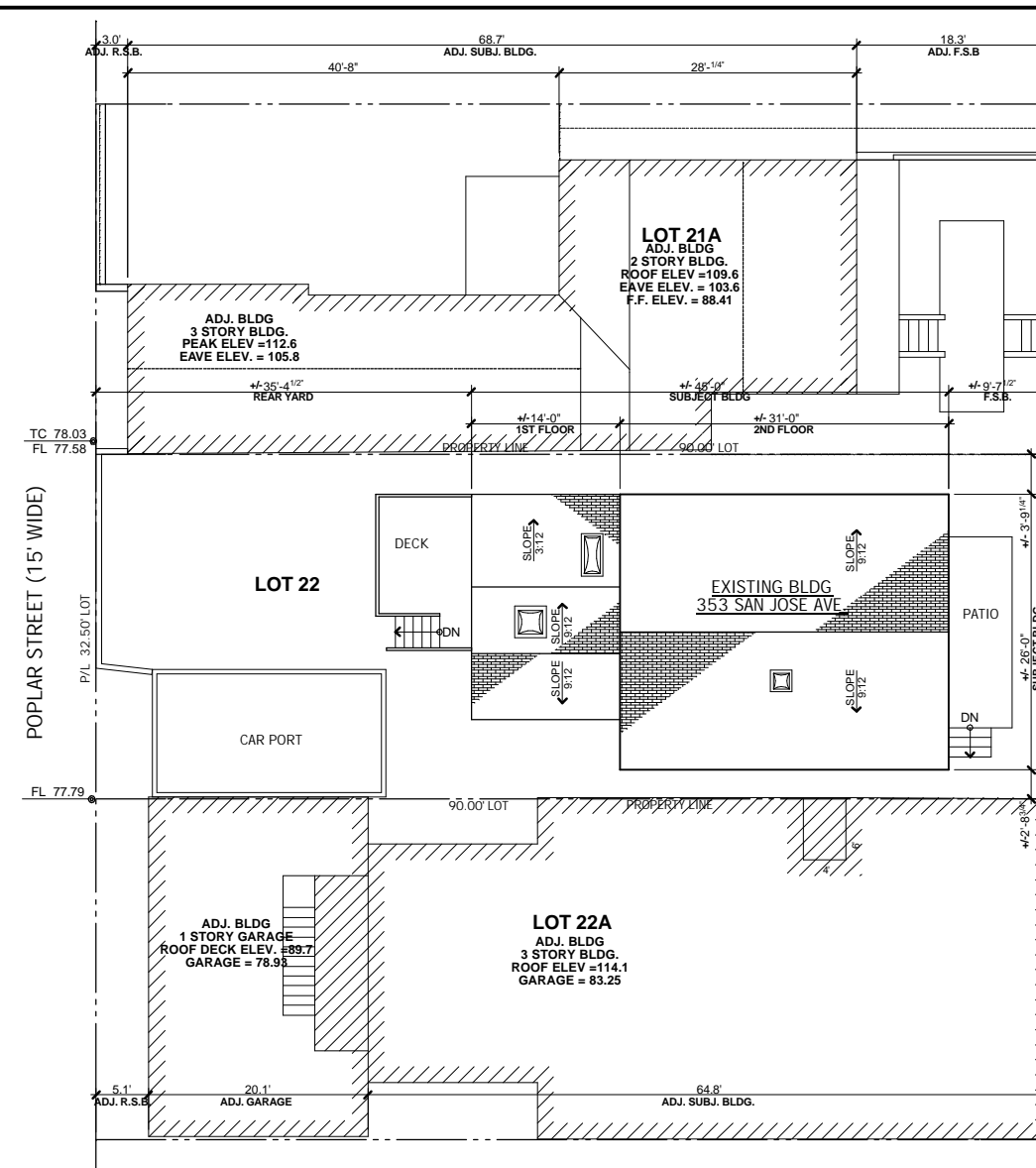
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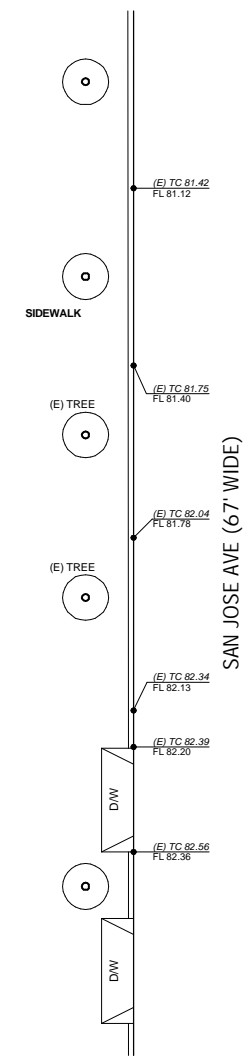
(E) REAR ELEVATION
SCALE: 1/4" = 1'-0"



(E) FRONT ELEVATION
SCALE: 1/4" = 1'-0"



(E) SITE/ROOF PLAN
SCALE: 1/8" = 1'-0"



REVISIONS	BY
3-09-10 REV. PER HPC	JS
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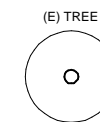
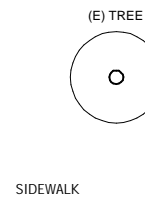
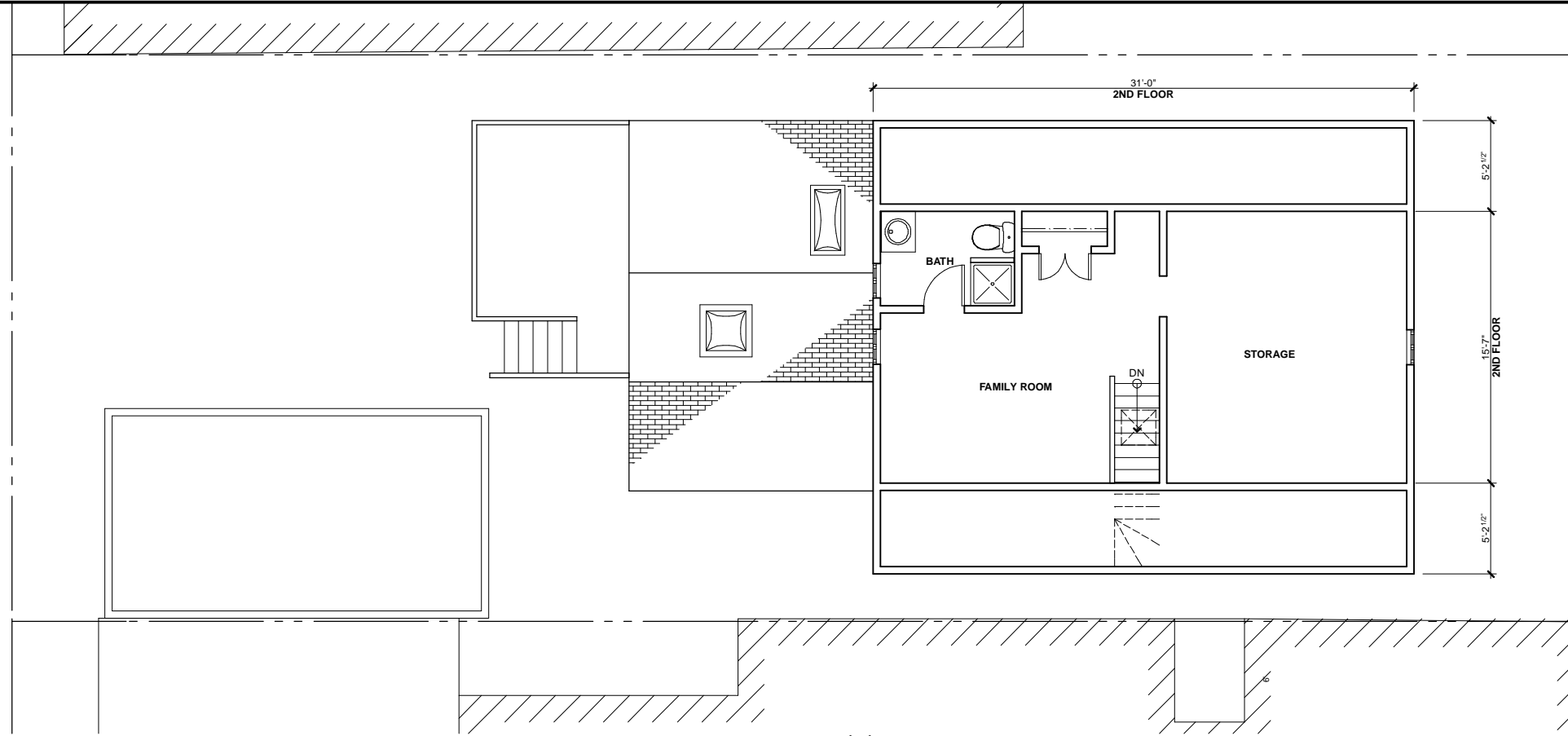
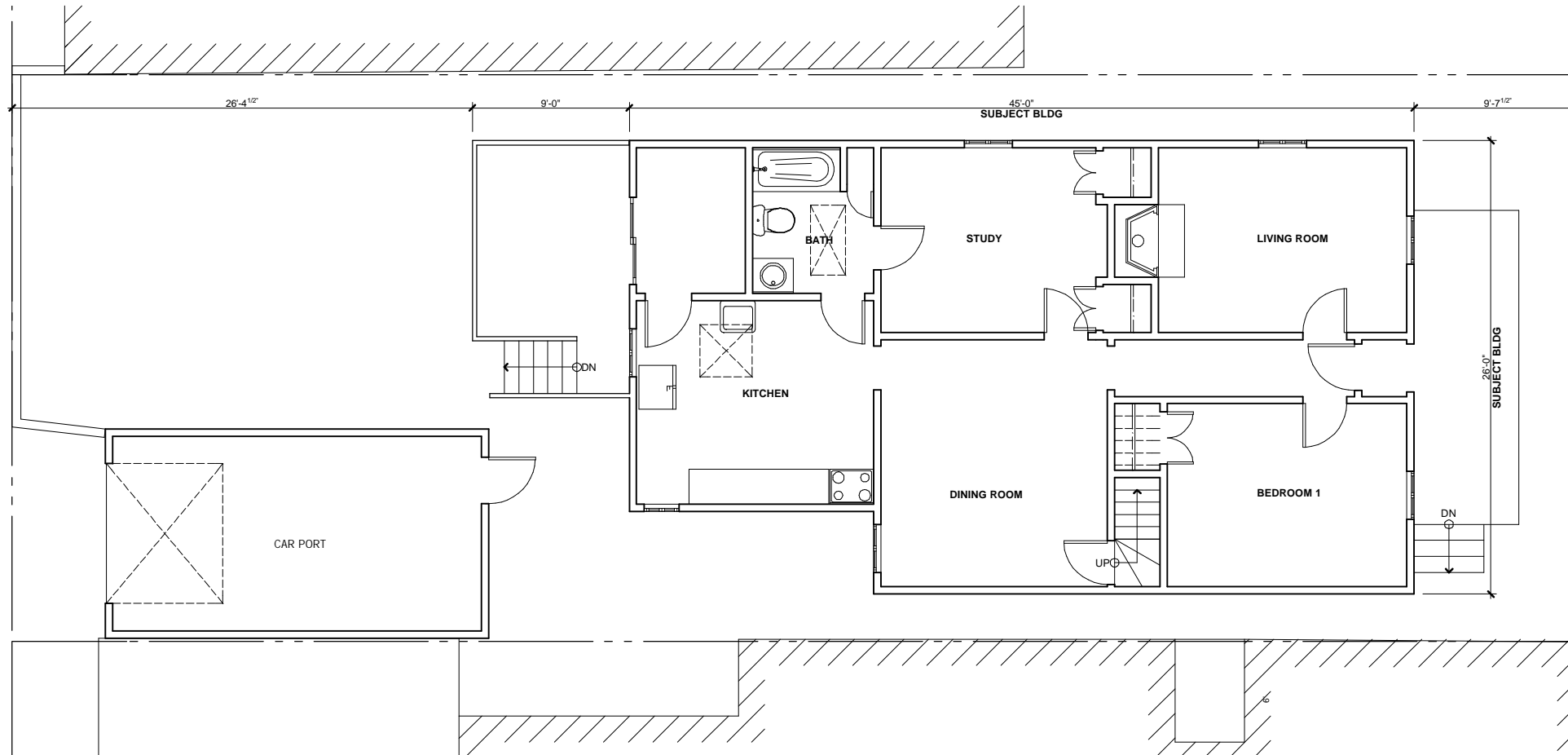
(E) SITE/ROOF PLAN & FRONT
ELEVATION



Date 12-10-07
Scale AS NOTED
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A-2
Of 9 Sheets

POPLAR STREET (15' WIDE)



SAN JOSE AVE (67' WIDE)

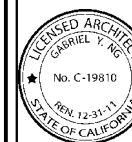
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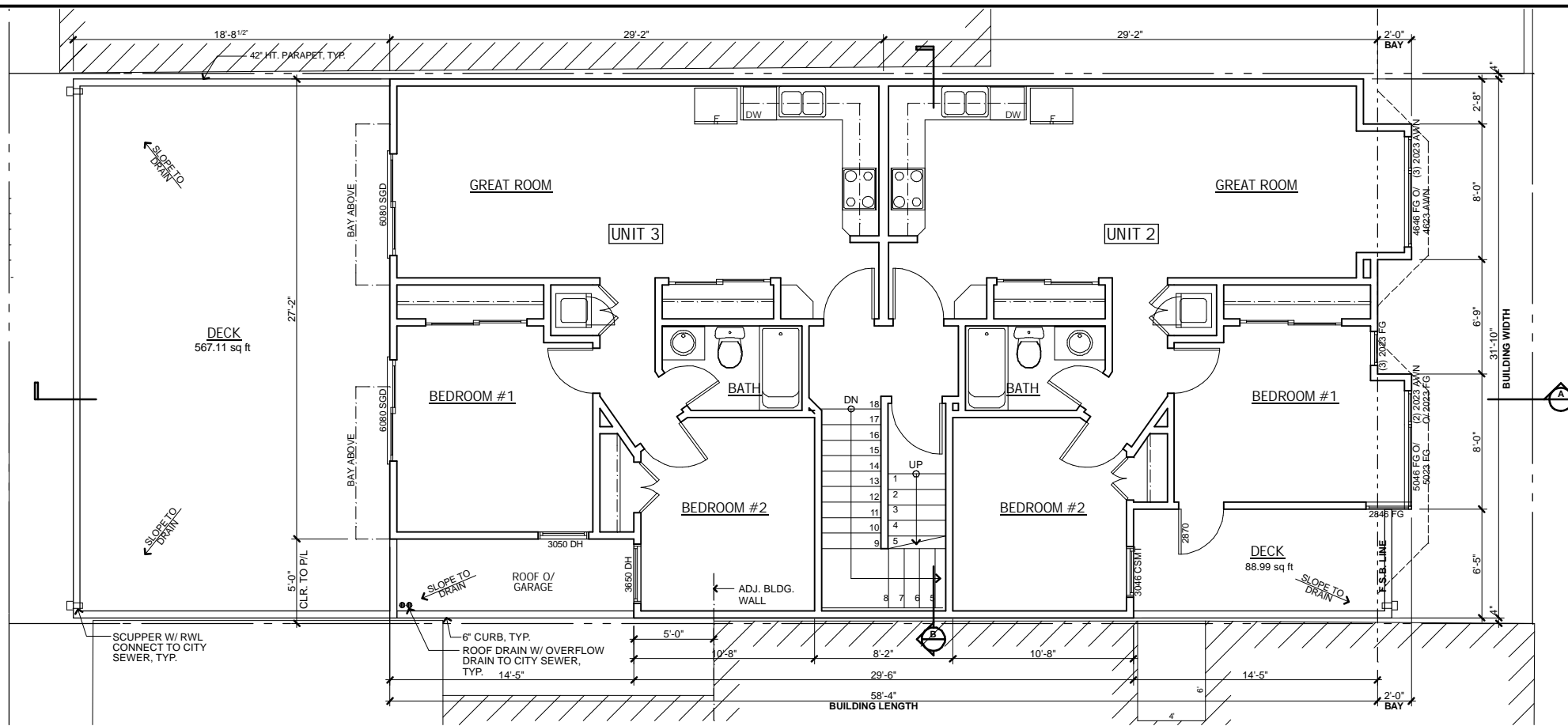
NEW 4-UNIT DWELLING
353 SAN JOSE AVENUE
BLOCK 6531, LOT 022
SAN FRANCISCO, CA 94110

(E) FLOOR PLANS



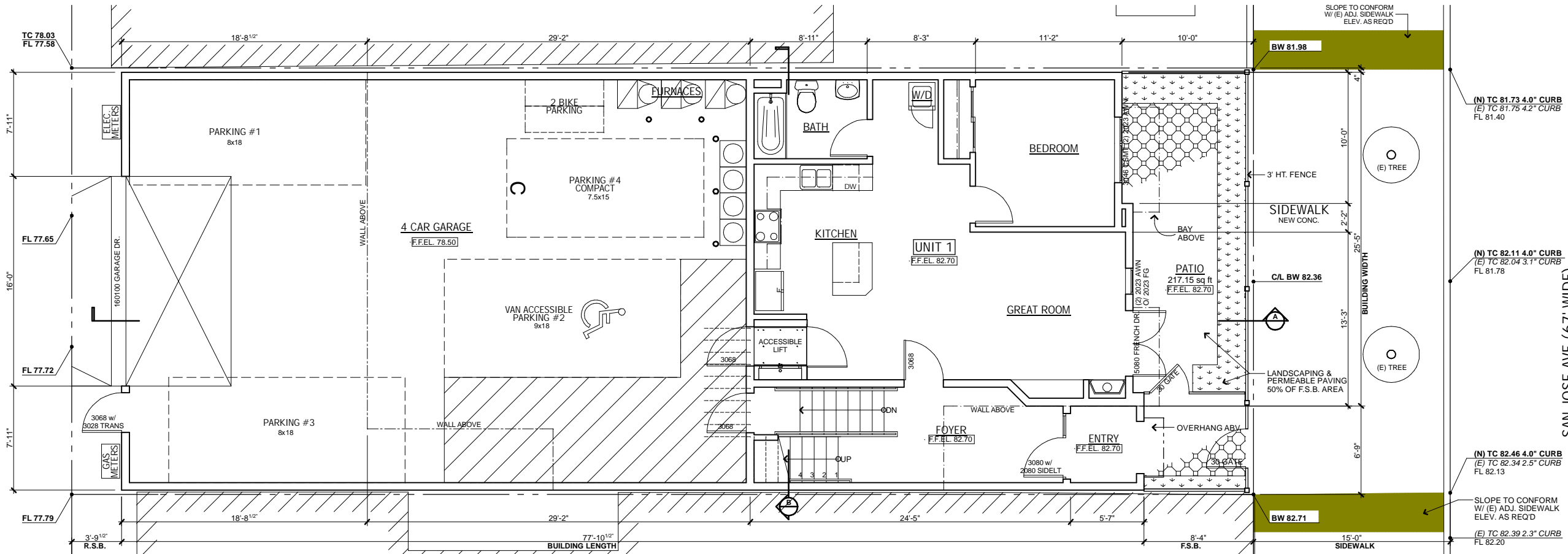
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Of 9 Sheets



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

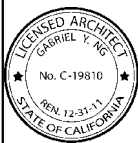
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FLOOR PLANS



Date 12-10-07
Scale AS NOTED
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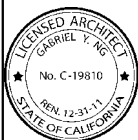
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8-27-10 REV. PER RDT	MML
3-9-11 PLNG. COMM.	MML /JS



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NEW 4-UNIT DWELLING
353 SAN JOSE AVENUE
BLOCK 6531, LOT 022
SAN FRANCISCO, CA 94110

FLOOR PLANS



Date 12-10-07

Scale AS NOTED

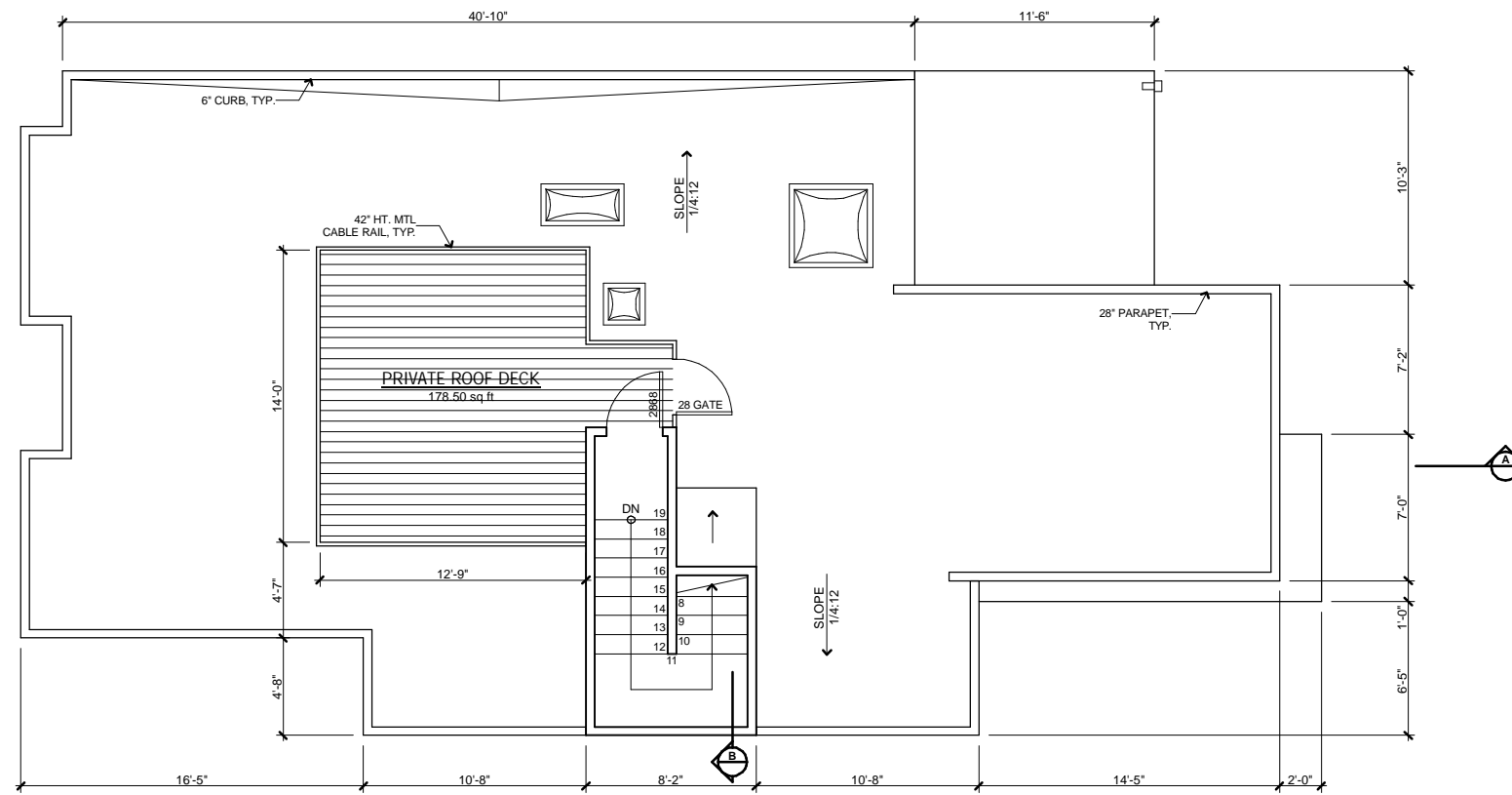
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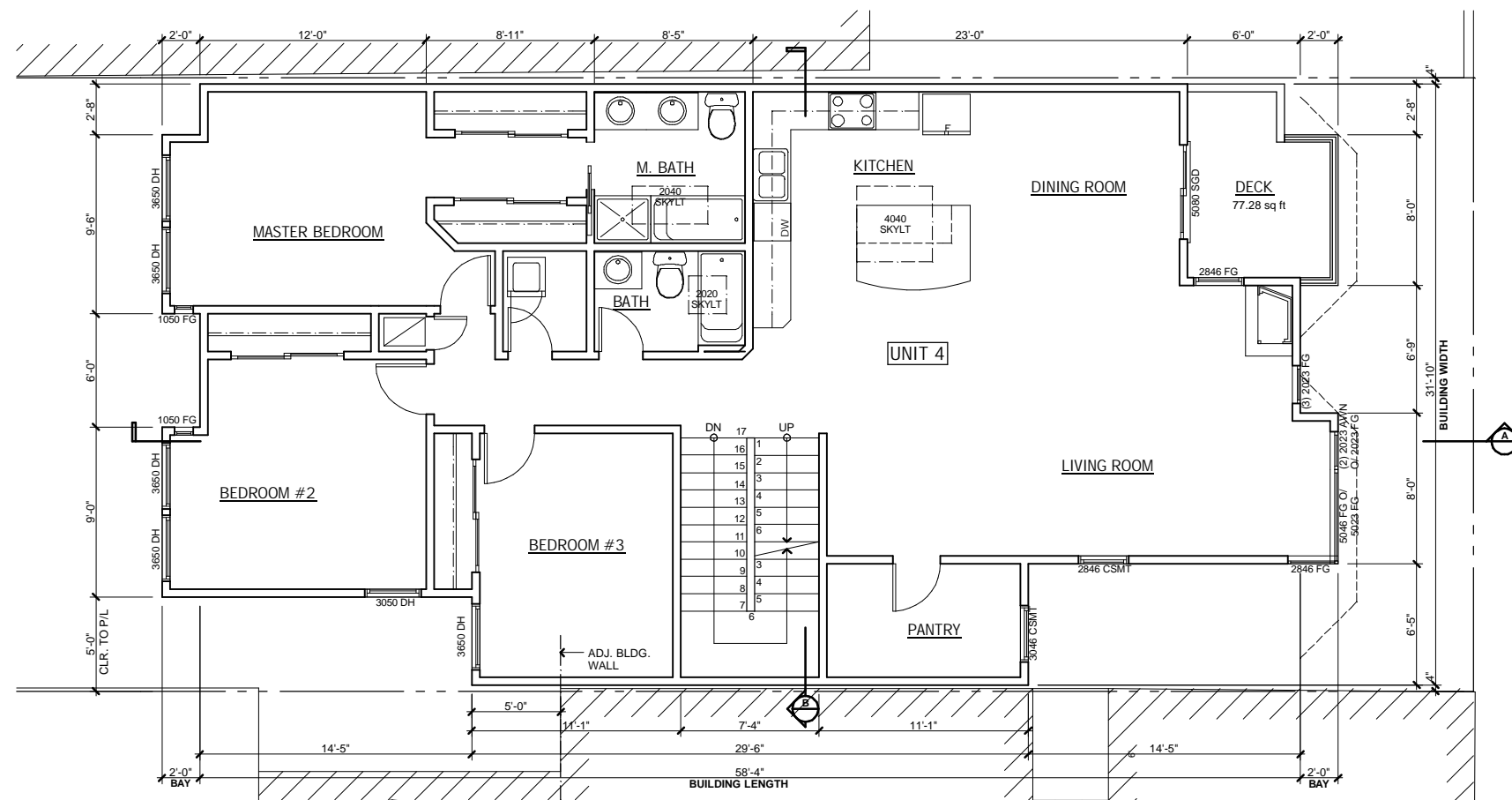
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Of 9 Sheets



ROOF PLAN

SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

Area Calculation (In Square Feet):

	Unit #1		Unit #2		Unit #3		Unit #4		Common	Garage	Total (Inc. Open Space)	Total (open space)
	Living	Open Space	Living	Open Space	Living	Open Space	Living	Open Space				
3rd Floor											1867.15	
2nd Floor			798.41	88.99	794.49	567.11	1688.65	178.50		134.00	2383.00	
Ground Floor	711.21	217.15							223.54	1514.82	2666.72	
Total Living area	711.21		798.41		794.49		1688.65		536.04	1514.82	6916.87	
Total Open space		217.15		88.99		567.11		178.50				1051.75

Total Living area for all Units = 3992.76 S.F.

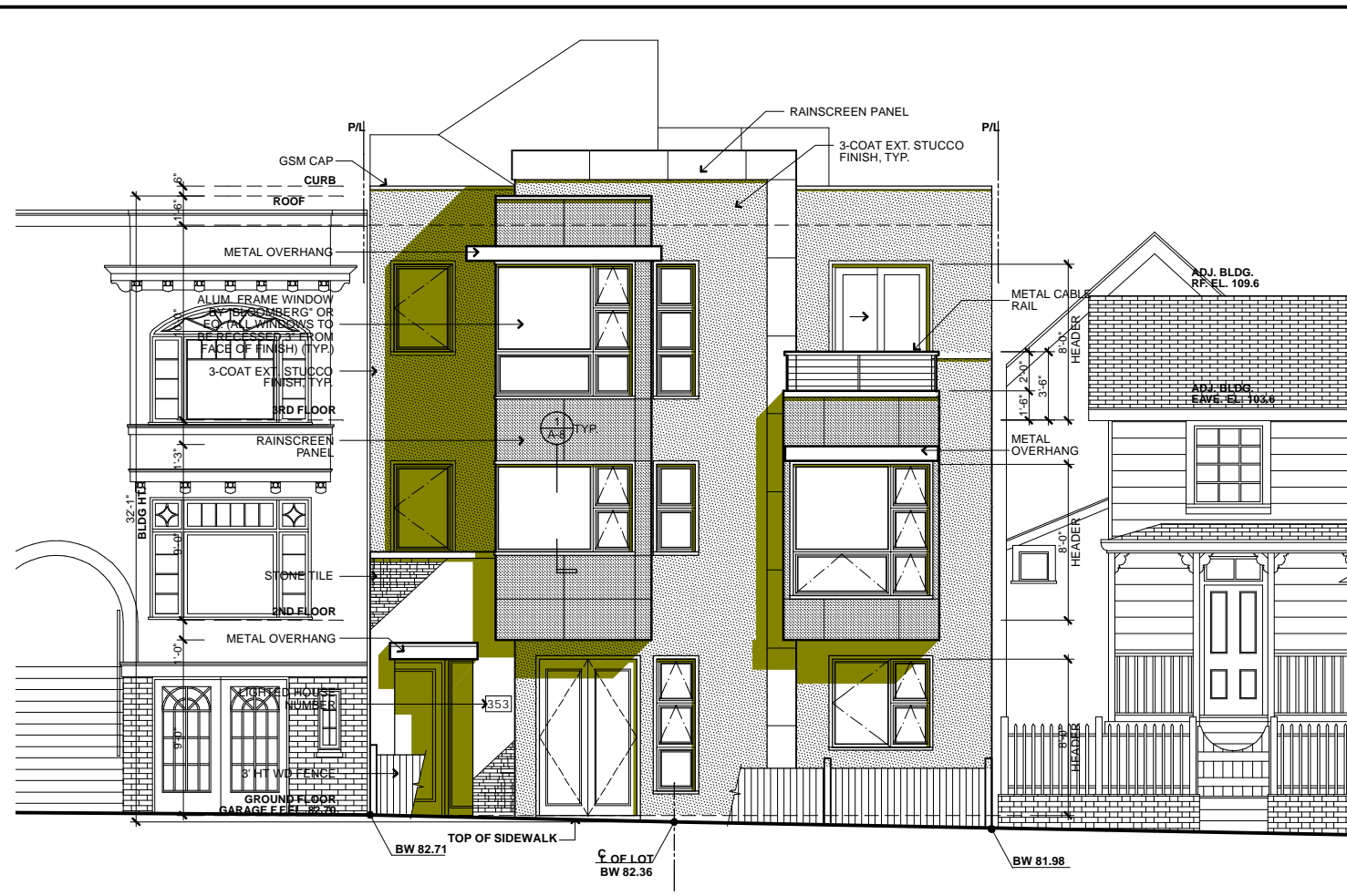
Total Garage & Common Area = 2050.86 S.F.

Total Floor Area = 6043.62 S.F.

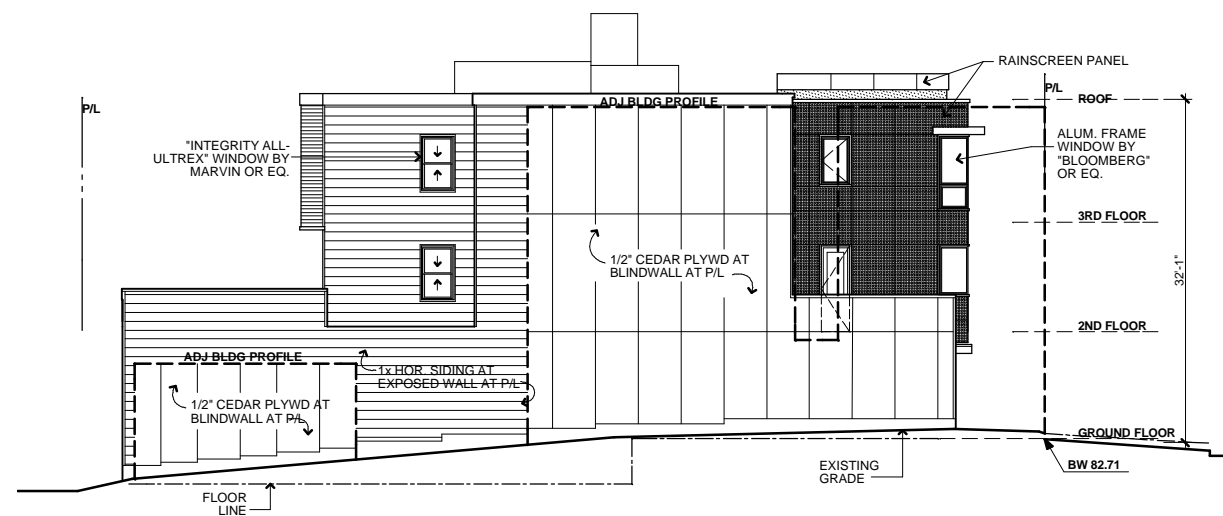
Total Open Space area for all Units = 1051.75 S.F.



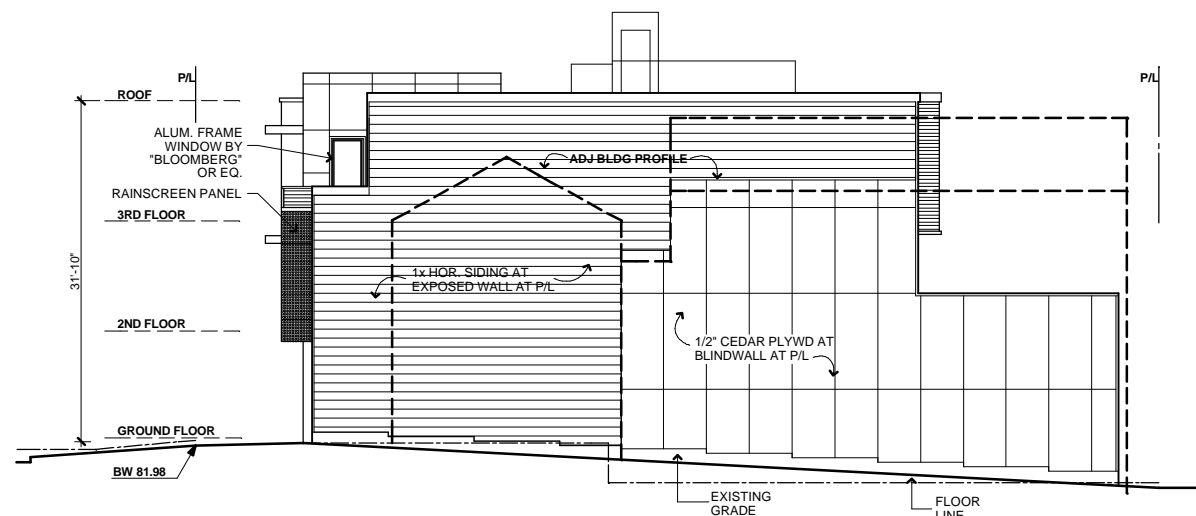
POPLAR STREET
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



353 SAN JOSE AVENUE
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



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



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

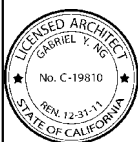
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REV. PER RDT	
3-9-11	MML
PLNG. COMM.	/JS



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ELEVATIONS



Date 12-10-07
 Scale AS NOTED
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Of 9 Sheets

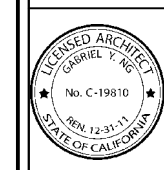
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3-9-11 PLNG. COMM.	MML /JS



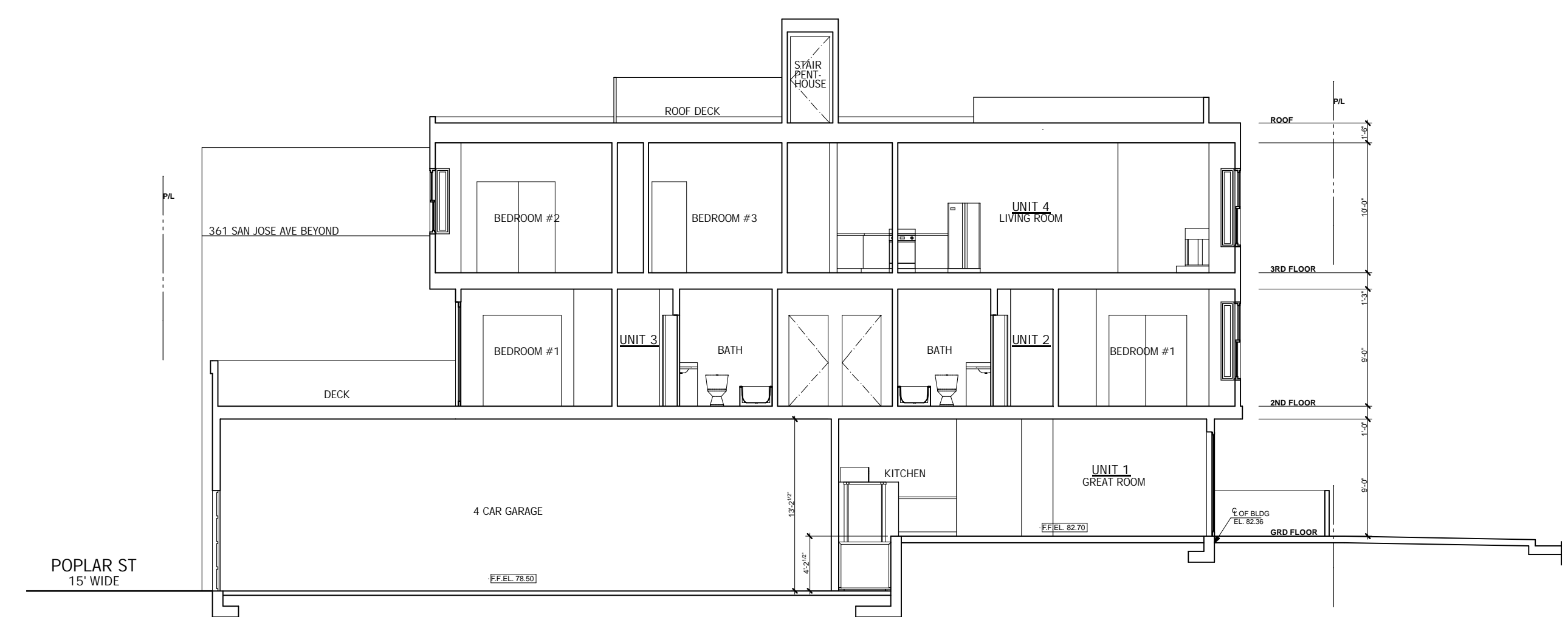
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NEW 4-UNIT DWELLING
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 BLOCK 6531, LOT 022
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SECTION A



Date 12-10-07
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 Job 031023
 Sheet
A-7
 Of 9 Sheets



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

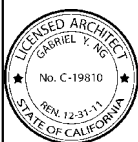
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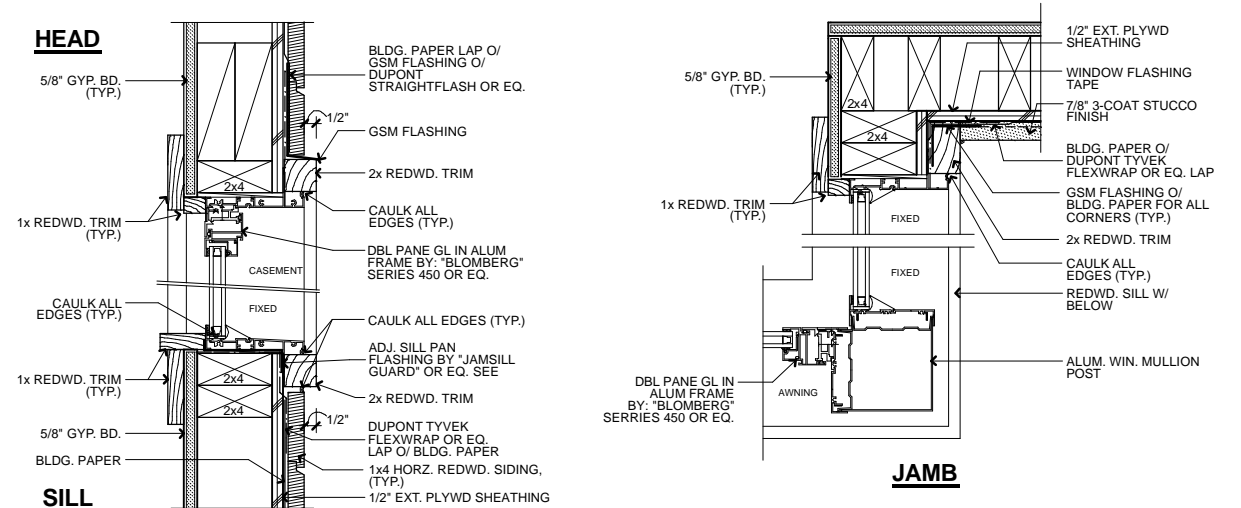
NEW 4-UNIT DWELLING
353 SAN JOSE AVENUE
BLOCK 6531, LOT 022
SAN FRANCISCO, CA 94110

SECTION B / WINDOW DETAILS



Date 12-10-07
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Job 031023
Sheet

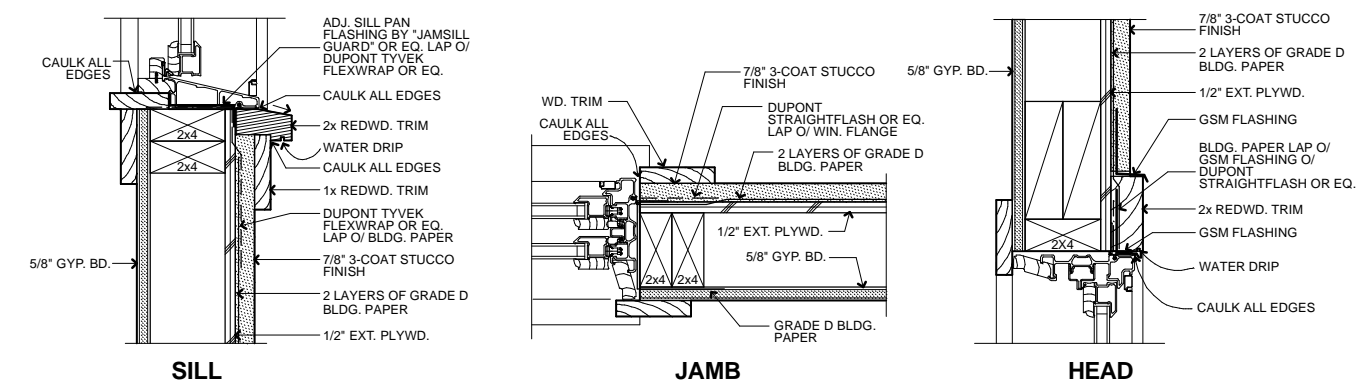
A-8
Of 9 Sheets



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

SERIES 450 ALUM. WINDOW BY BLOMBERG OR EQ., TYP.

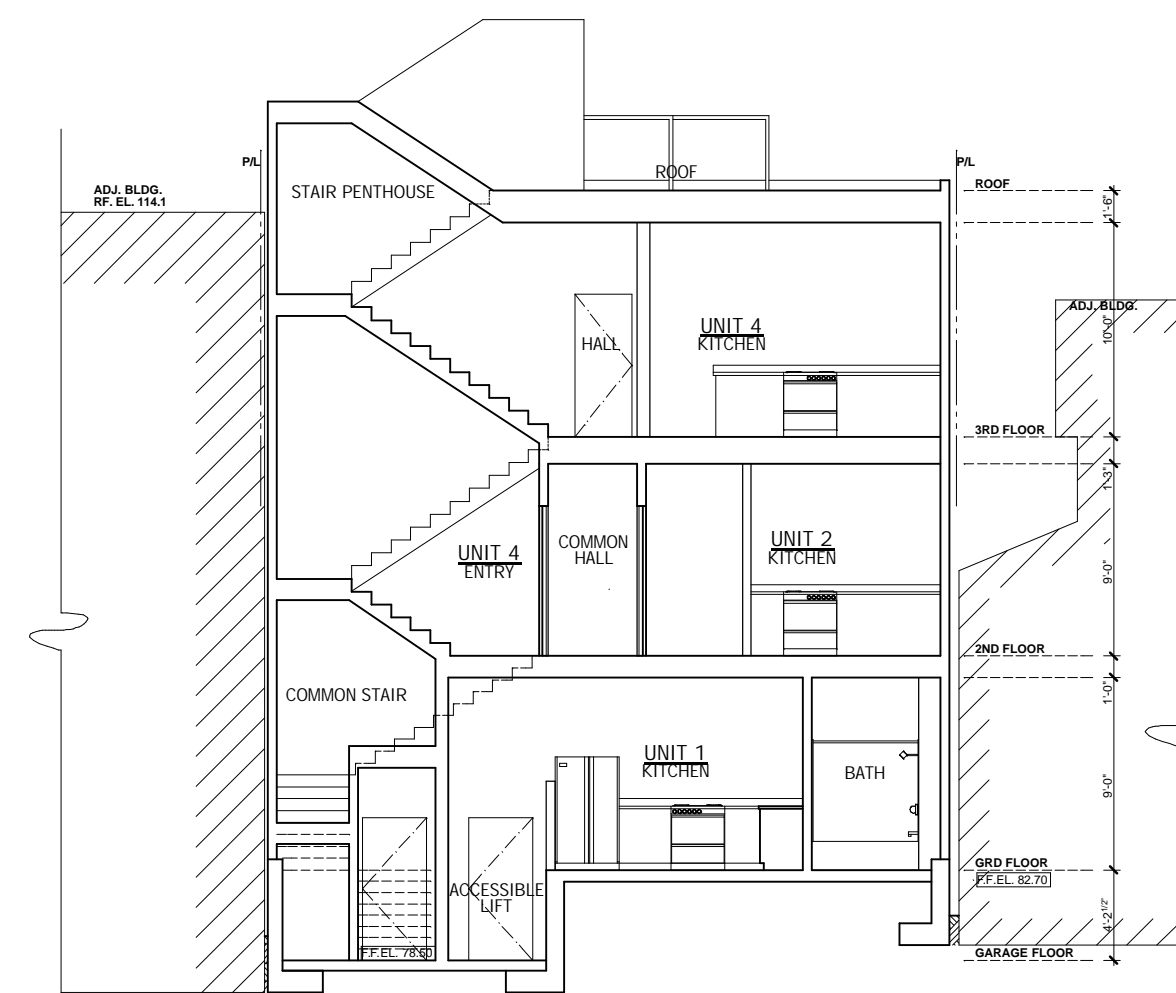
1 WINDOW DETAIL - ALUMINUM
SCALE 3" = 1'-0"



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

"INTEGRITY WOOD-ULTREX" WINDOW BY MARVIN OR EQ., TYP.

2 WINDOW DETAIL - WOOD-ULTREX
SCALE 3" = 1'-0"



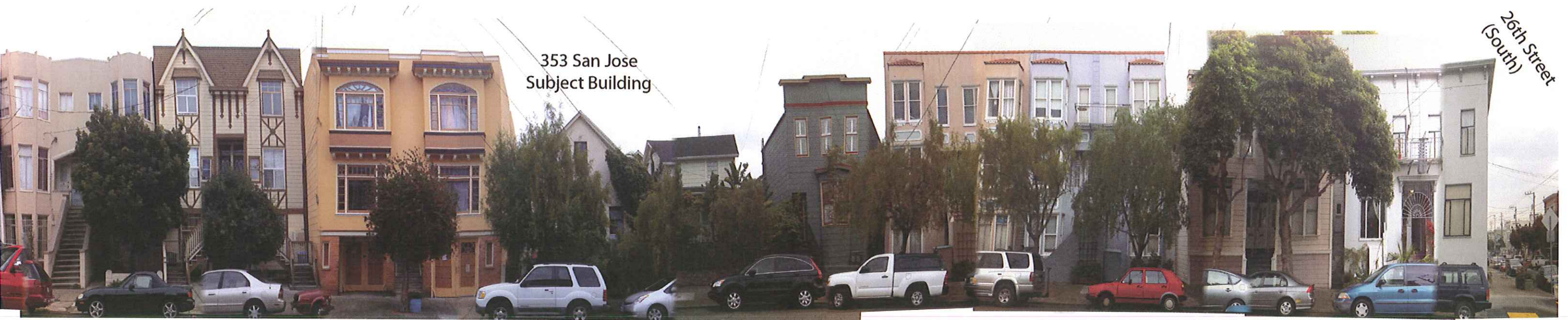
CROSS SECTION B
SCALE 1/4" = 1'-0"

25th Street
(North)



353 San Jose
Subject Building

26th Street
(South)



SAN JOSE AVE BLOCK FACE, EAST SIDE
353 SAN JOSE AVENUE, SAN FRANCISCO, CA 94110.

DR & VARIANCE HEARING, 2009.0173DV & 2010.1040D

26th Street
(South)



25th Street
(North)



GABRIEL Y. NG
& ASSOCIATES

SAN JOSE AVE BLOCK FACE, WEST SIDE
353 SAN JOSE AVENUE, SAN FRANCISCO, CA 94110.

DR & VARIANCE HEARING, 2009.0173DV & 2010.1040D

3/9/11



REAR AERIAL PHOTO

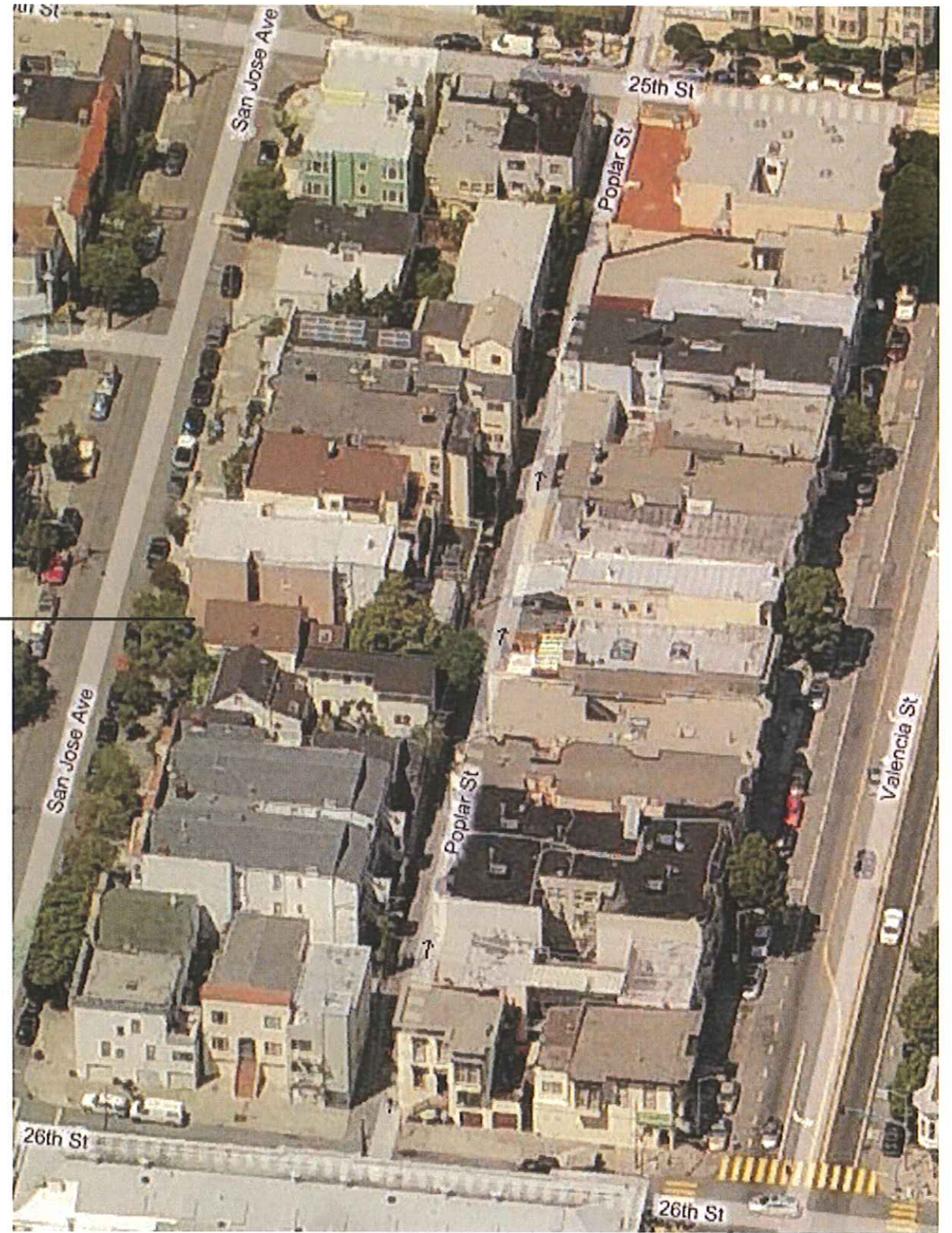
353 SAN JOSE AVENUE, SAN FRANCISCO, CA 94110.

DR & VARIANCE HEARING, 2009.0173DV & 2010.1040D



Subject Building
353 San Jose Ave

VIEW SOUTH



Subject Building
353 San Jose Ave

VIEW NORTH



GABRIEL Y. NG
& ASSOCIATES

PERSPECTIVE

353 SAN JOSE AVENUE, SAN FRANCISCO, CA 94110.

DR & VARIANCE HEARING, 2009.0173DV & 2010.1040D



SAN JOSE AVENUE PANORAMIC



SAN JOSE AVENUE EYE LEVEL



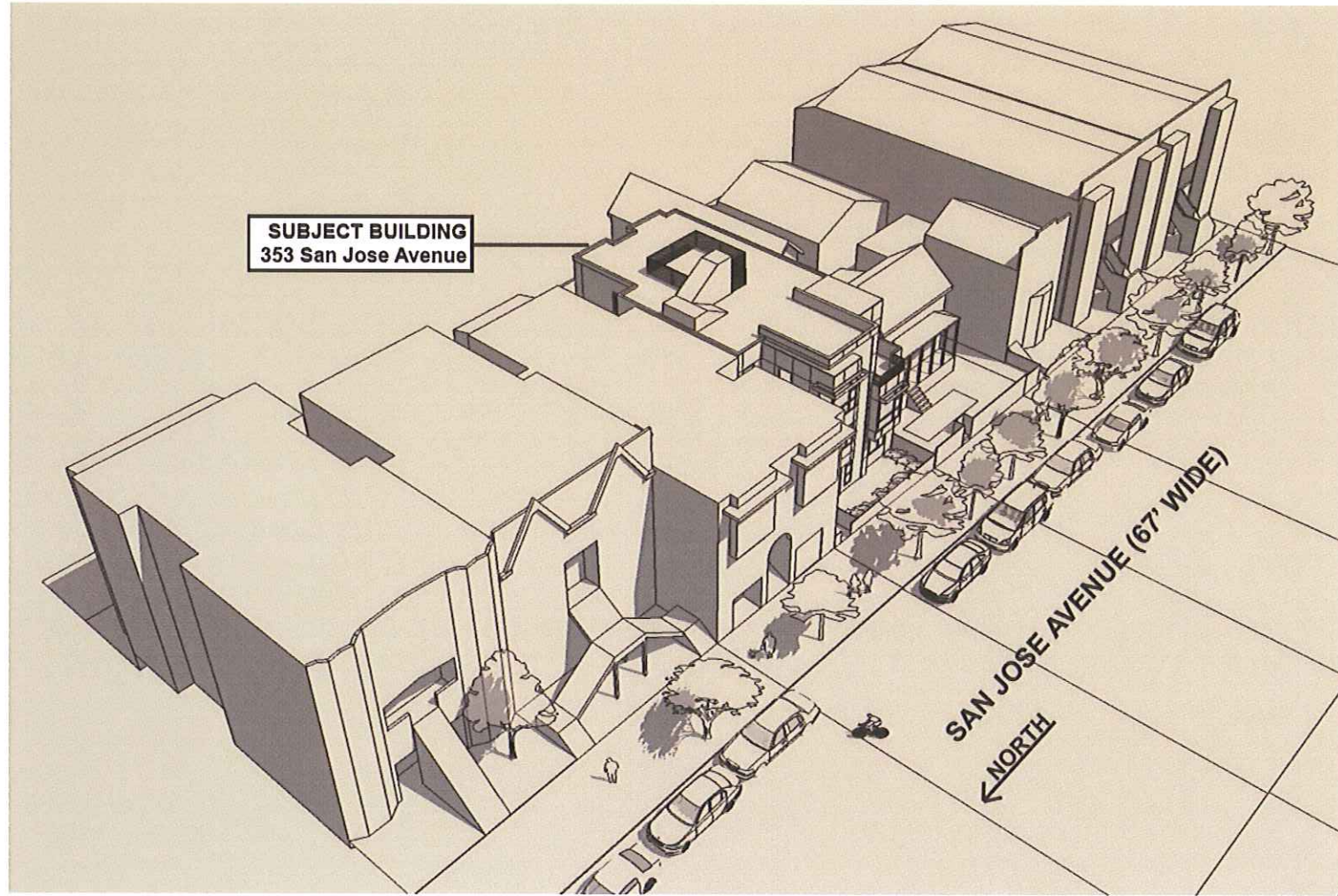
POPLAR STREET EYE LEVEL



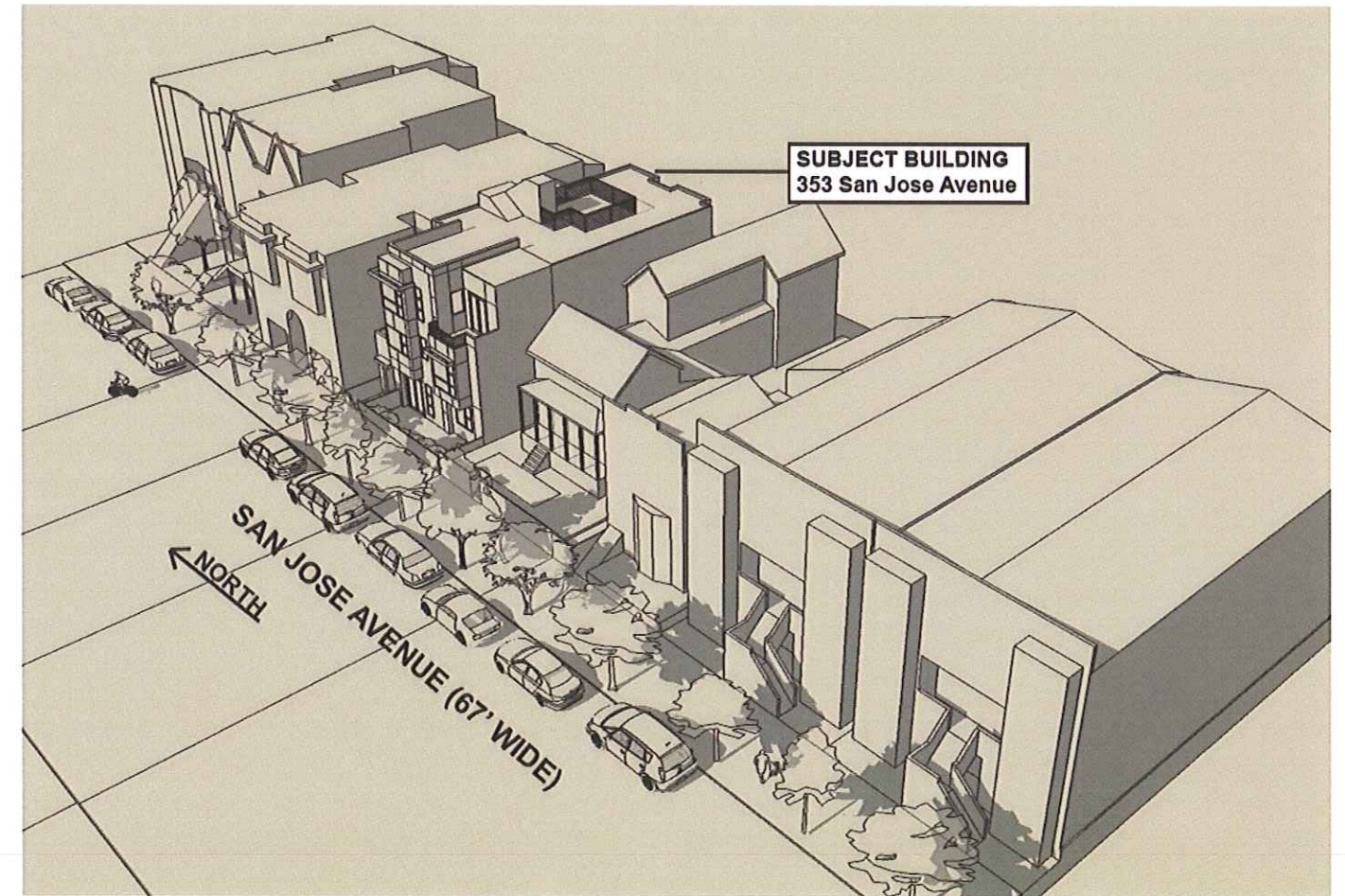
EYE LEVEL VIEWS

353 SAN JOSE AVENUE, SAN FRANCISCO, CA 94110.

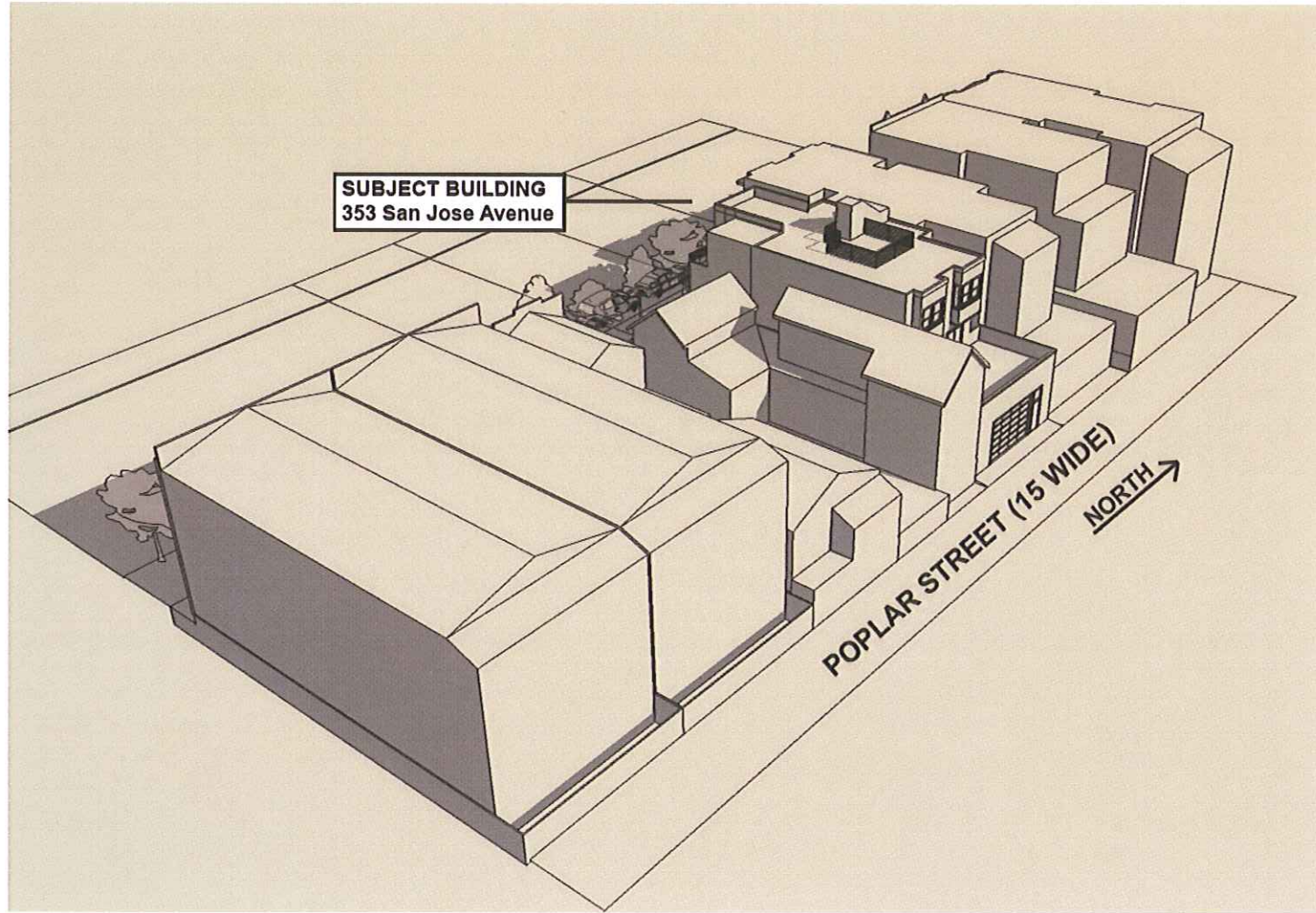
DR & VARIANCE HEARING, 2009.0173DV & 2010.1040D



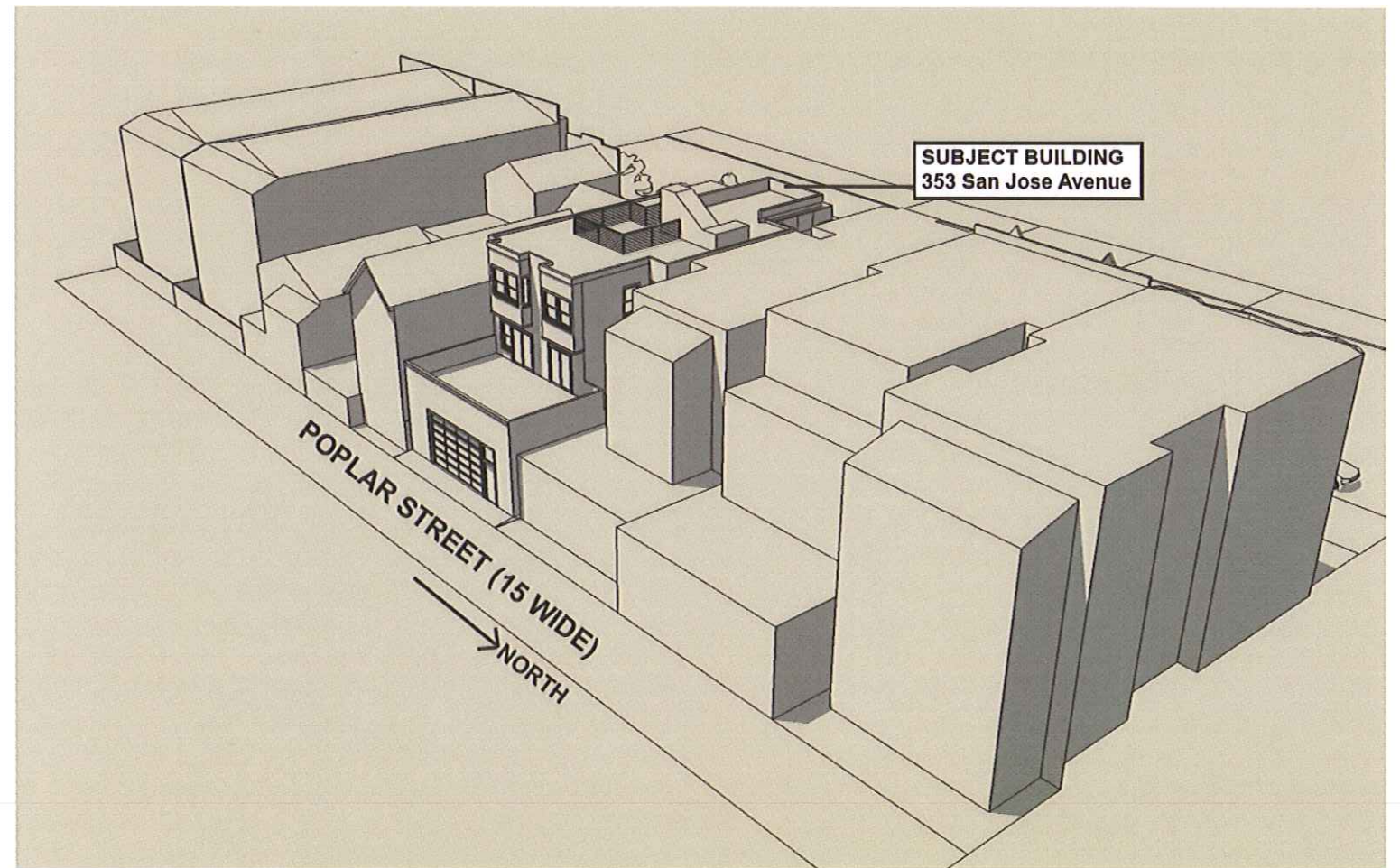
SOUTH EAST BIRD'S EYE VIEW



NORTH EAST BIRD'S EYE VIEW



NORTH WEST BIRD'S EYE VIEW



SOUTH WEST BIRD'S EYE VIEW